



**Planning Commission
Agenda
July 5, 2016**

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

- 1. Lots 18 & 19 Medlin Meadows Subdivision** **Lot Split**
2200 Southeast 28th Street
- 2. Shelly Parson Insurance** **Large Scale Development**
2001 Southeast 'J' Street
- 3. Haxton Residential** **Large Scale Development**
226 & 228 Southeast 2nd Street & 200 Southeast 'B' Street

IV. New Business

- 1. Little Osage Farms, LLC** **Rezoning***
(A-1, Agricultural to R-ZL, Zero Lot Line)
Southwest Elington Street
- 2. Little Life Lessons Academy** **Conditional Use***
813 Bella Vista Road
- 3. DGTC North Parking Expansion** **Large Scale Development**
805 Southeast Moberly Lane

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

Planning Commission Staff Report

Lot Split: Lots 18 & 19 of Medlin Meadows Subdivision

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

GENERAL INFORMATION:

Project Number: 16-05000023

Applicant: Cross-Mar Investments

Representative: Morrison Shipley Engineer's (Patrick Foy)

Requested Action: Lot Split Approval

Location: 2200 Southeast 28th Street

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a lot split for property located at 2200 Southeast 28th Street that resides in the C-2, General Commercial zoning district. The plat as provided by the applicant indicates two new lots being created from one existing lots. The new lots will be known as Lot 18 (4.0 acres), Lot 19 (7.30 acres) of Medline Meadow Subdivision. The plat shows the dedication of an additional 5' right-of-way along Southeast 28th Street per the current master street plan. A small portion of right-of-way and a 20' utility easement is also being dedicated into the southeast corner of the new Lot 19 for a future cul-de-sac at the north end of Medlin Lane. Public utilities are available to the new lots.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Commercial
South	A-1, Agricultural	Commercial
East	C-1, Neighborhood Commercial & R-3, Medium Density residential	Commercial
West	A-1, Agricultural	Commercial

STREETS

Direction	Name	Classification
North	Southeast 28 th Street	Arterial
South	-	-
East	Private Drive	Private Drive
West	-	-

TRAFFIC FINDINGS

- (a) Traffic data for the nearest intersections are as follows: No traffic data exists for this location.
- (b) Traffic summary software predicts the additional traffic for this project is: N/A.

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; the property is currently the location of a commercial office building called Vista 21.

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

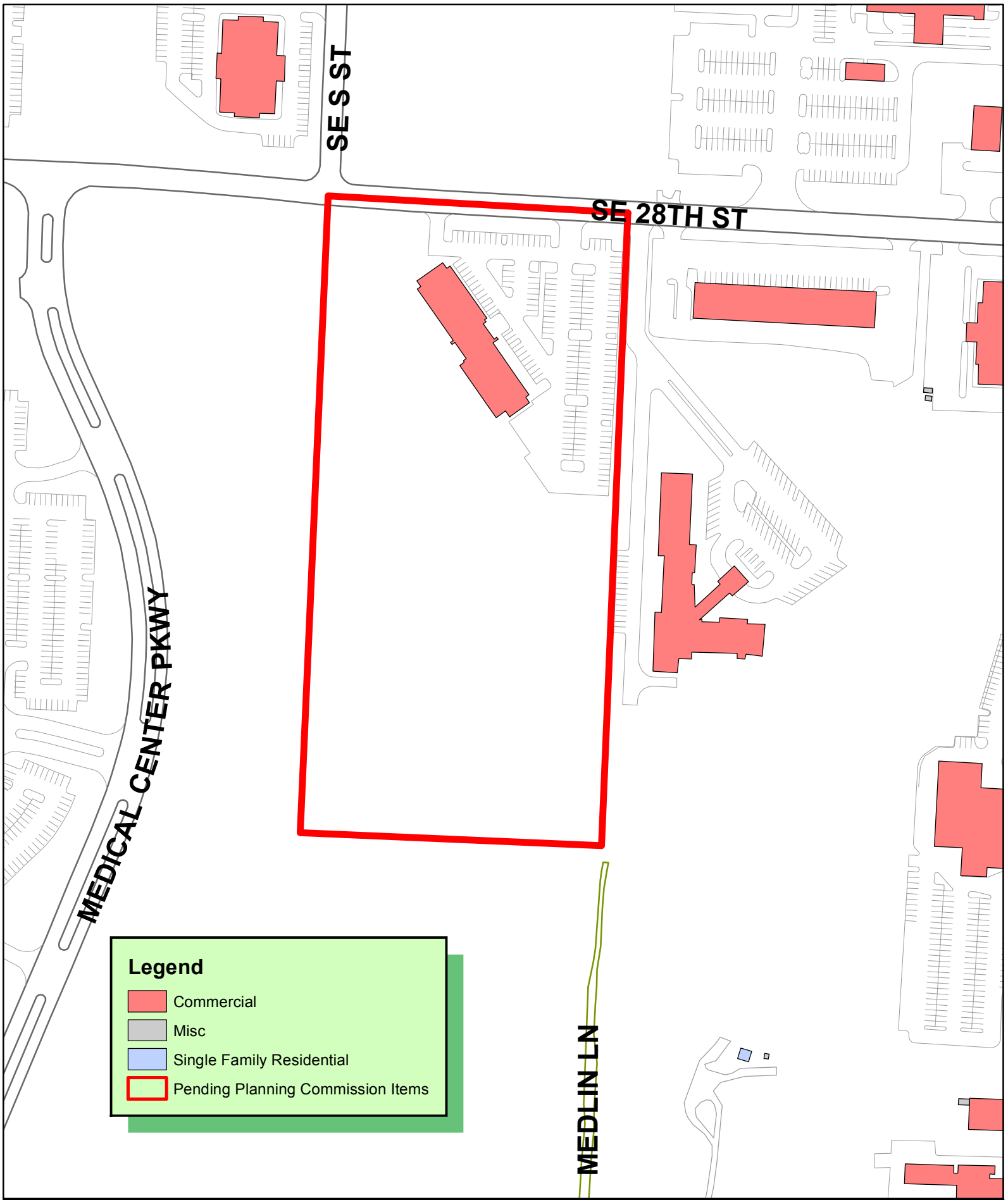
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

Waiver(s): N/A

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

RECOMMENDATION:

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



Legend

- Commercial
- Misc
- Single Family Residential
- Pending Planning Commission Items

N
W E
S
1 inch = 200 feet

16-05000023
LOT SPLIT
MEDLIN MEADOWS
OLD LOT 6 NEW LOTS 18 & 19



Planning Commission Staff Report

Large Scale Development: Shelley Parson Insurance

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

GENERAL INFORMATION:

Project Number: 16-06000025

Applicant: Shelley Parson

Representative: CEI Engineering Associates (Nate Bachelor)

Requested Action: Large Scale Development Approval

Location: 2001 Southeast 'J' Street

Existing Zoning: R-O, Residential Office

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for a single story 6,425 sq. ft. office building located at 2001 Southeast 'J' Street in the R-O, Residential Office zoning district. Twenty parking spaces are required and that amount is being provided. There will be only one point of ingress/egress onto Southeast 21st Street. Sidewalk exist along Southeast 'J' Street and 5' wide sidewalk will be constructed along Southeast 21st Street. On-site underground stormwater detention will be installed for this development. All landscaping will meet the requirements as set forth Article 1400 of the subdivision code. The exterior of the building will be constructed of stone veneer, brick veneer fiber cement siding, and storefront glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front with Parking:	50'	50' West
Side Exterior with Parking :	50'	62' South
Side Interior:	10'	10' North
Rear:	25'	31' East
Height	40'	18'
Landscape Coverage	8%	8+%
Parking		
Standard Stalls	19	18
Handicap Stalls	1	2
Total:	20	20

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	A-1, Agricultural	Public School
South	R-O, Residential Office	Commercial
East	R-3, Medium Density Residential	Low Density Residential
West	C-2, General Commercial	Commercial

STREETS

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

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of a vacant structure along an established commercial and industrial corridor in the Southeast section of the city.

