



Planning Commission

Agenda

July 19, 2016

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

- 1. Lot 19 Lefor's Addition** **Lot Split**
203 Northwest 'D' Street
- 2. Lots 17 through 27, Block 9 of Deming's Addition** **Lot Split**
Northwest 'A' Street & Northwest 3rd Street
- 3. Lots 23, 24 & 25, Block 1 Railroad Addition** **Lot Split**
312 & 314 South Main Street
- 4. Lot 26, Block 3 Railroad Addition** **Lot Split**
307 South Main Street
- 5. Willowbrook Subdivision Phase 2 & 3** **Preliminary Plat**
Southwest Shell Road
- 6. Everett Buick GMC Parking Expansion** **Large Scale Development**
2500 Southeast Best Lane
- 7. Adair Creative Offices** **Large Scale Development**
307 South Main Street
- 8. Maggie's Midtown** **Large Scale Development Extension**
301, 303, 309 & 315 Southwest 'D' Street

IV. New Business

- 1. Roth Family, Inc** **Rezoning***
(R-1, Single Family Residential to D-E, Downtown Edge)
502 & 506 Southwest 'D' Street
- 2. Eversole Revocable Trust** **Rezoning***
(A-1, Agricultural to C-3, Central Commercial & R-4, High Density Residential)
Southwest 'I' Street & Southwest Regional Airport Boulevard
- 3. Doffin** **Driveway Waiver Request**
604 West Central Avenue

V. Other Business

VI. Planner's Report

- a. Downtown Residential Zoning Code Workshop – August 8th at 2:30.

VII. Adjournment

Planning Commission Staff Report

Lot Split: Lot 19 Lefor's Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-07000017

Applicant: Bridget Beckfield

Representative: Dave Marrs

Requested Action: Lot Split Approval

Location: 203 Northwest 'D' Street

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a lot split for property located at 203 Northwest 'D' Street that resides in the R-1, Single Family Residential zoning district. The plat as provided by the applicant indicates one new lot being created. The new lot will be known as Lot 19 (0.22 acres), of Lefor's Addition. The plat shows the dedication of an additional right-of-way along Northwest 'D' Street per the current master street plan. Public utilities are available to the new lots.

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	Low Density Residential
West	R-1, Single Family Residential	Low Density Residential

STREETS

Direction	Name	Classification
North	-	Arterial
South	-	-
East	Northwest 'D' Street	Local
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 single family home in an established single family neighborhood.

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

Pending Planning Commission

Action

 Lot Split

11

12

3

2

1

NW D ST

NW 2ND ST

15

7

8

165



1 inch = 59 feet

16-07000017
Lot Split-Bridget Beckfield
Lot 1 Lefors Addition
203 NW D Street
.22 Acres Total

