



**Planning Commission
Agenda
February 7, 2017**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 1 & 2 Parkcrest Addition** **Lot Split**
2500 & 2504 East Central Avenue
 - 2. Lots 1 & 2 Holcomb Subdivision** **Lot Split**
210 Prairie Lane
 - 3. Lots 2, 3 & 4 Swaffer Subdivision** **Lot Split**
2301 Southeast Walton Boulevard & Medlin Lane
 - 4. Lots 37 & 38 Commerce Centre Subdivision** **Lot Split**
1402 South Walton Boulevard
 - 5. Lot 11, Block 5, Banks Addition (north)** **Property Line Adjustment**
1327 South Main Street
 - 6. Lot 12, Block 5, Banks Addition (south)** **Property Line Adjustment**
1335 South Main Street
- IV. Old Business**
 - 1. MSB Holdings, LLC** **Rezoning***
(R-1, Single Family Residential to D-C, Downtown Core)
431 Southwest 'B' Street
 - 2. Dharmadhikari** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
1203 & 1205 Southeast 33rd Street
- V. New Business**
 - 1. North Village** **Rezoning***
(A-1, Agricultural to PRD, Planned Residential Development)
Northeast 'J' Street
 - 2. Main Street Crossing** **Large Scale Development**
1327 & 1335 South Main Street
- VI. Other Business**
- VII. Planner's Report**
- VIII. Adjournment**

Planning Commission
Minutes
January 17, 2017

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

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

Staff: Troy Galloway, Shelli Kerr, Danielle Shasteen, Beau Thompson, and Jon Stanley

Mr. Galloway and Mrs. Shasteen present Debi Havner with the appreciation award for the Tree and Landscape Committee.

Mr. Matteri presents Ms. Havner with the Planning Commission award.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of January 3, 2017 as written
Approved 7-0

Consent Agenda

1. Lots 8 & 9, Loeshe Subdivision
701 Northwest 8th Street

Property Line Adjustment

Approved 7-0

New Business

Item #1

Cate Family, LLC: Rezoning, 1303 Southwest 'B' Street, R-1, Single Family Residential to R-O, Residential Office

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

No discussion from Commissioners

Mr. Brown votes against

Approved 6-1

Item #2

Sanders: Rezoning, Northwest 3rd Street, A-1, Agricultural to R-1, Single Family Residential

Jon Stanley reads staff report

Opened public hearing

Mr. Thompson states that there was an annexation of this property that was approved by City Council on Tuesday, January 10, 2017.

Closed public hearing

Rod Sanders notes that there is no relation.

Approved 7-0

Item #3

Honey Creek Land & Cattle, LLC: Rezoning, Southeast 34th Street & Southeast 'C' Street, C-2, General Commercial to R-4, High Density Residential

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Commissioner questions maximum capacity of facility. Mr. Thompson states that the information is not available at this time. The maximum density is 48 units per acres, making 96 units total.

Approved 7-0

Item #4

MSB Holdings, LLC: Rezoning, 431 Southwest 'B' Street, R-1, Single Family Residential to D-C, Downtown Core

Jon Stanley reads staff report

Mr. Thompson states that the applicant had missed the deadline for sending certified mail receipts. The applicant has re-advertised for the February 7, 2017 meeting. There will be a public hearing tonight to satisfy the newspaper advertisement and public hearing sign requirements. Then there will be another public hearing held February 7, 2017 for adjacent property owners.

Opened public hearing

No public hearing

Closed public hearing

Motion by Mr. Binns, seconded by Mr. Grider to table the rezoning.

Tabled 7-0

Item #5

Dharmadhikari: Rezoning, 1203 & 1205 Southeast 33rd Street, A-1, Agricultural to R-1, Single Family Residential

Jon Stanley reads staff report

Mr. Thompson states that the applicant had missed two adjacent property owners and has re-advertised. There will be another public hearing on February 7, 2017.

Opened public hearing

No public comment

Closed public hearing

Motion by Mr. Sanders, seconded by Mr. Grider to table the rezoning.

Tabled 7-0

Item #6

Roth, VGP, Cawthon: Rezoning, 905, 907, & 909 North Main Street, R-1, Single Family Residential & R-C2, Central Residential Moderate Density to DN-2, Downtown Medium Density Residential

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #7

Dharmadhikari: Conditional Use, 1203 & 1205 Southeast 33rd Street, R-1, Type B Home Occupation

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Commissioner asks if two years a typical amount of time for a Conditional Use approval is. Mr. Galloway states that it varies depending on what the Conditional Use. There are times when a Conditional Use can be reviewed or revoked based on neighbor complaints.

Mr. Thompson states that the Conditional Use can still be voted on regardless of the Rezoning, as this is a Type B Home Occupation that can exist in any zoning district.

Approved 7-0

Other Business

Ms. Kerr presents a PowerPoint to the Commission regarding the Public Art Advisory Committee's Developer's Art Kit presentation. The Public Art Advisory Committee is made up of five current members appointed by the Mayor. The goal of the Committee is increasing awareness of public art due to the value it brings to the community. The Developer's Art Kit presentation focuses on integrating art into private development. Ms. Kerr states that this presentation is informational and no action is needed at this time. The Kit encourages developers to use public art and to use the Committee as a resource. The Committee will be making an effort to hold workshops, including one this spring, for developers. There are two bike towers being fabricated now and will be located at Lake Bella Vista trail along Razorback Greenway and caddy-corner from Krispy Kreme. The plan is to have six towers total.

Planner's Report

Mr. Galloway recognizes Ms. Kerr Public Art Advisory Committee for their engagement and contribution to the community. He also states there will not be Tech Review next week. Houseal Lavigne's first draft of the general plan should be available by the end of February.

Motion by Mr. Grider, seconded by Mr. Sanders to adjourn
Meeting adjourned

Ali Worley

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

LOT SPLIT STAFF REPORT



Lots 1 and 2 Parkcrest Addition

2500 and 2504 East Central Avenue

PC Date: 2/7/2017

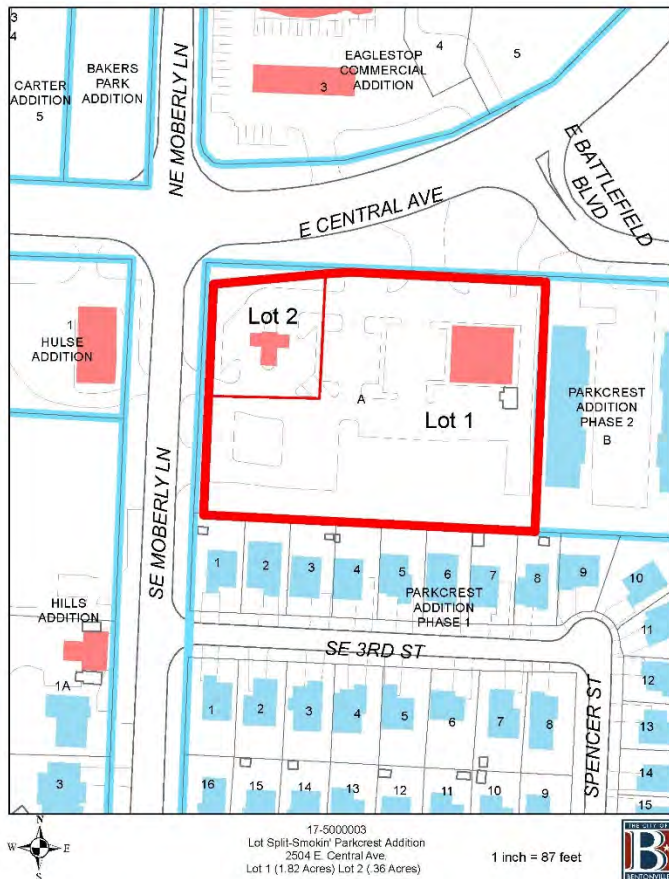
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-05000003
Applicant / Current Owner	Smokin Joe's Ribhouse, Inc. 218 South 8 th Street Rogers, AR 72756
Site Area	2.18 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU) and Office (O)

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

Location Map



Property Description

This property is the location of an existing restaurant situated at the intersection of two arterial streets.

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 1 (1.82 acres) and Lot 2 (0.36 acres) of Park Crest Addition. Per the current Master Street Plan, adequate right-of-way exists along East Central Avenue and right-of-way is being dedicated along Southeast Moberly Lane. Public utility and access easements are being dedicated with the plat which will help to serve the Large Scale Development that was approved by the Planning Commission on November 14, 2016. 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 two adjacent arterial streets to the north and west will provide adequate options for ingress and egress.

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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.

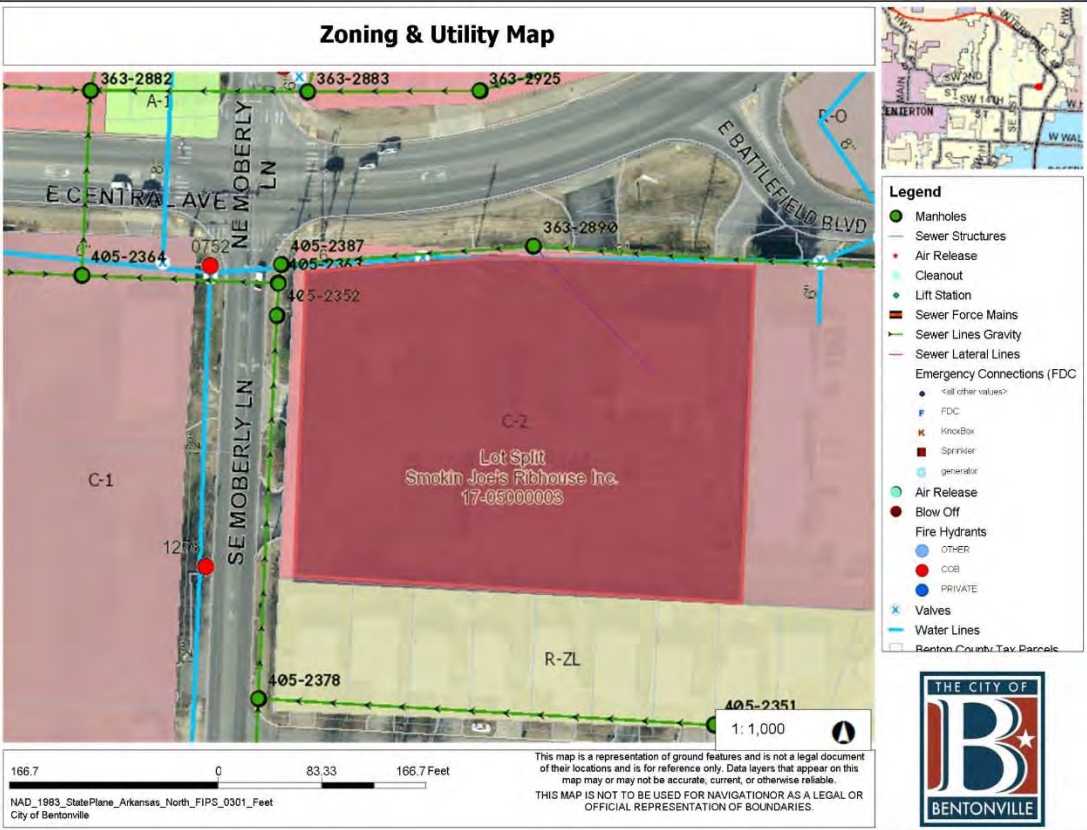
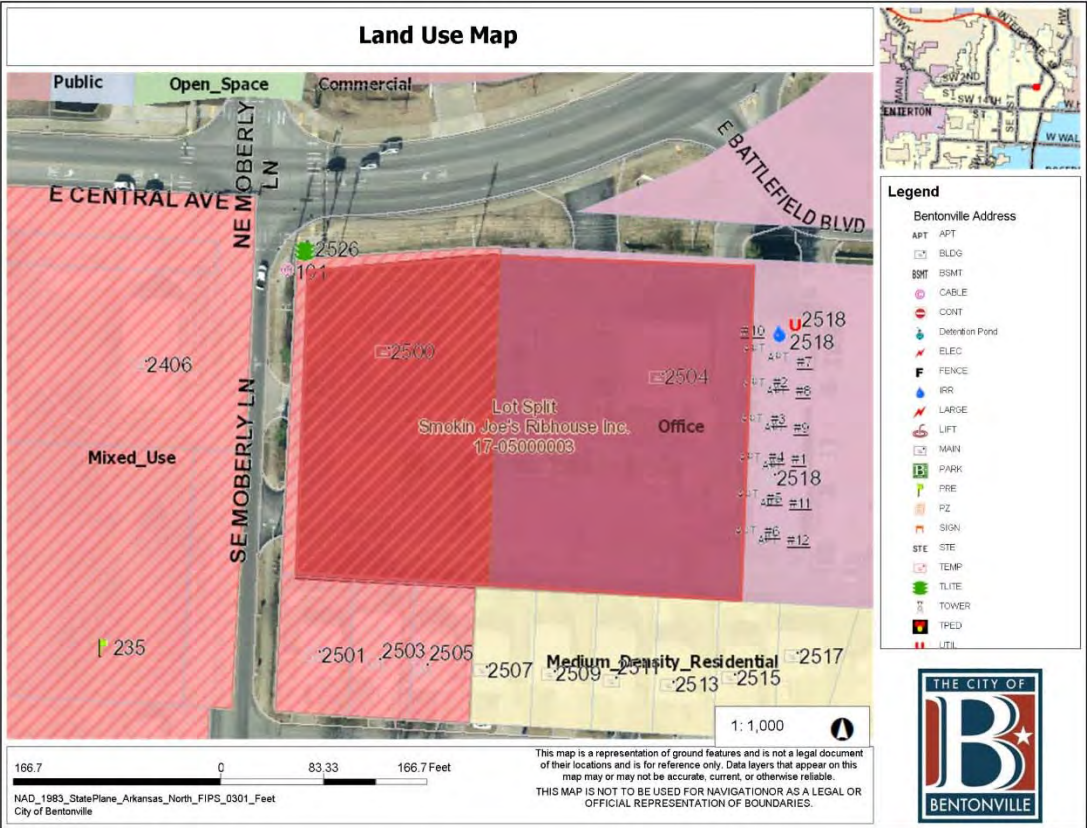
Recommendation

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 1 and 2 Holcomb Subdivision

210 Prairie Lane

PC Date: 2/7/2017

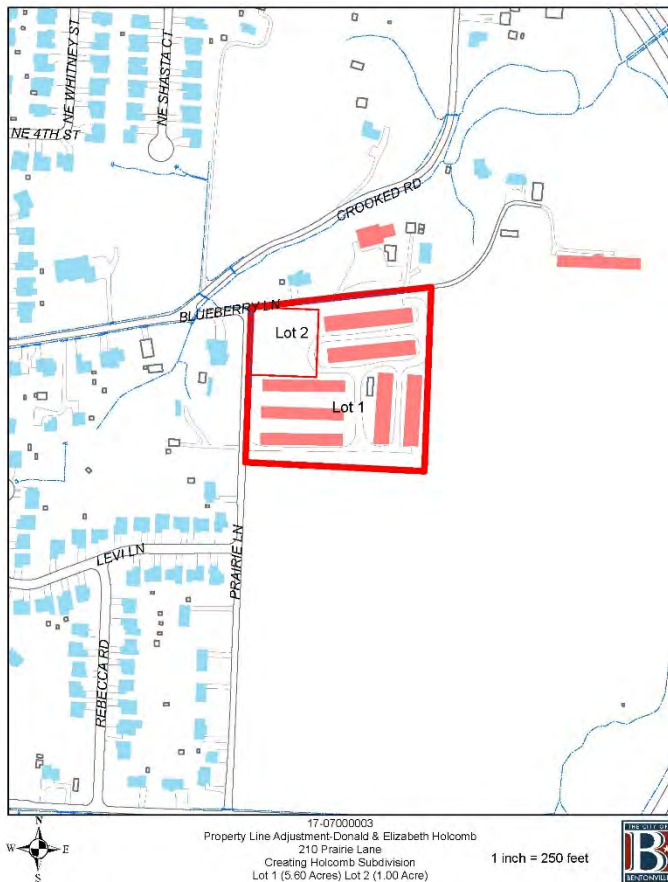
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000003
Applicant / Current Owner	Holcomb Living Trust 309 Prairie Lane Bentonville, AR 72712
Site Area	6.55 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is the location of an existing cemetery and poultry farm.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots. The new lots will be known as Lot 1 (5.58 acres) and Lot 2 (0.97 acres) of Holcomb Subdivision. Per the current Master Street Plan, right-of-way is being dedicated along Prairie Lane. 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 adjacent local streets to the north and west will provide adequate options for ingress and egress for both 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.

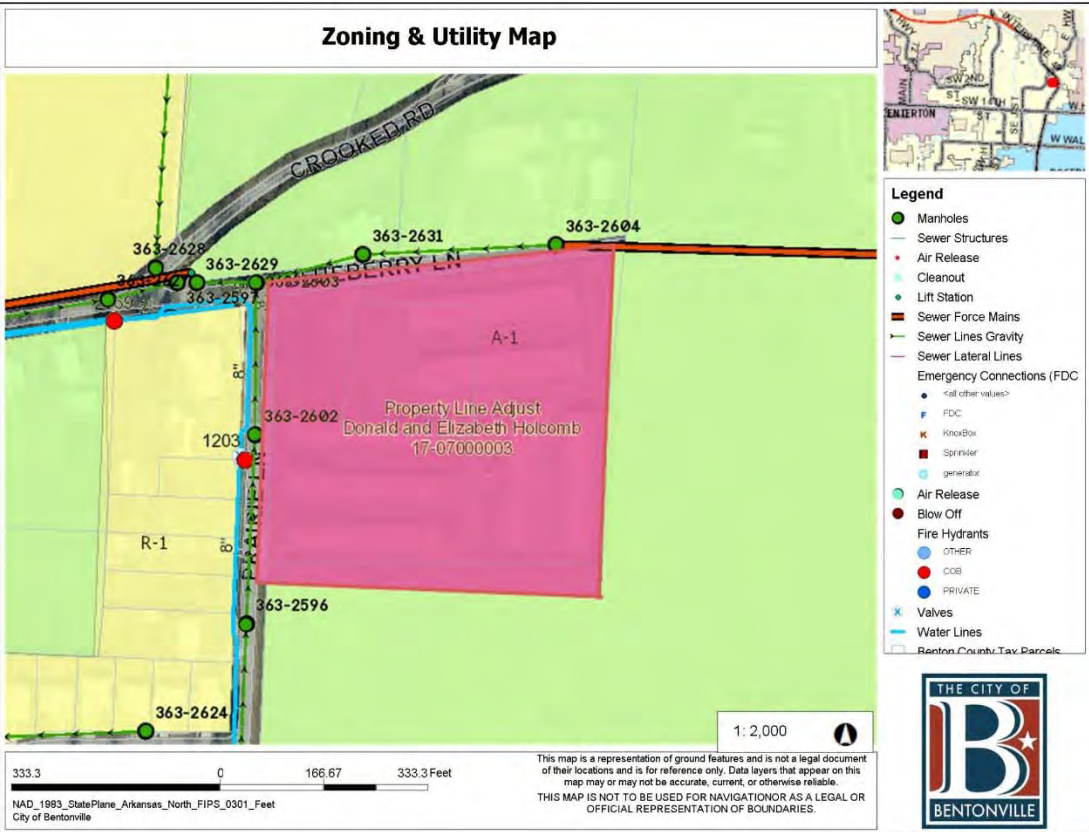
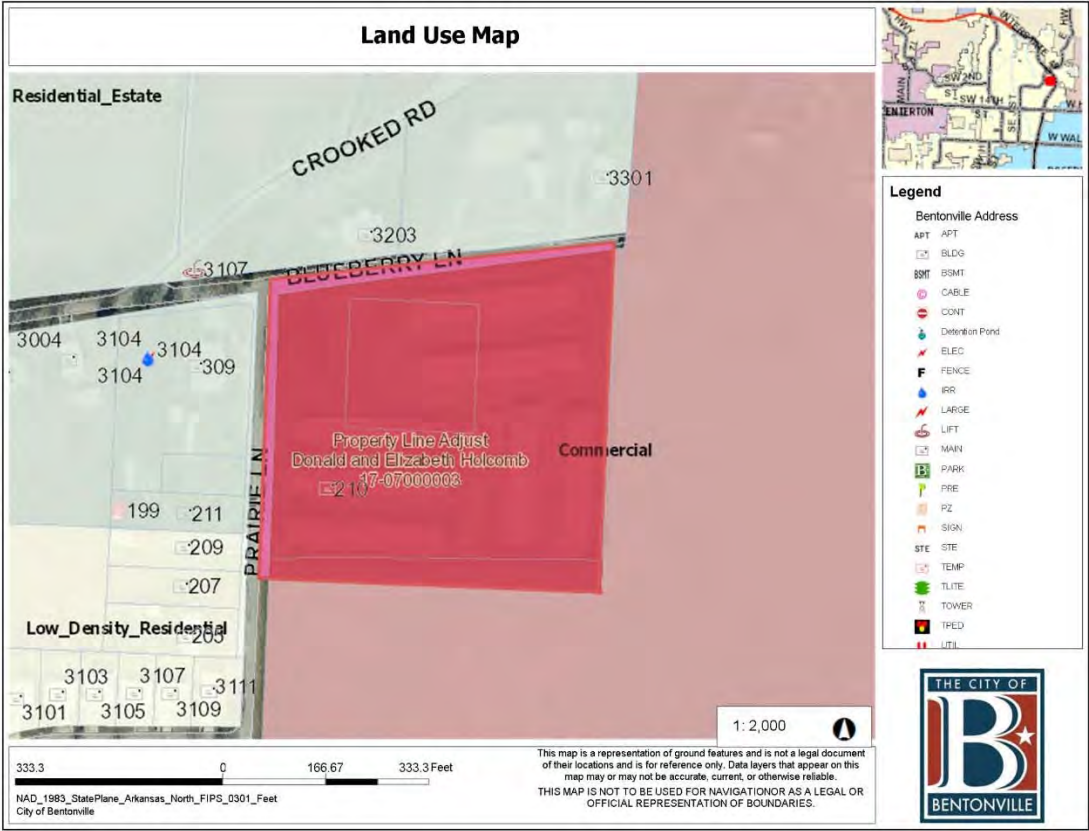
Recommendation

