



**Planning Commission
Agenda
December 6, 2016**

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

- 1. Lot 9, Block 3 Demings Addition** **Lot Split**
Northwest 'A' Street
- 2. Lots 6 & 7 Airport Road Addition** **Lot Split**
Southwest 28th Street
- 3. Lot 20, Hardcastle Estates** **Property Line Adjustment**
301 Southwest 'O' Street
- 4. Mojo Marketing** **Large Scale Development**
205 Southeast 22nd Street
- 5. Aspen Park Phase 1** **Large Scale Development**
3500 Southwest Regional Airport Boulevard
- 6. SW 7th & SW B Phase II** **Large Scale Development**
Southwest 7th Street & Southwest 'B' Street
- 7. Harbin Pointe Addition, Phase 2 Lots 11 & 12** **Preliminary Plat**
Southwest Buckeye Street
- 8. Elington Village** **Preliminary Plat**
Southwest Elington Street
- 9. Amber Ridge North @ Woods Creek** **Final Plat**
Northeast Saddle Ridge Road

IV. New Business

- 1. Honey Creek Land & Cattle, LLC** **General Plan Amendment***
Southeast 34th Street & Southeast 'C' Street
- 2. Laman** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium Density Residential)
Southeast 5th Street
- 3. KCG BV, LLC** **Rezoning***
(PUD, Planned Unit Development to R-3, Medium Density Residential)
Southwest Buckeye Street

V. Other Business

1. Election of Officers for 2017

VI. Planner's Report

VII. Adjournment

Planning Commission
Minutes
November 15, 2016

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

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of November 1, 2016 as written
Approved 7-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lots 5 & 6 of Jarnagan Addition
Southwest 'I' Street & Southwest 28 th Street | Lot Split |
| 2. Lot 16, Block J of Orchard Addition
Southeast 6 th Street & Southeast 'D' Street | Property Line Adjustment |
| 3. Northwest Health Systems
601 Southwest Regional Airport Boulevard | Large Scale Development |
| 4. SW D Street Townhomes
Southwest 'D' Street | Large Scale Development |

Approved 7-0

New Business

Item #1

Missouri Neon: Conditional Use, 3510 South Walton Boulevard, Zoned C-2, General Commercial
Beau Thompson read staff report
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #2

7 Brew Coffee: Large Scale Development Waiver Request, 2500 East Central Avenue
Beau Thompson read staff report
Motion by Mr. Grider, seconded by Ms. Havner to approve
Approved 7-0

Item #3

7 Brew Coffee: Large Scale Development, 2500 East Central Avenue
Beau Thompson read staff report
Approved 7-0

Meeting adjourned

Ali Worley

*Please note that there is no recording available.



Lot 9, Block 3 Deming's Addition

Northwest 'A' Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000048
Applicant / Current Owner	John Alan Phillips, Trustee Bridgeway Lane Naples, FL 34108
Site Area	0.44 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)

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

Location Map



Property Description

This property is currently vacant in a redeveloping neighborhood near the downtown square.

Project Details

The applicant has submitted a proposal for a lot split that will create one new lot from un-platted section land. The new lot will be known as Lot 9, (0.44 acres), Block 3 of Deming's Addition. Additional right-of-way will be dedicated along Northwest 'A' Street per the current Master Street Plan. Various utility easements will be dedicated with the plat to serve the new lot. The newly created lot will have direct access to city utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The collector street that is immediately adjacent to the property will provide adequate options for ingress and egress to the property.

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

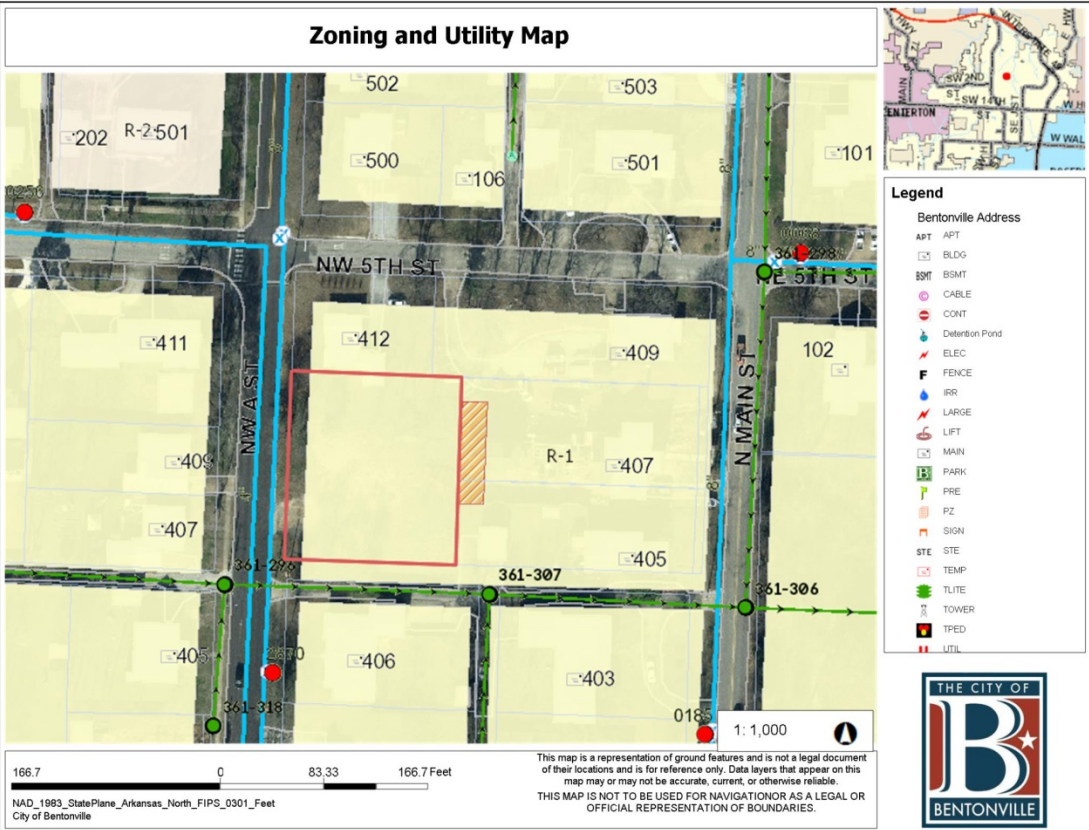
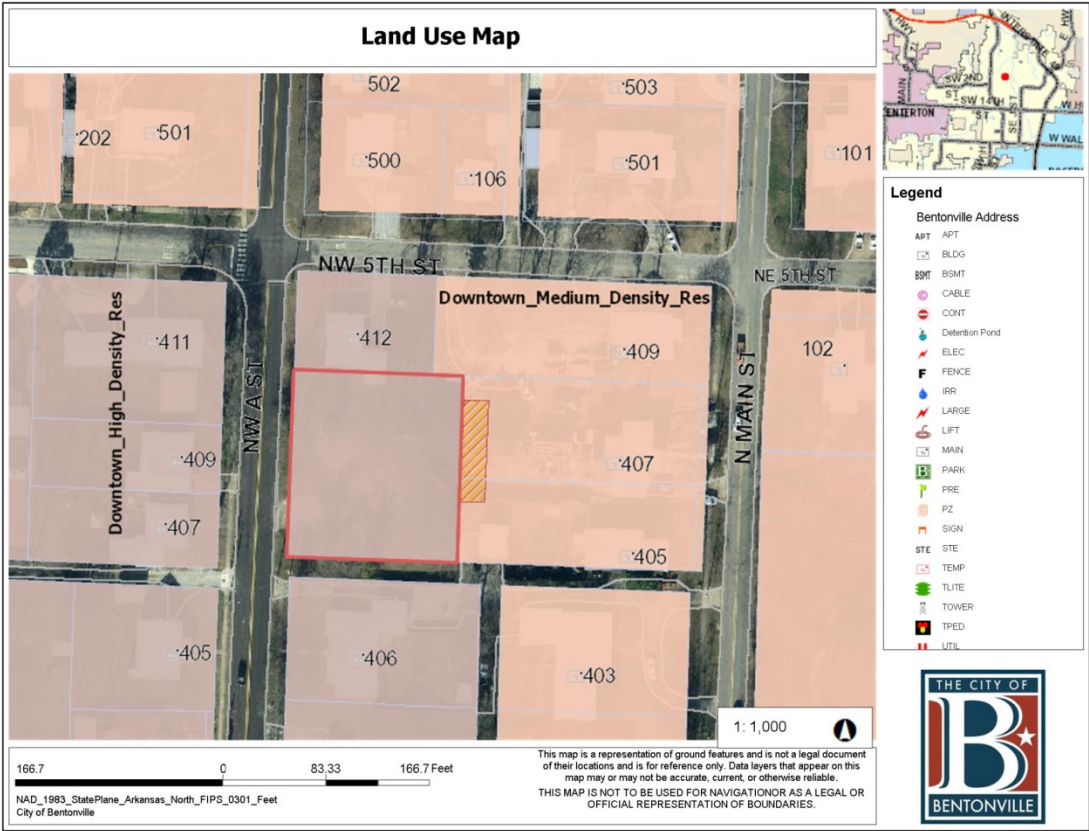
Recommendation

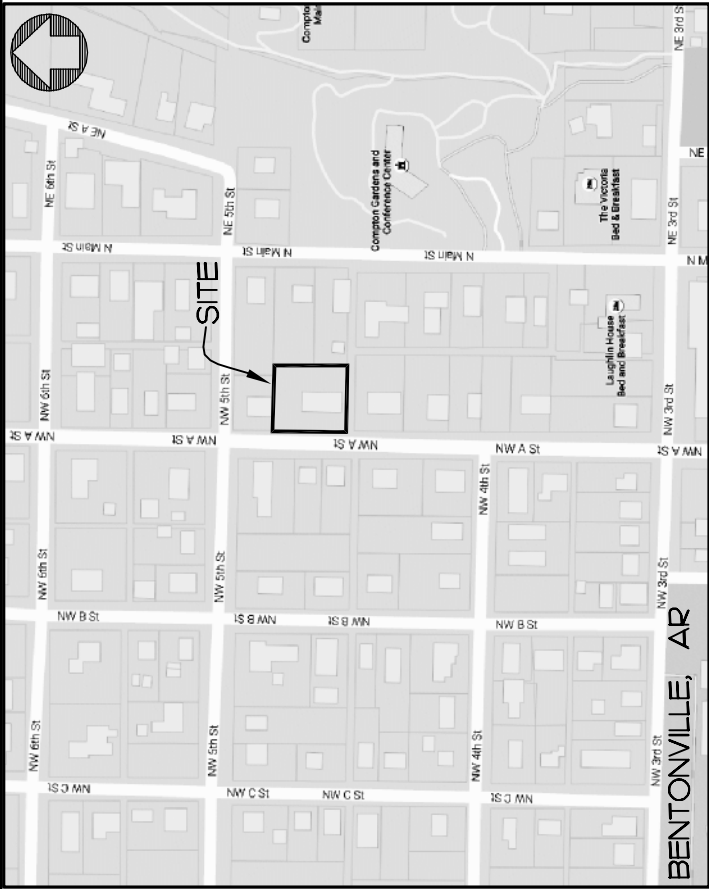
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

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

LOT SPLIT STAFF REPORT



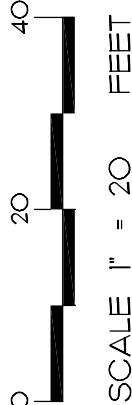
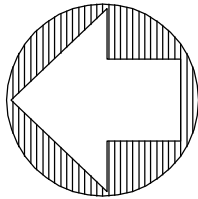


LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

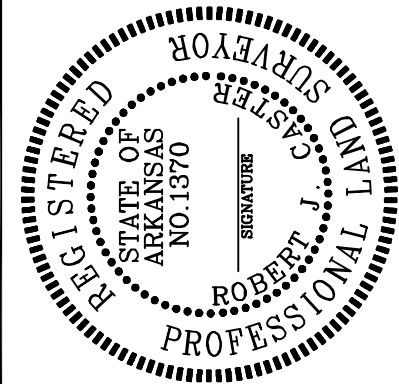
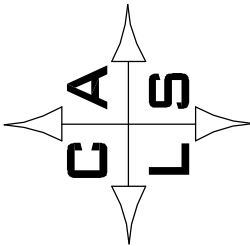
NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASES OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 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 WITHIN THE RIGHT-OF-WAY.
- 20' CLEARANCES FROM CENTER OF ELECTRIC OVERHEAD POWER LINES TO ANY STRUCTURE.

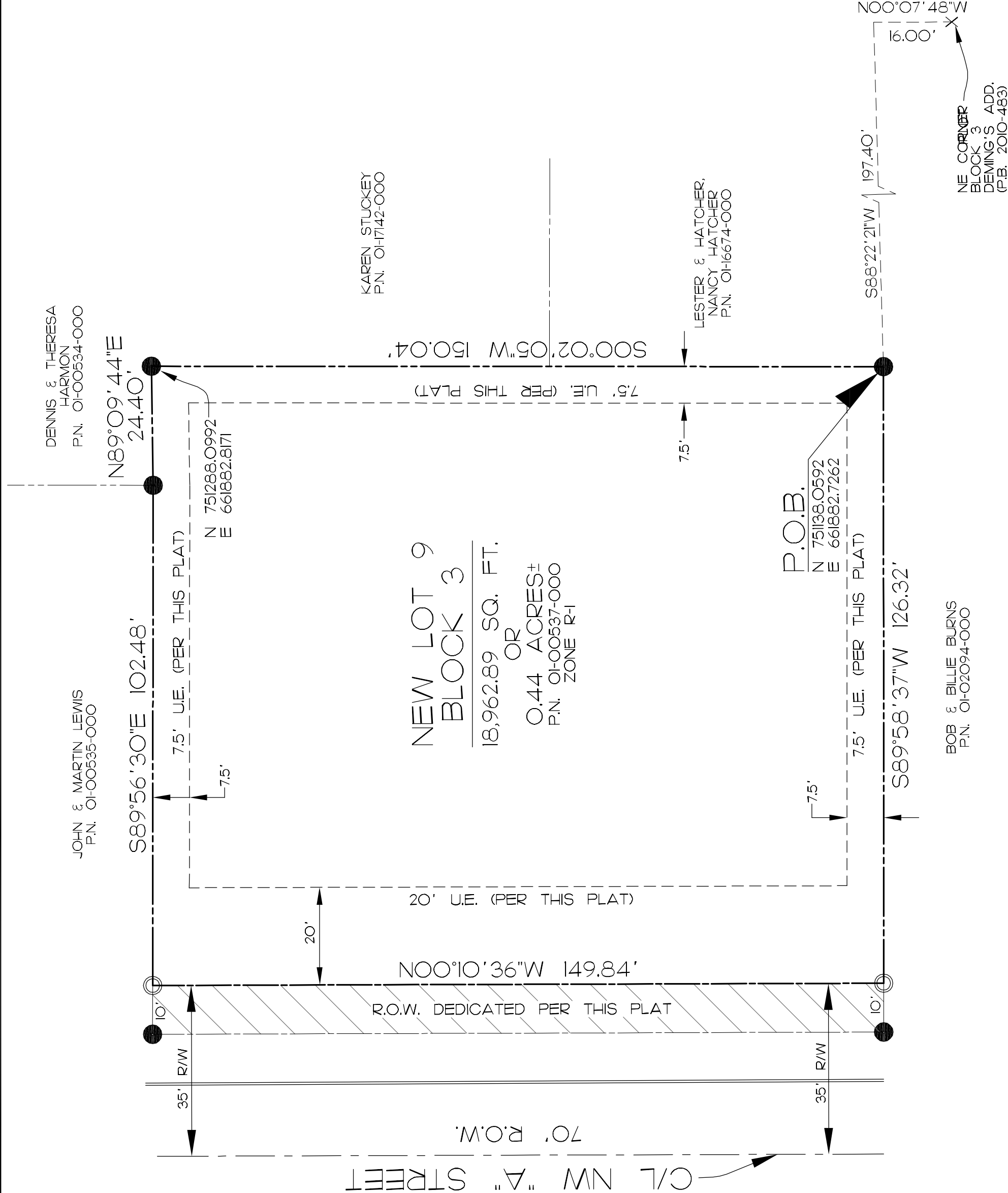


CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 20'		DATE: 11-6-16	
LOT SPLIT			
DEMINGS ADDITION CREATING			
NEW LOT 9 BLOCK 3			
410 NW "A" STREET			
BENTONVILLE, BENTON COUNTY,			
ARKANSAS			
JOB #	DRAWN BY:	Q-C'D BY:	PAGE
16-179	ASD	RJC	1 OF 1



SURVEY DESCRIPTION:

- A 0.44 ACRE TRACT OF LAND BEING A PART OF OUTLOT 21 LYING IN THE NORTH-EAST QUARTER (NE1/4) OF THE SOUTH-EAST QUARTER (SE1/4) OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:
- COMMENCING AT THE NE CORNER OF BLOCK 3, DEMING'S ADDITION, CITY OF BENTONVILLE, THENCE N00°07'48"W 160.00 FEET, THENCE S89°22'21"W 197.40 FEET TO THE POINT OF BEGINNING, THENCE S89°58'37"W 1236.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 'A' STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°10'36"W 149.84 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S89°56'30"E 102.48 FEET, THENCE N89°09'44"E 24.40 FEET, THENCE S00°02'05"W 150.04 FEET TO THE POINT OF BEGINNING, CONTAINING 18,962.89 SQUARE FEET OR 0.44 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF SURVEY ACCURACY:

- I, ROBERT J. CASTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS

DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____ PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

SIGNED _____ CITY CLERK, CITY OF BENTONVILLE

LOT SPLIT STAFF REPORT



Lots 6 and 7 Airport Road Addition

Southwest 28th Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000045
Applicant / Current Owner	Airport Road, LLC PO Box 9 Clarksville, AR 72830-0009
Site Area	1.41 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is the location of vacant commercial lot in a developing commercial subdivision near the city's municipal airport.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 6 (0.87 acres) and Lot 7 (0.53 acres) of Airport Road Addition. Per the current Master Street Plan, adequate right-of-way exists along Southwest 28th Street. A public access easement is being dedicated along the eastern property lines of the two lots to allow cross access and maintain controlled access to Southwest 28th Street. Each of the new lots will have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The arterial road located to the south will provide adequate options for ingress and egress.