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

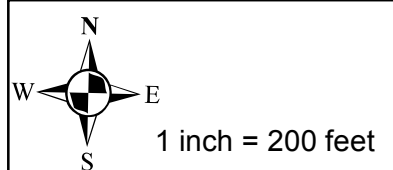
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

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



16-06000025
LARGE SCALE DEVELOPMENT
SHELLEY PARSON INSURANCE
2001 SE J STREET



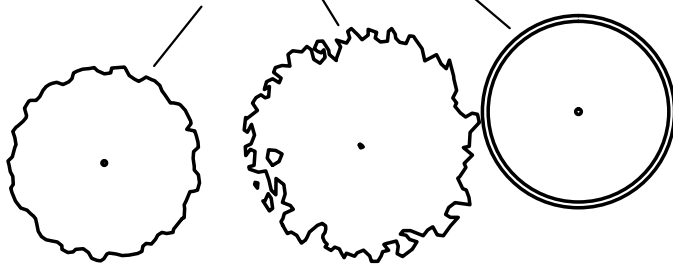


LEGEND

LANDSCAPE REQUIREMENTS				EXISTING	
CITY OF BENTONVILLE, AR LANDSCAPE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED		
STREET 1 TREE PER 20 L.F.	ALONG J ST. & 21 ST. 350 L.F.	1 TREE	16 TREES		
INTERIOR 80 GREEN SPACE 1 TREE PER 125 S.F.	INTERIOR PARKING AREA \$49,85 S.F. REQ. GREENSPACE \$74 S.F. 6 TREES	0 TREES	\$785 S.F. \$74 S.F. 6 TREES		
PERIMETER 7' BUFFER MIN. 1 TREE PER 50 L.F.	ALONG NORTH & EAST PERIMETER \$360 L.F.	0 TREES	7 TREES		

PLANT LIST				
QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	
6	YOSHINO CHERRY <i>Prunus x yadensis</i>	B&B	2.5' CAL	
16	RED MAPLE <i>Acer rubrum</i>	B&B	3' CAL	
7	AMERICAN HORSEBAM <i>Carpinus caroliniana</i>	B&B	3' CAL	

PLANT LIST



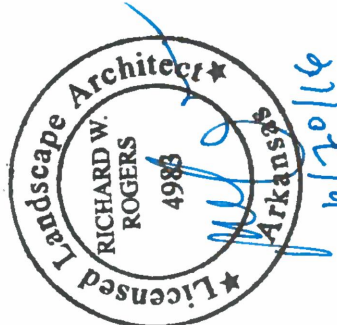
GENERAL NOTES

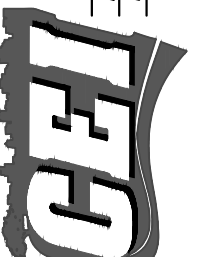
1. CONTRACTOR IS RESPONSIBLE FOR THE INSURING THAT ALL PROPOSED PLANTING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HEREIN. 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 PLANT TAGS PRECEDENCE OVER TABLE QUANTITIES.
5. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF THE PROJECT AND THE PROJECT SCHEDULE. CONTRACTOR SHALL PROVIDE NURSERY, THE OWNERS REPRESENTATIONS 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 TO THE OWNER.
6. ALL PLANT MATERIAL TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
7. CONTRACTOR 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 OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
10. COORDINATE WITH A FIRM OR REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
11. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT MEETS ALL IRRIGATION PLANT SHEET (IF PROVIDED). IF NO PLAN IS PROVIDED, THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND A BACKFLOW PREVENTER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION. ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
12. ALL LANDSCAPE MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE WITH PROPER DOCUMENTATION.
13. WEED MAT IS REQUIRED IN UNDESICATED ISLANDS AS SPECIFIED.
14. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING SEEDS IN STAKING SHOWN.
15. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
16. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 100% BERNUDA @ 11BS / 1000 SF.
18. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. SEEDING SHALL BE ACCOMPLISHED WITHIN 10 DAYS OF BED PREPARATION. 2,000 LBS/ACRE WITH A MAXIMUM OF 50 LBS/100 GAL. OF WATER. IF SEEDING IS DELAYED 2 HOURS AFTER MIXING 12 - 2 HOURS AND AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
19. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
20. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
21. CONTRACTOR SHALL PROVIDE EXPANSION AND CONTRACTION JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).
22. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DOES SHALL BE REPLACED. (SEC 1400.5.C-10)
23. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS FURNISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
24. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS FURNISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
25. UNWIND MATERIALS, SUCH AS LOGS, BRANCHES AND LIMBS, SHALL BE REMOVED FROM THE SITE. LIMBS, BRANCHES, ETC. SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. THE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

TREE PLANTING

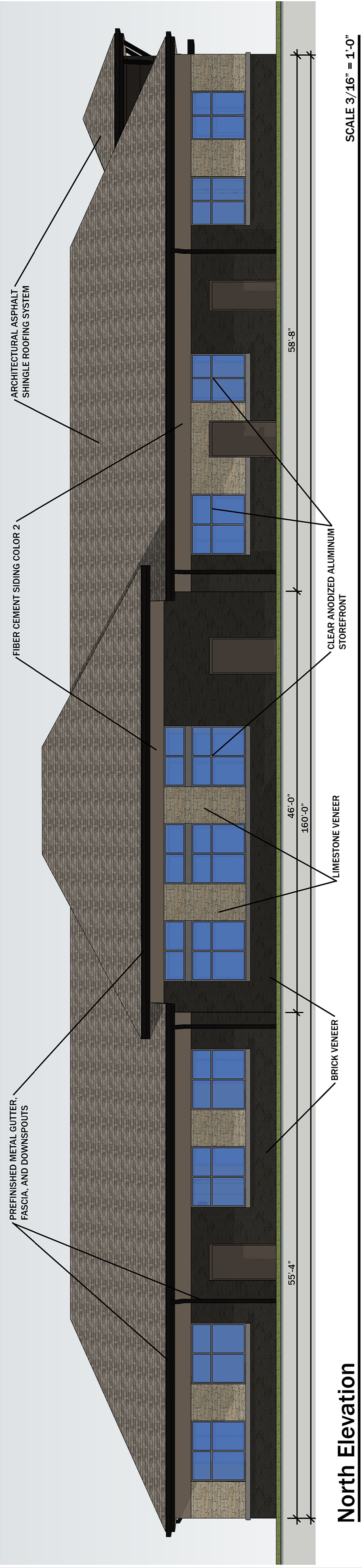
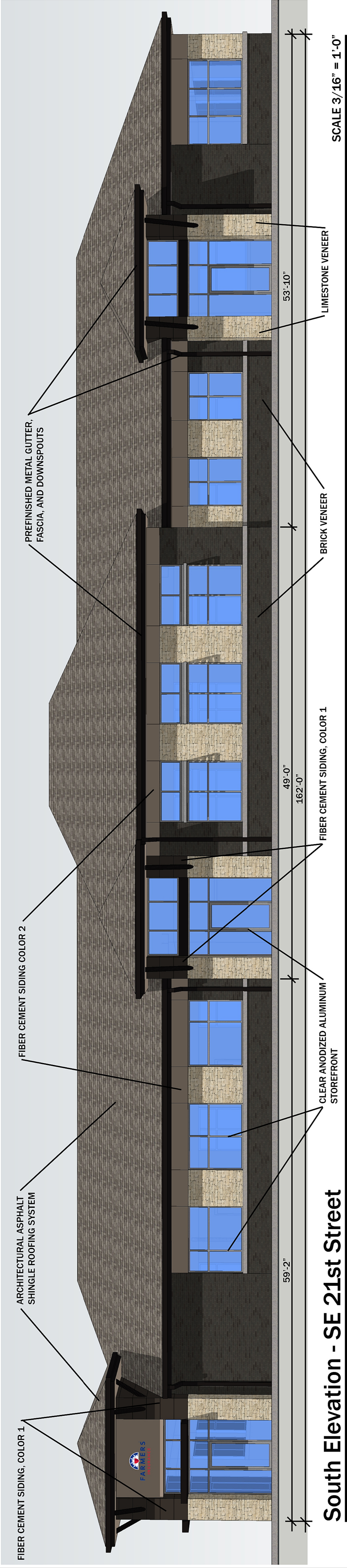
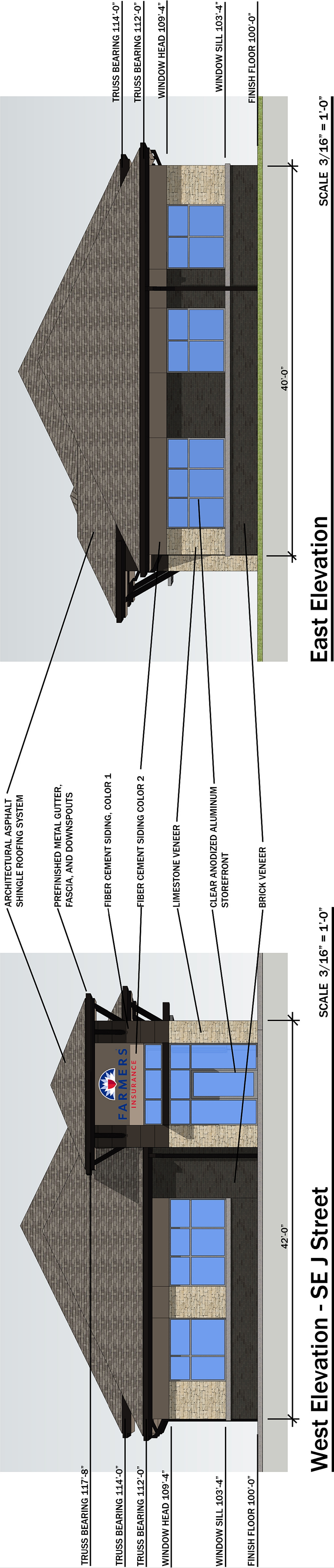
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

N.T.S.