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

NOTES

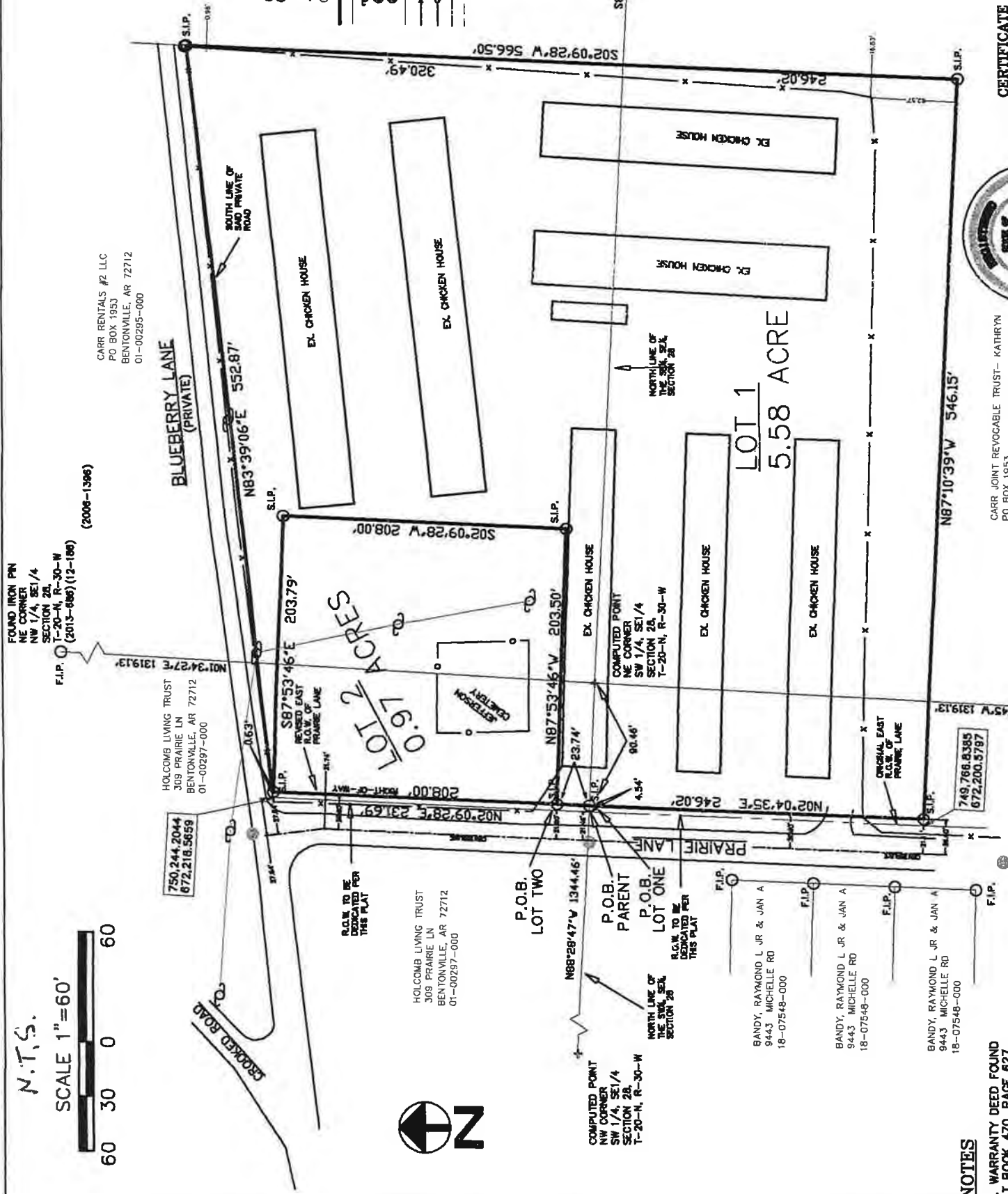
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT



N.T.S.

SCALE 1"=60'



NOTES

- 1. WARRANTY DEED FOUND AT BOOK 470, PAGE 627.
- 2. PARENT TRACT PARCEL #01-00327-000.
- 3. PARENT TRACT ACRES: 5.60 ACRES.
- 4. ATLAS PAGE 363.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY IS IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FEMA FLOOD PANEL NO. 65007C02005 K & NO 65007C02000 K, EFFECTIVE DATE JUNE 5, 2012.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION:

SIGNED: REGISTERED LAND SURVEYOR
DAVID B. PLATZ
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBURBAN REGULATIONS AND ORDINANCES, THE CITY OF BENTONVILLE HAS REVIEWED AND APPROVED THIS PLAT. THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION:

- 1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 4. 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 OF THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
- 5. ALL OVERHEAD ELECTRIC LINES SHALL HAVE A 20' EASEMENT, 10' ON EACH SIDE OF THE OVERHEAD LINE ACCORDING TO BILD STANDARD PRACTICE.

DATE OF EXECUTION:

SIGNED: PLANNING COMMISSION CHAIRMAN



CARR JOINT REVOCABLE TRUST- KATHRYN
PO BOX 1953
BENTONVILLE, AR 72712
01-00289-000

CERTIFICATE OF OWNERSHIP FOR LOT 1

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OUT, PLATTED, AND SUBMITTED TO THE CITY OF BENTONVILLE, ARKANSAS, FOR REVIEW AND APPROVAL, A PLAT OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:

SIGNED: NAME & ADDRESS

SOURCE OF TITLE: D.A.L.

PAGE:

CERTIFICATE OF OWNERSHIP FOR LOT 2

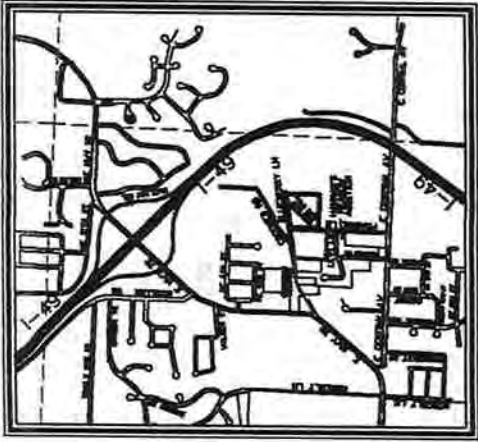
I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OUT, PLATTED, AND SUBMITTED TO THE CITY OF BENTONVILLE, ARKANSAS, FOR REVIEW AND APPROVAL, A PLAT OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:

SIGNED: NAME & ADDRESS

SOURCE OF TITLE: D.A.L.

PAGE:



Vicinity Map

LEGEND

- FOUND IRON PIN
- SE 1/4, SE 1/4
- SECTION 28
- COMPUTED POINT
- WELL
- PROPERTY LINE
- ADJACENT PROPERTIES
- POWER POLE
- SEWER MAN HOLE
- CABLE BOX
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- CENTERLINE
- RIGHT-OF-WAY

CARR JOINT REVOCABLE TRUST- KATHRYN
PO BOX 1953
BENTONVILLE, AR 72712
01-00289-000

COMPUTED POINT
SE 1/4, SE 1/4
SECTION 28
T-20-N, R-30-W

ZONING A-1

- FRONT SETBACK 30'
- SIDE SETBACK 30'
- REAR SETBACK 30'

PROPERTY DESCRIPTION - PARENT

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING ON THE EAST SIDE OF THE COUNTY ROAD AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 28, AS SHOWN IN PLAT RECORDED 'A' AT PAGE 110; THENCE WITH THE EAST LINE OF SAID ROAD, S 08°08'28" W 248.02 FEET; THENCE SOUTH 88°10'36" EAST 561.04 FEET; THENCE NORTHERLY TO THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 28 AND CONTINUING NORTH 02°09'28" EAST 666.60 FEET TO THE SOUTH LINE OF A PRIVATE ROAD, THENCE WESTERLY WITH THE SOUTH LINE OF SAID PRIVATE ROAD TO ITS INTERSECTION WITH THE AFORESAID ROAD, SOUTH 63°39'06" WEST 557.13 FEET; THENCE WITH THE EAST LINE OF SAID ROAD, SOUTH 08°08'28" WEST 231.89 FEET BACK TO THE POINT OF BEGINNING, EXCEPT A CEMETERY THAT IS ONE ACRE IN SIZE SQUARELY (208' x 208') ON THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28, SAID PROPERTY MINUS THE ONE ACRE CEMETERY CONTAINING 5.60 ACRES.

LOT 1

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING ON THE EAST SIDE OF THE COUNTY ROAD AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 28, AS SHOWN IN PLAT RECORDED 'A' AT PAGE 110; THENCE SOUTH 88°28'47" EAST 4.64 FEET; THENCE NORTH 08°04'36" EAST 23.74 FEET; THENCE SOUTH 87°53'46" EAST 208.00 FEET; THENCE NORTH 02°08'28" WEST 203.79 FEET; THENCE NORTH 08°08'28" EAST 0.63 FEET; THENCE NORTH 87°38'04" EAST 552.87 FEET; THENCE SOUTH 02°09'28" WEST 666.60 FEET; THENCE NORTH 87°10'36" WEST 648.16 FEET; THENCE NORTH 02°04'36" EAST 248.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY OF PRAIRIE LANE AND BLUEBERRY LANE, CONTAINING 5.58 ACRES MORE OR LESS.

LOT 2 - PROPOSED CEMETERY LAND

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING ON THE EAST SIDE OF THE COUNTY ROAD AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 28, AS SHOWN IN PLAT RECORDED 'A' AT PAGE 110; THENCE SOUTH 88°28'47" EAST 4.64 FEET; THENCE NORTH 08°04'36" EAST 23.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°08'28" EAST 208.00 FEET; THENCE SOUTH 87°53'46" EAST 203.79 FEET; THENCE SOUTH 02°09'28" WEST 208.00 FEET; THENCE NORTH 87°53'46" EAST 248.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF WAY OF PRAIRIE LANE, CONTAINING 0.97 ACRE MORE OR LESS.

LOT SPLIT CREATING 1 & 2 OF HOLCOMB SUBDIVISION

OWNER:
HOLCOMB LIVING TRUST
309 PRAIRIE LANE
BENTONVILLE, AR 72712



500-20N-30W-0-28-200-04-1553

REVISIONS	
No.:	BY:
1	1/23/17
2	12/22/16
3	12/22/16
4	2016143
5	2016143



Lots 2, 3 and 4 Swaffer Subdivision

2301 South Walton Boulevard and Medlin Lane

PC Date: 2/7/2017

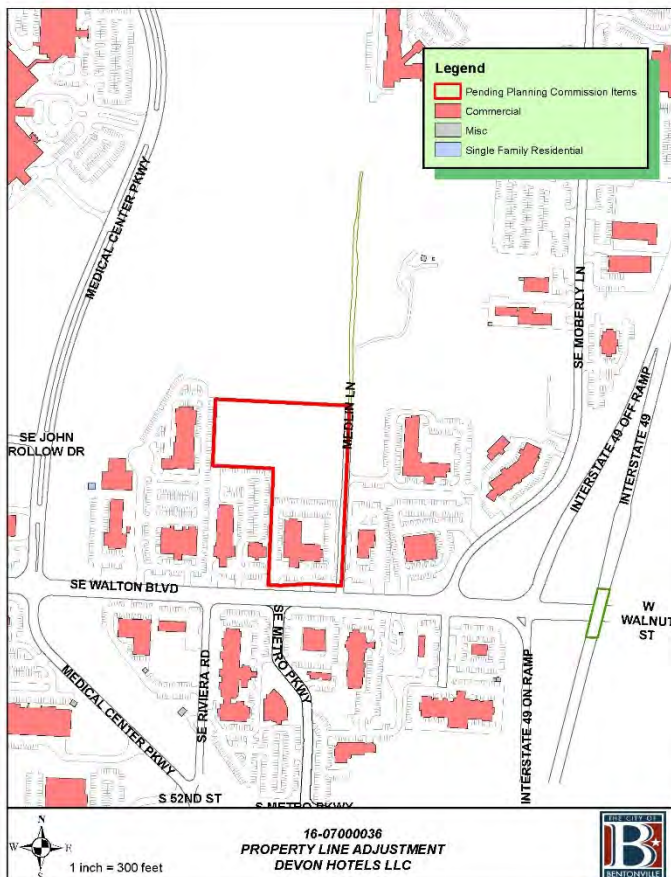
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000036
Applicant / Current Owner	Deven Hotels, LLC 2301 Southeast Walton Boulevard Bentonville, AR 72712
Site Area	5.0 acres
Current 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 the location of an existing hotel and vacant commercial lot.

Project Details

The applicant has submitted a proposal for a lot split that will create three new lots from two existing lots. The new lots will be known as Lot 2 (1.72 acres), Lot 3 (1.59 acres) and Lot 4 (1.69 acres) of Swaffer Subdivision. Per the current Master Street Plan, right-of-way is being dedicated along Medlin Lane. Adequate right-of-way exist along Southeast Walton Boulevard. A 20' wide public utility easement is being dedicated along Medlin Lane to serve each lot. 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 arterial street to the south and the local street to the east will provide adequate options for ingress and egress to each of the three 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.

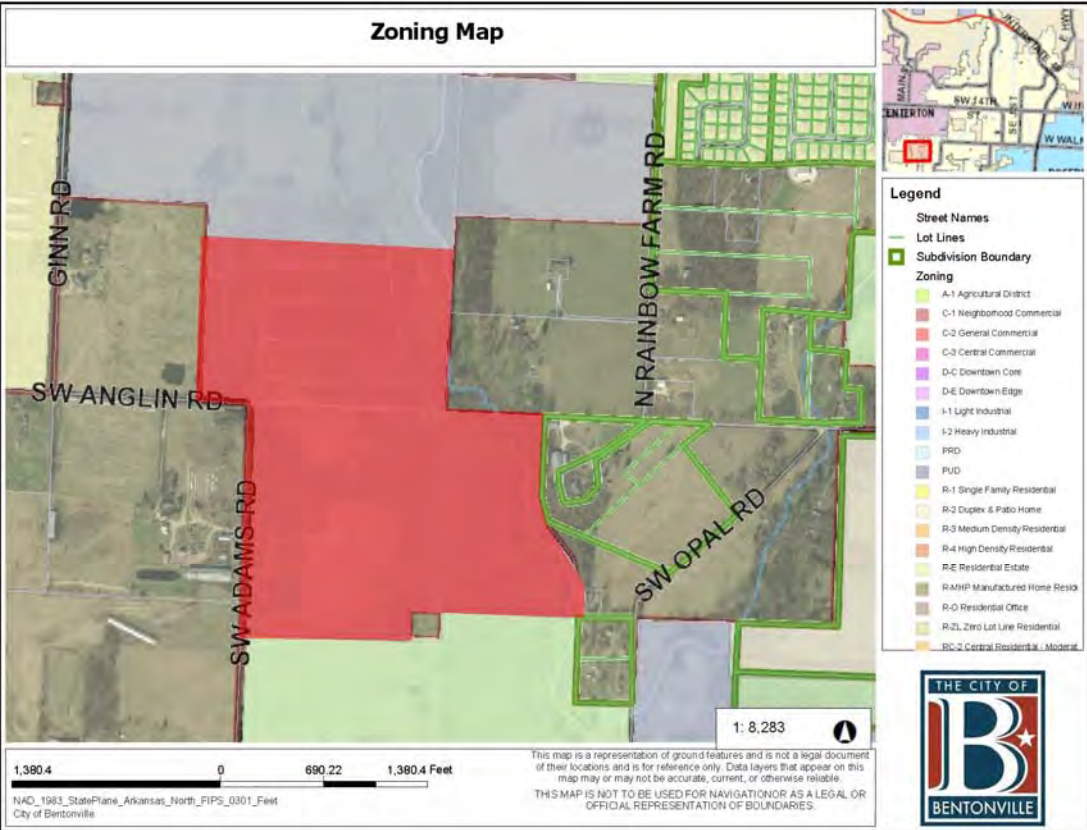
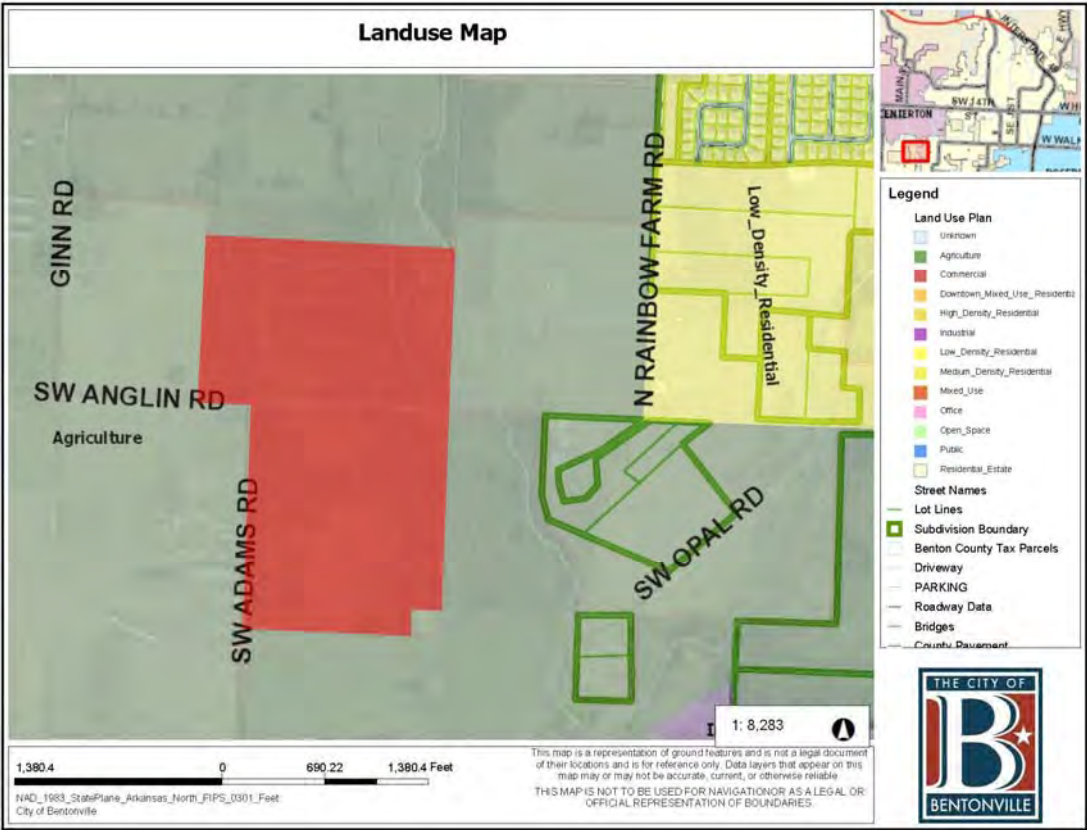
Recommendation

