



**Planning Commission
Agenda
February 21, 2017**

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

- 1. Lots 1 & 2 Henry C. Browne Addition** **Property Line Adjustment**
1004 Phyllis Street
- 2. Lots 1 & 2 Oscar Deckard Subdivision** **Property Line Adjustment**
3 Lindy Lane
- 3. Lot 19, Block 1 Smartt's Addition** **Property Line Adjustment**
409 & 501 Southwest 'A' Street & 500 South Main Street
- 4. McClain Subdivision** **Preliminary Plat**
700, 800 & 810 McClain Road
- 5. Lots 17-32, Block J Orchard Addition** **Final Plat**
503 Southeast 'D' Street
- 6. Airport Road Office** **Large Scale Development**
308 Southwest 28th Street

IV. New Business

- 1. Lonesome Tree Properties, LLC** **Rezoning***
(A-1, Agricultural to C-3, Central Commercial)
Southwest 'I' Street
- 2. Harvey & JBJ Properties, LLC** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
112 Northeast Park Street & Northeast 'A' Street & Northeast Monroe Street
- 3. JBJ Properties, LLC** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
Northeast 'A' Street
- 4. Vanderpool** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
601 Northwest 'B' Street
- 5. J3 (Specialized Real Estate Group)** **Planned Unit Development***
(R-1, R-O, R-E & R-3 to PUD, Planned Unit Development)
Southeast 3rd Street, Southeast J Street & East Central Avenue

6. Callaway
2411 Northwest Rita Way

Sidewalk Waiver

- V. Other Business**
- VI. Planner's Report**
 - a. 2016 Annual Development Report**
- VII. Adjournment**

Planning Commission
Minutes
February 7, 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: Beau Thompson and Jon Stanley

Motion by Mr. Haynie, seconded by Mr. Sanders to approve the minutes of January 17, 2017 as written
Approved 7-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lots 1 & 2 Parkcrest Addition
2500 & 2504 East Central Avenue | Lot Split |
| 2. Lots 1 & 2 Holcomb Subdivision
210 Prairie Lane | Lot Split |
| 3. Lots 2, 3, & 4 Swaffer Subdivision
2301 Southeast Walton Boulevard & Medlin Lane | Lot Split |
| 4. Lots 37 & 38 Commerce Centre Subdivision
1402 South Walton Boulevard | Lot Split |
| 5. Lot 11, Block 5 Banks Addition (North)
1327 South Main Street | Property Line Adjustment |
| 6. Lot 12, Block 5 Banks Addition (South)
1335 South Main Street | Property Line Adjustment |

Approved 7-0

Old Business

Item #1

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

Jon Stanley reads staff report

Opened public hearing

Jake Newell of Newell Development, representative of MSB Holdings, shares elevation to Planning Commission.

Closed public hearing

Approved 7-0

Item #2

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

Jon Stanley reads staff report

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

New Business

Item #1

North Village: Rezoning, Northeast 'J' Street, A-1, Agricultural to PRD, Planned Residential Development
Jon Stanley reads staff report

Mr. Matteri speaks to audience to state name, not to repeat, and to be respectful.

Opened public hearing

Garrison Roddey of 408 Southwest 'B' Street, developer explains the plans of the project. The area will connect to trails and will consist of a stringent POA and 3.5 acre park owned by the POA. Horizontal property regime allows flexibility in the market and does not plan to have rental property in the area. There will be a full-service POA for maintenance of properties.

Andrew Curry, representative of Chapel Hill POA, speaks on behalf of the Chapel Hill neighborhood, which has 119 residences. Mr. Curry speaks of section 401.3 of zoning regulations, which regards the intent of a PRD. Ten requirements must be met in order to comply in a PRD. Mr. Curry points out two requirements he feels are issues. Number 8 requires PRD to produce an environment of stable character and harmony with surrounding development. Mr. Curry feels the majority of the properties will end up being rental properties leading to a less stable character and harmony of surrounding established neighborhoods. Number 10 requires high quality design and placement of structures. Mr. Curry's concern is that the townhouses will not be high quality design and the elevations provided in the plan do not meet what surrounds the area. Mr. Curry does not think the development will be harmonious with the neighboring developments. The mixture of modern and farmhouse will not be high quality when it is located across from Chapel Hill. Mr. Curry asks the audience for a show of hands on who is against this development.

Lowell Weatherby of 1512 Northeast Benjamin Greens speaks next. Mr. Weatherby is glad to see the land being developed. He states he is concerned for the lack of amenities. He is also concerned about the tie into Northeast Benjamin Greens with the roads being narrower. In addition, states concern for the playground and basketball area in Allen Croft subdivision, which always has children playing in the road. Mr. Weatherby states concern of traffic at 4-way stop at Tiger Boulevard and Northeast 'J' Street. Also concerned with density in the development in regards to the townhouses.

Mark Weber of 910 Northeast Bermuda Gardens speaks next. Mr. Weber states concern on potential of rental properties. He wants to see all single-family homes.

Taylor Yoes of 1611 Chapel Hill Drive speaks next. Ms. Yoes feels the townhomes will appeal more to investors instead of residents. Distributed photos of townhomes across from Brightwater subdivision of properties that are mostly owned by investors rather than residents.

Mike Hodges of 1502 Northeast Benjamin Greens in Allen Croft speaks next. He applauds the development of the property, but feels that adding multi-family homes and townhomes will lead to high percentage of investment-type properties. He feels the property should be single-family homes.

Amy Savaiinaea of 1509 Northeast Young Avenue speaks next and points out the concerns of having a phase one of the construction. Mr. Thompson interjects to explain to Ms. Savaiinaea that the plans have all changed to one phase.

Mitchel Ross of 1516 Northeast Benjamin Greens speaks next. Mr. Ross points out the narrow roads and is concerned about additional traffic with the proposed connection.

Scott Schroen of 1507 Northeast Young Avenue speaks next. Mr. Schroen states his concern of additional traffic on the narrow streets and at Tiger Boulevard and Northeast 'J' Street. He also states concern of maintenance of the proposed park and mountain biking trails. Mr. Schroen would like the Commissioners to drive around Chapel Hill and Allen Crofts subdivision to experience the narrow roads, the family feel of the neighborhoods, the amount of children out playing, and the value of each neighborhood.

Laura Meyer of 1506 Northeast Dysart Woods Lane speaks next about her concern about making a left turn and the traffic on Northeast 'J' Street.

Joe Miller of 1407 Northeast Dysart Woods Lane speaks next. Mr. Miller is concerned about the pass through and feels as though the property should have its own entrance. He also states his opinion that multi-family residences is not the best use of the property.

Nathan McClure of 1113 Northeast St. Ives Road speaks next of his concern of vehicles turning around 'J' Street.

Scott McCauley of 1101 Northeast St. Ives Road speaks next. Mr. McCauley voices his concern over the environment.

Closed public hearing

Mr. Thompson states that the next step would be submission for a Preliminary Plat application. He also states that what Garrison Roddey has submitted will be held to standards once the building permits begin to be applied for and issued. He also states that construction traffic would not be permitted through the Allen Croft subdivision. That detail along with many other details will be addressed in the pre-construction meeting and all other meetings until that time.

Mr. Binns asks if the development can function without the townhomes. Garrison Roddey addresses the differences between multi-family and townhomes. Mr. Thompson states the Horizontal Property Regime allows the properties to be sold off the footprint so it is essentially putting single family homes together as attached, but still requiring their own individual sewer and water lines. Fire and building codes will be different from what is required for rental properties.

Mr. Thompson elaborates that the City is lacking in three different types of housing: young professional housing, young families, and empty nesters. Townhomes and attached single-family homes are the quickest way to fill that niche.

Mr. Sanders asks what could be put to use to prevent multiple units from being sold to one investor. Mr. Thompson states that with the price of construction, it does not lend itself to being affordable to rental properties. In addition, with the outside third party taking care of maintenance, it will be hard to tell the difference between renters and homeowners. Garrison Roddey elaborates. He states they are working on adding to the POA legal documents to not allow multiple units being sold to investors.

John Graham with RoddeyGraham Developer states that they will be adding site amenities such as fireplaces. Mr. Roddey states they are not building a wall. All amenities will be open to the public.

Mr. Matteri votes against.

Approved 6-1

Item #2

Main Street Crossing: Large Scale Development, 1327 & 1335 South Main Street, A-1

Jon Stanley reads staff report

Mr. Thompson states there will be two votes. One to accept a fee in lieu of and one for the Large Scale Development. The fee is in lieu of improvements on South Main Street in the amount of \$82,172 and Southeast 13th Street in the amount of \$30,102.

Mr. Sanders asks the parking space requirements; 35 are required and 53 are being provided.

Motion by Mr. Sanders, seconded by Mr. Grider to vote for fee in lieu

Approved 7-0

Large Scale Development

Approved 7-0

Planner's Report

Mr. Thompson states that three to four developers are interested in getting with the Public Art Advisory Committee. Last week, staff received the first five chapters of a Future Land Use Map amendment. They will be working on doing neighborhood-specific and area-specific mass rezonings.

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.

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 1 & 2 Henry C. Browne Addition 1004 Phyllis Street

PC Date: 2/21/2017

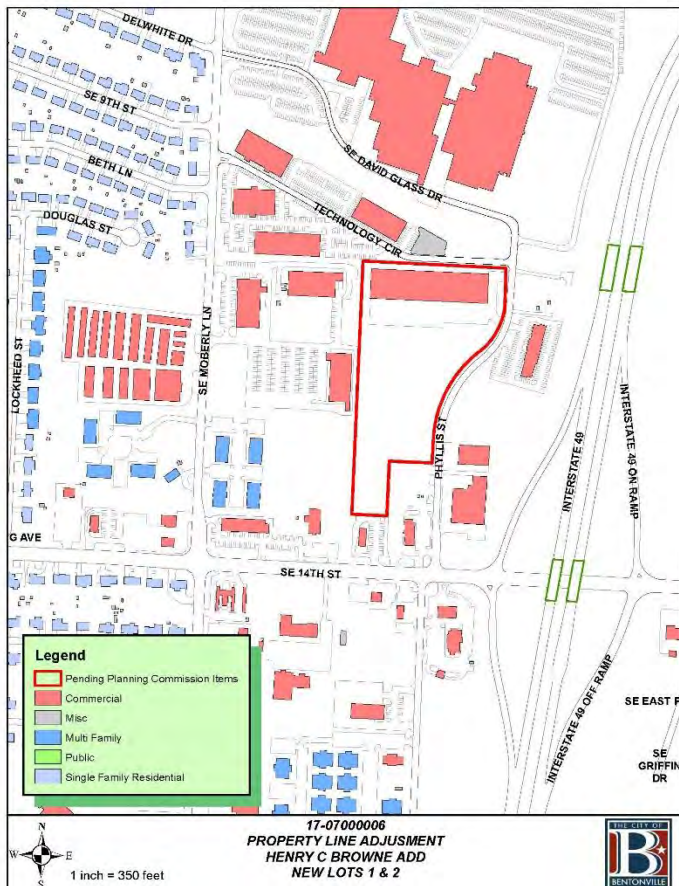
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-07000006
Applicant / Current Owner	Henry C. Brown Limited Partnership PO Box 6870 Sherwood, AR 72124
Site Area	9.85 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

The property is the location of the Fed-Ex distribution center, in a commercial area, located at 1004 Phyllis Street.

Project Details

The applicant has submitted a property line adjustment that adjust the common lot line between two existing lots creating two new lots. The new lots will be known as Lot 1 (4.65 acres) and Lot 2 (5.20 acres) of Henry C. Browne Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Phyllis Street. Public utility easements are also being dedicated with the plat. The new lots will have access to public utilities and a public street.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

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

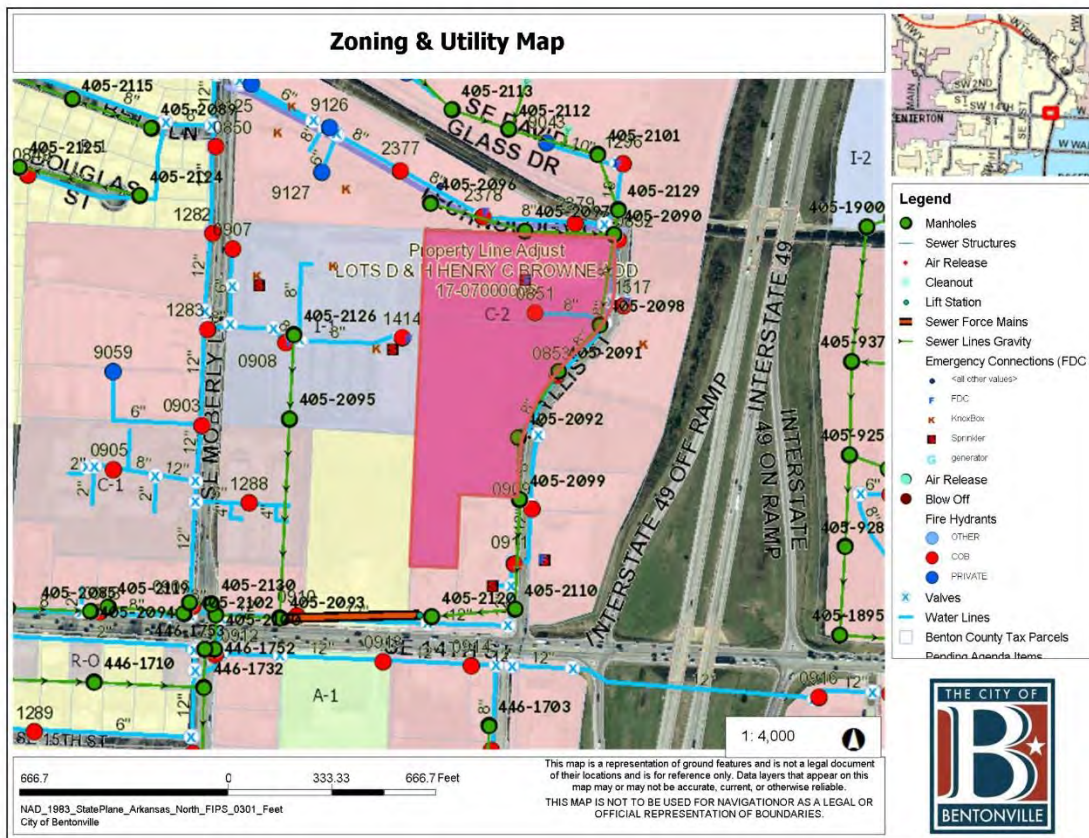
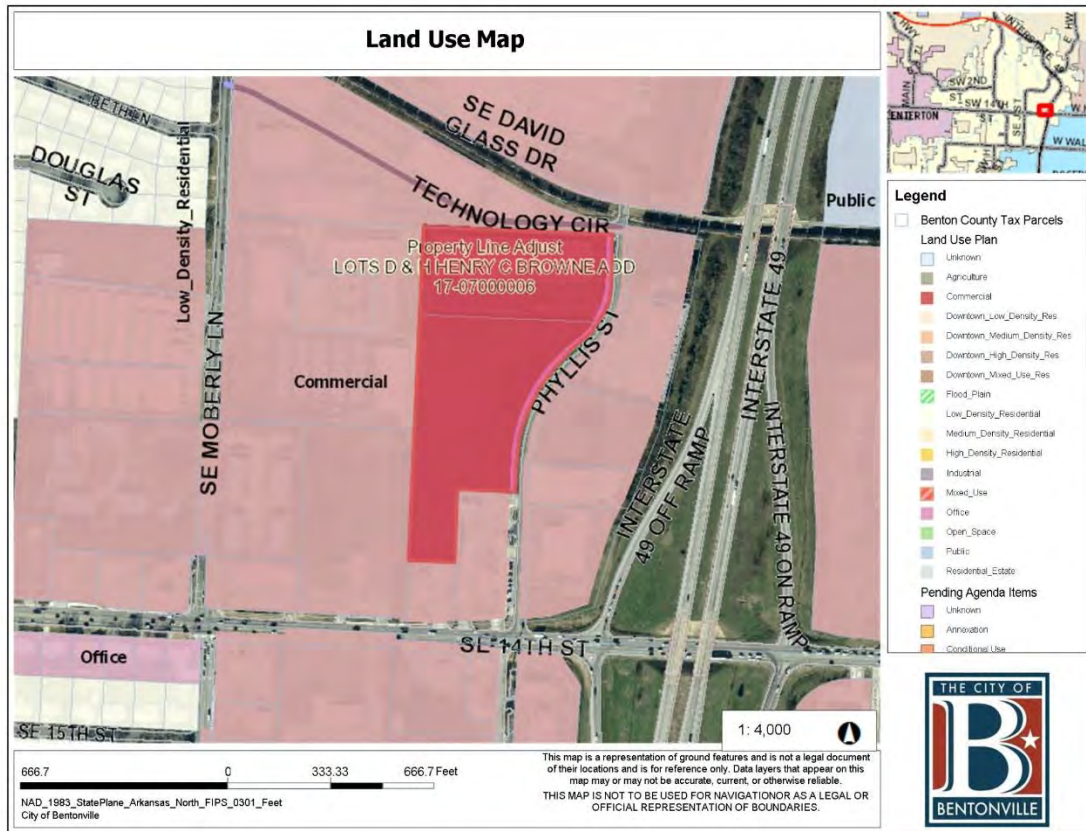
Recommendation

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

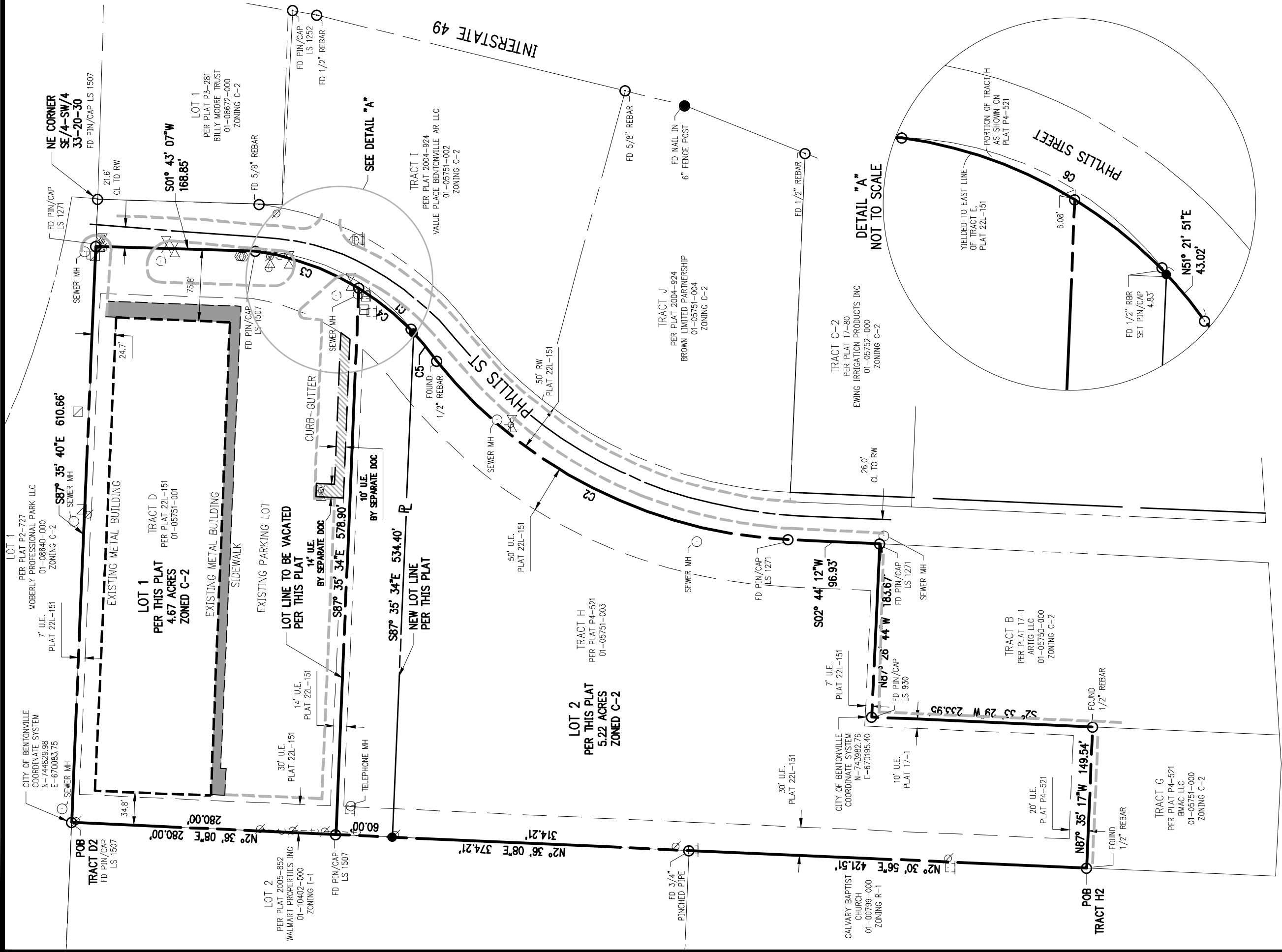
NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



DRAWING: G:\16112300\PROJECTS\INSTRUMENTED SURVEY\DWG\16112300.LOTLINEADJ.DWG
LAYOUT: LAYOUT1.DWG, LAST SAVE: 5/8/2017 11:13:05 AM
PLS PRINTED BY: SEAN JOHNSON, 2/23/2017 12:32:44 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



BUILDING SETBACK TABLE

ZONING	SETBACK (FEET)					SIDE	SIDE
	FRONT	FRONT	REAR	REAR	REAR		
C-2	50	20	20	30	7	30	

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	113.48'	282.94'	22°58'50"	S42° 59' 29"W	112.72'
C2	430.27'	505.00'	48°49'02"	S26° 56' 00"W	417.37'
C3	117.31'	284.59'	23°37'04"	S19° 45' 36"W	116.48'
C4	75.05'	282.94'	15°11'50"	S39° 05' 59"W	74.83'
C5	38.44'	282.94'	7°47'01"	S59° 35' 24"W	38.41'
C6	190.72'	220.26'	49°36'39"	N26° 33' 30"E	184.81'

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN W/CAP PS#931
- TELEPHONE RISER OR PEDESTAL
- ▣ TELEVISION RISER OR BOX
- SEWER MANHOLE
- STORM MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- SIDEWALK
- EASEMENT BY SEPARATE DOCUMENT

PARENT TRACTS:

TRACT D OF THE HENRY C BROWNE ADDITION, AS RECORDED IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD 22L-151, AND TRACT H OF THE HENRY C BROWNE ADDITION, AS RECORDED IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD P4-521, BOTH ABOVE DESCRIBED TRACTS BEING A PART OF THE SE/4 OF THE SW/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