26269	6/20/16	MUR	PM	DES	DRW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc. <u>ENGINEERS • PLANNERS • SURVEYORS</u> <u>LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS</u>					
3106 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712					
(479)273-9472 FAX (479)273-9844					
SHELLEY PARSON INSURANCE 2001 SE J STREET BENTONVILLE ARKANSAS					
LANDSCAPE PLAN				REV DATE	SHEET NO.
				6/20/16	7 of 9
				REV-1	

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Planning Commission Staff Report

Large Scale Development: Haxton Residential

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

GENERAL INFORMATION:

Project Number: 16-06000027

Applicant: Lamplighter Restorations, LLC

Representative: Sand Creek Engineering (Ken Booth)

Requested Action: Large Scale Development Approval

Location: 226 & 228 Southeast 2nd Street & 200 Southeast 'B' Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development for 3 attached single family townhomes located at 226 & 228 Southeast 2nd Street and 200 Southeast 'B' Street in the D-E, Downtown Edge zoning district that will be known as Haxton Residential. The combined square footage of the building is 7,650 square feet. Access to the property will from the rear by an existing driveway onto Southeast 'B' Street along the southern portion of the property. Six parking spaces are required and 12 spaces are being provided including the garages. An 8' wide sidewalk with street trees will be constructed along both road frontages. The exterior of the building will be constructed primarily of brick with some EFIS accents for the trim.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front BTL:	20' Maximum	1.45' East & 7.47' North
Side:	6' Minimum	6' West
Rear > 20':	12' Minimum	79' South
Height	60'	33'
Parking		
Standard Stalls	6	12 including garages
Handicap Stalls	0	0
Total:	6	12

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Southeast 2 nd Street	Local
South	-	-
East	Southeast 'B' Street	Local
West	-	-

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant in s redeveloping mixed use residential area near the square.

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

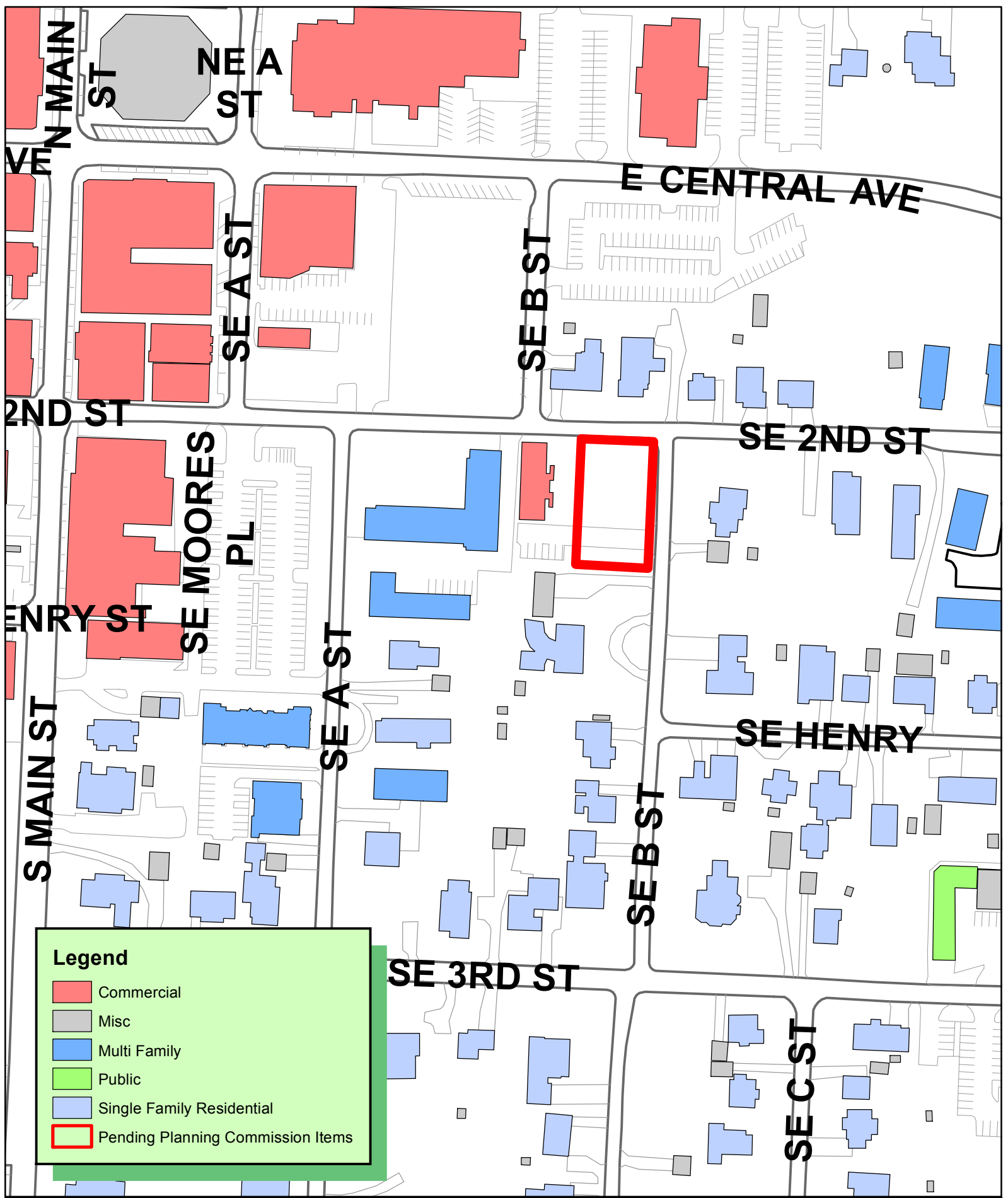
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

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



Legend

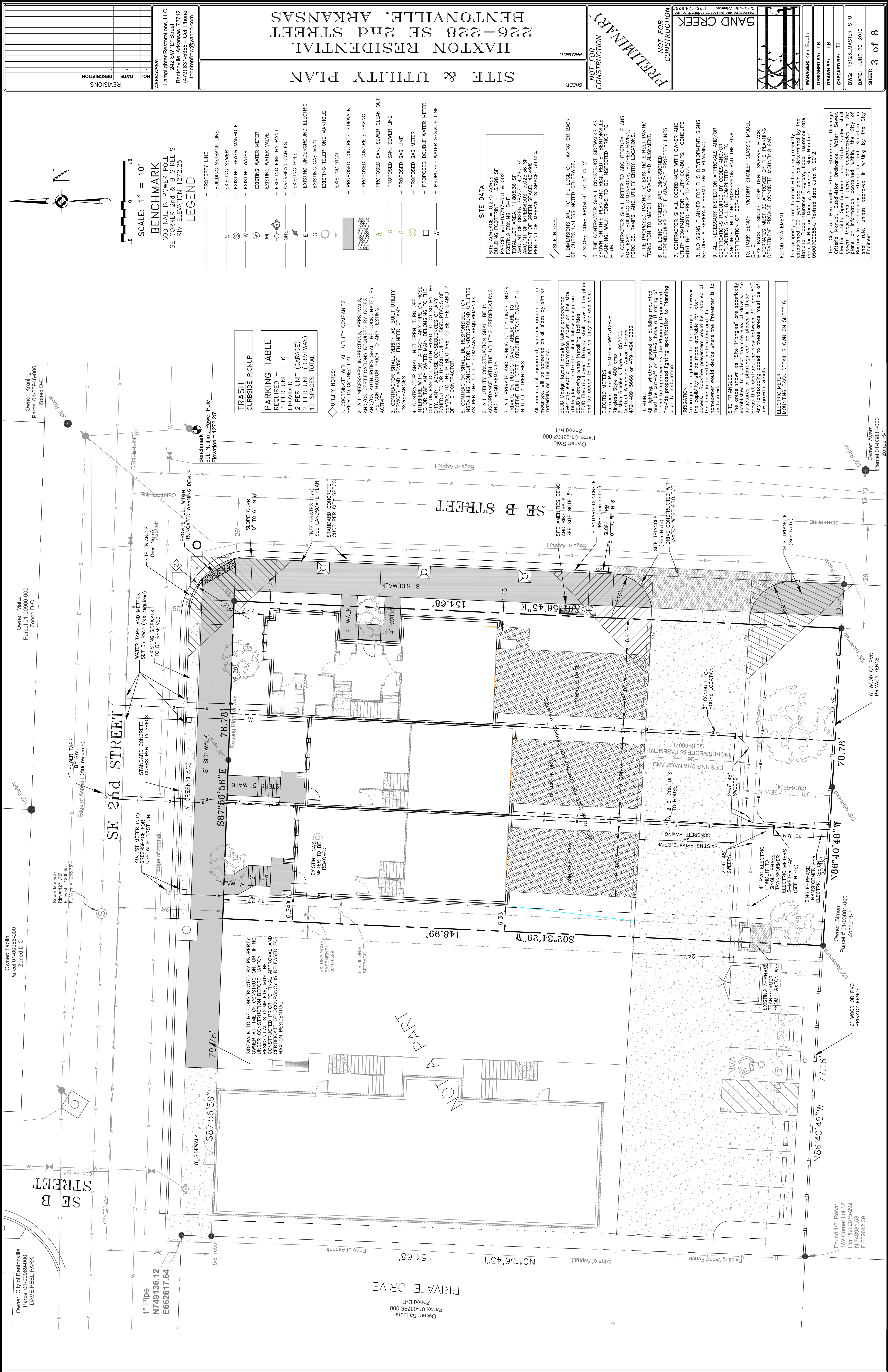
- Commercial
- Misc
- Multi Family
- Public
- Single Family Residential
- Pending Planning Commission Items