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



LOT SPLIT OF LOT 1, CREATING LOTS 2, 3, & 4 OF SWAFFER SUBDIVISION



Survey Description

PARENT TRACT (PARCELS #01-03488-001 & #01-03479-002)
TRACT A, MEDLIN MEADOWS, AND LOT 1 OF SWAFFER SUBDIVISION, AS SHOWN IN PLAT BOOK 14 AT PAGE 69 AND FILED FOR RECORD AT THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR AS THE NORTHWEST CORNER OF THE SAID LOT 1 OF SWAFFER SUBDIVISION, AND RUNNING THENCE N87°13'01"W 224.61' TO A FOUND 5/8" REBAR, THENCE N02°34'09"E 245.02' TO A FOUND 1/2" REBAR, THENCE S87°16'50"E 493.74' TO A SET IRON PIN, THENCE S02°32'51"W 224.61' TO A FOUND 5/8" REBAR, THENCE N87°11'59"W 123.77' TO A FOUND 1/2" REBAR, THENCE S86°50'29"W 100.47' TO A FOUND 2" ALUMINUM CHISELED X, THENCE N87°25'46"W 45.25' TO A FOUND 5/8" REBAR, THENCE N02°31'00"E 430.47' TO THE POINT OF BEGINNING, CONTAINING 5.40 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

LOT 2
A PART OF LOT 1 OF SWAFFER SUBDIVISION AS SHOWN IN PLAT BOOK 14 AT PAGE 69 AND FILED FOR RECORD AT THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS LOCATED S02°31'00"W 115.85' FROM THE NORTHWEST CORNER OF THE SAID LOT 1 OF SWAFFER SUBDIVISION, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S87°29'40"E 243.16' TO THE WEST RIGHT OF WAY OF MEDLIN LANE, AND RUNNING ALONG SAID RIGHT OF WAY S02°32'51"W 305.25' TO THE NORTH RIGHT OF WAY OF WALTON BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N87°11'59"W 97.77', S86°50'29"W 100.47', N87°25'46"W 45.25', THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N02°31'00"E 314.62' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.72 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

LOT 3
A PART OF TRACT A, MEDLIN MEADOWS, AND A PART OF LOT 1 OF SWAFFER SUBDIVISION AS SHOWN IN PLAT BOOK 14 AT PAGE 69 AND FILED FOR RECORD AT THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF LOT 1 OF SWAFFER SUBDIVISION AS SHOWN IN PLAT BOOK 14 AT PAGE 69, AND RUNNING N87°13'01"W 224.61' AND N02°34'09"E 88.37' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE N02°34'09"E 156.65' TO A FOUND 1/2" REBAR, THENCE S87°16'50"E 467.74' TO WEST RIGHT OF WAY OF MEDLIN LANE, AND RUNNING ALONG SAID RIGHT OF WAY S02°32'51"W 157.28', THENCE LEAVING SAID RIGHT OF WAY N87°12'10"W 467.80' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.69 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

LOT 4
A PART OF TRACT A, MEDLIN MEADOWS, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF LOT 1 OF SWAFFER SUBDIVISION AS SHOWN IN PLAT BOOK 14 AT PAGE 69, AND RUNNING N87°13'01"W 224.61' AND N02°34'09"E 88.37' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE N02°34'09"E 156.65' TO A FOUND 1/2" REBAR, THENCE S87°16'50"E 467.74' TO WEST RIGHT OF WAY OF MEDLIN LANE, AND RUNNING ALONG SAID RIGHT OF WAY S02°32'51"W 157.28', THENCE LEAVING SAID RIGHT OF WAY N87°12'10"W 467.80' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.69 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

Zoning & Setback Information

ZONED: C-2

SETBACKS:
FRONT BUILDING SETBACK: 50'
WITH PARKING IN FRONT: 20'
WITHOUT PARKING IN FRONT:

SIDE BUILDING SETBACK: 7'
ADJACENT TO NON-RESIDENTIAL DISTRICT: 30'

ADJACENT TO RESIDENTIAL DISTRICT:

REAR BUILDING SETBACK: 20'
ADJACENT TO NON-RESIDENTIAL DISTRICT: 30'

ADJACENT TO RESIDENTIAL DISTRICT:

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____

Mayor

Signed _____

City Clerk

Signed _____

Planning Commission Chairperson

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 lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed _____

Signed _____

Signed _____

SURVEYORS CERTIFICATE

I, William Gagner, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and for corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____

Registered Land Surveyor No. 1659 State of Arkansas

Utility Notes

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

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

Miscellaneous Notes

STATE RECORDING NUMBER:
300-19N-30W-409-430-04-1659

COMPLETED FIELD WORK:
NOVEMBER 16, 2016

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

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2013 AT PAGE 35655.

2. WARRANTY DEED FILED IN DEED BOOK 2006 AT PAGE 23125

2. PREVIOUS SURVEY PLAT BY BLEW & ASSOCIATES DATED JANUARY 20, 2016.

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

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

BY GRAPHIC PLOTTING ONLY. NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 50070260K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

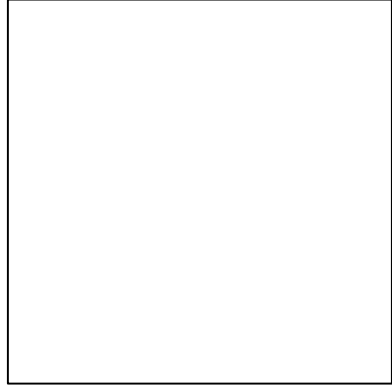
DRAINAGE EASEMENT NOTE: THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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

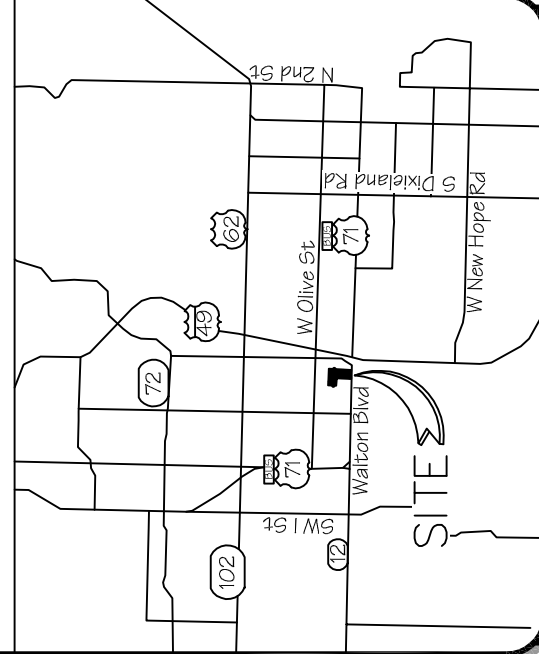
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITH IN THE RIGHT-OF-WAY.

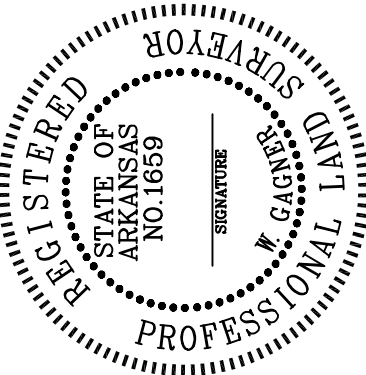
Recording Block



Vicinity Map (N.T.S.)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF DECEMBER, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND THIS SEAL IS USED AS A SIGNATURE, THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

TEAM

BLEW & ASSOCIATES, PA CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SEAL/STAMP BY:
M.B.	12-29-2016	B.G.
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS		
LOCATION:		
		16-1921

SECTION 9, T-19-N, R-30-W

FOR THE USE AND BENEFIT OF:

DEVON HOTELS LLC

LOT SPLIT STAFF REPORT



Lots 37 & 38 Commerce Centre Subdivision

1402 South Walton Boulevard

PC Date: 2/7/2017

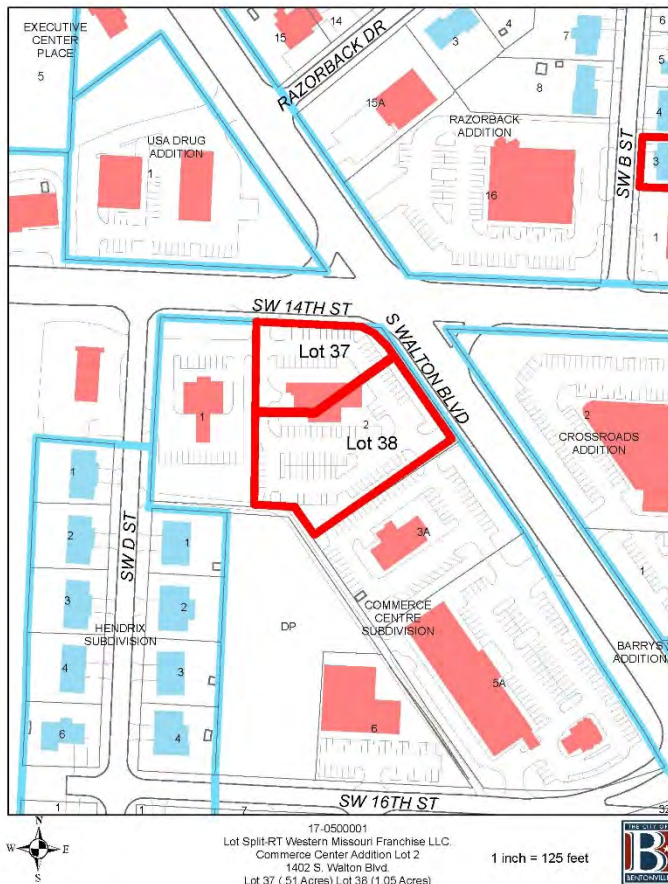
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-0500001
Applicant / Current Owner	RT Western Missouri Franchise, LLC 150 West Church Avenue Maryville, TN 37801
Site Area	1.56 acres
Current 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 the location of a vacant restaurant.

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 37 (0.51 acres) and Lot 38 (1.05 acres) of Commerce Centre Subdivision. Per the current Master Street Plan, right-of-way is adequate for both of the adjacent arterial streets. A 20' wide public utility easement is being dedicated to allow for the future construction of a public sewer main. There is an existing cross access easement in place. 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 two adjacent arterial streets, Southwest 14th Street to the north and South Walton Boulevard to the east will provide adequate options for ingress and egress for both 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.
3. This lot split will not go to City Council for approval until the existing building is razed and the public sewer main extension has been installed and accepted by the city.

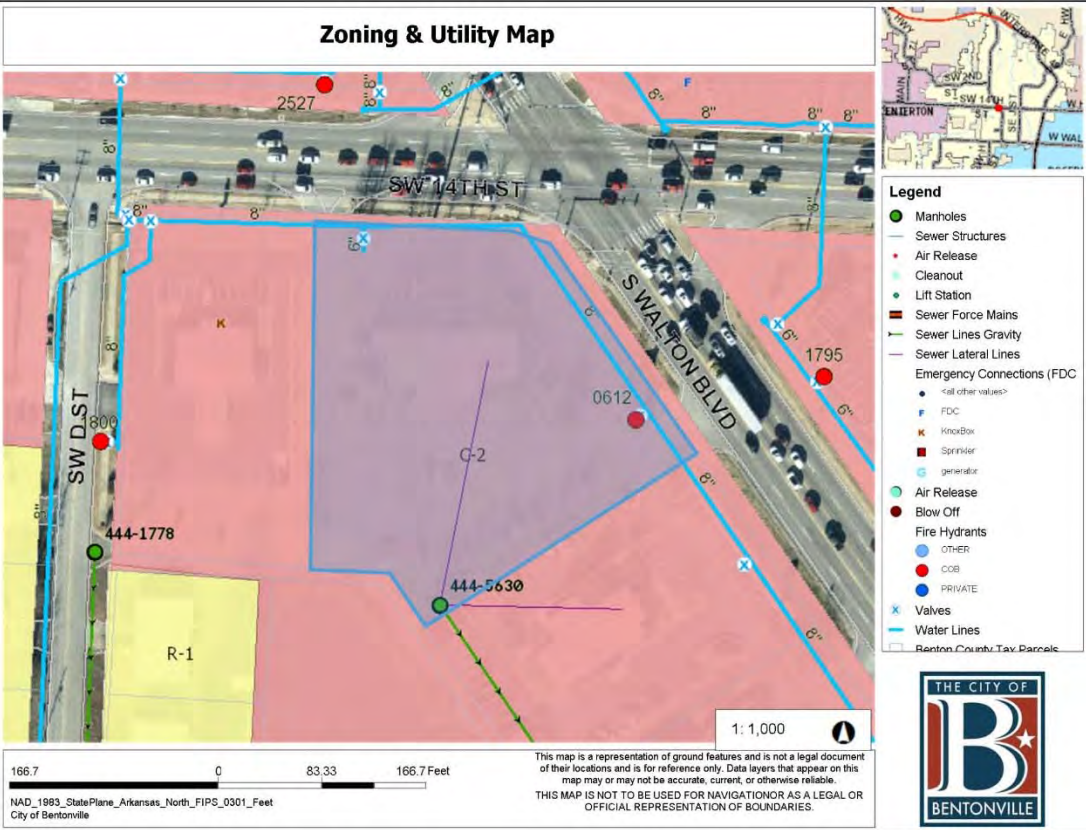
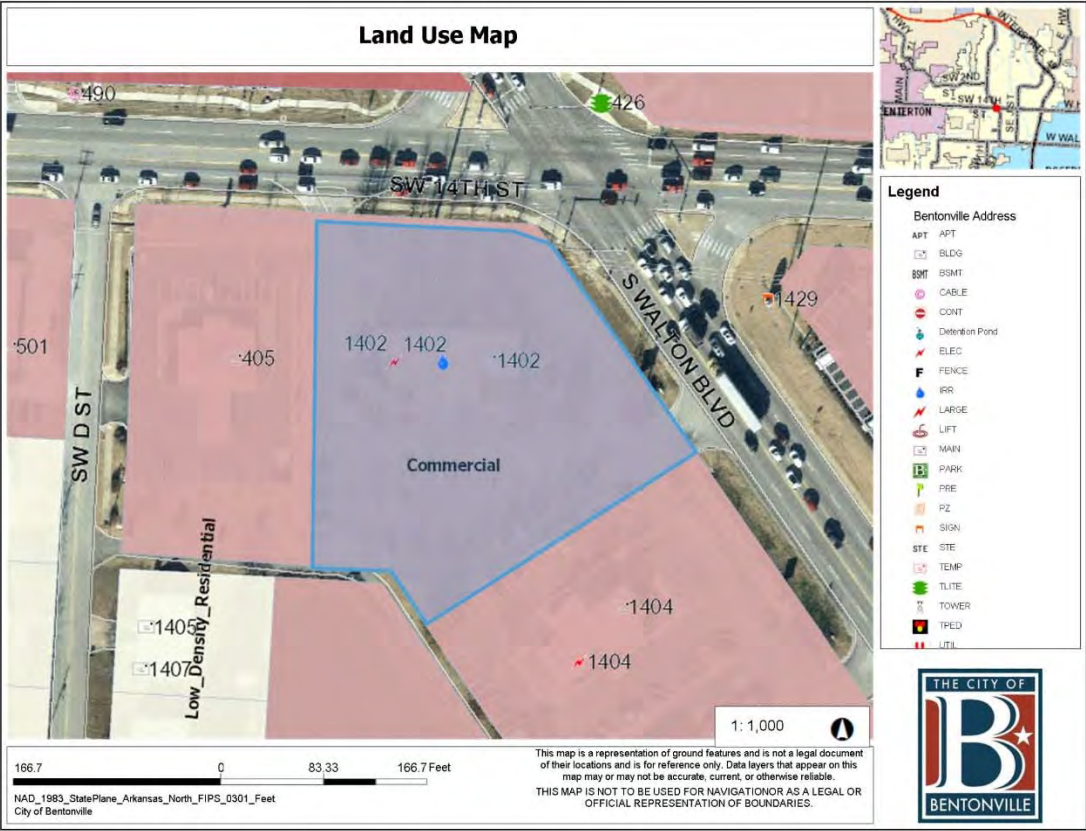
Recommendation

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.

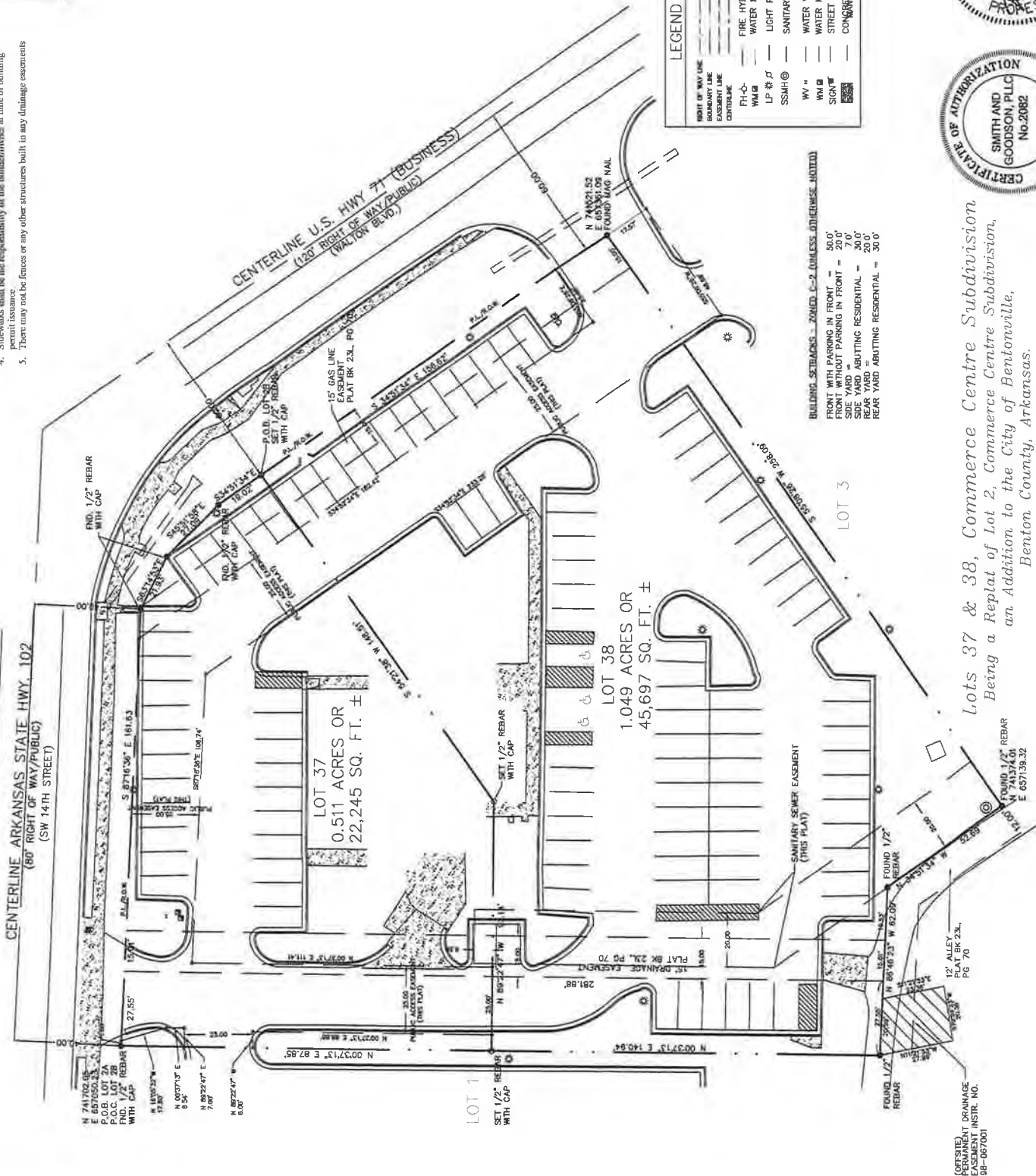
LOT SPLIT STAFF REPORT



NOTES:

1. This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats".
2. 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.
3. Owner/Developer shall coordinate with all local utilities to insure that each lot has adequate water, sewer, gas and electric service to the building/structure at time of building permit issuance.
4. Structures shall be the responsibility of the building/owner at time of building permit issuance.
5. There may not be fences or any other structures built in any drainage easements.