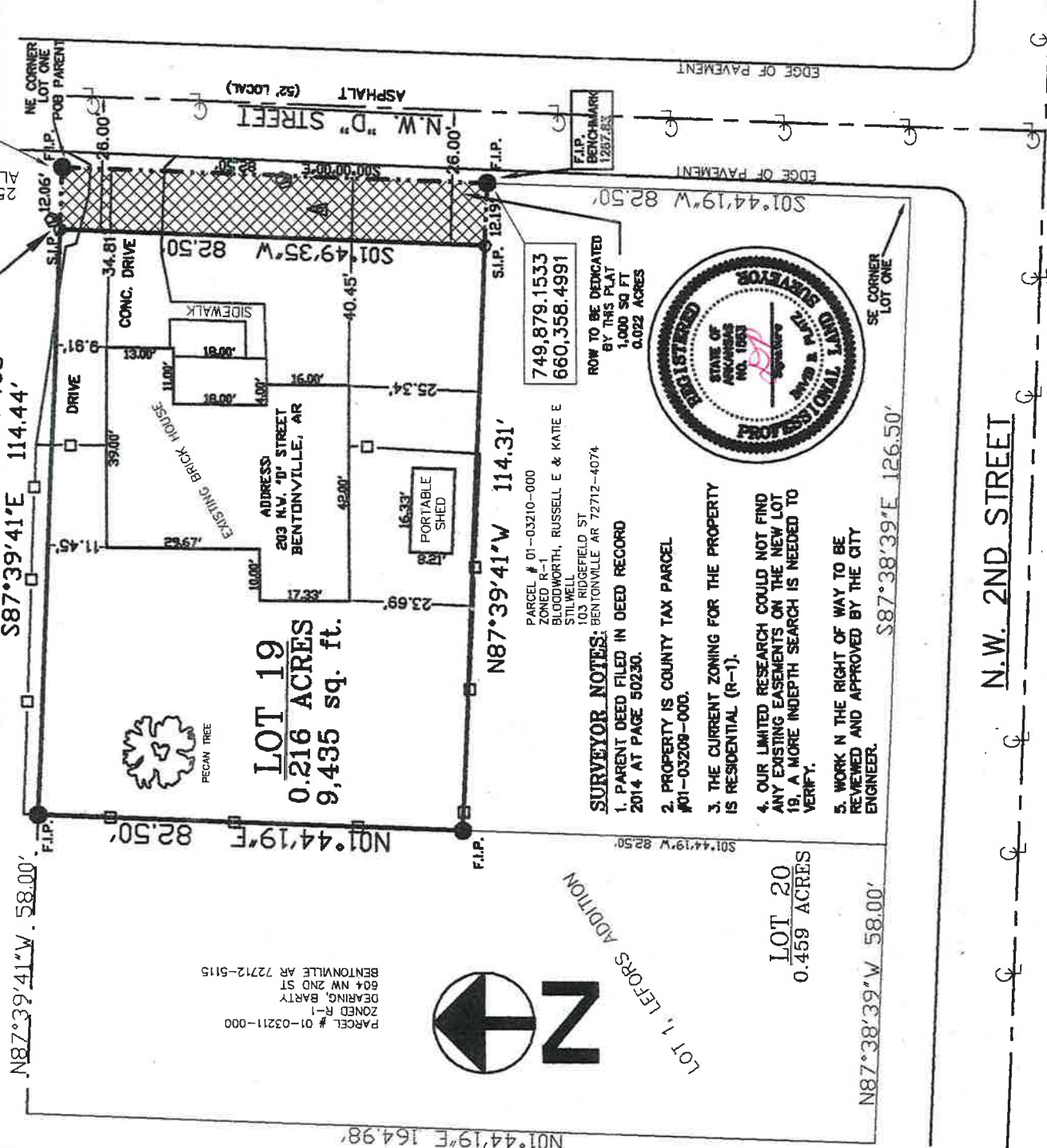


FLOOD CERTIFICATION
THIS PROPERTY DOES NOT LIE IN A SPECIAL
FLOOD HAZARD AREA AS SHOWN ON FEMA
PANEL #05007C0255 K, DATED JUNE 5, 2012.

PARCEL # 01-03179-000
ZONED R-1
MITCHELL, SUSAN
205 NW D ST
BENTONVILLE AR 72712-5226

EXISTING ALLEY
PUBLIC RIGHT OF WAY

McCLINTON STREET
PER PLAT B, BOOK 108
S87°39'41"E 114.44'



- SURVEYOR NOTES:**
1. PARENT DEED FILED IN DEED RECORD 2014 AT PAGE 50230.
 2. PROPERTY IS COUNTY TAX PARCEL #01-03208-000.
 3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1).
 4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE NEW LOT 19, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.
 5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.



CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: 7-5-16
SIGNED: David B. Platz
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

CITY REQUIRED NOTES:

1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

LEGEND

- OSLP. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- OLD PROP. LINE
- CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- EXISTING ALLEY
- EXISTING WATER METER
- EXISTING GAS METER
- DEDICATION AREA

BUILDING SETBACK (R-1 ZONING)
30' FRONT FROM STREET RIGHT-OF-WAY
20' FRONT FROM STREET RIGHT-OF-WAY
IF GARAGE IS RECESSED
7' ALONG SIDE LOT LINES
25' ALONG BACK LOT LINES

CERTIFICATE OF APPROVAL

FURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION:

SIGNED:

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION:

SIGNED:

REP. OF BECKFIELD REVOCABLE TRUST

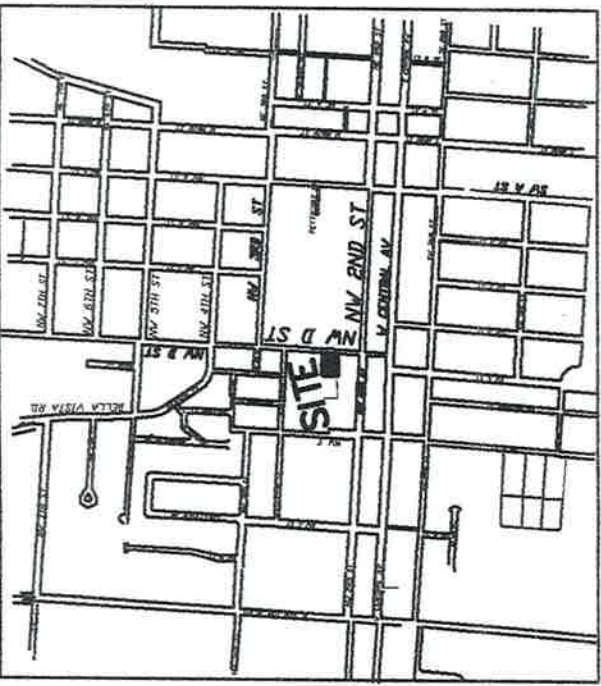
PRINT:

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS
DAY OF 2016.

NOTARY PUBLIC SIGNATURE



PROPERTY DESCRIPTION (PARENT)

A PART OF LOT 1 IN LEFORS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT ONE, THENCE SOUTH 01°49'35" WEST 165.00 FEET; THENCE NORTH 87°38'39" WEST 184.50 FEET; THENCE NORTH 01°44'19" EAST 164.98 FEET; THENCE SOUTH 87°39'41" EAST 184.50 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 19)

PART OF LOT 1 IN LEFORS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "B" AT PAGE 106 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE, LEFORS ADDITION; THENCE NORTH 87°39'41" WEST 12.06 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01°49'35" WEST 82.50 FEET; THENCE NORTH 87°39'41" WEST 114.31 FEET; THENCE NORTH 01°44'19" EAST 82.50 FEET; THENCE SOUTH 87°39'41" EAST 114.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,435 SQUARE FEET OR 0.22 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

A PROP. LINE ADJUSTMENT OF PART OF LOT 1, LEFORS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS TO BE KNOWN AS LOT 19 OF LEFORS ADDITION TO THE CITY OF BENTONVILLE.

PROPERTY LINE ADJUSTMENT	REVISIONS	
	No.:	BY: DATE:
OWNER CONTACT INFO:		
BECKFIELD, BRIDGET		
203 NW "D" STREET		
BENTONVILLE, AR 72712		
275-7909	DATE	06/06/16
366-7909	JP/ZS	2016077
CONSULTING INC.	CHECKED BY:	2016077
P.O. BOX 237	SCALE:	1"=30'
BENTONVILLE, AR 72712		SHEET: 1

Planning Commission Staff Report

Lot Split: Lots 17 through 27, Block 9 Deming's Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-05000024

Applicant: Quality Housing Partners, LLC

Representative: Bates & Associates (Justin Reid)

Requested Action: Lot Split Approval

Location: Northwest 'A' Street & Northwest 3rd Street (NW Corner)

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a lot split for property located at the intersection of Northwest 'A' Street & Northwest 3rd Street that resides in the D-E, Downtown Edge zoning district. The plat as provided by the applicant indicates eleven new lots being created. The new lots will be known as Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 & 2, Block 9 of Deming's Addition. Each new lot will be 0.03 acres in size. The plat shows the dedication of additional right-of-way along Northwest 'A' Street per the current master street plan. A private access easement is indicated on the plat. Each lot has direct access to public water service. Sewer service will be provided by a private sewer line that will connect to the public sewer main on the north side of the property via a private sewer easement.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	Public Alley	Public Alley
South	Northwest 3 rd Street	Local
East	Northwest 'A' Street	Collector
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 vacant in a redeveloping residential and mixed use area near the downtown square.