N
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1 inch = 150 feet

16-06000027
LARGE SCALE DEVELOPMENT
HAXTON RESIDENTIAL TOWNHOMES
LAMPLIGHTER RESTORATIONS, LLC





PRELIMINARY
NOT FOR CONSTRUCTION

HAXTON TOWNHOUSE
SE 2ND ST
BENTONVILLE, AR

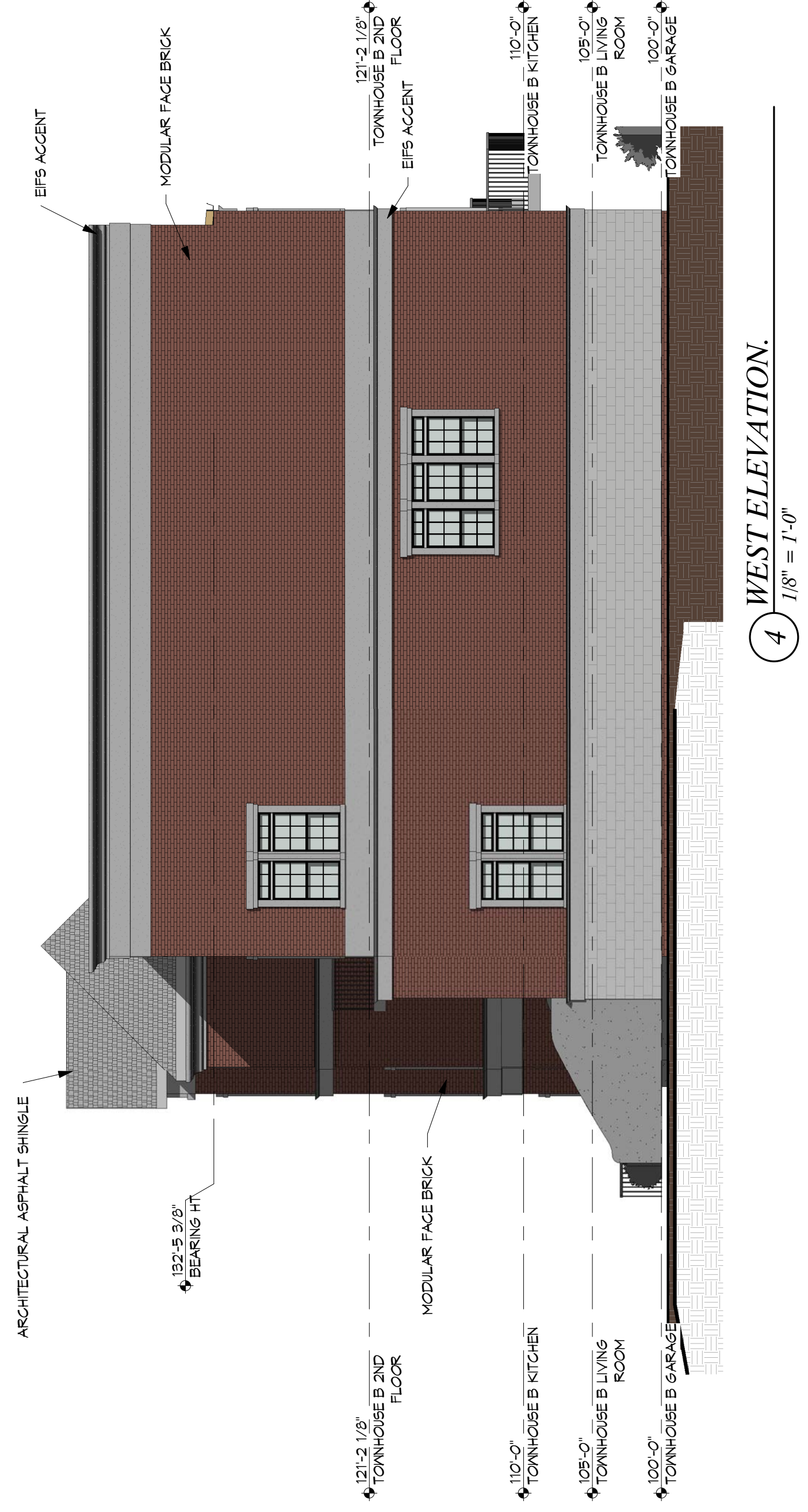
Burris
Architecture
300 N 2nd St Suite A, Rogers, AR 72756
479-636-3531

DATE	5-18-16
JOB NO.	10040
REVISIONS	

A 7.0
COLOR ELEVATIONS



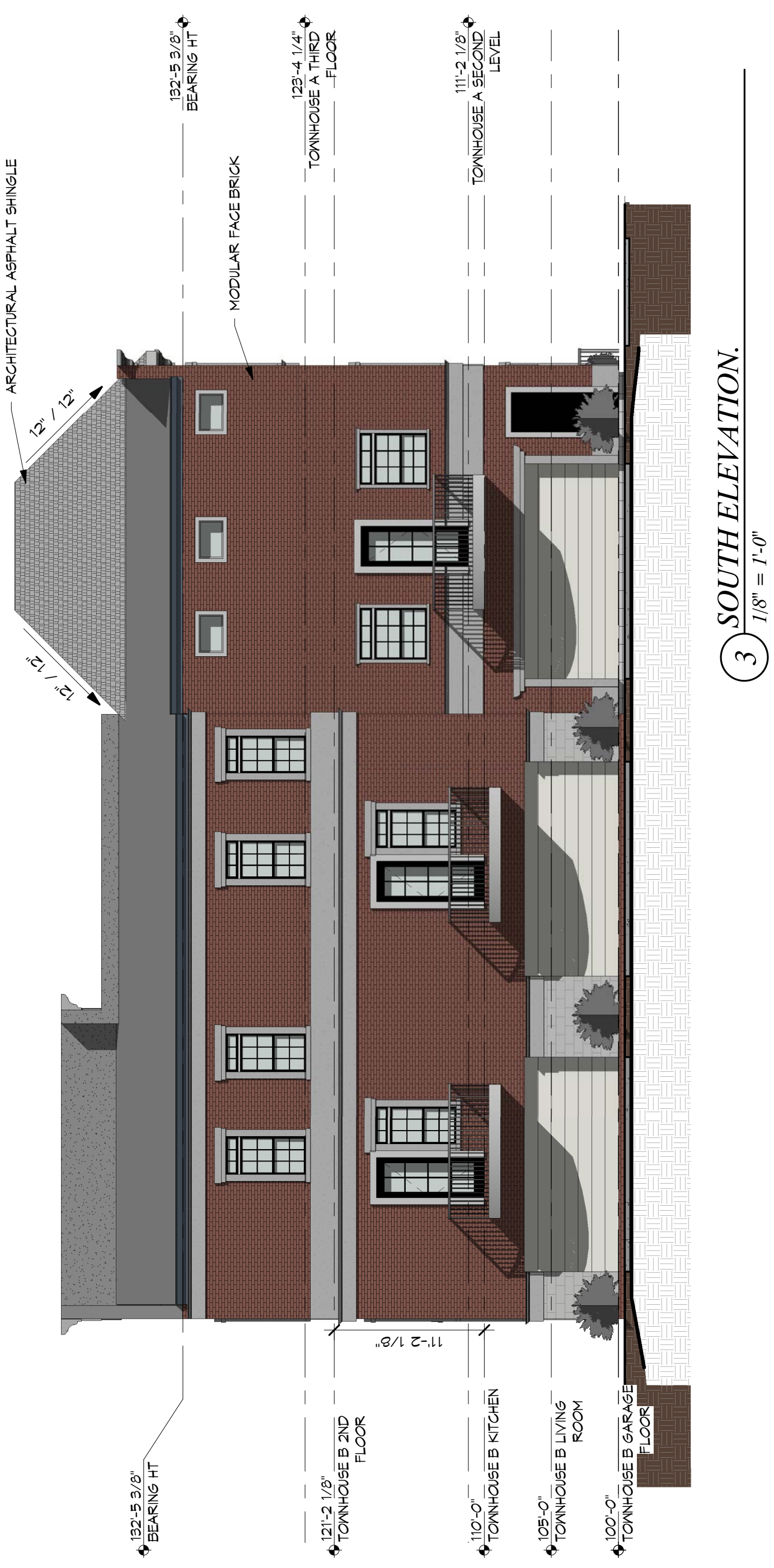
1 EAST ELEVATION.
1/8" = 1'-0"