CENTERLINE ARKANSAS STATE HWY. 102
(80' RIGHT OF WAY/PUBLIC)
(SW 14TH STREET)



LEGEND	
RIGHT OF WAY LINE	---
BOUNDARY LINE	---
EASEMENT LINE	---
CENTERLINE	---
FR-0	---
WM-0	---
LP-0	---
SSAH-0	---
WW-0	---
WM-0	---
SIGN-0	---
CONCRETE	---
FIRE HYDRANT	---
WATER METER	---
LIGHT POLE	---
SANITARY SEWER	---
WATER VALVE	---
WATER METER	---
STREET SIGN	---
CONCRETE	---

BUILDING SETBACKS - ZONED L-2 (UNLESS OTHERWISE NOTED)
FRONT WITH PARKING IN FRONT = 50.0'
FRONT WITHOUT PARKING IN FRONT = 20.0'
SIDE YARD = 7.0'
SIDE YARD ABUTTING RESIDENTIAL = 30.0'
REAR YARD ABUTTING RESIDENTIAL = 30.0'



Lots 37 & 38, Commerce Centre Subdivision
Being a Replat of Lot 2, Commerce Centre Subdivision,
an Addition to the City of Bentonville,
Benton County, Arkansas.

Date	Notes	By

Designed _____ SDG
Checked _____ SDG
Drawn _____ SDG
Approved _____ FAS



SMITH AND GOODSON
PLLC
CIVIL ENGINEERING AND LAND SURVEYING
7509 CANTRELL ROAD, SUITE 227
LITTLE ROCK, ARKANSAS 72207
501-414-8498

Lot Split of Lot 2, Commerce Centre Subdivision,
Creating Lot 37 and Lot 38
U.S. 71B and AR. State Hwy. 102

FOR THE USE AND BENEFIT OF:
Leon Capital Group, LLC
2301 Cedar Springs Road
Suite 200
Dallas, Texas 75201
214-865-8082

Job: 18-082
Scale: 1"=30'
Date: 1-12-2017
Sheet: 1-1

30 15 0 30 60
SCALE: 1" = 30'



Certificate of Survey Accuracy
I, William Allen Smith, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, line, type and material are correctly shown.

Date of Execution: 01-19-2017
Registered Land Surveyor
State of Arkansas
Registration No. 1895

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 lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____
Printed: _____
Signed: _____
Name and Address: _____

Baseline of Bearings
Arkansas State Plane Gold NAD 83, North Zone.
No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Flood Number 2500270500A, having an effective date of June 5, 2012, as published by the Federal Emergency Management Agency (FEMA).

Flood Statement
No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Flood Number 2500270500A, having an effective date of June 5, 2012, as published by the Federal Emergency Management Agency (FEMA).

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 lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____
Printed: _____
Signed: _____
Name and Address: _____

Baseline of Bearings
Arkansas State Plane Gold NAD 83, North Zone.
No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Flood Number 2500270500A, having an effective date of June 5, 2012, as published by the Federal Emergency Management Agency (FEMA).

Flood Statement
No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Flood Number 2500270500A, having an effective date of June 5, 2012, as published by the Federal Emergency Management Agency (FEMA).

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 lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____
Printed: _____
Signed: _____
Name and Address: _____



BENTON COUNTY RECORDING INFORMATION

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 11, Block 5 Banks Addition 1327 South Main Street

PC Date: 2/7/2017

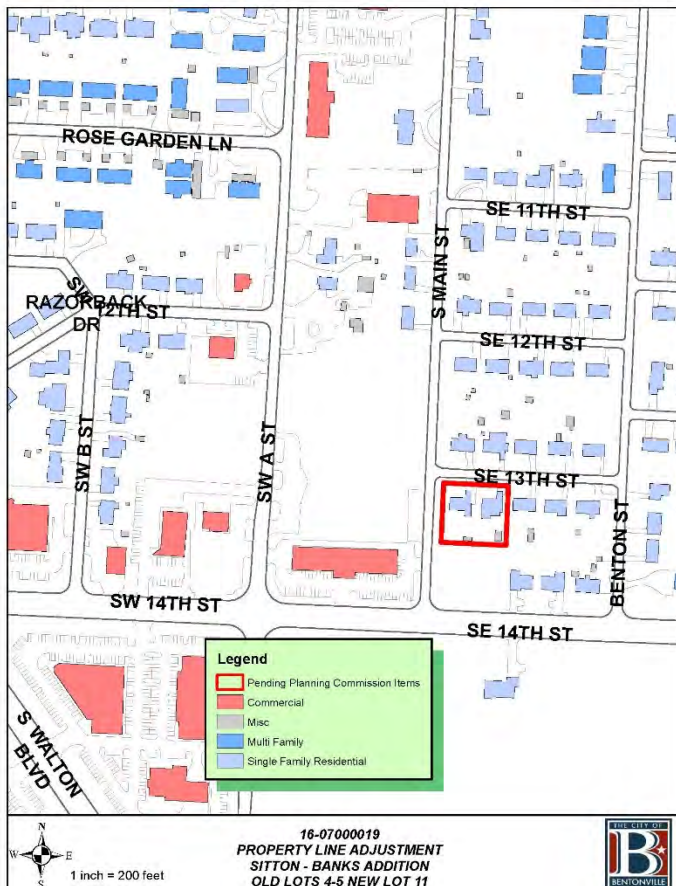
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000019
Applicant / Current Owner	Main Street Crossing, LLC 214 South First Street Rogers, AR 72756
Site Area	0.53 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

The property is the location of a vacant lot in a mixed-use area.

Project Details

The applicant has submitted a property line adjustment creating one new lot by removing the common lot line between two existing lots. The new lot will be known as Lot 11 (0.53 acres), Block 5 of Banks Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along South Main Street. Adequate right-of-way exists along Southeast 13th Street. Public utility, drainage and cross access easements are being dedicated with the creation of the new lot. The new lot will have access to public utilities and a public street.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

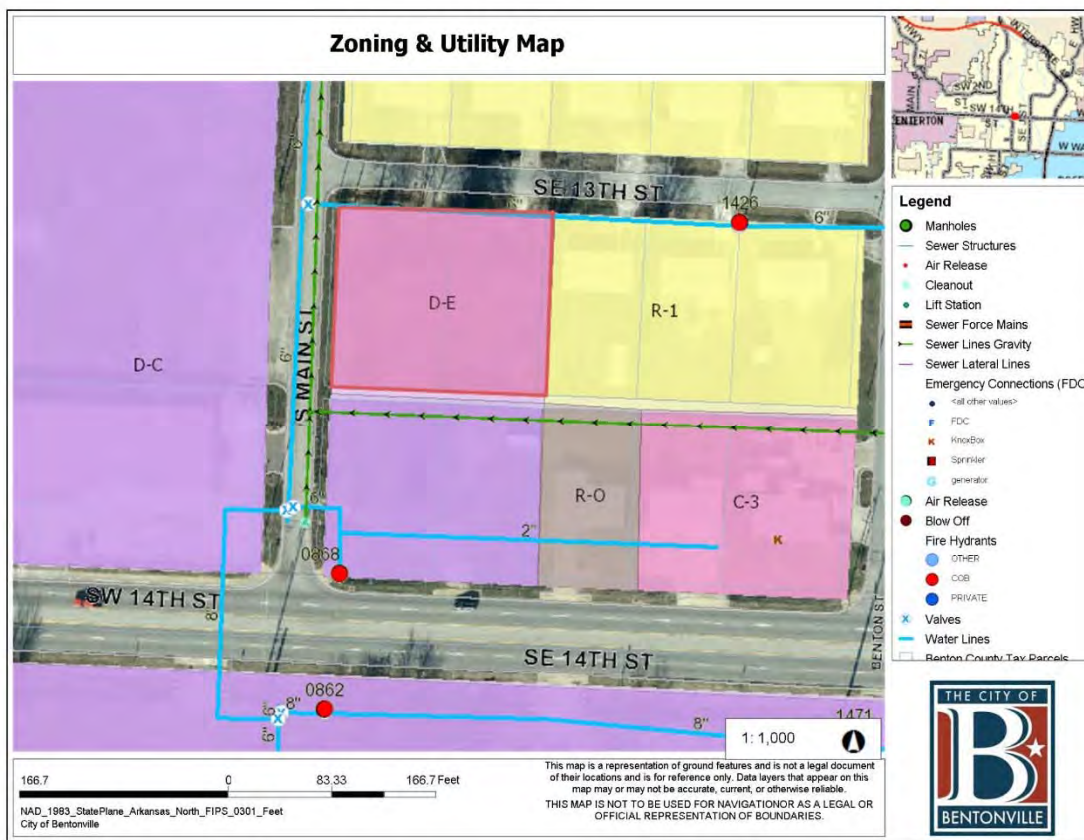
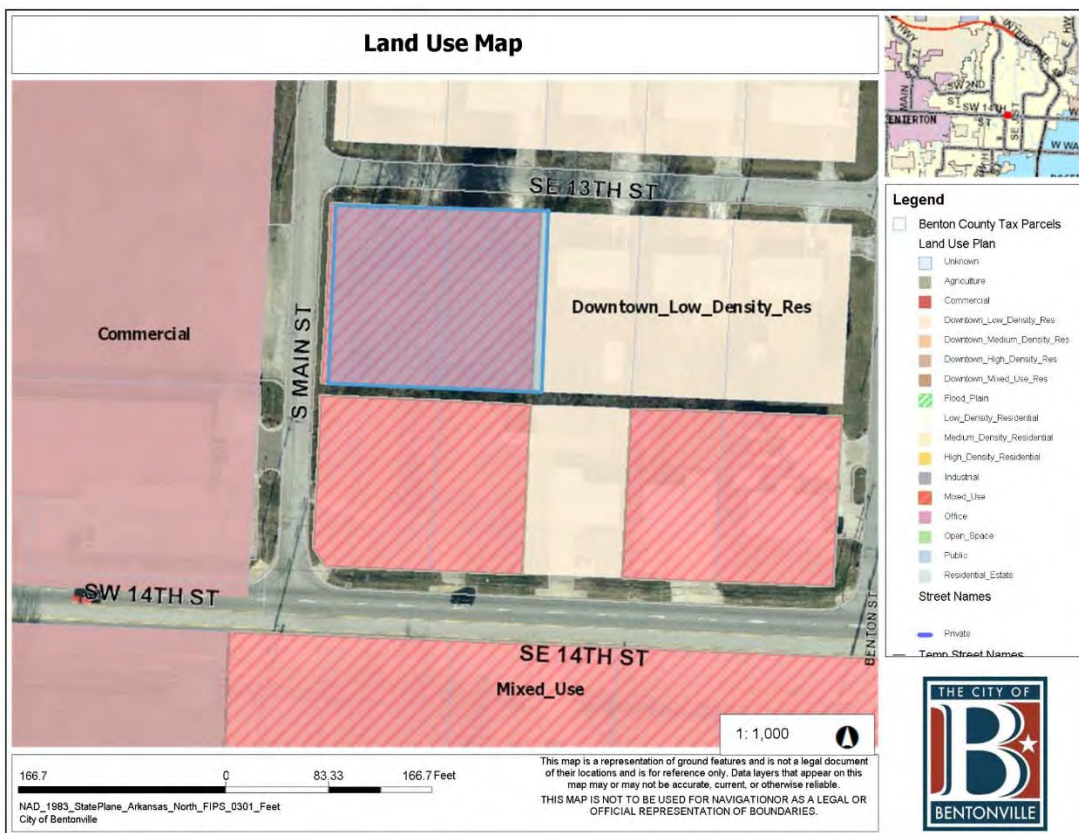
Recommendation

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

NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



PROPERTY LINE ADJUSTMENT OF LOTS 4 AND 5, BLOCK 5, CREATING LOT 11 OF BANKS ADDITION

ADJACENT LAND OWNERS

1) SOUTH MAIN BENTONVILLE LLC
BENTONVILLE, AR 72712-0425
PARCEL #01-04666-000
ZONED: D-C
2) TREASURE MAP INVESTMENTS III LLC
PO BOX 2055
BENTONVILLE, AR 72712-2055
PARCEL #01-01226-000
ZONED: R-1
3) RUIZ, CESAR & LELA A
103 SE 13TH ST
BENTONVILLE, AR 72712-6315
PARCEL #01-01227-000
ZONED: R-1
4) VU, LAN
2913 DRIFTWOOD LN
ROGERS, AR 72756-1730
PARCEL #01-01233-000
ZONED: R-1
5) SITTON INVESTMENTS LLC
206 SW PINOAK AVE
BENTONVILLE, AR 72712-7839
PARCEL #01-01237-000
ZONED: D-C
6) SITTON INVESTMENTS LLC
206 SW PINOAK AVE
BENTONVILLE, AR 72712-7839
PARCEL #01-01236-000
ZONED: D-C

PROPERTY OWNER:

(ALL PARCELS)
SITTON INVESTMENTS LLC
206 SW PINOAK AVE
BENTONVILLE, AR 72712-7839

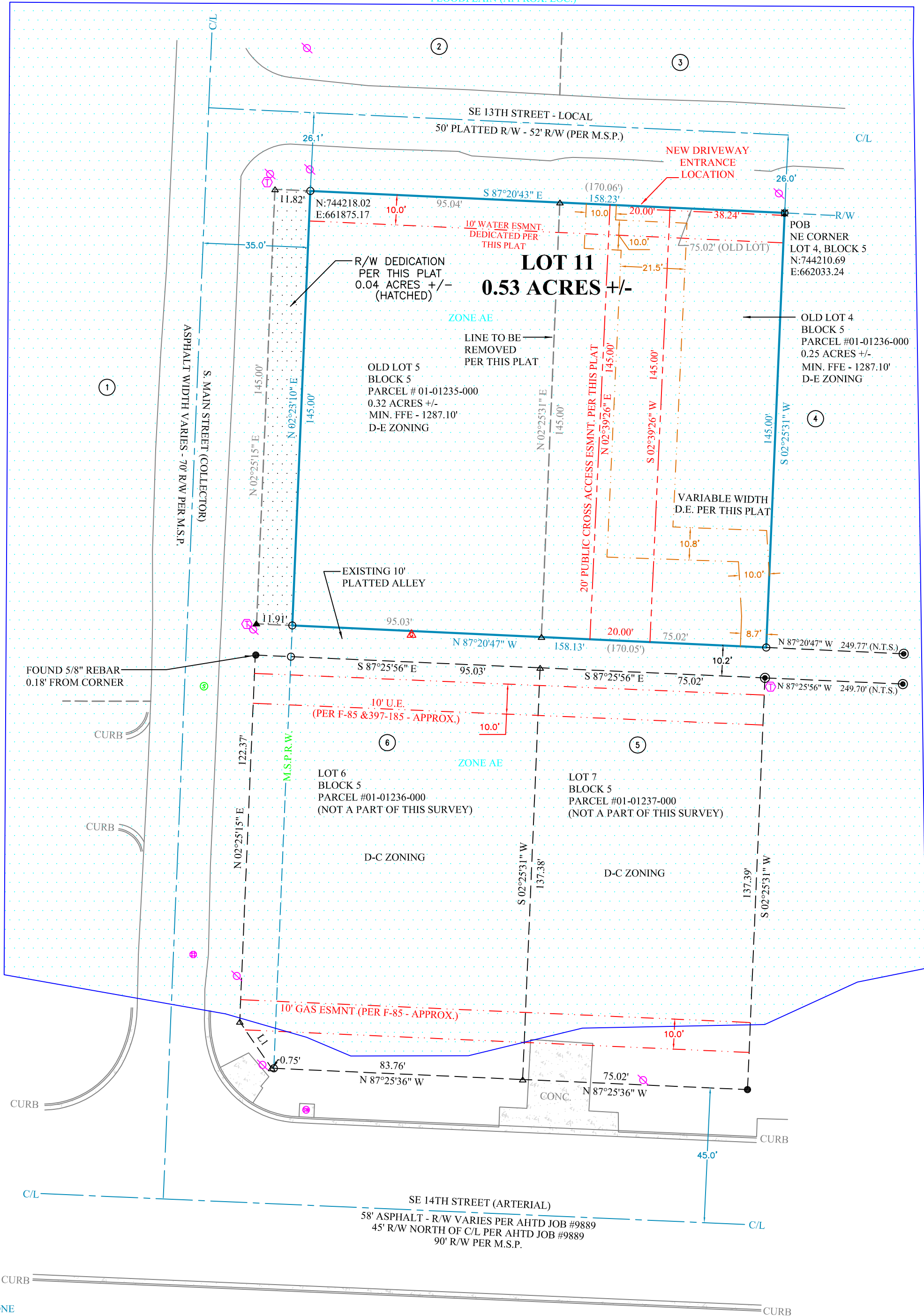
PROPOSED USE:

COMMERCIAL

ATLAS PAGE:

403

FLOODPLAIN (APPROX. LOC.)



NOTES PER THIS PLAT:

- 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 WITHIN 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.

TOTAL ACREAGE
LOT 11
BEFORE R/W DEDICATION
0.57 ACRES +/-
AFTER R/W DEDICATION
0.53 ACRES +/-

REFERENCE DOCUMENTS:

- WARRANTY DEED FILED IN BOOK 2008 AT PAGE 41804
- SPECIAL WARRANTY DEED FILED IN BOOK 2011 AT PAGE 3455
- REVISED PLAT OF LOTS 21-46, INCL. IN BLK. 2 OF BANKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS FILED IN PLAT RECORD F AT PAGE 85
- REPLAT OF A PART OF THE BANKS ADDITION TO THE CITY OF BENTONVILLE FILED IN BOOK R AT PAGE 83

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K, DATED 06/05/2012)

NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

CERTIFICATE OF APPROVAL:

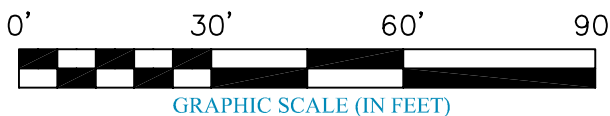
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

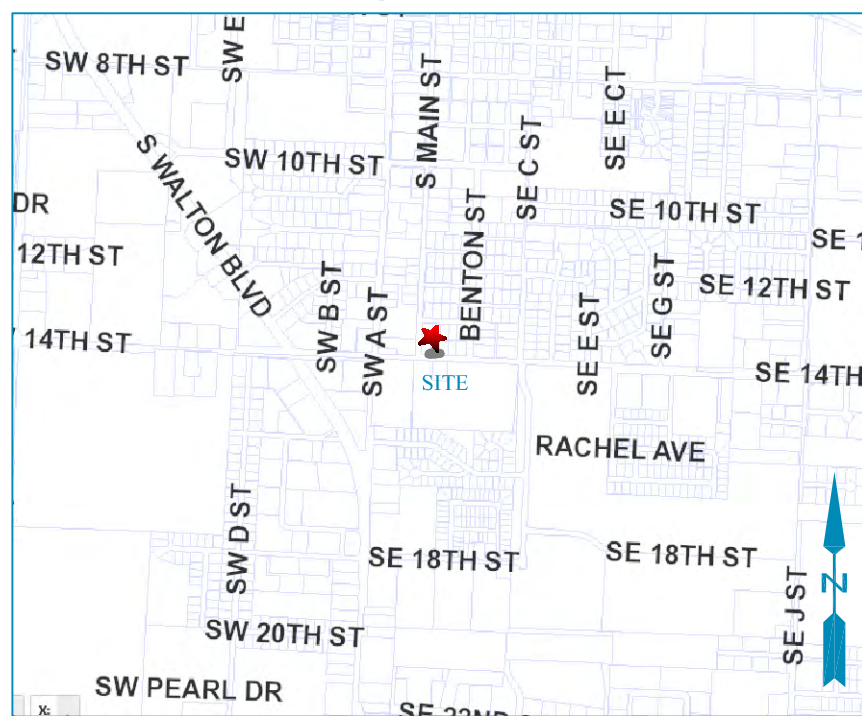


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF MAY, 2016.