DESCRIPTION LOT 1

ALL OF TRACT D AND THE NORTH 60 FEET OF TRACT H OF THE HENRY C BROWNE ADDITION, AS RECORDED IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORDS 22L-151 & P4-521, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT D, BEING A FOUND IRON PIN WITH CAP STAMPED LS 1507; THENCE ALONG THE NORTH LINE THEREOF S 87° 35' 40" E 810.66 FEET TO THE WEST RIGHT OF WAY LINE OF PHYLLIS STREET, BEING A FOUND IRON PIN WITH CAP STAMPED LS 1271; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; THENCE S 01° 43' 07" W 168.85 FEET TO A FOUND IRON PIN WITH CAP STAMPED LS 1507; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 284.59 FEET AND A CHORD OF S 19° 45' 36" W 116.48 FEET TO A FOUND IRON PIN WITH CAP STAMPED LS 1507; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 282.94 FEET AND A CHORD OF S 39° 05' 59" W 74.83 FEET TO A SET IRON PIN WITH CAP STAMPED PS 931; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 87° 35' 34" W 534.40 FEET TO A SET IRON PIN WITH CAP STAMPED PS 931; THENCE N 02° 36' 08" E 340.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.67 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 2

A PORTION OF TRACT H OF THE HENRY C BROWNE ADDITION, AS RECORDED IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD P4-521, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT H, BEING A FOUND 1/2 INCH IRON PIN; THENCE ALONG THE WEST LINE THEREOF N 02° 30' 56" E 421.51 FEET TO A FOUND 3/4 INCH PINCHED PIPE; THENCE N 02° 36' 08" E 314.21 FEET TO A SET IRON PIN AND CAP STAMPED PS 931; THENCE S 87° 35' 34" E 534.40 FEET TO THE WEST RIGHT OF WAY LINE OF PHYLLIS STREET, BEING A SET IRON PIN AND CAP STAMPED PS 931; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 282.94 FEET AND A CHORD OF S 50° 35' 24" W 38.41 FEET TO A FOUND 1/2 INCH REBAR; THENCE 430.27 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 505.00 AND A CHORD OF S 28° 58' 00" W 417.37 FEET TO A FOUND IRON PIN WITH CAP STAMPED LS 1271; THENCE S 02° 44' 12" W 96.93 FEET TO A FOUND IRON PIN WITH CAP STAMPED LS 1271; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 87° 26' 44" W 183.67 FEET TO A FOUND IRON PIN WITH CAP STAMPED PS 931; THENCE S 02° 33' 29" W 233.95 FEET TO A FOUND 1/2 INCH IRON PIN; THENCE N 87° 35' 17" W 149.54 FEET TO THE POINT OF BEGINNING, CONTAINING 5.22 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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 5/8/2017 OWNER SIGNATURE (TRACTS D & H) _____
PRINT NAME _____

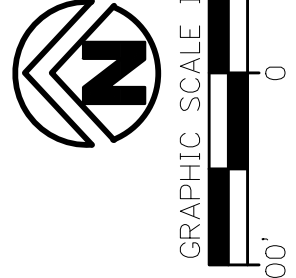
CERTIFICATE OF APPROVAL

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 _____ COMMUNITY DEVELOPMENT DIRECTOR

- FOUND MONUMENT AS NOTED
- SET IRON PIN W/CAP PS#931
- TELEPHONE RISER OR PEDESTAL
- TELEVISION RISER OR BOX
- SEWER MANHOLE
- STORM MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- SIDEWALK
- EASEMENT BY SEPARATE DOCUMENT



BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

OWNER TRACTS D & H: BROWN LIMITED PARTNERSHIP HENRY C P.O. BOX 6870 SHERWOOD, AR 72124
SURVEYOR: CRAFTON, TULL & ASSOCIATES 901 NORTH 47TH ST, SUITE 200 ROGERS, AR 72756

NOTES:

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

PROPERTY IS ZONED C-2

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: PLATS 17-1, 17-40, 17-80, 22L-151, 2004-924, P4-521, P1-875, P2-727, 20150900006 & 2005-852.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEBSITE, AND REPRESENT THE OWNERS LISTED NAME AT THE TIME OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

EASEMENT IN FAVOR OF CONTEL OF ARKANSAS, INC IN RECORD BOOK 692 AT PAGE 696 HAS DETERMINED TO BE A BLANKET EASEMENT & IS NOT PLOTTABLE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE" AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM PANEL NUMBER 660703260K, EFFECTIVE DATE JUNE 3, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE FLOOD MAPS. THE SURVEYOR HAS CONDUCTED A STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

CERTIFICATE OF SURVEYING ACCURACY

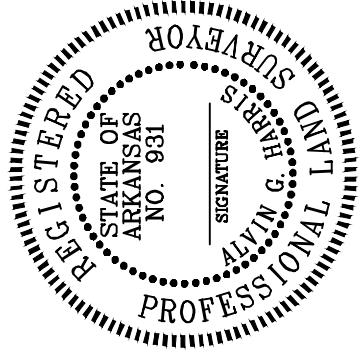
I, ALVIN G. HARRIS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS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

DATE OF EXECUTION: _____

CRAFTON, TULL & ASSOCIATES, INC. BY ALVIN G. HARRIS (AGENT)

SIGNED: ALVIN G. HARRIS PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 931

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



PROJECT NO: 16112300

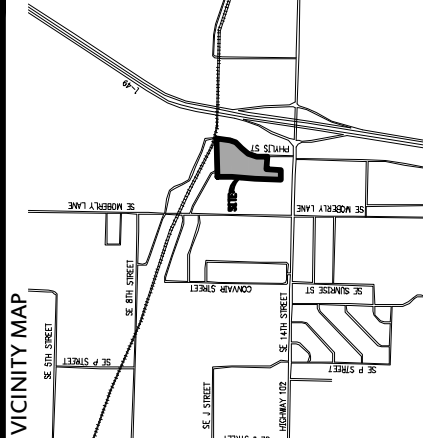
ISSUE DATE: 12/27/16

CONTACT: AL HARRIS

CHECKED BY:

SHEET NO.:

PROPERTY LINE ADJUSTMENT OF TRACTS D & H CREATING LOTS 1 & 2 HENRY C. BROWNE ADDITION PLATS 22L-151 & P4-521 HCB, LLP PREPARED FOR: ARKANSAS BENTONVILLE



DELTA	DESCRIPTION	DATE
1	1ST SUBMITTAL COMMENTS	2/3/17

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

Crafton Tull
architectural engineering | surveying
479.636.4838 f 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC.
No. 09
STATE OF ARKANSAS
12/27/16

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lots 1 & 2 Oscar Deckard Subdivision 3 Lindy Lane

PC Date: 2/21/2017

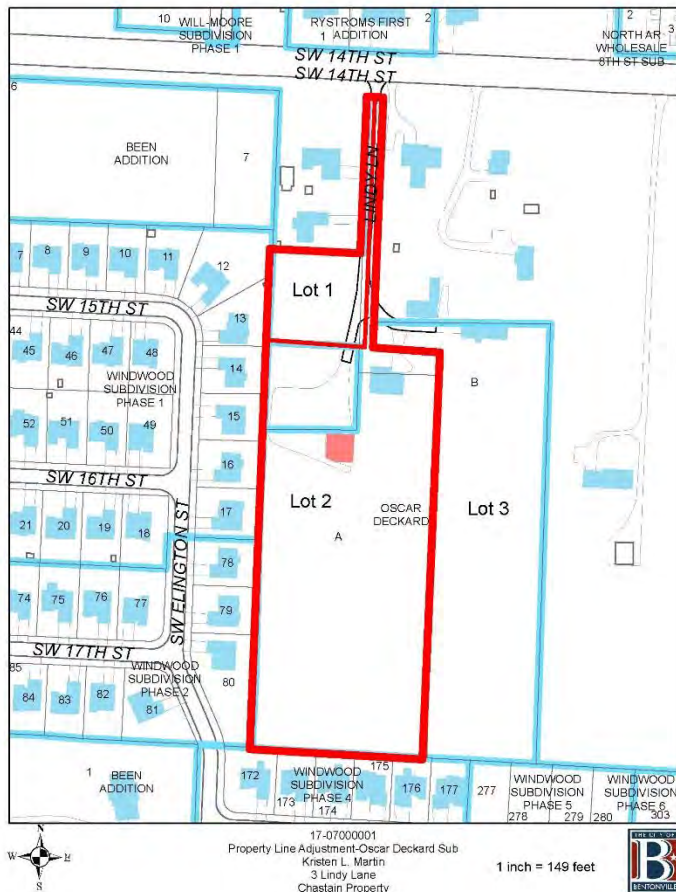
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-0700001
Applicant / Current Owner	Kristen L. Martin 3 Lindy Lane
Site Area	6.30 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

The property is the location of an existing single-family home in an established low-density single-family neighborhood.

Project Details

The applicant has submitted a property line adjustment creating two new lots from un-platted section land. The new lots will be known as Lot 1 (0.79 acres) and Lot 2 (5.51 acres) of Oscar Deckard Subdivision. Per the requirements of the current Master Street Plan, adequate right-of-way exists along Southwest 14th Street. Public utility easements are being dedicated with the plat. Both new lots will have access to public utilities and a public street.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

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

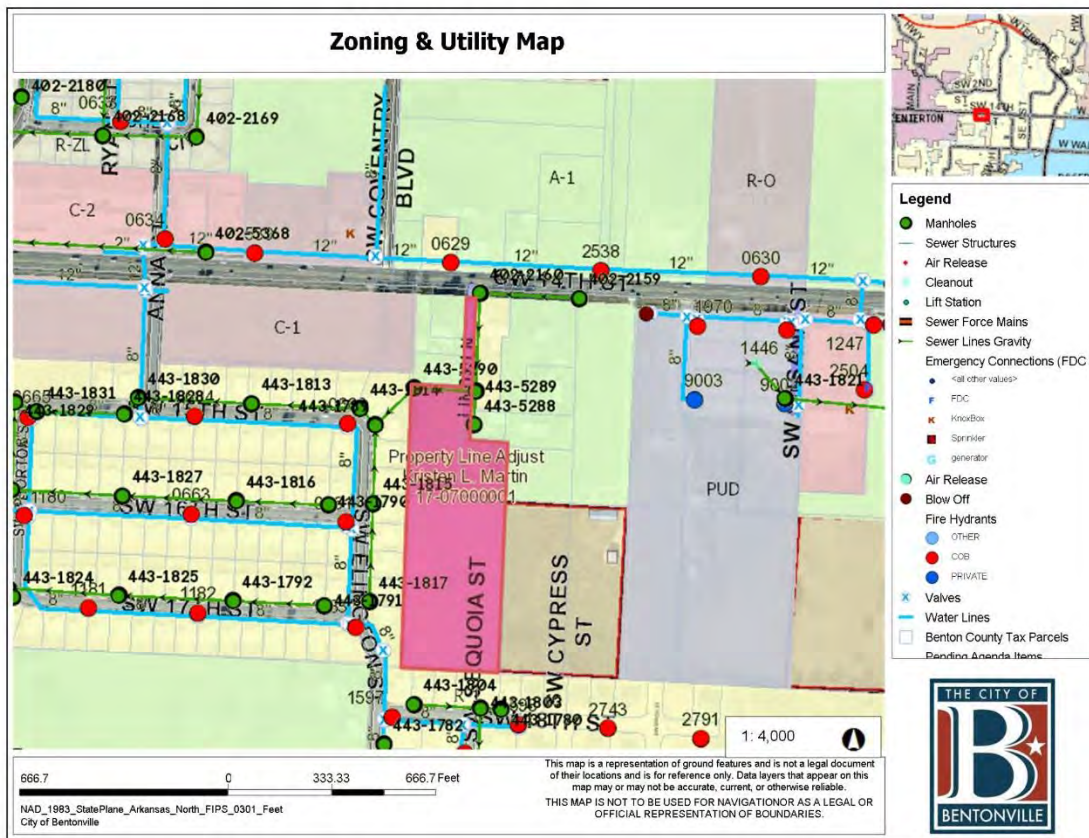
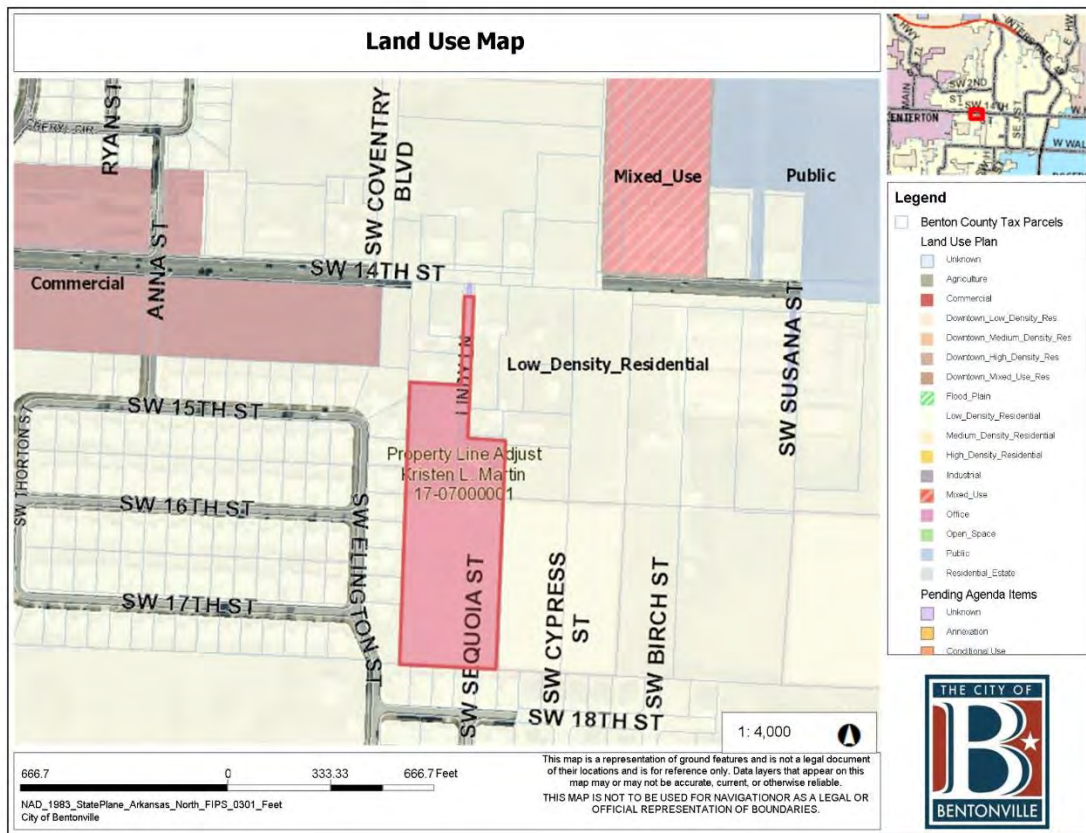
Recommendation

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



Miscellaneous Notes

STATE RECORDING NUMBER:
500419N-31W-404-410044-1532
COMPLETED FIELD WORK:
DECEMBER 9, 2016

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

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 02928.
2. SURVEY PLAT FILED IN PLAT BOOK 6 AT PAGE 10.

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. 0500700255K,
WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT
IN A SPECIAL FLOOD HAZARD AREA.

Adjacent Land Owners

1. BARTLETT, DEAN & JOZANNA
1710 SW 14TH STREET
BENTONVILLE, AR 72712
PARCEL #01-040924-000
ZONED: A-1

2. MAIN, WARREN & MARIE
1707 SW 14TH STREET
BENTONVILLE, AR 72712
12821 NW 6TH STREET
YUKON, OR 97399
PARCEL #01-09454-000
ZONED: R-1

3. MARTIN, KRISTEN L
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
PARCEL #01-00821-003
ZONED: A-1

4. NAY, GEORGE C & PATRICIA R
870 TENTH STREET
MEERKE, CO 81641
PARCEL #01-00821-000
ZONED: A-1

5. MARTIN, KRISTEN L
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
PARCEL #18-08638-000
ZONED: A-1

6. GARCIA, JAMES & CASTANEDA, BRENDA
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
PARCEL #01-11579-000
ZONED: R-1

7. HICKS, JASON L
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
PARCEL #01-11578-000
ZONED: R-1

8. BRANNAN, DIANA
ATTN: LERETA
1123 PARK VIEW DRIVE
COVINA, CA 91724
PARCEL #01-11577-000
ZONED: R-1

9. OTT, KIMBERLY DAWN
WELLS FARGO
MAC X2301-026
1 HOMIE CAMPUS
DES MOINES, IA 50328
PARCEL #01-11576-000
ZONED: R-1

10. MILLARD, RICK W & POLLY M
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
PARCEL #01-11575-000
ZONED: R-1

11. HAYHURST, DEBORAH J TRUSTEE
4000 N. ROAD 317
FLORENCE, SC 29506
PARCEL #01-09816-000
ZONED: R-1

12. BHUSHAN, FNU SHIVRAJ &
ANURADHA, FNU
MORTER REALTY COMPANY
215 W POPLAR STREET
ROGERS, AR 72756
PARCEL #01-09815-000
ZONED: R-1

13. OBERLE, DIANE V
46 WARREN STREET
MILFORD, CT 06460
PARCEL #01-09814-000
ZONED: R-1

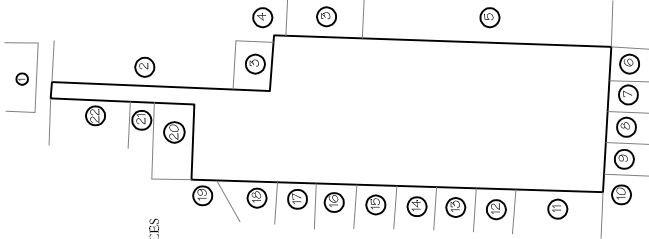
14. ROBINSON, MARTIN
ATTN: LERETA
1123 PARK VIEW DRIVE
COVINA, CA 91724
PARCEL #01-09456-000
ZONED: R-1

PROPERTY LINE ADJUSTMENT
CREATING LOTS 1 & 2 OF OSCAR DECKARD
SUBDIVISION

LINE	BEARING	DISTANCE
L1	S 89°10'09" E	30.00'
L2	S 89°10'09" E	18.00'
L3	S 89°10'09" E	18.00'
L4	S 28°56'03" E	15.00'

Legend of Symbols & Abbreviations

- FORTY LINE
- PROPERTY LINE
- x-x- FENCE LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- ACCESS EASEMENT
- FOUND IRON PIN
- ▼ FOUND R/W MARKER
- SET IRON PIN
- POWER POLE
- * LIGHT POLE
- ⊕ WATER METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ TV PEDESTAL
- ⊕ ELECTRICAL BOX
- ⊕ SEWER MANHOLE



SW 14TH STREET
C/L (59' ASPHALT-100'-R/W)

FOUND R/W MARKER
FOUND 12" CAPPED REBAR

10' ACCESS EASEMENT
AS PER BK 2 PG 270

30.00'

10' ACCESS EASEMENT
AS PER BK 2 PG 270

10.00'

10' ACCESS EASEMENT
AS PER BK 2 PG 270

10.00'

10' ACCESS EASEMENT
AS PER BK 2 PG 270

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10' ACCESS EASEMENT
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10' ACCESS EASEMENT
AS PER BK 2 PG 270

10.00'



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
AND THEREFORE NO GUARANTEES 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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 16TH DAY OF DECEMBER, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND
NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT
THE PLAT HAS NOT BEEN RECORDED. THE REASON FOR
CERTIFICATION SIGNATURES MUST BE IN BLUE INK THAT
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

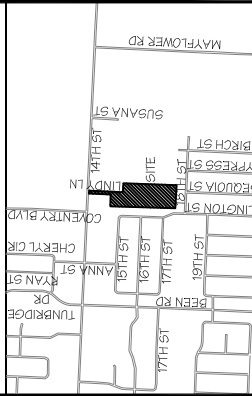
FIRE

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 No. 1534	
DRAWN BY & DATE JH 12-16-2016	SURVEYED BY B.G.
COUNTY & STATE BENTON COUNTY, AR	FOR NUMBER 16-2047
LOCATION 3 LINDY LANE BENTONVILLE, AR	
FOR THE USE AND BENEFIT OF DUSTIN CHASTAIN	

Vicinity Map



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

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

DATE OF EXECUTION: _____
SIGNED _____
NAME

ADDRESS

SOURCE OF TITLE: D.R. 2014, PAGE 02928



PROPERTY LINE ADJUSTMENT CREATING LOTS 1 & 2 OF OSCAR DECKARD SUBDIVISION

Survey Description

PARENT TRACT, PART OF TRACT A & TRACT B, OSCAR DECKARD SUBDIVISION, AS SHOWN ON PLAT RECORD BOOK 6, PAGE 10 & PARCEL #01-00821-000 & #18-08636-000.
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND 5/8" REBAR, AND RUNNING THENCE N02°17'21"E 390.22', THENCE S85°56'09"E 164.25', THENCE N02°20'59"E 140.26' TO A FOUND 5/8" REBAR, THENCE S85°56'09"E 151.87' TO A FOUND 1/2" CAPPED REBAR, THENCE S02°28'01"W 738.72', THENCE N86°38'29"W 313.95' TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.79 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

PREVIOUS PARCELS #01-00821-000 & #18-08636-000.
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29' AND N02°17'21"E 390.22' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N02°17'21"E 318.03' TO A FOUND 5/8" REBAR, THENCE S85°56'09"E 164.58' TO A FOUND 5/8" REBAR, THENCE S02°20'59"W 318.13', THENCE N85°02'30"W 164.25' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.20 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