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



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



3 SOUTH ELEVATION.
1/8" = 1'-0"



PC Meeting of: July 5, 2016

The City of Bentonville, Arkansas

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

REZONING: Little Osage Farms, LLC (A-1, Agricultural to R-ZL, Zero Lot Line Residential)

Current Planning Division Correspondence: Planning Commission Staff Report

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

GENERAL INFORMATION

H.T.E. Project Number: 16-09000017

Applicant/Current Owner: Little Osage Farms, LLC

Representative: Burckart Construction

Requested Action: Rezoning

Location: Southwest Elington Street

Existing Zoning: A-1, Agricultural

Proposed Zoning: R-ZL Zero Lot Line Residential

Future Land Use Map Designation: Medium Density Residential

BACKGROUND / HISTORY

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

Previous Rezoning Requests for this Property: The property was rezoned from R-1, Single Family Residential to A-1, Agricultural on April 7, 2015.

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Subdivision	R-1 Single Family Residential	Medium Density Residential
South	Agricultural Land	A-1, Agricultural	Medium Density Residential
East	Agricultural Land	Benton County Land	Medium Density Residential
West	Single Family Subdivision	R-1 Single Family Residential	Medium Density Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	-	-	-
South	-	-	-
East	-	-	-
West	Southwest Elington Street	Local	Improved two lane asphalt

LEGAL NOTIFICATIONS

Public Notice: On **June 4, 2016**, the property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **June 8, 2106**. In addition, staff posted a notice of public hearing sign on the property on **June 21, 2016**. This **DOES** meet legal noticing requirements and are adequate for the scope of this rezoning application.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding(s) of Staff: It is the intent of the R-ZL, Zero Lot Line Residential zoning designation is to permit slightly higher density and encourage the development of a variety of dwelling types. The R-ZL District will allow the parcel to act as a transition between the single family neighborhoods to the North and West and the agricultural lands to the South and East. Policy LU-23 Housing Types states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”. The proposed rezoning will meet the intent of this policy therefore the request is consistent with good land use planning and the General Plan.

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

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

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

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

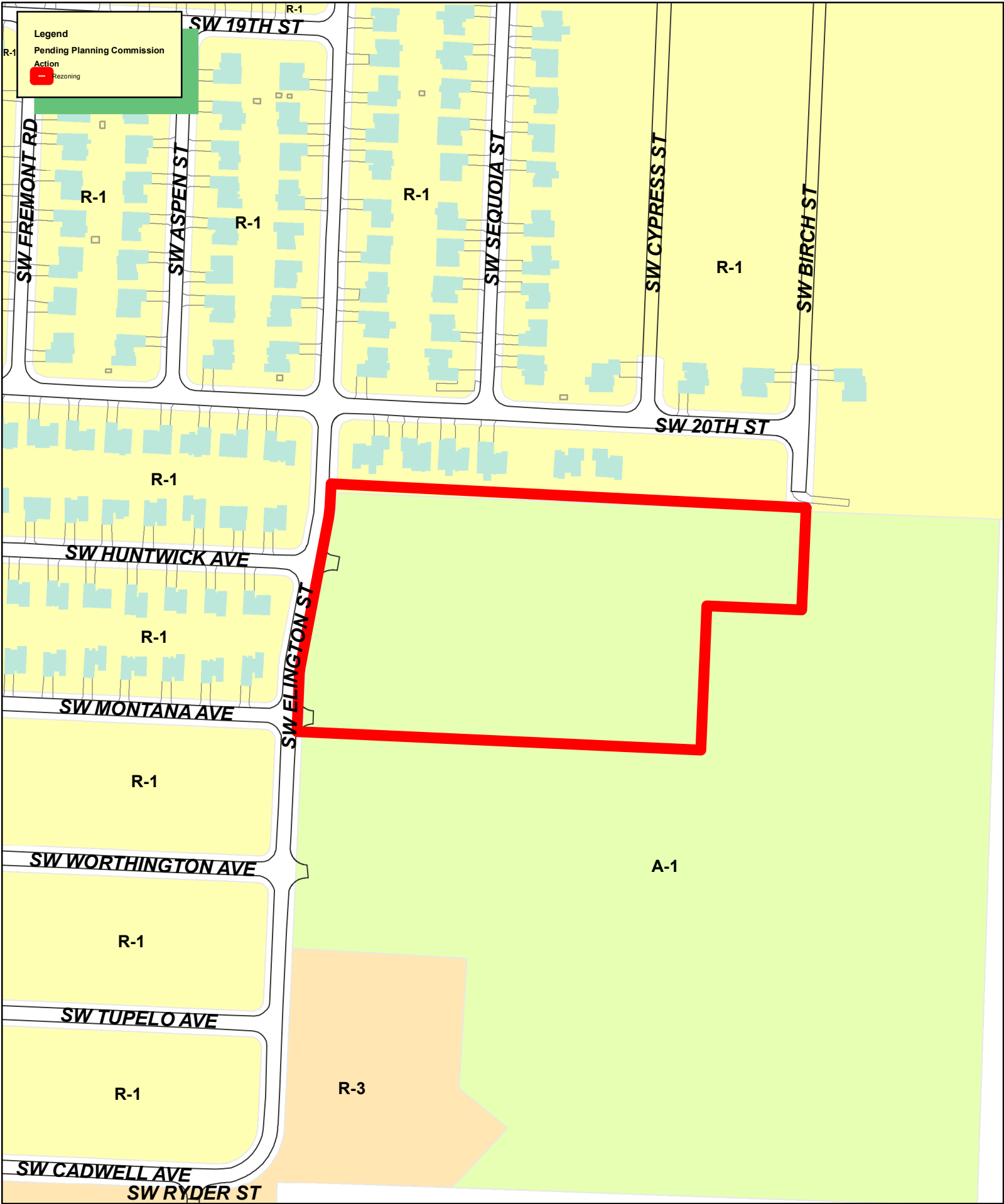
ANALYSIS, CONCLUSION, & SUMMARY

The proposed zoning classification would be consistent with the policies of the General Plan, create a transition between the existing single family neighborhood to the North and West and the Agricultural uses to the South and East and will allow more diverse housing options in a rapidly developing residential area.

STAFF RECOMMENDATION

Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from **A-1, Agricultural to R-ZL, Zero Lot Line Residential**.

Legend
 Pending Planning Commission
 Action
 Rezoning



050215

City of Bentonville Planning Department

305 SW A Street

Bentonville, Ar. 72712

RE: Rezoning of 8.73 Acres @ 2303 SW Birch

Dear Planning Staff,

I am writing to request the rezoning of Lot 2 Little Osage Farms, otherwise known as 2303 SW Birch. Little Osage Farms, LLC request that 8.73 Acres out of the total 36.4 Acres +- be rezoned from A-1 to RZL.

This new lot is intended to be used for single family detached housing development with our primary focus on the needs of our seniors and their desire of a maintenance free community.

All services are available on site for this zoning and as the site plan shows this request works well as a buffer between the multi-family on the SW corner of the parent tract and single family to the north and west. The remaining land of 27.74 acres which surrounds this lot on the south and east is remaining A-1. This request is consistent with the cities land use plan.

We appreciate your review and we hope you approve our rezoning request.

Sincerely,



W.P. Burckart,

Little Osage Farms, LLC, Member

479-273-1881 – Off.

Planning Commission Staff Report
Conditional Use: Little Life Lessons Academy (Type B Residential Child Care, 5-10 children maximum)
Project Number: 16-02000007

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

GENERAL INFORMATION:

Applicant/Owner: Jeremy White

Representative: Amie Goforth

Requested Action: Conditional Use Permit Approval

Location: 813 Bella Vista Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

Proposed Use: Type B Residential Child Care (5-10 children maximum)

BACKGROUND:

The applicant has submitted a Conditional Use application for a Type 'B' Residential Child Care (5-10) children maximum. Hours of operation will be from 7:00am to 5:30pm Monday through Friday. Parking is available in the existing driveway and can accommodate up to 4 vehicles without blocking the sidewalk. A turnaround will also be installed by the applicant, which should eliminate the need for vehicular traffic to back out on Bella Vista Road. If necessary, pickup times can also be staggered. A wooden privacy fence will be installed around the outdoor play ground area; the front yard would not be accessible to the children except during pickup and drop-off times with adult supervision. No additional outdoor or indoor lighting is planned. Both the fire department and DHS have completed preliminary inspections. (See attachments)

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-1, Single Family Residential	Low Density Residential
South	R-1, Single Family Residential	Low Density Residential
East	R-1, Single Family Residential	Public School
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	Northwest 10 th Street	Local
South	-	-
East	Bella Vista Road	Collector
West	-	-

Site Inspection: A site inspection was completed; this property is currently an unoccupied residence within an established residential subdivision.

