Planning Commission
Agenda
June 7, 2016

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. **Lot 206 & 207 Bentonville Original Subdivision** — **Lot Split**
   306 Northeast Blake Avenue

2. **Lot 3 Neal's Addition** — **Lot Split**
   220 & 226 North Walton Boulevard

3. **Lots 82, 83, 84, 85, 86 & 87 of Windemere Woods, Phase 1** — **Lot Split**
   Northwest Autumn Avenue

4. **Lot 13, Block 5 Clark's 2nd Addition** — **Property Line Adjustment**
   307 Southwest 'E' Street

5. **Lot 3, Blake Addition** — **Property Line Adjustment**
   301 Northeast Blake Avenue

6. **South Blake Street Parking Lot** — **Large Scale Development**
   306 Northeast Blake Avenue

IV. New Business

V.

1. **Core Public House** — **Conditional Use***
   109 South Main Street

2. **North Blake Street House** — **Large Scale Development**
   301 Northeast Blake Avenue

3. **Macadoodle's Plaza** — **Large Scale Development**
   3600 and 3606 Southeast Guess Who Drive

4. **Urban Edge** — **Large Scale Development**
   220 & 226 North Walton Boulevard

5. **RC-2 Central Residential- Moderate Density** — **Ordinance***

VI. Old Business

1. **CHP, LLC** — **Rezoning**
   (R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)
   304 Southwest Glover Street

2. **Marrs Developing, LLC** — **Rezoning**
   (R-1, Single Family Residential to R-C2 Central Residential – Moderate Density)
   305 Southwest 'D' Street

VII. Planner's Report

VIII. Adjournment

*Denotes Public Hearing

Planning Commission Staff Report
Lot Split: Lots 206 & 207 Bentonville Original Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-05000020

Applicant: Moro Development, LLC

Representative: Rope Swing (Jordan Garner)

Requested Action: Lot Split Approval

Location: 306 Northeast Blake Avenue

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located at 306 Northeast Blake Avenue that resides in the D-E, Downtown Edge zoning district. The plat as provided by the applicant indicates 2 new lots being created from on existing lot. The new lots will be known as Lot 206 (0.63 acres) and Lot 207 (0.49 acres) of Bentonville Original Subdivision. Additional right-of-way is being dedicated along Southwest 4th street per the current master street plan. Public sewer service is available to both lots however public water service is only available to lot 206.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-E, Downtown Edge	Downtown Mixed Use Residential
South	D-E, Downtown Edge	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Residential Estate
West	D-C, Downtown Core	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	Northeast Blake Street	Local
South	-	-
East	-	-
West	Northeast ‘B’ Street	Local

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.

(b) Traffic summary software predicts the additional traffic for this project is: 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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is the location of an existing office building near the downtown square.

Drainage Report: A drainage report is not required for this lot split.

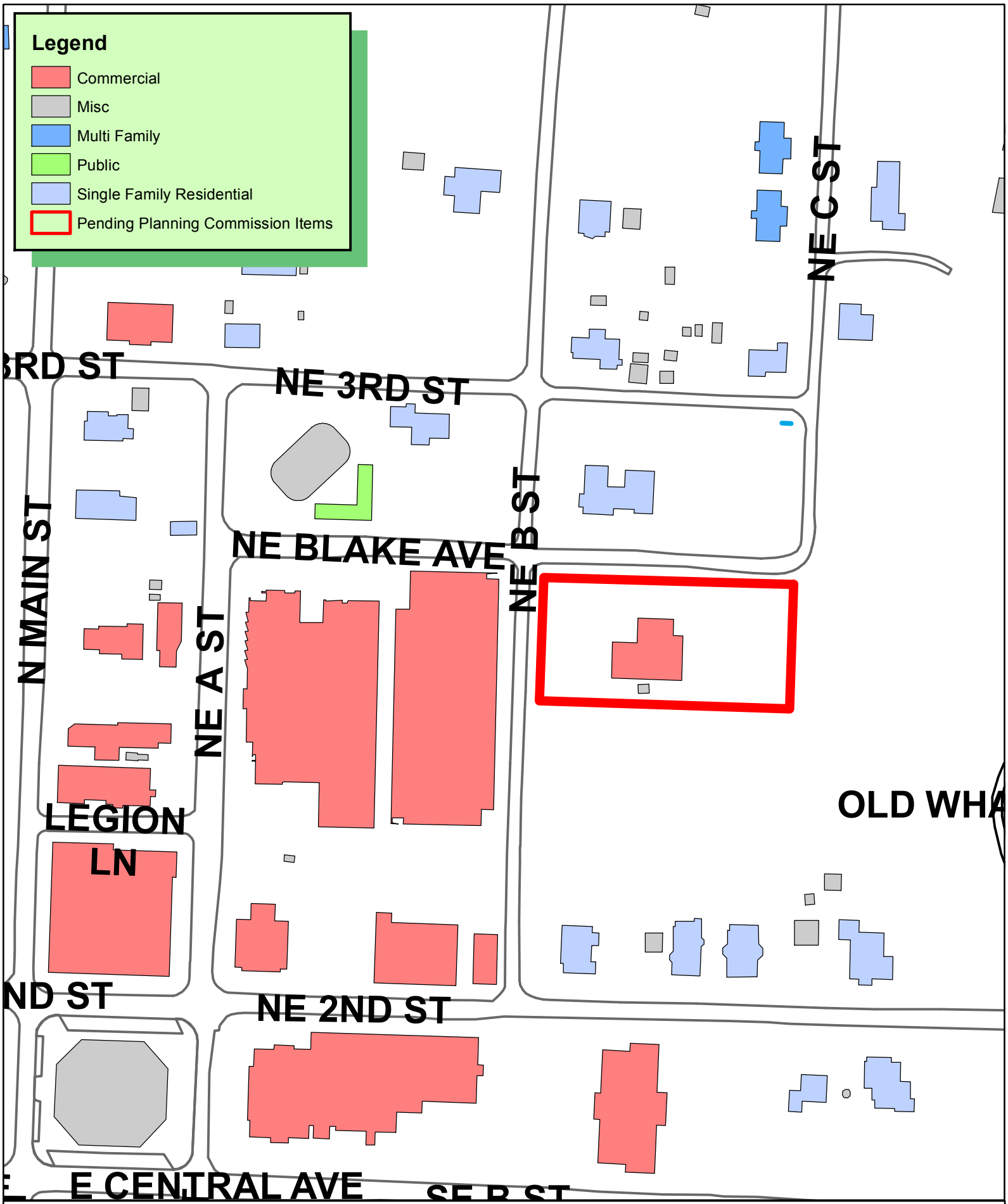
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL.**



N
W E
S

1 inch = 150 feet

16-05000020
LOT SPLIT
ORIGINAL TOWN OF B'VILLE LOT 6, NEW LOTS 206 & 207
306 NE BLAKE AVE

THE CITY OF BENTONVILLE

N

30' 0 30'

SCALE: 1" = 30'

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. Basis of Bearings: Arkansas State Plane Coordinate system Arkansas–North: Bentonville GPS #1, Convergence –01°17'10.54".

4. This survey is valid only if the drawing includes the seal and signature of the surveyor.

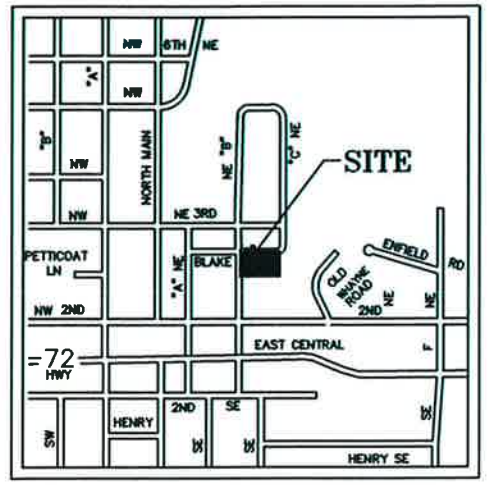
5. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

6. The hereon described property is classed Urban.

7. Subsurface and environmental conditions were not examined nor considered a part of this survey.

8. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

9. 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 chance floodplain, as per FEMA FIRM Map Community Map Number 05007C0255K, effective date, June 5, 2012 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

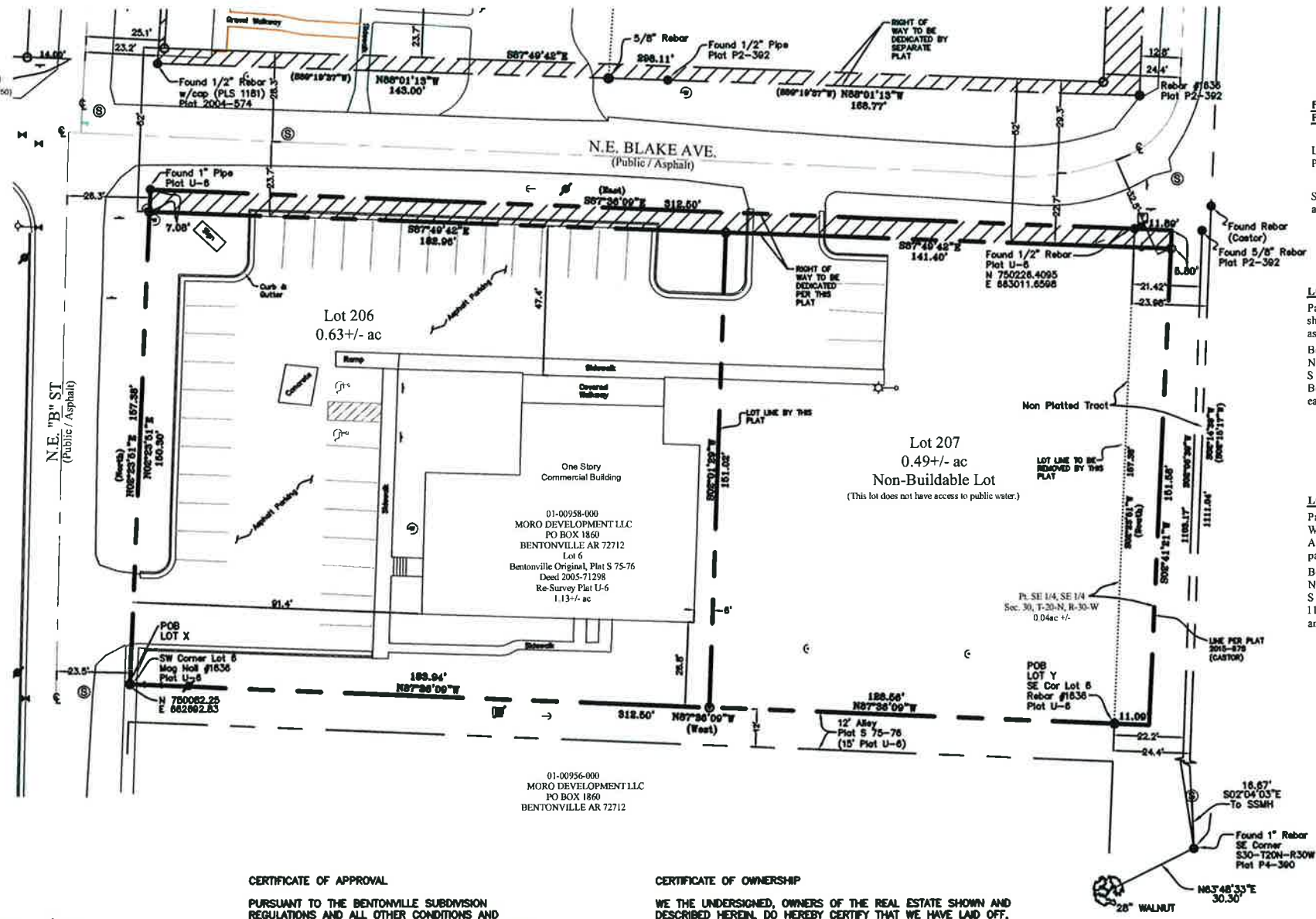


Vicinity Map

Not to Scale

LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 5/8" REBAR W/CAP (PLS #1750) UNLESS OTHERWISE NOTED
- UTILITY POLE
- GAS METER
- SANITARY SEWER MANHOLE
- WATER METER
- TELEPHONE RISER
- EASEMENT LINE
- CENTERLINE
- OFFSITE LOT LINES
- LOT LINES
- (xxx xx') RECORD DATA



NOTE: OWNER/DEVELOPER SHALL NOTIFY THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND STREET DEPARTMENT IN WRITING PRIOR TO ANY WORK BEING DONE IN THE PUBLIC RIGHT-OF-WAY.

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

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

SETBACKS ZONE DE:

FRONT–
NONRESIDENTIAL: 0' MAX
RESIDENTIAL: 0' MAX

SIDE: 6' MIN

REAR–
ADJACENT TO NON-RESIDENTIAL ZONES: 6' MIN
ADJACENT TO RESIDENTIAL ZONES AND BUILDING HEIGHT <20': 6' MIN
ADJACENT TO RESIDENTIAL ZONES AND BUILDING HEIGHT >20': 12' MIN

HEIGHT REQUIREMENTS:

MINIMUM: NONE
MAXIMUM: 60'

ENCROACHMENT REQUIREMENTS:

HEIGHT CLEARANCE: 8' MIN
SETBACK–PRIMARY STREET: 4' MIN
SETBACK–SECONDARY STREET: 6' MIN

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 _____

_____
BENTONVILLE PLANNING COMMISSION CHAIR

_____
MAYOR, CITY OF BENTONVILLE

_____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY 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, DRAINS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

_____

PRINTED OWNER NAME: _____

SOURCE OF TITLE: W.D. BOOK 2005, PAGE 71298

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____DAY

OF _____ 2016.

_____
NOTARY PUBLIC SIGNATURE

PARENT TRACT: 01-00958-000 Tract Description, Deed Book 2005, Page 71298

Lot 6, Original Town of Bentonville, Benton County, Arkansas as shown in Plat Record "S" at Page 75 and 76.

Subject to easements, right-of-ways, and protective covenants of record, if any.

LOT 206 (BY THIS PLAT):

Part of Lot 6, Original Town of Bentonville, Benton County, Arkansas as shown in Plat Record "S" at Page 75 and 76 and more particularly described as follows:

Begining at the Southwest corner of Lot 6, of said Bentonville original; thence N 02°23'51" E 150.30 feet; thence S 87°49'42" E 182.96 feet; thence S 02°01'29" W 151.02 feet; thence N 87°36'09" W 183.94 feet, to the Point of Beginning and containing 0.63 acres more or less and subject to any and all easements of record or fact.

LOT 207 (BY THIS PLAT):

Part of the SE 1/4 of the SE 1/4 of Section 30, Township 20 North, Range 30 West and Part of Lot 6, Original Town of Bentonville, Benton County, Arkansas as shown in Plat Record "S" at Page 75 and 76 and more particularly described as follows:

Begining at the Southeast corner of Lot 6, of said Bentonville original; thence N 87°36'09" W 128.56 feet; thence N 02°01'29" E 151.02 feet; thence S 87°49'42" E 141.40 feet; thence S 02°41'21" W 151.58 feet; N 87°36'09" W 11.09 feet, to the Point of Beginning and containing 0.49 acres more or less and subject to any and all easements of record or fact.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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:

SIGNED: _____
ARKANSAS LS NO.1636

CERTIFICATE OF AUTHORIZATION
NEVILL SURVEYING, LLC.
No. 2383
ARKANSAS

500-20N-30W-0-30-220-04-1636

REVISIONS

NO.	DATE	DESCRIPTION
1.	5/19/16	1ST SUB. COMMENTS

CLIENT:
Casa de Hormigas, LLC
PO BOX 1860
Bentonville, AR 72712

LOT SPLIT

BENTONVILLE ORIGINAL
LOT 6 TO BE KNOWN
AS LOTS 206 & 207 OF
BENTONVILLE ORIGINAL
BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1636
GRANT NEVILL

SURVEYOR
Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264
nevill.survey@gmail.com
edagen@sbcglobal.net

PLS: GEN
CAD: GEN
FIELD: GEN
FIELD: WGG
DWG: 2016-0016 Blake Split South
DATE: April 29, 2016
SHEET: 1 OF 1

Planning Commission Staff Report
Lot Split: Lot 3 Neal's Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-05000021

Applicant: Richard & Catherine Grubbs

Representative: Bates & Associates (Justin Reid)

Requested Action: Lot Split Approval

Location: 220 & 226 North Walton Boulevard

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a property line adjustment for property located at 220 & 226 North Walton Boulevard that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates one new lot being created from two parcels of un-platted section land. The new lot will be known as Lot 3 (1.11 acres) of Neal's Subdivision. A 10' wide utility easement is being dedicated along the property frontage. Public utilities is available to the new lot.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	-	Local
South	-	-
East	-	-
West	North Walton Boulevard	Arterial

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.

(b) Traffic summary software predicts the additional traffic for this project is: 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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is the location of two vacant commercial buildings along an established but redeveloping commercial corridor.

Drainage Report: A drainage report is not required for this lot split.

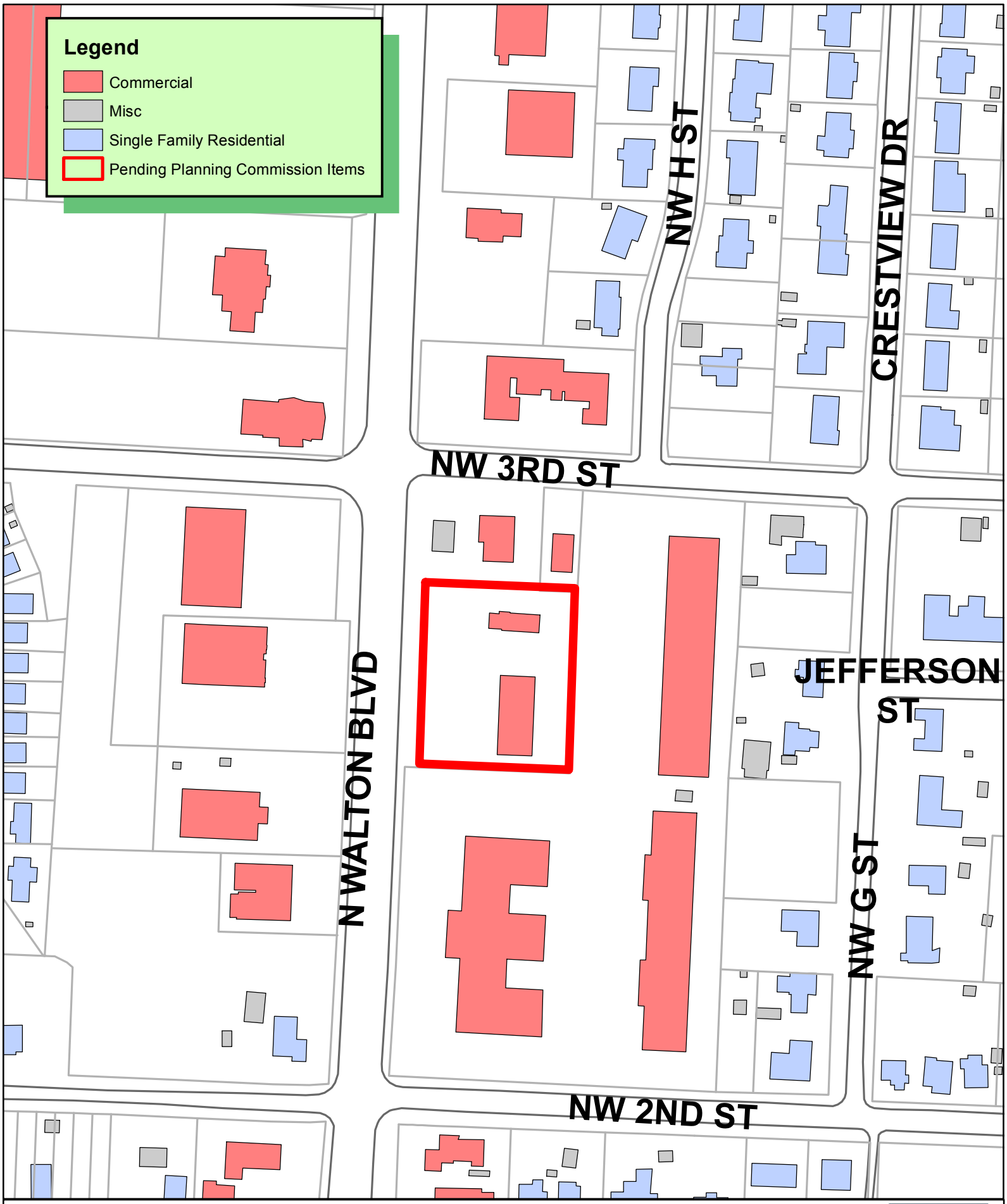
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL.**



N
W E
S

1 inch = 162 feet

16-05000021
LOT SPLIT
LOT 3 NEAL'S CENTER SUBDIVISION
RICHARD & CATHERINE GRUBBS

THE CITY OF BENTONVILLE

LOT SPLIT CREATING LOT 3 OF NEAL'S CENTER SUBDIVISION

ADJACENT LAND OWNERS :

1) E-Z MART STORES INC
PARCEL #01-00513-000
ZONED C-2

2) LBG COMPANY
PARCEL #01-03495-000
ZONED C-2

3) SH&S PARTNERSHIP
PARCEL #01-03494-000
ZONED C-2

4) ARKANSAS DAYCARE CENTER LLC
PARCEL #01-05385-000
ZONED C-2

5) NWA #1 %CARPAR LLC & EDSEL LLC
PARCEL #01-05386-001
ZONED C-2

6) D & I ESTATES LLC
PARCEL #01-05386-000
ZONED C-2

PROPERTY OWNERS:
PARCEL #01-00515-000:
GRUBBS, RICHARD L JR & CATHERINE S
1215 NE WAVERLY WAY
BENTONVILLE AR 72712-4180

PARCEL #01-00514-000:
GRUBBS, RICHARD L JR & CATHERINE S
1215 NE WAVERLY WAY
BENTONVILLE AR 72712-4180

PROPOSED USE:
RETAIL / COMMERCIAL

FIELD WORK:
NOVEMBER 25, 2014
MAY 26-27, 2015

BASIS OF BEARING:
GPS OBSERVATION -
ARKANSAS NORTH ZONE

ATLAS PAGE:
36I

PROPERTY ZONED:
C-2 (BOTH PARCELS)

BUILDING SETBACKS:

FRONT (WITH PARKING IN FRONT)	50ft
FRONT (WITHOUT PARKING IN FRONT)	20ft
SIDE (ADJACENT TO RESIDENTIAL)	30ft
SIDE (ADJACENT TO NON-RESIDENTIAL)	07ft
REAR (ADJACENT TO RESIDENTIAL)	30ft
REAR (ADJACENT TO NON-RESIDENTIAL)	20ft

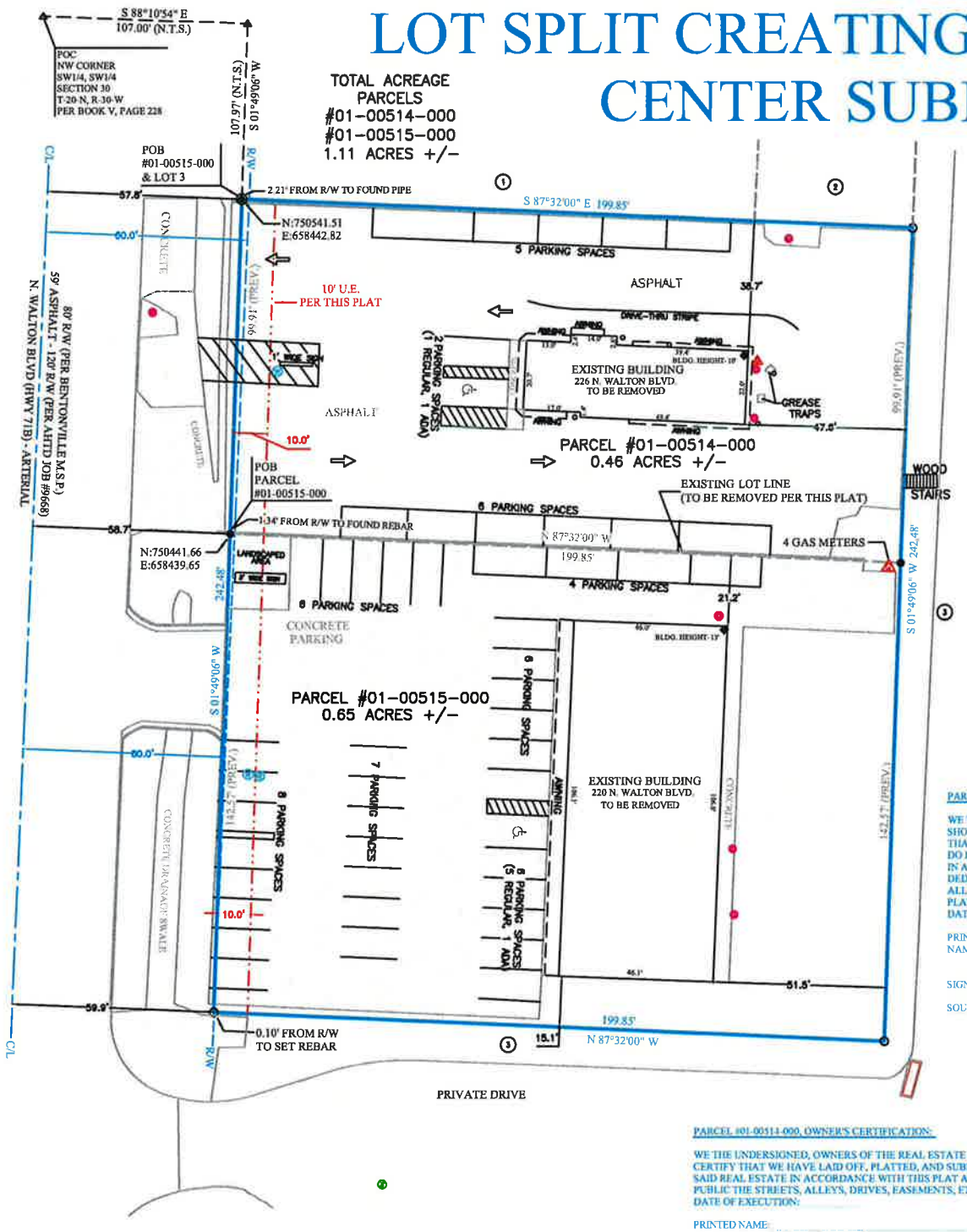
REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK V PAGE 228
2) PLAT OF SURVEY FILED IN BOOK Q PAGE 225
3) PLAT OF SURVEY FILED IN BOOK I PAGE 104
4) WARRANTY DEED FILED IN BOOK 2003 PAGE 17162
5) WARRANTY DEED FILED IN BOOK 99 AT PAGE 15155
6) COMMITMENT FOR TITLE INSURANCE, FILE NO. 14-3724
7) COMMITMENT FOR TITLE INSURANCE, FILE NO. 15-1725

SURVEY DESCRIPTIONS:

PARCEL #01-00515-000:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S88°10'54"E 107.00' AND S01°49'06"W 207.88' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°32'00"E 199.85' TO AN EXISTING REBAR, THENCE S01°49'06"W 142.57', THENCE N87°32'00"W 199.85', THENCE N01°49'06"E 142.57' TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN HIGHWAY 71B RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-00514-000:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE WHICH IS S88°10'54"E 107.00' AND S01°49'06"W 107.97' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°32'00"E 199.85', THENCE S01°49'06"W 99.91' TO AN EXISTING REBAR, THENCE N87°32'00"W 199.85' TO AN EXISTING REBAR, THENCE N01°49'06"E 99.91' TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN HIGHWAY 71B RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 3 OF NEAL'S CENTER SUBDIVISION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE ON THE EAST RIGHT-OF-WAY OF NORTH WALTON BOULEVARD, WHICH IS S88°10'54"E 107.00' AND S01°49'06"W 107.97' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°32'00"E 199.85', THENCE S01°49'06"W 242.48', THENCE N87°32'00"W 199.85' TO SAID EAST RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY N01°49'06"E 242.48' TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



PARCEL #01-00513-000, OWNER'S CERTIFICATION:

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

PRINTED NAME: NAME & ADDRESS

SIGNATURE:

SOURCE OF TITLE: D.R. DEED BOOK 2015 AT PAGE 28254

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

2) SOME UTILITY LOCATIONS AND APPURTENANCES, PIPE SIZES AND LOCATIONS, SEPTIC AREA LOCATIONS, AND OTHER ITEMS SHOWN ON THIS PLAT WERE LOCATED BY BOTH OBSERVED EVIDENCE AND EVIDENCE FROM PLANS PROVIDED BY THE CLIENT.