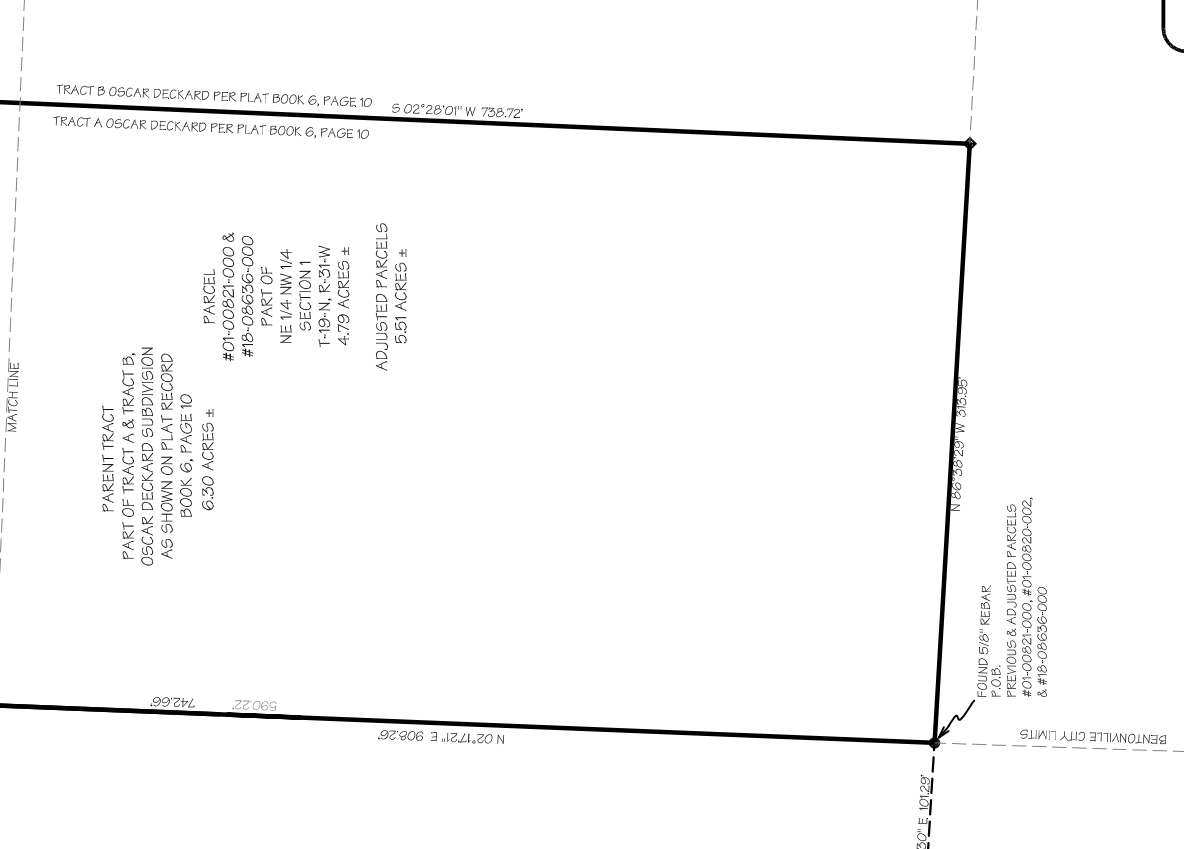
PREVIOUS PARCEL #01-00814-000.
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29' AND N02°17'21"E 390.22' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N02°17'21"E 318.03' TO A FOUND 5/8" REBAR, THENCE S85°56'09"E 164.58' TO A FOUND 5/8" REBAR, THENCE S02°20'59"W 318.13', THENCE N85°02'30"W 164.25' TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.20 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

PREVIOUS PARCEL #01-00820-002.
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29', N02°17'21"E 742.66', AND S85°56'09"E 164.47' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND 5/8" REBAR, AND RUNNING THENCE N02°20'59"E 453.73' TO A FOUND 1/2" CAPPED REBAR LOCATED ON THE SOUTHERN RIGHT OF WAY OF SW 14TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY S85°10'19"E 30.00' TO A FOUND RIGHT OF WAY MARKER, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S02°21'04"W 454.38', THENCE N85°56'09"W 30.00' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.31 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

ADJUSTED PARCELS #01-00821-000 & #18-08636-000.
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND 5/8" REBAR, AND RUNNING THENCE N02°17'21"E 742.66', THENCE S85°56'09"E 179.47', THENCE N02°21'02"E 454.05' TO THE SOUTHERN RIGHT OF WAY OF SW 14TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY S85°10'19"E 15.00' TO A FOUND RIGHT OF WAY MARKER, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S02°21'04"W 454.38', THENCE N85°56'09"W 30.00' TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.31 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

ADJUSTED PARCELS #01-00814-000 & #01-00821-002.
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29' AND N02°17'21"E 742.66' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N02°17'21"E 163.60' TO A FOUND 5/8" REBAR, THENCE S85°56'09"E 164.58' TO A FOUND 5/8" REBAR, THENCE N02°20'59"E 284.86' TO A FOUND 1/2" REBAR LOCATED ON THE SOUTHERN RIGHT OF WAY OF SW 14TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY S85°10'19"E 15.00', THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S02°21'02"W 454.05', THENCE N85°56'09"W 179.47' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.79 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

15' UTILITY EASEMENT.
A 15' UTILITY EASEMENT, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID 40 ACRE TRACT, AND RUNNING S86°28'30"E 101.29', N02°17'21"E 742.66', AND S85°56'09"E 179.47' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N02°21'02"E 454.05' TO THE SOUTHERN RIGHT OF WAY OF SW 14TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY S85°10'19"E 15.00' TO A FOUND RIGHT OF WAY MARKER, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S02°21'04"W 454.38', THENCE N85°56'09"W 15.00' TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.



Legend of Symbols & Abbreviations

- FORTY LINE
- PROPERTY LINE
- x - FENCE LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- ACCESS EASEMENT
- FOUND IRON PIN
- ▼ FOUND R/W MARKER
- SET IRON PIN
- ⊗ POWER POLE
- * LIGHT POLE
- ⊙ WATER METER
- ⊠ TELEPHONE PEDESTAL
- ⊡ TV PEDESTAL
- ⊞ ELECTRICAL BOX
- ⊞ SEWER MANHOLE

Zoning & Setback Information

ZONED: A-1

SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 30'

Owner/Developer

MARTIN, KRISTEN L.
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161
PARCELS
#01-00814-000, #01-00820-002,
#01-00821-000, & #01-08636-000

Recording Block

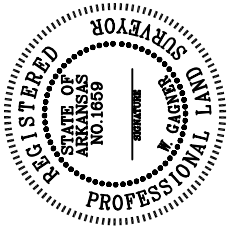
Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR RECORDS 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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THE 10TH DAY OF DECEMBER, 2016.



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

FILE

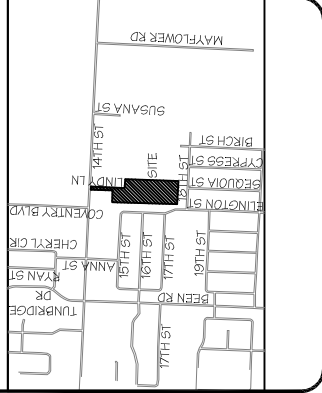
BLEW & ASSOCIATES, PA CIVIL ENGINEERS & LAND SURVEYORS

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	RETAINED BY	DATE	DATE
JH 12-16-2016	B.G.	T.C.	
COUNTY & STATE	FOR NUMBER		
BENTON COUNTY, AR			16-2047
LOCATION			
3 LINDY LANE BENTONVILLE, AR			
FOR THE USE AND BENEFIT OF:			

DUSTIN CHASTAIN

Vicinity Map



PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 19, Block 1, Smartt's Addition 409 & 501 Southwest 'A' Street & 500 South Main Street

PC Date: 2/21/2017

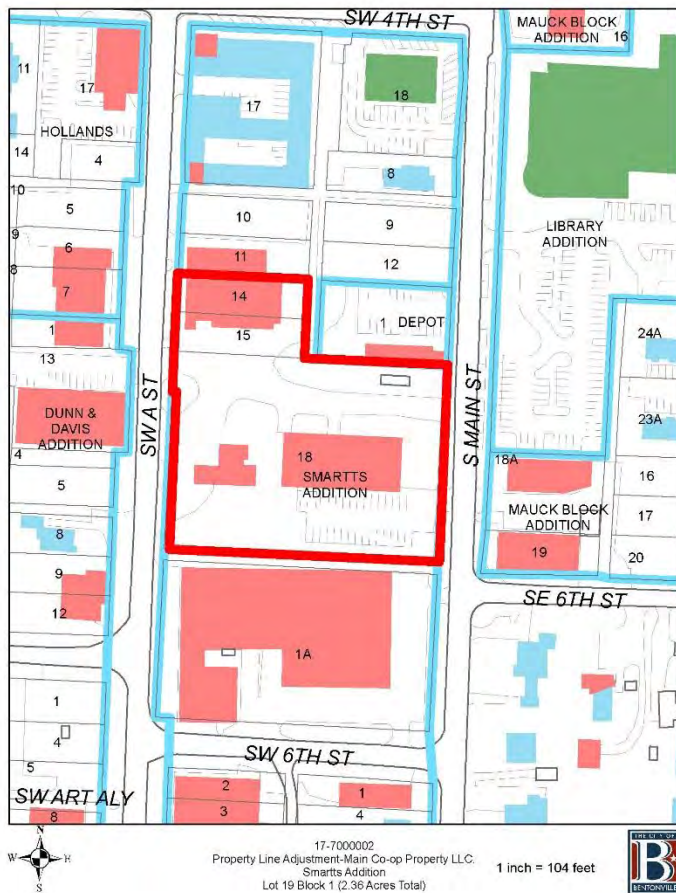
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-0700002
Applicant / Current Owner	Main Street Co-Op Property, LLC 1705 South Walton Boulevard Bentonville, AR 72712
Site Area	2.30 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 three existing office/commercial/retail buildings situated between two urban corridors south of the downtown square.

Project Details

The applicant has submitted a property line adjustment that will remove the common lot line between three existing lots, creating one new lot. The new lot will be known as Lot 19 (2.30 acres), Block 1, of Smartt's Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Southwest 'A' Street. Adequate right-of-way exists along South Main Street. A public utility easement is being dedicated with the plat. A portion of the public alley in the northwest corner of the site will be vacated by a separate document and listed on the plat once complete. 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.

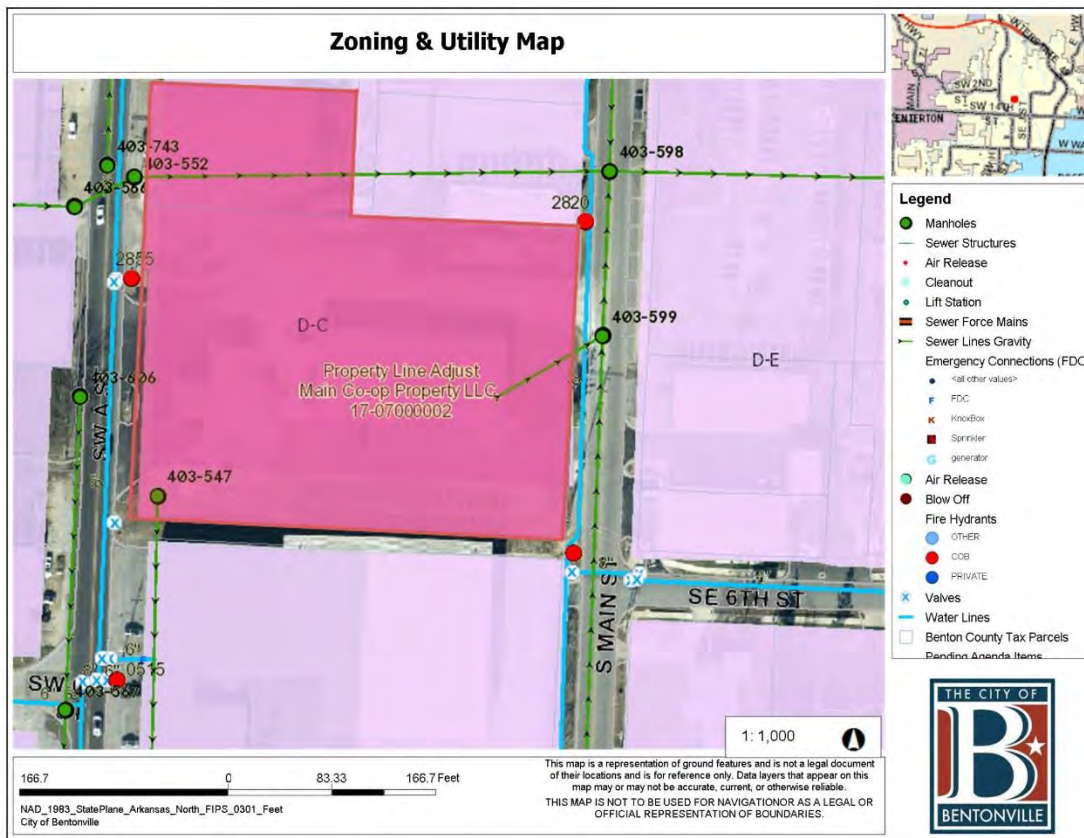
Recommendation

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



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

Date of Execution:-----

Signed: Name & Address -----

Source of Title: D.R. -----

Page -----

CERTIFICATE OF SURVEYING ACCURACY

I, ----- 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

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: Community Development Director -----

TOTAL ACREAGE: 2.30 ACRES
(100,278.87 SQ.FT.)

PROPERTY DESCRIPTION

Parent Tract

Lots 14 and 15, Block 1, and Lot 18 of a replat of Lots 1 through 8 inclusive in Block 2, all in Smartt's Addition to the city of Bentonville, Benton County, Arkansas containing 2.36 acres and subject to any Easements of Record.

Lot 19

Lots 14 and 15, and part of Lots 13 and 16, and the West Half of part of a platted 16 foot alleyway in Block 1 and part of Lot 18 of a Replat of Lots 1 through 8 inclusive in Block 2, Smartt's Addition to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southeast Corner of Lot 18, Block 2, said Point being the intersection of the West Right of Way line of South Main Street and the North Right of Way line of the South Alley. Thence along the South line of said Lot 18 and along said North Right of Way line, North 87 degrees 22 minutes 11 seconds West, 335.15 feet to the East Right of Way line of Southwest A Street. Thence leaving said South line and said North Right of Way line and long said East Right of Way line, North 02 degrees 10 minutes 23 seconds East, 350.51 feet to the North line of Lot 14, Block 1. Thence leaving said East Right of Way line and along the North line of said Lot 14, Block 1, South 87 degrees 22 minutes 11 seconds East, 163.06 feet. Thence South 02 degrees 40 minutes 52 seconds West, 100.50 feet to a set rebar with cap on the North line of Lot 18, Block 2. Thence along the North line of said Lot 18, South 87 degrees 22 minutes 11 seconds East, 174.00 feet to the Northeast Corner of Lot 18, Block 2, said point being on the West Right of Way line of South Main Street. Thence along the East line of said Lot 18 and said West Right of Way line the following bearings and distances: South 02 degrees 12 minutes 00 seconds West, 50.00 feet to an existing rebar. South 02 degrees 27 minutes 32 seconds West, 200.00 feet to the Point of Beginning containing 2.30 acres and subject to any Easements of Record.

Satterfield Land Surveyors P.A., Copyright 2016

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.



REFERENCE DEED

SURVEY REFERENCES

- #1 - SATERFIELD LAND SURVEYORS - JOB #40,060 - 04-17-2014
- #2 - HIGHLAND, LLC - JOB 07044-11812 - 03/04/07
- #3 - MOUNTAIN VALLEY SURVEYING - JOB 05-300 - 08/18/05
- #4 - SATERFIELD LAND SURVEYORS - JOB #40,434 - 09-03-2014
- #5 - SATERFIELD LAND SURVEYORS - JOB #40,459 - 10-23-2014
- #6 - SATERFIELD LAND SURVEYORS - JOB #41,210 - 10-23-2015

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATES NORTH

REVISIONS

- S.F.B. = EXISTING REBAR W/ CAP
- ⊗ C.P. = COMPUTED POINT
- E.F.B. = EXISTING REBAR
- E.N. = EXISTING NAIL
- E.F.P.N. = EXISTING P/K NAIL
- X — = PROPERTY BOUNDARY
- = FENCE
- = DRAINAGE
- = CENTER LINE
- = RIGHT OF WAY LINE
- = LOT LINE

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

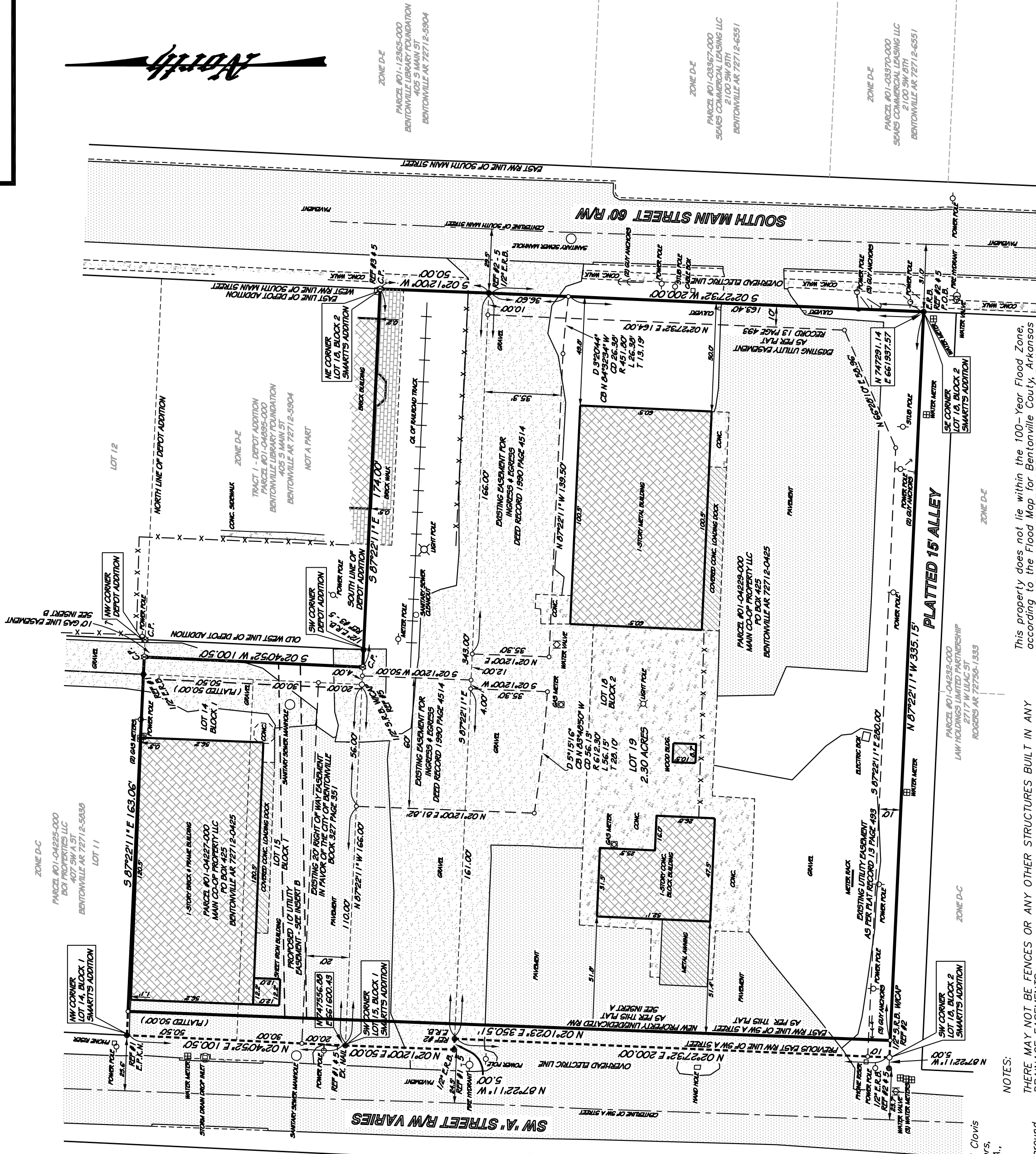
CONTACT: RYAN GILL

1705 S. WALTON BLVD SUITE 3
BENTONVILLE, AR 72712
PHONE: (479) 530-8433

DRAWN BY: M.D.L. Satterfield Land Surveyors P.A.
SCALE: 1"=40'
DATE: 5-27-16
JOB NO. 41,651
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE NO. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

SMARTT'S ADDITION - LOT 19

BEING A LOT COMBINATION OF LOT 14, 15, & 18 CREATING LOT 19, BLOCK 1 OF SMARTT'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS



NOTES:

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE, ACCORDING TO THE FLOOD MAP FOR BENTONVILLE COUNTY, ARKANSAS COMMUNITY PANEL NO. 05007C0255K DATED: JUNE 5, 2012.

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.

THIS PROPERTY DOES NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY OF BUILDING PERMITS ISSUANCE.

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.

PRELIMINARY PLAT STAFF REPORT



McClain Subdivision

700, 800 & 810 McClain Road

PC Date: 2/21/2017

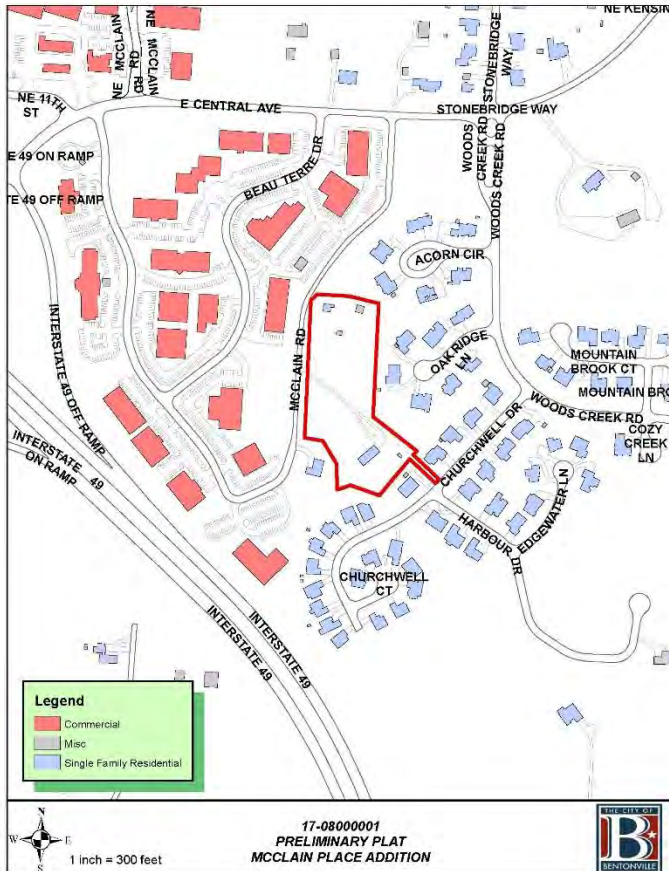
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-08000001
Applicant / Current Owner	LRRB Land Development, LLC 1200 East Joyce Boulevard Fayetteville, AR 72703
Site Area	4.31 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	9 total lots
Subdivision Name	McClain Subdivision

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

Location Map



Property Description

This property is the location of three existing single-family dwellings and is situated between an established single-family neighborhood and an office park in a low-density residential area.

Project Details

The applicant has submitted a preliminary plat for a nine lot single-family subdivision to be known as McClain Subdivision. All nine lots are buildable; an existing home on the property will absorb one lot. Half-street improvements to McClain Road will be constructed with the development. A 5' wide sidewalk will be constructed along McClain Road with issuance of building permits. The average lot size will be 0.33 acres. Water, sewer and electric, under the approved plan, will serve each lot.