Public Notice: On **June 8, 2016** a notice was published in the *Arkansas Democrat-Gazette, Northwest Arkansas Addition* and a public hearing notice sign was posted on the property on **June 21, 2016**. This meets legal noticing requirements and is adequate for the scope of this project.

STANDARD CONDITIONS OF APPROVAL:

1. All technical review comments must be addressed before building permits are issued.

ISSUES / ANALYSIS:

SEC. 301.6. Planning Commission

E. Standards for Approval. In carrying out the purpose of this section, the Commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations and the City of Bentonville landscaping regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.
11. The Planning Commission shall in no case authorize less than minimum requirements of the Ordinance relating to height, area, setbacks, parking or landscaping.

12. The Planning Commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.
13. City of Bentonville Fire Department approval shall be obtained by the applicant.
14. Arkansas Department of Health/Benton County Department of Health approval(s) shall be obtained by the applicant.
15. Vehicular traffic shall not be permitted to back out onto Bella Vista Road. A hard surface driveway with turn around shall be constructed by the applicant and or owner.
16. The Conditional Use permit shall be allowed for a period of 1 year at which time the applicant must renew the Conditional Use Permit.

The conditional use is allowed on appeal in the **(R-1, Single Family Residential)** zoning district.

Allowed under the Protective Covenants of the subdivision. Not applicable

To date staff **HAS NOT** received public comment regarding this request.

RECOMMENDATION:

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

NW 11TH ST

NW 10TH ST

BELLA VISTA RD

NW 9TH

NW 9TH ST

NW 9TH ST

Legend

- Commercial
- Misc
- Multi Family
- School
- Single Family Residential
- Pending Planning Commission Items



1 inch = 100 feet

16-02000007
CONDITIONAL USE
HAPPY HOME SUBDIVISION
CHILD CARE

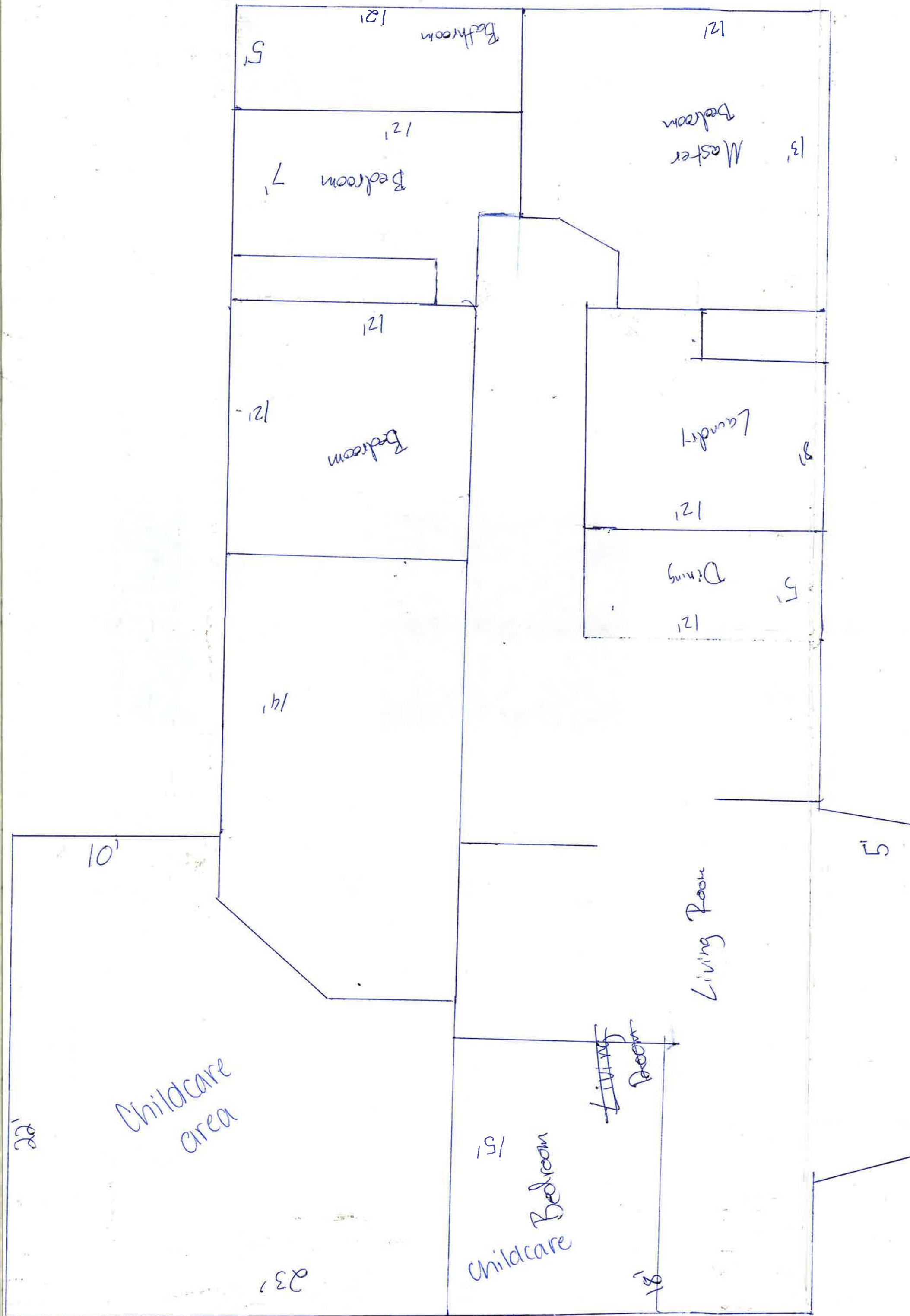


Amie Goforth
Little Life Lessons Academy
1312 E Central Ave
Bentonville, AR 72712
(479) 715-1914

At the proposed new location for childcare, 813 Bella Vista Road, there will be no more than ten(10) children during the hours of 7am – 530pm. There will be a sign placed in the front yard of proposed residence. The area dedicated for childcare use will be noted on the floor plan provided, along with square footage. A privacy fence will be placed on the property line in the backyard where children will be present. There shall be no additional parking requirements or outdoor lighting changes.

Thank You,

Amie Goforth



Subject: 10 or less
From: Freddie Young (Freddie.Young@arkansas.gov)
To: amiegoforth@yahoo.com;
Date: Tuesday, May 31, 2016 9:38 AM

As the facility serves 10 or fewer occupants, it is not subject to routine assessment by the Health Department under the provisions of the Child Care Licensing Act 434 of 1969, as amended. If the facility ever routinely serves more than 10 occupants or changes the nature of its food service, please contact the local county health unit

Sincerely,

Freddie Young

EHS

Freddie Young

Environmental Health Specialist

Benton County Health Unit

479-986-1300 ext 1362

479-986-1374 Fax

freddie.young@arkansas.gov

For information on the flu and other initiatives, go to www.healthy.arkansas.gov

Also follow us on Facebook and Twitter

<http://www.facebook.com/pages/Arkansas-Department-of-Health/115357271814843><http://www.facebook.com/pages/Arkansas-Department-of-Health/115357271814843><https://twitter.com/ADHPIO><https://twitter.com/ADHPIO>

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Jon Stanley

From: Jake Feemster
Sent: Tuesday, May 31, 2016 2:02 PM
To: Jon Stanley
Subject: FW: 813 Bella Vista Road

Here you go.

W. Jake Feemster

Asst. Fire Marshal
Bentonville Fire Dept.
Office: 479-271-5947
Main: 479-271-3151

From: Jake Feemster
Sent: Tuesday, May 31, 2016 1:49 PM
To: 'Amie Goforth'
Cc: Melissa.Myers@dhs.arkansas.gov; Brad Arnold
Subject: 813 Bella Vista Road

Amie,
After the initial walk through of the proposed home based childcare facility located at 813 Bella Vista Road, the Bentonville Fire Department approves our part for you to proceed with licensing through the state. As noted during the walk through, there will be required improvements to the electrical system as well as installing smoke detectors and emergency lighting before the fire department will conduct a final inspection.

