Planning Commission
Agenda
April 5, 2016

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. **Lot 5, Block 15, Railroad Addition** — **Lot Split**
   113 Southeast 'F' Street

2. **Lots 13 & 14, Block 6, Dunn & Davis Addition** — **Lot Split**
   Southwest 'B' Street & Southwest 7th Street

3. **The Estates at Woods Creek** — **Final Plat**
   Woods Creek Road

4. **Element Hotel By Westin** — **Large Scale Development**
   3400 Medlin Lane

5. **The Brownstones** — **Large Scale Development**
   Northwest 'A' Street & Northwest 3rd Street

IV. Old Business

1. **Meteor Radio Tower** — **Conditional Use***
   128 West Central Avenue

V. New Business

1. **Parsley** — **General Plan Amendment***
   (Agriculture to Low Density Residential)
   9004 Windmill Road

2. **Alta Vista, LLC** — **Rezoning***
   (R-1, Single Family Residential to C-3 Central Commercial)
   403 Southeast 5th Street

3. **PBR Holdings, Kraning, Downtown Bentonville Cottages, Inc.,** — **Rezoning***
   Prime Time Housing, LLC,
   (R-1, Single Family Residential & D-E, Downtown Edge to D-C Downtown Core)
   East Central Ave & Southeast 2nd Street

4. **Boulder Ridge Fellowship** — **Conditional Use***
   4301 East Central Ave

5. **Boulder Ridge Fellowship** — **Large Scale Development**
   4301 East Central Avenue

*Denotes Public Hearing

6. **Versalab Office** — **Large Scale Development**
   907 Southeast Village Loop

7. **Rateliff** — **Sidewalk Waiver Request**
   1802 Southwest 2nd Street

VI. Other Business

VII. Planner's Report

VIII. Adjournment

*Denotes Public Hearing

Planning Commission
Minutes
March 15, 2015

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

Present: Jim Grider, Scott Eccleston, Joe Haynie, Greg Matteri, Debi Havner, Rod Sanders and Richard Binns.
City Staff: Troy Galloway, Jon Stanley, Beau Thompson and John Easterling

Motion by Havner seconded by Grider to approve the minutes of March 1, 2016 as written.
Approved 7-0

Consent Agenda

1.	Edgar Estates Blocks 1, 2 & 3 Southwest Bright Road	Final Plat
2.	Lot 2 of Food Hub, NWA Addition 801 Southeast 8th Street	Property Line Adjustment
3.	Lots 15, 16 & 17 of Curtis Addition Northeast 'B' Street	Property Line Adjustment
4.	Brownstones on 'B' Street Northeast 'B' Street	Large Scale Development

Approved 7-0

New Business:

Item #1
Kenneth & Sarah Medlin: (16-09000002) Rezoning Request from R-1, Single Family Residential to RC-2, Central Residential Moderate Density, 406 Southeast 'D' Street.
Opened public hearings.
No public comment
Approved 7-0

Item #2
Neuebox, LLC: (16-09000003) Rezoning, South Main Street, D-C, Downtown Edge to D-C, Downtown Core.
This property is 0.25 acres, currently the property is D-E, the land map shown mixed use which allows for D-C.
Opened public hearing
Bill Dover: 308 SE A Street, has concerns over storm water. John Easterling with City Engineering, reported that a future project in alley with storm water extension improvements should help with any drainage issues. Also this will be addressed with the large scale development.
No other public comment
Approved 7-0

Item #3
Shirley Ferguson: Meteor Radio Tower, Conditional Use, 128 West Central, D-C, Downtown Core.
The applicant is requesting a Conditional Use to allow a wireless communication facility at 128 West Central. A 40' monopole with 4 guy wires is being proposed on top of the Meteor Theatre The Antenna is needed to broadcast a Bentonville Community Radio Station. The studio will be located in the Meteor. No other structure changes are being requested at this time. No additional parking is needed. One to two employees will run the studio. A setback variance was approved for the location of pole at the Board of Adjustment meeting on February 2, 2016. The planning department has received letter of support from the both property owners to west. Please see the attached exhibits for further details.
Opened public hearing
Closed public hearing
Motion to table by Grider, seconded by Sanders
Tabled 7-0

Item #4
Jeff & Tammy Mores: Waiver Request, Design Standards, Sidewalk Waiver Request, 615 Northeast 2nd Street(NW corner of NE 'F' Street & NE 2nd St.)Zoned R-1, Single Family Residential.
The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the street standards. The waiver request is for the portion of sidewalk along Northeast 'F' Street. There is an open ditch along this section of Northeast 'F' Street that would have to be piped and utility poles that would potential require relocation as well as topography constraints to the north of the property that would hinder the construction of a sidewalk in this area. In addition Northeast 'F' Street terminates with a cul-de-sac with no plans to extend this street in the foreseeable future. The pedestrian traffic in this area is extremely low or nonexistent.
Approved 7-0

Planners Report

TG: Sign Code Review April 26th, consultant will be present would like to start meeting early around 4:30.
May 3rd present Sign Code present to City Council will probably have 5 to 10 minute presentation
Next Tech review will be on the 29th, we have a large agenda
Housel Lavigne-working on downtown codification

Saturday, April 30th @ 2:00p.m.-Awards Ceremony at the Armory

Motion by Grider, seconded by Matteri to adjourn

Meeting Adjourned

Diane Shastid

Planning Commission Staff Report
Lot Split: Lot 5, Block 15, Railroad Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-07000004

Applicant: Trina F. Hammond

Representative: James Layout Services, LLC (Leonard Gabbard)

Requested Action: Lot Split Approval

Location: 113 Southeast 'F' Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a lot split for property located at 113 Southeast 'F' Street. The plat as provided shows the creation of one new lot from a portion of existing Lot 3 to be known as Lot 5 (0.19 acres), Block 15 of Railroad Addition. The plat indicates the dedication of right-of-way along Southeast 'F Street per the Master Street Plan. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southeast 'F' Street	Local

TRAFFIC FINDINGS

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

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

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.

2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently the location of a single family home in a redeveloping residential neighborhood area in downtown.

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

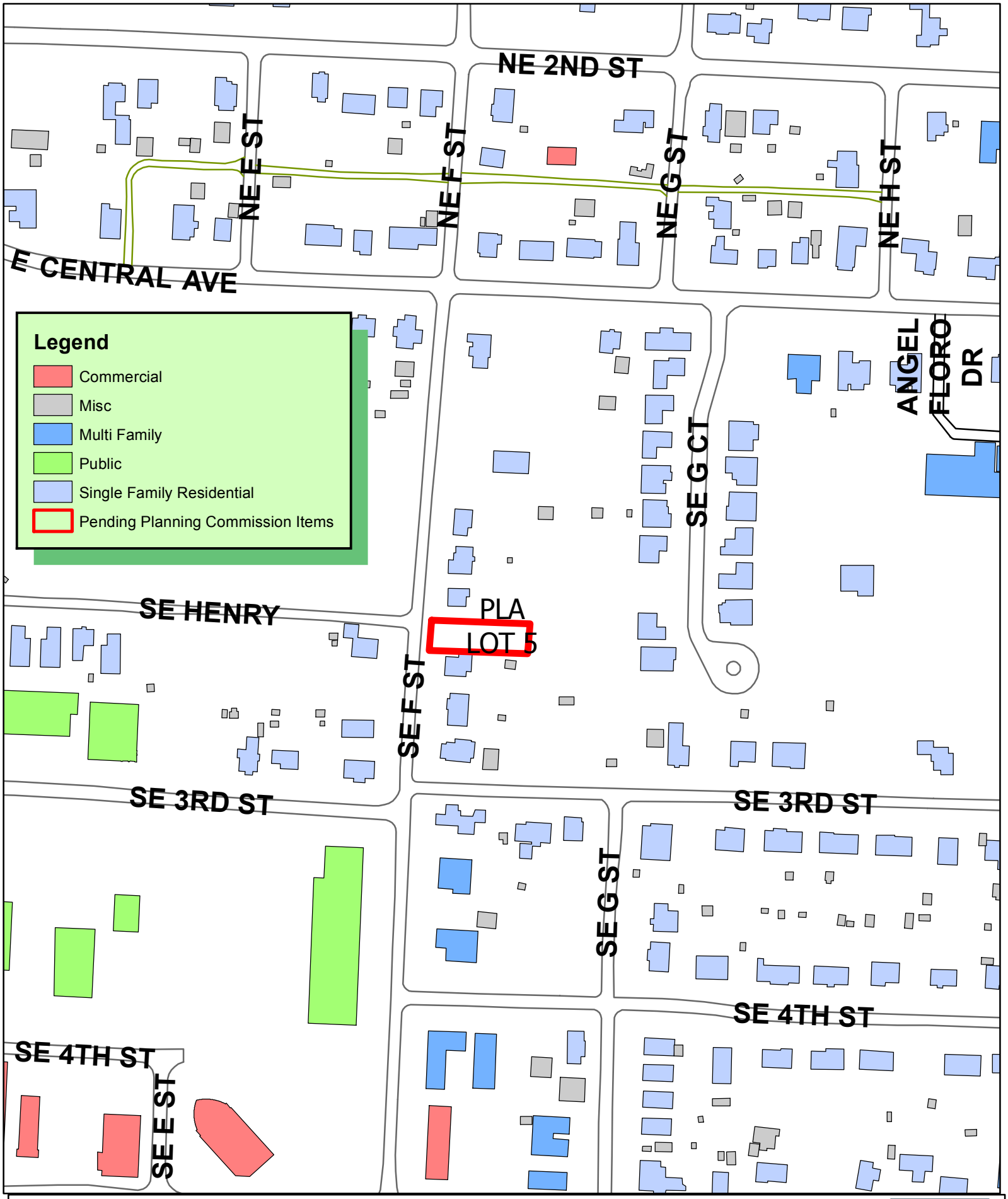
Water / Sewer: Per the G.I.S. site, water and sewer are available to the two proposed lots.

Waiver(s): N/A

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

RECOMMENDATION:

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



N
W E
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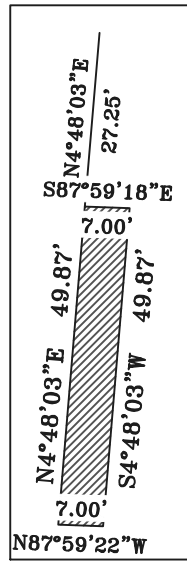
1 inch = 200 feet

16-07000004
PROPERTY LINE ADJUSTMENT
LOT 5 BLOCK 15 RAILROAD ADDITION

THE CITY OF BENTONVILLE

Legend:

- Right of Way R/W
- Found Iron Pin
- Set Iron Pin
- Fence Corner
- Found Bolt
- Calculated Point
- Sanitary Sewer Manhole
- Chain Link Fence
- Electric Transformer
- Water Valve
- Water Meter
- ICV Irrigation Control Valve
- GM Gas Meter
- TP Telephone Pedestal 'Round' or 'Square'
- Existing Power Pole



Right of Way Dedication per this plat:

A part of Lot 3, Block 15, Railroad Addition to the city of Bentonville, Benton County, Arkansas, as shown in Plat Record "A" at Page 38 and Deed Record "S" at page 380 more particularly described as follows: commencing at the Northwest Corner of Lot Three (3) in Block Fifteen (15); ; thence South 04°48'03" West a distance of 27.25 feet to Set Iron Pin for the POINT OF BEGINNING; the□ce South 87°59'18" East a distance of 7.00 feet to a point; thence South 04°48'03" West a di□ta□ce of 49.87 feet to a □oi□t□the□ce North 87°59'22" West a distance of 7.00 feet to a point; thence North 04°48'03" East a distance of 49.87 feet to a □oi□t, □aid □oi□t □ei□g the POINT OF BEGINNING co□tai□i□g i□a□ 348.704 □□are feet or 0.008 acre□, □ore or □e□.

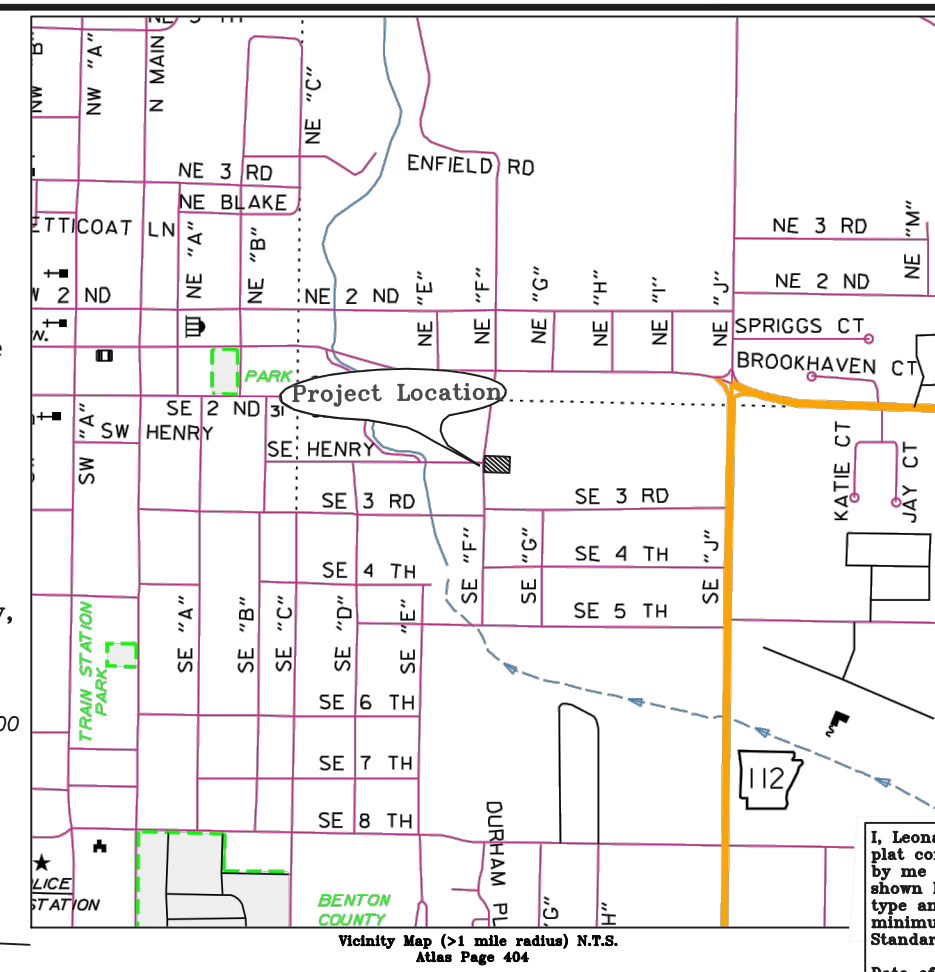
PARENT TRACT LEGAL DESCRIPTION:

A part of Lot 3, Block 15, Railroad Addition to the city of Bentonville, Benton County, Arkansas, as shown in Plat Record "A" at Page 38 and Deed Record "S" at page 380 more particularly described as follows: commencing at the Northwest Corner of Lot Three (3) in Block Fifteen (15); ; thence South 04°48'03" West a distance of 27.25 feet to Set Iron Pin for the POINT OF BEGINNING; thence South 87°59'18" East a distance of 163.03 feet to a point from which a reference pin bears North 87°59'18" West a distance of 2.00 feet; thence South 04°45'52" West a distance of 49.87 feet to a Set Iron Pin; thence North 87°59'22" West a distance of 163.06 feet to a found pinched pipe which was witnessed by a Set Iron Pin next to the Pinched Pipe which was in poor condition; thence North 04°48'03" East a distance of 49.87 feet to the POINT OF BEGINNING containing in all 8,120 square feet or 0.1864 acres, more or less.

To be Known as:

NEW LOT 5 Legal Description:

Lot Five (5) in Block Fifteen (15) in the Railroad Addition to the City of Bentonville, Benton County, Arkansas per this plat.

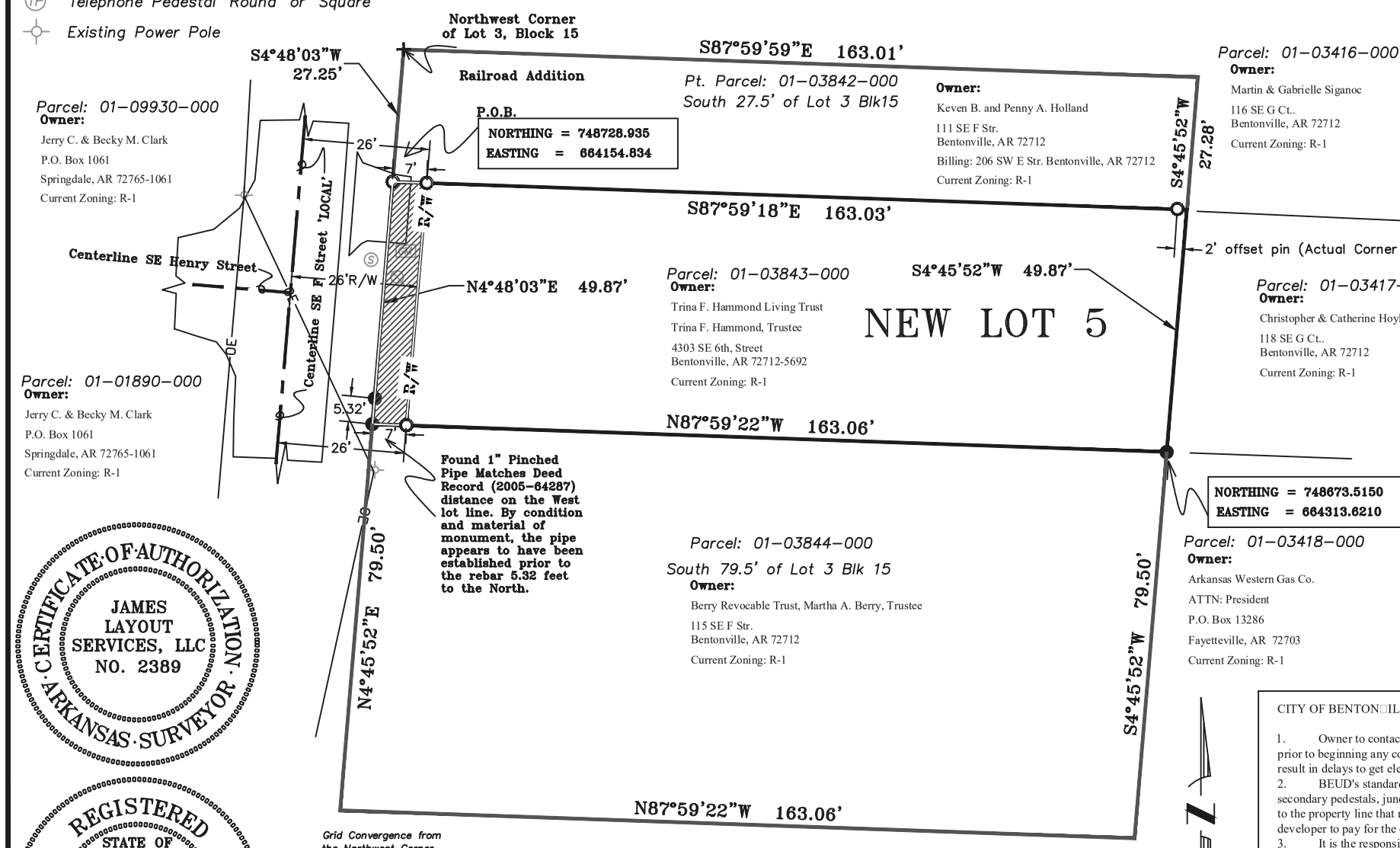


Vicinity Map (>1 mile radius) N.T.S.
Atlas Page 404

Circuit Clerk File Mark

Current Zoning : R-1
FRONT (GARAGE): 30' SETBACK
FRONT: 20' SETBACK
REAR: 25' SETBACK
SIDE : 7' SETBACK

Basis of Bearings and Survey: The Railroad Addition to the City of Bentonville, Benton County & Bentonville Horizontal Control data.



I, Leonard F. Gabbard, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____

Registered Land Surveyor No. 1204
State of Arkansas

Certificate of Ownership:

I, Trina Hammond, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted, and combined and do hereby lay off, plat, combine said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Printed Name: _____

Signed Name: _____

Certificate of Approval:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Mayor

Signed _____
City Clerk

Signed _____
Planning Commission Chairperson

CERTIFICATE OF AUTHORIZATION
JAMES LAYOUT SERVICES, LLC
NO. 2389
ARKANSAS SURVEYOR

REGISTERED
STATE OF ARKANSAS
NO. 1204
SIGNATURE
LEONARD F. GABBARD
PROFESSIONAL LAND SURVEYOR

LOT INFORMATION
Existing: Part of Lot 3 Block 15 Railroad Addition
New: Lot 5 in Blk 15 Railroad Addition
8,120 Sq. Ft.
0.1864 ac.
Current Zoning is R-1

CITY OF BENTON□ILLE DEPARTMENTAL COMMENTS:

1. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
2. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
3. It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479 271-3139 to determine if equipment is in conflict.
4. It is the responsibility of the developer to pay for any costs associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
5. Work or improvemnets in the right of way requires Engineering Department review and approval.
6. Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way.
7. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

Lot S□it of a □art of o□d Lot 3, B□oc□15, Rai□roa□ Additio□ to the City of Be□to□vi□e. Creati□g New Lot 5 i□ B□□15 Rai□roa□ Additio□.

Owner:Trina F. Hammond Living Trust dated November 9, 2015
Site Location:
113 SE F Street
Bentonville AR 72712

James Layout Services, LLC
7601 W. Wedington Dr.
Fayetteville, Arkansas 72704
Telephone: (479) 445-7731
survey@jlsnwa.com

Project Data	
Drawing Name:	15-167Replat.dwg
Date:	2/29/2015
System:	SPC (0301 AR N)
Field Op.:	M.D.J. & L.F.G.
Drawn By:	L.F.G.
Checked By:	L.F.G
Scale 1"=30'	
Sheet 1 of 1	
Revision 0	

Planning Commission Staff Report
Lot Split: Lots 13 & 14, Block 6, Dunn & Davis Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-07000006

Applicant: Bike Rack Group, LLC (Jake Newell)

Representative: CEI Engineering Associates (Jacob Shy)

Requested Action: Lot Split Approval

Location: Southwest 'B' Street & Southwest 7th Street

Existing Zoning: D-C, Downtown Core

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a lot split for property located at Southwest 'B' Street & Southwest 7th Street. The plat as provided shows the creation of two new lots from 3 existing lots to be known as Lot 13 (0.18 acres) and Lot 14 (0.29 acres), Block 6 of Dunn & Davis Addition. The plat indicates the dedication of right-of-way along Southwest 7th Street per the Master Street Plan and the dedication of additional right-of-way along the northern existing alley to allow for fire apparatus access. Water and sewer services are available to both lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-E, Downtown Edge	Mixed Use
South	D-C, Downtown Core	Downtown Mixed Use Residential & Mixed Use
East	D-C, Downtown Core	Mixed Use
West	D-E, Downtown Edge	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 7th Street	Local
East	-	-
West	Southwest 'B' Street	Local

TRAFFIC FINDINGS

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

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

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.

2. All technical review comments must be addressed before building permits will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant in a redeveloping area of southwest downtown.

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

Water / Sewer: Per the G.I.S. site, water and sewer are available to the two proposed lots.

