Planning Commission
Agenda
August 4, 2015

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. **Lot 1 Food Hub, NWA Addition** — **Property Line Adjustment**
   Southwest 8th Street

2. **Cornerstone Ridge Phase IV** — **Final Plat**
   Southwest Regional Airport Boulevard & Southwest Rainbow Farms Road

3. **Lots 52, 53, 54, 55 & 56 Willowbrook Farms Subdivision Phase 1** — **Informal Plat**
   Southwest Shell Road

IV. New Business

1. **Keeling** — **Rezoning***
   (C-2, General Commercial to I-1, Light Industrial)
   Southwest 28th Street

2. **Roddey Residential Properties, LLC** — **General Plan Amendment***
   (Low Density Residential to Medium Density Residential)
   909 North Main Street

3. **Carlson, Davisson & MSB Holdings, LLC & Drummond Industries, Inc.** — **General Plan Amendment***
   (Low Density Residential to Mixed Use)
   204 & 206 Northwest 3rd Street & 301 Northwest 'A' Street

4. **Lots 3, 4 & 5 Keeling Subdivision** — **Property Line Adjustment**
   Southwest 28th Street

5. **Bentonville Utility Complex** — **Large Scale Development**
   Southwest 28th Street

*Denotes Public Hearing

Planning Commission
Minutes
July 21, 2015

The Bentonville Planning Commission meeting called to order at 5:00 p.m. by Rod Sanders, Chairman

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

Motion by Grider, seconded by Binns to approve the minutes of July 7, 2015 as written.
Approved 7-0

Steve Fisher & Nick Fisher-Dream Structures-Wildwood phase 5 Growth and Trees Award

Consent Agenda

1. Lots 3 & 4 Schulz Addition — Lot Split

   1700 Southeast Moberly Lane

2. Lot 18, Block 1, Smartts Addition — Property Line Adjustment
   402 South Main Street

3. Tar & DOK Development — Large Scale Development
   2403 Southeast Cottonwood Street

4. Tourmaline — Large Scale Development
   1002 Southwest 'I' Street

Approved 7-0

Old Business

Item #1
Jason Williams: (15-06000014) Four Wheel Concepts, 3205 Southeast Moberly Lane, Zoned C-2, General Commercial.
The applicant has submitted a Large Scale Development for a 1.51 acre piece of property located at 3205 Southeast Moberly Lane. The plans as provided indicate the development of a 9,043 square feet commercial retail facility to be known as Four Wheel Concepts. Twelve parking spaces are required and 22 parking spaces are being provided of which 1 is handicap is accessible. The exterior of the building is to be constructed of Hardie panel siding, architectural concrete block and metal trim. On-site storm water detention is being provided. Water and sewer services are available to this property.

Applicants have requested a waiver request to waive the Direct Access to Substandard Street Requirements.

(Art 1200, Sec 1200.2.B) Ordinance states that when a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the sub-divider shall be responsible for contributing his proportionate share of the cost of improving said street or road to the existing city standards. (See attached waiver request letter provide by the applicant.)
Motion by Grider, seconded by Havner to approve the waiver request.
Approved 7-0
Motion to approve the Large Scale Development
Approved 7-0

New Business

Item #1
Sally & Roger Jones: (15-09000024) Rezoning, Oakwood Avenue (L0t 8 Morrison Heights 2), Rezoning Request from R-2, Single Family Residential to R-2, Duplex & Patio Home Residential.
Applicants have requested a rezoning to build a duplex. The proposed duplex will be similar to surrounding duplexes.
Opened public hearing
No public comment
Closed public hearing
Approved 7-0

Item #2
Emerald Isle Holding, LLC: (15-09000025) Rezoning, Southwest 'B' & Southwest 4th Street (southeast corner of intersection) Lot 15, Block 1 Holland Subdivision, Rezoning from R-1, Single Family Residential to D-E, Downtown Edge.
The applicants are proposing single family homes on the proposed site.
Opened public Hearing
No public comment
Closed public hearing
Approved 7-0

Item #3
Mathias Shopping Centers Inc.: (15-09000026) Mathias Shopping Centers, Rezoning from R-1, Single Family Residential to I-1, Light Industrial, Southwest Regional Airport Boulevard and Southwest Barron Road.
The applicant has no plans at this time for the property, but the rezoning of the property will allow for future development and use of the property to permit warehousing, distribution and light assembly.
Opened public hearing
Adam Woodruff-lives near rezoning, concerned over increased traffic and nearby school.
Stanley-this is for the rezoning only. Traffic concerns will be addressed at the large scale development.
Ralph Mascario-sold the property to Mathias Shopping Centers and still owns 2.5 acres. Not opposed to future development or growth concerned that if it's zoned industrial what will happen to his property values.
Closed public hearing
Matteri-not opposed to it, property is in transition, the road improvements are not there. Feels like it's too early in the process.
Approved 6-1

Item #4
Subra Bhat: (15-02000010)Chinmaya Mission Northwest Arkansas, Conditional Use , South East 22nd Street(Lots 14, 15,16 & 17 Werts 3rd Addition, Zoned C-3.
The applicant is requesting a conditional use permit for an Indian Hindu Religious Facility to be constructed upon Lots 14, 15, 16 & 17 of Werts 3rd Addition along Southeast 22nd Street. The applicant anticipates the construction of one or two story building that will be approximately 15,000 square feet and will include a care takers facility within the primary structure. Two Hundred patrons are expected on weekends and 50 patrons on weekdays. It is estimate that 120 parking spaces will be needed. A property line adjustment and large scale development will be required before a building permit will be issued.
Opened public hearing
No public comment
Motion by Sanders, seconded by Eccleston to approve the conditional use for 3 years.
Motion to approve the conditional use with the standard conditions of approval.
Approved 7-0

Other Business:

Octavio Sanchez wanted to congratulate the planning commission on how well our agendas and planning commission meetings are presented.

Meeting Adjourn

Diane Shastid

Planning Commission Staff Report
Property Line Adjustment: Lot 1 Food Hub, NWA Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: August 4, 2015

GENERAL INFORMATION:

Project Number: 15-007000013

Applicant: Food Hub NWA, LLC

Representative: Kevin Hall (CEI Engineering)

Requested Action: Property Line Adjustment Approval

Location: Southeast 8th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a property line adjustment for property located along Southeast 8th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates 1 new lot being created from 3 tracts of land that have never been platted. The new lot will be known as Lot 1 of Food Hub, NWA Addition and will consist of 9.40 acres. Right-of-way is being dedicated along Southeast 8th Street per the master street plan and utility and drainage easements are being dedicated to serve the new lot. Water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	I-2, Heavy Industrial & C-1, Neighborhood Commercial	City Trail
South	I-2, Heavy Industrial, R-3 Medium Density Residential & R-1, Single Family Residential	Single Family and Multi-Family Housing
East	I-2, Heavy Industrial	Vacant Industrial Plant
West	I-2, Heavy Industrial	Vacant Parcel

STREETS

Direction	Name	Classification
North	Southeast 8th Street	Arterial
South	-	-
East	-	-
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 will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is the location of the abandoned Tyson Plant.
Drainage Report: A drainage report is not required for this property line adjustment.

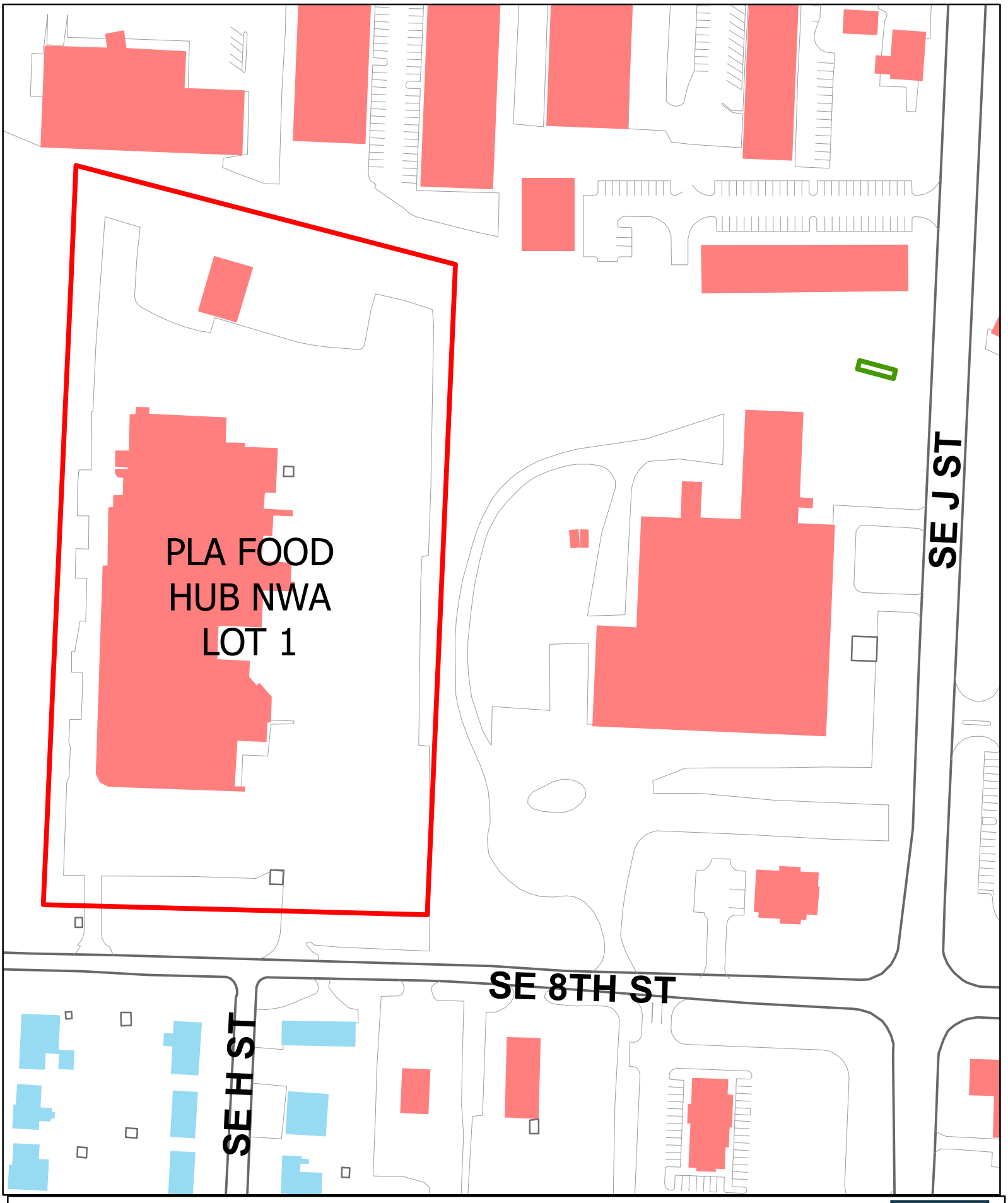
Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

Waiver(s): N/A

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

RECOMMENDATION:

Staff has reviewed this application and recommends APPROVAL.



N
W E
S

1 inch = 150 feet

PROPERTY LINE ADJUSTMENT
FOOD HUB NWA
15-07000013 ZONE C-2

THE CITY OF BENTONVILLE

Planning Commission Staff Report
Final Plat: Cornerstone Ridge Phase IV

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: August 4, 2015

GENERAL INFORMATION:

Project Number: 15-03000001

Applicant: First Assets Holding, LLC

Representative: Ken Booth (Sand Creek Engineering)

Requested Action: Final Plat Approval

Location: Southwest Regional Airport Boulevard & Southwest Rainbow Farms Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

Cornerstone Ridge Phase IV consists of 4 acres and includes a total of 13 lots, all of which are buildable. The plat shows the dedication of right of way along Southwest Regional Airport Boulevard and Southwest Rainbow Farms Road as well as 22 feet of dedicated right-of-way for a public alley. The plat also dedicates utility easements throughout the subdivision to serve each lot. Stormwater runoff will be collected in an existing regional detention pond located to the south of the subdivision. No lot within the subdivisions shall have direct access onto Southwest Regional Airport Boulevard.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-O, Residential Office	Low Density Residential
South	PUD, Planned Unit Development	Low Density Residential
East	PUD, Planned Unit Development	Low Density Residential
West	R-1, Single Family Residential	Industrial

STREETS

Direction	Name	Classification
North	Southwest Rainbow Farms Road	Arterial
South	Southwest Roundstone Boulevard	Local
East	Southwest Greystone Street	Local
West	Southwest Regional Airport Boulevard	Arterial

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 the site of an undeveloped subdivision.

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

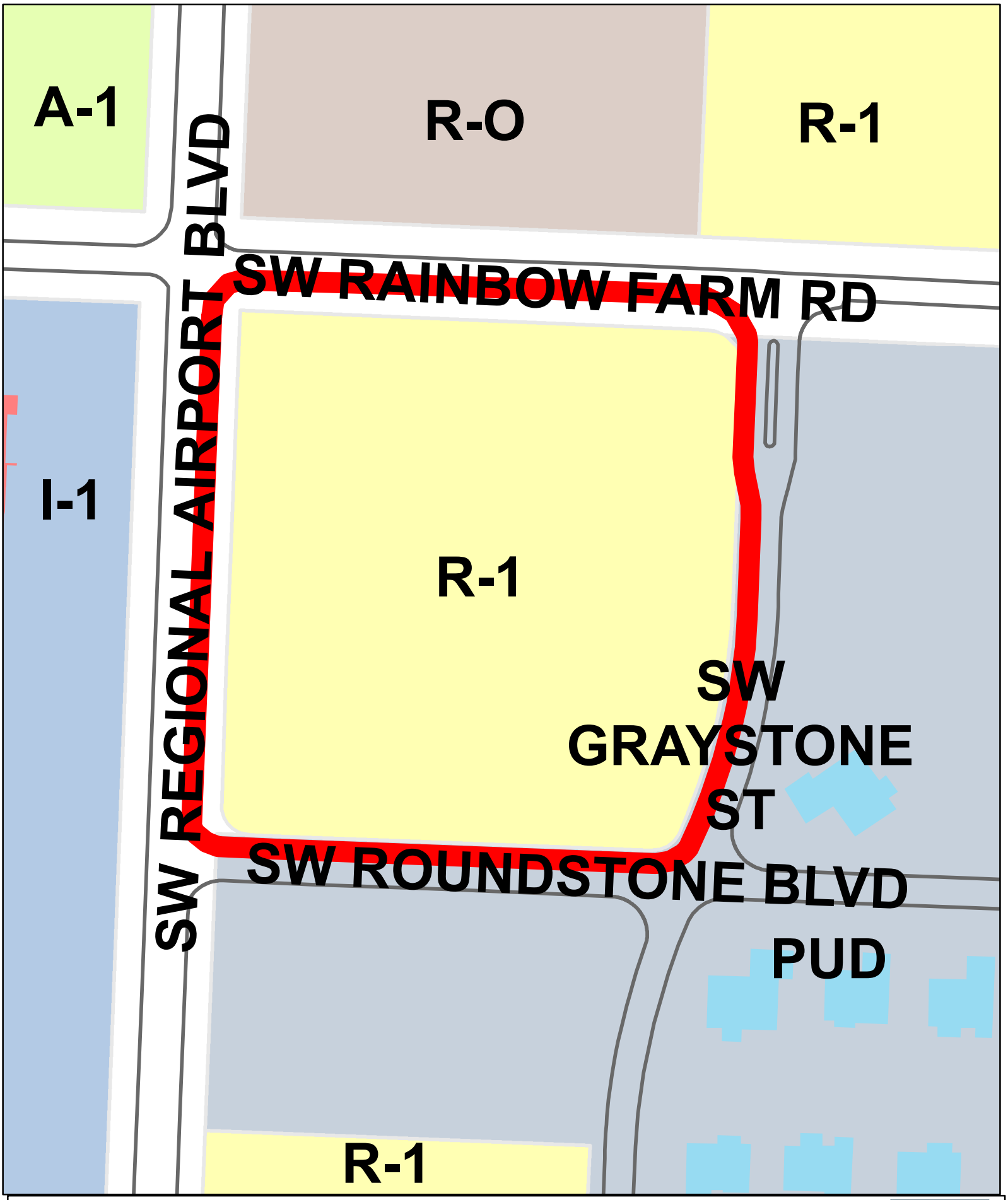
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