Utility Infrastructure

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

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

Standard Conditions of Approval

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

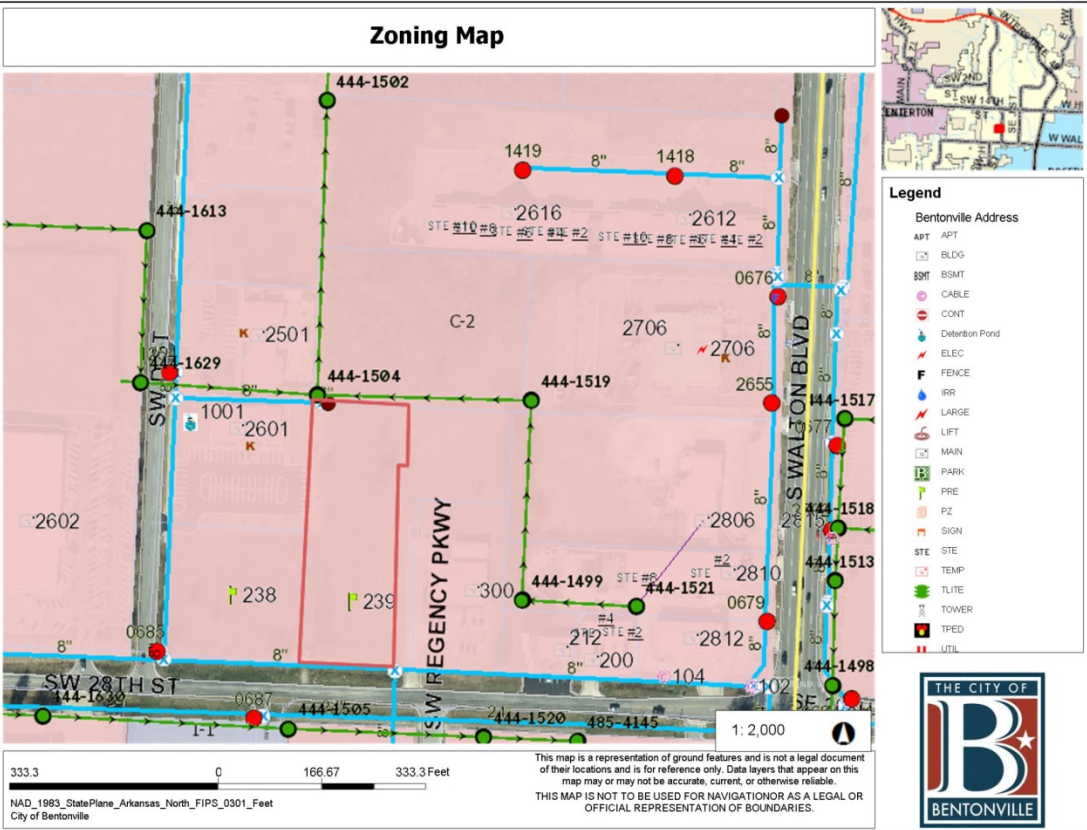
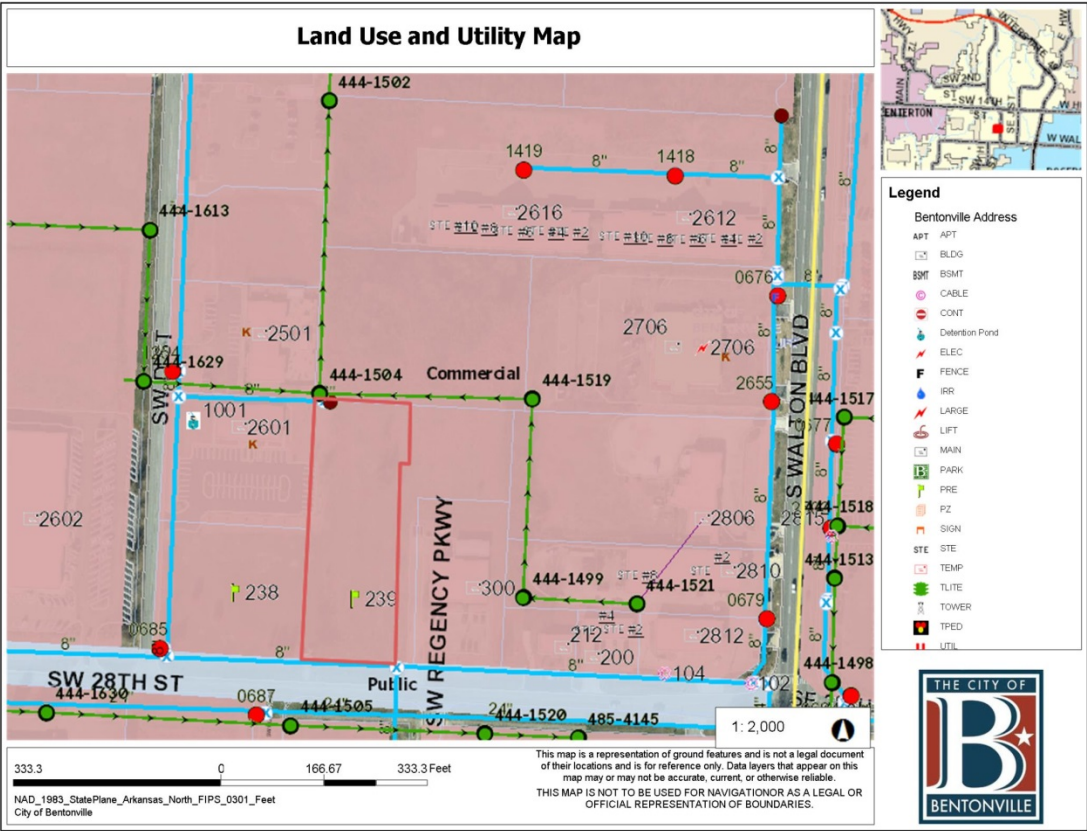
Recommendation

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

NOTES

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

LOT SPLIT STAFF REPORT





Miscellaneous Notes

STATE RECORDING NUMBER:
300-19N-30W-9-06-230-02-1532
COMPLETED FIELD WORK:
JULY 06, 2016

BASIS OF BEARING:
GRAND BAY, ARKANSAS STATE PLANE, NORTH
GRADES AS SHOWN ON THE PLAT OF BENTONVILLE, ARKANSAS,
GPS MONUMENT #74

REFERENCE DOCUMENTS:
1. SUBDIVISION PLAT FILED IN PLAT BOOK 2014 AT PAGE 13.

SOME FEATURES SHOWN ON THIS PLAT MAY BE
SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET
AND DECIMAL PARTS THEREOF UNLESS OTHERWISE
NOTED. MONUMENTS WERE FOUND AT POINTS
WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS
PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NO.
05007C0253K, WHICH BEARS AN EFFECTIVE DATE OF
06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD
AREA.

BEFORE ANY WORK IN THE RIGHT-OF-WAY
COMMENCES, CONTRACTOR AND/OR OWNER IS TO
CONTACT THE BENTONVILLE PLANNING
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.

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

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

THERE MAY NOT BE FENCES OR ANY OTHER
STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
NEW LOT* SHALL NOT HAVE DIRECT ACCESS ONTO
SW 28TH STREET.

Zoning & Setback Information

ZONING: COMMERCIAL 2

SETBACKS:

FRONT: WITHOUT PARKING IN FRONT: 20'
PARKING IN FRONT: 50'
SIDE: 7'
REAR: 20'

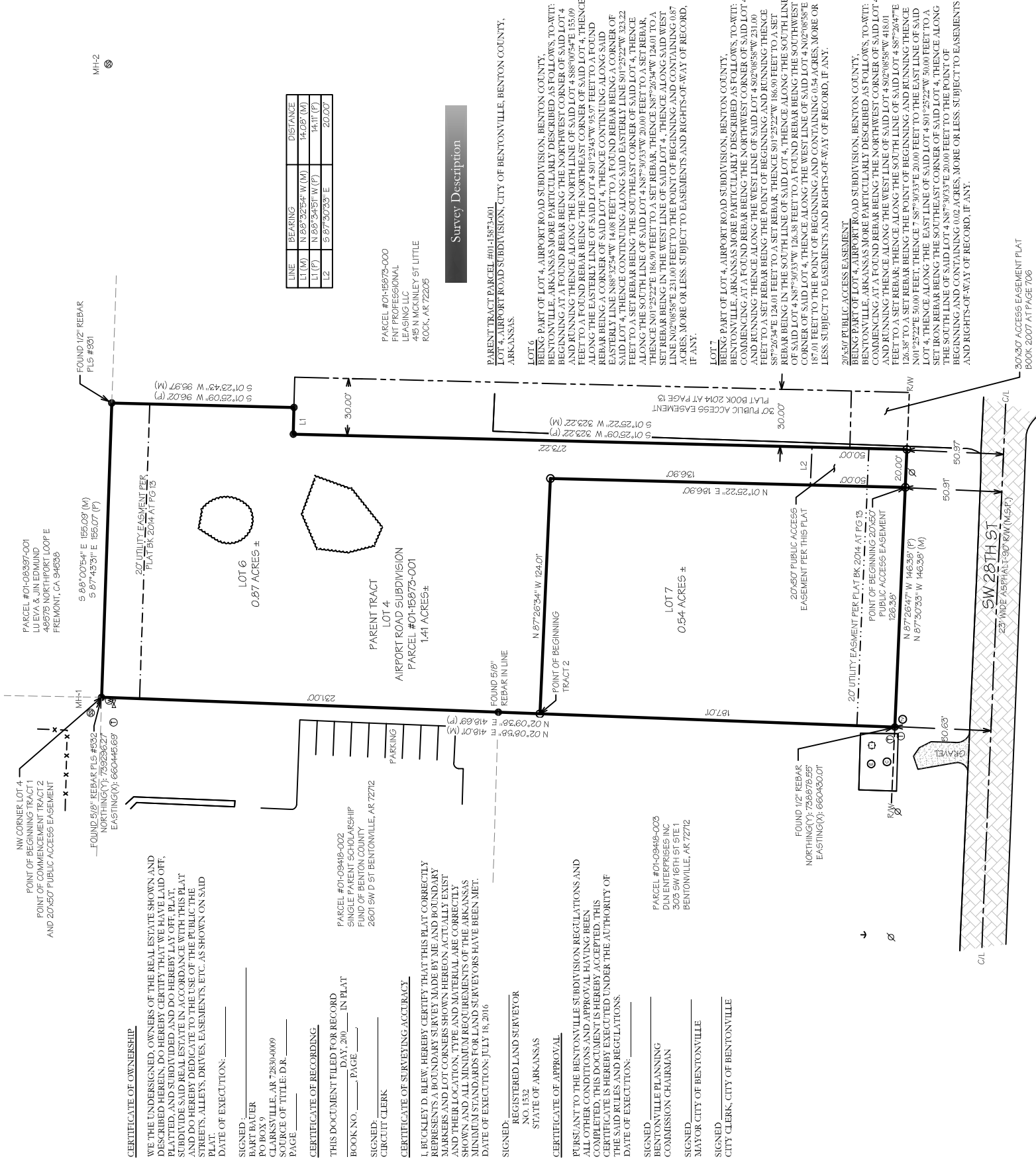
Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- BUILDING SET BACK
- UTILITY EASEMENT
- FOUND 1/2" REBAR (OR AS NOTED)
- SET 1/2" REBAR
- SANITARY SEWER
- WATER VALVE
- TELEPHONE PEDESTAL
- WATER METER
- FIELD MEASUREMENT
- PLATTED MEASUREMENT
- GUY WIRE

Owner/Developer

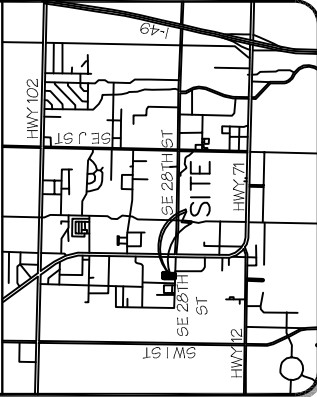
AIRPORT ROAD, LLC
PO BOX 9
CLARKSVILLE, AR 72630-0009

LOT SPLIT AIRPORT ROAD ADDITION CREATING LOTS 6 & 7 FROM LOT 4



PARCEL #01-07808-006
ROSE PROPERTIES LLC
PO BOX 65 BENTONVILLE, AR 72712

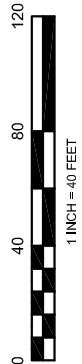
Vicinity Map



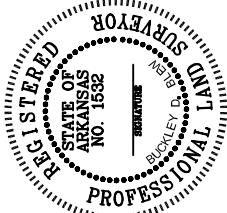
Utility Notes

THE LOCATION OF UTILITIES SHOWN
HEREON ARE FROM OBSERVED EVIDENCE
OF ABOVE GROUND APPURTENANCES
ONLY. THE SURVEYOR WAS NOT
PROVIDED WITH UNDERGROUND PLANS
AND THEREFORE NO GUARANTEES TO
DETERMINE THE LOCATION OF ANY
SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL
"ONE CALL" 811 FOR FIELD LOCATIONS
(REQUEST FOR GROUND MARKINGS) OF
UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 18TH DAY OF JULY, 2016.



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

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 No. 1534	
DRAWN BY & DATE	RETAINED BY
TKS 07-18-2016	D.N.
COUNTY & STATE	FOR NUMBER
WASHINGTON COUNTY, ARKANSAS	16-839
LOCATION	
LOT 4 AIRPORT ROAD SUBDIVISION, BENTONVILLE, AR	
FOR THE USE AND BENEFIT OF	

BAUER HOLDINGS, LLC

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 20, Hardcastle Estates

301 Southwest 'O' Street

PC Date: 12/6/2016

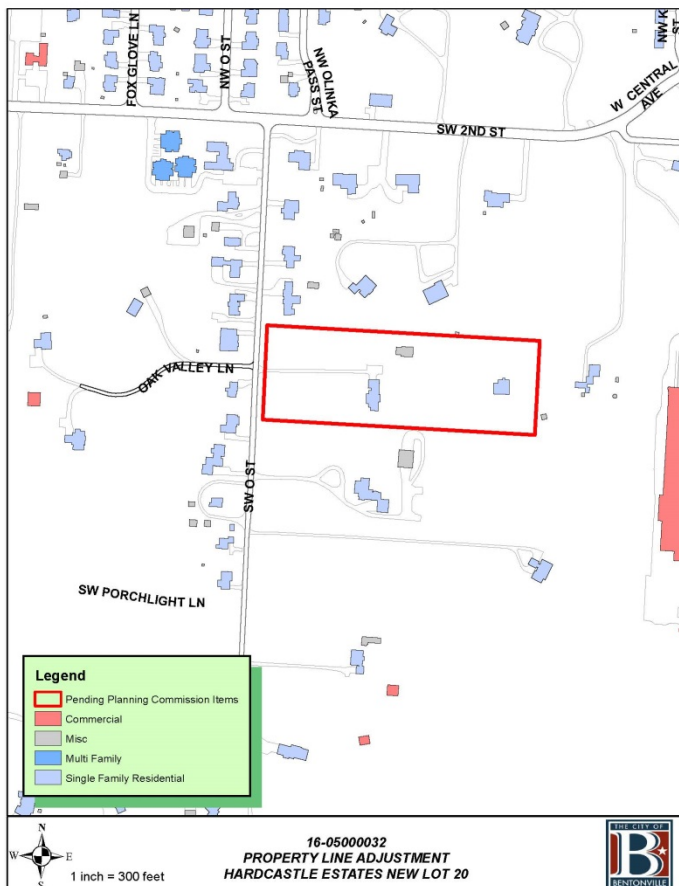
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000032
Applicant / Current Owner	Gregory & Hadi Dudley 301 Southwest 'O' Street Bentonville, AR 72712
Site Area	7.89 acres
Current Zoning	R-E, Residential Estate
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

The property is the location of an existing single family home in an established large lot single family neighborhood.

Project Details

The applicant has submitted a property line adjustment that will create one lot from two existing lots. The new lot will be known as Lot 20 (7.89 acres) of Hardcastle Estates. Additional right-of-way is being dedicated along Southwest 'O' Street per the current Master Street Plan. A 20' public utility easement is also being dedicated along Southwest 'O' Street. The new lot will have access to public water; the existing home is currently utilizing a septic system. The new lot has direct access to a public street.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Standard Conditions of Approval

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

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

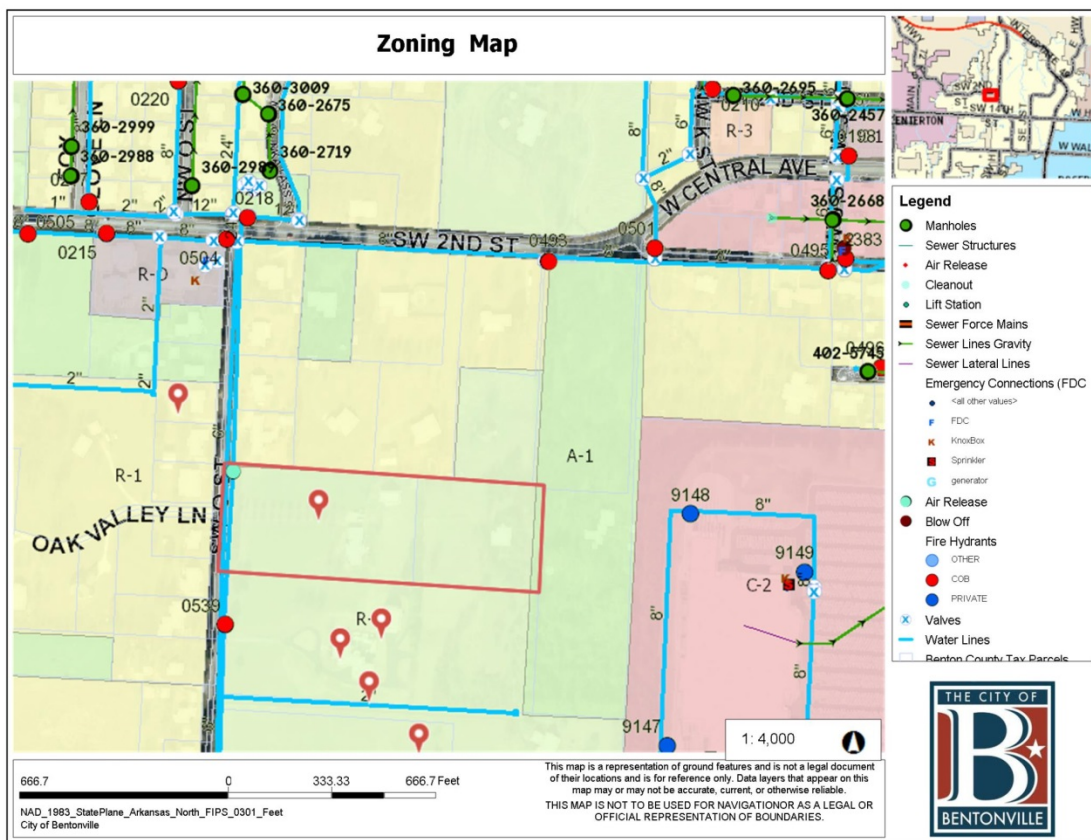
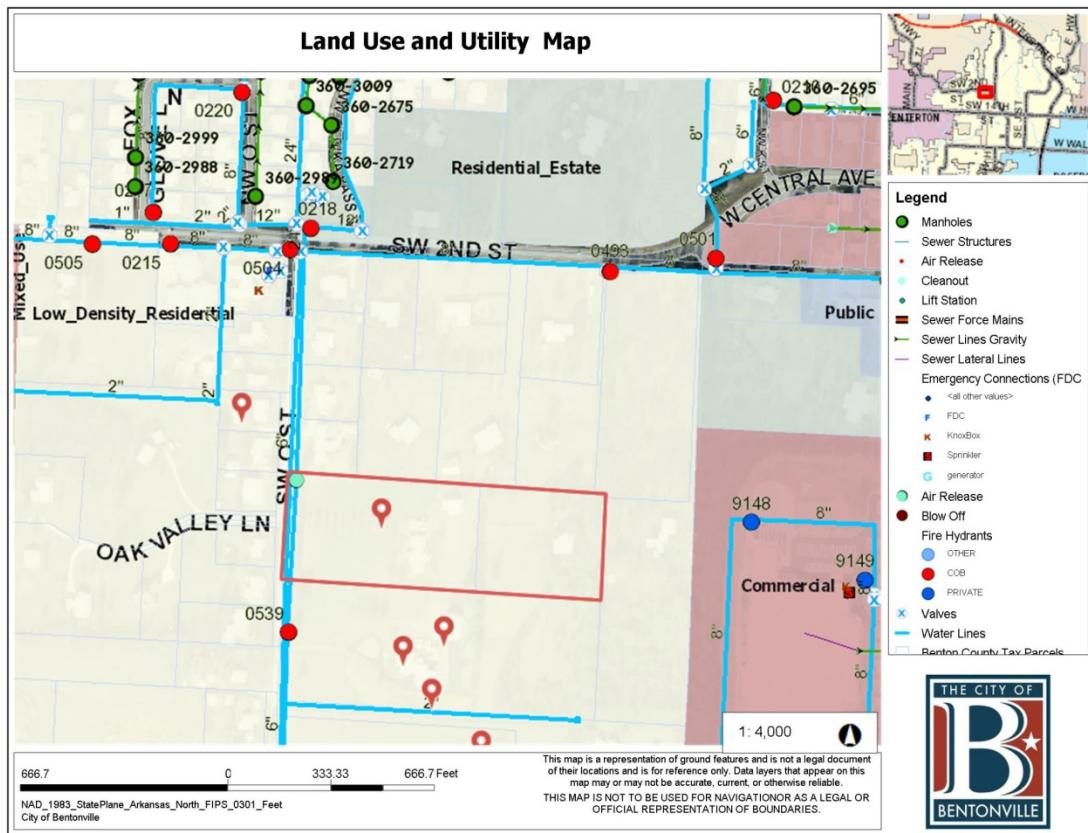
Recommendation

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

NOTES

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

PROPERTY LINE ADJUSTMENT STAFF REPORT



SEC. 401.7 RESIDENTIAL DISTRICTS

A. General Description
The target goal of the residential districts is to provide sound, safe, economical, and innovative housing solutions for all citizens of Bentonville. Specific goals of residential districts include:

1. Provisions of adequate space of appropriate locations necessary to create an appropriate mix of housing alternatives for people of all lifestyles.
2. Consideration to site selection and variety of choice.
3. Prevention of congestion as much as possible by regulating population density, activity intensity and extent of building bulk in relation to area land use.
4. Control of access through midsize: 5. Promotion of desirable land use and development in order to protect district character and to conserve land and building value.

B. District Purposes

1. R-E, Residential Estate
The R-E District is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, and encourage a sense of community. Planning Commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.
2. Lot and Area Requirements
Residential Bulk and Area Requirements
a. Density: Maximum Density Permitted
b. Zoning District: 1 dwelling unit per 2 acres
c. Lot and Area Requirements Standards:
Residential Bulk and Area Standards:
District Structure Type Lot area (sq. ft.)
1. Single detached dwelling unit (1.1)
87,120 (2 acres)
2. Single detached dwelling unit (1.1)
87,120 (2 acres)
3. Single detached dwelling unit (1.1)
87,120 (2 acres)

C. Country West Estates PH 1

1. Country West Estates PH 1
a. Country West Estates PH 1
b. Country West Estates PH 1
c. Country West Estates PH 1
d. Country West Estates PH 1
e. Country West Estates PH 1
f. Country West Estates PH 1
g. Country West Estates PH 1
h. Country West Estates PH 1
i. Country West Estates PH 1
j. Country West Estates PH 1
k. Country West Estates PH 1
l. Country West Estates PH 1
m. Country West Estates PH 1
n. Country West Estates PH 1
o. Country West Estates PH 1
p. Country West Estates PH 1
q. Country West Estates PH 1
r. Country West Estates PH 1
s. Country West Estates PH 1
t. Country West Estates PH 1
u. Country West Estates PH 1
v. Country West Estates PH 1
w. Country West Estates PH 1
x. Country West Estates PH 1
y. Country West Estates PH 1
z. Country West Estates PH 1

D. Country West Estates PH 2

1. Country West Estates PH 2
a. Country West Estates PH 2
b. Country West Estates PH 2
c. Country West Estates PH 2
d. Country West Estates PH 2
e. Country West Estates PH 2
f. Country West Estates PH 2
g. Country West Estates PH 2
h. Country West Estates PH 2
i. Country West Estates PH 2
j. Country West Estates PH 2
k. Country West Estates PH 2
l. Country West Estates PH 2
m. Country West Estates PH 2
n. Country West Estates PH 2
o. Country West Estates PH 2
p. Country West Estates PH 2
q. Country West Estates PH 2
r. Country West Estates PH 2
s. Country West Estates PH 2
t. Country West Estates PH 2
u. Country West Estates PH 2
v. Country West Estates PH 2
w. Country West Estates PH 2
x. Country West Estates PH 2
y. Country West Estates PH 2
z. Country West Estates PH 2

E. Country West Estates PH 3

1. Country West Estates PH 3
a. Country West Estates PH 3
b. Country West Estates PH 3
c. Country West Estates PH 3
d. Country West Estates PH 3
e. Country West Estates PH 3
f. Country West Estates PH 3
g. Country West Estates PH 3
h. Country West Estates PH 3
i. Country West Estates PH 3
j. Country West Estates PH 3
k. Country West Estates PH 3
l. Country West Estates PH 3
m. Country West Estates PH 3
n. Country West Estates PH 3
o. Country West Estates PH 3
p. Country West Estates PH 3
q. Country West Estates PH 3
r. Country West Estates PH 3
s. Country West Estates PH 3
t. Country West Estates PH 3
u. Country West Estates PH 3
v. Country West Estates PH 3
w. Country West Estates PH 3
x. Country West Estates PH 3
y. Country West Estates PH 3
z. Country West Estates PH 3

F. Country West Estates PH 4

1. Country West Estates PH 4
a. Country West Estates PH 4
b. Country West Estates PH 4
c. Country West Estates PH 4
d. Country West Estates PH 4
e. Country West Estates PH 4
f. Country West Estates PH 4
g. Country West Estates PH 4
h. Country West Estates PH 4
i. Country West Estates PH 4
j. Country West Estates PH 4
k. Country West Estates PH 4
l. Country West Estates PH 4
m. Country West Estates PH 4
n. Country West Estates PH 4
o. Country West Estates PH 4
p. Country West Estates PH 4
q. Country West Estates PH 4
r. Country West Estates PH 4
s. Country West Estates PH 4
t. Country West Estates PH 4
u. Country West Estates PH 4
v. Country West Estates PH 4
w. Country West Estates PH 4
x. Country West Estates PH 4
y. Country West Estates PH 4
z. Country West Estates PH 4

G. Country West Estates PH 5

1. Country West Estates PH 5
a. Country West Estates PH 5
b. Country West Estates PH 5
c. Country West Estates PH 5
d. Country West Estates PH 5
e. Country West Estates PH 5
f. Country West Estates PH 5
g. Country West Estates PH 5
h. Country West Estates PH 5
i. Country West Estates PH 5
j. Country West Estates PH 5
k. Country West Estates PH 5
l. Country West Estates PH 5
m. Country West Estates PH 5
n. Country West Estates PH 5
o. Country West Estates PH 5
p. Country West Estates PH 5
q. Country West Estates PH 5
r. Country West Estates PH 5
s. Country West Estates PH 5
t. Country West Estates PH 5
u. Country West Estates PH 5
v. Country West Estates PH 5
w. Country West Estates PH 5
x. Country West Estates PH 5
y. Country West Estates PH 5
z. Country West Estates PH 5

H. Country West Estates PH 6

1. Country West Estates PH 6
a. Country West Estates PH 6
b. Country West Estates PH 6
c. Country West Estates PH 6
d. Country West Estates PH 6
e. Country West Estates PH 6
f. Country West Estates PH 6
g. Country West Estates PH 6
h. Country West Estates PH 6
i. Country West Estates PH 6
j. Country West Estates PH 6
k. Country West Estates PH 6
l. Country West Estates PH 6
m. Country West Estates PH 6
n. Country West Estates PH 6
o. Country West Estates PH 6
p. Country West Estates PH 6
q. Country West Estates PH 6
r. Country West Estates PH 6
s. Country West Estates PH 6
t. Country West Estates PH 6
u. Country West Estates PH 6
v. Country West Estates PH 6
w. Country West Estates PH 6
x. Country West Estates PH 6
y. Country West Estates PH 6
z. Country West Estates PH 6

I. Country West Estates PH 7

1. Country West Estates PH 7
a. Country West Estates PH 7
b. Country West Estates PH 7
c. Country West Estates PH 7
d. Country West Estates PH 7
e. Country West Estates PH 7
f. Country West Estates PH 7
g. Country West Estates PH 7
h. Country West Estates PH 7
i. Country West Estates PH 7
j. Country West Estates PH 7
k. Country West Estates PH 7
l. Country West Estates PH 7
m. Country West Estates PH 7
n. Country West Estates PH 7
o. Country West Estates PH 7
p. Country West Estates PH 7
q. Country West Estates PH 7
r. Country West Estates PH 7
s. Country West Estates PH 7
t. Country West Estates PH 7
u. Country West Estates PH 7
v. Country West Estates PH 7
w. Country West Estates PH 7
x. Country West Estates PH 7
y. Country West Estates PH 7
z. Country West Estates PH 7

J. Country West Estates PH 8

1. Country West Estates PH 8
a. Country West Estates PH 8
b. Country West Estates PH 8
c. Country West Estates PH 8
d. Country West Estates PH 8
e. Country West Estates PH 8
f. Country West Estates PH 8
g. Country West Estates PH 8
h. Country West Estates PH 8
i. Country West Estates PH 8
j. Country West Estates PH 8
k. Country West Estates PH 8
l. Country West Estates PH 8
m. Country West Estates PH 8
n. Country West Estates PH 8
o. Country West Estates PH 8
p. Country West Estates PH 8
q. Country West Estates PH 8
r. Country West Estates PH 8
s. Country West Estates PH 8
t. Country West Estates PH 8
u. Country West Estates PH 8
v. Country West Estates PH 8
w. Country West Estates PH 8
x. Country West Estates PH 8
y. Country West Estates PH 8
z. Country West Estates PH 8

K. Country West Estates PH 9

1. Country West Estates PH 9
a. Country West Estates PH 9
b. Country West Estates PH 9
c. Country West Estates PH 9
d. Country West Estates PH 9
e. Country West Estates PH 9
f. Country West Estates PH 9
g. Country West Estates PH 9
h. Country West Estates PH 9
i. Country West Estates PH 9
j. Country West Estates PH 9
k. Country West Estates PH 9
l. Country West Estates PH 9
m. Country West Estates PH 9
n. Country West Estates PH 9
o. Country West Estates PH 9
p. Country West Estates PH 9
q. Country West Estates PH 9
r. Country West Estates PH 9
s. Country West Estates PH 9
t. Country West Estates PH 9
u. Country West Estates PH 9
v. Country West Estates PH 9
w. Country West Estates PH 9
x. Country West Estates PH 9
y. Country West Estates PH 9
z. Country West Estates PH 9

Part of Lot 1 and all of Lot 3 of Hardcastle Estates, Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning of an existing rebar marking the Northeast Corner of Lot 3. Thence along the East line of said Lot 3, South 02 degrees 45 minutes 33 seconds West, 150.00 feet to the intersection of the North line of said Lot 3 and the East line of said Lot 1. Thence along the North line of said Lot 1, North 02 degrees 45 minutes 33 seconds East, 344.97 feet to a set rebar with cap on the North line of Lot 1. Thence along the North line of said Lot 1 and Lot 3, South 86 degrees 45 minutes 45 seconds East, 997.68 feet to the Point of Beginning, containing 7.89 acres and subject to any Easements of Record.

PROPERTY LINE ADJUSTMENT

PARCEL #01-05060-000
PARCEL #01-05062-000
PROPERTY DESCRIPTION

Parcel Tract
Lots 1 and 3 of Hardcastle Estates
Bentonville, Benton County,
Arkansas, containing 7.89 acres and subject to
any Easements of Record.

LOT 5
ZONE - R-1
PARCEL #01-04794-000
BUSH, KATHARINE & WARD, PATRICIA
500 SW O ST BENTONVILLE AR
72712-3642

LOT 4
ZONE - R-1
PARCEL #01-04793-000
THOMPSON FAMILY TRUST
J TODD & JUNE B
502 SW O ST BENTONVILLE AR
72712-3642

LOT 3
ZONE - R-1
PARCEL #01-04792-000
LOTUS, GEORGE A III & TERRI D
508 SW O ST BENTONVILLE AR
72712-3642

LOT 2
ZONE - R-1
PARCEL #01-04791-000
BENNETT, BRYAN W & ROBIN H
510 SW O ST BENTONVILLE AR
72712-3642

LOT 1
ZONE - R-1
PARCEL #01-05060-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 17
ZONE - R-E
PARCEL #01-05061-000
KIEFER, BENJAMIN R & ERIN C
307 SW O ST BENTONVILLE AR
72712-3644

LOT 18
ZONE - R-E
PARCEL #01-05062-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 19
ZONE - R-E
PARCEL #01-05063-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 20
ZONE - R-E
PARCEL #01-05064-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 21
ZONE - R-E
PARCEL #01-05065-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 22
ZONE - R-E
PARCEL #01-05066-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 23
ZONE - R-E
PARCEL #01-05067-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 24
ZONE - R-E
PARCEL #01-05068-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 25
ZONE - R-E
PARCEL #01-05069-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 26
ZONE - R-E
PARCEL #01-05070-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 27
ZONE - R-E
PARCEL #01-05071-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 28
ZONE - R-E
PARCEL #01-05072-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 29
ZONE - R-E
PARCEL #01-05073-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 30
ZONE - R-E
PARCEL #01-05074-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 31
ZONE - R-E
PARCEL #01-05075-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 32
ZONE - R-E
PARCEL #01-05076-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 33
ZONE - R-E
PARCEL #01-05077-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 34
ZONE - R-E
PARCEL #01-05078-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 35
ZONE - R-E
PARCEL #01-05079-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 36
ZONE - R-E
PARCEL #01-05080-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 37
ZONE - R-E
PARCEL #01-05081-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

HARDCASTLE ESTATES, LOT 20

BEING A PROPERTY LINE ADJUSTMENT OF LOT 1 & LOT 3 OF
HARDCASTLE ESTATES, CREATING LOT 20, HARDCASTLE
ESTATES, BENTONVILLE, BENTON COUNTY, ARKANSAS

PROPERTY LINE ADJUSTMENT

Parcel Tract
Lots 1 and 3 of Hardcastle Estates
Bentonville, Benton County,
Arkansas, containing 7.89 acres and subject to
any Easements of Record.

LOT 5
ZONE - R-1
PARCEL #01-05755-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 4
ZONE - R-1
PARCEL #01-05756-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 3
ZONE - R-1
PARCEL #01-05757-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 2
ZONE - R-1
PARCEL #01-05758-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 1
ZONE - R-1
PARCEL #01-05759-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 17
ZONE - R-E
PARCEL #01-05760-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 18
ZONE - R-E
PARCEL #01-05761-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 19
ZONE - R-E
PARCEL #01-05762-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 20
ZONE - R-E
PARCEL #01-05763-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 21
ZONE - R-E
PARCEL #01-05764-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 22
ZONE - R-E
PARCEL #01-05765-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 23
ZONE - R-E
PARCEL #01-05766-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 24
ZONE - R-E
PARCEL #01-05767-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 25
ZONE - R-E
PARCEL #01-05768-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 26
ZONE - R-E
PARCEL #01-05769-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 27
ZONE - R-E
PARCEL #01-05770-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 28
ZONE - R-E
PARCEL #01-05771-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 29
ZONE - R-E
PARCEL #01-05772-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 30
ZONE - R-E
PARCEL #01-05773-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 31
ZONE - R-E
PARCEL #01-05774-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 32
ZONE - R-E
PARCEL #01-05775-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 33
ZONE - R-E
PARCEL #01-05776-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

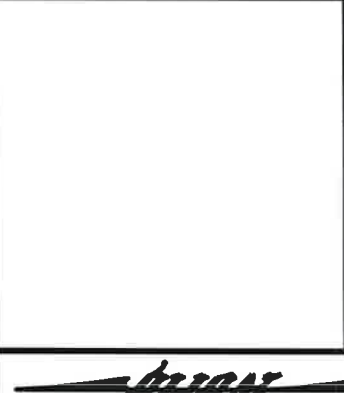
LOT 34
ZONE - R-E
PARCEL #01-05777-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 35
ZONE - R-E
PARCEL #01-05778-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 36
ZONE - R-E
PARCEL #01-05779-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 37
ZONE - R-E
PARCEL #01-05780-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642

LOT 38
ZONE - R-E
PARCEL #01-05781-000
DUDLEY, GREGORY B & HADI S
301 SW O ST BENTONVILLE AR
72712-3642



LARGE SCALE DEVELOPMENT STAFF REPORT



Mojo Marketing

Southeast 22nd Street and Southeast C Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-06000015
Applicant / Current Owner	Mojo Marketing, Inc. 1000 Southeast 5 th Street Suite G Bentonville, Arkansas 72712
Site Area	1.61 acres
Current Zoning	C-3, Central Commercial
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Office Warehouse

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

Location Map



Property Description

This property is the location of a vacant lot in a mixed use area.

Project Details

The applicant is proposing a large scale development for a two story, 10,425 sq. ft. office building to be known as Mojo Marketing. Forty-one parking spaces are being provided. Access will be from a shared curb cut onto Southeast 22nd Street and a curb cut onto Southeast C Street. The exterior elevations depict a brick and split face CMU building with wood and metal panel accents. Storm water will be detained off site in an existing pond to the north of the site.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

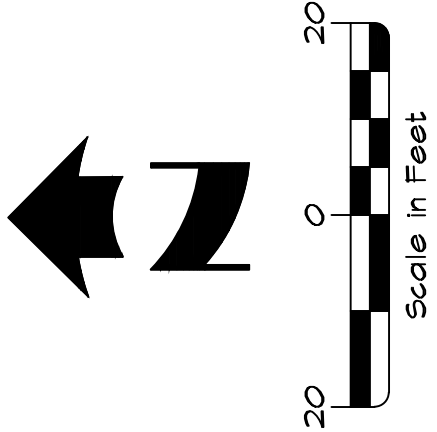
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS OFF BUILDING.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- 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.

LANDSCAPE REQUIREMENTS			
STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
541 LF STREET FRONTAGE	541/20=27.05 (27 TREES)	27	27
SE 'C' STREET	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE		
197 LF STREET FRONTAGE	197/20=9.85 (10 TREES)	10	10
SE 22nd STREET	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER		
PERIMETER LANDSCAPE	570/50=11.4 (11 TREES)	11	11
570 LF PERIMETER			
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT		
	LANDSCAPES AREA (1840/125=14.75= 15 TREES)	15	15

NOTE: THERE SHALL NOTHING BETWEEN 30" AND 60" WITHIN THE SITE TRIANGLE. ALL TREES WITHIN SITE TRIANGLE SHALL BE LIMBED UP TO 60".



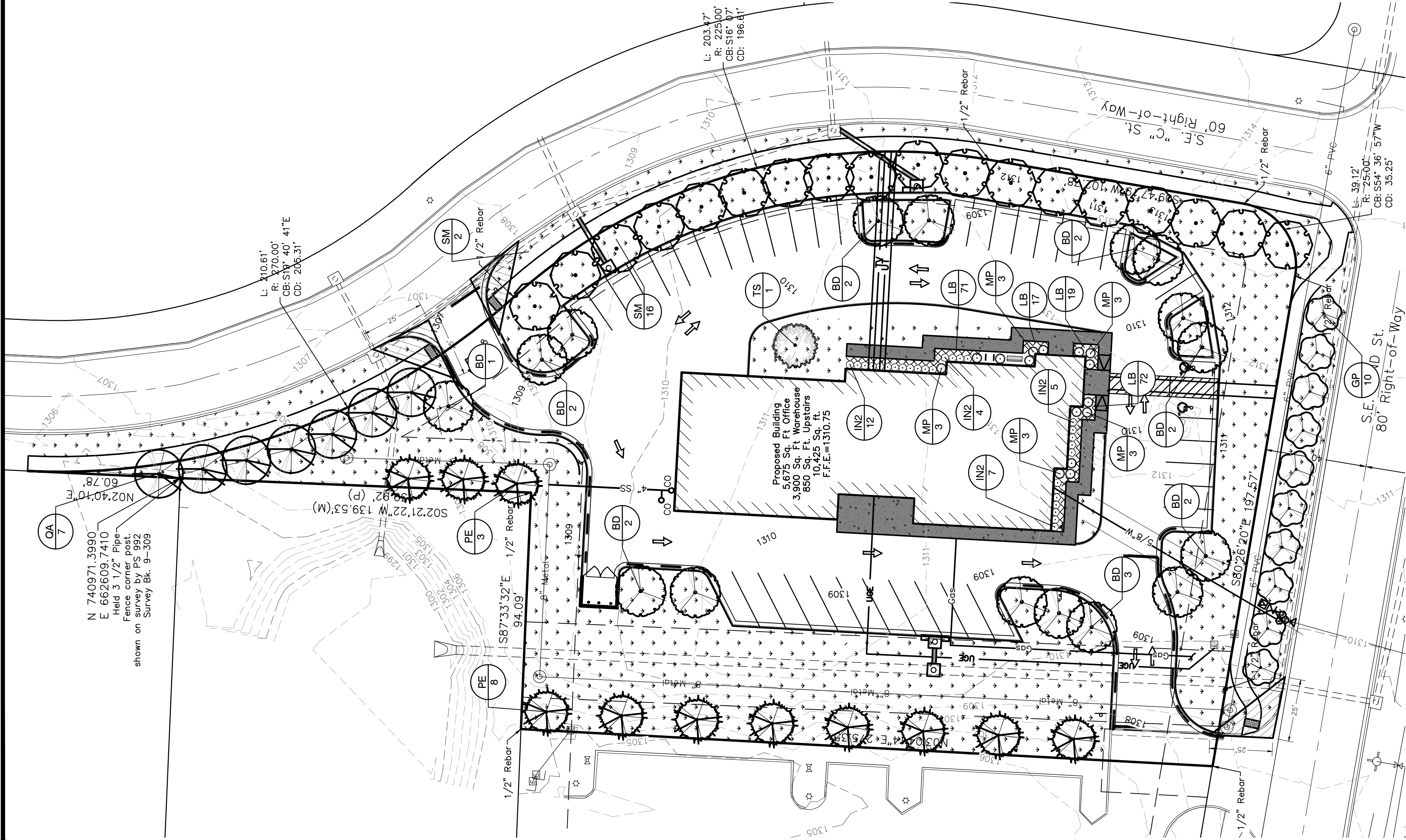
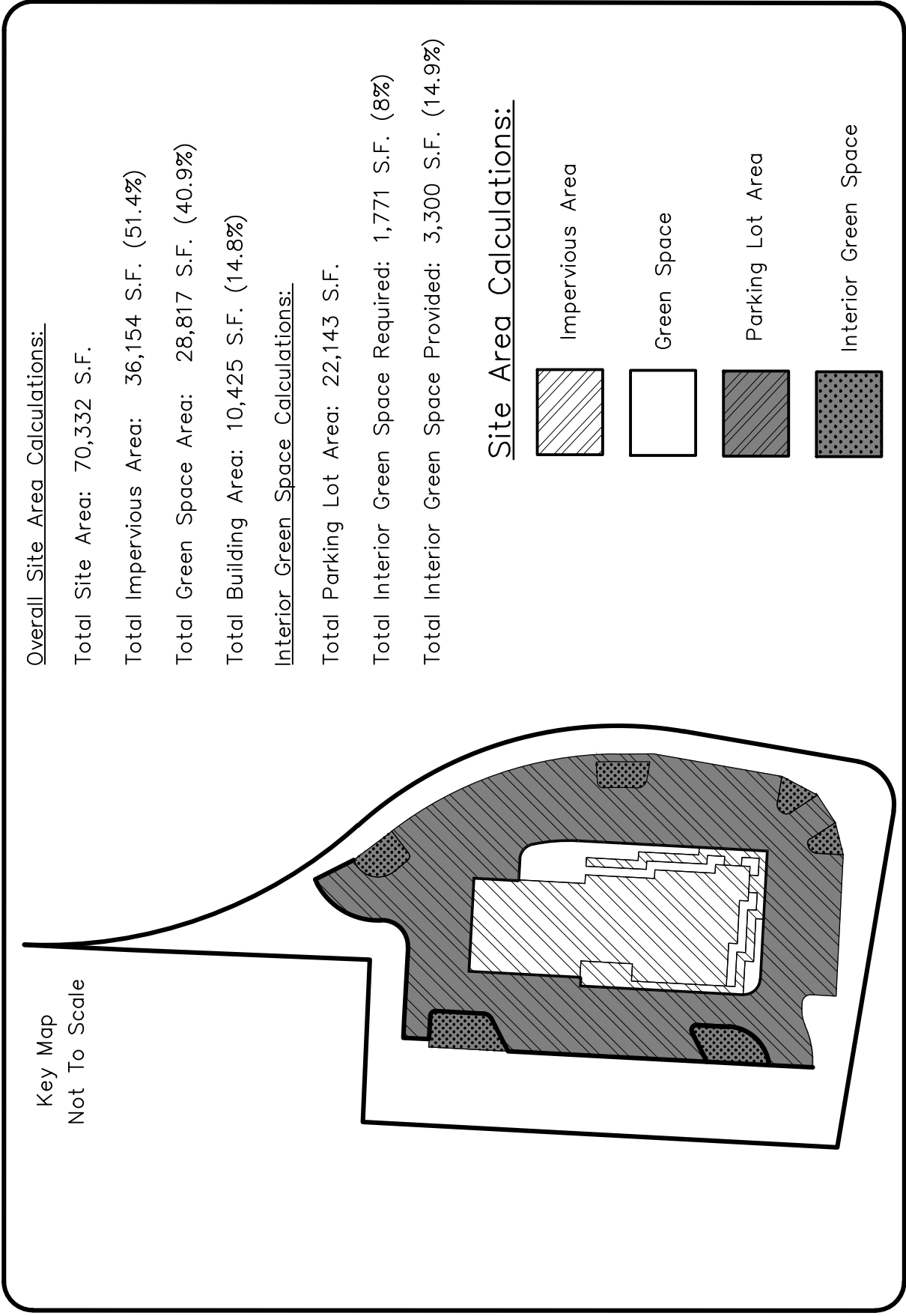
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	SM	Acer saccurm / Sugar Maple	B & B	2.5'Cal		18
	BD	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2.5'Cal		16
	GP	Ginkgo biloba 'Fastigata' / Columnar Ginkgo	B & B	2.5'Cal		10
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5'Cal	6' min.	11
	OA	Quercus scouissima / Sawtooth Oak	B & B	2.5'Cal		7
	TS	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress	B & B	2.5'Cal		1

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	IN2	Ilex vomitoria 'Nana' / Dwarf Yaupon	5 gal	36" o.c.	28
	MP	Pinus mugo 'Compacta' / Dwarf Mugo Pine	5 gal	48" o.c.	15

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CB	Cynodon dactylon / Bermuda Grass	sod		37,542 sf
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	15" o.c.	179

GREENSPACE KEY MAP N.T.S.



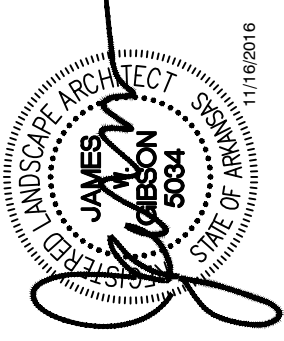
Revision	By	Date



MORRISON

ENGINEERS ■ SURVEYORS

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



LANDTEK STUDIOS

2503 SWEETBRIAR DR

FAYETTEVILLE, AR 72703

PH# 479-283-9721

Drawn By:	DKW
Approved By:	PRF
Date:	10.31.16
Project No.:	MWC-01

Vertical Scale:	—
Horizontal Scale:	1" = 30'
Plotting Scale:	1
Drawing Name:	Plan Sheets

Mojo Marketing

203 S.E. 22nd Street

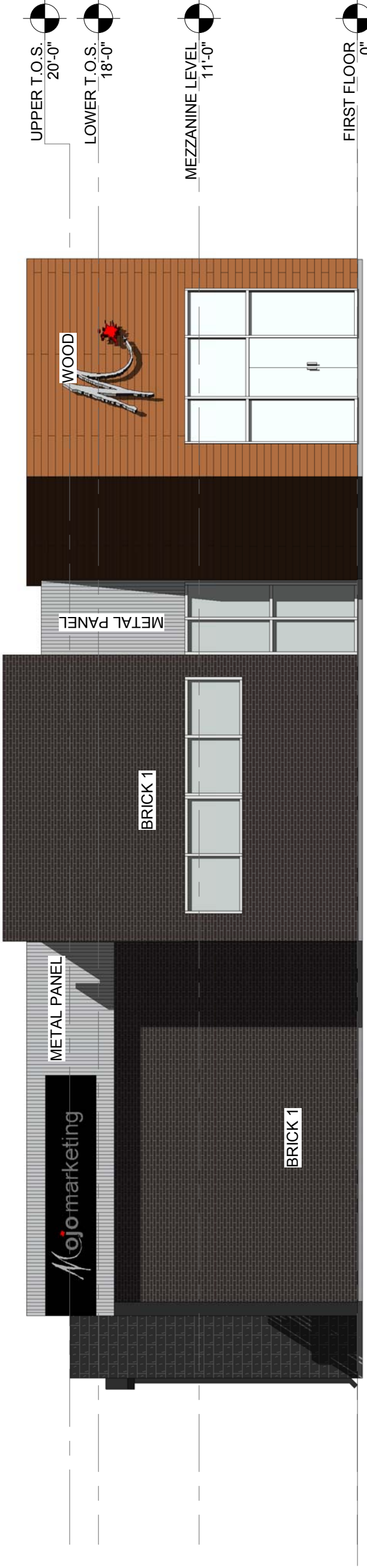
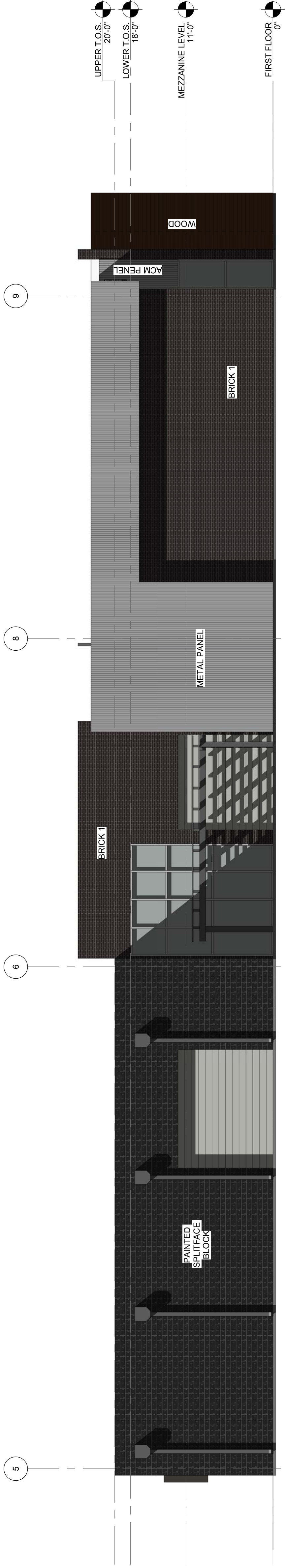
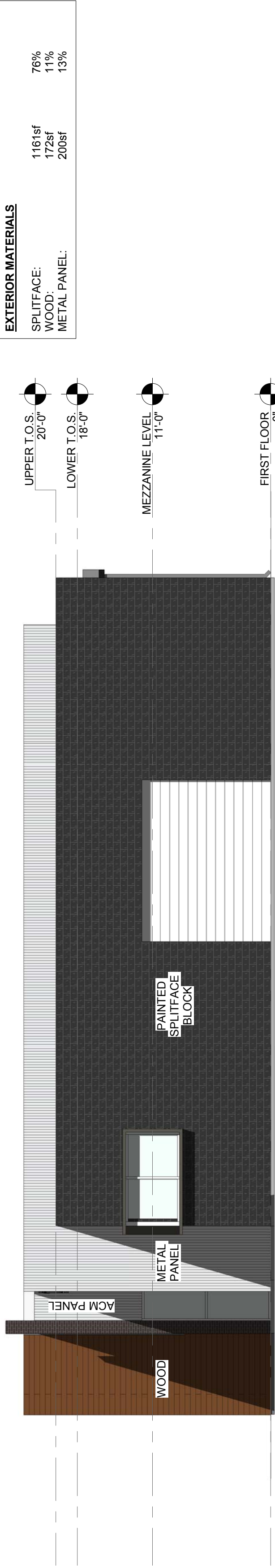
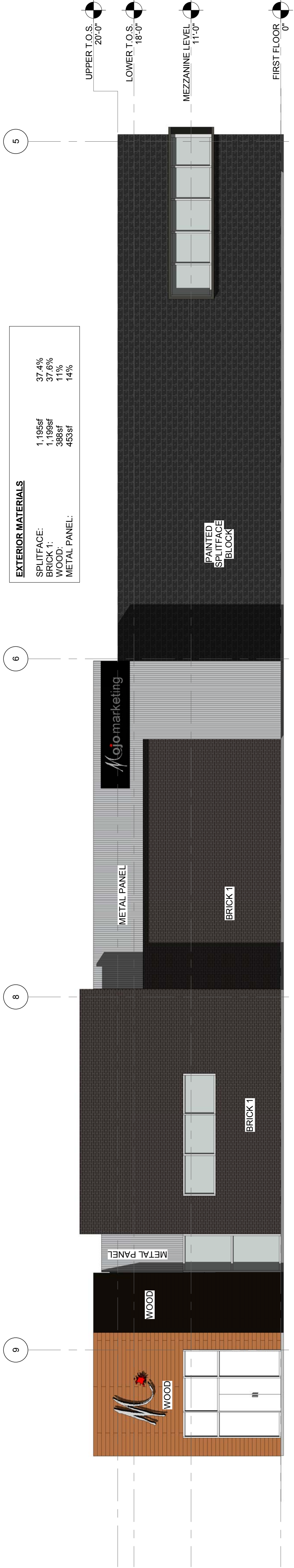
Bentonville, Benton County, Arkansas

Landscape Plan

Issued for Review

Sheet No. 6 of 9

#	DATE	DESCRIPTION



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

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

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

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

LARGE SCALE DEVELOPMENT STAFF REPORT



Aspen Park Phase I

Southwest Regional Airport Boulevard and
Greenhouse Road

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-06000044
Applicant / Current Owner	Bentonville BOS, LLC 1804 SW Palmer Creek Bentonville, Arkansas 72712
Site Area	12 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office, Retail, Mini-warehousing and storage

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

Location Map



Property Description

This property is currently vacant within a commercial subdivision.

Project Details

The applicant is proposing a large scale development for a mini-warehousing, retail and office complex known as Aspen Park. The First phase of the development will contain 10,161 sq. ft. of retail, 51,352 sq. ft. of climate controlled storage, two RV storage buildings totaling 14,850 sq. ft., and 11,620 sq. ft. of storage units. Seventy-seven parking spaces will serve the proposed uses. The exterior of the building will be constructed consistent with the regulatory framework of the Planned Unit Development. The elevations depict a brick, architectural metal and Board and Batten cement siding exterior. Storm water is being addressed with the installation of two detention basins along the northern property line.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

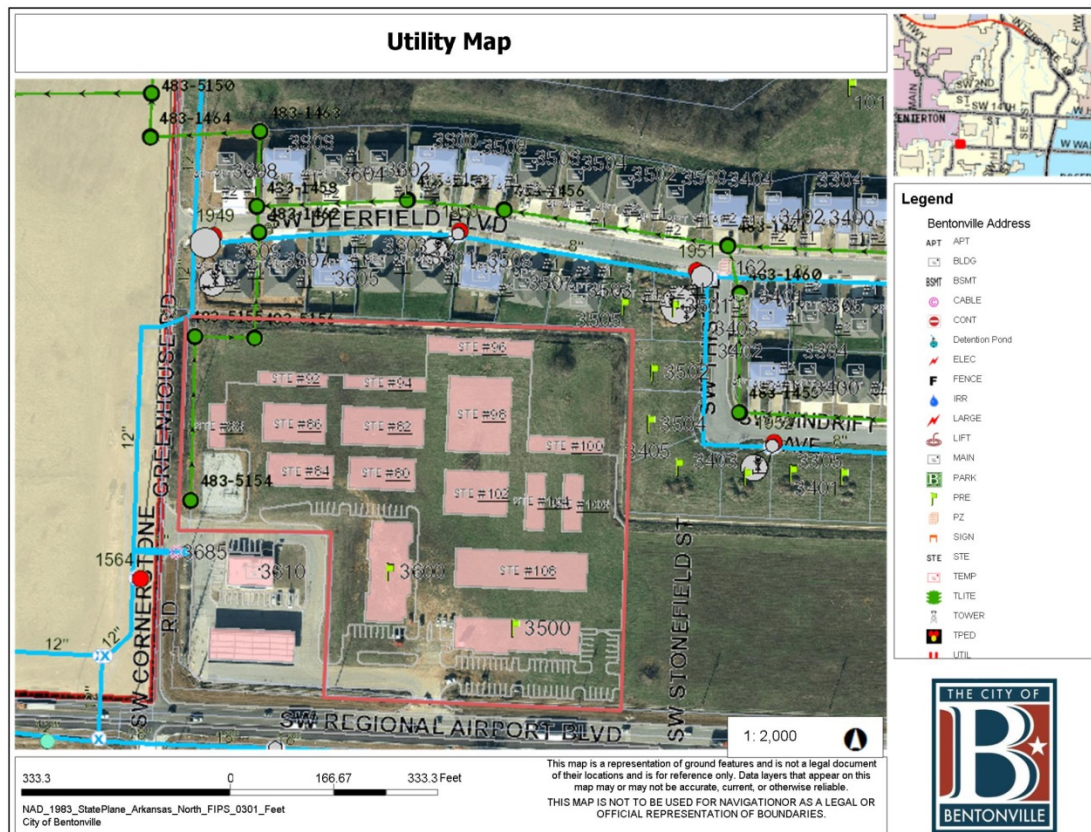
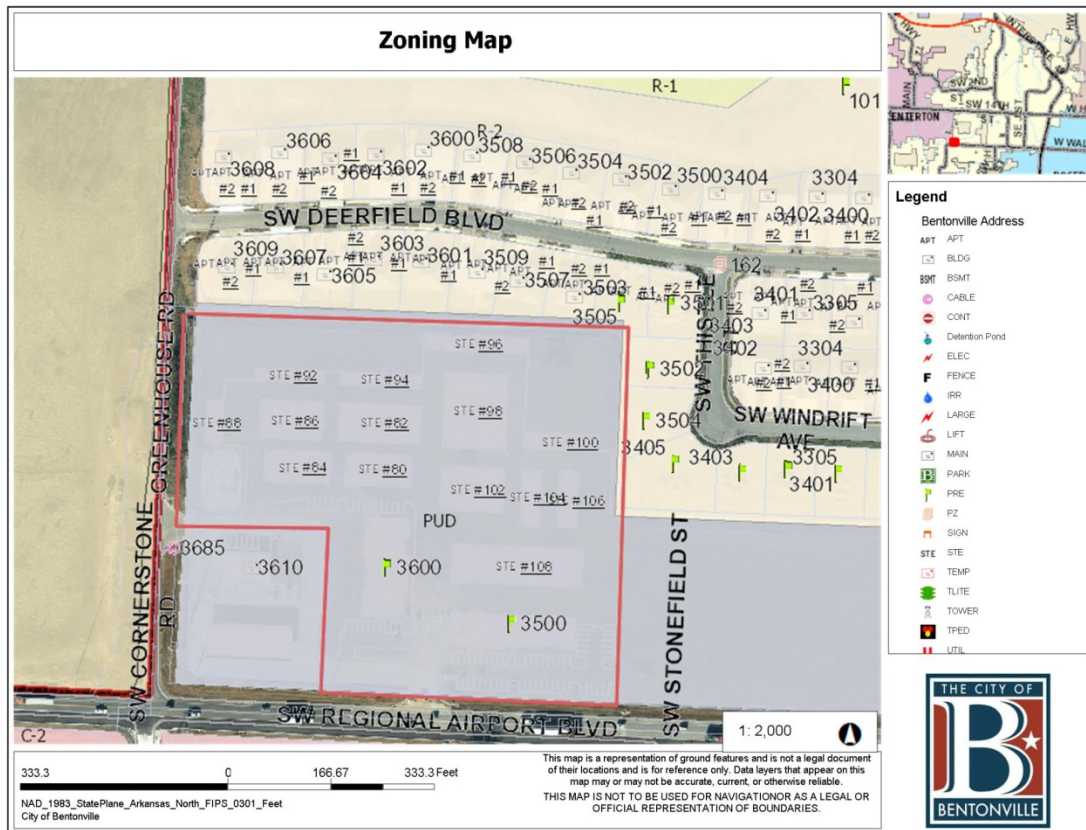
Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT



LARGE SCALE DEVELOPMENT STAFF REPORT



SW 7th and SW 'B', Phase II

Southwest 7th Street and Southwest 'B' Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-06000045
Applicant / Current Owner	Bike Rack Group, LLC 101 Southeast G Court Bentonville, Arkansas 72712
Site Area	.19 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Multi-Family

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

Location Map



Property Description

This property is the location of a vacant lot in a mixed use area adjacent to urban corridors.

Project Details

The applicant is proposing a large scale development for 16 units in downtown Bentonville to be known as SW 7th and SW 'B', Phase II. The applicant is providing 16 parking spaces with the development and plans to share the surplus of public parking installed with the previous phase. The property is zoned D-C, therefore a 10' wide sidewalk will be installed along the secondary street with public parking along Southwest B Street. The applicant plans to connect to the underground detention system installed with the first phase. Architectural elevations depict a brick, Hardi siding and board and batten finish on the exterior.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area.

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

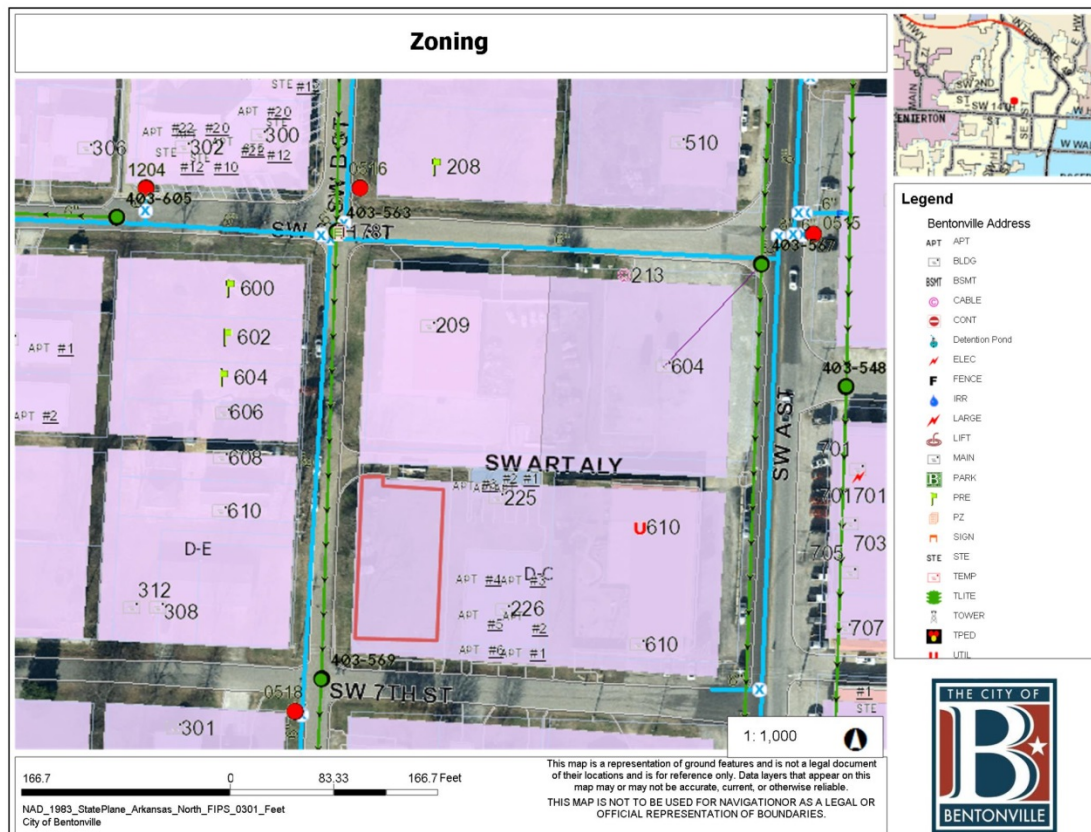
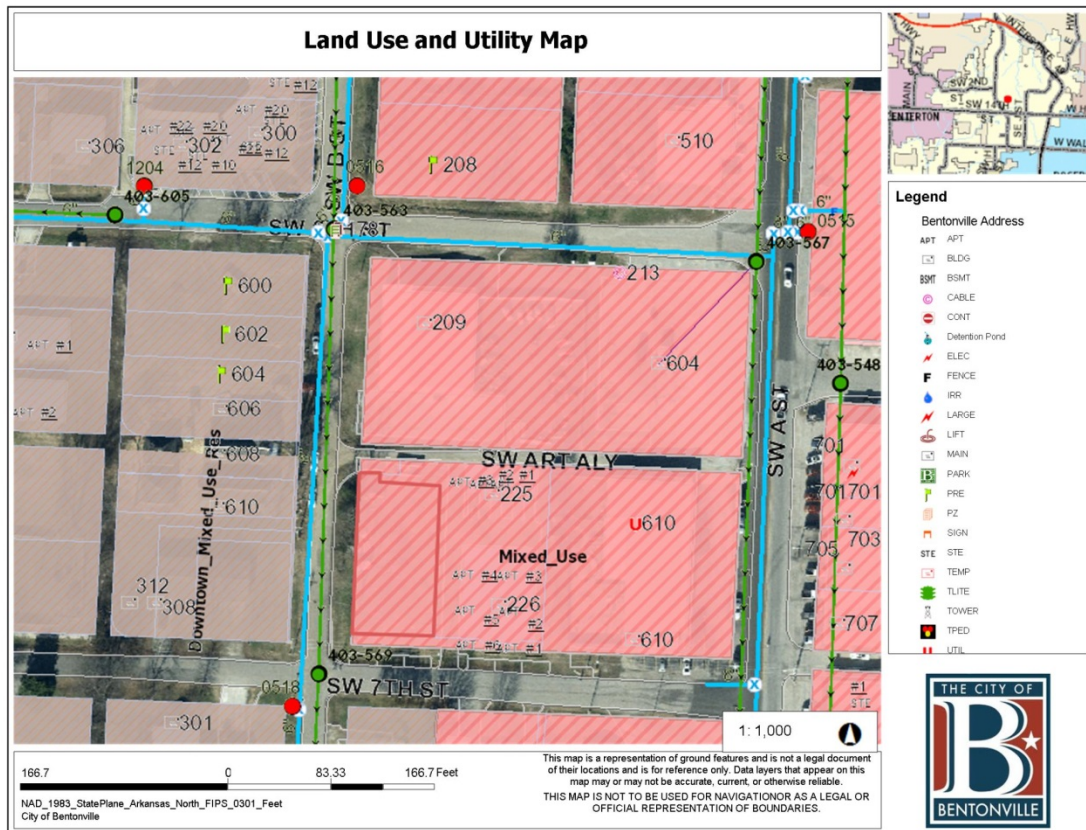
Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LARGE SCALE DEVELOPMENT STAFF REPORT



811®

Know what's below.
Call before you dig.



LEGEND

EXISTING

9

EAST OR ELECTRIC

10

NORTH

11

UNDERGROUND

12

SOUTH OR SEWER

13

TELEPHONE

14

UNDERGROUND

15

WEST OR WATER

16

PROPERTY LINE

17

RIGHT OF WAY LINE

18

STORM DRAIN

19

GAS

20

X'G

21

OHE

22

OHE&T

1

OVERHEAD TELEPHONE

2

OVERHEAD TV

3

SANITARY SEWER

4

X'SS

5

UGE

6

UGE&T

7

UGT

8

X'W

9

WATER

10

TREE INFO

11

10' = HEIGHT OF TREE IN FEET

12

11' = CANOPY DIAMETER IN FEET

13

50.5' = ELEVATION AT BASE OF TREE

PROPOSED

1

PROPERTY LINE/RIGHT OF WAY LINE

2

STORM DRAIN

3

BERMUDA SOD

1

TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

2

PLANT LIST

1

QTY

2

COMMON NAME/ BOTANICAL NAME

3

ROOT

4

SIZE

5

REMARKS

1

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.

2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR WORK IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS AND APPLICABLE CODES AND REQUIREMENTS.

4. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.

5. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE OF THE LANDSCAPE ARCHITECT'S OFFICE OF THE LANDSCAPE ARCHITECT'S PLANT MATERIAL FROM COMMERCIAL NURSERIES, THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.

6. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

7. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.

8. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.

9. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.

10. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.

11. CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING LANDSCAPING. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY THE LANDSCAPE ARCHITECT ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL INSURE THAT THERE IS POSITIVE DRAINAGE AND NO FLOODING OF WATER AT ROOT AREA.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL. APPROVED BY THE OWNER, AS NEEDED, THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON SHALL BE RE-ESTABLISHED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT. THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE DETAILS

50A TREE PLANTING

77A TREE WELL PLANTING

CEI PROJECT NO.

INITIAL DATE

LDOR

DES

DRW

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS

LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

SW 7TH AND SW B Phase II

SW B AND SW 7TH

BENTONVILLE

ARKANSAS

LANDSCAPE PLAN

REV DATE

11/21/16

SHEET NO.

6 OF 9

9108 S.W. REGENCY PARKWAY, SUITE 2

BENTONVILLE, AR 72712

(479) 273-9472

FAX (479) 273-3544

JOB # 29871 DRAWING: 29871LS.dwg LAST SAVED BY: JBIRKE LOCATION: P:\29000\29871\0\Drawings\Design\REV-1\29871LS.dwg

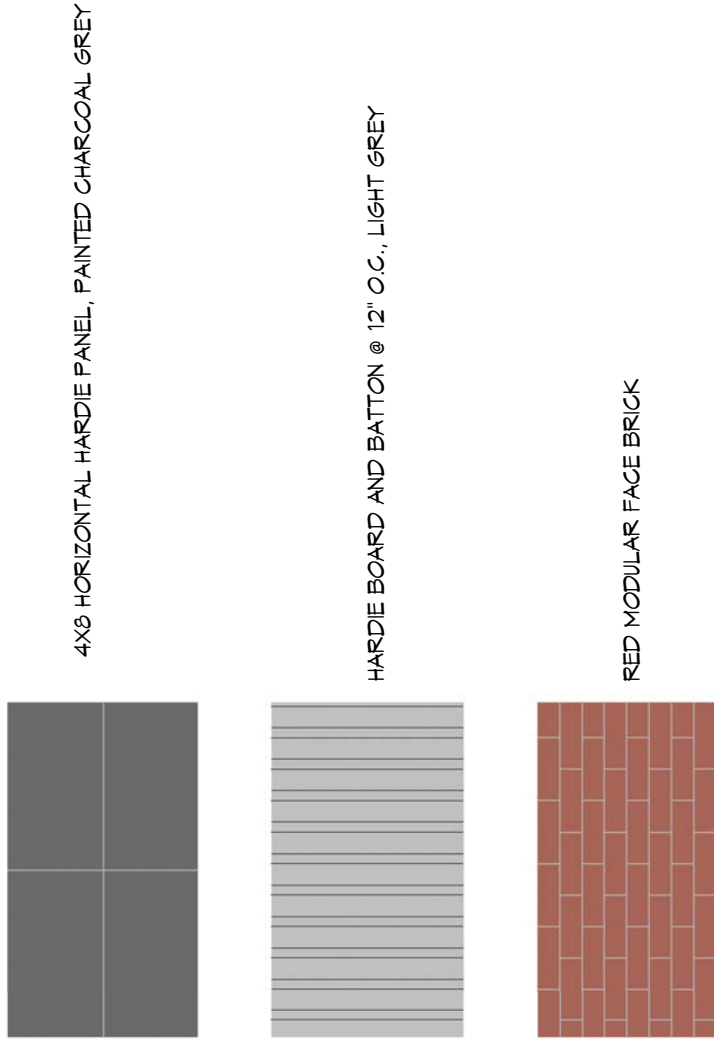
VILLAGE FLATS
ADDRESS
BENTONVILLE, AR

Burris
Architecture
300 N 2nd Street
479-696-3531
Rogers, AR 72756

DATE: 11-21-16
JOB NO: 16073
REVISIONS

A7.0
COLOR ELEVATIONS

MATERIALS LEGEND:



PRELIMINARY PLAT STAFF REPORT



Harbin Pointe Subdivision Phase II Lots 11 and 12 Southwest Buckeye Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-08000006
Applicant / Current Owner	KCG BV LLC 2 Stonegate Circle Texarkana, Texas 75503
Site Area	10.95 acres
Current Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	4
Subdivision Name	Harbin Pointe Subdivision Phase II

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

Location Map



Property Description

The property is the location of a vacant lot within a mixed use subdivision.

Project Details

The applicant has submitted a preliminary plat for 4 large townhome lots to be known as Harbin Pointe Subdivision Phase II. The proposed subdivision will consist of two looped streets on each side of Southwest Buckeye Street. Water and sewer taps are being installed around the looped streets in preparation for 4-plex townhome construction. Storm water is addressed with two detention ponds that were installed with the original preliminary plat. See attached exhibit for additional information.

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Conclusion

This preliminary plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

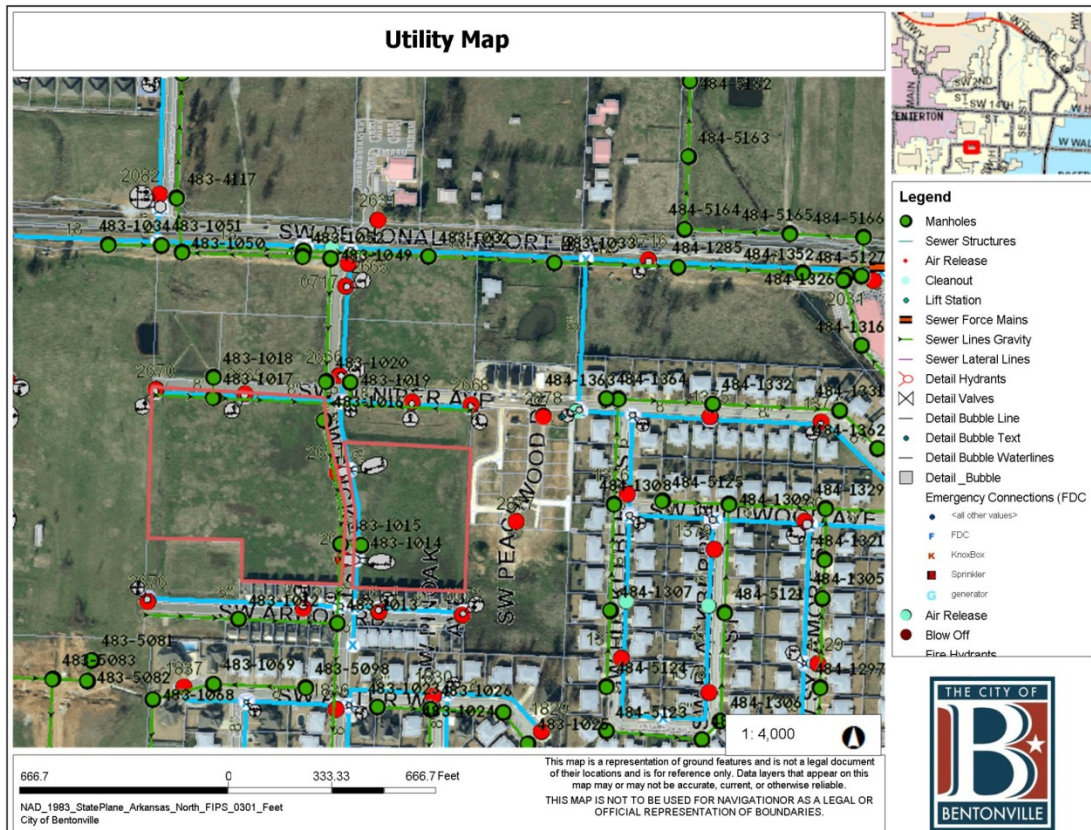
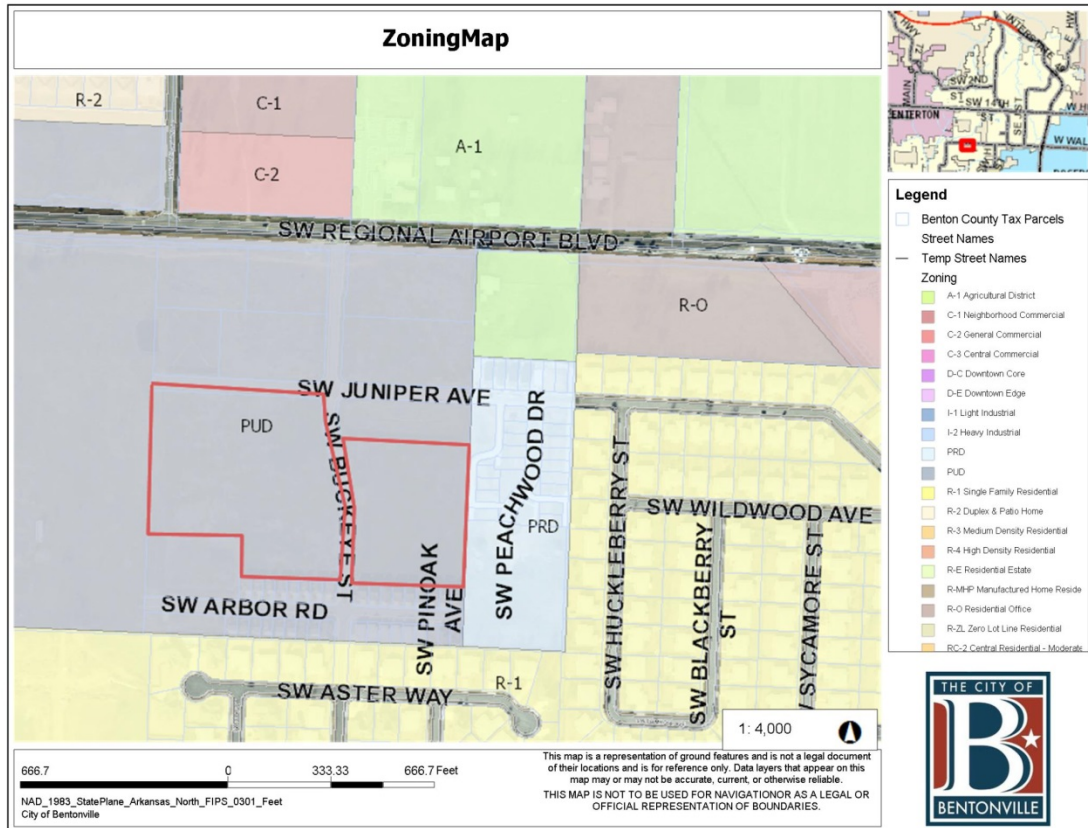
Recommendation

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

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.

PRELIMINARY PLAT STAFF REPORT





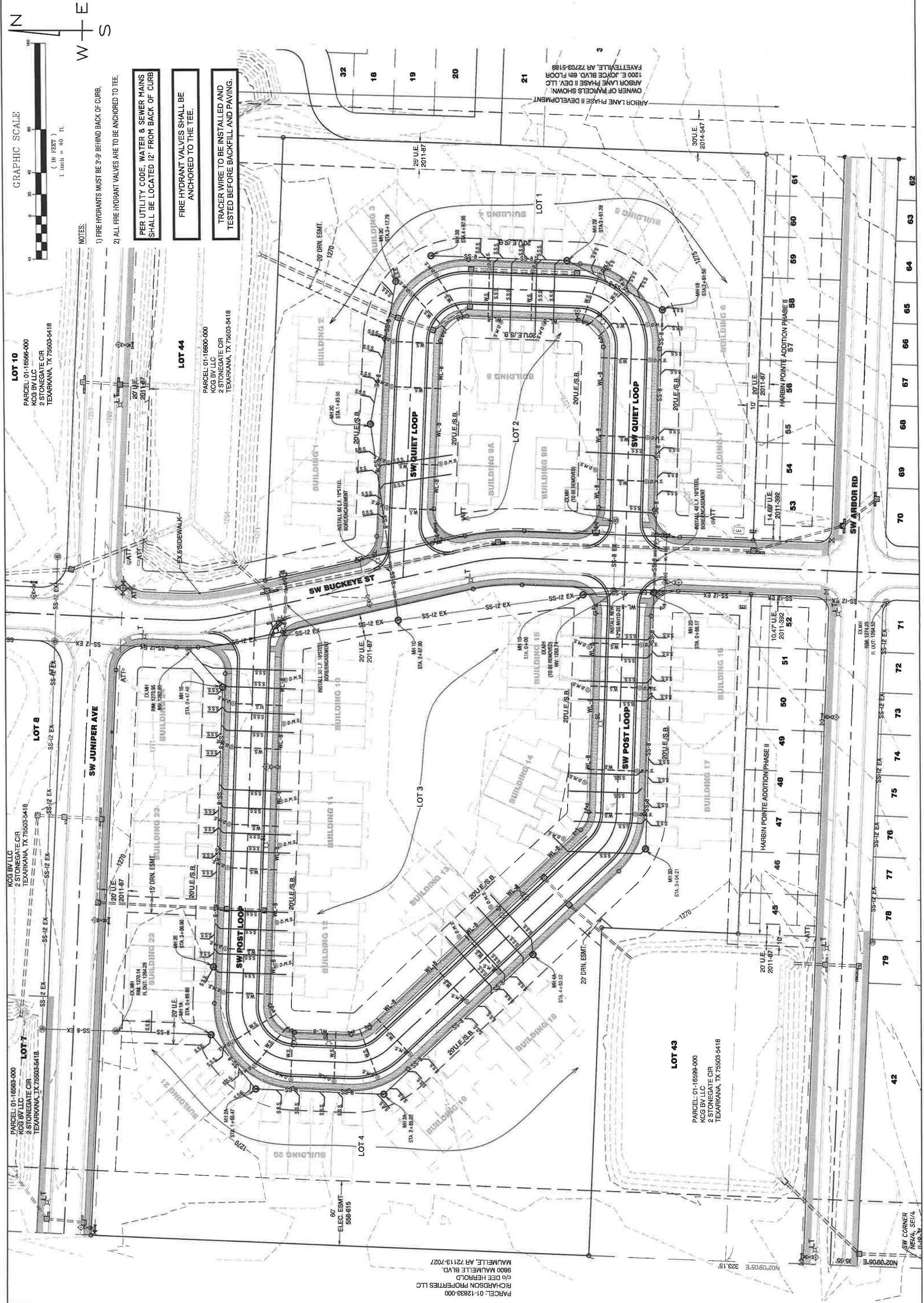
LEGEND
X CALCULATED POINT
⊗ FOUND HIGHWAY SPINE
○ SET FROM PVI & CAP
○ POWER POLE
△ CENTERLINE MARKER
⊙ SEWER MANHOLE
⊗-X FIRE HYDRANT
☆ STREET LIGHT
EXISTING CENTER LINE
PROPOSED CENTER LINE
EXISTING WATERLINE
PROPOSED WATERLINE
EXISTING WATERLINE
PROPOSED WATER LINE
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
NEW 8' SIDEWALK
UTILITY CROSSING
EXISTING CONTOUR
UTX
FINISHED CONTOUR

PROJECT DETAILS
PROJECT TITLE: HARBIN POINTE II ADDITION, PHASE II, LOTS 11 & 12
PROJECT LOCATION: BENTONVILLE, AR

REVISIONS
DATE: 10-31-18 DRAWN BY: JPM/ABR PROJECT #: 2018014 FILE PATH: Z:\BIRD\2018014\PLANS SHEET SIZE: 22" x 34" SCALE: 1" = 40'



SHEET TITLE
WATER & SEWER PLAN
SHEET NUMBER
C1.02



LOT 10
PARCEL: 01-16866-000
KCG BV LLC
2 STONEGATE CIR
TEXARKANA, TX 75503-5418

LOT 8
KCG BV LLC
2 STONEGATE CIR
TEXARKANA, TX 75503-5418

LOT 7
PARCEL: 01-16563-000
KCG BV LLC
2 STONEGATE CIR
TEXARKANA, TX 75503-5418

PARCEL: 01-12833-000
RICHARDSON PROPERTIES LLC
c/o DEE HERROLD
9800 MAUMELLE BLVD.
MAUMELLE, AR 72113-7027

LOT 44
PARCEL: 01-16800-000
KCG BV LLC
2 STONEGATE CIR
TEXARKANA, TX 75503-5418

LOT 43
PARCEL: 01-16599-000
KCG BV LLC
2 STONEGATE CIR
TEXARKANA, TX 75503-5418

NOTES:
1) FIRE HYDRANTS MUST BE 3'-9" BEHIND BACK OF CURB.
2) ALL FIRE HYDRANT VALVES ARE TO BE ANCHORED TO TEE.

PER UTILITY CODE, WATER & SEWER MAINS
SHALL BE LOCATED 12' FROM BACK OF CURB

FIRE HYDRANT VALVES SHALL BE
ANCHORED TO THE TEE.

TRACER WIRE TO BE INSTALLED AND
TESTED BEFORE BACKFILL AND PAVING.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

OWNER OF PARCELS SHOWN:
ARBOR LANE PHASE II DEV. LLC
1200 E. JOYCE BLVD. 8th FLOOR
FAYETTEVILLE, AR 72703-5188

PRELIMINARY PLAT STAFF REPORT



Elington Village Subdivision

Southwest Elington Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-08000007
Applicant / Current Owner	Burkart Construction 1201 Southwest Naphtali Boulevard Bentonville, Arkansas 72712
Site Area	8.73 acres
Current Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Medium Density Residential (MDR)
No. of Lots	39
Subdivision Name	Elington Village Subdivision

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

Location Map



Property Description

The property is the location of agricultural land in a developing residential area.

Project Details

The applicant has submitted a preliminary plat for a 39 lot single family subdivision to be known as Elington Village. The proposed subdivision will include the extension of two east to west streets. Detention will not be provided due to the proximity to the floodplain. Water, sewer and electric under the approved plan will serve each lot.

Projected Traffic Impact

The proposed preliminary plat will not adversely impact traffic in the area.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Conclusion

This preliminary plat does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.

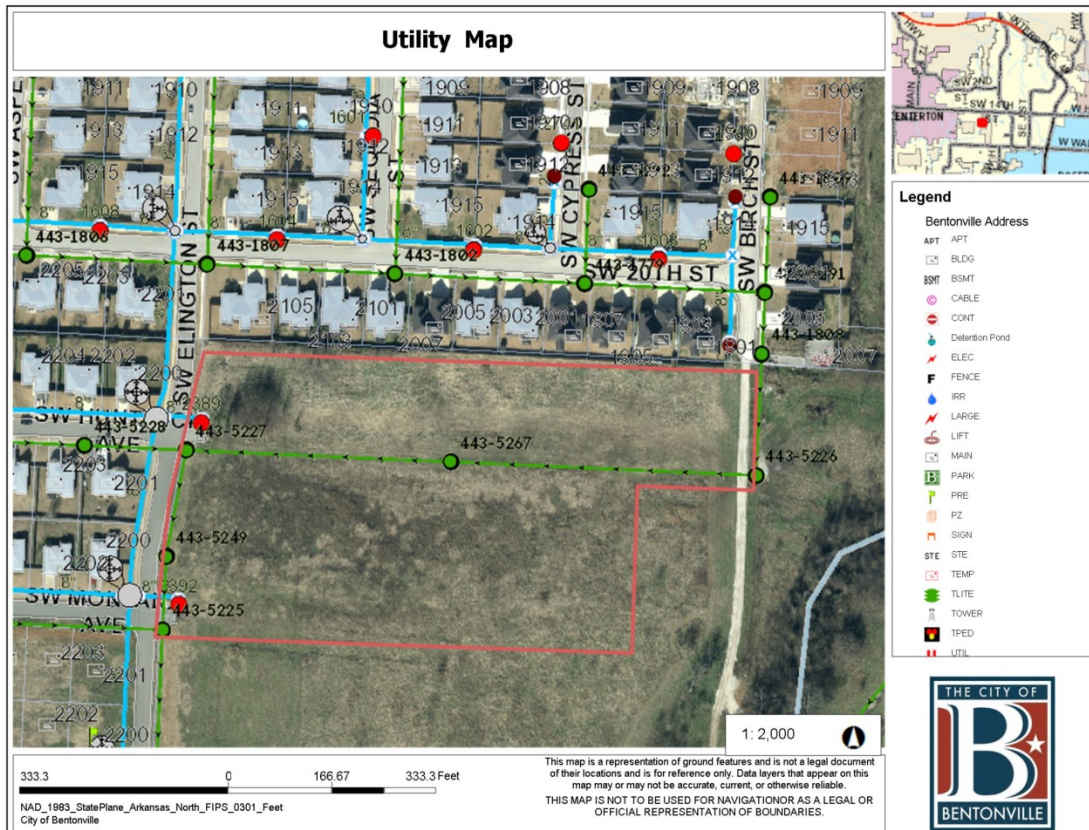
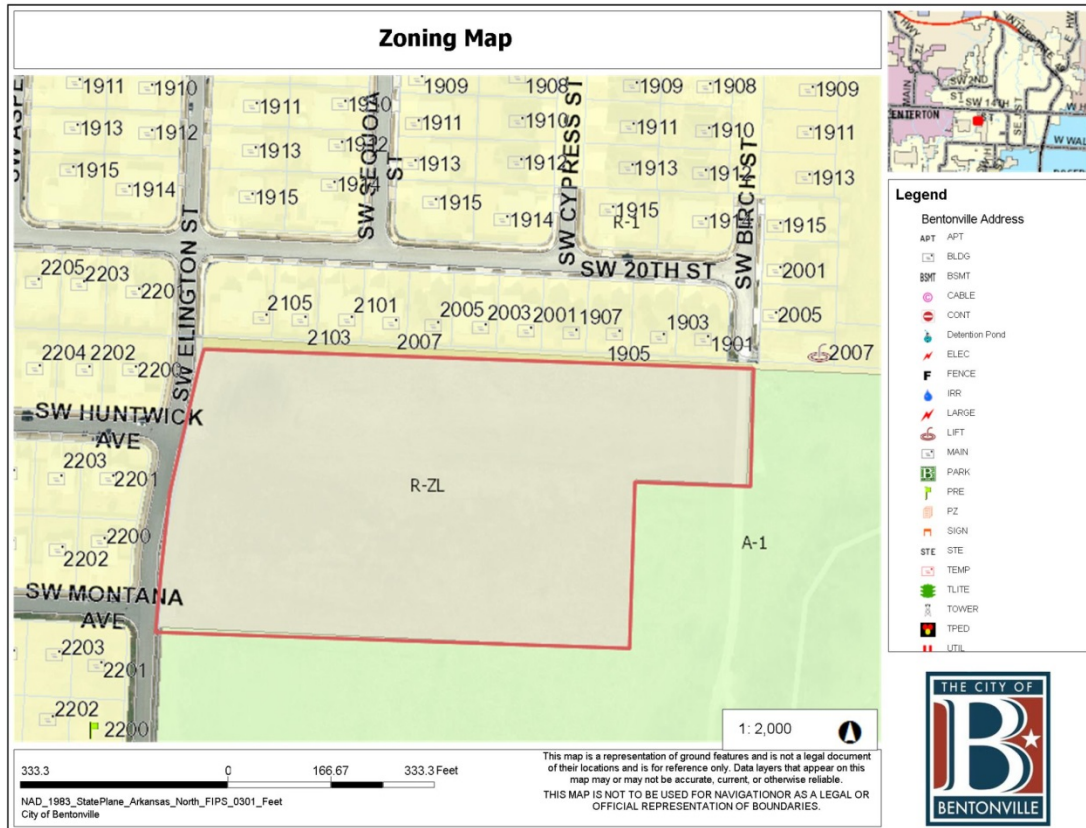
Recommendation

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

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.

PRELIMINARY PLAT STAFF REPORT



FINAL PLAT STAFF REPORT



Amber Ridge North at Woods Creek Subdivision

Woods Creek Road

PC Date: 12/6/2016

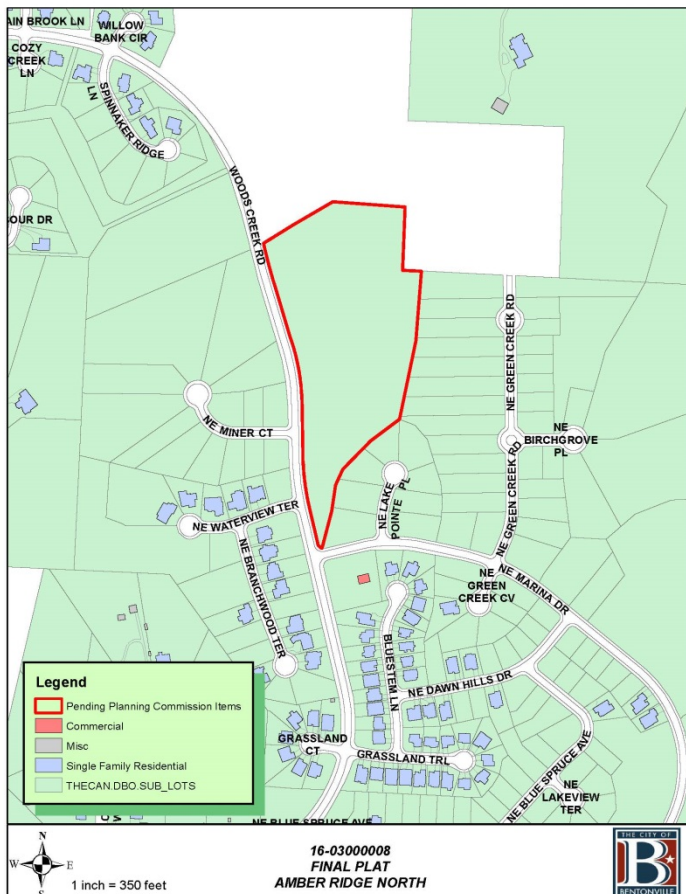
Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-03000008
Applicant / Current Owner	The Meadows at Woods Creek Inc. 1417 N Addington Avenue Fayetteville, Ar 72703
Site Area	12.72 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
No. of Lots	20
Subdivision Name	Woods Creek Subdivision

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

Location Map



Property Description

The property is the location of a vacant subdivision with completed infrastructure.

Project Details

The applicant has submitted a final plat for 12.72 acres located on Woods Creek Road to be known as Amber Ridge at Woods Creek. Twenty single family lots will be created with platting of this subdivision. Right-of-way and easements will be dedicated with this plat. All public infrastructure has been inspected and accepted by the utility departments.

Utility Infrastructure

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

Drainage Report

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

Waivers

No waivers requested.

Conclusion

This final plat does meet the minimum requirements of the subdivision regulations.

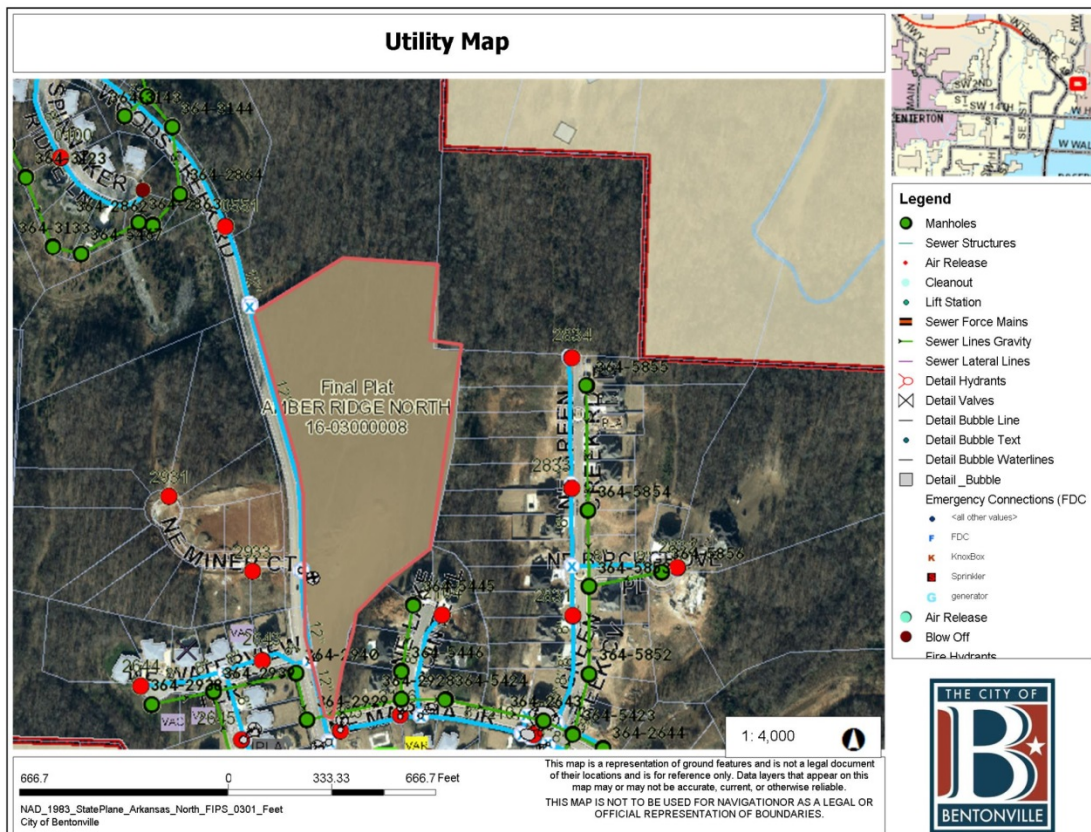
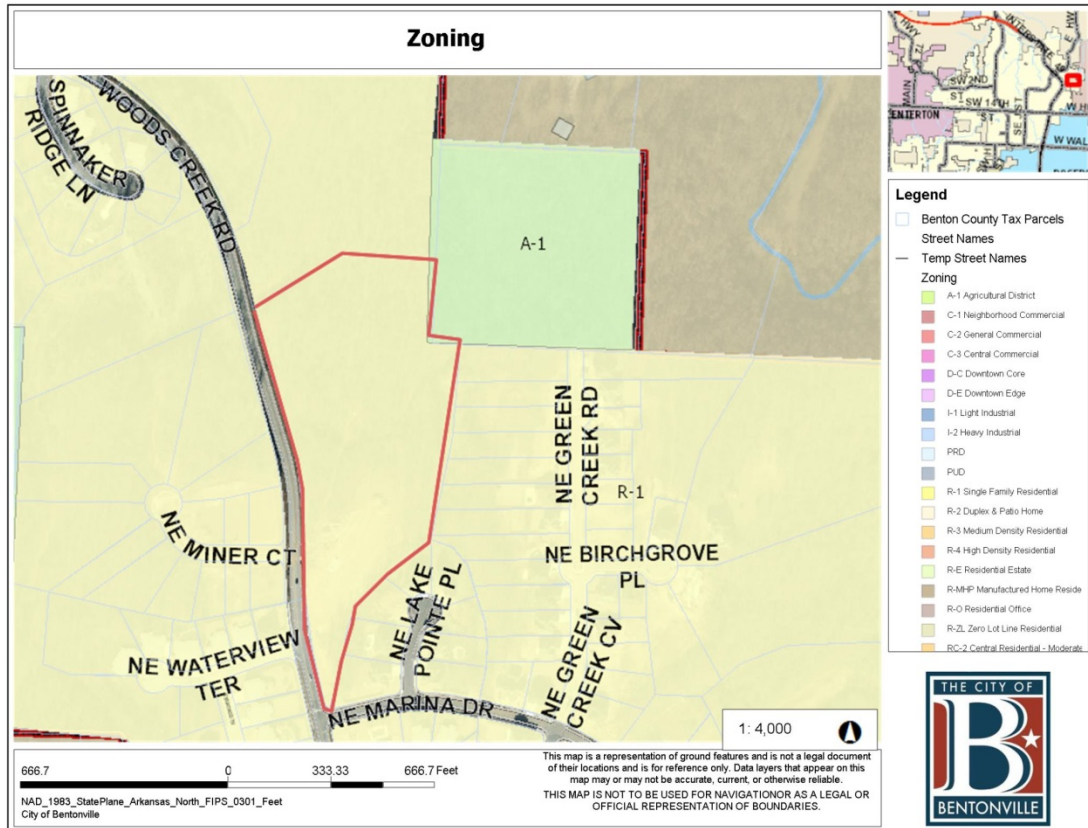
Standard Conditions of Approval

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

Recommendation

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

FINAL PLAT STAFF REPORT

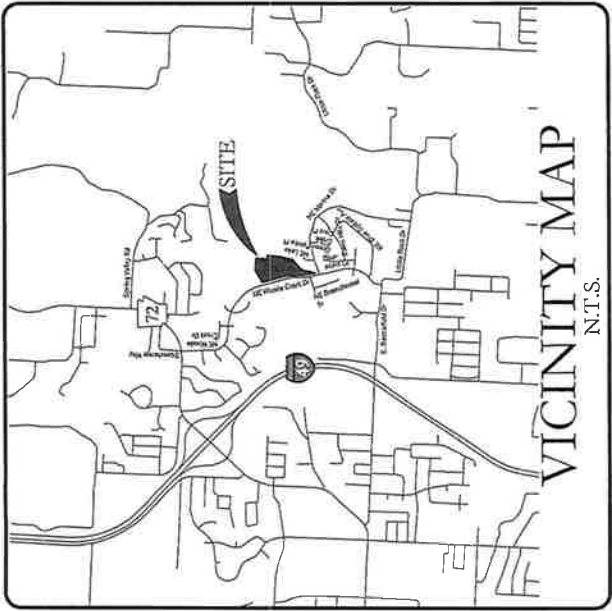
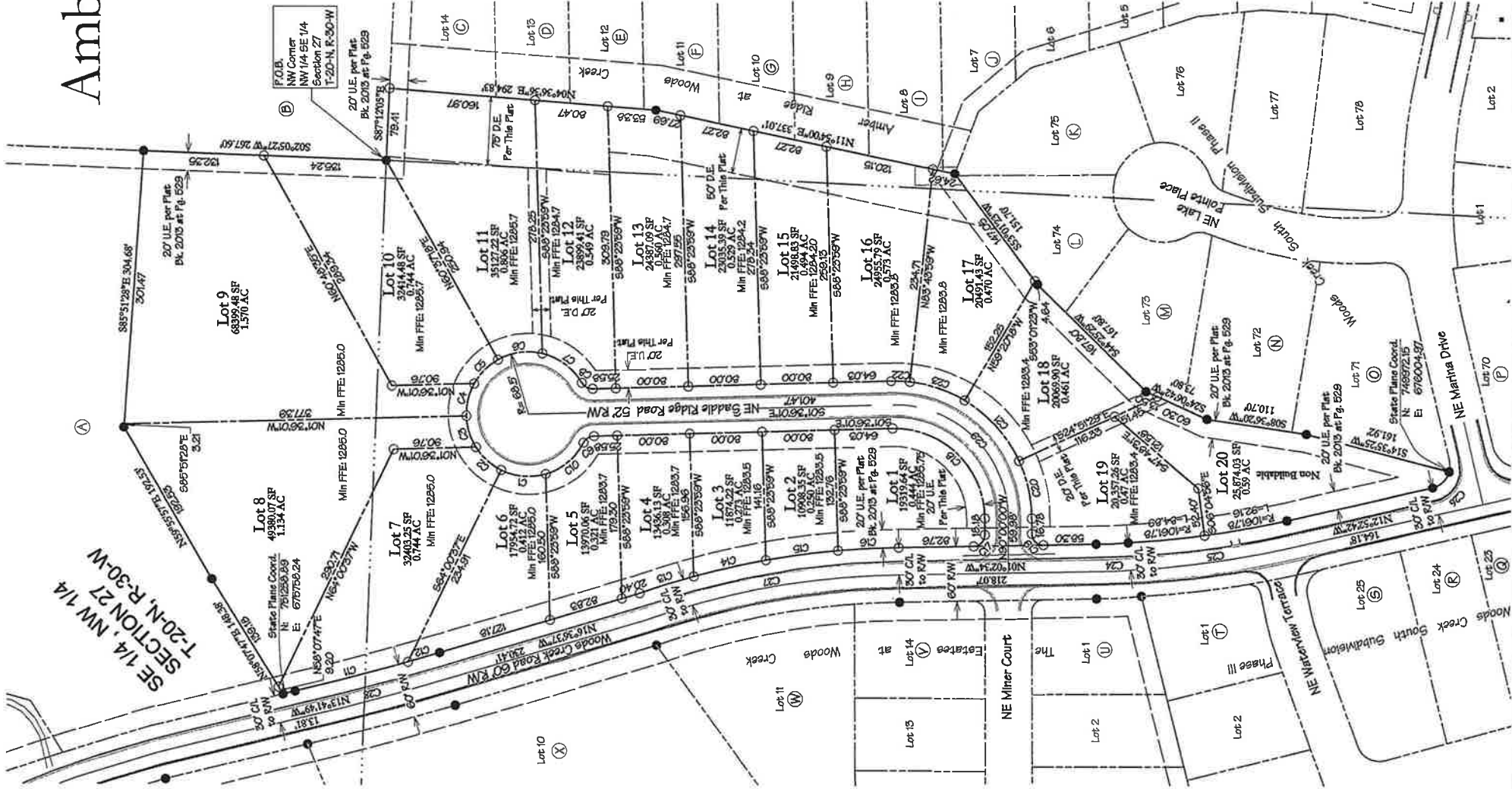


FINAL PLAT

Amber Ridge North at Woods Creek S/D

BENTONVILLE, ARKANSAS

PREPARED: November 15, 2016



Legend of Symbols & Abbreviations

- PROPERTY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- * LIGHT POLE
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- D/E DRAINAGE EASEMENT
- B.S.B. BUILDING SETBACK
- R/W STREET RIGHT-OF-WAY
- ⊙ SANITARY SEWER MANHOLE
- SET 1/2" CAPTED REBAR
- FOUND 5/8" REBAR (OR AS NOTED)

Owner/Developer

VANCON LLC
682 W LINDSEY BLVD
BENTONVILLE, AR 72715
PARCEL #01-00206-020

Zoning & Setback Information

ZONING: R-1

SETBACKS: (UNLESS SHOWN OTHERWISE)
FRONT: 20'
REAR: 25'
SIDE:
INTERIOR SIDE: 7'
EXTERIOR SIDE: 20'

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	50.61	66.50	042°20'06"	49.47
C2	37.89	66.50	031°40'59"	37.40
C3	36.74	66.50	030°43'57"	36.30
C4	36.74	66.50	030°43'57"	36.30
C5	37.87	66.50	031°40'54"	37.39
C6	50.62	66.50	042°20'31"	49.49
C7	55.54	66.50	046°27'29"	54.03
C8	14.42	13.50	061°12'11"	13.74
C9	14.42	13.50	061°12'11"	13.74
C10	55.54	66.50	046°27'29"	54.03
C11	128.89	2612.89	002°48'55"	128.89
C12	36.31	2612.89	000°47'46"	36.31
C13	62.67	695.17	004°00'40"	62.66
C14	81.57	895.17	005°13'16"	81.55
C15	80.47	895.17	005°09'01"	80.44
C16	67.15	895.17	004°17'52"	67.13
C17	19.41	12.50	086°57'26"	17.52
C18	158.27	99.00	091°36'01"	141.95
C19	19.86	12.50	091°02'54"	17.84
C20	65.51	151.00	024°51'29"	65.00
C21	90.87	151.00	034°29'50"	89.51
C22	20.79	151.00	007°52'02"	20.72
C23	64.29	151.00	024°23'41"	63.81
C24	35.45	355.44	005°42'56"	35.41
C25	177.06	1061.78	009°33'17"	176.86
C26	26.83	25.00	061°29'15"	25.56
C27	291.86	895.17	018°40'50"	290.57
C28	165.20	2612.89	003°37'21"	165.17
C29	199.84	125.00	091°36'01"	179.25

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF ON
THIS 15TH DAY OF NOVEMBER, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL SIGNATURE, THIS SEAL IS NOT AN
ORIGINAL SEAL AND SIGNATURE.

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

Adjacent Land Owners

- ① 01-16462-000
VOGEL, SUSAN C & SCOTT E
4006 NE BRANCHWOOD TER
BENTONVILLE AR 72712-4359
- ② 01-16463-000
HUTCHINSON, BRIAN D & JULIE S
4105 NE WATERVIEW TER
BENTONVILLE AR 72712-4362
- ③ 01-17816-000
SEAY CONSTRUCTION INC
8250 SHADOW MOUNTAIN RD
BENTONVILLE AR 72712-9186
- ④ 01-17629-000
ENDERLE HOMES LLC
PO BOX 1036
BENTONVILLE AR 72712-1036
- ⑤ 01-17626-000
PUGH, JAMES C & LAURA J
21 GLENKROON
BENTONVILLE AR 72712-3840
- ⑥ 01-17625-000
HAMPTON, TY & SERENITY
2809 S 24TH ST
ROGERS AR 72712-9169
- ⑦ 01-14379-000
STAFFORD, MICHAEL K & LAURIE D
503 NE LAKE POINTE PL
BENTONVILLE AR 72712-3001
- ⑧ 01-14379-000
DEANS, BRITTANY E & JACOB B
501 NE LAKE POINTE PL
BENTONVILLE AR 72712-3001
- ⑨ 01-14377-000
WOODS CREEK PROPERTY OWNERS
ASSOCIATION INC
415 WOODS CREEK RD
BENTONVILLE, AR 72712
- ⑩ 01-16461-000
CLARK, DAVID JAMES & GHERALYN R
404 NE BRANCHWOOD TER
BENTONVILLE AR 72712-4356
- ⑪ 01-16461-000
CLARK, DAVID JAMES & GHERALYN R
404 NE BRANCHWOOD TER
BENTONVILLE AR 72712-4356
- ⑫ 01-17270-000
TALL OAKS CONSTRUCTION LLC
PO BOX 742
BENTONVILLE AR 72712-0742
- ⑬ 01-00249-495
KINDRED ENTERPRISES
1200 EY CAROL VIRGINIA AGENT
312 W OAK ST
ROGERS, AR 72712-4645
- ⑭ 01-17274-000
NEVILLE, JONATHAN L & SUSANNAH CB
705 NE GREEN CREEK RD
BENTONVILLE AR 72712-4678
- ⑮ 01-17273-000
LUNDE, MATTHEW W & ALLYSON C
705 NE GREEN CREEK RD
BENTONVILLE AR 72712-4678
- ⑯ 01-17272-000
BOULDER CREEK HOMES LLC
3909 SW STAVERTON DR
BENTONVILLE AR 72712-7669
- ⑰ 01-17271-000
BOULDER CREEK HOMES LLC
3909 SW STAVERTON DR
BENTONVILLE AR 72712-7669
- ⑱ 01-17271-000
BOULDER CREEK HOMES LLC
3909 SW STAVERTON DR
BENTONVILLE AR 72712-7669

GENERAL PLAN AMENDMENT STAFF REPORT



Honey Creek Land and Cattle, LLC

PC Date: 12/6/2016

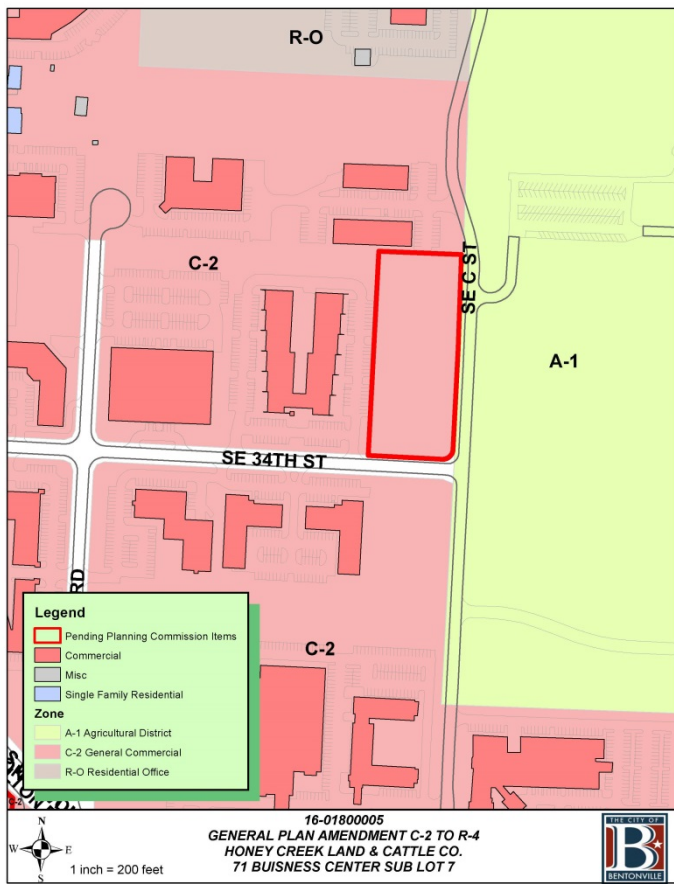
Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-01800005
Applicant/ Current Owner	Honey Creek Land & Cattle – Dan Dykema PO Box 304 Bentonville, AR 72712
Site Area	2.40 acres
Current Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Commercial (C)
Requested Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

This property is vacant in an established commercial subdivision.

Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. The property is situated on a corner and is bordered by a local street to the south and a collector street to the west. These two streets will provide adequate options for ingress and egress. The close proximity to employment centers will further reduce the impact on the city's transportation network.

Utility Infrastructure

Per the city's GIS website, water and sewer are available at this location.

Relationship to the General Plan

Policy LU-23, Housing Types, within the General Plan suggest that the city should encourage the development of a mix of housing types to meet the needs of its residents throughout their lives. The proposed high density residential development will help to create additional density and reduce the impact on the city's infrastructure by utilizing existing public utilities and traffic networks.

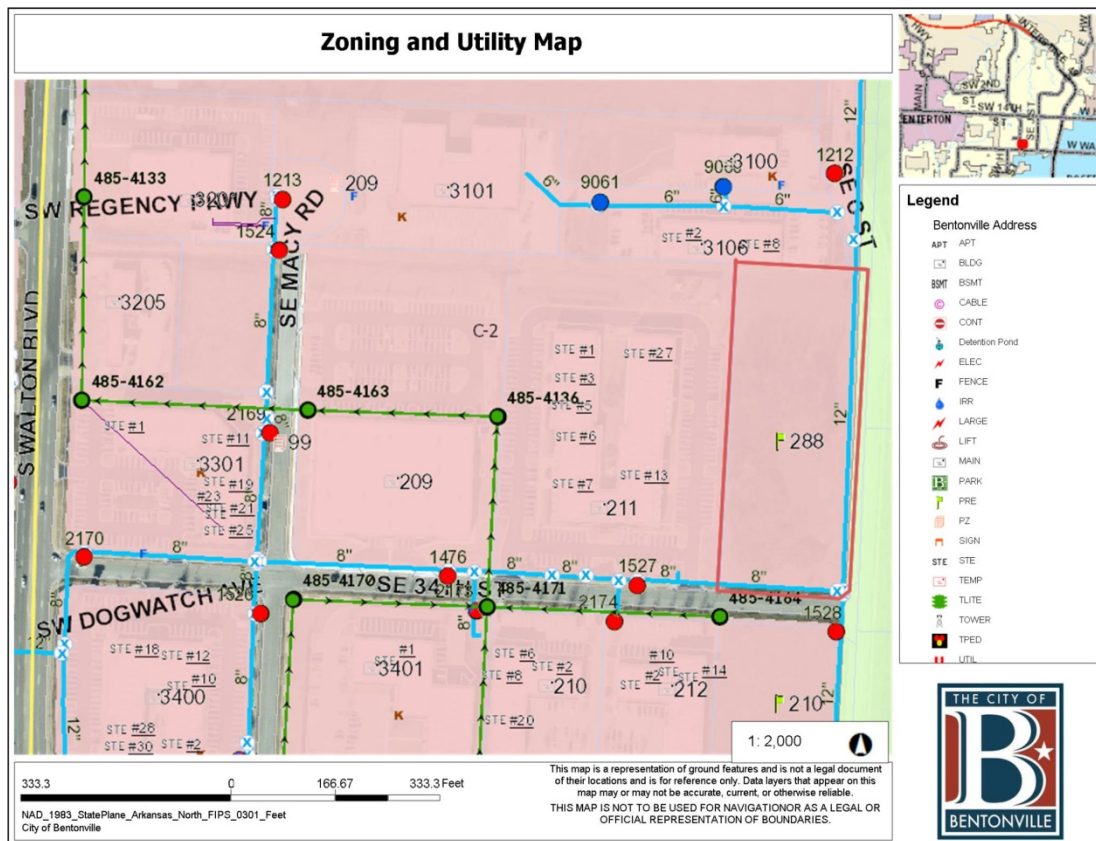
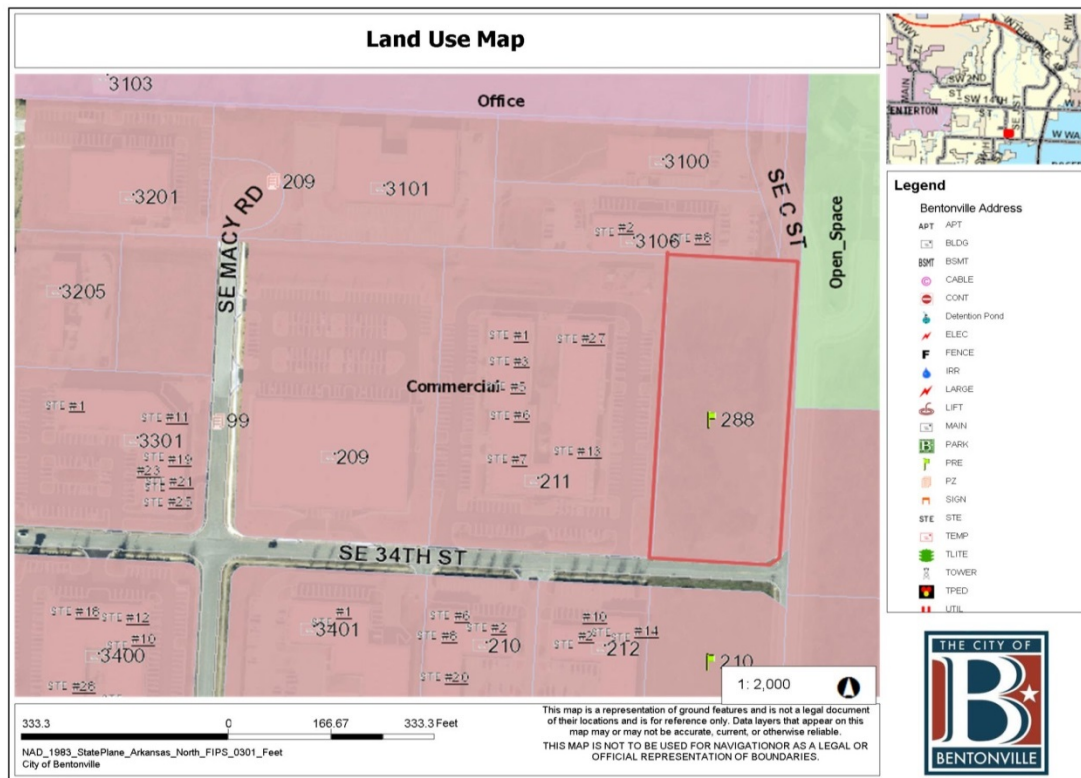
Analysis

The requested Future Land Use Map designation of High Density Residential (HDR) is located where a local street and a collector street intersect. Additional residential units in the area will provide an opportunity for residents to live and work within the same area of the city. There are several ingress/egress opportunities that can be utilized in the development of the property that will help to facilitate traffic flow and reduce traffic congestion. Public utilities are readily available to the property.