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

VICINITY MAP



VICINITY MAP NOT TO SCALE

FIELD WORK:

MAY 2 & 20, 2016

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE

PROPERTY ZONED:

D-E

BUILDING SETBACKS:

FRONT	00ft (NON-RESIDENTIAL)
FRONT	20ft (RESIDENTIAL)
SIDE	06ft
REAR	06ft (ADJACENT TO NON-RESIDENTIAL ZONES)
REAR	08ft (ADJACENT TO RESIDENTIAL ZONES AND BUILDING HEIGHT < 20')
REAR	12ft (ADJACENT TO RESIDENTIAL ZONES AND BUILDING HEIGHT > 20')

SURVEY DESCRIPTIONS:

EXISTING LOT 4 DESCRIPTION (B. 2008, P. 41804):
LOT 4, BLOCK 5, BANKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EXISTING LOT 5 DESCRIPTION (B. 2011, P. 3455):
LOT 5, BLOCK 5, OF THE REVISED PLAT OF BLOCK 2 OF BANKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 11 DESCRIPTION:
LOT 4 & A PART OF LOT 5, BLOCK 5, OF THE REVISED PLAT OF BLOCK 2 OF BANKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE S02°25'31"W 145.00', THENCE N87°20'47"W 158.13' TO A POINT ON THE EAST MASTER STREET PLAT RIGHT-OF-WAY OF SOUTH MAIN STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°23'10"E 145.00', THENCE LEAVING SAID RIGHT-OF-WAY S87°20'43"E 158.23', TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATION:

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

DATE OF EXECUTION: _____

PRINTED NAME: _____
NAME & ADDRESS

SIGNATURE: _____

SOURCE OF TITLE: DEEDS BOOK 2011, PAGE 3455 & BOOK 2008, PAGE 41804

SUBSCRIBED AND SWORN BEFORE
ME, THIS ____ DAY OF ____, 2016.

NOTARY PUBLIC _____

CERTIFICATE OF SURVEY AND ACCURACY:

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

DATE OF EXECUTION: _____

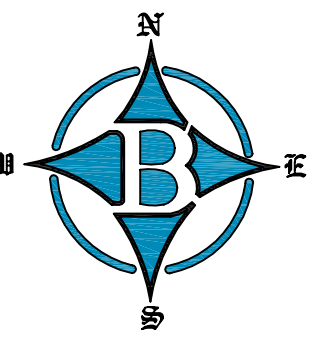
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR/CAP
- ⊗ FOUND 1/2" REBAR/CAP
- FOUND PIPE
- ▲ ANGLE IRON
- △ COMPUTED POINT
- ⊕ POWER POLE
- ⊙ CLEAN OUT

- STORM SEWER MH
- TELEPHONE PEDESTAL
- ADJOINING PROPERTY
- ⊕ GAS METER
- SANITARY SEWER MH
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- UTILITY EASEMENT
- INGRESS & EGRESS EASEMENT



DRAWING # 16-1008UBNORCH

FOR USE AND BENEFIT OF:

SITTON GROUP

ADDRESS:
SE 13TH STREET
BENTONVILLE, ARKANSAS

DATE: 1/31/17

SCALE: 1"=30'

LOCATION:
LOTS 4 & 5
BLOCK 5
BANKS ADDITION

SURVEYED: _____
DRAFTED: _____
JRIOS AH
REVIEWED: DT



Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects

2230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350
BATES & ASSOCIATES, INC. Copyright 2017
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the heretofore cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 12, Block 5 Banks Addition 1335 South Main Street

PC Date: 2/7/2017

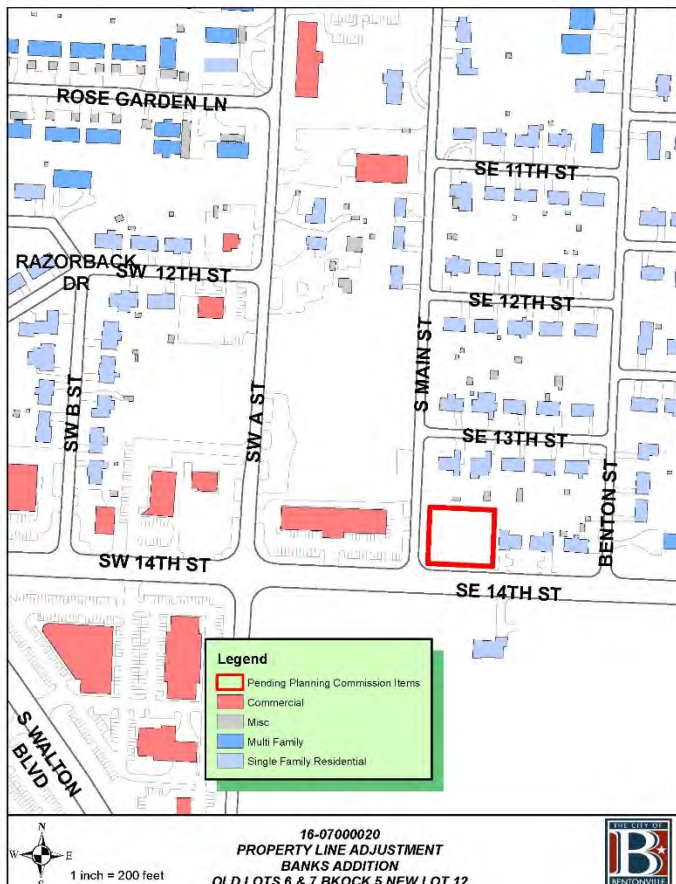
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000020
Applicant / Current Owner	Main Street Crossing, LLC 214 South First Street Rogers, AR 72756
Site Area	0.50 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

The property is the location of a vacant lot in a mixed-use area.

Project Details

The applicant has submitted a property line adjustment creating one new lot by removing the common lot line between two existing lots. The new lot will be known as Lot 12 (0.50 acres), Block 5 of Banks Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along South Main Street. Adequate right-of-way exists along Southeast 14th Street. Public utility, drainage and cross access easements are being dedicated with the creation of the new lot. The new lot will have access to public utilities and a public street.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

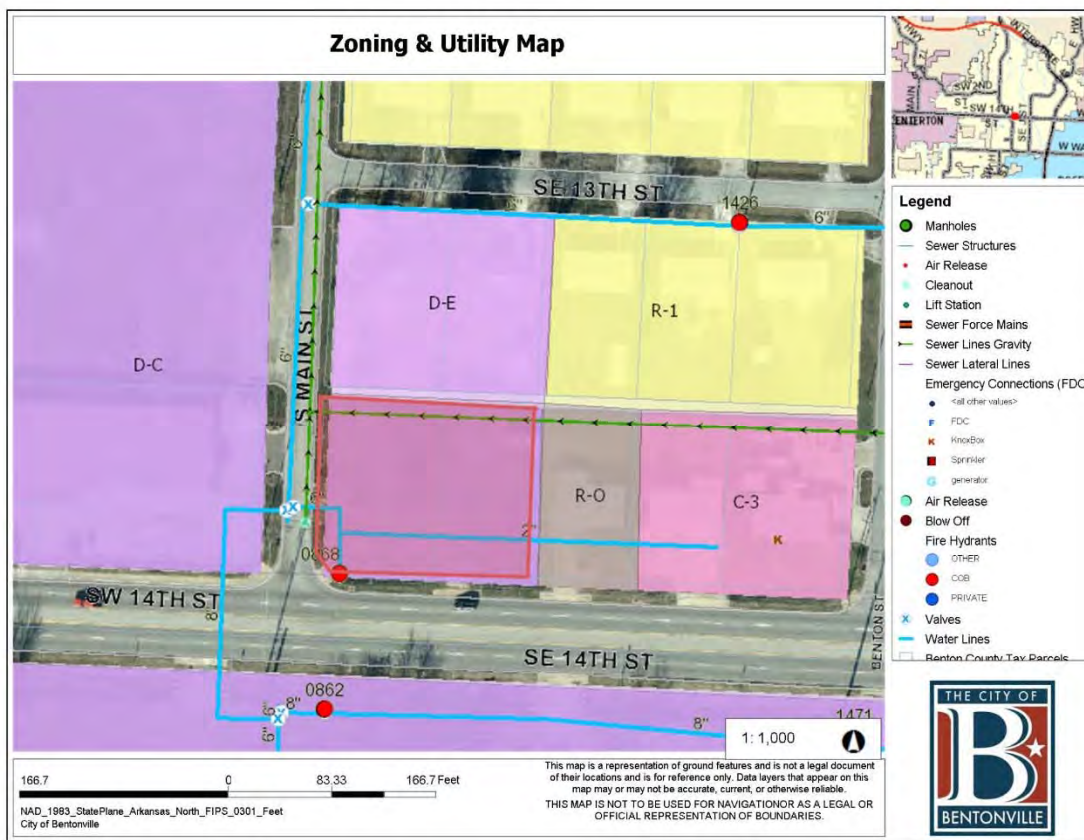
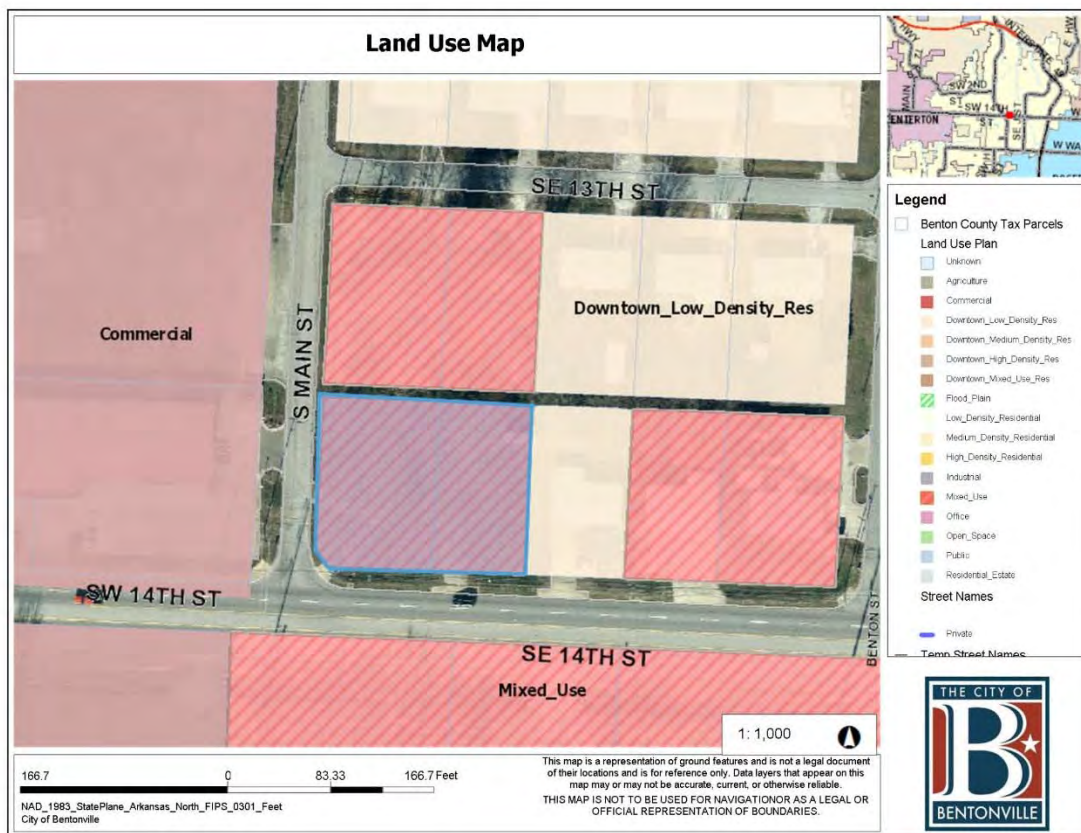
Recommendation

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

NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



ADJACENT LAND OWNERS

1) BJ INVESTMENT GROUP LLC
1902 S 8TH STREET
ROGERS, AR 72758-6424
PARCEL #01-04667-000
ZONED:
2) SITTON INVESTMENTS LLC
2006 SW PINOAK AVE
BENTONVILLE, AR 72712-7839
PARCEL #01-01235-000
ZONED: D-E
3) SITTON INVESTMENTS LLC
2006 SW PINOAK AVE
BENTONVILLE, AR 72712-7839
PARCEL #01-01234-000
ZONED: D-E
4) HARDWICKE, RICHARD S
& CHRISTINE M
889 KAY LYNN PL
PEA RIDGE, AR 72751-3917
PARCEL #01-01238-000
ZONED: R-1
5) LAWFAM LIMITED PARTNERSHIP
PO BOX 425
BENTONVILLE, AR 72712-0425
PARCEL #01-00066-000
ZONED:
6) LAWFAM LIMITED PARTNERSHIP
PO BOX 425
BENTONVILLE, AR 72712-0425
PARCEL #01-00066-002
ZONED:

PROPERTY OWNER:
(ALL PARCELS)
SITTON INVESTMENTS LLC
2006 SW PINOAK AVE
BENTONVILLE, AR 72712-7839

PROPOSED USE:
COMMERCIAL

ATLAS PAGE:
403

TOTAL ACREAGE
COMBINED LOTS 6 & 7
BEFORE R/W DEDICATION
0.53 ACRES +/-
AFTER R/W DEDICATION
0.50 ACRES +/-

FIELD WORK:
MAY 2 & 20, 2016

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

PROPERTY ZONED:
D-C

BUILDING SETBACKS:
FRONT 00R (NON-RESIDENTIAL)
FRONT 20R (RESIDENTIAL)
SIDE 00R
REAR 00R

SURVEY DESCRIPTION:

EXISTING DEED DESCRIPTION OF LOTS 6 & 7 (B. 2005, P. 29607):
LOTS 6 AND 7, BLOCK 5, REVISED PLAT OF BLOCK 2, BANKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD F AT PAGE 85, LESS AND EXCEPT THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION FOR ADDITIONAL RIGHT OF WAY FOR HIGHWAY 102 AS SET FORTH IN DOCUMENT NO 92-14560. SUBJECT TO COVENANTS, EASEMENTS AND RIGHT OF WAYS OF RECORD, IF ANY.

LOT 12 DESCRIPTION:
A PART OF LOTS 6 & 7, BLOCK 5, OF THE REVISED PLAT OF BLOCK 2 OF BANKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE S02°25'31"W 137.39' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF SOUTHEAST 14TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°25'36"W 158.03' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTH MAIN STREET, THENCE LEAVING SAID RIGHT-OF-WAY OF SOUTHEAST 14TH STREET ALONG SAID MASTER STREET PLAN RIGHT-OF-WAY OF SOUTH MAIN STREET N02°23'10"E 137.37', THENCE LEAVING SAID RIGHT-OF-WAY S87°25'56"E 158.13', TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTES PER THIS PLAT:
1) 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 WITHIN THE RIGHT-OF-WAY.
2) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
3) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
4) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

OWNER'S CERTIFICATION:

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

PRINTED NAME: _____
NAME & ADDRESS

SIGNATURE: _____

SOURCE OF TITLE: DEED BOOK 2005, PAGE 29607

SUBSCRIBED AND SWORN BEFORE
ME, THIS ____ DAY OF ____, 2016.

NOTARY PUBLIC _____

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS

LEGEND:

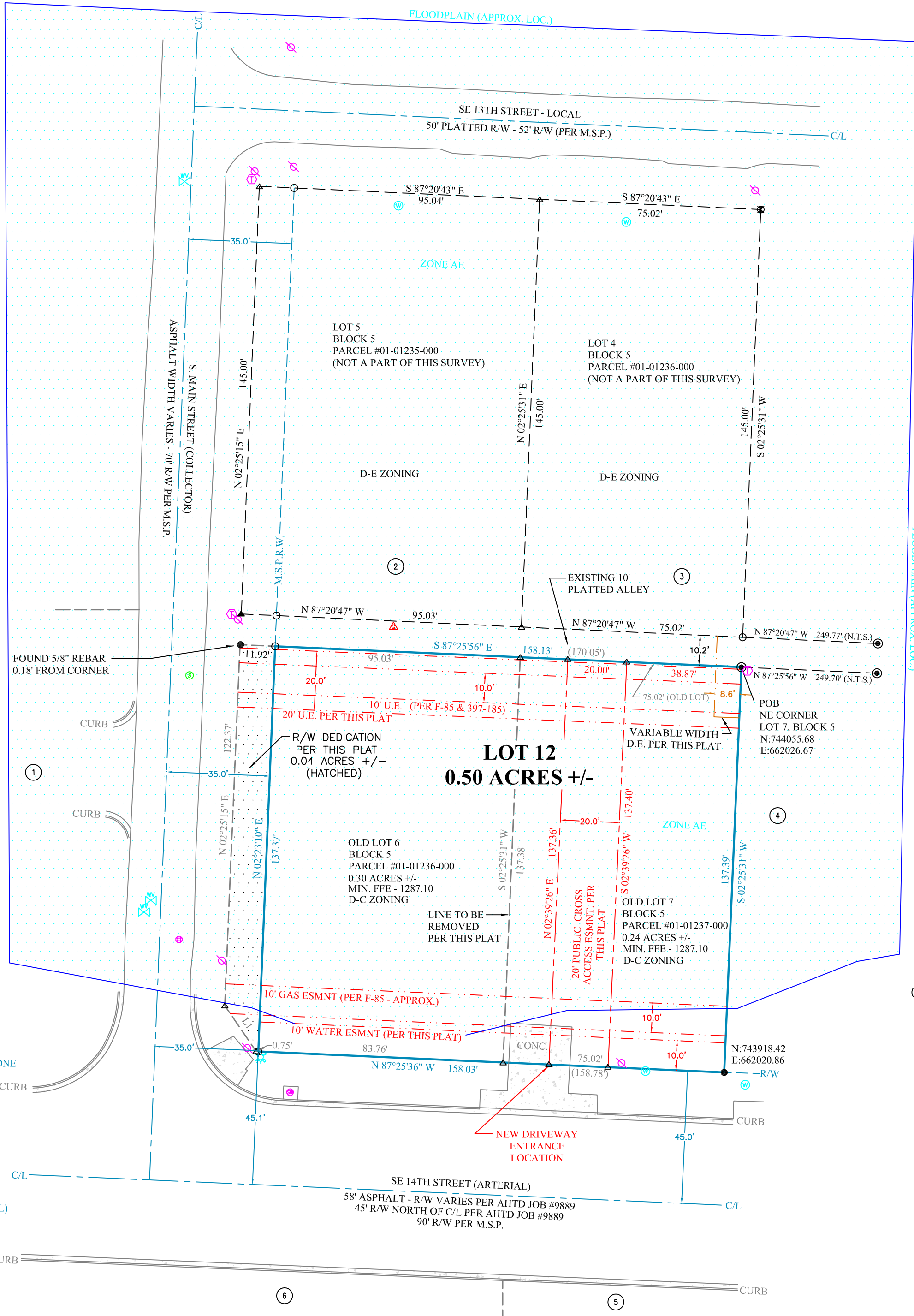
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR/CAP
- FOUND 1/2" REBAR/CAP
- FOUND PIPE
- ▲ ANGLE IRON
- ▲ COMPUTED POINT
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ POWER POLE
- ⊗ CLEAN OUT

- ⊗ FIRE HYDRANT
- ⊗ STORM SEWER MH
- ⊗ TELEPHONE PEDESTAL
- ⊗ ADJOINING PROPERTY
- ⊗ GAS METER
- ⊗ SANITARY SEWER MH

- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- UTILITY EASEMENT

PROPERTY LINE ADJUSTMENT OF LOTS 6 AND 7, BLOCK 5, CREATING LOT 12 OF BANKS ADDITION



REFERENCE DOCUMENTS:

- 1) WARRANTY DEED FILED IN BOOK 2005 AT PAGE 29607
- 2) REVISED PLAT OF LOTS 21-46, INCL. IN BLK. 2 OF BANKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS FILED IN PLAT RECORD F AT PAGE 85
- 3) REPLAT OF A PART OF THE BANKS ADDITION TO THE CITY OF BENTONVILLE FILED IN BOOK R AT PAGE 83

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°23'54" W	18.78'

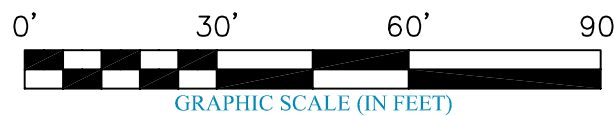
CERTIFICATE OF APPROVAL:
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

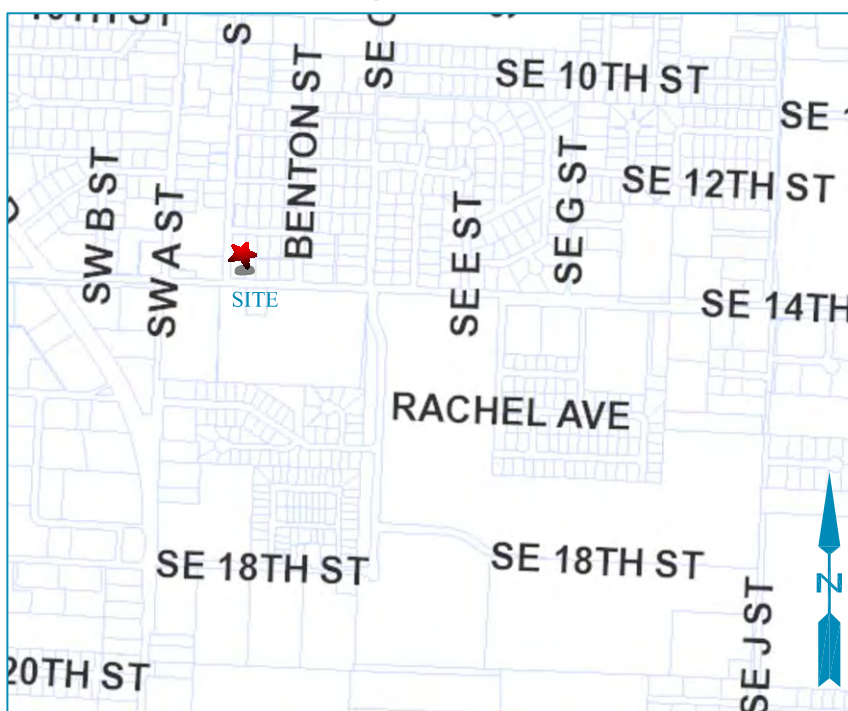


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF MAY, 2016.



