

Planning Commission
Minutes
December 6, 2016

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

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

Staff: Troy Galloway, Beau Thompson, and Jon Stanley

Motion to approve the minutes of November 15, 2016 as written
Approved 7-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lot 9, Blcok 3 Demings Addition
Northwest A Street | Lot Split |
| 2. Lots 6 & 7 Airport Road Addition
Southwest 28 th Street | Lot Split |
| 3. Lot 20 Hardcastle Estates
301 Southwest 'O' Street | Property Line Adjustment |
| 4. Mojo Marketing
205 Southeast 22 nd Street | Large Scale Development |
| 5. Aspen Park Phase 1
3500 Southwest Regional Airport Boulevard | Lot Split |
| 6. SW 7 th & SW B Phase II
Southwest 7 th Street & Southwest 'B' Street | Lot Split |
| 7. Harbin Pointe Addition, Phase 2 Lots 11 & 12
Southwest Buckeye Street | Preliminary Plat |
| 8. Elington Village
Southwest Elington Street | Preliminary Plat |
| 9. Amber Ridge North @ Woods Creek
Northeast Saddle Ridge Road | Final Plat |

Approved 7-0

New Business

Item #1

Honey Creek Land & Cattle, LLC: General Plan Amendment, Southeast 34th Street & Southeast 'C' Street, Commercial (C) to High Density Residential (HDR)

Jon Stanley read staff report
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #2

Laman: Rezoning, Southeast 5th Street, R-1, Single Family Residential to DN-2, Downtown Medium Density Residential

Jon Stanley read staff report

Opened public hearing

Carol Vanderpool was wondering what the character and architecture styles of the buildings were going to be. Staff commented saying they were uncertain as plans were not submitted and not required for a Rezoning. However, the zoning regulations call for two detached single family homes with a maximum height of 36 feet.

Closed public hearing

Approved 7-0

Item #3

KCG BV, LLC: Rezoning, Southwest Buckeye Street, PUD, Planned Unit Development to R-3, Medium Density Residential

Jon Stanley read staff report

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Other Business

Item #1

8th Street Market Phasing Plan Update

Phasing plan was presented to the Planning Commission. Brad Kingsley, architect, explained the exit plan for the building. The Planning Commission supports the phasing plan.

Item #2

Election of Officers for 2017

Chairman: Motion by Mr. Sanders, seconded by Mr. Grider to appoint Mr. Matteri

Vice Chairman: Motion by Mr. Binns, seconded by Mr. Eccleston to appoint Mr. Sanders

Secretary: Motion by Mr. Sanders, seconded by Mr. Grider to appoint Mr. Binns

Meeting adjourned

Ali Worley

*Please note that there is no recording available.



**Planning Commission
Agenda
January 3, 2017**

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

- | | |
|---|--|
| 1. Lots 25 & 26, 3rd East Side Addition
Southeast 5 th Street | Lot Split |
| 2. Lots 14,15, 16, 17 & 18, Block 2, Railroad Addition
202, 204, 206, 208 & 210 Southeast 'A' Street | Lot Split |
| 3. Lots 20 & 21, Block 2, Dunn & Davis Addition
505 & 507 Southwest 'C' Street | Lot Split |
| 4. Lots 15 & 16, Block 6, Dunn & Davis Addition
Southwest 'B' Street & Southwest 7 th Street | Property Line Adjustment |
| 5. Chinatex Expansion
2501 Southeast Otis Corley Drive | Large Scale Development |
| 6. P.E. Livingston Square Subdivision
Southwest Parnell Drive | Preliminary Plat |
| 7. Providence Village Phase 1
Southwest Nomad Road & Southwest Windmill Road | Final Plat |
| 8. Shelly Parson Insurance
2001 Southeast 'J' Street | Large Scale Development Extension |

IV. New Business

- | | |
|---|-------------------------|
| 1. Thadden School
Southeast 8 th Street & Southeast 'C' Street | Conditional Use* |
| 2. Buildup Development, LLC & Parker
(R-2, Duplex & Patio Home to R-ZL, Zero Lot Line Residential)
1111 Southwest Parnell Drive | Rezoning* |
| 3. Lamplighter Restorations, LLC
(R-1, Single Family Residential to DN-4 Downtown Mixed Use Residential)
408 & 410 Southeast 6 th Street | Rezoning* |
| 4. Lamplighter Restorations, LLC
(R-1, Single Family Residential to DN-4 Downtown Mixed Use Residential)
407 & 409 Southeast 6 th Street | Rezoning* |
| 5. Osage Hills Subdivision Phase 1
Southwest Adams Road & Southwest Anglin Road | Preliminary Plat |

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

LOT SPLIT STAFF REPORT



Lots 25 & 26, 3rd East Side Addition

Southeast 5th Street

PC Date: 1/3/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000050
Applicant / Current Owner	Kerry Laman 5108 Osage Creek Road Rogers, AR 72758
Site Area	0.29 acres
Current 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 redeveloping medium density residential neighborhood in the downtown area.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one exiting lot. The new lots will be known as Lot 25 (0.14 acres) and Lot 26 (0.14 acres) of the 3rd East Side Addition. Per the current Master Street Plan, adequate right-of-way exist along Southeast 5th Street. A 10' wide public utility easement is being dedicate along the western property line of new lot 25 for an exist public sewer main. Each of the new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The adjacent local street to the south will provide adequate options for ingress and egress.

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

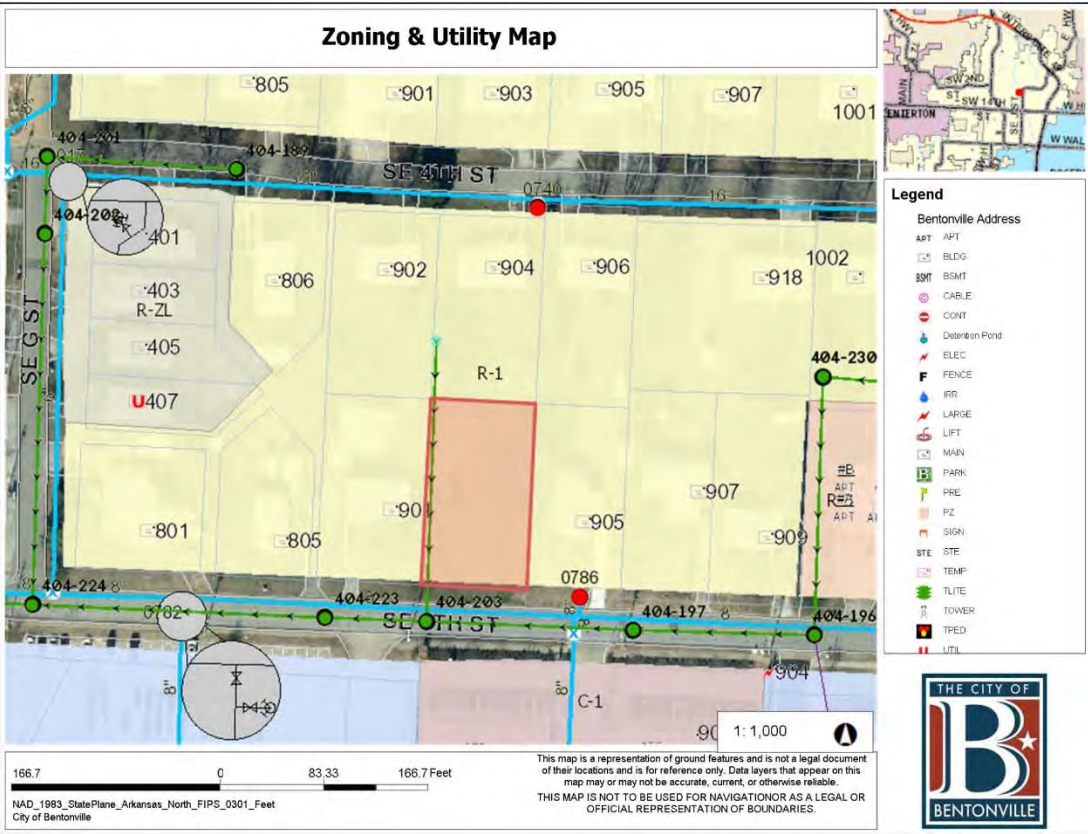
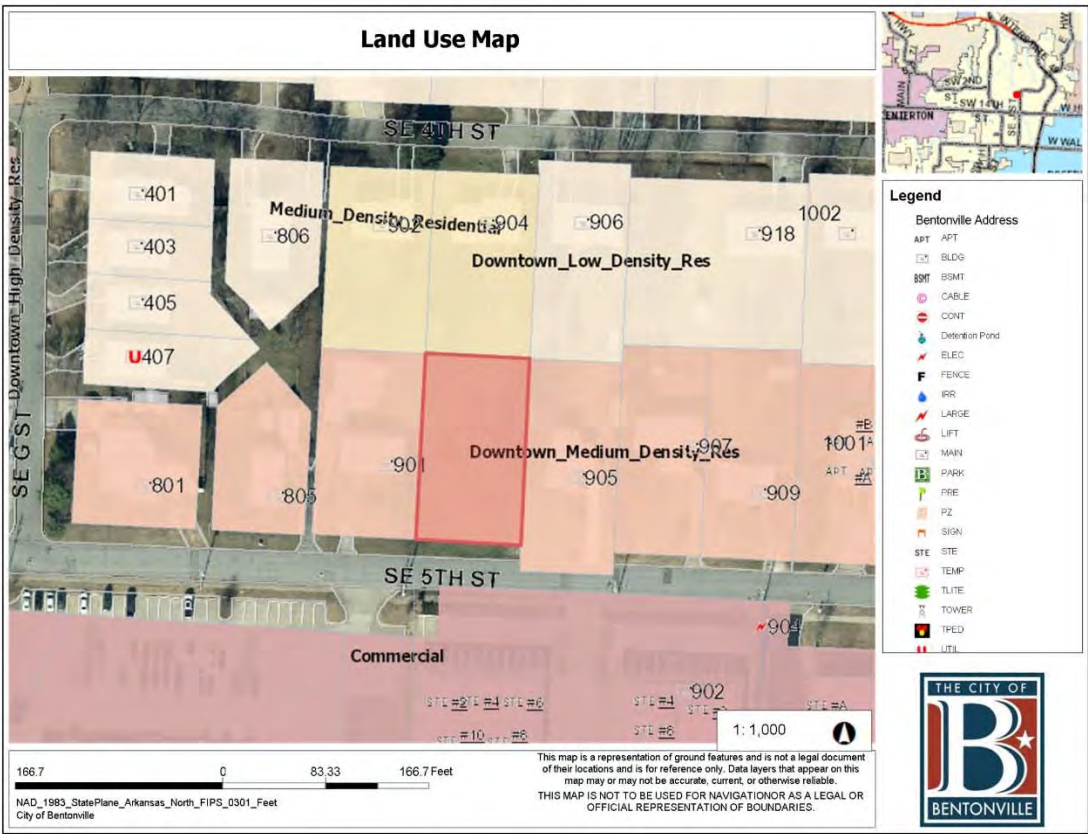
Recommendation

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

NOTES

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

LOT SPLIT STAFF REPORT



LOT SPLIT OF LOT 24, EAST SIDE 3RD ADDITION CREATING LOTS 25 & 26 OF EAST SIDE 3RD ADDITION.



Miscellaneous Notes

- STATE RECORDING NUMBER:
500-20N-30W-0410-400-041532
- COMPLETED FIELD WORK:
FEBRUARY 29, 2016
- BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
- REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 38823.
2. SURVEY PLAT FILED IN PLAT BOOK 18 AT PAGE 51.
3. SURVEY PLAT FILED IN PLAT BOOK G AT PAGE 75.
- 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.
050070255K, WHICH BEARS AN EFFECTIVE DATE OF
6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD
AREA.

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

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 IN THE
RIGHT-OF-WAY.

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

ALL STRUCTURES, MUST MAINTAIN MINIMUM OF 20'
CLEARANCES FROM ALL ELECTRIC LINES.

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

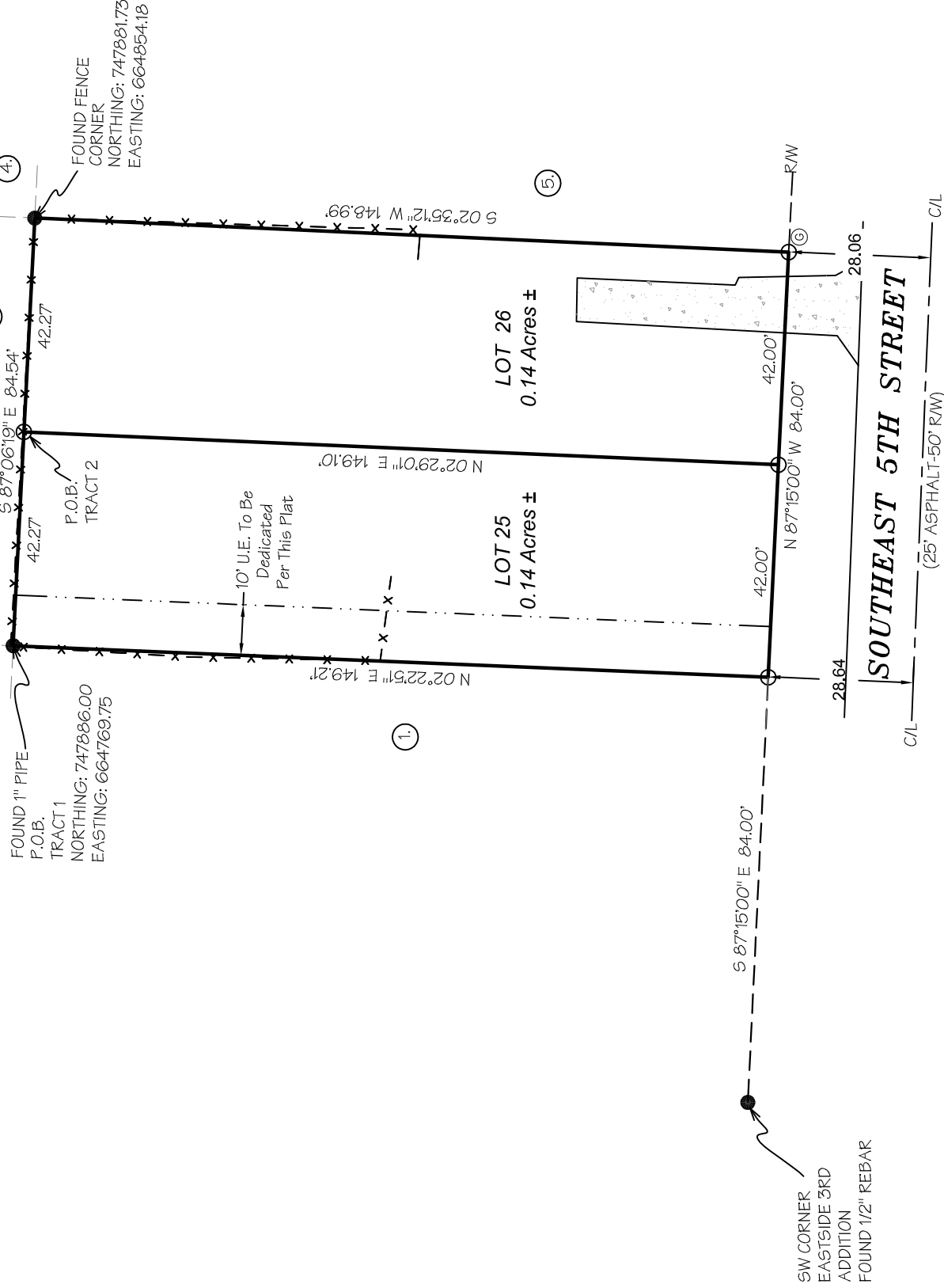
Zoning

ZONED: R1
SET BACKS:
FRONT: 20'
SIDE: 5'
REAR: 25'
CONTACT: CITY OF BENTONVILLE PLANNING

Adjacent Land Owners

- ① COLLINGSWORTH WINDEL ZEB
901 SE 5TH
PARCEL #01-02491-000
ZONING: R-1
- ② VANDERPOOL CAROL M
902 SE 4TH ST.
PARCEL #01-02490-000
ZONING: R-1
- ③ WRIGHT THOMAS JOHN & WRIGHT
MICHAEL GERARD
904 SE 4TH
PARCEL #01-02493-000
ZONING: R-1
- ④ WRIGHT THOMAS JOHN & WRIGHT
MICHAEL GERARD
904 SE 4TH
PARCEL #01-02491-000
ZONING: R-1
- ⑤ RADER JULIE
905 SE 5TH ST
PARCEL #01-00679-000
ZONING: R-1
- LAMAN, KERRY M
506 S OSAIGE CREEK RD
ROGERS AR 72758-8978

PARCEL #01-02492-000
PARENT LOT
LOT 24, EASTSIDE ADDITION
BENTONVILLE, ARKANSAS
0.28 Acres ±



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

DATE OF EXECUTION: _____
SIGNED _____
MAYOR
SIGNED _____
CITY CLERK
SIGNED _____
PLANNING COMMISSION CHAIRPERSON

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,
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 _____
PRINT: _____
SIGNED _____
REGISTERED LAND SURVEYOR NO. 1532
STATE OF ARKANSAS

I, BUCKLEY D BLEW, 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. 1532
STATE OF ARKANSAS

DATE	REVISION
12-22-16	REVISED LOT NUMBERS PER CITY COMMENTS



Vicinity Map



Survey Description

PARENT LOT
LOT 24, OF THE 3RD EAST SIDE ADDITION, TO THE CITY OF
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN
ON PLAT RECORD "G" AT PAGE 75.

LOT 25
A PART OF LOT 24, OF THE 3RD EAST SIDE ADDITION, TO
THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS,
AS SHOWN ON PLAT RECORD "G" AT PAGE 75, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24
AND RUNNING THENCE S 87°06'19" E 42.27 TO A SET IRON
PIN, THENCE S02°29'01" W 149.10' SET IRON PIN, THENCE
N87°15'00" W 42.00' TO A SET IRON PIN, THENCE
N02°22'51" E 149.21' TO THE POINT OF BEGINNING,
CONTAINING 0.14 ACRES MORE OR LESS, SUBJECT TO
EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LOT 26
A PART OF LOT 24, OF THE 3RD EAST SIDE ADDITION, TO
THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS,
AS SHOWN ON PLAT RECORD "G" AT PAGE 75, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A SET IRON PIN WHICH IS 587'06'19" E
42.27 FROM THE NORTHWEST CORNER OF SAID LOT 24
AND RUNNING THENCE S87°06'19" E 42.27 TO A FOUND
FENCE CORNER, THENCE S 02°35'12" W 148.99' TO A SET
IRON PIN, THENCE N 87°15'00" W 42.00' TO A SET IRON PIN,
THENCE N 02°29'01" E 149.10' TO THE POINT OF
BEGINNING, CONTAINING 0.14 ACRES MORE OR LESS,
SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF
RECORD, IF ANY.

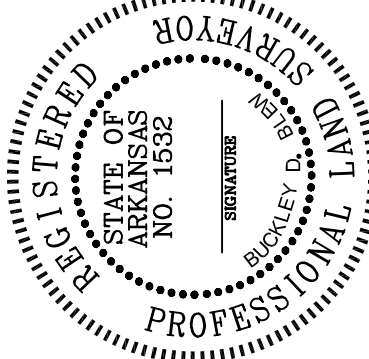
PROPOSED 10' UTILITY EASEMENT:
A 10' UTILITY EASEMENT BEING PARALLEL AND EQUAL AND
UNIFORM WIDTH OFF OF THE WEST LINE OF LOT 24, OF THE
3RD EAST SIDE ADDITION, TO THE CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT
RECORD "G" AT PAGE 75 IN THE CIRCUIT CLERK'S OFFICE.

Utility Notes

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

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS 9TH DAY OF NOVEMBER, 2016.



IF THE SIGNATURE ON THE SEAL IS NOT AN ORIGINAL AND
NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT
THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE
CERTIFICATE AND SEAL ARE VOID IF THE PLAT
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FROM

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: M.B. 11/09/2016	REVIEWED BY: H.M.	SERIALIZED BY: R.S.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER:	16-215
LOCATION: LOT 24, OF THE 3RD EAST SIDE ADDITION, BENTON COUNTY, ARKANSAS		

FOR THE USE AND BENEFIT OF

KERRY LAMAN

LOT SPLIT STAFF REPORT



Lots 14, 15, 16, 17 & 18 Block 2, Railroad Addition

202, 204, 206 208 & 210 Southeast 'A' Street

PC Date: 1/3/2017

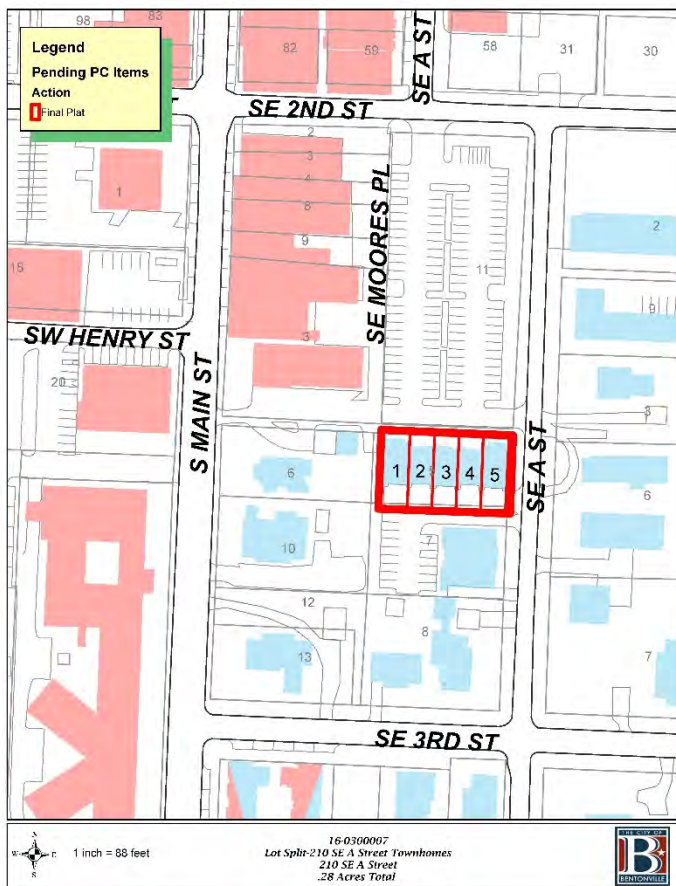
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-03000007
Applicant / Current Owner	Kathleen Motheral 111 West Central Avenue Suite 203 Bentonville, AR 72712
Site Area	0.28 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

This property is the location of 5 attached townhomes in a mixed use area near the downtown square.

Project Details

The applicant has submitted a proposal for a lot split that will create 5 new lots from one existing lot. The new lots will be known as Lots 14, 15, 16, 17 & 18, Block 2, Railroad Addition. Right-of-way is being dedicated along Southeast 'A' Street per the current Master Street Plan requirements. A 20' wide public utility and cross access easement along the southern portion of the property is also being dedicated with the plat. Each of the new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The adjacent local street to the east, public alley to the north and public cross access easement to the south will provide adequate options for ingress and egress.

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

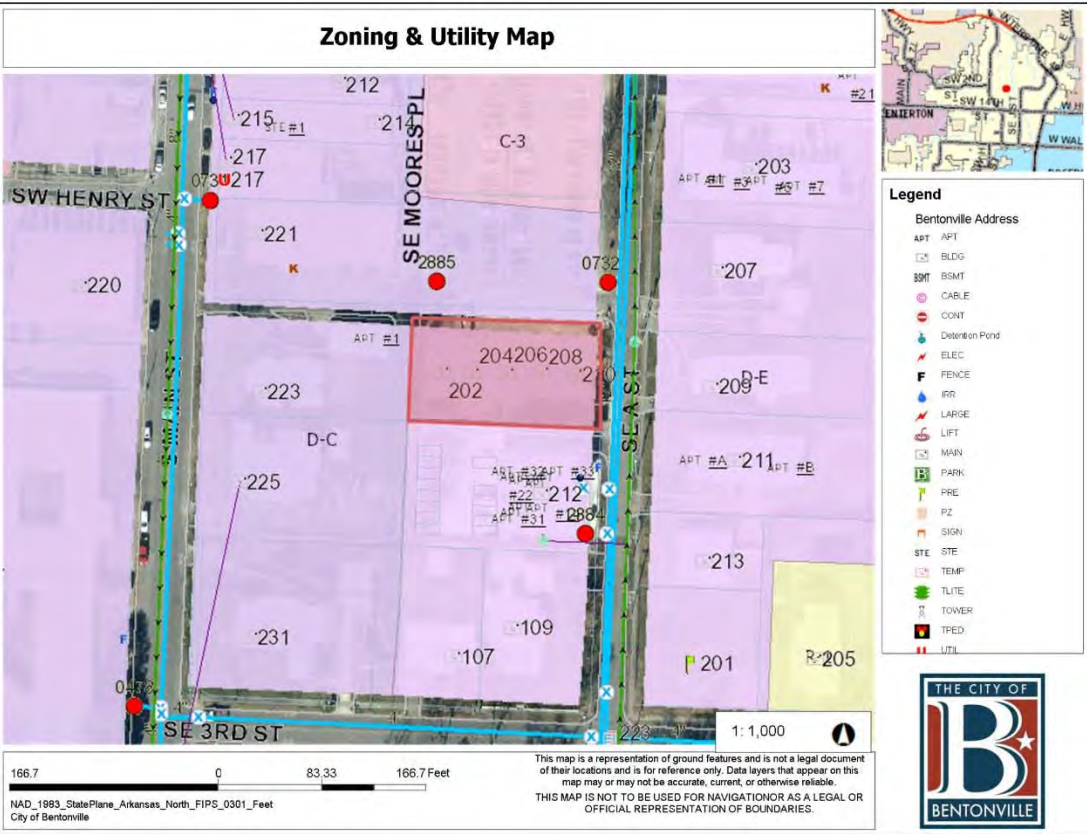
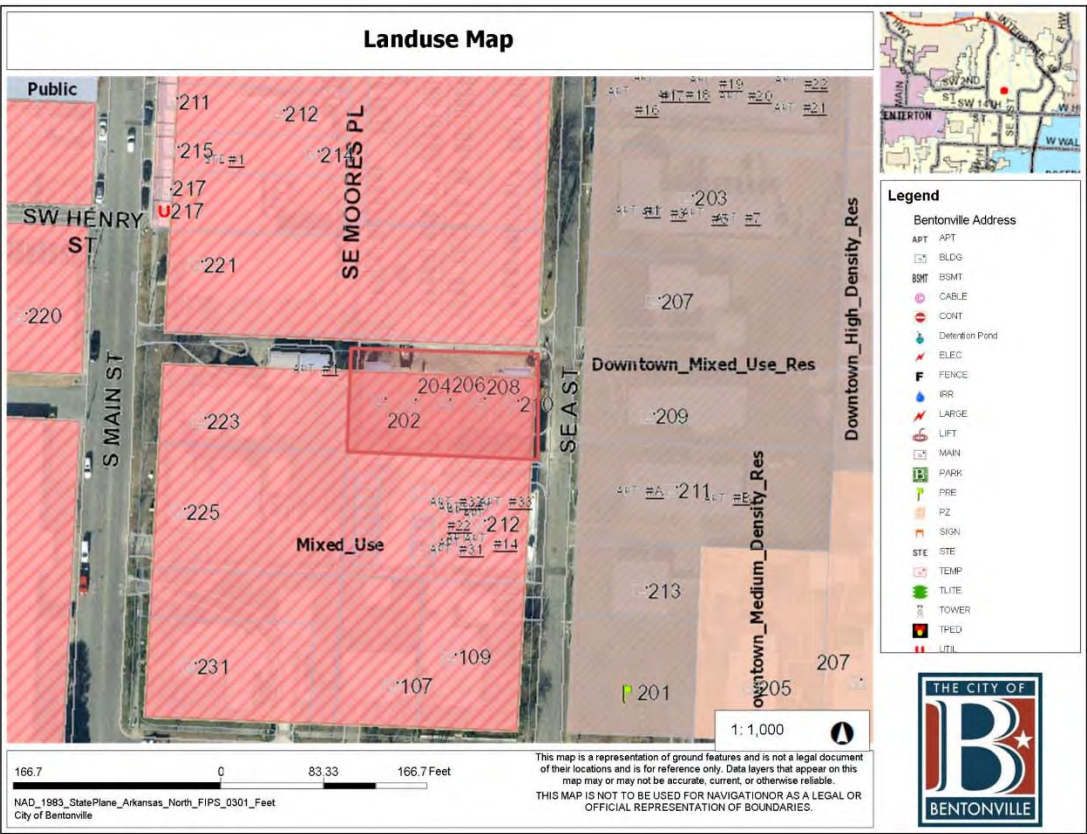
Recommendation

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

NOTES

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

LOT SPLIT STAFF REPORT



LOT SPLIT STAFF REPORT



Lots 20 & 21, Block 2, Dunn & Davis Addition

505 & 507 Southwest 'C' Street

PC Date: 1/3/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000036
Applicant / Current Owner	CalCon Inc. 10636 Highway 72 West, Suite 501 Bentonville, AR 72712
Site Area	0.24 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description

This property is the location of a two family dwelling in a rapidly redeveloping mixed-use neighborhood in the downtown area.

Project Details

The applicant has submitted a proposal for a lot split that will create 2 new lots from one existing lot. The new lots will be known as Lot 20 (0.12 acres) and Lot 21 (0.12 acres), Block 2, Dunn & Davis Addition. Right-of-way is being dedicated along Southwest 'C' Street per the current Master Street Plan. Each of the new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The adjacent local street that borders the property to the west will provide adequate options for ingress and egress.

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

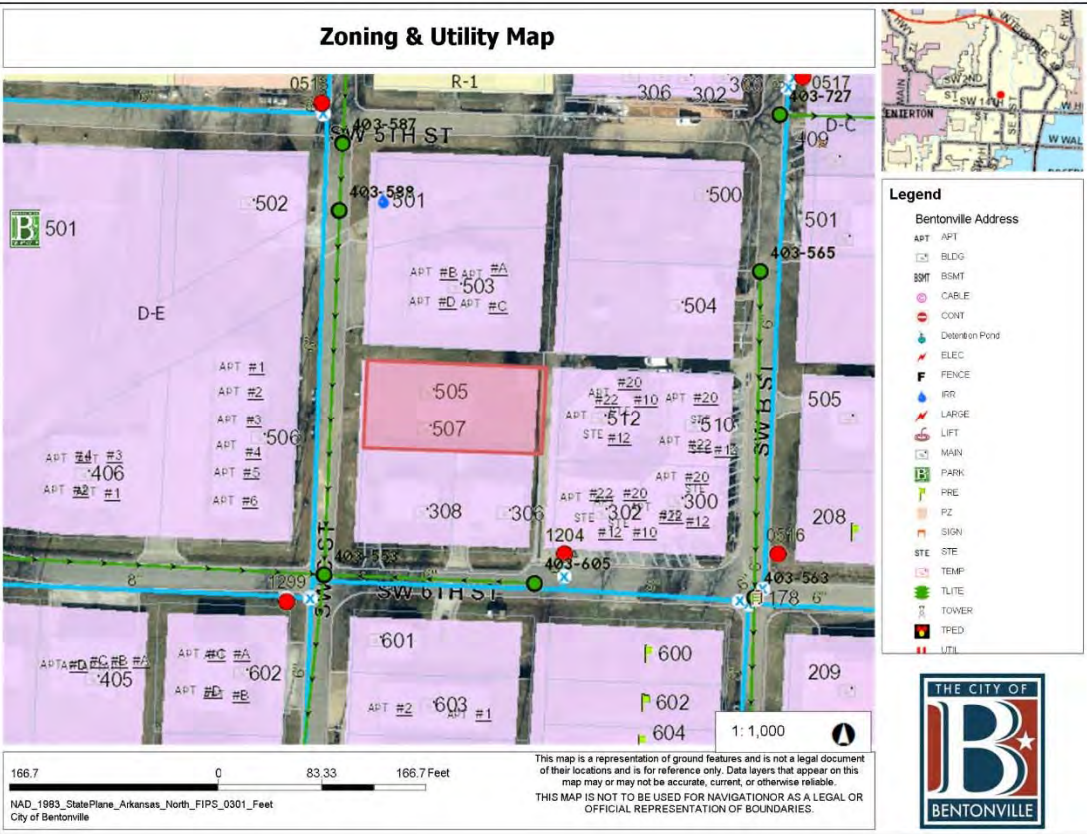
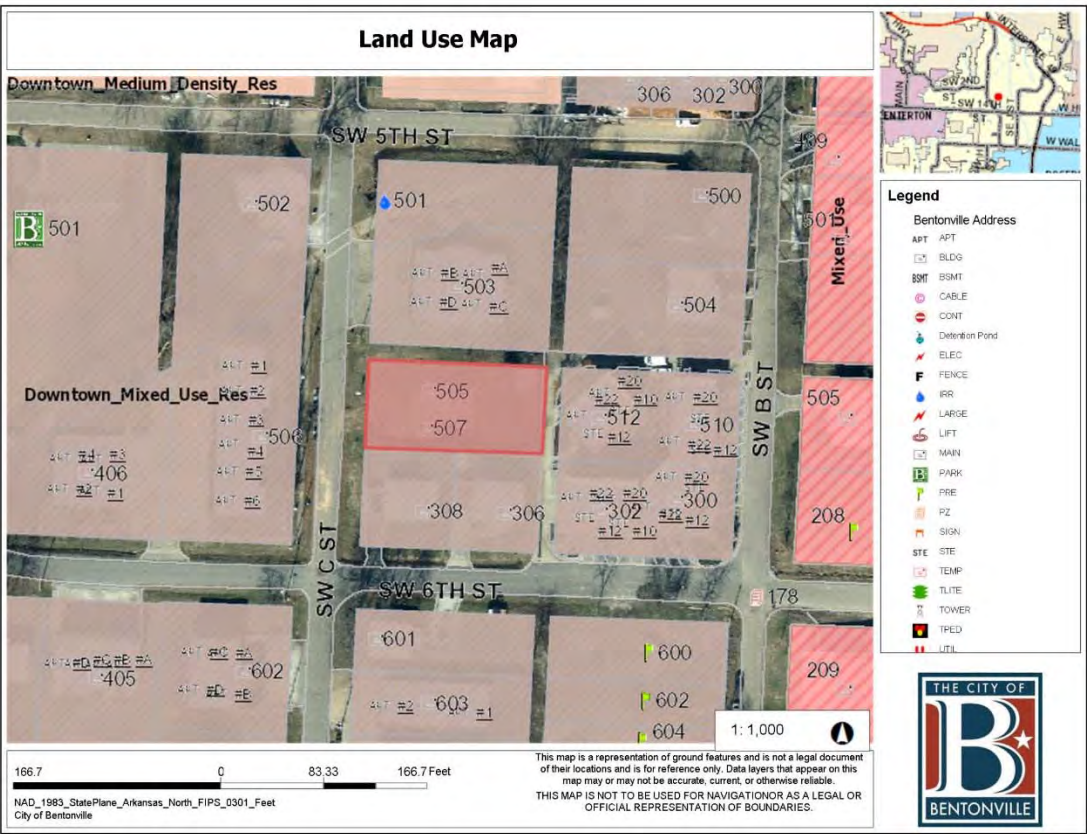
Recommendation

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

NOTES

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

LOT SPLIT STAFF REPORT



NOTES

- 1). WARRANTY DEED RECORDED ON JANUARY 22, 2016 IN BOOK 2016, PAGE 4193.
- 2). TAX PARCEL IS 01-02418-001.
- 3). 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 SIAD DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.
- 4). OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- 5). SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 6). THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

BASIS OF BEARING

TIED INTO CITY OF BENTONVILLE MONUMENTATION (STATE PLANE COORDINATES) ACCORDING TO ARKANSAS GRID NORTH.

ROW TO BE DEDICATED BY THIS PLAT 246 SQ FT 0.006 ACRES

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

SETBACK CHART, D-E ZONING

- FRONT SETBACK 0' MIN. - 20' MAX
- SIDE SETBACK 6'
- REAR SETBACK (ADJ TO NON-RES) 6'
- (ADJ TO RES.) < 20'
- (ADJ TO RES.) > 20' 12'

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION:

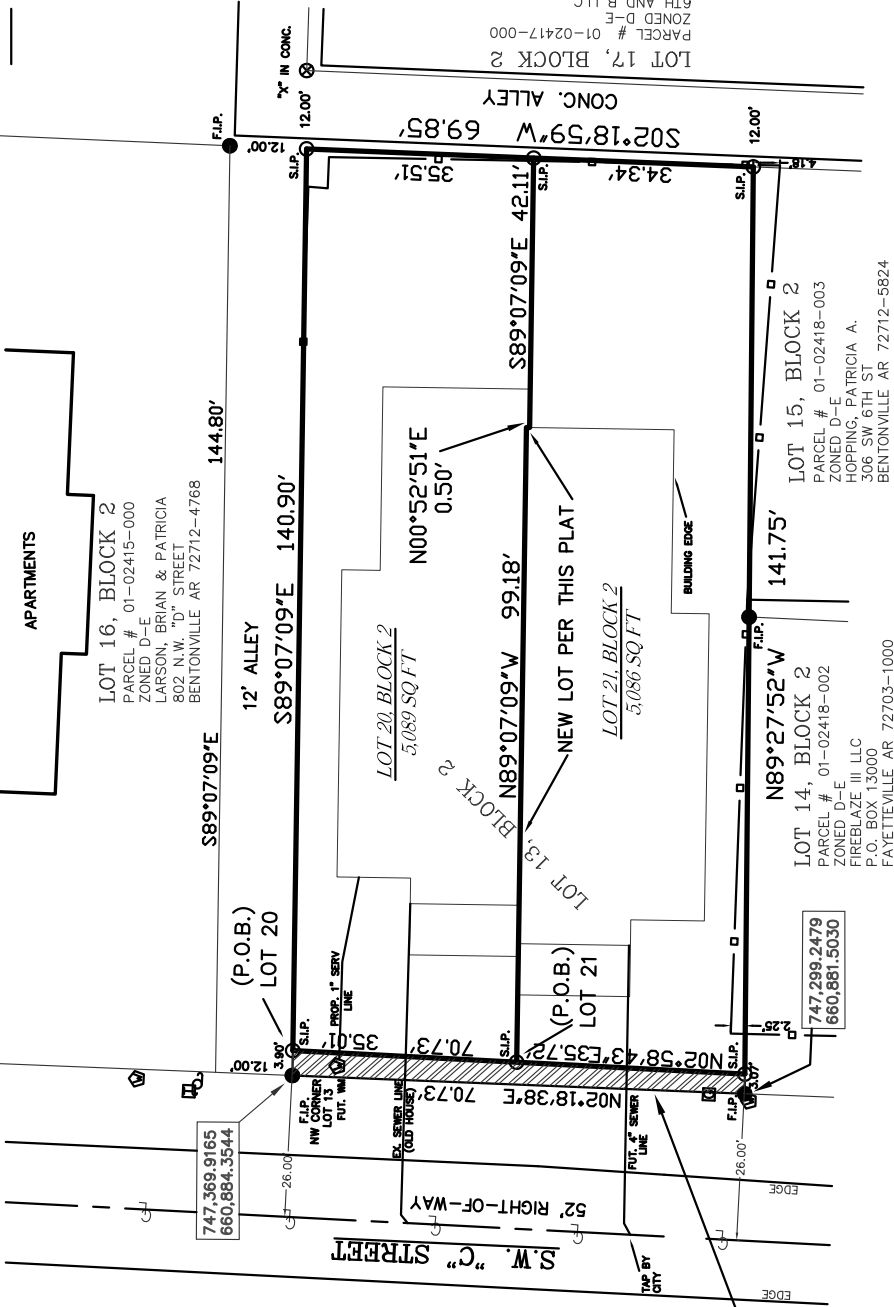
SIGNED:

REGISTERED LAND SURVEYOR NO. 1553 STATE OF ARKANSAS



SCALE 1"=30'

30 15 0 30



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER 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.

DATE OF EXECUTION:

SIGNED:

REP. OF CALCON INC.

PRINT:

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF _____, 2016.

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:

SIGNED:

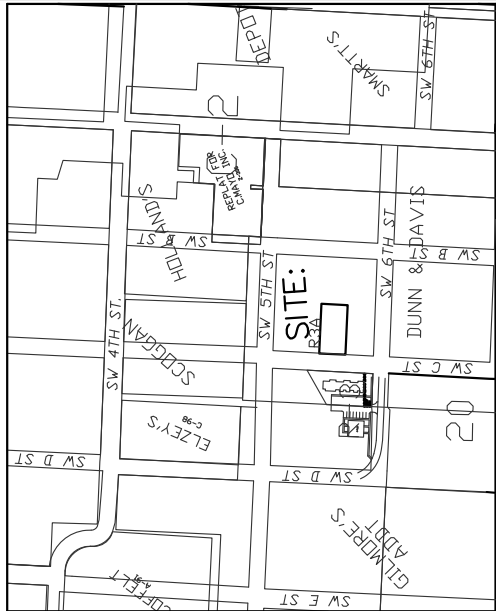
MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- ⊗ "X" CHISTLED "X"
- — — — — PROPERTY LINE
- — — — — OLD PROP. LINE
- — — — — CENTERLINE
- — — — — FENCE
- — — — — ADJ. PROPERTY LINE
- — — — — EXISTING ALLEY
- ⬜ EXISTING WATER METER
- ⬜ EXISTING GAS METER
- /// DEDICATION AREA



PARENT LOT DESCRIPTION

LOT 13, BLOCK 2, DUNN AND DAVIS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 18 AT PAGE 247.

LOT 20, BLOCK 2 DESCRIPTION

PART OF LOT 13, BLOCK 2, DUNN AND DAVIS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 18 AT PAGE 247, FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A SET IRON PIN SOUTH 89°07'09" EAST 3.90 FEET FROM THE NW CORNER OF SAID LOT 13, THENCE SOUTH 89°07'09" EAST 140.90 FEET TO A FOUND IRON PIN, THENCE SOUTH 02°18'59" WEST 35.51 FEET TO A SET IRON PIN, THENCE NORTH 89°07'09" WEST 42.11 FEET TO A COMMON WALL INTERSECTION, THENCE NORTH 00°52'51" EAST 0.50 FEET TO A COMMON WALL INTERSECTION, THENCE NORTH 89°07'09" WEST 99.18 FEET ALONG A COMMON WALL OUT TO A SET IRON PIN, THENCE NORTH 02°58'43" EAST 35.01 FEET BACK TO THE POINT OF BEGINNING, SAID LOT CONTAINING 5,089 SQUARE FEET OR 0.1168 ACRES, MORE OR LESS.

LOT 21, BLOCK 2 DESCRIPTION

PART OF LOT 13, BLOCK 2, DUNN AND DAVIS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 18 AT PAGE 247, FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A SET IRON PIN SOUTH 89°07'09" EAST 3.90 FEET AND SOUTH 02°58'41" WEST 35.01 FEET FROM THE NW CORNER OF SAID LOT 13, THENCE SOUTH 89°07'09" EAST 99.18 FEET TO A COMMON WALL INTERSECTION, THENCE SOUTH 00°52'51" WEST 0.50 FEET TO A COMMON WALL INTERSECTION, THENCE SOUTH 89°07'09" EAST 42.11 FEET ALONG A COMMON WALL OUT TO A SET IRON PIN, THENCE SOUTH 02°18'59" WEST 34.34 FEET TO A SET IRON PIN, THENCE NORTH 89°27'52" EAST 141.75 FEET TO A SET IRON PIN, THENCE NORTH 02°58'43" EAST 35.72 FEET BACK TO THE POINT OF BEGINNING, SAID LOT CONTAINING 5,086 SQUARE FEET OR 0.1168 ACRES, MORE OR LESS.

A LOT SPLIT OF LOT 13, BLOCK 2, DUNN AND DAVIS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS TO BE KNOWN AS LOTS 20 & 21, BLOCK 2 OF DUNN & DAVIS ADDITION TO THE CITY OF BENTONVILLE.

LOT SPLIT		REVISIONS	
OWNER:		No.:	BY: DATE:
CALCON INC.		#1	CITY 9/06/16
10636 HWY 72 WJ STE. 501		#2	CITY 9/27/16
BENTONVILLE, AR 72712			
273-7989 OR 368-7989		DRAWN BY:	DATE:
		DP/ZS	07/12/16
		CHECKED BY:	JOB No.: 2016072
		SCALE:	SHEET: 1
			1"=20'



SITE ADDRESS:

505 SW "C" ST

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lots 15 & 16, Block 6, Dunn & Davis Addition Southwest 'B' Street & Southwest 7th Street

PC Date: 1/3/2017

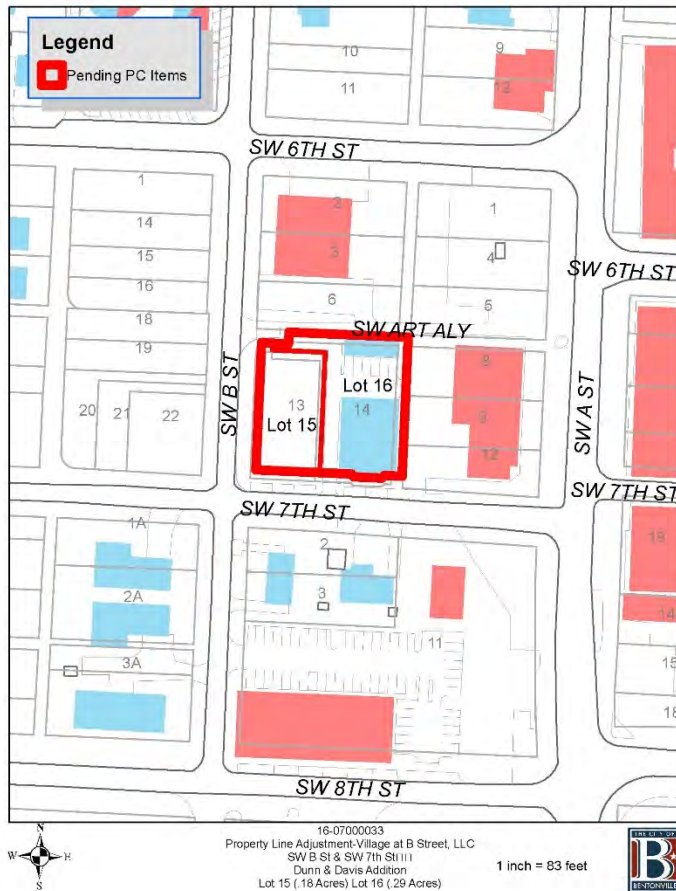
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000033
Applicant / Current Owner	Village at B Street, LLC 101 Southeast G Court Bentonville, AR 72712
Site Area	0.47 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

The property is the location of a vacant lot in a rapidly redeveloping mixed use neighborhood in the downtown area.

