



**Planning Commission
Agenda
June 21, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lot 21, 22 & 23, Bock 6 Clark's 2nd Addition** **Lot Split**
305 Southwest 'D' Street
 - 2. Livingston Square Subdivision** **Preliminary Plat**
Southwest Parnell Drive
 - 3. Coler Creek Subdivision Phase 1** **Preliminary Plat**
Southwest Elm Tree Road
 - 4. Bentonville Best Storage** **Large Scale Development**
4408 Southwest 2nd Street
- IV. New Business**
 - 1. Parker** **Rezoning***
(A-1, Agricultural to R-2, Duplex & Patio Home)
1111 Southwest Parnell Dive
 - 2. Bike Rack Brewery** **Conditional Use***
801 Southeast 8th Street
 - 3. Integrated Dentistry** **Large Scale Development**
1101 Northeast McClain Road
 - 4. Rolling Acres Phase II** **Final Plat**
Southwest Shell Road & Southwest Regional Airport Boulevard
 - 5. 2015 CDBG Action Plan** **Amendment***
- V. Other Business**
- VI. Planner's Report**
 - a. Community Plan - Downtown Plan update**
- VII. Adjournment**

Planning Commission
Minutes
June 7, 2016

City of Bentonville Planning Commission called to order at 5:00 p.m. by Richard Binns, Chairman.

Present: Greg Matteri, Jim Grider, Richard Binns, Scott Eccleston, Joe Haynie, Rod Sanders.

City Staff: Beau Thompson and Jon Stanley

Motion by Grider, seconded by Haynie to approve the minutes of May 17, 2016 as written.

Approved 7-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lot 206 & 207 Bentonville Original Subdivision
306 Northeast Blake Avenue | Lot Split |
| 2. Lot 3 Neal's Addition
220 & 226 North Walton Boulevard | Lot Split |
| 3. Lots 82, 83, 84, 85, 86 & 87 of Windemere Woods, Phase 1
Northwest Autumn Avenue | Lot Split |
| 4. Lot 13, Block 5 Clark's 2 nd Addition
307 Southwest 'E' Street | Property Line Adjustment |
| 5. Lot 3, Blake Addition
301 Northeast Blake Avenue | Property Line Adjustment |
| 6. South Blake Street Parking Lot
306 Northeast Blake Avenue | Large Scale Development |

*Note-No tape available of meeting

New Business:

Item #1

Four Square Development: (16-02000005) Conditional Use, CORE Public House, 109 South Main Street, Zoned DC, Downtown Core.

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.

Opened public hearing-

Closed public hearing

Grider request more information on off-site consumption through micro brewery

Approved 7-0

Item #2

Casa de Hormigas, LLC: (16-06000021) Large Scale Development, North Blake Street House, 301 Northeast Blake Avenue, Zoned D-E, Downtown Edge.

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.

The applicant has requested waiver of:

- o 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 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.

Motion by Havner, seconded by Grider to approve the waiver request

Approved 7-0

Motion to approve the large scale development with the standard conditions of approval.

Approved 7-0

Item #3

Gild Corporation(16-06000022)Large Scale Development, Macadoodle's Plaza, 3600 & 3606 Southeast Guess Who Drive,

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.

The applicants have requested a waiver:

- o 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.

Motion by Grider, seconded by Haynie to approve the waiver request

Approved 7-0

Motion to approve the large scale development with the standard conditions of approval.

Approved 7-0

Item #4

Rich Grubbs: (16-06000018) Large Scale Development, Urban Edge, 220 & 226 North Walton Boulevard, Zoned C-2, General Commercial.

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.

Motion to approve the large scale development with the standard conditions of approval.

Approved 7-0

Item #5

Ordinance: RC-2, Central Residential-Moderate Density Amendment

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:

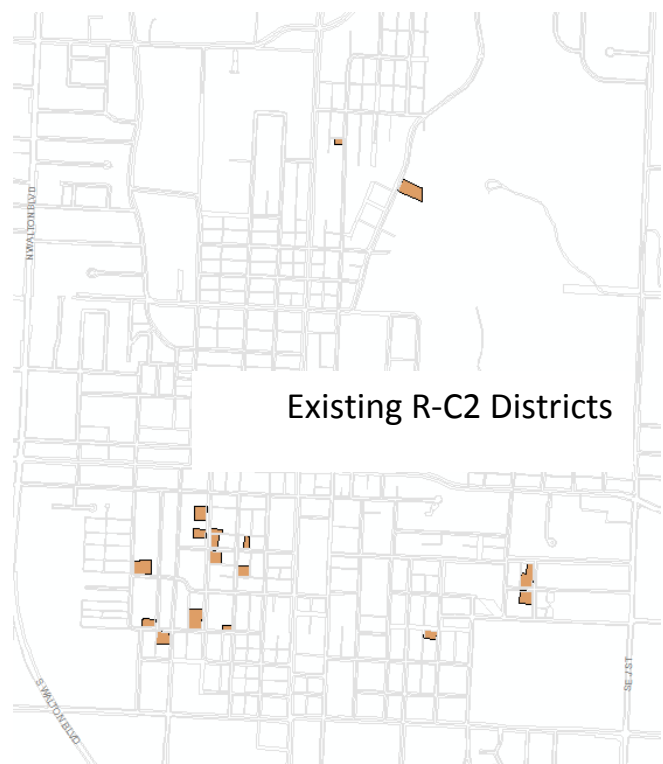
- Provide moderate density residential development and redevelopment in that area generally referred to as “Downtown”, primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street;
- Stabilize and improve existing residential neighborhoods;
- 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 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

or transitional zone between



Existing R-C2 Districts

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	40 20	15
	Two-family Duplex	20	5; 0 where attached	40 20	15
	Townhomes - End Block	10	5; 0 where attached	10	40 15
	Multi-Family	40	0	40	40
	All others	20	5	40	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:

ATTEST:

City Clerk

Mayor Bob McCaslin

Opened public hearing
No public comment
Approved 7-0

Old Business

Item #1

CHP, LLC: (16-09000010)Rezoning Request from R-1, Single Family Residential to R-C2, Central Residential-Moderate Density, 304 Southwest Glover Street.

The property is currently the location of the single family residence in a redeveloping downtown residential. Water and sewer are available at this location. Emergency services are adequate at this location.

Opened public hearing

Bill Watkins-my applicant's plans conforms to the regulations recently adopted.

Jason McCauly-Drainage concerns

Barbara Reynolds-parking issues exp. Bentonville Film Festival

Closed public hearing

Approved 7-0

Item #2

Marrs Developing, LLC: (16-09000014)Rezoning Request from R-1, Single Family Residential to R-C2, Central Residential-Moderate Density.

The property is currently the location of the single family residence in a redeveloping downtown residential neighborhood. Water and sewer are available at this location. Emergency services are adequate at this location.

Opened public hearing

No public comment

Approved 7-0

Meeting adjourned

Diane Shastid

Planning Commission Staff Report

Lot Split: Lots, 21, 22, & 23, Block 6 of Clark's 2nd Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 21, 2016

GENERAL INFORMATION:

Project Number: 16-05000018

Applicant: Newell Development (Jake Newell)

Representative: Nevill Surveying, LLC (Grant Nevill)

Requested Action: Lot Split Approval

Location: 305 Southwest 'D' Street

Existing Zoning: RC-2, Central Residential – Moderate Density

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a lot split for property located at 305 Southwest 'D' Street that resides in the R-C2, Central Residential – Moderate Density zoning district. The plat as provided by the applicant indicates three new lots being created from two existing lots. The new lots will be known as Lot 21 (0.11 acres), Lot 22 (0.11 acres) and Lot 23 (0.23 acres), Block 6 of Clark's 2nd Addition. The plat shows the dedication of additional right-of-way along Southwest 'D' Street per the current master street plan. Public utilities are available to the new lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	RC-2, Central Residential – Moderate Density	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	-	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; the property is currently the location of the single family residence in a redeveloping downtown residential neighborhood.

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

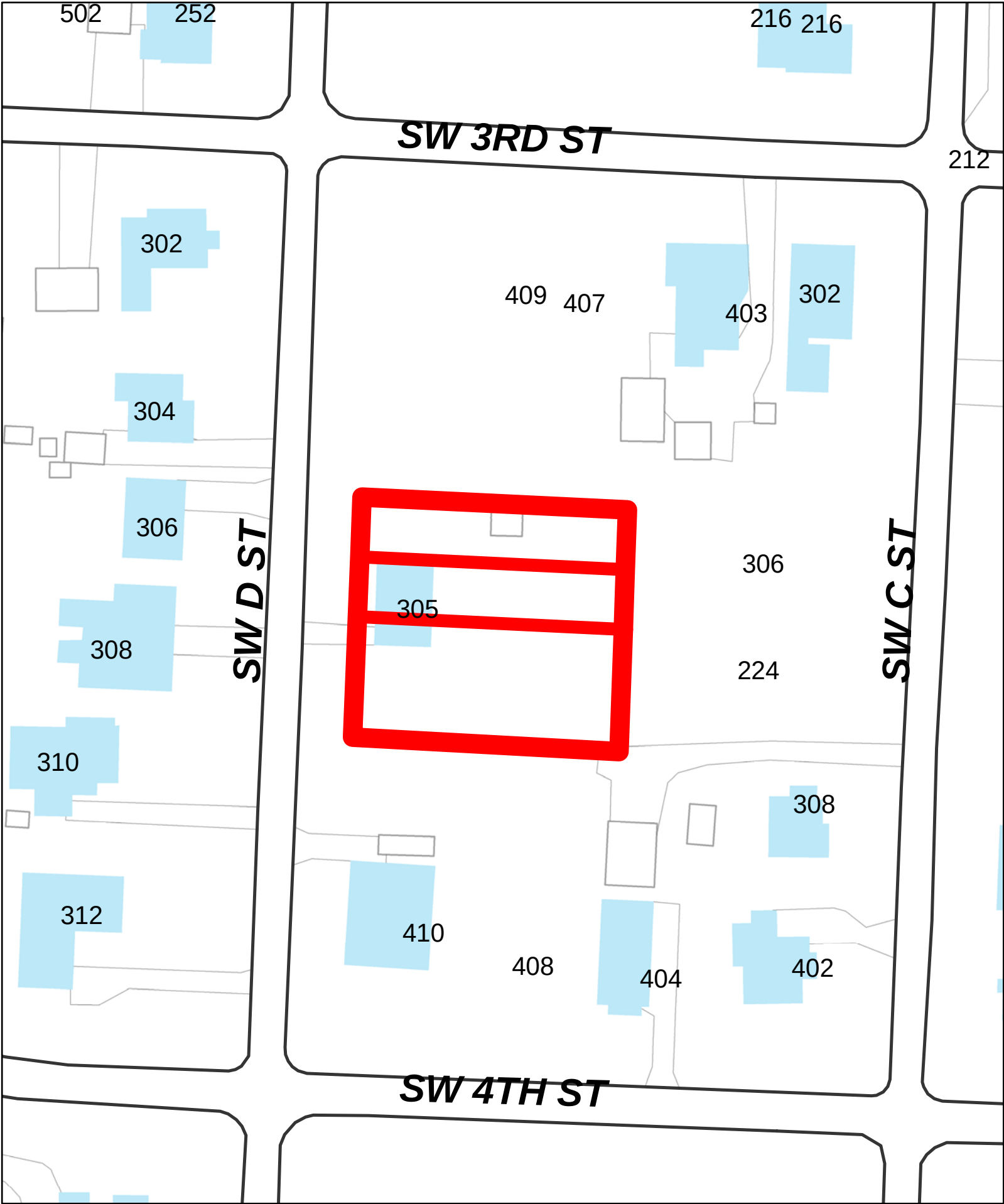
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

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**.



Planning Commission Staff Report

Preliminary Plat: Livingston Square Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 21, 2016

GENERAL INFORMATION:

Project Number: 16-08000002

Applicant: Buildup Development, LLC (Stephanie & Jamal Parker)

Representative: Earth Plan Design Alternatives (James Geurtz)

Requested Action: Preliminary Plat Approval

Location: Southwest Parnell Drive

Existing Zoning: R-2, Duplex & Patio Home Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a preliminary plat for a 37 lot two-family subdivision located along the south side of Southwest Parnell Road in the R-2, Duplex and Patio home zoning district and will be known as Livingston Square Subdivision. The project will be constructed in a single phase. Lots will range in size from 0.08 acres to 0.70 acres. Half street Road improvements will be required to be constructed along Southwest Parnell Drive the full width of the property. 5' wide sidewalks will be constructed along Lots 13 & 21 with this development. A clubhouse facility is proposed to be constructed on Lot 14. On-site stormwater detention is being provided on Lot 13. Public water and sewer services are available to all lots within the proposed subdivision.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	PRD, Planned Residential Development	Medium Density Residential
South	R-2, Duplex & Patio Home Residential	Mixed Use
East	R-2, Duplex & Patio Home Residential	Medium Density Residential
West	R-2, Duplex & Patio Home Residential	Medium Density Residential

STREETS

Direction	Name	Classification
North	Southwest Parnell Drive	Local
South	-	-
East	-	-
West	-	-

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows:
No traffic data exist.

STANDARD CONDITIONS OF APPROVAL:

1. A digital copy of the plat
2. All technical review comments must be addressed before building permits are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of an existing single family home and a vacant parcel in a newly developing area in the Southwest part of the city.

Street Names: All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

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

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

Sewer service will require an off-site sewer main extension.

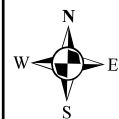
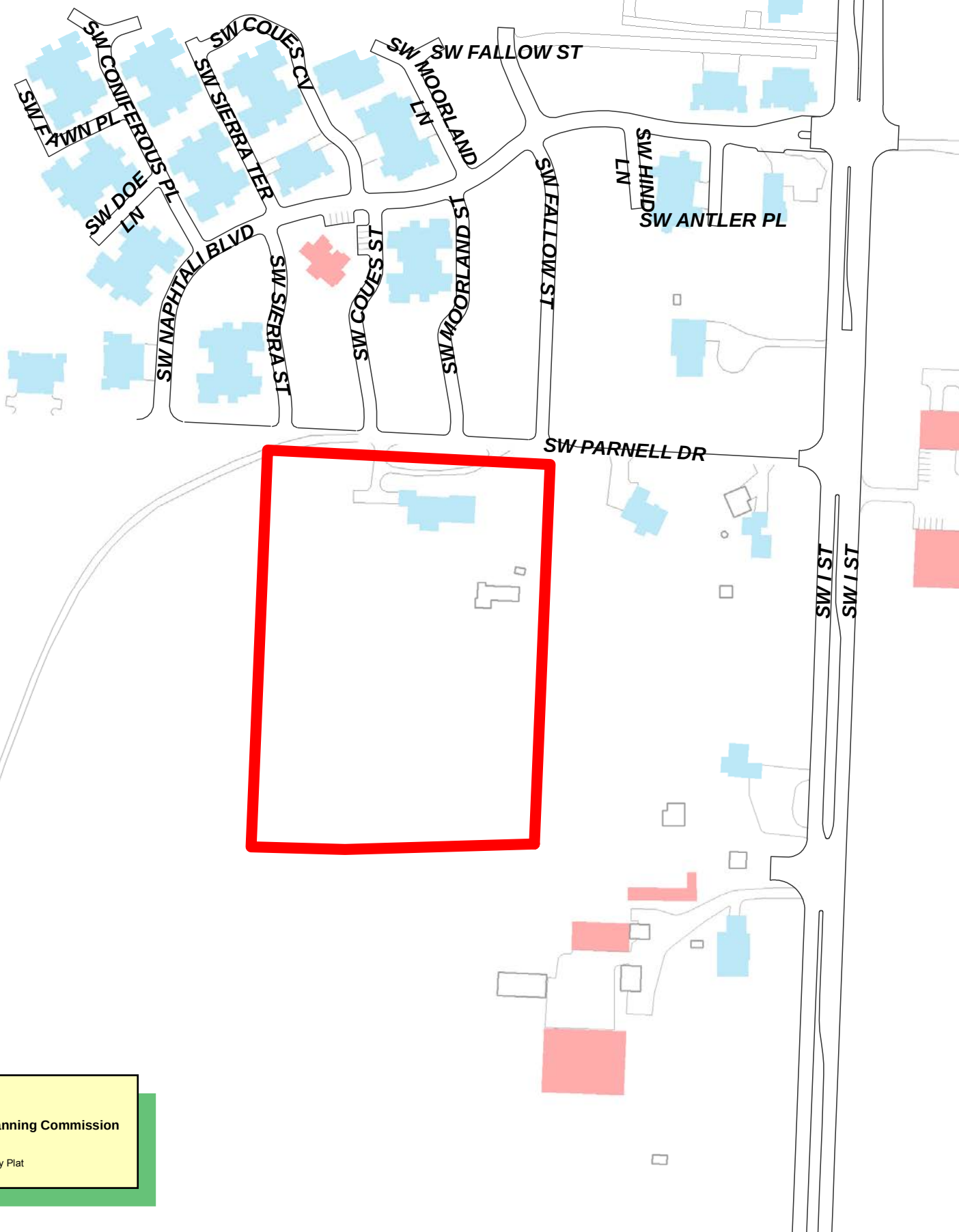
Drainage: A drainage report was submitted and tentatively approved by the city engineer.

Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, and streets. The information submitted for the plat review process was reviewed for general concept only.

Analysis / Conclusion: This preliminary plat **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

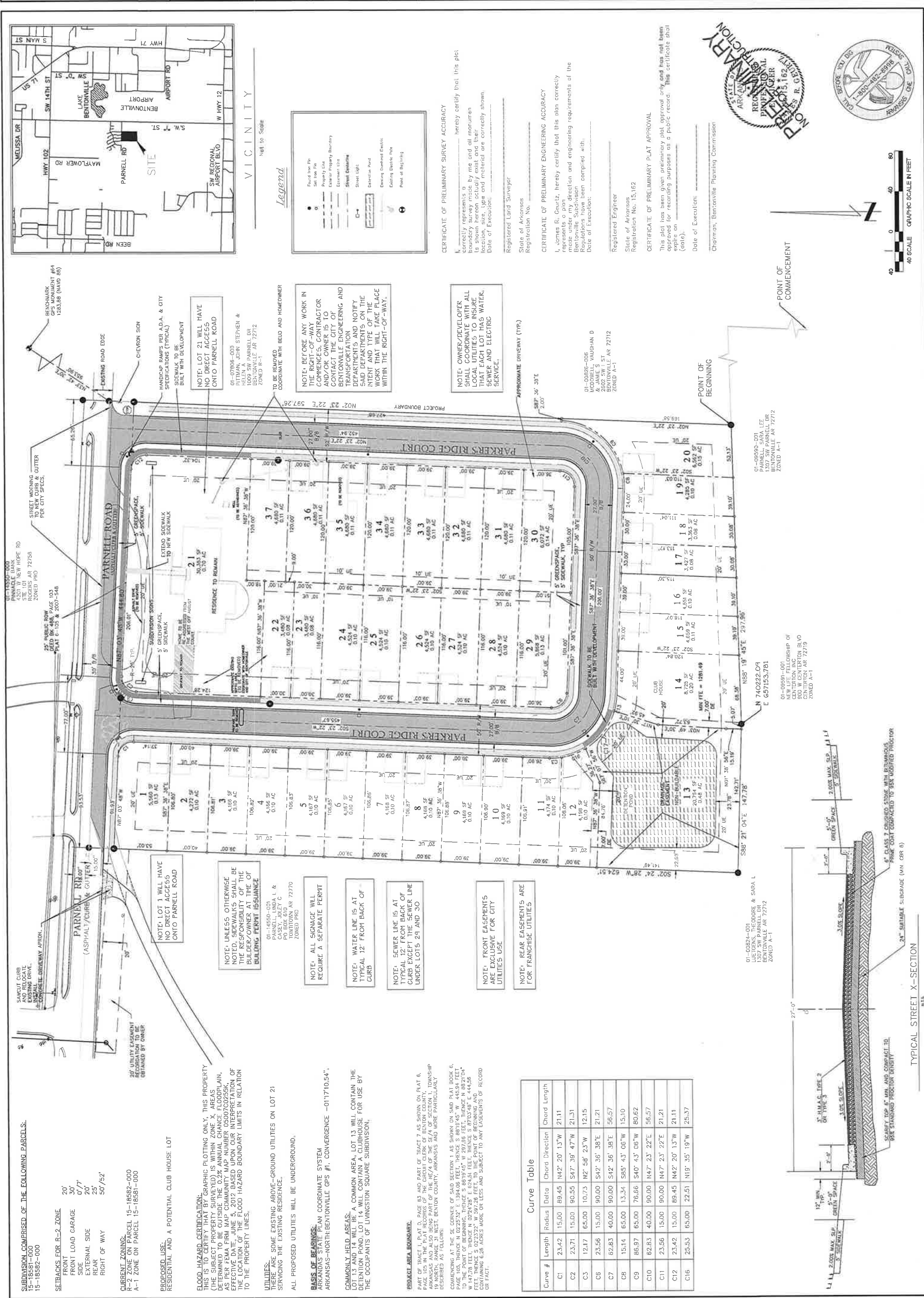
Staff has reviewed this application and recommends **APPROVAL**.



1 inch = 206 feet

16-08000002
Preliminary Plat-Buildup Development LLC.
28 Lots Total
6.26 Acres





Planning Commission Staff Report

Preliminary Plat: Coler Creek Subdivision Phase 1

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 21, 2016

GENERAL INFORMATION:

Project Number: 16-08000003

Applicant: LLRB Land Development, LLC

Representative: Morrison Shipley Engineers (John Wary & Brad Ferguson)

Requested Action: Preliminary Plat Approval

Location: Southwest Elm Tree Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a preliminary plat for a 37.20 acre, 31 lot single family subdivision located along the east side of Southwest Elm Tree Road in the R-1, Single Family Residential zoning district and will be known as Phase 1 of Coler Creek Subdivision. The first phase of the subdivision will include lots that range in size from 0.17 acres to 0.75 acres. Additional pavement width and curb and gutter will be constructed along Southwest Elm Tree road to accommodate a future bike lane. The development will also include the construction of a 6' wide sidewalk along Southwest Elm Tree Road and a 5' wide sidewalk along a portion of the southern property line. No stormwater detention is required with this phase. A public water main extension will be required to serve the subdivision and public sewer exists on site.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural & R-1, Single Family Residential & Benton County	Low Density Residential & Mixed Use
South	A-1, Agricultural & 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	-	-
South	-	-
East	-	-
West	Southwest Elm Tree Road	Arterial

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows:
No traffic data exist.

STANDARD CONDITIONS OF APPROVAL:

1. A digital copy of the plat
2. All technical review comments must be addressed before building permits are issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant parcel in a developing residential area in the Southwest part of the city.

Street Names: All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.

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

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

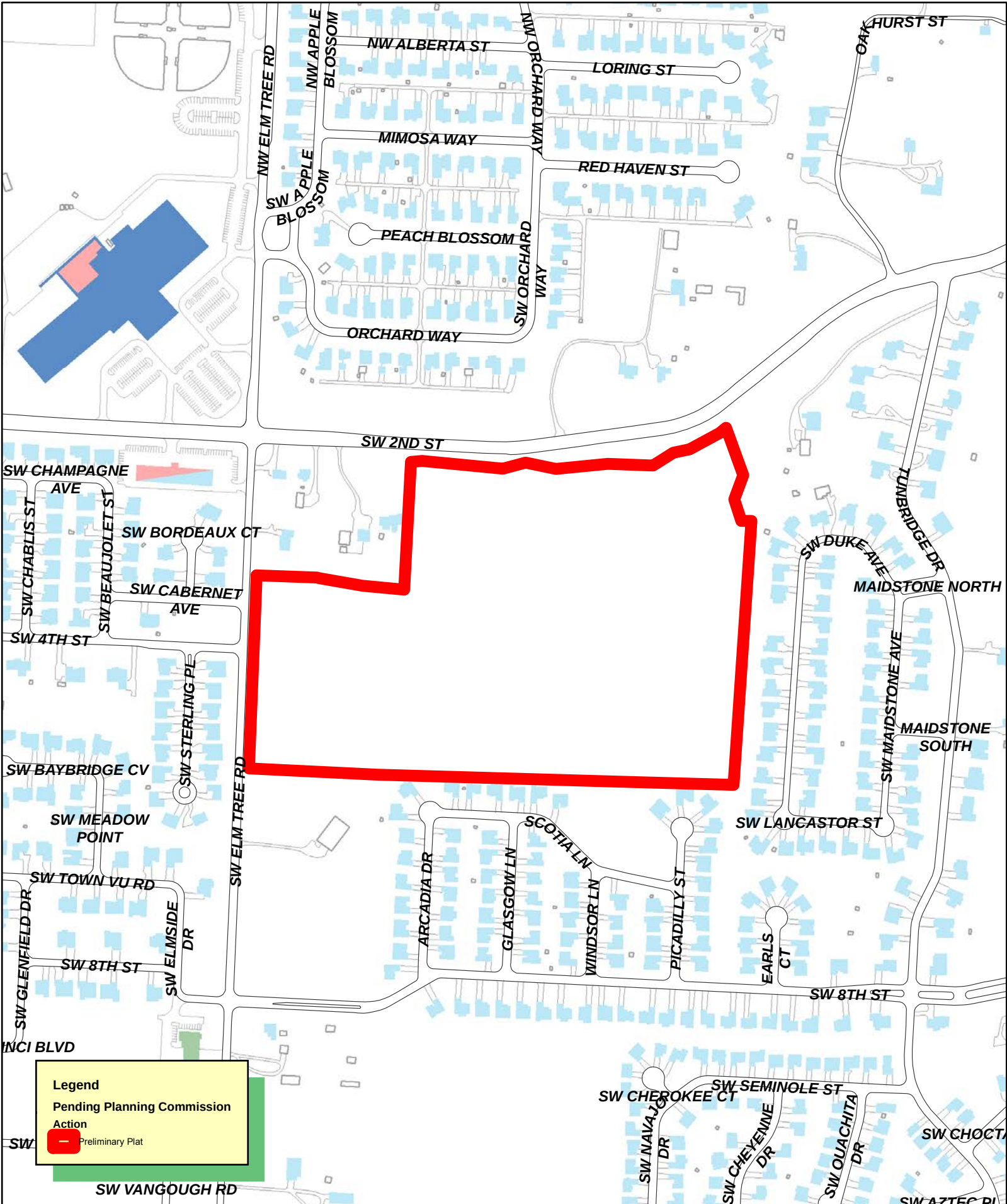
Drainage: A drainage report was submitted and tentatively approved by the city engineer.

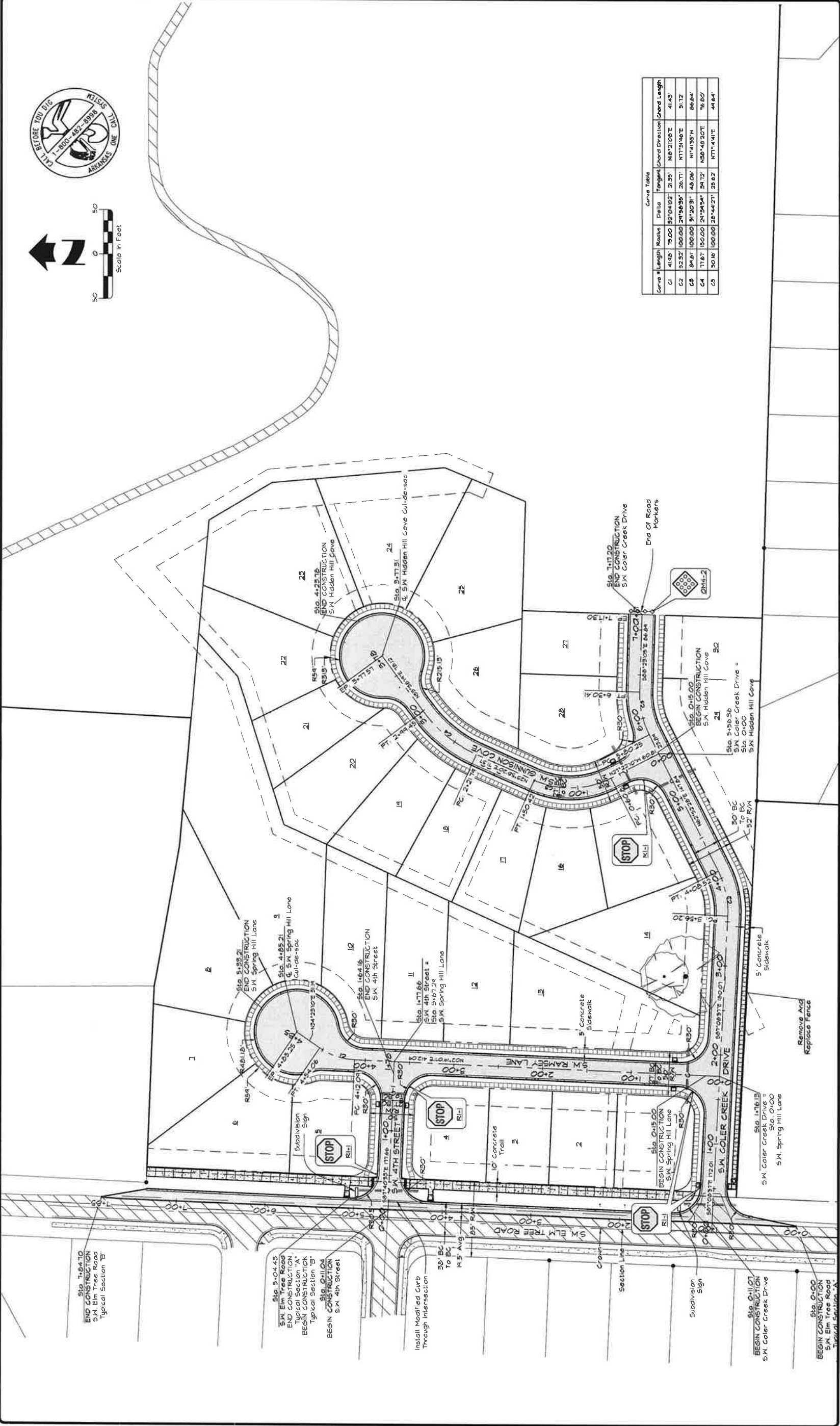
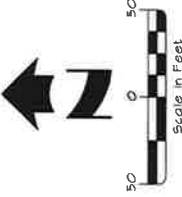
Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, and streets. The information submitted for the plat review process was reviewed for general concept only.

Analysis / Conclusion: This preliminary plat **DOES** meet the minimum requirements of the subdivision regulations.