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

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

DRAWING # 16-100505007

FOR USE AND BENEFIT OF:
SITTON GROUP

ADDRESS:
SE 14TH STREET
BENTONVILLE, ARKANSAS

DATE: 1/31/17

SCALE: 1"=30'

LOCATION:
LOTS 6 & 7
BLOCK 5
BANKS ADDITION

SURVEYED: DRAFTED:
JRIOS AH

REVIEWED: DT



Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects

2230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350
BATES & ASSOCIATES, INC. Copyright 2017
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the heretofore cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

REZONING STAFF REPORT



MSB Holdings, LLC

431 Southwest 'B' Street

PC Date: 1/17/17 & 2/7/17

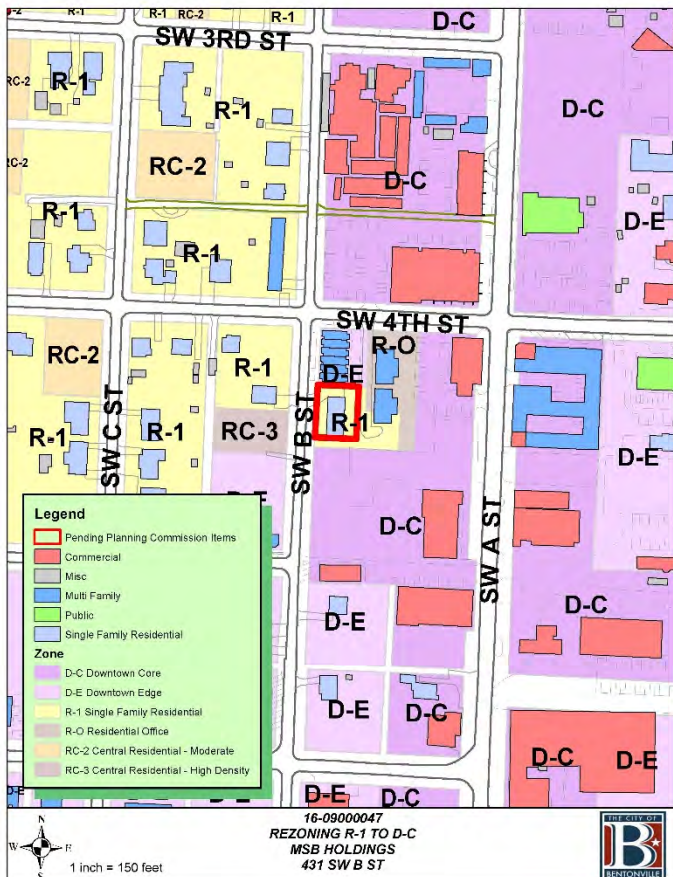
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000047
Applicant / Current Owner	MSB Holdings, LLC 224 North Main Street Bentonville, AR 72712
Site Area	0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DC, Downtown Core
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 an existing single family home in a rapidly redeveloping mixed-use and medium density residential neighborhood in the downtown area.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has adequate access to a public street.

Utility Infrastructure

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

Relationship to the General Plan

The intent of the Downtown Core zoning district is to expand the pedestrian oriented character of the town square while providing retail and entertainment venues. Small and large office and commercial uses should be provided to support the medium and high-density residential uses. The DC, Downtown Core zoning district promotes a mix of commercial and residential uses that are separated both horizontally and vertically. The rezoning request is consistent with the policies and objectives of the Land Use Plan.

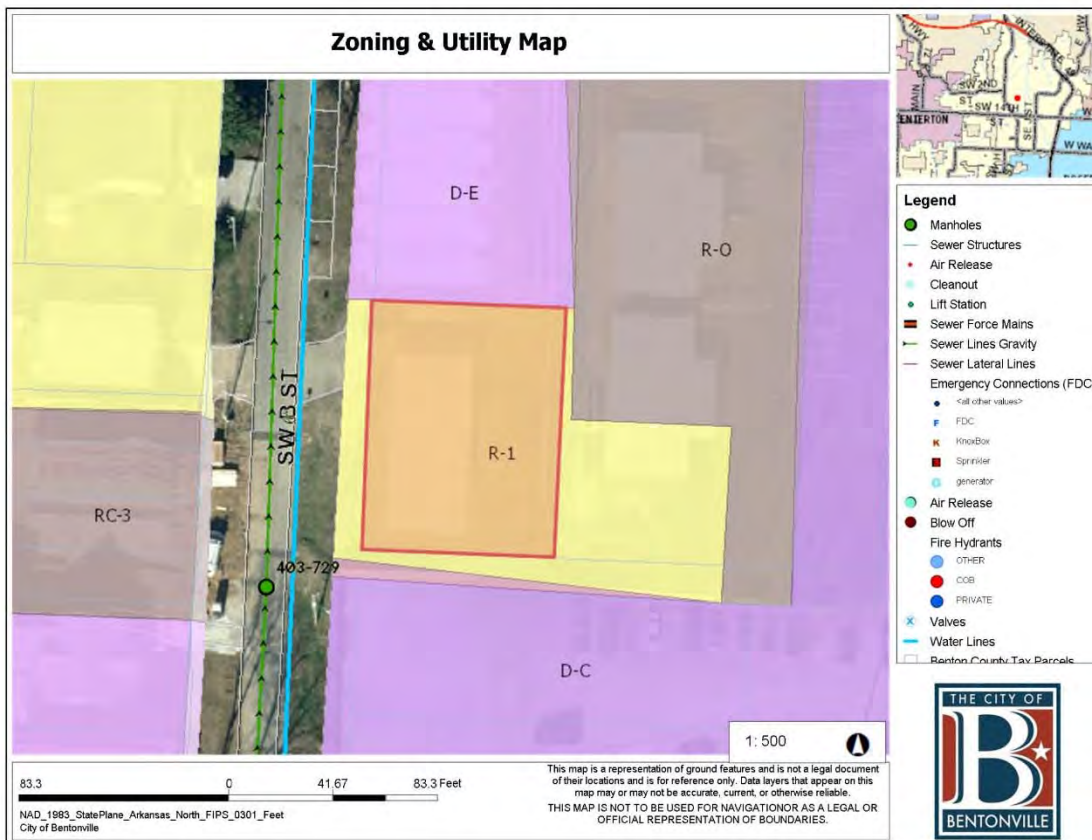
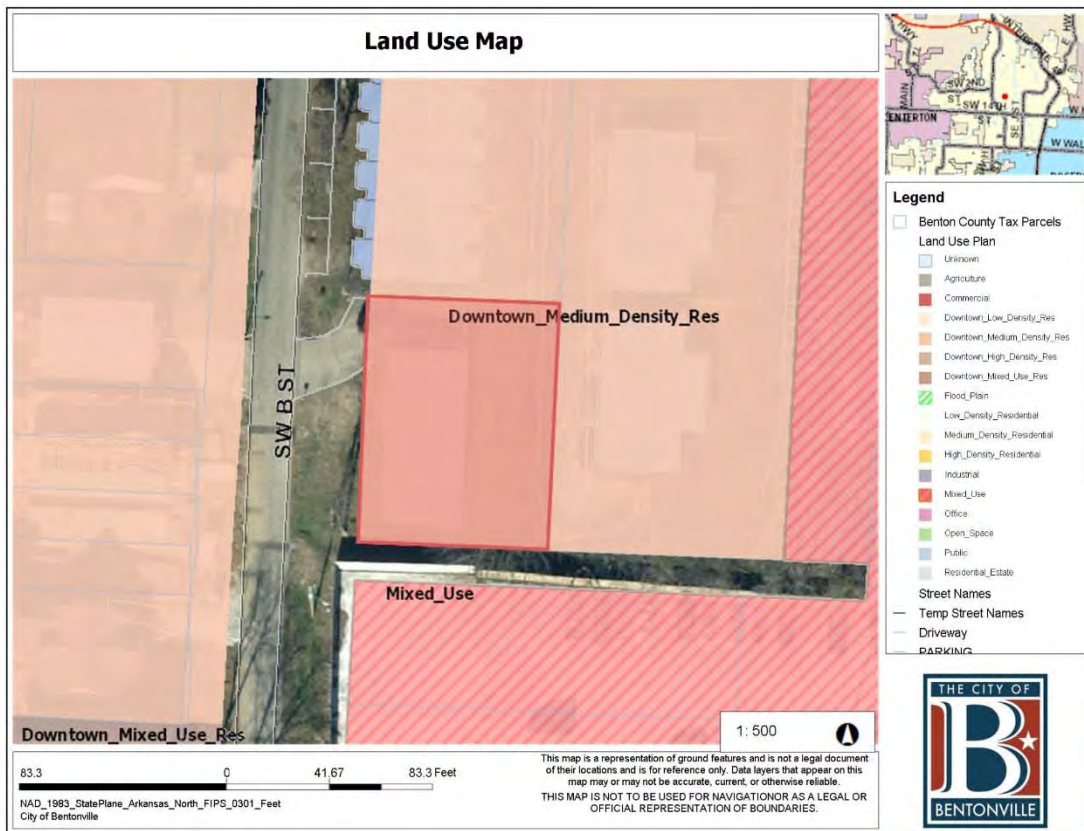
Conclusion

The DC, Downtown Core zoning designation is consistent with adjacent properties in this area of downtown. The General Plan encourages a mix of uses in the downtown area and specifically encourages a variety of residential, office and commercial uses in close proximity to the downtown square.

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 DC, Downtown Core.

REZONING STAFF REPORT



December 2, 2016

**Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712**

RE: Rezoning 431 SW B Street

The current zoning at 431 B Street is R-1 and this is a request to rezone to D-C in accordance with the existing land use plan for the property. The proposed rezone will allow for denser multifamily development. No signage is proposed for the property. The water, sewer and electric utilities along SW B Street will be used for service.

431 SW B will be a part of the ongoing redevelopment by Newell Development.

Newell Development focuses on developing a walkable lifestyle for all demographics, in hopes of fostering a generous and healthy quality of life. Newell Development is focused on downtown Bentonville because it is where and what many family, friends, and neighbors call "Home". We are committed to making this home a great place and community.

Jake Newell

Jake@newelldevelopment.com

479 225 3997



REZONING STAFF REPORT

Dharmadhikari

1203 & 1205 Southeast 33rd Street

PC Date: 1/17/2017 & 2/7/17

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000048
Applicant / Current Owner	Rohit Dharmadhikari 2308 Southwest Penny Lane Bentonville, AR 72712
Site Area	1.41 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	High Density Residential (HDR)

Property Description

This property is the location of a vacant undeveloped parcel in an established medium and high-density residential neighborhood.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has direct access to a local street that will provide adequate opportunities for ingress and egress to the property.

Utility Infrastructure

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

Relationship to the General Plan

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

Conclusion

The R-1, Single Family Residential zoning designation supports Policy LU-23, Housing Types, within the General Plan, which states "the City should encourage the development of a mix of housing types to the meet the needs of its residents...". This rezoning request is consistent with good land use planning, the General Plan and the Future Land Use Map and will meet the intent of the policy.

Recommendation

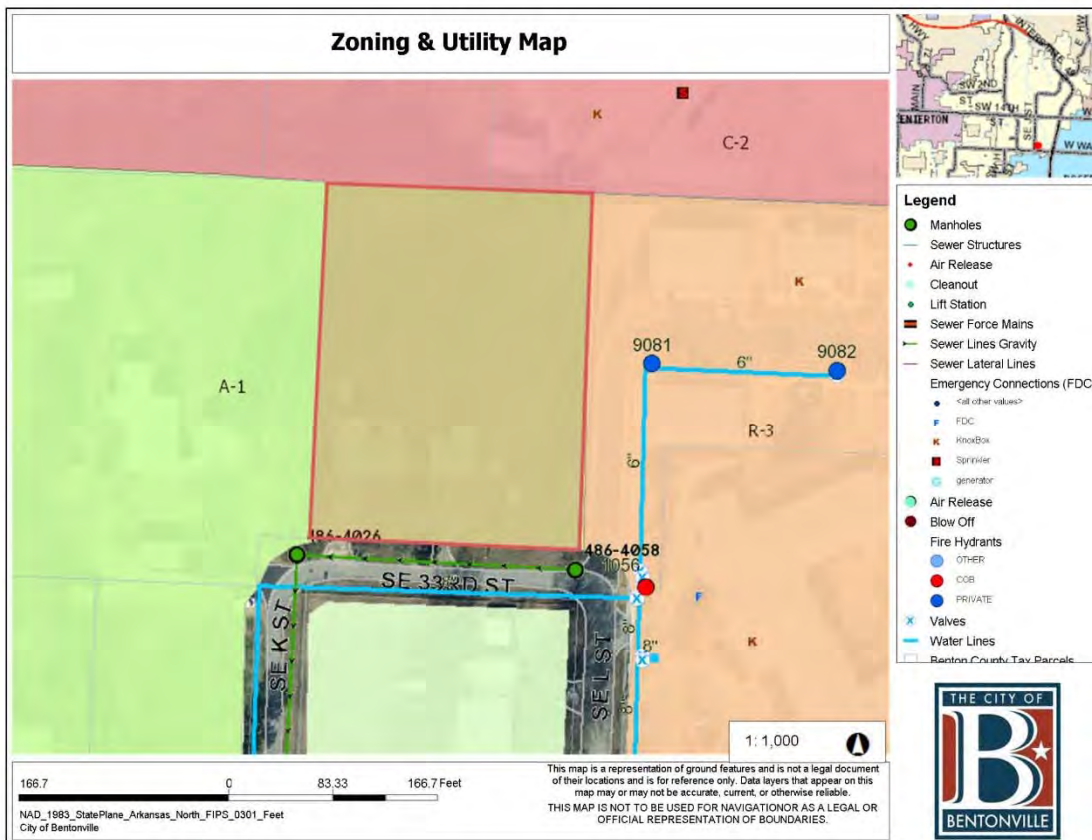
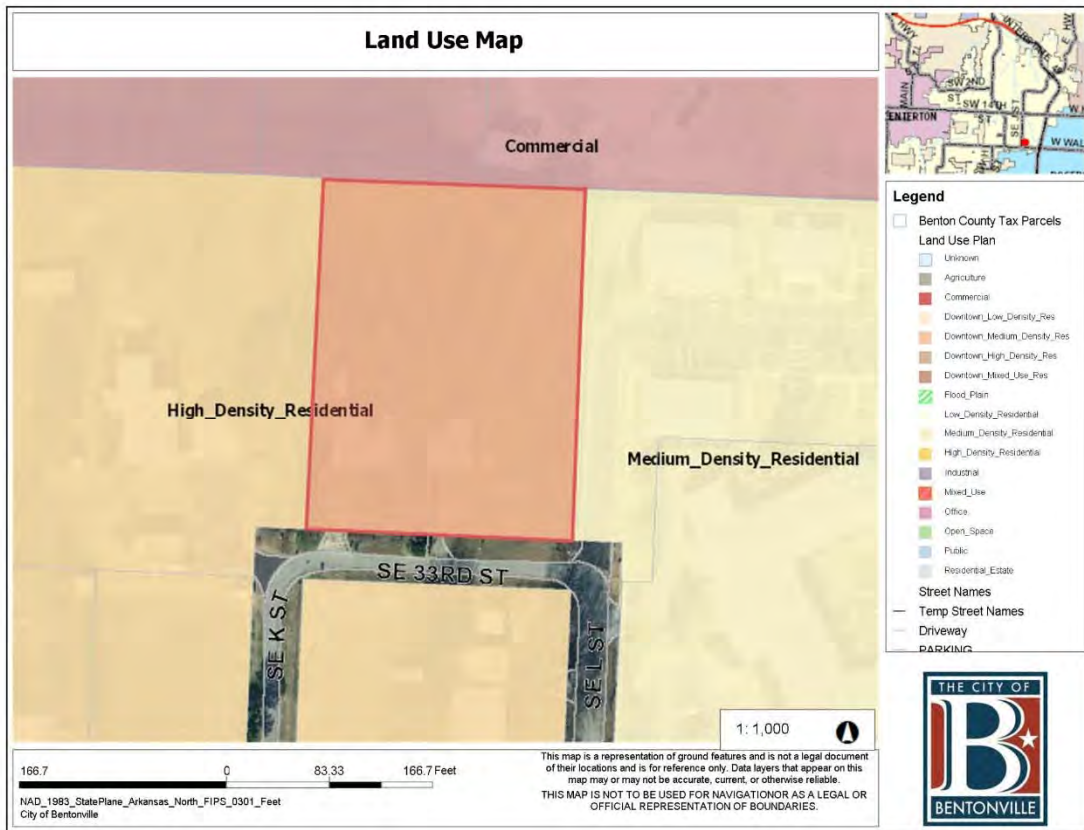
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from A-1, Agricultural to R-1 Single Family Residential.

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

Location Map



REZONING STAFF REPORT



To: Planning Commission

Re: Rezoning request

Owner: Rohit Dharmadhikari

Request to rezone property, 1203 SE 33rd Street Bentonville, Arkansas.
Parcel No 01-00146-000.

We are requesting the property to be rezoned from A-1 Agricultural to R-1 Single Family Residential.

Zoning change requested to allow for conditional use permit for home occupational business.

The Property that joins to the West and South is zoned A-1, Property to the North is zoned C-2 and Property to the East is zoned R-3.

If approved for the rezone and conditional use application, the property will be a single-family residence with a home occupational business.