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

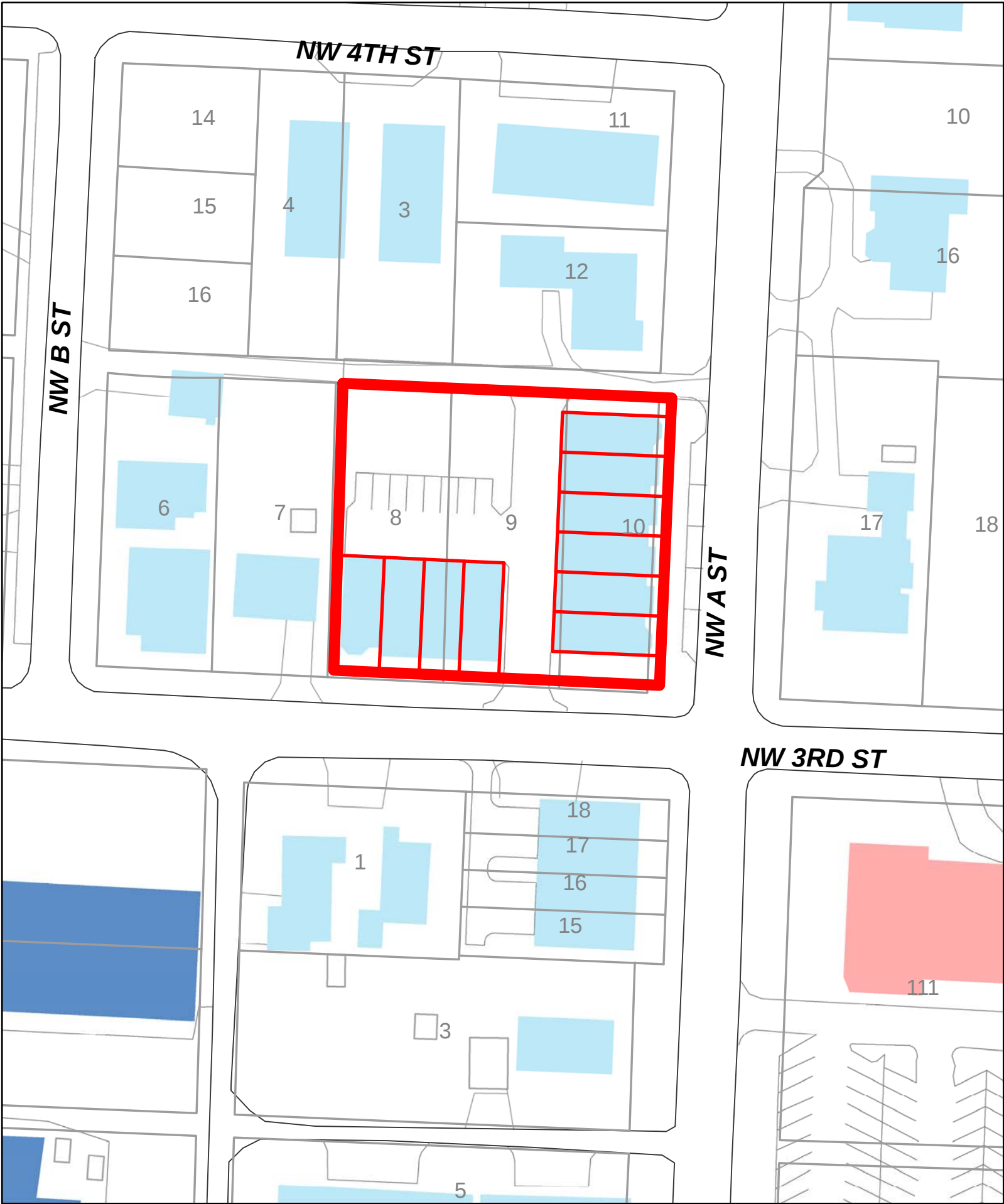
Water / Sewer: Per the G.I.S. site, water and sewer are currently available at this location.