Recommendation

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

GENERAL PLAN AMENDMENT STAFF REPORT





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

October 31, 2016

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

RE: Honey Creek Land & Cattle, LLC Voluntary General Plan Amendment

Dear Planning Commission:

Please accept this letter as a formal request by Dan Dykema, Registered Agent of Honey Creek Land & Cattle, LLC, to amend the future land use map for a 2.4-acre property located at the NW corner of SE "C" Street and SE 34th Street. This request is to change the use from commercial to high density residential.

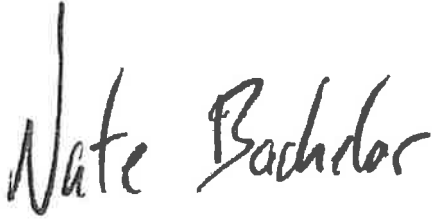
The applicant has owned this land for several years and in that time the surrounding uses have changed. Property immediately east of the site is owned by the City of Bentonville as part of Phillips Park and will not be developed commercially. Property one block north of this site was recently changed from commercial use to high density residential.

The property is bordered by a school to the west along its longest side. South of the property is a small, undeveloped commercial lot and low intensity office space exists to the north of this site. Phillips Park is adjacent to the property on the east side. The requested land use map amendment will not adversely affect the surrounding properties or the subject tract.

The location of the property adjacent to the Phillips Park would make for a pleasant living experience for residential units. The property is not as attractive to commercial use since it is located off the main thoroughfare through the city and on a lesser designation of street. The proposed change would not have any detrimental effect on the surrounding lands.

The applicant has marketed the property for sale as a commercial lot for several years without success. If this land use plan amendment request is denied the property will continue to be marketed for sale as a commercial lot and may sit vacant for several more years. If the request is approved, the applicant intends to develop the lot for residential use. Alternatives to this requests were discussed with staff and this course of action seemed most suited for the property.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in black ink that reads "Nate Bachelor". The signature is written in a cursive, slightly slanted style.

Nate Bachelor, PE
Project Manager

REZONING STAFF REPORT



Laman

Southeast 5th Street

PC Date: 12/6/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-09000039
Applicant / Current Owner	Kerry Laman 5108 South Osage Creek Road Rogers, AR 72758
Site Area	.28 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

Property Description

This property is currently vacant in a medium density residential neighborhood in the downtown area.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property has direct access to a local street and is one block west of Southeast J Street, an arterial road.

Utility Infrastructure

Water and sewer are available along Southeast 5th Street.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is an appropriate zoning district for this designation.

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

Location Map



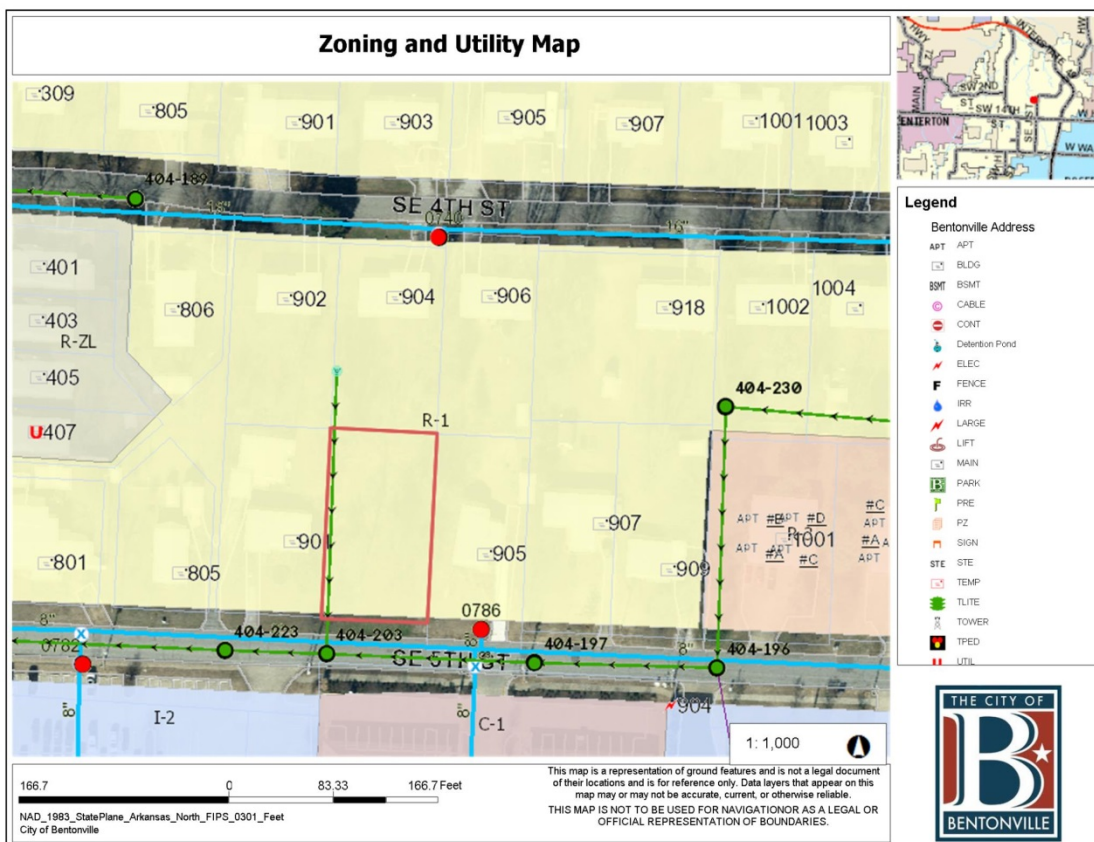
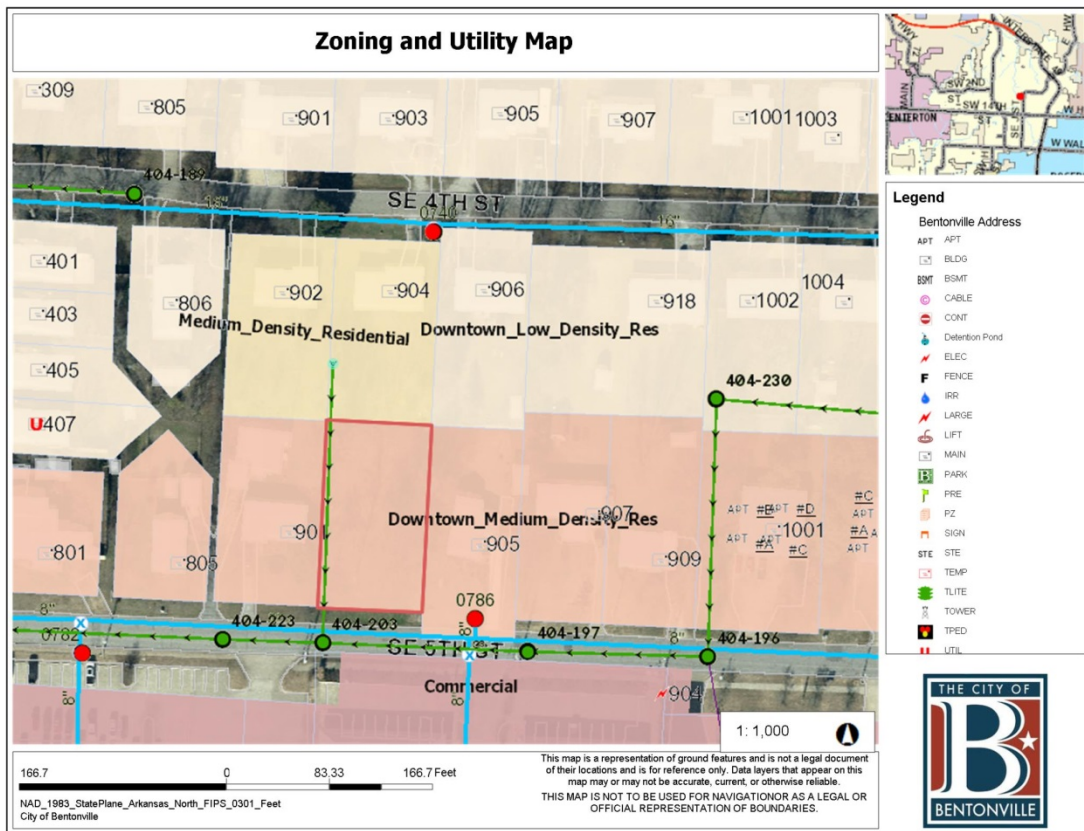
Conclusion

The DN-2, Downtown Medium-Density Residential zoning designation will offer additional housing options and additional density in an established mixed use residential neighborhood. The DN-2 zoning district will provide an appropriate transition between the single family large lot homes to the north and the more intrusive warehouse and commercial uses to the south. The additional density in this area will be supported by the existing infrastructure that is readily available to the property along Southeast 5th Street.

Recommendation

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

REZONING STAFF REPORT



RE: Legal Description of 903 SE 5th, Bentonville Ar

Kerry Laman rezoning Request submitted 10/31/2016

Subject Property: 903 SE 5th, Bentonville AR 72712 with the legal description of...Lot 24, of the 3rd East Side Addition, to the City of Bentonville, Benton County, Arkansas as shown on plat record "G" at page 75

The above mentioned property is currently zoned R1 Single Family and the requested zoning is DN-2. There are no proposed sales of the property planned. The reason for this request is to allow construction of two small lot properties consisting of single family homes with rear garages. The property is currently surrounded on the North side of SE 5th with a variety of properties from multifamily to small single family. The South side of SE 5th consists of Commercial Warehouse and Office structures. Similar small lot homes are located on SE G St. A narrow lot approach will fit well in the neighborhood and provide a buffer to larger lot homes on the south side of SE 4th. Traffic, use, signage will not change or will not be a factor with this request. The appearance of the homes will be 2 story Craftsman Style with brick / stone foundations and concrete siding consistent with properties currently built or under construction in Downtown Bentonville. Sewer is available on the West side of the property with the main line running roughly in the center of the SE 5th. The previous home of this property burned and was removed but was single family and was connected to existing sewer and water lines. Basis comments from the Bentonville Water and Sewer Department, the property is served by an 8" water line on SE 5th Street and 6" Sewer is available on SE 5th.

BENTONVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-09000040
Applicant / Current Owner	KCG BV, LLC 2 Stonegate Circle Texarkana, Texas
Site Area	10.95 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

This property is the location of a two vacant lots in a mixed use subdivision.

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

Water and sewer are available.

The R-3, Medium Density Residential zoning classification is an appropriate designation for this property. According the General Plan, the city should encourage mixed use developments with equal amounts of medium density residential, commercial and office uses.

The R-3, Medium Density Residential zoning designation will create a transition from the highway commercial to the north to the single family residential to the south. The multifamily development that is allowed will create a buffer that will further separate the incompatible uses typically found along commercial corridors and low density housing.

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

Legend

- Pending Planning Commission Item
- Existing Conditions
- Block Family
- Single Family Residential
- Zone
- A-1 Agricultural District
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PRD
- R-1 Single Family Residential
- R-2 Duplex & Triplexes
- R-O Unincorporated Area

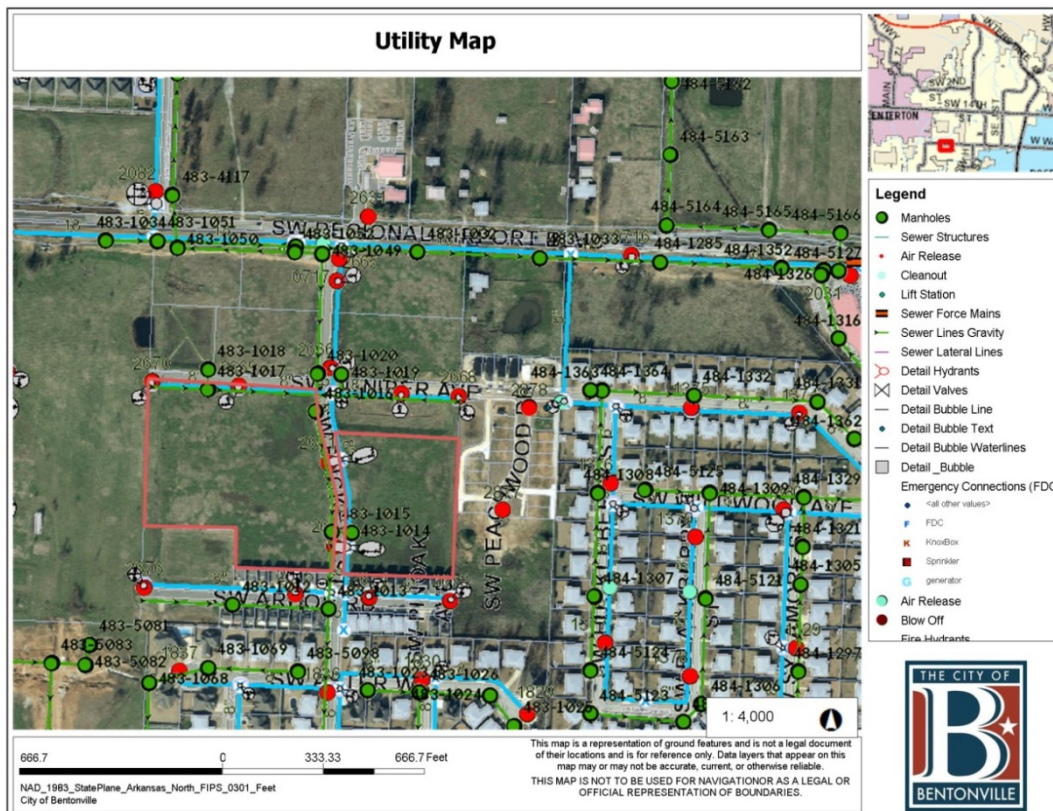
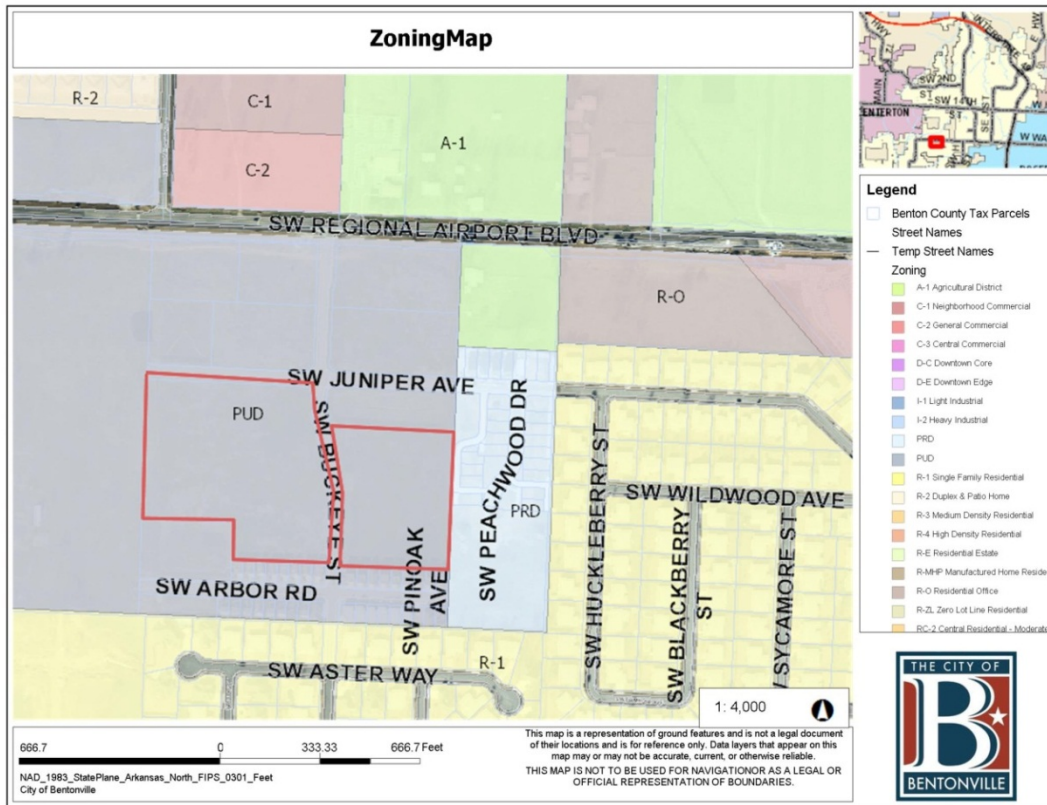
SW DEERFIELD BLVD
SW FEATHERSTON RD
SW JUNIPER AVE
SW HARBOR DR
SW ASTER WAY
SW AZALEA AVE
SW JOSHUA AVE
SW LILLY ST
SW JASMINE ST
SW CHINQUAPIN AVE
SW NUTMEG ST
SW PINOAK AVE
SW BLACKBERRY ST
SW WILDWOOD AVE
SW BUCKLEBERRY ST
SW PRIMROSE AVE
SW PEACHWOOD DR
SW HARBOR AVE
SW HOMEPLACE AVE
SW WINDRIFT AVE

16-09000040
REZONING PUD TO R-3
HARBIN POINTE ADDITION PHASE 2 LOTS 11 & 12

1 inch = 355 feet

BROWN COUNTY
IB
PROVIDED

REZONING STAFF REPORT





JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

October 11, 2016

City of Bentonville
305 SW A Street
Bentonville, AR 72712

Attn: Planning Department
Re: Harbin Pointe Addition Rezoning

This letter is in regards to a proposed rezoning and the following required information:

- The current zoning of the property is Planned Unit Development (PUD), however it has recently expired. The proposed zoning designation will be R-3 Medium Density Residential. The current owner of the property is KCG BV LLC. The owner plans to subdivide the property for development of townhomes.
- Due to the fact that the current PUD zoning has recently expired, we feel that R-3 Medium Density Residential will be compatible with surrounding residential zoning and existing developments.
- Residential zoning and developments currently borders the south and east sides of the property. The undeveloped property to the north and west will more than likely develop as medium density residential or commercial. We feel that the R-3 Medium Density Residential will transition well with surrounding properties into future zoning in this area.
- The proposed use after rezoning will be townhomes.
- The property has direct access to SW Buckeye Street, which is a fairly new street built to current City Code and is classified as a local street. SW Regional Airport Blvd. is located approximately 500 feet north of the property and is classified as an arterial street. Both streets have the capacity to handle any increase in traffic due to development.
- Signage may be placed to distinguish the townhome development from surrounding developments. Signage will be approved prior to installation and will meet City Code.
- The appearance of Future Development will be compatible with surrounding developments.
- There is currently an 8-inch water line on the south side of SW Juniper Avenue and on the east side of SW Buckeye Street. There is currently an 8-inch sewer line located on the south side of SW Juniper Avenue and the west side of SW Buckeye Street. Water and Sewer will be connected to this existing infrastructure when future development occurs.

Sincerely,



Jared S. Inman, PE

NOTICE OF INTENT TO REZONE

KCG BV LLC

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

PUD Planned Unit Development

to

R-3 Medium Density Residential

The legal description of the property is as follows:

See Attached Legal Descriptions

The common description of the property is: Harbin Townhomes

Proposed land use: Townhomes

The public hearing will be held December 6th, 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.

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:

Not a good fit with surrounding community and added traffic will create a dangerous situation for existing residents. This type of rental community will devalue property of home owners.

Signature and Physical Address

2504 SW Aster Way
Bentonville AR 72712

Signature and Physical Address

2504 SW Aster Way
Bentonville AR 72712