RECOMMENDATION:

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





Curve Table					Chord Length	
Curve #	Length	Radius	Delta	Tangent	Chord	Chord Length
C1	41.45'	75.00'	52°04'02"	21.35'	NB 21°08'11"	41.45'
C2	52.32'	100.00'	24°59'35"	26.71'	NT 15°14'48"	51.72'
C3	84.61'	100.00'	51°20'31"	43.00'	NT 41°35'11"	86.64'
C4	71.87'	150.00'	24°54'54"	34.72'	NB 34°45'20"	76.80'
C5	50.16'	100.00'	28°44'21"	29.62'	NT 14°41'11"	44.64'

Revision	By	Date

MORRISON

**SHIPLEY**

ENGINEERS & SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2200 • morrisonshipley.com

Drawn By:	T.J.L.
Approved By:	MAG
Date:	05.05.16
Project No.:	RIG-05
Drawing Name:	Preliminary Plot

**COLER CREEK
SUBDIVISION, PHASE I**

Bentonville, Benton County, Arkansas

STREET PLAN

Issued for Review

Sheet No. **6**

20

Planning Commission Staff Report

Large Scale Development: Bentonville Best Storage

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 21, 2016

GENERAL INFORMATION:

Project Number: 16-06000024

Applicant: Calcon Inc.

Representative: Geoff Bates (Geoff Bates)

Requested Action: Large Scale Development Approval

Location: 4408 Southwest 2nd Street

Existing Zoning: PUD, Planned Unit Development

Land Use Plan: Agriculture

BACKGROUND:

The applicant has submitted a Large Scale Development for a single story 7,280 sq. ft. general office and climate controlled storage building and 13 single story non-climate controlled storage buildings for property located at 4408 Southwest 2nd Street. Access to the site will be from a single curb cut onto Southwest 2nd Street. 38 parking spaces are being provided. A 20' tall "Type A" broken evergreen screen with an opaque fence will be installed along the eastern property line. A 6' tall split face block/brick wall will be installed between the perimeter buildings along the eastern and western sides. Sidewalk is being installed along Southwest 2nd Street. All facades visible from the public right-of-way will share common architectural theme and will be constructed of brick. All facades not visible from the public right-of-way will be constructed of metal R-panel. QA public water main extension is planned as part of this large scale development and a septic system permit has been approved by the Benton County Health Department.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks per approved PUD Document Front: Parking in front Front: Without parking in front Side: Adjacent to all districts Rear: Adjacent to all residential district	50' 25' 10' 25'	50' South - 10' West / 10' East 130' North
Height	60'	24' Office Building & 13 Storage buildings
Landscape Coverage	Reference PUD Document	Complies with PUD Document
Parking Standard Stalls Handicap Stalls Total:	36 2 38	36 2 38

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	Benton County	Benton County
South	Benton County & R-3, Medium Density Residential	Residential Estate
East	Benton County	Agriculture
West	Benton County	Benton County

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 2 nd Street (Hwy 72)	Arterial
East	-	-
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant parcel along a state highway 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, a water main extension is planned as part of this large scale development and a septic system permit has been approved by the Benton County Health Department.

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**.

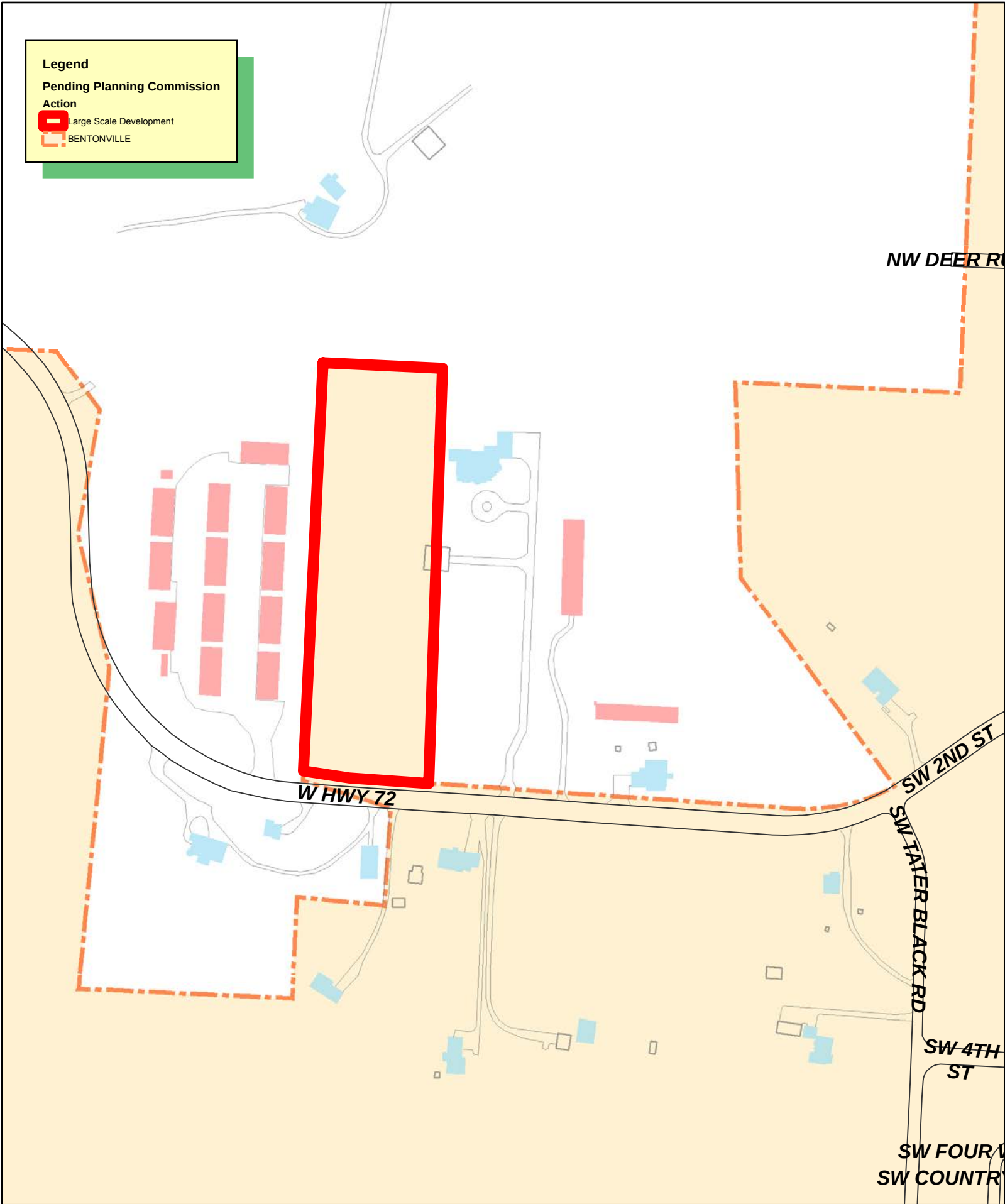
Legend

Pending Planning Commission

Action

 Large Scale Development

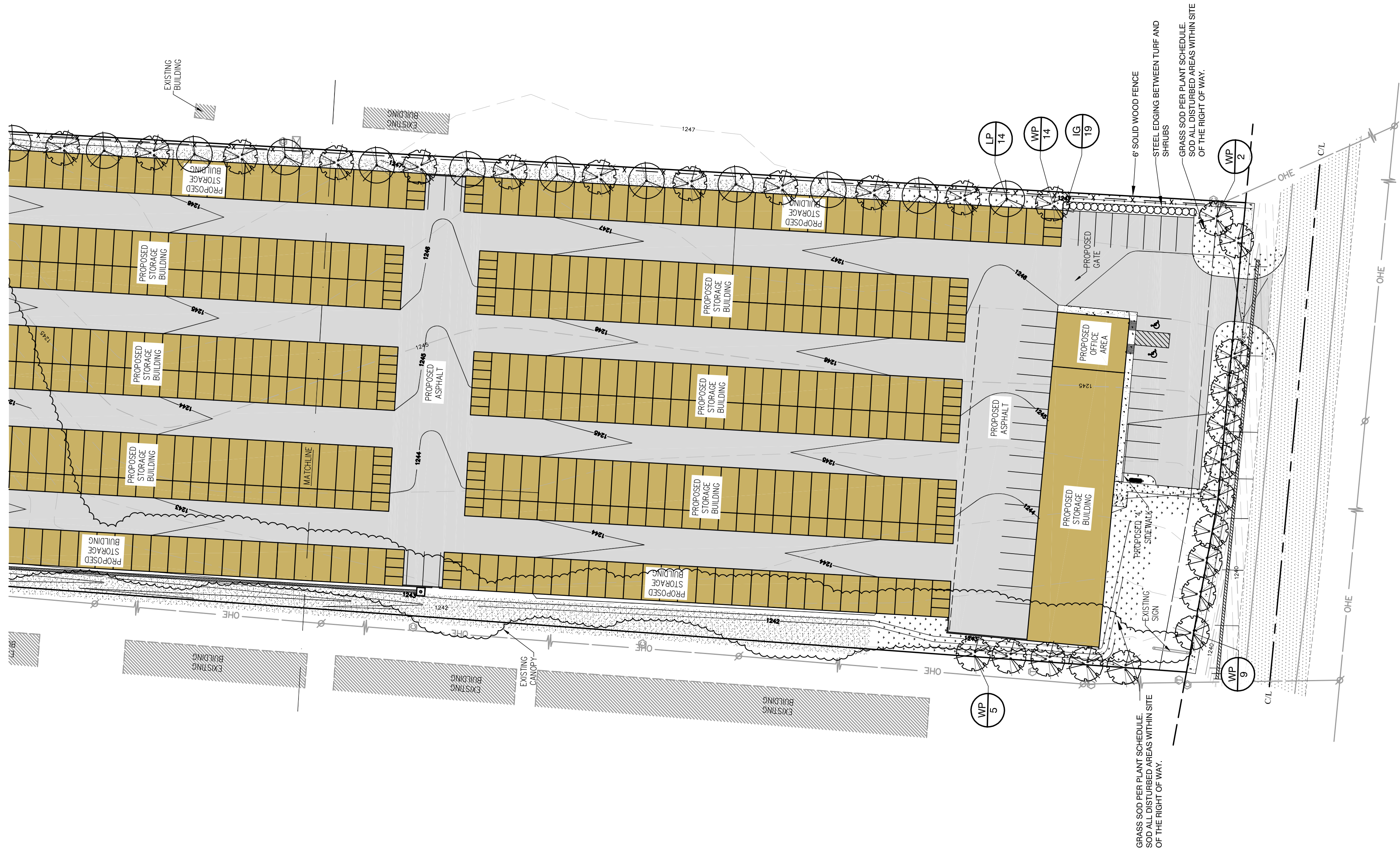
 BENTONVILLE

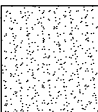


1 inch = 250 feet

16-06000024
Large Scale Development-Calcon Inc.
Bentonville Best Storage
5.00 Acres





PLANT SCHEDULE						
TREES		CODE	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	QTY.
	W/P		Pinus strobus / White Pine	B & B	2.5'Cal	30
	L/P		Pinus taeda / Loblolly Pine	B & B	2.5'Cal	14
SHRUBS		CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.
	IG		Ilex glabra / Inkberry Holly	3 gal	48" o.c.	19
			BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY.
GROUND COVERS		CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY.
	HY		Cynodon dactylon / Common Bermuda Grass	hydromulch		28,754 sf
	CD		Cynodon dactylon / Bermuda Grass	sod		8,414 sf

PLANT SCHEDULE

GENERAL LANDSCAPE NOTES

ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AND TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT.

HOSE BIB IRRIGATION PER CITY OF BENTONVILLE SPECIFICATIONS EVERY 100'.

MULCH TO BE 2"-3" AWAY FROM TRUNK.

PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.

ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

LANDSCAPING:

1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 OF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN ARE TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOO BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUNDCOVER BEDS.
5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUNDCOVER BEDS.
6. APPLY 1/2 POUND OSMOCOTE 6-6-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL UTILIZE HOSE BIBS EVERY 100'.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOIL AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. TO DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

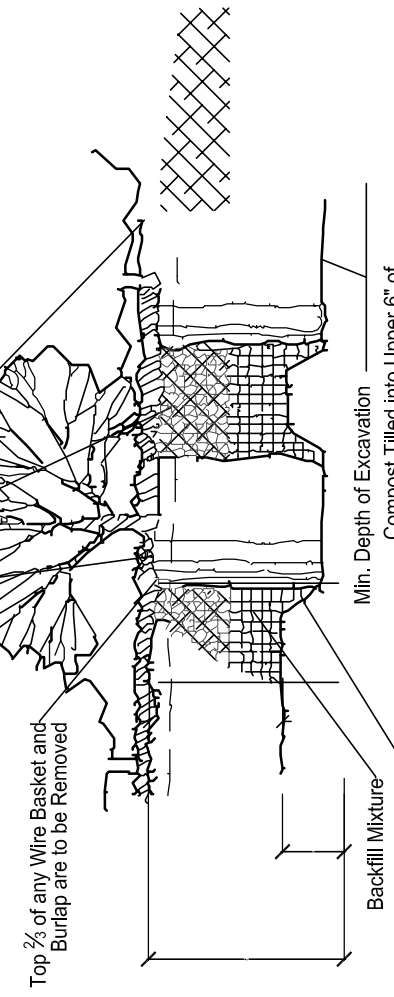
TREES.

1. EXCAVATION FOR TREE PITS SHALL BE 8" IN DIAMETER, CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE WES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE FOOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING AROUND THE TRUNK.
4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES, NO DOUBLE OR TRIPLE-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
6. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL BRANCHES AND NOT SYNTHETIC.