Waiver(s): N/A

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

RECOMMENDATION:

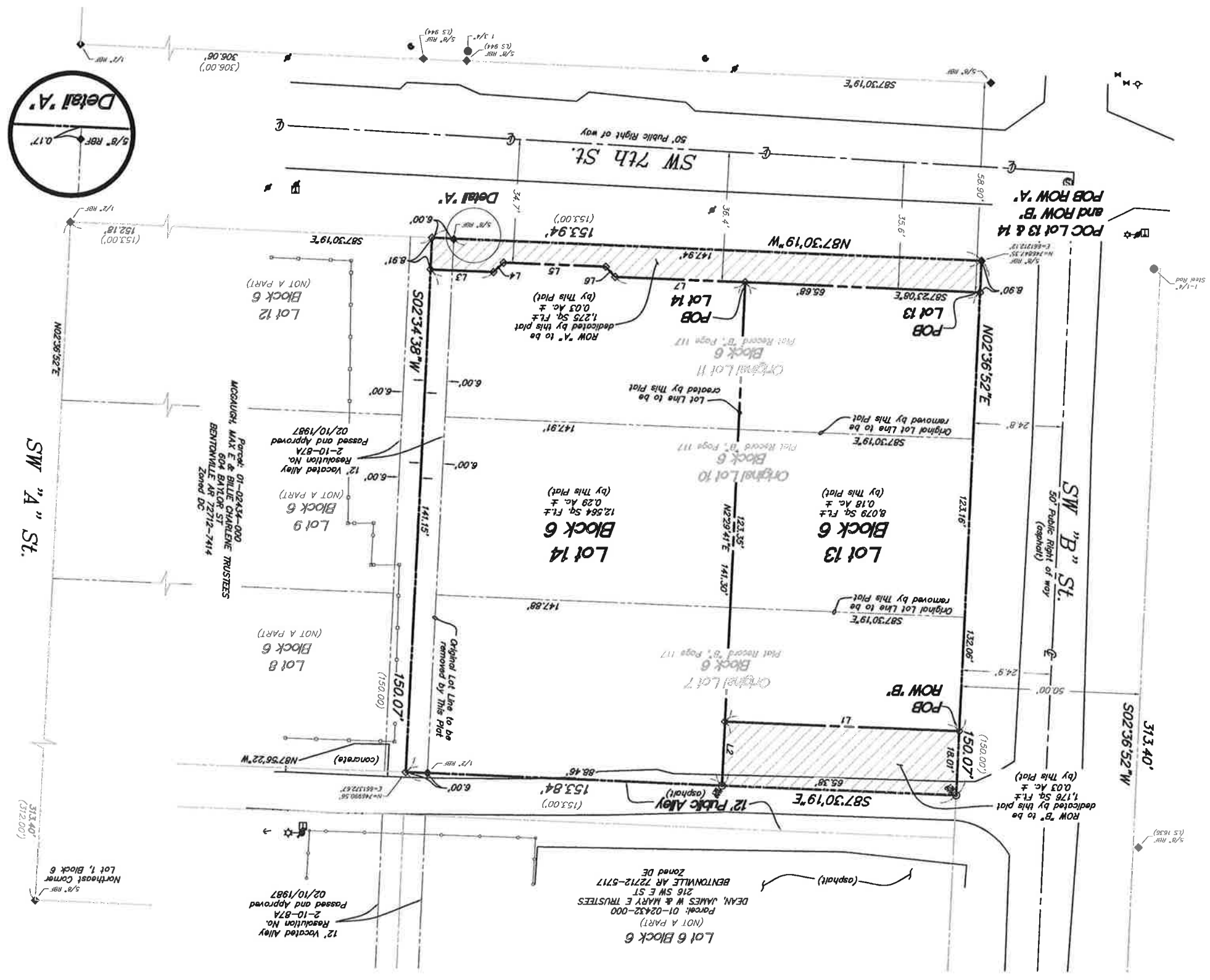
Staff has reviewed this application and recommends **APPROVAL**.

N
W E
S

1 inch = 200 feet

16-07000006
PROPERTY LINE ADJUSTMENT
DUNN & DAVIS LOTS 7-11 BLOCK 6
NEW LOTS 13 & 14

THE CITY OF BENTONVILLE



Legend

- Property Line
- Adjacent Parcel
- Original Lot Line
- Centerline of Driving Surface
- Chainlink Fence
- Wood Privacy Fence
- Found Rebar (As Noted)
- Set 5/8 inch Rebar with cap "LS 1759"
- Found Pipe (As Noted)
- Set Mag Nail with washer "LS 1759"
- Sewer Manhole
- Fire Hydrant
- Water Valve
- Gas Meter
- Guy Wire
- Light on Utility Pole
- Utility Pole
- Telephone Riser
- Telephone Sign
- Sign
- (XXXX) Record coll Plat Record "B", Page 117

Atlas Page: 403

State Plat Code: 500-20N-30W-0-31-130-04-1759

Scale: 1" = 20'	DATE	PLS	DRW	FLD	CHK'R
	03/15/16	NKN	NKN	M.H.	NKN

Bike Rack Group, LLC

GEI Engineering Associates, Inc.
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS · ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479)273-9472
(479)273-0844

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1769 STATE OF ARKANSAS NICHOLAS W. NEWBY

Expires 12/2016

CERTIFICATE OF AUTHORIZATION GEI Engineering Associates, Inc. No. 118 ARKANSAS

Property Line Adjustment

of lots 7, 10, and 11, Block 6 creating lots 13 and 14, Block 6, Dunn and Davis Addition to the City of Bentonville, Benton County, Arkansas.

DATE 3/15/16 10:04 AM

SHEET NO. 2 OF 2

Rev-0

© 2016 GEI ENGINEERING ASSOCIATES, INC.

Property Line Table

Line #	Direction	Length
L1	S87°32'58"E	65.42'
L2	S02°29'41"W	17.96'
L3	S87°35'32"E	17.70'
L4	N47°24'28"E	3.88'
L5	S87°35'32"E	28.51'
L6	S42°35'32"E	3.88'
L7	S87°37'14"E	36.56'

Building Setback Table

Front – Nonresidential	0 Feet Max.
Front – Residential	20 Feet Max.
Side	
Rear Adjacent to Non-Residential Zones	6 Feet Min.
Rear Rear – Adjacent to Residential Zones, height < 20'	6 Feet Min.
Rear Rear – Adjacent to Residential Zones, height > 20'	12 Feet Min.
Height Minimum	None
Height Maximum	60 Feet
Encroachments	
Height Clearance 8 Feet Min.	
Setback – Primary Street 4 Feet Min.	
Setback – Secondary Street 6 Feet Min.	

AREA CHART

Lot 13	8,079 Sq. Ft.±	0.18 Acres±	
Lot 14	12,564 Sq. Ft.±	0.29 Acres±	
ROW "A"	1,275 Sq. Ft.±	0.03 Acres±	
ROW "B"	1,176 Sq. Ft.±	0.03 Acres±	
Parent Tract	23,094 Sq. Ft.±	0.53 Acres±	

JOB # 28274 DRAWING: 28274-PLA-RD.dwg LAST SAVED BY: NNEWBY

Planning Commission Staff Report
Final Plat: The Estates at Woods Creek

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-03000002

Applicant: Meadows at Woods Creek, Inc.

Representative: Blew & Associates, PA (Gerald Fox)

Requested Action: Final Plat Approval

Location: Woods Creek Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Medium Density Residential

BACKGROUND:

The Estates at Woods Creek subdivision consists of 20 acres and includes 15 lots, 1 of which is non-buildable. The property exists in a developing residential area along the west side of Woods Creek Road with only one access point onto Woods Creek Road. All lots will have adequate access onto a public street. Regional detention exists in this area and a drainage easement is being provided to address runoff from the subdivision. Lots within this subdivision range from 0.29 acres to 4 acres. Sidewalk ramps have been installed to facilitate future pedestrian connection to the surrounding residential and common areas. Right-of Way has been dedicated for the street/cul-de-sac known as Northeast Miner Court, that will provide direct access to the lots within subdivision. Various utility easement dedications have also been made to allow utility services to each lot. All non-bondable items have been completed.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Medium Density Residential
East	R-1, Single Family Residential	Medium Density Residential
West	A-1, Agricultural	Residential Estate

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	Woods Creek Road	Collector
West	-	-

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 issues.

ISSUES / ANALYSIS:

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

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

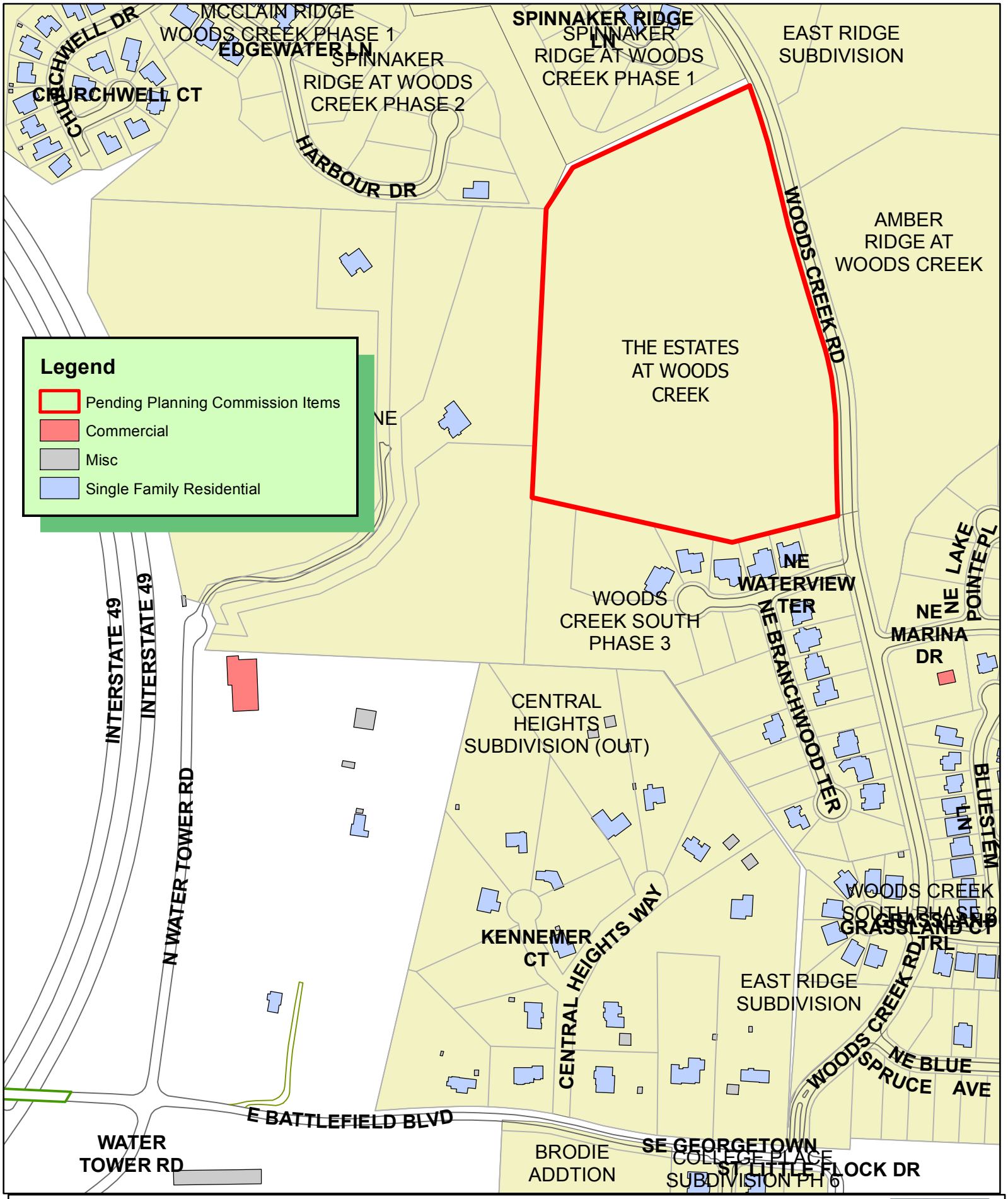
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

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.



N
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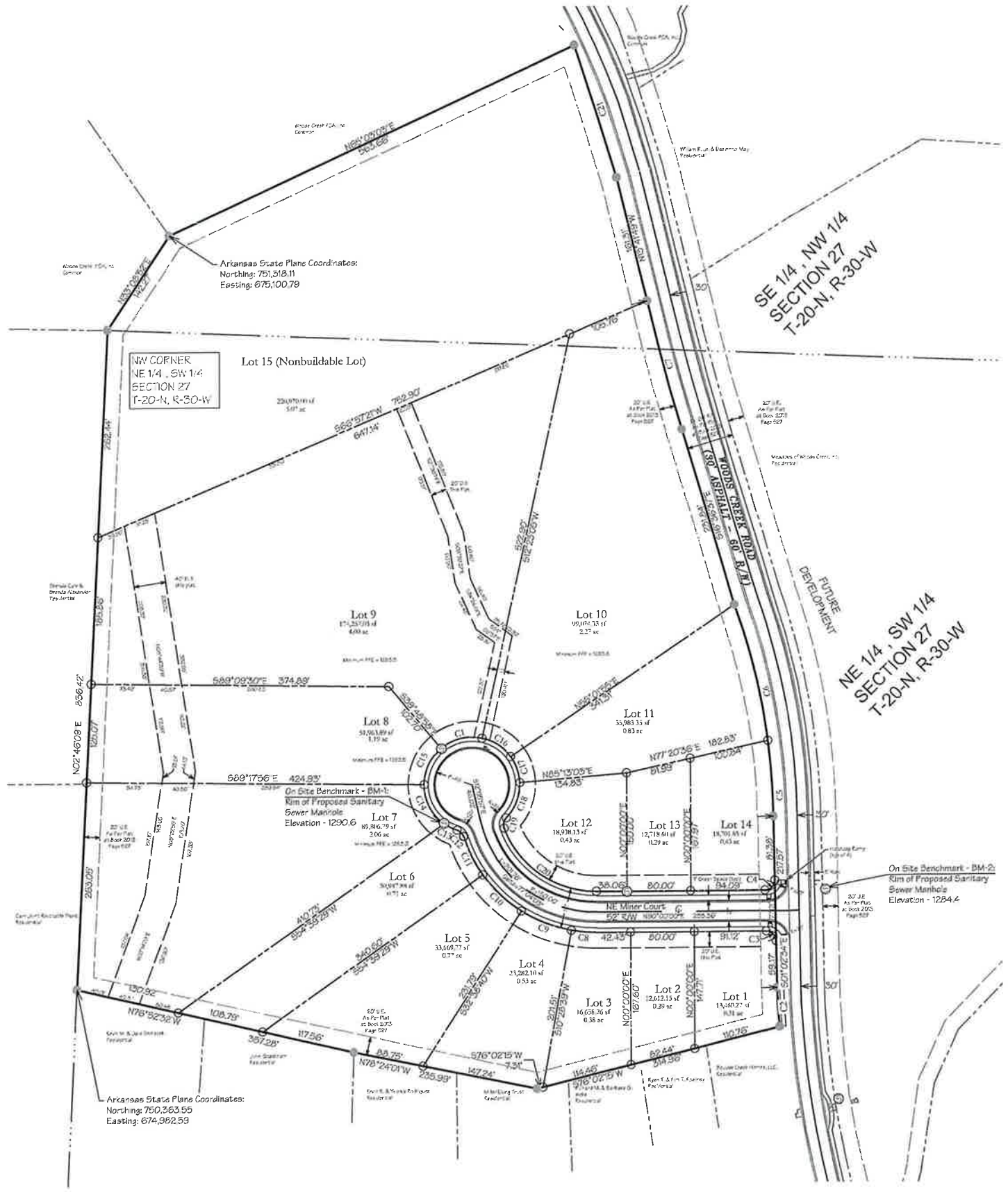
1 inch = 350 feet

16-03000002
FINAL PLAT
THE ESTATES AT WOODS CREEK
20.38 ACRES

THE CITY OF BENTONVILLE

FINAL PLAT

The Estates at Woods Creek



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	55.12'	60.50'	052°12'03"	53.23'	N76°17'04"E
C2	49.66'	415.44'	006°50'54"	49.63'	S03°13'04"E
C3	19.41'	12.50'	088°57'24"	17.52'	S45°31'18"E
C4	19.86'	12.50'	091°02'34"	17.84'	N44°28'43"E
C5	96.25'	835.17'	006°36'11"	96.20'	S04°00'25"E
C6	177.65'	835.17'	012°11'14"	177.31'	S13°24'07"E
C7	168.62'	2672.55'	003°36'52"	168.59'	S14°54'36"E
C8	32.18'	176.00'	010°28'39"	32.14'	N84°45'40"W
C9	68.09'	176.00'	022°10'01"	67.67'	N68°26'27"W
C10	67.62'	176.00'	022°00'49"	67.21'	N46°20'56"W
C11	54.60'	176.00'	017°46'27"	54.38'	N26°27'17"W
C12	11.80'	12.50'	054°05'10"	11.37'	N44°37'09"W
C13	18.66'	60.50'	017°40'31"	18.59'	N62°49'58"W
C14	57.76'	60.50'	054°41'46"	55.59'	N26°36'49"W
C15	52.25'	60.50'	049°28'56"	50.64'	N25°26'33"E
C16	44.09'	60.50'	041°45'16"	43.12'	S56°44'17"E
C17	35.51'	60.50'	033°37'37"	35.00'	S19°02'30"E
C18	49.22'	60.50'	046°37'12"	47.88'	S21°04'34"W
C19	14.11'	12.50'	064°40'28"	13.37'	S12°02'56"W
C20	150.87'	124.00'	069°42'42"	141.74'	S55°08'39"E
C21	175.80'	4182.97'	002°24'23"	175.78'	S17°34'46"E

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____, 2012

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1532
BUCKLEY D. BLEW
SIGNATURE

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

Legend of Symbols & Line Types

- BOUNDARY LINE
- LOT LINE
- EQUITY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SET / FOUND 1/2" REBAR
- SEWER MANHOLE

Final Plat

The Estates at Woods Creek
NE Woods Creek Drive
The Meadows of Woods Creek, Inc.
1417 N. Addington Drive
FAyetteville, AR 72703

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY: G. Fox	JOB NUMBER: 15-059
SURVEY DATE: 2016-03-25	SCALE: As Noted
DRAWING NAME: 15-059 Final Plat 002.dwg	
SHEET NUMBER: 2 of 2	

n:\projects\15-059 bart bauer estates subdivision\civil drawings\15-059 final plat 002.dwg - Plotted on 3/25/2016 4:28:55 PM @ a scale of 1:1 to dwg to pdf-1.pc3 by Foxy

Planning Commission Staff Report
Large Scale Development: Element Hotel by Westin

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-06000013

Applicant: Bentonville Hospitality, LLC

Representative: Swope Consulting, LLC (Phil Swope)

Requested Action: Large Scale Development Approval

Location: 3400 Medlin Lane

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a, 4 story, 107 room hotel with pool located at 3400 Medlin Lane and will be known as the Element Hotel by Westin. The applicant plans to install 118 parking spaces to serve the development. Full width (30' wide) street improvements are being constructed along the southern portion of Medlin Lane and 20' wide, half street improvements will be made to the remaining northern portion of Medlin Lane to accommodate fire access requirements. Access to the site will be from two proposed curb cuts onto Medlin Lane and cross access will also be utilized with the existing Cracker Barrel development to the south. Sidewalk will be constructed along the street frontage. Stormwater will be detained in an existing regional detention pond located on site. The exterior will be constructed of fiber cement board and panels, aluminum louvers and glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front with Parking:	50' min	183'/West
Front without Parking:	20' min	-
Side: Adjacent to non-residential	7' min	33'/North & 27' South
Side: Adjacent to residential	30' min	-
Rear: Adjacent to non-residential	20' min	110'/East
Rear: Adjacent to residential	30' min	-
Height	60'	48'
Landscape Coverage	8%	10%
Parking		
Standard Stalls	113	113
Handicap Stalls	5	5
Total:	**118**	**118**

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	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	-	-
West	Medlin Lane	Local

TRAFFIC FINDINGS

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

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 site is currently vacant in an established commercial area near the interstate.

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

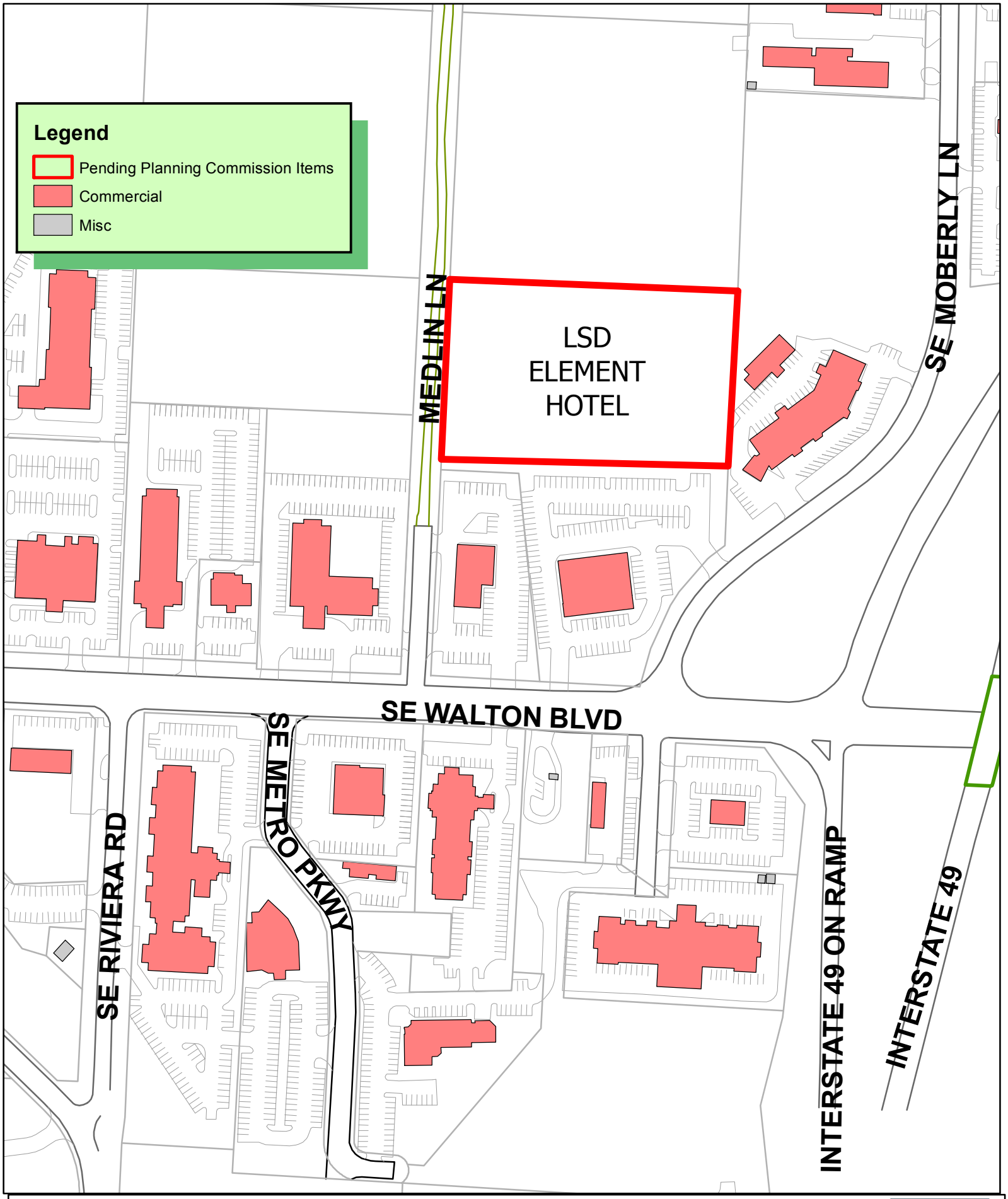
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.