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

1. Provide a digital copy of the plat.

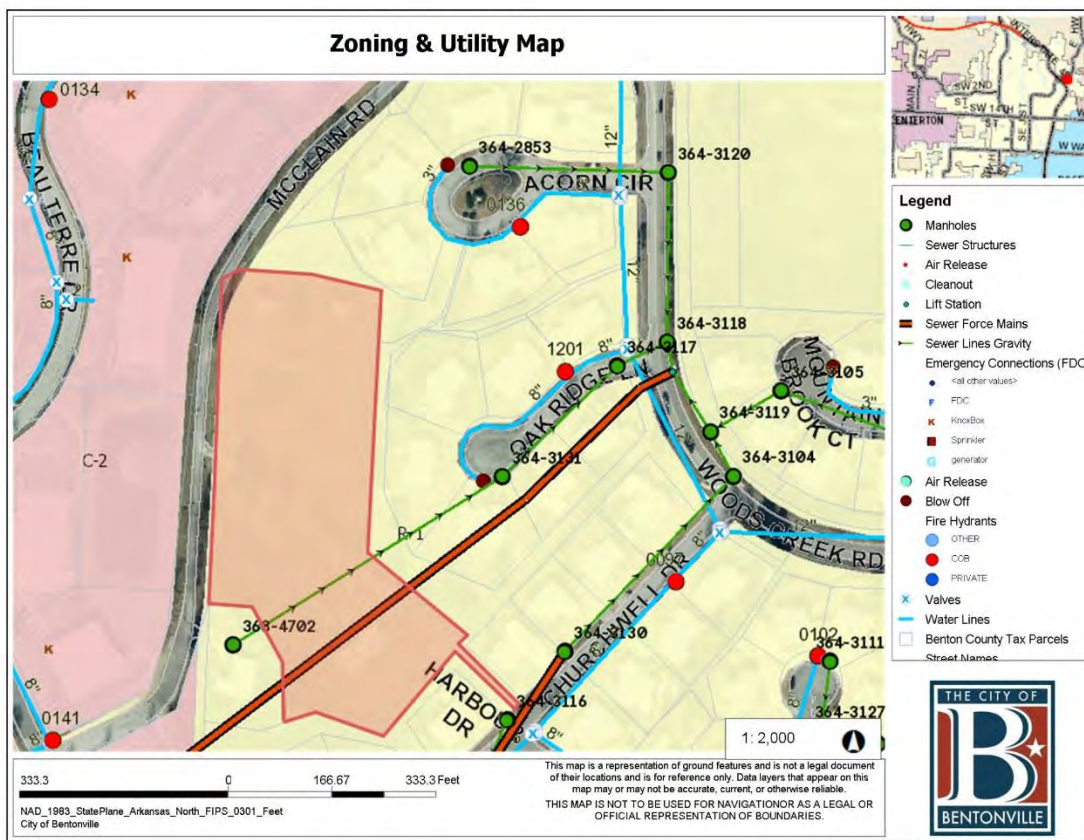
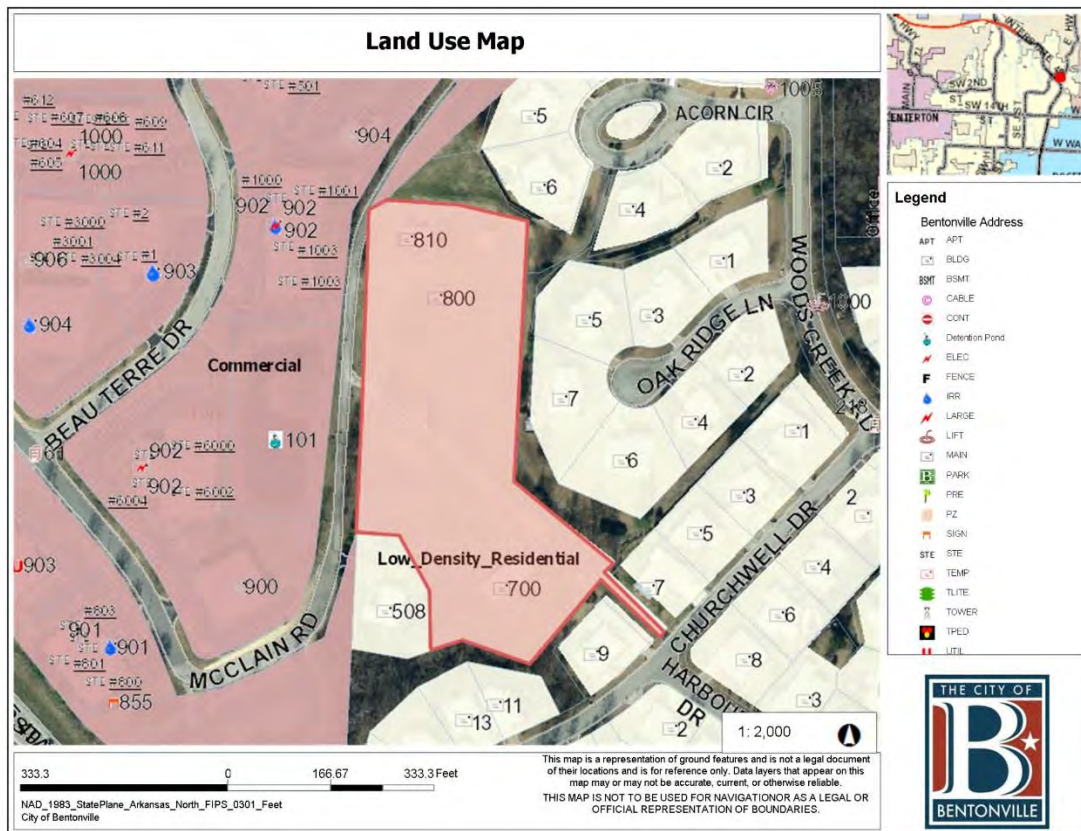
Recommendation

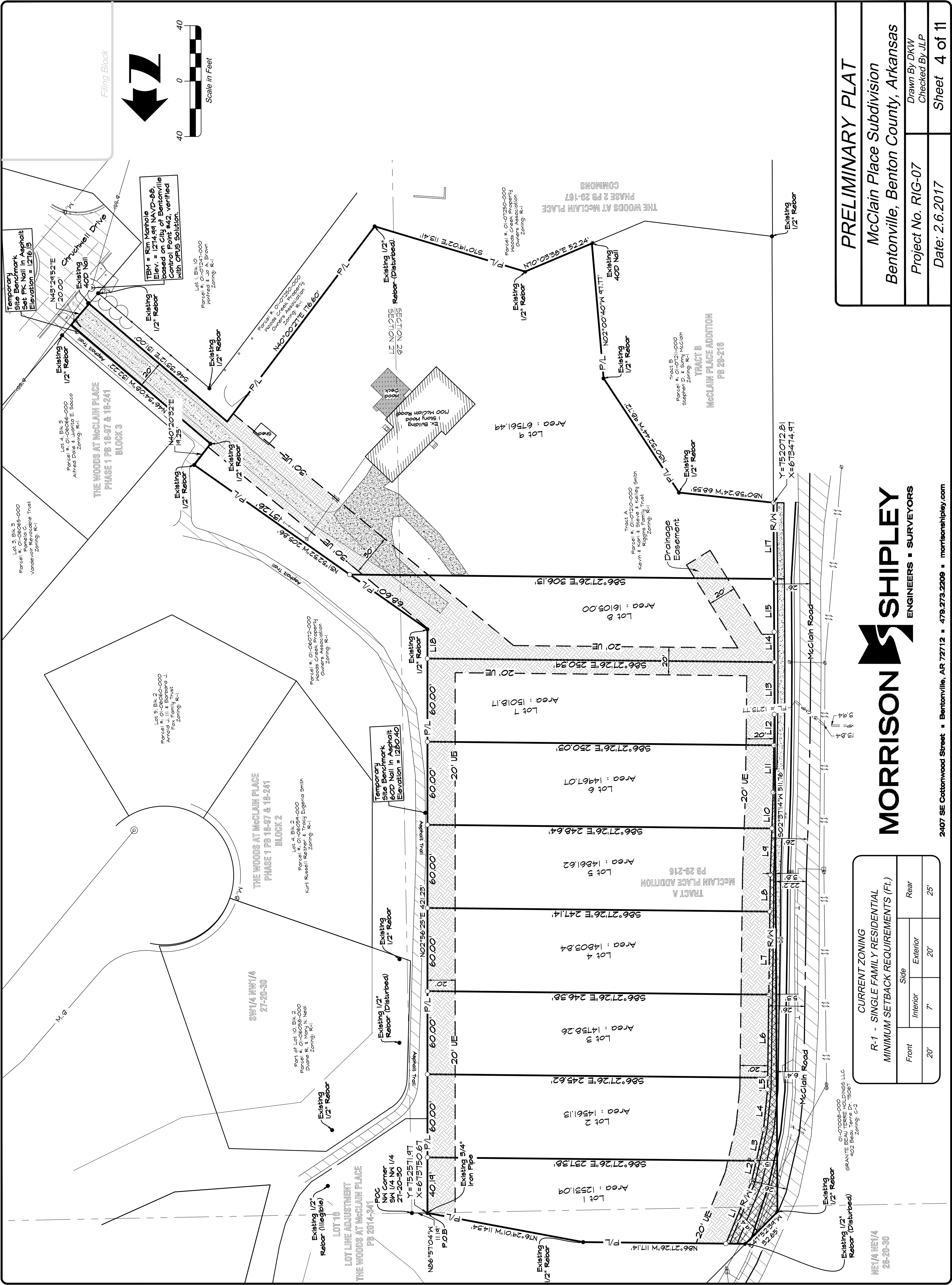
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

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

PRELIMINARY PLAT STAFF REPORT



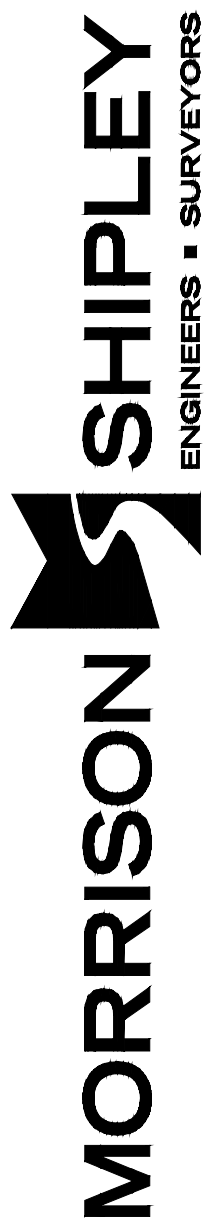


PRELIMINARY PLAT

McClain Place Subdivision
Bentonville, Benton County, Arkansas

Project No. RIG-07
Date: 2.6.2017

Sheet 4 of 11



ENGINEERS • SURVEYORS

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

CURRENT ZONING				
R-1 - SINGLE FAMILY RESIDENTIAL				
MINIMUM SETBACK REQUIREMENTS (Ft.)				
Front	Side		Rear	
	Interior	Exterior		
20'	7'	20'	25'	

01-07-008-000
GRANITE BEAU TERRE HOLDINGS LLC
402 Beau Terre Dr. 75261
Zoning: G-2

NET 1/4 NE 1/4
28-20-30

Existing 1/2" Rebar (Disturbed)

McClain Road

McClain Road

McClain Road

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FINAL PLAT STAFF REPORT



Lots 17-32, Block J, Orchard Addition 503 Southeast 'D' Street

PC Date: 2/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-03000001
Applicant / Current Owner	Tourmaline Urban Lofts, LLC 805 Southeast 'C' Street Bentonville, AR 72712
Site Area	0.86 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)
No. of Lots	16 total lots, 15 buildable
Subdivision Name	Orchard Addition, Block J

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

Location Map



Property Description

The property is the location of Tourmaline Urban Lofts, a Planned Residential Development situated in a Downtown High-Density residential zoning district and lies within the Market District of Southeast Downtown.

Project Details

The applicant has submitted a final plat for 0.86 acres located at 503 Southeast 'D' Street to be known as Lots 17 through 32, Block J of Orchard Addition. Fifteen attached townhome lots and one common area lot will be created with this final plat. Public drainage and utility easements and an additional 4' of right-of-way along the public alley are being dedicated with the plat. This final plat establishes lot lines only and does not accept any public assets and or infrastructure. No Certificates of Occupancy will be issued until all final inspection requirements have been satisfied.

Utility Infrastructure

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

Drainage Report

A drainage report is not required at the time of final platting.

Waivers

No waivers requested.

Conclusion

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

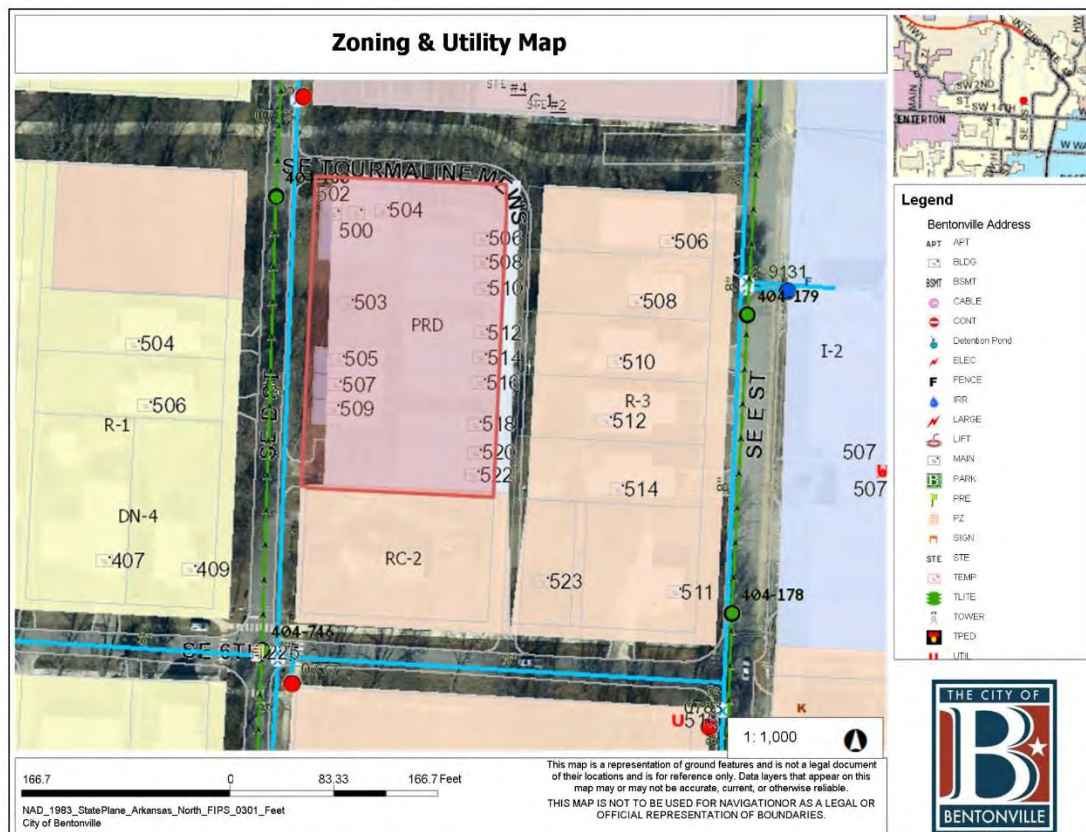
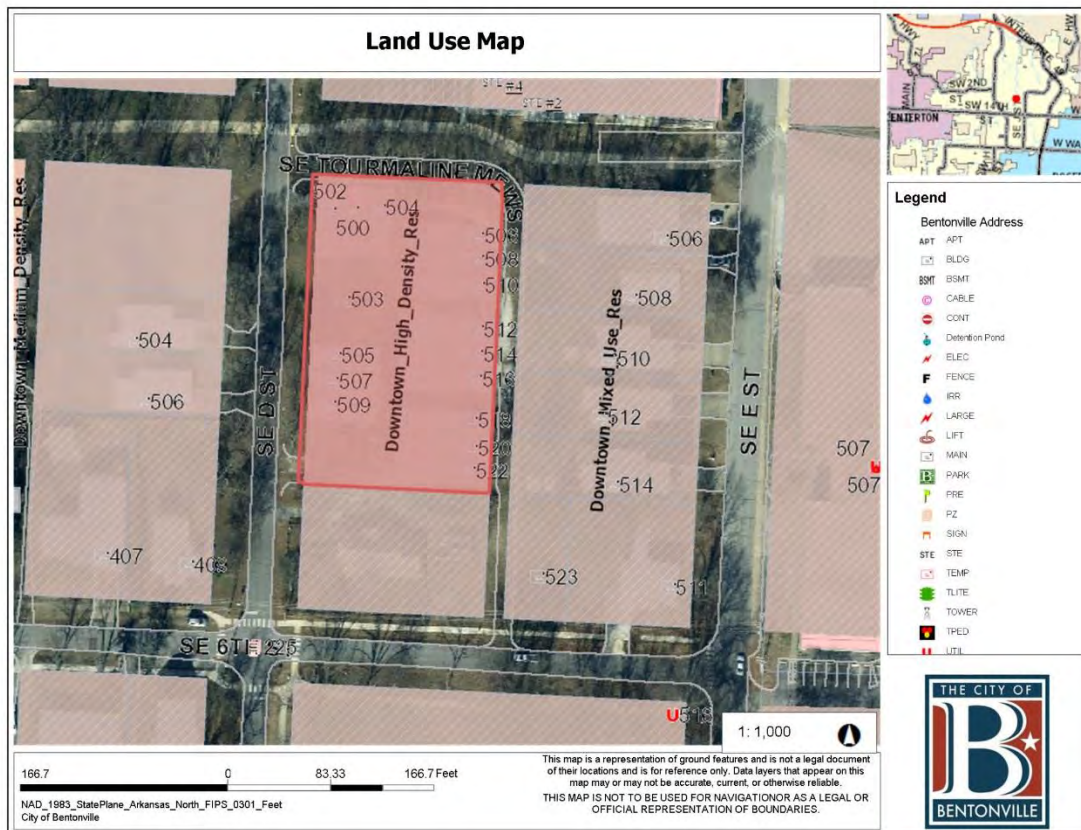
Standard Conditions of Approval

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

Recommendation

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

FINAL PLAT STAFF REPORT



DCI
DEVELOPMENT
CONSULTANTS
INCORPORATED

picture
REAL ESTATE DEVELOPMENT

2/04/17

[illegible]

**FINAL PLAT OF LOTS 2, 3, 6, 7, & 10, BLOCK J CREATING
LOTS 17 THROUGH 32, BLOCK J OF ORCHARD ADDITION
BENTONVILLE, ARKANSAS**

TOURMALINE URBAN LOFTS

NAME / COMMON NAME:

ENT N

ELOPM

PROJECT NO:	DEV
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14-324

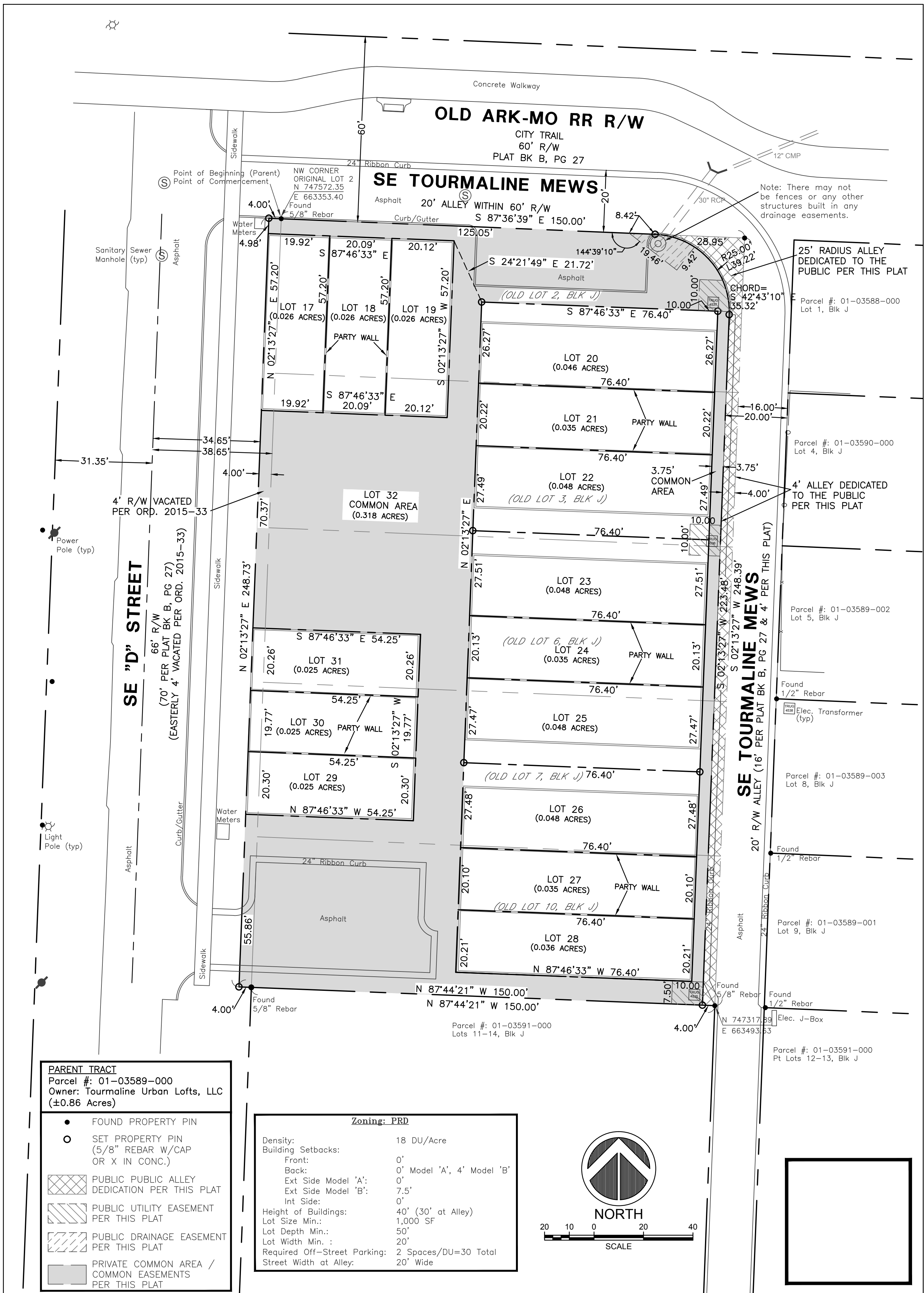
HEET NO:

10/1/2010

FP 1 |

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Page 10



Reviewer: Jon Stanley, Planner

16-06000047
LARGE SCALE DEVELOPMENT
AIRPORT ROAD OFFICES
308 SW 28TH ST

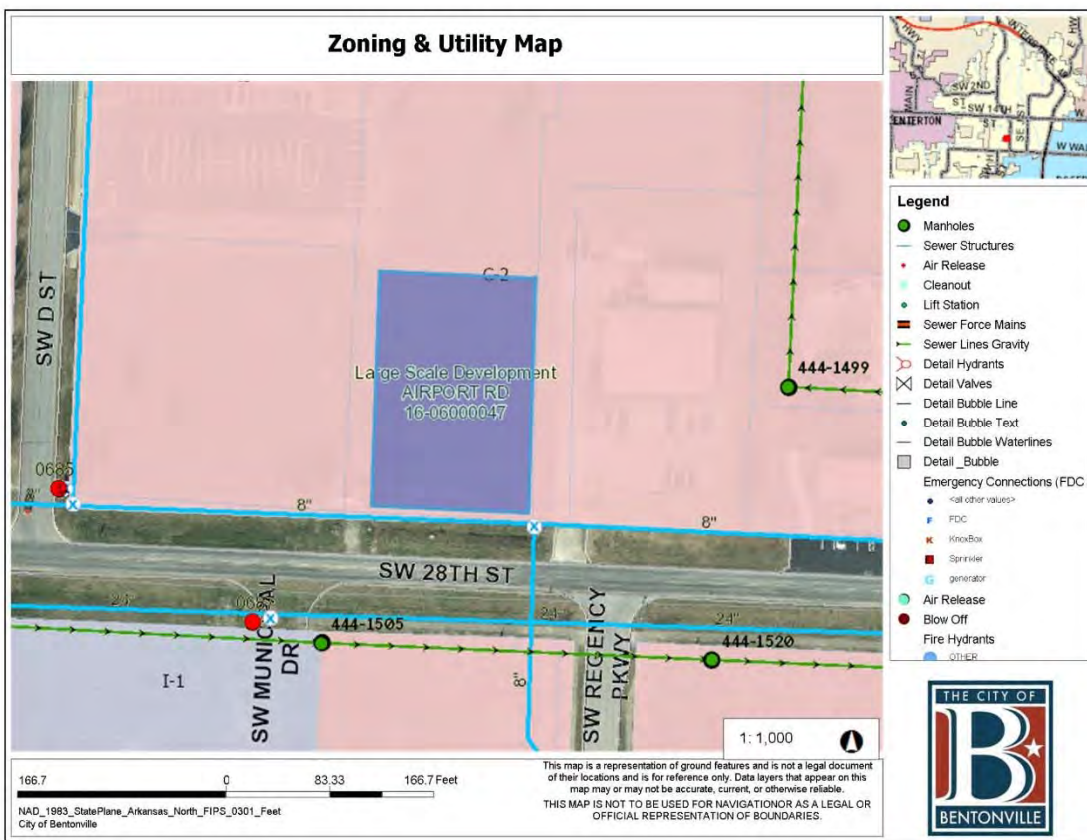
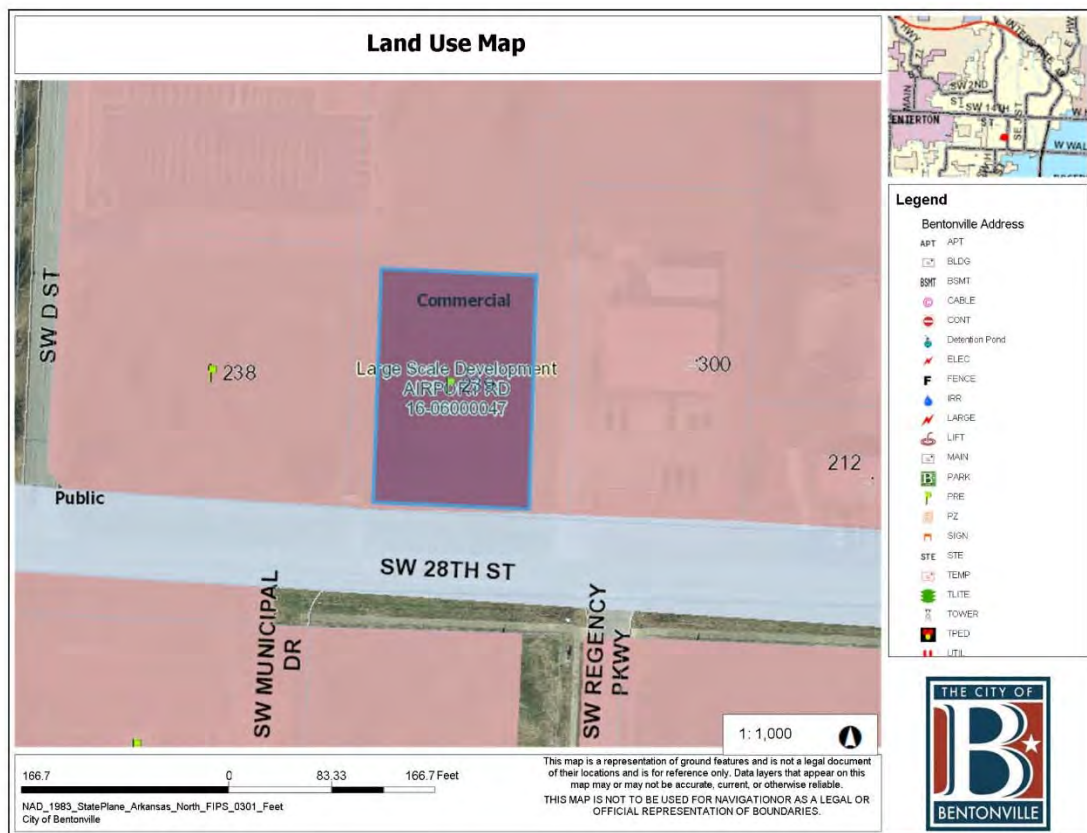
Legend

- Pending Planning Commission Items
- Commercial
- Misc
- Public
- Single Family Residential

1 inch = 300 feet

16-06000047
LARGE SCALE DEVELOPMENT
AIRPORT ROAD OFFICES
308 SW 28TH ST

LARGE SCALE DEVELOPMENT STAFF REPORT



BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

January 7, 2017

City of Bentonville
Planning Department
350 SW A St.
Bentonville, AR 72712

SUBJECT: Street Improvements Waiver Request
 Airport Road Large Scale Development
 SW 28th Street, Bentonville, AR
 Blew Project #16-839

To Planning Commission Members:

On behalf of our client, Airport Road, LLC, we are hereby requesting a waiver to the requirement of off-site improvements to SW 28th Street as stated City code 1200.1.B, including any requirement for a closed storm sewer system in the right-of-way. Sidewalks in the right-of-way will not be included in this waiver and are included in the proposed development.

1. A waiver to these improvements for the development is applicable per City Code 1200.4.A, which states a waiver may be requested if "The city has no plans for upgrading the substandard street or road on which off-site improvements are proposed to be required by the sub-divider". After discussion, the City Engineering Department agreed that due to lack of plans to upgrade the road by the City at this time, no off-site improvements to SW 28th Street were necessary as part of the proposed Development.
2. None of the surrounding properties, either previously developed or currently under construction, have been required to make street improvements to SW 28th Street. Due to this we request waiving the requirements to improve SW 28th Street to Master Street Plan Standards.

Sincerely,

Peter Farmer, EI
Blew & Associates, PA

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter Line
	Grass Strip Edge (See Site Plan For Size)
	Edge Of Pavement
	Thickened Edge Of Pavement
	Flatland Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall

See UTILITY PLAN for More Information

	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

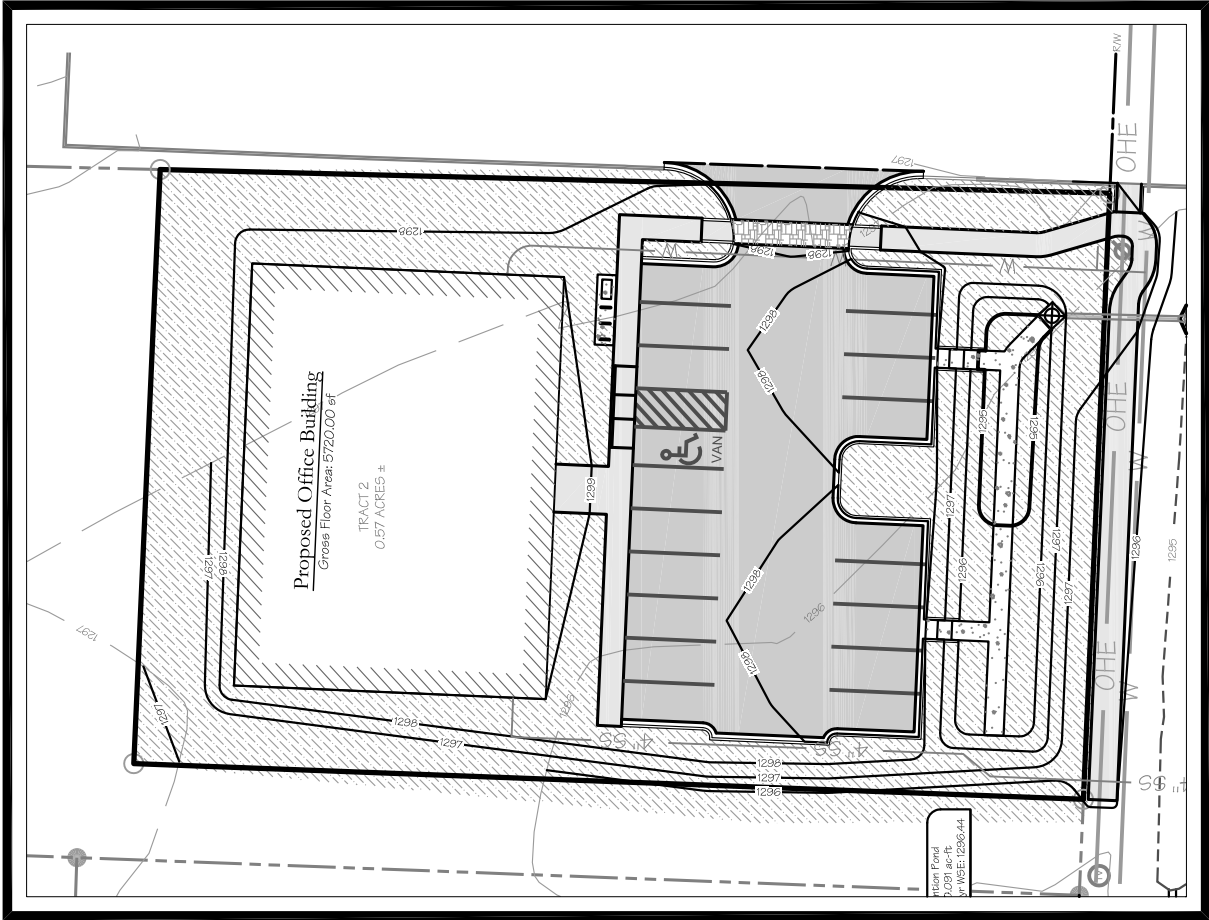
Note:
See Survey For Existing Features Legend.
See Cover Sheet For Abbreviation List.

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SOODED WITH ZOYSIA. GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEED PER MANUFACTURER'S INSTRUCTIONS WITH A MIXTURE OF 70% ZOYSIA AND 30% HYDROSEED. A 1/2" DEEP MULCH LAYER SHALL BE APPLIED. (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE 500 GAL. OF WATER PER 1000 SQ. FT. OF BED AREA.
- IRIGATION WATER METERS HAVE BEEN PROVIDED OR FLOPER TO CONTACT IRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- INTERIOR LIGHT FIXTURES SHALL BE INSTALLED WITH SHROUD NOTING BETWEEN 30" AND 60" IN HEIGHT IN SHADED SIGHT TRIANGLE AREA.
- ANY SIGNAGE FOR THE PROPOSED BUILDING WILL REQUIRE A SEPARATE SIGN PERMIT WITH THE CITY OF BENTONVILLE.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5" FROM ALL PUBLIC UTILITIES.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED, TOPPED AT ANY TIME AND PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVER LIKE JUNKFEEK OR LIRIOPE, ETC., SHALL COVER A ONE HUNDRED PERCENT(100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ENTIRE DETENTION BASIN SHALL BE FULLY SOODED INCLUDING BERM AREA.

Landscaping Information:

PROPERTY INFORMATION		
Gross Site Area:	24,763.70 sf	0.57 acres
Proposed Dedicated R.O.W.:	0.00 sf	0.00 acres
Net Site Area:	24,763.70 sf	0.57 acres
Zoning: C-2, Highway Commercial		
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length:	126.38 ft	6 Trees
Req'd (1 Shade Tree/20 ft):		6 Trees
Provided:		6 Trees
PERIMETER LANDSCAPE REQUIREMENTS		
Perimeter Length:	519.73 ft	10 Trees
Req'd (1 Shade Tree/20 ft):		10 Trees
Provided:		10 Trees
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area	5,892 sf	
Required (8%):	589 sf	
Provided:	672 sf	



ISSUED:		1
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		5
		6
DESCRIPTION	DATE	

[illegible]

2 LEFT ELEVATION

SCALE: $1/4'' = 1'-0''$

Architectural elevation drawing of a building facade. The drawing shows a sloped roof with metal panels and a main wall with fiber cement panels and windows. The roof slope is indicated as 12/12. The main wall features a series of windows and a door. The drawing includes vertical grid lines A through E, horizontal level markers, and various material and construction callouts.

Vertical Grid Lines: A, B, C, D, E

Horizontal Level Markers:

- 121'-6" T.O. PARAPET @ ENTRY
- 120'-0" T.O. PARAPET
- 114'-0" T.O. EAVE
- 108'-0" WINDOW HEAD
- 102'-0" T.O. MASONRY
- 100'-0" FINISH FLOOR

Callouts and Materials:

- 4" METAL COPING (TYP)
- 8"x8" GUTTER WITH 6"x6" DOWNSPOUTS (TYP)
- FIBER CEMENT PANELS (TYP)
- SPLIT FACE BLOCK, PAINTED (TYP)
- METAL PANEL @ SCALE OF PARAPET (TYP)
- 1"x6" HORIZ. WOOD SIDING TO RETURN @ PARAPET END (TYP)
- STANDING SEAM METAL ROOF PANELS (TYP)
- INSTALL FLASHING AS REQUIRED (TYP)
- 200A ELEC. METER (TYP)
- A/C CONDENSING UNIT (TYP)

Roof Slope: 12/12

Window and Door Details: The drawing shows a series of windows and a door, each with a small square symbol indicating a specific detail or material.

1 REAR ELEVATION

SCALE: $1/4'' = 1'-0''$

Description:	BAUER OFFICE BLDG.
Location:	FAYETTEVILLE, AR
Sheet Content:	ELEVATIONS
Sheet:	A2.1
Document Date:	December 9, 2016

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BAUER OFFICE BUILDING

FAYETTEVILLE, AR

City Approval Date: --/--/--

WILLIAM KIM FUGITT AIA
ARCHITECT
FUGITT
AND ASSOCIATES

1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

REV	DATE	DESCRIPTION
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5		
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		ISSUED:
		DDMMYY N:


 UGITT
 AND
 ASSOCIATES
 ARCHITECT

1200 E. VOYCE BLVD.
 FANTLEWELL, AR 72709
 479.521.6686
 WWW.UGITT-ARCHITECT.COM

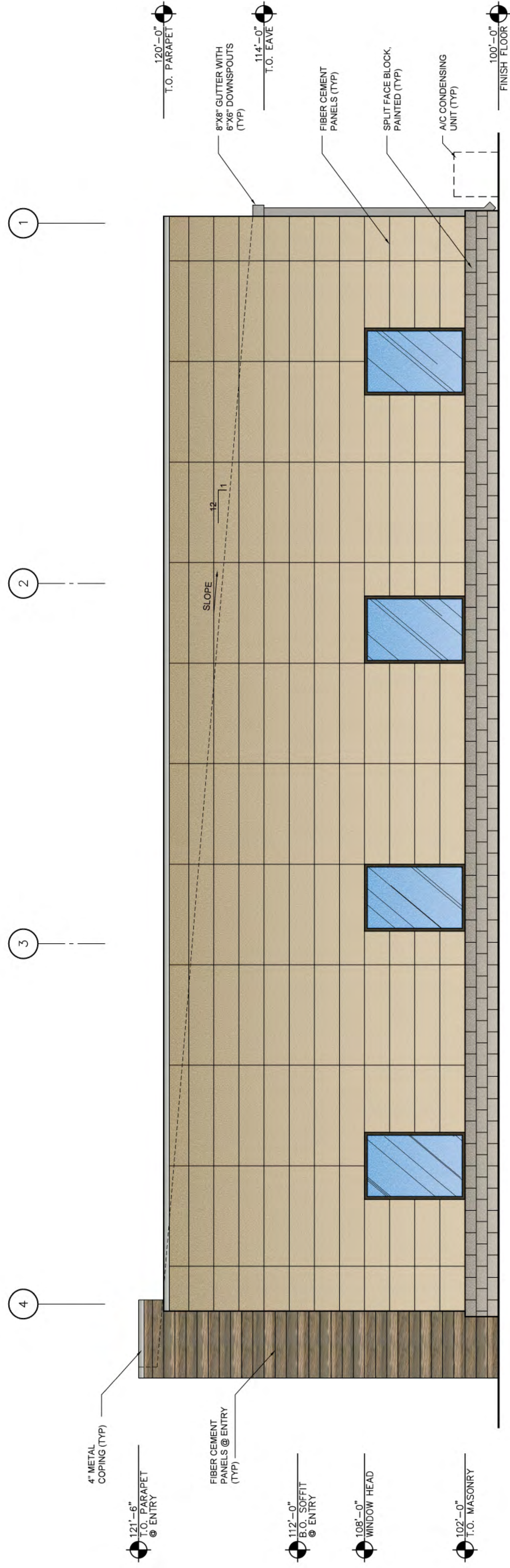
WILLIAM KIM FUGITT AIA

BAUER OFFICE BUILDING

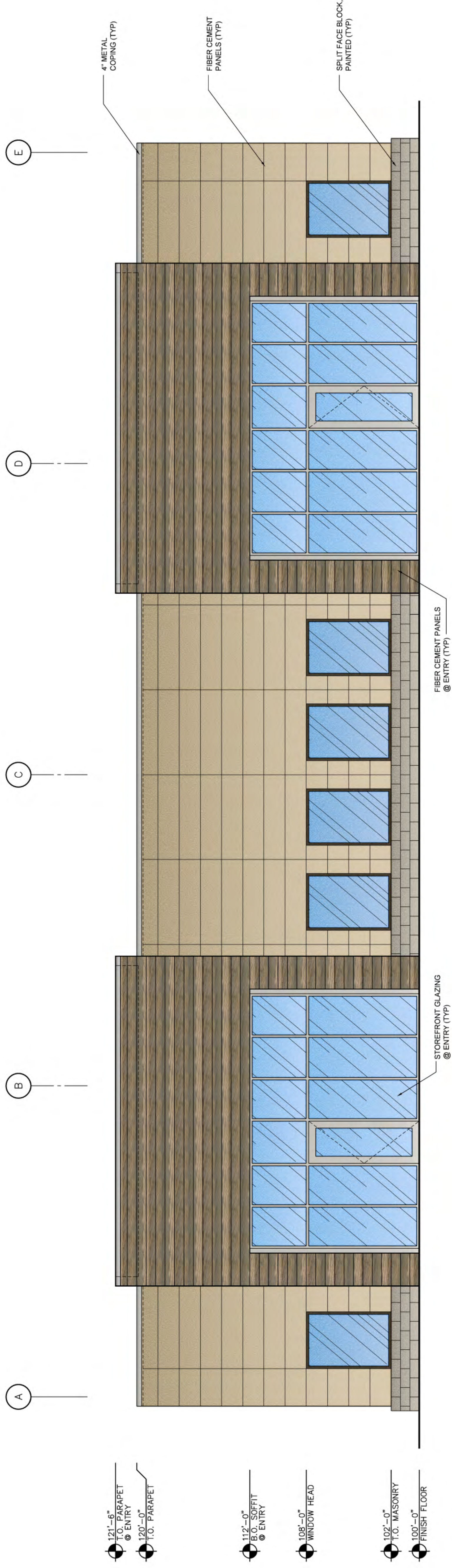
FAYETTEVILLE, AR

City Approval Date: --/--/--

Description: BAUER OFFICE BLDG.	
Location: FAYETTEVILLE, AR	
Sheet Content: ELEVATIONS	
Sheet: A2	
Document Date: December 9, 2016	



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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REZONING STAFF REPORT



Lonesome Tree Properties, LLC

Southwest 'I' Street

PC Date: 2/21/17

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000002
Applicant / Current Owner	Lonesome Tree Properties, LLC PO Box 1860 Bentonville, AR 72712
Site Area	0.09 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Central Commercial
Future Land Use Map Designation	Public/Semi-Public

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

Location Map



Property Description

This property is the location of a vacant lot adjacent to the west side of the Bentonville Municipal Airport.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has adequate access to a Southwest 'I' Street that is designated as an arterial street on the current Master Street Plan.

Utility Infrastructure

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

Relationship to the General Plan

The C-3, Central Commercial zoning district adjacent to the Bentonville Municipal Airport will allow for the construction of a new Flight Center and the request is consistent with the current Airport Master Plan and the Airport Advisory Board's goals and objectives.