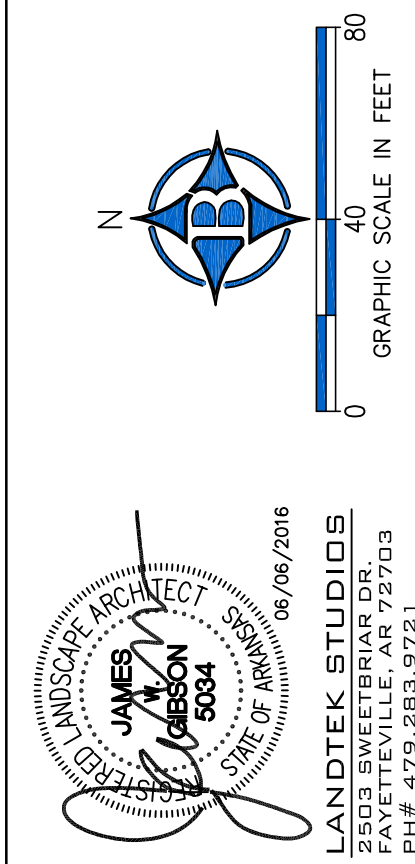
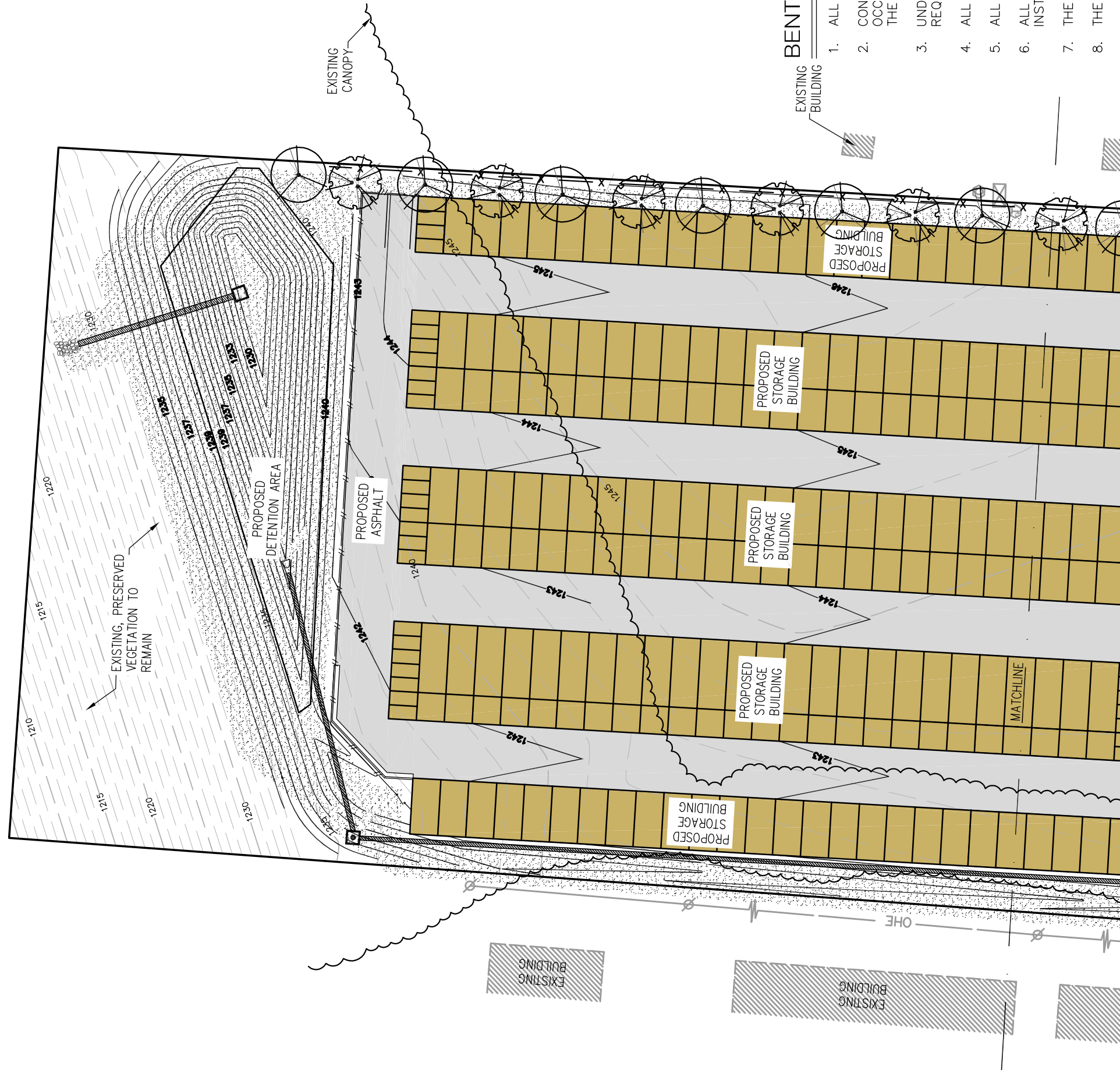
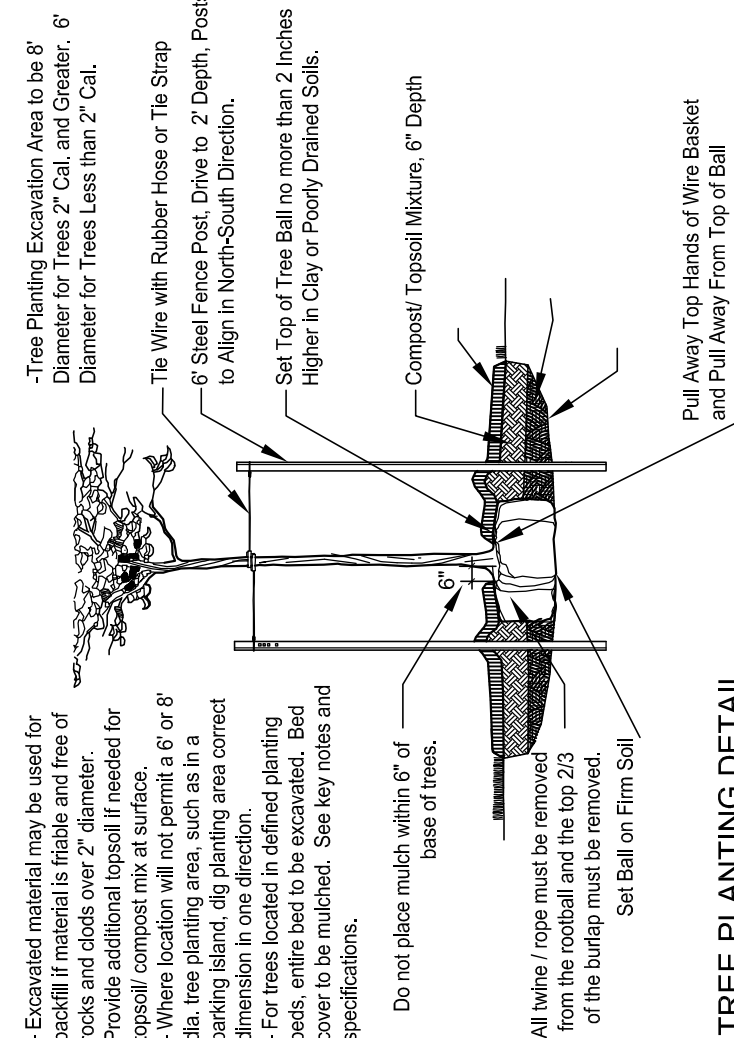
BENTONVILLE LANDSCAPE NOTES

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 TO ANY UNDERGROUND UTILITIES. 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 SOODED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF #4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

SHRUB PLANTING DETAIL

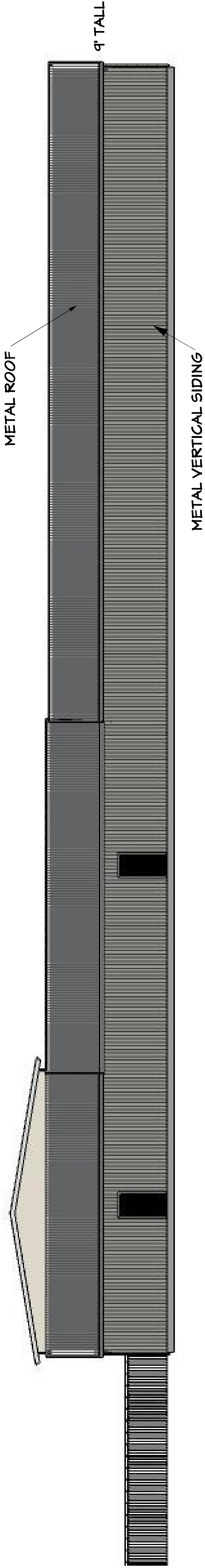


TREE PLANTING DETAIL





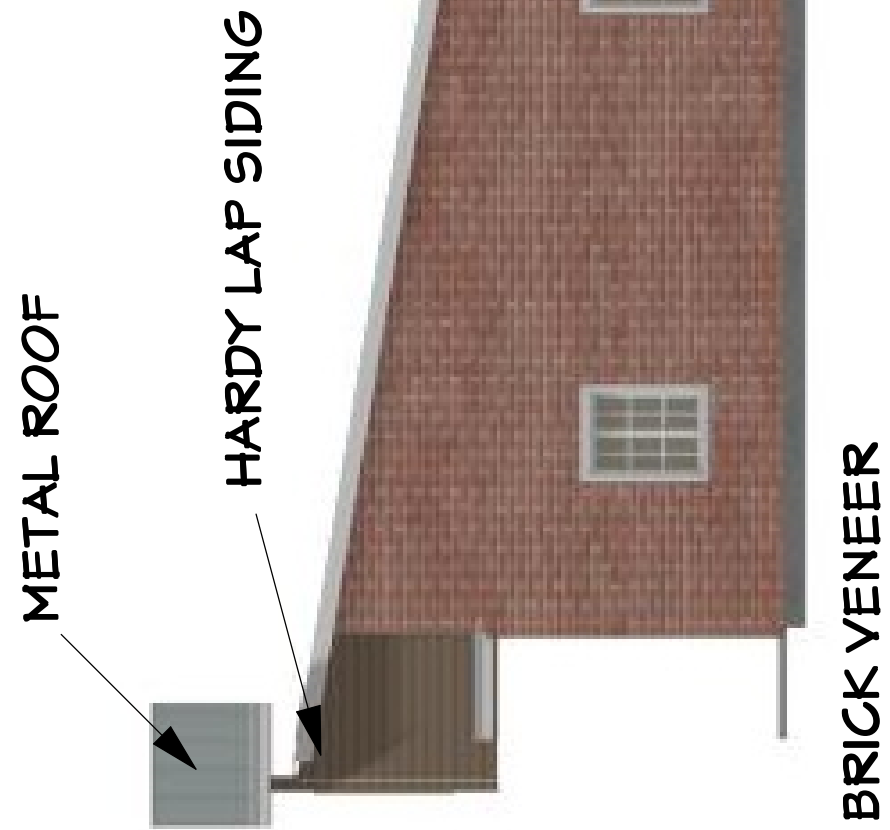
South Elevation



North Elevation



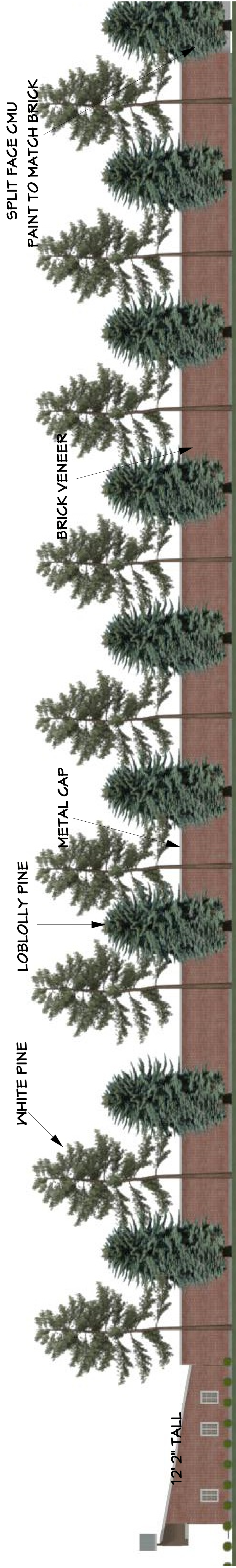
West Elevation



East Elevation

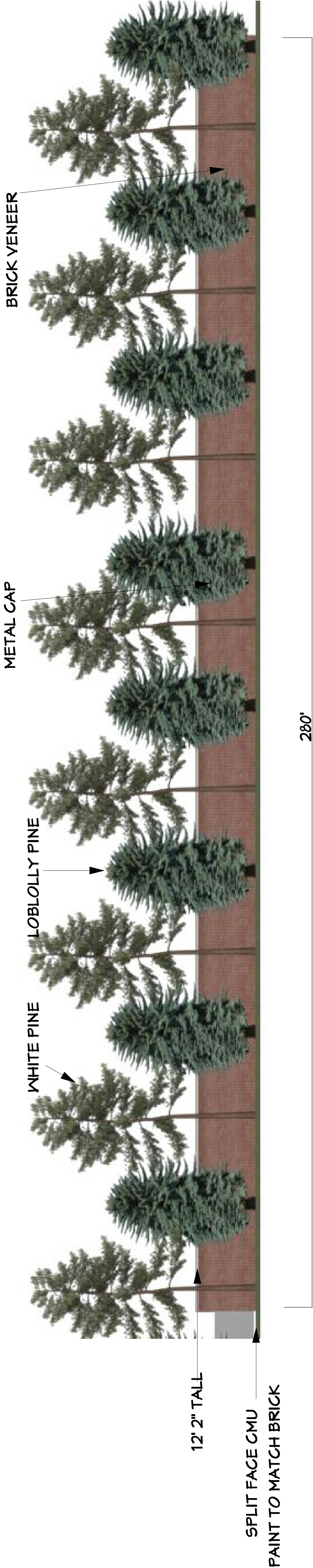


East Elevation



330'

East Elevation Building A



280'

East Elevation Building B



PC Meeting of: June 21, 2016

The City of Bentonville, Arkansas

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

**REZONING: Parker (A-1, Agricultural to R-2, Duplex & Patio Home Residential)
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: June 21, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000016

Applicant/Current Owner: Stephanie & Jamal Parker

Representative: Earthplan Design Alternatives, PA (James Geurtz)

Requested Action: Rezoning

Location: 1111 Southwest Parnell Drive

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-2, Duplex & Patio Home Residential

Future Land Use Map Designation: Medium Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this is the location on an existing single family home in a newly developing area in the Southwest part of the city.

Previous Rezoning Requests for this Property: There are no known rezoning's for this property.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Condominiums	PRD, Planned Residential Development	Medium Density Residential
South	Undeveloped	R-2, Duplex & Patio Home Residential	Mixed Use
East	Undeveloped	R-2, Duplex & Patio Home Residential	Medium Density Residential
West	Single Family Home	R-2, Duplex & Patio Home Residential	Medium Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest Parnell Drive	Local	Unimproved two lane asphalt
South	-	-	-
East	-	-	-
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On **May 19, 2016**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **May 19, 2106**. In addition, staff posted a notice of public hearing sign on the property on **June 3, 2016**. This **DOES** meet legal noticing requirements and are 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: It is the intent of the R-2, Duplex and Patio Home Residential zoning designation to permit slightly higher population density than the R-1, Single Family District. The R-2 District will allow the parcel to be consistent with surrounding parcels to the south, east and west and will be consistent with the existing patio homes to the north while providing a variety of housing types in an area of the city where a transition from medium density residential development to mixed use is planned.

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

Finding(s) of Staff: The proposed zoning classification will not adversely impact the traffic volumes 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.

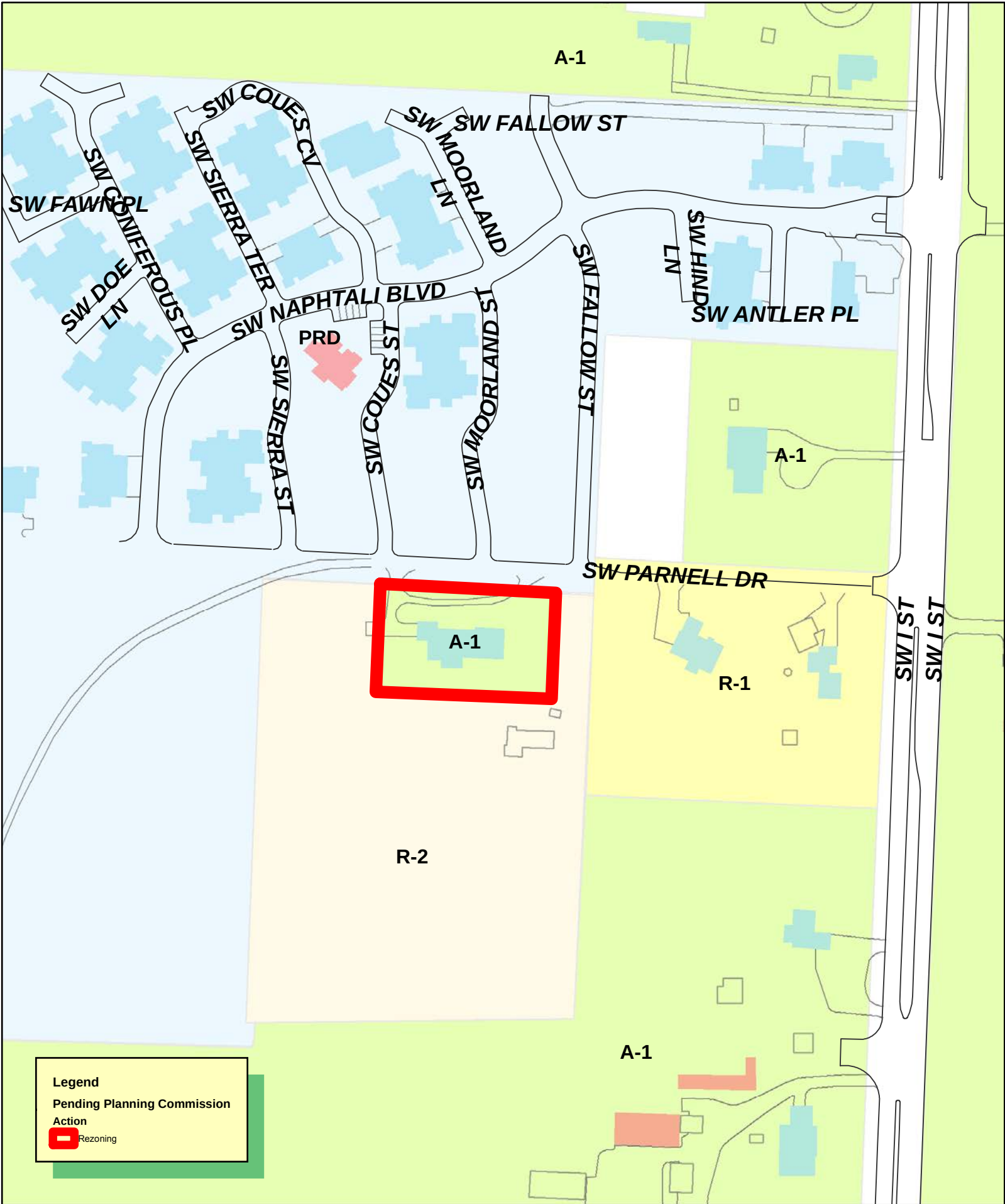
Finding(s) of Staff: The proposed zoning will not adversely alter population density nor impact the public infrastructure. Water and sewer are available at this location. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The proposed zoning classification would be consistent with all surrounding properties and the current Land Use Plan, create a transition between the mixed use to the south and will allow more diverse housing options in a developing medium density residential area.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from **A-1, Agricultural to R-2, Duplex and Patio Home Residential**.





Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

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

May 16, 2016

Beau,

Our applicant (and the current property owner), Buildup Development, LLC/Jamal Parker, is requesting a change in zoning for one parcel off SW Parnell Drive (parcel #s 15-18581-000).

This parcel was recently annexed into the City of Bentonville. Due to annexation regulations, when it was annexed, the zoning of A-1 was automatically assigned to the property. We are proposing a rezone designation from A-1 to R-2 Duplex and Patio Home Residential.

The requested zoning change is needed because the existing shared property boundary between parcels 15-18581-000 and 15-18582-000 is proposed to be altered. This would require rezoning of 15-18581-000 or just a sliver of it in order for all of Lot 36 to be zoned R-2. This rezone would also allow parcel 15-18581-000 to, if desired in the future, be developed to match the rest of this proposed subdivision.

If rezoned to R-2, the property will relate better to its surrounding properties than it does now. Currently, adjacent to the north is a PRD consisting of fourplexes and R-2 zoning surrounds the subject property on its west, east, and south sides.

The property's current land use is single family residential; there is an existing home on the property.

Traffic will enter and exit onto SW Parnell Dr. and will then travel north and south on SW I St.. SW Parnell Dr. is classified as a Local Street and SW I St. is classified as an Arterial Street.

Two signs for Livingston Square Subdivision will be put on the subject property: one on the northwestern property corner and one on the northeastern property corner.



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

An existing off-site eight-inch water main on the north side of SW Parnell Dr. will be connected to by boring beneath SW Parnell Dr. To the northwest, an existing off-site eight-inch sanitary sewer line will be tapped in order to provide sewer to this site.

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

Sincerely,

Sarah Geurtz, CFM, ASLA
Project Designer

Planning Commission Staff Report
Conditional Use: CORE Public House
Project Number: 16-02000006

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, ACIP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 21, 2016

GENERAL INFORMATION:

Applicant: Food Hub NWA, LLC

Representative: Jeff Charlson

Requested Action: Conditional Use Permit Approval

Location: 801 Southeast 8th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Mixed Use

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

BACKGROUND:

The applicant has submitted a Conditional Use permit for 801 Southeast 8th Street for the Wholesale Manufacturing and or Distribution of Alcohol in the C-2, General Commercial 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 facility will teach the full production brewing process. The alcohol will be brewed on-site and sold in 16 ounce pints and 64 ounce growler bottles for both on and off-site consumption. The applicant is proposing a taproom and outdoor patio area that will seat up to 190 patrons. Hours of operation will be 5:00pm to 10:00pm Monday through Wednesday, 2:00pm to 10:00pm Thursday & Friday, 12:00pm to 10:00pm on Saturday and 3:00pm to 9:00pm on Sunday. All parking will be on-site, no public parking will be utilized. The brewery anticipates having 17 full and 7 part time employees.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial & C-1, Neighborhood Commercial	Commercial
South	R-1, Single Family Residential & R-3, Medium Density Residential	Mixed Use
East	I-2, Heavy Industrial	Mixed Use
West	I-2, Heavy Industrial	Mixed Use

STREETS

Direction	Name	Classification
North	-	-
South	Southeast 8 th Street	Arterial
East	-	-
West	-	-

Site Inspection: A site inspection was completed; this property is home to Food Hub NWA and is currently under construction.

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 **June 13, 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.

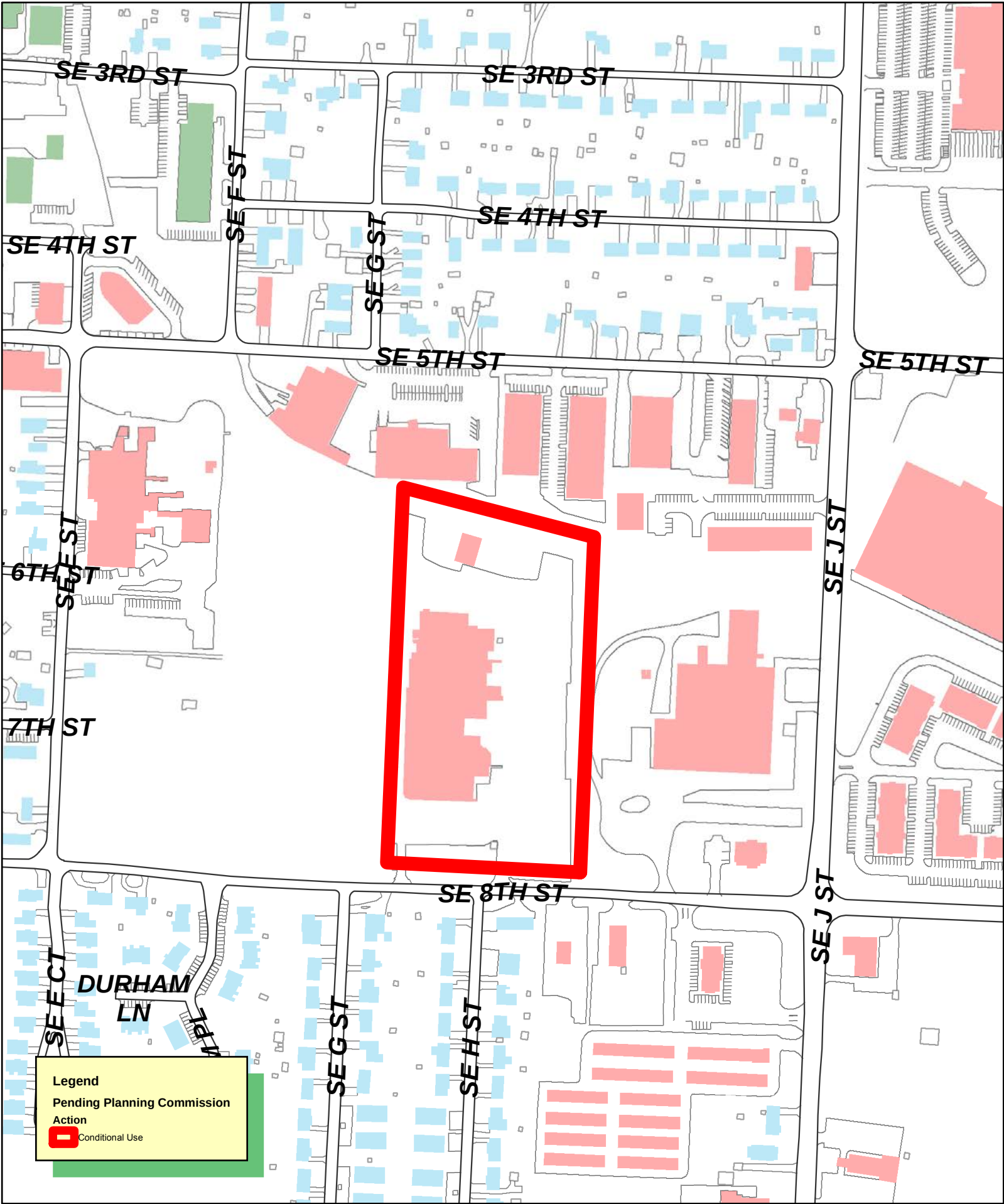
A Conditional Use is defined as a use permitted in one or more districts as defined by this ordinance upon approval by the Planning Commission, but which use, because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location 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.



BIKE RACK CONDITIONAL USE NARRATIVE

- A. Proposed use and reason for the proposed use;
- a. The proposed use is in accordance with Ordinance NO. 2013-7, ATTACHMENT “A”, 601.29

ALCOHOL SALES, B. Establishment Types, 1. Wholesale Manufacture and/or Distribution. This is a brewery for the intended wholesale manufacture and/or distribution of intoxicating liquors to include alcoholic beverages, namely malt beverage.

- B. Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;

Hours of Operation

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	3:00	5:00	5:00	5:00	2:00	2:00	12:00
Close	9:00	10:00	10:00	10:00	10:00	10:00	10:00
Hours	6	5	5	5	8	8	10

- C. Hours of operation, including days of the week;
- D. Indoor and outdoor areas to be utilized;
- a. The indoor area to be used will be a full production brewery with the primary purpose of producing malt beverage “beer” on site from the initial brewing of beer, to fermentation, kegging, and taproom distribution of 16 oz pint draws and 64 oz growlers
- b. We have a full production 30 cans per minute small packaging line for 6 pack x 12 oz canning capability for local and regional distribution

- c. We have an add on capability to produce 750 ml glass bottle production for local and regional distribution
- d. We have a single head fill keg filling machine for 1/6 bbl and 1/2 bbl capacity kegs for local and regional keg accounts at approved bars and restaurants.
- e. The outdoor use space will be used as an outdoor seating for patrons of the Bike Rack Brewing Co, LLC taproom

E. Planned indoor and outdoor structural changes;

- a. The previous owner to the building was a Tyson poultry processing facility and is being fully renovated for multi-purpose brewery production, packaging, and serving
- b. The new building will be intended as a “mixed use” facility to support the brewery. All plumbing, electrical, and partition walls are planned in accordance with Tennant improvements to the site.

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

G. Planned outdoor lighting changes;

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

- a. The indoor taproom will provide seating for 90 patrons and the outdoor seating will provide an additional 100 patrons

I. Proposed number of employees

- A. The brewery will consist of 1 full time brewing general manager with 4 full and part-time brewing staff. 1 full time packaging manager with 3 part time packaging staff. 1 full time manager/bartender, and 10 wait staff.

J. Photographs of the property.

Before:



Complete:





PROJECT INFORMATION
BENTONVILLE CULINARY
CENTER
811 SE 8TH ST, BENTONVILLE, AR 72712

PROJECT
LIFT PROJECTS
10000 Highway 100, Suite 100
Bentonville, AR 72712
P: 479.278.9472
F: 479.278.9473

ENGINEERING
10000 Highway 100, Suite 100
Bentonville, AR 72712
P: 479.278.9472
F: 479.278.9473

MECHANICAL
10000 Highway 100, Suite 100
Bentonville, AR 72712
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Bentonville, AR 72712
P: 479.278.9472
F: 479.278.9473



- GENERAL NOTES - OVERALL PLAN
- A. OVERALL FLOOR PLAN FOR REFERENCE ONLY. RE: A102-1-5 FOR DETAILED BUILDING PLANS AND NOTES.
 - B. FOR PARTITION TYPES RE: A801
 - C. FOR DOOR SCHEDULE RE: A802
 - D. FOR FINISHES RE: A701
 - E. FOR FLOOR SLAB AND ELEVATIONS RE: A101B.

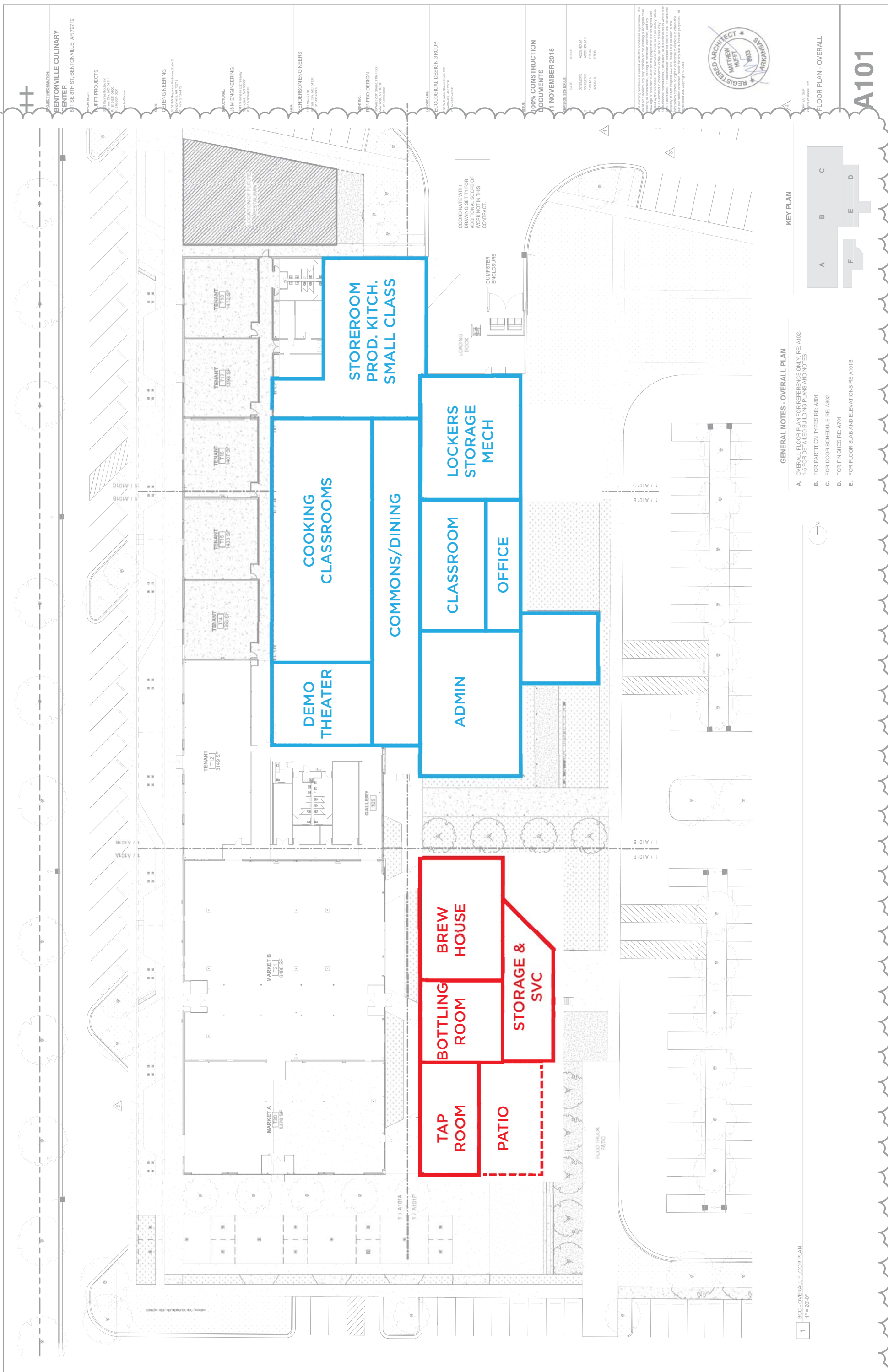
KEY PLAN



1 BCC - OVERALL FLOOR PLAN
1" = 20'-0"

FLOOR PLAN - OVERALL

A101





801 SE 8th ST
Bentonville, AR 72712

P: 479.631.8600

brightwater.org

June 14, 2016

Dear City of Bentonville,

This letter serves to underscore the unconditional support by NWACC's Brightwater for our potential neighbors and partners, Bike Rack Brewery, in the new 8th Street Market, located at 801 SE 8th Street, Bentonville, AR 72712. This collaboration has multiple educational and logistical benefits within the culinary center. The safety of our students is our number one priority. We realize that there are potential safety and legal considerations that come by being located in the proximity of a full-scale brewery. Those concerns are also a reality within the foodservice industry as well, and as such we have training, policies, and controls in place to mitigate risk to our students and personnel. As part of culinary and food systems training, our students are exposed to and trained to be aware of heavy machinery, sanitation issues, and food delivery processes. Our College also has an alcohol policy (see attached) that Brightwater strictly enforces to comply with national and state laws.

Since December 2015, the program has been in regular contact with the Brewery principles, Steve Outain and Jeff Charleson, for curriculum development and facility coordination. Brightwater | A Center for the Study of Food was conceived to be more than a traditional cooking school within NorthWest Arkansas Community College. While offering established programs in Culinary and Baking Arts, the program is now expanding into the spheres of culinary nutrition, artisanal food, beverage management, and food entrepreneurship. It is particularly in the latter two areas that Bike Rack has been instrumental in ideation and collaboration. Mr. Charleson has lent his business and finance expertise to assist in developing a food entrepreneurship tract within Brightwater. Mr. Outain has helped us developed two courses for achieving the national cicerone certification <https://www.cicerone.org/>, which verifies experience in selecting, acquiring, and serving today's wide range of beers. Finally, we have no doubt that the Brewery can serve as a theoretical and practical application of student learning outcomes for our program.

Thank you for your consideration and we are happy to provide further information if necessary.

Sincerely,

Glenn R. Mack, EdD
Executive Director



June 14, 2016

Dear City of Bentonville,

This letter serves to underscore the unconditional support by NWACC's Brightwater for our potential neighbors and partners, Bike Rack Brewery, in the new 8th Street Market, located at 801 SE 8th Street, Bentonville, AR 72712. This collaboration has multiple educational and logistical benefits within the culinary center. The safety of our students is our number one priority. We realize that there are potential safety and legal considerations that come by being located in the proximity of a full-scale brewery. Those concerns are also a reality within the foodservice industry as well, and as such we have training, policies, and controls in place to mitigate risk to our students and personnel. As part of culinary and food systems training, our students are exposed to and trained to be aware of heavy machinery, sanitation issues, and food delivery processes. Our College also has an alcohol policy (see attached) that Brightwater strictly enforces to comply with national and state laws.

Since December 2015, the program has been in regular contact with the Brewery principles, Steve Outain and Jeff Charleson, for curriculum development and facility coordination. Brightwater | A Center for the Study of Food was conceived to be more than a traditional cooking school within NorthWest Arkansas Community College. While offering established programs in Culinary and Baking Arts, the program is now expanding into the spheres of culinary nutrition, artisanal food, beverage management, and food entrepreneurship. It is particularly in the latter two areas that Bike Rack has been instrumental in ideation and collaboration. Mr. Charleson has lent his business and finance expertise to assist in developing a food entrepreneurship tract within Brightwater. Mr. Outain has helped us developed two courses for achieving the national cicerone certification <https://www.cicerone.org/>, which verifies experience in selecting, acquiring, and serving today's wide range of beers. Finally, we have no doubt that the Brewery can serve as a theoretical and practical application of student learning outcomes for our program.

Thank you for your consideration and we are happy to provide further information if necessary.

Sincerely,

Glenn R. Mack, EdD
Executive Director, Brightwater

PHYSICAL ADDRESS: CENTER FOR NON PROFITS • 1200 W WALNUT • ROGERS, AR 72756



One College Drive
Bentonville, AR 72712
www.nwacc.edu
479.636.9222
800.995.6922

PROCEDURES

Policy 5001.13

Procedures for Alcohol in Educational Facilities

Approved: May 2000

Revised: October 2015

Next Scheduled Review:

Under circumstances permissible by state statutes and regulations of the Alcoholic Beverage Control Commission, official NorthWest Arkansas Community College academic and administrative units and specified College affiliated organizations may serve alcoholic beverages or permit consumption of alcoholic beverages in designated areas on the College campus in connection with approved official College events and/or fundraising activities for College programs.

Alcoholic beverages may be permitted for use in conjunction with educational instruction or research. Approval by the Chief Academic Officer and the Chief Administrative & Finance Officer is required. Those seeking permission for the use of alcohol at NWACC must adhere to the following policies and procedures.

Service

- Any alcohol available at an event must be under controlled service. No self-service of alcohol is permitted. Servers must meet state requirements.
- Non-alcoholic beverages must also be served in conjunction with alcoholic beverages, and must be in plain sight, and easily accessible. Food is required to be served at any event where alcohol consumption is permitted.
- Consumption of alcohol shall not be a required element of any academic or non-credit class or event.
- No alcoholic beverages may be consumed outside the area approved for the event (room, area, etc.)
- Service of any alcoholic beverage will adhere to responsible service standards and servers are prohibited from knowingly serving an intoxicated individual.
- Disorderly conduct will not be allowed at a campus event where alcohol is being served.
- Service of alcoholic beverages shall be discontinued if the instructor/host or college official determines it is a liability to themselves, the students/attendees, or the college.
- Alcohol can be served for a maximum of four hours at a given event.
- After the event, any unused alcohol must be returned to the provider, except for alcohol that has been opened, will be disposed of appropriately. The institution/department/attendees may not pay for unused bottles of alcohol, whether opened or unopened, and attendees are not allowed to remove open containers or unused alcohol from the event for personal consumption.

Safety

For the most current version of these procedures, please visit www.nwacc.edu/policy, or contact the responsible department.



One College Drive
Bentonville, AR 72712
www.nwacc.edu
479.636.9222
800.995.6922

PROCEDURES

Policy 5001.13

Procedures for Alcohol in Educational Facilities

Approved: May 2000

Revised: October 2015

Next Scheduled Review:

- It is unlawful for any person under the legal age to have in his or her possession any alcoholic beverage upon the premises or grounds of the college.
- All class/event attendees must provide government issued identification (ID) as proof of legal age prior to the service or consumption of alcohol.
- The checking of ID's and verification of legal age is the responsibility of the instructor/host.
- The instructor/host is responsible for monitoring the entrance/exit of event locations.
- Every event will have at least one person in an instructional or assistant capacity that must refrain from consuming alcohol during the class/event.
- The Director of Public Safety must be notified of the intent to provide alcohol at an event at least one week prior to event and appropriate security levels must be assessed.

Liability and Indemnification

Any person (or group) possessing, using, consuming, or furnishing any alcoholic beverages upon the premises or grounds of the College assumes all risk and liability for damage and injuries to persons and/or property which in any way results from such possession, use, consumption, or furnishing of alcoholic beverages.

Procurement

No state funds may be used to purchase alcoholic beverages, insurance, or be used in connection with the service of these beverages.

For the most current version of these procedures, please visit www.nwacc.edu/policy, or contact the responsible department.

Planning Commission Staff Report

Large Scale Development: Integrated Dentistry

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: 16-06000023

Applicant: Arkansas Medical Properties

Representative: Gray Rock (Dirk Thibodaux)

Requested Action: Large Scale Development Approval

Location: 1101 Northeast McClain Road (Private Drive)

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a single story 4,255 sq. ft. dental office with an attached 455 sq. ft. garage located at 1101 Northeast McClain Road in the C-2, General Commercial zoning district. Sixteen parking spaces are being provided. There will be two points of ingress/egress onto Northeast McClain Road, one is existing and the other will be constructed with the proposed development. On-site stormwater detention is not required for this development. The exterior of the building will be constructed of stone veneer, cement board lap siding, cement board paneling and glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	50'	72' North
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	14' West / 63' East
Side: Adjacent to residential district	30'	53' North / 20' South
Rear: Adjacent to non-residential district	20'	62' South
Rear: Adjacent to residential district	30'	-
Height	60'	24'
Landscape Coverage	8%	8+%
Parking		
Standard Stalls	13	14
Handicap Stalls	2	2
Total:	15	16

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-O, Residential Office	Commercial
South	C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	C-2, General Commercial	Commercial

STREETS

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

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant lot within and established commercial subdivision in the Northeast section of the city.

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

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

Waiver(s): 1 waiver request:

- o The applicant is requesting a waiver to Article 1200, Off-site Improvements, Section 1200.5, Off-site improvements to State Highways and Highways Maintained by the State Highway and Transportation Department. Ordinance states that the sub-divider shall be required to install sidewalk adjacent to that portion of state highway abutting the proposed development. The state highway department denied the applicants request to construct the sidewalk stating that “there are future plans for this area that are different from what is being proposed and they did not want to have to alter or remove the sidewalk” if it were install.

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

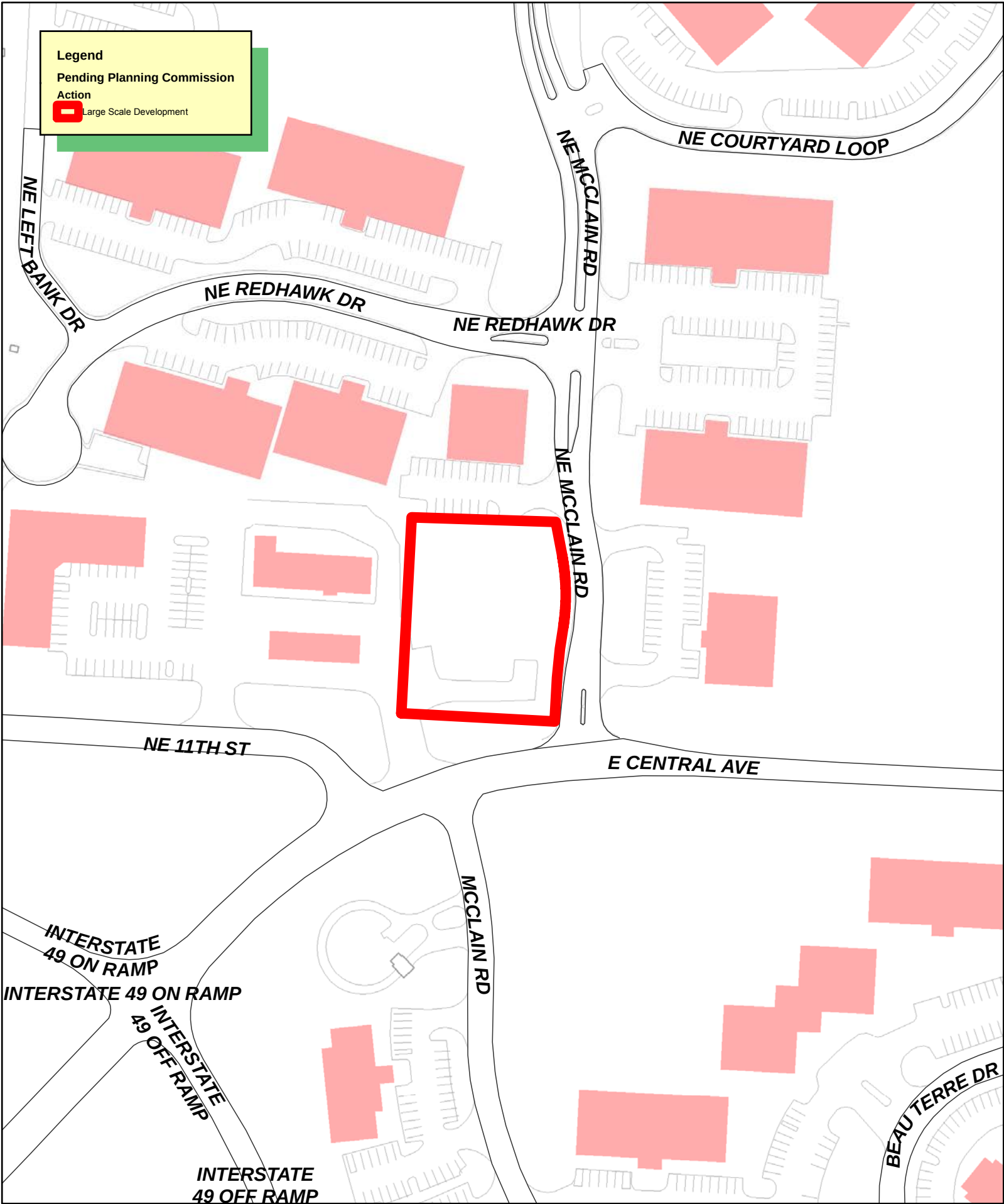
RECOMMENDATION:

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

Legend

Pending Planning Commission
Action

 Large Scale Development





GRAY ROCK, LLC.

Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

June 14, 2016

John Stanley
Planning Department
City of Bentonville

Re: Integrated Dentistry Sidewalk Waiver

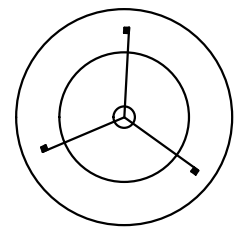
Dear Mr. Stanley,

Please accept this letter requesting a waiver from to the ordinance to build a sidewalk on Integrated Dentistry's south property line. The south property line is on Arkansas State Highway 72 right-of-way. I spoke with Doug Mears, district 9 permit officer, who denied my request to construct a sidewalk on their property. I also requested that the existing ditch on the south property be filled in, and a culvert system be constructed. That request was also denied. The explanation as to why they denied my request, was that there are future highway plans for this area that are different from what I was proposing, and they did not want to have to alter or remove the proposed sidewalk and culverts.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Dirk Thibodaux'. The signature is fluid and cursive, with a large, stylized 'M' and 'D'.