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

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

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

6) IF THE INTENTION IS TO SPLIT THIS LOT WITH THE LARGE SCALE THEN A PUBLIC SEWER MAIN EXTENSION WILL BE REQUIRED.

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

DATE OF EXECUTION:

SIGNED:
REGISTERED LAND SURVEYOR
NO.
STATE OF ARKANSAS

ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS DAY OF , 2016.

PLANNING COMMISSION CHAIRMAN

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS DAY OF , 2016.

MAYOR

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS DAY OF , 2016.

CITY CLERK

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS OF 0.2% CHANCE OF FLOOD AND NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 6/5/12)

0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

STATE RECORDING NUMBER:
500-20N-30W-0-30-330-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27TH DAY OF MAY, 2015.

REGISTERED
STATE OF ARKANSAS NO. 1642
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

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

VICINITY MAP

VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

LOT SPLIT CREATING LOT 3 OF NEAL'S SUBDIVISION

LEGEND:
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND PIPE
COMPUTED POINT
GAS METER
ADJACENT PROPERTY #
BOUNDARY LINE (MEASURED)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
PARCEL LINES
BOLLARD
STORM SEWER MH

Location Map:
R-30-W
30
T-20-N

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
21 W Colt Square Dr - Fayetteville, Arkansas 72703 479 442 5350 Fax 479 521 5550

BATES & ASSOCIATES, INC. Copyright 2015
This survey was confidential in its preparation for persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Reproduction of this plat without the express written consent of Bates & Associates, Inc. constitutes a violation of copyright law. Bates & Associates, Inc. assumes no responsibility for the accuracy of lines, encroachments, improvement locations, ownership(s) or any other matters not shown on this plat. Bates & Associates, Inc. assumes no responsibility for any use of this plat for purposes other than those for which it was prepared and intended. Bates & Associates, Inc. assumes no responsibility for any reliance on this plat by any third party. Acceptance of this document does not constitute the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
RICHARD GRUBBS

PROPERTY:
LOT 3 NEAL'S CENTER SUBDIVISION
226 & 220 N. WALTON BLVD.
BENTONVILLE, ARKANSAS

DATE: 6/30/15	SCALE: 1"=30'	
LOCATION: SECTION: 30 TOWNSHIP: 20 NORTH RANGE: 30 WEST	SURVEYED: JR	DRAFTED: JCR
	REVIEWED: DT	

DRAWING# 14-340SUB

Planning Commission Staff Report
Lot Split: Lots 82, 83, 84, 85, 86 & 87 Windemere Woods Phase 1

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-05000022

Applicant(s): Craig Wimsatt, Christoper Scheibal, Grant Lightle, Thambipillai Kamalanathan, Liam Buckley & Autumn Ave. Property, LLC

Representative: CEI Engineering Associates (Kevin Hall)

Requested Action: Lot Split Approval

Location: 1702, 1802, 1804, 1808 &1810 NW Autumn Avenue & Peach Orchard Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a property line adjustment for properties located north of Northwest Autumn Avenue, all of which are located in an R-1, Single Family zoning district. The plat as provided by the applicants shows the adjustment of the northern property lines of 5 existing lots and a parcel of un-platted section land that will become new lots 82, 83, 84, 85, 85 & 87 of Windemere Woods Phase 1 Subdivision. A small portion of right-of-way and a 20' utility easement will be dedicated on new lot 82 along Peach Orchard Road. All lots have access to public water and sewer.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Commercial (Future I-49)
South	R-1, Single Family Residential	Low Density Residential
East	R-1, Single Family Residential	Low Density Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	Future I-49	Expressway
South	Northwest Autumn Avenue	Local
East	-	-
West	-	-

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.

(b) Traffic summary software predicts the additional traffic for this project is: 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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; these properties are the locations of occupied single family homes in an established single family neighborhood in the northwest part of the city.

Drainage Report: A drainage report is not required for this lot split.

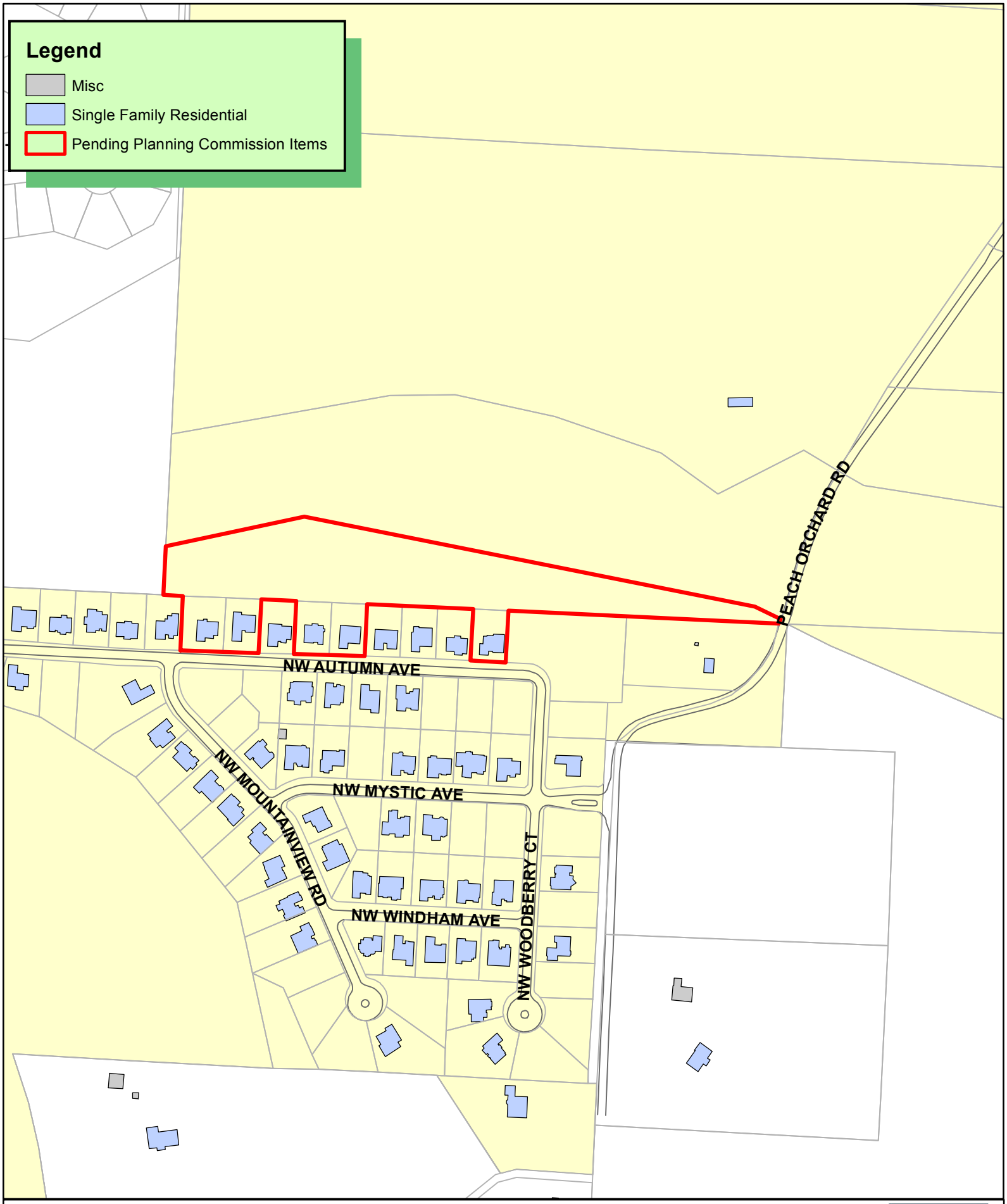
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

Analysis / Conclusion: This lot split **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL.**



N
W E
S

1 inch = 342 feet

16-05000022
LOT SPLIT
WINDEMERE WOODS PHASE 1
NEW LOTS 82-87

THE CITY OF BENTONVILLE

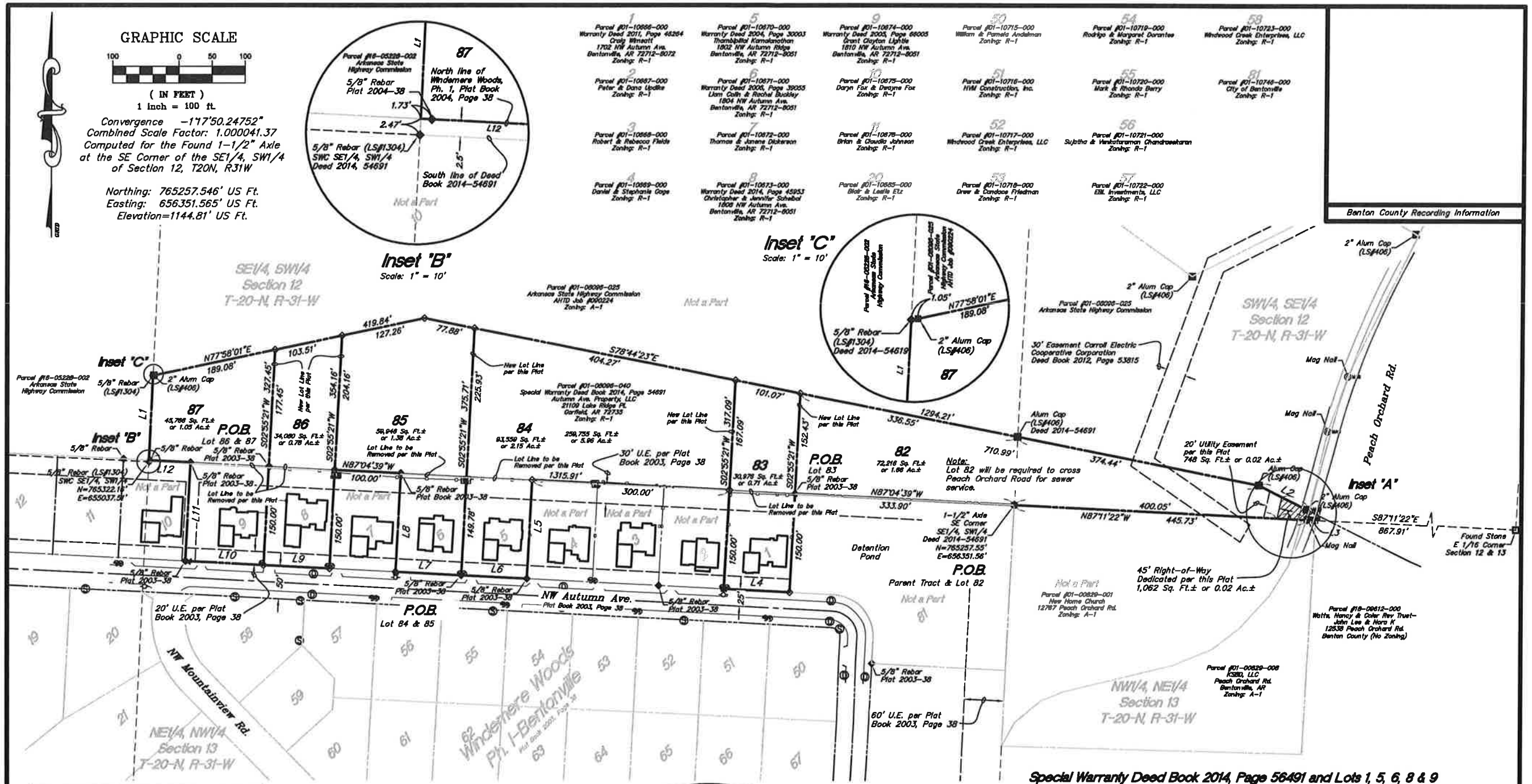
GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

Convergence −117°50.24752"
Combined Scale Factor: 1.000041.37
Computed for the Found 1-1/2" Axle
at the SE Corner of the SE1/4, SW1/4
of Section 12, T20N, R31W

Northing: 765257.546' US Ft.
Easting: 656351.565' US Ft.
Elevation=1144.81' US Ft.

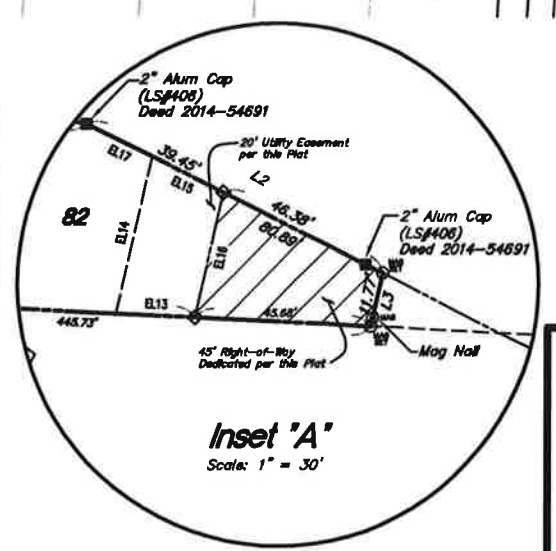


LEGEND

- Boundary Line
- Lot/Deed Line
- Adjoining Boundary Line
- Right-of-Way Line
- Section Line
- Section Line (1/16)
- Found Rebar (As Noted)
- Set 5/8" Rebar (LS#1789)
- Found Aluminum Monument
- Found Pipe (As Noted)
- Found Mag Nail (As Noted)
- Set Mag Nail (LS#1789)
- Found Chiseled "X"
- Found Stone
- Sanitary Sewer Manhole
- Drainage Manhole
- Fire Hydrant
- Water Meter
- Water Valve
- Electrical Riser
- Telephone Riser

Property Line Table		
Line #	Direction	Length
L1	N02°37'34"E	128.66'
L2	S63°17'27"E	85.83'
L3	S12°41'22"W	14.07'
L4	N87°04'39"W	100.00'
L5	S02°55'21"W	150.00'
L6	N87°04'39"W	100.00'
L7	N87°04'39"W	100.00'
L8	S02°55'21"W	150.00'
L9	N87°04'39"W	100.00'
L10	N87°04'39"W	119.00'
L11	S02°55'21"W	150.00'
L12	N87°04'39"W	63.01'

Easement Line Table		
LINE	BEARING	DISTANCE
EL13	N87°11'22"W	20.30'
EL14	N12°41'22"E	41.82'
EL15	S63°17'27"E	20.61'
EL16	S12°41'22"W	33.14'
EL17	N63°17'27"W	18.83'



Special Warranty Deed Book 2014, Page 56491 and Lots 1, 5, 6, 8 & 9 of Windemere Woods, Phase 1, Subdivision creating Lots 82, 83, 84, 85, 86 & 87 of Windemere Woods, Phase 1 Subdivision

Atlas Page 236 & 276

For Review

Sheet 3 Lot Split Plat

State Plat Code: 500-20N-31W-0-12-302-04-1789
State Plat Code: 500-20N-31W-0-13-104-04-1789

NO.	DATE	DESCRIPTION
1	05/21/16	Revised per 1st submittal City Comments

REVISIONS

28606	5/21/16	KMH	TLP	MJH	KMH
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

New Lots 82, 83, 84, 85, 86 & 87 of Windemere Woods, Phase 1

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
PH: (479)273-9472
FAX: (479)273-0844

Lot Split
Pearch Orchard Rd. & NW Autumn Ave.
Bentonville Arkansas

DATE 5/21/16 9:49 AM REV-1

SHEET NO. 3 OF 4

© 2016 CEI ENGINEERING ASSOCIATES, INC.

JOB # 28606 DRAWING: 28606 Lot Split-31.dwg LAST SAVED BY: TPRIVETT

Planning Commission Staff Report
Property Line Adjustment: Lot 13, Block 5, Clark's 2nd Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-07000012

Applicant: Mark & Alyson Brittain

Representative: Bates & Associates (Justin Reid)

Requested Action: property Line Adjustment Approval

Location: 307 Southwest 'E' Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located at 307 Southwest 'E' Street in the R-1, Single Family Residential zoning district. The plat as provided indicates the removal of the common lot line between existing lots 10 & 11 to create a new single lot that will be known as Lot 13 (0.47 acres), Block 5 of Clark's 2nd Addition. The plat reflects the dedication of public right-of-way along Southwest 4thStreet per the current Master Street Plan specifications. Water and sewer services are available to the new lot.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Downtown Mixed Use Residential
South	R-1, Single Family Residential	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	R-1, Single Family Residential	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 4th Street	Local
East	-	-
West	Southwest 'E' Street	Local

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.

(b) Traffic summary software predicts the additional traffic for this project is: 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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant single family residential lot in an established single family neighborhood in the southwest part of downtown.

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

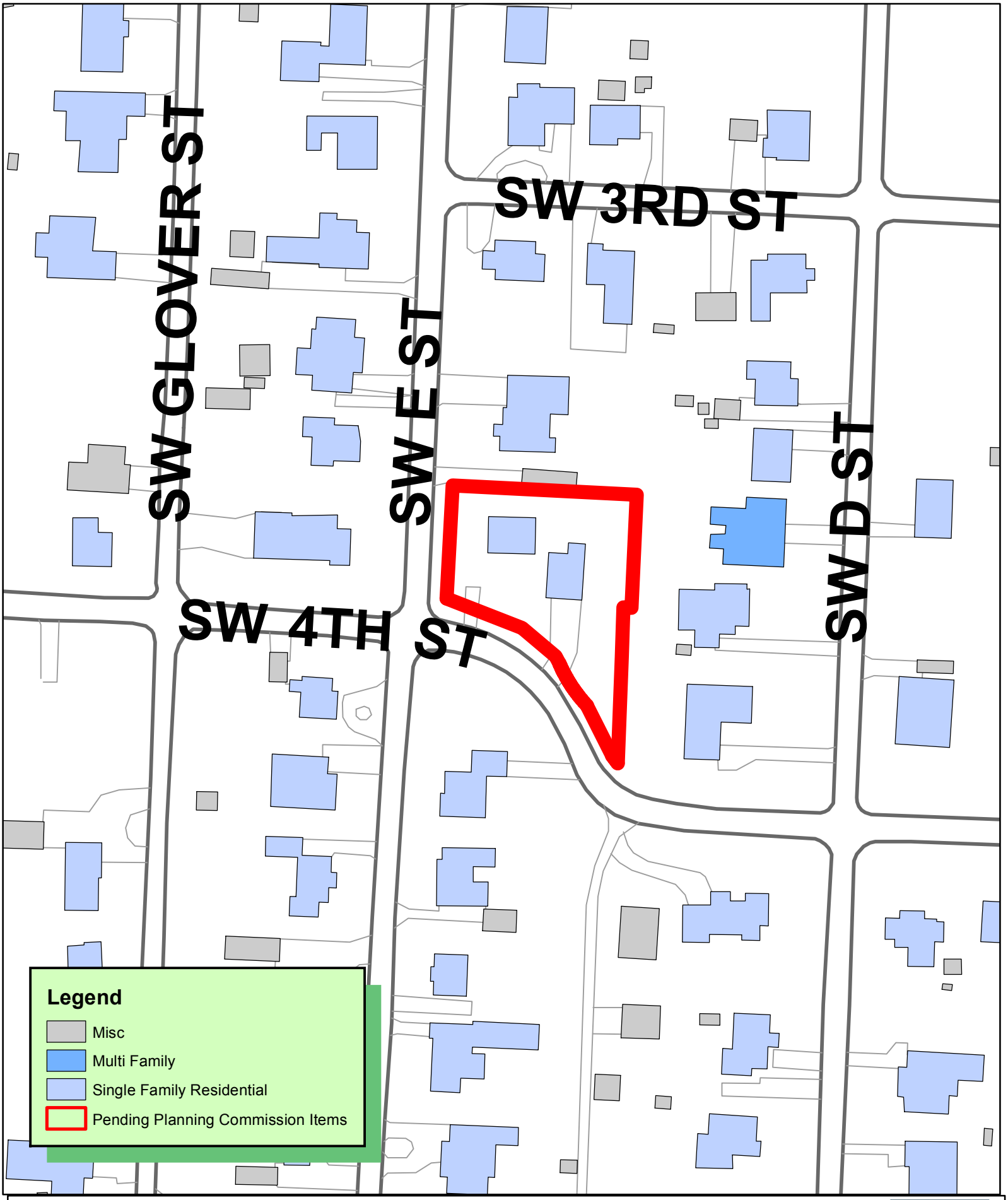
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL.**



N
W E
S

1 inch = 100 feet

16-07000012
PROPERTY LINE ADJUSTMENT
CLARKS 2ND ADDITION
OLD LOTS 10 & 11 BLOCK 5 NEW LOT 13

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF EXISTING LOTS 10 & 11 CREATING NEW LOT 13 IN BLOCK 5

ADJACENT LAND OWNERS

1) CHRISCO, RUSTIN E & PAMELA J
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161-9982
PARCEL #01-01818-000
ZONED: R-1
2) OLEARY, JAMES D & EMILY F
LERETA
ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724-3748
PARCEL #01-01704-000
ZONED: R-1
3) LAMBERT, RICHARD N & GAILA
LERETA
ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91727-3748
PARCEL #01-01703-000
ZONED: R-1
4) BURKE, PAUL T & ALLIGOOD, DUSTIN CHAD
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161-9982
PARCEL #01-01770-000
ZONED: R-1
5) CRABTREE, JAMES E & ELIZABETH SUE TRUSTEES
210 SW E STREET
BENTONVILLE, AR 72712-5717
PARCEL #01-01771-000
ZONED: R-1
6) DAVIS, WILLIAM J & KYMER, PATTI JO TRUSTEES
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161-9982
PARCEL #01-01773-000
ZONED: R-1
7) DAVIS, WILLIAM J & KYMER, PATTI JO TRUSTEES
4303 WOODLAWN DRIVE
LITTLE ROCK, AR 72205-3916
PARCEL #01-00546-000
ZONED: R-1
8) KINYON, ALLEN M & VEDA L TRUSTEES
14110 W HIGHWAY 102
GRAVETTE, AR 72736-9668
PARCEL #01-00547-000
ZONED: R-1
9) KINYON, ALLEN M & VEDA L TRUSTEES
14110 W HIGHWAY 102
GRAVETTE, AR 72736-9668
PARCEL #01-01814-000
ZONED: R-1

PROPERTY OWNER:
(ALL PARCELS)
BRITTAIN, DAVID MARK & ALYSON P
8 GRASSLAND TRL
BENTONVILLE, AR 72712-5063

PROPOSED USE:
RESIDENTIAL

ATLAS PAGE:
403

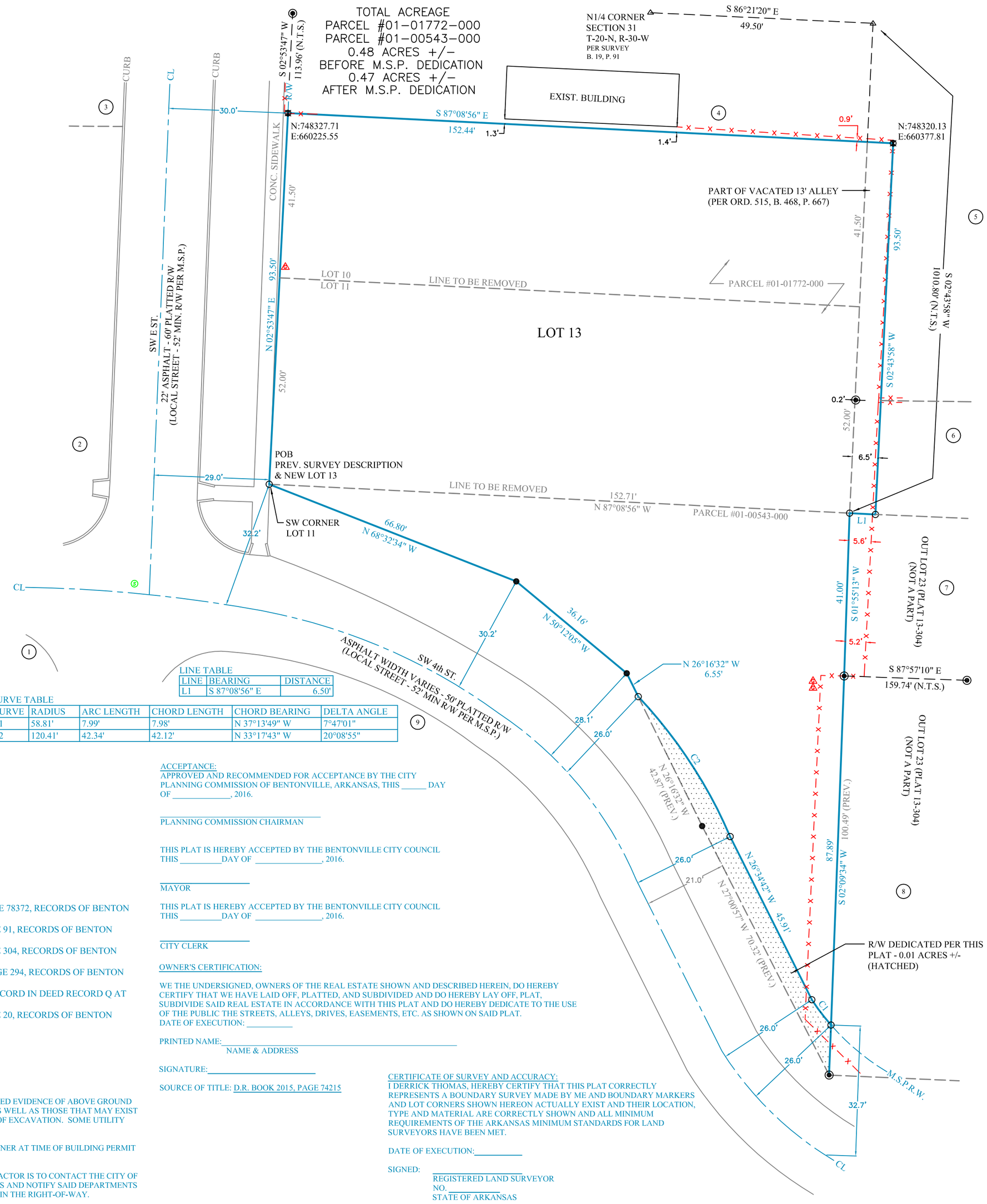
FIELD WORK:
DECEMBER 2 & 4, 2015

BASIS OF BEARING:
GPS OBSERVATION ARKANSAS NORTH ZONE

PROPERTY ZONED:
R-1

BUILDING SETBACKS:

FRONT	20ft
FRONT	30ft (STREET FACING GARAGE)
SIDE (INTERIOR)	07ft
SIDE (EXTERIOR)	20ft
REAR	25ft



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°08'56" E	6.50'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	58.81'	7.99'	7.98'	N 37°13'49" W	7°47'01"
C2	120.41'	42.34'	42.12'	N 33°17'43" W	20°08'55"

ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS _____ DAY OF _____, 2016.