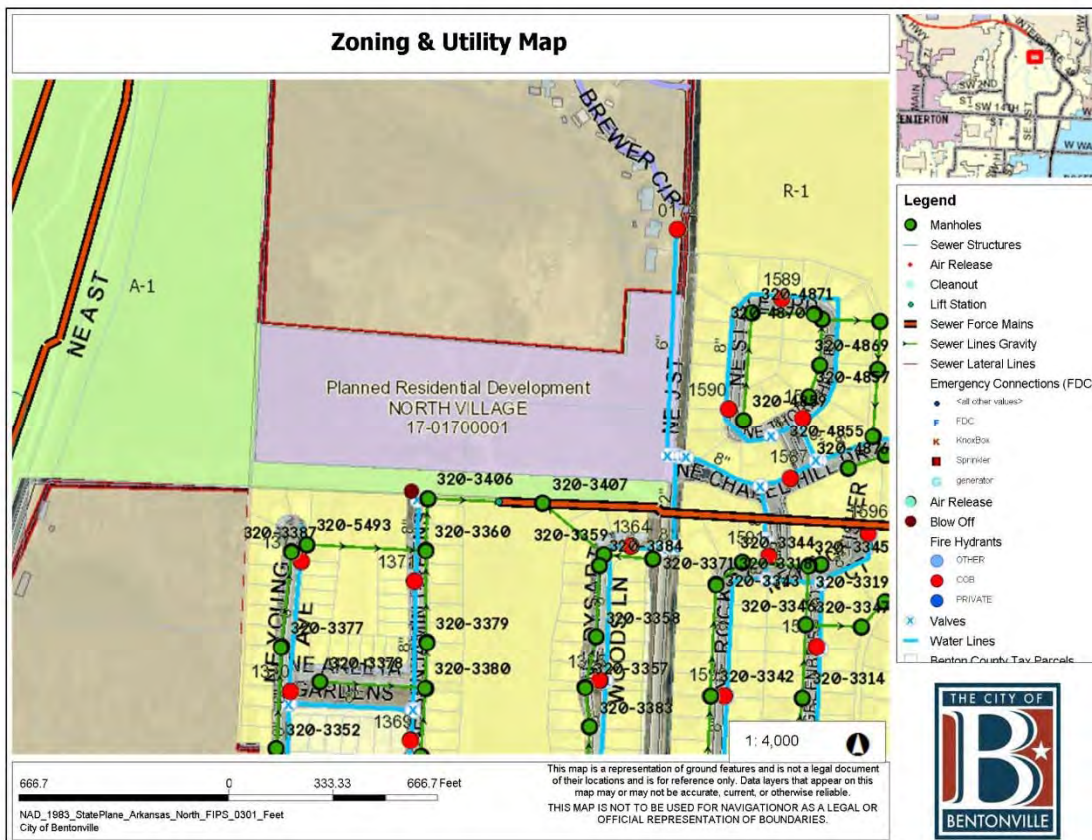
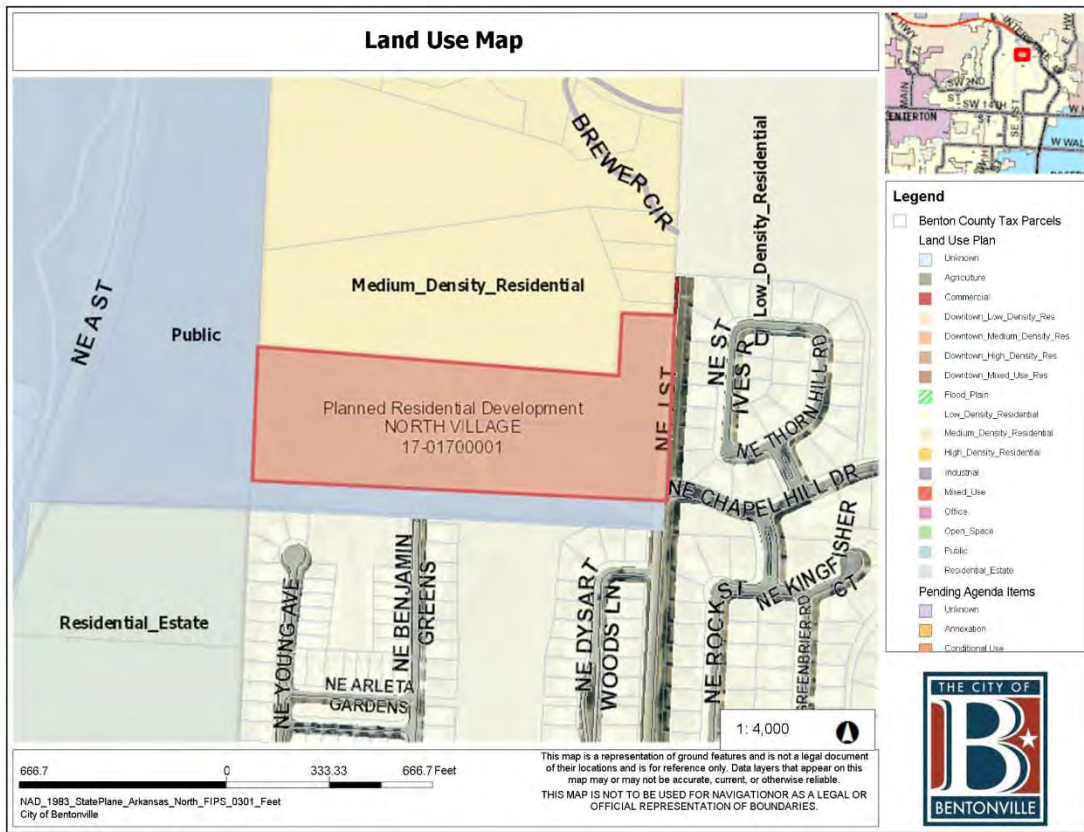
Traffic would be minimal, based on zoning ordinances and maximum occupancy.

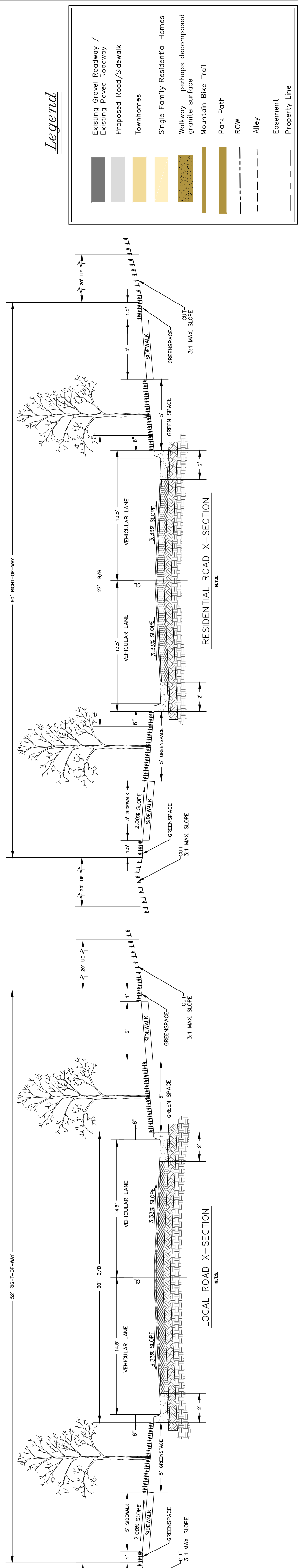
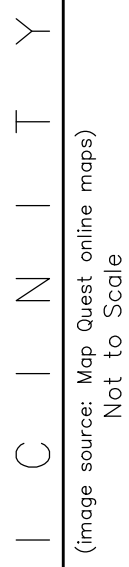
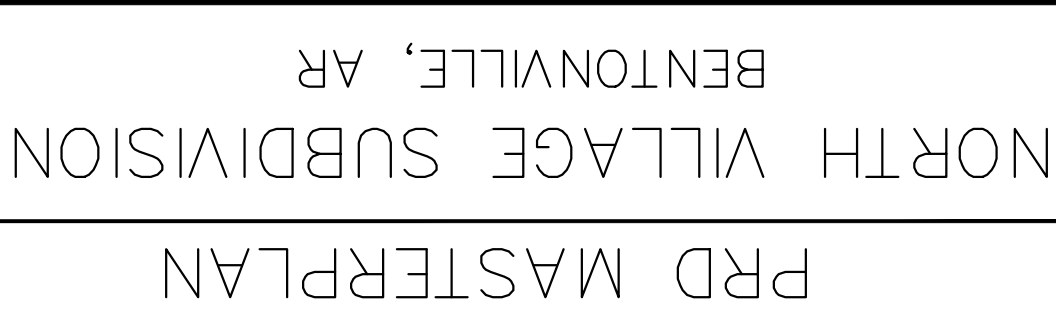
Signage will conform to the ordinance for home occupation conditional use.

The appearance of the new home will be aesthetically the same as new homes within area.

Water and sewer will be connected to the city water and sewer as per the development plans.

REZONING STAFF REPORT







EXECUTIVE OVERVIEW

On behalf of the owner, RoddeyGraham Development Company is offering the sale and rental of 63 homes comprising of 31 single family and 32 townhomes. This is a truly unique subdivision that is unapparelled. First and foremost, its location and proximity to local amenities such as Crystal Bridges Museum of American Art, The Scott Family Amazeum Children's Museum, bike trails, The Downtown square, major corporations- Walmart, JB Hunt and Tyson foods, Northwest Arkansas Regional Airport and many more, make this an ideal residential site! The site's location of being approximately 4 minutes from interstate I-540 provides easy access for folks to commute easily between other growing cities in Northwest Arkansas and the Missouri state line.

The homes will sit on approximately 13.49 acres with **5.05 acres of open space**. 2.99 acres of this will be dedicated to an independent park space which will offer fire pits, relaxation areas for folks and families to spread a blanket and foster community as well as a wet pond with trees and a deck. There will also be walking and bike trails coursing through the park and ultimately tying into the Slaughter Pen Trail System to the west.

Location: west of the NE J St & NE Chapel Hill Dr. intersection in Bentonville, AR

Neighboring Cities/Towns: Bella Vista, Rogers, Springdale, Centerton, Pea Ridge, Fayetteville

PROJECT INFORMATION

**HOMES:: 31 Single Family Units & 32
Townhome Units**

LAND AREA: 13.49 acres

PARK, REC. AREAS, & NATURAL AREAS: 5.05 acres

CURRENT ZONING: Agricultural (A-1)

PROPOSED ZONING: Planned Residential

Development (PRD)

HIGHEST & BEST USE: Residential Subdivision

RETENTION POND: 1.06 ACRES

TREES: Exceeds Requirement

Creating a price point conscious community which focusses on location, quality, and design which is not offered anywhere else in this market. We achieve this through what we call “real-estate fracking”.

REAL ESTATE FRACKING

Finding pockets in the canvas to develop that has been undervalued and overlooked, yet still has great value. This offered value is transferred to clients and community through design and functional layout in both house plans as well as price point and neighborhood layout, investments, and ownership.

OUR STRATEGY

Its Simple. We are diligent in our fact-based and conservative approach to understanding the needs of communities and the real-estate market. This is fulfilled by working with a great team of reliable folks with a wealth of information. It is our goal to continue building partnerships with people who are vested in community and develop quality projects that offer excellent returns around both residential, multi family, and commercial projects.





CITY OF BENTONVILLE, AR

According to the City of Bentonville, It is considered **one of the fastest growing towns** in this region of the country. Within the last approximately **23 years** it has grown significantly with a nEw center of **commerce** with **innovation and entrepreneurial spirit**. **Northwest Arkansas is also home to some of the largest companies who provide employment for thousands of people** and to our revenue. **To name just a few, Walmart largest retailer), JB hunt (transportation and logistics), and Tyson Foods (worlds largest poultry producer) the largest retailer in the world.** The opening of **Crystal Bridges Museum of American Art** in 2011, and **children's museum The Amazeum** amongst **bike trails and parks** has **become true staples in our community**. Its where we call home and a place to visit for people all over the world for business and leisure.

COMMUNITY AMENITIES



- Pet Friendly



- Community Park, Green Spaces



- Safety & Security



- Fire Pits/ Hearths



- Play Area & Sand Pits



- Exterior Lighting



- Sound Construction



- Picnic Areas



- Recycle/ Reuse



- Calculated Savings



- Location, Location, Location



- Cinemas



- Shopping



- Restaurants



- Museum, Arts & Craft



- Universal Accessibility



- Bike Trails

18. $10^2 = 100$

- 3 minutes
3 minutes
4 minutes
- 3 minutes
4 minutes
12 minutes





In accordance with the Zoning Code of Bentonville, AR, Sec. 401.13:

Purpose

Access to North Village will be from the east along NE J. St. and from the south by extending NE Benjamin Greens Rd. into North Village. RoddeyGraham Development Group is requesting approval of Bentonville's Planned Residential Development (PRD) code in order to allow for flexibility and variation from the site requirements offered by other zoning options.

Approval of this requested PRD would allow RoddeyGraham to provide a variety of home types and costs in Bentonville near Crystal Bridges Museum of Modern Art where it is expected that the range of home sizes, styles, and prices that North Village would offer are desired and needed by the market at this time.

Applicability

North Village is a residential development offering a mixture of beautiful single family residential homes and townhomes. The townhomes will be located on the east side closer to NE J. St which handles more traffic than NE Benjamin Greens Rd to the south. NE Benjamin Greens Rd will be extended into North Village.

5.05 acres of common space is provided in the form of a park which will offer dirt bike paths, a playground, and a variety of natural spaces for people to enjoy the outdoors. A 1.06 acre lot containing a wet pond will provide a usable common space and a deck over the pond will invite occupants an additional gathering space. One acre will be periphery open space.

Intent

North Village hopes to utilize the permitted modifications to the zoning code in order to provide a development that takes advantage of compact building design and provides a range of housing opportunities and choices for a distinctive, attractive community with a strong sense of place.

Maximum Choice. North Village provides a variety of different environments and types of living units. There are rear-loaded narrow single family residential (SF-R) homes facing a hammerhead turnaround, SF-R homes facing a wet pond, and SF-R homes facing one another. There are townhomes in groups of four facing a street and backing up to a 2.99 acre common area park while some townhomes have a more intimate feel by their arrangement facing one another with the "front yard" being an intimate shared sidewalk-entered front door. Other townhomes have a more "public" feel to them because they face NE J St to the east.



A variety of shared common spaces are provided with the common area park. With the 2.99 acres provided here, people will find dirt bike trails, open areas, and wooded areas all on land with some great topography changes. Also, a deck over the northwest wet pond will provide an additional public space for gathering.

Housing Type Variety. North Village provides three different general SF-R home styles and two townhome models from which to choose. Lots 1-31 are SF-R homes with rear-alley access, and Lots 32 and 33 are townhome lots also with back alley access. Lots 1 through 24 are inward-looking townhomes with the wet pond, building architecture, and elevation changes bringing interest and a sense of community to the development. Whereas 6 of the townhomes are outward-looking, 2 are inward-looking.

Energy-Efficient Site Design. The curving street layout works with the site's natural steep contours and in order to decrease the amount of required fill, some homes are proposed to be constructed into hillsides with the rear garages on the basement level. Site design works with the steep slopes of the site.

The majority of the homes have the garages or a home's side facing the hot summer sun. The garages will provide a buffer to heat in the homes while landscaping can be utilized to provide buffers from the end homes facing the south and the homes north of the hammerhead turnaround.

Common Space. North Village will be dedicating a generous 5.05 (36%) of its land to common areas. This space includes The Park (Lot 37), the wet pond (Lot 35) and Lot 34 and 36 where no home will be constructed (these two lots are located on the periphery of the development).

Development Pattern. The site's layout is designed in such a way as to minimize dirt work as much as possible. The way that NE Wandering Way follows the natural contours of the land and the way homes are proposed to be stacked into the site's slopes are our efforts to minimize dirt work and erosion while preserving interesting topography changes of the hillside as much as possible.

Creative Design Approach. The creative design approach behind North Village's layout is to provide a community where a variety of different environments and outdoor spaces are offered for the residents. Some of the SF-R homes are more removed than others (with neighbors being largely next door), some SF-R homes have neighbors next-door and across the street, while some of the townhomes actually face each other with a shared sidewalk within close quarters. Alternatively, the other townhomes face off the site.



Efficient Use of Land. The close quarters of the homes provides efficient land use by limiting the utility networks. In particular, the joined townhomes efficiently use utility networks and make good use of shallow lots.

Stable Character in Harmony with Surrounding Development. A driving force behind the creation of North Village was to create a lasting community which would provide a valuable contribution to the City of Bentonville in which residents would be proud – and happy – in which to live. The 2.99 acre park correlates to the over 7 acre common area of the Allencroft Subdivision to the south. A 100 foot-wide overhead power line easement separates Allencroft Subdivision and North Village. This creates a visual continuation of an undeveloped public space. The trails and park space to the west coupled with the proposed connection to the west to the extensive Slaughter Pen Hollow Trail System permanently links this development with the pedestrian community and will join North Village into Bentonville’s fabric.

As well as the continuation of common space, North Village mirrors the use of alleys and row homes to the south in the Allencroft subdivision.

Efficient Infrastructure Use. North Village will tie into the existing water, sanitary sewer, and overhead electric lines to the south in the Allencroft Subdivision. The narrow side yards of the lots in North Village efficiently use the proposed infrastructure. This in turn enables 5.05 acres to be utilized for the wet pond and common space park.

High Quality Architectural Design, Placement, Relationship, & Orientation of Structures. North Village’s architectural style will be a mixture of modern and farm house which RoddeyGraham Development Group calls “Ozark Vernacular”. Please see the elevations and material lists in this document for examples.



Smart Growth & Traditional Neighborhood Design.

The image of North Village was borne out of recognition of the need for a more affordable price point of home in the city of Bentonville, in particular in the downtown area and Crystal Bridges of American Art. Built upon this were Traditional Neighborhood Design elements and Smart Growth principles. North Village provides a variety of home sizes, floorplans, and home types and makes use of compact building design by the homes being narrow, deep, and two stories.

Every effort has been taken to provide a walkable neighborhood that encourages walking: A park in the southeastern corner and a wet pond with a deck in the northwestern corner. Likewise, a connection point to the Slaughter Pen trails is proposed on the far western side and three connection points to the park on the east are proposed. The eastern park connections will pass between townhomes and SF-R homes and will be edged in shrubs to make the passage inviting and to help designate the importance and specialness of these paths and the park that lays beyond them.

North Village will provide a distinctive, attractive community with a strong sense of place through the subdivision layout design, common spaces, and proposed architectural style. Street trees will be planted along the local and residential streets and will be planted in some of the common areas. Please see the PRD rendered Master Plan for an example of how this development will look.

Range of Housing Opportunities & Choices: North Village offers a variety of layouts of Row Homes as well as a range of townhome size options.

Common Space

North Village's common spaces will be owned and maintained by North Village's Property Owner's Association. They will maintain elements of the common space such as the paths, benches, trees, and lawns. The Park space will be largely undisturbed during construction except for the installation of the site elements such as paths, benches, and grass planting.

The POA will be responsible for maintaining the deck and any trash that collects in the water. Also, all common space will be kept mown by the POA. Alleys will be maintained by the POA as well – weed control and surface repair will be maintained.

Since there are no longer phases to this development, the common space will be constructed by 60% home build-out. Street trees will be installed with the construction of each corresponding home.

RGD-NV – ELEVATION CONCEPTS
TOWNHOMES



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

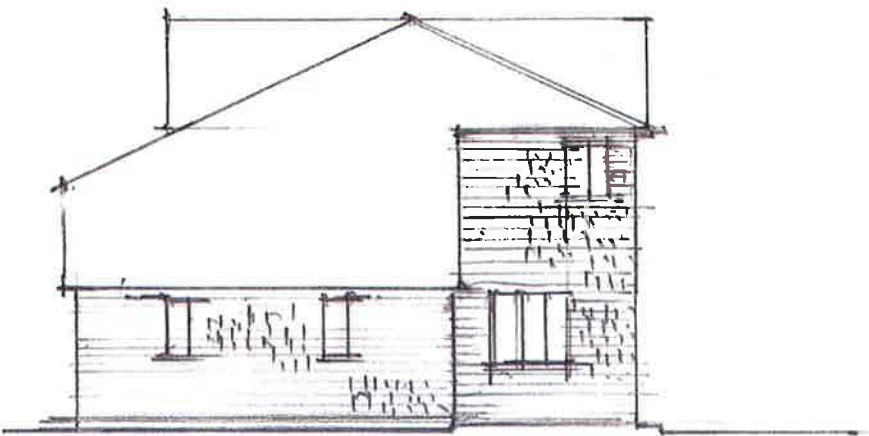


REAR ELEVATION

SINGLE FAMILY RESIDENTIAL – TYPE ‘A’



TYPE ‘A’
FRONT ELEVATION



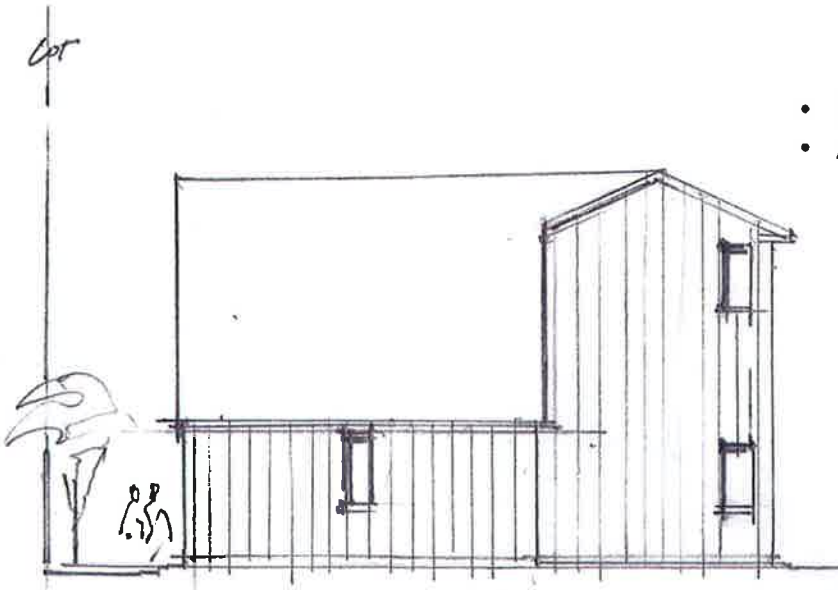
TYPE ‘A’
BACK ELEVATION

SINGLE FAMILY RESIDENTIAL – TYPE 'B'



'URBAN OZARK FARMHOUSE'

TYPE 'B'
FRONT ELEVATION



TYPE 'B'
REAR ELEVATION

EXTERIOR MATERIALS ON SINGLE
FAMILY RESIDENTIAL HOMES:

- Cementitious siding in:
 - Shingle
 - Lap
 - Board and batten
- Possibly also brick
- Architectural Shingle

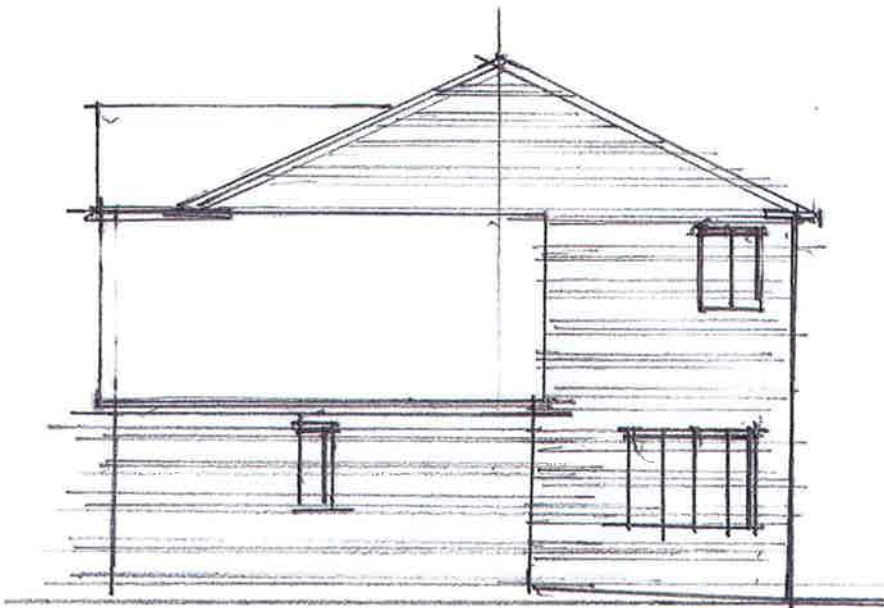
SINGLE FAMILY RESIDENTIAL – TYPE 'C'



TYPE 'C'
FRONT ELEVATION

EXTERIOR MATERIALS ON
SINGLE FAMILY RESIDENTIAL
HOMES:

- Cementitious siding in:
 - Shingle
 - Lap
 - Board and batten
- Possibly also brick
- Architectural Shingle



TYPE 'C'
BACK ELEVATION

Notice of Intent to Rezone to Planned Residential Development

Mr. Garrison Roddey has requested The Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 Agricultural to a Planned Residential Development (PUD).