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**.



Planning Commission Staff Report

Lot Split: Lots 23, 24 & 25, Block 1, Railroad Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-05000014

Applicant: Manuel Barnes

Representative: Terry Ging

Requested Action: Lot Split Approval

Location: 312 & 314 South Main Street

Existing Zoning: D-E, Downtown Edge

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a lot split for property located at 312 & 314 South Main Street that resides in the D-E, Downtown Edge zoning district. The plat as provided by the applicant indicates three new lots being created from one exiting lot. The new lots will be known as Lot 23(0.19 acres), Lot 24 (0.20 acres) and Lot 25 (0.17 acres), Block 1, of the Railroad Addition. The plat shows the dedication of an additional right-of-way along South Main Street & Southwest 4th Street per the current master street plan. Public utilities are available to the new lots.

SURROUNDING LAND USES AND ZONING:

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

STREETS

Direction	Name	Classification
North	-	-
South	Southwest 4 th Street	Local
East	South Main Street	Collector
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 dental office and office building in the downtown area.

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**.



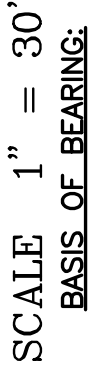
Legend

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



FLOOD CERTIFICATION:

ARKANSAS STATE PLANE COORDINATES, NORTH ZONE
STATIC GPS OBSERVATION, BENTONVILLE GIS MONUMENTS #1 AND #11
(2010)



LEGEND	
	FOUND IRON REBAR
	SET IRON REBAR
	CHISELED "X"
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	OFFSITE PROPERTY LINE
	CENTERLINE
	DEDICATED RIGHT OF WAY
	CONCRETE

PLANNING COMMISSION APPROVAL:

DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR

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

DATE OF EXECUTION: _____

SIGNED: _____

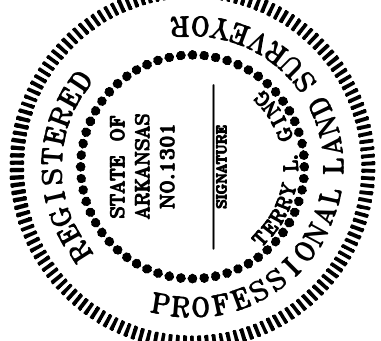
SURVEYOR:
TERRY GING SERVICES
212 SE MOORES PL.
BENTONVILLE, AR 72712

OWNERS:

PARCELS:

01-03766-000
01-03765-000

212 SE MOORES PLACE
CELL (479)-621-3592
BENTONVILLE, ARKANSAS 72712
OFFICE (479)-254-2909



LOTS 23, 24 & 25 BLK 1
RAILROAD ADDITION
ATLAS PAGE # 403
312 & 314 S MAIN STREET
BENTONVILLE, ARKANSAS

PROPERTY LINE ADJUSTMENT

FOR MANUEL BARNES

THIS PLAT REPRESENTS A FIELD SURVEY OF PLATS REFERENCED IN PLAT BOOKS A-66, P2-44, 15-91, 2004-422, 2005-759, 2010-463 AND WARRANTY DEEDS 2006-17054 AND 92-12995 OF THE BENTON COUNTY RECORDS.

THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THESE PARCELS.