_____
PLANNING COMMISSION CHAIRMAN

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS _____DAY OF _____, 2016.

_____
MAYOR

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS _____DAY OF _____, 2016.

_____
CITY CLERK

OWNER'S CERTIFICATION:

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

PRINTED NAME:_____
NAME & ADDRESS

SIGNATURE:_____

SOURCE OF TITLE: D.R. BOOK 2015, PAGE 74215

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

DATE OF EXECUTION:_____

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

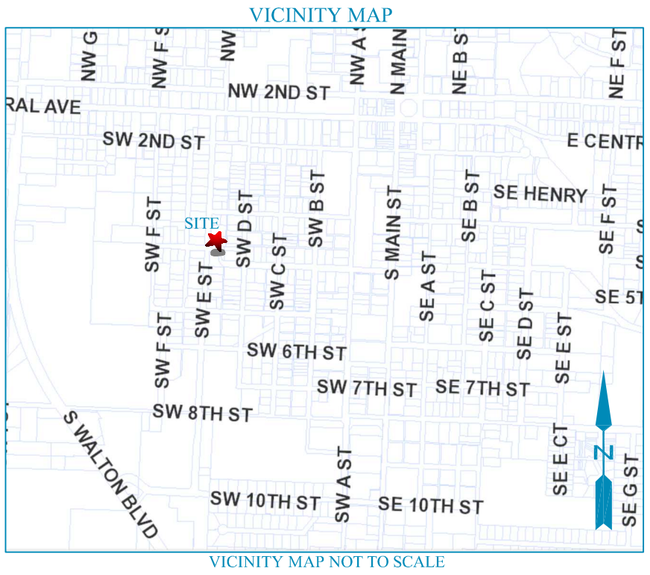
0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4th DAY OF DECEMBER, 2015.

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

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

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

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

SURVEY DESCRIPTION:

PREVIOUS SURVEY DESCRIPTION :
LOT 11 AND THE SOUTH 41.50' OF LOT 10, BLOCK 5 IN CLARKS SECOND ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, PART OF AN ABANDONED ALLEY LYING BETWEEN LOTS 10 AND 11 AND LOTS 9 AND 12 IN SAID BLOCK 5, CLARKS ADDITION AND ALL LANDS LYING NORTH AND EAST OF SOUTHWEST 4TH STREET, BEING SOUTH OF SAID LOT 11 AND WEST OF OUT LOT 23 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF SOUTHWEST E STREET MARKING THE SOUTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N02°53'47"E 93.50' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°08'56"E 152.44' TO AN EXISTING REBAR, THENCE S02°43'58"W 93.50', THENCE N87°08'56"W 6.50', THENCE S01°55'13"W 41.00' TO AN EXISTING PIPE, THENCE S02°09'34"W 100.49' TO AN EXISTING PIPE ON THE NORTH RIGHT-OF-WAY OF SOUTHWEST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N27°00'57"W 70.32' TO AN EXISTING REBAR, N26°16'32"W 42.87' TO AN EXISTING REBAR, N50°12'05"W 36.16' TO AN EXISTING REBAR, N68°32'34"W 66.80' TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 13 SURVEY DESCRIPTION:
LOT 11 AND THE SOUTH 41.50' OF LOT 10, BLOCK 5 IN CLARKS SECOND ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, PART OF AN ABANDONED ALLEY LYING BETWEEN LOTS 10 AND 11 AND LOTS 9 AND 12 IN SAID BLOCK 5, CLARKS ADDITION AND PART OF THE LANDS LYING NORTH AND EAST OF SOUTHWEST 4TH STREET, BEING SOUTH OF SAID LOT 11 AND WEST OF OUT LOT 23 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF SOUTHWEST E STREET MARKING THE SOUTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N02°53'47"E 93.50' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°08'56"E 152.44' TO AN EXISTING REBAR, THENCE S02°43'58"W 93.50', THENCE N87°08'56"W 6.50', THENCE S01°55'13"W 41.00' TO AN EXISTING REBAR, THENCE S02°09'34"W 87.89' TO A POINT ON THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 58.81' FOR A CHORD BEARING AND DISTANCE N37°13'49"W 7.98', N26°34'42"W 45.91', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.41' FOR A CHORD BEARING AND AND DISTANCE N33°17'43"W 42.12', N26°16'32"W 6.55' TO AN EXISTING REBAR, N50°12'05"W 36.16' TO AN EXISTING REBAR, THENCE N68°32'34"W 66.80' TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

DRAWING# 15-439SUB

FOR USE AND BENEFIT OF:
DAVE BURRIS

ADDRESS:
307 SW E. STREET
BENTONVILLE, ARKANSAS

DATE: 05/20/16 | SCALE: 1"=20'
LOCATION: SECTION: 31 TOWNSHIP: 20 NORTH RANGE: 30 WEST
SURVEYED: MT | DRAFTED: AH
REVIEWED: DT

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2016
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

PROPERTY LINE ADJUSTMENT OF EXISTING LOTS 10 & 11 CREATING NEW LOT 13 IN BLOCK 5

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- COMPUTED POINT
- FOUND PIPE
- FOUND 1/2" REBAR
- SANITARY SEWER MH
- ADJACENT PROPERTY #
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE

RECORDING NUMBER/DATE

Planning Commission Staff Report
Property Line Adjustment: Lot 3 Blake Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-07000014

Applicant: Casa de Hormigas, LLC

Representative: Rope Swing (Jordan Garner)

Requested Action: Property Line Adjustment Approval

Location: 301 Northeast Blake Avenue

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a property line adjustment for property located at 301 Northeast Blake Avenue in the D-E, Downtown Edge zoning district. The plat as provided shows the removal of the common lot line between existing lots 1 & 2 that will create a new single lot that will be known as Lot 3 (0.99 acres) of Blake Addition. The plat reflects the dedication of public right-of-way along Northeast Blake Avenue, Northeast 'B' Street and Northeast 'C' Street per the current Master Street Plan specifications. Water and sewer services are available to the new lot.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Downtown Mixed Use Residential
South	D-E, Downtown Edge	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	D-E, Downtown Edge	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	Northeast 3rd Street	Local
South	Northeast Blake Avenue	Local
East	Northeast 'C' Street	Local
West	Northeast 'B' Street	Local

TRAFFIC FINDINGS

(a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.

(b) Traffic summary software predicts the additional traffic for this project is: 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.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a single family home near the downtown square.

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

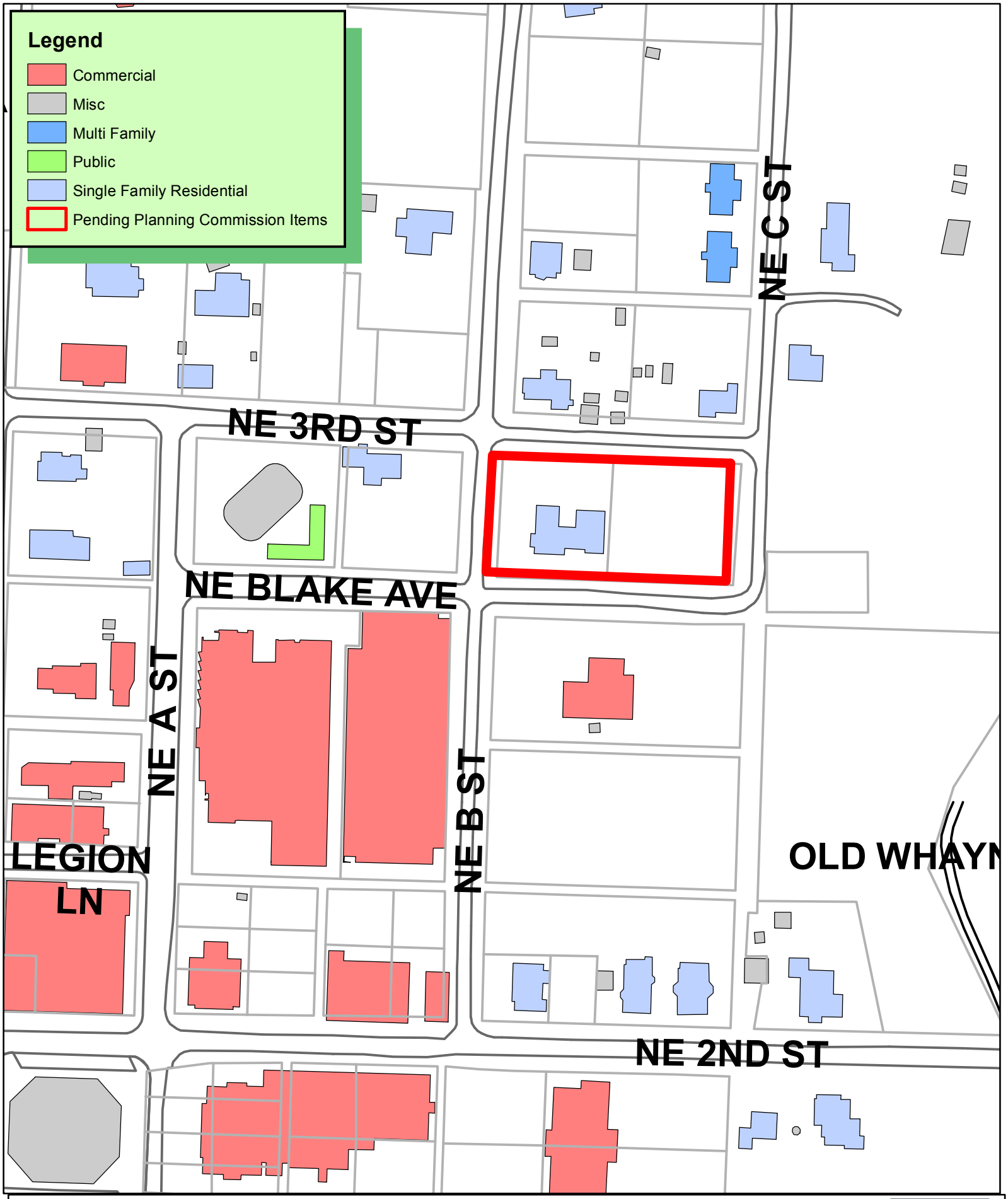
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

Analysis / Conclusion: This property line adjustment **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL.**



N
W E
S

1 inch = 150 feet

16-07000014
PROPERTY LINE ADJUSTMENT
BLAKE ADDITION
OLD LOTS 1 & 2 NEW LOT 3

THE CITY OF BENTONVILLE

N

30' 0 30'

SCALE: 1" = 30'

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, Convergence -01°17'10.54".

4. This survey is valid only if the drawing includes the seal and signature of the surveyor.

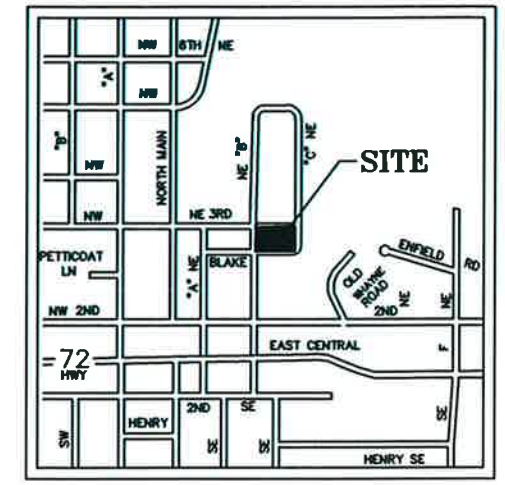
5. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

6. The hereon described property is classed Urban.

7. Subsurface and environmental conditions were not examined nor considered a part of this survey.

8. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

9. 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 chance floodplain, as per FEMA FIRM Map Community Map Number 05007C0255K, effective date, June 5, 2012 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

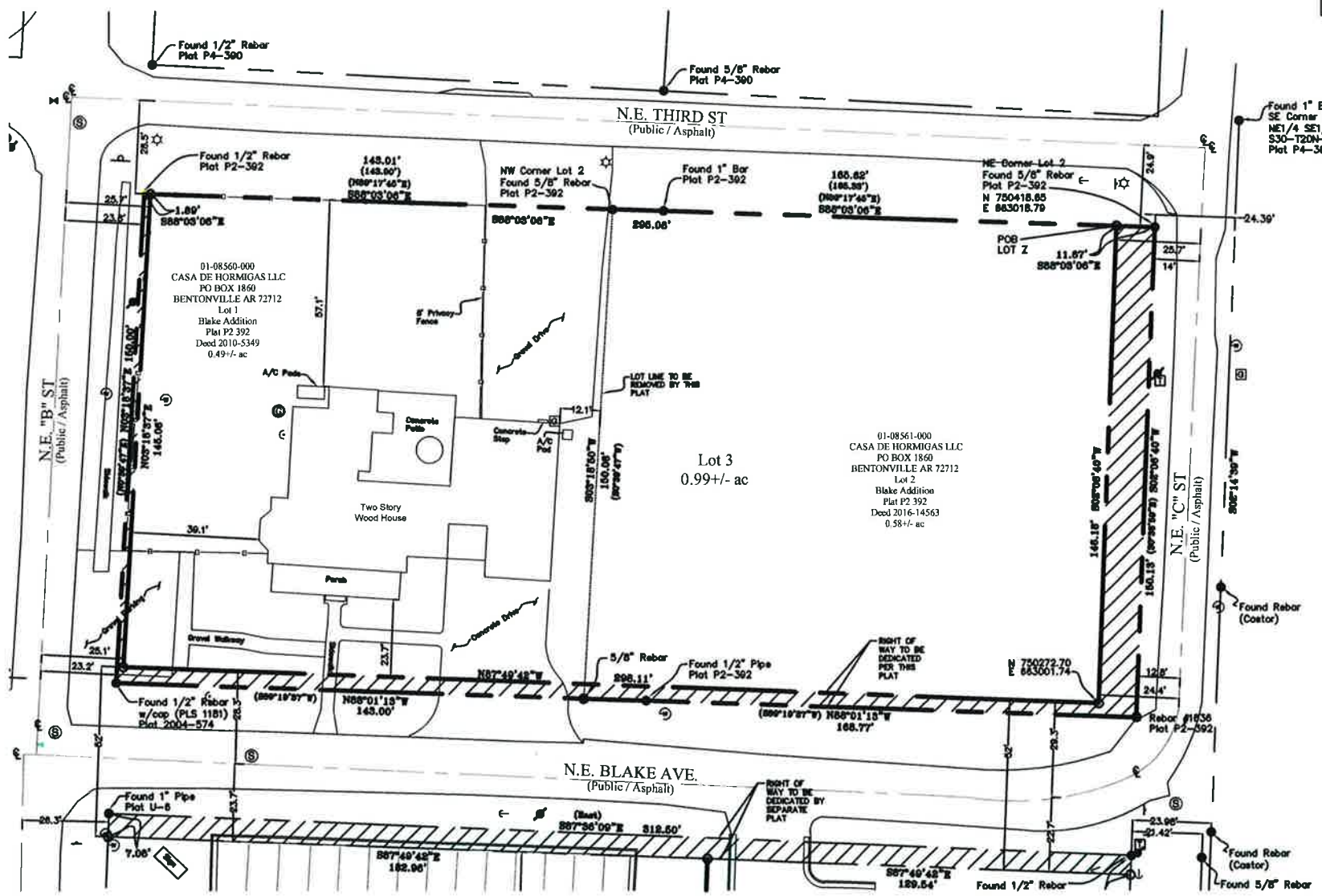


Vicinity Map

Not to Scale

LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 5/8" REBAR W/CAP (PLS #1750) UNLESS OTHERWISE NOTED
- UTILITY POLE
- GAS METER
- SANITARY SEWER MANHOLE
- WATER METER
- TELEPHONE RISER
- EASEMENT LINE
- CENTERLINE
- OFFSITE LOT LINES
- LOT LINES
- (xxx.xx') RECORD DATA



NOTE: OWNER/DEVELOPER SHALL NOTIFY THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND STREET DEPARTMENT IN WRITING PRIOR TO ANY WORK BEING DONE IN THE PUBLIC RIGHT-OF-WAY.

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

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

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

SETBACKS ZONE DE:

FRONT-
NONRESIDENTIAL: 0' MAX
RESIDENTIAL: 0' MAX

SIDE: 6' MIN

REAR-
ADJACENT TO NON-RESIDENTIAL ZONES: 6' MIN
ADJACENT TO RESIDENTIAL ZONES AND BUILDING HEIGHT <20': 6' MIN
ADJACENT TO RESIDENTIAL ZONES AND BUILDING HEIGHT >20': 12' MIN

HEIGHT REQUIREMENTS:

MINIMUM: NONE
MAXIMUM: 60'

ENCROACHMENT REQUIREMENTS:

HEIGHT CLEARANCE: 8' MIN
SETBACK-PRIMARY STREET: 4' MIN
SETBACK-SECONDARY STREET: 6' MIN

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_____

_____
BENTONVILLE PLANNING COMMISSION CHAIR

_____
MAYOR, CITY OF BENTONVILLE

_____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY 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: _____

_____

PRINTED OWNER NAME:_____

SOURCE OF TITLE: W.D. BOOK 2016, PAGE 14563
W.D. BOOK 2010, PAGE 5349

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____DAY

OF_____ 2016.

_____
NOTARY PUBLIC SIGNATURE

PARENT TRACT: 01-08560-000 Tract Description, Deed Book 2010, Page 5349

Lot 1, Blake Addition to the City of Bentonville, Benton County, Arkansas, being part of a Replat of Lot 7 of Original Town of Bentonville, Benton County, Arkansas, as shown as Plat Record P-2-392.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases.

PARENT TRACT: 01-08561-000 Tract Description, Deed Book 2016, Page 14563

Lot 2, Blake Addition, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "P2" at Page 392.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases.

LOT 3 (BY THIS PLAT):

Part of Lot 1 and Part of Lot 2, Blake Addition, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "P2" at Page 392, and more particularly described as follows:

Commencing at the Northeast corner of Lot 2, of said Blake Addition, thence N 88°03'06" W 11.67 feet to the Point of Beginning; thence S 02°06'40" W 146.18 feet; thence N 87°49'42" W 298.11 feet; thence N 03°18'37" E 145.06 feet; thence S 88°03'06" E 295.08 feet, to the Point of Beginning and containing 0.99 acres more or less and subject to any and all easements of record or fact.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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:

SIGNED:_____
ARKANSAS LS NO.1636

CERTIFICATE OF AUTHORIZATION
NEVILL SURVEYING, LLC.
No. 2383
ARKANSAS

500-20N-30W-0-30-220-04-1636

REVISIONS		
NO.	DATE	DESCRIPTION
1.	5/19/16	1ST SUB. COMMENTS

CLIENT:
Casa de Hormigas, LLC
PO BOX 1860
Bentonville, AR 72712

PROPERTY LINE ADJUSTMENT

BLAKE ADDITION
LOT 1 & 2 TO BE KNOWN
AS LOT 3
BLAKE ADDITION
BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1636
GRANT NEVILL

SURVEYOR
Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264
nevill.survey@gmail.com
edagen@sbcglobal.net

PLS: GEN
CAD: GEN
FIELD: GEN
FIELD: WGG
DWG: 2016-0016 Blake Split
DATE: April 29, 2016
SHEET: 1 OF 1

Planning Commission Staff Report
Large Scale Development: South Blake Street Parking Lot

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-06000020

Applicant: Moro Development, LLC

Representative: Rope Swing (Jordan Garner) & Ecological Design Group (Brahm Driver)

Requested Action: Large Scale Development Approval

Location: 306 Northeast Blake Avenue

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for a 16,000 square feet parking lot located east of 306 Northeast Blake Avenue. The applicant is proposing 28 new parking spaces that will serve the proposed North Blake Street House project located to the north. The plans also show the adjustment of 14 existing 90 degree parking spaces that will become nine 45 degree spaces. All total there will be 67 parking spaces to serve the North Blake Street Project and the existing office building. An 8' wide sidewalk with tree grates is being installed along Northeast Blake Avenue. The 8% interior greenspace requirement is being exceeded. On-site stormwater detention is being provided.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks:		
Front Non-Residential:	0' max.	0' North
Front Residential:	20' max.	-
Side:	6' min.	7' East & West
Rear: Adjacent to non-residential zones.	6' min.	7' South
Rear: Adjacent to residential zones and building height < 20'.	8' min.	-
Rear: Adjacent to residential zones and building height > 20'.	12' min.	-
Height	No min./60' max.	37'
Landscape Coverage	8%	11%
Parking		
Standard Stalls	17	26
Handicap Stalls	2	2
Total:	19	28

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-E, Downtown Edge	Downtown Mixed Use Residential
South	D-E, Downtown Edge	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Residential Estate
West	D-C, Downtown Core	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	Northeast Blake Street	Local
South	-	-
East	-	-
West	Northeast 'B' Street	Local

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 property is the location of an existing office building near the downtown square.

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.

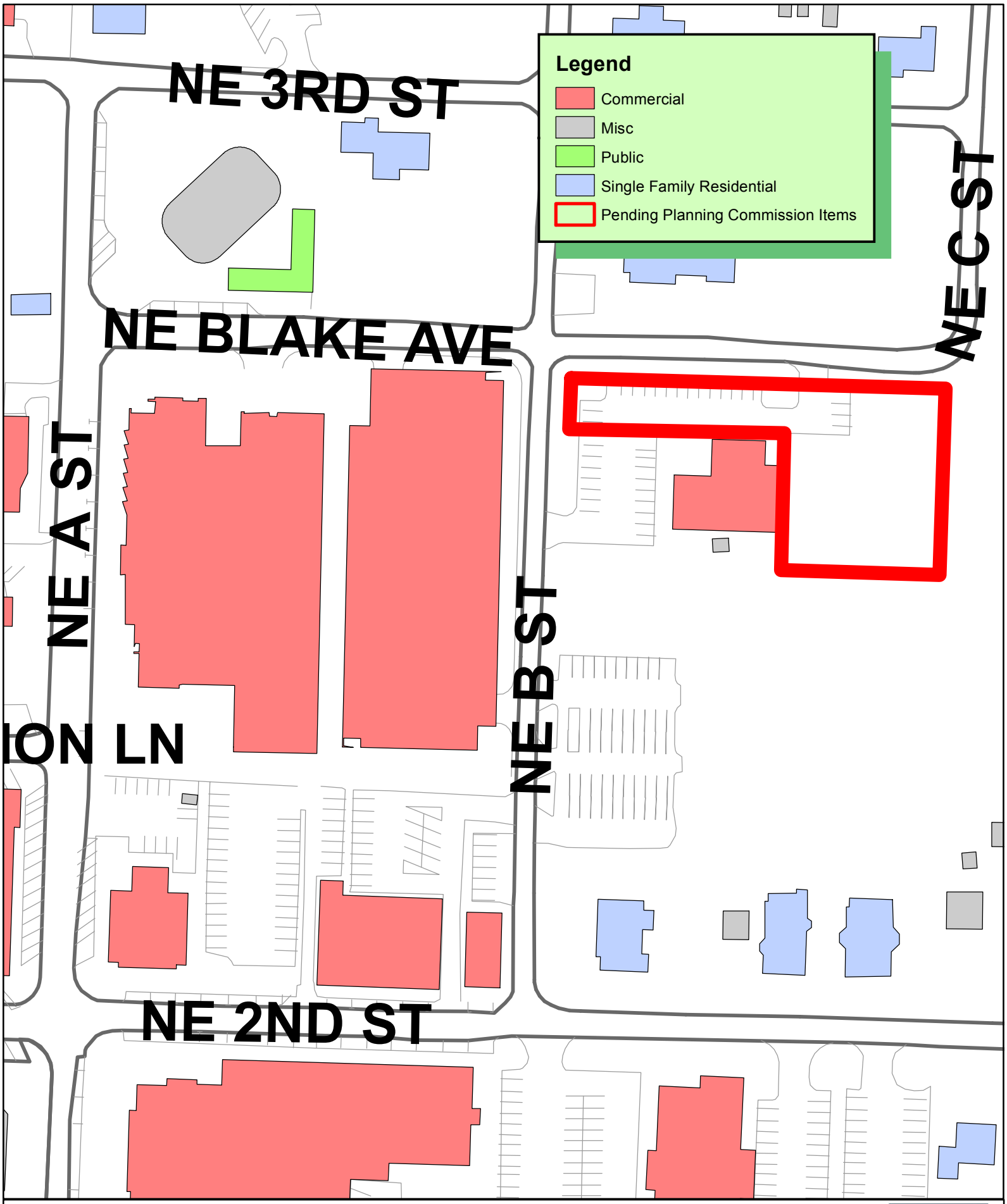
.

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**.