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



N
W E
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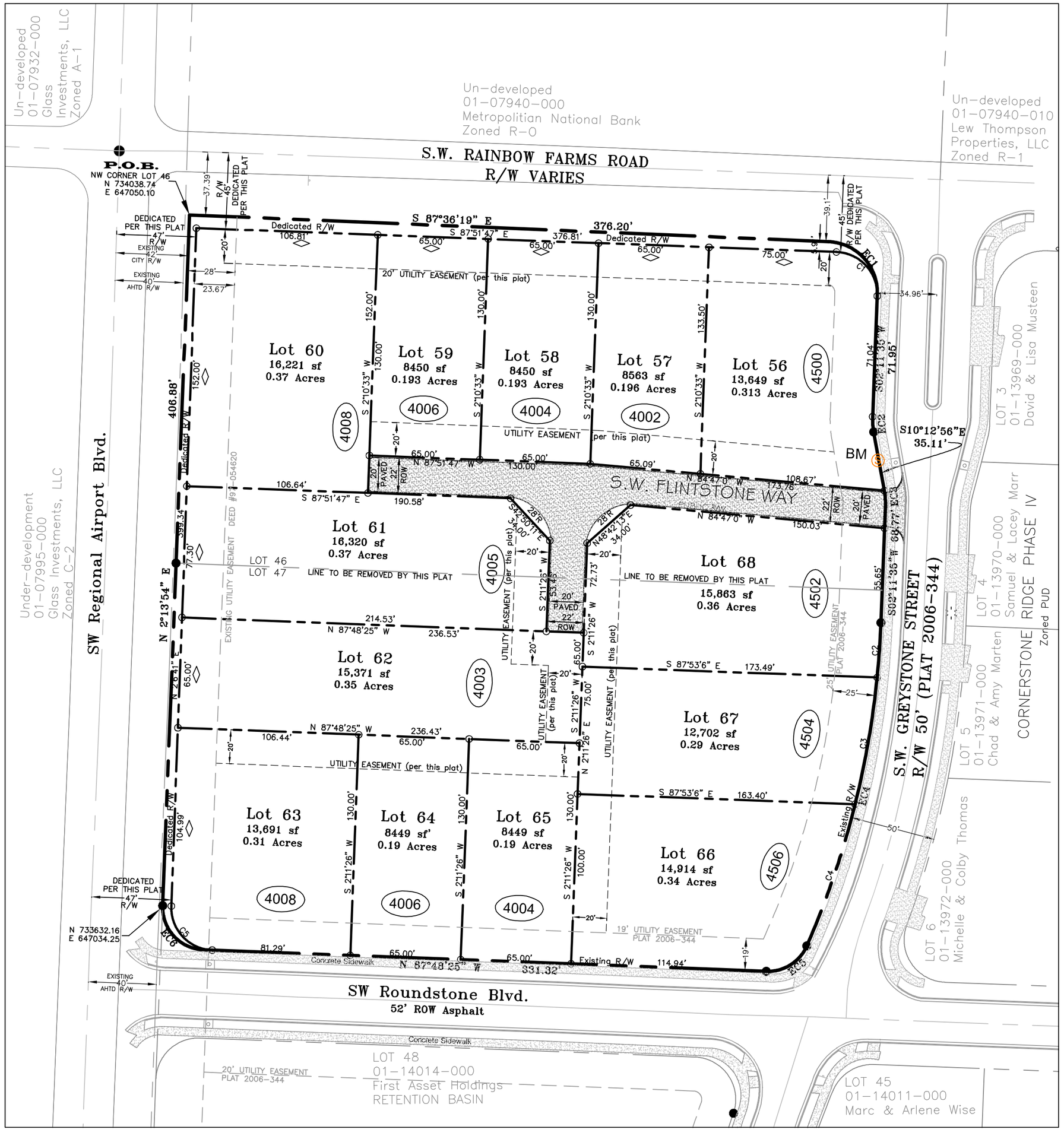
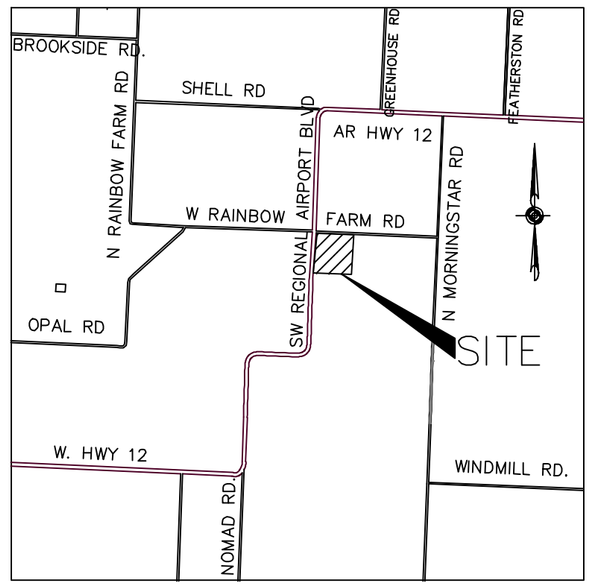
1 inch = 100 feet

FINAL PLAT
CORNERSTONE RIDGE PHASE 4 SUBDIVISION
15-03000001 ZONE R-1

THE CITY OF BENTONVILLE





Vicinity Map
N.T.S.

SITE BENCHMARK - (BM)
TOP RIM MANHOLE AT SW CORNER OF LOT 56
ELEVATION 1260.43

NOTE:
NO DRIVE ACCESS SHALL BE ALLOWED ONTO S.W. RAINBOW FARMS ROAD FOR LOTS 56, 57, 58, 59, AND 60.
NO DRIVE ACCESS SHALL BE ALLOWED ONTO S.W. REGIONAL AIRPORT BOULEVARD FOR LOTS 60, 61, 62, AND 63.

N

40' 0 40'

SCALE: 1" = 40'

LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 5/8" REBAR PLS # 1659
- WOOD FENCE
- EXISTING PROPERTY BOUNDARY
- LOT LINES
- STREET CENTERLINE
- EXISTING EASEMENT
- DEDICATED UTILITY EASEMENT
- EXISTING 5' SIDEWALK
- PROPOSED 5' SIDEWALK

Notes:

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

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

3. This plat represents a Lot Split of Lots 46 and 47 of Phase 4 of Cornrstone Ridge Subdivision to the City of Bentonville, Arkansas.

4. The owners of the property shown hereon have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "Lot Split Lots 46 and 47 Phase 4 of Cornerstone Ridge Subdivision to the City of Bentonville as recorded in Plat Book 2006 Page 344 in the office of the Circuit Clerk in Benton County, Arkansas". It shall be a sufficient description of each lot platted hereon to be designated by the number or letter which appears on said lot.

5. Basis of Bearings: Arkansas State Plane Coordinate System North Zone (NAD83)

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

7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

8. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

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

10. The hereon described property is classed Urban.

11. This property is cuurently zoned R-1 (single family residential).

12. Building setbacks for zone R-1 are as follows:

Front (Garage)	30 Feet
Front	20 Feet
Side (Interior)	7 Feet
Side (Exterior)	20 Feet
Rear	25 Feet

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

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

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

15. (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0235K. Revised date June 5, 2012.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

_____ _____
Tom Costello - AR PLS #1286 DATE

PROPERTY DESCRIPTION:

All of Lot 46 and 47 of Phase IV of Cornerstone Ridge Subdivision to the City of Bentonville as recorded in Plat Book 2006 - 344 in the office of the Circuit Clerk and Recorder of Benton County, Arkansas and being moreparticularly described as follows:

Beginning at the Northwest Corner of said Lot 46; thence along the south right-of-way of SW Rainbow Farms Road, S87°36'19"E 376.20 feet; thence on a curve to the right having an arc length of 47.02 feet, a radius of 30.00 feet and a chord of S42°42'22"E 42.35 feet; thence along the west right-of-way of SW Greystone Street, S02°11'35"W 71.95 feet; thence on a curve to the left having an arc length of 9.04 feet, a radius of 41.50 feet, and a chord of S04°02'34"E 9.02 feet: thence S10°12'56"E 35.11 feet; thence on a curve to the right, having an arc length of 9.04 feet, a radius of 41.50 feet, and a chord of S04°02'40"E 9.02 feet; thence S02°11'35"W 68.77 feet; thence on a curve to the right having an arc length of 196.30 feet, a radius of 525.00 feet, and a chord of S12°54'17"W 195.16 feet; thence on a curve to the right having an arc length of 29.92 feet, a radius of 25.00 feet, and a chord of S57°54'17"W 28.17 feet; thence along the north right-of-way line of SW Roundstone Blvd. N87°48'25"W 331.32 feet; thence on a curve to the right, having an arc length of 39.29 feet, a radius of 25.00 feet, and a chord of N42°47'15"W 35.37 feet; thence along the right-of-way of SW Regional Airport Blvd. N02°13'54"E 406.88 feet to the point of beginning and containing

DESCRIPTION HENCEFORTH:
Lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, and 68 of Phase IV, Cornerstone Ridge Subdivision, Bentonville Arkansas.

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.

_____
Mayor

_____ _____
City Clerk Date

_____
Planning Commission Chairman

CERTIFICATE OF OWNERSHIP:

We the Undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

Signed_____ Date_____

State of Arkansas }
County of Benton }
Sworn to and subscribed before me this____day of _____ 2015.

_____
Notary Public Signature

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DIST
EC1	47.02'	30.00'	89°48'00"	S 42°42'22" E	42.35'
EC2	9.04'	41.50'	12°28'48"	S 04°02'34" E	9.02'
EC3	9.04'	41.50'	12°28'48"	S 04°02'34" E	9.02'
EC4	196.30'	525.00'	21°25'22"	S 12°54'17" W	195.16'
EC5	29.92'	25.00'	68°34'17"	S 57°54'17" W	28.17'
EC6	39.29'	25.00'	90°02'45"	S 42°47'15" E	35.37'
C1	39.29'	25.00'	90°02'45"	S 42°50'06" E	35.37'
C2	32.34'	525.00'	03°31'44"	S 03°57'28" W	32.34'
C3	75.76'	525.00'	08°16'05"	S 09°51'23" W	75.69'
C4	88.21'	525.00'	09°37'36"	S 18°48'12" W	88.10'
C5	39.23'	25.00'	89°54'30"	S 42°50'52" E	35.33'

CLENT:
FIRST ASSETS HOLDINGS LLC
PO BOX 7
FORT SMITH, AR 72902
PHONE 479-788-4309
FAX 479-788-4602
CharlesCook@fnbfs.com

FINAL PLAT

Replat of Lot 46 and 47 to
Lots 56 - 68 Phase IV
Cornerstone Ridge Subdivision
Bentonville, Arkansas

SECOND SUBMITTAL REVIEW

Civil Engineering
Landscape Architecture
Land Planning
Surveying
SAND CREEK
Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
Bentonville, Arkansas 72712
Ph.(479) 464-9292 Fax(479) 464-9294

PLS: Tom Costello
CAD: KB
FIELD:
FIELD: NR
DWG: 13045_46/47Replat
DATE: July 16, 2015
SHEET: 1 OF 1

Planning Commission Staff Report
Informal Plat: Lots 52, 53, 54, 55 & 56 Willowbrook Farms Subdivision Phase 1

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: August 4, 2015

GENERAL INFORMATION:

Project Number: 15-04000001

Applicant: Roni & Mat Lewis, Dinesh Pirisingula, RLP Developments, LLC

Representative: David Platz (WR Consulting)

Requested Action: Informal Plat Approval

Location: Southwest Shell Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted an Informal Plat for existing lots 14 through 17 and lot 51 of Willowbrook Farms Subdivision Phase 1. The plat indicates the adjustment of the northern lot lines of lots 14 through 17 and the southern lot line of lot 51 to create what will be known as Lots 52, 53, 54, 55 & 56 of Willowbrook Farms Subdivision Phase 1. Lot 52 is non-buildable. A utility easement is being dedicated along Southwest Shell Road. Both Water and Sewer service are available to these lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	Arterial
South	Southwest Deerfield Boulevard	Local
East	-	Local
West	-	Arterial

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 the site of a developing subdivision.

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

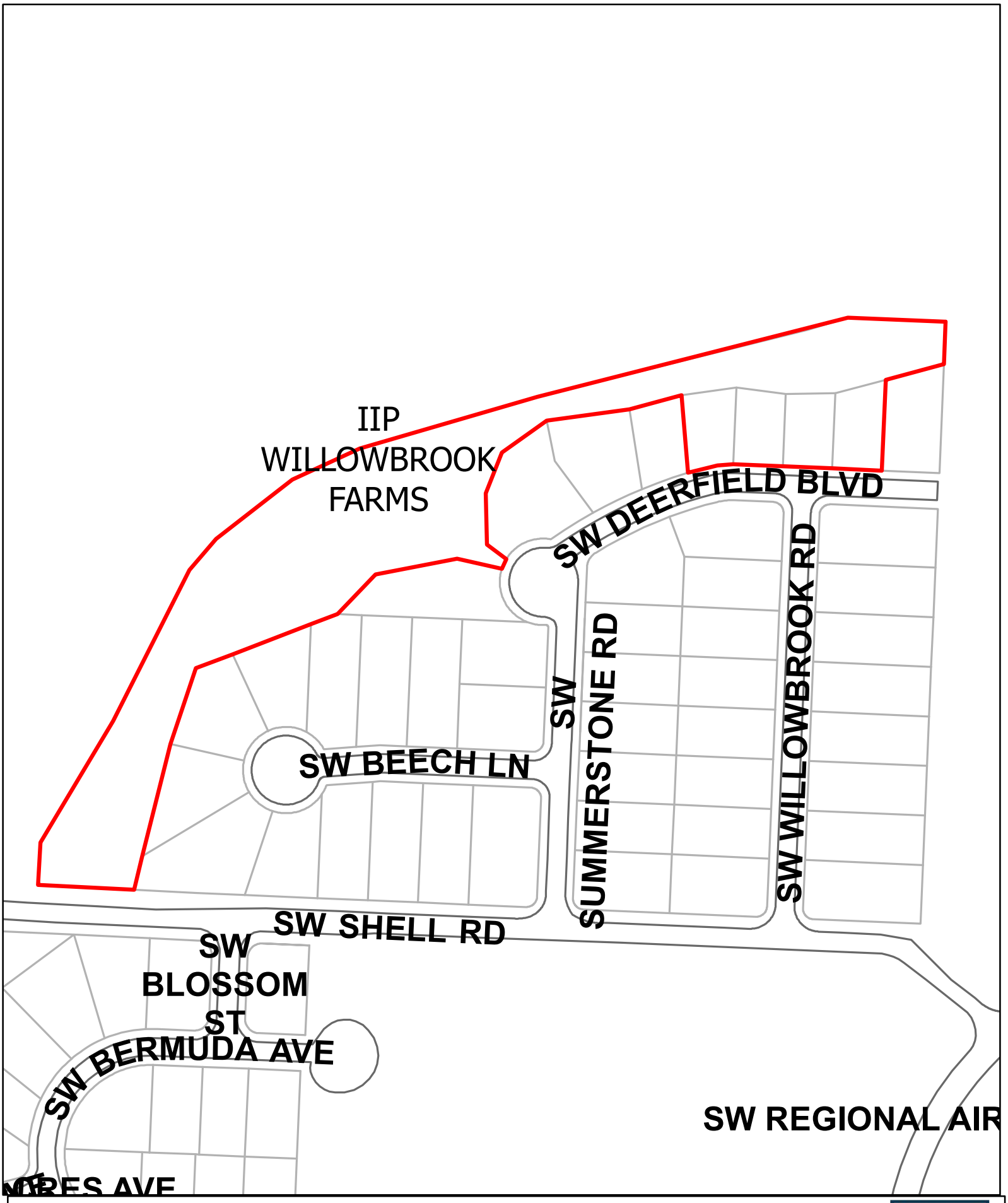
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

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



IN HOUSE INFORMAL PLAT
WILLOWBROOK FARMS PHASE 2 LOTS 52-56
15-04000001 ZONE R-1

THE CITY OF BENTONVILLE

PROPERTY DESCRIPTION
LOTS 14–17 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS AS FOUND ON THE FINAL PLAT FILED ON MAY 16, 2013 AND FOUND AT PLAT RECORD 2013 AT PAGE 278.

ALSO INCLUDED, A PORTION OF LOT 51, RESERVED PROPERTY, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 17 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS, NORTH 74°43'12" EAST 79.30 FEET TO A SET IRON PIN, NORTH 89°18'52" EAST 69.10 FEET TO A SET IRON PIN, NORTH 89°18'52" EAST 69.10 FEET TO A SET IRON PIN, THENCE SOUTH 88°58'15" EAST 69.02 FEET TO A FOUND IRON PIN, THENCE SOUTH 74°58'45" WEST 72.32 FEET TO A FOUND IRON PIN, THENCE SOUTH 89°18'52" WEST 69.10 FEET TO A FOUND IRON PIN, THENCE NORTH 82°23'57" WEST 69.28 FEET TO A FOUND IRON PIN, THENCE SOUTH 81°51'21" WEST 76.92 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3,482 SQUARE FEET.

PROPERTY DESCRIPTION – LOT 52 DESCRIPTION
A PART OF LOT 51 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS AS FOUND ON THE FINAL PLAT FILED ON MAY 16, 2013 AND FOUND AT PLAT RECORD 2013 AT PAGE 278; FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF THE SECTION 10, T–19–N, R–31–W; THENCE SOUTH 02°24'17" WEST 436.85 FEET TO THE NE CORNER OF OLD LOT 51 NOW KNOWN AS LOT 52 AND THE POINT OF BEGINNING; THENCE SOUTH 02°24'17" WEST 59.28 FEET; THENCE SOUTH 74°58'45" WEST 83.85 FEET; THENCE NORTH 88°58'15" WEST 69.02 FEET, THENCE SOUTH 89°18'52" WEST 69.10 FEET; THENCE SOUTH 74°43'12" WEST 79.30 FEET; THENCE SOUTH 74°44'13" WEST 74.96 FEET; THENCE SOUTH 82°08'02" WEST 116.24 FEET; THENCE SOUTH 54°43'24" WEST 76.46 FEET; THENCE SOUTH 21°35'13" WEST 60.68 FEET; THENCE SOUTH 01°19'16" EAST 71.69 FEET; THENCE SOUTH 53°22'05" EAST 33.32 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.14 FEET AND AN ARC LENGTH OF 14.96 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24°44'06" WEST 14.93 FEET; THENCE NORTH 77°09'43" WEST 63.60 FEET; THENCE SOUTH 79°04'29" WEST 115.99 FEET; THENCE SOUTH 43°45'56" WEST 76.30 FEET; THENCE SOUTH 69°01'27" WEST 210.64 FEET; THENCE SOUTH 18°39'21" WEST 111.00 FEET; THENCE SOUTH 14°00'52" WEST 209.07 FEET TO THE NORTH RIGHT OF WAY OF SHELL ROAD; THENCE ALONG SAID RIGHT OF WAY, SOUTH 87°03'54" WEST 133.51 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 02°56'06" EAST 58.59 FEET; THENCE NORTH 29°07'13" EAST 53.42 FEET; THENCE NORTH 31°35'34" EAST 143.63 FEET; THENCE NORTH 26°45'46" EAST 235.64 FEET; THENCE NORTH 41°00'39" EAST 56.66 FEET; THENCE NORTH 51°34'24" EAST 134.46 FEET; THENCE NORTH 65°18'41" EAST 103.19 FEET; THENCE NORTH 73°52'29" EAST 191.18 FEET; THENCE NORTH 73°23'18" EAST 66.15 FEET; THENCE NORTH 76°05'42" EAST 387.72 FEET; THENCE NORTH 73°04'17" EAST 57.98 FEET; THENCE SOUTH 87°35'41" EAST 136.28 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 156,923 SQUARE FEET OR 3.60 ACRES.

PROPERTY DESCRIPTION – LOT 53 DESCRIPTION
A PART OF LOT 53 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS AS FOUND ON THE FINAL PLAT FILED ON MAY 16, 2013 AND FOUND AT PLAT RECORD 2013 AT PAGE 278; FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF THE SECTION 10, T–19–N, R–31–W; THENCE SOUTH 02°24'17" WEST 436.85 FEET TO THE NE CORNER OF OLD LOT 51 NOW KNOWN AS LOT 52; THENCE SOUTH 02°24'17" WEST 59.28 FEET; THENCE SOUTH 74°58'45" WEST 83.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°24'17" WEST 126.19 FEET, THENCE NORTH 87°35'43" WEST 69.00 FEET; THENCE NORTH 02°24'17" EAST 124.53 FEET; THENCE SOUTH 88°58'15" EAST 69.02 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8,650 SQUARE FEET.

PROPERTY DESCRIPTION – LOT 54 DESCRIPTION
A PART OF LOT 54 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS AS FOUND ON THE FINAL PLAT FILED ON MAY 16, 2013 AND FOUND AT PLAT RECORD 2013 AT PAGE 278; FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF THE SECTION 10, T–19–N, R–31–W; THENCE SOUTH 02°24'17" WEST 436.85 FEET TO THE NE CORNER OF OLD LOT 51 NOW KNOWN AS LOT 52; THENCE SOUTH 02°24'17" WEST 59.28 FEET; THENCE SOUTH 74°58'45" WEST 83.85 FEET; THENCE NORTH 88°58'15" WEST 69.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°24'17" WEST 124.53 FEET, THENCE NORTH 87°35'43" WEST 69.00 FEET; THENCE NORTH 02°24'17" EAST 121.81 FEET; THENCE NORTH 89°18'52" EAST 69.10 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8,464 SQUARE FEET.

PROPERTY DESCRIPTION – LOT 55 DESCRIPTION

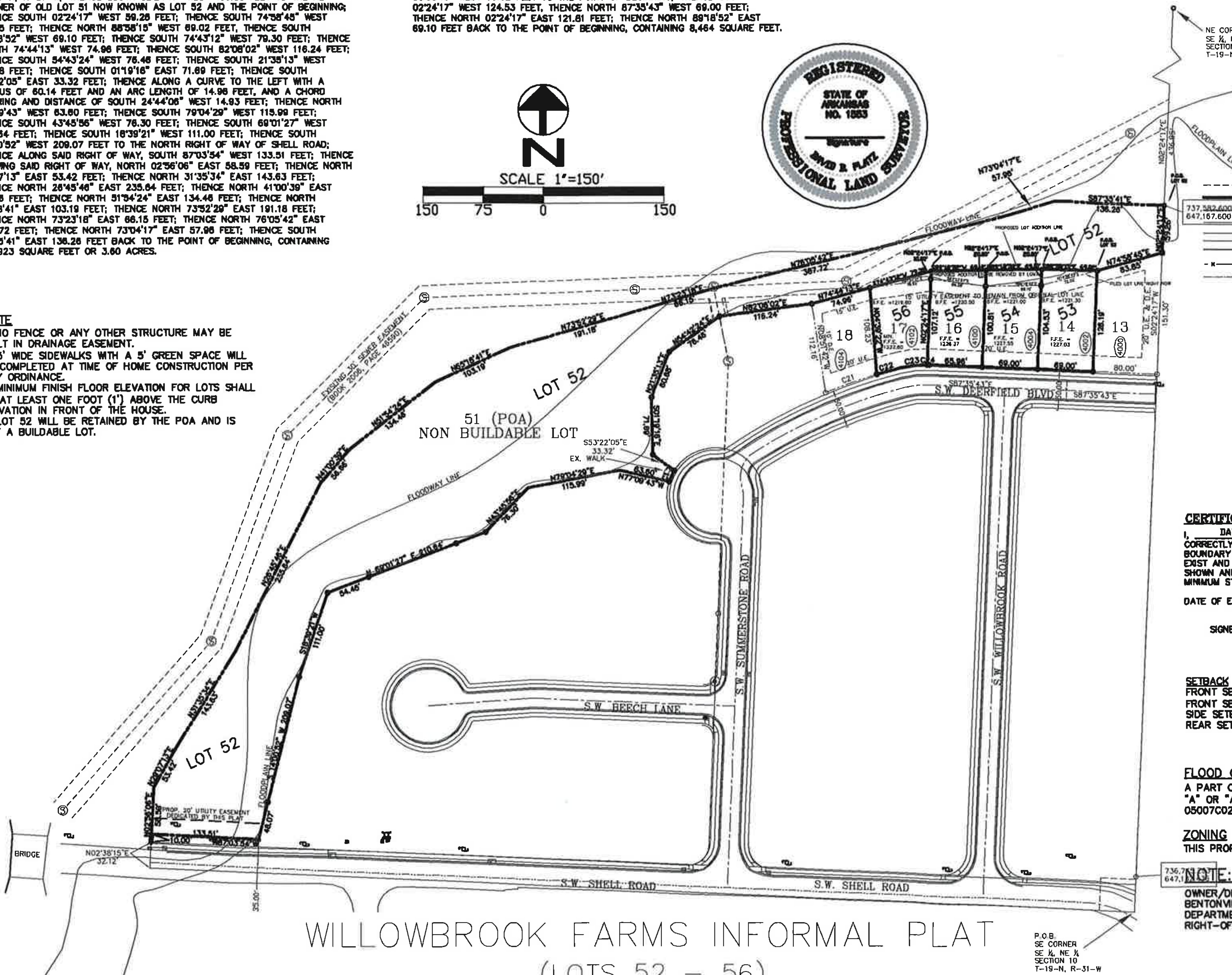
A PART OF LOT 55 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS AS FOUND ON THE FINAL PLAT FILED ON MAY 16, 2013 AND FOUND AT PLAT RECORD 2013 AT PAGE 278; FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF THE SECTION 10, T–19–N, R–31–W; THENCE SOUTH 02°24'17" WEST 436.85 FEET TO THE NE CORNER OF OLD LOT 51 NOW KNOWN AS LOT 52; THENCE SOUTH 02°24'17" WEST 59.28 FEET; THENCE SOUTH 74°58'45" WEST 83.85 FEET; THENCE NORTH 88°58'15" WEST 69.02 FEET; THENCE SOUTH 89°18'52" WEST 69.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°24'17" WEST 121.81 FEET, THENCE NORTH 87°35'43" WEST 65.98 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 131.00 AND AN ARC LENGTH OF 3.04 AND A CHORD BEARING AND DISTANCE OF SOUTH 88°15'34" WEST 3.04 FEET; THENCE NORTH 02°24'17" EAST 117.12 FEET; THENCE NORTH 89°18'52" EAST 69.10 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 8,207 SQUARE FEET.

PROPERTY DESCRIPTION – LOT 56 DESCRIPTION
A PART OF LOT 56 OF WILLOWBROOK FARMS SUBDIVISION PHASE 1 IN BENTONVILLE, ARKANSAS AS FOUND ON THE FINAL PLAT FILED ON MAY 16, 2013 AND FOUND AT PLAT RECORD 2013 AT PAGE 278; FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE ¼ OF THE NE ¼ OF THE SECTION 10, T–19–N, R–31–W; THENCE SOUTH 02°24'17" WEST 436.85 FEET TO THE NE CORNER OF OLD LOT 51 NOW KNOWN AS LOT 52; THENCE SOUTH 02°24'17" WEST 59.28 FEET; THENCE SOUTH 74°58'45" WEST 83.85 FEET; THENCE NORTH 88°58'15" WEST 69.02 FEET; THENCE SOUTH 89°18'52" WEST 138.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°24'17" WEST 117.12 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 131.00 AND AN ARC LENGTH OF 34.62 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88°30'17" WEST 34.52 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 661.56 FEET AND AN ARC LENGTH OF 29.62 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 74°39'00" WEST 29.62 FEET; THENCE NORTH 04°39'22" EAST 108.23 FEET; THENCE NORTH 74°43'12" EAST 79.30 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 7,790 SQUARE FEET.

2nd SUBMITTAL
P.C. DATE
AUG 0 4 2015
COMMENTS DUE



NOTE
1. NO FENCE OR ANY OTHER STRUCTURE MAY BE BUILT IN DRAINAGE EASEMENT.
2. 5' WIDE SIDEWALKS WITH A 5' GREEN SPACE WILL BE COMPLETED AT TIME OF HOME CONSTRUCTION PER CITY ORDINANCE.
3. MINIMUM FINISH FLOOR ELEVATION FOR LOTS SHALL BE AT LEAST ONE FOOT (1') ABOVE THE CURB ELEVATION IN FRONT OF THE HOUSE.
4. LOT 52 WILL BE RETAINED BY THE POA AND IS NOT A BUILDABLE LOT.

WILLOWBROOK FARMS INFORMAL PLAT
(LOTS 52 – 56)

LOT AREA

#	OLD LOT	#	NEW LOT
14	7,880 SQ FT	53	8,650 SQ FT
15	7,084 SQ FT	54	8,650 SQ FT
16	7,172 SQ FT	55	8,207 SQ FT
17	7,721 SQ FT	56	8,099 SQ FT
51	58,230 SQ FT	52	59,713 SQ FT

LEGEND
o Found Iron Pin
● Set Iron Pin
Easement
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
FLOODWAY LINE
5' Sidewalk
Curb
Fence
Centerline

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 CHAIR

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

DATE OF EXECUTION: ______

SIGNED: ______ LOT 14 CURRENT OWNER

SIGNED: ______ LOT 15 CURRENT OWNER

SIGNED: ______ LOTS 16, 17, & 51 CURRENT OWNER

SOURCE OF TITLE: D.R.: ______

PAGE: ______

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

DATE OF EXECUTON: ______

SIGNED: ______ REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

SETBACK

FRONT SETBACK	30 FEET
FRONT SETBACK w/o GARAGE	20 FEET
SIDE SETBACK	7 FEET
REAR SETBACK	25 FEET

FLOOD CERTIFICATION
A PART OF THIS PROPERTY LIES WITHIN ZONE "A" OR "AE" AS FOUND ON FIRM/FEMA MAP NO. 05007C0235 K EFFECTIVE DATE JUNE 5, 2012.

ZONING
THIS PROPERTY IS ZONED: R–1

NOTE:
OWNER/DEVELOPER SHALL CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS BEFORE PERFORMING ANY WORK IN THE RIGHT–OF–WAY.

LOTS 52–56
WILLOWBROOK FARMS REPLAT
PHASE 1 SUBDIVISION PLANS
BENTONVILLE, ARKANSAS
ATLAS PAGE 482

INFORMAL PLAT	REVISIONS		
	No.:	BY:	DATE:
OWNER: RLP DEVELOPMENT LLC #6 LONGRIDGE BELLA VISTA, AR 72714			
CONSULTING INC. P.O. BOX 253 BENTONVILLE, AR 72712	DRAWN BY:	DATE: 05/20/15	
	CHECKED BY: DBP	JOB No.: 2015057	
	SCALE: 1"=80'	SHEET: 1	

PC Meeting of: August 4, 2015

The City of Bentonville, Arkansas

305 S.W. "A" Street
Bentonville, AR 72212
Telephone: (479) 271-3126
Fax: (479) 271-5906

REZONING: Keeling, C-2, General Commercial to I-1, Light Industrial

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Jon Stanley, Planner
THRU:	Troy Galloway, AICP, Community Development Director
DATE:	August 4, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-09000027

Applicant/Current Owner: Jim Keeling

Representative: John Wary (Morrison Shipley Engineers)

Requested Action: Rezoning

Location: Southwest 28th Street

Existing Zoning: C-2, General Commercial

Proposed Zoning: I-1, Light Industrial

Future Land Use Map Designation: Commercial

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is vacant in a commercial and industrial area.

Previous Rezoning Requests for this Property: There are no known previous rezoning's at this location.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Commercial Retail	C-2, General Commercial	Commercial
South	Vacant Agricultural	A-1, Agricultural & C-2, General Commercial	Commercial
East	Office & Commercial	C-2, General Commercial	Commercial
West	Vacant Industrial	I-1, Light Industrial	Office

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest 28th Street	Arterial	2 lane with no curb and gutter
South	-	-	-
East	-	-	-
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative did mail certified public notices to property owners within a 200 foot radius of the subject site on July 22, 2015. Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on July 3, 2015. In addition, staff posted a notice of public hearing sign on the property on July 20, 2015. This **DOES** meet legal notification 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 the General Plan Policy ED-12: "As major development occurs, the city should re-evaluate the supply of industrial land designated in the future land use map to ensure that there is an adequate supply of vacant land that can readily be served by adequate public facilities". The supply of viable industrial land has diminished within the city's core. This property will add to the industrial designation in an area where public utilities and infrastructure are adequate to support a public works facility.

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

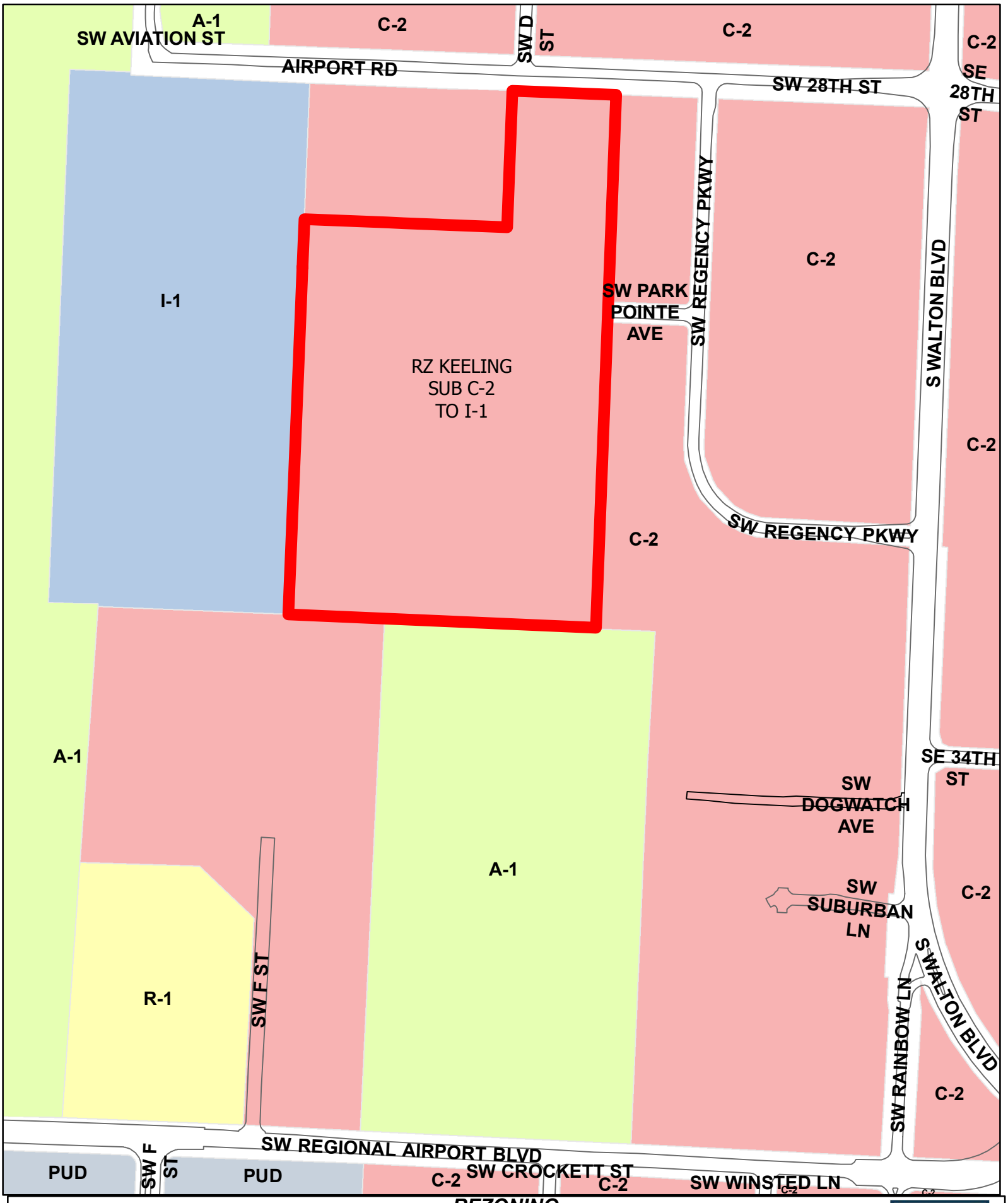
Finding(s) of Staff: The property is located near the intersection of an arterial street. The traffic signal located at South Walton Boulevard will help facilitate safe turning movements and ingress/egress for the proposed use.

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: Water and sewer is adequate at this location. There is no foreseen adverse impact to public services or emergency services at this location.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from C-2, General Commercial to I-1, Light Industrial.



REZONING
KEELING SUBDIVISION
BENTONVILLE UTILITIES COMPLEX
15-09000027 C-2 TO I-1

Narrative:

Lot 2 and the Reserve Lot Keeling Addition are both currently zoned C-2(General Commercial). The City of Bentonville is requesting a zoning change of the Lots to I-1 (Light Industrial).

The reason for the rezoning request is so that City can build their new Utility Complex on this property

Currently the zoning to the north and east is C-2 and developed commercial, south is developed commercial undeveloped area zoned C-2 and A-1, and to the west is the municipal airport owned by the City of Bentonville zoned I-1 and undeveloped agricultural land zoned A-1.

Proposed Use is Office/warehouse.

Traffic will enter the site via Airport Road and SW Regional Blvd. A new City street will be extended from the north end of SW F Street north through the site and tie into Airport Road.

Proposed signage is unknown at this time.

Water and sewer are available from the north and south and will be extended through the site.

PC Meeting of: August 4, 2015

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: Roddey Residential Properties, LLC, Low Density Residential to Medium Density Residential
Current Planning Division Correspondence: Planning Commission Staff Report

TO:	City of Bentonville, Arkansas Planning Commission
FROM:	Troy Galloway, Community Development Director
THRU:	Jon Stanley, Planner
DATE:	August 4, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-01800001

Applicant/Current Owner: Roddey Residential Properties

Representative: Bike Rack Group, LLC/ Newell Development

Requested Action: Land Use Map Amendment

Location: 909 North Main Street

Existing Zoning: R-1, Single Family Residential

Future Land Use Map Designation: Low Density Residential

Proposed Land Use Map Designation: Medium Density Residential

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is currently the site of a single family home in an established residential neighborhood.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Subdivision	R-1, Single Family Residential	Low Density Residential
South	Single Family Subdivision	R-1, Single Family Residential	Low Density Residential
East	Single Family Subdivision	R-1, Single Family Residential	Low Density Residential
West	Singe Family Subdivision	R-1, Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	North Main Street	Local	Two lane asphalt no curb and gutter.
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on July 18, 2015. In addition, staff posted a notice of public hearing sign on the property on July 20, 2015. This **DOES** meet legal noticing requirements and is adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of 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: It is a policy of the General Plan to encourage infill development within the core of the city. Through the use of the correct zoning designation the mix of uses that can be compatible to existing uses.

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

Finding(s) of Staff: The proposed density will not adversely impact traffic in the adjacent area. The site will have connectivity to a local street.

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.

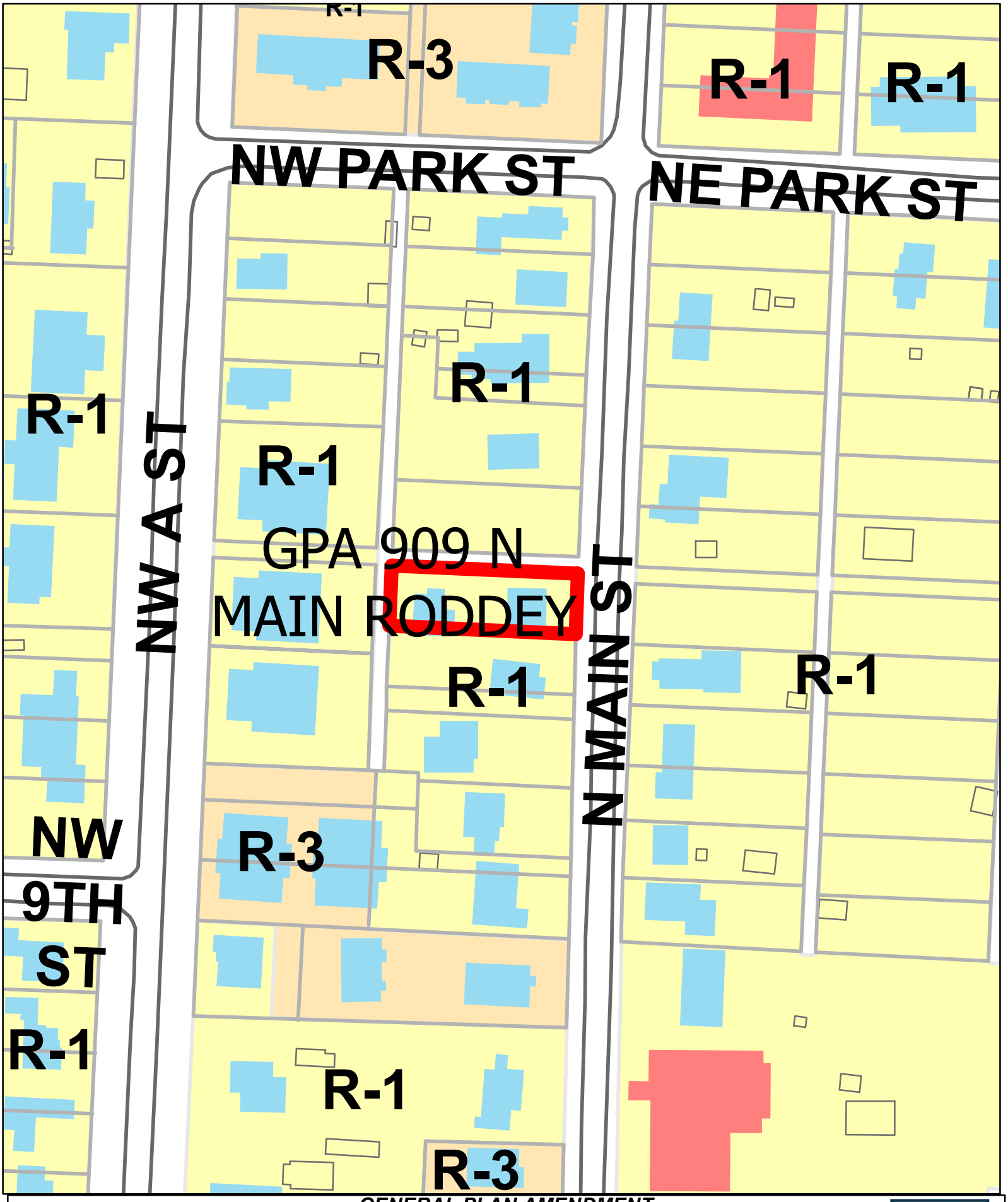
Finding(s) of Staff: Public services area adequate for the increase in density. Water and sewer is readily available and emergency services area located within close proximity.

ANALYSIS, CONCLUSION, & SUMMARY

The City of Bentonville General Plan suggests that the city encourage infill development within the core of the city in order to promote and sustain commercial enterprises within the downtown. Through this modification to the land use map a slight increase in density will occur in the area. The city plans to encourage the use of the RC-2 zoning classification so the character and quality of life can be preserved within the adjacent neighborhoods.

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 Low Density Residential to Medium Density Residential.



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1 inch = 100 feet

GENERAL PLAN AMENDMENT
RODDEY RESIDENTIAL PROPERTIES LLC
LOW DENSITY RESIDENTIAL TO CENTRAL RESIDENTIAL-MOD DENSITY
909 N MAIN 15-01800001

THE CITY OF BENTONVILLE

909 N Main Street

Proposed policy revision:
Allow 909 N Main to be rezoned to RC-2 for low density residential.

Text Amendment Narrative:
June 26, 2015

Newell Development
101 SE 101 G Court
Bentonville, AR 72712

RE: Voluntary General Plan Amendment- MAP [redacted] Amendment

The reason for the policy revision is that the property is currently zoned LDR and we would like to develop three single-family townhouses (RC-2) on the lot.

This proposed policy revision will be beneficial in a number of ways. With the current growth and need for housing this will provide three new dwellings for those moving to Bentonville. These townhouses will bring new housing stock to the neighborhood. These townhouses will face Main St and promote community as those living there will enjoy the walk-able and ride-able proximity to the Downtown square as well Crystal Bridges.

According to Policy LU-15 for Infill Development, *"The City shall encourage the development of **mixed-use and residential projects** within the downtown area to increase the community's housing stock and to enhance the vitality of downtown business" (p 10).* This proposed policy revision affects the overall intent of the General Plan by adding more housing stock for a growing downtown Bentonville. This request is for adding two single-family residence to the property.

PC Meeting of: August 4, 2015

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: Carlson, Davisson, MSB Holdings, LLC, & Drummond Industries, Inc. (Low Density Residential to Mixed Use)
Current Planning Division Correspondence: Planning Commission Staff Report

TO: City of Bentonville, Arkansas Planning Commission
FROM: Troy Galloway, Community Development Director
THRU: Jon Stanley, Planner
DATE: August 4, 2015

GENERAL INFORMATION

H.T.E. Project Number: 15-01800002

Applicant/Current Owner: Carlson, Davisson, MSB Holdings, LLC, & Drummond Industries

Representative: Peter Farmer (Sand Creek Engineering)

Requested Action: Land Use Map Amendment

Location: 204 & 206 Northwest 3rd Street & 301 Northwest 'A' Street

Existing Zoning: R-1, Single Family Residential

Future Land Use Map Designation: Low Density Residential

Proposed Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; this property is currently the site of a single family home in an established residential neighborhood.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Multi-Family Apartments	R-3, Medium Density Residential	Low Density Residential
South	Town Houses	DE, Downtown Edge & R-1, Single Family Residential	Mixed Use
East	Single Family Residence	R-1, Single Family Residential	Downtown Mixed Use Residential
West	Single Family Residence	R-1, Single Family Residential	Low Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	Northwest 3rd Street	Local	Two lane Asphalt no curb and gutter
East	Northwest 'A' Street	Collector	Two lane asphalt with curb and gutter
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: Staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on July 3, 2015. In addition, staff posted a notice of public hearing sign on the properties on July 20, 2015. This **DOES** meet legal noticing requirements and is adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of 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: **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 land use map amendment 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 density will not adversely impact traffic in the adjacent area. The site will have connectivity to an arterial and a local street.**

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.

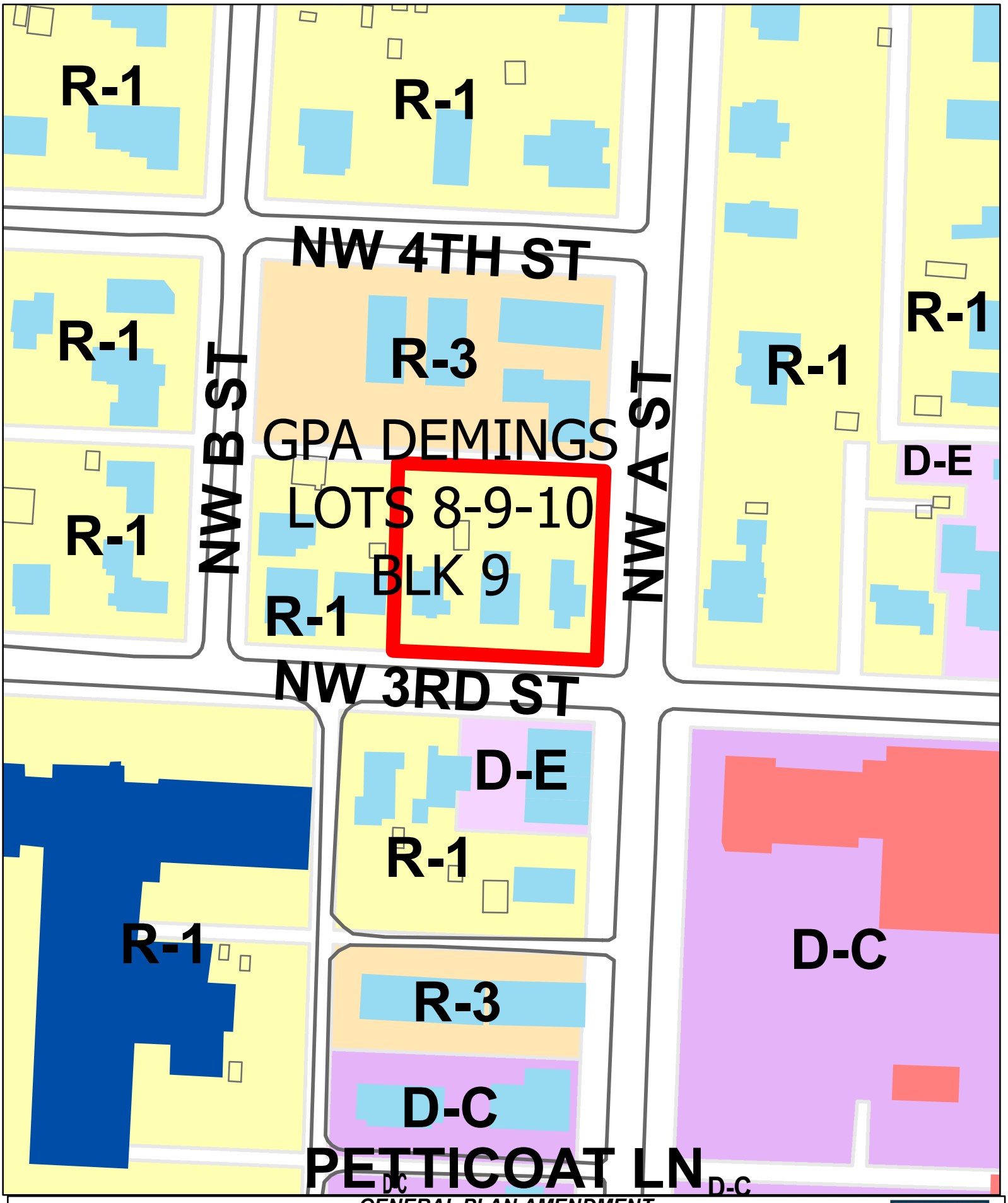
Finding(s) of Staff: **Public services area adequate for the increase in density. Water and sewer is readily available and emergency services area located within close proximity.**

ANALYSIS, CONCLUSION, & SUMMARY

According to the City of Bentonville General Plan this designation permits for a mix of residential and non-residential development. The Mixed Use classification creates an area of transition between the Downtown Mixed Use Residential to the east and the low density residential to the north and west. The Mixed Use classification allows for commercial and residential mixed use developments and will have the greatest potential for infill and redevelopment. The proposed land use map amendment will add density to downtown therefore helping retain current commercial uses in the downtown area.

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 Low Density Residential to Mixed Use.



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1 inch = 100 feet

GENERAL PLAN AMENDMENT
DEMINGS ADDITION LOTS 8-9 & 10 BLOCK 9
LOW DENSITY RESIDENTIAL TO CENTRAL RESIDENTIAL-MOD DENSITY
204 & 206 NW 3RD ST, 301 NW A 15-01800002

THE CITY OF BENTONVILLE

Narrative

1. Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since the adoption of the map has land use in the area changed?
Yes, some of the neighboring properties have changed in land use.

2. How will this change impact the land use and character of the property in question and surrounding areas?
It will increase the density which aligns with staff recommendations and the long term city plan for growth in the area.

3. How is the property more suitable for the proposed land use designation than for the current land use classification presented on the Future Land Use Map?
The current land use does not allow for the desired density.

4. Would the uses permitted by the proposed change be detrimental in any way to the surrounding property?
No, they would align with neighboring properties.

5. What are the alternative courses of action if the proposed land use change is not approved?
None.

6. What are your plans for the property if the proposed land use change is approved?
The intent would be to rezone the property to allow for higher density residential.

7. What alternatives other than changing the land use designation have been discussed?
A rezone of the property from r-1 to either R-C2 or D-E.

8. Additional information that is pertinent to support this request.
None.

Planning Commission Staff Report
Property Line Adjustment: Lots 3, 4 & 5 Keeling Subdivision

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: August 4, 2015

GENERAL INFORMATION:

Project Number: 15-007000012

Applicant: Jim Keeling

Representative: John Wary (Sand Creek Engineering)

Requested Action: Property Line Adjustment Approval

Location: Southwest 28th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a property line adjustment for property located along Southwest 28th Street in the Keeling Subdivision that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant proposes the creation of 3 new lots from 2 existing lots and will be known as Lot 3 (32.64 acres), Lot 4 (2.0 acres) and Lot 5 (1.93 acres) of Keeling Subdivision. Right-of-way is being dedicated for the future Southwest 'F' Street extension and a utility easements are also be dedicate to serve the new lots. Water and sewer services are available to this location.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	A-1, Agricultural & C-2, General Commercial	Commercial
East	C-2, General Commercial	Commercial
West	I-1, Light Industrial	Office

STREETS

Direction	Name	Classification
North	Southwest 28th Street	Arterial
South	-	-
East	-	-
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 will be issued.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is vacant in a commercial and industrial area near the city's municipal airport.

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

Water / Sewer: Per the G.I.S. site, water and sewer currently in use on site.

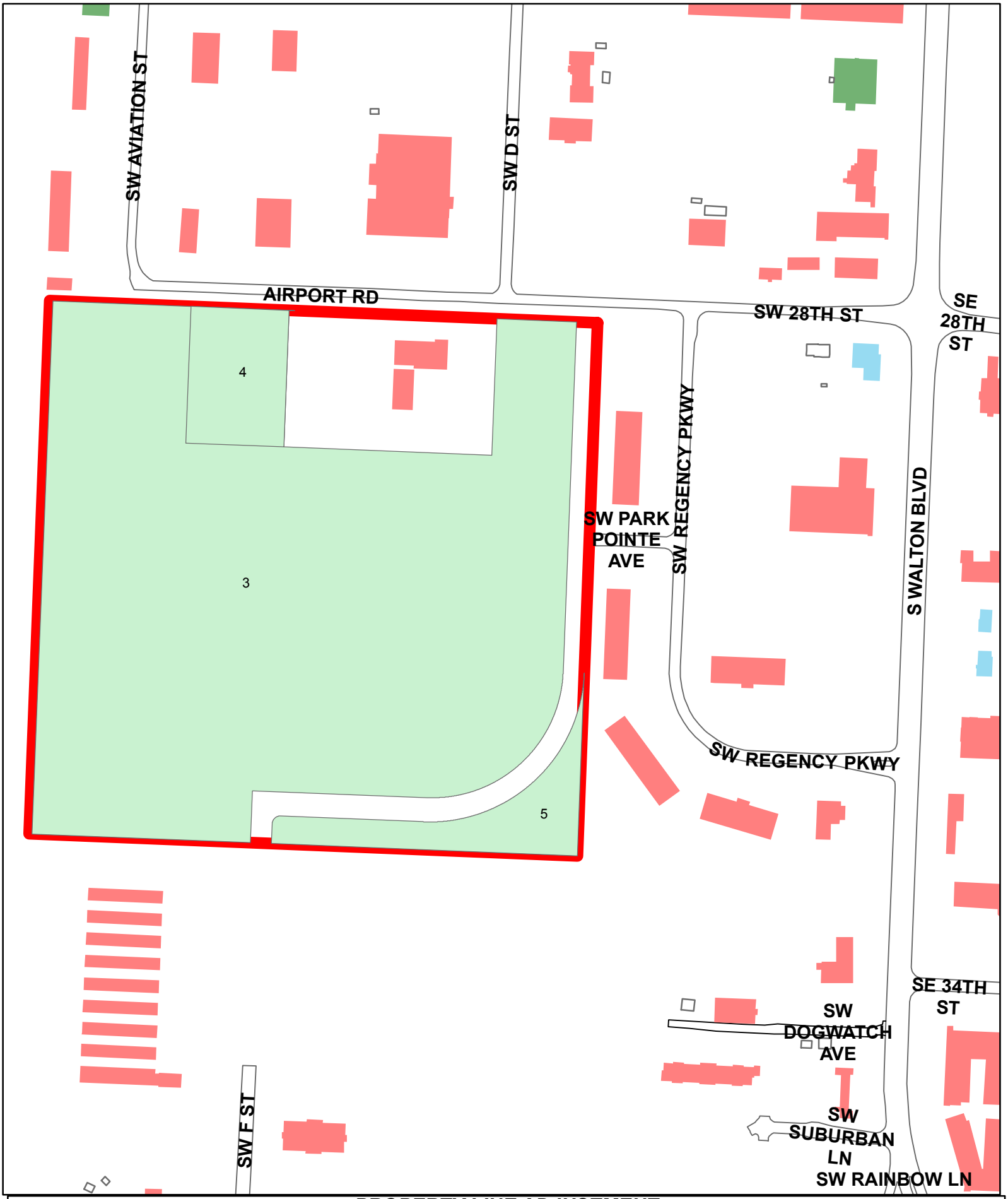
Waiver(s): The applicant has submitted 1 waiver request.

- Waiver to The Design Standards, Streets, Right of Way Dedication Requirements: (Art 1100, Sec 1100.5.B) Ordinance states that Subdivisions and large-scale developments shall dedicate sufficient right-of-way to bring those streets which the Master Street Plan shows to abut or intersect the development into conformance with the right-of-way requirements of the most recently adopted Master Street Plan for said streets. (See attached waiver request letter provide by the applicant.)

Analysis / Conclusion: This property line adjustment **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 = 300 feet

PROPERTY LINE ADJUSTMENT
KEELING SUBDIVISION NEW LOT 2
BENTONVILLE UTILITY COMPLEX
15-07000012 ZONED C-2

THE CITY OF BENTONVILLE

MORRISON SHIPLEY

ENGINEERS • SURVEYORS

July 30, 2015

Planning Commission
City of Bentonville
305 S.W. “A” Street
Bentonville, AR 72712

Re: Waiver Request – SW Municipal Drive
Utility Complex

Dear Commission:

We respectfully request a waiver of Article 1100, Section 1100.5 of the City Subdivision Code to provide a local street with 5’ sidewalks and a 60’ Right-of-Way for the extension of SW Municipal Drive (aka SW “F” Street) in lieu of a collector street as indicated on the City Master Street Plan.

Included with the development of the City Utility Complex, SW F Street will be extended from its north terminus point north of Highway 12, north to connect to Airport Road. It is the opinion of staff that a collector street is not needed at this location due to the nature of this planned development and the surrounding properties. It is the intent of staff to provide a local street for connectivity but discourage Municipal Drive from being a major cut thgough street.

Thank you for consideration of this waiver request; please let me know if you need any additional information.

Sincerely,

John Wary

John Wary, P.E.
Sr. Vice President

Planning Commission Staff Report
Large Scale Development: Bentonville Utility Complex

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: August 4, 2015

GENERAL INFORMATION:

Project Number: 15-06000019

Applicant: City of Bentonville

Representative: John Wary (Morrison Shipley Engineers)

Requested Action: Large Scale Development Approval

Location: Southwest 28th Street

Existing Zoning: I-1, Light Industrial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a 36.57 acre piece of property located along the south side of Southwest 28th Street. The plans as provided indicate the construction of 7 separate structures totaling 112,286 square feet of industrial, warehouse and office facilities to be known as the Bentonville Utility Complex. One Hundred and thirty nine parking spaces are required and 178 parking spaces are being provided of which 6 are handicap is accessible. Fourteen percent open space is being provided. The exterior of the building is to be constructed of brick and architectural metal panel. Stormwater detention is being provided. The project also includes the construction of 2600 linear feet, 30' wide, public street that will be known as Southwest Municipal Drive and will connect to Southwest 'F' Street to the south and Southwest 28th Street to the north. Water and sewer services are available to this property.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front: Parking in front	75'	
Front: Without parking in front	30'	190' South/250' East
Side: Adjacent to ROW	30'	540' North
Side: Adjacent to non-residential district	30'	-
Side: Adjacent to residential district	75'	380'West
Rear: Adjacent to ROW	30'	-
Rear: Adjacent to non-residential district	50'	-
Rear: Adjacent to residential district	75'	-
		-
Height	60'	36'
Landscape Coverage	10%	14.8%
Parking		
Standard Stalls	133	172
Handicap Stalls	6	6
Total:	**139**	**178**

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	C-2, General Commercial & A-1, Agricultural	Commercial
East	C-2, General Commercial	Commercial
West	I-1, Light Industrial	Commercial & Industrial

STREETS

Direction	Name	Classification
North	Southwest 28th Street	Arterial
South	-	-
East	-	-
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

1. A digital copy of the plat.

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

3. All landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced. (Sec 1400.5.C-10)

4. The building will be constructed with similar exterior materials of those submitted and approved by the planning commission.

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is vacant in a commercial and industrial area near the city's municipal airport.

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): The applicant has submitted 4 waiver request. Three of the waiver requests pertain to Building Design Materials and the other waiver request pertains to off-site street improvements.

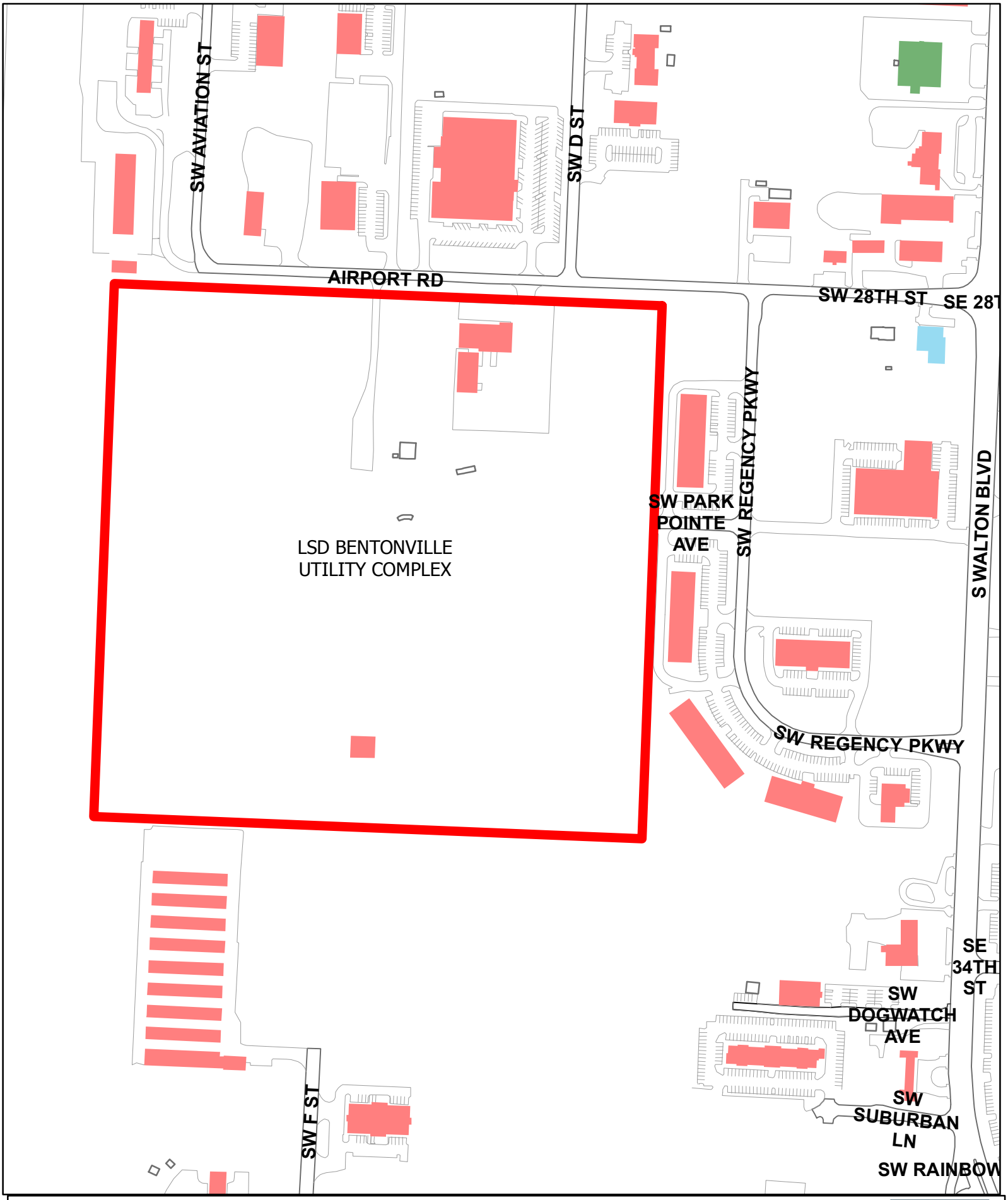
- Waiver to Building Design - Materials Requirements: (Art 1100, Sec 1100.3.E) Ordinance states that the primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone. (The waiver request are for the north, south and east street facing facades. See attached waiver request letter provide by the applicant. .)

- Waiver to Direct Access to Substandard Streets Requirements: (Art 1200, Sec 1200.2.B) Ordinance states that when a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the sub-divider shall be responsible for contributing his proportionate share of the cost of improving said street or road to the existing city standards. (See attached waiver request letter provide by the applicant.)

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** of this large scale development.



N
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1 inch = 300 feet

LARGE SCALE DEVELOPMENT
BENTONVILLE UTILITY COMPLEX
15-06000019

THE CITY OF BENTONVILLE

HJ

July 14, 2015

City of Bentonville Planning Commission
C/O Troy Galloway, Community and Economic Development Director
117 West Central Avenue
Bentonville, Arkansas 72712

RE: Waiver Request for Commercial Design Standards
Northern façade of Warehouse Building - Area H
Bentonville Public Works Complex (501 Airport Road)

Dear Commissioners;

On behalf of the City of Bentonville, Hight Jackson Associates respectfully requests a waiver of the Commercial Design Standards on a portion of the complex required for Industrial Zoned properties. This waiver is in regard to the North street facing facades at the Warehouse (Areas H). Based on multiple factors, we believe adhering to the requirement of 75% primary material (masonry) for street facing facades of the Warehouse building is not practical for this building type. The street facing facade of the building currently shows 70% masonry coverage along SE 28th Street. The Warehouse building, along with the project itself, is very practical and utilitarian in usage.

We provide the following conditions to support this waiver request:

- The south facing portion of the Street Department Maintenance Bay building is over 180 feet from the right-of-way. The paved drive area in front of the building is also over 100 feet from the right-of-way providing a large green space that will contain landscaping and a berm to screen the building from street view.
- Expansion to the east on the Street Department Maintenance Bay building is planned for future and is not practical to install masonry that will be removed. In addition, this east side of the building facing SW F Street (Municipal Drive) is more than 200 feet from the right-of-way in this first phase of construction.
- The Water Department Maintenance Bay building does not require masonry since it is not street facing; however, we have added the brick wainscot to the south façade to be consistent and complement the façade on the Street Department Maintenance Bay building.
- The street facing façade of the Administration building contains 89% primary material which exceeds the 75% requirement. The small portion of metal panel for the second floor will be higher quality and more aesthetic than the typical R-Panel. The northern wing of the Administration building which faces street right-of-way is more than 500 feet from the right-of-way and will have landscaping including a berm along the street right-of-way to screen the building.

- The Auction building located just northwest of the intersection at the south end of the site is 100% masonry on all sides.
- The Fueling and Wash station located at the southwestern corner of the intersection of SW Airport Road (28th Street) and SW F Street (Municipal Drive) is 100% masonry on all sides.
- The masonry wraps an extra 12'-0" around each side to improve the aesthetic of the building at the Warehouse (Area H).

I greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Brian Jackson
Hight Jackson Associates

HJ

July 14, 2015

City of Bentonville Planning Commission
C/O Troy Galloway, Community and Economic Development Director
117 West Central Avenue
Bentonville, Arkansas 72712

RE: Waiver Request for Commercial Design Standards
South facades at Areas A, C, & F
Bentonville Public Works Complex (501 Airport Road)

Dear Commissioners;

On behalf of the City of Bentonville, Hight Jackson Associates respectfully requests a waiver of the Commercial Design Standards on a portion of the complex required for Industrial Zoned properties. This waiver is in regard to the South street facing facades at Areas A, C, and F. Based on multiple factors, we believe adhering to the requirement of 75% primary material (masonry) for street facing facades of the Maintenance Bay buildings is not practical for this building type. The street facing facades of the Maintenance Bay buildings currently show a 3'-4" brick wainscot along SW F Street (Municipal Drive) with the exception of the northern leg of the main structure of the facility. The Maintenance Bay buildings, along with the project itself are very practical and utilitarian in usage.

We provide the following conditions to support this waiver request:

- The south facing portion of the Street Department Maintenance Bay building is over 180 feet from the right-of-way. The paved drive area in front of the building is also over 100 feet from the right-of-way providing a large green space that will contain landscaping and a berm to screen the building from street view.
- Expansion to the east on the Street Department Maintenance Bay building is planned for future and is not practical to install masonry that will be removed. In addition, this east side of the building facing SW F Street (Municipal Drive) is more than 200 feet from the right-of-way in this first phase of construction.
- The Water Department Maintenance Bay building does not require masonry since it is not street facing; however, we have added the brick wainscot to the south façade to be consistent and complement the façade on the Street Department Maintenance Bay building.
- The street facing façade of the Administration building contains 89% primary material which exceeds the 75% requirement. The small portion of metal panel for the second floor will be higher quality and more aesthetic than the typical R-Panel. The northern wing of the Administration building which faces street right-of-way is more than 500 feet from the right-of-

way and will have landscaping including a berm along the street right-of-way to screen the building.

- The Auction building located just northwest of the intersection at the south end of the site is 100% masonry on all sides.
- The Fueling and Wash station located at the southwestern corner of the intersection of SW Airport Road (28th Street) and SW F Street (Municipal Drive) is 100% masonry on all sides.
- The masonry wraps an extra 12'-0" around each side to improve the aesthetic of the building at the Warehouse (Area H).

I greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Brian Jackson
Hight Jackson Associates

HJ

July 14, 2015

City of Bentonville Planning Commission
C/O Troy Galloway, Community and Economic Development Director
117 West Central Avenue
Bentonville, Arkansas 72712

RE: Waiver Request for Commercial Design Standards
East Façade at Street Department Building – Area F
Bentonville Public Works Complex (501 Airport Road)

Dear Commissioners;

On behalf of the City of Bentonville, Hight Jackson Associates respectfully requests a waiver of the Commercial Design Standards on a portion of the complex required for Industrial Zoned properties. This waiver is in regard to the East street facing facade at Area F. Based on multiple factors, we believe adhering to the requirement of 75% primary material (masonry) for street facing facades of the Maintenance Bay buildings is not practical for this building type. The street facing facades of the Maintenance Bay buildings currently show a 3'-4" brick wainscot along SW F Street (Municipal Drive) with the exception of the northern leg of the main structure of the facility. The Maintenance Bay buildings, along with the project itself are very practical and utilitarian in usage.

We provide the following conditions to support this waiver request:

- The south facing portion of the Street Department Maintenance Bay building is over 180 feet from the right-of-way. The paved drive area in front of the building is also over 100 feet from the right-of-way providing a large green space that will contain landscaping and a berm to screen the building from street view.
- Expansion to the east on the Street Department Maintenance Bay building is planned for future and is not practical to install masonry that will be removed. In addition, this east side of the building facing SW F Street (Municipal Drive) is more than 200 feet from the right-of-way in this first phase of construction.
- The Water Department Maintenance Bay building does not require masonry since it is not street facing; however, we have added the brick wainscot to the south façade to be consistent and complement the façade on the Street Department Maintenance Bay building.
- The street facing façade of the Administration building contains 89% primary material which exceeds the 75% requirement. The small portion of metal panel for the second floor will be higher quality and more aesthetic than the typical R-Panel. The northern wing of the Administration building which faces street right-of-way is more than 500 feet from the right-of-

way and will have landscaping including a berm along the street right-of-way to screen the building.

- The Auction building located just northwest of the intersection at the south end of the site is 100% masonry on all sides.
- The Fueling and Wash station located at the southwestern corner of the intersection of SW Airport Road (28th Street) and SW F Street (Municipal Drive) is 100% masonry on all sides.
- The masonry wraps an extra 12'-0" around each side to improve the aesthetic of the building at the Warehouse (Area H).

I greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Brian Jackson
Hight Jackson Associates

MORRISON SHIPLEY

ENGINEERS • SURVEYORS

July 30, 2015

Planning Commission
City of Bentonville
305 S.W. "A" Street
Bentonville, AR 72712

Re: Waiver Request – SW 28th Street
Utility Complex

Dear Commission:

We respectfully request a waiver of Article 1200, Section 1200.2.b of the City Subdivision Code to provide improvements to SW 28th Street (aka Airport Drive) along the property frontage of the referenced project.

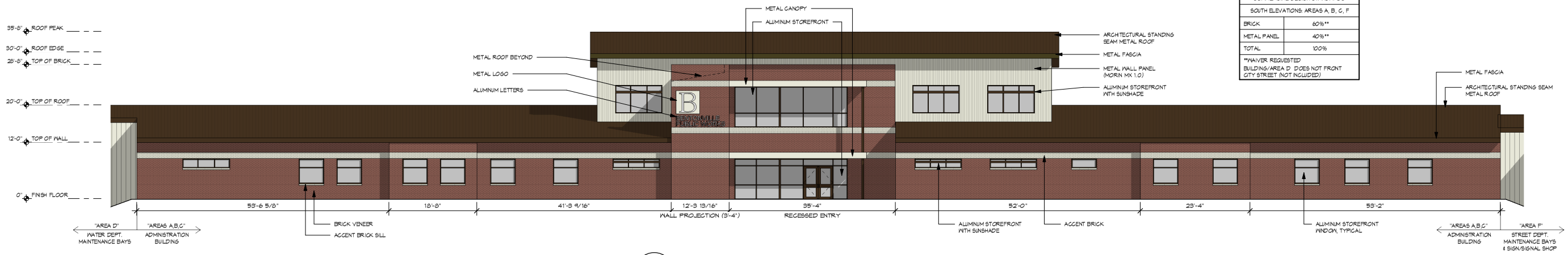
SE 28th Street has recently been converted from a State Highway to a City Street. It is the intent of the City to improve SE 28th Street in the future from South Walton Blvd, west to the Municipal Airport. Although these improvements are not currently listed on the City's street improvement plan, it is the opinion of staff that these improvements will happen in the near future and piecemeal widening with the Utility Complex development is not in the City's best interest. However, with the Complex, staff is proposing to construct a continuous 5' sidewalk along the complex property frontage to SE 28th Street.

Thank you for consideration of this waiver request; please let me know if you need any additional information.

Sincerely,

John Wary

John Wary, P.E.
Sr. Vice President

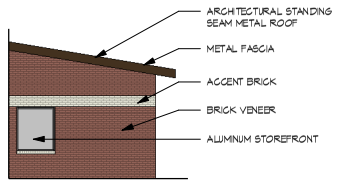


BENTONVILLE COMMERCIAL DESIGN STANDARDS	
SOUTH ELEVATIONS: AREAS A, B, C, F	
BRICK	60%**
METAL PANEL	40%**
TOTAL	100%

**WAIVER REQUESTED
BUILDING/AREA D DOES NOT FRONT CITY STREET (NOT INCLUDED)

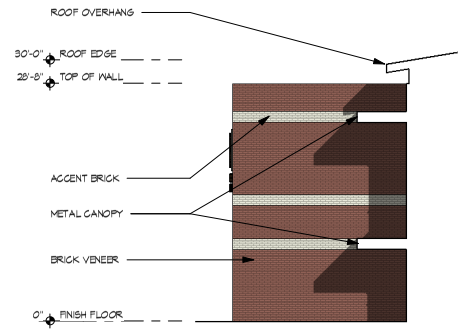
1 Administration Building - South Elevation - Areas A, B, C
3/32" = 1'-0"

2 3D Perspective at Administration Building Entry



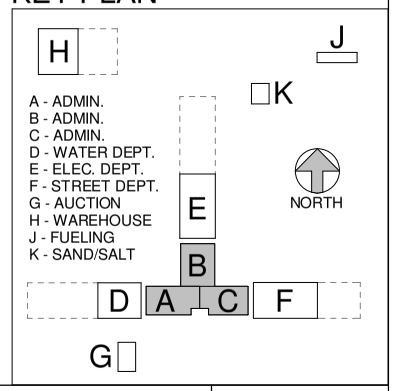
3 Front Entry Sidewall
3/32" = 1'-0"

- 3D Perspective at Administration Building Entry



4 Front Entry Stair Wall
3/32" = 1'-0"

KEY PLAN



-DUMPSTER ENCLOSURE AND SCREEN WALLS WILL MATCH BUILDING DESIGN AND CURRENT BENTONVILLE COMMERCIAL DESIGN STANDARDS.

DATE
07/28/2015

PROJECT NO.
1438

A NEW COMPLEX FOR
Bentonville Public Works
501 AIRPORT ROAD, BENTONVILLE, AR

HIGHT - JACKSON ASSOCIATES, P.A.
ARCHITECTS AND PLANNERS
P.O. Box 745, Rogers, Arkansas 72756 phone - 479.464.6985 P.O. Box 2883, Bentonville, Arkansas 72712

SCHEME NUMBER
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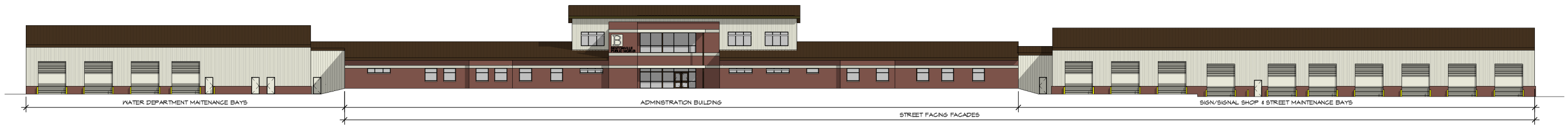
1 3D Perspective at South Facades



2 South Elevation - Water Dept. / Administration Bldg. / Street Dept.
3/64" = 1'-0"

BENTONVILLE COMMERCIAL DESIGN STANDARDS	
SOUTH ELEVATIONS: AREAS A, B, C, F	
BRICK	60%**
METAL PANEL	40%**
TOTAL	100%
**WAIVER REQUESTED BUILDING/AREA D DOES NOT FRONT CITY STREET (NOT INCLUDED)	

3 3D Perspective at South Facades

DATE
07/28/2015

PROJECT NO.
1438

A NEW COMPLEX FOR
Bentonville Public Works
501 AIRPORT ROAD, BENTONVILLE, AR

HIGHT - JACKSON ASSOCIATES, PA
ARCHITECTS AND PLANNERS
P.O. Box 765, Rogers, Arkansas 72756 phone - 479.464.0565 P.O. Box 2305, Bentonville, Arkansas 72712

SCHEME NUMBER
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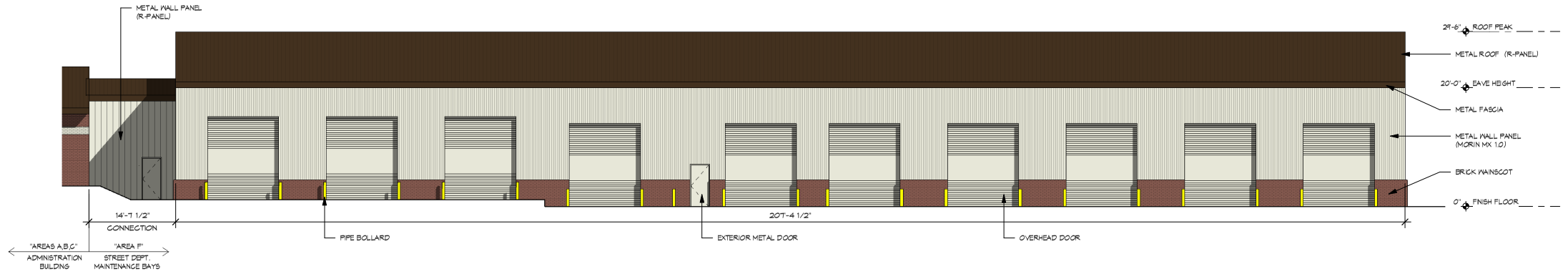
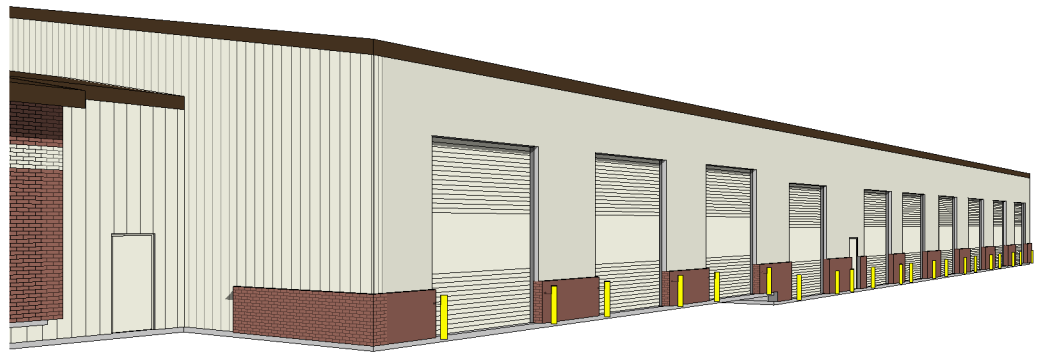


1 Sign/Signal Shop & Street Maintenance Bays - South Elevation - Area F
3/32" = 1'-0"

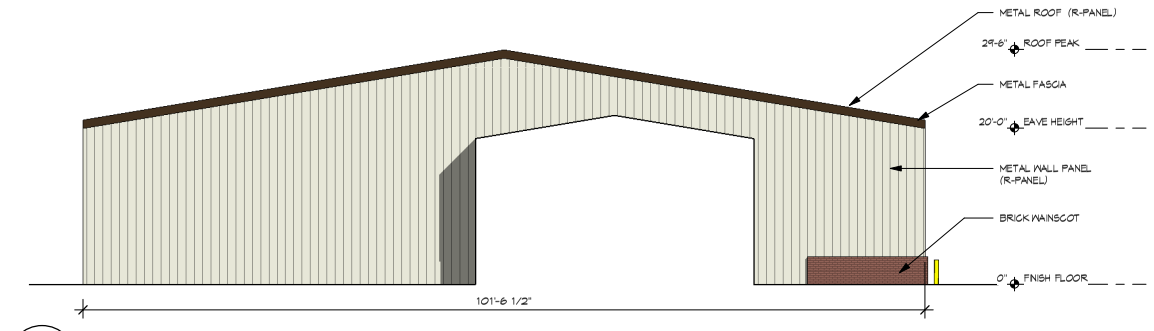
BENTONVILLE COMMERCIAL DESIGN STANDARDS	
SOUTH ELEVATIONS- AREAS A, G, F	
BRICK	60%**
METAL PANEL	40%**
TOTAL	100%
**WAIVER REQUESTED BUILDING/AREA D DOES NOT FRONT CITY STREET (NOT INCLUDED)	



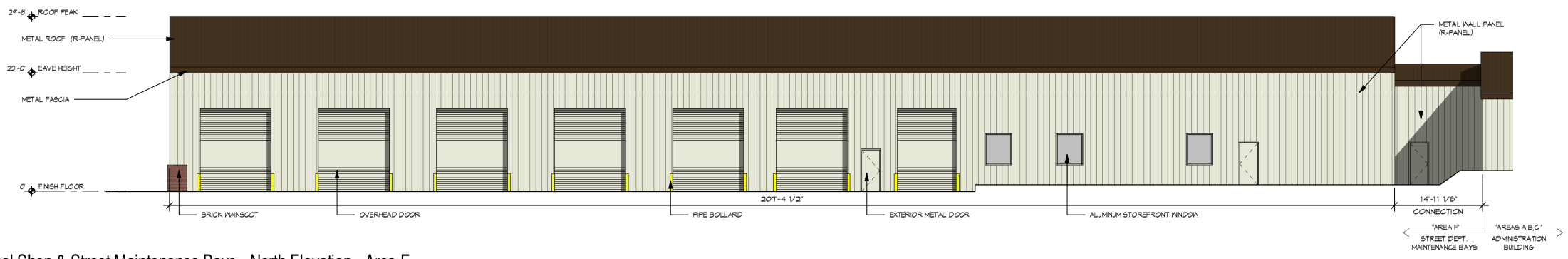
\- 3D Perspective at Sign/Signal Shop & Street Maintenance Bays

BENTONVILLE COMMERCIAL DESIGN STANDARDS	
EAST ELEVATION- AREA F	
BRICK	14%**
METAL PANEL	86%**
TOTAL	100%
**WAIVER REQUESTED	

2 Sign/Signal Shop & Street Maintenance Bays - East Elevation - Area F
3/32" = 1'-0"

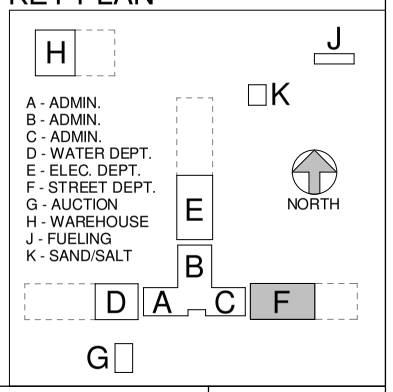


3 Sign/Signal Shop & Street Maintenance Bays - West Elevation - Area F
3/32" = 1'-0"



4 Sign/Signal Shop & Street Maintenance Bays - North Elevation - Area F
3/32" = 1'-0"

KEY PLAN



DATE
07/28/2015

PROJECT NO.
1438

A NEW COMPLEX FOR
Bentonville Public Works
501 AIRPORT ROAD, BENTONVILLE, AR

HIGHT - JACKSON ASSOCIATES, PA
ARCHITECTS AND PLANNERS
P.O. Box 745, Rogers, Arkansas 72756 phone - 479.464.4845 P.O. Box 2305, Bentonville, Arkansas 72712

SCHEME NUMBER
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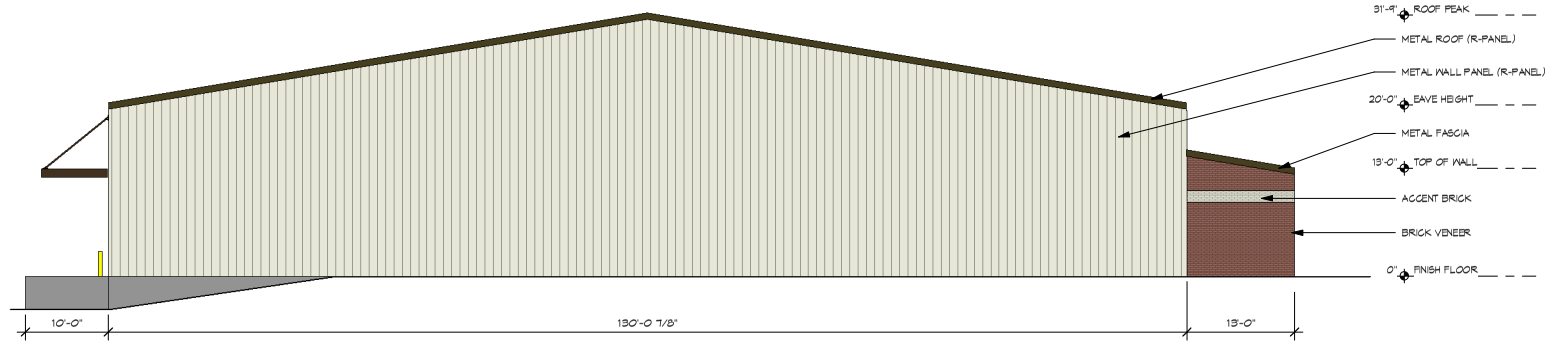
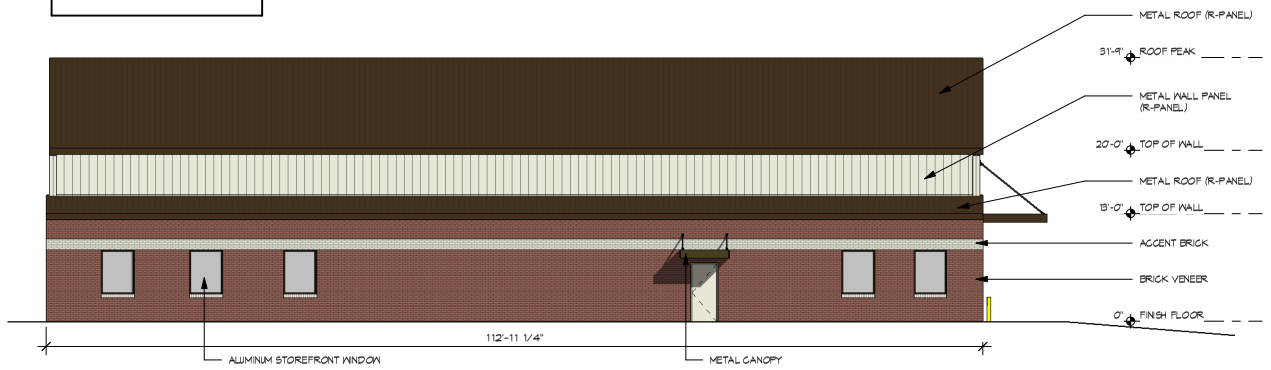
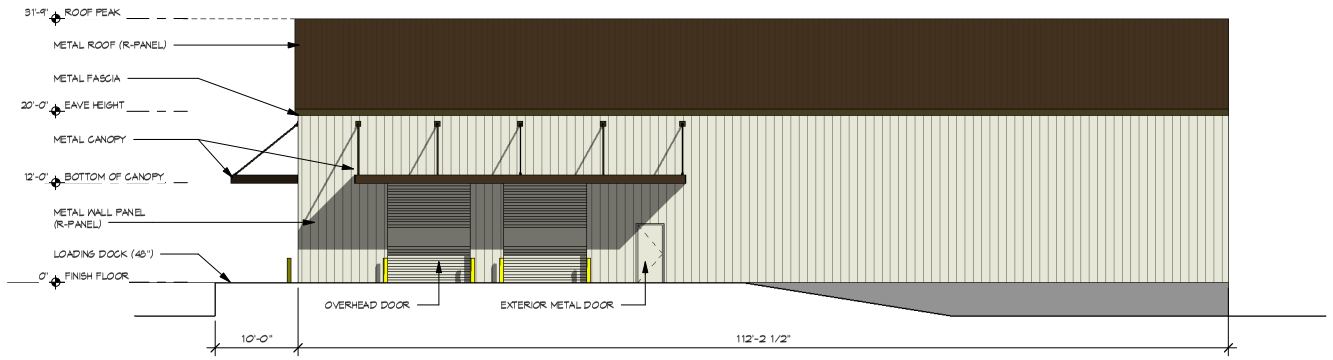


1 Warehouse - East Elevation - Area H
3/32" = 1'-0"

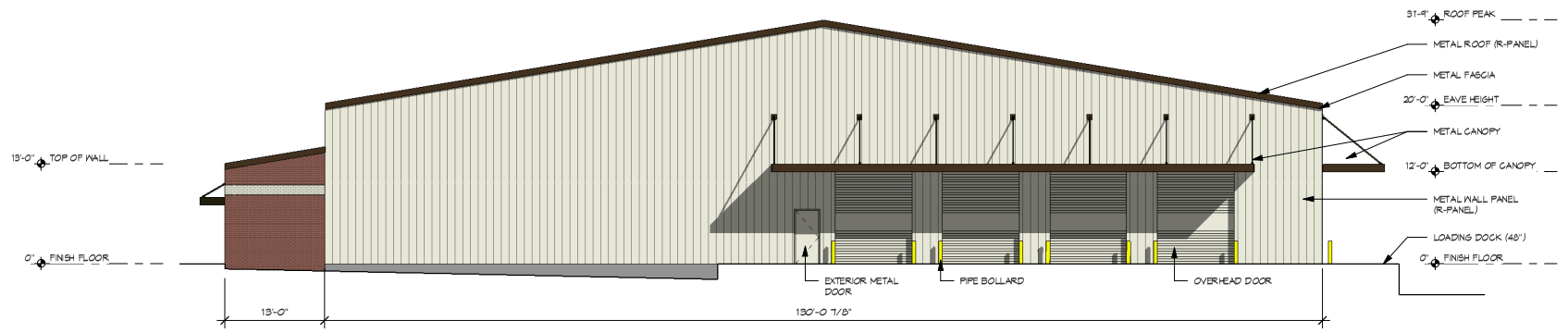
BENTONVILLE COMMERCIAL DESIGN STANDARDS	
NORTH ELEVATION: AREA H	
BRICK	70%**
METAL PANEL	30%**
TOTAL	100%
**WAIVER REQUESTED	



2 Warehouse - North Elevation - Area H
3/32" = 1'-0"

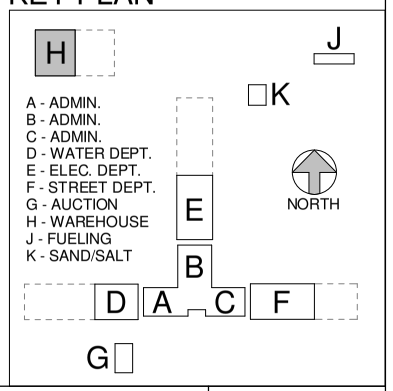


3 Warehouse - South Elevation - Area H
3/32" = 1'-0"



4 Warehouse - West Elevation - Area H
3/32" = 1'-0"

KEY PLAN



DATE
07/28/2015

PROJECT NO.
1438

A NEW COMPLEX FOR
Bentonville Public Works
501 AIRPORT ROAD, BENTONVILLE, AR

HIGHT - JACKSON ASSOCIATES . PA
ARCHITECTS AND PLANNERS
P.O. Box 745, Rogers, Arkansas 72756 phone - 479.464.6985 P.O. Box 2005, Bentonville, Arkansas 72712

SCHEME NUMBER
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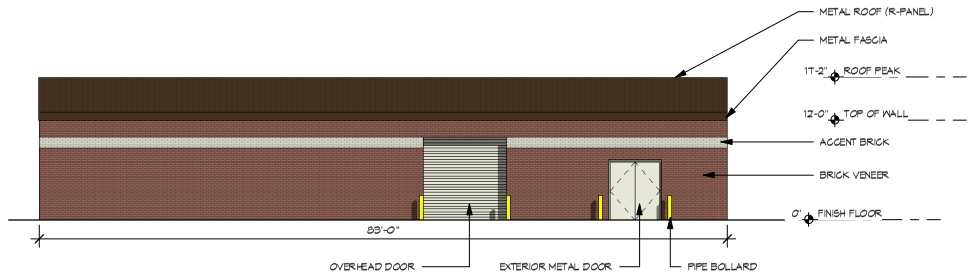
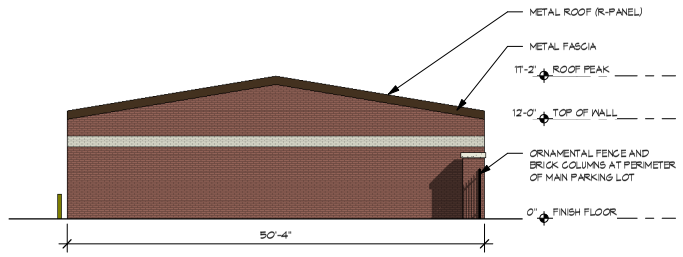
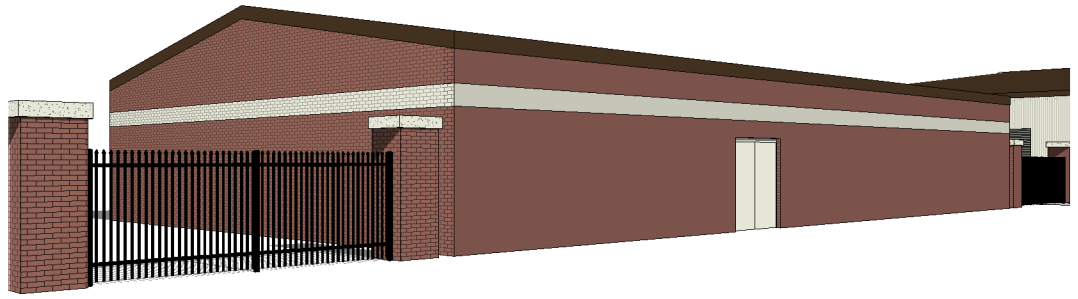


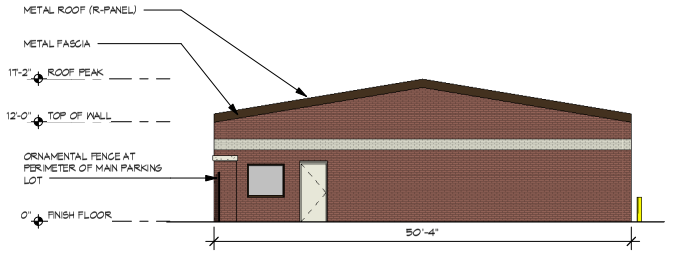
1 Auction Building - West Elevation - Area G
3/32" = 1'-0"



2 Auction Building - South Elevation - Area G
3/32" = 1'-0"

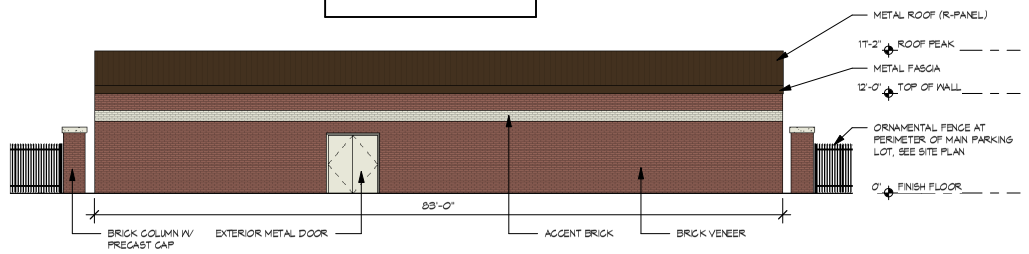


- 3D Perspective at Auction Building



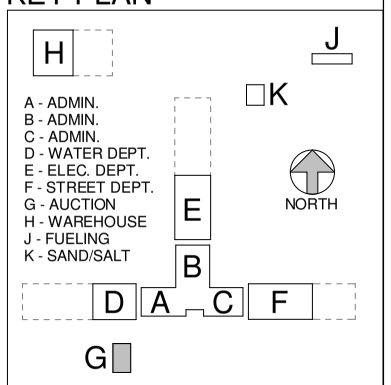
3 Auction Building - North Elevation - Area G
3/32" = 1'-0"

BENTONVILLE COMMERCIAL DESIGN STANDARDS	
EAST ELEVATION: AREA G	
BRICK	100%
METAL PANEL	0%
TOTAL	100%



4 Auction Building - East Elevation - Area G
3/32" = 1'-0"

KEY PLAN



DATE
07/28/2015

PROJECT NO.
1438

A NEW COMPLEX FOR
Bentonville Public Works
501 AIRPORT ROAD, BENTONVILLE, AR

HIGHT - JACKSON ASSOCIATES . PA
ARCHITECTS AND PLANNERS
P.O. Box 745, Rogers, Arkansas 72756 phone - 479.464.6985 P.O. Box 2883, Bentonville, Arkansas 72712

SCHEME NUMBER
A4.6

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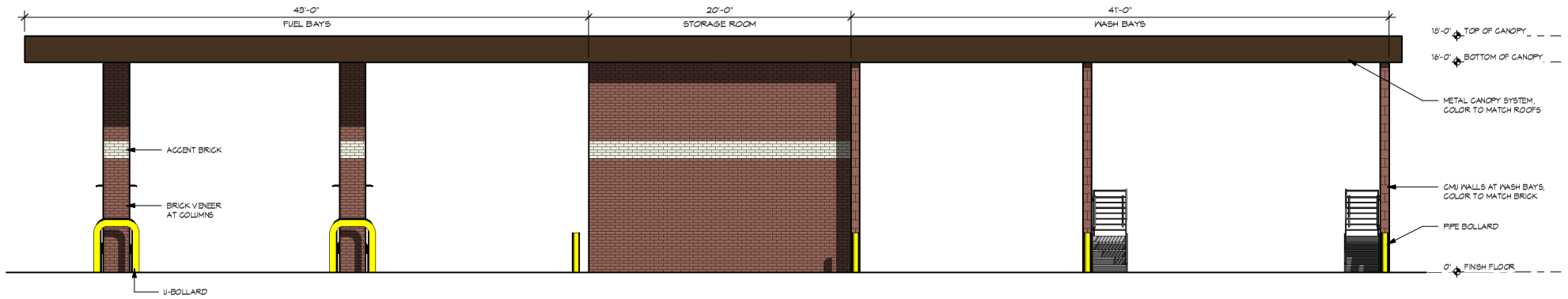
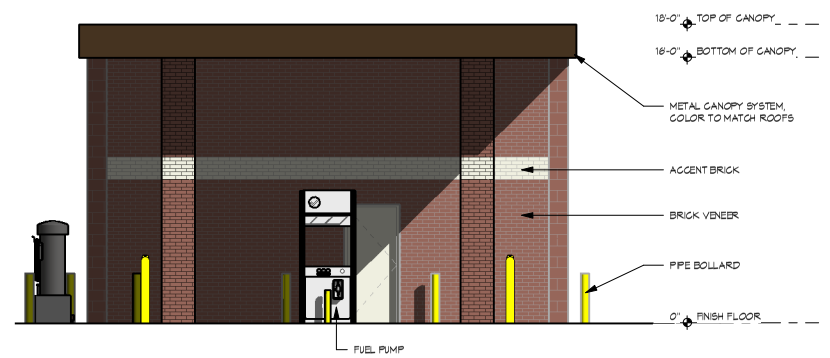
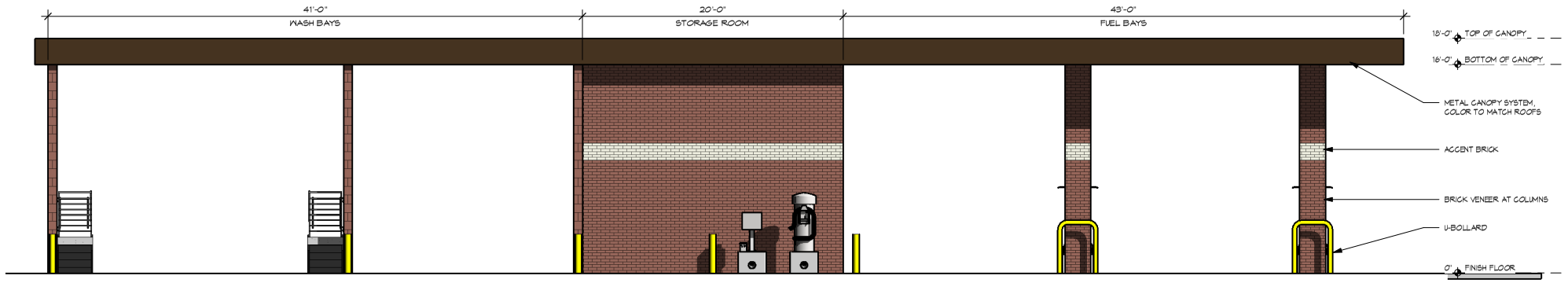
BENTONVILLE COMMERCIAL DESIGN STANDARDS	
EAST ELEVATION: AREA J	
BRICK	100%
METAL PANEL	0%
TOTAL	100%



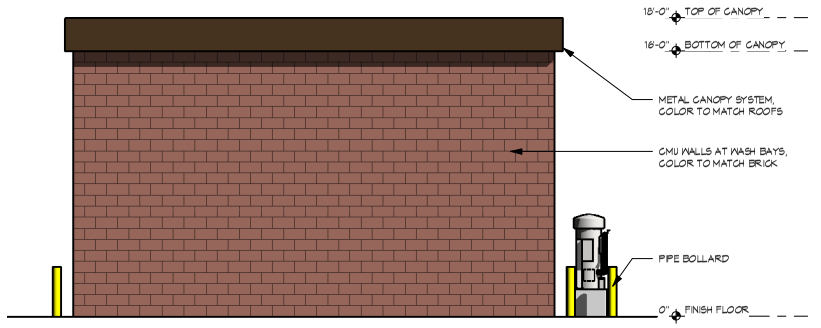
1 Fuel/Wash Station - North Elevation - Area J
3/16" = 1'-0"



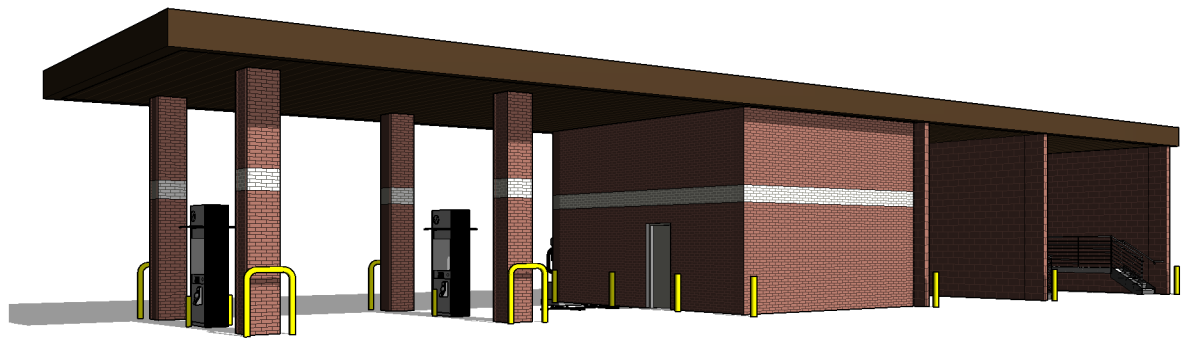
2 Fuel/Wash Station - East Elevation - Area J
3/16" = 1'-0"



3 Fuel/Wash Station - South Elevation - Area J
3/16" = 1'-0"

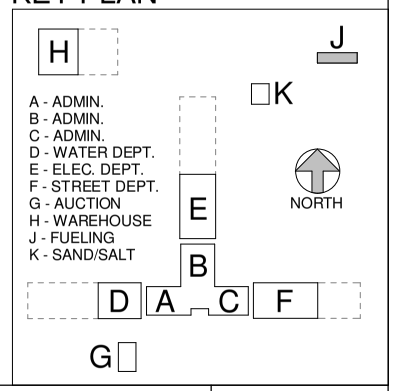


4 Fuel/Wash Station - West Elevation - Area J
3/16" = 1'-0"



- 3D Perspective at Fuel/Wash Station

KEY PLAN



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