Respectfully,



W. Jake Feemster

Captain / Asst. Fire Marshal
Bentonville Fire Department
Office: 479.271.5947
Main: 479.271.3151
Fax: 479.271.5980

CERTIFICATION OF HOME OCCUPATION COMPLIANCE
RESIDENTIAL CHILD CARE, TYPE B

I Amie Goforth, of _____, hereby state and certify that my home occupation complies with the City of Bentonville Zoning Code Article 601.J Home Occupations, Type B as set forth herein, specifically including all of the following requirements:

1. Type B. Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the conditional use procedure. However, Type B home occupations must meet the following requirements to be considered for a conditional use permit.

- a. The home occupation is located completely within the principal dwelling unit.
- b. The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.
- c. The home occupation is not primarily a retail sales operation. (Incidental sales, i.e. shampoo, cosmetics, are permitted.)
- d. The home occupation does not occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit.
- e. The home occupation does not display merchandise or have outside storage of equipment or materials.
- f. The home occupation does not alter the external appearance of the principal dwelling unit.
- g. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.
- h. The home occupation has no more than one non-illuminated business identification sign mounted flush to the dwelling unit and not more than two square feet in area.
- i. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- j. The home occupation will not cause more than one customer vehicle to be parking in the vicinity of the principal dwelling unit at a time.
- k. The home occupation does not involve the external or visible manufacturing of goods on site.

I hereby affirm or swear under penalty of perjury that this information is true and correct. I further affirm or swear that I will operate my home occupation in accordance with the City of Bentonville Municipal Code.

IN WITNESS WHEREOF, the said Releasor has hereunto set hand and seal this

_____ day of _____, 2016.

Amie Goforth
Signature of Affiant

Planning Commission Staff Report

Large Scale Development: DGTC North Parking Expansion

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

GENERAL INFORMATION:

Project Number: 16-06000028

Applicant: Walmart Stores, Inc. Reality Entity

Representative: CEI Engineering Associates (Steve Pawlaczyk & John Trahan)

Requested Action: Large Scale Development Approval

Location: 805 Southeast Moberly Lane

Existing Zoning: C-1, Neighborhood Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for replacement of 435 parking spaces that will be lost as a result of the future Southeast 8th Street widening project. No new curb cuts are being proposed, all ingress/egress points are existing onto Southeast Moberly Lane. All sidewalks exist. One-hundred and fifty three (153) new trees are either being planted or replaced and the existing old growth trees are being preserved.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		No building is being constructed
Front: Parking in front	50'	-
Front: Without parking in front	20'	-
Side: Adjacent to non-residential district	7'	-
Side: Adjacent to residential district	15'	-
Rear: Adjacent to non-residential district	20'	-
Rear: Adjacent to residential district	25'	-
Height	40'	0
Landscape Coverage	15%	15+%
Parking		
Standard Stalls	-	379
Handicap Stalls	-	56
Total:	-	435

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-ZL, Zero Lot Line Residential	Medium Density Residential
South	C-2, General Commercial	Commercial
East	R-1, Single Family Residential	Low Density Residential
West	C-2, General Commercial & A-1, Agricultural	Mixed Use

STREETS

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

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this is the location of an existing parking lot in the Southeast section of the city.

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

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

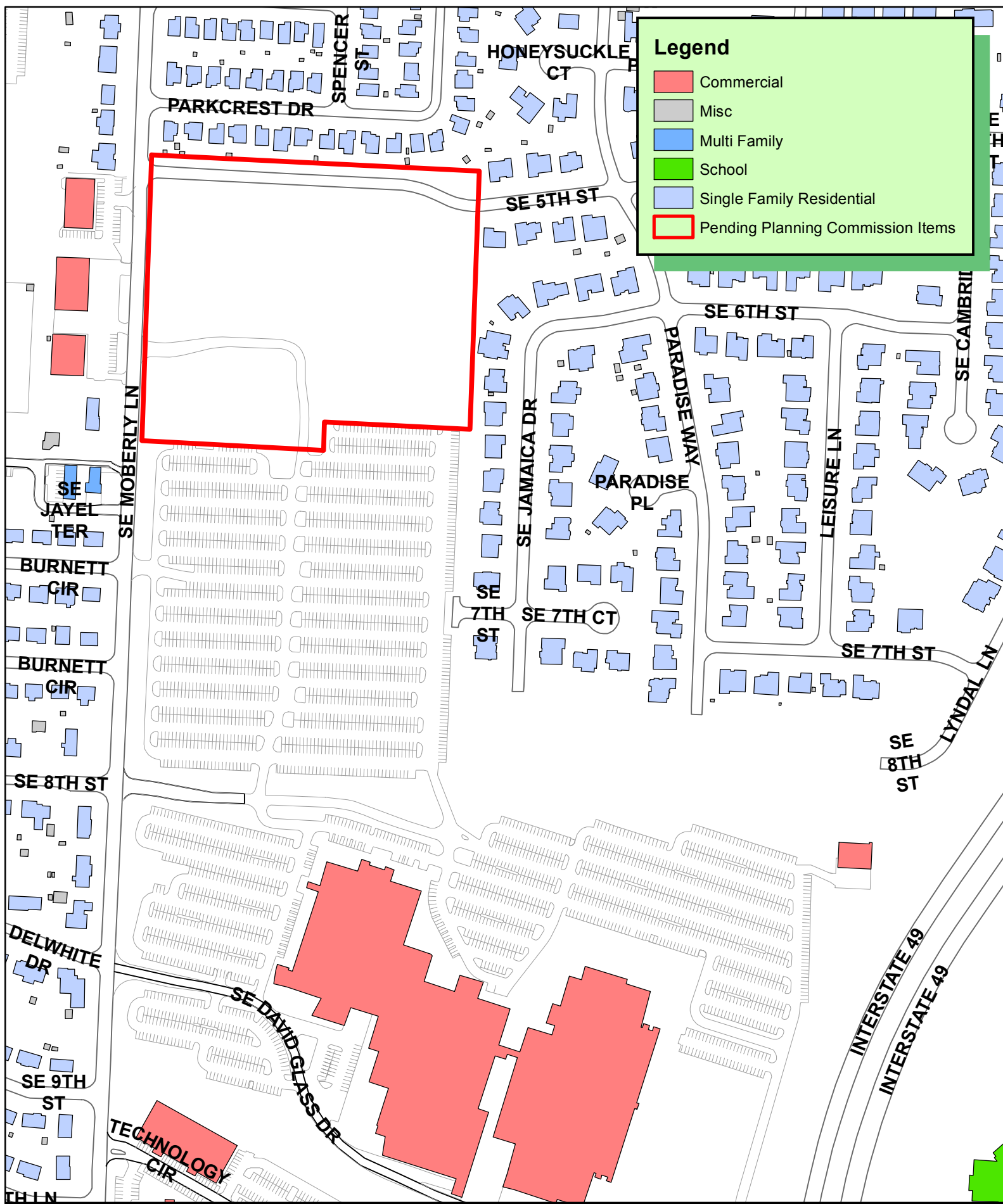
Waiver(s): 1 waiver request:

- o The applicant is requesting a waiver to Article 1400, Section 1400.8.G.5 Continuous Planting Islands. Ordinance states that when there are two or more double rows of parking, a 9' wide continuous planting island shall be located between every other row. The applicant is requesting to preserve the old growth trees located on this site in lieu of this requirement.

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

RECOMMENDATION:

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



Legend

- Commercial
- Misc
- Multi Family
- School
- Single Family Residential
- Pending Planning Commission Items

REVISIONS

NO.	DATE	DESCRIPTION
1	06/17/16	REVISED PER CITY COMMENTS

ENGINEERING ASSOCIATES, Inc.

LANDSCAPE ARCHITECTS • PLANNERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479)273-9472
FAX (479)273-0844

9050 - 506 DGTc

LANDSCAPE PLAN

805 SE MOBERLY LANE
BENTONVILLE ARKANSAS

Save money. Live better.