N
W E
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1 inch = 100 feet

16-06000020
LARGE SCALE DEVELOPMENT
BLAKE STREET PROJECT (SOUTH)
PARKING

THE CITY OF BENTONVILLE

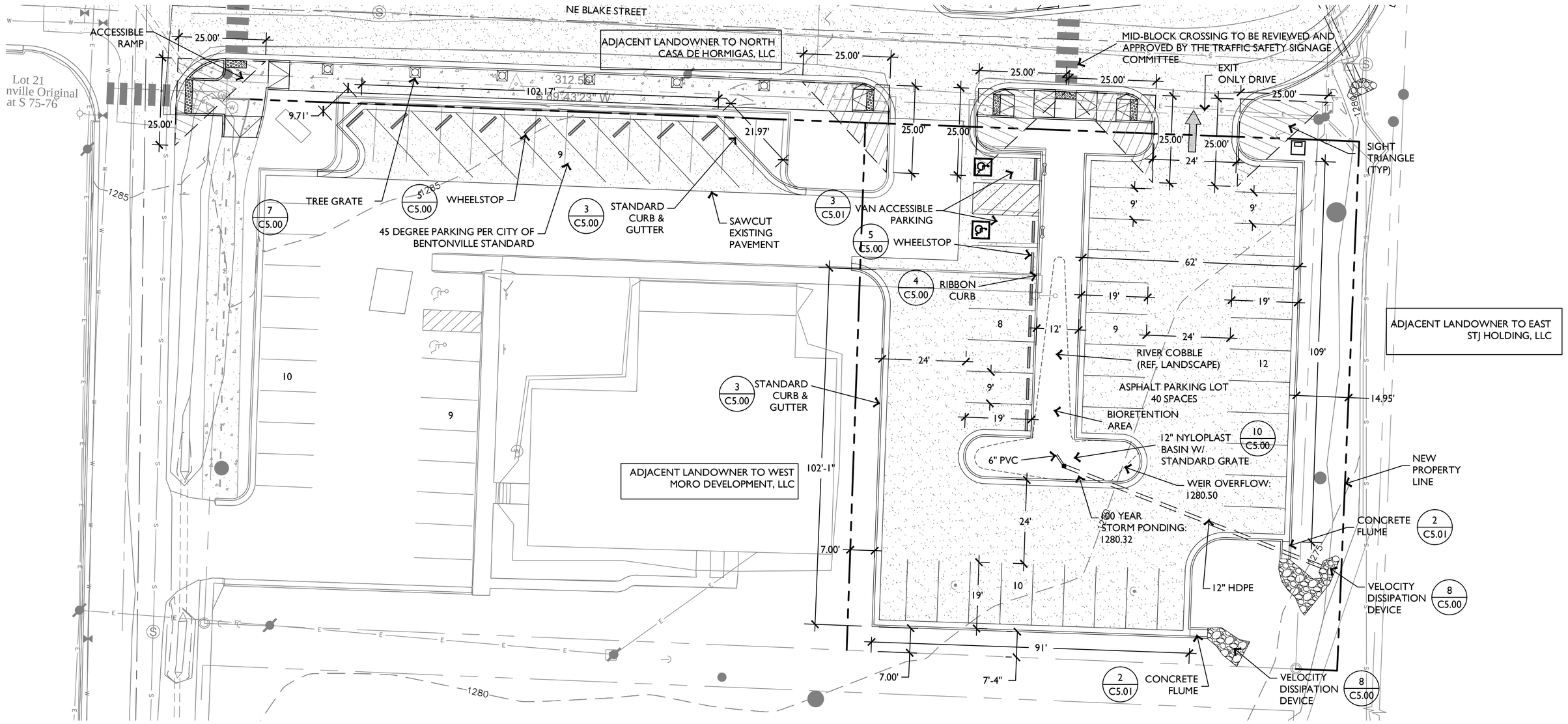
GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY GRANT NEVILL.
2. SURVEY DATA IS BASED UPON AN ASSUMED COORDINATE SYSTEM
3. ELEVATIONS ARE ASSUMED.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PARKING TABLE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
BLAKE STREET HOUSE	=9,220 SQFT/(1 SPACE/500 SQFT) + 9,220/(1 SPACE/1000 SQFT) = 28 SPACES	OFF-SITE SPACES: 39
OFFICE FACILITY	=5080 SQFT/(1 SPACE/300 SQFT) = 17 SPACES	ON-SITE SPACES: 28
TOTAL	BLAKE ST. HOUSE: 28 SPACES OFFICE: 17 SPACES TOTAL: 45 SPACES	BLAKE ST. HOUSE: 39 SPACES OFFICE: 28 SPACES TOTAL: 67 SPACES
ACCESSIBLE SPACES	OFFICE FACILITY 17 SPACES REQUIRED; 32 SPACES PROVIDED: THEREFORE ACCESSIBLE SPACES REQUIRED = 2 BLAKE ST. HOUSE 28 SPACES REQUIRED; 40 SPACES PROVIDED: THEREFORE ACCESSIBLE SPACES REQUIRED = 2 TOTAL ACCESSIBLE SPACES REQUIRED = 4	4 ACCESSIBLE SPACES (TWO (2) EXISTING TO WEST OF OFFICE FACILITY, TWO (2) PROPOSED AT EASTERN PROPOSED PARKING LOT)

LEGEND:

- STORMWATER PIPE
- STORMWATER STRUCTURES
- ELEVATION CONTOUR
- PROPOSED ALLEY
- CONCRETE PAVEMENT JOINT
- SIGHT TRIANGLE
- ACCESSIBLE PARKING STRIPING
- ACCESSIBLE PARKING MARKING
- ACCESSIBLE PARKING SIGN
- CURB & GUTTER
- EASEMENT
- TREE WELL PLANTER
- PROPOSED BUILDING
- BUILDING OVERHANG
- DETECTABLE WARNING DEVICE
- WHEELSTOP
- HEAVY DUTY ASPHALT PAVEMENT



1 SITE PLAN

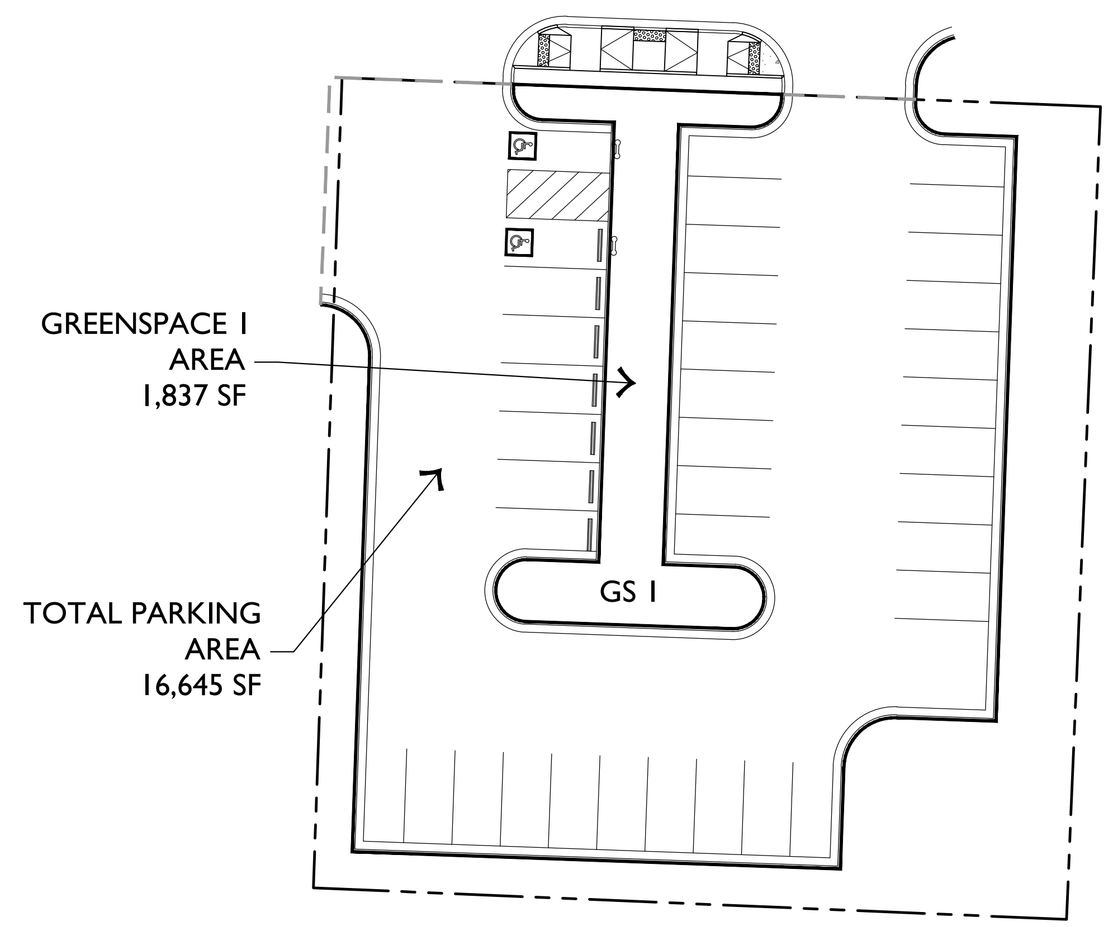
SCALE: 1" = 20'-0"

0' 20' 40' 80'

NORTH

TOTAL PARKING AREA
16,645 SF

SEC. 1400.8.C.1 STATES THAT THE MINIMUM PERCENT DEDICATED TO INTERIOR GREENSPACE FOR A LOT BETWEEN 3,000-49,999 SF = 8%



2 GREENSPACE EXHIBIT

SCALE: 1" = 20'-0"

0' 20' 40' 80'

NORTH

SUMMARY

TOTAL PARKING AREA	= 16,645	SF
GS 1	= 1,837	SF
TOTAL GREENSPACE	= 1,837	SF
% GREENSPACE = 1,424 / 16,000	= 11.04%	

PROJECT INFORMATION:

South Blake Parking Lot

N.E. Blake Street /
Bentonville, AR 72712

ARCHITECT:

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-531-0200

www.huftt.com

LANDSCAPE:

40North

18475 Lober Road / Weston, MO 64098
P: 954-376-0215

www.huftt.com

CIVIL:

Ecological Design Group

314 South 3rd street / Rogers, AR 72756
P: 479-935-4826

www.ecologicaldg.com

STRUCTURAL:

PMA Engineering

6717 Shawnee Mission Parkway, Suite 100 / Overland Park, KS 66202
P: 913-831-1262

www.pmaengineering.com

MECHANICAL / PLUMBING / ELECTRICAL:

HP Engineering

1800 S. Osage Springs Drive / Rogers, AR 72758
P: 479-989-6370

www.hpengineeringinc.com

LIGHTING:

Renfro Design Group Inc.

36 W. 25th Street, 11th Floor / New York, NY 10010
P: 212-229-9900

www.renfrodesign.com

SWIMMING POOL:

Cloward H20

2898 North University Ave., Suite 290 / Provo, UT 84604
P: 801-375-1203

www.clowardh2o.com

FOOD FACILITIES:

Pioneer Food Service Equipment & Supplies

8900 Maumelle Blvd. / North Little Rock, AR 72113
P: 501-812-5050

www.pioneerdc.com

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2511 — ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 14694 — BRYAN M. DRIVER

ISSUE:

LARGE SCALE DEVELOPMENT

MAY 23, 2016

REVISION SCHEDULE:

NO.	DATE	ISSUE

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NOT FOR CONSTRUCTION
DO NOT COPY/ DISTRIBUTE

Architect: Matthew Huff
License Number: MO#
Drawn By:
Project Number:

Site Plan

C1.00

Planning Commission Staff Report
Conditional Use: CORE Public House
Project Number: 16-02000005

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, ACIP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Applicant: Four Square Development

Representative: Brittany Kent

Requested Action: Conditional Use Permit Approval

Location: 109 South Main Street

Existing Zoning: DC, Downtown Core

Land Use Plan: Mixed Use

Proposed Use: Micro Brewery and Wholesale Manufacturing and or Distribution of Alcohol

BACKGROUND:

The applicant has submitted a Conditional Use permit for 109 South Main Street for a Microbrewery and Wholesale Manufacturing and or Distribution of Alcohol in the DC, Downtown Core zoning district. A Conditional Use application is also being requested at this location to allow Alcohol Sales within 500 feet of a city owned and maintained park or trail. The applicant is proposing a restaurant and microbrewery that will sale 16 and 64 ounce bottles for both on and off-site consumption as well as additional beer purchased from distributors that is not brewed on-site. Hours of operation will be 3:00 pm to 9:00 pm Monday through Wednesday, 3:00 pm to 10:00 pm Thursday through Saturday and 12:00 pm to 9:00 pm on Sundays. The establishment will provide indoor seating to accommodate 100 patrons. No additional parking spaces are being proposed, public parking will be utilized. The brewery will consist of 6 full and or part time employees.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	DC, Downtown Core	Mixed Use
South	DC, Downtown Core	Mixed Use
East	DC, Downtown Core	Mixed Use
West	DC, Downtown Core	Mixed Use

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	South Main Street	Collector

Site Inspection: A site inspection was completed; this property is a vacant commercial suite within a Mixed Use area near the downtown square.

Public Notice: On **May 9, 2016** a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on **May 20, 2016.** This meets legal noticing requirements and is adequate for the scope of this project.

CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. It shall be unlawful to sell, offer for sale or give away at wholesale or retail for the consumption off the premises, beer and/or light wine of every kind and type and/or packaged intoxicating liquors to include alcoholic beverages of every kind and type: Before the hour of 7:00 am and after the hour of 10:00 pm.
3. The conditional use is for the floor plan only as provided by the applicant.
4. All licenses be obtained from the Alcoholic Beverage Control (ABC) and any other regulatory boards or committees that pertain to the sale of alcohol in the State of Arkansas.

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

E. ***Standards for Approval.*** In carrying out the purpose of this section, the Commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.

2. The proposed land use shall be compatible with other area properties located near it.

3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.

4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.

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. Proposed use signage shall be in accordance with the provisions of this Ordinance.

9. Open space located on the proposed use shall be maintained by the owner/developer.

10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.

11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.

12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

The conditional use is allowed on appeal in the (**DC, Downtown Core)** district.

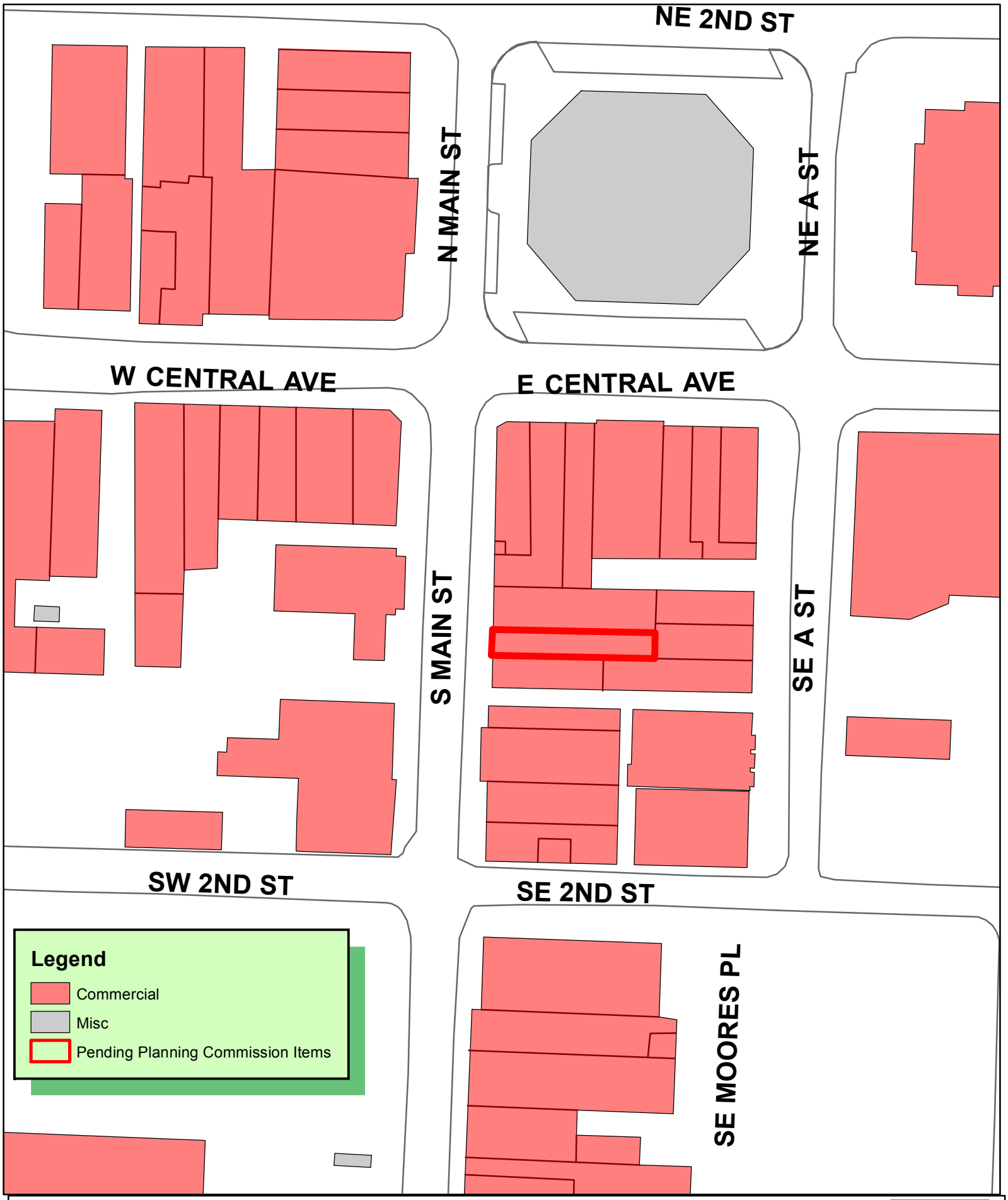
A Conditional Use is defined as a use permitted in one or more districts as defined by this ordinance upon approval by the Planning Commission, but which use, because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent with and compatible with other existing or permissible uses in the same district or districts, and to assure that such uses shall not be inimical to the public interest.

Allowed under the Protective Covenants of the subdivision. **Not applicable**

To date staff **NOT** been contacted regarding this request.

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



N
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1 inch = 75 feet

16-02000005
CONDITIONAL USE
CORE PUBLIC HOUSE
109 S MAIN STREET

THE CITY OF BENTONVILLE

Core Pubs, LLC

Bentonville Microbrewery Restaurant

City of Bentonville – Conditional Use Application Narrative

A. Proposed Use and the reason for the Proposed Use.

The use of the proposed location shall be a microbrewery restaurant in compliance with Arkansas Alcoholic Beverage Control guidelines. Generally, this use calls for the brewing of beer on-site, the serving of such beer for on-premises consumption (*i.e.*, on tap) and the serving of at least one (1) meal per day. Additionally, microbrewery restaurants are allowed (by ABC guidelines) to purchase beer from distributors for sale for on-premises consumption. Accordingly, the proposed location may purchase additional beer from distributors that it does not brew on-site and sell it for on-premises consumption. All beer will be served on tap for on-premises consumption and the beer brewed on-site will be sold in brewery sealed packages (*i.e.*, growlers) for off-premises consumption. Although the location will not have traditional brewing equipment (such as kettles, filters and tanks), the location will have an area, which is shown on the attached floor plan, where beer goes through its maturation stage while in keg containers. This process has been approved by the ABC Director as constituting "manufacturing" within applicable ABC guidelines relating to microbrewery restaurants. Patrons will have service from bartenders and other servers while at the location and will have various areas in which to enjoy a beer and/or a meal (this is more specifically shown on the attached floor plan). The meals served by the proposed location will be small fare such as hot dogs, pretzel dogs, chips, popcorn and the like.

B. Site plan drawn to scale designating the property lines, existing structures, proposed structures, and indoor and outdoor areas to be utilized.

The proposed location is a rental of a specific suite of space from Four Square Development, LLC, which owns the entire building. Accordingly, please see attached floor plan of the proposed location which constitutes all the space that Core Pubs, LLC has rented for its use from Four Square Development, LLC. The floor plan also shows the layout of the proposed location.

C. Hours of operation, including days of the week.

The hours of operation of the proposed location are as follows:

Monday – 3:00 p.m. – 9:00 p.m.
Tuesday -- 3:00 p.m. – 9:00 p.m.
Wednesday -- 3:00 p.m. – 9:00 p.m.
Thursday – 3:00 p.m. – 11:00 p.m.
Friday -- 3:00 p.m. – 11:00 p.m.
Saturday –12:00 p.m. – 11:00 p.m.
Sunday – 12:00 p.m. – 9:00 p.m.

D. Indoor and Outdoor areas to be utilized.

Please see attached floor plan for the indoor and outdoor areas to be utilized in connection with the proposed location.

E. Planned indoor and outdoor structural changes.

There are no planned structural changes to the building. Core Pubs, LLC simply remodeled the proposed location to meet its needs to operate a microbrewery restaurant within the space. Please see attached floor plan relating to the contents and layout of the proposed location.

F. Parking needs required for the proposed use including existing and proposed – provide a sketch of the traffic flow pattern (if applicable).

The proposed location will utilize existing parking designated for the along with the public parking generally applicable to businesses in the Bentonville square area. There is no additional proposed parking requested or contemplated regarding the proposed location. Core Pubs, LLC has various other locations of similar businesses within Northwest Arkansas and each uses existing parking allocable to its suite without issue.

G. Planned outdoor lighting changes.

There are no planned outdoor lighting changes with respect to the proposed location.

H. Anticipated patrons, clients, deliveries, and/or customers (average per day).

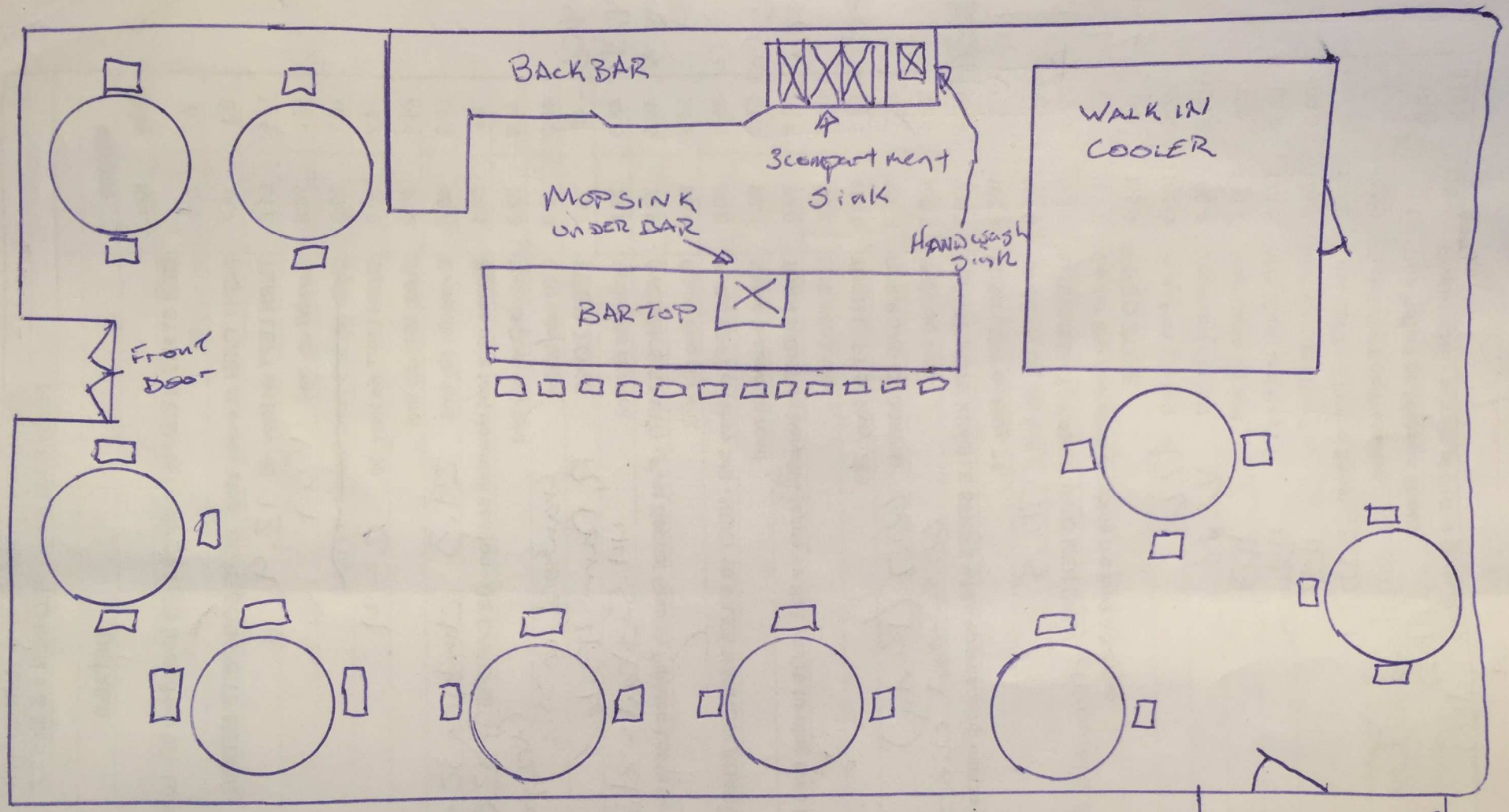
The anticipated patrons and clients of the proposed location will be residents and visitors of the Northwest Arkansas area who are interested in Core's award winning lineup of craft beers. These patrons must be over twenty-one (21) years of age and shall be required to show identification in accordance with ABC guidelines to obtain an alcoholic beverage. The proposed location will receive deliveries of beer and food products from time to time which will be sporadic, in small amounts, and shall not disrupt the general commerce of the area surrounding the proposed location. The proposed location hopes to average around fifty (50) customers per day during weekdays and around one hundred (100) customers per day during weekend days.

I. Proposed number of employees.

The proposed location will utilize a bartender at all times. During busier times (*i.e.*, weekend days and special events), the proposed location will utilize additional servers and help to assist with the accommodation of the increased number of patrons. On the busiest days, the proposed location plans to have five (5) or six (6) employees on site which would consist of one (1) bartender, three (3) servers and one (1) or two (2) additional persons to help operate the kitchen and help serve the patrons of the proposed location as necessary.

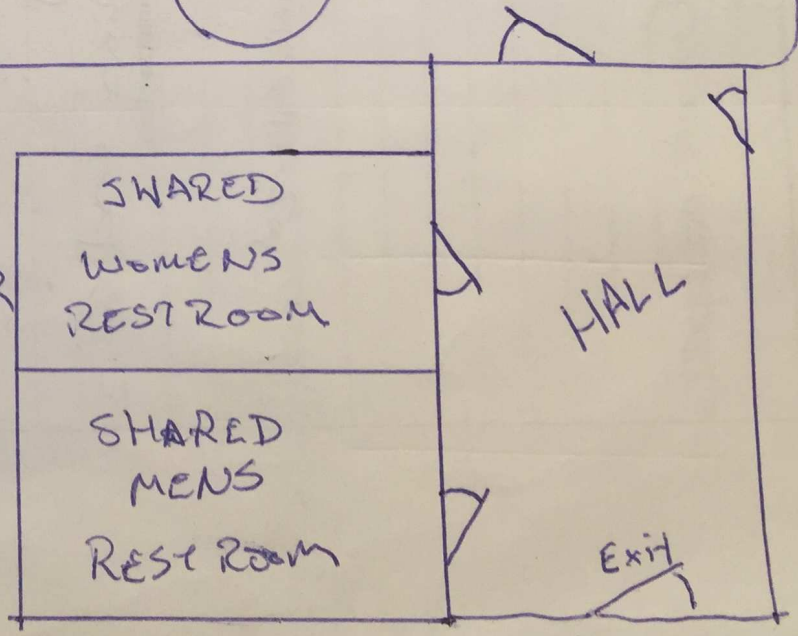
J. Photographs of the property.

Please see attached photographs of the property.



CORE PUBLIC HOUSE BENTONVILLE
109 S. MAIN ST., BENTONVILLE, AR 72712
JESSE B. CORE
2470 N. LOWELL RD, SPRINGDALE, AR
(479) 597-6009

BENTONVILLE MUNICIPAL WATER
BENTONVILLE MUNICIPAL SEWAR
FLOORS are Polished concrete
COUNTERS are sealed wood



Planning Commission Staff Report
Large Scale Development: North Blake Street House

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-06000021

Applicant: Casa de Hormigas, LLC

Representative: Rope Swing (Jordan Garner) & Ecological Design Group (Brahm Driver)

Requested Action: Large Scale Development Approval

Location: 301 Northeast Blake Avenue

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for a 18,400 square feet social and wellness club located at 301 Northeast Blake Avenue that resides in the D-E, Downtown Edge zoning district. A portion of the existing structure will remain and be incorporated into the new design. In addition to the proposed building the project will also include a tennis court, pool, dining and bar terrace, outdoor grill area, bike staging area and outdoor gardens. Forty five parking spaces are required and 67 spaces are being provided, 28 on-site spaces and 39 off-site spaces. An 8' wide sidewalk with tree grates and/or greenspace is being provided around the entire perimeter of the property. Six large existing trees are being preserved around the perimeter of the property. Street improvements are being proposed to Northeast 'B' Street, Northeast Blake Avenue and Northeast 'C' Street. On-site stormwater detention is being provided. The exterior of the proposed structure will be constructed of lap wood siding, fiber cement board, composite metal panels, zinc panels for accent trim and storefront glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks:		
Front Non-Residential:	0’ max.	32’ South
Front Residential:	20’ max.	-
Side:	6’ min.	108’ East & 20’West
Rear: Adjacent to non-residential zones.	6’ min.	-
Rear: Adjacent to residential zones and building height < 20’.	8’ min.	-
Rear: Adjacent to residential zones and building height > 20’.	12’ min.	13’ North
Height	No min./60’ max.	30.5’
Landscape Coverage	0%	8+%
Parking		
Standard Stalls	26	37
Handicap Stalls	2	2
Total:	28	39

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Downtown Mixed Use Residential
South	D-E, Downtown Edge	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	D-E, Downtown Edge	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	Northeast 3rd Street	Local
South	Northeast Blake Avenue	Local
East	Northeast ‘C’ Street	Local
West	Northeast ‘B’ Street	Local

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 single family home near the downtown square.