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

75 FEET SQUARELY OFF THE SOUTH SIDE OF LOT 17, BLOCK 1, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

A PART OF LOT NUMBERED SEVENTEEN (17) IN BLOCK NUMBERED ONE (1), RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEY DESCRIPTION (M&P ENTERPRISES TO MANUEL AND PRISCILLA BARNES OWNERSHIP):

COMMENCING AT A FOUND IRON PIN AN THE NORTHEAST CORNER OF SAD LOT 17, THENCE N87°31'44" W. 113.35 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING, THENCE S23°35'57" W. 61.00 FEET TO A SET IRON PIN, THENCE N87°52'31" W. 10.43 FEET TO A SET IRON PIN, THENCE S03°06'45" W. 6.51 FEET TO A SET IRON PIN, THENCE S87°14'44" W. 124.48 FEET TO AN X CHISELED IN CONCRETE, THENCE S02°10'41" W. 52.52 FEET TO THE POINT OF BEGINNING, A SET IRON PIN, THENCE N87°31'44" W. 113.98 FEET TO THE BOUNDARY LINE TO BE ABANDONED, THENCE FOLLOWING SAD LINE N87°31'17" W. 45.00 FEET, THENCE N02°33'57" E. 90.00 FEET, THENCE S87°31'44" E. 45.00 TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS, SUBJECT TO ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR FACT.

PART OF LOT 17, BLOCK 1 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AN THE NORTHEAST CORNER OF SAD LOT 17, THENCE N87°31'44"W 6.51 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING, THENCE S02°10'41"W 77.50 FEET TO A CHISELED "X" IN CONCRETE, THENCE N87°31'44"W 124.46 FEET TO A SET IRON PIN, THENCE N03°08'42"E 16.55 FEET TO A SET IRON PIN, THENCE N87°53'17"W 10.43 FEET TO A SET IRON PIN, THENCE S07°31'44"E 113.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS, SUBJECT TO ANY OTHER RIGHTS OF WAY OR LESS, SUBJECT TO ANY OTHER RIGHTS OF RECORD OR FACI.

PART OF LOT 17, BLOCK 1 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 17 THENCE N87°31'44"W 6.51 FEET TO A SET IRON PIN, THENCE S02°10'41"W 90.02 FEET TO SET IRON PIN FOR THE POINT OF BEGINNING, THENCE N87°31'44"W 13.1366 FEET TO A SET IRON PIN, THENCE S02°33'57"W 66.98 FEET TO A X CHISELED IN CONCRETE, THENCE S88°15'13"E 114.36 FEET TO A SET IRON PIN, THENCE N02°10'41"E 78.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD OR FACIT.

PART OF LOT 17, BLOCK 1 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIN AN THE NORTHEAST CORNER OF SAD LOT 17, THENCE S87°31'44"W 113.35 FEET TO A SET IRON PIN, THENCE S02°33'57"W 61.00 FEET TO A SET IRON PIN, THENCE S87°53'31"W 10.43 FEET TO A SET IRON PIN, THENCE S02°06'45"W 6.55 FEET TO A SET IRON PIN, THENCE S87°31'44"W 12.53 FEET TO A SET IRON PIN, THENCE S87°31'44"W 12.46 FEET TO AN X IN CONCRETE, THENCE S02°01'41"W 12.53 FEET TO AN X IN CONCRETE, THENCE S87°31'44"E 157.54 FEET TO A FOUND IRON PIN, THENCE S87°31'44"E TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES, MORE OR LESS. SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD OR FACT.

Planning Commission Staff Report

Lot Split: Lot 26, Block 3, Railroad Addition

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-05000025

Applicant: Neuebox, LLC

Representative: Caster & Associates (Rob Caster)

Requested Action: Lot Split Approval

Location: 307 South Main Street

Existing Zoning: D-C, Downtown Core

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a lot split for property located at 307 South Main Street that resides in the D-C, Downtown Core zoning district. The plat as provided by the applicant indicates the creation of 1 new lot that will be known as Lot 26 (0.29 acres) Block 1, of the Railroad Addition. The plat shows the dedication of an additional right-of-way along South Main Street per the current master street plan. Public utilities are available to the new lot.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-E, Downtown Edge	Mixed Use
South	D-E, Downtown Edge	Mixed Use
East	D-E, Downtown Edge	Mixed Use
West	D-E, Downtown Edge	Mixed Use

STREETS

Direction	Name	Classification
North	Public Alley	Public Alley
South	-	-
East	-	-
West	South Main Street	Collector

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 vacant in a mixed use area of southeast downtown.

