



**Planning Commission
Agenda
August 1, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Old Business**

- 1. Cindy Springs LLC (Crystal Flats)
(Expired PUD to PUD, Planned Unit Development)
NE John DeShields Blvd & NE Legacy Parkway**

Planned Unit Development*

IV. New Business

- 1. Radio Tower/ SCADA
3200 SW Municipal Drive**

Conditional Use*

- 2. Northwest Prairie Addition Gym
801 SW 14th Street**

Large Scale Development

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

Planning Commission
Minutes
July 18, 2017

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

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

Approval of the minutes of July 11, 2017 as written
Approved 5-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lots 7, 8, & 9 Lehman Addition
Southwest 2 nd Street | Lot Split |
| 2. Lot 77 Kristyl Heights, Phase 2
Southwest Tunbridge Drive | Lot Split |
| 3. Lot 1 Torrell Creek Addition, Phase 2
Northwest 3 rd Street/Peach Orchard Road/Punkin Hollow Road | Property Line Adjustment |
| 4. Lots 28 & 29 Deming's 2 nd Addition
702 Northeast 'A' Street | Lot Split |
| 5. Cornerstone Ridge Subdivision Phase 6
Southwest Morning Star Road | Final Plat |

Approved 5-0

Old Business

Item #1

Cindy Springs LLC (Crystal Flats): Planned Unit Development, Northeast John DeShields Boulevard and Northeast Legacy Parkway, Expired Planned Unit Development to Planned Unit Development
Item has been tabled until August 1st at the request of the applicant.

New Business

Item #1

C Street Properties, LLC (Red Barn): Planned Residential Development, Northeast 'A' Street, A-1, Agricultural to PRD, Planned Residential Development
Jon Stanley reads the staff report.

Opened public hearing

*For a full recording of this meeting, please see the Bentonville Planning Department.

Closed public hearing

Approved 5-0

Item #2

Mayadventures, Inc.: Rezoning, North Main Street and Northeast Park Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #3

Chandler: Rezoning, 702 Northeast 'A' Street, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential

Jon Stanley reads the staff report.

Opened public hearing

*For a full recording of this meeting, please see the Bentonville Planning Department.

Closed public hearing

Approved 5-0

Item #4

Real Assets Inc.: Rezoning, 2415 Southwest Regional Airport Boulevard, A-1, Agricultural to C-1, Neighborhood Commercial

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #5

First Federal Bank (Bear State Bank): Rezoning, Southwest 2nd Street & Northwest Elm Tree Road, A-1, Agricultural to R-3, Medium-Density Residential

Jon Stanley reads the staff report.

Opened public hearing

*For a full recording of this meeting, please see the Bentonville Planning Department.

Closed public hearing

Approved 5-0

Item #6

CrossMar Industrial IV, LLC: Rezoning, Southwest Vendor Boulevard and Southwest Regional Airport Boulevard, C-1, Neighborhood Commercial, C-2, General Commercial, R-1, Single Family Residential, & A-1, Agricultural to I-1, Light Industrial

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #7

McClarty Daniel Temporary Tent Sales: Conditional Use, 2609 South Walton Boulevard, 2201 & 2501 Southeast Moberly Lane

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #8

Thaden School Barn: Large Scale Development, Southeast 'C' Street

Jon Stanley reads the staff report.

The applicant stated there will be no more than 20 chickens max.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request for Design Standards, Materials

Approved 5-0

Large Scale Development

Approved 5-0

Meeting adjourned

Ali Worley

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

PLANNED UNIT DEVELOPMENT STAFF REPORT



Cindy Springs, LLC (Crystal Flats)

NE John DeShields Blvd & Legacy Pkwy

PC Date: 8/1/2017

Reviewer: Jon Stanley, Planner

Project Number	17-13000002
Applicant / Current Owner	Cindy Springs LLC PO Box 1860 Bentonville, AR 72712
Site Area	27.83 acres
Current Zoning	Expired PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

This property is the location of a vacant parcel situated between Legacy Village and Circle of Life Hospice to the north and Orchards Park to the south.

Projected Traffic Impact

The uses proposed in the zoning designation will adversely impact traffic in the area. Per the traffic analysis submitted by Peters & Associates, it was found that roundabout warrants are met for the intersection of John Deshields Boulevard, Museum Way and NE J Street with the projected traffic volume from the proposed development.

Utility Infrastructure

Per the GIS website, water and sewer are available.

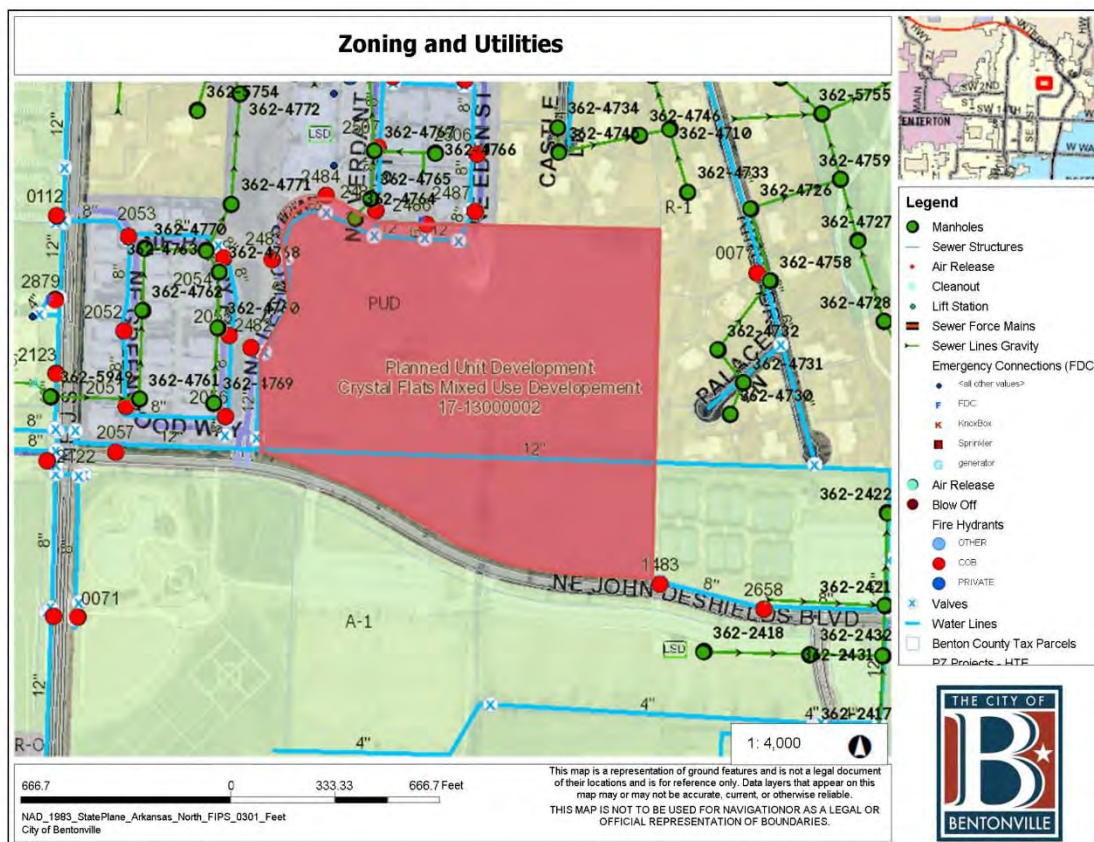
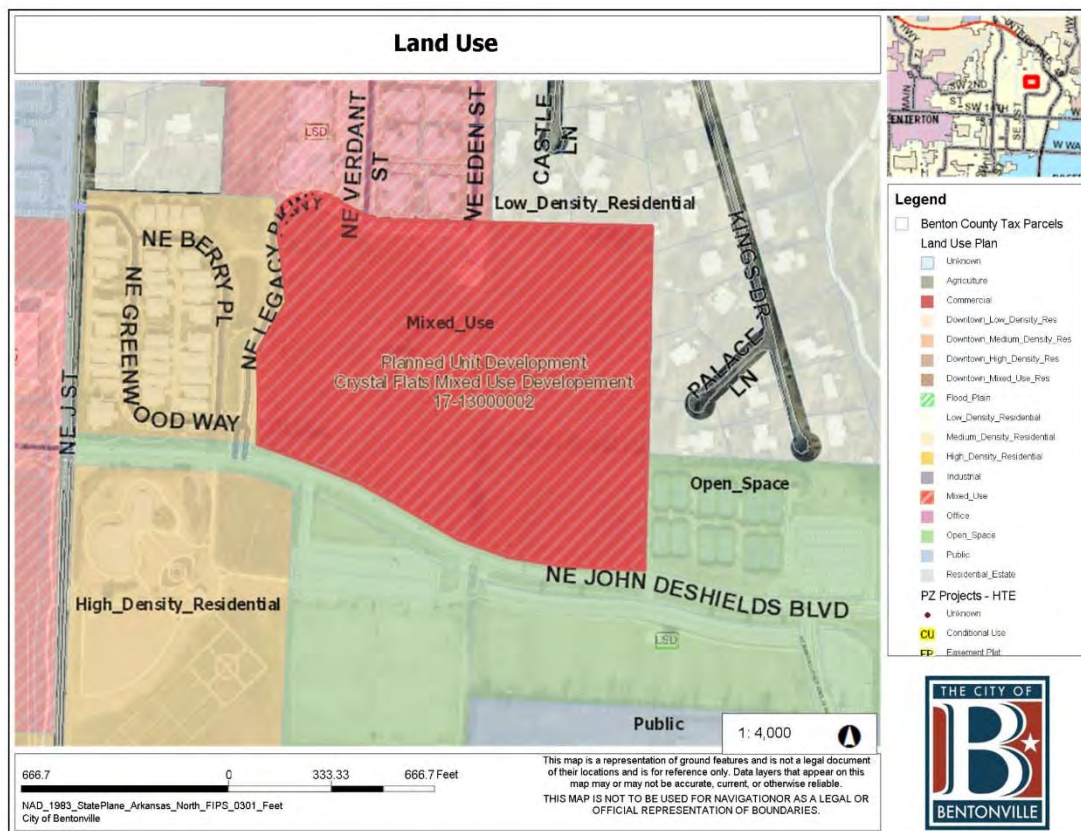
Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The PUD, Planned Unit Development zoning is an appropriate zoning district for this designation. The proposed multi-family housing and associated commercial uses will facilitate a greater variety and number of housing options that will allow more people to live close to downtown, enhance access to the downtown, and provide a variety of transportation options. Special attention should be given to the help ensure complementary community details.

Conclusion

The PUD, Planned Unit Development zoning designation will provided a mix of uses and housing types near the city's core and will allow greater flexibility in design and use of the land. Ultimately, the PUD will provide a housing type that is needed for the city's core area to grow, prosper, and allow residents to live and work in the same area. Twenty percent of the residential space provided will be dedicated to work force housing. The development will take advantage of the adjacent collector street while utilizing utilities that provide adequate capacity. The proposed multi-family units will add validity to existing commercial uses while increasing the need for additional services. These additional services may be provided onsite or within the nearby commercial and office areas. The mix of uses will add to the fabric of city's core ensuring sustainable growth for the future. Based on the analysis of the traffic study, a roundabout at NE J Street and John Deshields Boulevard must be constructed prior to or in conjunction with this development. The PUD will require Large Scale Development approval and comply with all screening, buffering and lighting requirements in the subdivision code. Additional information has been provided in the attached PUD documents.

PLANNED UNIT DEVELOPMENT STAFF REPORT





July 31, 2017

City of Bentonville
Attn.: Beau Thompson and Jon Stanley
305 Southwest 'A' Street
Bentonville, AR 72756

RE: **Crystal Flats PUD 17-13-000002**
Amended PUD – 3rd submittal

Beau and Jon,

The development team and design team for Crystal Flats have both been working on many aspects of the project since the Planning Commission meeting on July 5th. The following is a brief summary of the events that have taken place as well as a summary of the changes you will find in the attached, amended PUD submittal:

Community Meeting

The community meeting was held on July 26th and there were 116 attendees. The first 30 minutes consisted of an open discussion among the design team, developers, investors and the public followed by one (1) hour of topic based Q&A. The event had much lower turnout than expected as we had capacity for 800 (200 seated).

The attendees represent .002% of the Bentonville population. Thirty-three (33%) percent of attendees were neutral to supportive of the project and sixty-seven (67%) percent of attendees were negative with only twenty-one (21%) percent as a hard 0 ("no way").

Online/ Social Media

We established a very active and ongoing online dialogue that has led the effort on education and public input. We have a 100% response rate on Facebook. Citizens for Responsible Development, Crystal Flats Bentonville, Bentonville Development and multiple direct correspondence and surveys with online communities have all been part of the social media interaction.

We had an online Typeform survey and communicated through numerous emails while sharing plans, diagrams and market and traffic study information to clarify key points about the development. There was also an online opposition poll with over 1000 signatures with actual respondents from Bentonville representing less than 2% of the population. We strongly recommend reading the comments on this survey.

FAQ and FACT Sheet

We published an extensive FAQ in response to the most common concerns at the public hearing and online and this document was continuously updated.

Telephone and Small Group Meetings

We had numerous direct calls with council members, planning commissioners, concerned citizens, group/ neighborhood leaders, city staff, media, and others in order to understand concerns. We also held one on one meetings with commissioners, staff, council members, primary group leaders and activity groups so that all issues could be properly addressed.

We held a meeting with Legacy Village leadership that included a 2.5 hour community presentation and Q&A, Circle of Life tour and leadership discussion and NWASSI discussions and leadership engagement. Ongoing cooperative discussion with NWASSI leadership involving amenity sharing, programs, and dedicated leasing priority to NWASSI resident candidates.

LITTLE ROCK
2222 Cottondale Lane
Suite 100
Little Rock, AR 72202
501.378.0878

FAYETTEVILLE
509 W. Spring St.
Suite 150
Fayetteville, AR 72701
479.444.0473

polkstanleywilcox.com

Document Production and Illustration/ Renderings

- Intersection video renderings before and after roundabout using exact traffic study data
- Building height illustrations and bulk plane analysis
- Complete site section and height diagram including the park property
- Workforce Housing infographics and articles
- Roundabout safety summaries, research articles and illustration
- Building setback illustrations vs. zoning requirements and IBC requirements
- Extensive project renderings
- Full color photo-realistic project fly-through video with live action
- Density / Traffic Infographic representing Proposed PUD density and traffic and possible PUD density and traffic under the current expired PUD and Land Use Plan.
- Solar shade studies proving no shade trespass on adjacent structures

As a result of the process and meetings outlined above, the amended PUD addresses the primary public concerns with the following actions:

1) Traffic Study is inaccurate or not reflective of peak conditions.

ACTION TAKEN – We agree to conduct an additional traffic study with three (3) collection times to be defined by the community. This may need to be conducted once school begins but can be complete by the end of the LSD process. This will result in three (3) traffic studies – the 2014 city report and the two (2) reports provided by this development.

2) The process is too quick and the community will have no input.

ACTION TAKEN – We are forming a seven (7) member Community Advisory Council with members from an array of the stakeholder groups including opposition members. We will meet through LSD and 3 to 4 times through the design and construction process.

3) Stormwater and Water Quality are a major concern with flash flooding to the north of the development in nearby single-family neighborhood.

ACTION TAKEN – We propose to adopt Springfield, Missouri's new Innovative Stormwater Management and Water Quality plan as a pilot project for the city of Bentonville. We will establish performance metrics and follow up with measurement and assessment.

4) Construction noise, line of site and sound/ light pollution are major concerns for neighbors and the park.

ACTION TAKEN – We will provide additional opaque and distributed planting buffers on our side of the property line and on the other side of the street for both Legacy Village and Memorial Park. This buffer will provide strategic headlight screening at parking locations to alleviate headlight intrusion to neighbors. We will also provide strategically positioned acoustical barriers and fencing for trash, LOS and noise protection during construction. The buffers will be installed early in construction where possible.

5) The project eliminates green space and will crowd the parks.

ACTION TAKEN – We will provide an additional park amenity with a natural surface public trail surrounding the development. This will include an .8-mile walking/ running trail and will serve as a collector to neighbors and a flat accessible exercise facility for park goers. The proximity to the Crystal Flats dog park enhances user base and park amenities available in the area. The trail provides an additional buffer and transition zone for the property boundary.

6) The project is too dense. The buildings are large and not in “harmony” with the surrounding development.

ACTION TAKEN – We have removed an entire story from the largest front building (A) lowering the allowable building height from 75' to 55' at the roofline. We have distributed the units from this story throughout the site with an additional C building (C3) containing 22 units and the remaining 22 units spread throughout the B buildings. Thus, this lowers the maximum building height allowed for the project.

7) Legacy Village is out of space and some people would like to see it expanded.

ACTION TAKEN – We will partner with Legacy Village to create a preferred leasing program at Crystal Flats that will allow them to grow immediately adjacent to their property. We can have dedicated community garden space for the LV residents and will have other programming cooperation for the amenity spaces at Crystal Flats. Several community members were supportive of this interaction.

Please review this information and let us know if you have any questions.

Sincerely,



Craig Curzon
Encl.

cc: 823A PM Regs

PROJECT TEAM

Green Circle Projects

Matt O'Reilly
2144 E. Republic Road
STE B103
Springfield, MO 65804
Phone: (417) 838.0753

Safdie Rabines Architects

Tal Safdie
Licence #: C 24394
925 Fair Stockton Drive
San Diego CA 92103
Phone: (619) 297.6153
Fax: (619) 299.6072

Polk Stanley Wilcox Architects

Craig Curzon
509 W. Spring Street
Suite 150
Fayetteville, AR 72701
Phone: (479) 444.0473

CEI Engineering Associates, Inc.

Nate Bachelor
AR PE#: 14021
3108 SW Regency Parkway
Suite 2
Bentonville, AR 72712
Phone: (479) 273.9472

Ecological Design Group

Martin Smith
AR License #: 5059
210 East Merriam Avenue
Wynne, Arkansas 72396
Phone: (870) 588.6426

Legend

- Property Line
- Fire Lane
- Phasing Demarcation
- Street Section

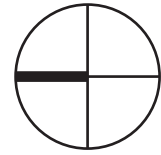
- Existing Tree
- Existing Vegetation

Perimeter Trail

Please See Parking Layout Plan:

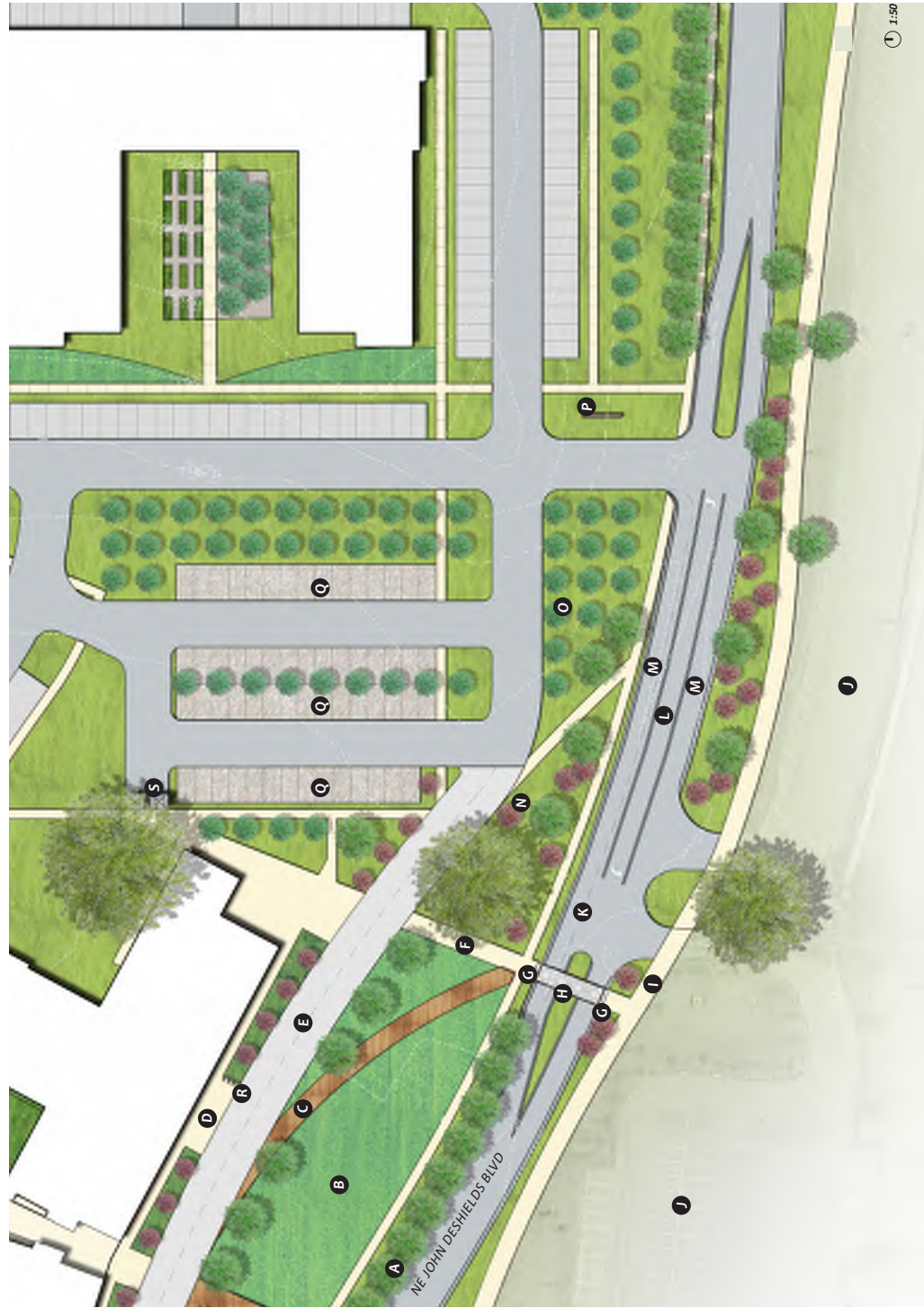
- Under Podium Parking
- Covered Parking
- Compact Stalls
- Ride Sharing Stalls
- Motorcycle Parking Stalls
- Bicycle Racks

SCALE: 1" = 100' -0"



Crystal Flats 07-31-2017
Bentonville, Arkansas

Master Site Plan: Planned Unit Development
Prepared By: Safdie Rabines Architects