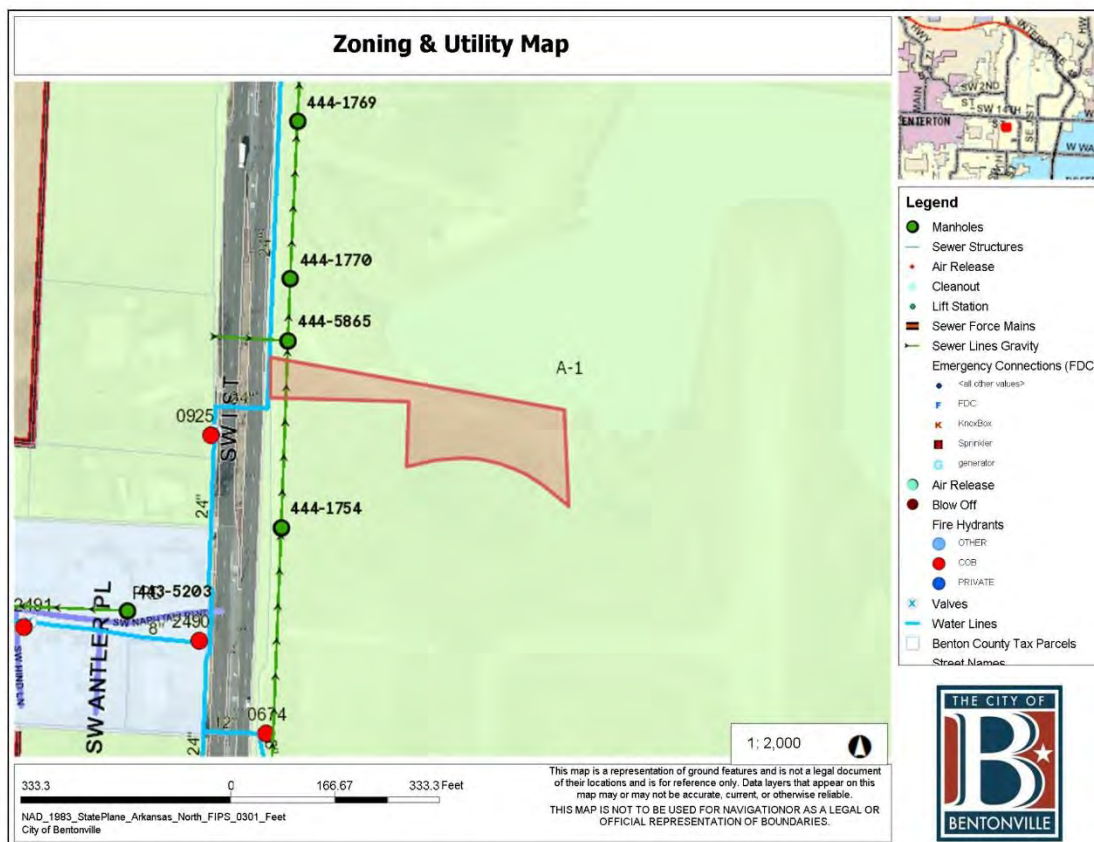
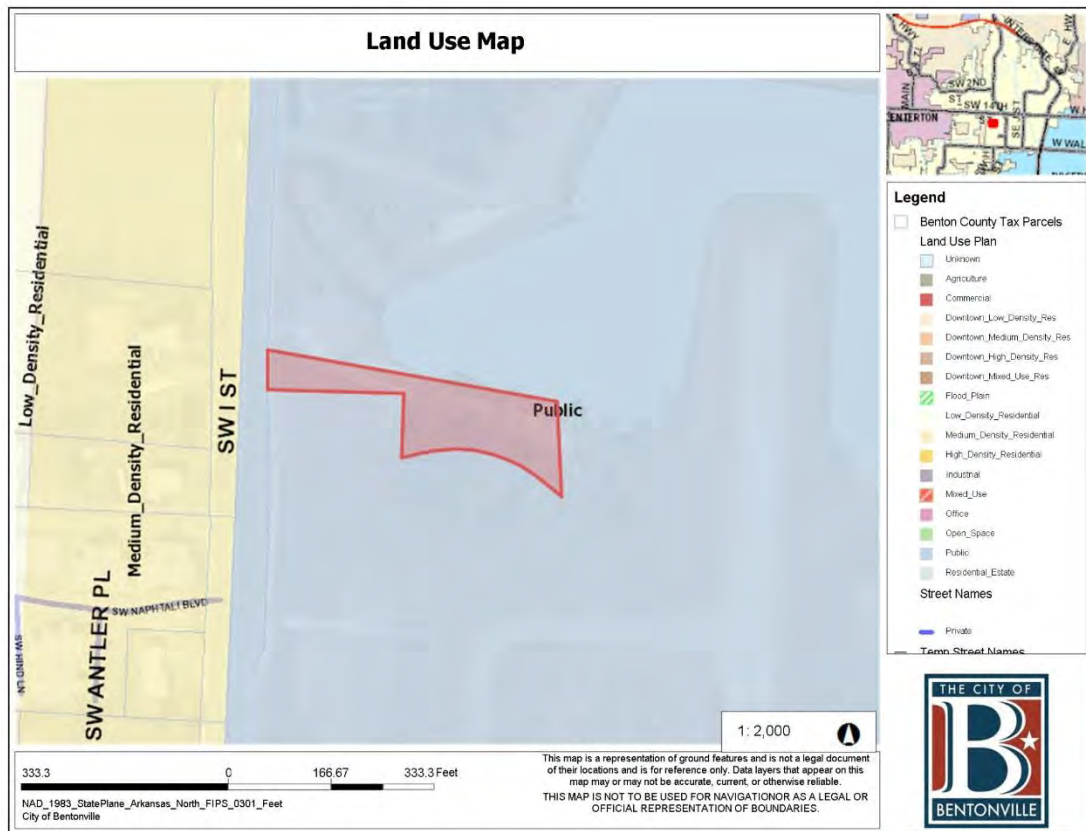
Conclusion

The C-3, Central Commercial zoning designation will allow the necessary setbacks needed for a new Fixed Base Operations building (FBO) to be constructed at the Bentonville Municipal Airport. Patrons of the facility will have the opportunity to experience both aviation and non-aviation uses within one single structure. The rezoning request is consistent with policy PF-40 of the General Plan which states "the City shall regulate land uses.....to protect the functionality and safety of long term airport operations".

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from A-1, Agricultural to C-3, Central Commercial.

REZONING STAFF REPORT



BENTONVILLE FLIGHT CENTER

December 15, 2016

DEVELOPMENT NARRATIVE

LAND LEASE AGREEMENT:

A “***Land Lease Agreement***” with the Bentonville Municipal Airport is being drafted for a unique project that will house an FBO, restaurant, office and conference room spaces. The land lease agreements initial terms are projected to be determined in decades rather than years and will remain in force for the full term length of time with 3-4 five year options to renew and extend the lease.

The Lessee will provide all design and construction services necessary to build this unique project, including site development as presented, where an agreement with lessor and lessee mutually accept to recognize that a single building is necessary and will be constructed over the property footprints of lessor and lessee with no separation at their common property line in order for all operations to be under one roof and share the structure.

At the conclusion of the project, the fixed based operations, currently provided by Summit Aviation for the Bentonville Municipal Airport, will relocate from its present location, to lease and operate out of the area of the project designated FBO. A “line shack” for refueling operations will be built on Lessor land with a similar “***Land Lease Agreement***” away from the FBO and will be completed for the fixed based operations use at the time of substantial completion of the project.

PROJECT SITE DISCRIPTION:

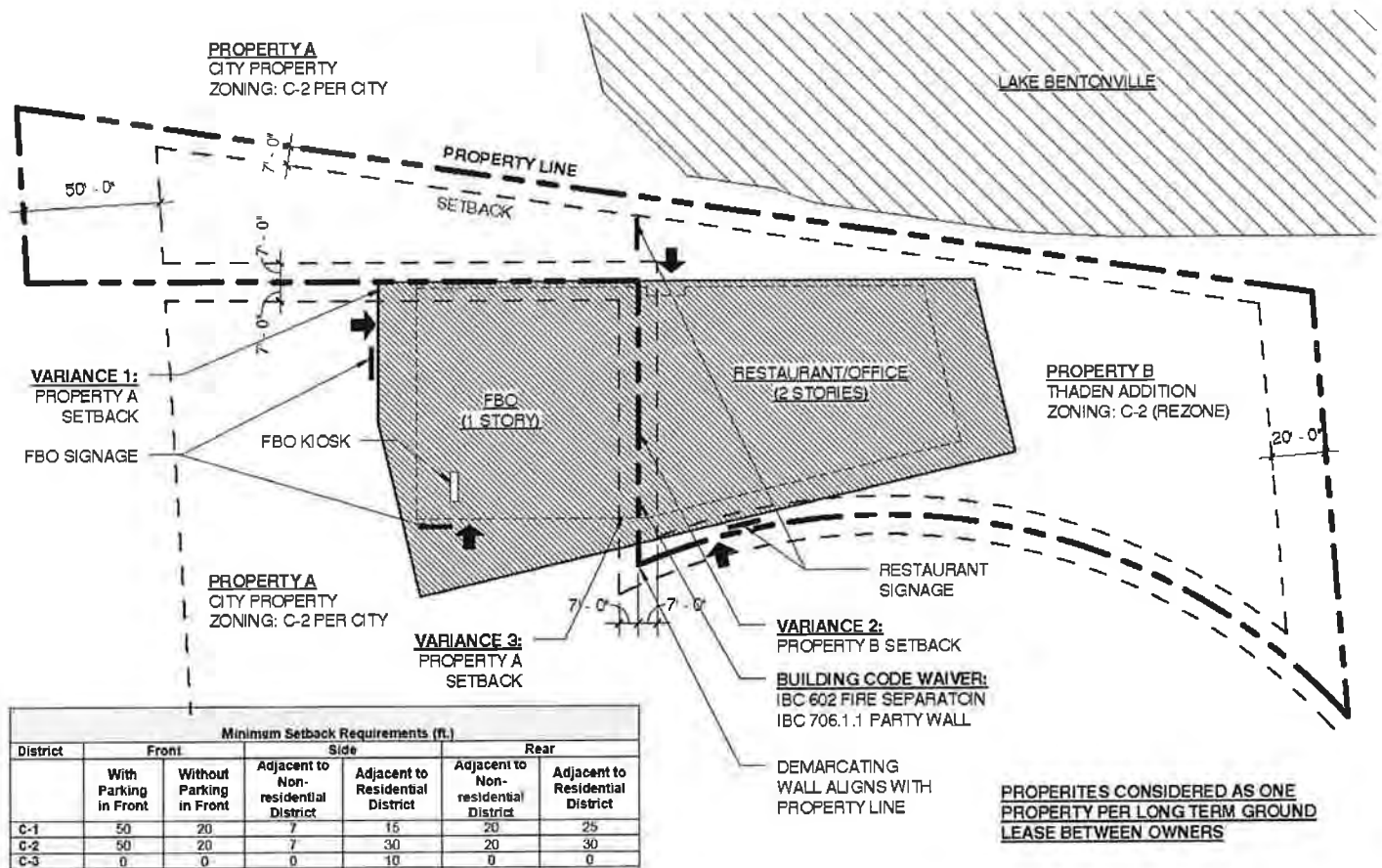
The site is comprised of two properties, per 2015-0028 Tract Exhibit prepared by Nevil Surveying, LLC outlined below:

Property 1: Owned by City of Bentonville, leased by Thaden Addition
Land Use: Fixed Base Operations, Airplane Hangar, Customer Service

Property 2: Lot 2 - Thaden Addition
Land Use: Restaurant, Office and Conference Space

The ownership of these two adjacent properties are planned to entered into a ***long-term land lease agreement*** which effectively renders the properties as a single property when considering variances for zoning setbacks and applicable building codes. The building will be constructed as one structure but operated for different uses with an imaginary zero lot line at the FBO area and lobby. This will separate the building uses into “aviation” and “non-aviation” uses per FFA regulations.

PROPERTY MAP WITH BUILDING OVERLAY



ZONING:

Property A: Current Zoning: A-1 or Municipal Airport District
Rezoning per city: C-2

Property B: Current Zoning: A-1 or Municipal Airport District
Proposed Zoning: C-2 General Commercial

REQUIRED VARIANCES:

Variance 1: Side yard setback variance for Property A
The building requires a 0ft setback from this property line

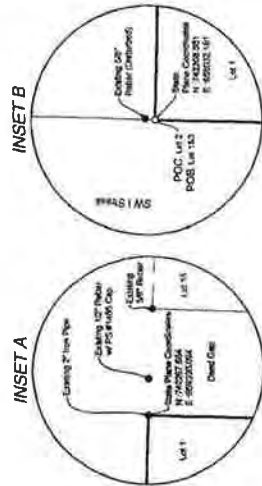
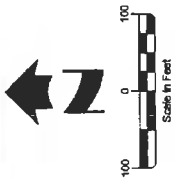
Variance 2: Side yard setback variance for Property B
The building requires a 0ft setback from this property line

Variance 3: Side yard setback variance for Property A
The building requires a 0ft setback from this property line

CODE ANALYSIS APPROACH:

The code analysis approach assumes that the two adjacent properties are considered as one property due to the "land

Book 2014, Page 995-S
 Plat 1, Book 1, Page 1
 12/27/2016



LEGEND

---	Property Line
---	Easement Line
---	Existing Right
---	Existing Right
---	Set 1/2" Rebar: PSN 1728
---	Perf Bearing & Distance



Lot Split

**LOT 1, Thaden Addition
 CREATING Lots 2 & 3**
 Bentonville, Benton County, Arkansas

Project No. BTV-22
 Date: 12.21.16
 Drawn By: JDS
 Checked By: BP
 Sheet 2 of 8

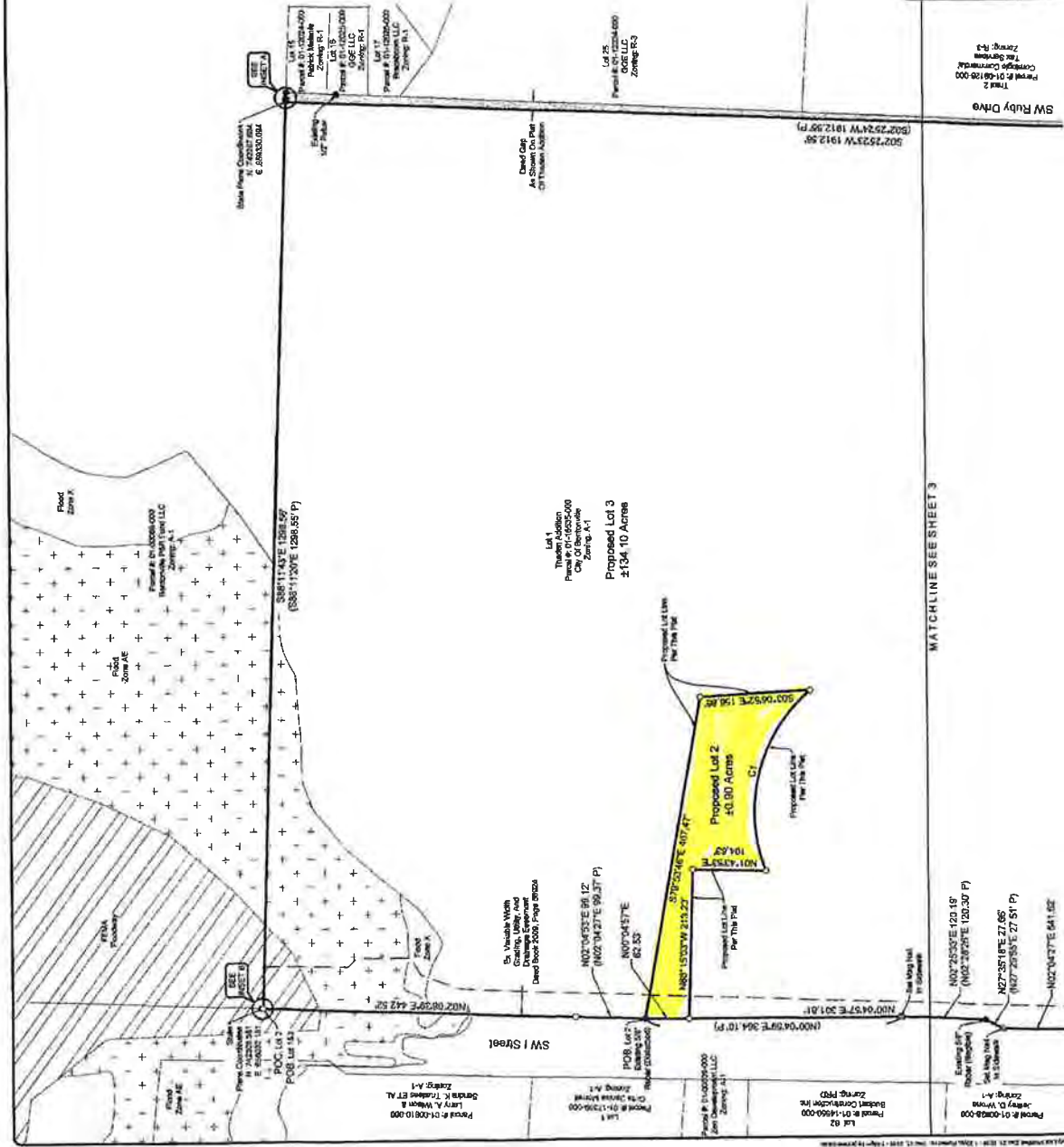
MORRISON SHIPLEY
 ENGINEERS & SURVEYORS

240 East Arkansas Street • Springfield, MO 65807 • 417.261.2847 • morrisonshipley.com



Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	284.25'	232.50'	162.97'	N 75° 54' 04" W	286.90'



MATCHLINE SHEET 3

REZONING STAFF REPORT



Harvey & JBJ Properties, LLC

112 Northeast Park Street, Northeast 'A' Street
& Northeast Monroe Street

PC Date: 2/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000003
Applicant / Current Owner	Abraham Harvey PO Box 9751 Fayetteville, AR 72703 & JBJ Properties, LLC 615 Prairie Creek Drive Rogers, AR 72756
Site Area	2.63 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

These properties are the location of five vacant residential lots and one occupied single family dwelling in a medium-density residential neighborhood in the downtown area where infill and redevelopment has begun to occur.

Projected Traffic Impact

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

Utility Infrastructure

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

Relationship to the General Plan

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

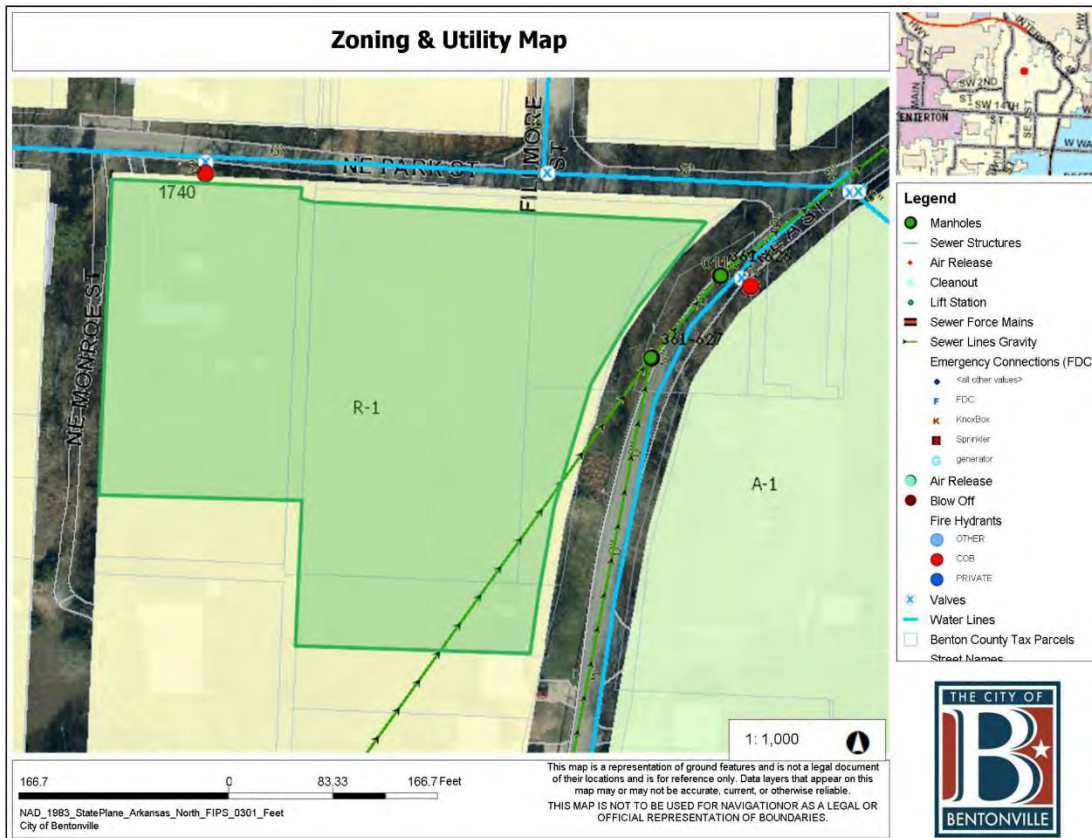
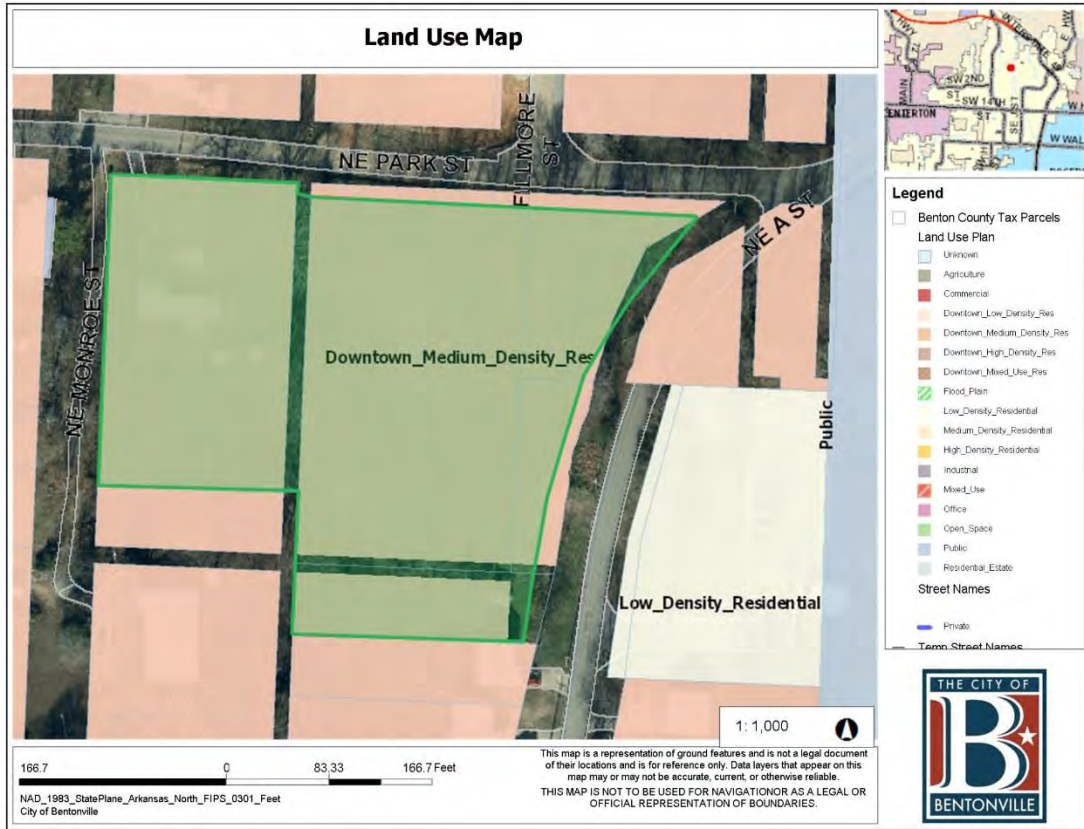
Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional density in a redeveloping downtown neighborhood. The existing infrastructure in this area can support the slight increase in density, will allow attached and detached, small-lot, single-family developments to occur, and does specifically allow for block-end townhome clusters.

Recommendation

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

REZONING STAFF REPORT



January 12, 2017

Planning Commission
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

Re: Rezoning Request Narrative for JBJ Properties, LLC
Lots 8-12 of W.A. Burks Addition, and
Lot 25 of a Replat filed in book 2016 at Page 144
Bentonville Arkansas

Dear Planning Commission,

On behalf of JBJ Properties, LLC, and Bates and Associates, Inc, we are pleased to present a Rezoning Request for Lots 8-12 and 25 along NE Park Street in Bentonville, Arkansas.

The lots are adjoining with a 12' platted alley at the intermediate property line; both properties are owned by JBJ Properties, LLC (Abraham Bennett Harvey is an authorized Member of JBJ Properties, LLC). There are no pending or proposed sales on the property. Both lots are currently zoned as R-1 Residential; we are proposing a change to DN-2, Downtown Medium-Density Residential, in accordance with the newly implemented Downtown Neighborhood Districts Land Use Plan. After rezoning, the owners plan to proceed with a lot line adjustment to combine Lot 12 and 25 into a single lot.

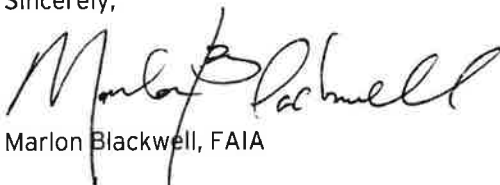
Bentonville has long been a desirable place to live. Access to a high quality of life, good paying jobs, and great community amenities has proven to be an attractor for the many people who are moving to Bentonville. The vision for the property along NE Park Street is to support in that growth by developing a series of townhouse clusters, which are permitted on block-end lots in the DN-2. The development would fit within the DN-2 Maximum Net Residential Density of 16 units per acres.

The owners of the property have high aspirations for this site. They understand that this can and should be a model for how to develop quality in an important area of Downtown Bentonville. They hope to build a unique development that can serve as a model for design quality while fitting into the surrounding residential context of single- and multi-family homes.

The proposed development will have a minimal impact on traffic; no large scale signage is envisioned for the property. 6" Water lines are available along NE Park and A Street; a 10" sewer line runs across the southeast corner of the property.

We look forward to the prospect of developing this site with the quality and care that will meet the high expectations of the City and potential residents alike.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marlon Blackwell', is written over a horizontal line.

Marlon Blackwell, FAIA

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:

It's not ~~clear~~ clear whether or not it is
this 'end of block' DN-2. Therefore
we object to any potentially unclear zoning impacts.



Signature and Physical Address

960 N Main st

72712

Laura Brewer

Signature and Physical Address

960 N. Main Street

Bentonville, AR 72712

REZONING STAFF REPORT



JBJ Properties, LLC

Northeast 'A' Street

PC Date: 2/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000004
Applicant / Current Owner	JBJ Properties, LLC 615 Prairie Creek Drive Rogers, AR 72756
Site Area	0.40 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is the location of two vacant residential lots in a medium-density residential neighborhood in the downtown area where infill and redevelopment is beginning to occur.

Projected Traffic Impact

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

Utility Infrastructure

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

Relationship to the General Plan

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

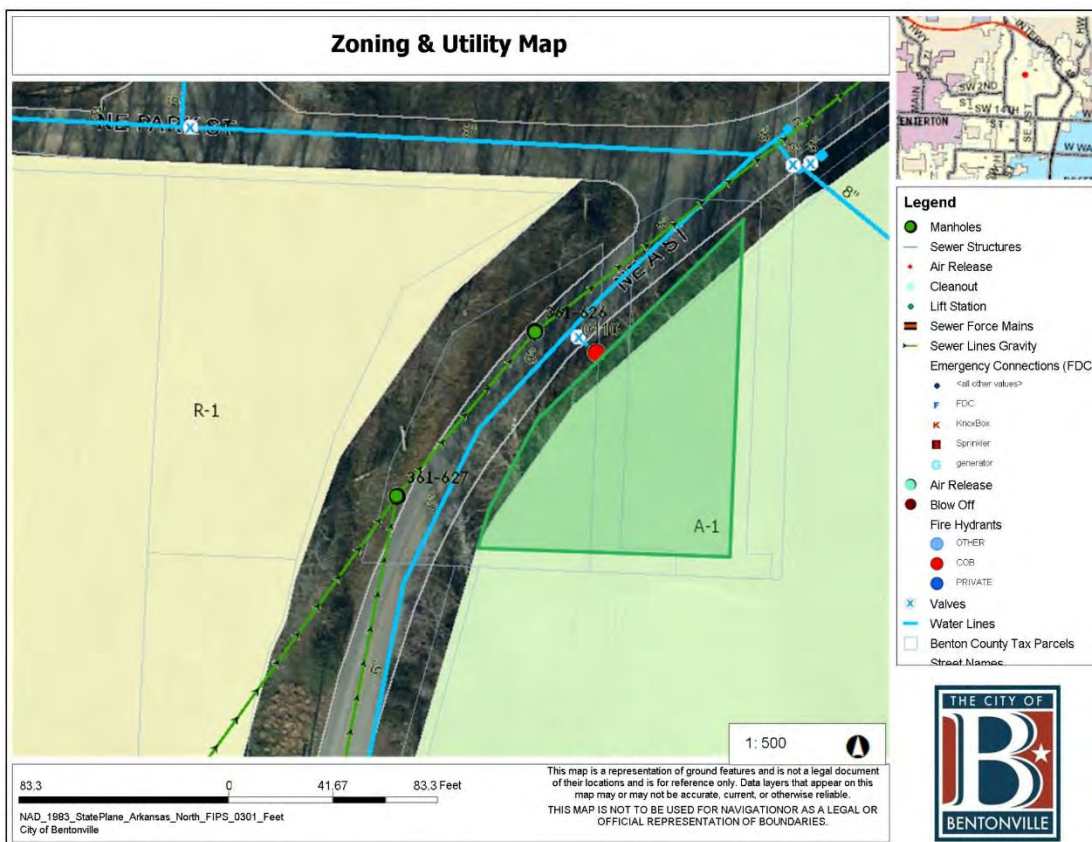
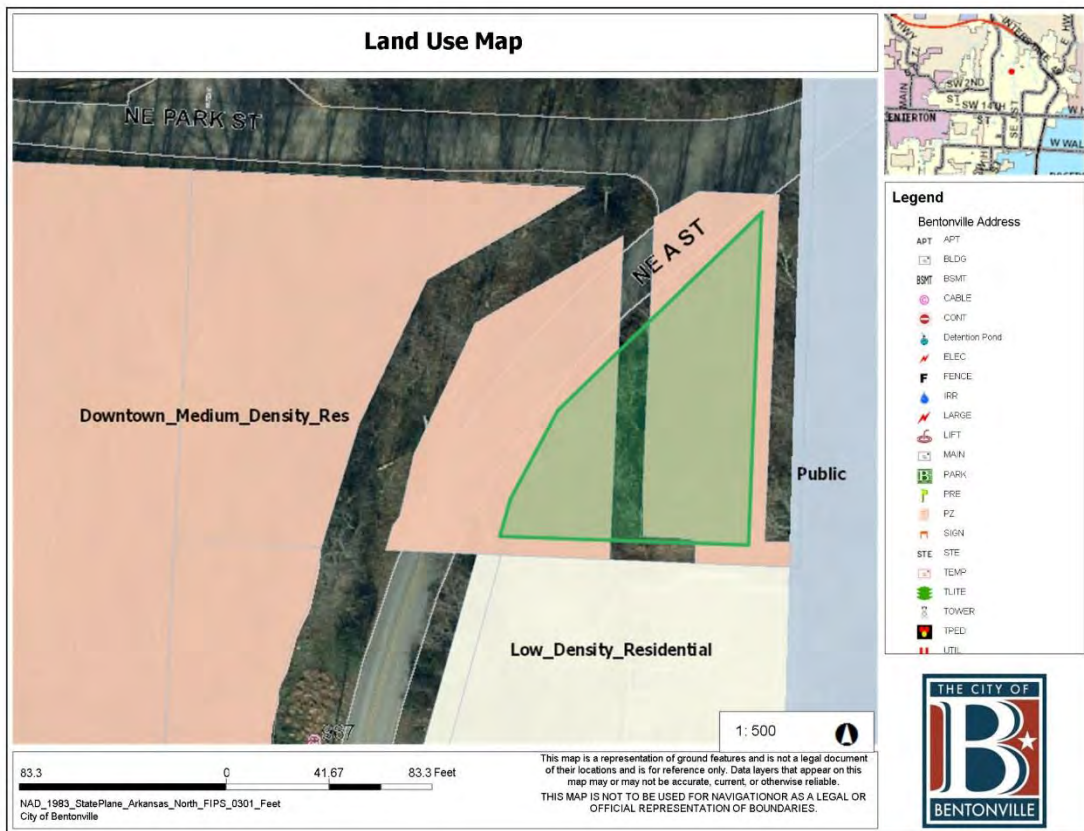
Conclusion

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

Recommendation

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

REZONING STAFF REPORT



January 11, 2017

Planning Commission
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

Re: Rezoning Request Narrative for JBJ Properties, LLC
Lots 13, 14, Burks 2nd Addition, Bentonville Arkansas

Dear Planning Commission,

On behalf of JBJ Properties, LLC, and Bates and Associates, Inc, we are pleased to present a Rezoning Request for the property at the intersection of NE A Street and NE Park Street.

The property is currently zoned as A-1 Agricultural; we are proposing a change to DN-2, Downtown Medium-Density Residential, in accordance with the newly implemented Downtown Neighborhood Districts Land Use Plan. The property is owned by JBJ Properties, LLC, and there are no pending or proposed sales on the property.

Bentonville has long been a desirable place to live. Access to a high quality of life, good paying jobs, and great community amenities has proven to be an attractor for the many people who are moving to Bentonville. The vision for the property along NE A Street is to participate in that growth by building a small two-family dwelling in an area close to Downtown and easily accessible to the many amenities Bentonville offers.

The owners of the property have high aspirations for this site. They hope to build a unique dwelling that can serve as a model for design quality while fitting into the surrounding residential context of single- and multi-family homes.

The proposed building will have a minimal impact on traffic; no large scale signage is envisioned for the property. 8" Water and 6" sewer lines are available along NE A Street.

We look forward to the prospect of developing this site with the quality and care that will meet the high expectations of the City and potential residents alike.

Sincerely,

A handwritten signature in black ink, appearing to read "Marlon Blackwell". The signature is fluid and cursive, with the first name "Marlon" and last name "Blackwell" clearly distinguishable.

Marlon Blackwell, FAIA

REZONING STAFF REPORT



Vanderpool

601 Northwest 'B' Street

PC Date: 2/21/2017

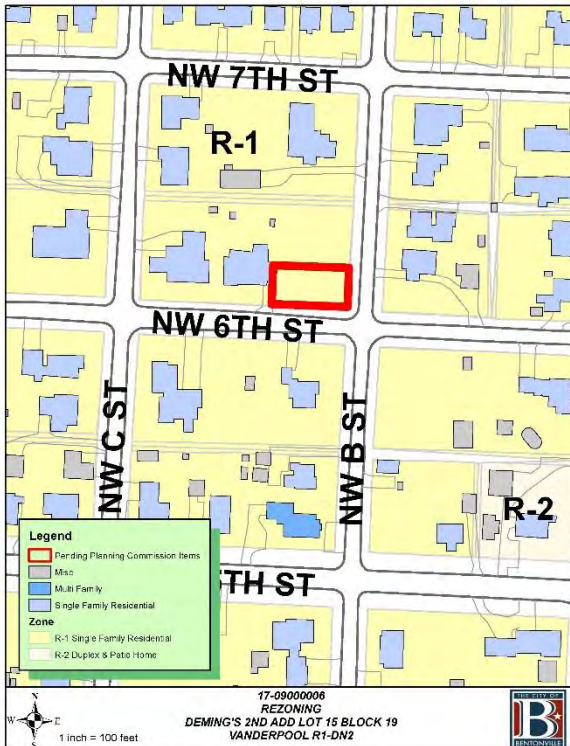
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	17-09000006
Applicant / Current Owner	Clifford & Lori Vanderpool 127 Fox Run Circle Centerton, AR 72719
Site Area	0.14 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is the location of a vacant residential lot in a medium-density residential neighborhood in the downtown area where infill and redevelopment is beginning to occur.

Projected Traffic Impact

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

Utility Infrastructure

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

Relationship to the General Plan

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

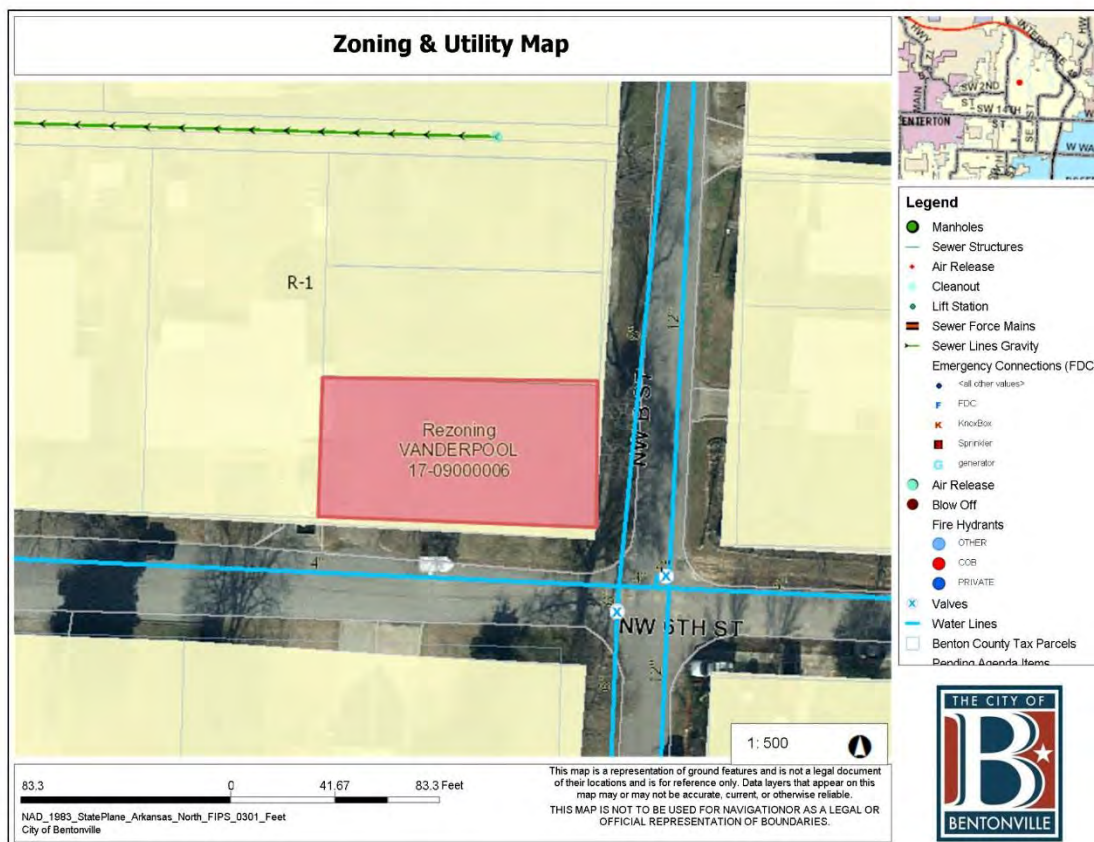
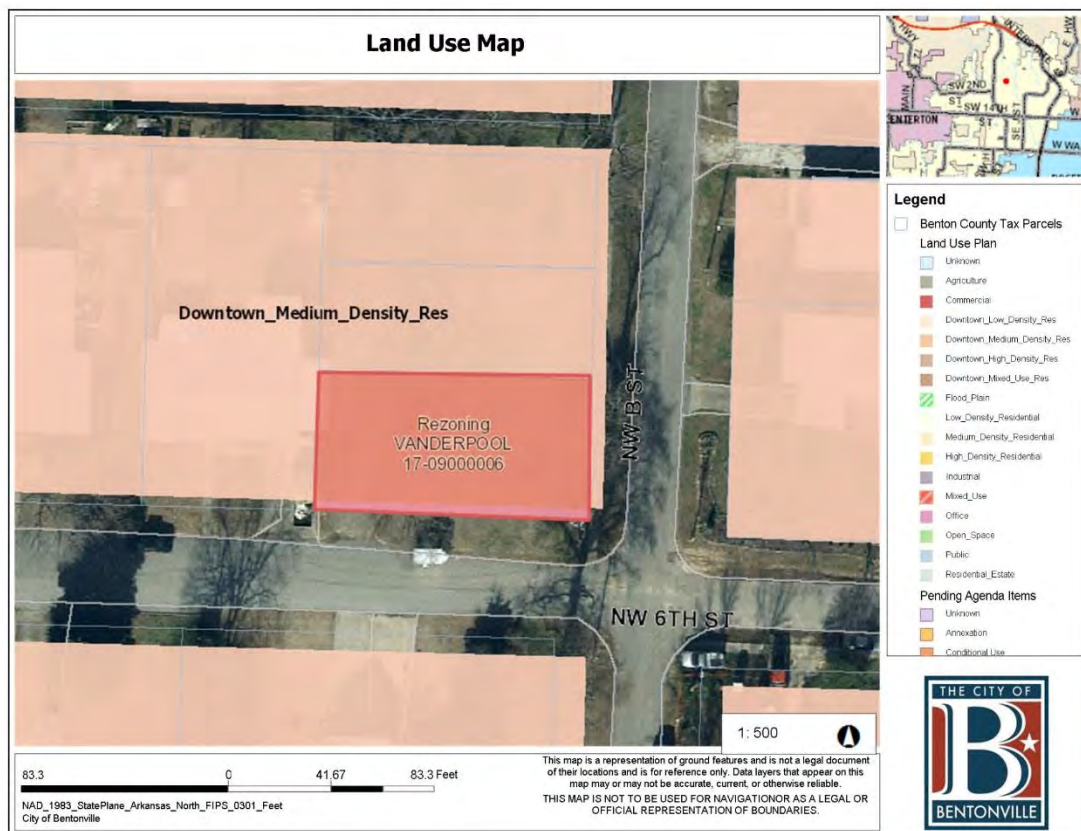
Conclusion

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

Recommendation

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

REZONING STAFF REPORT



Legal Description:

Part of lots 11 and 12 and part of the east 10 feet of lot 10 in block 19, Demming's 2nd Addition to the city of Bentonville, Benton County, Arkansas as shown on plat record "B" at page 24 and more particularly described as follows:

Beginning at a found 5/8" rebar at the southeast corner of said lot 12, Thence N 87°31'40" W 110.00 Feet to the Southeast Corner of Lot 9a as shown on plat record 26L at page 68. Thence N 02°46'59" E 56.87 feet, thence S 87°32'57" E 110.00 feet, thence S 02°46'59" W 56.91 feet, to the point of beginning and containing 0.14 acres more or less and subject to any and all easements of record or fact.

Proposed Land Use:

This rezoning is for a Single Family Home for the Vanderpool's. They are requesting a reduction of the set back to allow for a front porch for their home. The front porch is a major architectural detail for their home and allows their home to merge seamlessly with the appearances of the surrounding homes in Downtown Bentonville. Front porches are important to encourage community, allowing for families like the Vanderpool's to sit out in the evening and greet their neighbors. The City staff is encouraging lot owners in this area to put in the DN2 (Downtown Medium Density Residence) Zoning. The Vanderpool home fits right in with the new city zoning plan for Downtown Bentonville.

REZONING STAFF REPORT



J3 PRD (Specialized Real Estate)

901, 903, 907, 1001, 1005 1009 SE 3rd Street

112 SE 'J' Street & 900 East Central Avenue

PC Date: 2/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

This property is the location of nine single-family residences and three undeveloped parcels, all of which are located in area that is designated for Downtown High-Density Residential.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is bordered to the north by East Central Avenue which is a collector street, to the east by SE 'J' Street which is designated as an arterial street and to the south by SE 3rd Street which is designated as a local street. SE 3rd Street will be improved with the proposed development. Each of these streets and the surrounding street grid will provide adequate options for ingress/egress to the proposed project. The proximity to employment and entertainment centers will further reduce the impact on the city's transportation network while the development encourages alternative transportation modes.

Utility Infrastructure

Per the city GIS website, public water and sewer are available at this location. Water and sewer is available along each street network. Multiple taps are being considered to reduce the impact on any one particular line.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown High-Density Residential (D-HDR). The PUD, Planned Unit Development zoning is an appropriate zoning district for this designation. The proposed multi-family housing will help the community achieve several objectives, providing a greater variety of housing options, increasing the amount of people living close to jobs and commerce and enhancing access to the downtown.

Conclusion

The PUD, Planned Unit Development zoning designation will implement Smart Growth strategies while providing a mix of uses and housing near the downtown square and will allow greater flexibility in design and use of the land while being compatible with adjacent uses. Ultimately, the PUD will provide a housing type that is needed for the downtown area to grow, prosper, and allow residents to live and work in the same area. The development will take advantage of an existing street network while utilizing utilities that provide adequate capacity. The proposed multi-family units will add validity to existing downtown commercial uses while increasing the need for additional services. These additional services may be provided onsite within the second phase or within the downtown core. The mix of uses will add to the fabric of downtown Bentonville ensuring sustainable growth for the future. The PUD will comply with all screening, buffering and lighting requirements as set-fourth in the subdivision code.

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, R-O, Residential Office, R-E, Residential Estate & R-3, Medium-Density Residential to PUD, Planned Unit Development.

Project Number	17-13000001	
Applicant / Current Owner	Hung T. Nguyen 900 E. Central Ave. Bentonville, AR 72712 James K. Smith 903 & 901 SE 3rd Street Bentonville, AR 72712 David Fredrickson 907 SE 3rd Street Bentonville, AR 72712 Daryl Stroud 1001 SE 3rd Street Bentonville, AR 72712 Kenneth Smith 1005 SE 3rd Street Bentonville, AR 72712	Scott Rampy 1009 SE 3rd Street Bentonville, AR 72712 Lisa M. Hall 1013 SE 3rd Street Bentonville, AR 72712 Larry Vandevor 632 W. Lancashire Blvd. Bella Vista, AR 72715 Doug True 9540 True Road Bentonville AR, 72712 Angel Floro 14143 Rolling Hills Dr. Bentonville, AR 72712
Site Area	11 +/- acres	
Current Zoning	R-1, Single Family Residential, R-O, Residential Office, R-E, Residential Estate, R-3, Medium Density Residential	
Requested Zoning	PUD, Planned Unit Development	
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)	

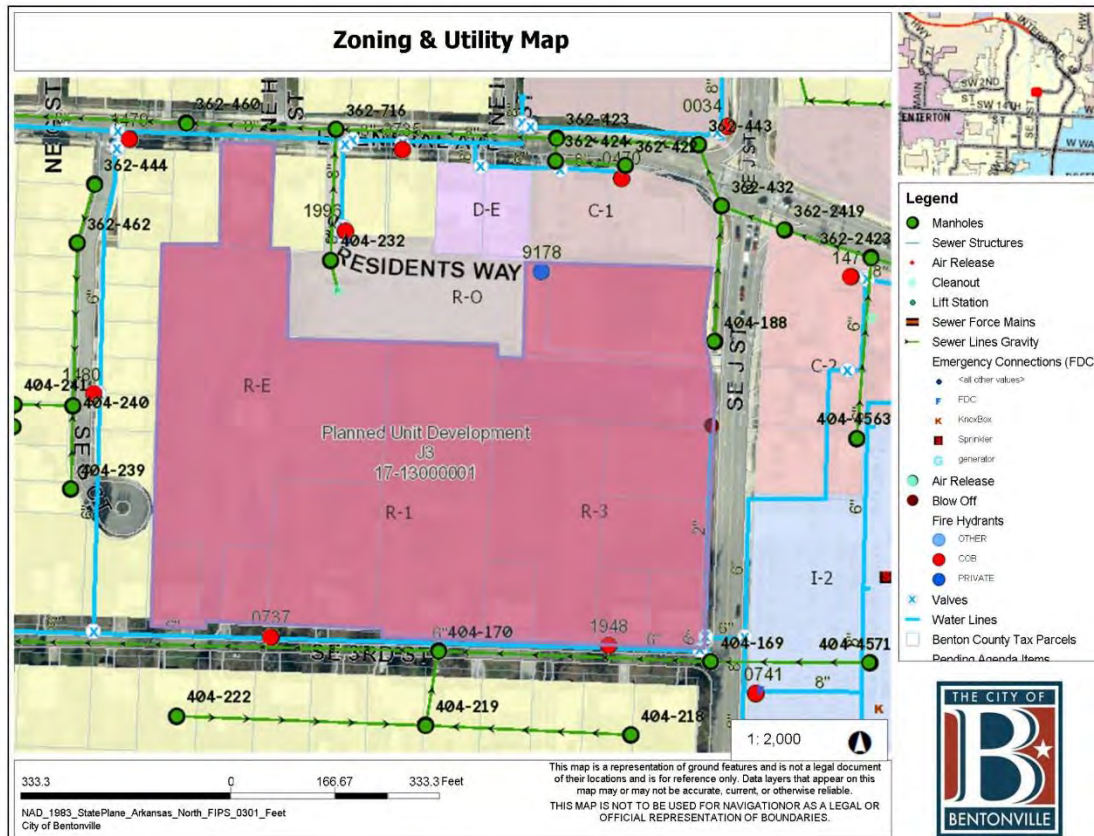
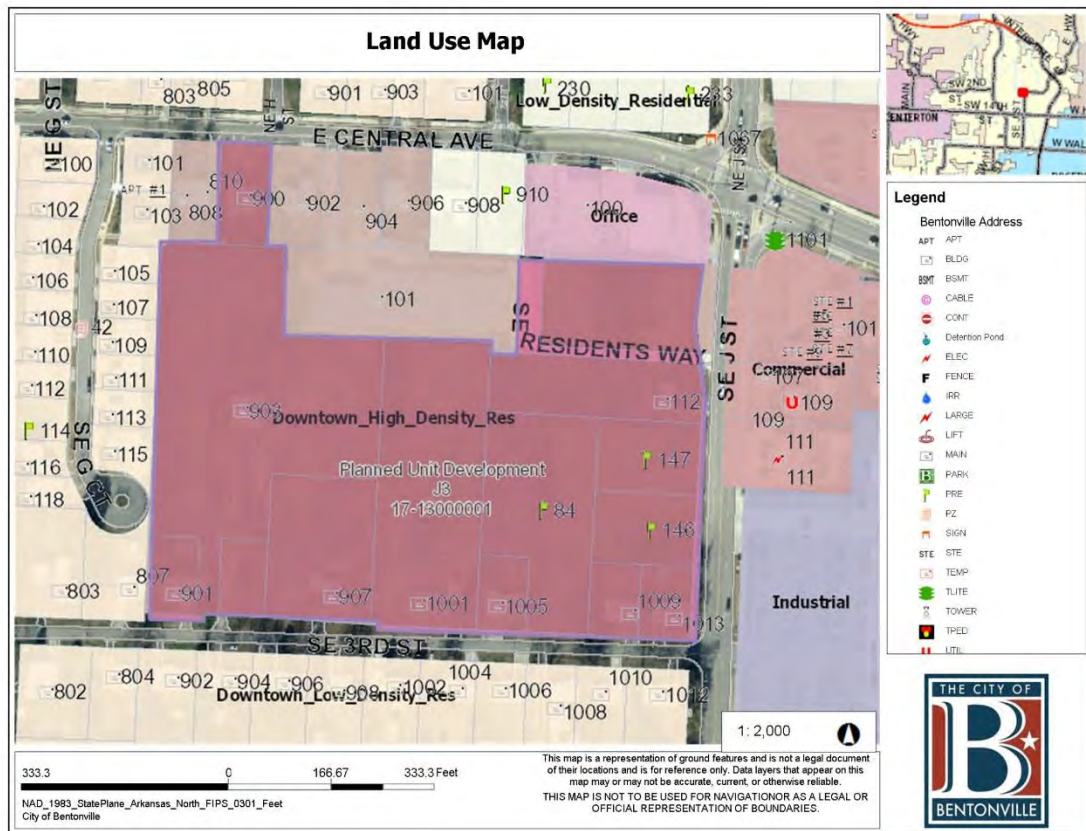
<http://geo.bentonvillear.com/mgweb/PZ/pending/>

Location Map



Property Description

REZONING STAFF REPORT



WRITTEN DESCRIPTION

1 Planned Unit Development Intent

Specialized Real Estate Group, Modus Studio, and Morrison-Shipleigh Engineers are pleased to submit this mixed-use development as a new Planned Unit Development to the City of Bentonville. We have worked diligently to provide a contextually-sensitive infill development that will positively impact the character of the neighborhood and provide a new, high-quality place to live, work, and play.

As Bentonville continues to grow, new opportunities exist to extend the city's beloved downtown walkable neighborhoods. This project will provide more housing closer to places of employment and entertainment. The character and layout of the project will not only enhance the quality of walkable urban life in and around the downtown Bentonville, but also serve as a local neighborhood center with new commercial services and park space.

This PUD is located on an approximately 11 acre site bound by J Street on the east, 3rd Street on the south, G Court on the west, with a new connection to Central Avenue to the north. The site has great proximity to many amenities but has a current Walkscore of 36 (Car Dependent). This is a far cry from the goals of Bentonville's downtown, including recent adoption of zoning, development, and future land-use codes. In order to fulfil the desires of the area, residents and visitors need a safe, pleasurable walking and biking environment. With a recalibrated residential streetscape along SE 3rd Street and an exciting mixed-use edge to SE J Street, this project will be a gateway for entry to downtown for pedestrian activity -- providing patrons to local businesses, restaurants, and retailers as well as a new destination for neighbors.

2 Description of Land-Uses

PUD - Zone 1: +/-60% of proposed PUD

The western 7.22 acres of the PUD will consist of predominantly three story walk-up apartment buildings . Select third floor units will have "lofts" where views are desirable. These views will be focused on spaces internal to the site, such as the pocket park or mixed use area.

PUD - Zone 2: +/-40% of proposed PUD

The eastern 3.89 acres of the PUD will consist of four story mixed-use buildings (neighborhood commercial/ office/ etc.). Parking will be provided on-site and adjacent to these buildings.

Neighborhood Amenities Provided

Community Park and Tree Preserve

The community park is a nearly half an acre of open space in the center of the site

that anchors residential activity. This park will be constructed around specimen trees, two with a diameter over five feet! The park will be a great community amenity by offering passive recreational uses. It will consist of a lawn as well as water quality control measures and be adjacent to the clubhouse and pool courtyard.

SE 3rd Street Corridor

SE 3rd Street will become a modified "urban collector" with on-street parking , multipurpose path, and street trees. The parallel and 45 degree parking stalls will act as traffic-calming measures, slowing through-traffic as it enters downtown.

Site Connectivity

The site plan provides plenty of connectivity on all sides by creating an internal street running east-west. This street will provide drainage and water quality services, as well as provide access to Central Avenue (one connection), SE J Street (two connections), and SE 3rd Street (two connections).

Trail Connections

A private spur of the trail will be provided on the western portion of the site. This path will provide bicycle access from SE 3rd Street to Central Avenue for residents as well as the general public to use.

Community Gardens

Community gardens will be provided to residents within the site as part of healthy living goals.

3 PUD SUMMARY

total acreage

11.22

density

PUD - Zone 1

PUD - Zone 2

building height

PUD - Zone 1

PUD - Zone 2

percentage of open space

minimum 2.24 acres
20% of total acreage

263 units, 348 bedrooms (36 units/acre max)
40 units/acre max (25% commercial minimum of total area in zone 02)

3 story w/ 4th floor lofts
4 story mixed-use

WRITTEN DESCRIPTION
(continued)

site buffers

J street
3rd street
west rear yard
north side yard

15'-0" from right of way
0'-0" from right of way
15'-0" from property line
12'-0" from property line
(site parking setback 5' -0")
or the width of the easement whichever is greatest.

parking distribution

PUD - Zone 1
distribution
total

PUD - Zone 2
distribution

PUD - Zone 1 and 2
surface spaces provided
(private)

compact spaces

public streets

3rd Street

J Street

70' - ROW
35' from existing center line for this property

Modified Urban Collector
(see cross section included in packet)
on-street parking: 45 degree and parallel

90' - ROW
(45' from existing center line for this property)

1 per unit
263

1 per 300 sq ft net for office
1 per 300 sq ft net for neighborhood commercial
1 per residential unit

On street parking will be provided along 3rd street
approximately 30 spaces.

30% (8'-0" x 15'-0")
compact spaces to be supplemented with on-site
alternative transportation facilities (i.e. bike racks) outside
of right of way.

Description of Compliance with PUD Criteria (Art 401.13.D)

Vegetation and Screening

Parking

Tree islands will be provided in parking lots as per the City of Bentonville's landscape code.

Screening

North Side Yard

Existing wood privacy fence to remain. New trees will be placed along perimeter buffer. Tree spacing will meet type A screen per the City of Bentonville's landscape code.

West Rear Yard

Existing trees to remain within 15'-0" buffer. New trees will be placed along perimeter easement to infill where existing tree screening is thin or non-existent. New tree quantity will meet or exceed the City of Bentonville's landscape code. In addition to tree screening, carports with green screens will be provided at three locations along the perimeter. All open areas between carports will have a privacy fence. See plan for details.

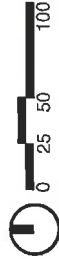
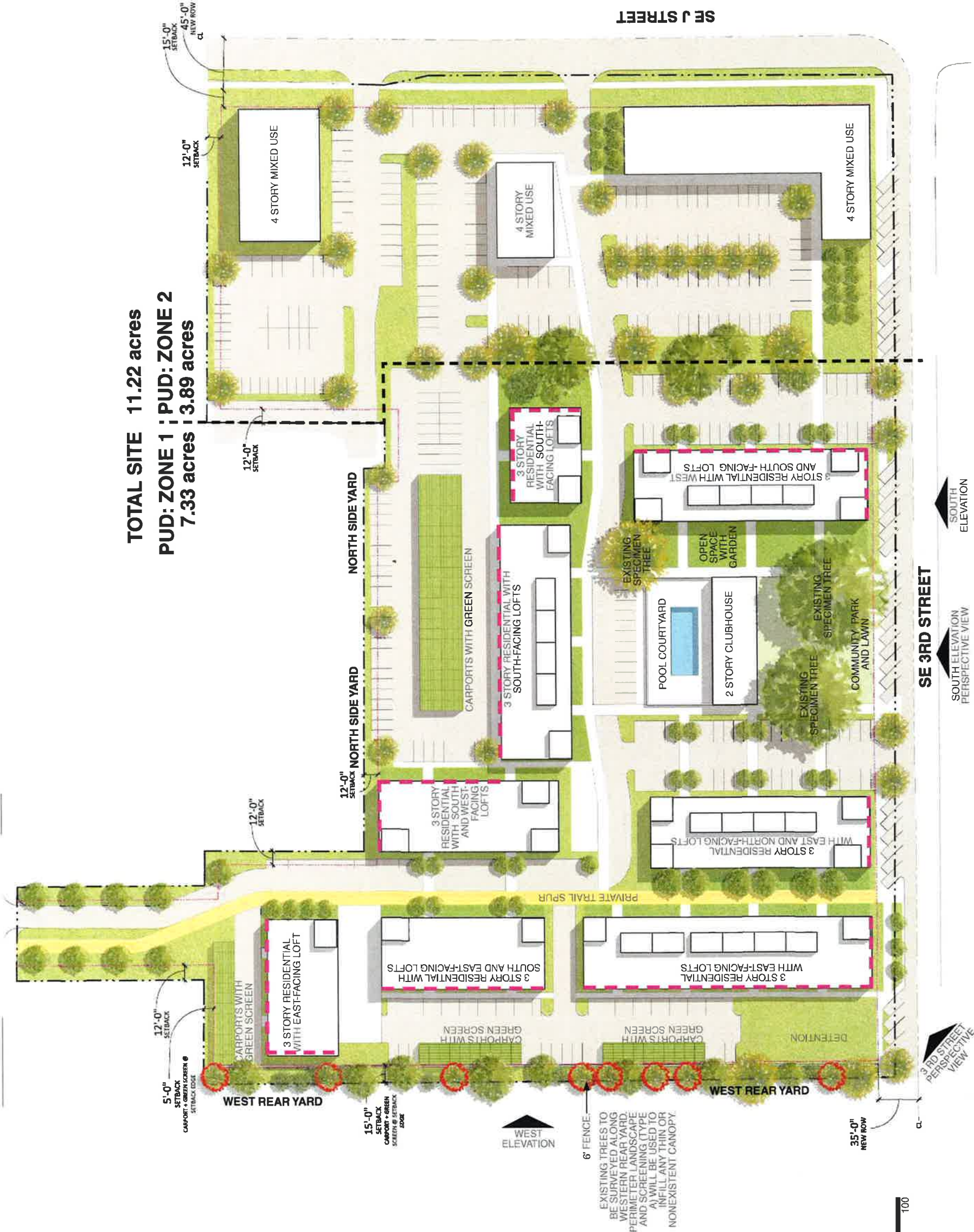
Phasing

For the purposes of the PUD zoning submission, PUD - Zone 1 and PUD - Zone 2 are used. A phasing plan will be developed as part of the Large Scale Development submission.

SITE PLAN

CENTRAL AVENUE

TOTAL SITE 11.22 acres
PUD: ZONE 1 : PUD: ZONE 2
7.33 acres | 3.89 acres



SE 3RD STREET

SOUTH ELEVATION
PERSPECTIVE VIEW

SOUTH
ELEVATION

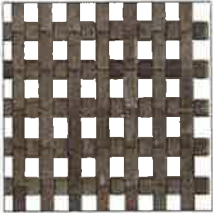
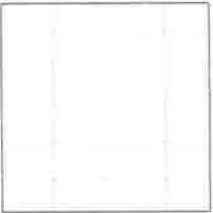
ELEVATIONS



PUD: ZONE 01
WEST ELEVATION:
60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

PUD: ZONE 01
SOUTH ELEVATION:
60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

PUD: ZONE 01 : total other proposed materials for project

	or		brick screen
	or		fiber cement panel
	or		vertical wood plank
	or		horizontal wood plank

PUD: ZONE 01
NORTH ELEVATION:
60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

PUD: ZONE 01
EAST ELEVATION:
60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

WAIVER REQUEST STAFF REPORT



Callaway

2411 Northwest Rita Way

PC Date: 2/21/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	N/A
Applicant / Current Owner	Dwight Callaway 215 Southwest 'E' Street Bentonville, AR 72712
Site Area	acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk

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

Property Description

This property is the location of

Reason for Waiver Request

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

Analysis

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The proposed single family home is located in an established single-family neighborhood with no sidewalks. The nearest sidewalk network is approximately 1/2 of a mile east along Northwest 'A' Street. Currently the pedestrian traffic in this area is extremely low or nonexistent.

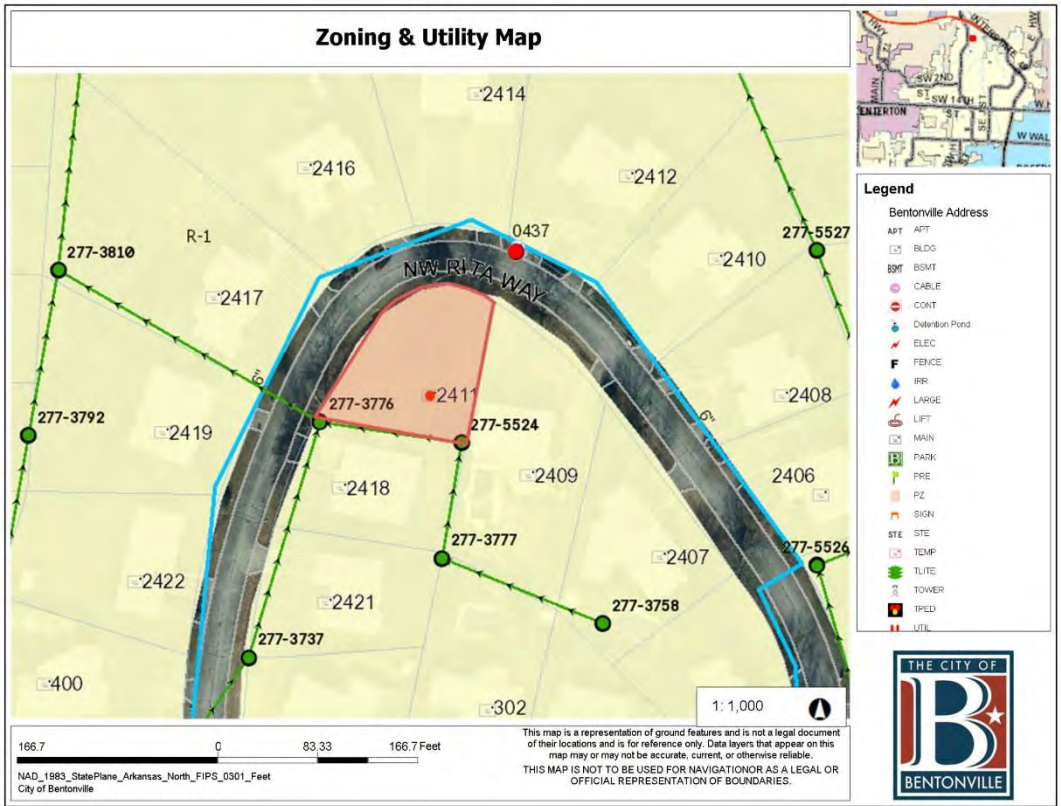
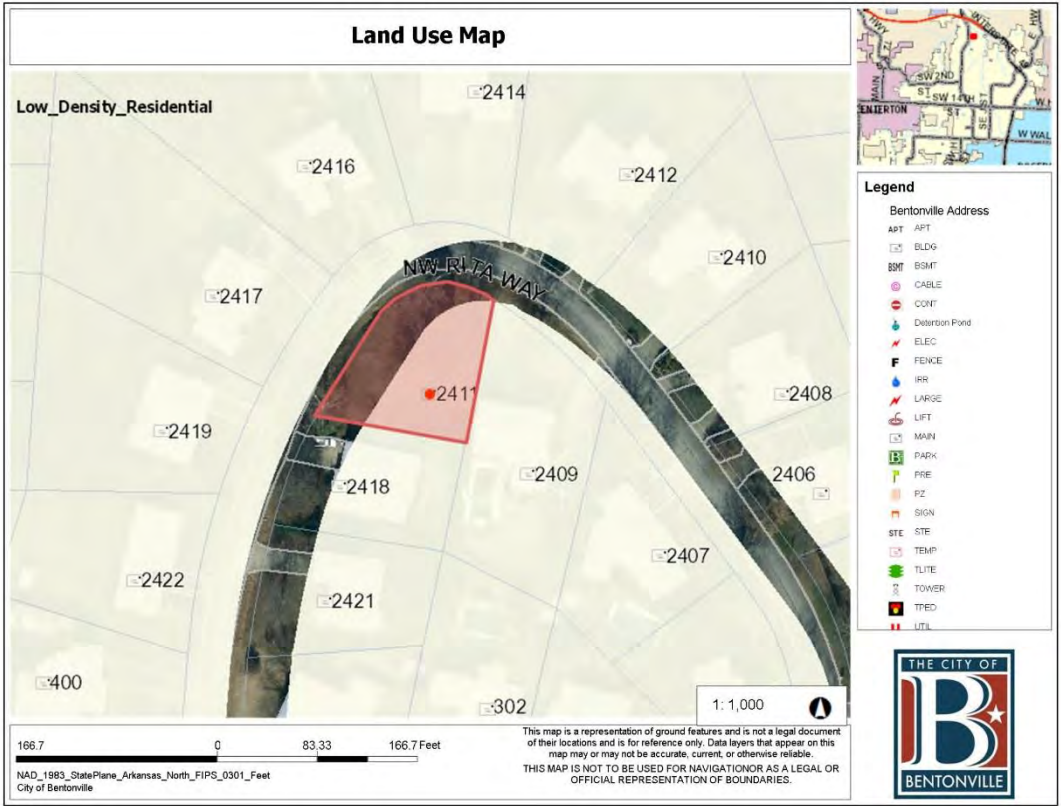
Location Map



Recommendation

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

WAIVER REQUEST STAFF REPORT



February 10, 2017

Dwight Callaway
215 SW E Street
Bentonville, Arkansas 72712

Jon Stanley
Planner, City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

Dear Mr. Stanley,

We are requesting a waiver to Article 1100, Design Standards, Section 1100.6, Sidewalks of the subdivision code for a new residence that will be accessed from NW Rita Way. Per the submitted plat the distance is approximately 210' along the North, Northwest property line and within the dedicated public right-of-way. The reason for our request is the lack of connectivity and/or future potential for connectivity to an existing sidewalk system. Such potential connectivity would be highly unlikely due to the location being used as a swale for this neighborhood without curb & gutter and the lack of any existing sidewalks anywhere near the area or in the surrounding subdivision of Hidden Springs, Phase 1. Additionally I have included pictures of the area for your review.

Respectfully, Dwight Callaway