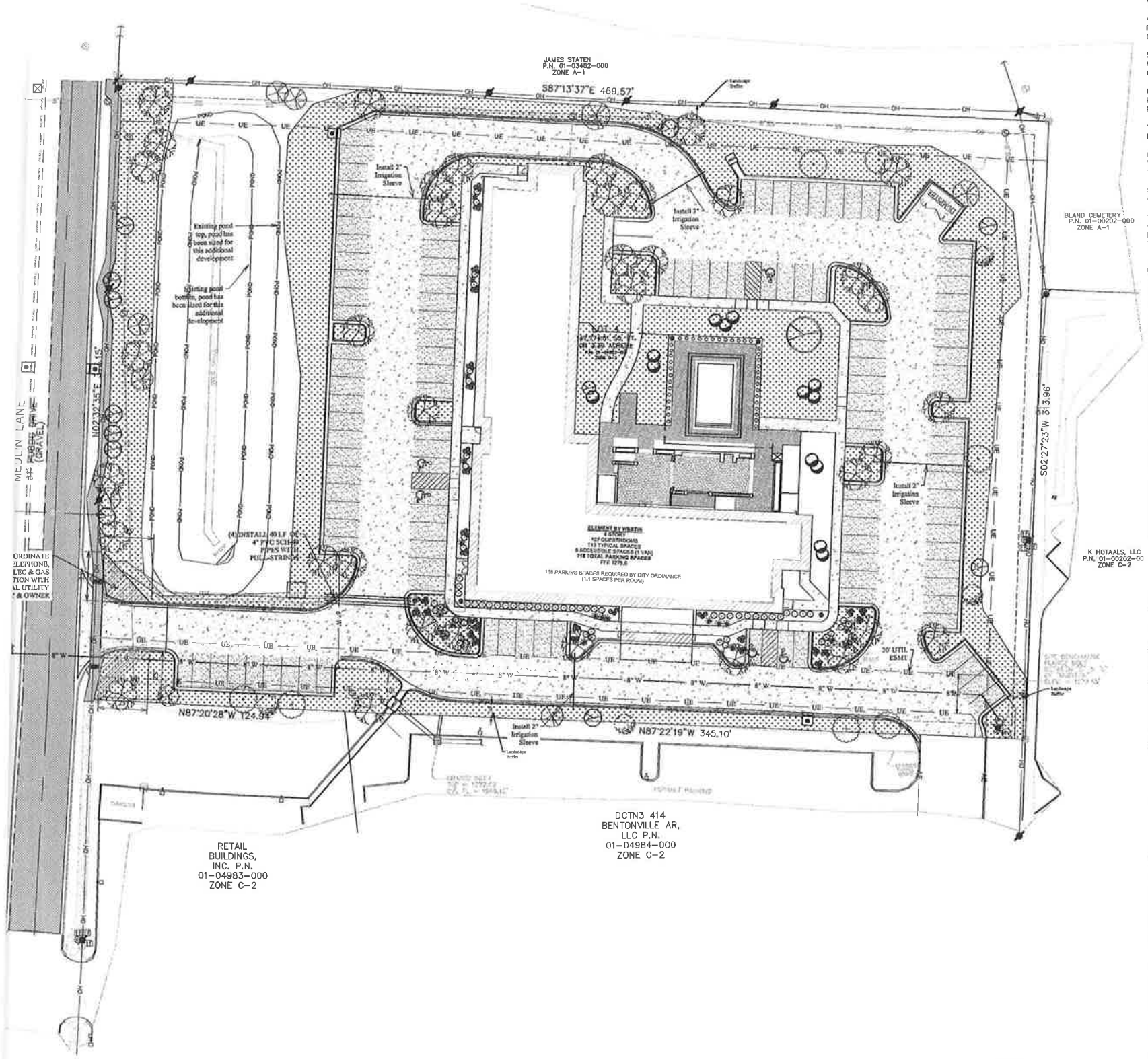


N
W E
S

1 inch = 200 feet

16-06000013
LARGE SCALE DEVELOPMENT
ELEMENT HOTEL BY WESTIN
3400 MEDLIN LN

THE CITY OF BENTONVILLE



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 LATEST EDITION OF AMERICAN STANDARDS FOR 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 ANY WORK, CONTACT 1-800-482-8998.

5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BENTONVILLE AND THE OWNER'S 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 CYPRESS MULCH 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 SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE

10. IN ALL BED AREAS SOIL SHALL BE AMENDED WITH A MINIMUM OF TWELVE-INCHES OF TOPSOIL AND A MINIMUM OF SIX-INCHES OF BACK TO NATURE, COTTON BURR COMPOST, TILLED INTO THE TOPSOIL.

11. AUTOMATIC IRRIGATION REQUIRED TO ALL TREES, IRRIGATION TO BE DESIGNED AND INSTALLED ON SITE.

12. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF THE IRRIGATION.

13. SITE CONTRACTOR SHALL INSTALL 4" PVC SCH-40 SLEEVING UNDER DRIVE AREAS AS SHOWN ON THE UTILITY PLAN.

14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

15. 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. (SEC 1400.5.C-11)

16. 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. (SEC 1400.5.C-12)

17. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.8.A-8 & 1400.8.G-7)

STREET FRONTAGE
REQ'D: 1 TREE PER 20 LF
319'/20 = 16 TREES
PROV'D: 16 TREES

PERIMETER BUFFER:
REQ'D: 7'
PROV'D: 7' MINIMUM

PERIMETER TREES:
REQ'D: 1 TREE PER 50 LF
NORTH: 470'/50 = 10 TREES
EAST: 314'/50 = 7 TREES
SOUTH: 470'/50 = 10 TREES
ALL PROPERTY LINES PROVIDE MINIMUM TREE COUNTS.

INTERIOR GREENSPACE:
PARKING LOT AREA = 49,293 SF
REQ'D GREENSPACE = 8%
49,293 * 0.08 = 3,944 SF
PROV'D GREENSPACE = 4,851 SF

INTERIOR TREES:
REQ'D: 1 TREE PER 125 SF PARKING LOT
4,851 / 125 = 39 TREES
PROV'D: 39 TREES

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4". FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND BERMUDA SEED AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4". FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH BERMUDA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.

ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC.

AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE LANDSCAPING PLAN.

0 30' 60'

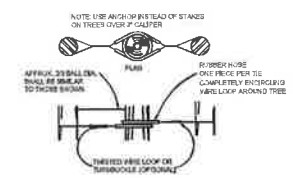
811
Know what's below.
Call before you dig.

PROPOSED LEGEND

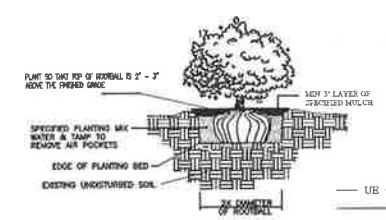
====== IRRIGATION SLEEVES (2) 4" SCHEDULE 40 PVC

PLANT SCHEDULE

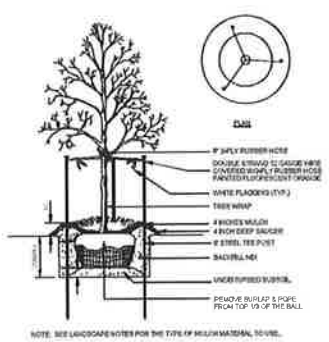
NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
4,204 S.Y.		BERMUDA SOD	
1		FREEMAN MAPLE Acer x freemanii	3" CAL. / B&B AS SHOWN
7		SUGAR MAPLE Acer saccharum	2 1/2" CAL. / B&B AS SHOWN
10		AMERICAN HORNBEAM Carpinus caroliniana	2" CAL. / B&B AS SHOWN
37		SHANTUNG MAPLE Acer truncatum	2 1/2" CAL. / B&B AS SHOWN
8		AMUR MAPLE Acer ginnala	2 1/2" CAL. / B&B AS SHOWN
9		RED MAPLE Acer rubrum	2 1/2" CAL. / B&B AS SHOWN
9		EASTERN FLOWERING DOGWOOD Cornus florida	2" CAL. / B&B AS SHOWN
4		SWEETBAY MAGNOLIA Magnolia virginiana	4 GALLON AS SHOWN
6		FOSTER HOLLY Ilex x attenuata 'Foster'	4 GALLON AS SHOWN
39		CRYPTOMERIA 'Globose nana'	3 GALLON 3' O.C.
67		BRIDAL-WREATHS Spiraea prunifolia	4 GALLON 4' O.C.
89		YEWS Taxus baccata	4 GALLON 3' O.C.
17		MAIDEN GRASS Miscanthus sinensis 'Graciliimus'	4 GALLON 4' O.C.



STAKING TIE
N.T.S.



SHRUB/GROUNDCOVER PLANTING
N.T.S.



TREE PLANTING
N.T.S.

EXISTING LEGEND

- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP, LS 1370
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- GAS METER
- ELECTRIC METER
- ELECTRIC VAULT
- UTILITY POLE W/GUY
- UTILITY POLE
- LIGHT POLE SINGLE LIGHT
- LIGHT POLE 2-WAY LIGHT
- LIGHT POLE 3-WAY LIGHT
- SIGN POST
- GUARD POST
- ROOF DRAIN
- UE — Utility Easement Line
- Drainage/Utility Easement Line

Proposed Features:

Feature	Description
	Property Line
	Offsite Property Line
R/W	Right-Of-Way Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	Storm Catch Basin(s)
	See Utility Plan For Line Sizes
	Fire Hydrant & Assembly
	2" Water Meter
	3/4" Irrigation Meter
	Fire Hydrant & Assembly
	8" Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	8" Sanitary Sewer Line
	Sanitary Sewer Manhole
	Light Pole
	Data (multi purpose elec line)
	Gas Line
	Data Line
	Underground Electric Line

Note:
* See Cover Sheet For Abbreviation List.

REGISTERED LANDSCAPE ARCHITECT
BENJAMIN P. HUNTER
3/20/16
STATE OF ARKANSAS

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

DATE

NO.	DATE	REVISION

ELEMENT HOTEL by WESTIN
3400 MEDLIN LANE
BENTONVILLE, AR 72712

SWOPE CONSULTING
Civil Engineering
5811 SW 5th ave Suite D
Bentonville, Arkansas 72712
479.876.5059 office
479.876.5125 fax

PROJECT NO.	SCALE
16-202	1"=30'

DATE:
3/20/2016

LANDSCAPE PLAN

C2.0

EAST ELEVATION
NTS

TAG	SWATCH	ITEM DESCRIPTION	DIMENSIONS	COLOR/FINISH	MANUFACTURER
A		LIGHT COLORED FIBER CEMENT BOARD	REF. ELEV.	WHITE	JAMES HARDIE
B		DARK COLORED FIBER CEMENT BOARD	REF. ELEV.	BURNT ASH	JAMES HARDIE
C		FIBER CEMENT BOARD PANELS	REF. ELEV.	ILLUMINATION SERIES GREY COLOR	NICHIHA
D		FIBER CEMENT BOARD PANELS	REF. ELEV.	ILLUMINATION SERIES SILVER COLOR	NICHIHA
E		FIBER CEMENT BOARD PANELS	REF. ELEV.	VINTAGEWOOD: CEDAR	NICHIHA
F		ALUMINUM LOUVER COLOR	REF. ELEV.	MATCH ADJACENT FINISH COLOR	-
J		GREEN COLOR FIBER CEMENT BOARD	REF. ELEV.	GREEN	JAMES HARDIE
K		HOLLOW METAL DOORS AND FRAMES	REF. ELEV.	PAINT TO MATCH ADJACENT FINISH COLOR	-

PRIMARY EXTERIOR FINISH MATERIAL (FIBER CEMENT BOARD) = **34,408 SF (80%)**
WINDOW OPENINGS = **8,316 SF (19%)**
EXTERIOR METAL LOUVERS = **286 SF (1%)**
TOTAL WALL AREA = 43,010 SF

SOUTH ELEVATION
NTS

element™
BY WESTIN

BENTONVILLE, ARKANSAS

WEST ELEVATION
NTS

TAG	SWATCH	ITEM DESCRIPTION	DIMENSIONS	COLOR/FINISH	MANUFACTURER
A		LIGHT COLORED FIBER CEMENT BOARD	REF. ELEV.	WHITE	JAMES HARDIE
B		DARK COLORED FIBER CEMENT BOARD	REF. ELEV.	BURNT ASH	JAMES HARDIE
C		FIBER CEMENT BOARD PANELS	REF. ELEV.	ILLUMINATION SERIES GREY COLOR	NICHIHA
D		FIBER CEMENT BOARD PANELS	REF. ELEV.	ILLUMINATION SERIES SILVER COLOR	NICHIHA
E		FIBER CEMENT BOARD PANELS	REF. ELEV.	VINTAGEWOOD: CEDAR	NICHIHA
F		ALUMINUM LOUVER COLOR	REF. ELEV.	MATCH ADJACENT FINISH COLOR	-
J		GREEN COLOR FIBER CEMENT BOARD	REF. ELEV.	GREEN	JAMES HARDIE
K		HOLLOW METAL DOORS AND FRAMES	REF. ELEV.	PAINT TO MATCH ADJACENT FINISH COLOR	-

PRIMARY EXTERIOR FINISH MATERIAL (FIBER CEMENT BOARD) = **34,408 SF (80%)**
WINDOW OPENINGS = **8,316 SF (19%)**
EXTERIOR METAL LOUVERS = **286 SF (1%)**
TOTAL WALL AREA = 43,010 SF

NORTH ELEVATION
NTS

element™
BY WESTIN

BENTONVILLE, ARKANSAS

Planning Commission Staff Report
Large Scale Development: The Brownstones

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley
PC DATE: April5, 2016

GENERAL INFORMATION:

Project Number: 16-06000010

Applicant: Baumann & Crosno

Representative: Bates & Associates (Geoff Bates)

Requested Action: Large Scale Development Approval

Location: Northwest 'A' Street & Northwest 3rd Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for two 3 story townhomes buildings containing a total of 10 units and located at the intersection of Northwest 'A' Street and Northwest 3rd Street. The units will range in size from 820 square feet to 1,050 square feet. Thirty Two (32) total parking spaces are being provided to serve the development, 4 on-street parking spaces and 28 off-street parking spaces including the garages. An 10' wide sidewalk with street trees will be constructed along Northwest 'A' Street and an 8' wide sidewalk will be constructed along Northwest 3rd Street. Access to the project will be from a single curb cut onto Northwest 3rd Street and by utilizing an existing alley along the north side of the property onto Northwest 'A' Street. The exterior of the buildings will be constructed of brick. On-site stromwater detention is being installed to address stromwater run-off. Five feet of additional asphalt pavement will be added to Northwest 'A' Street to allow for a 30' wide road section.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks:		
Front Non-Residential:	0' max.	-
Front Residential:	20' max.	5' East/8' South
Side:	6' min.	9' North/15' South/3'West
Rear: Adjacent to non-residential zones.	6' min.	-
Rear: Adjacent to residential zones and building height < 20'.	8' min.	-
Rear: Adjacent to residential zones and building height > 20'.	12' min.	116' West/90'North
Height	60' max.	35'
Landscape Coverage	1 tree per 30' on NW A & 1 tree per 25' on NW 3rd	17 Trees Total on Street Frontages
Parking		
Standard Stalls	15	32 including garages/on-street & 0ff street spaces
Handicap Stalls	0	
Total:	15	

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-3,Medium Density Residential	Low Density Residential
South	D-E, Downtown Edge & R-1, Single Family Residential	Mixed Use
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	Northwest 3rd Street	Local
East	Northwest 'A' Street	Collector
West	-	-

TRAFFIC FINDINGS

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

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 site is a vacant parcel near the downtown square.

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

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

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Waiver(s): N/A

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

RECOMMENDATION:

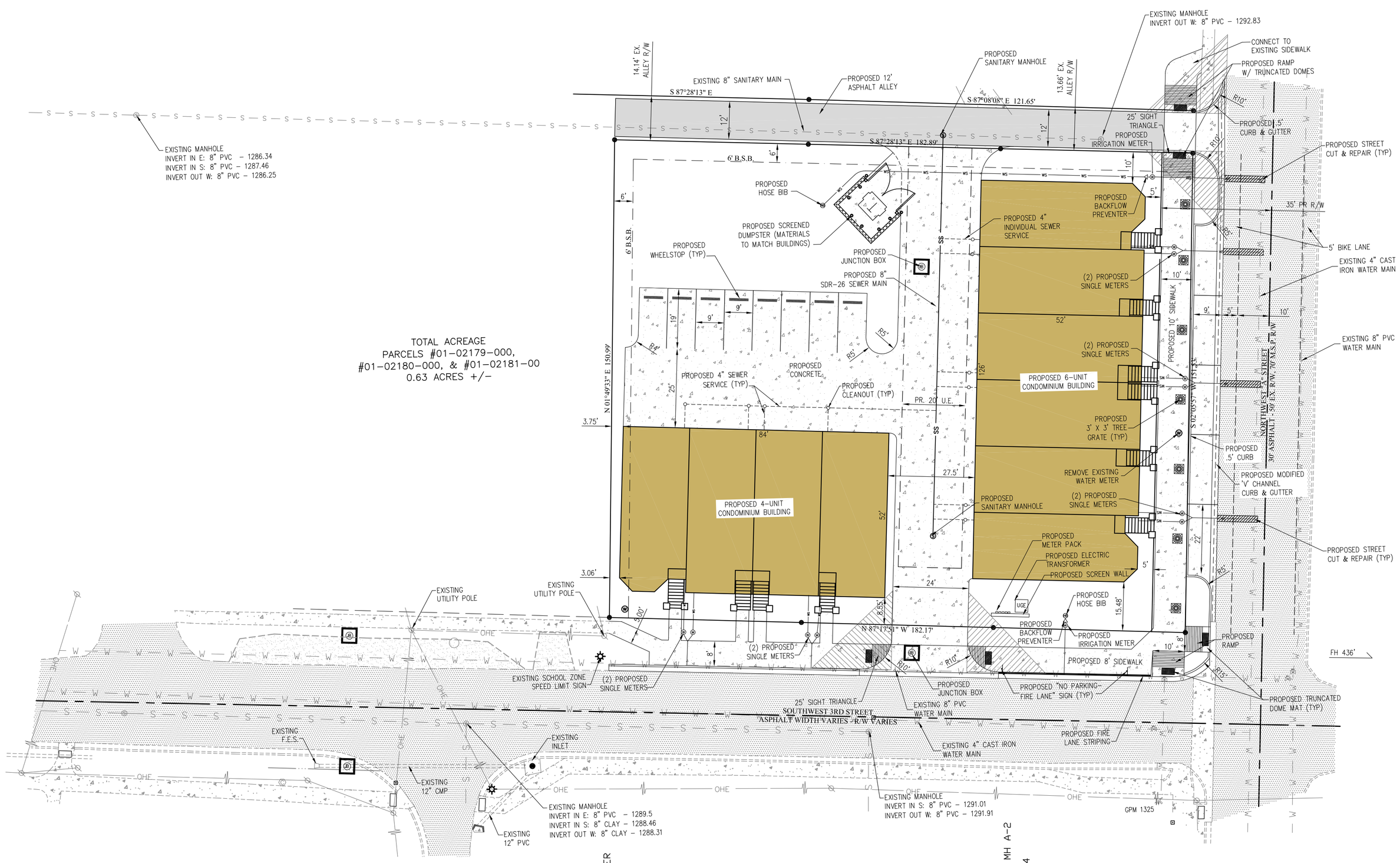
Staff has reviewed this application and recommends APPROVAL.

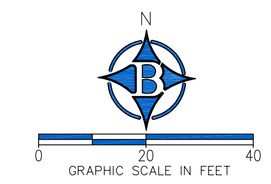
N
W E
S

1 inch = 115 feet

16-06000010
LARGE SACALE DEVELOPMENT
BAUMAN & CROSNO BROWNSTONES
DEMINGS ADDITION

THE CITY OF BENTONVILLE

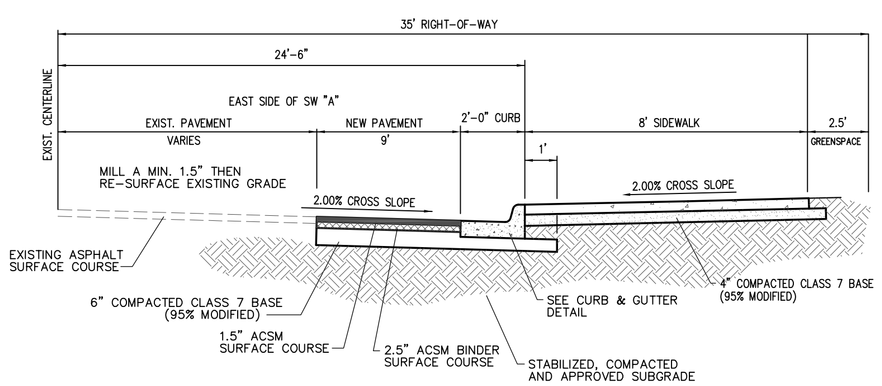




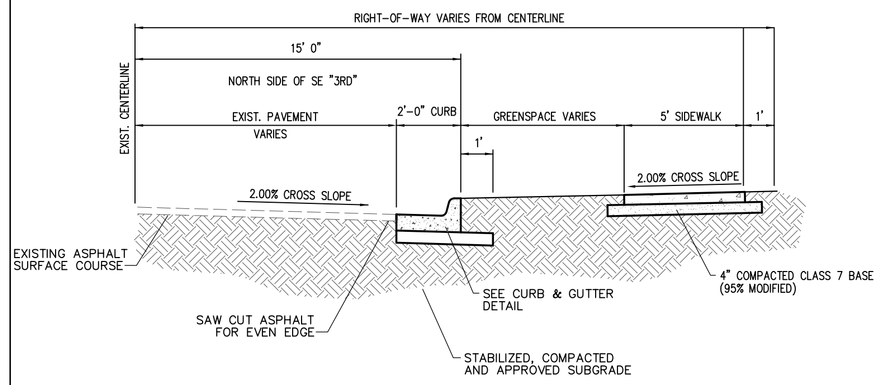
SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7. THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
7. ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
8. BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
9. ARCHITECT OR MECHANICAL SHALL COORDINATE UTILITY REQUIREMENTS WITH LOCAL UTILITY COMPANIES.
10. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
11. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
12. ALL FIRELINES AND FIRELINE APPURTENANCES SHALL NOT BE LOCATED IN THE RIGHT OF WAY.
13. A PRE-CONSTRUCTION MEETING WITH THE CITY OF BENTONVILLE IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

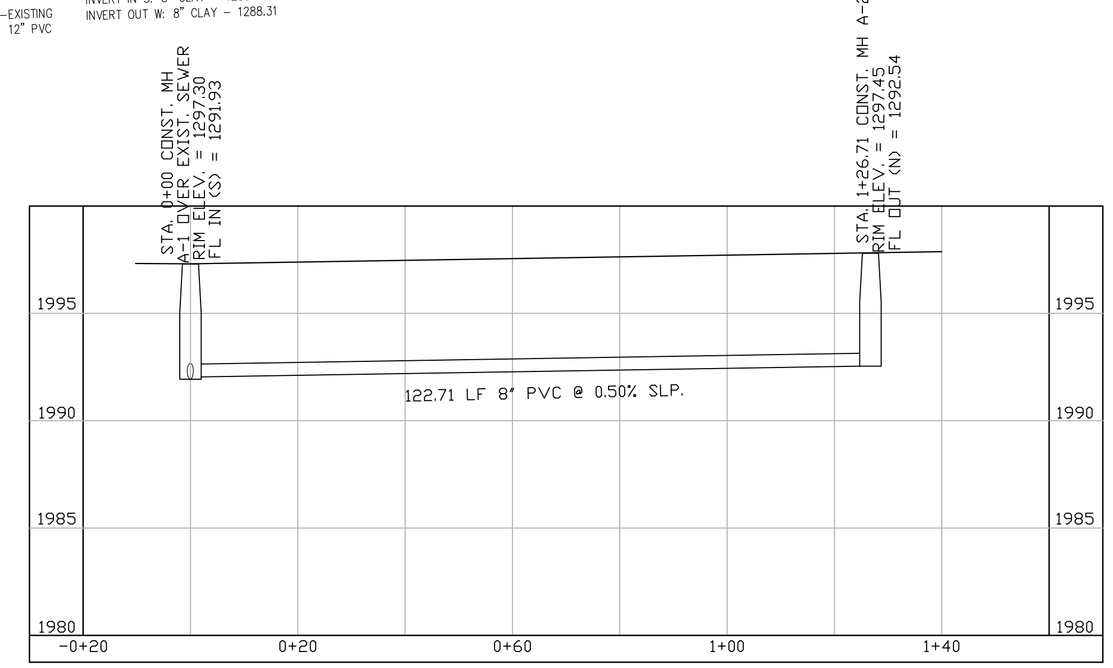
TREE GRATE SHALL BE 'NEENAH FOUNDRY 36"X36" SQUARE R-8702-A', AND SHALL BE CENTERED 3' FROM THE BACK OF CURB.



STREET WIDENING DETAIL - SW "A" STREET
N.T.S.



STREET WIDENING DETAIL - SW "3RD" STREET
N.T.S.



PROPOSED SEWER PROFILE
SCALE - HORIZ. - 1"=20'. VERT. 1"=5'

STREET WIDENING NOTES:

1. EXPANSION MATERIAL SHALL BE REQUIRED AT 50 FT. MAXIMUM SPACING.
2. WEAKENED PLANE (CONTRACTION OR SAW-CUT) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE CONCRETE THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i.
4. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 5 1/2 BAGS per Cu. Yd. WITH 5 1/2% ± 1 1/2% AIR ENTRAINMENT.
5. EXPANSION JOINT MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SILICONE SEALER TO FINISHED GRADE.
6. ALL COLD JOINTS AND SAW-CUT JOINTS SHALL BE FILLED TO FINISHED GRADE WITH JOINT SEALANT.
7. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
8. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL1" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
9. ALL CONCRETE SHALL HAVE ONE-HALF INCH ROLLED EDGES AND A BROOMED FINISH.

CITY NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATION AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. THE CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

SIGHT TRIANGLE NOTE:

NOTHING BETWEEN 30" AND 60" IN HEIGHT CAN BE INSTALLED IN THE 25' SIGHT TRIANGLES AT EITHER ENTRANCE/EXIT

ELECTRIC DEPARTMENT NOTES:

1. CONDUIT PLACEMENT AND STREETLIGHT FOUNDATION LOCATIONS SHALL BE INSTALLED PER BENTONVILLE ELECTRIC UTILITY DEPARTMENT'S ELECTRICAL DESIGN LAYOUT.
2. SPECIFIC METERING REQUIREMENTS FOR LSD ARE OUTLINED IN SECTION 11 OF THE BENTONVILLE ELECTRIC UTILITY DEPARTMENTS' DEVELOPER'S GUIDELINES.
3. BENTONVILLE ELECTRIC UTILITY DEPARTMENT WILL DETERMINE THE LIGHTING REQUIREMENTS FOR THIS DEVELOPMENT. DEVELOPER IS REQUIRED TO PAY FOR DECORATIVE STREET LIGHTING BEFORE A PRECONSTRUCTION MEETING WILL BE SCHEDULED.
4. ANY LANDSCAPING MUST MAINTAIN PROPER DISTANCES AWAY FROM BURIED POWER LINE, ELECTRIC DEVICES, OR OVERHEAD LINES.
5. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
	UGTV	CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
	UGE	ELECTRICAL (UNDERGROUND)
	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
	FM	FORCE MAIN
	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN – (RE-BAR)
		LANDSCAPE EDGING
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
	8"SS	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		STOP SIGN / FLAG POLE
	1255.0	SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		AC UNIT
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
	6"W	WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

Copyright © 2016 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	11/30/15
REVISIONS PER TECHNICAL PLAT REVIEW	03/10/16
REVISIONS PER CITY PLANNING COMMENTS	3/29/16

THE BROWNSTONES
LARGE SCALE DEVELOPMENT PLANS
SITE AND UTILITY PLAN
BENTONVILLE, ARKANSAS

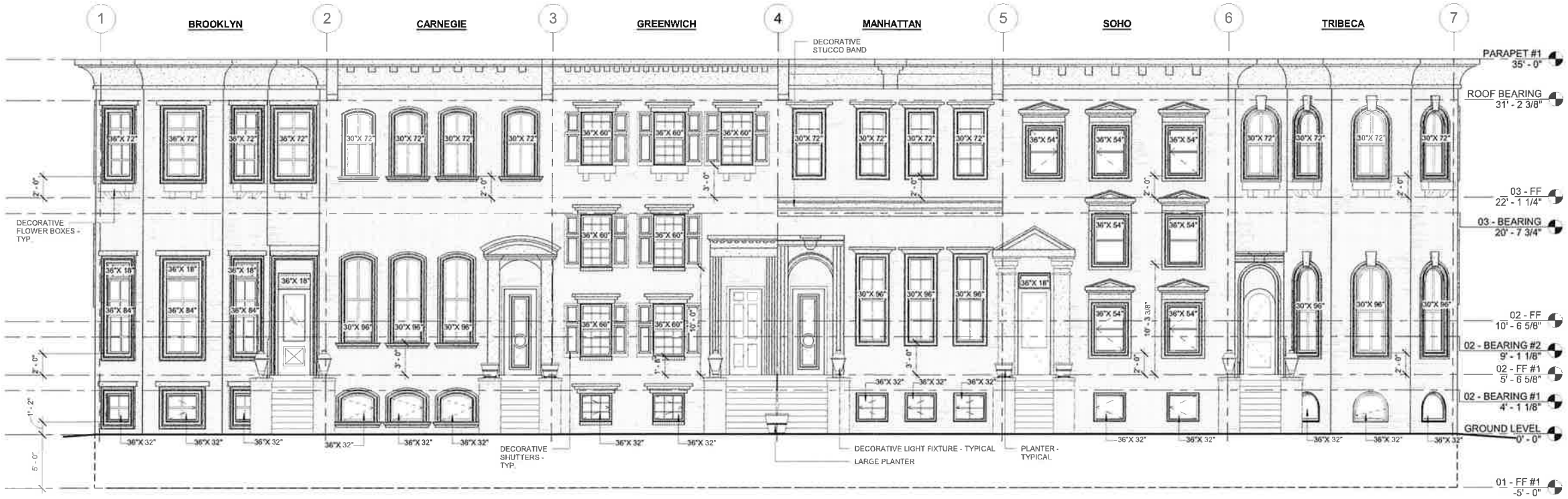
Bates & Associates, Inc.
www.nwbatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 15-466

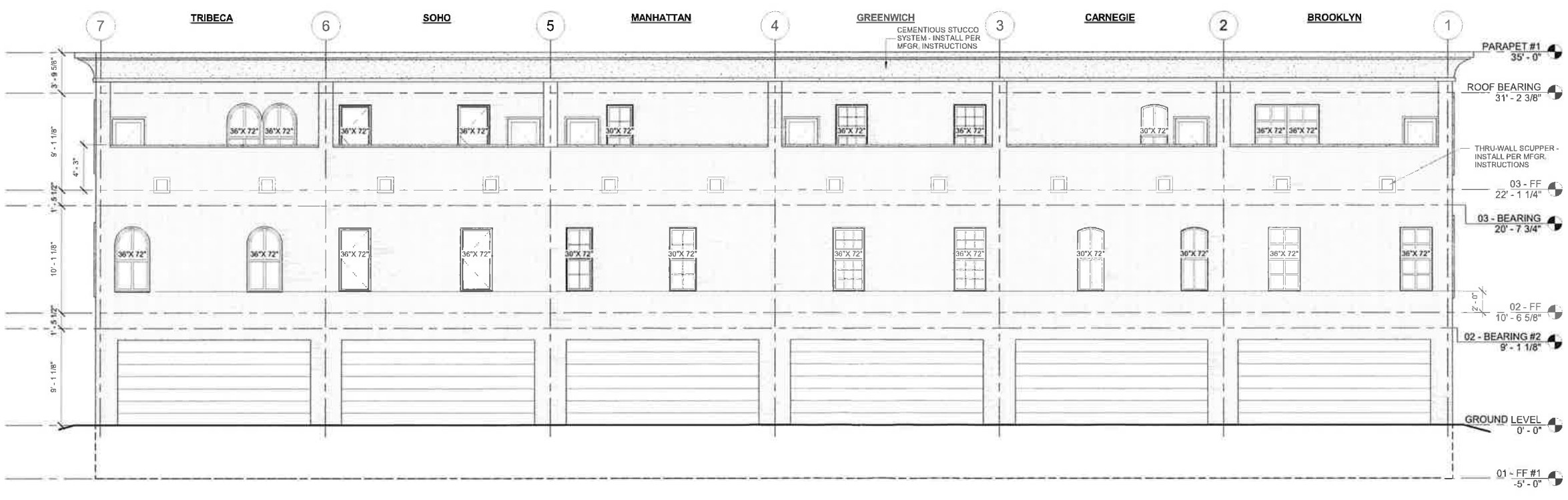
DRAWING NO 03

Time: 2:42 pm
Scale: 1=20'(PS)
Date: 12/29/2015

Drawing Name: 15\300\15-390\Engineering\03 site plan.dwg
Xrefs Used: base, COA BBA, 24X36



1 EAST ELEVATION - A STREET BUILDING
3/16" = 1'-0"



2 WEST ELEVATION - A STREET BUILDING
3/16" = 1'-0"

PLAN STATUS	DATE
DESCRIPTION	
S/S	

chasen b. garrett
ARCHITECTS, PLLC
P.O. BOX 8336
FORT SMITH, ARKANSAS 72902
479.652.0175

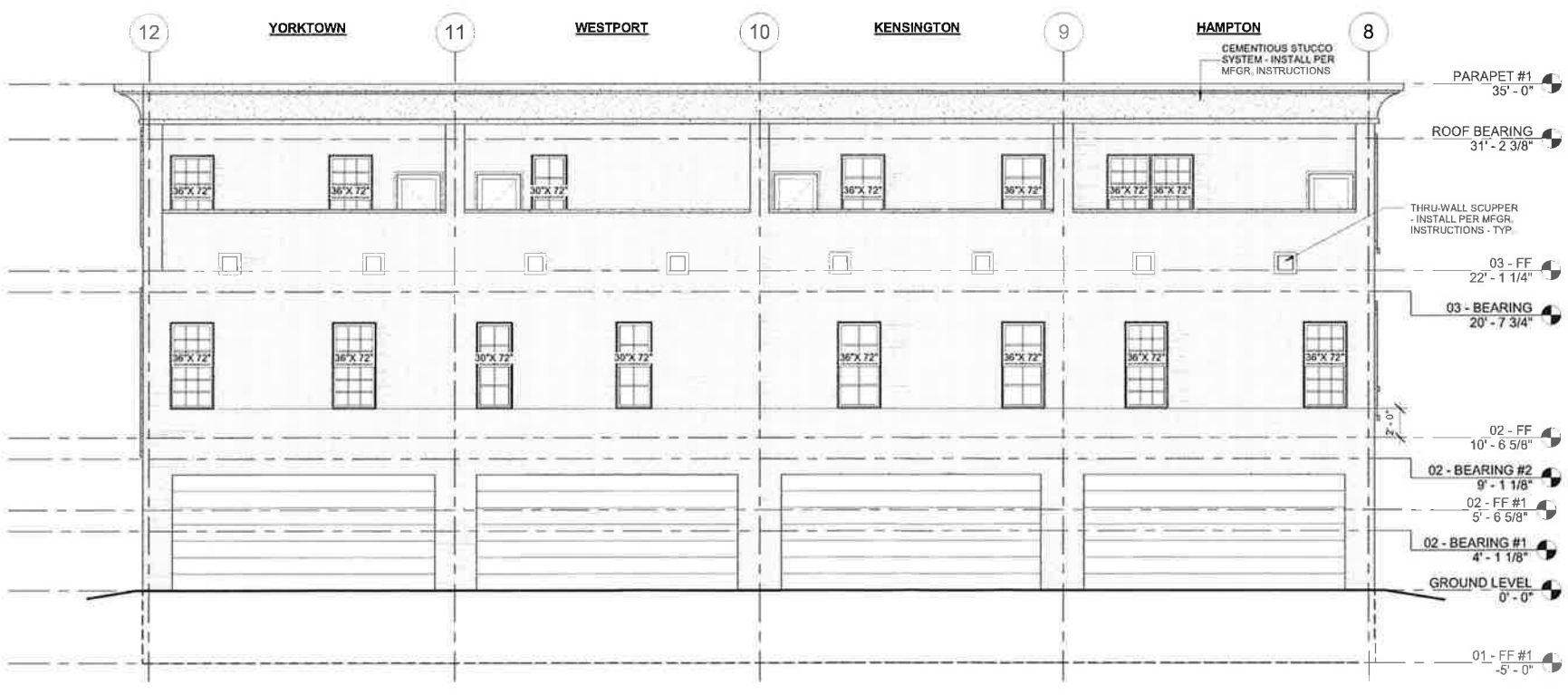
THE BROWNSTONES - NW 3RD & NW A ST.
BAUMANN & CROSNO CONSTRUCTION
BENTONVILLE, ARKANSAS

EXTERIOR ELEVATIONS - A STREET BUILDING

DATE:
02/03/2016

SHEET NUMBER:
A201

1 SOUTH ELEVATION - 3RD STREET BUILDING
3/16" = 1'-0"



2 NORTH ELEVATION - 3RD STREET BUILDING
3/16" = 1'-0"

PLAN STATUS		
#	DESCRIPTION	DATE

chasen b. garrett
ARCHITECTS, PLLC
P.O. BOX 8336
FORT SMITH, ARKANSAS 72902
479.652.0175

THE BROWNSTONES - NW 3RD & NW A ST.
BAUMANN & CROSNO CONSTRUCTION
BENTONVILLE, ARKANSAS

EXTERIOR ELEVATION - 3RD STREET BUILDING

DATE:
02/03/2016

SHEET NUMBER:
A202

Planning Commission Staff Report
Conditional Use: Meteor Radio Tower
Project Number:

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Beau Thompson, AICP, Senior Planner
PC DATE: April 5, 2015

GENERAL INFORMATION:

Applicant: Shirley Ferguson

Representative: Garrett Brewer

Requested Action: Conditional Use Permit Approval

Location: 128 West Central

Existing Zoning: D-C, Downtown Core

Land Use Plan: Mixed Use

Proposed Use: Wireless Communication Tower

BACKGROUND:

The applicant is requesting a Conditional Use to allow a wireless communication facility at 128 West Central. A 40' monopole with 4 guy wires is being proposed on top of the Meteor Theatre The Antenna is needed to broadcast a Bentonville Community Radio Station. The studio will be located in the Meteor. No other structure changes are being requested at this time. No additional parking is needed. One to two employees will run the studio. A setback variance was approved for the location of pole at the Board of Adjustment meeting on February 2, 2016. The planning department has received letter of support from the both property owners to west. Please see the attached exhibits for further details.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-C, Downtown Core	Mixed Use
South	D-C, Downtown Core	Mixed Use
East	D-C, Downtown Core	Mixed Use
West	D-C, Downtown Core	Mixed Use

STREETS

Direction	Name	Classification
North		
South	West Central Avenue	Collector
East		
West		

Site Inspection: A site inspection was completed; this property is currently the site of the Meteor Theater.

Public Notice: On **February 1, 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 February 2, 2016. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.
2. The applicant must get approval through the sign permit process for any signage.

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 (**D-C, Downtown Core)** district.

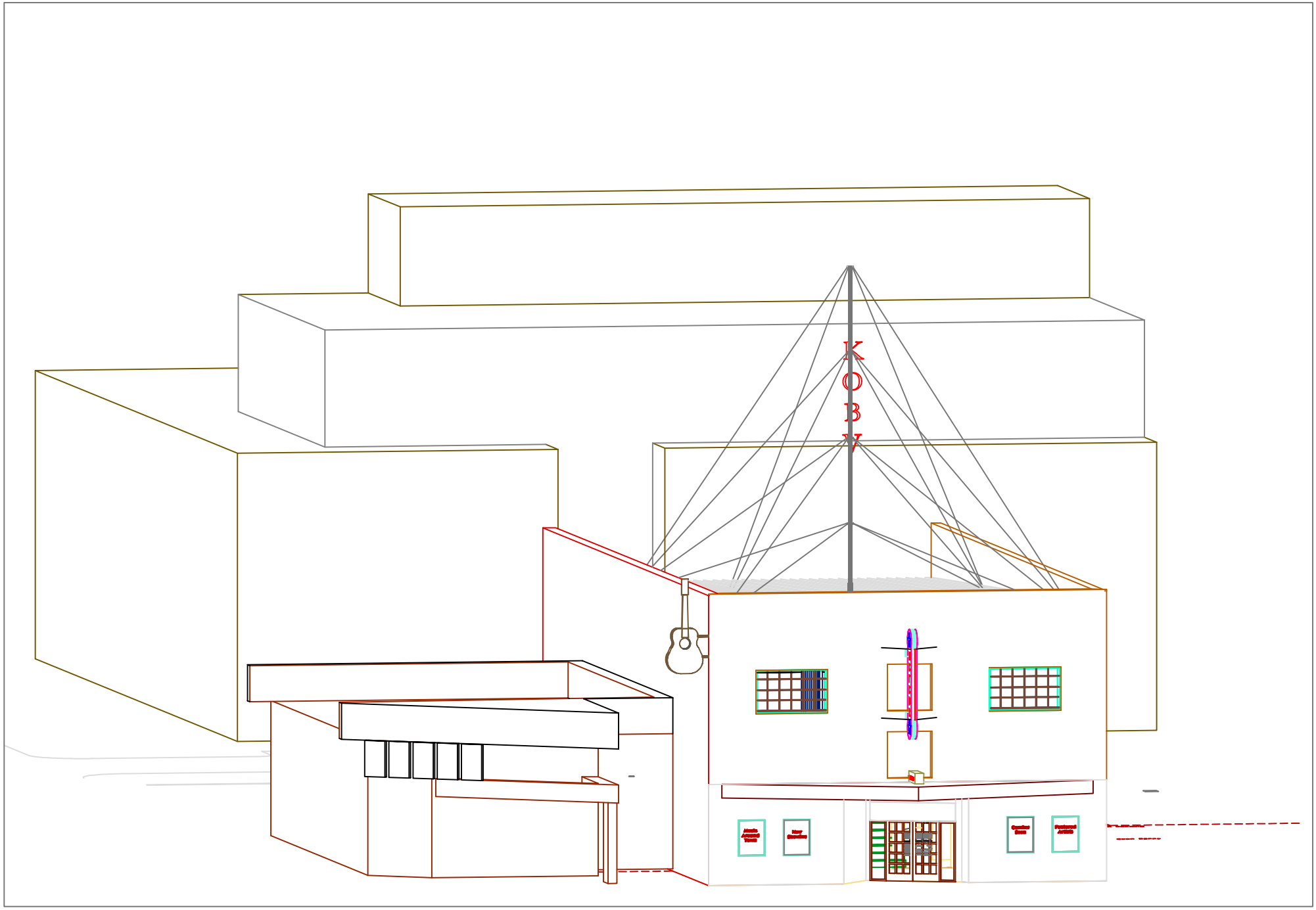
A Conditional Use is defined as a use permitted in one or more districts as defined by this ordinance upon approval by the Planning Commission, but which use, because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location 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 **HAS NOT** been contacted regarding this request.

RECOMMENDATION:

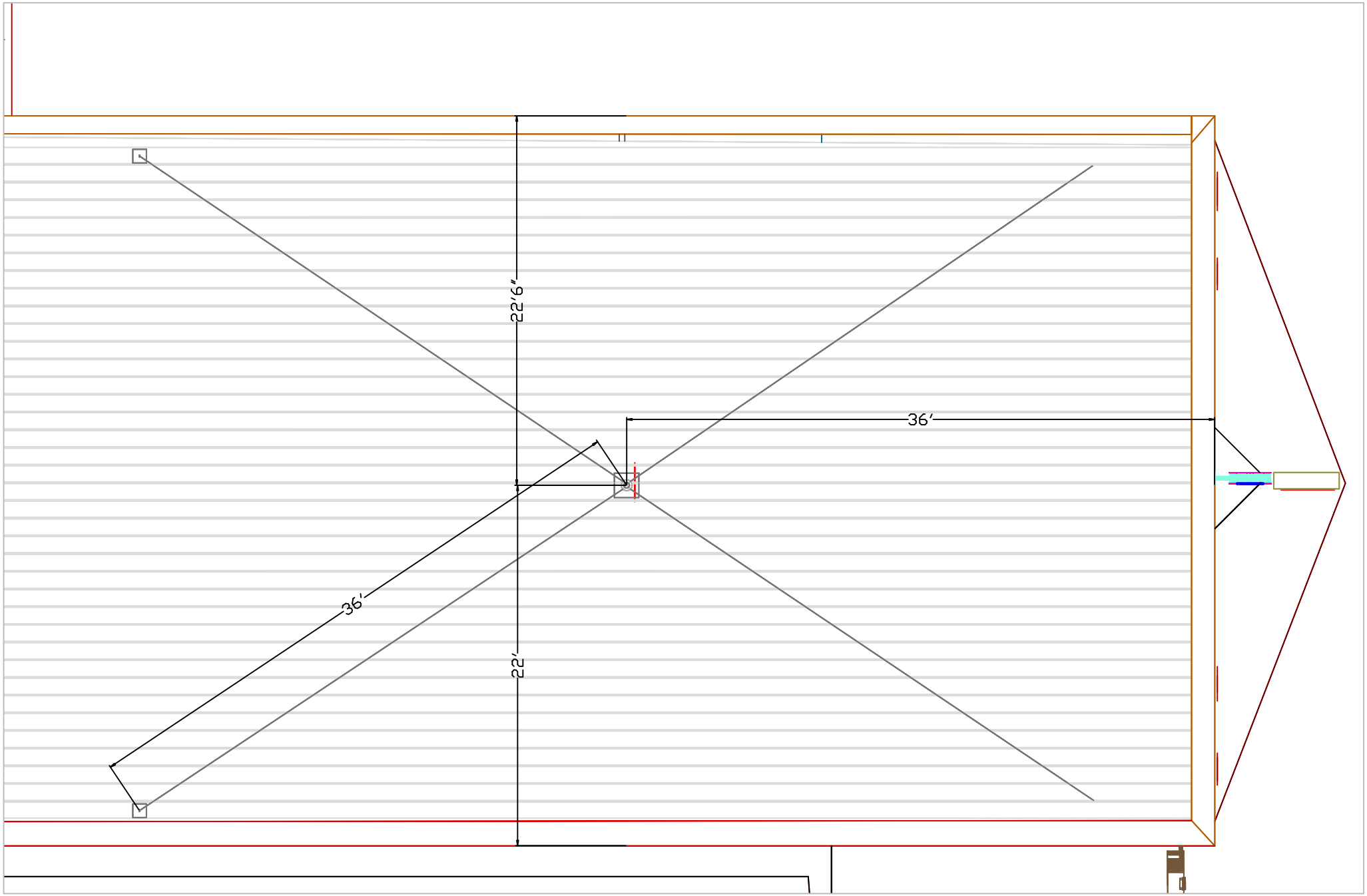
Staff has reviewed this application and recommends this item be TABLED to allow the applicant additional time to look at other installation methods.



Meteor Guitar Gallery
128 W. Central Ave.
Bentonville, Ar 72712

Radio Station Antenna
and Signage Plans

Front Iso View



Meteor Guitar Gallery
128 W. Central Ave.
Bentonville, Ar 72712

Radio Station Antenna
and Signage Plans

Antenna Top View

PC Meeting of: April 5, 2016

The City of Bentonville, Arkansas

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

LAND USE MAP AMENDMENT: Parsley (Agriculture to Low Density 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:	April 5, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-01800001

Applicant/Current Owner: Berry & Kim Parsley

Representative: Terri Parsley

Requested Action: Land Use Map Amendment

Location: 9004 Windmill Road

Existing Zoning: A-1, Agricultural

Future Land Use Map Designation: Agriculture

Proposed Land Use Map Designation: Low Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is currently the site of a single family home adjacent to agricultural and single family residential uses.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residences	R-1, Single Family Residential	Agriculture
South	Agriculture & Benton County	Agriculture & Benton County	Agriculture & Benton County
East	Agriculture & City of Cave Springs	Agriculture & City of Cave Springs	Agriculture & City of Cave Springs
West	Single Family Residences	R-1, Single Family Residential	Agriculture

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	Windmill Road	Arterial	2 lanes improved with center turn lane.
East	Southwest 'H' Street	Arterial	2 lane state highway
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on March 7, 2016. In addition, staff posted a notice of public hearing sign on the property on March 18, 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 how the proposed change impacts the overall intent of the General Plan or the land use mix on the Future Land Use Map, how the proposed change effects other land uses..

Finding(s) of Staff: As stated in the general plan: "Areas that are more suitable for development are most likely to develop first. Suitability for development is based on criteria such as proximity to major roads and utilities; absence of impediments such as wetlands, floodplain, and steep slopes; and compatibility with surrounding land uses." As vacant property is developed the adjacent property will become more suitable for development. The extension of city services will facilitate the expansion of the "suitable" land for development. The proposed land use map amendment will meet the intent of the General Plan. The proposed amendment would meet the criteria listed above. The property is located at the intersection of two arterial roads, the topography is conducive to the development and utilities are within close proximity; therefore the request is consistent with good land use planning and the general plan.

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

Finding(s) of Staff: The proposed land use modification is at the intersection of two existing arterial roads. The proposed use will not adversely impact the transportation infrastructure in this area.

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

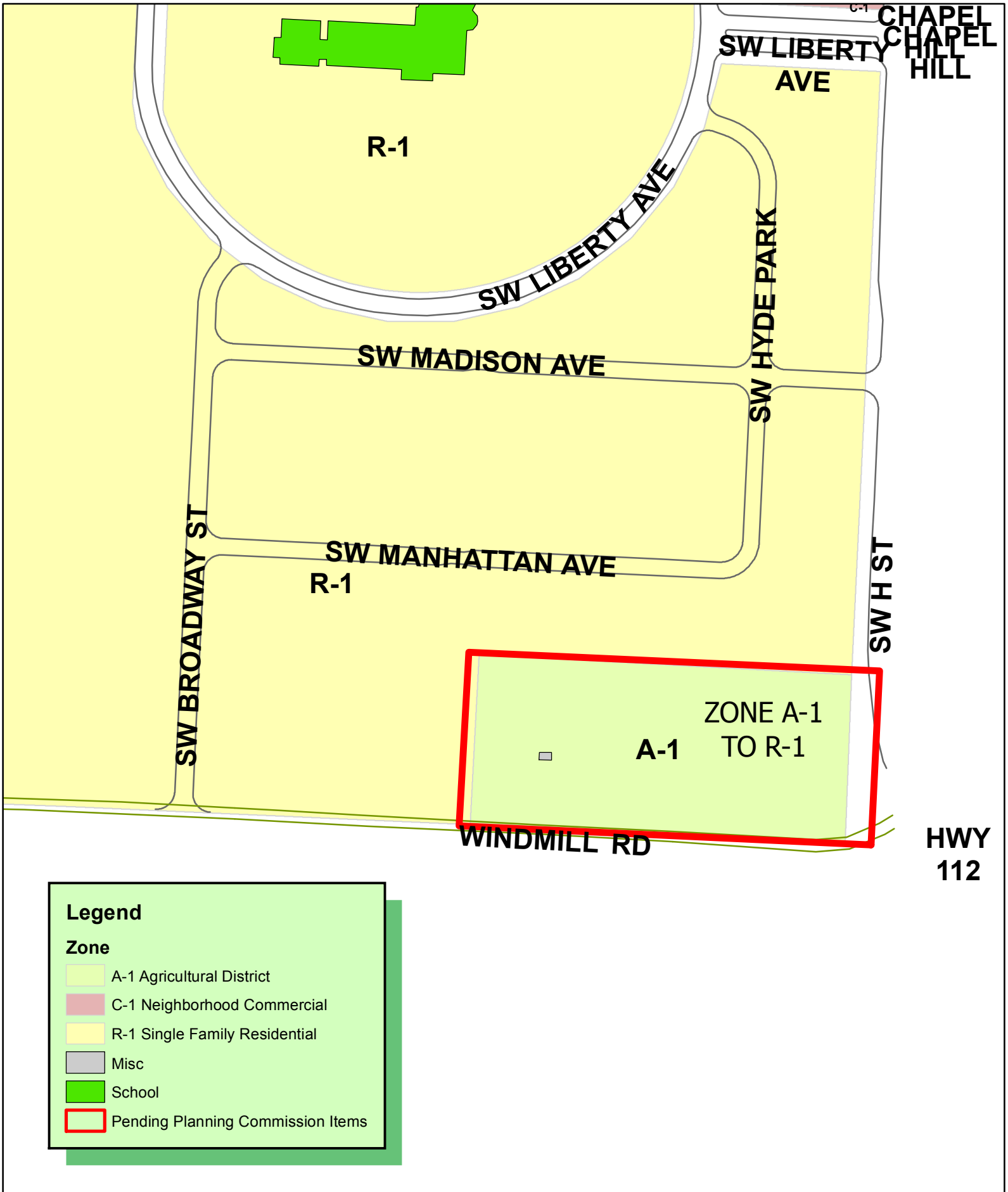
Finding(s) of Staff: Public services area adequate in this area. Water is available approximately 500 feet from the subject property. Sewer is available along the north property line. Water and sewer main extension will be required at the time of Large Scale Development approval. Emergency services are located within close proximity.

ANALYSIS, CONCLUSION, & SUMMARY

The proposed land use amendment is located at the intersection of two arterial roads. While the intersection allows for a mix of uses, the correct and appropriately designed low density residential development could be viable at this location. Additional dwelling units in this area will prompt future growth furthering the demand for local good and services. All public utilities have been extended to the property to better facilitate development outside of the current agricultural uses. The low density residential designation will be consistent with the two existing single family subdivisions to the north.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this Land Use Map Amendment from Agriculture to Low Density Residential.



N
W E
S

1 inch = 200 feet

GENERAL PLAN AMENDMENT
9004 WINDMILL RD - PARSLEY CUSTOME HOMES
ZONE A-1 TO R-1
16-01800001

THE CITY OF BENTONVILLE

DATE: February 28, 2016

TO: City of Bentonville

RE: Rezoning Request

This is in reference to the Land Use Map amendment, the said property was recently annexed into the City Limits of Bentonville as A-1 zoning. The Land Used Map show this as A-1.

The surrounding area to the North and West is a Residential Subdivision with homes and to the South is Agricultural.

The proposed change would only enhance the area and would not be detrimental in any way.

The alternative use of the property would be Agricultural as it presently is being used as such, with that it can be many things

We Plan to request a small subdivision on said property when the land use and rezoning are approved.

We feel the property would be better served as a small residential development.

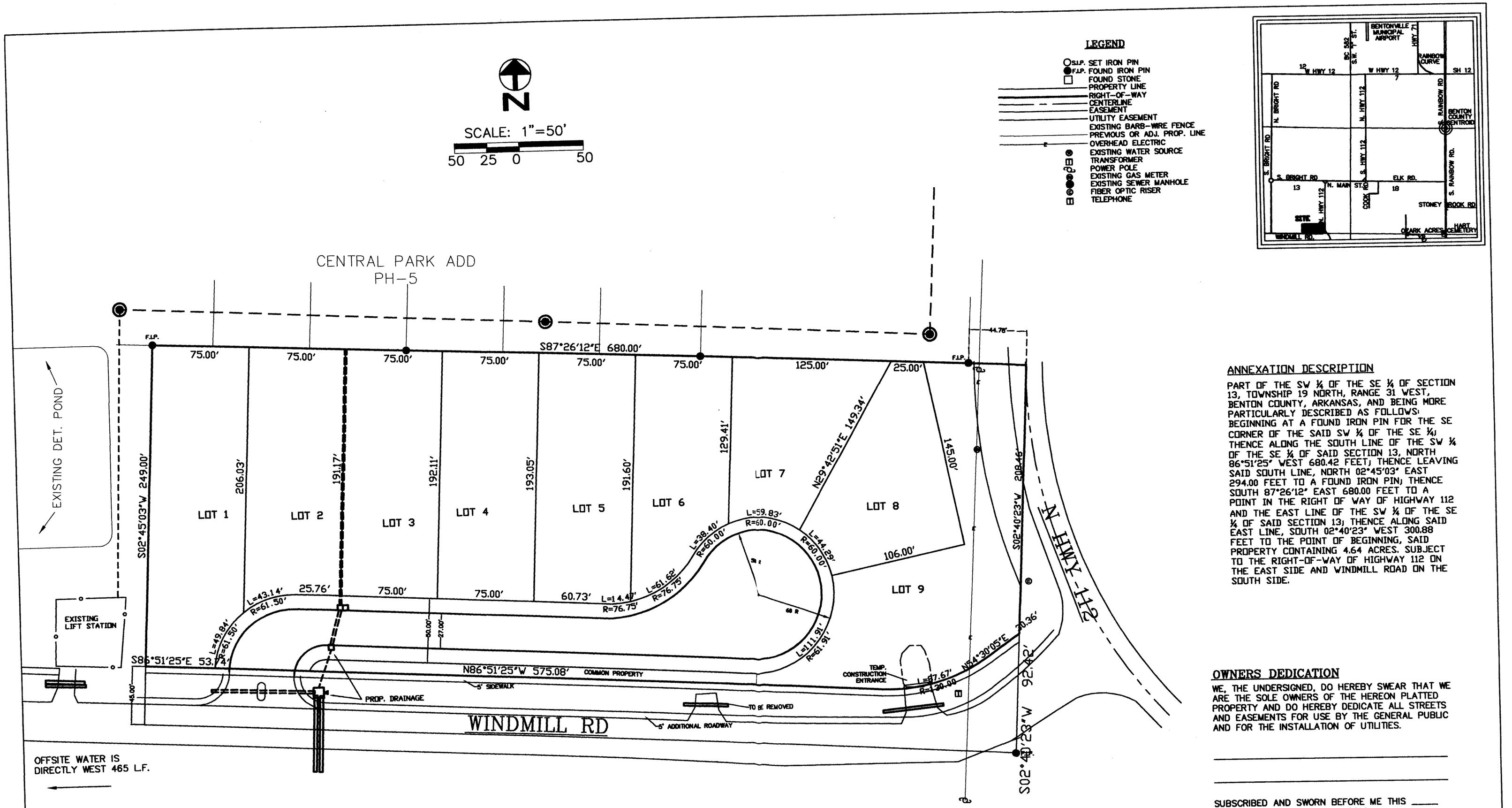
There are several developments such as St. Valery Downs and Central Park next to our property.

A Sewer easement and service line are available on the North side of property, with water easement and 8 inch service line available approximately 500 feet on south side of property on corner of Windmill and SW Broadway.

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

Thank you for time concerning this Land Use Map amendment request.

Barry W Parsley & Kim Parsley



LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- FOUND STONE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- UTILITY EASEMENT
- EXISTING BARB-WIRE FENCE
- PREVIOUS OR ADJ. PROP. LINE
- OVERHEAD ELECTRIC
- EXISTING WATER SOURCE
- TRANSFORMER
- POWER POLE
- EXISTING GAS METER
- EXISTING SEWER MANHOLE
- FIBER OPTIC RISER
- TELEPHONE

ANNEXATION DESCRIPTION

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN FOR THE SE CORNER OF THE SAID SW ¼ OF THE SE ¼; THENCE ALONG THE SOUTH LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 13, NORTH 86°51'25" WEST 680.42 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°45'03" EAST 294.00 FEET TO A FOUND IRON PIN; THENCE SOUTH 87°26'12" EAST 680.00 FEET TO A POINT IN THE RIGHT OF WAY OF HIGHWAY 112 AND THE EAST LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, SOUTH 02°40'23" WEST 300.88 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 4.64 ACRES. SUBJECT TO THE RIGHT-OF-WAY OF HIGHWAY 112 ON THE EAST SIDE AND WINDMILL ROAD ON THE SOUTH SIDE.

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

_____

_____

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

_____

NOTARY PUBLIC

PRELIMINARY

WINDMILL FARMS SUBD.

LAYOUT

REVISIONS		
No.:	BY:	DATE:

OWNER CONTACT INFO:
DP DEVELOPMENT
P.O. BOX 739
LOWELL, AR 72745

273-2000 OR 308-7000

CONSULTING INC.
P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY: DP/ZS	DATE: 3/11/16
CHECKED BY:	JOB No.: 2015147
SCALE: 1"=50'	SHEET: 1

CONTRACTOR'S NOTICE

THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT OF 1987 REQUIRES CONTRACTORS AND EXCAVATORS TO NOTIFY EACH UTILITY OPERATOR WHICH MIGHT HAVE LINES IN THE VICINITY OF A PLANNED EXCAVATION. THE REQUIREMENTS OF THE LAW CAN BE MET BY MAKING ONE TOLL-FREE CALL TO THE ARKANSAS ONE-CALL CENTER 1-800-482-8998, AT LEAST TWO (2), BUT NOT MORE THAN TEN (10), FULL WORKING DAYS BEFORE COMMENCING SUCH ACTIVITY. ONE-CALL, 811.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

SETBACK CHART, R-1 ZONING

FRONT SETBACK	20'
GARAGE	30'
REAR SETBACK	25'
SIDE SETBACK	7'

PC Meeting of: April 5, 2016

The City of Bentonville, Arkansas

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

REZONING: Alta Vista, LLC (R-1, Single Family Residential to C-3, Central Commercial)
Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Jon Stanley
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	April 5, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000004

Applicant/Current Owner: Alta Vista, LLC (Craig Soos)

Representative: Brad Kingsley

Requested Action: Rezoning

Location: 403 Southeast 5th Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: C-3, Central Commercial

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is the location of an existing office building in the southeast section of the city's downtown area.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Warehouse/ City Facilities	I-2, Heavy Industrial	Mixed Use
South	Office Space	C-1, Neighborhood Commercial	Mixed Use
East	Office space	C-2, General Commercial	Mixed Use
West	Warehouse/City Sign Shop	R-1, Single Family Residential	Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southeast 4th Street	Local	2 lane unimproved
South	Southeast 5th Street	Local	2 lane unimproved
East	-	-	-
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On February 24, 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 March 7, 2016. In addition, staff posted a notice of public hearing sign on the property on March 18, 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: Per the City of Bentonville's General Plan, the C-3, Central Commercial zoning district is a recommended zoning classification for the Mixed Use future land use designation.

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 will not change current traffic conditions at this location. The proposed zoning is located within the downtown area where the city's street grid infrastructure is adequate and offers motorist an array of option with traveling in all directions

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.

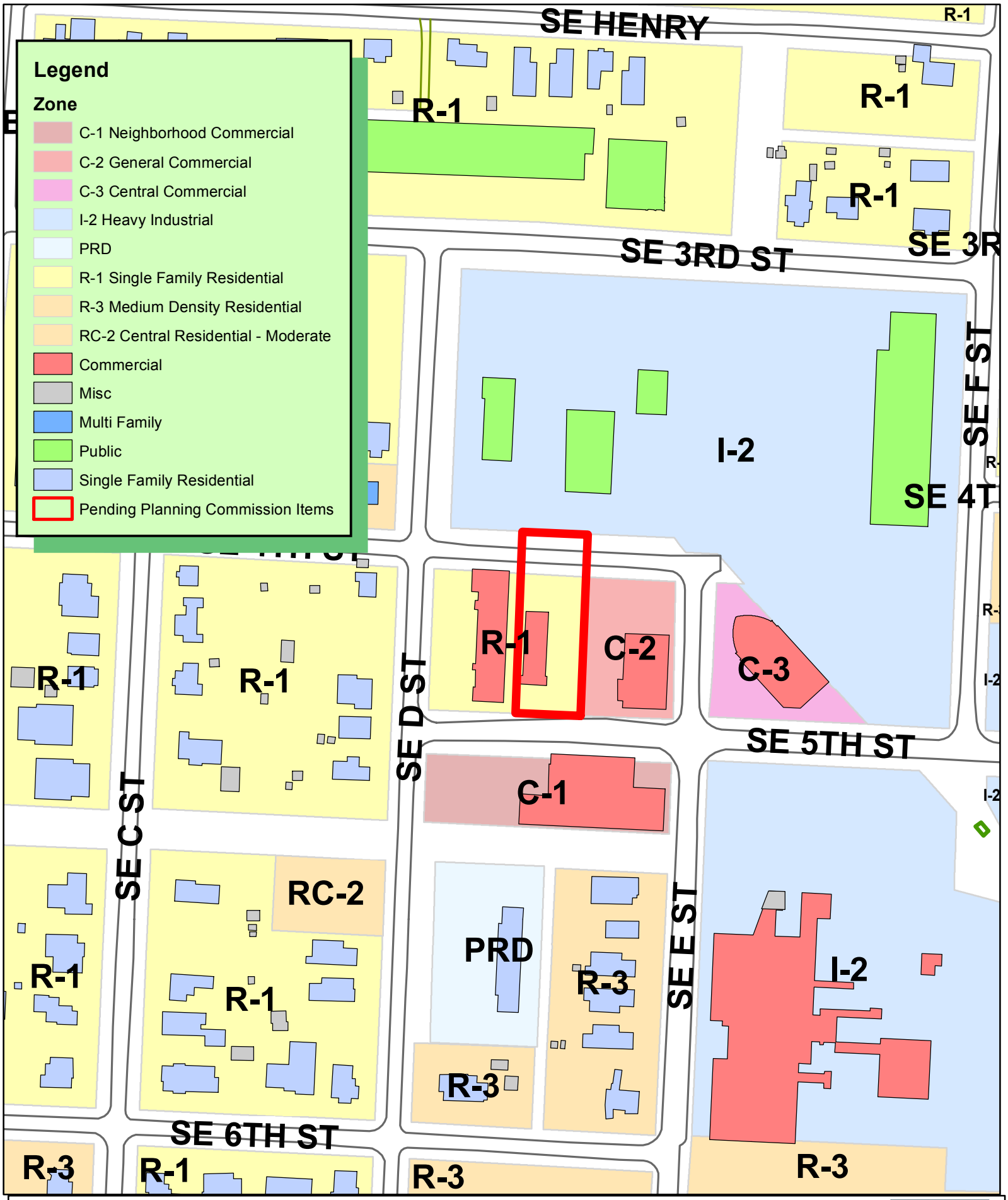
Finding(s) of Staff: City services are adequate at this location. Emergency services are provided at a level that is acceptable.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request IS consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use. The C-3 zoning designation will allow a mix of uses within the area surrounding the market district to help facilitate the redevelopment of that district. The C-3 designation will also provide goods, services, and housing opportunities that are complimentary to other uses within and surrounding the market district.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from R-1, Single Family Residential to C-3, Central Commercial.



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1 inch = 167 feet

REZONING
CRAIG SOOS ORCHARD ADDITION LOT B
ZONE R-1 TO C-3
16-09000004

THE CITY OF BENTONVILLE

02.11.16

Rezoning Narrative for:

403 SE 5th Street
Bentonville, AR 72712

The current zoning of the above property is R1 Single Family Residential. The proposed rezoning is C3 Commercial. The property is owned by ALTA Vista, LLC and will be used as office space. The reason for rezoning is to allow ALTA Vista LLC to lease the building as office space. The building was formerly used as a signage shop and office and is surrounded by commercial properties similar in size and construction type. A commercial zoning designation is appropriate given the current and future development planning for 5th street and the surrounding properties. There is a five space parking lot on the front of the building and the intended use will not generate any significant additional traffic. Signage will be limited to building mounted signage. The appearance of the building will remain as is: a one store metal building with metal siding and gabled metal roof, this matches the adjacent properties. All existing utilities serving the building are existing to remain.

PC Meeting of: April 5, 2016

The City of Bentonville, Arkansas

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

REZONING: PBR Holdings, Karning, Downtown Bentonville Cottages, Inc. & Prime Time Housing, LLC (R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Edge)

Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Jon Stanley
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	April 5, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000005

Applicant/Current Owner: PBR Holdings, Karning, Downtown Bentonville Cottages, Inc. & Prime Time Housing, LLC

Representative: Morrison Shipley Engineers (Patrick Foy)

Requested Action: Rezoning

Location: Southeast 2nd Street & 301, 305, 307, 309 & 311East Central Avenue

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: D-C, Downtown Core

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the request encompasses three single family residences/ vacation rentals, a vacant parcel and two duplexes near the downtown square.

Previous Rezoning Requests for this Property: A portion of the property was rezoned by the City of Bentonville in 2009 as part of a large rezoning in the Downtown to DE, Downtown Edge.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Warehouse/ County Parking Lot & Vacant Parcel	R-1, Single Family Residential & D-C, Downtown Core	Mixed Use
South	Single Family Homes	R-1, Single Family Residential	Mixed Use
East	Park/Open Space	R-1, Single Family Residential	Mixed Use
West	Single Family Home	D-C, Downtown Core	Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	East Central Avenue	Collector	2 lane improved
South	Southeast 2nd Street	Local	2 lane unimproved
East	-	-	-
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: On March 10, 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 March 7, 2016. In addition, staff posted a notice of public hearing sign on the property on March 18, 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: According to Policy LU-16 Infill Development of the General Plan "The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community's housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states "the City should encourage the development of a mix of housing types to the meet the needs of residents…" The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.

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

Finding(s) of Staff: The proposed zoning will not change current traffic conditions at this location. East Central Avenue has recently been reconstructed to handle additional demands from increases in density downtown. The proposed zoning is located within the downtown area where the city's street grid infrastructure is adequate and offers motorist an a variety of options when traveling in all directions.

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.

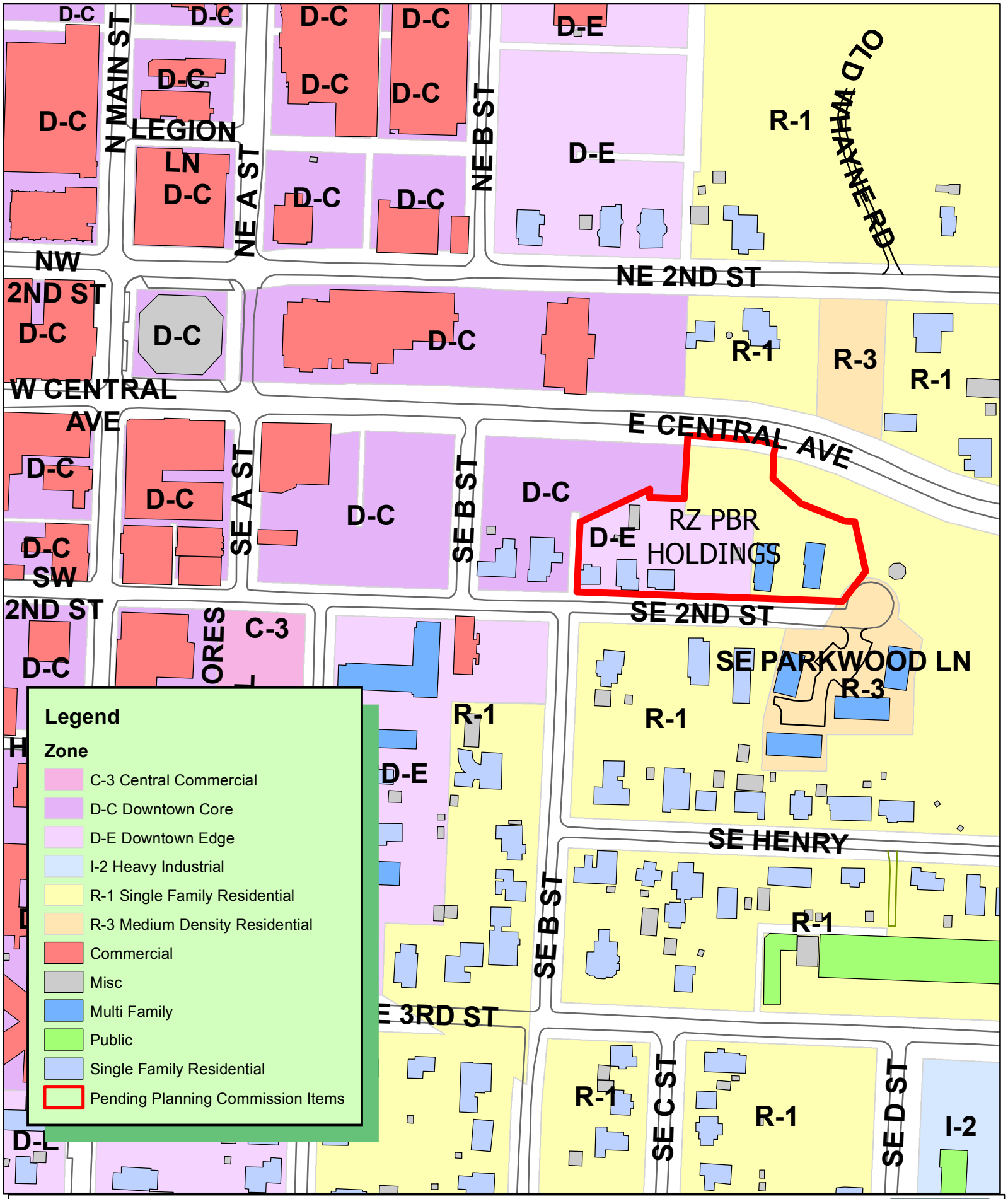
Finding(s) of Staff: City services are adequate at this location. Emergency services are provided at a level that is acceptable.

ANALYSIS, CONCLUSION, & SUMMARY

The Downtown Core zoning district is a recommended zoning classification within the General plan for the Mixed Use designation. The Downtown Core zoning classification allows for commercial and residential mixed use developments. The proposed zoning will add density to downtown therefore helping retain current commercial uses in the area. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail with upper story residential uses permitted. The design specifications of the Downtown Core require the commercial uses be oriented to a primary street while residential uses are reserved for upper floors and secondary streets. The uses permitted in the Downtown Core are complimentary to urban character. The proposed zoning change will help facilitate an extension of the services adjacent to square will providing a housing option that is currently not being fulfilled within the square district.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends APPROVAL of this rezoning from R-1, Single Family Residential & D-E, Downtown Edge to D-C, Downtown Core.



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1 inch = 200 feet

REZONING
PBR HOLDINGS
ROD SANDERS ADDITION
ZONE R-1 & D-E TO D-C 16-09000005

THE CITY OF BENTONVILLE

MORRISON SHIPLEY

ENGINEERS • SURVEYORS

February 29, 2016
Mr. Beau Thompson
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: ***Bentonville Square Properties, Bentonville, AR***
Rezoning Request

Mr. Thompson:

Specialized Real Estate Group is requesting to rezone seven properties for future development anticipated for multi-use located on the north side of SE 2nd Street, East of SE B Street (Vicinity Map is attached). Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The properties are currently zoned **D-E, Downtown-Edge**; the proposed zoning would be **D-C, Downtown Core**. The property is currently owned by **Downtown Bentonville Cottages**.

- Specialized Real Estate Group would like to rezone for maximized land use. The plan for the site is to develop a multi-use facility.

- The proposed rezoning is to support a new walkable, bikable, and sustainable mixed-used project within the evolving downtown context of Bentonville. There is tremendous opportunity for people to live, work and play as this property is located along Central Avenue, the Razorback Greenway and between two city parks. Development in this new zoning will transition scale appropriately to the urban environment of the downtown Square. This zoning is being requested so that the land can be utilized in the highest and best use within the city's developing epicenter.

- Traffic and Signage will be handled according to the City of Bentonville standards as part of this urban growth area.

2407 S.E. Cottonwood Street
Bentonville, AR • 72712
479.273.2209 • Fax 479.273.2553
morrisonshipley.com

- Water and Sewer is available to the site via an existing 6" Bentonville sewer line and 8" water line running along E Central Ave, and an additional 6" sewer line and 6" water line is running along SE 2nd Street. (Water and Sewer info taken from City of Bentonville's GIS)

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, E.I.
Project Engineer

RECEIVED

MAR 1 1 '16

ATC-ROGERS

NOTICE OF INTENT TO REZONE

Kraning, (Downtown Bentonville Cottages) has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

D-E Downtown Edge to D-C Downtown Core

The legal description of the property is as follows:

See Attached.

The common description of the property is: 301, 303, 305, 307, 307(b) SE 2nd

Proposed land use: Multi-use

The public hearing will be held _____, 2016 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

For more information, you may call the Planning Department at (479) 271-3122 or (479) 271-3126.

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Our home, as are the others at issue, are single-family homes. The current zoning is sufficient for reasonable and compatible commercial use. The proposed re-zoning would permit construction up to 80 feet high. Anything above 60 feet would impair our view and access to sunlight and not consistent with current use.

The Katherine Maltz Trust
207 S.E. 2nd Street
Bentonville, AR 72712

By _____
Katherine Maltz, Trustee

Planning Commission Staff Report
Conditional Use: Boulder Ridge Fellowship

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, ACIP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-02000003

Applicant: Bentonville Freewill Baptist Church, Inc.

Representative: Ecological Design Group (Brahm Driver)

Requested Action: Conditional Use Permit Approval

Location: 4301 East Central Avenue

Existing Zoning: A-1, Agricultural

Land Use Plan: Agriculture

Proposed Use: Low Density Residential

BACKGROUND:

The applicant has submitted a Conditional Use permit for a 7,815 square feet, 120 seat religious facility in an A-1, Agricultural zoning district for property located at 4301 East Central Avenue. Hours of operation will be 8:00 am to 8:00 pm on Sundays and 5:00pm to 8:0pm on Wednesdays. Both indoor and outdoor activities will be held at this location. Thirty four (34) parking spaces will be provided. Outdoor lighting will consist of 5 lights for the entry drive a associated parking area. The facility will have only one employee.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural & R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	Benton County	Benton County
West	A-1, Agricultural & R-1, Single Family Residential	Low & Medium Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	Pruitt Lane	Private Drive
East	East Central Avenue	Arterial
West	-	-

Site Inspection: A site inspection was completed; this site is currently vacant along a developing arterial corridor near the eastern boundary of the city limits.

Public Notice: On **March7, 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 **March 18, 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. The conditional use will coincide with the life of the church provided in the Conditional Use Permit application. Any additions to this floor plan or construction of a new facility must be approved through the planning commission.

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.

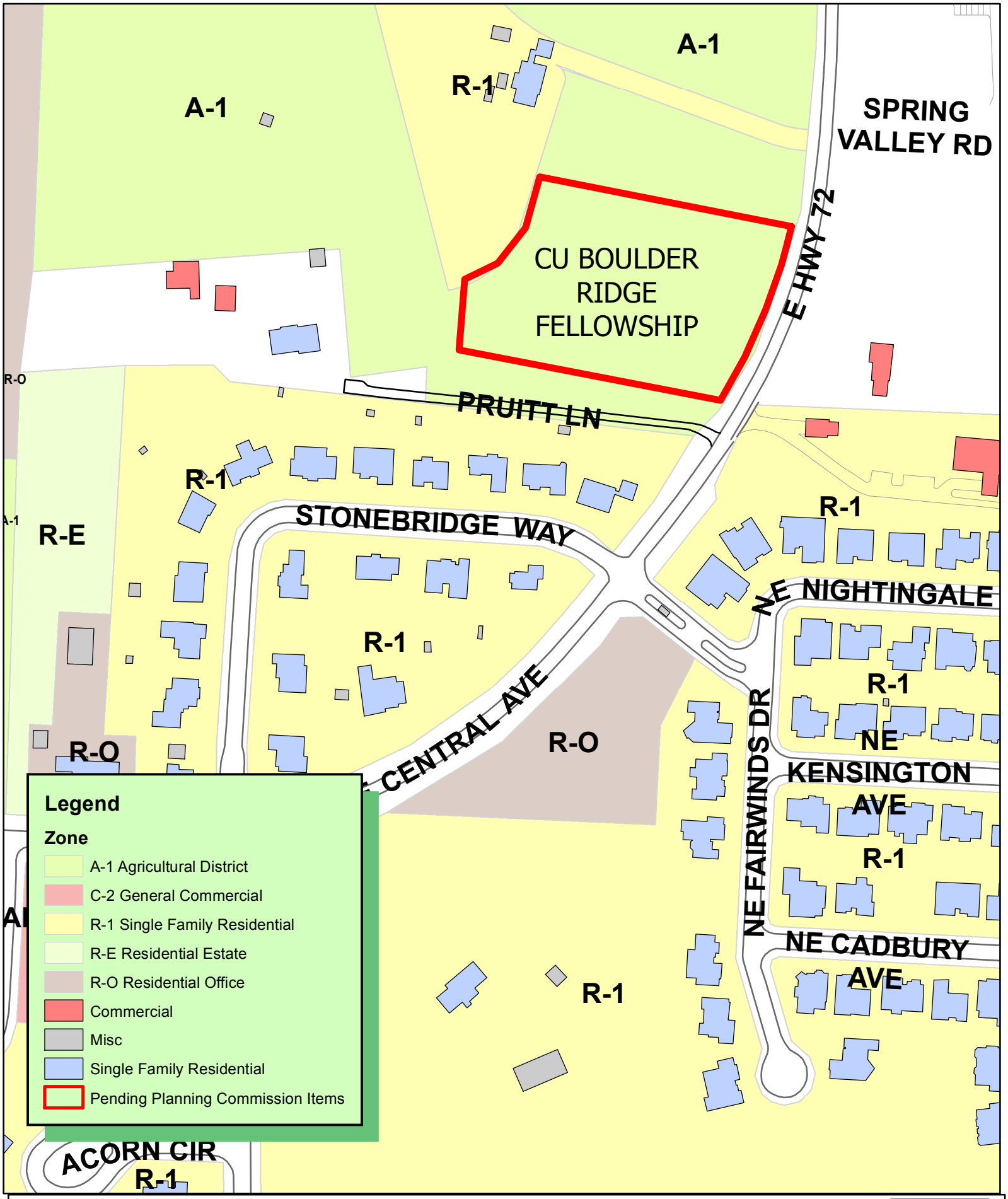
The conditional use is allowed on appeal in the (**A-1, Agricultural)** district.

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

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



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1 inch = 200 feet

CONDITIONAL USE
B'VILLE FREE WILL BAPTIST
BOULDER RIDGE FELLOWSHIP
ZONE A-1 16-02000003

THE CITY OF BENTONVILLE

BOULDER RIDGE FELL .VSHIP | BENTONVILLE CONDITIONA_ USE NARRATIVE

POLK STANLEY WILCOX ARCHITECTS

Date: February 29, 2016

Property: 4301 E. Central Ave. | 01-16770-000

Project Name: Boulder Ridge Fellowship | 16-06000009

Owner: Bentonville Free Will Baptist Church
905 SE "J" Street
Bentonville, AR 72712

A. The proposed use for this property is "Religious Facility" which is listed as an acceptable Conditional Use for A-1 Zoning. Boulder Ridge Fellowship (formerly Bentonville Free Will Baptist Church) is a longtime Bentonville church that has purchased this property with the hopes of building a new house of worship.

B. Please see below a thumbnail image of the submitted site plan including property lines, existing structures (none) and proposed structures. A full size site plan (digital and print) is included in the full LSD submittal.

C. The primary hours of operation are Sunday mornings between 8am and 12pm, Sunday nights between 5pm and 8pm, and Wednesday nights between 5pm and 8pm. There will likely be irregular use of the building during "off" hours.

D. Interior uses include standard church activities such as worship, youth/adult education and fellowship. Other than parking, minimal exterior space will be utilized for worship, if any.

E. Not Applicable (new construction)

F. Requirements call for parking spaces for 30 vehicles. Proposed parking includes spaces for 34 cars and 10 motorcycles.

G. Outdoor lighting will be limited to 5 area lights for the entry drive and parking. Proposed area lights are BUG compliant and have a U rating of 0. Exterior building lighting is limited

H. BRF anticipates approximately 120 people using this space at any one time during the hours described.

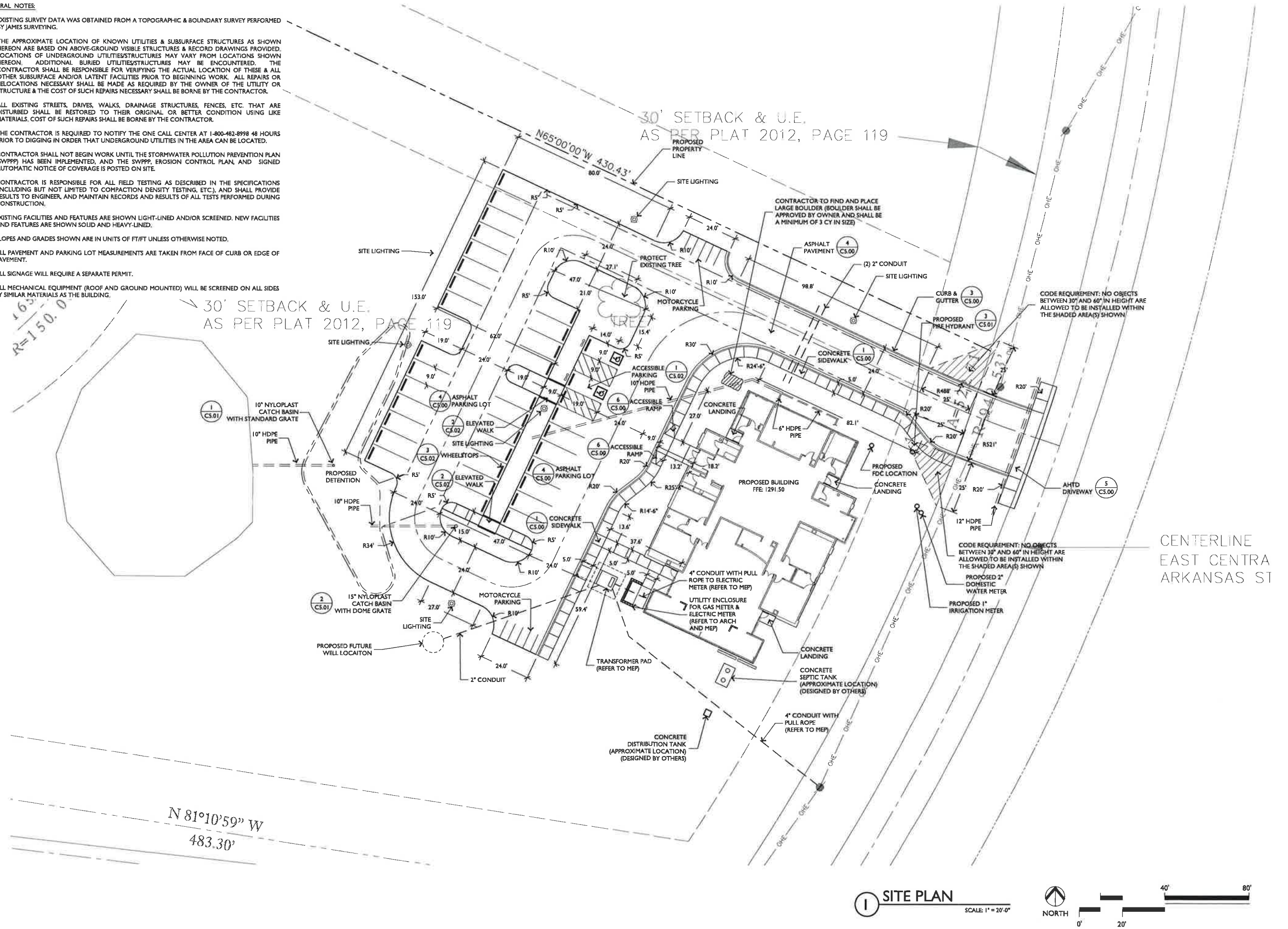
I. The church's pastor will be the lone employee of the church.

J. See below.

View from HWY 72 looking west

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY JAMES SURVEYING.
2. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
3. ALL EXISTING STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
5. CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
6. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION.
7. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
8. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT AND PARKING LOT MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
10. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.



1 SITE PLAN
SCALE: 1" = 20'-0"

POLK STANLEY WILCOX
ARCHITECTS
2222 Cottondale Lane | Suite 100
Little Rock, AR 72202
501.378.0878 office
501.372.7629 fax

509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office
479.251.7216 fax

polkstanleywilcox.com

MEP
HP ENGINEERING, INC.
S OSAGE SRPINGS DR.
ROGERS, AR 72758
479.899.6370

CIVIL ENGINEERING
ECOLOGICAL DESIGN GROUP
120 SOUTH IZARD STREET
LITTLE ROCK, AR 72201
501.378.0200

STRUCTURAL ENGINEERING
MYERS-BEATTY ENGINEERING
2411 FAYETTEVILLE RD #B
VAN BUREN, AR 72956
479.474.4412

STATE OF ARKANSAS PROFESSIONAL ENGINEER No. 14694 BRAHM M. OTTINGER 2/29/16

CERTIFICATE OF AUTHORIZATION Ecological Design Group, Inc. Little Rock, Arkansas

PSW Job Number:

Boulder Ridge Fellowship
Bentonville, AR

Issue Date:
02.29.2016

Revisions		
number	date	description

BENTONVILLE LARGE SCALE DEVELOPMENT REVISIONS

Contents:
Site Plan

C1.00

Planning Commission Staff Report
Large Scale Development: Boulder Ridge Fellowship

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-06000009

Applicant: Bentonville Freewill Baptist Church, Inc.

Representative: Ecological Design Group (Brahm Driver)

Requested Action: Large Scale Development Approval

Location: 4301 East Central Avenue

Existing Zoning: A-1, Agricultural

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for a, 7,815 square feet, 120 seat religious facility in an A-1 Agricultural zoning district located at 4301 East Central Avenue. Thirty four parking spaces are being provided. Access to the property will be from a single curb cut on East Central Avenue. The exterior of the building will be constructed using a combination of stone, vertical and horizontal metal wall panels, aluminum store front glass and insulated glazing units. Water and sewer services are available at this location.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front:	30’	35’ East
Sides:	30’	300’ North & 120’ South
Rear:	30’	270’ West
Height	40’	??’
Landscape Coverage	8%	12%
Parking		
Standard Stalls	32	32
Handicap Stalls	2	2
Total:	**34**	**34**

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural & R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	Benton County	Benton County
West	A-1, Agricultural & R-1, Single Family Residential	Low & Medium Density Residential

STREETS

Direction	Name	Classification
North	-	-
South	Pruitt Lane	Private Drive
East	East Central Avenue	Arterial
West	-	-

TRAFFIC FINDINGS

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

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 site is currently vacant along a developing arterial corridor near the eastern boundary of the city limits.

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

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

Waiver(s): 1 waiver request:

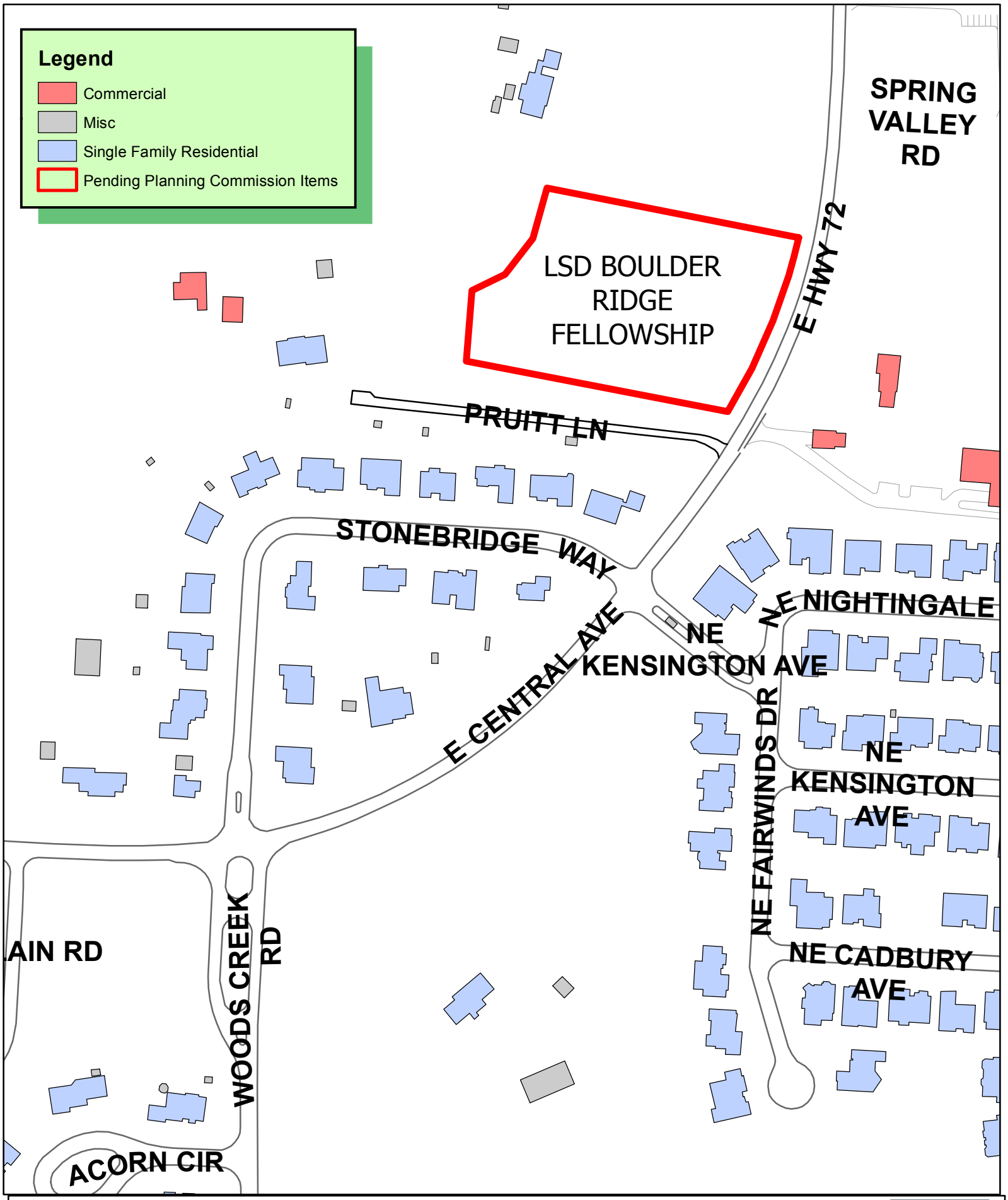
- The applicant is requesting a waiver to Article 1100, Design Standards, Section 1100.13, Design Standards for Large Scale Developments, Subsection 'E.1' Materials. Ordinance states that a Agriculture and Industrial zoned properties shall only be required to meet the standards for the side(s) facing a street frontage. The applicant is proposing to spread the 75% masonry requirement for

the street facing façade to all facades of the building providing at minimum of 11.5% masonry product for each façade.

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.



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1 inch = 200 feet

16-06000009
LARGE SACALE DEVELOPMENT
BOULDER RIDGE FELLOWSHIP
4301 E CENTRAL AVE

THE CITY OF BENTONVILLE

LANDSCAPE NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. 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. (SEC 1400.5.C-11)
3. 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. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8)

IRRIGATION NOTE

FULLY OPERATIONAL CONVENTIONAL IRRIGATION SYSTEM WITH 100% HEAD TO HEAD COVERAGE, SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR. GENERAL CONTRACTOR SHALL INSTALL SLEEVING (SCH 40 PVC - 4") UNDER ALL NEW PAVEMENTS TO ACCOMODATE IRRIGATION SYSTEM. COORDINATE LOCATION OF IRRIGATION METER, CONTROLLER, AND ELECTRICAL SUPPLY WITH OWNER. CONTRACTOR SHALL PROVIDE WATER METER OR WATER CONNECTION FOR IRRIGATION SYSTEM AND ELECTRICAL CONNECTION FOR IRRIGATION CONTROLLER.

PLANT LIST — ALL PLANT QUANTITIES TO BE VERIFIED BY THE CONTRACTOR

Trees

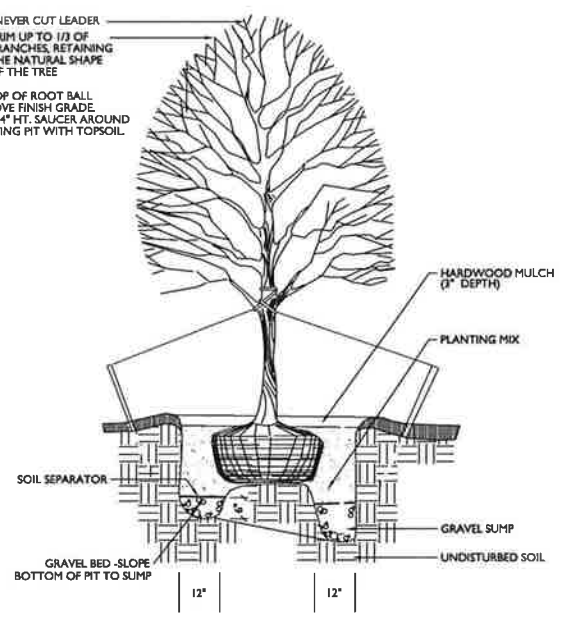
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
3	Bald Cypress	Taxodium distichum	2" Caliper, 10' height, 5' spread	Ref. Plan
19	Black Gum		2.5" Caliper	Ref. Plan
16	American Elm		2.5" Caliper	Ref. Plan

Shrubs

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
185	Soft Rush	Juncus effusus	1 gallon, 12" tall & wide	Ref. Plan

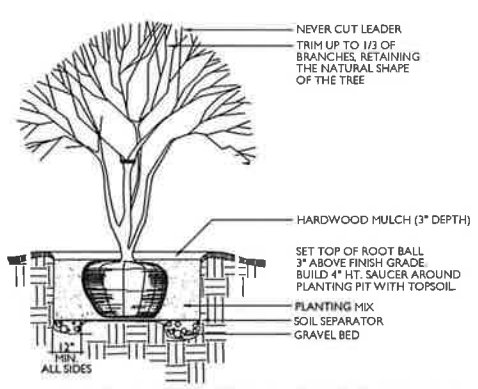
Miscellaneous

QTY	DESCRIPTION	REMARKS
Ref. Plan	Planting Mix	70% Sandy loam and 30% Compost, 4" all Planting Beds peat and weed seed free
Ref. Plan	Steel Edging	Commercial Grade, Heavy Duty 3/16" thick x4" ht. edging, black
Ref. Plan		
Ref. Plan	Filter Fabric/Weed Mat	All planting bed areas
Ref. Plan	Bermuda Tifway 419	Solid sod, weed free, sod areas to recieve 3" topsoil



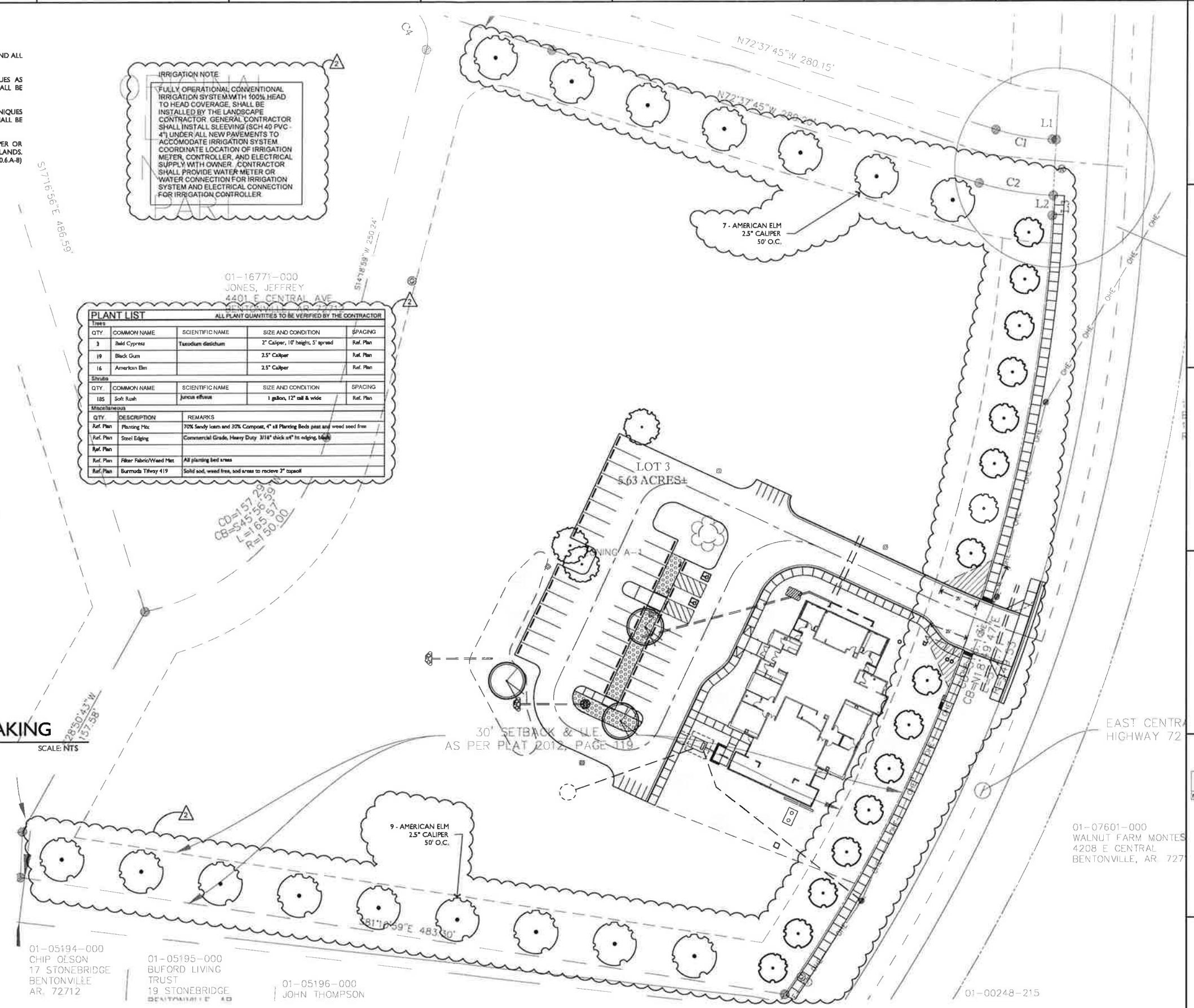
1 CANOPY TREE PLANTING/STAKING

SCALE: NTS



2 ORNAMENTAL TREE PLANTING

SCALE: NTS



1 PLANTING PLAN OVERALL

SCALE: 1" = 20'-0"

POLK STANLEY WILCOX
ARCHITECTS

2222 Collondale Lane | Suite 100
Little Rock, AR 72202
501.378.0878 office
501.372.7629 fax

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501.378.0200

STRUCTURAL ENGINEERING
MYERS-BEATTY ENGINEERING
2411 FAYETTEVILLE RD #B
VAN BUREN, AR 72956
479.474.4412

LICENSED LANDSCAPE ARCHITECT
TANNER A. WEEKS
License Number 5108
2.29.16
STATE OF ARKANSAS

PSW Job Number:

Boulder Ridge Fellowship
Bentonville, AR

Issue Date:
02.29.2016

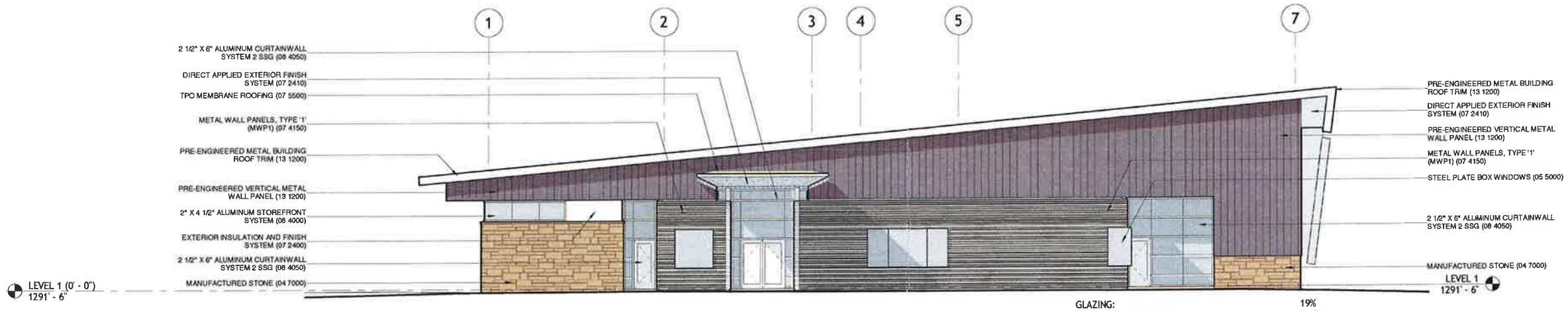
Revisions

number	date	description
2	03.23.16	ADD #2

100% CONSTRUCTION DOCUMENTS

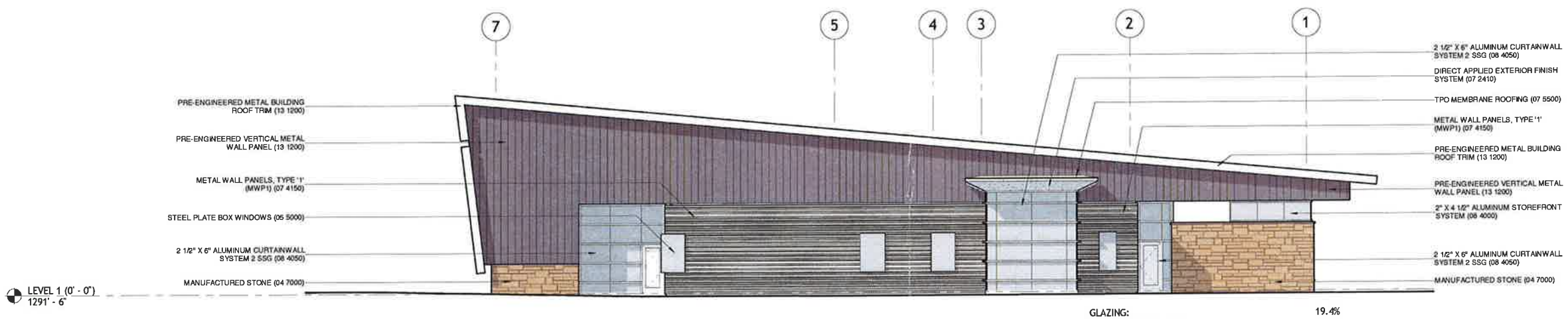
Contents:
Planting Plan

L1.02



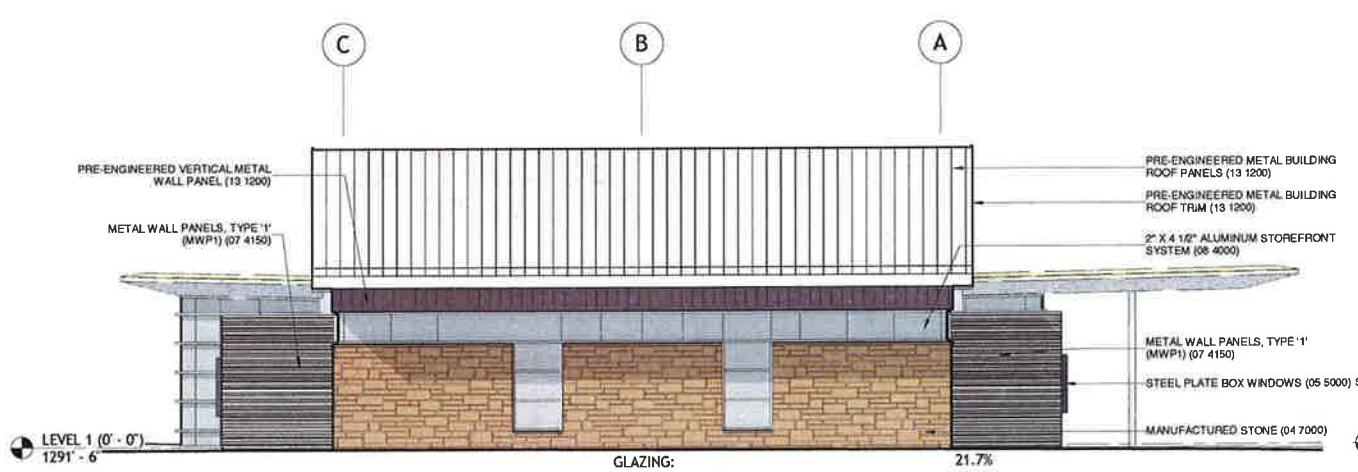
GLAZING:	19%
MANUFACTURED STONE:	11.5%
PRE-ENGINEERED VERTICAL METAL WALL PANEL:	44.2%
PRE-ENGINEERED METAL BUILDING ROOF PANEL:	0%
METAL WALL PANELS - TYPE 1:	24.3%
EXTERIOR FINISH AND INSULATION SYSTEM:	1%

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



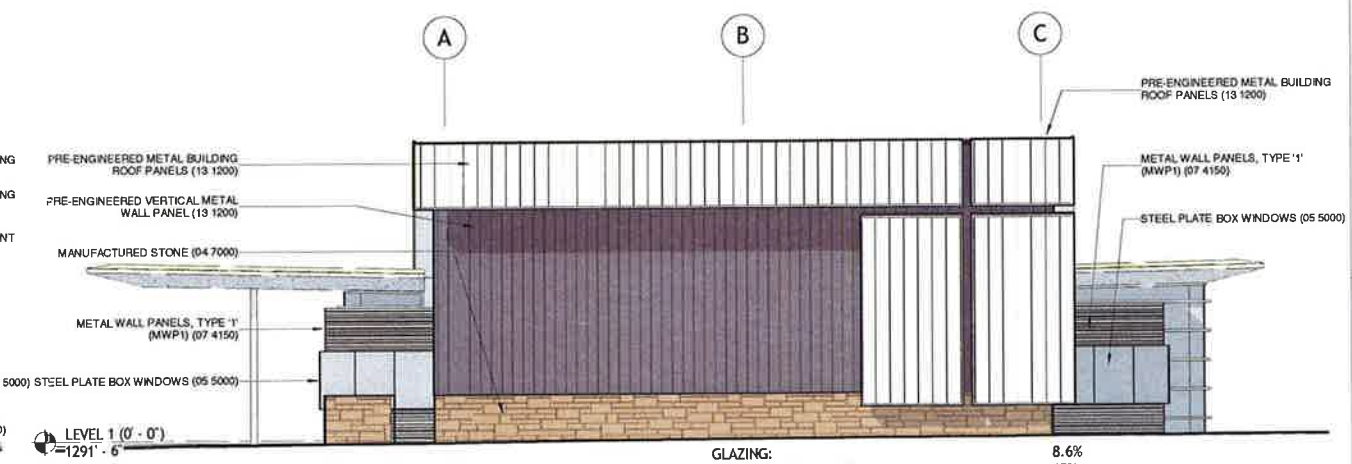
GLAZING:	19.4%
MANUFACTURED STONE:	11.4%
PRE-ENGINEERED VERTICAL METAL WALL PANEL:	44.2%
PRE-ENGINEERED METAL BUILDING ROOF PANEL:	0%
METAL WALL PANELS - TYPE 1:	24.1%
EXTERIOR FINISH AND INSULATION SYSTEM:	1%

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



GLAZING:	21.7%
MANUFACTURED STONE:	39.2%
PRE-ENGINEERED VERTICAL METAL WALL PANEL:	11.8%
PRE-ENGINEERED METAL BUILDING ROOF PANEL:	0%
METAL WALL PANELS - TYPE 1:	27.3%
EXTERIOR FINISH AND INSULATION SYSTEM:	0%

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



GLAZING:	8.6%
MANUFACTURED STONE:	15%
PRE-ENGINEERED VERTICAL METAL WALL PANEL:	24.8%
PRE-ENGINEERED METAL BUILDING ROOF PANEL:	30%
METAL WALL PANELS - TYPE 1:	27.3%
EXTERIOR FINISH AND INSULATION SYSTEM:	0%

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

POLK STANLEY WILCOX
ARCHITECTS

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501 378 0200

STRUCTURAL ENGINEERING
MYERS-BEATTY ENGINEERING
2411 FAYETTEVILLE RD #B
VAN BUREN, AR 72956
479 474 4412

PSW Job Number:
768A

BOULDER RIDGE FELLOWSHIP
BENTONVILLE, AR

Issue Date:
02.29.16

Revisions		
number	date	description

SUBMISSION FOR:
BENTONVILLE LARGE SCALE DEVELOPMENT

Contents:
BUILDING ELEVATIONS

A3.00

BOULDER RIDGE FELLOWSHIP | WAIVER REQUEST NARRATIVE

POLK STANLEY WILCOX ARCHITECTS

Date: ~~February 29, 2016~~ - March 3, 2016 (revised)

Property: 4301 E. Central Ave. | 01-16770-000

Variance: 1100.13.E.1 (exterior material requirements)

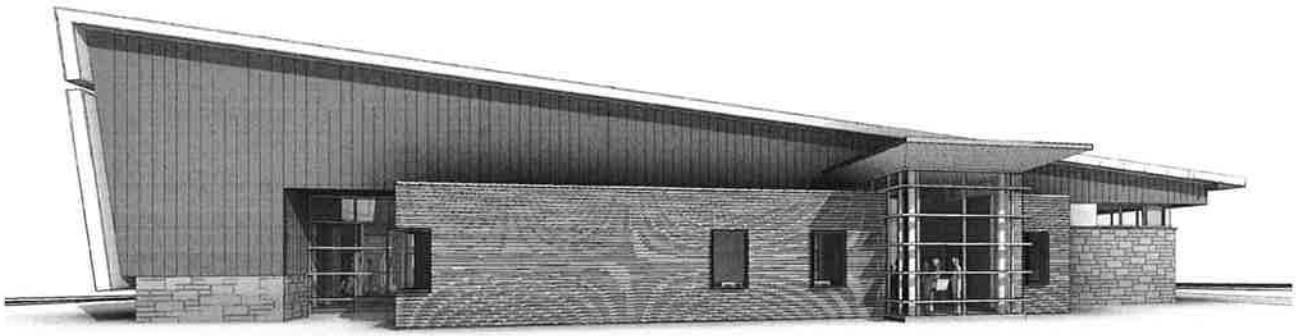
Project Name: Boulder Ridge Fellowship | 16-06000009

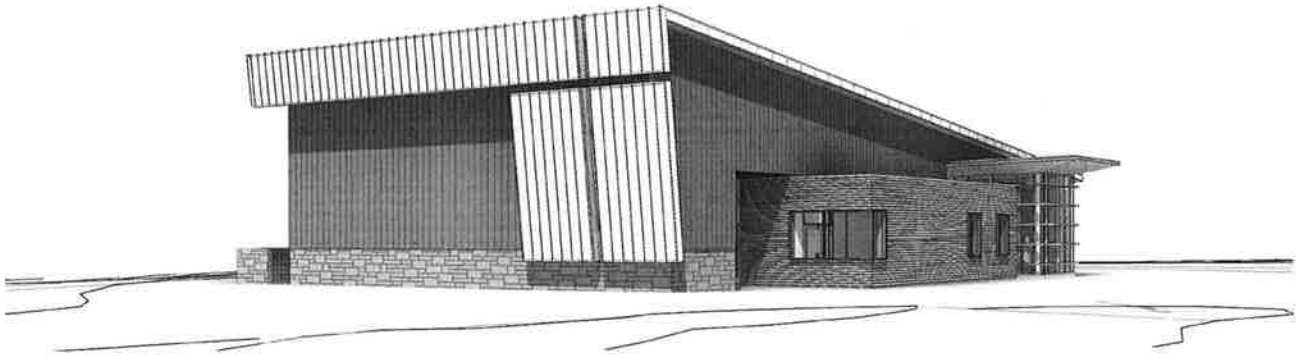
Owner/Applicant: Bentonville Free Will Baptist Church
905 SE "J" Street
Bentonville, AR 72712

A. Boulder Ridge Fellowship proposes an exterior material palette comprised of series of neutral toned architectural metal wall panels in conjunction with manufactured stone, aluminum storefront, curtain wall, and insulated glazing units. There are numerous examples of successful architectural projects that utilize metal wall panels as a primary building materials within our region and even within the City of Bentonville.

B. Literal interpretation of the ordinance would have the applicant provide 75% of the primary elevation as a masonry product. Our intent is to utilize masonry products along all elevations of the building including some interior areas that are visible from the exterior as well. We would offer that the cumulative percentage of masonry product used for the entire project exceeds the minimum requirements needed for the street facing elevation.

C. The conditions and circumstances outlined above are not the result of actions of the applicant. For reference, architectural renderings of the proposed facility as well as images of the proposed metal panel systems are included for review and consideration.





Planning Commission Staff Report
Large Scale Development: VersaLab Office

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Project Number: 16-06000003

Applicant: Collier's International

Representative: Bates & Associates, Inc. (Geoff Bates)

Requested Action: Large Scale Development Approval

Location: 907 Southeast Village Loop

Existing Zoning: C-2, General Commercial

Land Use Plan: Office

BACKGROUND:

The applicant has submitted a Large Scale Development for a 6,480 square feet single story office building located at 907 Southeast Village Loop and will be known as VersaLab Office. The applicant plans to install 22 parking spaces to serve the development. Access to the site will be form a single curb cut onto Southeast Village Loop, there will be no direct access onto Southeast 22nd Street. Sidewalk will be constructed along the both street frontages. An existing regional stormwater detention pond will be utilized for stormwater runoff. The exterior will be constructed of brick, stone accents, fiber cement panels and aluminum store front windows.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front with Parking:	50' min	106'South
Front without Parking:	20' min	20'West
Side: Adjacent to non-residential	7' min	11'North
Side: Adjacent to residential	30' min	-
Rear: Adjacent to non-residential	20' min	70'/East
Rear: Adjacent to residential	30' min	-
Height	60'	29'
Landscape Coverage	8%	8%
Parking		
Standard Stalls	20	20
Handicap Stalls	2	2
Total:	**22**	**22**

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	-	-
East	-	-
West	Southeast Village Loop	Local

TRAFFIC FINDINGS

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

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 site is currently vacant in an established commercial office along an arterial road.

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

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

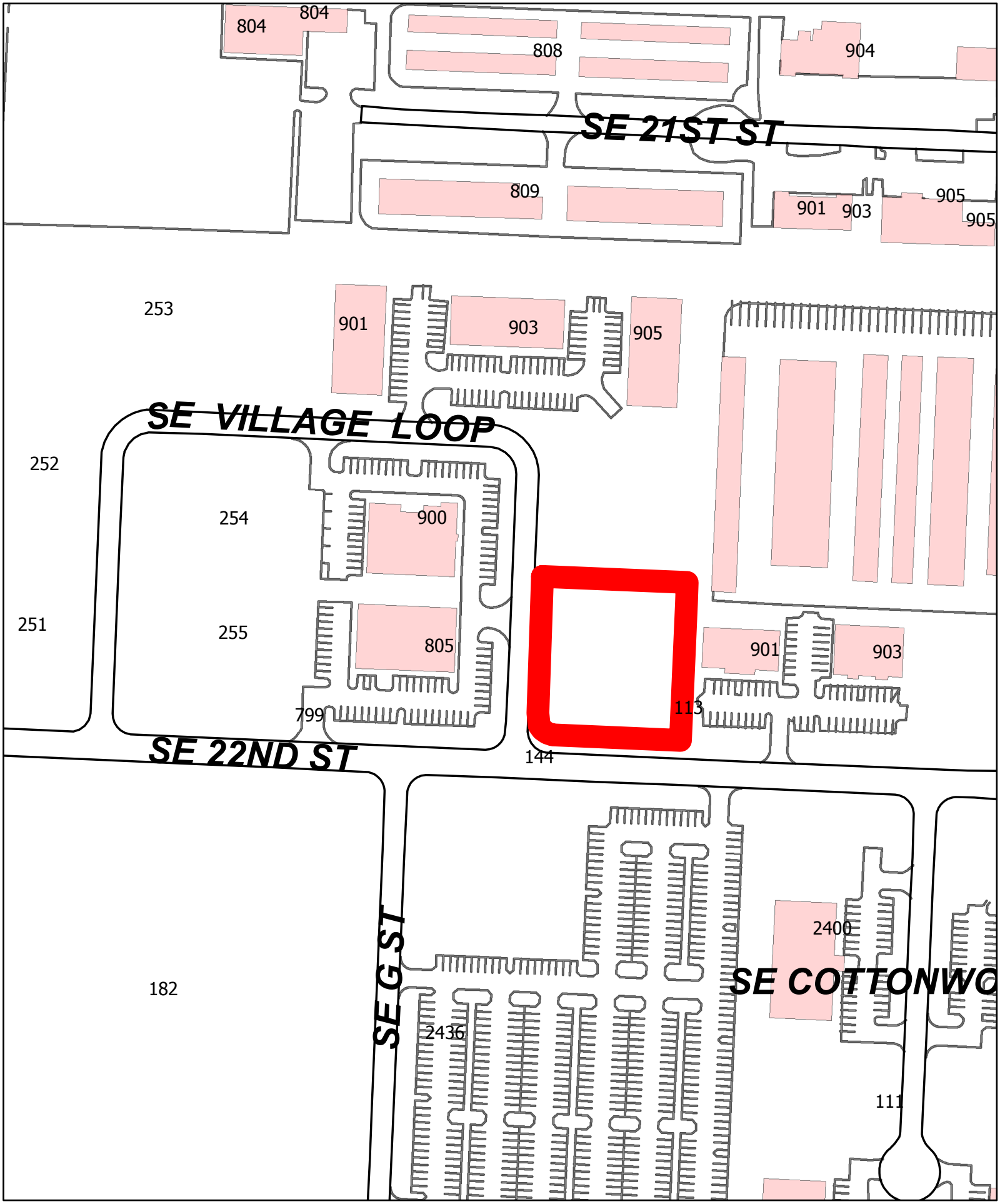
Waiver(s): 1 waiver Request

- The applicant is requesting a waiver to Article 1100, Design Standards, Section 1100.9, Access Requirements, Subsection A.4 'Offset'. Ordinance states that "Either the centerline of opposing nonresidential driveways shall align or shall be offset no less than seventy-five (75') feet. The applicant is requesting a sixty-four (64') feet offset be allowed.

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



N
W E
S

1 inch = 153 feet

16-06000003
Large Scale Development-Versalab-Collier's International
Cottonwood Village Phase 3 Lot 7
.85 Acres Total

THE CITY OF BENTONVILLE

BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEC.1400.5.C-10)

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES

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 (SEC 1400.5.C-12)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A 300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.C-7)

IRRIGATION WILL BE PROVIDED BY UNDERGROUND SPRINKLER SYSTEM OR AUTOMATIC DRIP SYSTEM

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES

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 AS 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

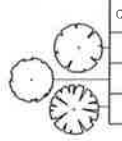
ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

LANDSCAPE REQUIREMENTS:

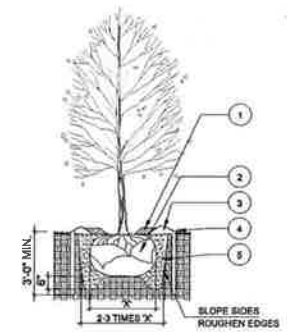
LANDSCAPED STREET FRONTAGE BUFFER
1 TWENTY FOOT BUFFER STRIP WITH ONE (1) TREE, PER 20 LF. OF STREET FRONTAGE- 121' OF TOTAL STREET FRONTAGE
376'/20 = 19 TREES

INTERIOR PARKING LOT LANDSCAPING:
REQUIREMENT OF 8% OF PARKING AREA DEDICATED TO INTERIOR LANDSCAPING
PARKING LOT AREA: 7,488 SQ. FT.
599 SQ. FT. REQUIRED FOR INTERIOR LANDSCAPING
876 SQ. FT. PROVIDED

LANDSCAPED PERIMETER:
A FIVE (7) FOOT LANDSCAPED STRIP IS REQUIRED ALONG SIDE AND REAR LOT LINES, WITH ONE (1) TREE PER FIFTY (50) LINEAR FEET
386/50 = 8 TREES



PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
19	LP	GINKO Ginko biloba 'AUTUMN GOLD'	B&B	2.5" CAL	
7	DW	LONDON PLANE TREE Platanus x acerifolia 'BLIRIDGE'	B&B	2.5" CAL	
7	SM	SUGAR MAPLE Acer saccharinum	B&B	2.5" CAL	



F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

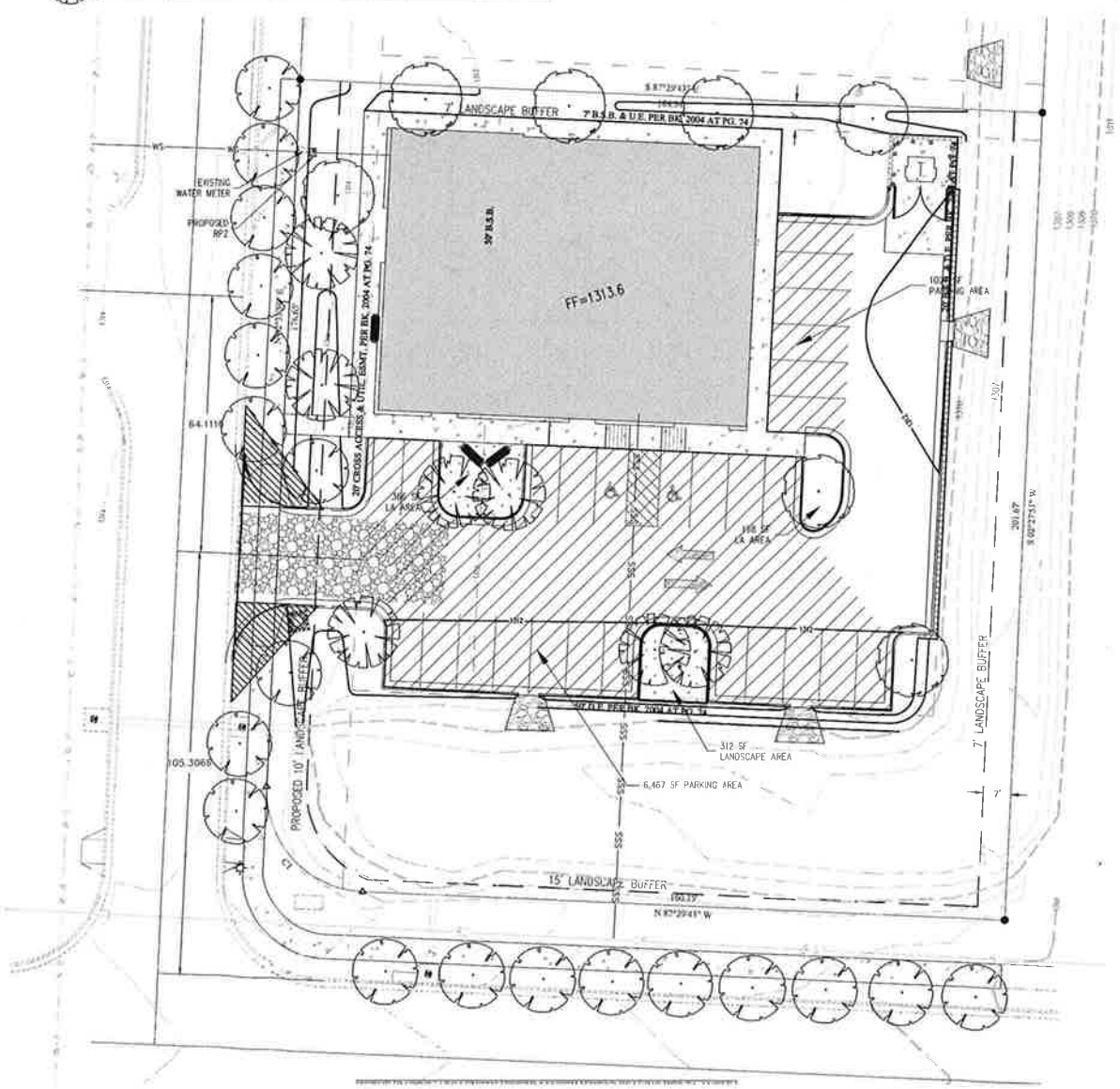
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK
2	REMOVE BALL WRAP FROM TOP 1/3 OF BALL
3	ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING
4	TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
5	EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

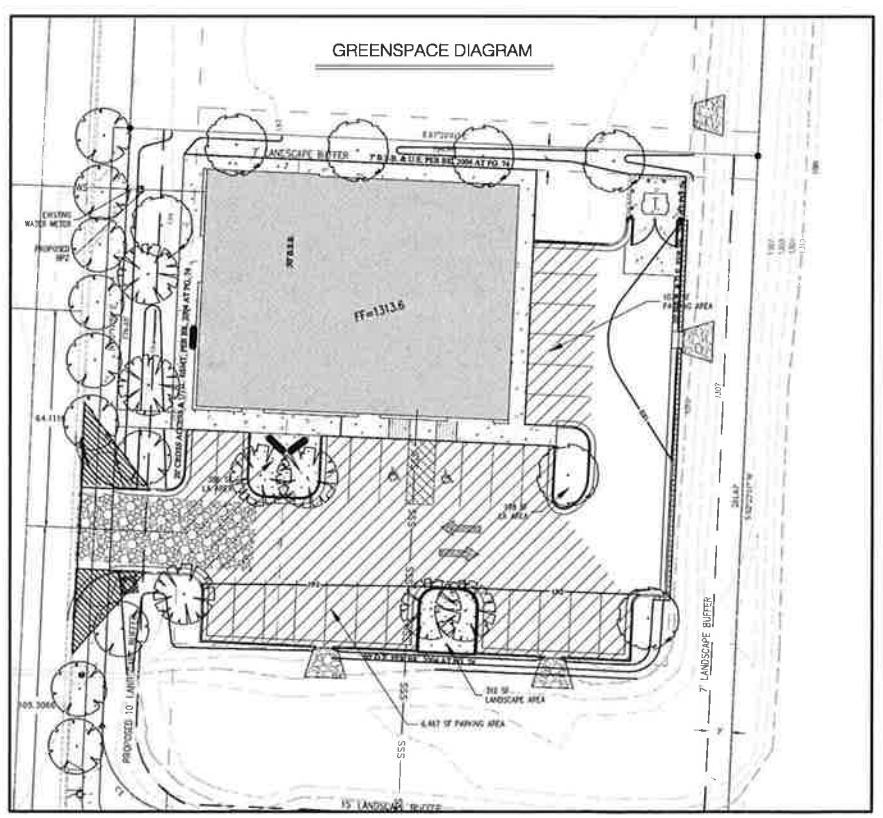
PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL
N.T.S.



GREENSPACE DIAGRAM



Registered Landscape Architect
EVAN L. NIEHUES
5185
Arkansas

N
0 20 40
GRAPHIC SCALE IN FEET

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335

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REVISIONS	DATE
1st SUBMITTAL	01/11/16
2nd SUBMITTAL	02/20/16
3rd SUBMITTAL	02/16/16
REVISED LAYOUT 1ST SUBMITTAL	03/07/16

VERSALAB OFFICE
LARGE SCALE DEVELOPMENT PLANS
LANDSCAPE PLAN
907 SW VILLAGE LOOP
BENTONVILLE , ARKANSAS

Bates & Associates, Inc.
www.mybatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Rd. Fayetteville, Arkansas 72703 479.442.9350 - Fax 479.521.9350

PROJECT NO. 15-467

DRAWING NO. 04

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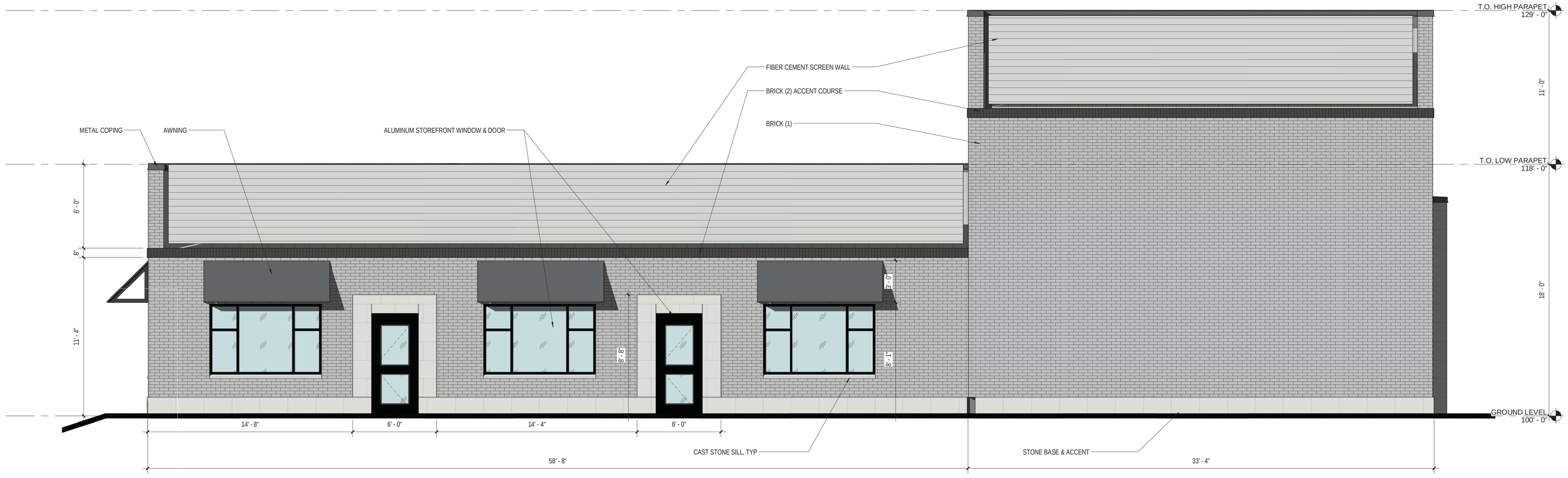

1 NORTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

MedQuik

DATE: 02.23.2016

ARCHITECTURAL ELEVATIONS

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

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

MedQuik

DATE: 02.23.2016

ARCHITECTURAL ELEVATIONS

CORE ARCHITECTS

3 ARCHITECTURAL ELEVATIONS

802 SE Plaza Avenue, Suite 104 MAIN +1 479 636 9000
Bentonville, AR, 72712 FAX +1 479 254 3799
www.colliers.com

Colliers INTERNATIONAL

February 26, 2016

Mr. Beau Thompson
City of Bentonville
Planning Department
Via E-Mail: bthompson@bentonvillear.com

RE: **Request for Curb Cut Waiver – Lot 7 Cottonwood Village**

Dear Mr. Thompson:

The Owner of Lot 7, Cottonwood Village Subdivision, BeachMoore Investments, LLC, is requesting a Waiver of the requirement for 75' spacing between opposing curb cuts and distance from 22nd Street. Please see Exhibit A for the proposed layout.

The site is constrained primarily by the 20' building setback required from the top of the detention pond as outlined in the Storm Drainage Manual, Section 5.4.2 Dry Reservoirs. Please note that the lots were constructed prior to implementation of the 2008 Storm Drainage Manual.

In order to meet the detention pond setback requirement, the curb cut must move to the south requiring a Waiver. The Owner's development team is trying to meet City requirements and develop a project that works for the Owner. In an effort to meet as many requirements as possible and develop in a manner consistent with typical requests from the City, the following site plan changes have been made.

1. Shifted the building toward the street
2. Provided parking in the rear versus front of the building
3. Connect the parking lot to Lot 8 for connectivity when Lot 8 is developed
4. Eliminate two turns within the site to enter the parking lot
5. Added 5 parking spaces
6. Dumpster will be relocated from the street corner to the southeast corner of the parking lot.

Per your request for evaluation purposes, VersaLab anticipates up to 12 employees (6 full time) and 40 customers per day (5 per hour). The remaining 1,600 square feet will be for another tenant in the future. A typical office user is 3.3 spaces per 1,000 square feet, which equates to 5.28 cars per day. Therefore, cars entering the site throughout the day is estimated at 57 cars or 6-7 cars per hour.

Colliers International, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 480 offices throughout more than 61 countries worldwide.

Planning Commission Staff Report
Waiver Request: 1802 Southwest 2nd Street - Sidewalk

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: April 5, 2016

GENERAL INFORMATION:

Building Permit Number: 2015-1697

Applicant: Matt & Kerry Rateliff

Representative: Matt & Kerry Rateliff

Requested Action: Design Standards, Sidewalk Waiver Request

Location: 1802 Southwest 2nd Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a waiver to the sidewalk section of the Design Standards within the City of Bentonville subdivision regulations located at 1802 SW 2nd Street. Section 11.6 states all new residential construction must construct a sidewalk when abutting a public street and shall construct the sidewalk per the City of Bentonville street standards. The waiver request is for 137' of 6' sidewalk along Southwest 2nd Street.

RECOMMENDATION:

A site analysis has been conducted by city staff. At this time there is not sufficient evidence of constraints that would support a waiver to the design standards. Adequate right-of-way exists along Southwest 2nd Street and topography is relatively flat. There is existing sidewalk infrastructure that terminates approximately 150' east of the subject property. A sidewalk also exist on the south side of Southwest 2nd Street however a pedestrian crossing is not recommended without a traffic control device. Per the 2012 Bentonville Bicycle and Pedestrian Master Plan the community shall continue to expand the sidewalk infrastructure further connecting the residential neighborhood to the trail system. Staff has reviewed this application and recommends **DENIAL** of the sidewalk waiver.

Matt and Kerry Rateliff

1716 SW 2nd Street, Bentonville, AR 72712 (479) 903-5048

February 22, 2016

Dear Planning Commission,

The purpose of this letter is to request a sidewalk variance at 1802 SW 2nd Street. My wife and I are basing our recommendation on the below items.

- The existing sidewalk infrastructure on the north side of Hwy 72 terminates approximately 150' east of the subject property.
- There is not an existing sidewalk network on the north side of Hwy 72 between the subject property and Elm Tree road.
- Topography on the north side of Hwy 72 between the subject property and Elm Tree road appears to not provide reasonable accommodations for future sidewalk improvements to be constructed.
- There is an existing sidewalk on the south side of Hwy 72.
- A requirement to construct a new sidewalk would create a 137' sidewalk that does not connect to any other sidewalk networks or to any existing neighborhoods.
- There are no planned developments by the property owners to the east that would extend the existing sidewalk to the west.

Sincerely,

Matt and Kerry Rateliff

SW 2nd St
SW 2nd St