A Five Story Mixed Use

B1 Five Story Residential

B2 Five Story Residential

B3 Five Story Residential

B4 Five Story Residential

B5 Five Story Residential

C1 Four Story Residential

C2 Four Story Residential

C3 Four Story Residential

- STREET TREES
- WET MEADOW- STORMWATER
- BOARDWALK
- RETAIL PLAZA
- FIRE LANE
- SIDEWALK
- DETECTABLE WARNING STRIP
- CROSSWALK
- JOHN DESHIELDS TRAIL
- PARK PARKING
- EXISTING ROAD EDGE
- 12' WIDE TURNING LANE
- 11' WIDE TRAVEL LANE
- FLOWERING TREES
- ORCHARD TREES
- MONUMENT SIGN
- POROUS PARKING
- BIKE RACKS
- TRASH



Crystal Flats

Bentonville, Arkansas

- Standard Parking Requirement:

650 units x 1.5 = 975
Retail @ 1/250 = 20
Office @ 1/300 = 12
Daycare @ 1/500+staff = 10

Stalls Required = 1,017

- 10% Reduction:

10% Reduction for Motorcycle, and alternative transportation facilities (bike racks, ridesharing, Uber)
1017 x 10% = 102

1017 - 102 (10% Reduction) = 915

- Shared Parking Reduction:

The Crystal Flats project is required to provide 42 spaces for Retail, Offices and Early Childhood Development (refer to calculation below). The project is providing 282 parking spaces for the units in the Core A building. The retail space includes a Café, a Spa, a Fitness center and other sundries for a total of around 5000sq ft; the office spaces are around ~3500 sqft in total and a small 2500sqft early childhood development facility. A standard metric that 33% of the residences didn't leave during the day we would have a parking surplus of 135 stalls during the day for the counter-cyclical concurrent parking number with the offices/retail/early childhood development.

The project envisions most of the students for the early childhood development facility will be residents of the community as well as most of the retail uses.

For the evenings/weekend a parking surplus of 9 parking spaces for the counter-cyclical concurrent number. (Assuming a utilization rate of 90% residential / 80% retail / 20% office / 0% daycare) Based on this analysis the project proposes shared parking to meet the commercial demand and therefore reduce the total parking stall count by 42.

Our goal is to limit the amount of paved surface throughout the site and leave as much open /green space as possible. Please also note that the retail/office/daycare space all occur in the Core A building towards the south of the site, the other buildings are residents only. The project is trusting the 282 parking spaces provided for the Core A Mixed Use building will fulfill the cities requirements.

- 915 - 42 = 873 Proposed Site Parking

Note:

20% Compact Stalls (8'-0" x 15'-0") of Proposed Site Parking
873 x 20% = 175 stalls



Residential Parking for Core A:			
Provided			282
Required			255
Surplus			21
Commerical Parking for Core A:			
Retail	5,000 sqft	x 1/250 sqft	= 20
Office	3,500 sqft	x 1/300 sqft	= 12
Early Childhood Development	2,500 sqft	x 1/500+staff	= 10
		Required	= 42
		Proposed	= 0

not to scale



Crystal Flats

Bentonville, Arkansas



GREEN CIRCLE PROJECTS

community • building

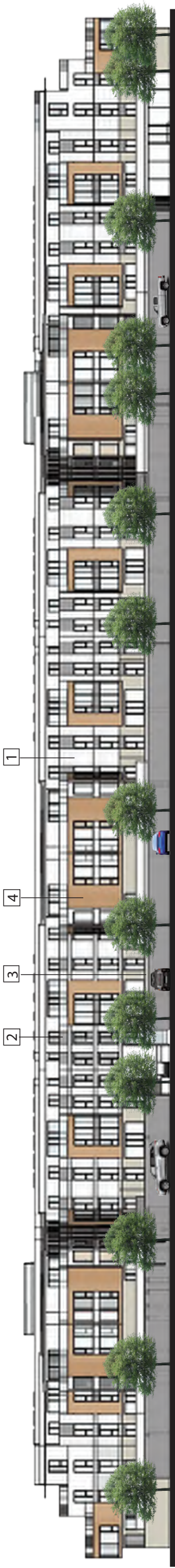
SAFDIE RABINES

ARCHITECTS

Elevations:



CORE A - SOUTH ELEVATION



CORE A - NORTH ELEVATION



CORE A - EAST ELEVATION



CORE A - WEST ELEVATION

MATERIALS

1. CEMENTITIOUS FIBERBOARD

Hardie Panel 3/4" Siding
Or Equal

2. CORRUGATED METAL

Galvalume
22ga design- corr profile
2 1/2" x 1/2"
Or Equal

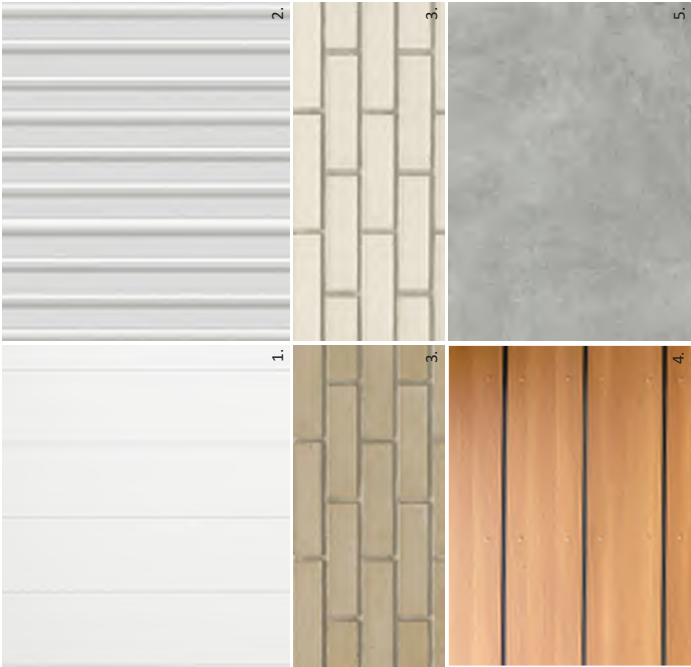
3. BRICK OR MASONRY

Acme Brick
King Size Brick
9 5/8" L x 2 5/8" H x 2 3/4"
or Equal

4. WOOD ENGINEERED MATERIAL

Trespa
Phenolic resin panels
or Equal

5. CONCRETE





Crystal Flats
Bentonville, Arkansas

Elevations:



TYPICAL UNIT B ELEVATION FROM INTERIOR RING ROAD



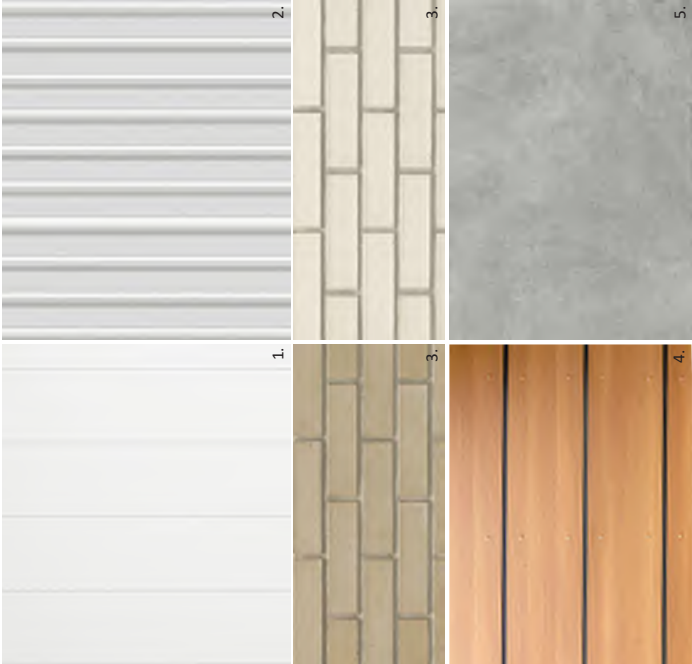
TYPICAL UNIT B REAR ELEVATION



TYPICAL UNIT B SIDE ELEVATION

MATERIALS

1. CEMENTITIOUS FIBERBOARD
Hardie Panel 3/4" Siding
Or Equal
2. CORRUGATED METAL
Galvalume
22ga design- corr profile
2 1/2" x 1/2"
Or Equal
3. BRICK OR MASONRY
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King Size Brick
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Trespa
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or Equal
5. CONCRETE



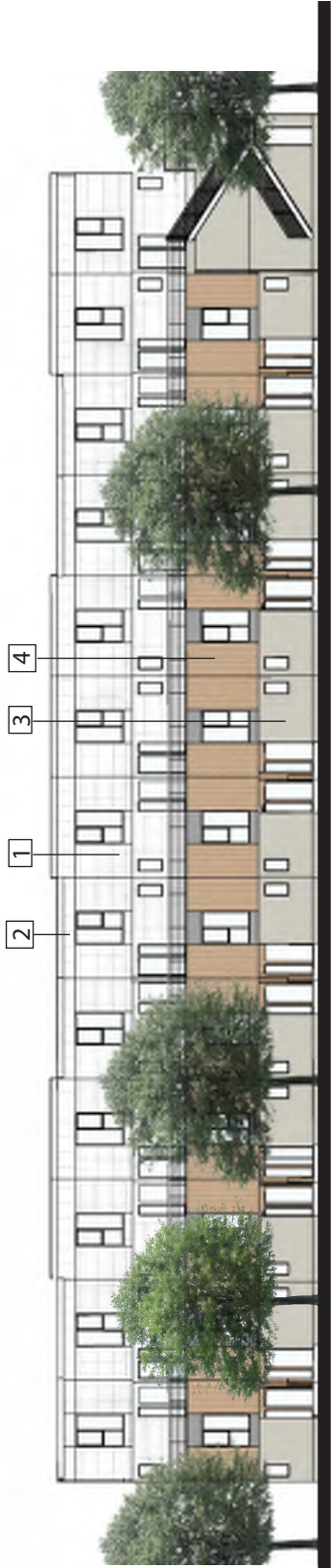


Crystal Flats
Bentonville, Arkansas

Elevations:



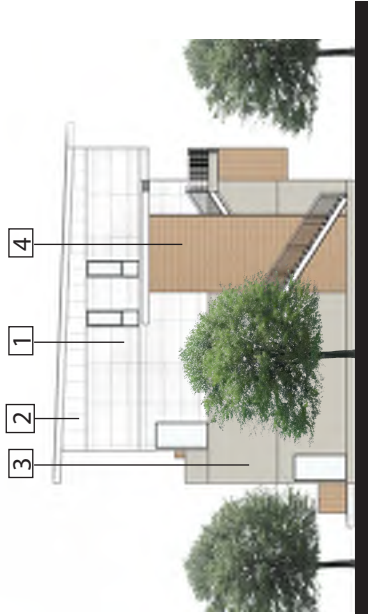
BUILDING C1 & C2 - SOUTH ELEVATION



BUILDING C1 & C2 - NORTH ELEVATION



BUILDING C1 - WEST ELEVATION
BUILDING C2 - EAST ELEVATION



BUILDING C1 - EAST ELEVATION
BUILDING C2 - WEST ELEVATION

MATERIALS

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Or Equal

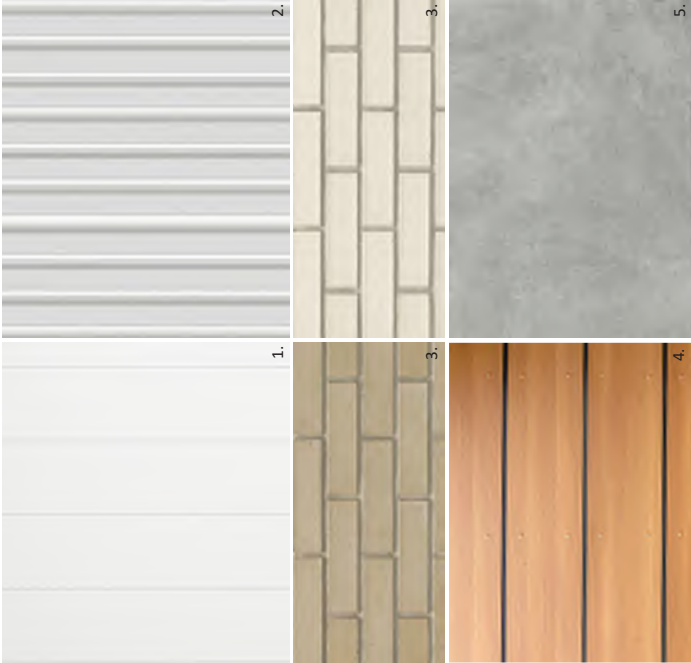
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4. WOOD ENGINEERED MATERIAL

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Phenolic resin panels
or Equal

5. CONCRETE



Elevations:



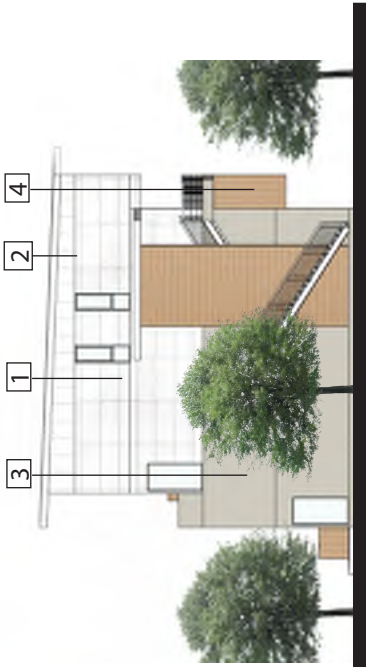
BUILDING C3 - SOUTH ELEVATION



BUILDING C3 - NORTH ELEVATION



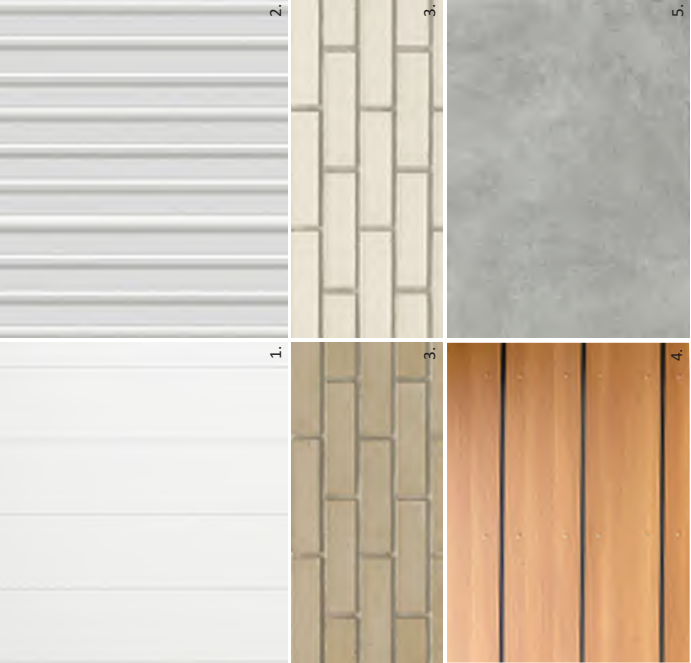
BUILDING C3- EAST ELEVATION



BUILDING C3 - WEST ELEVATION

MATERIALS

1. CEMENTITIOUS FIBERBOARD
- Hardie Panel 3/4" Siding
Or Equal
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or Equal
4. WOOD ENGINEERED MATERIAL
- Trespa
Phenolic resin panels
or Equal
5. CONCRETE



CONDITIONAL USE STAFF REPORT



Municipal Radio Tower/SCADA

3200 Municipal Drive

PC Date: 8/1/2017

Reviewer: Jon Stanley, Planner

Project Number	17-02000014
Applicant / Current Owner	City of Bentonville 117 West Central Avenue Bentonville, AR 72712
Site Area	32.64 acres
Current Zoning	I-1, Light Industrial
Requested Use	SCADA/ Radio Tower
Protective Covenants	N/A

Property Description

This property is the location of a recently constructed Public Works Facility for the City of Bentonville at 3200 SW Municipal Drive. The property is zoned Light Industrial (I-1), surrounding uses are industrial and office/warehousing.

Proposed Use Description

The applicant is requesting a conditional use permit for a Radio tower/SCADA (Supervisory Control Data Acquisition) to be used for communication with electric substations as well as the City's internal radio system. The tower and antenna is 87' in total height and is self-supporting. It is located approximately 280' from the nearest public right-of-way.

Projected Traffic Impact

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

Public Notice

On 6/29/2017, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition. This meets legal noticing requirements and is adequate for the scope of this project.

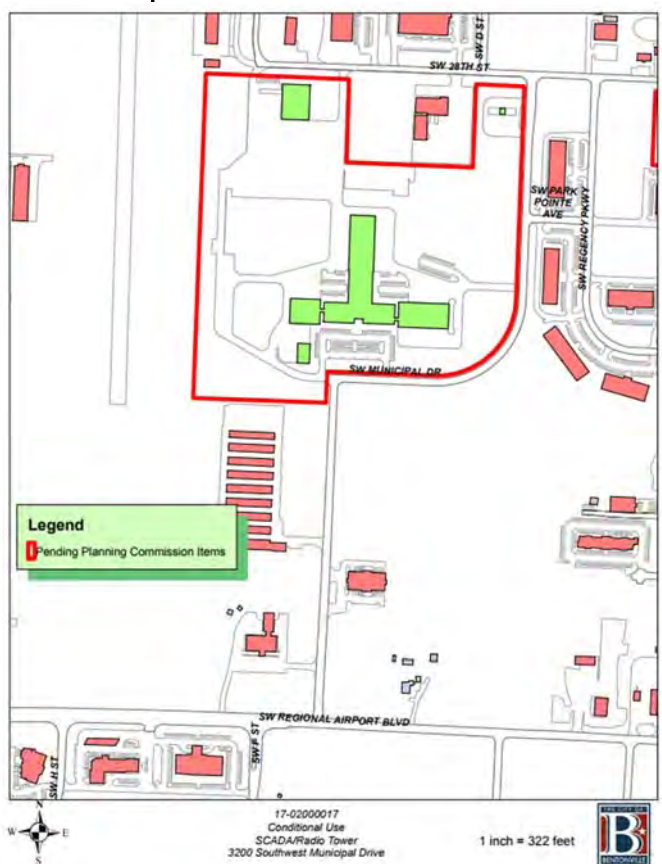
Staff has not been contacted regarding this request.

Conditions of Approval

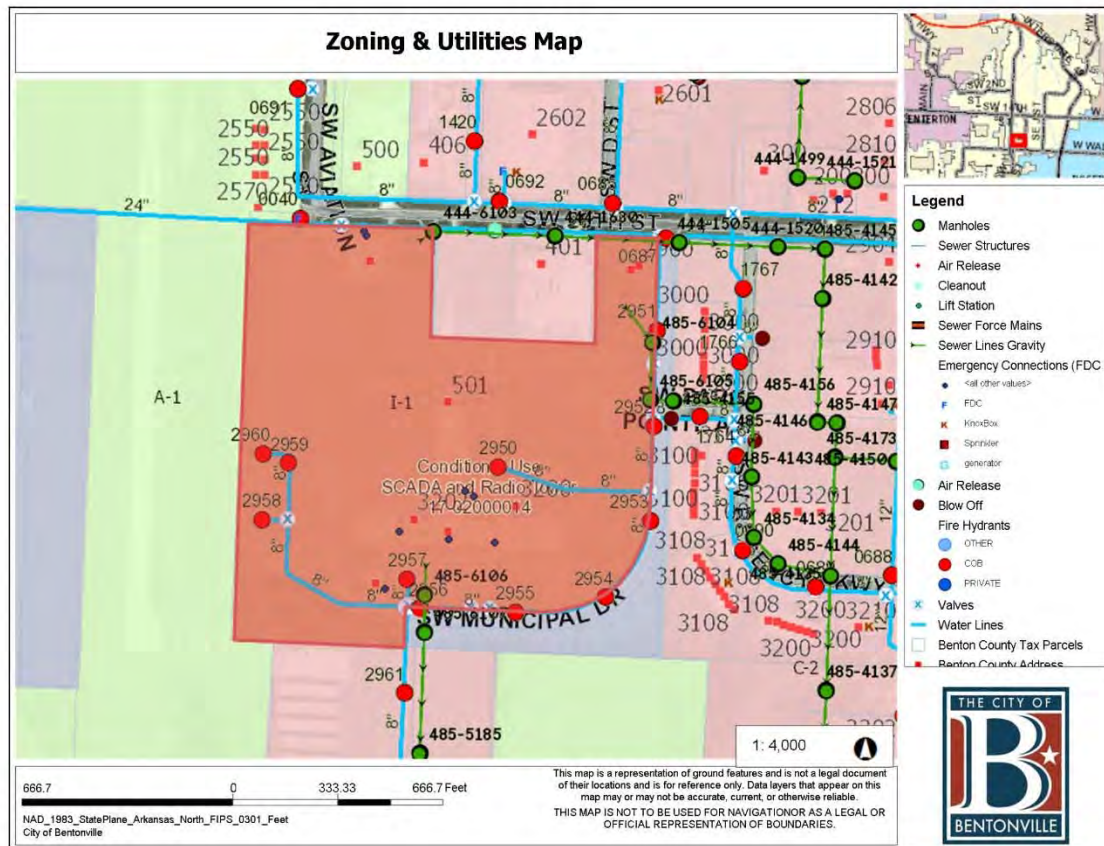
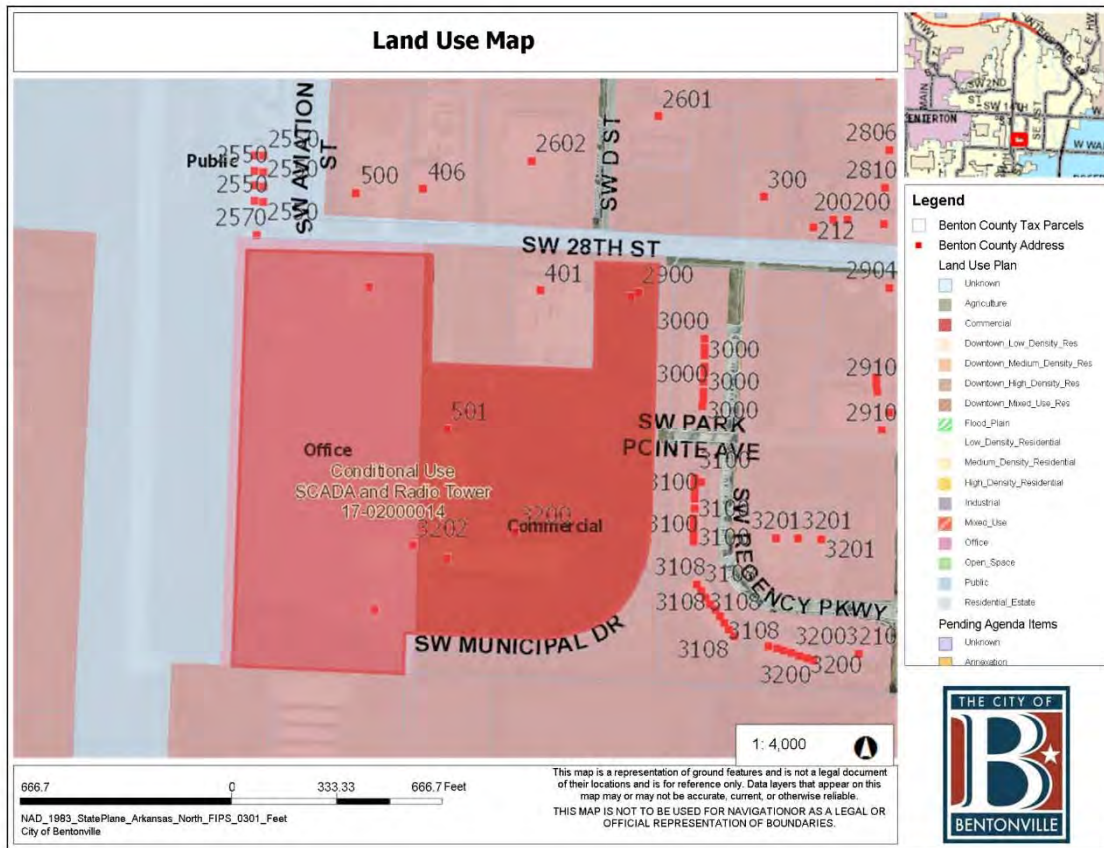
1. All technical review comments must be addressed before a building permit will be issued.
2. Final FAA approval must be granted.
3. Use will run in perpetuity with the Public Works Facility.

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

Location Map



CONDITIONAL USE STAFF REPORT





June 22, 2017

Mr. Troy Galloway
Community and Economic Development Director
City of Bentonville
117 West Central Avenue
Bentonville, Arkansas 72712

RE: Conditional Use Request – SCADA/Radio Tower
City of Bentonville Maintenance Facility

Dear Mr. Galloway:

The City of Bentonville Water, Street, Electric and Engineering Departments are requesting a conditional use permit for a SCADA and radio tower to be located immediately behind the administration building at 3200 SW Municipal Drive. See attached map for location. The total height of the tower including the antenna is 87 feet above ground. This tower is to be used for the City's telemetry system to communicate with electric substations as well as the City's internal radio system. This tower will be located approximately 280 feet from the nearest public right-of-way (SW Municipal Drive). The tower is a self-supporting tower with no guy wires. Staff is still waiting on final approval from FAA.

The tower has already been installed by City personnel. Photographs of the tower are attached for your use.

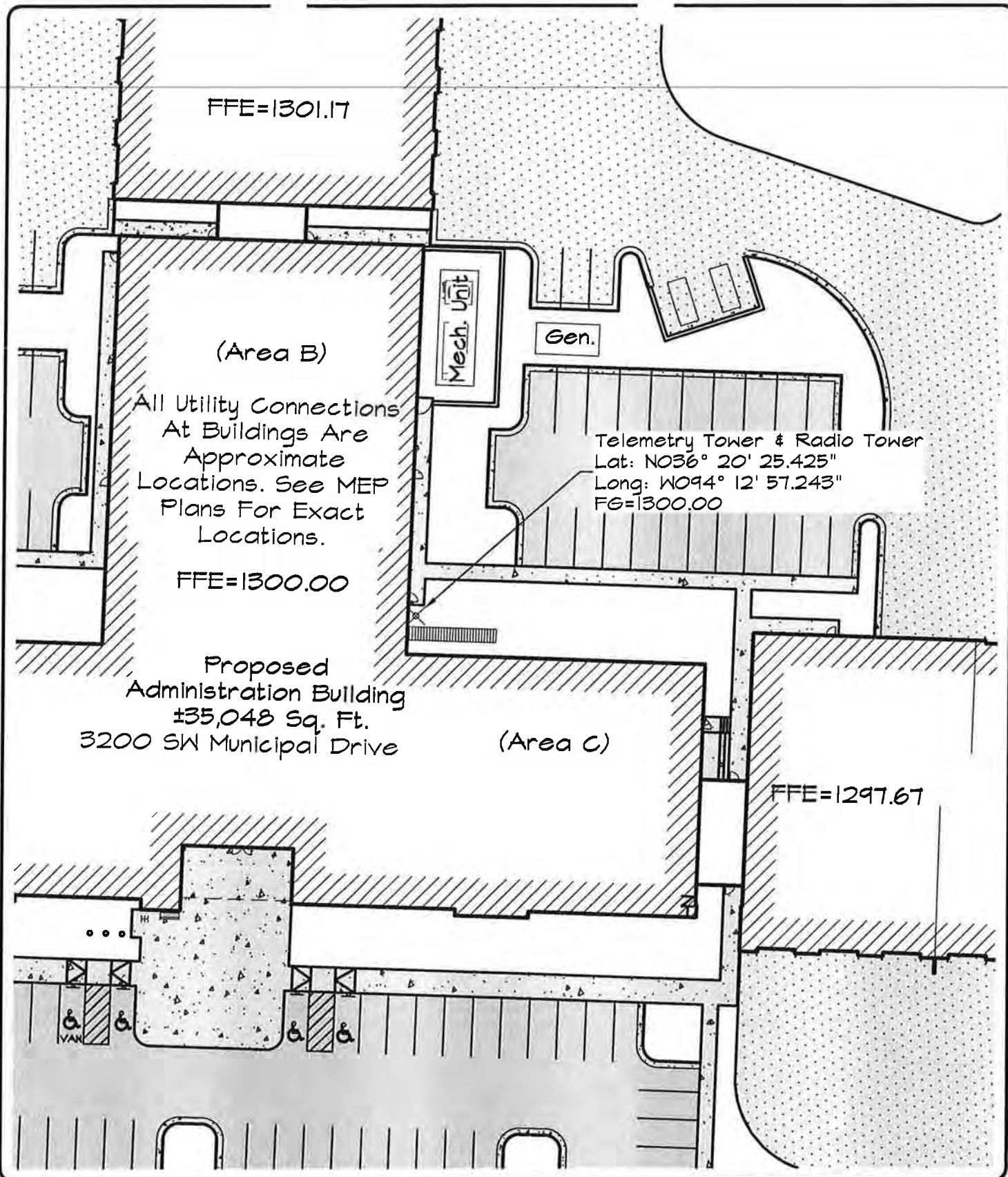
Please feel free to contact me at 479-271-6720 or mbender@bentonvillear.com if you have any questions or need additional information.

Respectfully,

Mike Bender, PE
Public Works Director

cc: File

Drawing Name: P:\JHA-33\JHA-33.dwg (P:\JHA-33.dwg) Plot Date: 03/16/17 - 9:01am. Plotted on: 03/16/17 - 4:21pm by: tureford

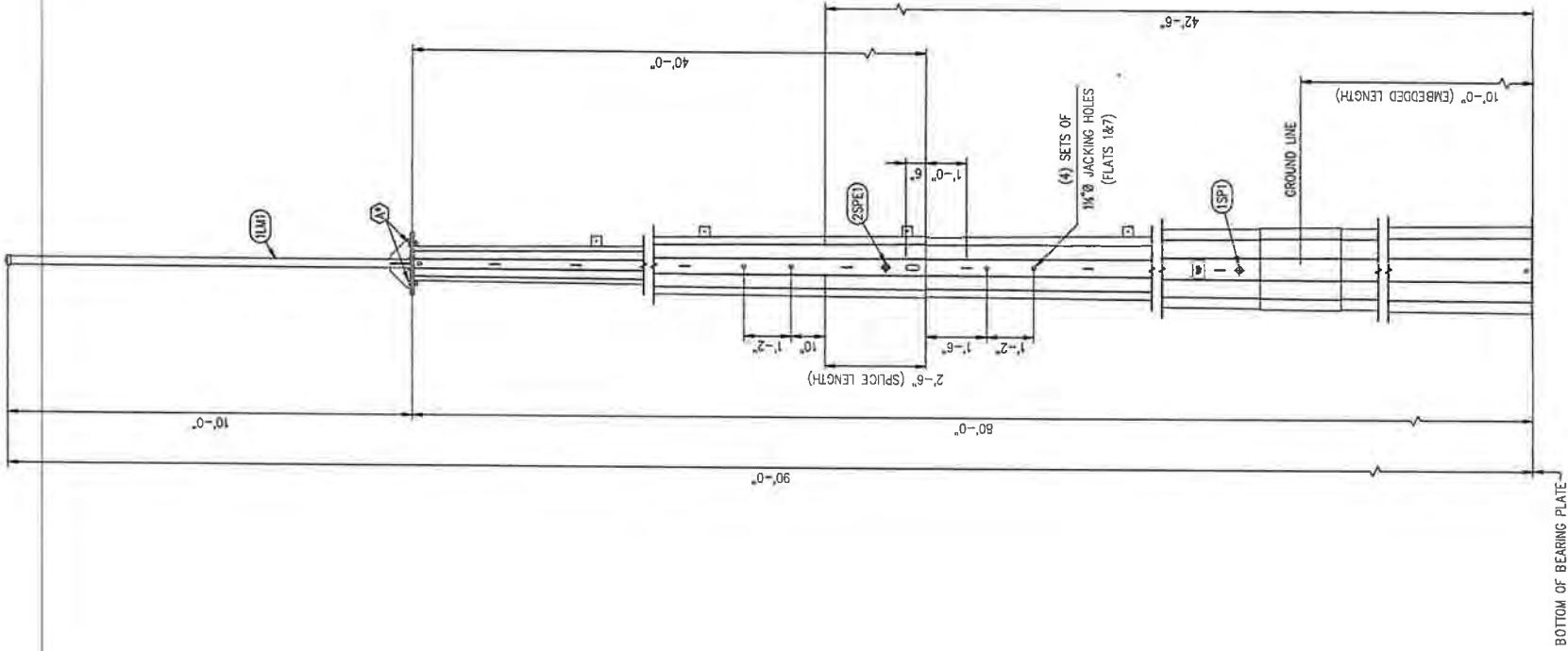


MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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

TELEMETRY TOWER AND RADIO TOWER
at
BENTONVILLE PUBLIC WORKS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR

Drawn By:	TJL
Date:	03.16.17
Project No.:	HJA-33
Drawing Name:	LAT-LONGS



NOTICE TO ERECTOR

1. BACKCHARGES FOR CORRECTIVE WORK OR REPLACED MATERIALS WILL NOT BE ACCEPTED UNLESS EXPRESSLY AUTHORIZED BY DIS-TRAN BEFORE ANY SUCH COST ARE INCURRED

SCADA SYSTEM MASTER ANTENNA POLE

(STR. - 1)(1 - REQ'D.)

(TOTAL BLK. WT. FOR ONE STR. = 3,561 LBS.)

TOTAL FIELD BOLTS REQ'D. FOR ONE STR. - 1 (** DENOTES BOLT LOCATIONS)			
BWT	MARK	QTY.	DESCRIPTION SIZE
1.859	A*	4	A325 TYPE 1 (HEX BOLT) 3/4" - 10 UNC - 2 1/4"
.471		8	A325 TYPE 1 (FLAT WASHER) 3/4"
.376		4	A563 GRADE DH (HEX NUT) 3/4" - 10 UNC
3.206			

ERECTION NOTES:

- FOR PROPER SHAFT ALIGNMENT, A 6" HORIZONTAL WELD BEAD AND A MARK NUMBER ARE PLACED ON EACH SHAFT FOR EACH SPICE. THE HORIZONTAL WELD BEADS SHALL BE ALIGNED, AND MATCH NUMBERS MATCHED WHEN ASSEMBLING THE SHAFTS.
- THE LOWER WELD ORIENTATION MARK AT EACH SPICE LOCATION SHALL BE TELESCOPED IN THE FIELD TO WITHIN 18" OF THE UPPER ORIENTATION MARK. AFTER TELESCOPING, THE SECTIONS SHOULD SHOW NO FURTHER MOVEMENT, AND THERE SHOULD BE METAL-TO-METAL CONTACT ON ALL FLATS

ORIGINAL

⊗ DENOTES BOLT LOCATIONS.

5220-601

REGISTERED PROFESSIONAL ENGINEER STAMP		DIS-TRAN PACKAGED SUBSTATIONS BENTONVILLE ANTENNA POLE CITY OF BENTONVILLE BENTONVILLE, AR		4725 Highway 28 East Pineville, LA 71360 318.448.0274 disinstruments@disinstruments.com		JOB NUMBER 5220		DRAWING NUMBER 601		REV. NO. 0	
STATE OF ARIZONA REGISTERED PROFESSIONAL ENGINEER JOSEPH W. BAKER No. 11114 ARIZONA		SCALE 1/2" = 1' - 0"		DATE 2/20/17		APPROVED BY [Signature]		CHECKED BY [Signature]		REV. NO. 0	
DIS-TRAN PACKAGED SUBSTATIONS, LLC ARKANSAS CO. # 1000		F. ALL STEEL TO BE HOT DIP GALV. AFTER FAB PER ASTM-A123		G. ALL HOLES/IN/Ø FOR 5/8" Ø GALV. BOLTS-A-325 W/(ONE)		H. FLATWASHER & HEX NUT EACH, UNLESS NOTED.		I. PIECE MARKS STAMPED INTO METAL WITH NOT LESS THAN 3/8" HIGH CHARACTERS BEFORE GALV.			
FABRICATION NOTES: A. ALL STEEL TO BE HOT DIP GALV. AFTER FAB PER ASTM-A123		B. HSS TO BE ASTM A500 GRADE B		C. WELD FLANGE TO BE ASTM A500 GRADE B		D. PIPE TO BE ASTM A53 GRADE B		E. GRADE 80 ELEC RODS			
MADE BY		CHECKED BY		APPROVED BY		DATE		REV.			
REVISION DESCRIPTION											



06/13/2017



LARGE SCALE DEVELOPMENT STAFF REPORT



Northwest Prairie Addition Gym

801 SW 14th Street

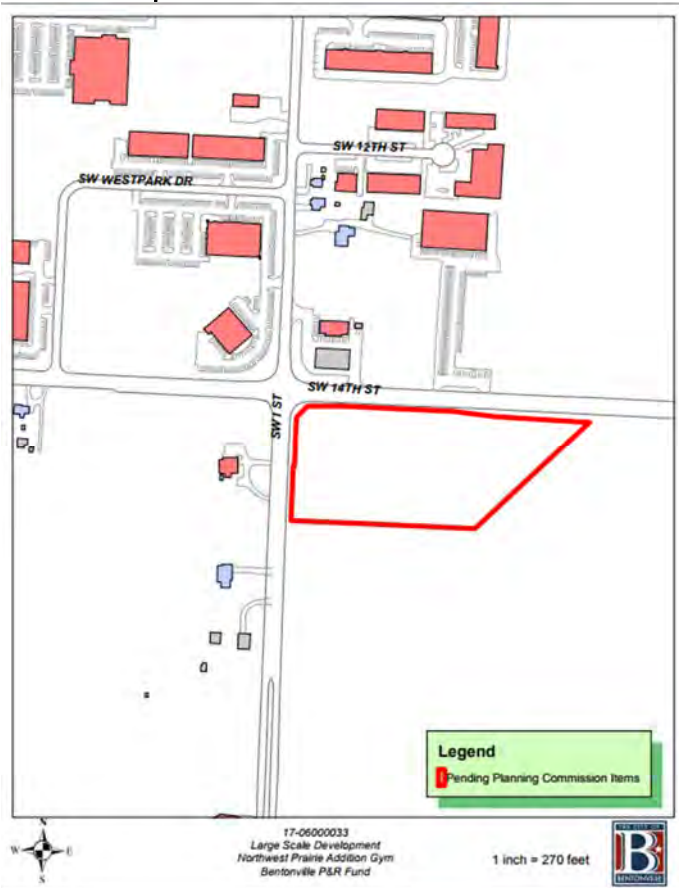
PC Date: 8/1/2017

Reviewer: Jon Stanley, Planner

Project Number	17-06000033
Applicant / Current Owner	Bentonville P&R Fund PO Box 1860 Bentonville, AR 72712
Site Area	4.06 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Climbing Gym/Commercial Recreation Facility - Indoor

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

Location Map



Property Description

This property is the location of an undeveloped, C-2, General commercial, zoned parcel located near the corner of SW 'I' Street and SW 14th Street. Adjacent properties have, Agriculture, Commercial and Office zoning designations. The parcel is located within the Illinois River Watershed.

Project Details

The applicant is proposing a large scale development consisting of a 14,447 sq. ft., 2 story/50' tall indoor climbing gym. Sixty-one parking spaces are required, 138 parking spaces provided. Two points of access are proposed; one curb cut onto SW 14th Street and one onto SW 'I' Street. Cross access will be provided for future development to the west. Sidewalk is existing along both street frontages. On-site storm water detention will be installed. The primary materials depicted for the exterior elevations include brick veneer, metal panel and glass.

Projected Traffic Impact

The proposed development is located near the intersection of two arterial streets where current transportation infrastructure is adequate therefore; the proposed development will not adversely impact traffic in the area and

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

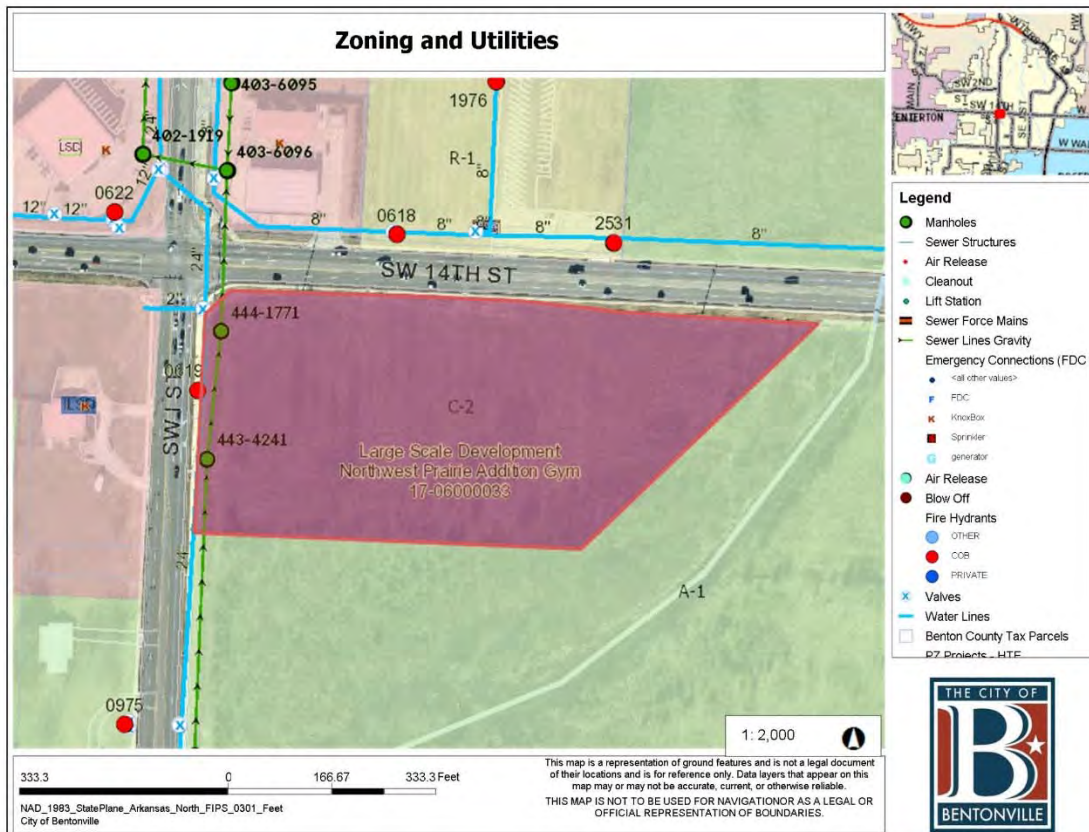
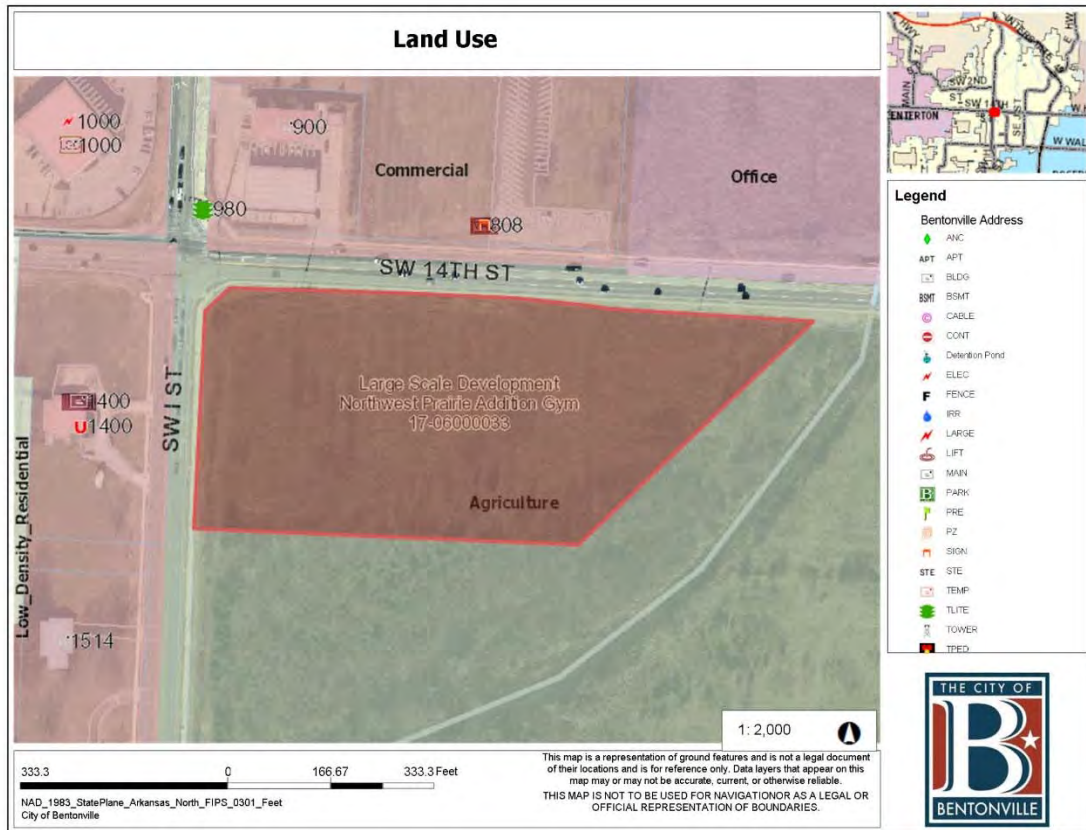
Waivers

No waivers requested.

Conclusion

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

LARGE SCALE DEVELOPMENT STAFF REPORT



NORTHWEST PRAIRIE ADDITION GYM

Bentonville, Arkansas

N:\mg2017\625_18560535.dwg

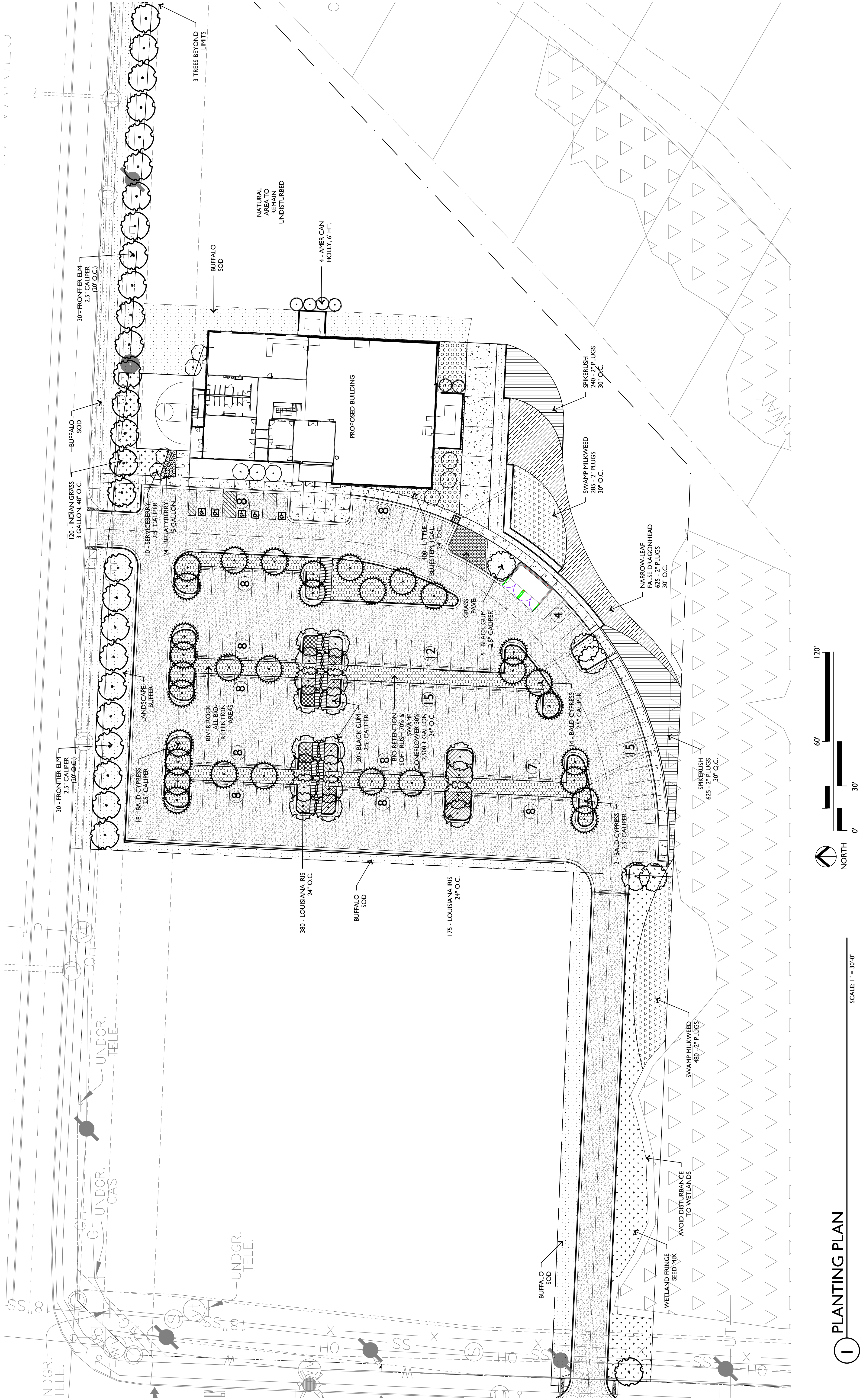
STAMP/SEAL

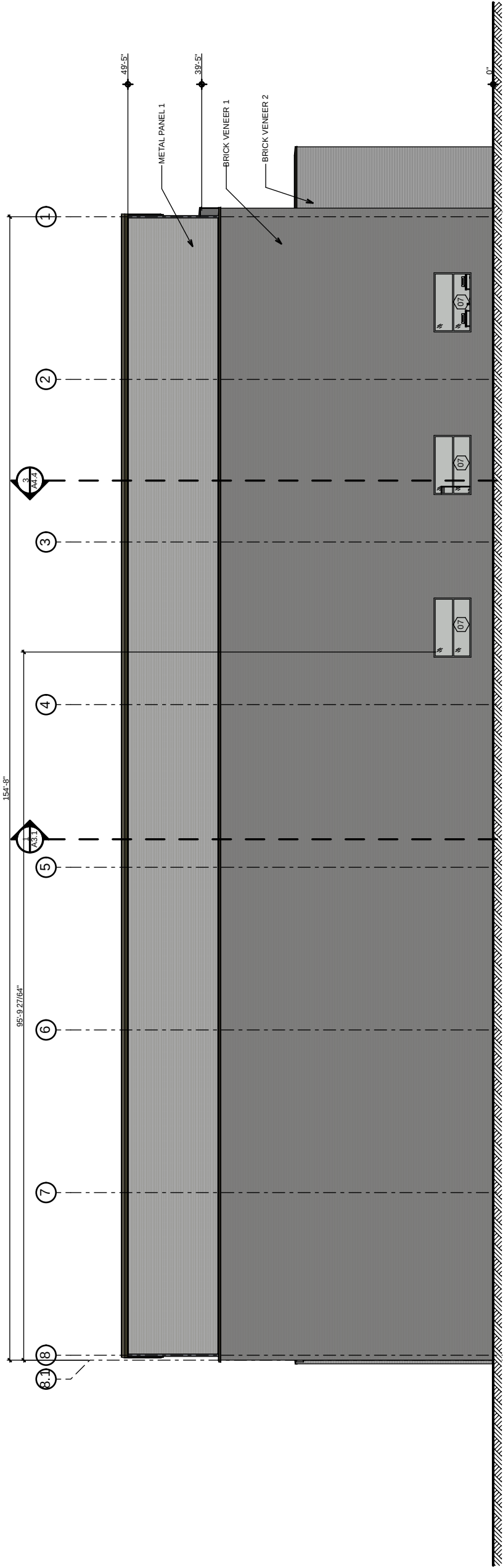
NOT FOR CONSTRUCTION
REVISIONS

SHEET TITLE PLANTING PLAN
ISSUE DATE 07.17.17
SHEET NO.

L1.00

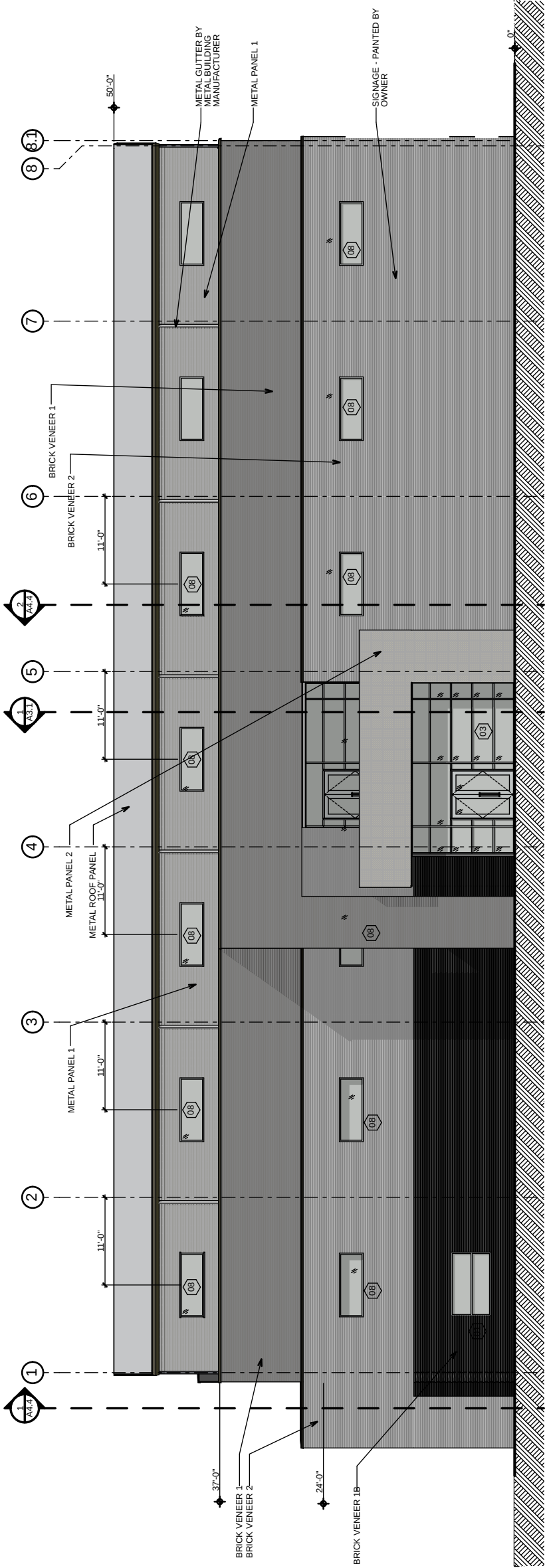
PROJECT: 17-06000033





2 EAST ELEVATION

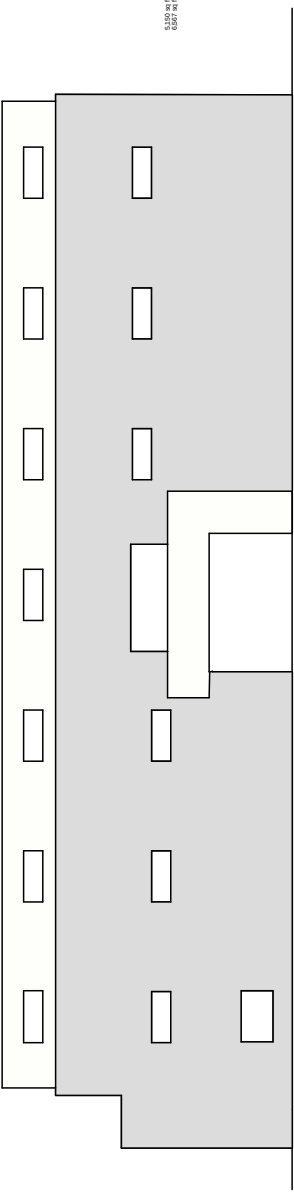
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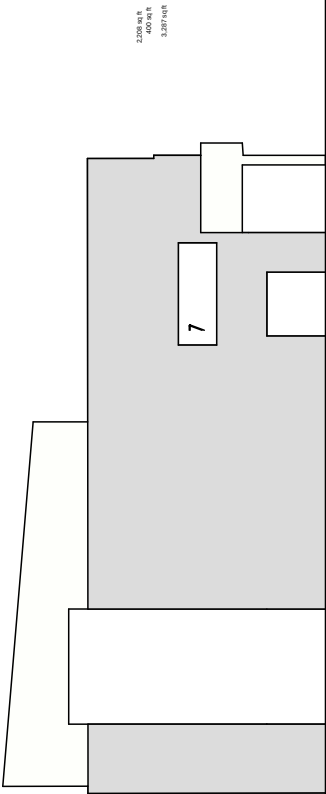
1 WEST ELEVATION