M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC

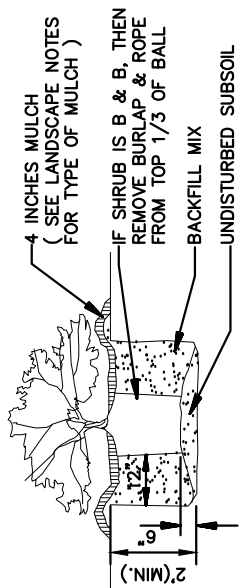


CONSTRUCTION
NOT FOR
PRELIMINARY

- | | |
|--|-------------------------|
| | SANITARY SEWER MANHOLE |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | ELECTRIC METER |
| | ELECTRIC RISER |
| | ELECTRIC VAULT |
| | CLEAN-OUT |
| | LIGHT POLE SINGLE LIGHT |
| | SIGN POST |
| | GUARD POST |
| | ROOF DRAIN |
| | UNDER ELECTRIC |
| | SANITARY SEWER LINE |
| | WATER LINE |
| | FLOWLINE |
| | CONTOUR LINE |

THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

N.T.S.



N.T.S.

5

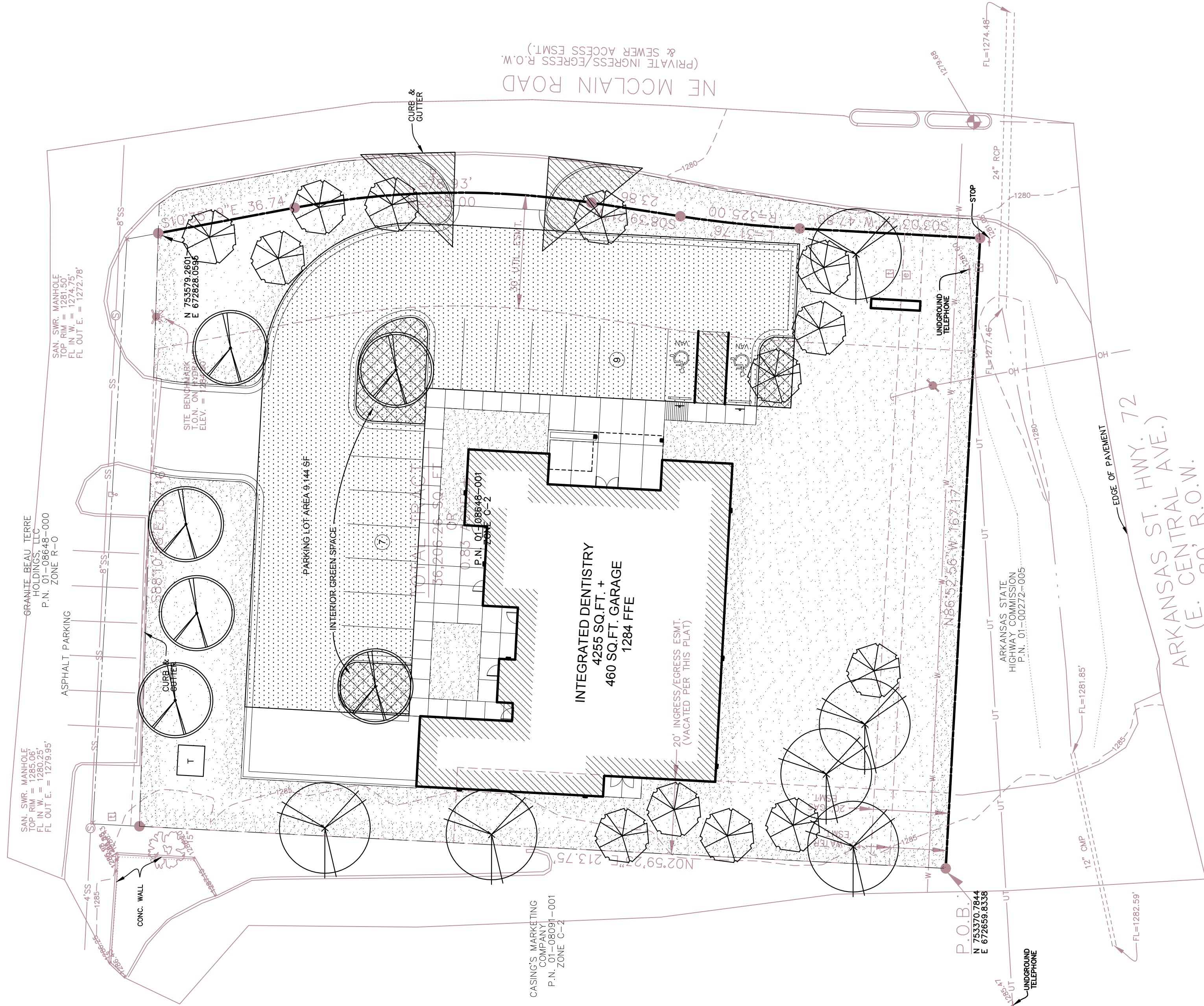
- STREET FRONTAGE:
1 TREE PER 20 LINEAR FEET OF STREET FRONTAGE
REQUIRED: 9 TREES
PROVIDED: 9 NEW TREES

PERIMETER LANDSCAPING:
7' WIDE, NO DEFINED SCREEN REQUIRED
1 TREE PER 50 LINEAR FEET
REQUIRED: 13 TREES
PROVIDED: 14 NEW TREES

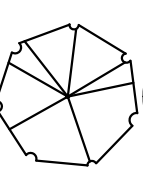
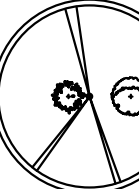
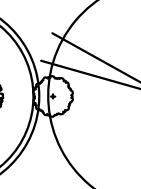
INTERIOR PARKING LOT:
8% MINIMUM DEDICATED TO INTERIOR GREENSPACE
REQUIRED: 731 SF
PROVIDED: 846 SF

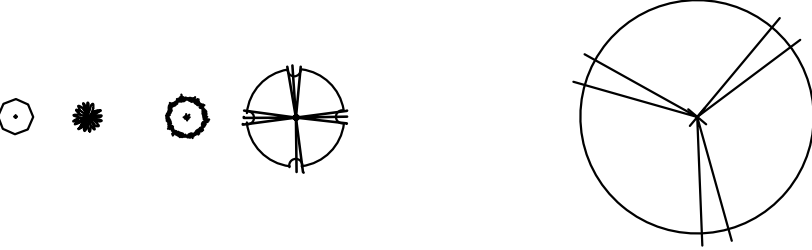
LANDSCAPE PLAN NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE SPECIFICATIONS OF THE EDUCATION AND RECREATION NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT 1-800-482-8988.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BENTONVILLE AND THE OWNERS REPRESENTATIVE.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
7. PREMIUM CEDAR OR CYPRESS MULCH, A MINIMUM OF 3" DEEP, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
8. THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
9. THE CONTRACTOR SHALL SPOT ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON THE SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
10. IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES DEPTH AND A MINIMUM OF SIX INCHES OF COMPOST TILLED INTO THE THE BEDS.
11. IRRIGATION IS PROVIDED BY HOSE BIRS LOCATED AROUND THE BUILDING. ALL PLANT MATERIAL IS WITHIN 100 LF OF A HOSE BIB.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. 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.
14. 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.
15. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

[illegible]

PROPOSED LEGEND

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING REMARKS
		TURF-TYPE FESCUE SOD	
260	S-4		
13		OKLAHOMA REDBUD <i>Cercis canadensis 'Oklahoma'</i>	2.5' BAB AS SHOWN
6		OCTOBER GLORY MAPLE <i>Acer rubrum 'October Glory'</i>	2.5' BAB AS SHOWN
6		ALLÉE ELM <i>Ulmus laevis 'Elmer II'</i>	2.5' BAB AS SHOWN



Integrated Dentistry
McClain Road
Bentonville, Benton County, Arkansas

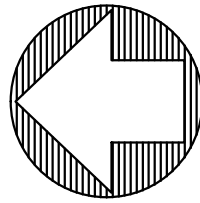
GRAY ROCK, LLC.
2504 Village Parkway, Suite 11
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.250.9131 office
800.887.7685 fax

The logo for Gray Rock, featuring a large, stylized 'G' and 'R' with the word 'Gray' in between and 'Rock' to the right.

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA. EITHER THE SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

*** CAUTION ***



SCALE 1" = 20 FEET



1710 SW Commerce Drive
Suite 25
Bentonville, AR 72712
eric@nielsen-architecture.com

479.254.0112

DO NOT
FOR REFERENCE
AND REVIEW ONLY
CONSTRUCTION

4/25/2016 10:17:35 AM

PERTAINING TO ISSUES OF CONFIDENTIALITY AND COPYRIGHT, REQUEST FOR THE RELEASE OR REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY NIELSEN ARCHITECTURE, LLC.

INTEGRATED DENTISTRY
BENTONVILLE, AR

BENTONVILLE, AR

PROJECT NUMBER:

2016-0018

DRAWN BY: NJI

APPROVED BY: EJM

ISSUE DATE: 05/12/19

REVISIONS

#	DATE	DESCRIPTION
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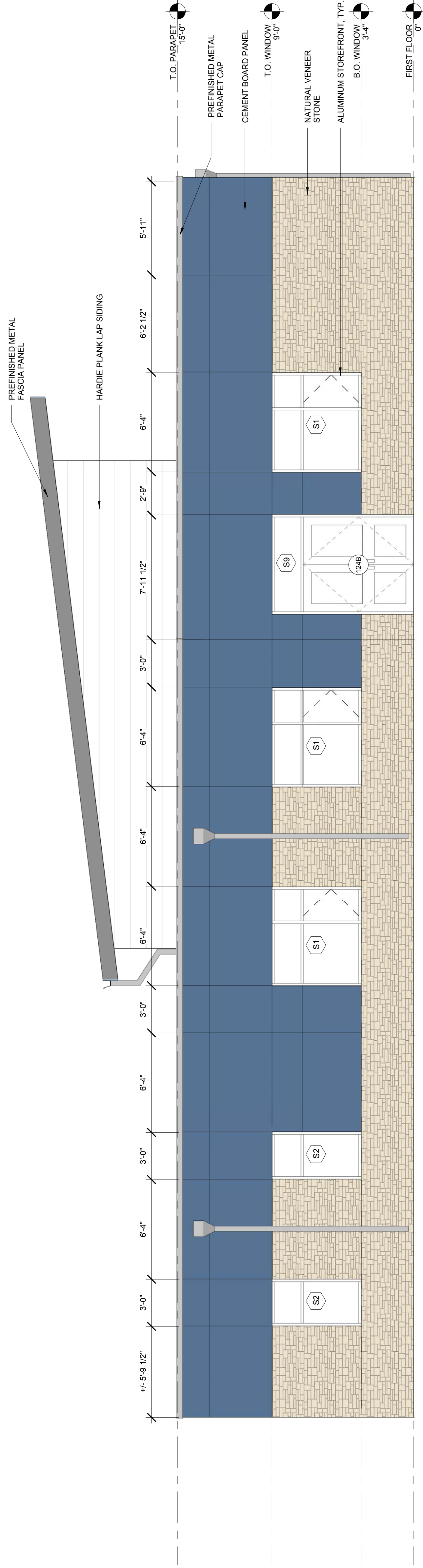
SUBJECT COMMENTS:

BUILDING
ELEVATIONS

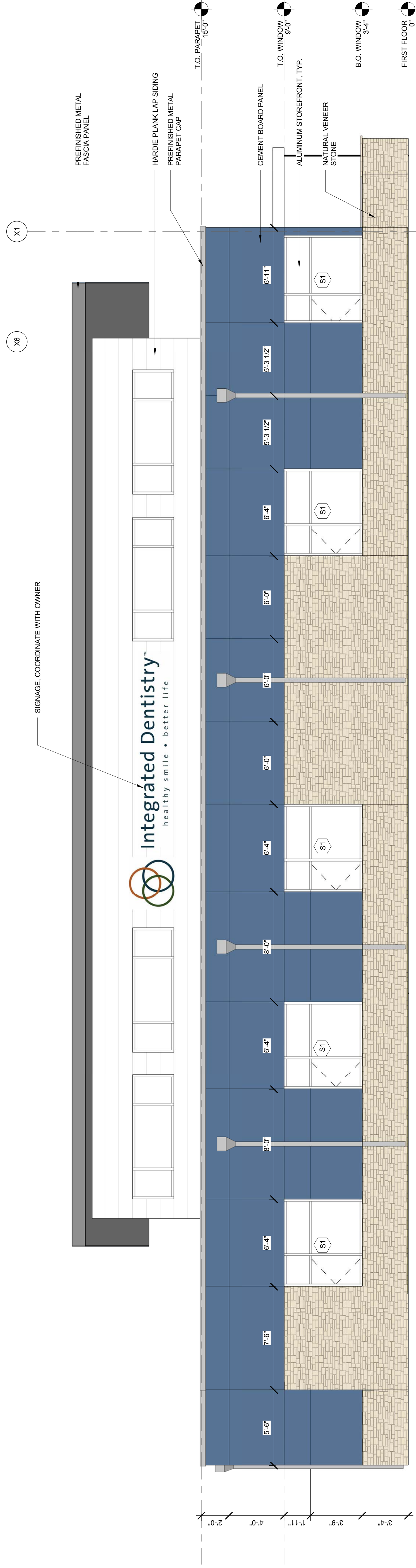
A200



2 WEST ELEVATION



1 SOUTH ELEVATION
1/4" = 1'-0"





479.254.0112

1000000

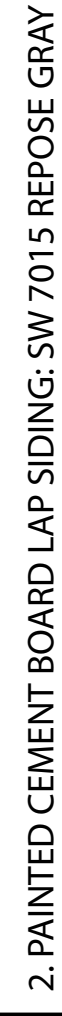
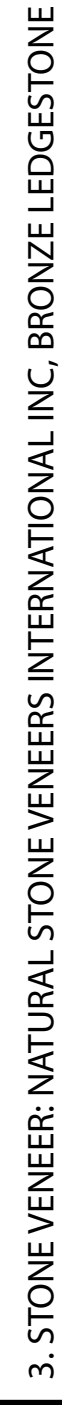
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INTEGRATED DENTISTRY

BENTONVILLE, AR

SHEET CONTENTS:

2. **X.**



Planning Commission Staff Report

Final Plat: Rolling Acres Phase 2 Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: June 21, 2016

GENERAL INFORMATION:

Project Number: 16-03000003

Applicant: Rolling Acres Properties, LLC

Representative: Blew & Associates (Jorge Du Quesne)

Requested Action: Final Plat Approval

Location: Southwest Shell Road & Southwest Airport Boulevard

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

Rolling Acres Phase 2 Subdivision consists 20.40 acres and 54 buildable lots. The property exists in a developing residential area in the southwest section of the city with two access points, one from Southwest Regional Airport Boulevard and the other from Southwest Shell Road. All lots will have adequate access onto a public street. Regional detention is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.16 acres to 0.54 acres. A traffic calming device has been installed along Southwest Wheatgrass Boulevard, Southwest Acres Avenue and Southwest Bermuda Avenue. A 5 feet wide sidewalk was constructed along Southwest Shell Road and a portion of 5' wide sidewalk was constructed along Southwest Regional Airport Boulevard with the development. Right-of-way was dedicated for street to serve the subdivision and additional right-of-way was dedicated along Southwest Shell Road per the current Master Street Plan. Utility easements were dedicated in various locations to serve each lot. All non-bondable items have been completed and a grading permit has been tentatively approved by the city engineer from the dirt stock pile remaining on Lot 54.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Mixed Use
South	R-1, Single Family Residential	Low Density Residential
East	C-2, General Commercial	Commercial
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	Southwest Shell Road	Collector
South	-	-
East	Southwest Regional Airport Boulevard	Arterial
West	Southwest Bermuda & Southwest Acres	Both are Local

TRAFFIC FINDINGS

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this property is vacant and adjacent to developing residential areas in the southwest part of the city.