The legal description of the property is as follows (attach if necessary):

See back side of this document for the legal description.

The common description of the property is: west of the intersection of NE J St & NE Chapel Hill Dr.

Proposed land use(s): PRD (Planned Residential Development)

The public hearing will be held Feb. 7, 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 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 or (479) 271-3126.

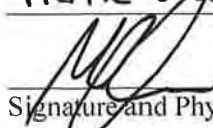
----- Cut and return to Planning Department -----

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: North Village PRD (GPA job # 2014)

I have deep concerns around the development for two reasons: (1) the significant density of housing proposed, particularly the Townhome portion, does not appear to fit with the area and adjacent areas, with the specific area not prepared for that density; (2) the likely traffic concerns, and points of entry/exit onto J Street could create safety concerns for Chapel Hill and Alhambra residents.

 Marcus Osborne 1100 NE Thorn Hill Road, Bentonville, AR 72712
Signature and Physical Address Signature and Physical Address

LARGE SCALE DEVELOPMENT STAFF REPORT



Main Street Crossing

1327 and 1335 South Main Street

PC Date: 2/7/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000040
Applicant / Current Owner	Main Street Crossing, LLC 214 South First Street Rogers, AR 72756
Site Area	1.03 acres
Current Zoning	D-C, Downtown Core and D-E, Downtown Edge
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Retail and Restaurant

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

Location Map



Property Description

This property is the location of two vacant lots in a mixed-use area.

Project Details

The applicant is proposing a large scale development for two single story commercial office/retail buildings that will be constructed in two separate phases. The northern building will be 7,350 square feet and the southern building will be 2,757 square feet. Fifty-three (53) parking spaces are being provided. The existing public alley is being utilized to provide access from South Main Street and additional ingress/egress points are being proposed onto Southeast 14th Street and Southeast 13th Street. Storm-water is being detained on-site. An 8' wide sidewalk is being constructed along Southeast 14th Street and a temporary 5' wide sidewalk will be constructed along South Main Street and Southeast 13th Street. The exterior elevations depict brick for all facades, with an emphasis on storefront glass along South Main Street.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available at this location.

Drainage Report

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

Fee-in-Lieu for Delayed Improvements

The applicant has submitted a fee-in-lieu for delayed improvements to South Main Street in the amount of \$82,172 and for Southeast 13th Street in the amount of \$30,102. It has been determined that the needed off-site improvements cannot be constructed until future improvements to South Main Street occur.

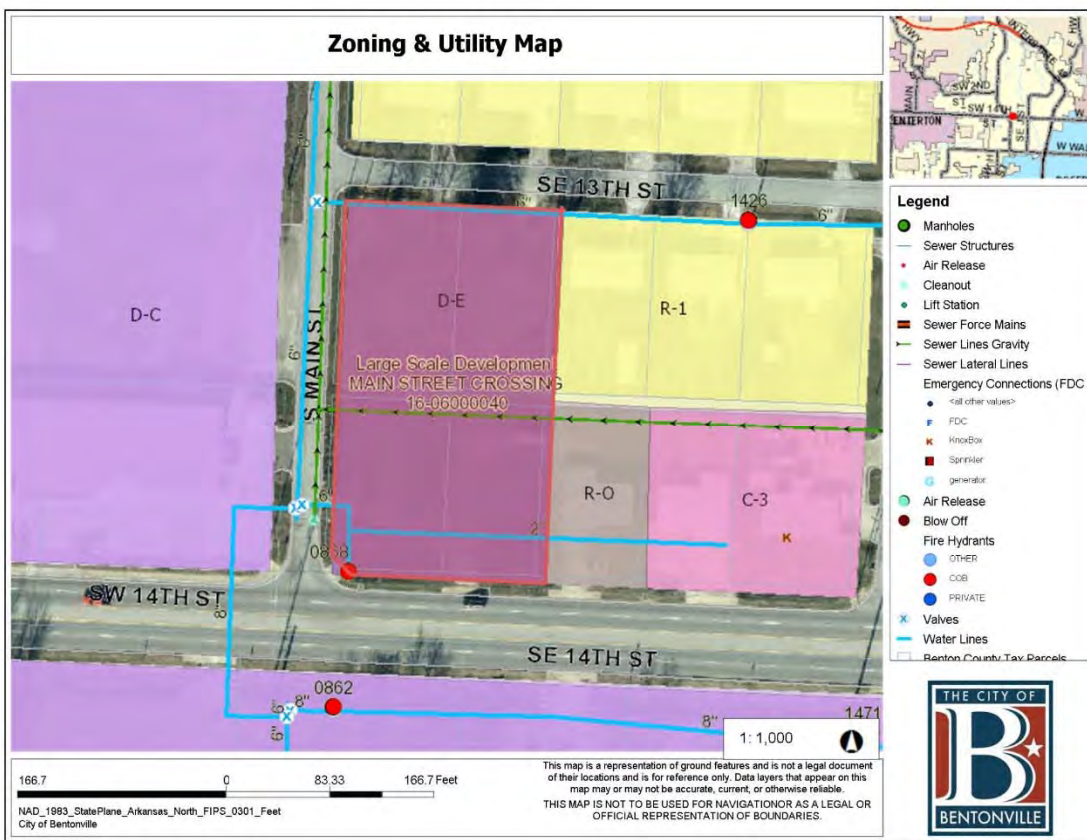
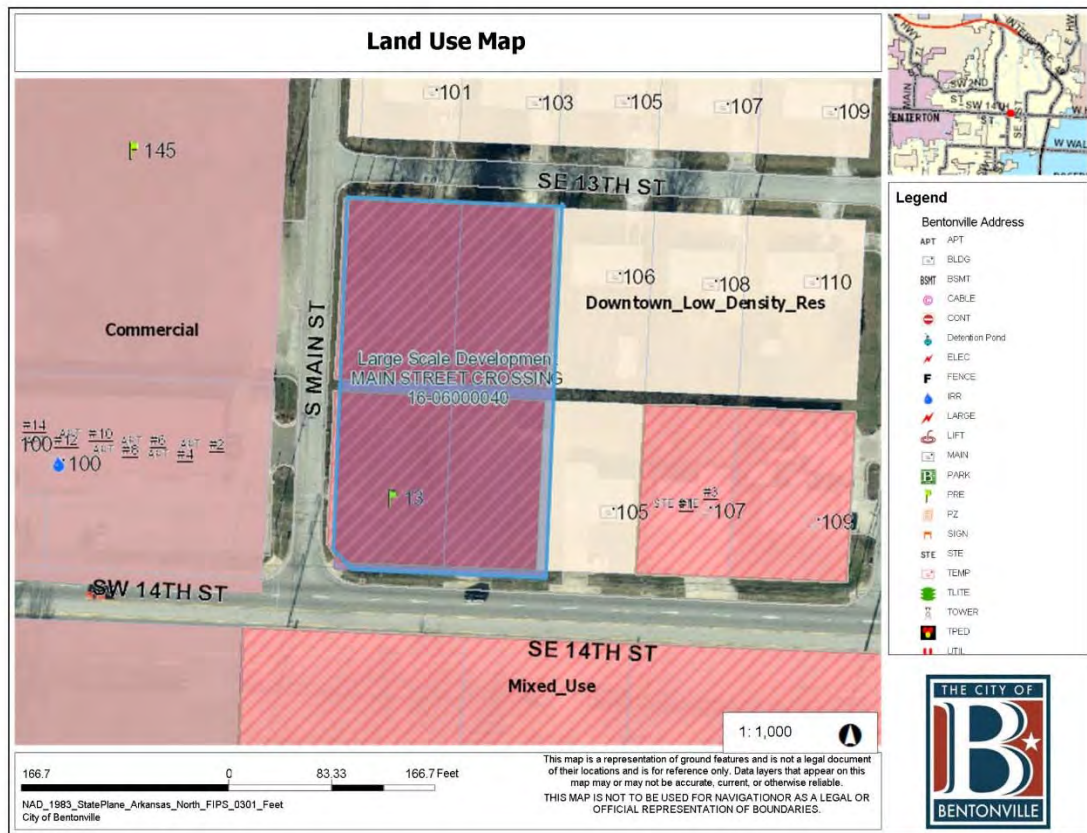
Conclusion

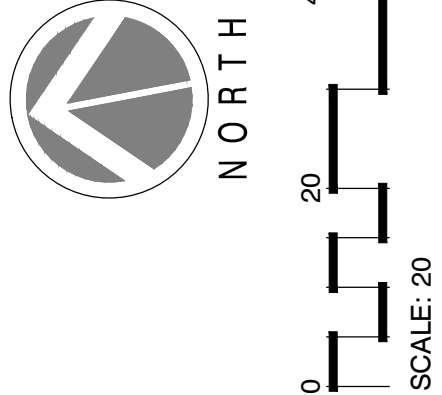
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT



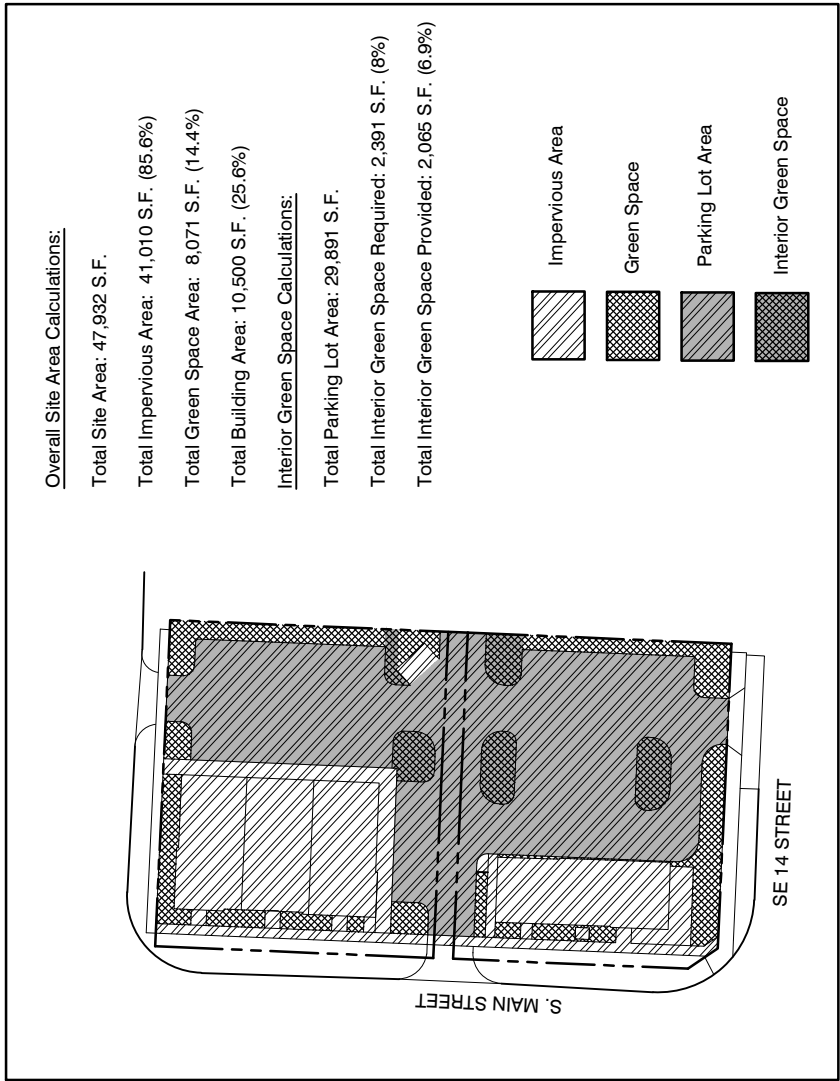


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AB	Acer buergerianum/ Trident Maple	B & B	2"Cal		6
	AA	Acer freemanii 'Armstrong' / Freeman Maple	B & B	2.5"Cal		19
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	17
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			14,208 sf

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF ANY INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF #4 PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING, INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS, FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12" - 18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS (E. GRAVEL OR ASPHALT).
- IF CONTRACTOR IS UNABLE TO DIG PLANT FITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
- 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.



LANDSCAPE REQUIREMENTS

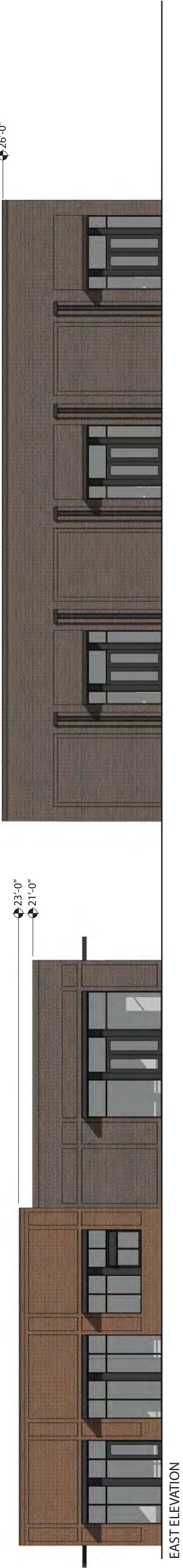
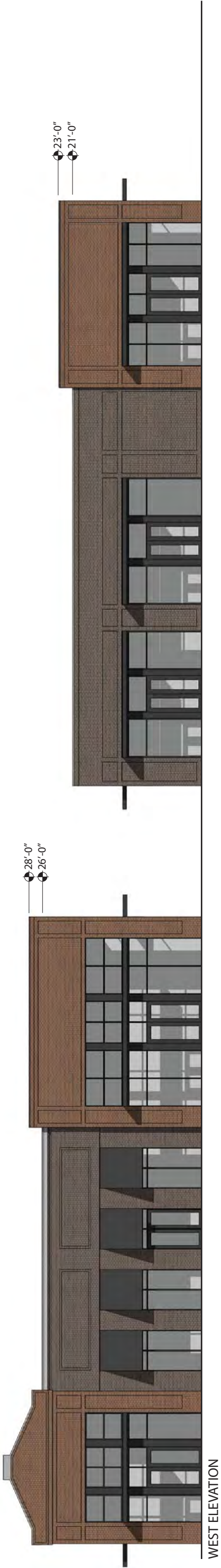
STREET FRONTAGE	REQUIRED	PROVIDED
188 LF STREET FRONTAGE ONE CANOPY TREE PER 35' LINEAR FEET OF FRONTAGE ONE CANOPY TREE PER 20' LINEAR FEET OF FRONTAGE SE 14th STREET FRONTAGE	6	6
207 LF STREET FRONTAGE ONE CANOPY TREE PER 20' LINEAR FEET OF FRONTAGE SE MAIN ST.	10	0*
188 LF STREET FRONTAGE ONE CANOPY TREE PER 20' LINEAR FEET OF FRONTAGE SE 14th ST.	7	0*
PARKING LOT REQUIREMENTS ONE CANOPY TREE PER 100 SQ. FT. OF INTERIOR PARKING LOT LANDSCAPE AREA 2,301 (25% = 16' 10" TREES)	13	13

*OWNER HAS AGREED TO PAY AN AGREED UPON FEE IN LIEU OF PLACING STREET TREES ALONG THESE STREETS

MAIN STREET CROSSING
LARGE SCALE DEVELOPMENT
BENTONVILLE, ARKANSAS

MAIN STREET CROSSING

12-08-2016 ELEVATIONS





7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 / FAX: 479-521-9350

CONTRACT TITLE: Estimate for East 1/2 of Main and 13th Street Improvements

GEOFF BATES, P.E.

DATE: January 23, 2017
JOB#: 16-100

MAIN STREET (Collector)

70 row / 38' b/b / 9' green / 6' sidewalk

<u>ITEM</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>STREETS</u>				
5,342 x 20% = 6,410 SF				
UNDERCUT (6,410 x 2' / 27 SF)	CU.YD.	480	\$25.00	\$12,000.00
EARTHWORK (6,410 x 1' / 27 SF)	CU.YD.	240	\$20.00	\$4,800.00
12" CLASS 7 BASE (5,342 SF)	TON	396	\$25.00	\$9,900.00
3" HOT MIX ASPHALT BINDER (4,444 SF)	TON	84	\$70.00	\$5,880.00
3" HOT MIX ASPHALT SURFACE	TON	84	\$75.00	\$6,300.00
2' CONCRETE CURB	L.F.	331	\$12.00	\$3,972.00
CURB RAMP	E.A.	1	\$500.00	\$500.00
10' SIDEWALK 304'	S.F.	3040	\$8.00	\$24,320.00
TREE GRATES	E.A.	5	\$1,000.00	\$5,000.00
TREES	E.A.	5	\$300.00	\$1,500.00
STREET LIGHT	E.A.	2	\$4,000.00	\$8,000.00
			TOTAL	\$82,172.00

13th STREET (Local)

52 row / 30' b/b / 5' green / 5' sidewalk

<u>ITEM</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>STREETS</u>				
(2,712 x 20% = 3,255 SF)				
UNDERCUT (3,255 SF x 2' / 27 SF)	CU.YD.	121	\$25.00	\$3,025.00
EARTHWORK (3,255 SF x 1' / 27)	CU.YD.	61	\$25.00	\$1,525.00
8" CLASS 7 BASE (2,712 SF)	TON	134	\$25.00	\$3,350.00
3" HOT MIX ASPHALT SURFACE (2,204 SF)	TON	42	\$75.00	\$3,150.00
2' CONCRETE CURB	L.F.	160	\$12.00	\$1,920.00
8' SIDEWALK 159'	S.F.	1272	\$6.00	\$7,632.00
4' CURB INLET	E.A.	1	\$2,000.00	\$2,000.00
CURB RAMP	E.A.	2	\$500.00	\$1,000.00
STREET LIGHT	E.A.	1	\$4,000.00	\$4,000.00
ENGINEERING	L.S.	1	\$2,500.00	\$2,500.00
			TOTAL	\$30,102.00