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): 1 waiver request:

- The applicant is requesting a waiver to Article 1200, Off-site improvements, Section 1200.2, Determining Necessity for Off-Site Improvements, Subsection 'B', Direct Access to Substandard Streets. Ordinance states that "When a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the sub-divider shall be responsible for contributing his proportionate share of the cost of improving said street of road to current city standards. The engineering department is accepting a fee-in-lieu in the amount of $33,335.00 and has waived the 5 year timeline for the improvements along Northeast Blake Avenue.

Analysis / Conclusion: This large scale development **DOES NOT** meet the minimum requirements of the subdivision regulations due to the waiver request.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.

ECOLOGICAL DESIGN GROUP, INC.
314 S. 3rd Street
Rogers, AR 72756

EDG
LANDSCAPE ARCHITECTUF
CIVIL ENGINEERIN
ENVIRONMENTAL PLANNIN

May 23, 2016

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

RE: Request for Waiver - North Blake Street Development City Project # 16-06000021

Description:

On Blake Street approximately 4.5 ft of ROW is being dedicated on the north side of the street and approximately 6.5 ft of additional ROW is being dedicated on the south side of the street. The combined ROW dedication makes the overall ROW of Blake street 52 ft. The master street plan lists Blake Street as a Local street and this ROW dedication is consistent with the local street section. On the south side of the Blake Street the proposed street section matches the master street section with a 13 ft drive lane, 2 ft curb & gutter, and 8ft sidewalk at the back of curb with tree grates. On the north side of Blake Street, the majority of the street matches the master street section(13ft lane, 2ft c&g, & 8ft sidewalk) however, at two locations along this street we are requesting to narrow the street section (only on the north side) to provide space to save two large existing trees that are within the ROW. At the locations where the street narrows the total driving lane will be a minimum of 20 ft to accommodate fire access, and the sidewalk will be at least 4ft to allow ADA access around the tree. The narrowed street section was designed and laid out in a way that the street can simply be widened at the narrow locations to bring those two small portions of the street up to master street plan section standards at a future date when the existing trees are no longer viable. The determination of viability of the two existing trees over time will be determined by City staff.

Our development's intent is to preserve the large tree landscape along the north side of Blake Street. This preservation plan will be coupled with a cash bond provided by Casa de Hormigas, LLC to be used by the City to build the two substandard sections to standard street sections when each tree meets the end of its lifecycle. The bond amount will be determined by the project engineer, reviewed by the City for adequacy, and held by the City for use as described above.

Please let us know if you need any additional information in regard to the Waiver request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 479-935-4826 or via email at bdriver@ecologicaldg.com.

Sincerely,

ECOLOGICAL DESIGN GROUP, INC.

Brahm Driver, PE
Civil Engineer

Project No: 14-029

Bentonville 16-06000021

Blake Street House Fee in Lieu Estimate Blake Street Tree Waiver

Engineer's Estimate 1-Jun-16

	Quantity		Unit Cost		Total Cost
Sidewalk	24	sy	$40.00	sy	$960.00
Curb and Gutter	200	lf	$20.00	lf	$4,000.00
Detectable Warning	3	ea	$150.00	ea	$450.00
3'x3' Tree Grate	6	ea	$990.00	ea	$5,940.00
Trees 3" Caliber	6	ea	$600.00	ea	$3,600.00
Curb Inlet	1	ea	$4,000.00	ea	$4,000.00
Asphalt Paving (3" thick)	140	sy	$21.00	sy	$2,940.00
Class 7 Base (6" thick)	140	sy	$6.75	sy	$945.00
Select Fill (24" thick)	100	cy	$30.00	cy	$3,000.00
Excavation (24" deep)	100	cy	$12.00	cy	$1,200.00
Demolition and Disposal	35	cy	$180.00	cy	$6,300.00
			Subtotal		**$33,335.00**

LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.

3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.

5. ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER, 2" ORNAMENTAL MINIMUM WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.

6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.

7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF BENTONVILLE PLANTING DETAILS.

8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.

9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.

10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.

11. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

12. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.

14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

18. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

19. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.

20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM

21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.

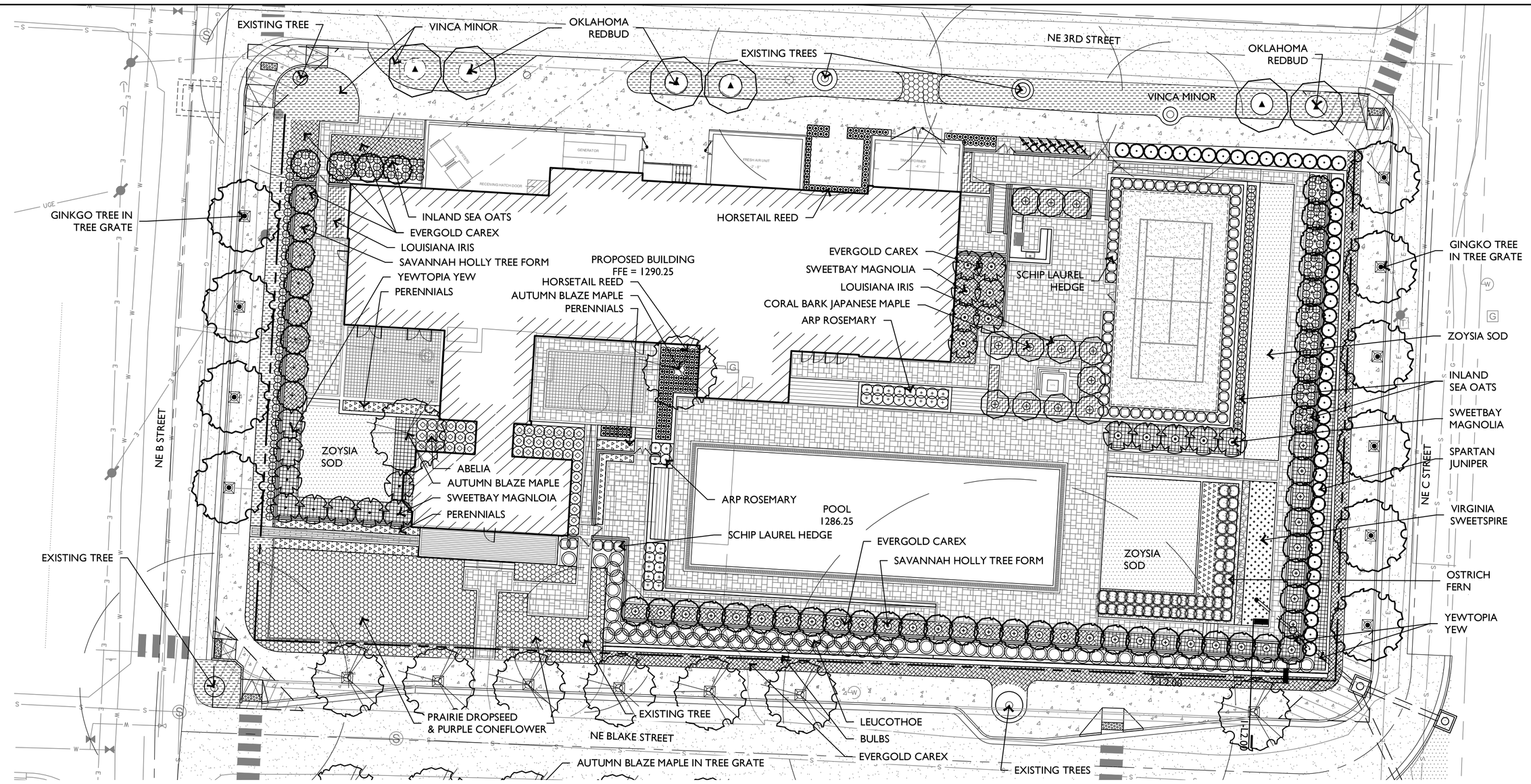
22. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

PLANT LIST

All plant counts on the plans and numbers to be verified by landscape contractor

QTY:	COMMON NAME	SCEINTIFIC NAME	SPACING	SIZE	SYMBOL
Trees		Landscape Architect must approve and tag all tree material before purchase			
10	Ginkgo 'Princeton Sentry'	Gingko biloba 'Princeton Sentry'	Ref. Plan	3" CAL.	
16	Sweetbay Magnolia	Magnolia virginiana (multi-stem)	Ref. Plan	14' TALL	
57	Savannah Holly	Illex x attenuata 'Savannah' Tree Form	Ref. Plan	2.5" CAL.	
9	Coral Bark Japanese Maple	Acer palmatum 'Sangokaku'	Ref. Plan	8' TALL	
49	Spartan Juniper	Juniperus chinensis 'Spartan'	Ref. Plan	10' TALL	
9	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred Autumn Blaze'	Ref. Plan	2.5" CAL.	
4	Oklahoma Redbud	Cercis canadensis var. texensis 'Oklahoma'	Ref. Plan	2" CAL.	
Shrubs					
66	Schipka Cherry Laurel	Prunus laurocerasus 'Schhipkaensis'	36" O.C.	5 GAL	
46	Little Richard Abelia	Abelia x grandiflora 'Little Richard'	36" O.C.	5 GAL	
58	Virginia Sweetspire	Itea virginica 'Henry's Garnett'	36" O.C.	3 GAL	
30	Rosemary 'Arp'	Rosmarius officianalis	30" O.C.	3 GAL	
333	Yewtopia Plum Yew	Cephalotaxus harringtonia 'Yewtopia'	24" O.C.	1 GAL	
79	Leucothoe	Leucothoe axillaris	36" O.C.	5 GAL	
Monoculture Planting					
616	Prairie Dropseed	Sporobolus heterolepis	24" O.C.	1 GAL	
616	Purple Cone Flower	Echinacea purpurea	24" O.C.	2" PLUGS	
Perennials & Grasses					
226	Inland Sea Oats	Chasmanthium latifolium	24" O.C.	1 GAL	
163	Perennial	TBD	18" O.C.	1 GAL	
1318	Evergold Sedge	Carex oshimensis 'Evergold'	18" O.C.	1 GAL	
48	Ostrich Fern	Matteuccia struthiopteris	30" O.C.	1 GAL	
164	Horsetail Reed	Equisetum hyemale	18" O.C.	1 GAL	
270	Louisiana Iris	Iris hexagona	18" O.C.	1 GAL	
Groundcover					
4867	Vinca Minor	Vinca minor	10" O.C.	4" POTS	
240	Zoysia 'El Toro'	Zoysia 'El Toro' 3" topsoil	sy	Solid Sod	
Miscellaneous					

	DESCRIPTION	REMARKS
Ref. Plan	Planting Mix	60% Compost, 40% Sandy Loam, 6" all Planting Beds pest and weed seed free
Ref. Plan	Cypress Mulch	2" Depth All Planting Beds - Keep clear 6" around all tree trunks typ.
Ref. Plan	Steel Edging	Black, 3/16"x4"

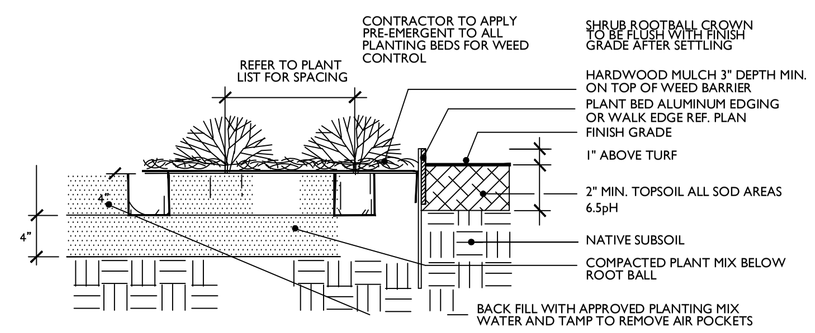


1 NORTH PROPERTY PLANTING PLAN

SCALE: 1" = 20'-0"

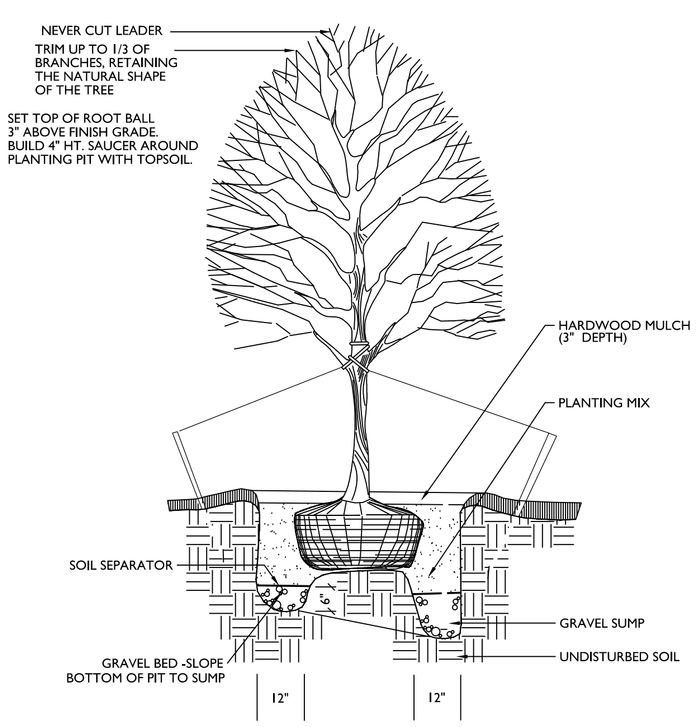
0' 20' 40' 80'

NORTH



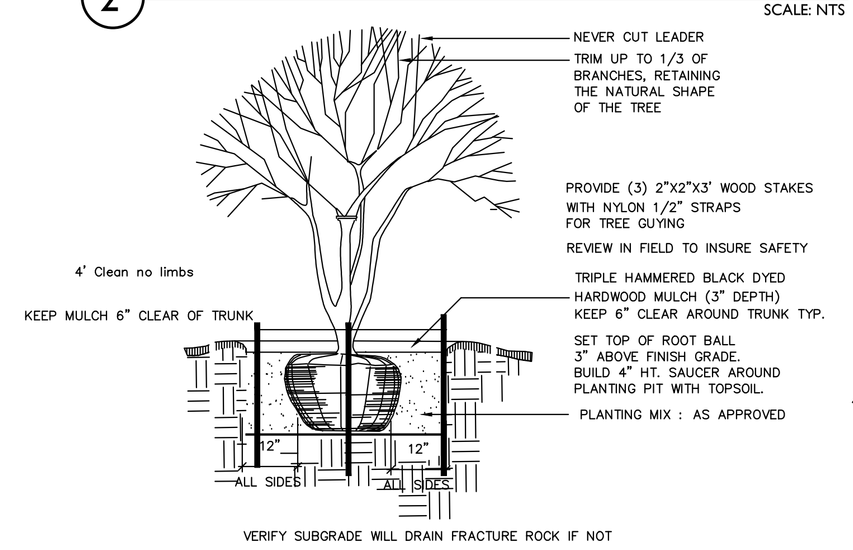
2 SHRUB & GROUNDCOVER PLANTING

SCALE: NTS



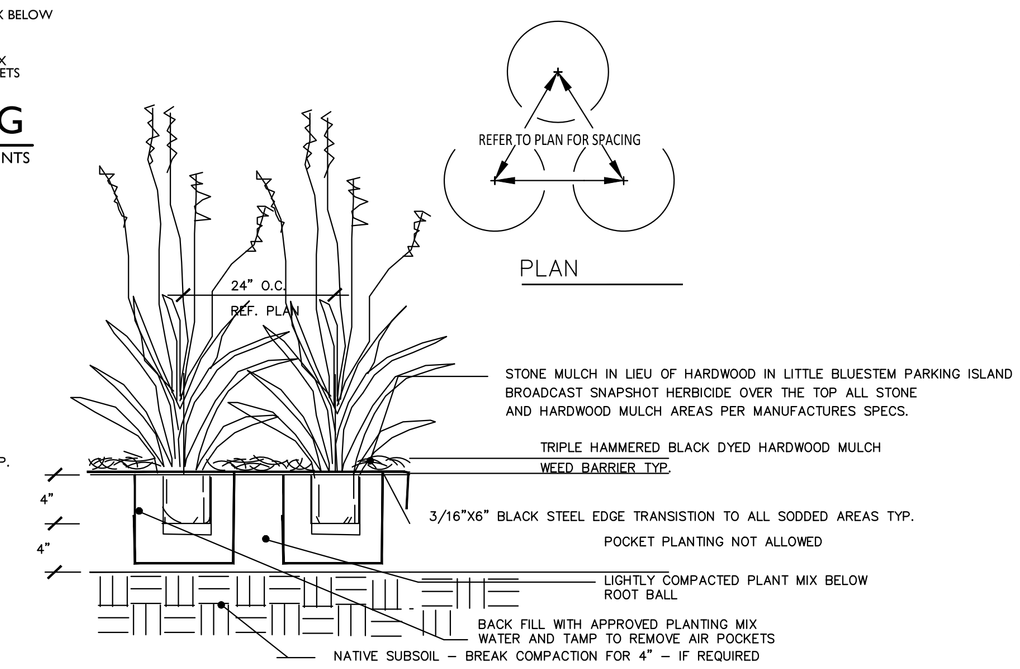
1 CANOPY TREE PLANTING/STAKING

SCALE: NTS



3 ORNAMENTAL TREE PLANTING

SCALE: NTS



4 NATIVE GRASS & PERENNIAL PLANTING

SCALE:: NTS

PROJECT INFORMATION:

North Blake Street House

301 N.E. Blake Street /
Bentonville, AR 72712

ARCHITECT:

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-531-0200

www.hufft.com

LANDSCAPE:

40North

18475 Lober Road / Weston, MO 64098
P: 954-376-0215

www.hufft.com

CIVIL:

Ecological Design Group

314 South 3rd Street/ Rogers, AR 72756
P: 479-935-4826

www.ecologicaldg.com

STRUCTURAL:

PMA Engineering

6717 Shawnee Mission Parkway, Suite 100 / Overland Park, KS 66202
P: 913-831-1262

www.pmaengineering.com

MECHANICAL / PLUMBING / ELECTRICAL:

HP Engineering

1800 S. Osage Springs Drive / Rogers, AR 72758
P: 479-899-0370

www.hpengineeringinc.com

LIGHTING:

Renfro Design Group Inc.

36 W. 25th Street, 11th Floor / New York, NY 10010
P: 212-229-9990

www.renfrodesign.com

SWIMMING POOL:

Cloward H20

2696 North University Ave., Suite 290 / Provo, UT 84604
P: 801-375-1223

www.cloward h2o.com

FOOD FACILITIES:

Pioneer Food Service Equipment & Supplies

8900 Maumelle Blvd. / North Little Rock, AR 72113
P: 501-812-5030

www.pioneerdc.com

LICENSED LANDSCAPE ARCHITECT
TANNER A. WEEKS
License Number 5108
STATE OF ARKANSAS

ISSUE:

Large Scale Development

May 23, 2016

REVISION SCHEDULE:

NO.	DATE	ISSUE

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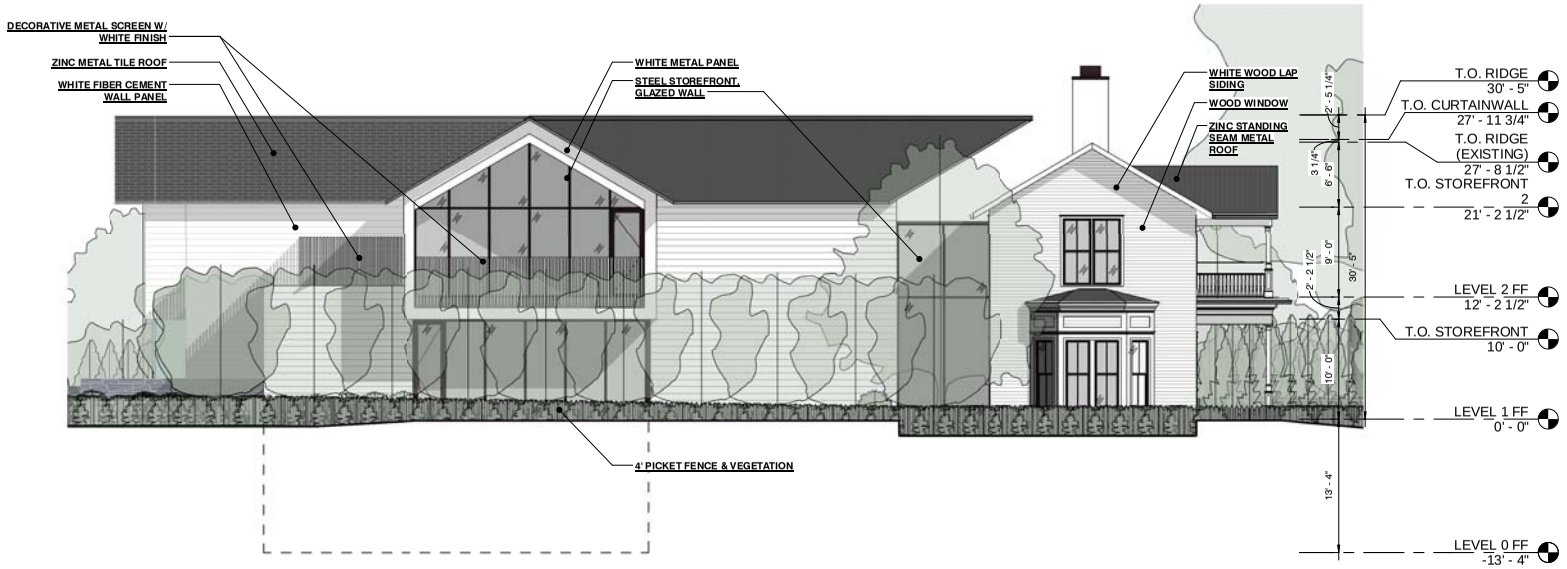
Architect: Matthew Hufft
License Number: MO#
Drawn By:
Project Number:

North Planting Plan

L1.00



BUILDING ELEVATION	2,474 SF
GLAZING	696 SF (28%)
SIDING (FIBER CEMENT + WOOD LAP)	1,321 SF (53%)

2 WEST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION	4,456 SF
GLAZING	368 SF (13%)
SIDING (FIBER CEMENT)	3,355 SF (75%)

1 NORTH ELEVATION
1/8" = 1'-0"

PROJECT INFORMATION:

Blake Street House

301 N.E. Blake Street /
Bentonville, AR 72712

ARCHITECT:

HUFFT PROJECTS

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-531-0200

www.hufft.com

LANDSCAPE:

40North

18475 Lober Road / Weston, MO 64098
P: 954-376-0215

www.hufft.com

CIVIL:

Ecological Design Group

314 South 3rd Street / Rogers, AR 72756
P: 479-365-4808

www.ecologicaldg.com

STRUCTURAL:

PMA Engineering

6717 Shawnee Mission Parkway, Suite 100 / Overland Park, KS 66202
P: 913-831-1282

www.pmaengineering.com

MECHANICAL / PLUMBING / ELECTRICAL:

HP Engineering

1800 S. Osage Springs Drive / Rogers, AR 72758
P: 479-896-6175

www.hpengineeringinc.com

LIGHTING:

Renfro Design Group Inc.

36 W. 20th Street, 11th Floor / New York, NY 10010
P: 212-229-9990

www.renfrodesign.com

SWIMMING POOL:

Cloward H20

2696 North University Ave., Suite 290 / Provo, UT 84604
P: 801-375-1233

www.clowardh2o.com

FOOD FACILITIES:

Pioneer Food Service Equipment & Supplies

8900 Maumelle Blvd. / North Little Rock, AR 72113
P: 501-812-5030

www.pioneerdc.com

ISSUE:

Large Scale Development

May 23, 2016

REVISION SCHEDULE:

NO.	DATE	ISSUE

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Drawn By: Author
Project Number: 15-318

EXTERIOR BUILDING ELEVATIONS

LSD01

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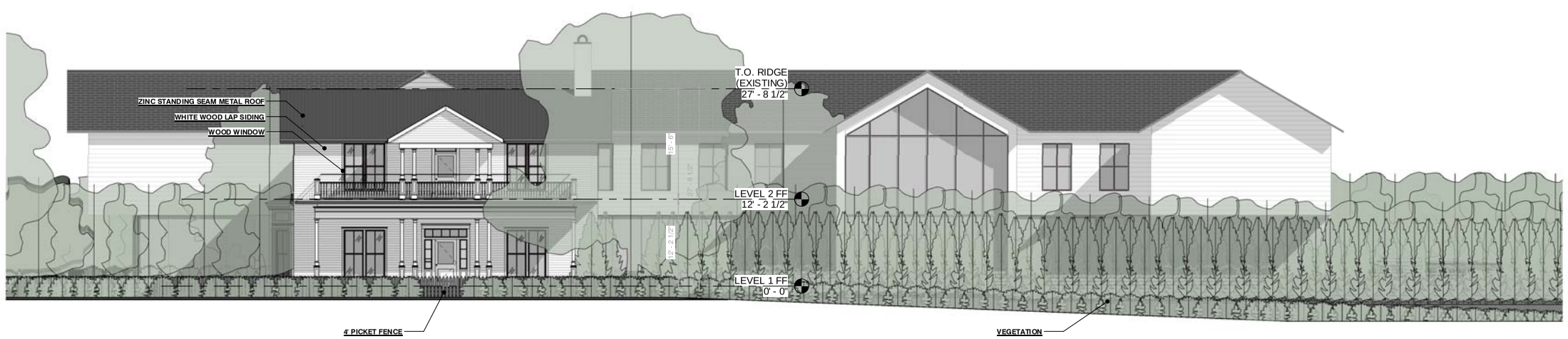
BUILDING ELEVATION	3,630 SF
GLAZING	1,682 SF (45%)
SIDING (FIBER CEMENT)	1,646 SF (45%)

2 SOUTH ELEVATION
1/8" = 1'-0"



BUILDING ELEVATION	898 SF
GLAZING	178 SF (19%)
SIDING (WOOD LAP)	516 SF (57%)

1 SOUTH ELEVATION @ BLAKE STREET HOUSE
1/8" = 1'-0"

PROJECT INFORMATION:

Blake Street House

301 N.E. Blake Street /
Bentonville, AR 72712

ARCHITECT:

HUFFT PROJECTS

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-931-0200

www.hufft.com

LANDSCAPE:

40North

18475 Lober Road / Weston, MO 64098
P: 954-376-0215

www.hufft.com

CIVIL:

Ecological Design Group

314 South 3rd Street / Rogers, AR 72756
P: 479-355-4808

www.ecologicaldg.com

STRUCTURAL:

PMA Engineering

6717 Shawnee Mission Parkway, Suite 100 / Overland Park, KS 66202
P: 913-831-1282

www.pmaengineering.com

MECHANICAL / PLUMBING / ELECTRICAL:

HP Engineering

1800 S. Osage Springs Drive / Rogers, AR 72758
P: 479-936-6375

www.hpengineeringinc.com

LIGHTING:

Renfro Design Group Inc.