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

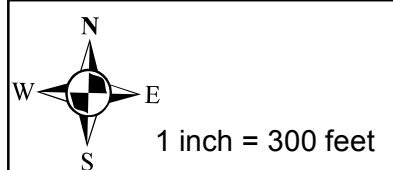
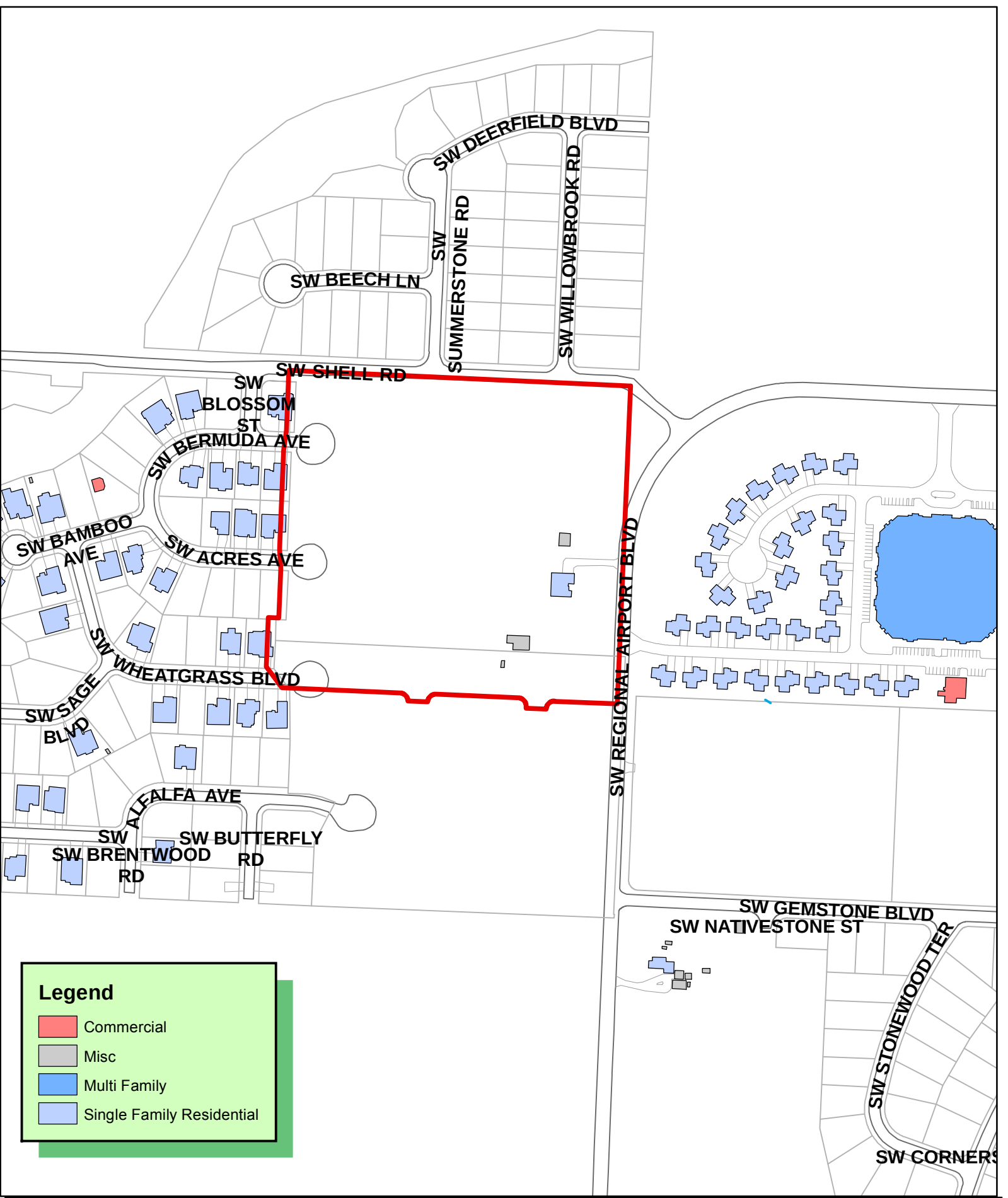
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

Analysis / Conclusion: This final plat **DOES** meet the minimum requirements of the subdivision regulations. All non-bondable items have been completed.

RECOMMENDATION:

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



16-0300003
 FINAL PLAT
 ROLLING ACRES PHASE 2





Site Information:

Zoning:	R-1, Single Family Residential Development
Buildable Lots:	52
Non-Buildable Lots:	1
Total Lots:	53

Curve Table:

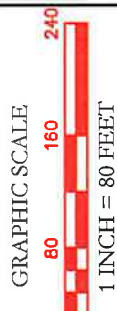
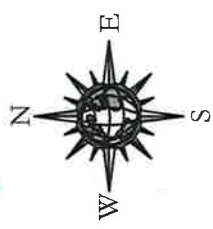
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	107.61'	75.00'	90°00'00"	N 42°37'17" W	100.07'
C2	9.97'	100.00'	5°42'26"	N 64°45'50" W	9.98'
C3	79.99'	100.00'	31°01'46"	N 15°59'40" W	77.60'
C4	56.59'	100.00'	55°55'59"	N 25°40'40" W	56.17'
C5	50.82'	100.00'	17°39'34"	N 08°27'05" W	52.77'
C6	39.42'	100.00'	18°00'00"	S 42°37'17" E	38.59'
C7	39.42'	100.00'	18°00'00"	S 47°22'43" W	38.59'
C8	39.42'	100.00'	18°00'00"	S 47°22'43" W	38.59'
C9	39.42'	100.00'	18°00'00"	S 47°22'43" W	38.59'
C10	39.42'	100.00'	18°00'00"	S 47°22'43" W	38.59'
C11	39.42'	100.00'	18°00'00"	N 47°22'43" E	38.59'
C12	39.42'	100.00'	18°00'00"	N 47°22'43" E	38.59'
C13	39.42'	100.00'	18°00'00"	N 47°22'43" E	38.59'
C14	76.84'	100.00'	36°00'00"	N 42°37'17" W	70.71'
C15	53.05'	100.00'	36°00'00"	N 75°00'40" W	52.94'

Line Table:

LINE	BEARING	DISTANCE
L1	S 51°42'26" E	4.47'
L2	N 33°34'44" E	9.45'

Legend:

Features	Description
—	Property Line
- - -	Outside Property Line
- - -	Office Property Line
- - -	Right-of-Way Line
- - -	Setback Line
- - -	Easement Line
- - -	Street / Drive Centerline
- - -	Curb & Gutter
- - -	Concrete Sidewalk Proposed (See "Notes" Sheet 1)
•	Benchmark
•	Set/Found Iron Pin



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 25TH DAY OF APRIL, 2016



BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
WWW.BLEWINC.COM

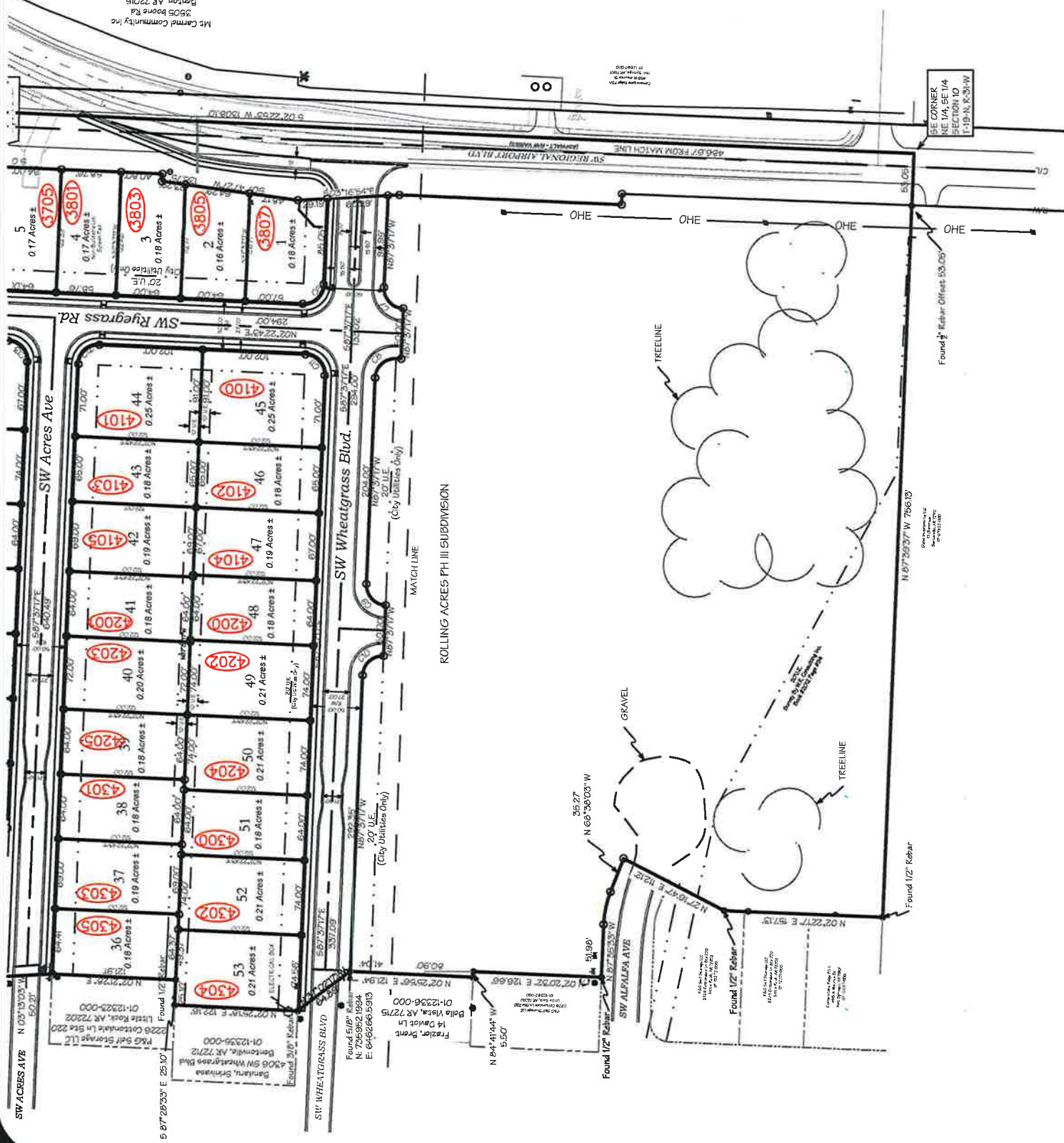
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL SIGNATURE OF THE SURVEYOR, IT SHOULD BE ASSUMED THAT THE SEAL MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FINAL PLAT

ROLLING ACRES PH II SUBDIVISION

BENTONVILLE, ARKANSAS ATLAS PAGE 482

PREPARED: MAY 1, 2016



Site Information:

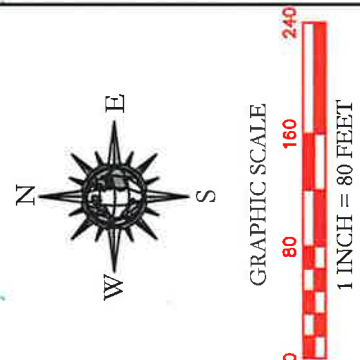
Zoning	R-1, Single Family Residential Development
Buildable Lots	52
Non-Buildable Lots	1
Total Lots	53

Curve Table:

CURVE	ARC LENGTH	CHORDS	DELTA ANGLE	CLOSED BEARING	CHORD LENGTH
C1	117.81'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C2	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C3	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C4	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C5	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C6	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C7	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C8	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C9	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C10	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C11	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C12	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C13	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'
C14	133.89'	70.00'	97.90000°	N 42° 57'17" W	126.00'

Legend:

Features	Description
	Property Line
	Outside Property Line
	Right-of-Way Line
	Setback Line
	Easement Line
	Street / Drive Centerline
	Curb & Gutter
	Concrete Sidewalk Proposed (See "Notes" Sheet 1)
	Benchmark
	Set/Found Iron Pin



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FINAL PLAT

ROLLING ACRES PH II SUBDIVISION

BENTONVILLE, ARKANSAS ATLAS PAGE 482

PREPARED: MAY 1, 2016

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27TH DAY OF APRIL, 2016.

Planning Commission Staff Report
2015 Community Development Block Grant (CDBG) Action Plan Amendment

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, Community & Economic Development Director
FROM: Danielle Shasteen, Community Programs Coordinator
PC DATE: June 21, 2016

The 2015 Community Development Block Grant (CDBG) Action Plan details how the City of Bentonville intends to spend the 2015 funding allocation of \$160,210 in CDBG funds from the Department of Housing and Urban Development (HUD).

The 2015 Action Plan was approved by Planning Commission on March 17, 2015, City Council on March 24, 2015, and HUD on July 22, 2015.

The city's CDBG program currently has \$60,224.76 in unspent funds available to allocate to projects. HUD places a limit on the amount of CDBG funds an entitlement community may have in their account at any given time and requires that the city spend CDBG funds within a certain timeframe. As a result, staff proposes that the 2015 CDBG Action Plan be amended by adding three projects.

The amendments include:

1. **SE "J" Street Sidewalk Improvement Project** – Add the SE "J" Street Sidewalk Improvement project in the amount of \$7,000. This project is complete and consisted of removing and replacing 500-linear feet of existing 4-foot wide deteriorating asphalt sidewalk with concrete along the west side of SE "J" Street between SE 10th and SE 12th Streets. Work was performed by city crews. This project was initiated by a woman in a wheelchair who uses this sidewalk to get to and from the doctor's office. The deteriorating asphalt was difficult for her to navigate in a wheelchair. This project falls in a low to moderate income area. CDBG funds will be used to reimburse the Street Department.
2. **Habitat for Humanity of Benton County** – Add a Habitat for Humanity of Benton County project to include funding for infrastructure improvements for a future Habitat for Humanity single family home in the amount of \$20,000.
3. **SE 10th Street Drainage Improvement Project** – Increase the amount of funding for the SE 10th Street Drainage Improvement project from \$108,168 to \$138,168. This project was approved in the 2015 CDBG Action Plan. Funds are being used to fully fund design and partially fund construction of the SE 10th Street Drainage Project. The project consists of hiring an engineering firm to redesign the storm drain system under SE 10th Street between SE "C" and SE "J" Streets. This area is prone to flooding and a storm drain system will prevent future flooding.

Recommendation:

Planning Commission recommends approval of the amendments to the 2015 CDBG Action Plan to City Council.