SCALE: 1/16" = 1'-0"

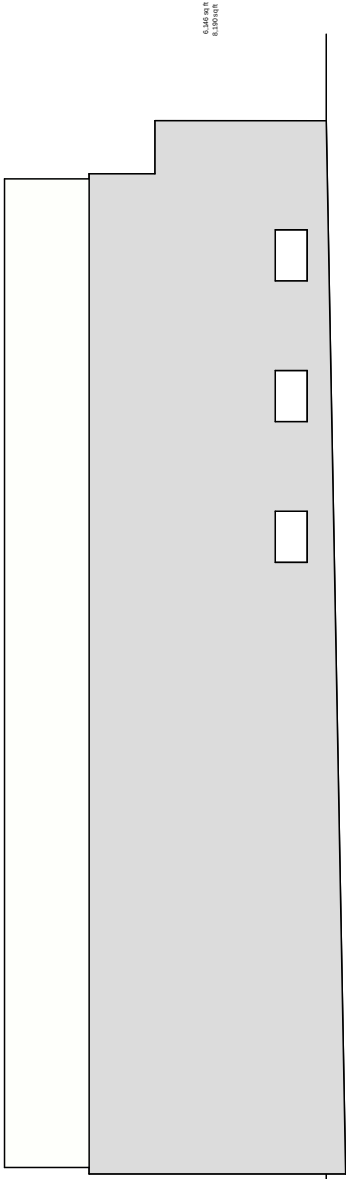
WEST 78%



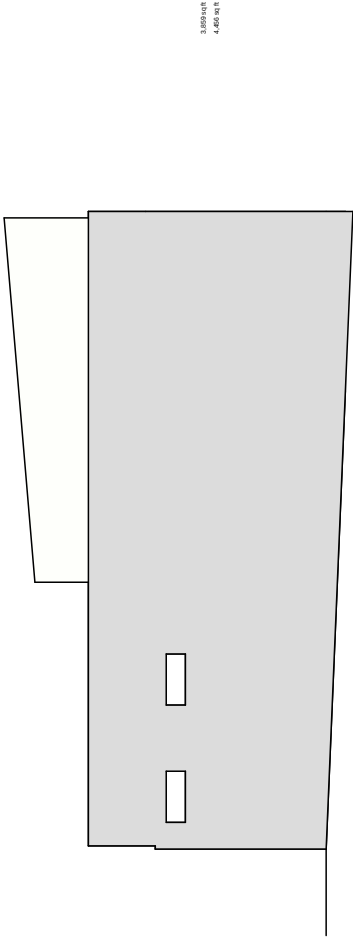
NORTH 79%



EAST 75%

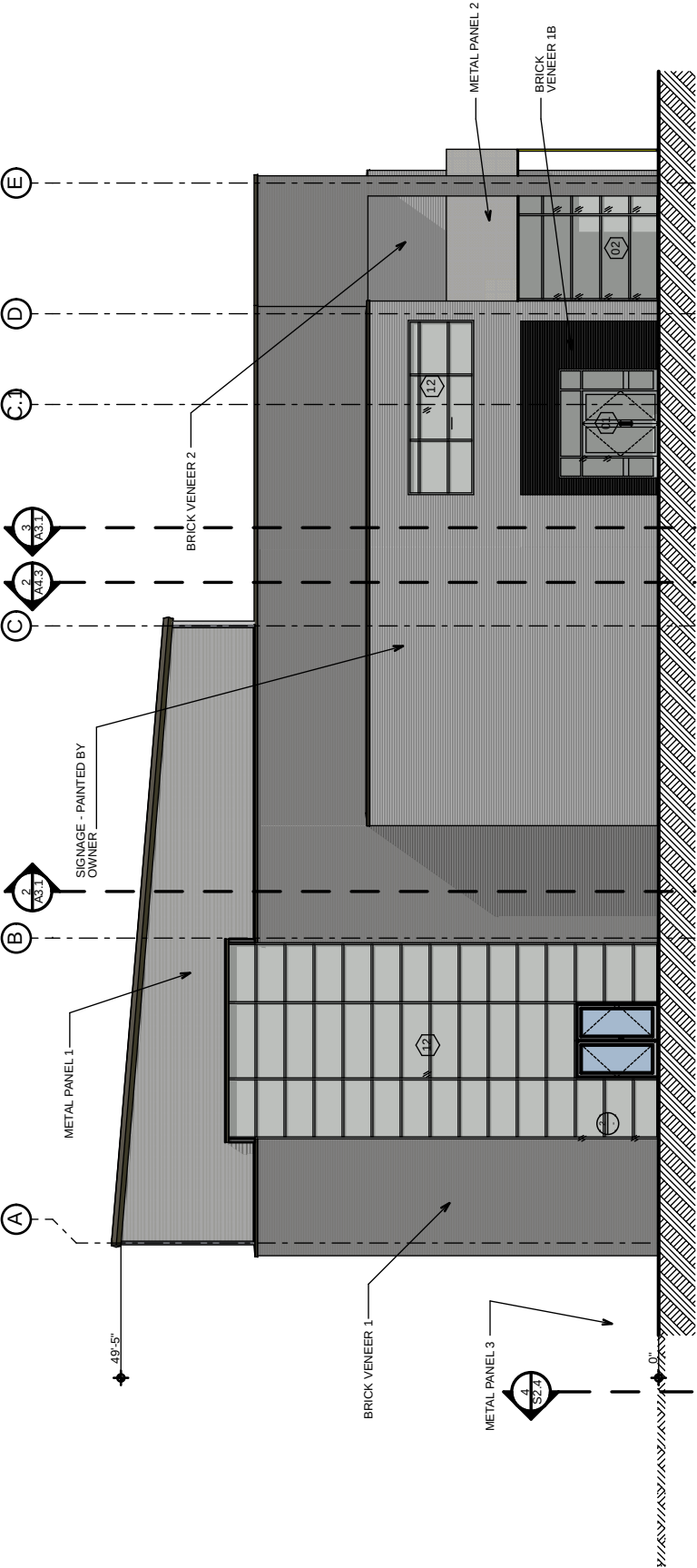


SOUTH 87%



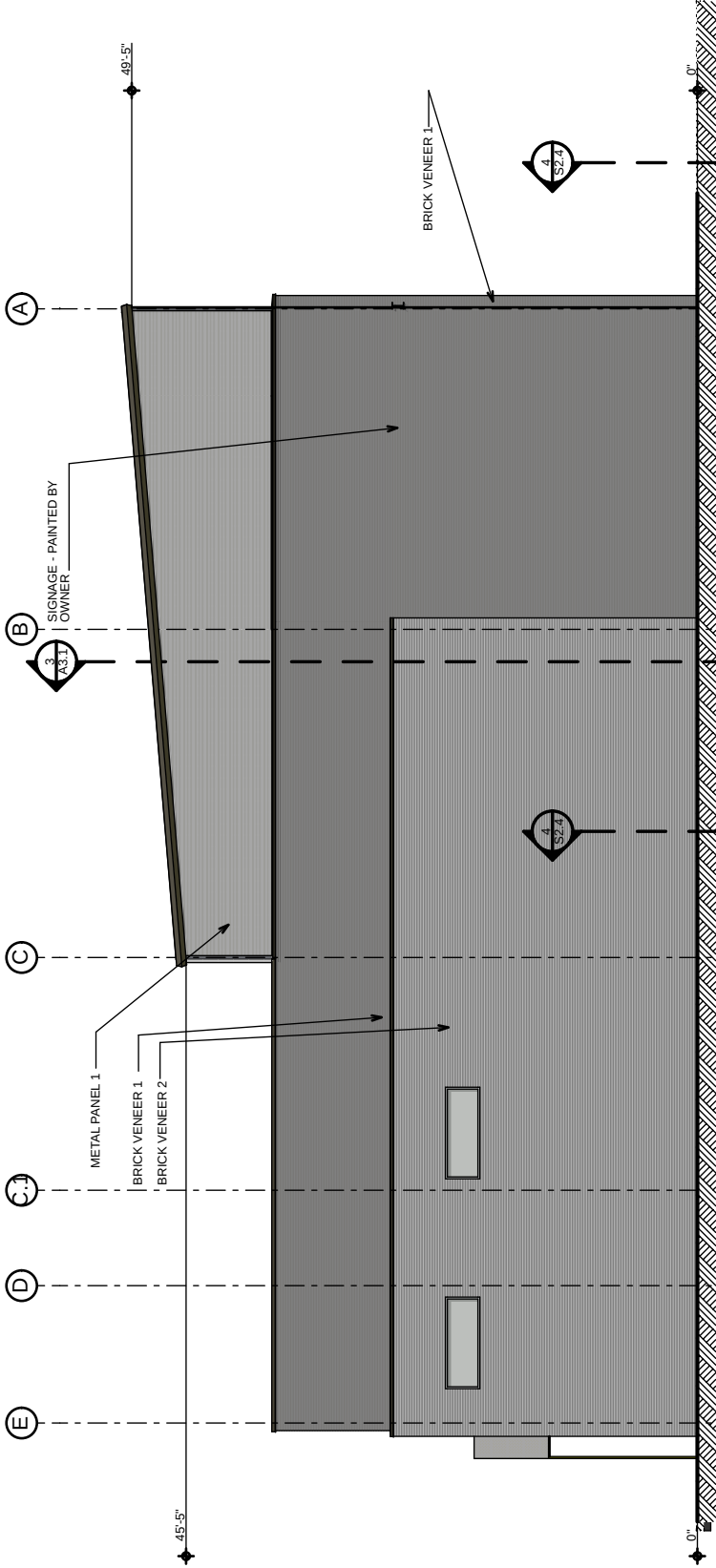
1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3 PRIMARY MATERIAL CALCULATIONS

SCALE: 1" = 30'