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

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

Waiver(s): N/A

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

RECOMMENDATION:

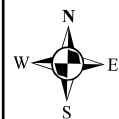
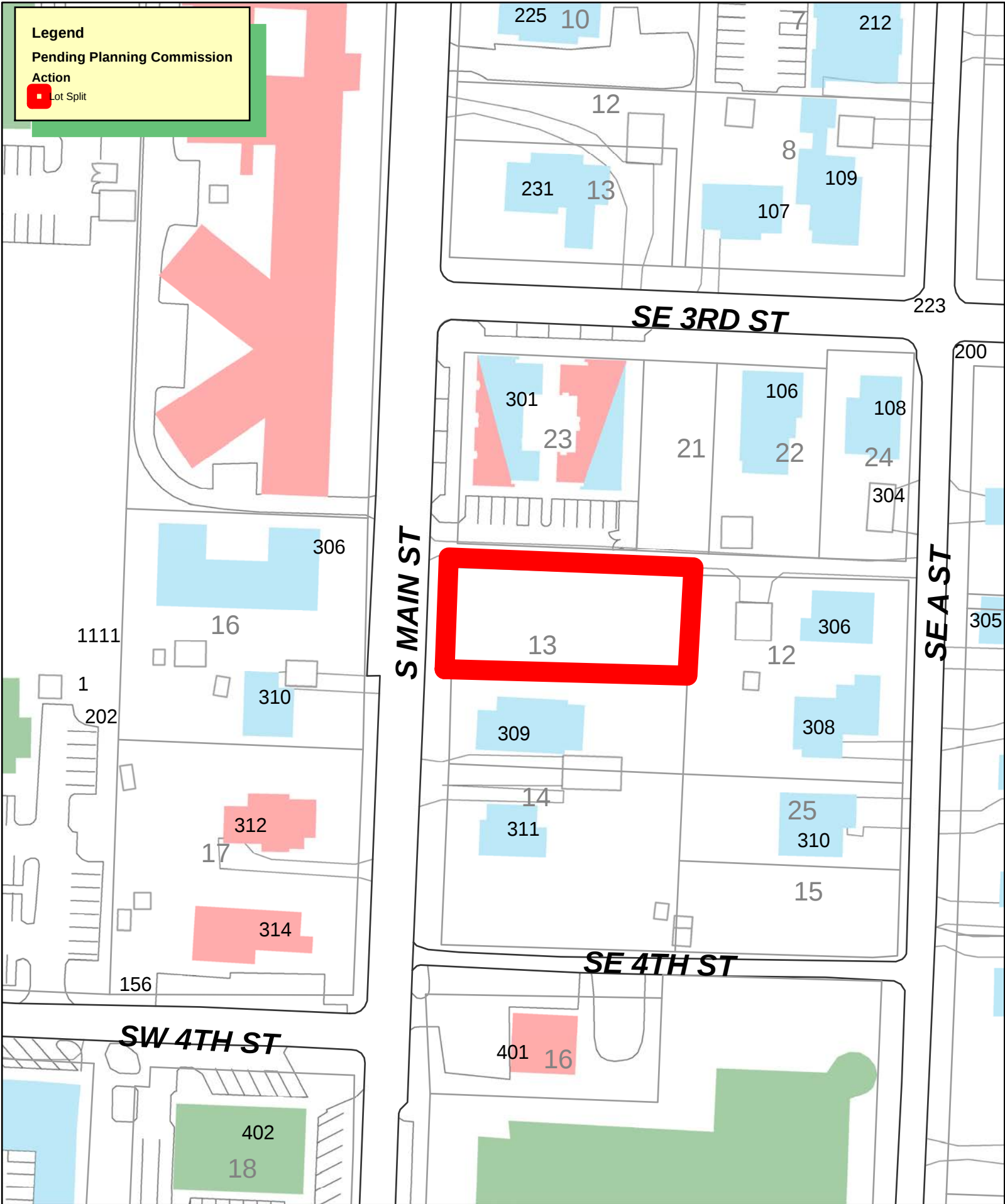
Staff has reviewed this application and recommends **APPROVAL**.