Walmart

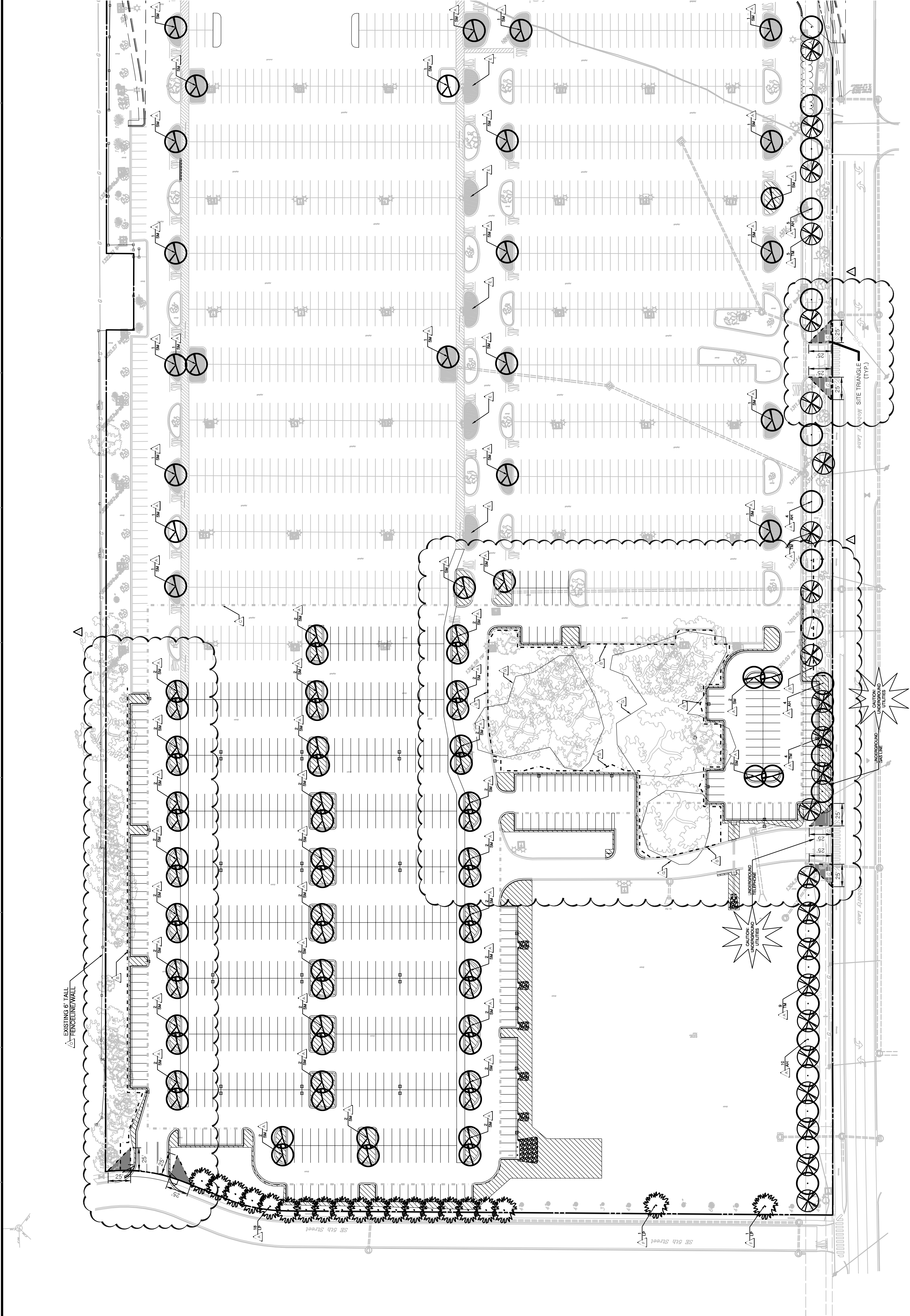
INITIAL DESIGN

DATE 8/7/16

AWD J7 MDA MDA DPOR PM DES DRW

JOB NO.: 29597
DWG NAME: 29597 Landscape
SHEET NO.
C-5

DATE 8/17/16
4:44 PM
REV-1



NOTES TO CONTRACTOR:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY, LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 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.
- THERE CANNOT BE ANY PLANTINGS BETWEEN 30" TO 60" IN HEIGHT WITHIN THE SITE TRIANGLES.

LANDSCAPE LEGEND

A LARGE TREE PLANTING. SEE DETAIL SHEET.

B TREE PROTECTION BOUNDARY LINE. SEE DETAIL SHEET FOR TREE PROTECTION.

C EXISTING 6" FENCE/NEIGHBOR.

D EXISTING 6" FENCE/NEIGHBOR.

E EXISTING LIGHT POLE.

F REPLACE DEAD TREE.

G EXISTING TREE CANOPY.

PROPOSED LEGEND

STORM DRAIN

BERNADA SOD

REMOVE EXISTING GROUND COVER AS NEEDED TO PLANT NEW TREES. CONTRACTOR SHALL ENSURE 80% LIVING MATERIAL REMAINS AFTER PLANTING IS COMPLETE.

PLANT LIST

KEY	QTY	COMMON NAME / BOTANICAL NAME	ROOT	SIZE	SPACING / COMMENTS
TH	24	THORN APPLE	8/60	2.5' CAL.	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
AM	22	AMERICAN HORNBEAM	8/60	2.5' CAL.	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
LP	20	LIRIOPE	8/60	2.5' CAL.	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
SM	87	SHRIMP PLANT	8/60	2.5' CAL.	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY

NOTE TO CONTRACTOR: GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT INDICATE THE EXACT LOCATION OF PLANTINGS. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF PLANTINGS ON PLANS AND SHALL BE RESPONSIBLE FOR THE PLANTING OF PLANTINGS ON PLANS.

NOTE TO CONTRACTOR:

IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH WITH THE PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

NOTE TO CONTRACTOR:

IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH WITH THE PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

ALERT TO CONTRACTOR:

ALL WORK GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT UTILITIES. S.S. CONTRACT MILESTONE DATE FOR THE OUTLOT CONTRACTOR TO THE CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING: INTERIOR PARKING LOT LANDSCAPING SHALL BE COMPLETED BY THE MILESTONE DATE IN PROJECT UTILITIES. S.S. CONTRACT MILESTONE DATE FOR THE OUTLOT CONTRACTOR TO THE CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.	29 PLANTING ISLANDS TO BE INSTALLED WITH 25 SHADE TREES EACH - 50 TREES TOTAL. TREES REFERRED TO IN THIS SECTION SHALL BE CHOSEN FROM THE LIST LOCATED IN SEC. 1400.12.B APPROVED TREE LIST.
STREET FRONTAGE BUFFER: SHADE TREES SHALL BE PROVIDED AT A RATE OF (1) SHADE TREE PER 100 FEET OF STREET FRONTAGE. TREES TO BE PLANTED WITHIN THE BUFFER SHALL BE CHOSEN FROM THE LIST LOCATED IN SEC. 1400.12.B APPROVED TREE LIST.	940 FEET OF STREET FRONTAGE TO BE INSTALLED WITH 25 SHADE TREES EACH - 50 TREES TOTAL. TREES REFERRED TO IN THIS SECTION SHALL BE CHOSEN FROM THE LIST LOCATED IN SEC. 1400.12.B APPROVED TREE LIST.
PERIMETER LANDSCAPING: PERIMETER LANDSCAPING SHALL BE COMPLETED BY THE MILESTONE DATE IN PROJECT UTILITIES. S.S. CONTRACT MILESTONE DATE FOR THE OUTLOT CONTRACTOR TO THE CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.	6 FOOT TALL FENCE EXTENDS ALL THE WAY AROUND THE PERIMETER OF THE CLIENT'S PROPERTY AND NEIGHBORING SINGLE FAMILY RESIDENTIAL.
INTERIOR GREENSPACE CALCULATIONS: THE TOTAL AREA OF INTERIOR PARKING LOT LANDSCAPING REQUIRED IS DETERMINED BY FIGURING FIFTEEN PERCENT (15%) OF THE TOTAL PARKING LOT AREA SHOWN.	INTERIOR GREENSPACE CALCULATIONS: THE TOTAL AREA OF INTERIOR PARKING LOT LANDSCAPING REQUIRED IS DETERMINED BY FIGURING FIFTEEN PERCENT (15%) OF THE TOTAL PARKING LOT AREA SHOWN.

811

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SCALE IN FEET



CEI Engineering Associates, Inc.

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

May 31, 2016

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

**RE: Walmart DGTC North Parking Expansion #9050-506
805 SE Moberly Lane
Waiver Request**

Mr. Thompson,

We are requesting a waiver of Section 1400.8 of the Landscaping, Screening and Buffering code for the continuous landscape island requirement. The purpose for this parking lot expansion project is to provide additional parking for the existing David Glass Technology Center (DGTC) facility. Part of the need for additional parking is the future parking loss due to the impending SE 8th Street widening project. Providing the required continuous landscape islands would prohibit us from achieving the number of additional parking spaces needed for the DGTC facility given the constraints of the existing property. We are, however, meeting the other landscape requirements for the new parking lot.

In lieu of providing the continuous landscape islands, we are proposing to provide additional landscape elements in the existing parking lot. Where appropriate, we've added trees in the existing landscape islands that currently do not have trees and filled in the gaps along the Moberly Lane frontage. We've also called for replacing two dead trees along SE 5th Street.

In addition to the above noted landscape improvements, we are also saving several large trees south of the existing detention basin. Rather than remove these mature trees to provide more parking, we (and Walmart) felt it would be best to save those large trees by designing the parking lot around them. The additional greenspace saved in that area exceeds the amount of greenspace that would have been provided in the continuous landscape islands.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at nhighfill@ceieng.com.

Respectfully,

Nathan A. Highfill, P.E., LEED Green Associate
Project Engineer

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ LOUISIANA ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA