



**Planning Commission
Agenda
November 1, 2016**

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

- 1. Lots 42 & 43 Fountain Plaza Subdivision** **Lot Split**
500 Southeast Plaza Avenue
- 2. Lot 14, Block 3 Lincoln & Rice Addition** **Lot Split**
805 East Central Avenue

IV. New Business

- 1. Aurora Partners, Inc. & Thrilled Land Investments, LLC** **Rezoning***
(A-1, Agricultural to R-1, Single Family Residential)
8936 South Morning Star Road
- 2. PBR Holdings, LLC** **Rezoning***
(R-1, Single Family Residential to RC-2, Central Residential- Moderate Density)
Southwest 4th & Southwest 'C' Street
- 3. Rainbow Real Estate, LLC** **Rezoning***
(A-1, Agricultural to C-2, General Commercial)
3604 Northwest Frontage Road & 3605 Northwest Wishing Springs Road
- 4. Stearman Revocable Trust** **Rezoning***
(PUD, Planned Unit Development to C-1, Neighborhood Commercial)
601 Southwest Regional Airport Boulevard
- 5. Black Apple Creek, LLC** **Rezoning***
(R-1, Single Family Residential to PRD, Planned Residential Development)
Northwest 'C' Street & Trails End Lane
- 6. 8W Center** **Waiver Request**
805 South Walton Boulevard

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

Planning Commission
Minutes
October 18, 2016

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

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of October 4, 2016 as written
Approved 6-0

Consent Agenda

1. Lots 44 & 45 Fountain Plaza Subdivision Lot Split
Southeast Plaza Avenue and South Rainbow Road
2. Lot 208 Bentonville Original Subdivision Property Line Adjustment
220 Northwest 'A' Street
3. Lots 2 & 3 Mattingly Addition Property Line Adjustment
2900 & 2902 Northwest 3rd Street
4. Fountain Plaza Hershey's Large Scale
Development
400 Southeast Plaza Avenue
5. Sullivan Square Large Scale Development
Southwest 'I' Street & Southwest 28th Street

Approved 6-0

New Business

Item #1

Club Tan: Large Scale Development, 1301 South Walton Boulevard

Jon Stanley read staff report

John Easterling stated that the drainage pipe is extended to allow the sidewalk.

Dirk Thibodeaux states that the floodway restricts the ability to close in culverts and does meet the standard codes of general safety.

Approved 6-0

Item #2

Hogwild Warehouse PH 1 & Southeast 'I' Street Ext.: Large Scale Development, 2908 Southeast 'I' Street

Jon Stanley read staff report

Beau Thompson states that the private road is a requirement of the Fire Department. He also advises that he has been working extensively with Bill McClard and the adjacent property owners and states they are working on getting an off-site easement. They agreed that they would proceed with plans as-is, but if there is a major change, they are aware they will have to take the design back to the Planning

Commission and proceed accordingly. Construction would come off 28th street. If they acquire an easement to use Phillips Park Road, there will be a fire-access emergency gate off of Phillips Park Road. Richard Binns-We also discussed landscaping along the western boundary. Is that correct that they were going to try to leave as much as possible?

Mr. Haynie-He said the majority of the screening will be made up of the trees that are left and protected during construction.

Mr. Thompson-That has been cleared all the way to the 35 foot right-of-way and property line. That property and those trees that were left by the City of Bentonville were dedicated as right-of-way. They are planting their required perimeter trees.

Mr. Grider-If they do not acquire right-of-way or access, what is next?

Mr. Thompson-They will have to come up with another option that is not a major modification to the plan, or the project will have to be reduced to not require a secondary access. If they are unable to provide that secondary access, this large scale development will be null and void. We are holding up the pre-construction meeting until that access is in place.

Approved 6-0

Other Business

Downtown residential standards were adopted at City Council. The Planning Department is working on updating their codes to reflect on the website. Jim Wheelless will be updating the GIS Map to reflect the new land use.

The Planning Department is wanting to get some public meetings in place around the first of the year with Houseal Lavigne.

Once the zoning is changed, the Planning Department will be doing public outreach to educate the public about the new Downtown zoning districts.

Motion by Mr. Grider, seconded by Mr. Haynie to adjourn.

Meeting adjourned.

Ali Worley

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



Lots 42 & 43 Fountain Plaza Subdivision

500 Southeast Plaza Avenue

PC Date: 11/1/2016

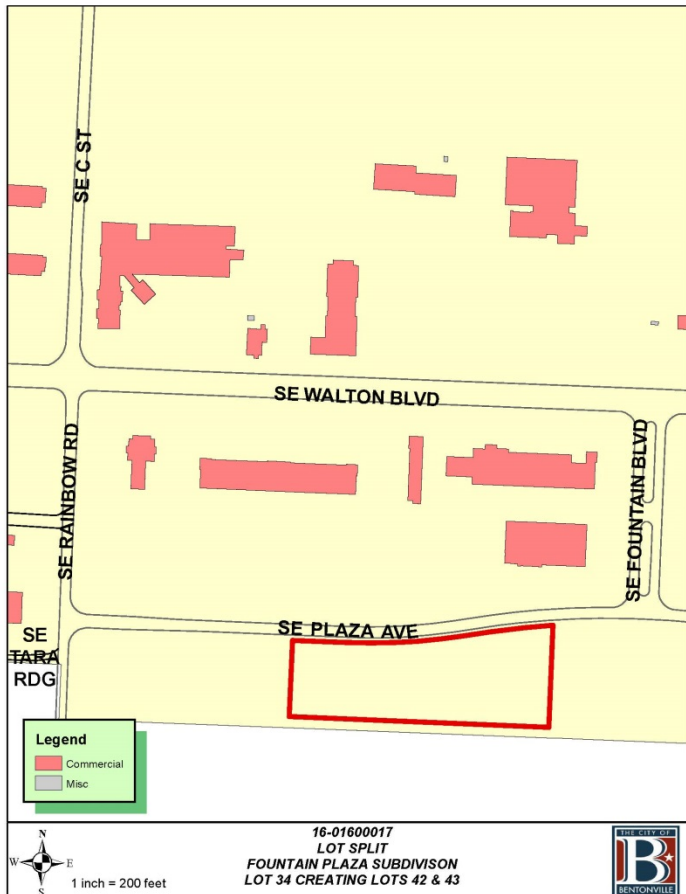
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-01600017
Applicant / Current Owner	Dynamic Development, Inc. 803 Southeast Plaza Avenue Bentonville, AR 72712
Site Area	2.94 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is the location of a vacant commercial lot in an established commercial subdivision in the southeast part of the city.

Project Details

The applicant has submitted a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 42 (0.92 acres) and Lot 43 (2.02 acres) of Fountain Plaza Subdivision. Sufficient right-of-way exists along Southeast Plaza Avenue. Access for both of the new lots will be through shared public access easements along the common lot lines of each adjacent lot. Both new lots have direct access to public water and sewer services and a public street.

Projected Traffic Impact

This lot split will not adversely impact traffic in the area. A collector street borders the subdivision to the west and a local street borders it to the north. These adjacent streets will provide multiple options for ingress and egress.

Utility Infrastructure

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

Standard Conditions of Approval

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

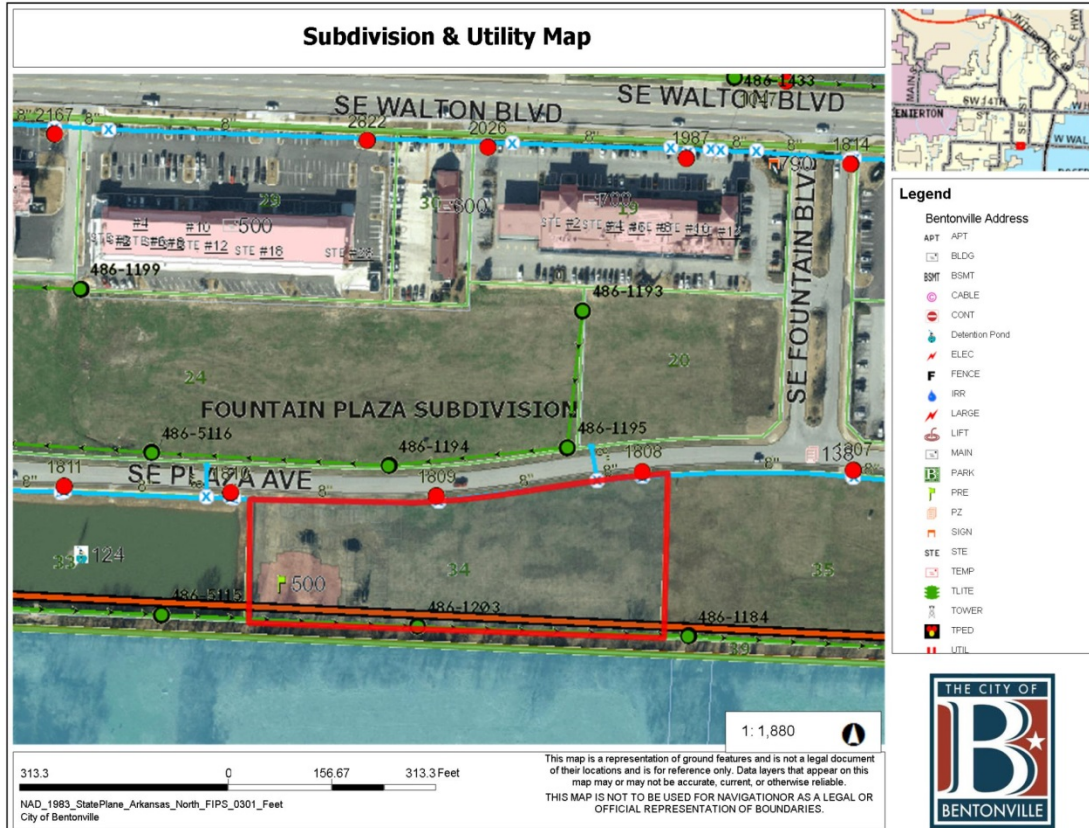
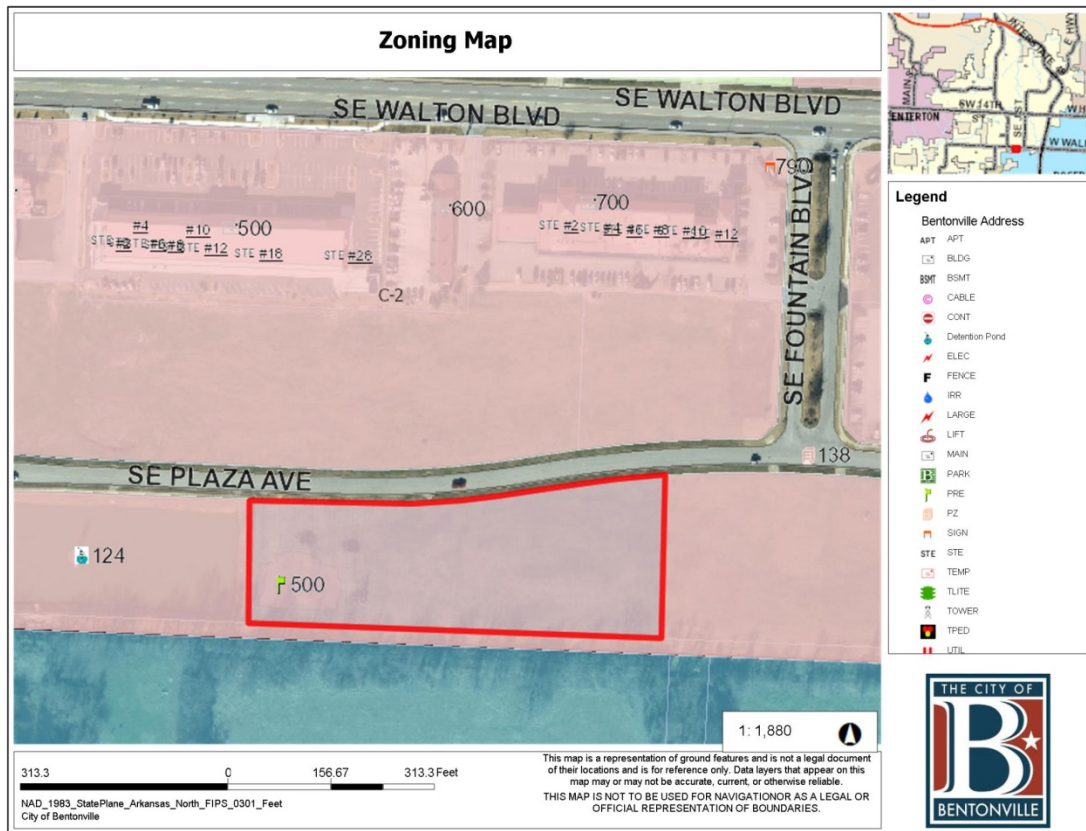
Conclusion

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

Recommendation

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

LOT SPLIT STAFF REPORT



LOT 24
Fountain Plaza Subdivision
(PB 2006, Pg. 102)
Parcel #01-11447-017
Dynamic Development, Inc
Zoned C-2

25' Utility Easement Per
P.B. 2005, Pg. 440

County Recording Information

SE Plaza Ave.

Public 52' R.O.W. - Asphalt
Per 2005, Pg. 440 & 441

P.O.B.
Lot 42
5/8" Rebar (LS #1304)
Plat Book 2005, Page 440

5/8" Rebar (LS #1304)
Plat Book 2005, Page 440

LOT 33

Fountain Plaza Subdivision
(PB 2015, Pg. 528 & 529)
Parcel #01-11447-013
Fountain Plaza POA, Inc.
Zoned C-2

LOT 42
40,230 Sq. Ft.±
or 0.92 Ac.±

New Property Line
per this Plat

LOT 34
Fountain Plaza Subdivision
(Plat Book 2015, Pages 528 & 529)
Parcel #01-11447-014
Dynamic Development, Inc
Zoned C-2
128,020 Sq. Ft.±
or 2.94 Ac.±

LOT 43
87,791 Sq. Ft.±
or 2.02 Ac.±

LOT 35
Fountain Plaza Subdivision
(PB 2015, Pg. 528 & 529)
Parcel #01-11447-015
Bhokta, Hansoben &
Mourton, Kenneth R.
Zoned C-2

P.O.B.
Lot 43
5/8" Rebar (LS #1304)
Plat Book 2005, Page 440
N=735452.21'
E=663565.12'

20' Ex. Utility Easement
to the City of Bentonville, AR
(Plat Bk. 2004, Pg. 487)

5/8" Rebar (LS #1304)
Plat Book 2005, Page 440

Cross Access Easement
per this plat
1,598 Sq. Ft.± or 0.04 Ac.±

218.15'

10'± Concrete Sidewalk

30' Ex. Sanitary Sewer Easement
(Bk. 2003, Pg. 4420)

408.43'

626.58'

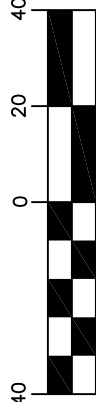
LOT 39
Fountain Plaza Subdivision
(Plat Book 2016, Page 444)
Parcel #01-11447-021
Bentonville/Bella Vista
Trailblazers Association, Inc
Zoned C-2

5/8" Rebar (LS #1304)

5/8" Rebar (LS #1304)

5/8" Rebar (LS #1789)
Plat Book 2015, Page 528

GRAPHIC SCALE



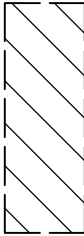
(IN FEET)
1 inch = 40 ft.

Convergence -1"16"54"
Combined Scale Factor: 0.999964163
Being a found 5/8" Rebar (LS#1304) at
the NEC of Lot 34 of
Fountain Plaza Subdivision
per Plat Book 2015, Pages 528 & 529

Northing: 735452.21' US Ft.
Easting: 663565.12' US Ft.
Elevation = 1290.40'

LEGEND

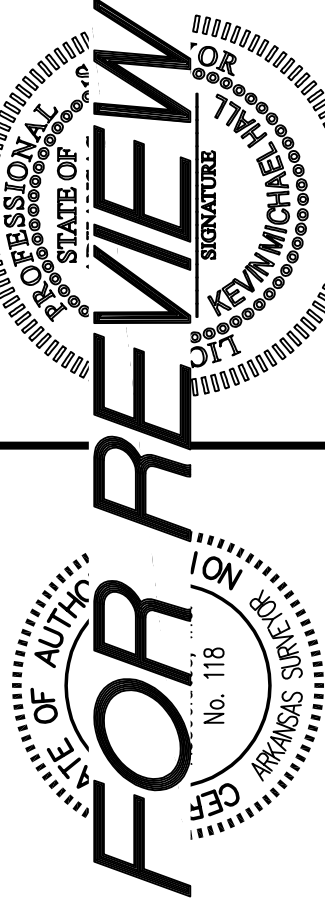
Boundary Line
Adjoining Boundary Line
Existing Easement Line
Fence (Metal)
Found Rebar (As Noted)
Set 5/8" Rebar (LS#1789)
Sanitary Sewer Manhole
Drainage Manhole
Fire Hydrant
Water Valve
Telephone Riser
Fiber Optic Vault
Unknown Vault
Cross Access Easement
per Separate Document



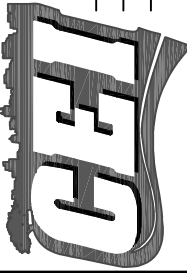
Property Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	1526.00'	311.59'	11°41'57"	N86°31'34"E
C2	2023.78'	197.81'	5°36'01"	N83°28'34"E
C3	1526.00'	96.42'	3°37'13"	S89°26'04"E
C4	1526.00'	215.17'	8°04'44"	N84°42'57"E

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S02°22'32"W	57.00'
EL2	N87°37'28"W	12.50'
EL3	N87°37'28"W	16.00'
EL4	N02°22'32"E	55.23'

Easement Curve Table			
Curve #	Radius	Delta	Chord Bearing
EC5	1526.00'	80.39'	3°01'06"
EC6	1526.00'	16.03'	0°36'06"
EC7	1526.00'	12.53'	0°28'13"



Atlas Page 486



Lot 34 of Fountain Plaza Subdivision, creating Lots 42 & 43

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
SE Plaza Ave.
Arkansas
Rev-2
DATE: 10/3/16
9:18 AM
SHEET NO. 2 OF 2

Bentonville,



Lot 14, Block 3 Lincoln & Rice Addition

805 East Central Avenue

PC Date: 11/1/2016

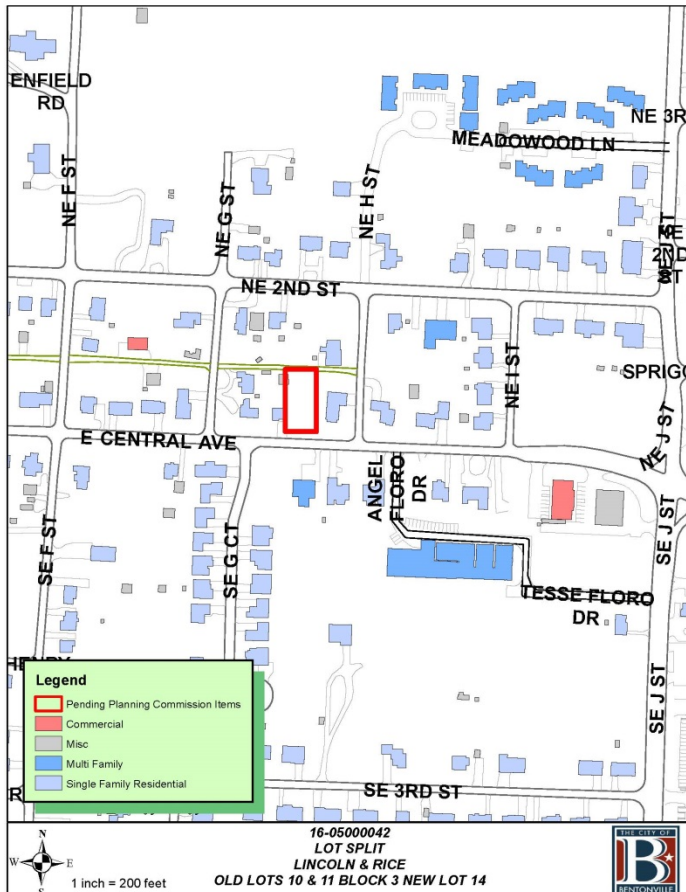
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000042
Applicant / Current Owner	Craig Smith 805 East Central Avenue Bentonville, AR 72712
Site Area	0.26 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is the location of a vacant single family residential lot in an established single family residential neighborhood.

Project Details

The applicant has submitted a lot split that will create one new lot from all of existing lot 10 and the west 25' of existing lot 11. The new lot will be known as Lot 14 (0.26 acres), Block 3 of Lincoln & Rice Addition. Additional right-of-way will be dedicated along East Central Avenue per the current Master Street Plan. The new lot will have access from East Central Avenue to the south and the public alley located to the north of the lot. The new lot has direct access to public water and sewer services and a public street.

Projected Traffic Impact

This lot split will not adversely impact traffic in the area. A collector street borders the new lot to the south and a public alley borders to the new lot to the north. The adjacent collector street and public alley will provide multiple options for ingress and egress.

Utility Infrastructure

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

Standard Conditions of Approval

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

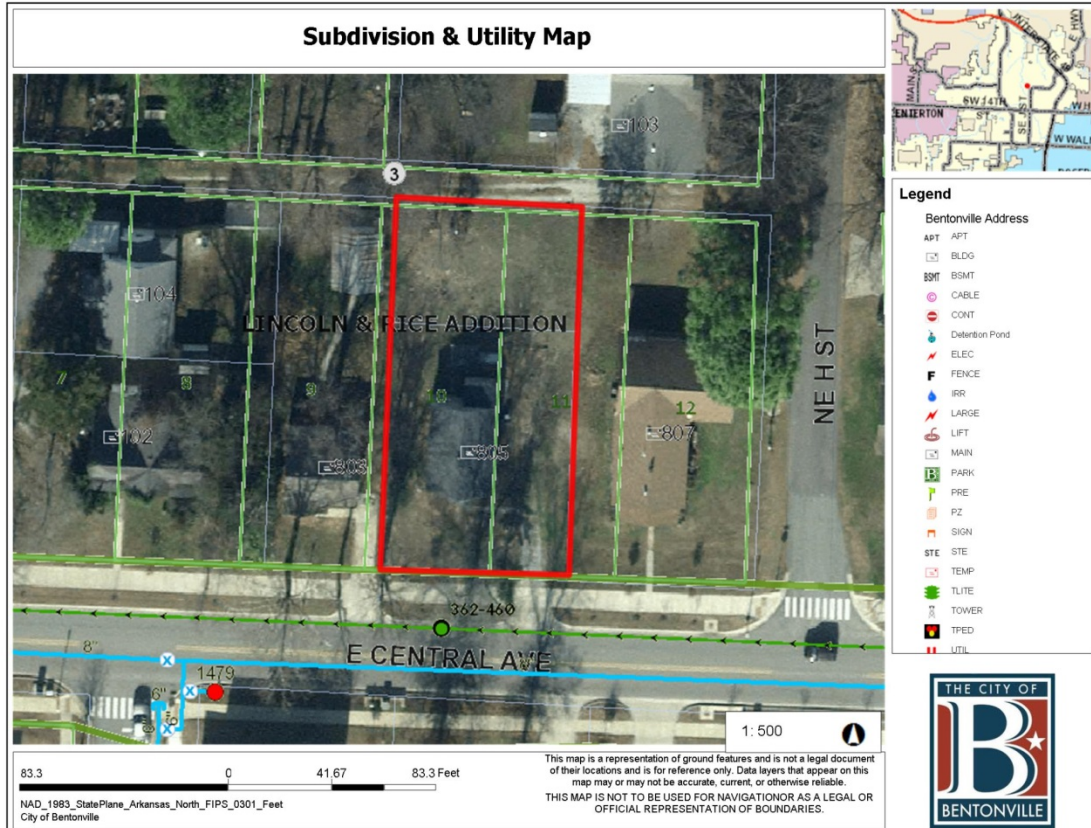
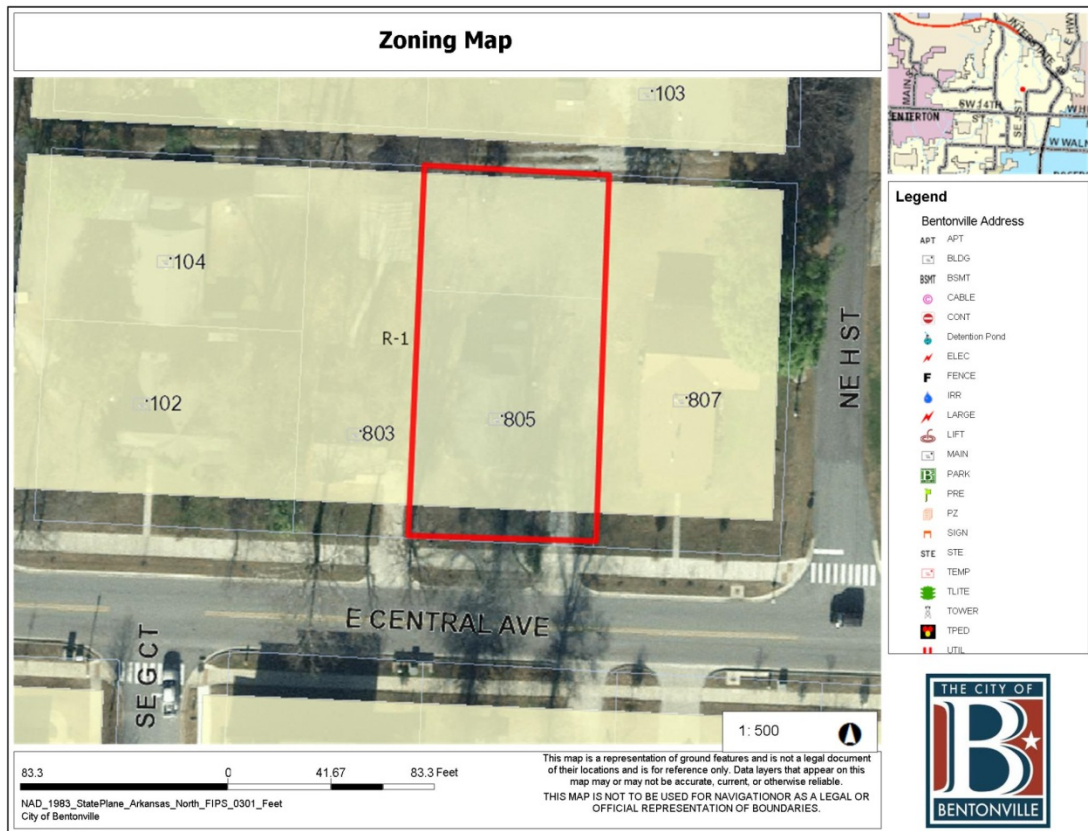
Conclusion

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

Recommendation

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

LOT SPLIT STAFF REPORT



REZONING STAFF REPORT



Aurora Partners and Thrilled Land Investments

8936 South Morningstar Road

PC Date: 11/1/2016

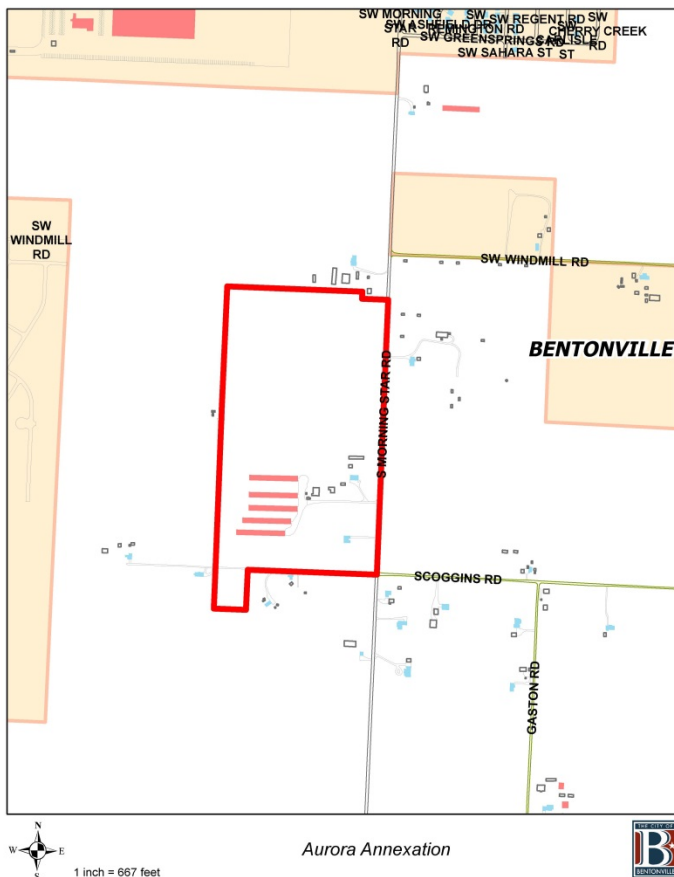
Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-09000035
Applicant / Current Owner	Aurora Partners and Thrilled Land Investments 7304 South Yale Avenue Tulsa Oklahoma 74136
Site Area	72 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is the location of a vacant poultry farm and a single family residence in a rural area that is transitioning from the agricultural uses.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available to the west in Providence Village Subdivision.

Relationship to the General Plan

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

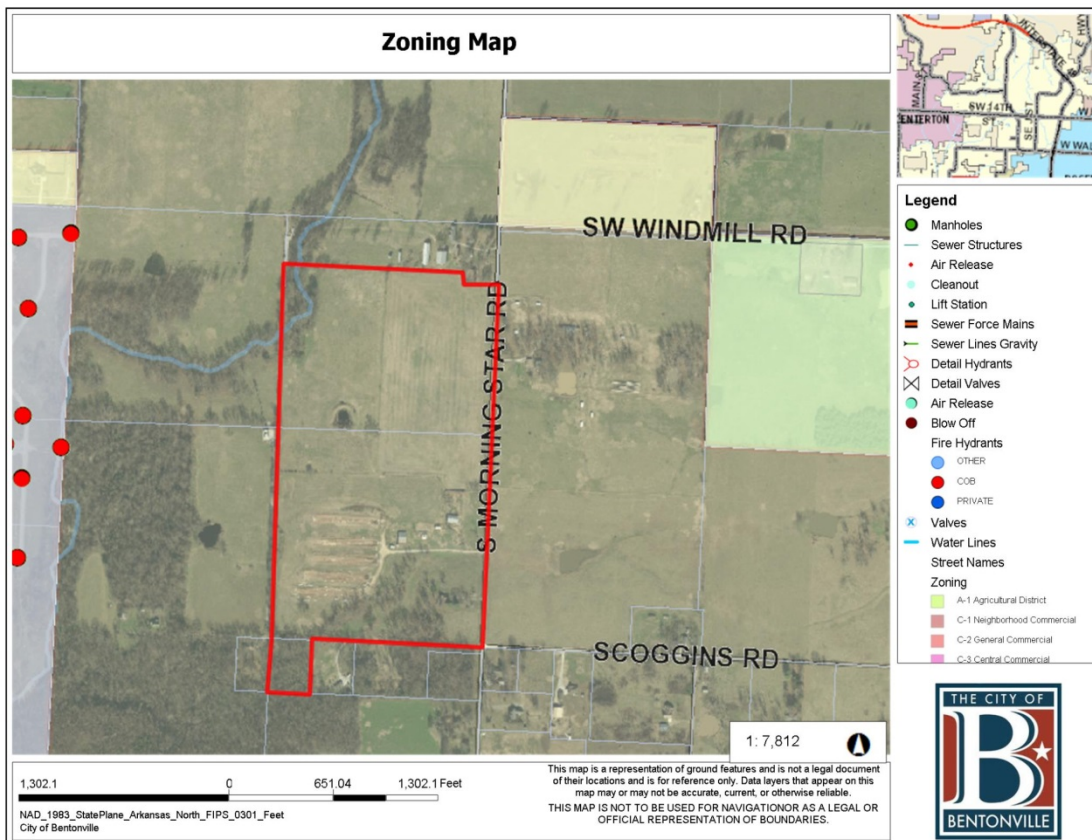
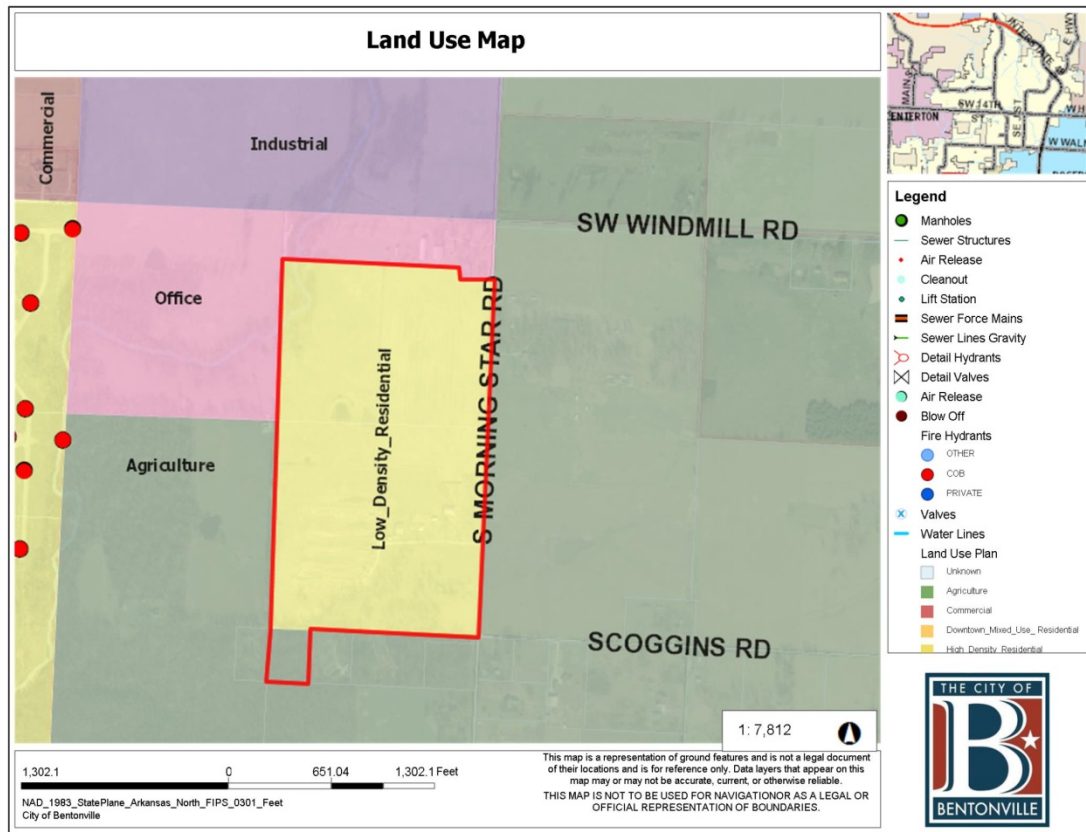
Conclusion

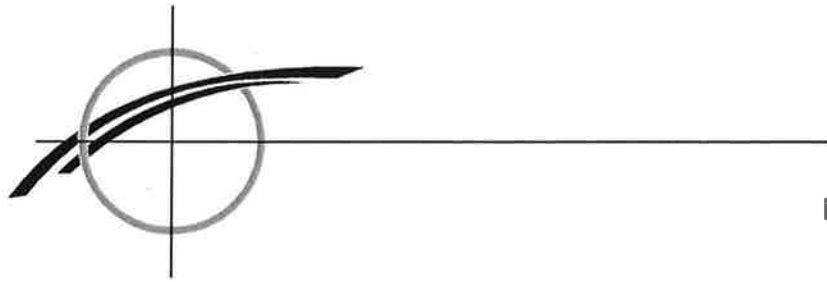
The R-1, Single Family Residential zoning designation will provide additional housing options in the City of Bentonville. The property is located near the intersection of two arterial roads which should provide adequate connection to local goods and services. Water availability and sewer capacity is adequate for the proposed density.

Recommendation

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

REZONING STAFF REPORT





SWOPE CONSULTING, LLC

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

September 26, 2016

City of Bentonville Planning Department

Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

**Re: Rezone Request Narrative
Aurora Subdivision
(parcel 18-09127-001 & 18-09127-002 & 18-09131-000)**

Dear Jon:

Please accept this narrative, as required, for the subject rezone. Listed below is our response to each of the application-required topics.

The need for this zoning change is because the newly-annexed property entered the corporate limits as A-1 (agricultural) zoning. The remaining property, not included in this rezone, is currently intended to rezone to PRD, though that design/application is not ready at this time.

This property will relate well with surrounding properties, which are all currently agricultural. Future use of the surrounding properties is intended to also be single-family residential. The Providence Village development, which is another 40-acre tract west of this land, is also single-family residential.

The intended use of the land is shown in the attached concept plan.

Traffic for this intended development is expected to use Morning Star Road.

Signage for this development is not yet determined, however nothing will be built that is not approved with the Preliminary Plat. The only sign considered at this time would be a ground-mounted subdivision sign that would contain only the name.

The appearance of this project would be similar to the other subdivisions in this area, like Lochmoor Club and Brighton Heights.

All utility lines are available: water, sewer and electric. Travis Matlock, electric department, has already worked a plan to extend city electric to this property.

For water/sewer, an easement across the Norton property has been obtained, which will allow extension of both utilities into the Providence Village public water/sewer.

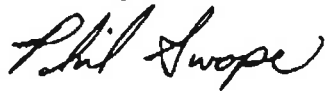
Fire service is planned by the city with a new fire station near The Parc development. This property has already been purchased, and plans are underway for a station there to support the expected growth.

The in-process annexation is proceeding without issue. The east half of Morning Star right-of-way will no longer require a dedication. Judge Bob Clinard confirmed, last week, that the existing prescriptive right-of-way(40' total) is enough to ensure access for maintenance.

Because all details of a maintenance agreement are not yet resolved, we propose to secure a meeting with the judge, his Roadway Director, and City of Bentonville representative(s). At this meeting, we can resolve terms of a maintenance agreement.

In summary, this rezone application consistently satisfies all required concerns. This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Sincerely,

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

Phil R Swope, PE
President

REZONING STAFF REPORT



PBR Holdings, LLC

Southwest 4th Street and Southwest C Street

PC Date: 11/1/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-09000036
Applicant / Current Owner	PBR Holdings LLC P.O. Box 3450 Bentonville, Arkansas
Site Area	.36 acre
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-C2, Central Residential - Moderate Density
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

Property Description

This property is currently vacant in a residential area of downtown.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area

Utility Infrastructure

Water and sewer are available along Southwest 4th Street.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The R-C2, Central Residential - Moderate Density zoning is an appropriate zoning district for this designation.

Conclusion

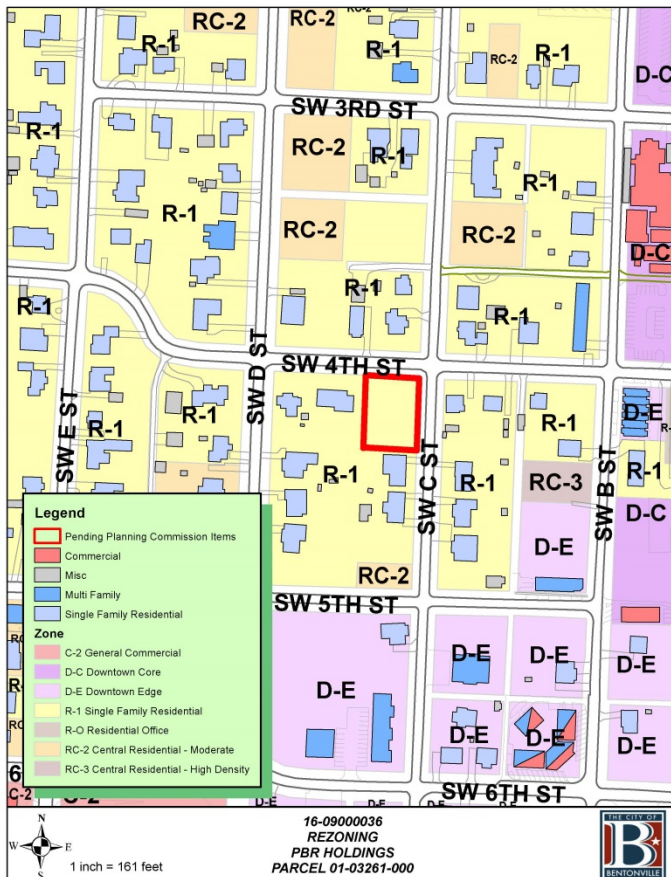
The R-C2, Central Residential - Moderate Density zoning designation will provide a variety of housing options in an urban environment. The RC-2 district will offer future residents a choice in single family residential housing styles while providing additional customer base to downtown shops and restaurants. The additional housing will add validity to the downtown commercial uses.

Recommendation

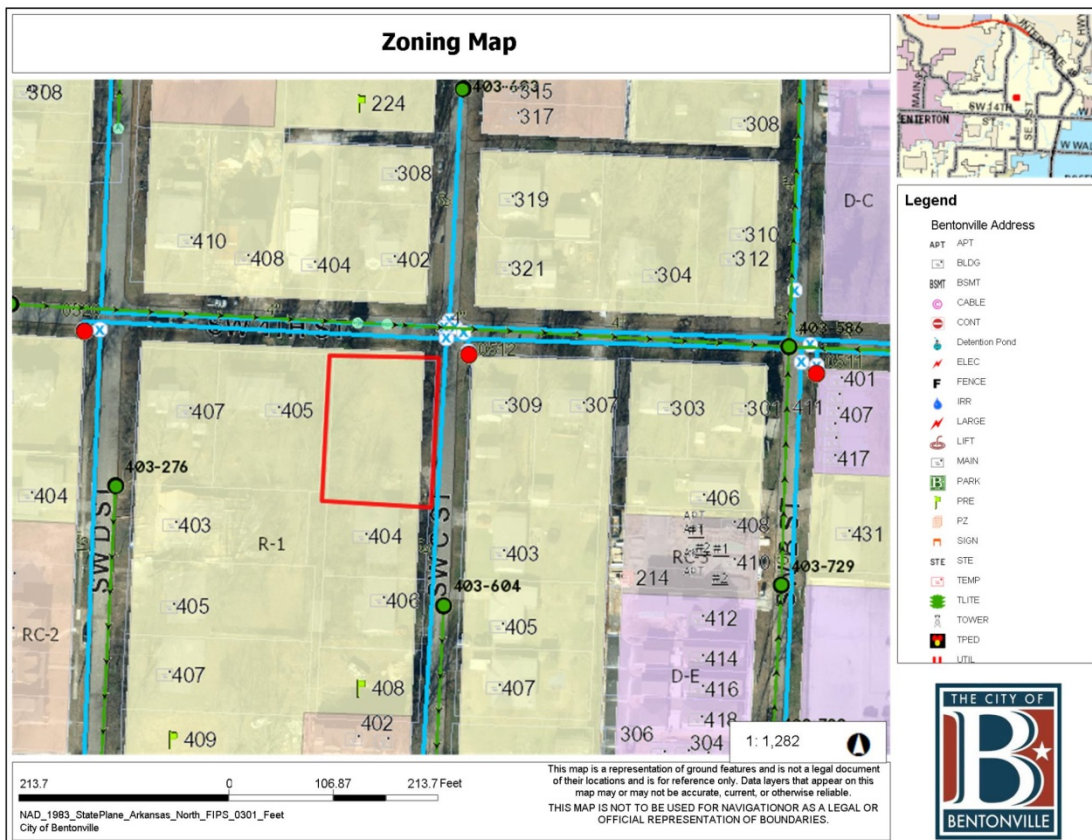
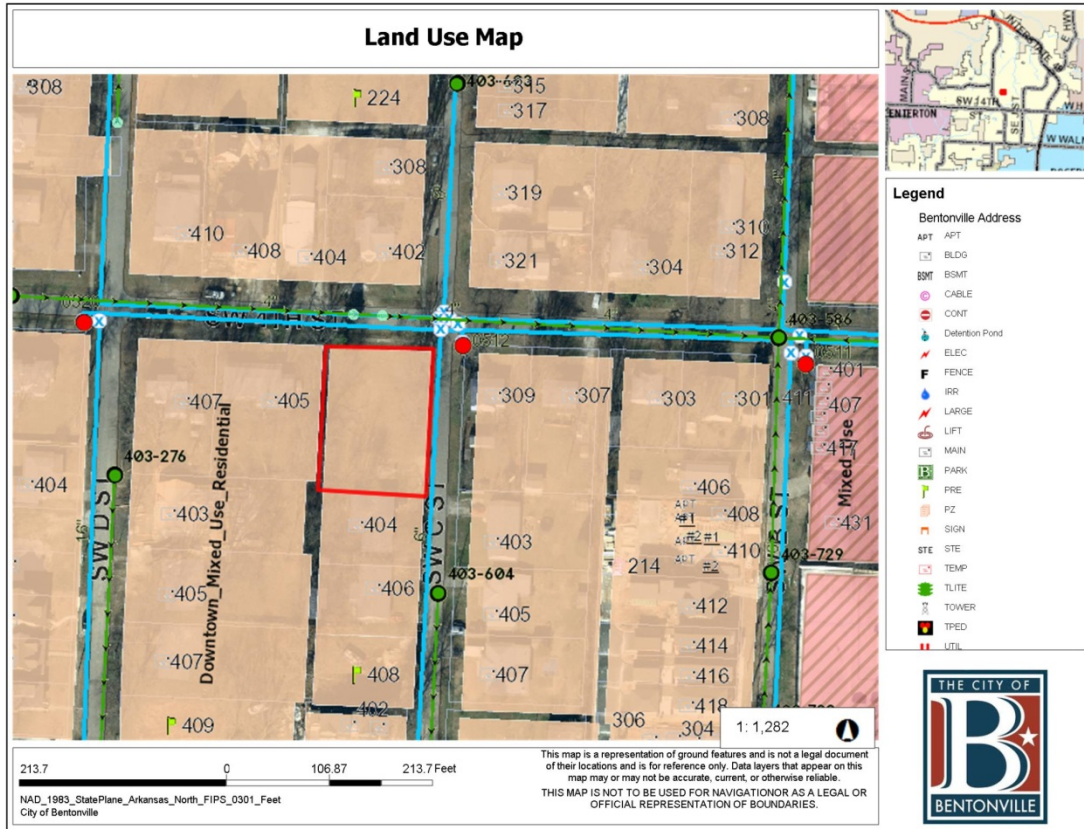
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning from R-1, Single Family Residential to RC-2, Central Residential - Moderate Density.

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

Location Map



REZONING STAFF REPORT



DATE: September 26,2016

TO: City of Bentonville

RE: Rezoning Request

This is in reference to the rezoning request of property located at corner of 4th Street ns "C" Street, commonly known as Lot 1 Block 2 Scroggas Subdivision (401 SW "C" Street, Bentonville AR 72712.

The current zoning is R-1 and we are requesting it to be rezoned to RC-2 (Future City Plan of DN2).

As the current purchaser we feel the property would be better served as a small residential development.

4 inch Sewer service and 16 inch water line are available on the North side of property (4th Street) with an 6 inch water service line available east side("C" Street) along with a 4 inch sewer line ending on the south part of "C" street.

If you need further information or have questions please contact Terri Parsley at 479-409-6559.

Thank you for time concerning this rezoning request.

Respectfully,

Terri Parsley, President

D P Development Inc.

REZONING STAFF REPORT



Rainbow Real Estate, LLC

3604 Northwest Frontage Road & 3605
Northwest Wishing Springs Road
PC Date: 11/1/2016

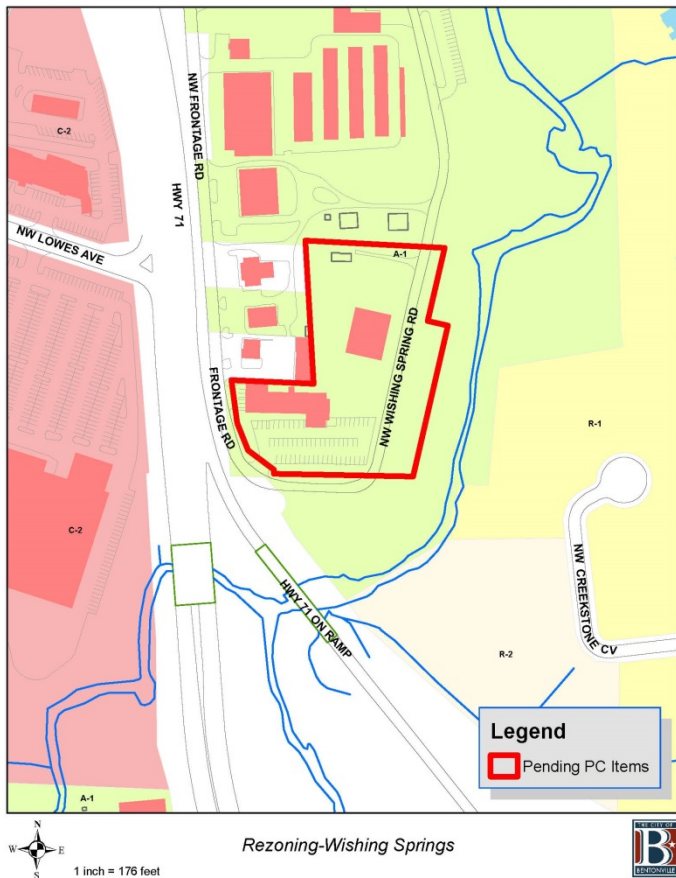
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000037
Applicant / Current Owner	Rainbow Real Estate, LLC P.O. Box 739 Bentonville, AR 72712
Site Area	3.62 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is the location of an existing office building and workshop situated between an expressway to the west and a city trail to the east.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The adjacent frontage road parallels the expressway to the west and the local street that traverses the property to the east will provide adequate options for ingress and egress.

Utility Infrastructure

Water is available on site. Sewer service is not available and if redeveloped will require a public sewer main extension or the approval of a septic system (if permitted).

Relationship to the General Plan

The Future Land Use Plan depicts this property as Commercial (C). The C-2, General Commercial zoning is an appropriate zoning district for this designation.

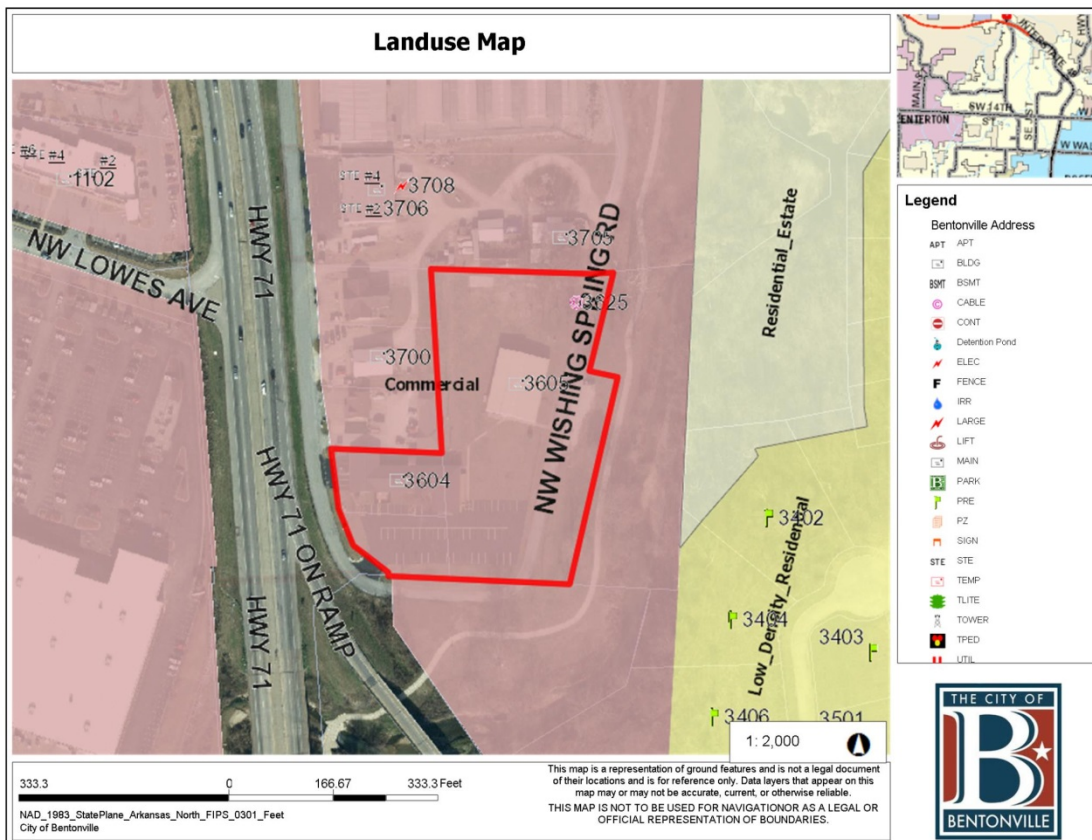
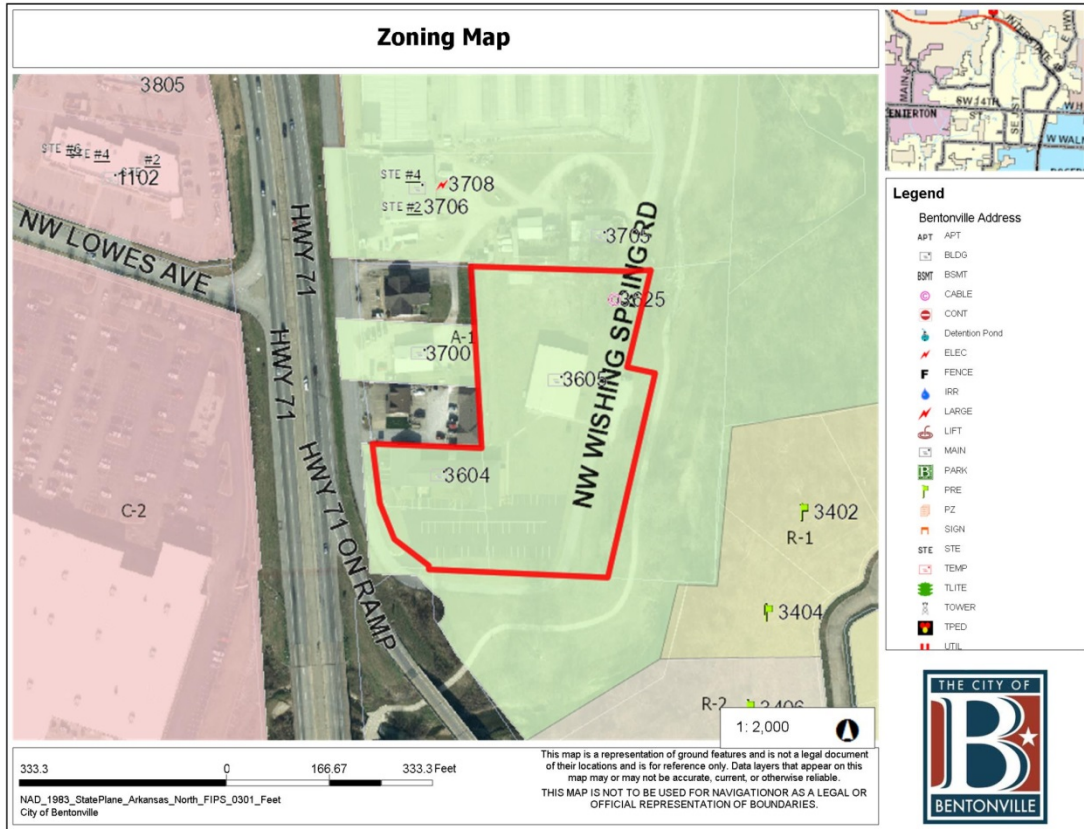
Conclusion

The C-2, General Commercial zoning designation is designed to serve the entire planning area and highway travelers. It allows for the construction of businesses that offer a variety of goods and services as well as offices. The C-2 zoning designation will allow for development along the commercial corridor to the west and is compatible with surrounding uses. The proposed zoning designation will help support the established commercial uses in the area and will not adversely impact the transportation network and the existing utility infrastructure.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning from A-1, Agricultural to C-2, General Commercial.

REZONING STAFF REPORT





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

September 26, 2016

City of Bentonville
Beau Thompson / Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Rainbow Real Estate, LLC rezoning application

Dear Planning Commission:

Please accept this letter as a formal request by John Withey, Registered Agent of Rainbow Real Estate, LLC, to rezone approximately 3.6 acres of property between NW Frontage Road and NW Wishing Springs Road commonly known as 3604 NW Frontage Rd. and 3605 NW Wishing Springs Rd. The property is currently zoned A-1 Agricultural use. The applicant requests C-2 General Commercial zoning. The proposed rezoning is consistent with the city's master plan for this area showing commercial use and along the Hwy 71 frontage road. See the attached exhibit and legal descriptions for clarification of areas.

The applicant intends to submit a lot split plat to separate the existing office building and parking lot from the work shop on the north side so they can be leased separately. The proposed property currently makes use of access to both NW Frontage Road and NW Wishing Springs Road and intends to continue using the existing driveways and access points. An 8" public water main exists on the site according to the city GIS maps but sewer service is not indicated on that map.

Traffic generated by this property will continue to utilize the existing entry on NW Frontage Road. Any redevelopment of the property will present signage, architectural appearance, and site lighting for review as required by code.

Thank you for your time and consideration in this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Stearman Revocable Trust

601 Southwest Regional Airport Boulevard

PC Date: 11/1/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000038
Applicant / Current Owner	Stearman Revocable Trust 12382 West Hwy 62 Farmington, AR 72730
Site Area	2.20 acres
Current Zoning	PUD, Planned Unit Development (Expired)
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

This property is the location of a vacant mixed-use lot in a rapidly developing commercial and mixed-use subdivision along a major arterial street.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The adjacent arterial street to the north and the adjacent local street to the east will provide adequate options for ingress and egress.

Utility Infrastructure

Water is available along the western property line and sewer is available along the southern property line.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Mixed Use (MU). The C-1, Neighborhood Commercial zoning is an appropriate zoning district for this designation.

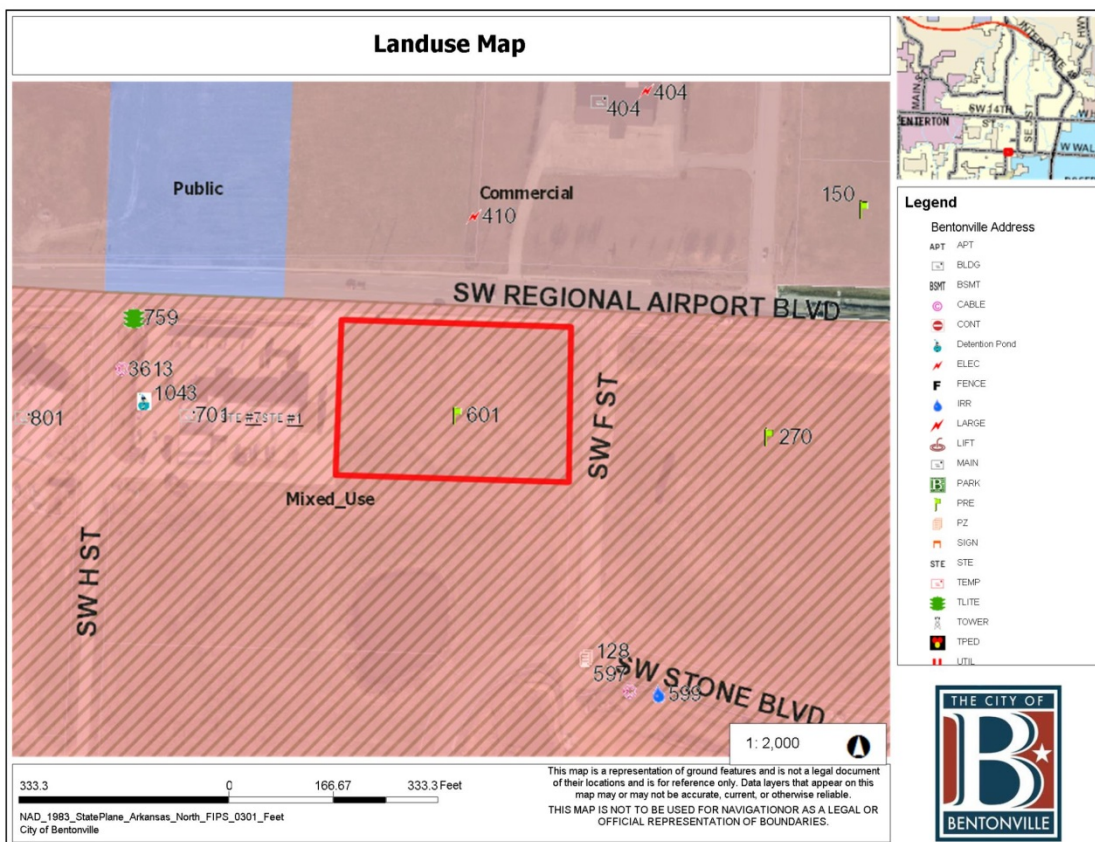
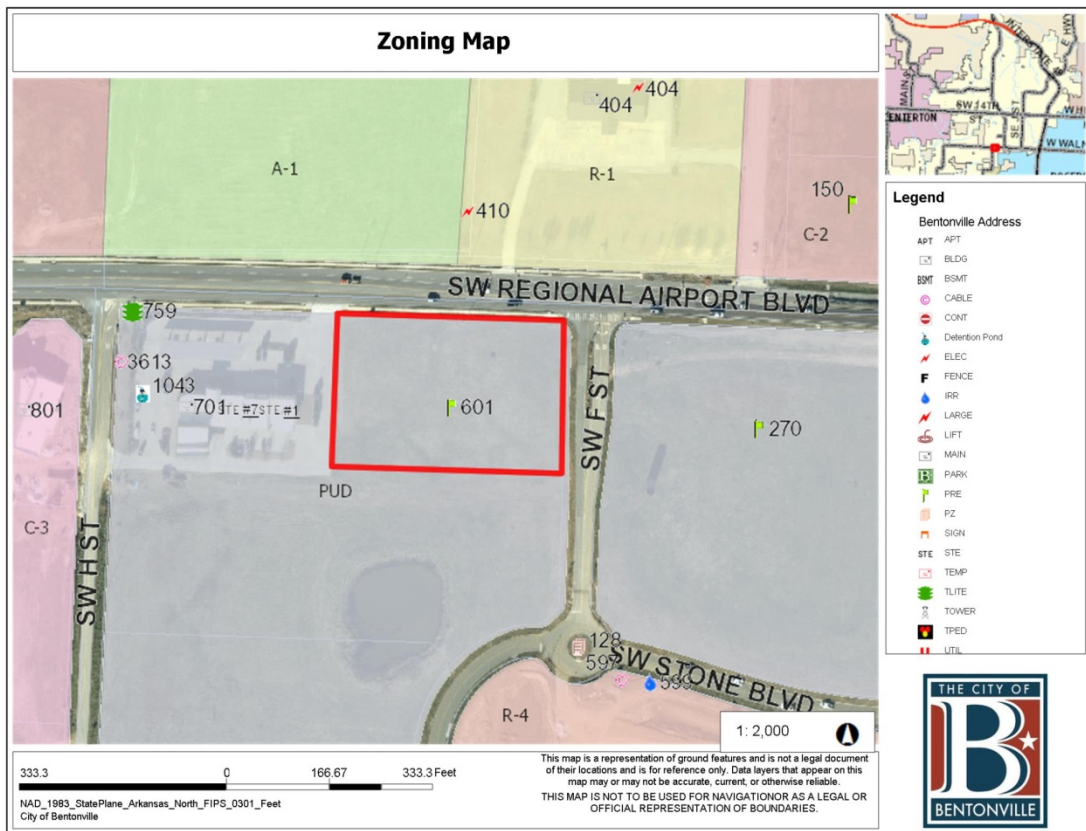
Conclusion

The C-1, Neighborhood Commercial zoning designation is designed primarily to provide convenience goods and personal services for persons living in the surrounding areas. The C-1, zoning designation will allow for development along the commercial corridor to the north and is compatible with surrounding uses and zonings. The proposed zoning designation will help support the established residential and commercial uses in the area and will not adversely impact the transportation network and the existing utility infrastructure.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of this rezoning from PUD, Planned Unit Development to C-1, Neighborhood Commercial.

REZONING STAFF REPORT





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

September 26, 2016

City of Bentonville
Beau Thompson / Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Stearman rezoning application

Dear Planning Commission:

Please accept this letter as a formal request by Gary E. Stearman, Trustee of the Gary E. Stearman Revocable Trust, to rezone approximately 2.2 acres of property along the south side of SW Regional Airport Boulevard, west of SW "F" Street. The property is currently designated for commercial use by an expired PUD. The applicant requests C-1 Neighborhood Commercial zoning. The proposed rezoning is consistent with the city's master plan for this area showing mixed use and other zonings in the area. See the attached exhibit and legal descriptions for clarification of areas.

The applicant has submitted a lot split to create the 2.2-acre tract for development into a medical office. The proposed development will make use of the existing entry on SW Regional Airport shared with the White Oak Station and a new, proposed entry on SW "F" Street consistent with the city's access management standards. Public water and sewer are available on the subject lot.

Traffic generated by this development will utilize the shared entry on SW Regional Airport Blvd. with a secondary shared entrance at the east end of the property. Signage, architectural appearance and site lighting will be provided with the upcoming Large Scale Development plan for this project.

Thank you for your time and consideration in this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Black Apple Creek, LLC

Northwest C Street and Trails End Lane

PC Date: 11/1/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-01700001
Applicant / Current Owner	Black Apple Creek, LLC 125 West Central Boulevard Suite 100 Bentonville, Arkansas 72712
Site Area	7.96 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)

Property Description

This property is the location of three recently removed single family units on large wooded lots.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The PRD, Planned Residential Development zoning is an appropriate zoning district for this designation. The applicant is proposing a maximum density of 3.27 units per acre. The low density residential designation recommends 1-6 units per acre. The density is consistent with surrounding residential neighborhoods.

Conclusion

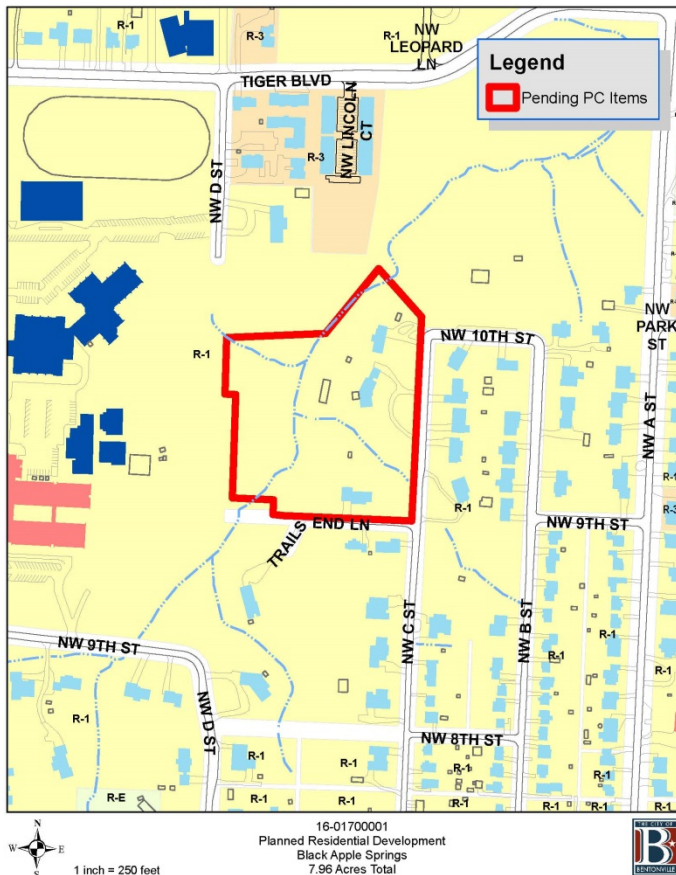
The PRD, Planned Residential Development zoning designation is appropriate for this urban property. The proposed density and housing types are consistent with the surrounding neighborhoods. The proposed zoning designation will create a "close-knit", walkable neighborhood while preserving the natural features around Parks Spring Park. Additional details of the Planned Residential Development can be found in the attached documents. The attached narrative and site plan shall serve as the zoning document for this property.

Recommendation

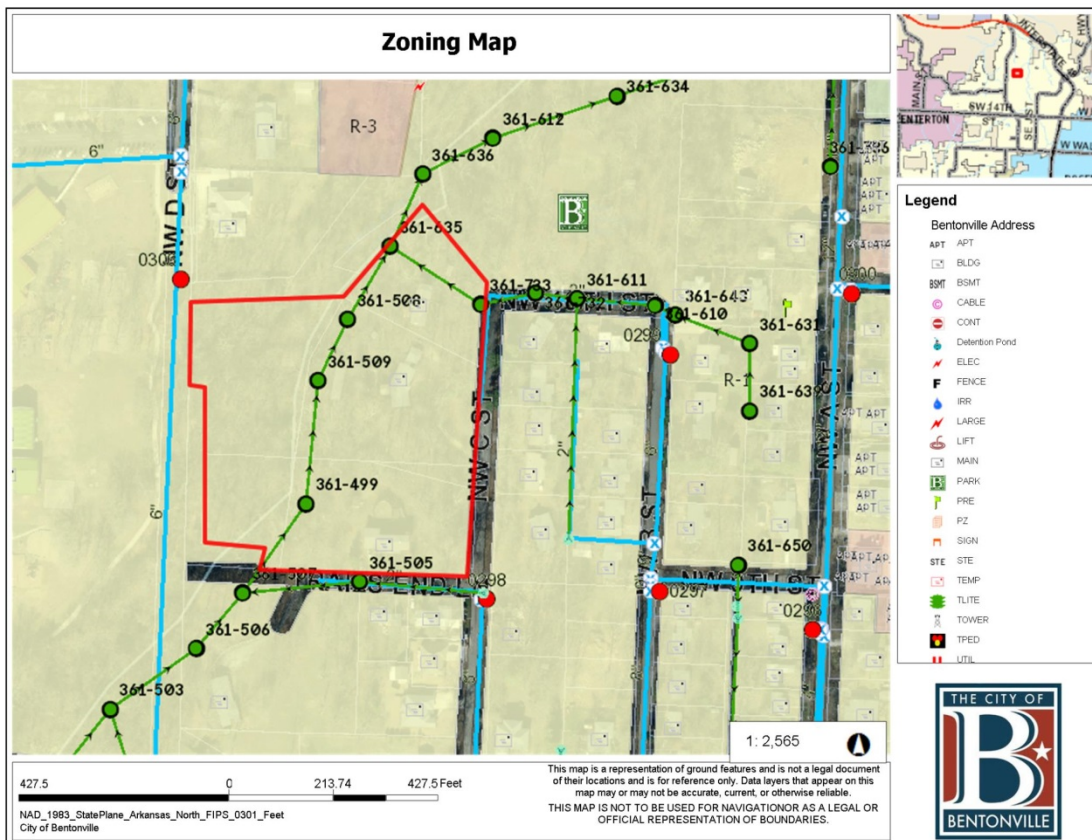
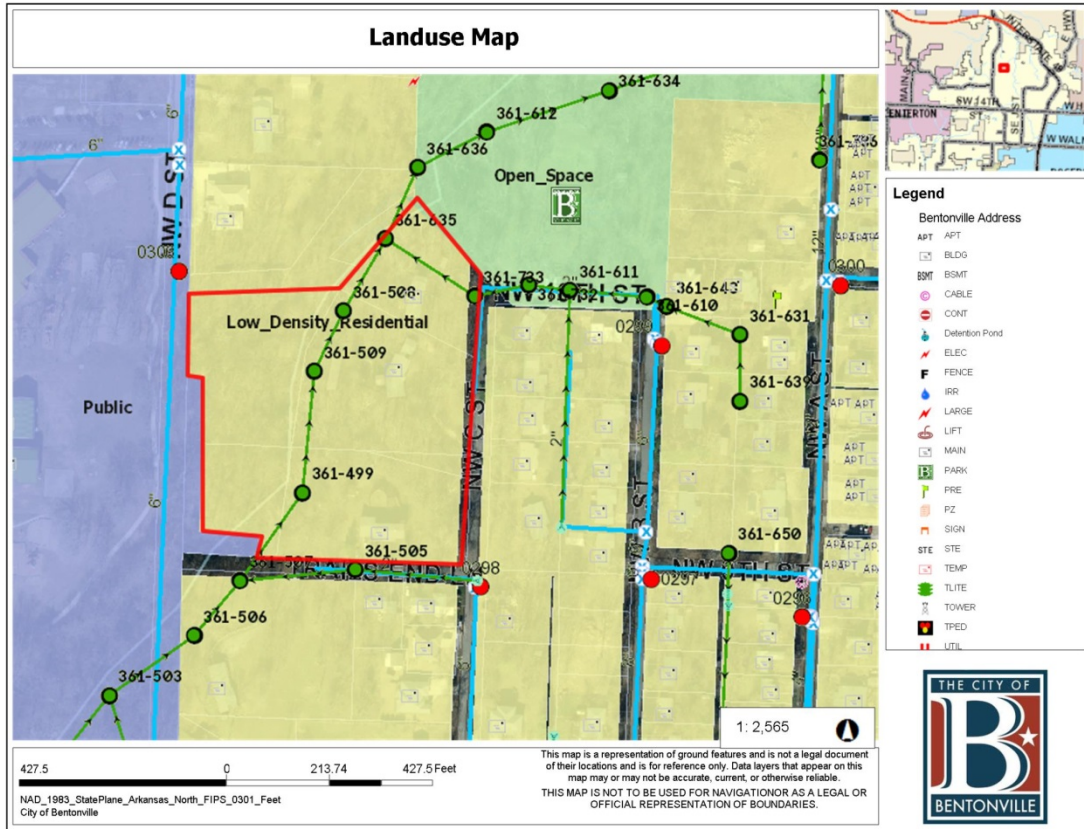
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of the rezoning from R-1, Single Family Residential to PRD, Planned Residential Development.

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

Location Map



REZONING STAFF REPORT





BLACK APPLE SPRINGS

908 NW C St.
Bentonville, AR
WRITTEN DESCRIPTION OF PROJECT

PURPOSE (Per Section 401.13 Par 3)

Black Apple Springs is located at the intersection of NW C St and Trails End Lane and is within walking distance of downtown Bentonville, AR. This project would like to use the Planned Residential Development Zoning (PRD) that allows for and encourages, “innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points. (General Description Par. 1 SEC 401.13) We believe Black Apple Springs epitomizes the purpose of the PRD process and vision.

APPLICABILITY

Black Apple Springs is a strictly residential project. It intends to use accessory structures and open space to enhance the recreation and experience of the residents. It is located near the downtown Bentonville area and local schools. The project will offer a diverse set of high quality residential homes that will serve the growing population and demand in the area. It will also give the residence a unique opportunity to live in concert with the natural assets of Park Springs Park and trail system. It's a beautiful and we believe underutilized natural assets for the residence of Bentonville. Black Apple Springs will also be very unique in its approach to building community and strong bonds with other neighbors in the area. With many interconnected walking trails, community buildings and natural retreat huts, this development will be extremely unique in its approach to connecting to neighbors and nature.

INTENT

Black Apple Springs intends to use the PRD district zoning in order to achieve both Smart Growth principles and Traditional Neighborhood Design, “to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments.” We will achieve this through the following ten points:

1. **Maximum Choice** - Black Apple Springs will four different model types that will give the public four truly unique products not only as the structures themselves but their appointment toward the natural experience and true neighborhood community and interaction. See breakout below in table 1.1 for specific unit types.

TABLE 1.1

TYPE	# UNIT S	UNIT # on Master Plan	Parking	# Parking Spaces
Detached Single Family with 2 Car Garage Attached	5	1, 11, 12, 13, 14,	Parking attached to house.	10
Detached Single Family with No Garage/ 2 Carport	9	2, 3, 4, 5, 6, 7, 8, 9, 10	Combination of outdoor and Carport	18
Duplex - No Garage	12	15-26	Combination of outdoor and Carport	24
Sub-Total	26			52
Commons Building Pool	1			
Nature Retreats	4			

2. **Variety of Housing Types** - With these four different housing types, Black Apple Springs will be able to serve the entry level buyer, a growing family or perhaps empty nesters who want to stay in the area.
3. **Energy efficient design** - The development will primarily take place on the east side of the spring creek - maximizing utility infrastructure, while keeping the amount of dirt movement and new infrastructure to a minimum. The homes will be built into the natural contours of the property - taking advantage of the long standing and very simple passive thermal cooling used by spring houses for 100's of years.
4. **Open Space** - Black Apple Spring plans to dedicate 73% of total land (5.8 acres) to open space. The following chart 2.1 breaks down the acreage and percent allocated to each portion:

TABLE 1.2

	ACRES	% LAND
Total Acreage of Property	7.96	100%
Deeded Property	1.66	21%
Common Space	5.80	73%
Residential Units	26	
Units Per Acre	3.26	
Current Zoning	R-1	
Proposed Zoning	PRD (Single Family Duplex)	
Maximum Building Height	35' to Building Peak	
Building Set Back	5' Deeded Property to the building corner (not eave or overhang). Front Porches are allowed to encroach on 5' setback.	

5. **Pattern of development that preserves natural features and soil erosion.** Black Apple Springs entire vision is to preserve the majority of the site for open space recreation. The natural spring, limestone bedrock, large mature trees, location to trails and parks is what we believe gives the property and location the most value. The Black Apple Springs development entire vision and master plan is designed around this principle. The site has some rather steep topography, so the concept of spring house like structure built into the landscape and natural contours will help keep the retaining walls and earth movement to a minimum which will in turn help keep soil erosion and natural water sheds largely intact to the predevelopment standards.
6. **A creative approach the the use of land.** The creative approach we are using is trying not to overthink or overdevelop an already strong and natural site. By keeping with the historical and natural precedents set at this property, the development will take its quest
7. **Efficient use of land resulting in smaller network of utilities.** Black Apple Springs is using the principles of a Pocket Neighborhood. Without having standalone garages for all the units, the amount of infrastructure and roadways drastically decreases. By clustering the parking in barn like common structures, the amount of site work drastically declines and the opportunity to cluster utilities increases. However, the stronger reason to gather parking areas to common structures is that it really encourages casual interaction with neighbors in the everyday coming and going of life. This in turn creates stronger relationships and community, which then becomes the social glue and value of the community itself. This has been a proven strategy for other Pocket Neighborhoods around the country. No utilities will be allowed to pass through another deeded property. Access and utility easements will be granted to individual units from the rear or front.
8. **Environment in keeping with the surroundings development.** Black Apple Springs intends to keep within the harmony of the property itself and its respective neighbors. By keeping west side of the flood plain largely intact naturally, the Development will have a strong natural buffer to the west side.

From the Trails End and Northwest C Street Most of the residence will be set back and down the hill to minimize its impact on the neighbors. There will only be 2 main entrances and 2 main exits for all but 1 of the homes (Unit 20) - which will have its own private drive.

9. **Efficient use of infrastructure.** The efficiency of the design is twofold: (1) consolidating most of the development to the east side of the flood plain provides for a consolidated and efficient use of land and (2) by grouping the parking structures and road access to common structures. Both of these greatly reduce the number of roads, private drives and infrastructure that would be needed for an equivalent density of single family homes.
10. **High quality design and architecture.** We have a strong track record both locally and nationally of creating value through quality design standards. Our team is very excited about the soul of this project and our effort to recreate an age old practice of the natural spring house. This will be done through the use of a lot of natural stone, embanking the structures into the hills, the scale and massing of the structures. We also are really attached to bringing back the ethos of the old Park Spring Hotel that originally sat on this property. Through our research, this was a place of real community gathering. Where family and kids would come and splash around in the natural pool in the natural setting, with good food drink and conversation - we want to recreate and reinvent this wonderful precedent.

SMART GROWTH AND TRADITIONAL NEIGHBORHOOD DESIGN

We truly believe that Black Apple Springs is a perfect model to illustrate thoughtful and creative smart growth strategy that will increase the density and variety of single-family units in the downtown Bentonville area, while at the same time conserving the surrounding natural assets and the experience of the neighboring Park Springs.

1. **Range of opportunities.** Table 1.1 and the Architectural Elevations illustrates the different unit types that will be offered at Black Apple Springs.
2. **The site will foster walkable and “close knit” neighborhoods.** Black Apple Springs is less than a 1/2 mile of downtown Bentonville and certainly will be walkable community. The community will also have dedicated bike storage to encourage car free travel in the area. By clustering the parking and offering a vibrant interconnects of walking paths and common structures, the development like all Pocket Communities will really encourage fostering relationships with neighbors.
3. **Community will have a strong “Sense of Place.”** We are glad this criterion is part of the PRD. Unfortunately, too many developments ignore the importance of having some identity or “sense of place.” The original historical post card showing the Park Springs area had the tag line of “It’s cool and pleasant here.” We like that. By having modern yet historical interpretations of old stone spring house structures, in conjunction with a community pool, building and walkable pathways, we really believe we can recreate this sense of place and hopefully have the residence state that is indeed, “Cool and pleasant here.”
4. **Preserve open space.** See Chart 1.2 Black Apple Springs will conserve XX% for open space.
5. **Strengthen and encourage Community.** Too many modern developments with stand along garages and high fences between neighbors ignore the importance of community bonding and neighborhood relationship. Prior to World War 2 much of the zoning in the US encouraged these pocket style cottage communities with front porches and center courtyards. We have gotten away from that in the past 50 years and it has hurt our communities. Black Apple Springs will hopefully be a model development similar to the Original Black Apple Development on A St. in downtown Bentonville that showcases how we can develop with community in mind.



6. **Provide interconnection of streets and pathways.** Black Apple Springs master plan shows how the housing units will be surrounding center courtyard spaces. Their respective front porches and pathways are all encouraging neighbors for less isolation and more communication and conversation.
7. **Provide high quality public space.** If a strong public space is not provided, it often doesn't get used. The converse is also true. If a strong public space is provided it will get heavily used. The public spaces at Black Apple Springs will host a beautiful natural pool and commons building. The development will have 3 courtyards or opens space to gather around. There will be walking paths and bridges that will allow the residents to experience the natural part of the site to the west. Black Apple Springs will have 4 off the grid structures in the wood that will allow the residence to escape into the woods for the day to read a book, relax, perhaps be an artist or simple converse with fellow neighbors or family.

THE MINIMUM DISTRICT AREA Total acreage of property is 7.96 acres.

ZONING (ELEVATIONS AND SITE PLAN) (See attached)

MASTER SITE PLAN (See attached)

ARCHITECTURAL RENDERINGS (See attached)

PHASING

It's our intention to build the entire project at once. Obviously the first step is to put in place all the utilities, roads, curb cuts, and site pads. This we anticipate to take 4-6 months to install. Then the project will immediately move into building of the commons building and structures (3-4 months) in congruence with the building of the single family homes (both detached and duplexes). Most of the homes will be built in a modular fashion off site to decrease the cost and time to complete. Anticipated build time for the units we anticipate 6-8 months. Total project time to build 12-14 months.

PERMITTED USES/ MODIFICATION OF DEVELOPMENT STANDARDS

The permitted uses for the Black Apple Springs PRD Development are as follows:

1. 26 Residential Units on 7.96 acres (3.27 Units/ Acre)
2. Residential Unit Setbacks will be 5' from deeded property line.
3. All structures to be 20' setback from right of way and 5' from rear and side lot lines.
4. Side load garages to be 20' from right of way.
5. Building Heights will not exceed 35' to the peak.
6. Lot sizes depth and width will be per attached lot line plan.
7. A minimum of 52 Parking Spaces.
8. Minimum of 63 % of property (5 acres) dedicated to open space.
9. Units will be a mix of single family and duplex according to chart 1.1
10. One common building and pool to serve residence of community only.
11. 4 small structures (no great than 250 sf each) will be allowed on the west side of the flood plain.
12. 12 detached carports (each with three parking spaces) will be allowed on the development.
13. Vehicle street widths on private street to be a maximum of 20.'
14. 8' hardscaped pathways (3 bridges) for pedestrian and emergency vehicle travel will be allowed per the Site Plan (attached).
15. 4' hardscape pathways from the 8' pathways will be allowed to individual residences and structures.

COMMON OPEN SPACE AND RECREATION REQUIREMENT

w w w . g r e e n s p u r . n e t

929 West Broad Street Suite 200 Falls Church, VA 22046

1. Minimum Area - Black Apple Springs will dedicate a minimum of 5 acres or 62% of total property to common usable open space.

2. Equitable Distribution - Residential units will be clustered around center open space courtyards. Walk paths, common building and small natural retreat centers will allow residents to migrate and enjoy the open spaces of the site equitably.

3. Preservation - One of the requirements for Black Apple Springs will be to arrange an ongoing Property's Owner Association (POA) to satisfactorily maintain the common usable open space and recreational elements of the site. Fees will be assessed and board of managers from the residential unit owners will manage and maintain the POA. At the final plat submission, the Articles of the Incorporation and Bylaws of the POA shall be reviewed and approved by the City staff.

4. Accessibility - Common open space shall be open to tenants and customers of Black Apple Springs. Emergency accessibility will be provided to the commons building and pool complex with a 10' steel bridge (weight capacity 15,000 lbs.) enough for the Bentonville Fire Department 4X4 Emergency vehicle used for local bike trails to accommodate. The dry stand pipe fire lines will be 4" in diameter with FDC compliant connections provided at both points of the pipe.

OPEN SPACE DETERMINATION

Open space was determined by calculating total of wetlands and floodway, center shared courtyards, pedestrian paths trails, common gathering spaces, natural retreat structures, landscaped areas and pool facility.

PARKING AND OFF STREET LOADING

1. Two (2) off street parking spaces has been provided for each unit.
2. Guest parking will be handled by unused onsite parking and or on street parking.
3. 12 grouped parking structures have been incorporated for efficient use of land.

PERIMETER REQUIREMENTS

We believe given the Black Apple Springs will be compatible to the surrounding neighborhood in terms of its building heights, setbacks, architecture and street access. We have intentionally designed main arteries of access to limit view shed and bundling height to neighboring property. As a result, no garages face Northwest C. St. The cross section in the elevations illustrates the proper scale in which the project will maintain to adjacent land owners. In addition, the topography and sloping grade will downplay the massing to neighbors (see cross section in Architectural renderings).

DENSITY - Total Acreage 7.96. 26 total residential units. 3.27 units per acre.

AUTHORIZATION OF HOUSING TYPES PRD

Housing types will be a mix of single family homes and duplex per table 1.1.

STRUCTURAL DESIGN STANDARDS

- A. Buildings will be sensitive and take its cues from the natural environment of trees, natural stone, springs and history of the Park Springs area. The design philosophies of the project is to remake the old idea of a Spring House and Community gathering place that took place with the old Park Spring Hotel and Pool on the Property. The development will include an array of courtyards, pathways,



common building and natural retreat centers that will allow the residents to celebrate the natural and historical assets of the property.

- B. The site will be an inviting development given the pedestrian pathways provided and ultimate downplay of vehicle dependency. Most of the residence will not be able to pull into a garage and go directly into their house like most development, they will have to pass by a neighbor, have a conversation and potentially even a cold drink with one another. This is an intentional element of our design and pocket communities in general.
- C. The common architectural theme for the project is the reinvention of the an “Old Stone Spring House.” The development will require to use a lot of natural stone from the area, board and batten siding, metal roofs etc. to achieve this consistency (see Architectural renderings for a call out of material and precedent images and Table 1.3 below).

Table 1.3

FACADE	MATERIALITY
Stone Base/ Rock	Natural local veneer stone Only. No fake stone material.
Windows	Wood aluminum clad only. Simulate divided light.
Siding	Painted Hardie Siding Board and Batten. No vinyl or aluminum
Metal Siding	Corten steel flat or corrugated.
Roofing	Metal Standing Seam.
Colors	Natural earth tones to be submitted and approved by Architect.

- D. Human Scale features are provided on the Architectural renderings.
- E. Black Apple Springs will not allow any aluminum, vinyl or fiberglass siding. All siding will be hardie board - board and batten, natural stone or corten steel.
- F. Roof lines will vary according to the architectural renderings. The topography of the site will provided a great degree of variety for roof lines.
- G. All but two of the 26 residential units will have side loaded garages.

Thank you for your consideration. We look forward to continue the great and hopefully continue to contribute to the legacy and small town ethos of what is now downtown Bentonville.

Owner/Developer:
Black Apple Creek, LLC
Doug Bryant
125 W. Central Blvd., Suite 110
Bentonville, AR 72712
479-464-1526

Architect:
Greenspur
Thomas McMannamin, AIA #9135
929 West Broad Street, #200
Falls Church, VA 22046
202-438-3794

Civil:
Morrison Shipley Engineers, Inc
John R. Wary, P.E. #9728
2407 SE Cottonwood Street
Bentonville, AR 72712
479-273-2209

26 Residential Units (12 Duplex Units, 14 Detached Single Family Units)

3.27 Units Per Acre

Deeded Property = 1.66 acres
(Provided 5' Setback Around Each Building With Shared Lot Line On Duplexes)

Carports/Parking = 0.50 acres

Common Space = 5.80 acres
(Courtyards, Community Building, Bridges and Walkways And Natural Passive Structures)

Total Site = 346,851.04 sq. ft. / 7.96 acres

Average Building Height - 34' to the Building Peak

52 Parking Spaces (5 ea. - 2 Car Pull In Garages, 12 ea. - 3 Car Carports, 6 ea. Parallel Parking Spaces)

Current Zoning = R-1 Single Family Residential

Proposed Use = PRD (Single Family and Duplex)

ATLAS PAGE 361

BUILDING SETBACKS (does not include eave or overhang) Front Porches are allowed to encroach on 5' Setback					
	Front	Side	Rear	Street R/W	Perimeter
Residential Units	5'	5'	5'	20'	25'
Duplexes	5'	5' 0' Interior	5'	20'	25'

LEGEND

	Proposed Single Family Home		Existing Asphalt Pavement With Conc. Curb & Gutter
	Proposed Duplex		Property Line
	Proposed Picnic Pad		Right-Of-Way / Property Line
	Proposed Asphalt Paving		Existing Easement
	Proposed 8' or 4' Paved Trail (Conceptual)		Existing Road Center Line
	Proposed Trail Bridge		Existing Right-Of-Way Line
	Proposed Number of Parking Spaces		Existing Building Setback Line
	Proposed Unit Number		Existing Sanitary Sewer Manhole
	Proposed Fire Line And Standpipe		Existing Sanitary Sewer Line
	Existing Floodway		Existing Water Line
	Existing Easements		Existing Fire Hydrant
	Existing Building Setback		Existing Water Valve
	Base Flood Elevation		Existing Irrigation Valve
			Existing Gas Meter
			Existing Gas Line
			Underground Drainage Pipe
			Existing Tree

Black Apple Springs
at Trails End Lane and NW C Street
Bentonville, Benton County, Arkansas

CONCEPTUAL MASTER PLAN
Issued for Review - 10.17.16

Drawn By: Ing	Vertical Scale: —
Approved By: JW	Horizontal Scale: 1"=50'
Date: 9.26.16	Plotting Scale: 1:1
Project No.: WEI-04	Drawing Name: Proposed

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

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

Revision	By	Date
Revised Per City Comments	Ing	10.17.16

Drawing Name: P:\WEI-04\Bentonsville\Black Apple Springs\Master Plan\PROPOSED.dwg Last Modified: Oct 25, 2016 - 10:45am Plotted on: Oct 25, 2016 - 12:10pm by: gre

WAIVER REQUEST STAFF REPORT



8W Center

805 South Walton Boulevard

PC Date: 11/1/2016

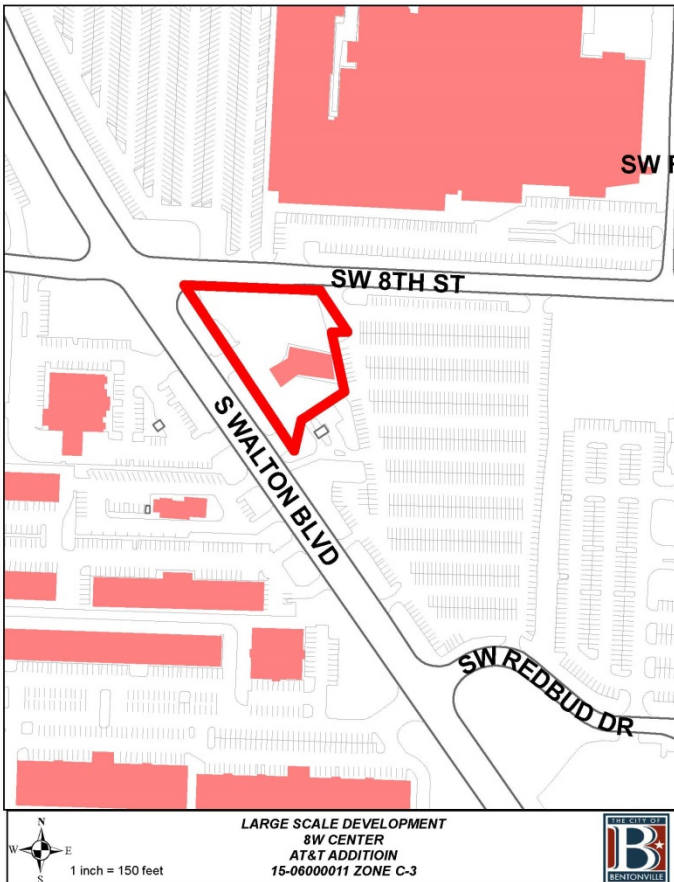
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	15-06000011
Applicant / Current Owner	Troy Link Enterprises, LLC P.O. Box 579 Minong, WI 54859-0579
Site Area	1.12 acres
Current Zoning	C-3, Central Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Streetscape & associated improvements along SW 8 th Street

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

Location Map



Property Description

This property is the location of a mixed use commercial/office building that is currently under construction.

Reason for Waiver Request

The applicant is requesting a waiver to the construction of any streetscape and landscaping along the north side of the building along Southwest 8th Street. This would allow the city to construct and or relocate the utilities associated with the 8th Street expansion project without the added expense of removing said streetscape and landscaping.

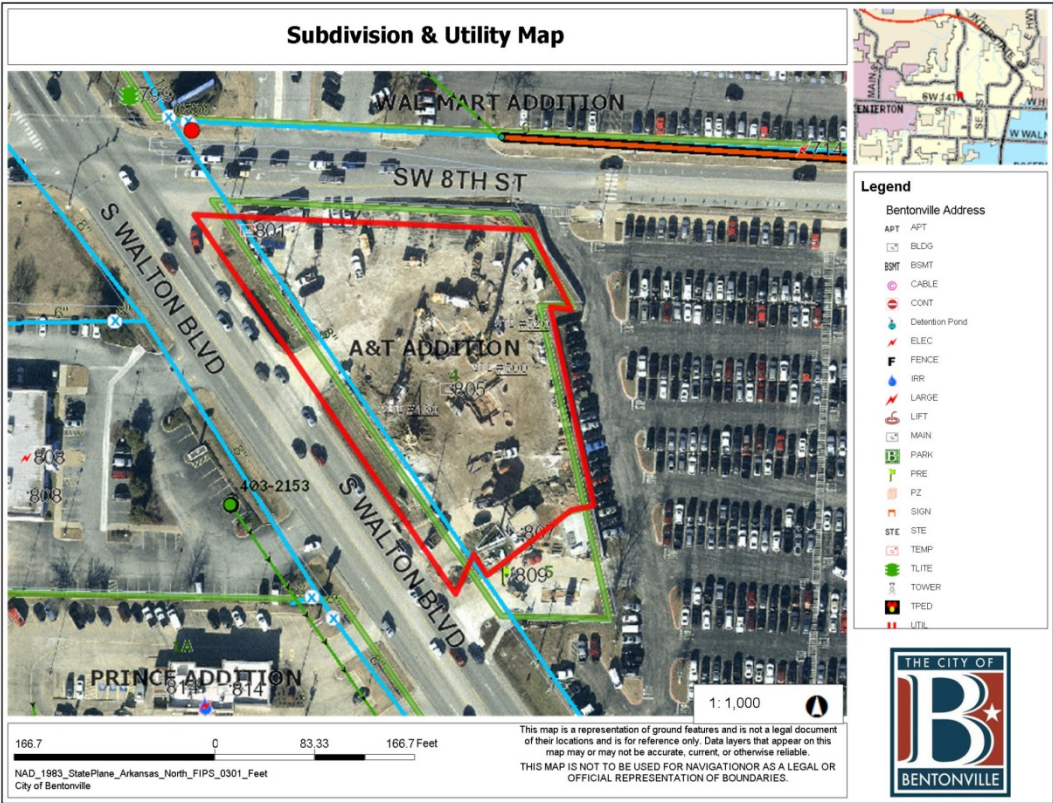
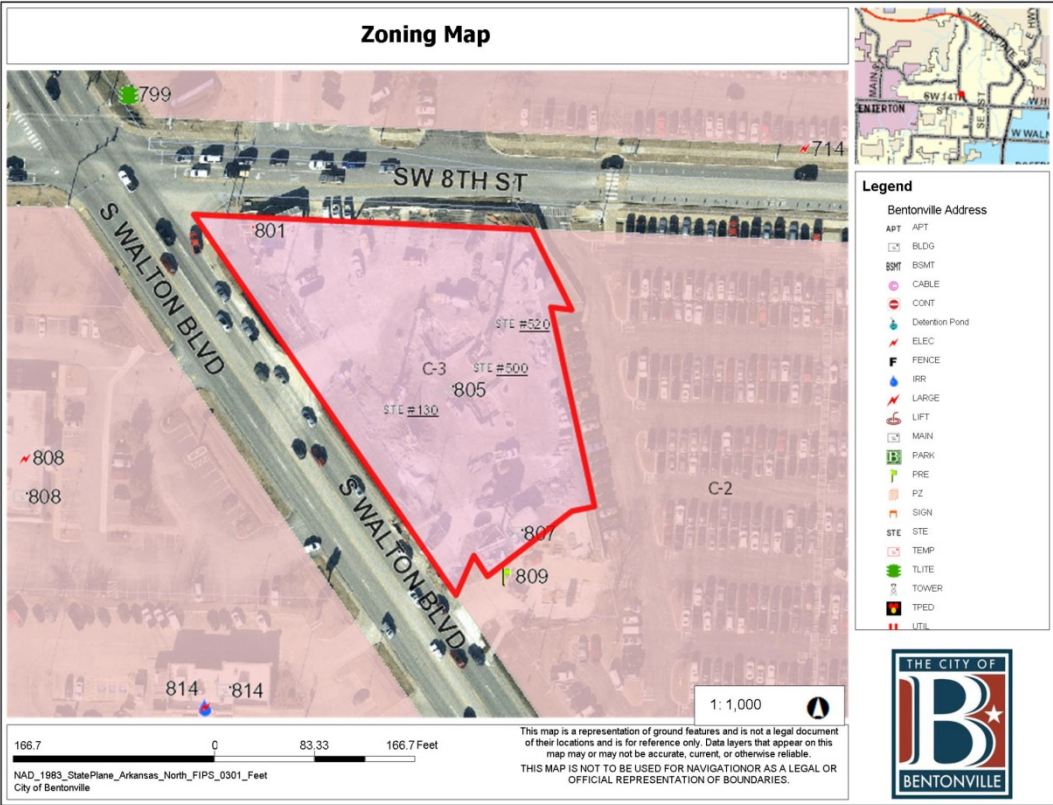
Analysis

The waiver request would be a cost savings to the city and its citizens. A cashier's check for 150% (\$35,452.50) of the engineer's opinion of probable cost of construction has been issued by the applicant to the City of Bentonville and tentatively accepted by the city engineer. The attached site plan shows what area will not be constructed as part of the waiver request.

Recommendation

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

WAIVER REQUEST STAFF REPORT





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

October 25, 2016

Planning Commission
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: 8W Center
805 S. Walton Boulevard, Bentonville, AR
Temporary Waiver of Hardscape/Landscape

Dear Planning Commission:

The 8W Center that is currently under construction at the southeast corner of SW 8th Street and S. Walton Blvd is coming close to completion. It was anticipated that utilities associated with the SW 8th Street expansion would begin on the west end of SW 8th Street and be completed to the north of the project site before Hardscape and Landscape was ready to be installed. ***We are respectfully requesting a temporary waiver of constructing any landscape or hardscape along the north side of the building.*** This would allow the city to construct the utilities without the expense of tearing out sidewalk, patio, and landscaping as well as replacing everything upon completion of the utilities. A Guarantee will be issued to The City of Bentonville for 150% of the Engineer's estimate for construction that shall be approved by The City of Bentonville's engineering department, that will be held until the hardscape and landscape improvements have been completed. The hardscape and landscape improvements will be installed upon completion of the utility work associated with the 8th street expansion that is direction north of the 8W Center. The attached Landscape Plan shows what area will not be constructed as a part of this waiver. For the reasons listed above, we ask that a temporary waiver of landscape and hardscape requirements as shown on the plans.

Sincerely,
Morrison Shipley Engineers, Inc.
Representing Troy Link Enterprises, LLC



Patrick Foy E.I.
Project Manager

Engineer's Opinion of Probable Costs

Hardscape and Landscape Waiver - 8W Center

805 SW 8th Street

Bentonville, Benton County, Arkansas

10/25/2016

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1.	Concrete Sidewalk	411	S.Y.	\$ 35.00	\$ 14,385.00
2.	Street Trees	10	EA.	\$ 300.00	\$ 3,000.00
3.	Tree Grates (Neenah Foundary Model 8704193)	10	EA.	\$ 625.00	\$ 6,250.00
Total					\$ 23,635.00
Guarentee (150% of Total) =					\$ 35,452.50