36 W. 20th Street, 11th Floor / New York, NY 10010
P: 212-229-9990

www.renfrodesign.com

SWIMMING POOL:

Cloward H20

2696 North University Ave., Suite 290 / Provo, UT 84604
P: 801-375-1233

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ISSUE:

Large Scale Development

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Project Number: 15-318

EXTERIOR BUILDING ELEVATIONS

LSD02

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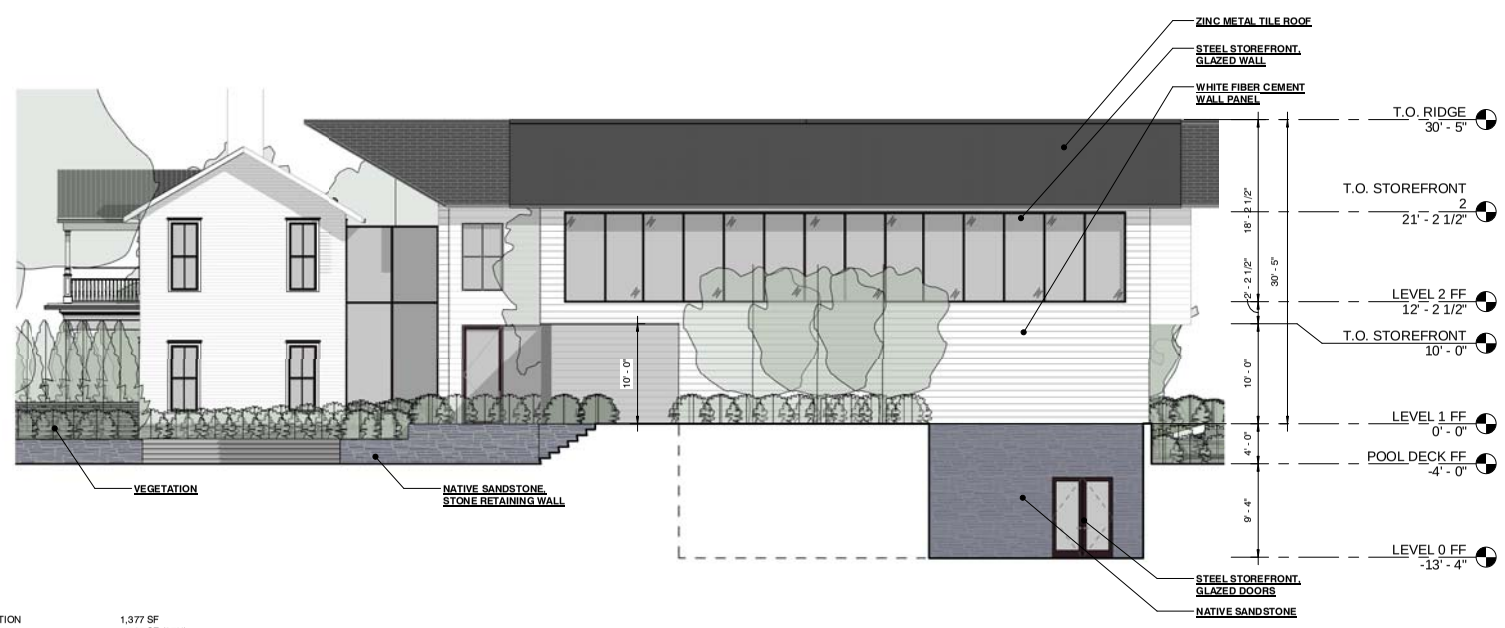
5/26/2016 4:47:28 PM

BUILDING ELEVATION	1,232 SF
GLAZING	565 SF (46%)
SIDING (FIBER CEMENT & WOOD LAP)	625 SF (51%)

2 EAST ELEVATION @ EXISTING
1/8" = 1'-0"



BUILDING ELEVATION	1,377 SF
GLAZING	505 SF (37%)
SIDING (FIBER CEMENT)	675 SF (49%)

4 EAST ELEVATION
1/8" = 1'-0"

PROJECT INFORMATION:

Blake Street House

301 N.E. Blake Street /
Bentonville, AR 72712

ARCHITECT:

HUFFT PROJECTS

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-531-0200

www.hufft.com

LANDSCAPE:

40North

18475 Lober Road / Weston, MO 64098
P: 954-376-0215

www.hufft.com

CIVIL:

Ecological Design Group

314 South 3rd Street / Rogers, AR 72756
P: 479-355-4826

www.ecologicaldg.com

STRUCTURAL:

PMA Engineering

6717 Shawnee Mission Parkway, Suite 100 / Overland Park, KS 66202
P: 913-831-1282

www.pmaengineering.com

MECHANICAL / PLUMBING / ELECTRICAL:

HP Engineering

1800 S. Osage Springs Drive / Rogers, AR 72758
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www.hpengineeringinc.com

LIGHTING:

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SWIMMING POOL:

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Large Scale Development

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Project Number: 15-318

EXTERIOR BUILDING ELEVATIONS

LSD03

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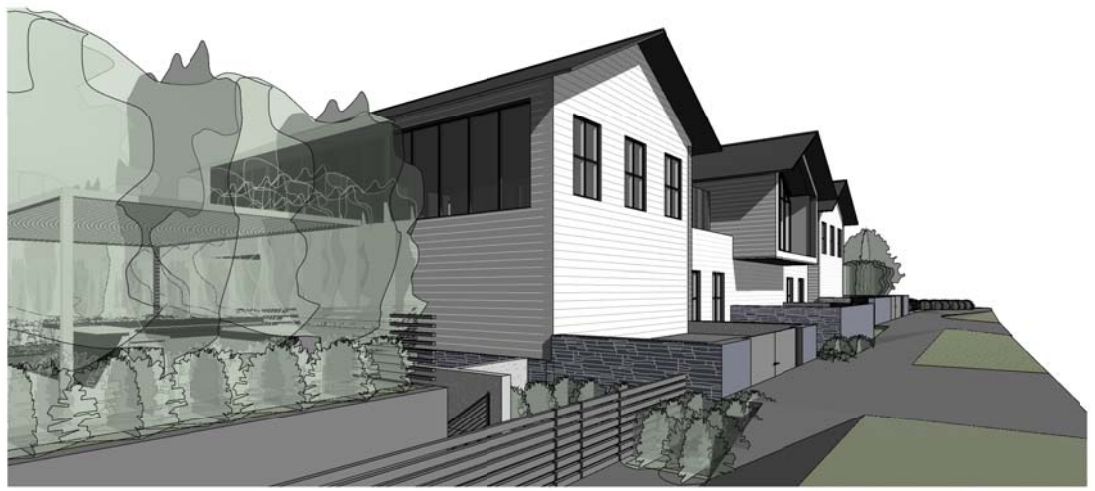
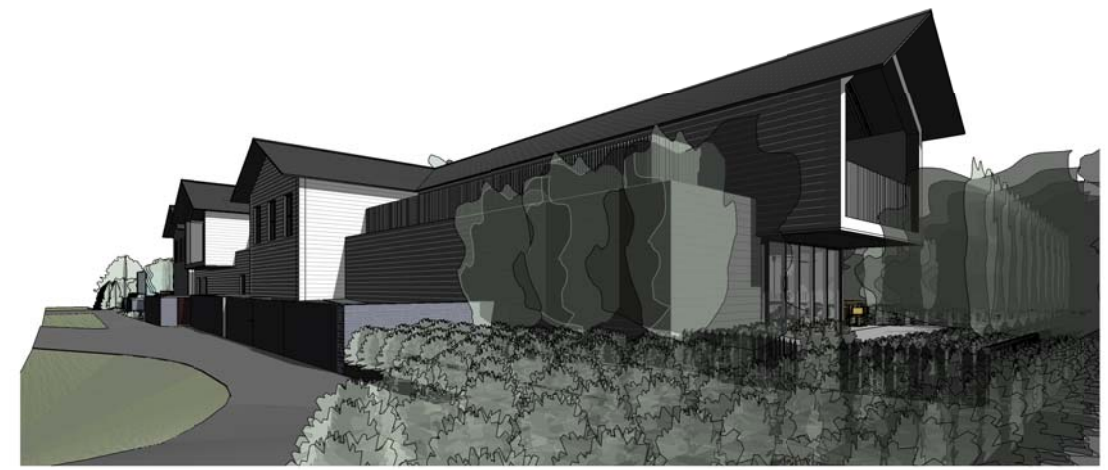
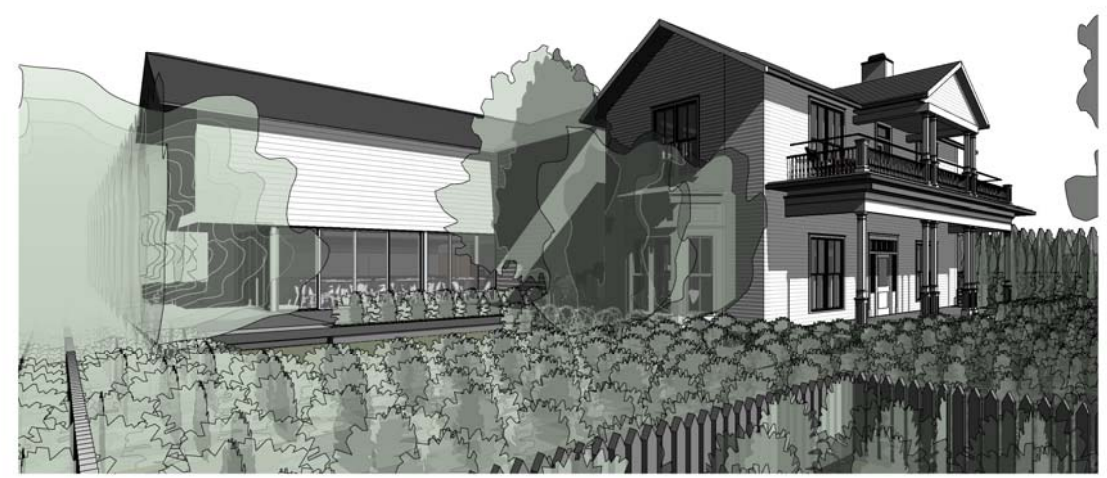


4 VIEW FROM NORTHEAST CORNER



3 VIEW FROM NORTHWEST CORNER

2 VIEW FROM SOUTHEAST CORNER



1 VIEW FROM SOUTHWEST CORNER

PROJECT INFORMATION:

Blake Street House

301 N.E. Blake Street /
Bentonville, AR 72712

ARCHITECT:

HUFFT PROJECTS

3612 Karnes Boulevard / Kansas City, MO 64111
P: 816-531-0200

www.hufft.com

LANDSCAPE:

40North

18475 Lober Road / Weston, MO 64098
P: 954-376-0215

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CIVIL:

Ecological Design Group

100 West Center Street, Suite 302 / Fayetteville, AR 72701
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Project Number: 15-318

3D VIEWS

LSD04

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Planning Commission Staff Report
Large Scale Development: Macadoodle's Plaza

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-06000022

Applicant: Gild Corporation

Representative: Civil Design Engineers, Inc. (Ferdi Fourie)

Requested Action: Large Scale Development Approval

Location: 3600 & 3606 Southeast Guess Who Drive

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development containing two separate buildings. The project will be constructed in two phases with the first phase consisting of a single story 13,050 square feet building. The building will include restaurant space and retail space. Phase one will also include the construction of 106 parking spaces and a 6' wide sidewalk along Southeast Walton Boulevard and an underground stormwater detention system.

The second phase of the project will consist of a two story 16,500 square feet building that will be utilized for office and retail space. Phase two will include the construction of 61 additional parking spaces and an underground stormwater detention system.

At completion of the project there will 239 total parking spaces including the existing Guess Who parking lot.

Both buildings will be constructed of Hardie Paneling, Hardie Siding, Store Front Glazing & Metal Clading accents.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front with Parking:	50' min	-
Front without Parking:	20' min	37' North
Side: Adjacent to non-residential	7' min	153'/East & 23' South
Side: Adjacent to residential	30' min	-
Rear: Adjacent to non-residential	20' min	86'/South
Rear: Adjacent to residential	30' min	-
Height	60'	22' N. Building & 31' S. Building
Landscape Coverage	8%	10%
Parking		
Standard Stalls	155	231
Handicap Stalls	4	8
Total:	**159**	**239**

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	Southeast Walton Boulevard	Arterial
South	-	-
East	Southeast Guess Who Drive	Private
West	-	-

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 commercial lot along an established commercial corridor in the Southwest part 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.

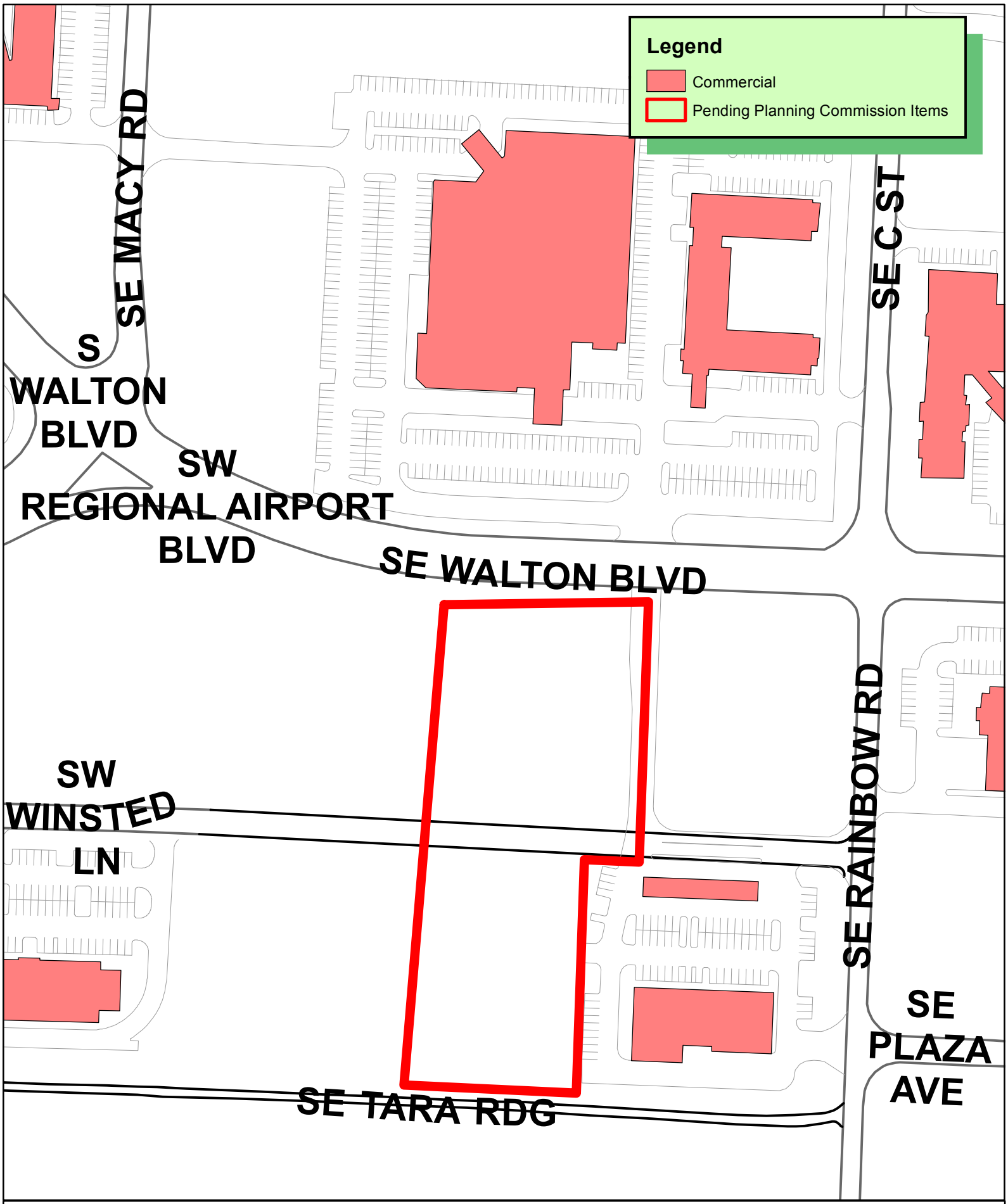
Waiver(s): 1 waiver request:

- The applicant is requesting a waiver to Article 1400, Landscaping, Screening & Buffering, Section 1400.7, Perimeter Landscaping & Screening, Subsection 'A.2', Perimeter Landscaping Strip- Width. Ordinance states that "The perimeter landscaping strip shall be a minimum of seven (7) feet. The applicant states that the existing drainage ditch/easement that is immediately adjacent to the project along the western property line is acting as a landscape buffer and the intent of the ordinance is being met.

Analysis / Conclusion: This large scale development **DOES NOT** meet the minimum requirements of the subdivision regulations due to the waiver request.

RECOMMENDATION:

Staff has reviewed this application and recommends **APPROVAL**.



N
W E
S

1 inch = 150 feet

16-06000022
LARGE SCALE DEVELOPMENT
MACADOODLE PLAZA - COHIBA SUBDIVISION
200 & 206 SE WALTON BLVD

THE CITY OF BENTONVILLE

CDE CIVIL DESIGN ENGINEERS, INC.

4847 Kaylee Avenue, Suite A, Springdale, AR 72762 *Phone: (479) 381-1066*

May 23, 2016

Ferdinand Fourie, P.E.
Project Manager
4847 Kaylee Avenue-Suite A
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

Planning Commission
City of Bentonville
305 Southwest A street
Bentonville, AR 72712

Re: Request for Waiver of Perimeter Landscaping
Macadoodles Plaza
Large Scale Development #16-06000022

Please accept this as a request for waiver of Article 1400 of the Subdivision Code for Landscaping, Screening and Buffering.

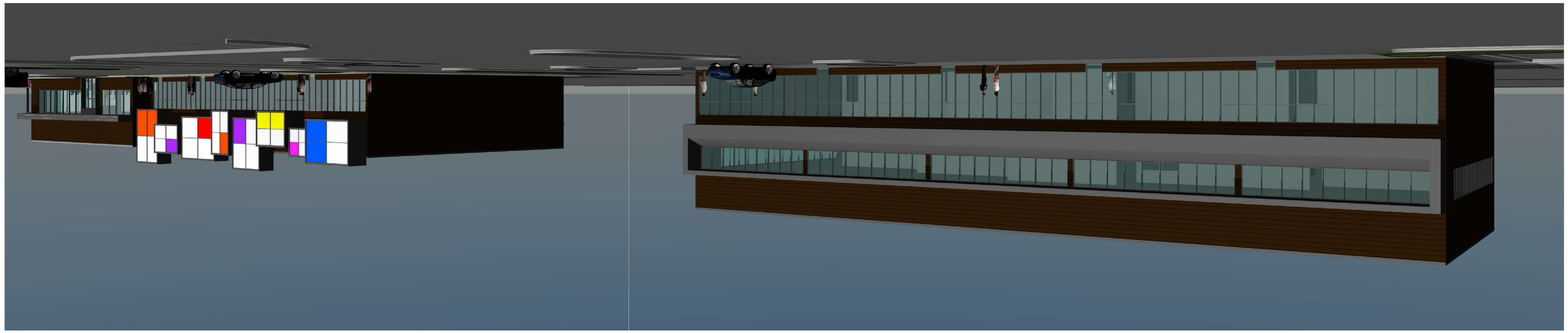
This request is for the relocation of perimeter landscaping on the adjacent property for Building 1 as shown on the Large Scale Development Drawings. A 14-foot wide Landscape Easement will be recorded on the adjacent property to allow for the 7-foot perimeter landscaping of this property, and the 7-foot perimeter landscaping requirement for the adjacent property. Therefore, the intent of the requirement in providing perimeter landscape area will still be achieved.

This will allow the curb along the rear drive of this development to be located on the property line, and will increase the space along the front of the building to provide parking space and a wider landscape island along the entry drive.

Please let me know if you have any questions.

Thank you,

Ferdi Fourie, P.E.
Project Manager
FF/FF



2 Rendering without Signage 2
12" = 1'-0"

1 Rendering without Signage
12" = 1'-0"

MacaDoodles Plaza

Bentonville, Arkansas

architects 226 inc. 38 w. trenton blvd. fayetteville, arkansas 72701 479.283.2924

D.Jane Rudzinski
architects 226, inc.
No. 3423
Arkansas

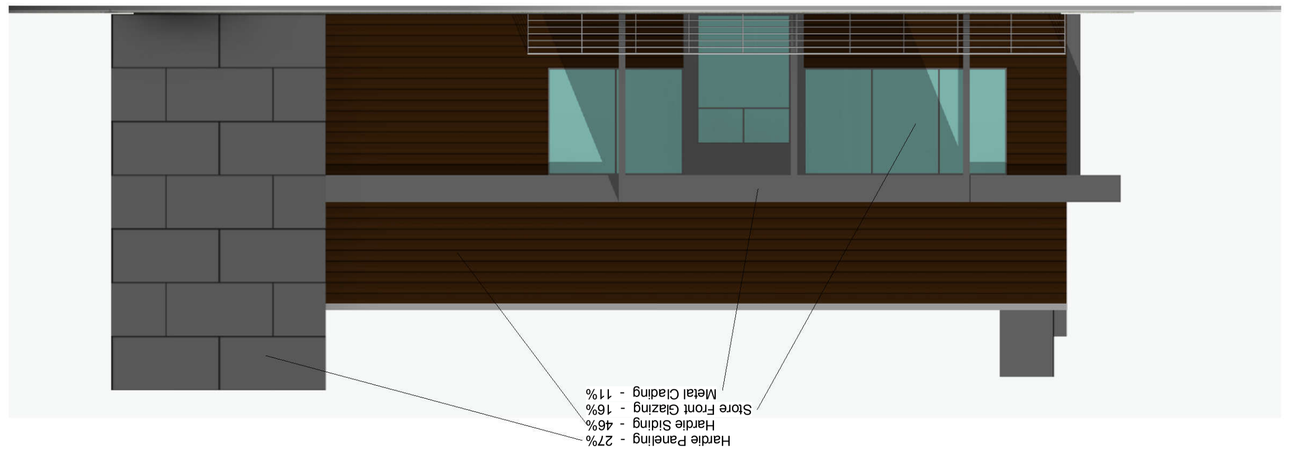
Project Number	
6/1/2016 3:03:22 PM	
Author	
Checker	

Unnamed

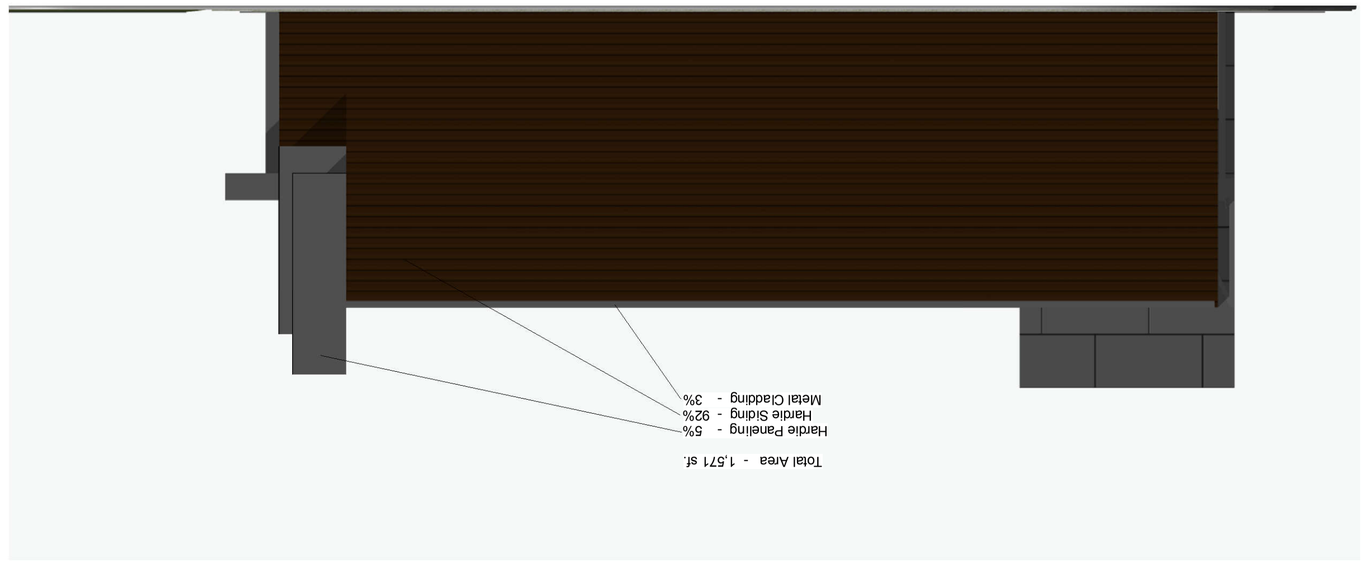
A4

Material Rendering - Restaurant & Retail -
East
1 12" = 1'-0"

Material Rendering - Restaurant & Retail -
West
2 12" = 1'-0"



Material Rendering - Restaurant - North
3 12" = 1'-0"



Material Rendering - Restaurant & Retail -
South
4 12" = 1'-0"

MacaDoodles Plaza

Bentonville, Arkansas

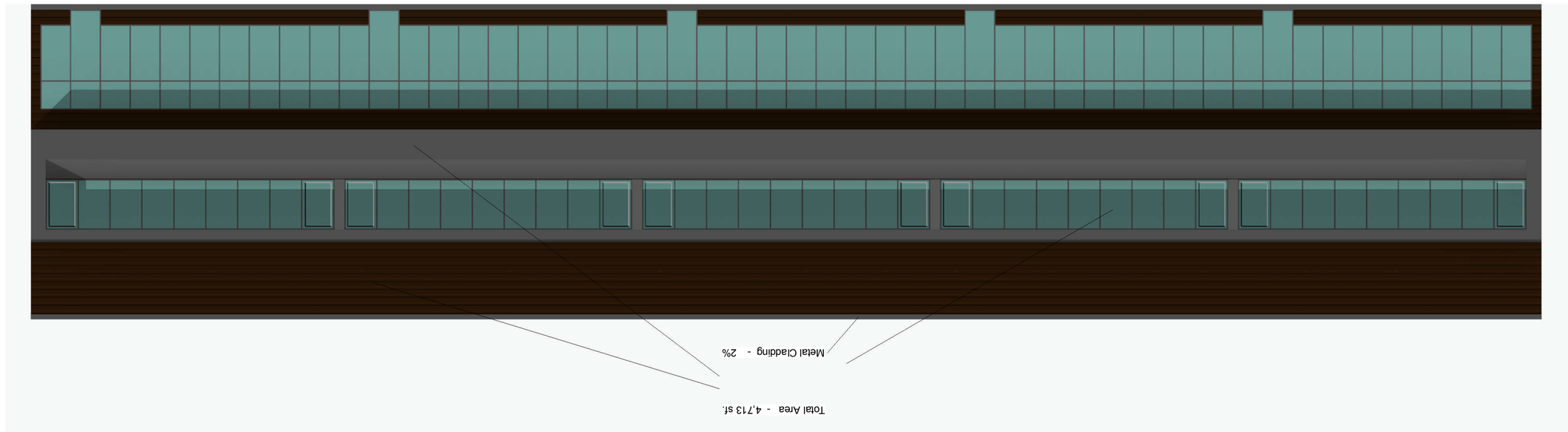
architects 226 inc. 38 w. trenton blvd. fayetteville, arkansas 72701 479.283.2924