Project Details

The applicant has submitted a property line adjustment creating two new lots by adjusting the common lot line of two existing lots. The new lots will be known as Lot 15 (0.18 acres) and Lot 16 (0.29 acres), Block 6, Dunn & Davis Addition. Per the requirements of the current Master Street Plan, additional right-of-way is being dedicated along Southwest 'B' Street. A public drainage easement and public utility easements are also being dedicated. Both new lots will have access to public utilities and a public street. A private cross access easement was dedicated by a separate document.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

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

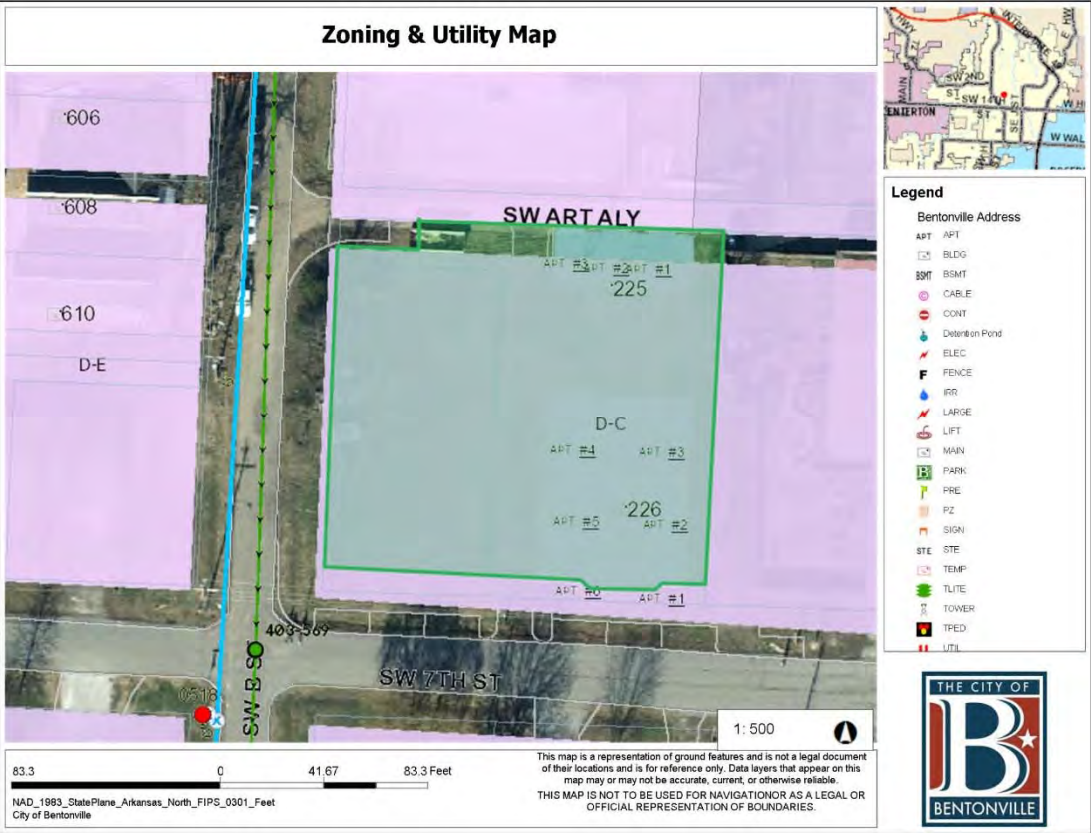
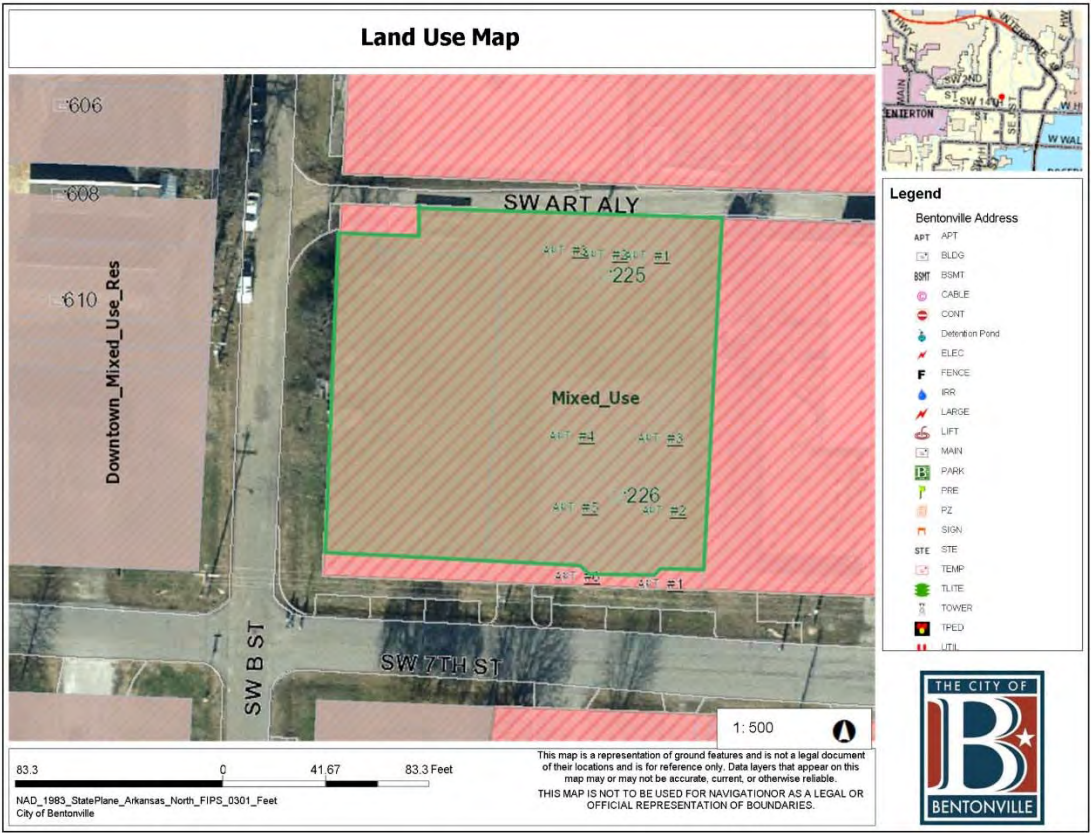
Recommendation

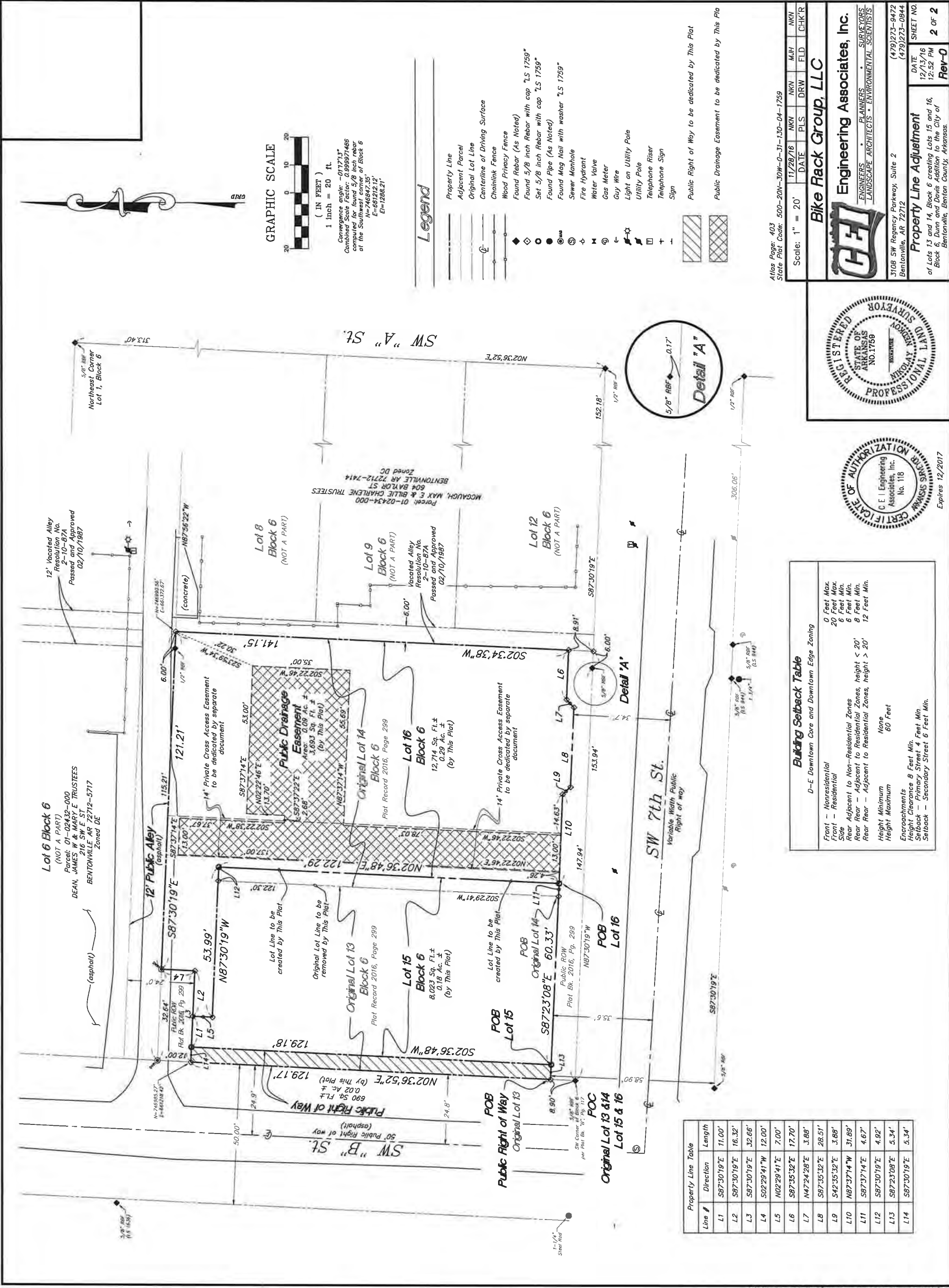
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT





Property Line Table	
Line #	Direction
L1	S87°30'19"E
L2	S87°30'19"E
L3	S87°30'19"E
L4	S02°29'41"W
L5	N02°29'41"E
L6	S87°35'32"E
L7	N47°24'28"E
L8	S87°35'32"E
L9	S42°35'32"E
L10	N87°37'14"W
L11	S87°37'14"E
L12	S87°30'19"E
L13	S87°23'08"E
L14	S87°30'19"E

Building Setback Table	
D-E Downtown Core and Downtown Edge Zoning	
Front - Nonresidential	0 Feet Max.
Side - Residential	20 Feet Max.
Side - Non-Residential Zones	6 Feet Min.
Rear - Adjacent to Non-Residential Zones	6 Feet Min.
Rear - Adjacent to Residential Zones, height < 20'	8 Feet Min.
Rear - Adjacent to Residential Zones, height > 20'	12 Feet Min.
Height Minimum	None
Height Maximum	60 Feet
Encroachments	Height Clearance 8 Feet Min.
Setback - Primary Street	4 Feet Min.
Setback - Secondary Street	6 Feet Min.



Atlas Page: 403
State Plot Code: 500-20N-30W-0-31-130-04-1759

Scale: 1" = 20'

11/28/16
DATE

NKN
NKN

PLS
PLS

DRW
DRW

FLD
FLD

CHK'R
CHK'R

Bike Rack Group, LLC

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

(479)273-9472
(479)273-0844

Property Line Adjustment

of Lots 13 and 14, Block 6 creating Lots 15 and 16,
Block 6, Downtown Core and Downtown Edge Zoning, in the City of
Bentonville, Benton County, Arkansas.

DATE
12/13/16
12:52 PM

SHEET NO.
2 OF 2

Rev-0

LARGE SCALE DEVELOPMENT STAFF REPORT



Chinatex Expansion

2501 Southeast Otis Corley Drive

PC Date: 1/3/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000046
Applicant / Current Owner	Metro West 3M, LLC 36 West Nottingham Lane Rogers, AR 72758
Site Area	3.07 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Industrial (I)
Development Type / Use	Office/Warehouse Expansion

Property Description

This property is the location of an existing office/warehouse facility located in an industrial area.

Project Details

The applicant is proposing a large scale development for a 10,295 sq. ft. addition to an existing warehouse facility known as Chinatex. Forty-one parking spaces are required and 81 spaces have been provided, these spaces are existing and not a part of the scope of this project. No new curb cuts are being proposed with the development. Storm water is being detained. Sidewalks exist along Southeast Otis Corley Drive. The exterior elevations of the expansion depict brick and metal wall panel.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

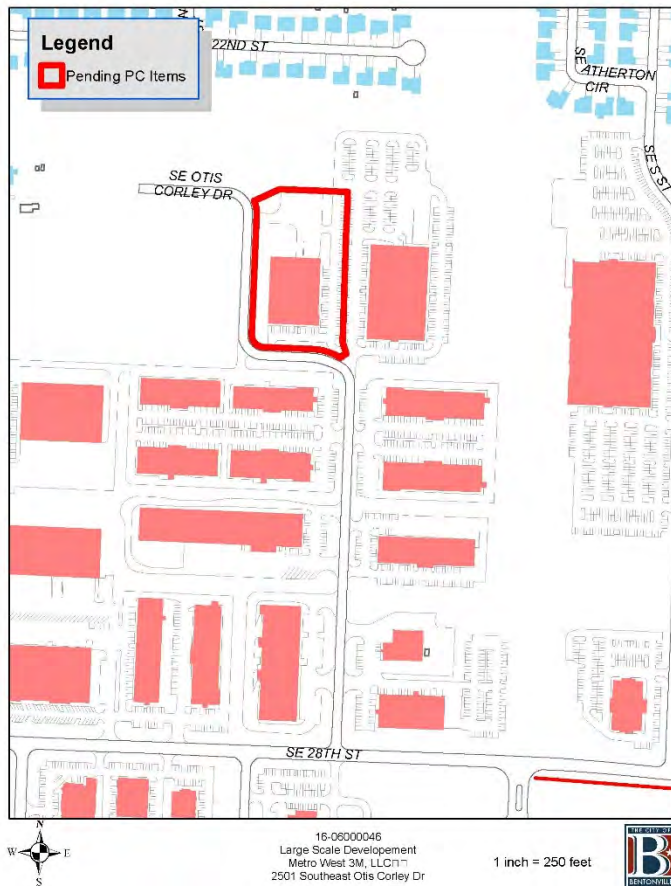
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

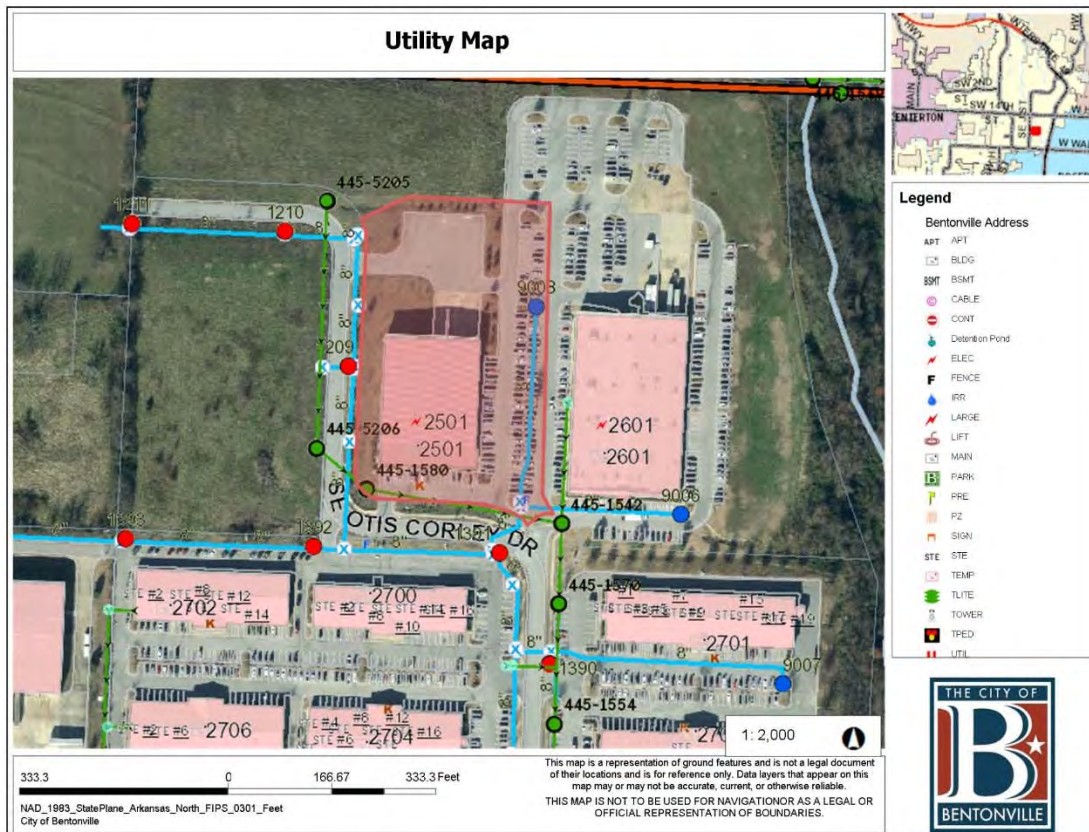
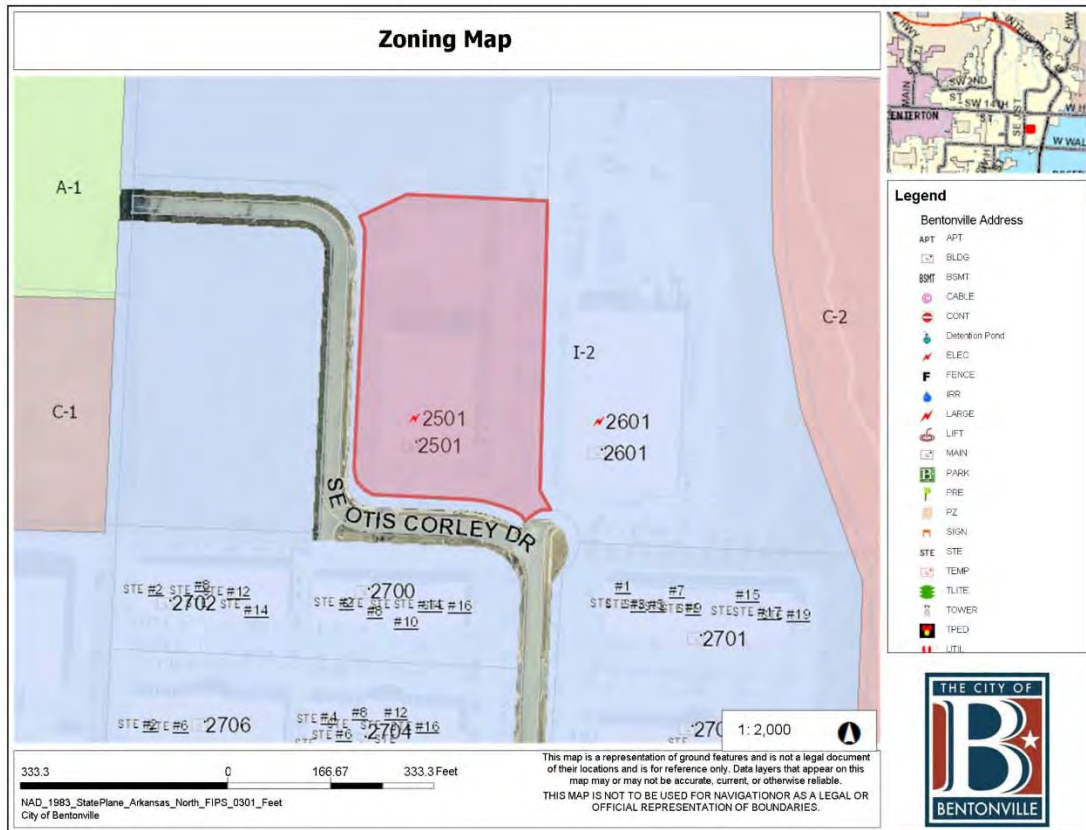
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

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

Location Map



LARGE SCALE DEVELOPMENT STAFF REPORT



030°45'60"

SCALE IN FEET

811

Know what's below.
Call before you dig.

PARKING RATIO		
	BUILDING SF. FT	REQUIRED EXISTING
WAREHOUSE	34,350	22
OFFICE	5,650	19
TOTAL		41
		81

SITE INFO	
TOTAL PROPERTY ACRES	±3.31 AC / 144,183 SF
LIMITS OF DISTURBANCE	±0.32 AC / 13,911 SF

LEGEND

EXISTING	
0	EAST OR ELECTRIC
1	NORTH
2	OVERHEAD
3	UNDERGROUND SEWER
4	TELEPHONE
5	UNDERGROUND
6	WEST OR WATER
7	PROPERTY LINE
8	RIGHT OF WAY LINE
9	STORM DRAIN
10	GAS
11	OVERHEAD ELECTRIC
12	OVERHEAD ELECTRIC AND TELEPHONE
13	OVERHEAD TELEPHONE
14	OVERHEAD TV
15	SANITARY SEWER
16	X'SS
17	UGE
18	UNDERGROUND ELECTRIC
19	UNDERGROUND ELECTRIC AND TELEPHONE
20	UNDERGROUND TELEPHONE
21	UNDERGROUND TV
22	WATER
23	TREE INFO
24	10' = DIAMETER OF TRUNK IN FEET
25	11' = CANOPY DIAMETER IN FEET
26	50.5' = ELEVATION AT BASE OF TREE

PROPOSED

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER
SEE DETAIL 01A/01B.
LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN. UNLESS OTHERWISE NOTED, UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
- ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A.
- ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

SITE NOTES

- TYPED CURB TO MATCH EXISTING CURB.
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- STAIRS PER ARCHITECTURAL PLANS
- PAVING PER ARCHITECTURAL PLANS
- 700' BENCH (VICTOR STANLEY "CLASSIC, MODEL #C-10, OR APPROVED EQUAL.) & BIKE RACK (SINGLE HOOP, DERO SWERVE RACK, BLACK OR APPROVED EQUAL.)

SITE DETAILS

- TYPE A CONCRETE CURB AND GUTTER
- TYPE B CONCRETE CURB AND GUTTER
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE PAVING

NOTE:
THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. EXISTING AND/OR PROPOSED DUMPSTERS SHALL BE LOCATED IN THE ENCLOSURE AND NOT IN THE TRUCK WELL/DOCK AREA WITHOUT AN ENCLOSURE.

NOTE:
ALL PROPOSED SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.

NOTE:
ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY MATERIAL SIMILAR AS THE BUILDING

NOTE:
THERE SHALL BE NOTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED SITE TRIANGLES.

NOTE:
ANY NEW LIGHTING WILL REQUIRE IT BE CUT-OFF OR B-U-G (WITH U RATING OF 0 AND APPROVED BY PLANNING DEPARTMENT).

Engineering Associates, Inc.

ENGINEERS

PLANNERS

ARCHITECTS

LANDSCAPE ARCHITECTS

ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2

Bentonville, AR 72712

(479) 273-9472

FAX (479) 273-0844

CHINATEX EXPANSION

2801 SE Otis Corley Dr.

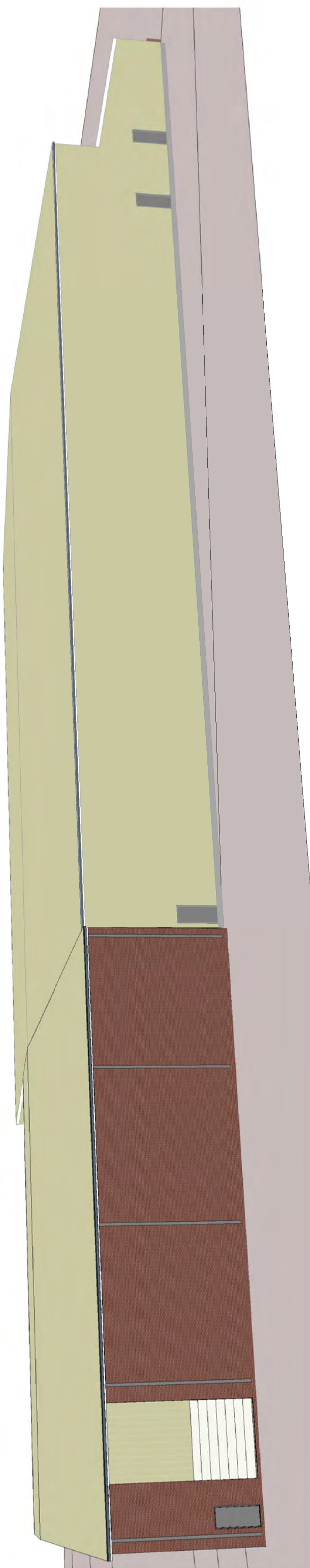
Bentonville, Arkansas

SITE PLAN

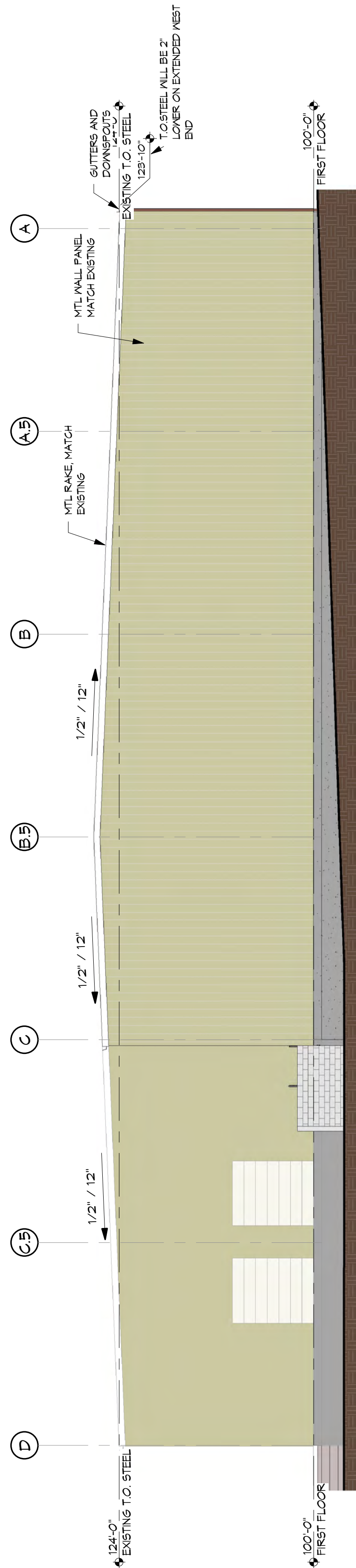
REV. DATE 12/27/16

SHEET NO. 3 OF 7

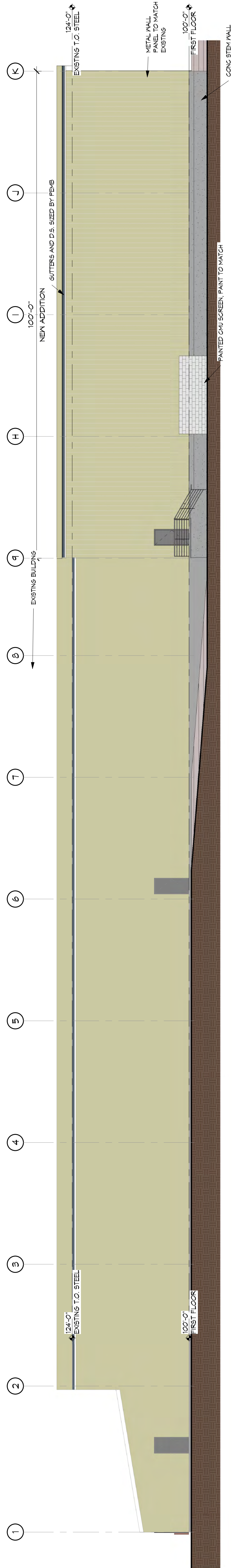
REV.-1



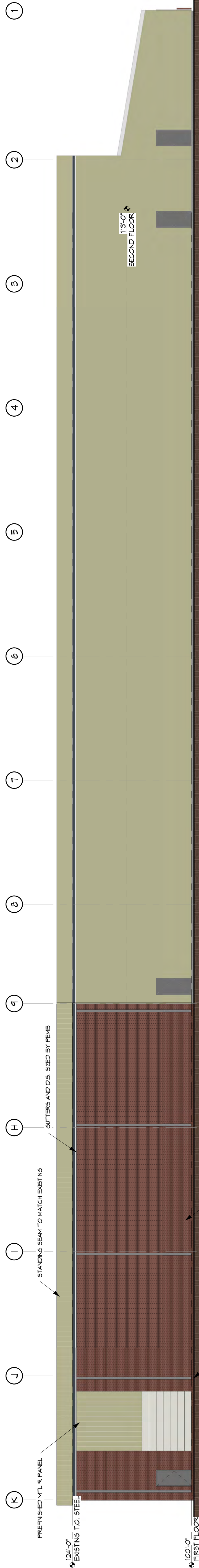
STREET VIEW



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

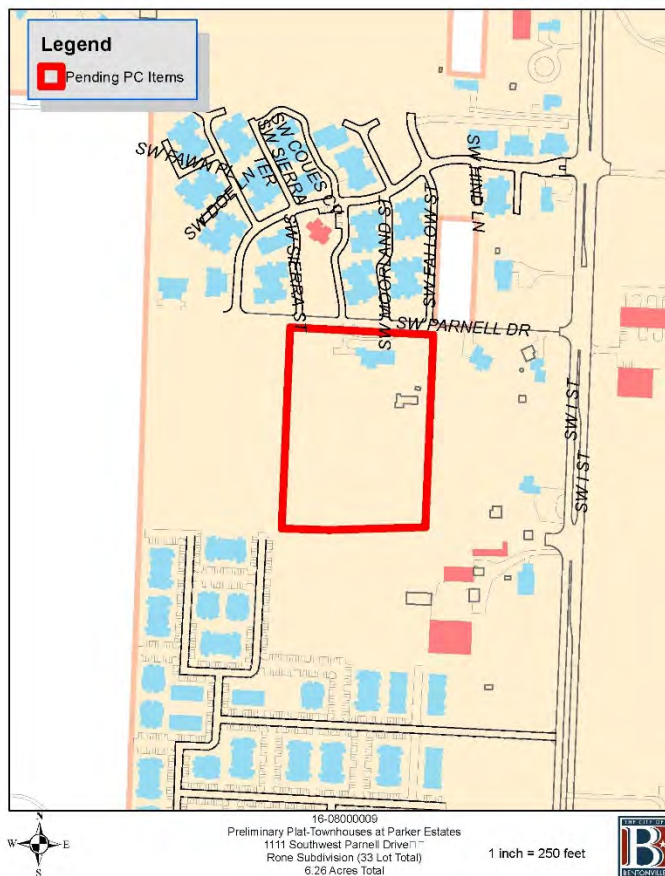
Southwest Parnell Drive

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-08000009
Applicant / Current Owner	Buildup Development, LLC & Jamal & Stephanie Parker 1111 SW Parnell Dr. Bentonville, AR 72712
Site Area	6.26 acres
Current Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Medium Density Residential (MDR)
No. of Lots	33 total lots, 32 buildable lots
Subdivision Name	P.E. Livingston Square Subdivision

Location Map



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

The applicant has submitted a preliminary plat for a 33 lot single family, zero lot line subdivision to be known as P.E. Livingston Square. The proposed subdivision will be constructed in a single phase. The average lot size is 0.11 acres. One new street and half street improvements to Southwest Parnell Drive will be constructed with the development. On-site storm water detention will be provided. Water, sewer and electric will serve each lot under the approved plan.

The proposed preliminary plat will not adversely impact traffic in the area. The two properties have direct access to a local street and is situated near an arterial street that consists of a boulevard. Both streets will provide adequate ingress/egress opportunities to the subject properties.

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

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

No waivers requested.

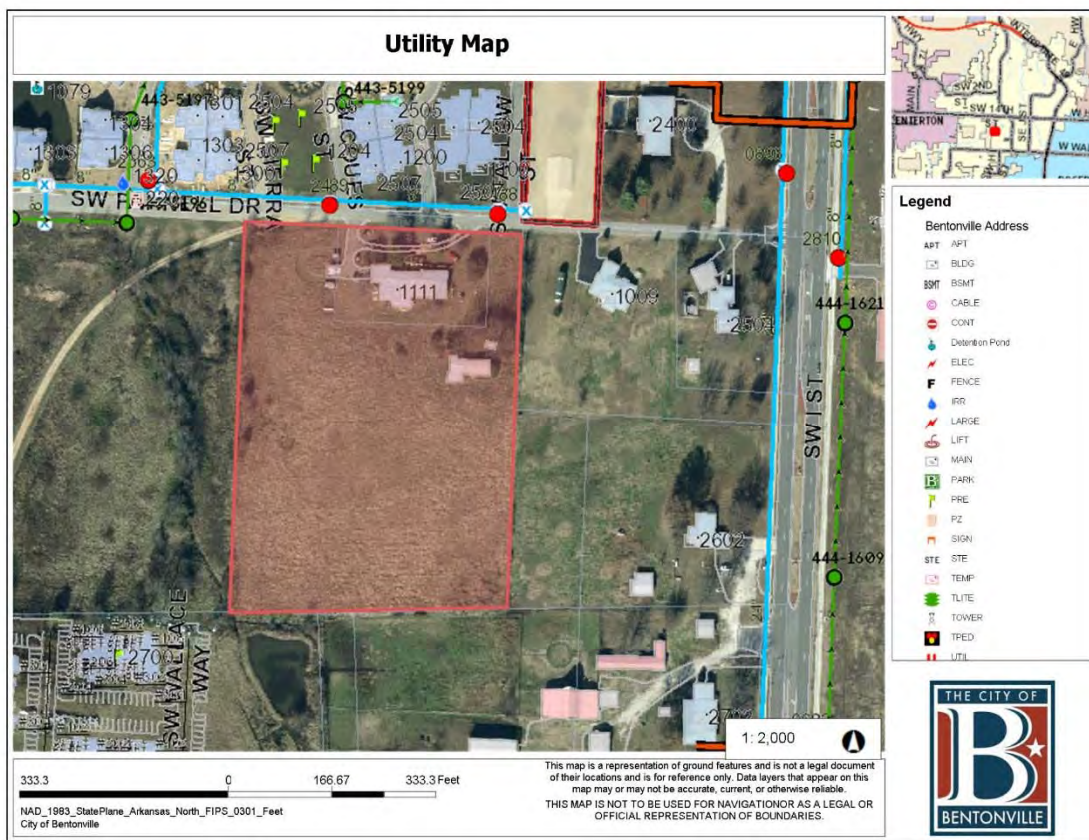
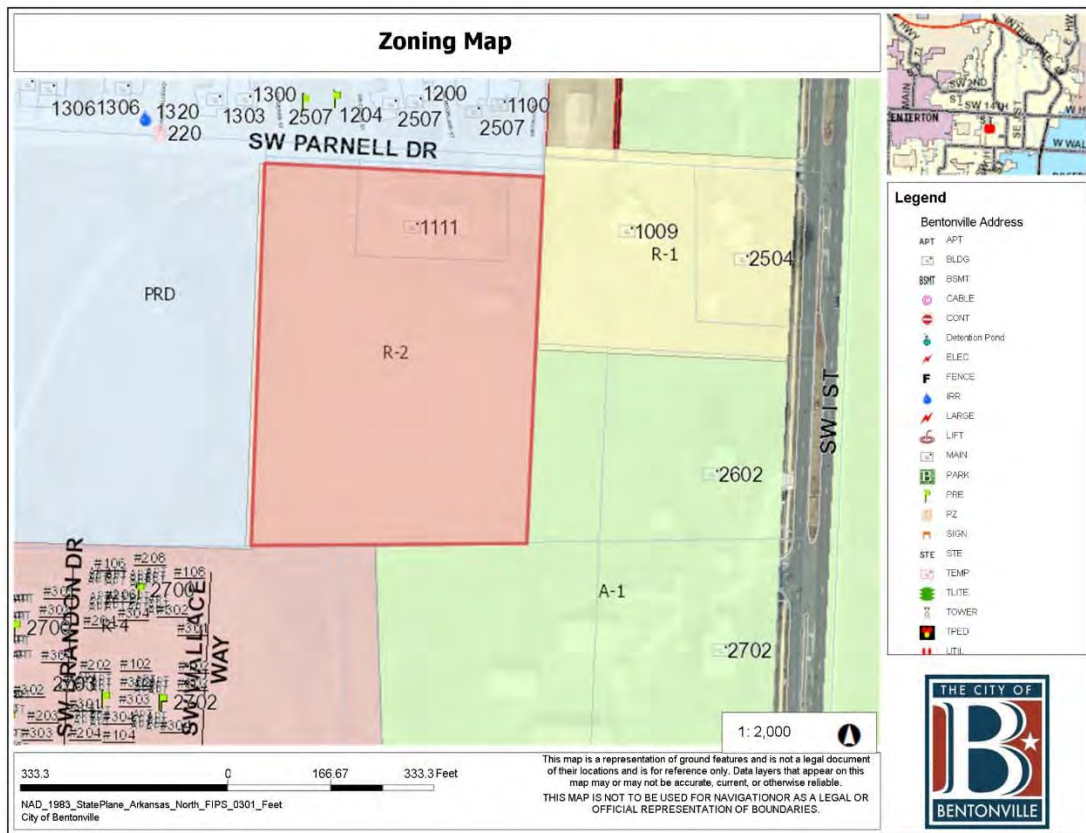
This preliminary plat does meet the minimum requirements of the subdivision regulations.

1. Provide a digital copy of the plat.

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

- **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



SUBDIVISION COMPRISED OF THE FOLLOWING PARCELS:
15-18581-000
15-18582-000

SETBACKS FOR PROPOSED R7L ZONE

- FRONT YARD 20'
- FRONT LOAD GARAGE 30'
- SIDE 0'/12'
- EXTERNAL SIDE 20'
- REAR 25'
- RIGHT OF WAY 50'/52'

CURRENT ZONING

R-2 ZONE

PROPOSED USE:
RESIDENTIAL SINGLE FAMILY DETACHED

FLOOD HAZARD CERTIFICATION:
THIS IS TO CERTIFY THAT BY GRAPHIC PLOTTING ONLY, THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN, BASED ON THE 2012 FLOOD HAZARD DATA. THE EFFECTIVE DATE OF THE 2012 FLOOD HAZARD DATA IS 2012. THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

UTILITIES:
THERE ARE SOME EXISTING ABOVE-GROUND UTILITIES ON LOT 19 SERVING THE EXISTING RESIDENCE.
ALL PROPOSED UTILITIES WILL BE UNDERGROUND.

BASIS OF BEARINGS:
ARKANSAS STATE PLAN COORDINATE SYSTEM
ARKANSAS-NORTH-BENTONVILLE GPS #1. CONVERGENCE -01°17'10.54".

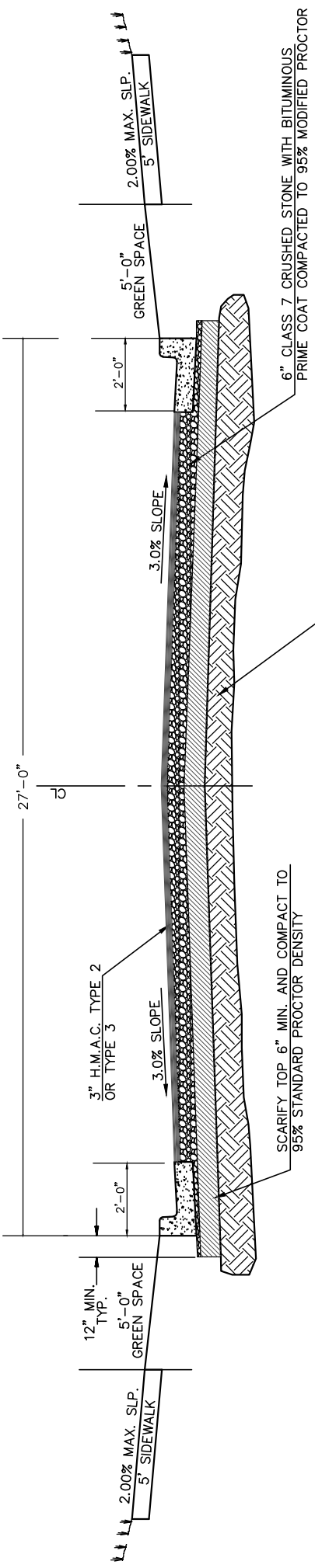
COMMONLY HELD AREAS:
LOT 12 WILL BE A COMMON AREA CONTAINING THE DETENTION POND.

PROJECT AREA BOUNDARY:

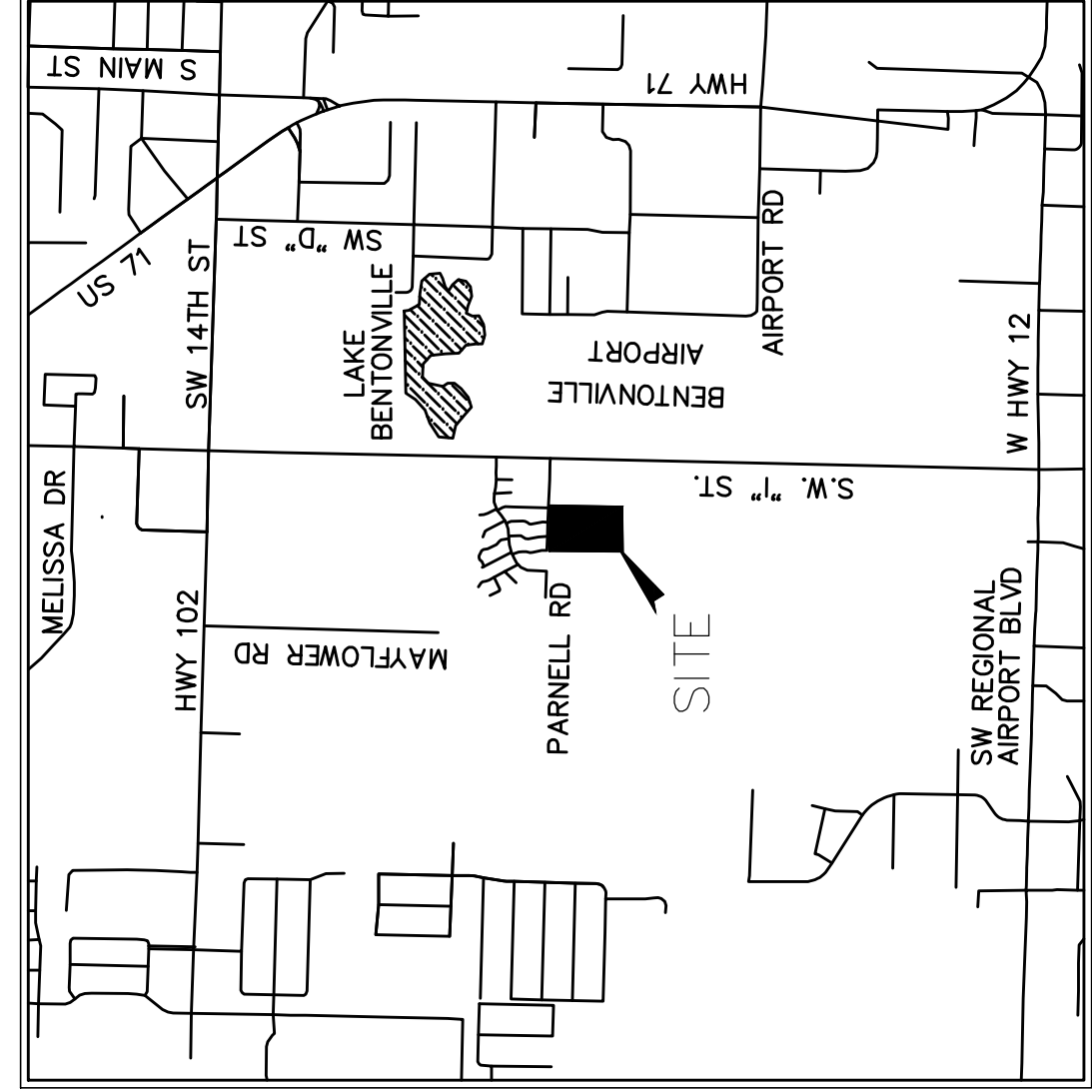
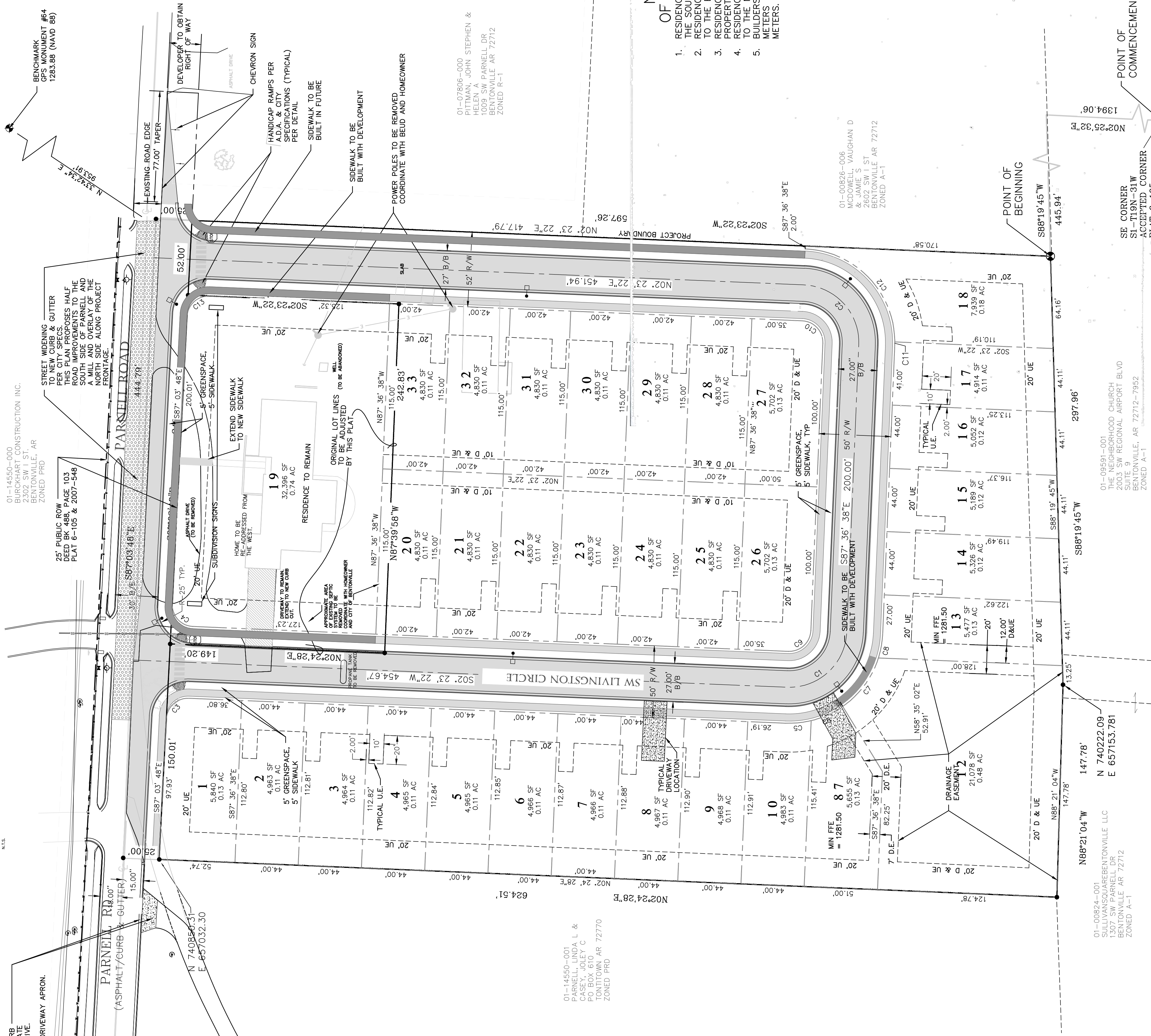
PART OF TRACT 1, PLAT 83, AND PART OF TRACT 7 AS SHOWN ON PLAT 6, COMMENCING AT THE SE CORNER OF SAID SECTION 1 AS SHOWN ON SAID PLAT BOOK 6, PAGE 105, THENCE N 02°23'32" E 1394.06 FEET, THENCE S 88°19'45" W 445.94 FEET TO THE POINT OF BEGINNING, THENCE S 88°49'45" W 292.06 FEET, THENCE N 86°21'04" W 178.78 FEET, THENCE S 82°33'22" E 507.26 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.26 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

- NOTES:**
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE, ARKANSAS, AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION AND NOISEY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
 - THIS PLAN PROPOSES HALF ROAD IMPROVEMENTS TO THE NORTH SIDE OF PARNELL AND A MILL AND OVERLAY OF THE NORTH SIDE ALONG PROJECT FRONTAGE.
 - UNLESS OTHERWISE NOTED, SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE. A SEPARATE PERMIT FOR SIDEWALKS SHALL BE REQUIRED.
 - FRONT EASEMENTS ARE EXCLUSIVE FOR CITY UTILITIES USE.
 - REAR EASEMENTS ARE FOR FRANCHISE UTILITIES.
 - LOTS 1 AND 19 WILL HAVE NO DIRECT ACCESS ONTO PARNELL ROAD.
 - OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

Curve Table			
Curve #	Length	Radius	Chord Direction
C1	62.83	40.00	S42° 36' 38"E
C2	62.83	40.00	N47° 23' 22"E
C3	23.42	15.00	N42° 20' 13"W
C4	23.71	15.00	S47° 39' 47"W
C5	18.04	65.00	S5° 33' 42"E
C6	24.25	65.00	S24° 12' 04"E
C7	42.61	65.00	S53° 40' 09"E
C8	17.20	65.00	S42° 36' 38"E
C9	23.56	15.00	S80° 01' 47"E
C10	23.56	15.00	N47° 23' 22"E
C11	3.00	65.00	S88° 56' 00"E
C12	99.10	65.00	N46° 04' 00"E
C13	23.42	15.00	N42° 20' 13"W



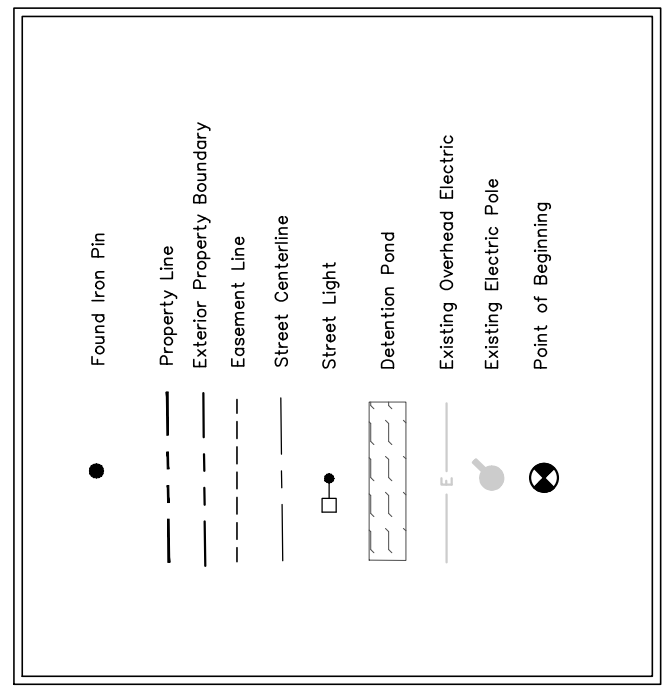
TYPICAL STREET X-SECTION



VICINITY

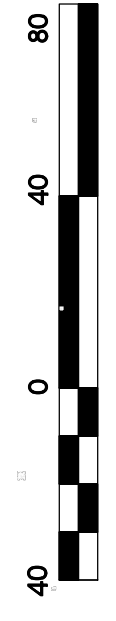
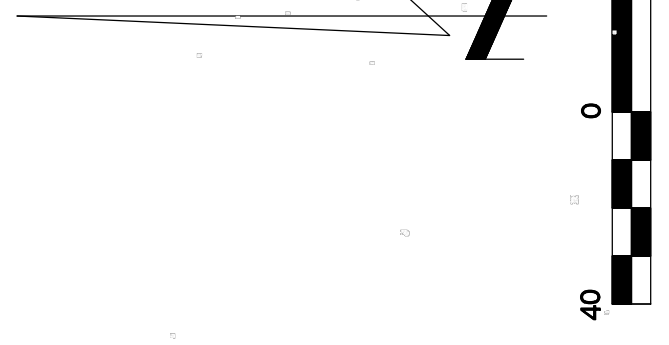
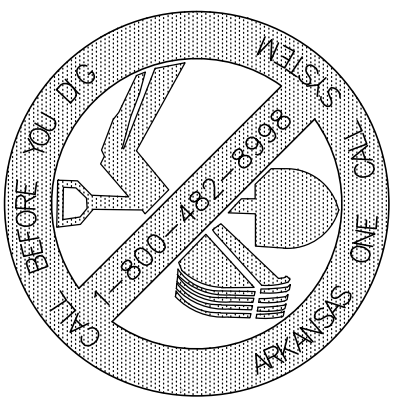
Not to Scale

Legend



SCALE
1" = 40'

PRELIMINARY PLAT
PE LIVINGSTON SQUARE
BENTONVILLE, AR



POINT OF BEGINNING
SE CORNER
SI-T19N-31W
ACCEPTED CORNER
PLAT 6-105
IN SW 1 ST

POINT OF BEGINNING
SE CORNER
SI-T19N-31W
ACCEPTED CORNER
PLAT 6-105
IN SW 1 ST

POINT OF BEGINNING
SE CORNER
SI-T19N-31W
ACCEPTED CORNER
PLAT 6-105
IN SW 1 ST

POINT OF BEGINNING
SE CORNER
SI-T19N-31W
ACCEPTED CORNER
PLAT 6-105
IN SW 1 ST

FINAL PLAT STAFF REPORT



Providence Village Phase 1 Southwest Nomad Road & Southwest Windmill Road

PC Date: 1/3/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-03000004
Applicant / Current Owner	Providence 2016, LLC 599 Horsebarn Road Rogers, AR 72758
Site Area	56 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	189 total lots, 185 buildable lots
Subdivision Name	Providence Village Phase 1

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

Location Map



Property Description

The property is the location of a vacant subdivision with completed infrastructure.

Project Details

The applicant has submitted a final plat for 56 acres located at the intersection of Southwest Nomad Road and Southwest Windmill Road to be known as Providence Village Phase 1. One Hundred eighty-five (185) single family lots will be created with the platting of the first phase of the subdivision. Right-of-way and easements will be dedicated with the plat. All public infrastructure has been inspected and accepted by the city utility departments.

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.

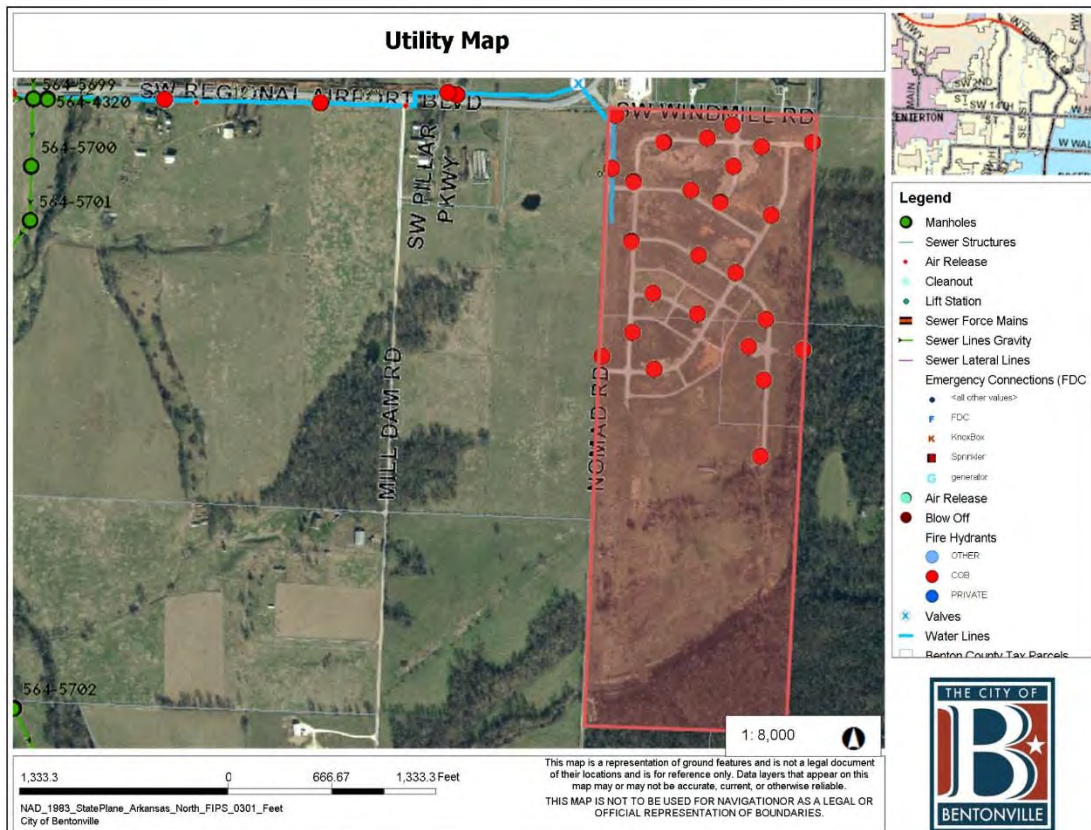
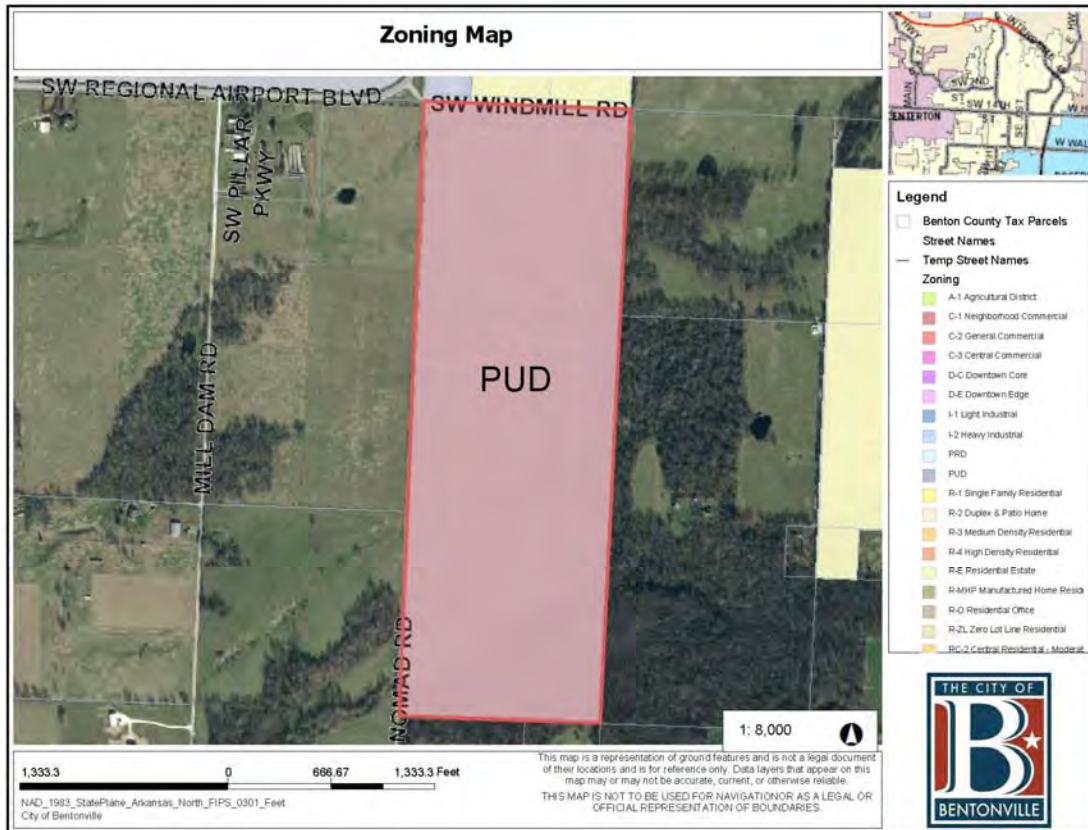
Standard Conditions of Approval

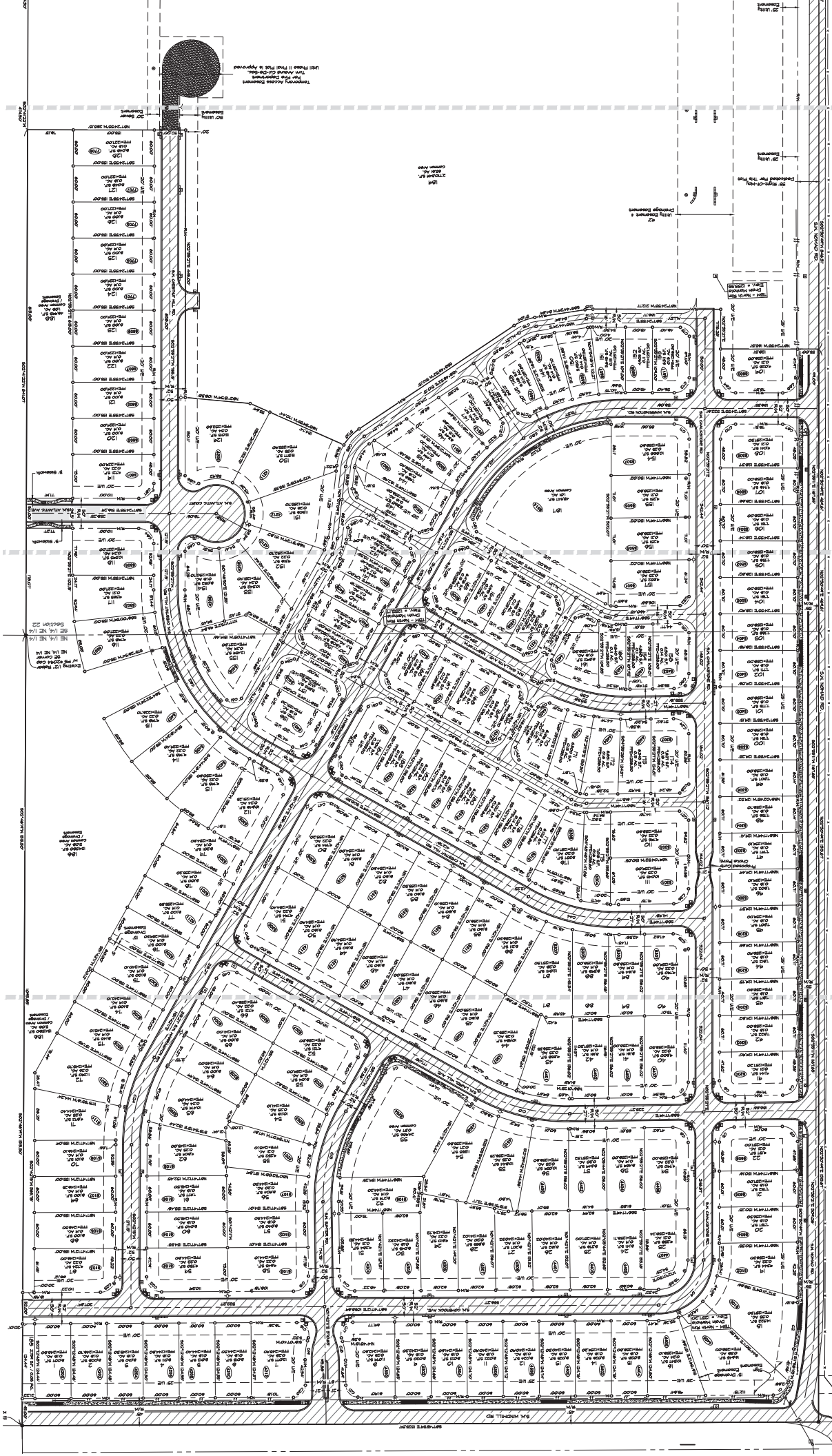
1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Recommendation

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

FINAL PLAT STAFF REPORT





Planning Commission Staff Report

Large Scale Development Extension: Shelley Parson Insurance

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: January 3, 2017 & July 5, 2016 (original PC approval date)

GENERAL INFORMATION:

Project Number: 16-06000025

Applicant: Shelley Parson

Representative: CEI Engineering Associates (Nate Bachelor)

Requested Action: Large Scale Development Approval

Location: 2001 Southeast 'J' Street

Existing Zoning: R-O, Residential Office

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for a single story 6,425 sq. ft. office building located at 2001 Southeast 'J' Street in the R-O, Residential Office zoning district. Twenty parking spaces are required and that amount is being provided. There will be only one point of ingress/egress onto Southeast 21st Street. Sidewalk exist along Southeast 'J' Street and 5' wide sidewalk will be constructed along Southeast 21st Street. On-site underground stormwater detention will be installed for this development. All landscaping will meet the requirements as set forth Article 1400 of the subdivision code. The exterior of the building will be constructed of stone veneer, brick veneer fiber cement siding, and storefront glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front with Parking:	50'	50' West
Side Exterior with Parking :	50'	62' South
Side Interior:	10'	10' North
Rear:	25'	31' East
Height	40'	18'
Landscape Coverage	8%	8+%
Parking		
Standard Stalls	19	18
Handicap Stalls	1	2
Total:	20	20

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Public School
South	R-O, Residential Office	Commercial
East	R-3, Medium Density Residential	Low Density Residential
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	-	-
South	East Central Avenue (Hwy 72)	Arterial
East	Northeast McClain Road	Private
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: N/A

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.
2. All technical review comments must be addressed before building permits will be issued.
3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)
4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant structure along an established commercial and industrial corridor in the Southeast section of the city.

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

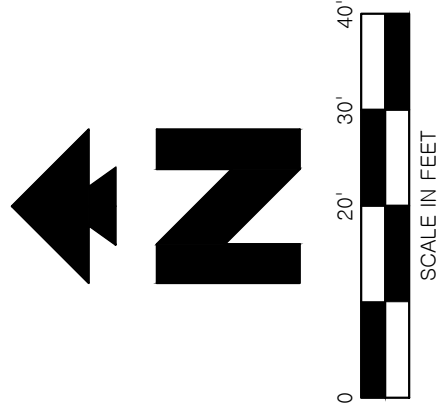
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

Analysis / Conclusion: This large scale development **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL** of the extension for a period of 6 months.

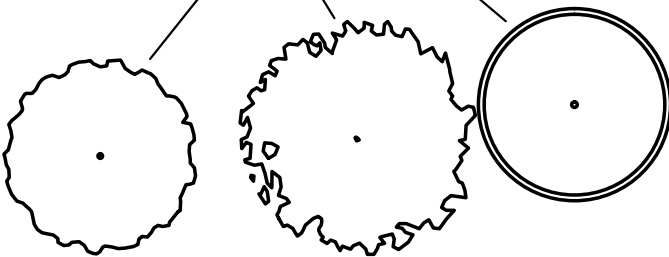


LEGEND

LANDSCAPE REQUIREMENTS				EXISTING	
CITY OF BENTONVILLE, AR					
CITY OF BENTONVILLE, AR	LANDSCAPE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	
	STREET	17 TREES	1 TREE	16 TREES	
	1 TREE PER 20 L.F.	ALONG J ST. & 21 ST. 350 L.F.			
	INTERIOR	REQ. GREENSPACE ±9,85 S.F.	0 TREES	±785 S.F. 6 TREES	
	800 GREEN SPACE 1 TREE PER 125 S.F.	INTERIOR PARKING AREA ±9,85 S.F.			
	PERIMETER	7 TREES	0 TREES	7 TREES	
	7' BUFFER MIN. 1 TREE PER 50 L.F.	ALONG NORTH & EAST PERIMETER ±360 L.F.			

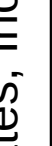
PLANT LIST			
QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
6	YOSHINO CHERRY <i>Prunus x yodensis</i>	B&B	2.5' CAL
16	RED MAPLE <i>Acer rubrum</i>	B&B	3' CAL
7	AMERICAN HORSEBAM <i>Carpinus caroliniana</i>	B&B	3' CAL

PLANT LIST



GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HEREIN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR WORK IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS AND APPLICABLE CODES AND REQUIREMENTS.
4. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL NOTED ON PLANT TAGS PRECEDE OTHER VALUE QUANTITIES.
5. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. ADVISE THE NURSERY. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS MADE TO THE OWNER.
6. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
7. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
8. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
9. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
10. COORDINATE WITH AGRICULTURAL PRACTICES FOR DISTURBED SITE. DISCUSS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
11. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES SUFFICIENT WATER FOR PLANT SURVIVAL AND GROWTH IS INSTALLED. CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND A SHUT-OFF VALVE. CONTRACTOR TO PROVIDE SUFFICIENT WATER TO MAINTAIN PLANT SURVIVAL. ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO FLOODING OF WATER AT ROOT AREA.



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

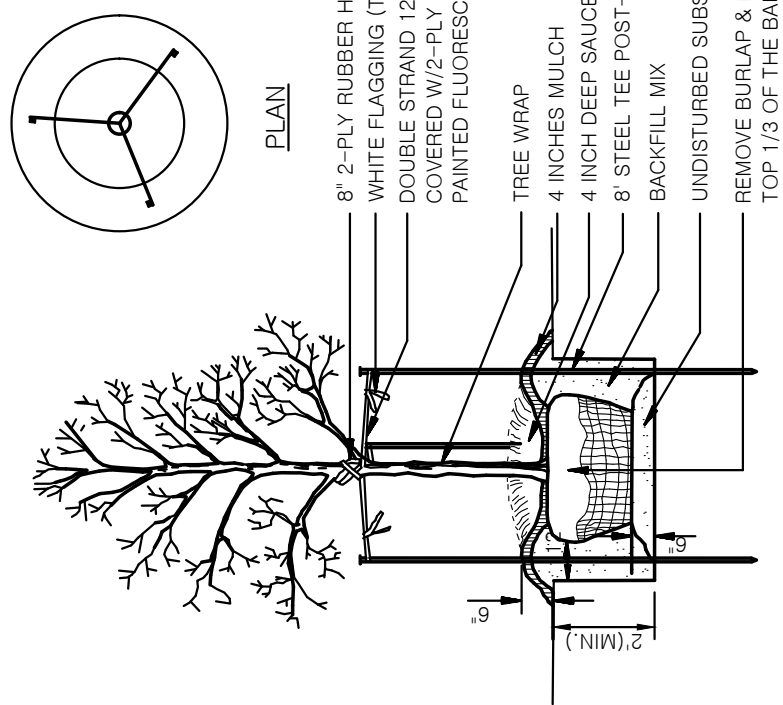
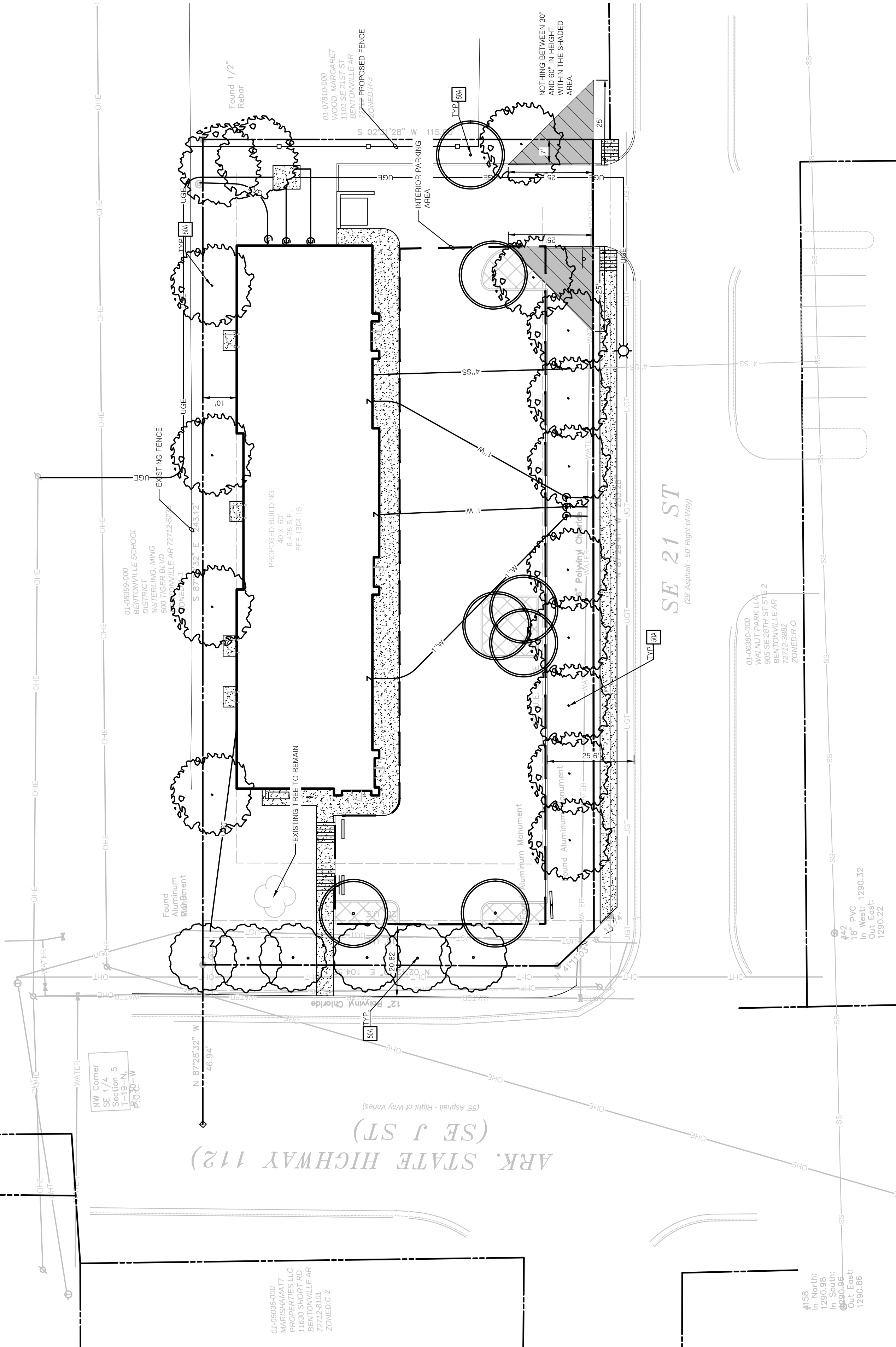
3106 S.W. REGENCY PARKWAY, SUITE 2
 Bentonville, AR 72712
 (479)973-4472
 FAX (479)973-0644

SHELLEY PARSON INSURANCE
 2001 SE J STREET
 BENTONVILLE, ARKANSAS

LANDSCAPE PLAN

REV DATE 8/20/16
 REV-1 7' 0" x 9'

SHEET NO.



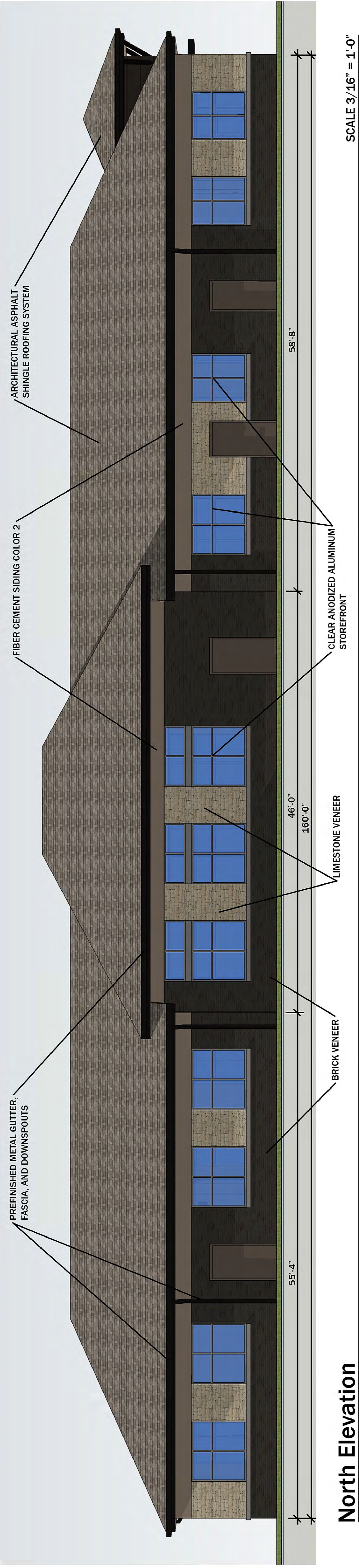
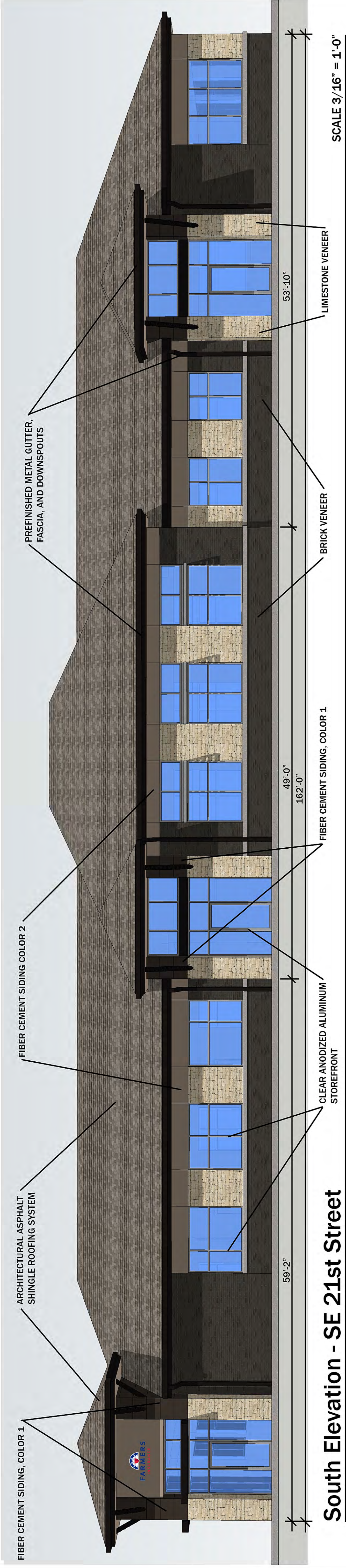
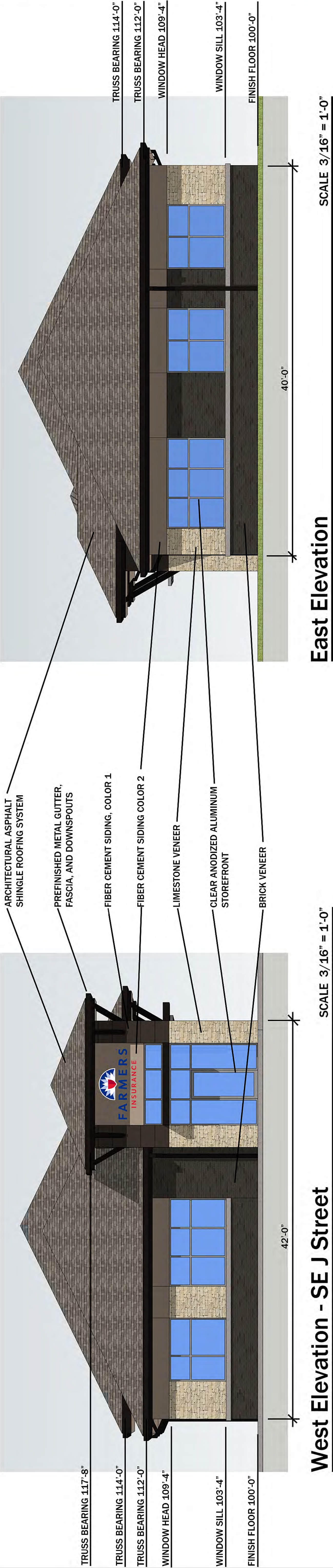
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE

TREE PLANTING

N.T.S.

FOR REVIEW
05/31/2016

PROJECT #	2016-006
ISSUE DATE	05/31/2016
#	REVISIONS
DATE	DESCRIPTION



CONDITIONAL USE STAFF REPORT



Thadden School

SE 8th Street & SE 'C' Street

PC Date: [Click here to enter a date.](#)

Recommendation: [Choose an item.](#)

Reviewer: Beau Thompson, AICP, Senior Planner

Property Description

This property is the location of two vacant parcels located in the in a Downtown High Density Residential and Mixed-Use area of downtown.

Proposed Use Description

The applicant is requesting a conditional use permit for a private school campus comprised of 4 main structures totaling approximately 125,000 sq. ft. and will be located at along the west and east sides of the 800 & 900 blocks of SE C Street. The school's curriculum will be center around 3 signature programs. The school intends to promote alternative modes of transportation through internal policy and incentive programs. Classes will be held from 7:30am to 3:15pm Monday through Friday from mid-August to late May. The project will be constructed in 3 phase spanning 3 years. Phase 1 from 2017-2018, will consist of 148 permanent parking spaces and a 250' student drop-off/pick up lane located on the east side of SE C Street. Eleven temporary classrooms for 120 students and a small permanent event space will also be construed in phase 1. Phase 2 from 2018-2019, will consist of 2 permanent buildings and the placement of the Thadden House on the west side of SE C Street. 15 additional permanent parking spaces and a 400' student drop-off/pick lane will be constructed as a part of this phase on the west side of SE C Street. When Phase 2 is complete, the campus will be home to 240 students. Some of the temporary classrooms will be removed during the second phase. Phase 3 from 2019-2020, will be the final phase of the project and will consist of two additional permanent buildings for a total of four. At the end of Phase 3 parking will total 245 spaces and maximum student capacity will be 645 and 125 staff members. All temporary classrooms will be removed by the end of Phase 3. The large integrated greenspaces throughout the project will provide areas for outdoor play, sport activities and research.

Projected Traffic Impact

Without a traffic study it will be difficult to determine the impact if any for this area.

Public Notice

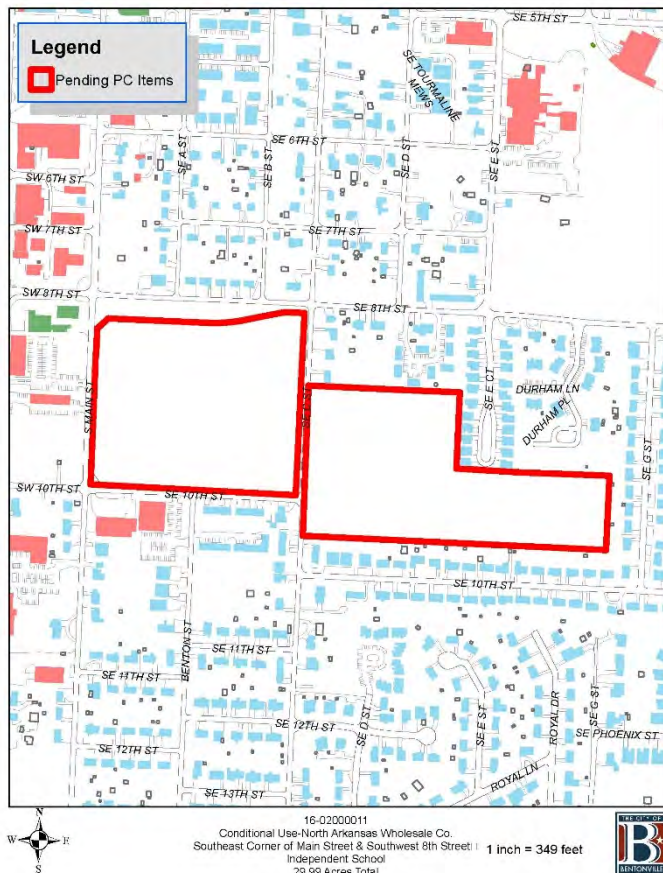
On 11/30/2016, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 12/15/2016. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

Project Number	16--02000011
Applicant / Current Owner	North Arkansas Wholesale Company Walmart Property Tax Department P.O. Box 8050 MS 0555 Bentonville, AR 72712
Site Area	30.70 acres
Current Zoning	DC, Downtown Core & A-1, Agricultural
Future Land Use Map Designation	Mixed Use & Downtown High Density Residential
Requested Use	Private School
Protective Covenants	N/A

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

Location Map



CONDITIONAL USE STAFF REPORT

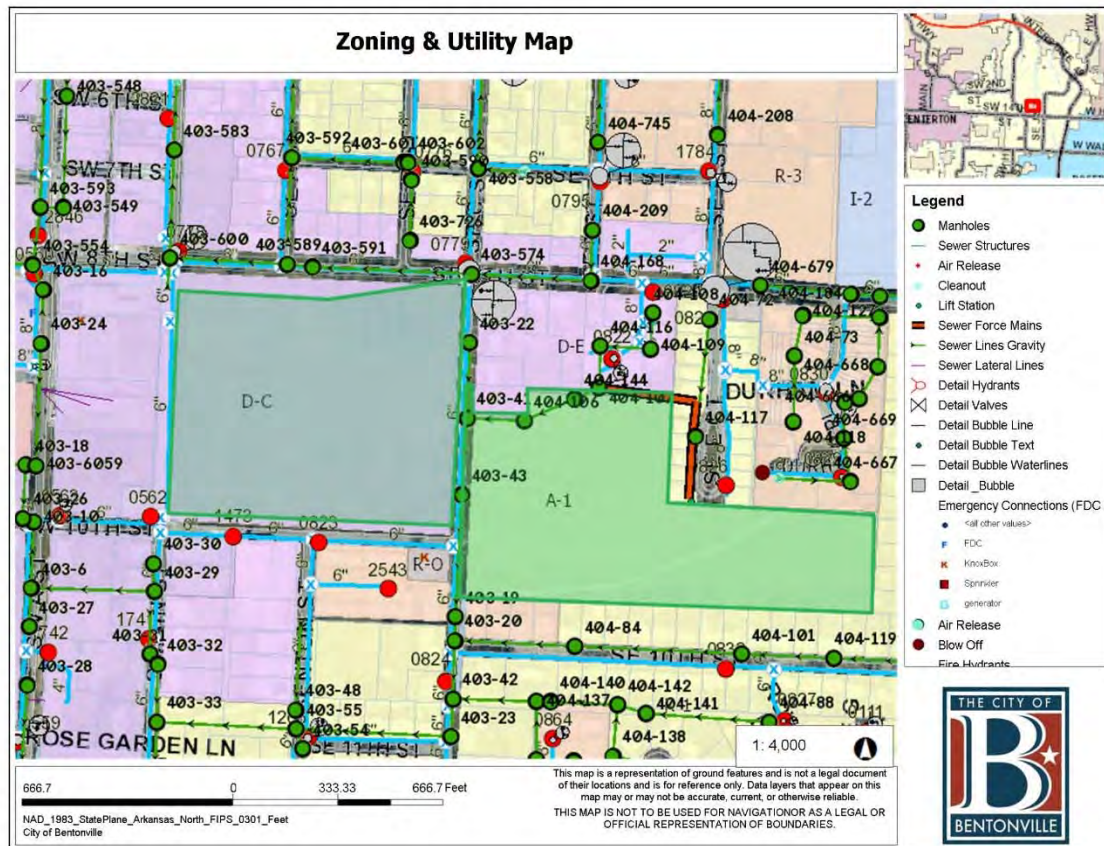
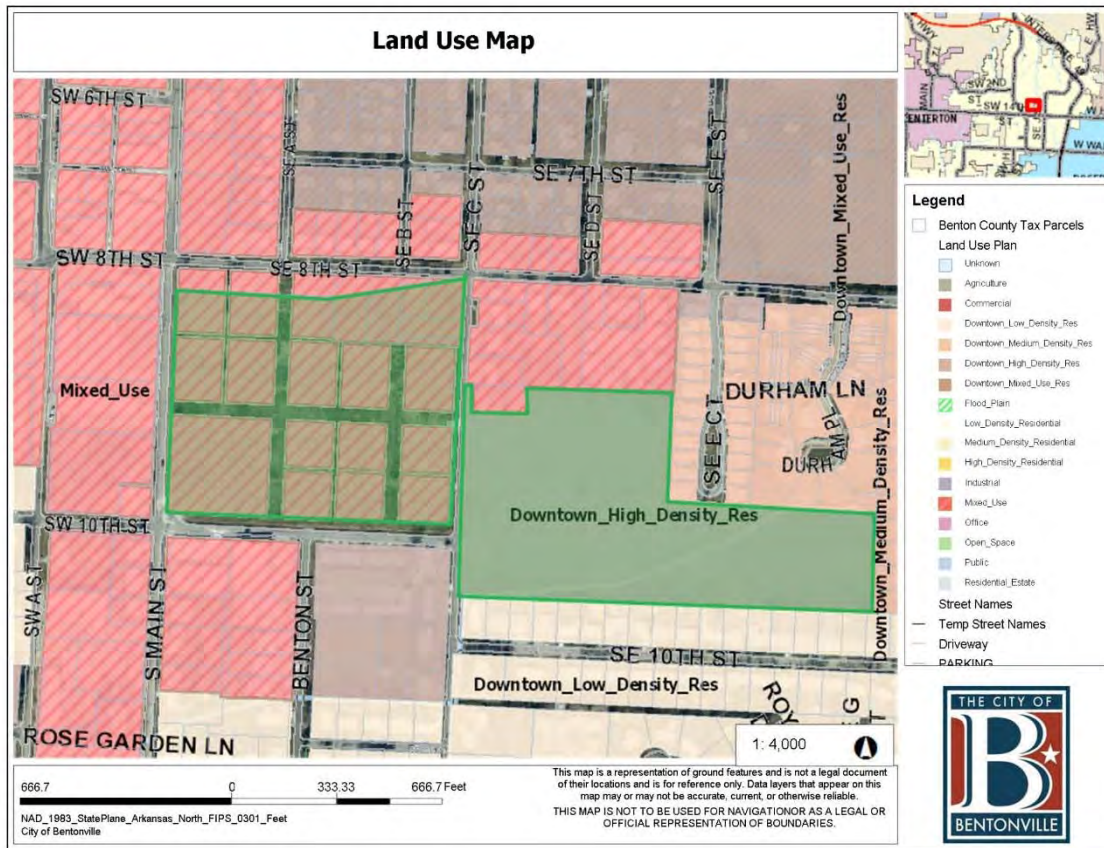
Conditions of Approval

1. All technical review comments must be addressed before a building permit will be issued.
2. The applicant must obtain Large Scale Development approval for all phases of the project.
3. A traffic study shall be conducted by the applicant's engineer for all adjacent streets to the property prior to or with the submittal of any Large Scale Developments.
4. The applicant must obtain Traffic Safety 7 Signage committee approval for all proposed pedestrian crossing within the public right-of-way.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.
9. Any laydown areas shall be screens with a 6' chain link fence with fabric.
10. If construction is delayed for a period longer than 6 months, then the laydown area shall be removed and revegetated.
11. The conditional use permit will expire December 31, 2020.

Recommendation

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

CONDITIONAL USE STAFF REPORT



A. PROPOSED USE AND REASON FOR THE PROPOSED USE

The Thaden School is a new independent middle and high school based in Bentonville, Arkansas. “A private school with a public purpose,” the school’s unique curriculum will combine academic excellence with learning by doing. The school will feature three signature programs: Wheels (where the fields of physics and mechanics come alive through the construction and use of bicycles and other wheeled machines), Meals (where biology, chemistry, and community come alive through the growing and preparation of food), and Reels (where narrative and visual communication come alive through the production of film and video). Through its partnerships with nearby community organizations in the visual and culinary arts, as well as organizations promoting health, physical activity, bicycling, and community service, the school will provide students with opportunities to learn both on and off campus. The school’s “whole student / whole body” pedagogy will feature learning opportunities both indoors and outdoors. The school will open for classes in August 2017 in temporary facilities providing basic facilities for all programs for up to 120 students in the 7th and 9th grades. Some permanent facilities will be completed in time for the second academic year (August 2018) with the full-campus development to support a student body of up to 645 students and up to 90 staff members completed in time for the third academic year (August 2019).

B. SITE PLAN

See sheets to follow.

C. HOURS OF OPERATION

Class will be held from 7:45 to 3:15 on Monday through Friday from mid August to late May for the whole student body. Parts of the campus will also be used for extracurricular and community activities after school, on weekends, and during the summer.

D. INDOOR AND OUTDOORS AREAS TO BE UTILIZED

The school campus is a 30 acre site just a 10 minute walk from the Bentonville town square, adjacent to the emerging ‘Arts’ and ‘Market’ districts. The ‘feel’ of the campus proposed in this master plan is modeled more on a small college campus than a monolithic middle or high school building. Students are expected to move between buildings over the course of each day, experiencing the outdoors. Many classrooms and work areas will be designed to be able to spill out onto adjacent outdoor areas.

By 2019, the campus is envisioned to be comprised of approximately 125,000SF of new construction distributed among four main structures:

‘HOME’

- ‘Living’, providing study, library, faculty offices, student organization meeting areas
- ‘Dining’, including the ‘Meals’ program, main kitchen and dining area

‘ARTS’

- Classrooms and labs, including support for the ‘Reels’ program
- Administration

‘FABRICATION’

- Classrooms and labs, including support for the ‘Wheels’ program

‘PERFORMANCE’

- Gym, Theatre, Music

In addition, the campus will also host the relocated childhood home of Louise Thaden, the Bentonville-born aviation pioneer, after whom the school is named. This 1,500sf structure will likely contain historical artifacts and be available for use as a meeting facility.

NARRATIVE

Site and landscape are seen as integral to the Thaden educational experience. Key components of the developed landscape include:

URBAN AGRICULTURE, SUPPORTING THE ‘MEALS’ SIGNATURE PROGRAM

- Fruit & vegetable fields
- Orchards & forested areas

OUTDOOR TEACHING LANDSCAPES, INCLUDING

- Restored Osage Prairie
- Hydrology lab
- Landscape features that detain, retain, and cleanse stormwater

OUTDOOR ATHLETIC FACILITIES, INCLUDING

- Soccer playing field
- Perimeter loop (~1 mile) for cross-country and bicycling—open to the public
- A ‘pump track’ (small looping off-road bicycle trail with berms)

GATHERING AREAS (HARDSCAPE & LAWN)

WALKING PATHS

E. PLANNED INDOOR AND OUTDOOR STRUCTURAL CHANGES

The site, formerly the Bentonville County Fairgrounds, is currently a green field with no structures on it. All proposed building construction and site improvements will be new construction.

F. REQUIRED PARKING

The facilities will be designed for a maximum capacity of 645 students: 330 lower school students (grades 6-9) and 315 upper school students (grades 10-12). The anticipated maximum number of faculty and staff members is 125.

For this school, the City of Bentonville requires 245 spaces. The design for Thaden School will include the 245 required spaces. See sheets 7-9 for more detailed information on parking and phasing. Laybys will also be provided on each side of C Street to provide space for cars to queue at drop off and pick up times. See sheet 11 for layby drawing.

G. PLANNED OUTDOOR LIGHTING CHANGES

The proposed school campus will have outdoor lighting designed by a professional lighting designer that meets all Bentonville outdoor lighting ordinances. The campus and parking lots will be lit in a manner that creates a safe environment, but doesn’t contribute to light pollution. All of the fixtures will be cut-off fixtures. See page 10 for more information on field lighting.

H. ANTICIPATED PATRONS, CLIENTS, DELIVERIES, AND / OR CUSTOMERS

The school will open for classes in August 2017 in temporary facilities providing basic facilities for all programs for up to 120 students in the 7th and 9th grades. Some permanent facilities sufficient to increase the student body to 240 will be completed in time for the second academic year (August 2018), with the full-campus development to support a student body of up to 645 students and up to 125 staff members completed in time for the third academic year (August 2019). The campus is anticipated to draw students from throughout the corridor containing Bentonville, Rogers, Lowell, Springdale, and Fayetteville (regional population of ~300,000). Daily deliveries to the kitchen will occur off of 10th Street as shown on the attached circulation diagram. Trash dumpster pick will occur in the same area. See sheets 8 and 9 for more information on construction phasing.

OUTDOOR LIGHTING ON EAST SIDE OF CAMPUS

An outdoor recreation area (soccer field) is proposed at a temporary location until the completion of Phase 3 and the complete dismantlement of temporary modular classrooms. Once the soccer field is at its final location (Fall 2019), outdoor lighting will be provided at light levels in accordance with IESNA standards employing light fixtures selected to minimize light trespass beyond the play area and its immediate surrounding area. The school proposes a “lights out” policy of 10:00pm.

SCREEN BUFFERS

All perimeter planting where the site is adjacent to residential property will meet or exceed the code required 7’ opaque buffer. The intent of the planting throughout the site is to help support and provide important ecosystem services to the region. To that end, we will use approved native or adaptive species to emulate and ultimately enhance the local ecoregion. Our team will work with city staff in the design of perimeter landscape for phase 2 and 3 to achieve landscape restoration while adhering to the intent of the code required planting. Additionally, the service area for the main campus will be designed to minimize visibility from 10th Street residential areas and screen all waste & recycling areas from view from the street using landscape screening and enclosure of waste & recycling containers. The dumpster and service area will be screened through a combination of an architectural fence of equal esthetic value to the planned structured, and planted evergreen vegetation. Evergreen vegetation shall be chosen the from list located in Sec. 1400.12.B Approved Tree List. A ‘type A’ screen (per article 1400.7.3) shall be formed such that the screening is opaque. Plantings with a mature spread after 5 years of 15’ shall be spaced 15’ OC. Plant material shall have a minimum height of Twenty (20) Feet, opaque from the ground to a height of Six (6) feet (per Article 1400.7.3(b)).

TEMPORARY SCREENING AT CONTRACTOR LAYDOWN YARD

Construction lay down area will be enclosed with a standard 6’ chain-link fence screened with a durable fabric. If construction ceases for any period of time exceeding 6 months, the lay-down area will be demobilized, cleared, re-vegetated, and the fencing will be removed.

TRAFFIC SAFETY AND SIGNAGE

Two pedestrian crossings will be provided across C Street to connect the east and west portions of the site. To the south, a crossing will be provided at the intersection of 10th and C Streets. The other crossing will be a mid-block crossing that connects the parking lot to the center of campus, and it is intended to provide a higher degree of safety for students who would tend to cross C Street mid block rather than walk down to 10th Street in spite of the crosswalk. In accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and per approval by the City of Bentonville’s Traffic and Signage Committee, a mid-block crossing will be provided with adequate signage, pavement markings, and will be equipped with an approved rapid flashing beacon (RFB) signal similar to the crossing on Central Avenue in front of the courthouse. Landscape features are configured to inhibit crossing at other locations. A median waiting area is proposed to be provided at mid-crossing.

SITE PLAN NARRATIVE

REMOVAL OF PORTABLE CLASSROOMS

The Thaden Campus is being developed in phases over a three year period with the first phase complete in time for the first academic year in August 2017. Phase 1 will be comprised primarily of portable classroom buildings configured to support the first year student population of approximately 120 students along with the full range of specialty programs in the Thaden curriculum. Construction for Phase 2 will be completed in July 2018 and deliver two permanent campus buildings in time for the second school year. They will provide the specialized facilities for the Meals and Reels programs along with some classroom and administrative spaces. At the same time the student population is anticipated to increase from 120 to approximately 240 students. As such, all or most of the portable classroom buildings will remain through the second academic year, some possibly repurposed to meet the needs of the growing campus. Due the cost of renting these units, the Owner will make best efforts to remove some number of these units before or during the second year of operation as equivalent functionality becomes available in the permanent facilities. Exactly how many units can be removed during the summer/fall of 2018 cannot be determined at this time. Phase 3 will be completed in July 2019 and deliver the balance of the permanent campus buildings. All portable classroom buildings will be removed during the summer of 2019 (following completion of the 18-19 academic year), after which time the soccer field would be installed in its permanent location.

ALTERNATIVE TRANSPORTATION

Thaden School will promote the use of alternate transportation modes through a range of policies that have proven effective at other schools. While final details are still being developed, the range of incentives being considered include:

- Providing incentives that encourage and reward those who commute by walking or bicycling
 - Ample, secure covered bicycle parking
 - Parking permits available first to those who live outside a 2-mile radius
- Providing incentives that encourage the use of carpools for both drop-off and parking
 - Carpool parking permit fee pricing to reward carpools: (fee inverse with the number of passengers)
 - Carpool parking gets the closest spaces
- Organizing van-pool systems



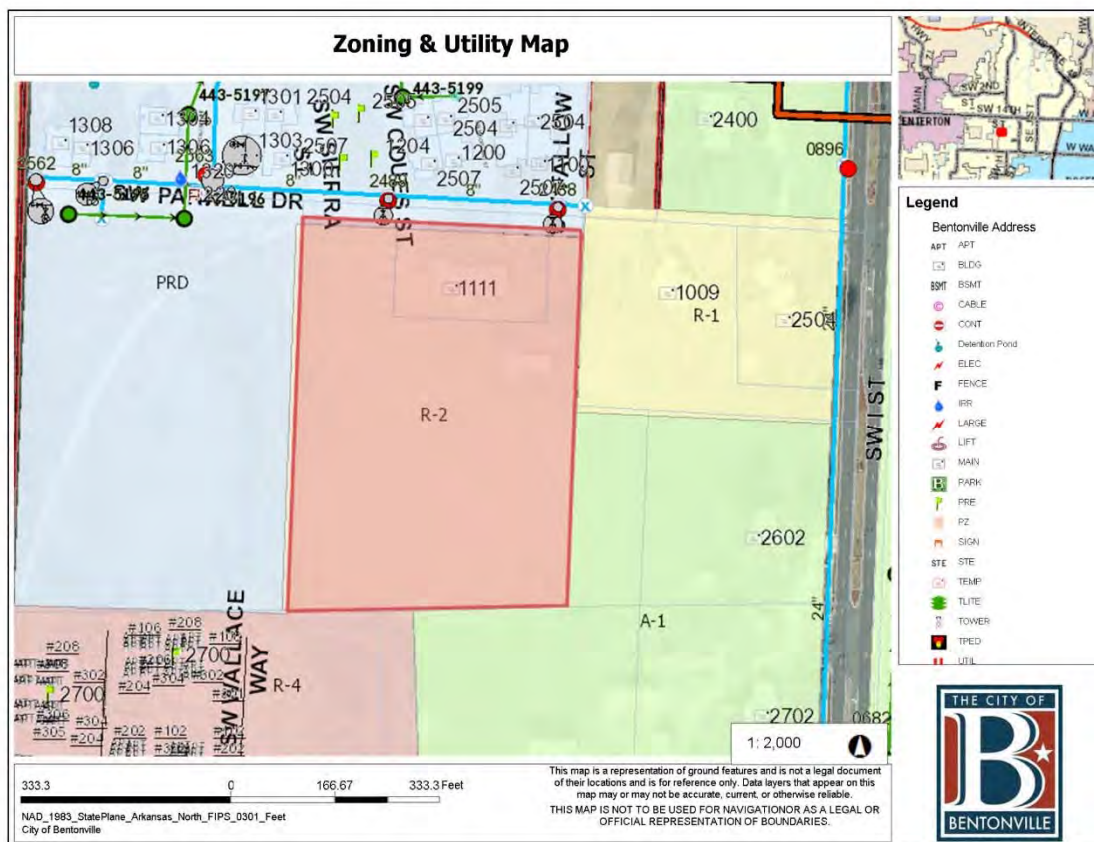
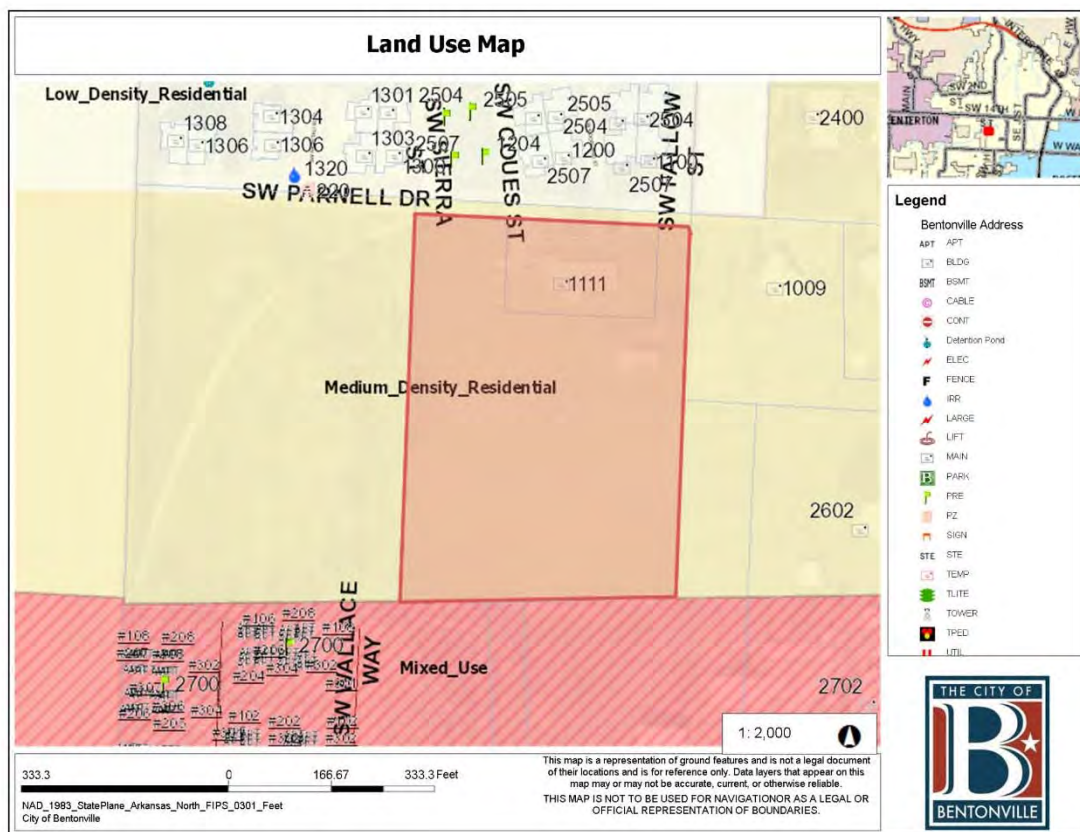
Reviewer: Jon Stanley, Planner

Project Number	16-09000041
Applicant / Current Owner	Buildup Development, LLC & Jamal & Stephanie Parker 1111 SW Parnell Dr. Bentonville, AR 72712
Site Area	6.26 acres
Current Zoning	R-2, Duplex and Patio Home Residential
Requested Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Medium Density Residential (MDR)

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning request from R-2, Duplex & Patio Home Residential to R-ZL, Zero Lot Line Residential.



REZONING STAFF REPORT





Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

Beau Thompson
Planning Department
305 SW A Street
Bentonville, AR 72712

November 28, 2016

Mr. Thompson,

Stephanie and Jamal Parker and Buildup Development, LLC, is requesting a change in zoning from the current R-2 (Duplex and Patio Home Residential) to R-ZL (Zero Lot Line Residential) for two parcels off SW Parnell Drive (parcel #s 15-18581-000 & 15-18582-000). The subject property is located within the city limits of Bentonville south of SW Parnell Dr. There are no proposed property sales other than the future purchasers of the proposed lots in this subdivision.

The reason for the rezone request is because the client has changed the scope of his project. He originally was going to put duplex units on the property. He now is applying to put thirty-two single-family residential homes on the property and one lot for detention. In addition, a zoning approval of R-ZL would allow zero lot line lots so the future homeowners in this subdivision would enjoy a usable side yard width of twelve feet.

Adjacent to the north is a PRD consisting of fourplexes. PRD zoning also borders the subject parcel to the west. R-4 is located to the south and southwest. A-1 borders the property to the south and the east, and one eastern parcel zoned R-1 is also located to the east. This property has road frontage onto SW Parnell Dr. and SW I St. is located approximately 430 feet to the east. The Bentonville airport is located about 500 feet to the east.

The property will be used for single family residential homes. The requested rezone from R-2 zoning to R-ZL would provide a zoning buffer between the higher density of The Vintage Estates Subdivision to the north, the agriculturally-zoned property to the south and east as well as the R-1 property to the east.

Traffic will enter and exit onto SW Parnell Dr. and would then travel north and south on SW I St.. SW Parnell Dr. is classified as a Local Street and SW I St. is classified as an Arterial Street. The property owner envisions signage for the development and duplex facades consisting of brick and vinyl. The homes will consist of two stories.



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

There is an eight inch water main on the north side of SW Parnell Dr. and a twenty-four inch water line on the east side of SW I Street. The property owner has installed a sewer main line extension to the north of SW Parnell Dr. in order to access existing sewer.

If you have any questions please do not hesitate to contact James Geurtz.

Sincerely,

Sarah Geurtz, CFM, ASLA
sdg@eda-pa.com
jrg@eda-pa.com

NOTICE OF INTENT TO REZONE

parcel # 15-18582-000: Buildup Development LLC
parcel # 15-18581-000: Stephanie & Jamal Parker has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-2 Duplex and Patio Home

to

R-ZL Zero Lot Line Residential

The legal description of the property is as follows:

See attached

The common description of the property is: South of SW Parnell Drive

Proposed land use: Single Family Residential

The public hearing will be held January 3, 2017 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

I believe the scope of this project will place a significant traffic load on SW Parnell Dr, assuming that the only access to the 32 residential homes would be exclusively from Parnell Drive. Access to I Street is becoming more difficult as the traffic load on I Street continues to increase. The project underway just south of this one with 500+ planned families will have a similar impact on I Street. Thank you for informing us of this intended project.



Signature and Physical Address

2505 S.W. COUES
BENTONVILLE 72712

Signature and Physical Address

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☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

SW PARNELL DRIVE TO SW 'I' NEEDS TO BE WIDENED
TO SUPPORT 2-WAY TRAFFIC, WITH PROPER CURBING AND
SIDE WALKS AND PROPER DRAINAGE.

John S. Pittman
Signature and Physical Address

Helena Pittman
Signature and Physical Address

1009 SW PARNELL DRIVE
BENTONVILLE, AR 72712

OVER
↓

REZONING STAFF REPORT



Lamplighter Restoration, LLC

408 & 410 Southeast 6th Street

PC Date: 1/3/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000042
Applicant / Current Owner	Lamplighter Restorations, LLC P.O. Box 3418 Bentonville, AR 72712
Site Area	0.57 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

Property Description

These properties are currently vacant in a mixed use area along a redeveloping urban corridor.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The properties are located within the downtown area and the existing street grid network in this area 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 Mixed Use Residential (DMUR). The DN-4, Downtown Mixed-Use Residential zoning is an appropriate zoning district for this designation.

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

Conclusion

The DN-4, Downtown Mixed-Use Residential **Error! Reference source not found.** zoning designation will allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. The properties are well suited for the DN-4 zoning designation due to the proximity of the unique activities and developments underway on near-by properties which will utilize the additional housing densities that will be provided by the proposed DN-4 zoning district.

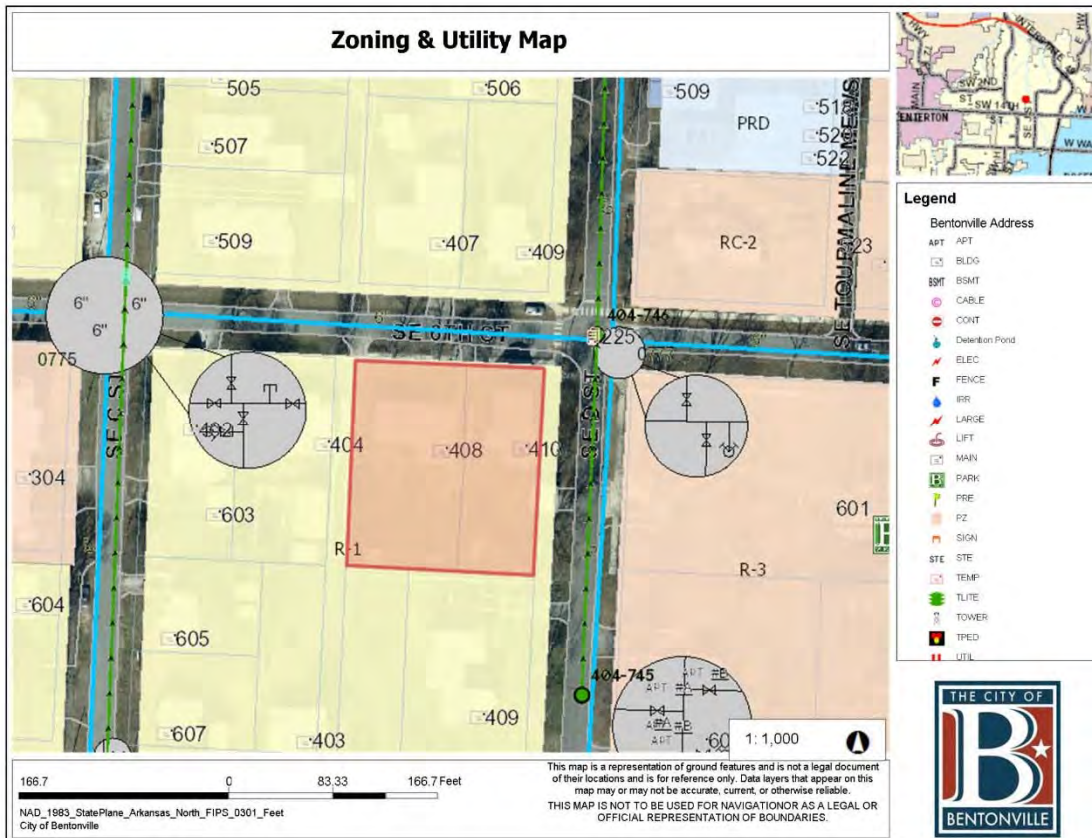
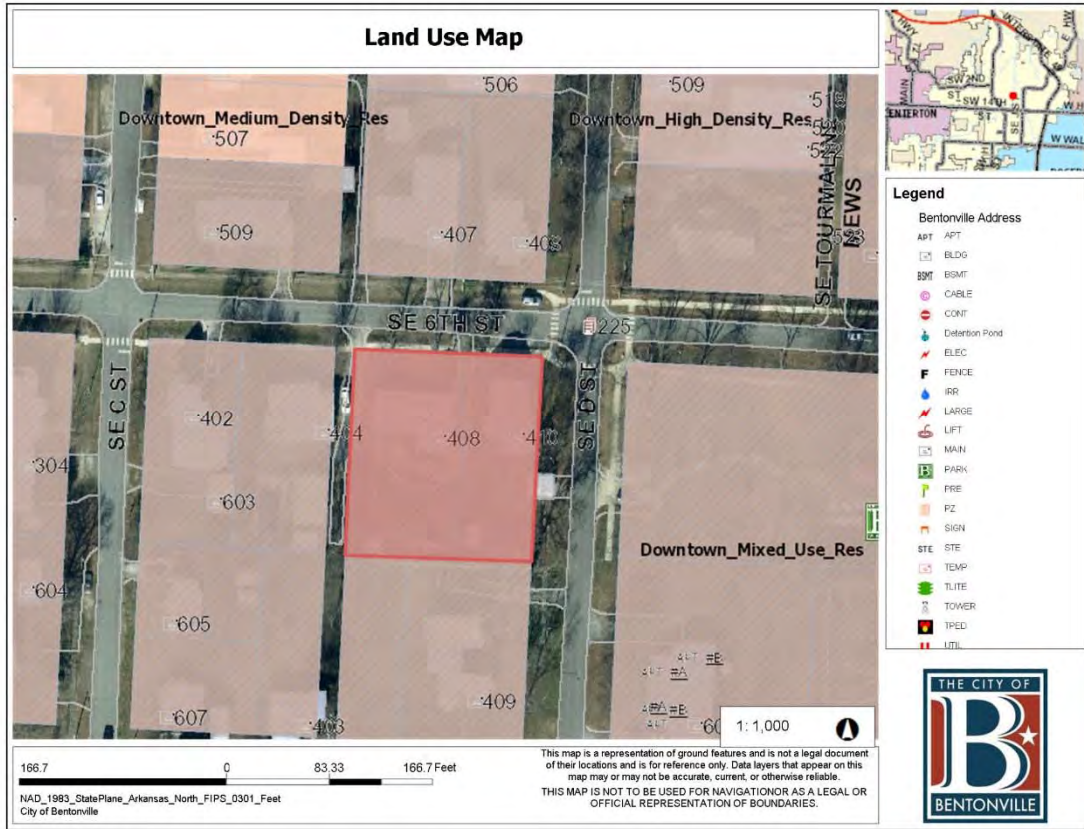
Recommendation

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-4, Downtown Mixed-Use Residential.

Location Map



REZONING STAFF REPORT



Rezone Narrative

Parcel #'s 01-03563-000, 01-03562-000
Owner: Lamplighter Restorations, LLC
Address: 408, 410 SE 6th Street
Bentonville, AR 72712
All of Lot 1, Block F
Orchard Addition
0.51 Acres +/-
22,215 Sq. Feet +/-

Current Zoning: R-1

Proposed Zoning: DN-4

Owner: Lamplighter Restorations, LLC.

Reason for rezone: To take advantage of the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation as Market District the change would better fit with the coming development. The current surrounding properties are older single family residences.

Proposed Use: Residential mixed use.

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

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

Appearance: The project will be an improvement to the area and increase the values of surrounding properties.

Water and Sewer Availability: 8" Water and 8" Sewer mains are available in SE D and 6th to serve the property.

LEGAL DESCRIPTION

Lot 1 of Block F as shown on the original plat of Orchard Addition to the City of Bentonville.

REZONING STAFF REPORT



Lamplighter Restoration, LLC

407 & 409 Southeast 6th Street

PC Date: 1/3/2017

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000043
Applicant / Current Owner	Lamplighter Restorations, LLC P.O. Box 3418 Bentonville, AR 72712
Site Area	0.51 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Location Map



Property Description

These properties are currently the location of two exiting single family homes in a mixed use area along a redeveloping urban corridor.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The properties are located within the downtown area and the existing street grid network in this area 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 Mixed Use Residential (DMUR). The DN-4, Downtown Mixed-Use Residential zoning is an appropriate zoning district for this designation.

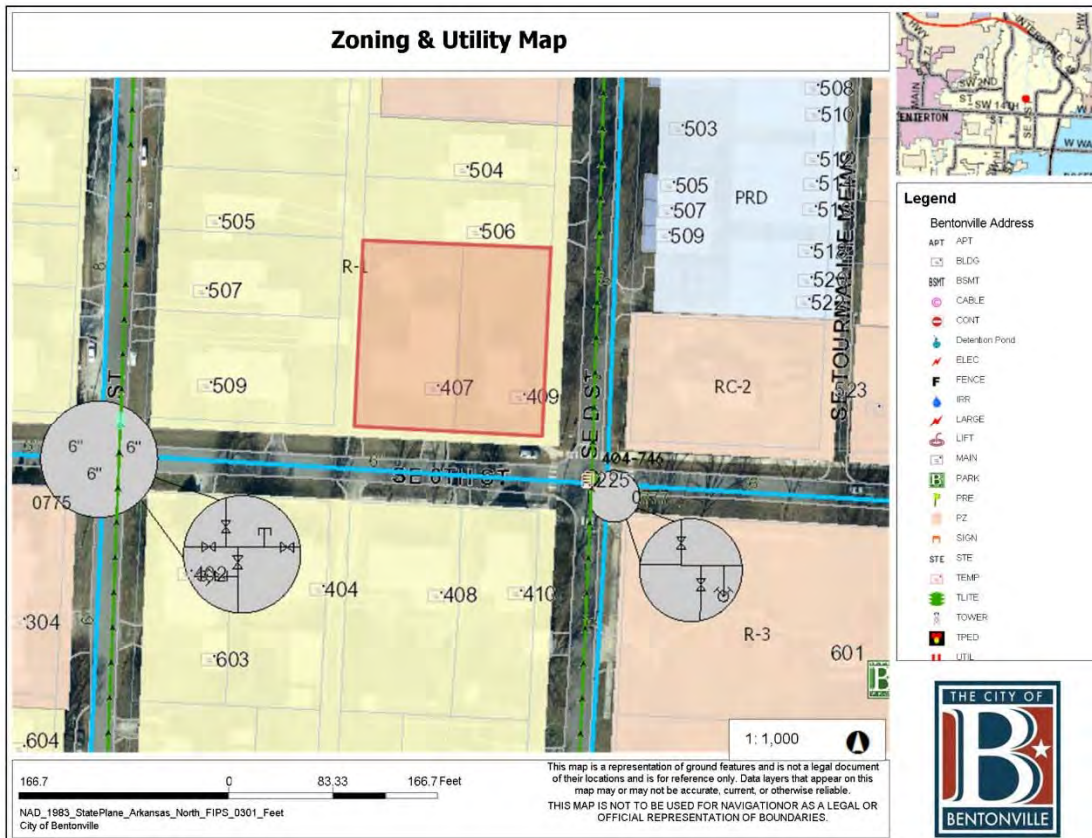
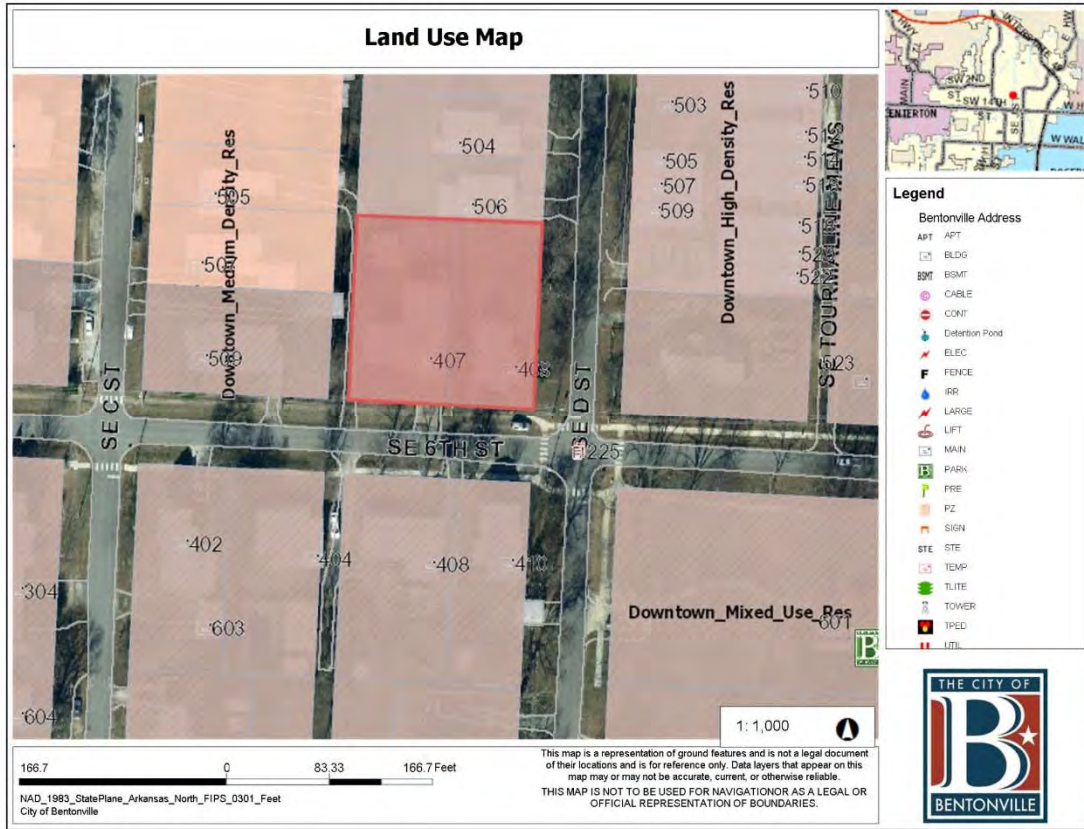
Conclusion

The DN-4, Downtown Mixed-Use Residential **Error! Reference source not found.** zoning designation will allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. The properties are well suited for the DN-4 zoning designation due to the proximity of the unique activities and developments underway on near-by properties which will utilize the additional housing densities that will be provided by the proposed DN-4 zoning district.

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-4, Downtown Mixed-Use Residential.

REZONING STAFF REPORT



Rezone Narrative

Parcel #'s 01-03577-000, 01-03574-000
Owner: Lamplighter Restorations, LLC
Address: 407, 409 SE 6th Street
Bentonville, AR 72712
All of Lots 18 and 19, Block G
Orchard Addition
0.51 Acres +/-
22,215 Sq. Feet +/-

Current Zoning: R-1

Proposed Zoning: DN-4

Owner: Lamplighter Restorations, LLC.

Reason for rezone: To take advantage of the new zoning classification for the downtown and surrounding area.

How will property relate to surrounding properties: With the areas designation as Market District the change would better fit with the coming development. The current surrounding properties are older single family residences.

Proposed Use: Residential Mixed Use.

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

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

Appearance: The project will be an improvement to the area and increase the values of surrounding properties.

Water and Sewer Availability: 8" Water and 8" Sewer mains are available in SE D and 6th to serve the property.

LEGAL DESCRIPTION

Lot 18 and Lot 19 of Block G as shown on a Replat in Orchard Addition to the City of Bentonville.

PRELIMINARY PLAT STAFF REPORT



Osage Hills Subdivision Phase 1

Southwest Adams Road &
Southwest Anglin Road

PC Date: 1/3/2017

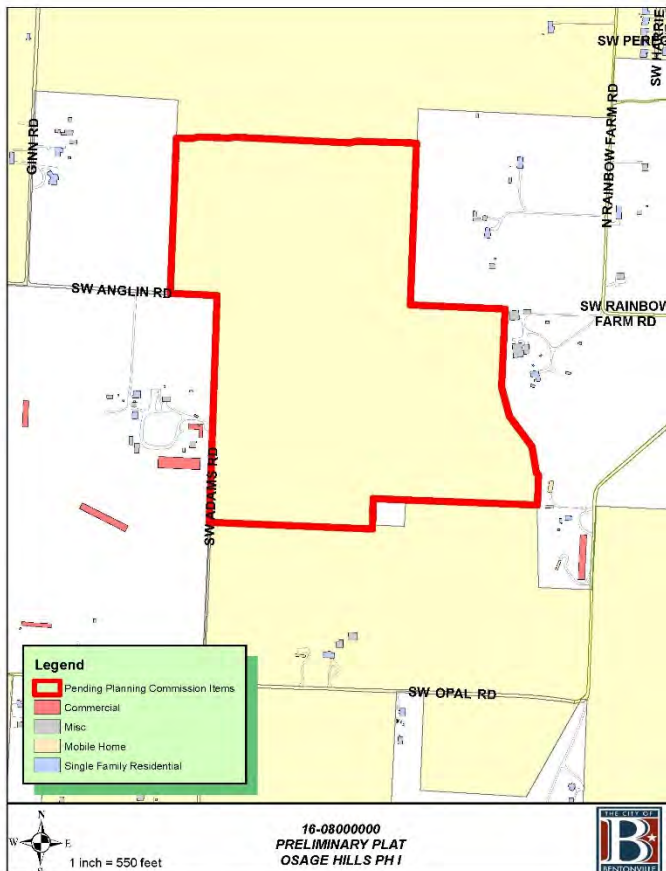
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-08000008
Applicant / Current Owner	Chambers Bank, JR Meeks 901 Mansi Street Danville, AR 72833
Site Area	197 +/- acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural (A)
No. of Lots	362 total lots, 360 buildable lots
Subdivision Name	Osage Hills Phase 1 Subdivision

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

Location Map



Property Description

This property is the location of an abandoned single family subdivision in a residential and agricultural area in the southwest section of the city.

Project Details

The applicant has submitted a preliminary plat for a 362 lot single family subdivision to be known as Osage Hills Phase 1. The average lot size in phase one will be 0.17 acres. Half street road improvements to Southwest Adams Road and Southwest Anglin Road will be constructed during this phase. Sidewalks will be consulted along all collector and arterial roads within phase 1 of the proposed subdivision. Stormwater detention will not be provide with Phase 1 due to the proximity of the adjacent floodplain. *See waiver request detail below.*

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area. The development of the property is scheduled to occur in phases and as these phases come on-line and density in the area is increased then additional and improved access to the area will be necessary.

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

The applicant has submitted a waiver request to Article 1100, Section 1100.5.A, Standard Street Specifications. The applicant is requesting that streets labeled 4, 5, & 6 on the preliminary plat have a 45' right-of-way instead of the required 50' and that these streets be 24' wide instead of the required 27'. In addition the applicant is also requesting that the street labeled 10 on the preliminary plat have a 70' right-of-way instead of the 90' required and that this street be 36' wide instead of the required 60'.

Conclusion

This preliminary plat does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

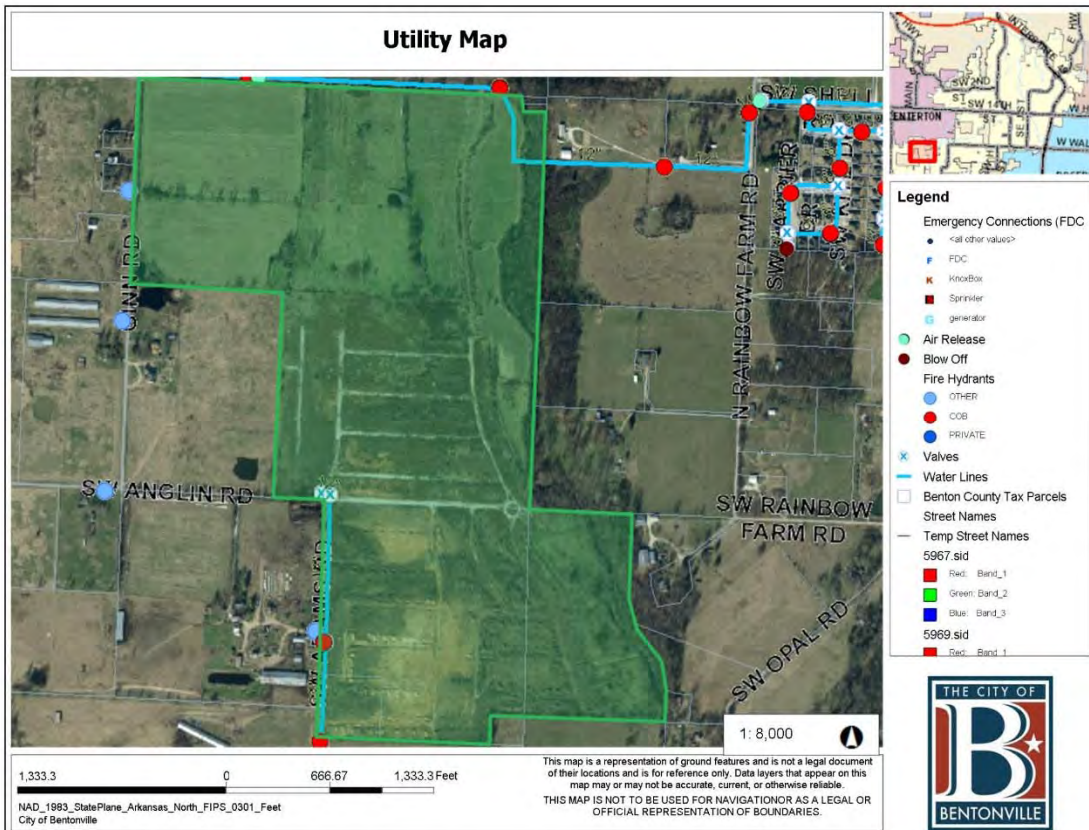
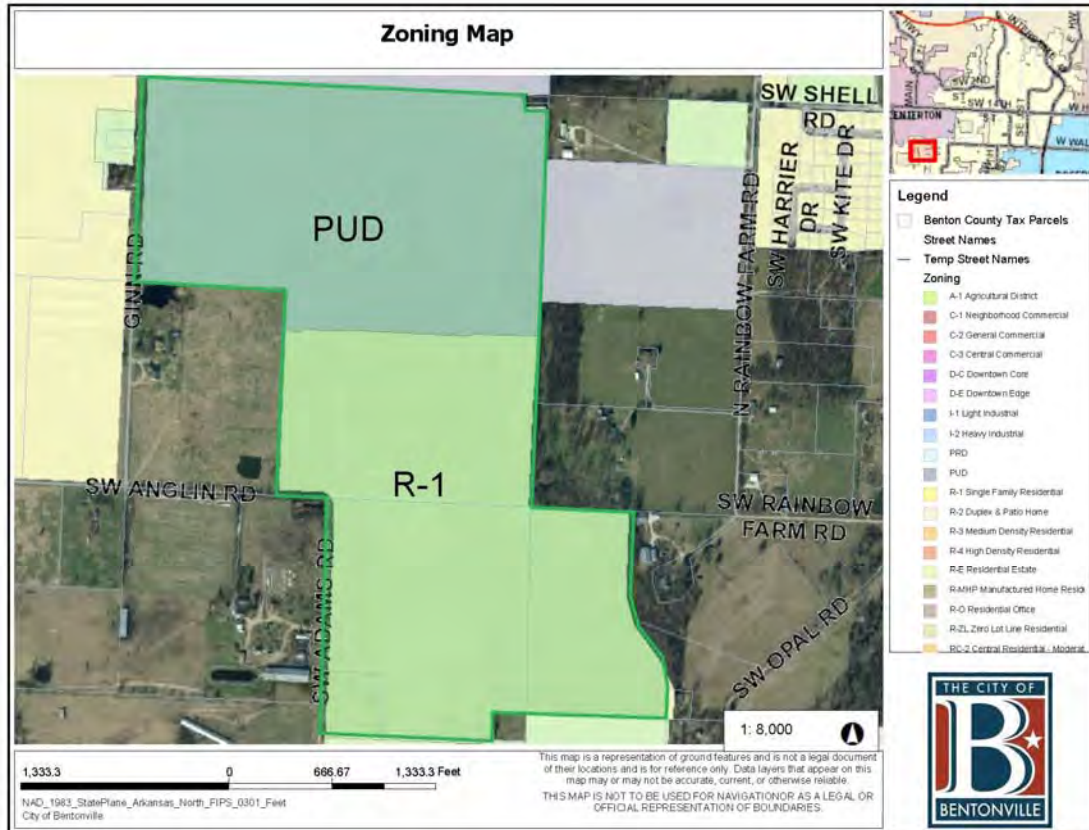
Recommendation

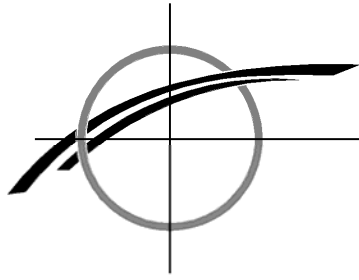
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

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

PRELIMINARY PLAT STAFF REPORT





SWOPE ENGINEERING

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

December 20, 2016

Beau Thompson
City Planner
City of Bentonville
305 SW A St
Bentonville, AR 72712

**Re: Request for Waivers
Osage Hills Subdivision**

Dear Ben,

Please accept this letter in support of the referenced project. The proposed development is located at the intersection of SW Adams and SW Anglin Roads. The site is 108 acres of the overall 300+ acre tract, and drains from northwest to southeast.

The subdivision consists of 371 lots on 17 new streets, in addition to the widening and extension of Adams Road. In order to efficiently finish this partially-constructed project, some trade-off for proposed roads (ROWs and street widths) is offered.

	<u>ROW</u>	<u>BOC-BOC</u>
A. STREETS 1, 3, 7, 9, 11-18:	50'	27'
B. STREET 2:	52'	30'
C. STREETS 4, 5-6:	45'	24'
D. STREETS 10:	70'	36'
E. STREET 13:	70'	38'

For street item 'C,' this is a requested waiver of street and ROW widths. Again, this is requested due to presence of utilities already in the ground. Also, this street width was already reviewed/approved when the project passed 10 years ago.

Another waiver is requested for item 'D,' as this arterial was already designed for as only a 36' (BOC) wide road. Changing now would be very expensive. We would like your consideration to keep this width, as it was wide enough before the new street widths were adopted. Therefore, for just one road, please consider a 36' collector street width.

In consideration for the above requests, we would like to offer converting a street, listed as item 'E,' size. Though this road was considered a residential street before, now the roadway

will be converted to a normal collector. This will mean the loss of 8 lots from the development, but is (we believe) a fair trade for allowing the other waivers.

In addition to the width waivers above, we request a modified street layout for this new collector. We would like to maintain the west curb line of the residential road, then offer a 10' sidewalk with 10' greenspace on the east side of the road. By doing this, more infrastructure can be maintained, plus a very nice 'trail'-sized walk down the road. See attached detail, which shows the new collector alignment.

Lastly, a waiver is requested from the normal 12' BOC waterline requirement along Street 4. In this one location, we request your consideration to allow this line to be 16' BOC. In this one case, we will work with the electric department to place its line inside the water main.

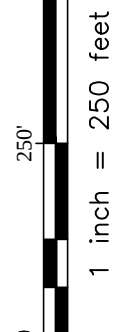
Thank you for your consideration of these waivers and trade-offs. Please let me know if you have any questions or concerns.

Sincerely,

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

Phil Swope, PE
Project Engineer

GRAPHIC SCALE

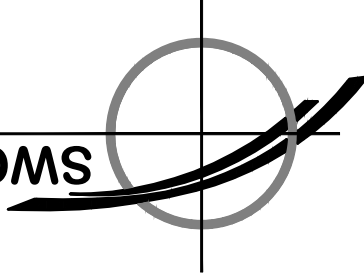


Know what's below.
Call before you dig.

[illegible]

OSAGE HILLS
PHASE 1
NORTH ADAMS ROAD
BENTONVILLE, AR 72712

SWOPE ENGINEERING



Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

PROJECT NO. 16-218	SCALE 1"=250'
DATE: December 18, 2016	
SHEET NO	

4 / 56
OVERALL SITE PLAN

OVERALL SITE PLAN

Feature	Description
Property Line	_____
Right-Of-Way Line	_____ R/W _____ R/W _____
Centerline of Road	-----

Residential Lots 359-417, shown for reference only.

Osage property to be platted as a separate lot that needs to be rezoned

R-1 SETBACKS	
FRONT	20 Feet
GARAGE	30 Feet
INTERIOR SIDE	7 Feet
EXTERIOR SIDE	20 Feet
REAR	25 Feet

ROADWAY 10 (ANGLIN RD), WILL BE PART OF PHASE 1 CONSTRUCTION.
LOTS 359-417 ARE SHOWN FOR REFERENCE, WILL BE SUBMITTED WITH A SEPARATE PRELIMINARY PLAT.
STREET WIDTH DIMENSIONS ARE ALL BACK-OF-CURB TO BACK-OF-CURB.

PROPOSED SUBDIVISION

358 LOTS ARE PROPOSED IN THE

- LOTS 1-146 & 290-307 ALL NORTH OF ROADWAY 10 (ANGLIN RD), WILL BE OF PHASE 1 CONSTRUCTION

- LOTS 359-417 ARE SHOWN FOR REFERENCE, WILL BE SUBMITTED WITH A SEPARATE PRELIMINARY PLAT.

- STREET WIDTH DIMENSIONS ARE ALL BACK-OF-CURB TO BACK-OF-CURB.