D.Shane Rudzinski
architects 226, inc.
No. 3423
Arkansas

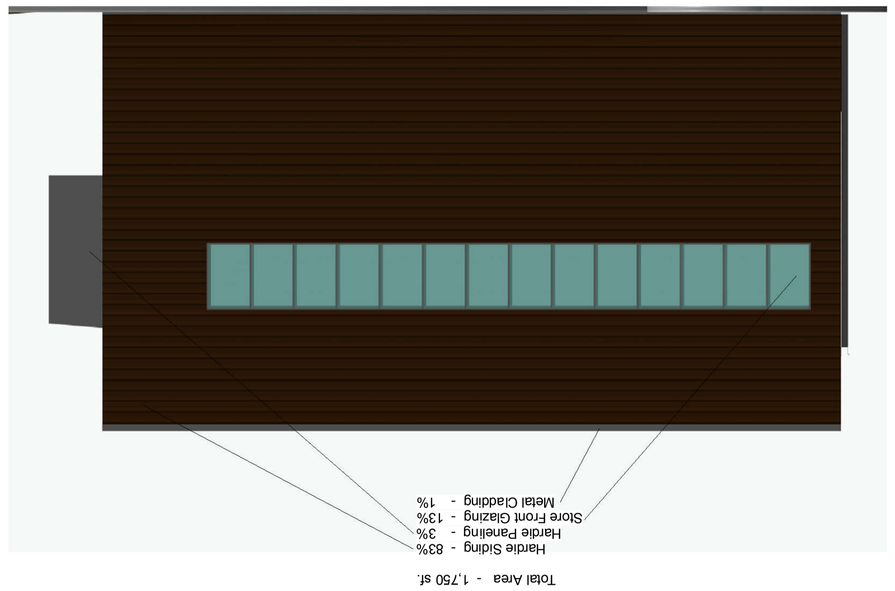
Project Number
6/1/2016 3:03:19 PM
Author
Checker

Elevation Material Rendering

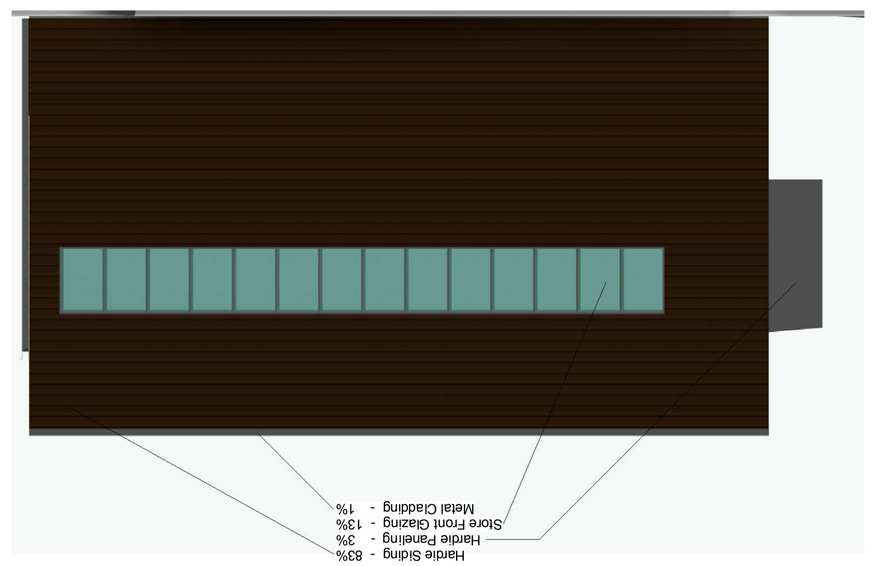
A1



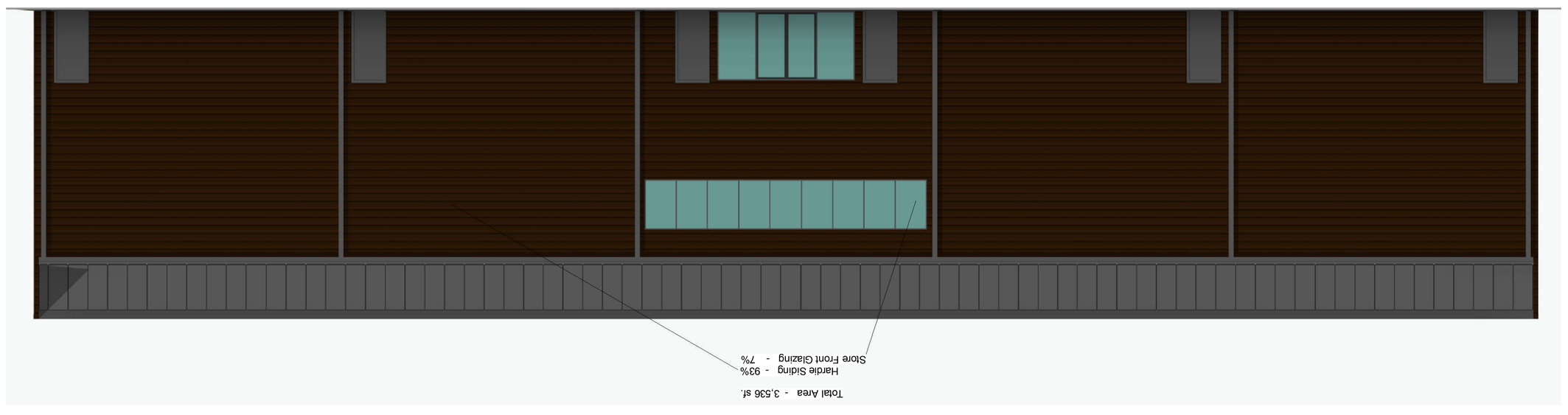
1 Material Rendering - Office - East
12" = 1'-0"



2 Material Rendering - Office - South
12" = 1'-0"



3 Material Rendering - Office - North
12" = 1'-0"



4 Material Rendering - Office - West
12" = 1'-0"

MacaDoodles Plaza

Bentonville, Arkansas

architects 226 inc. 38 w. trenton blvd. fayetteville, arkansas 72701 479.283.2924

D. Shane Rudzinski
226, inc.
architects
No. 3423
Arkansas

Project Number	
6/1/2016 3:03:20 PM	
Author	
Checker	

Elevation Material Rendering

A3

Planning Commission Staff Report
Large Scale Development: Urban Edge

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 7, 2016

GENERAL INFORMATION:

Project Number: 16-06000018

Applicant: Rich Grubbs

Representative: Bates & Associates (Geoff Bates)

Requested Action: Large Scale Development Approval

Location: 220 & 226 North Walton Boulevard

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development containing two separate single story buildings. The northern most building is 2,697 square feet and the southernmost building is 3,489 square feet. Both buildings will be used as general business and or retail sales. The northern building will have an outdoor patio area on the west façade and the southern building has a drive through along the south façade. Seventy-one parking spaces are being provided. A 6' wide sidewalk is being construed along North Walton Boulevard. On-site stormwater detention is being provided. There will be a single point of ingress/egress from North Walton Boulevard. All landscaping meets the current ordinance requirements. The exterior the two buildings will be constructed from brick, stone veneer and store front glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	52' West
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	53'North / 20' South
Side: Adjacent to residential district	30'	-
Rear: Adjacent to non-residential district	20'	55' East
Rear: Adjacent to residential district	30'	-
Height	60'	Both Buildings = 23'
Landscape Coverage	8%	8%
Parking		
Standard Stalls	25	67
Handicap Stalls	3	4
Total:	28	71

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial

STREETS

Direction	Name	Classification
North	-	Local
South	-	-
East	-	-
West	North Walton Boulevard	Arterial

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 property is the location of two vacant commercial buildings along an established but redeveloping commercial corridor.

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.

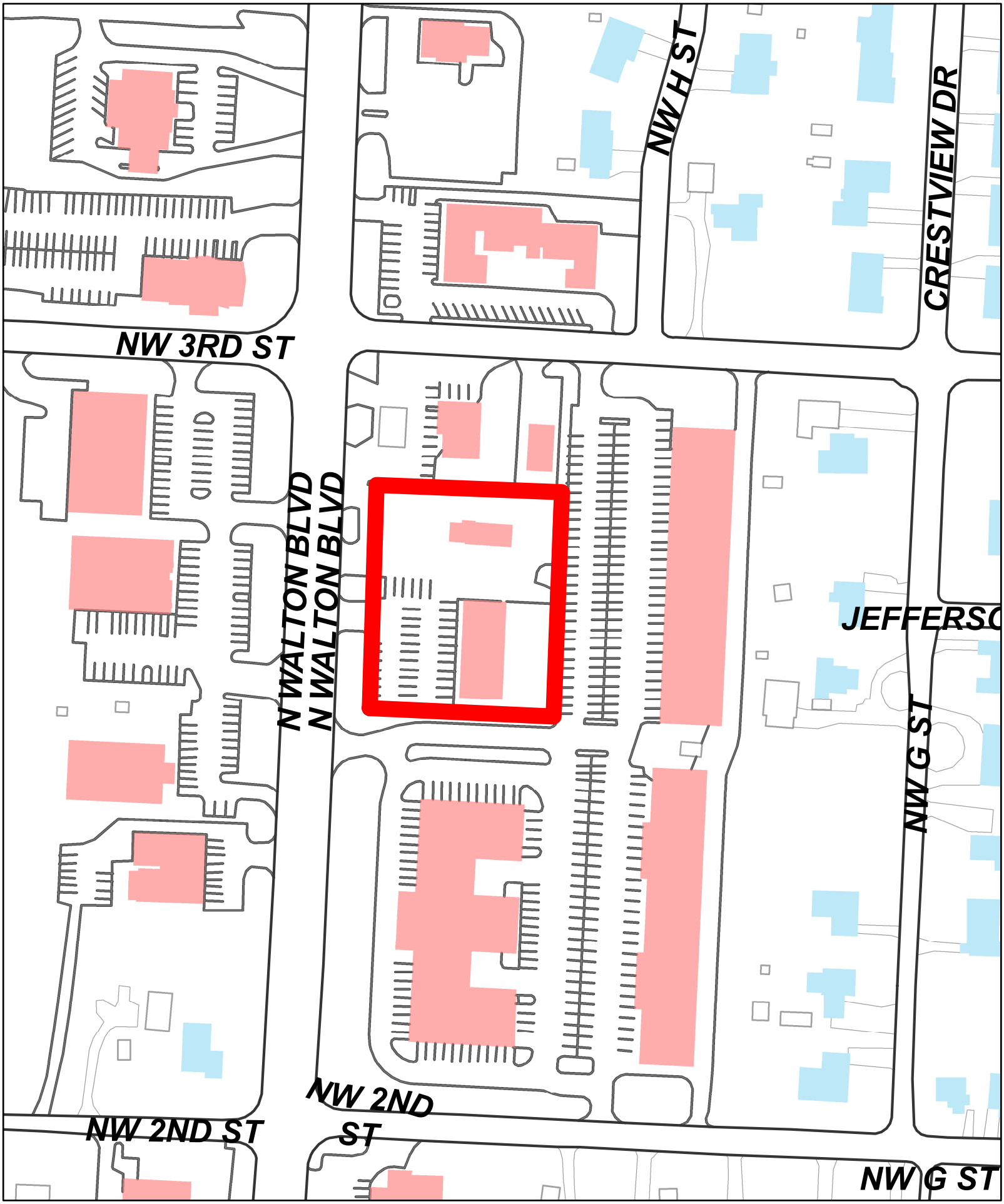
.

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**.

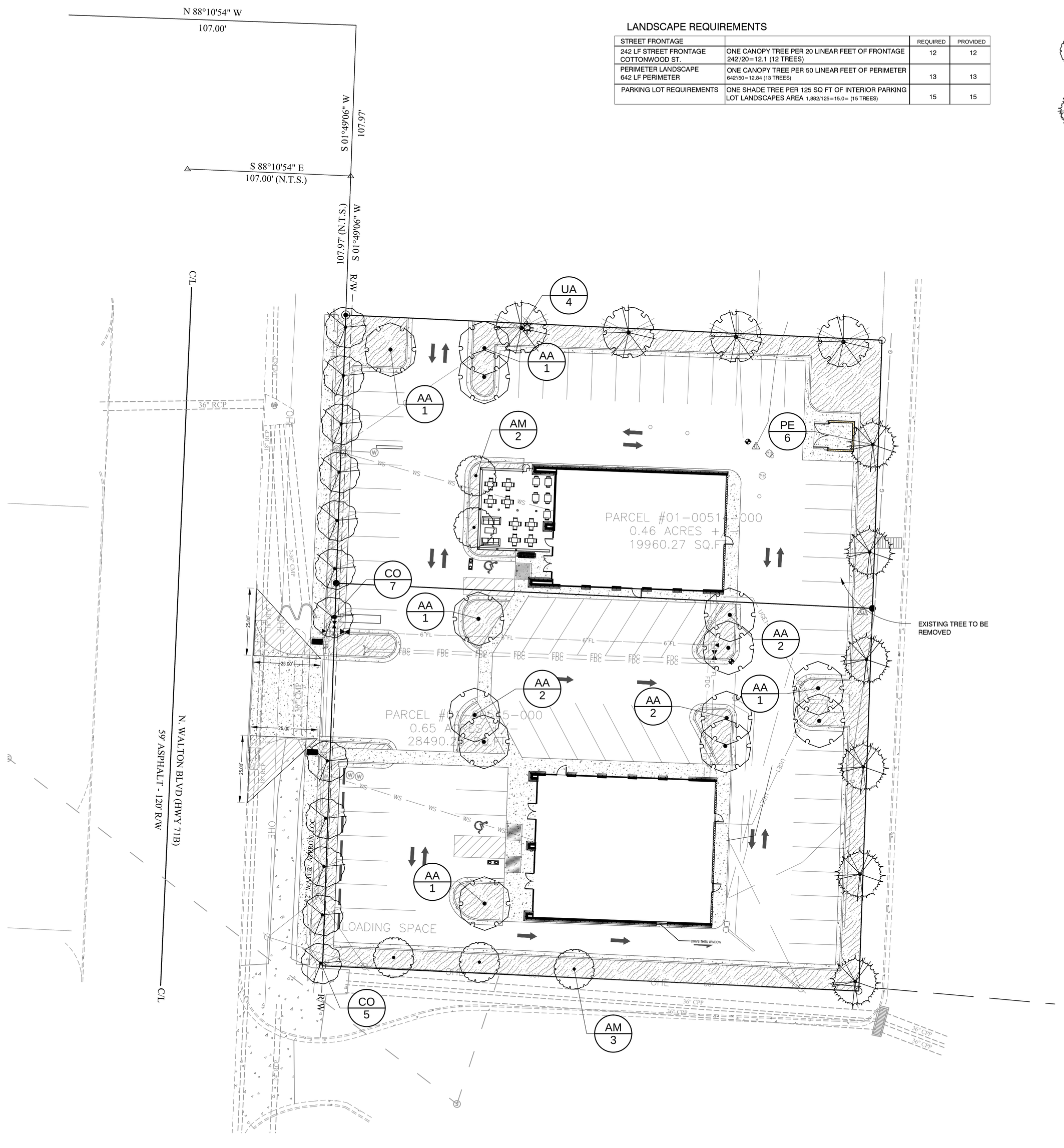


N
W E
S

1 inch = 129 feet

16-06000018
Large Scale Development-Rich Grubbs
220 N. Walton Blvd
Urban Edge
1.10 Acres Total

THE CITY OF BENTONVILLE



LANDSCAPE REQUIREMENTS

STREET FRONTAGE		REQUIRED	PROVIDED
242 LF STREET FRONTAGE COTTONWOOD ST.	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE 242'/20=12.1 (12 TREES)	12	12
PERIMETER LANDSCAPE 642 LF PERIMETER	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 642/50=12.84 (13 TREES)	13	13
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA 1,862/125=15.0= (15 TREES)	15	15

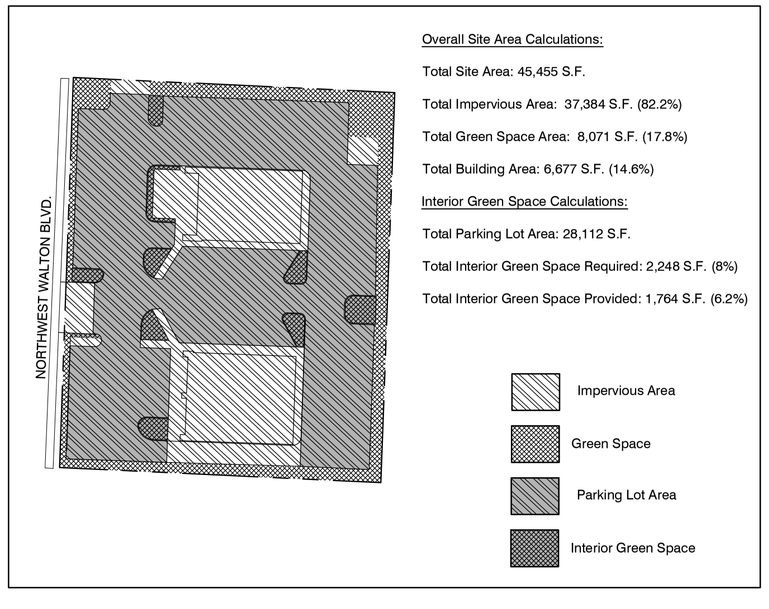
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AA	Acer freemanii `Armstrong` / Freeman Maple	B & B	2.5"Cal		13
	AM	Acer ginnala / Amur Maple	B & B	2.5"Cal		5
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud	B & B	2.5"Cal		12
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6` min.	6
	UA	Ulmus americana `Princeton` / American Elm	B & B	2.5"Cal		4

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CD	Cynodon dactylon / Bermuda Grass	sod		8,123 sf

Landscape Plan General Notes:

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED



DRAWN BY: B. Watts
ENGINEER: G. Bates

REGISTERED LANDSCAPE ARCHITECT
JAMES ALAN JOHNSON
5034
STATE OF ARKANSAS
05/01/2016

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

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REVISIONS	DATE
FIRST SUBMITTAL	

NW WALTON COMMERCIAL
LARGE SCALE DEVELOPMENT PLANS

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.nwbatesinc.com
Civil Engineering & Surveying
7200 S Pleasant Ridge Dr
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
14-340

DRAWING NO
LANDSCAPE PLAN

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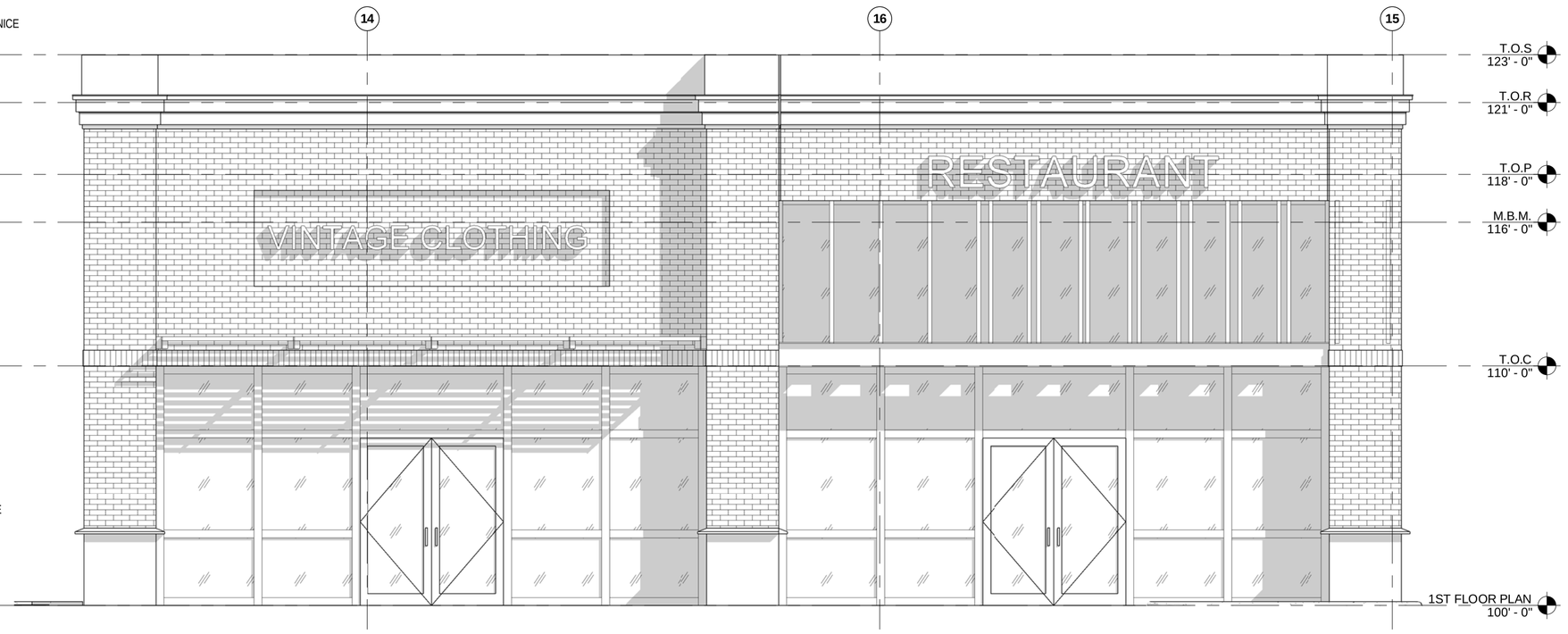
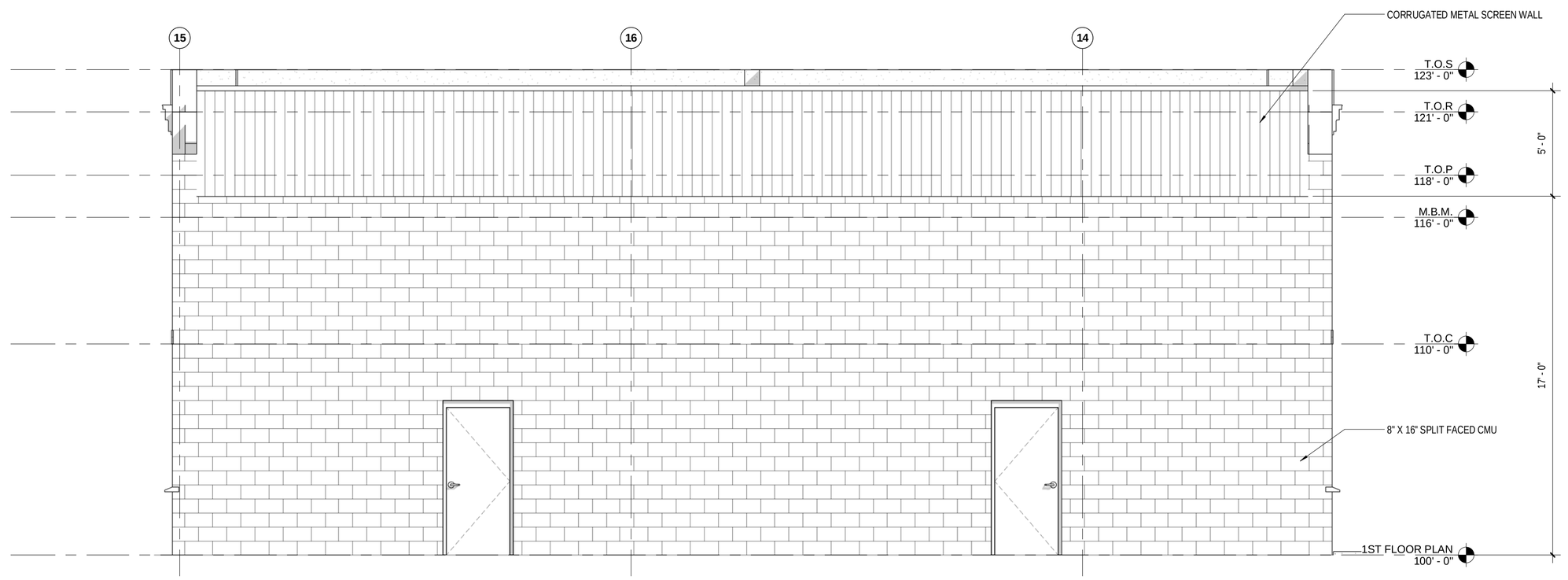
1 BUILDING A - WEST
1/4" = 1'-0"



2 BUILDING B - WEST
1/4" = 1'-0"



3 BUILDING A - EAST (BUILDING B SIM)
1/4" = 1'-0"

CORE ARCHITECTS
7800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.2573 FX - 479.631.2574 www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

URBAN EDGE

220 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

DRAWN BY:
Author
CHECKED BY:
Checker

PROJECT #:
15-083

DATE:
05.23.2016

DRAWING:
PR-3
BUILDING ELEVATIONS

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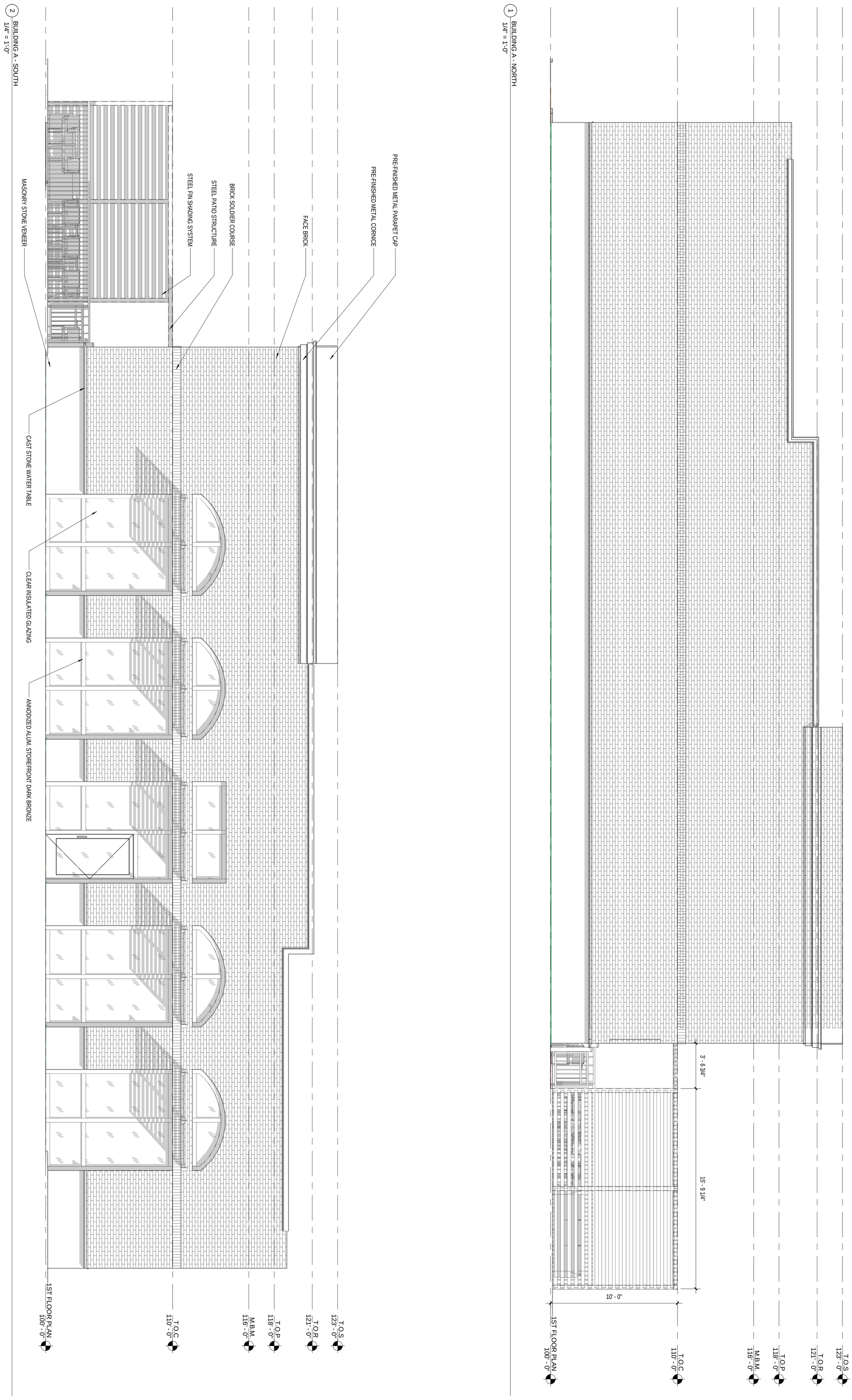

URBAN EDGE

220 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

CONSULTANT:

REVISION		
NO.	ISSUE	DATE

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.2673 FX - 479.631.2674 www.core-arch.com

DRAWN BY: Author
CHECKED BY: Checker

PROJECT #: 15-083

DATE: 05.23.2016

DRAWING: PR-4
BUILDING ELEVATIONS

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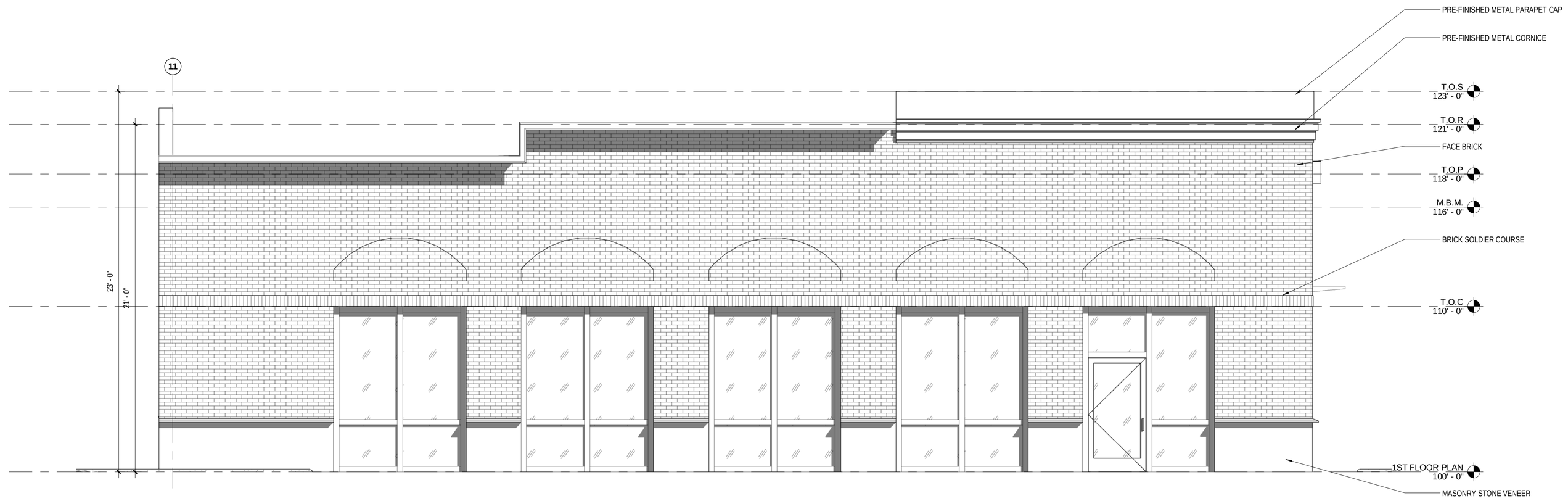
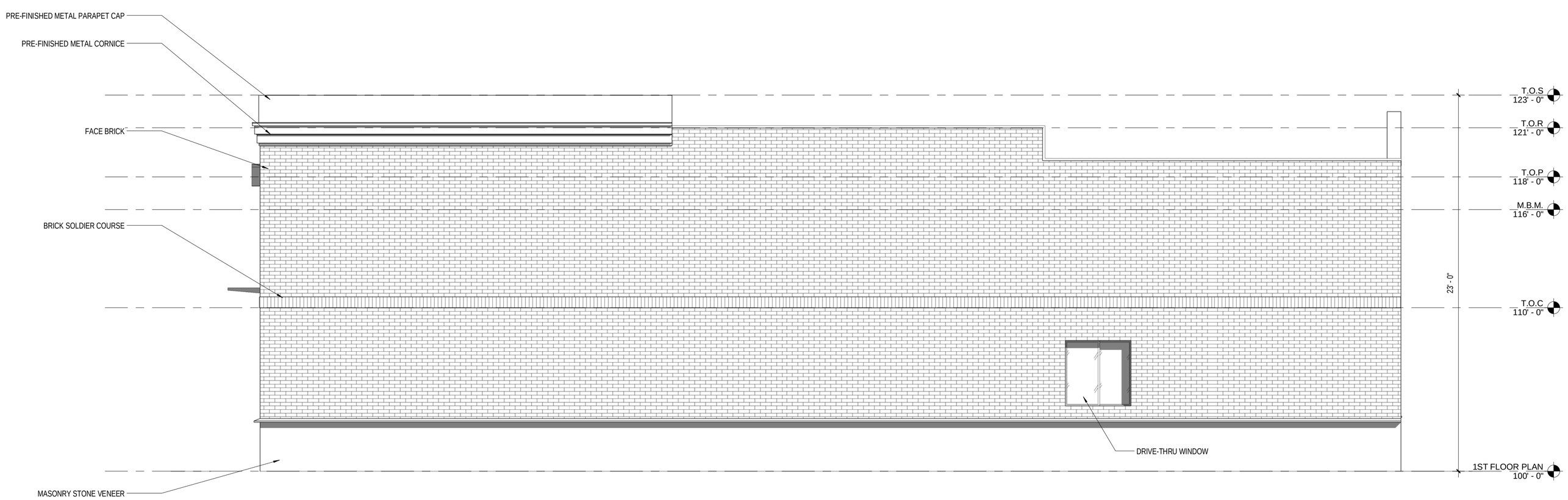


1 BUILDING B - NORTH
1/4" = 1'-0"



2 BUILDING B - SOUTH
1/4" = 1'-0"

CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.1273 FX - 479.631.1274 www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

URBAN EDGE

220 NORTH WALTON
BENTONVILLE, ARKANSAS 72712

DRAWN BY:
BMR
CHECKED BY:
DG

PROJECT #:
15-083

DATE:
05.23.2016

DRAWING:
PR-5
BUILDING
ELEVATIONS

Planning Commission Staff Report
Ordinance: RC-2, Central Residential – Moderate Density Amendment

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community and Economic Development Director
FROM: Shelli Kerr, AICP, Planning Services Manager
PC DATE: June 7, 2016

Background:
The RC-2, Central Residential – Moderate Density Zoning district was adopted on February 28, 2006. The purpose for establishing this district was to:

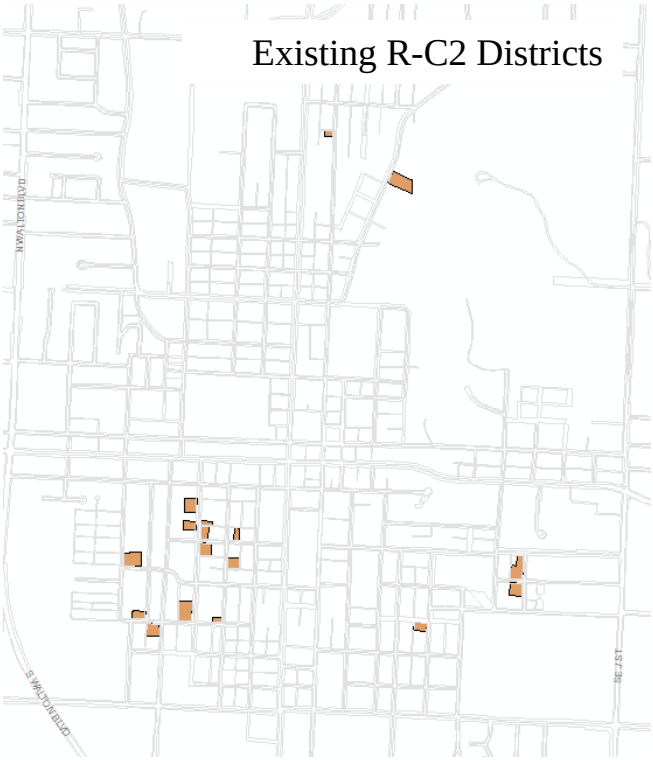
- Provide moderate density residential development and redevelopment in that area generally referred to as "Downtown", primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street;
- Stabilize and improve existing residential neighborhoods;
- Encourage infill of available lands;
- Provide a choice of housing types and locations for a variety of lifestyles and economic levels and,
- Encourage traditional urban design.
- This district is appropriate as a buffer or transitional zone between single family and higher density residential or commercial districts.

Since adoption, there are 16 properties that have been rezoned to RC-2. These are predominantly located in the southwest quadrant of downtown, with 11 properties. Two properties are located north of NE 7th Street, and three are located in the southeast quadrant.

Purpose:
Recent development activity has brought to light that the height allowed in the RC-2 district, 60', is out of scale for a transitional residential zone and incompatible with surrounding land uses. Furthermore, multifamily housing creates higher densities than desired in this particular transitional residential zone. The amendments are designed to bring consistency between the regulations and the purpose of the RC-2 district.

Proposed Changes:

- The description of the RC-2 zoning district is proposed to remain the same, as is the maximum density of 18 dwelling units per acre.



- Minimum lot area is reduced, but lot width increases, depending on the availability of a rear alley or private access drive.
- Maximum height is reduced from 60' to 36'.
- Side exterior setbacks for single family and two-family increases from 10' to 20'.
- Rear setback for townhomes increases from 10' to 15'.
- Townhomes are allowed only on a block end and multifamily is not permitted.

ORDINANCE NO._____

AN ORDINANCE AMENDING CHAPTER 14, ZONING CODE TO REVISING THE HEIGHT, BULK, AREA AND SETBACK REQUIREMENTS IN THE R-C2 CENTRAL RESIDENTIAL – MODERATE DENSITY ZONING DISTRICT AND REDUCING MAXIMUM HEIGHT ALLOWED IN ALL ZONING DISTRICTS

WHEREAS, the current regulations for the R-C2 district are inconsistent with the intent of the district; and,

WHEREAS, the current maximum residential heights are incompatible in residential areas;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the Bentonville Municipal Code, Chapter 14 Zoning Code, Article 201 definitions be hereby amended by adding the following term and definition:

Dwelling, Townhouse or Row House – End Block: A townhouse or row house development located at the end of a block.

Section 2: That the Bentonville Municipal Code, Chapter 14, Zoning Code, Article 401.7 Residential Districts should be and the same is hereby amended with the following; deleted text shown as a strikethrough and added text highlighted:

2. Lot and Area Requirements

Residential Bulk and Area Standards						
District	**Structure type**	**Lot area (sq. ft.)**	**Land area per dwelling unit (sq. ft.)**	**Lot width (ft.)**	**Max. coverage**	
					Interior Lot	**Exterior / Corner lot**
R-C2	Single Family and all others not specifically listed	~~3,000~~ 4,000	-	~~15'~~ 35' with rear alley or rear private drive access; or 50' without rear alley or rear private drive access	~~60%~~	~~60%~~
	Two Family / Duplex Townhomes – End Block	~~7,000~~	2,000	~~15'~~ 20' per dwelling unit with rear alley or rear private drive access; or 25' per dwelling unit without rear alley or rear private drive access	~~60%~~	~~60%~~
	~~Townhomes (attached)~~	-	~~2,400~~	~~15' per unit~~	~~80%~~	~~80%~~
	~~Multi-Family (4+ units)~~	~~-~~	~~2,400~~	~~No Min.~~	~~No Max.~~	~~No. Max~~
	~~All others~~	~~4,500~~	--	~~15'~~	~~60%~~	~~60%~~

3. Minimum Setback Requirements

(a) *Garages:* The minimum front setback for street facing garages shall be 30' from the ~~front~~ property line that the garage faces. The minimum front setback for side- or rear-loading garages shall be 20' from the front property line. The minimum garage setbacks apply to attached and detached garages.*(Ord. No. 2004-63, 3-23-04)*.

In the R-C2 and R-C3 districts, ~~the prominence of garages shall be reduced by locating them as far as is feasible from public streets, along alleys on the rear half of the lot. Where garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible and shall maintain a five (5) foot minimum setback from the rear and side property lines.~~ when a rear alley or rear private drive exists or is planned, a rear-loading garage is required. When no rear alley or rear private drive exists or is planned, a front-loading garage is allowed, but must be pushed toward the rear lot line ~~Where garages must be located on the front façade, the~~ and must be recessed a minimum of six (6) feet from the front façade of the building.

(Ord. No. 2006-33, 2-28-06)

(c) Standards (in feet):

District	Structure Type	Front	Side		Rear
			Interior	Exterior	
R-C2	Single-family and all others not specifically listed	20	5	~~10~~ 20	15
	Two-family, Duplex	20	5; 0 where attached	~~10~~ 20	15
	Townhomes - End Block	10	5; 0 where attached	10	~~10~~ 15
	~~Multi-Family~~	~~10~~	~~0~~	~~10~~	~~10~~
	~~All others~~	~~20~~	~~5~~	~~10~~	~~15~~

4. Height Requirements *(Ord. No. 2006-33, 2-28-06)*

_*Standards*: The maximum height permitted in all residential districts is ~~40~~ 36 feet~~, except R-C2 and R-C3, which shall be 60 feet in R-C2 and 80 feet in R-C3.~~

Section 4: That the Bentonville Municipal Code, Chapter 14, Zoning Code, Appendix A Table of Permitted Uses should be and the same is hereby amended with the following in the RC-2 zoning district:

- Change "dwelling-multi-family" from permitted to not permitted.
- Change "dwelling – townhouse or row house" from permitted to not permitted
- Add a category of "dwelling – townhouse or row house – end block" and show it as permitted.

Section 4: That this Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such, an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2016.

APPROVED:

_____

Mayor Bob McCaslin

ATTEST:

_____

City Clerk

PC Meeting of: June 7, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: CHP, LLC (R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)
Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Beau Thompson, AICP, Senior Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	May 3, 2016 & May 17, 2016 & June 7, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000010

Applicant/Current Owner: CHP, LLC

Representative: Terry Ging Services

Requested Action: Rezoning

Location: 304 Southwest Glover Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: R-C2, Central Residential – Moderate Density

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is currently the location of the single family residence in a redeveloping downtown residential neighborhood.

Previous Rezoning Requests for this Property: There are no known rezonings for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
South	Single Family Dwelling	R-C2, Central Residential – Moderate Density and R-1, Single Family Residential	Downtown Mixed Use Residential
East	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Dwelling	R-1, Single Family Residential and RC-2, Central Residential Moderate Density	Downtown Mixed Use Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North			
South			
East	Southwest Glover Street	Local street	2 lane asphalt, no curb or gutter
West			

LEGAL NOTIFICATIONS

Public Notice: On **March 17, 2016**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site, However three property owners were not notified at that time. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Edition on **March 21, 2016**. In addition, staff posted a notice of public hearing sign on the property on **April 1, 2016.** This **DOES** meet legal noticing requirements and is adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: **According to Policy LU-16 Infill Development of the General Plan "The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community's housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states "the City should encourage the development of a mix of housing types to the meet the needs of residents…". The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.**

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: **The proposed rezoning will not create an increase to traffic in the area.**

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: **The proposed zoning will not adversely impact the public infrastructure. Water and sewer are available at this location. Emergency services are adequate at this location.**

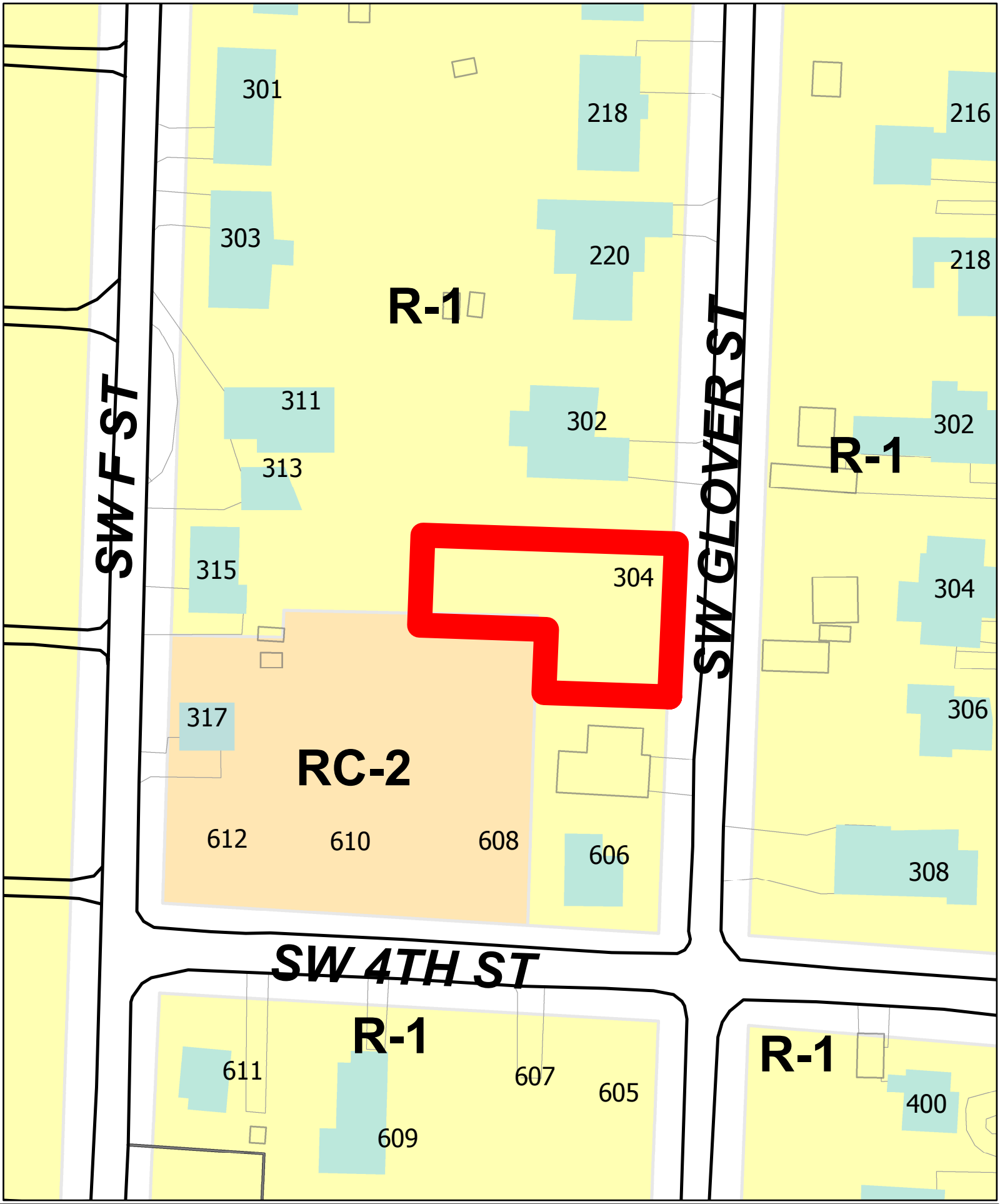
ANALYSIS, CONCLUSION, & SUMMARY

The RC-2 zoning district will allow for the construction of a variety of housing types while creating density to the downtown. The RC-2 zoning district will facilitate consistent housing with adjoining properties. The additional density will further increase the validity of downtown businesses without adversely impacting city infrastructure.

The rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Medium Density Residential.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends this item be **APPROVED**.



N
W E
S

1 inch = 67 feet

Rezone R-1 to R-C2
CHP, LLC.
Lot 22 Clark's Addition
304 SW Glover St.
.22 Acres Total

THE CITY OF BENTONVILLE

LOT 22 NARRATIVE

LOT 22 CLARKS ADDITION IS NOW ZONED R-1 AND PROPOSED TO BE ZONED RC-2 TO MATCH THE GROWING ZONING IN THE AREA. THE LOT IS OWNED BY CHP LLC A PROMINENT BUILDER AND DEVELOPER IN THE AREA WHO WANTS TO BUILD LIKE THE NEW BUILDINGS IN THE AREA..

THE LOT HAS AN EXISTING HOUSE ON IT , HOOKED UP TO ALL CITY UTILITIES, SO NO REAL CHANGE IN TRAFFIC IS ANTICIPATED AND ALL UTILITIES ARE ON THE LOT, WITH A 8" WATERLINE AT THE STREET (SW GLOVER STREET).

PC Meeting of: June 7, 2016

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3122
Fax: (479) 271-5906

REZONING: Marrs Developing, LLC (R-1, Single Family Residential to R-C2, Central Residential – Moderate Density)
Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Jon Stanley, Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	May 3, 2016 & May 17, 2016 & June 7, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000014

Applicant/Current Owner: Marrs Developing, LLC

Representative: Newell Development (Jake Newell)

Requested Action: Rezoning

Location: 305 Southwest 'D' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: R-C2, Central Residential – Moderate Density

Future Land Use Map Designation: Downtown Mixed Use Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is currently the location of the single family residence in a redeveloping downtown residential neighborhood.

Previous Rezoning Requests for this Property: There are no known rezonings for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Dwelling	R-C2, Central Residential – Moderate Density	Downtown Mixed Use Residential
South	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Dwelling	R-1, Single Family Residential	Downtown Mixed Use Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	Southwest 'D' Street	Local street	2 lane asphalt, no curb or gutter
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On **March 30, 2016**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site, However three property owners were not notified at that time. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Edition on **April 4, 2016**. In addition, staff posted a notice of public hearing sign on the property on **April 19, 2016.** This **DOES** meet legal noticing requirements and is adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: **According to Policy LU-16 Infill Development of the General Plan "The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community's housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states "the City should encourage the development of a mix of housing types to the meet the needs of residents…". The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.**

2. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding(s) of Staff: **The proposed rezoning will not create an increase to traffic in the area.**

3. A determination as to whether the proposed zoning would significantly alter the population density and thereby undesirably increase the load on public services including schools, emergency services, and water and sewer facilities.

Finding(s) of Staff: **The proposed zoning will not adversely impact the public infrastructure. Water and sewer are available at this location. Emergency services are adequate at this location.**

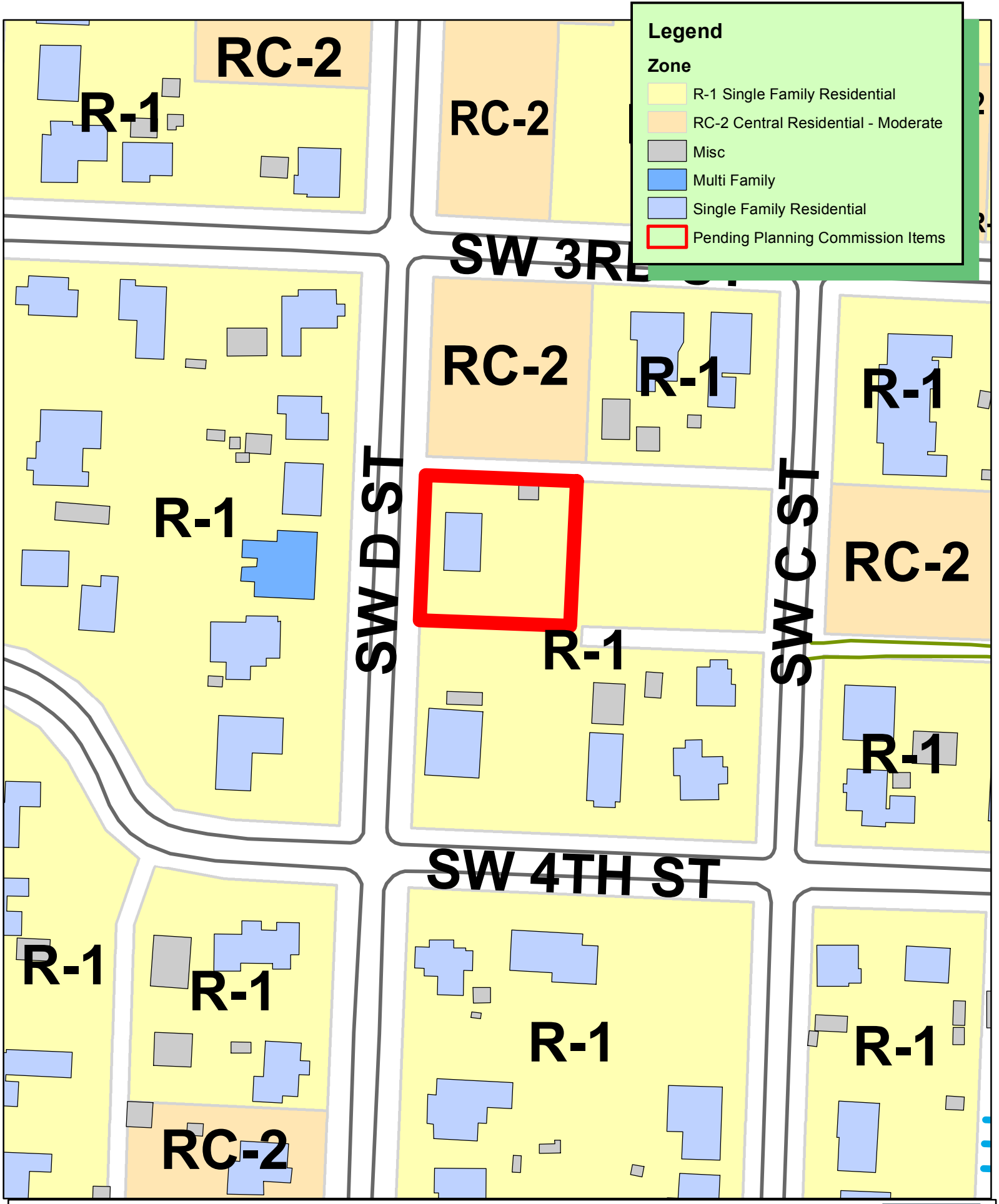
ANALYSIS, CONCLUSION, & SUMMARY

The RC-2 zoning district will allow for the construction of a variety of housing types while creating density to the downtown. The RC-2 zoning district will facilitate consistent housing with adjoining properties. The additional density will further increase the validity of downtown businesses without adversely impacting city infrastructure.

The rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Downtown Mixed Use Residential.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends this item be **APPROVED**.



N
W E
S

1 inch = 100 feet

16-09000014
REZONING
305 SW D ST CLARKS 2ND ADD
LOTS 7 & 10 BLOCK 6 ZONE R-1 TO R-C2

THE CITY OF BENTONVILLE

March 28, 2016

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

RE: Rezoning 305 SW D Street, Parcel #01-01777-000, Marrs Developing, LLC

The current zoning at 305 SW D Street is R-1 and this is a request to rezone to R-C2 in accordance with the existing land use plan of "Downtown Mixed Use Residential" for the property. The proposed rezone will allow lot sizing similar to other properties in the neighborhood, including the properties to the North that are zoned R-C2. No signage is proposed for the property and new residential homes will be accommodating in appearance relative to the adjacent lots. The water, sewer and electric utilities along SW D Street will be used for service.