Legend

Pending Planning Commission

Action

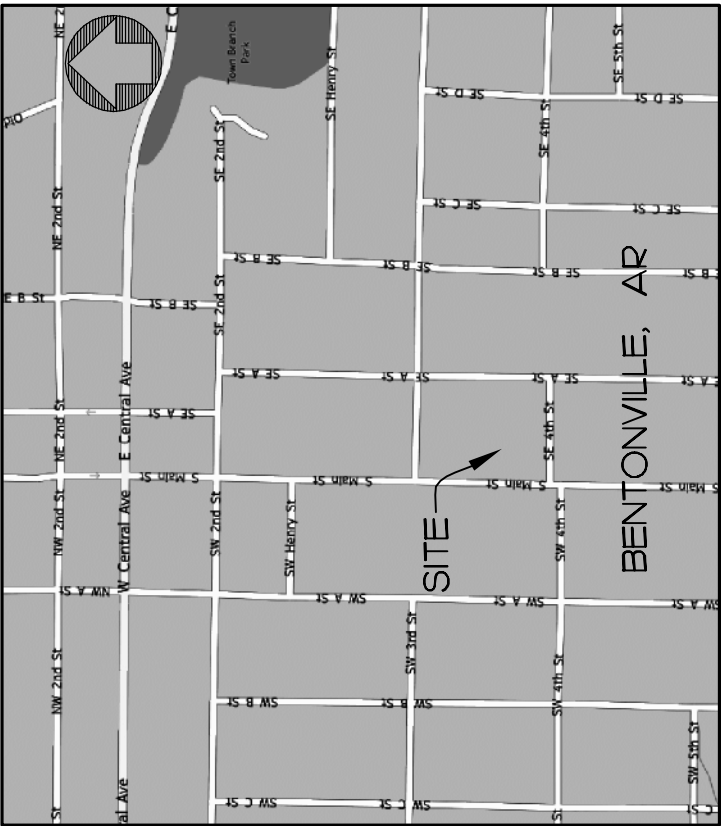
 Lot Split



1 inch = 83 feet

16-05000025
Lot Split-Neuebox, LLC.
307 S. Main St.
.29 Acres Total

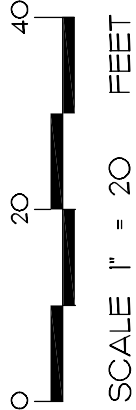
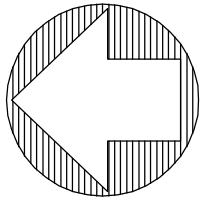




VICINITY MAP
(NTS)

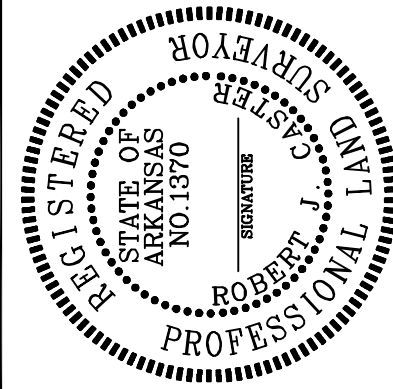
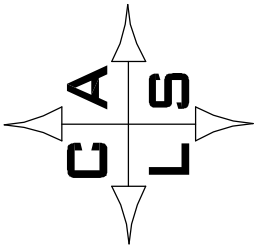
LEGEND

- FOUND REBAR
- SET 1/2" REBAR (LS #1370)
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- UTILITY POLE
- CLEAN-OUT
- WOOD FENCE
- CHAINLINK FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- CONTOUR LINE
- SPOT ELEVATION
- DECIDUOUS TREE



CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



SCALE: 1" = 20'

DATE: 7-15-16

LOT SPLIT
PART LOT 13, BLOCK 3
CREATING LOT 26
RAILROAD ADDITION

307 S. MAIN STREET
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 16-015
DRAWN BY: ASD
CHECKED BY: RJC
PAGE 1 OF 1

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 _____ BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

SIGNED _____ CITY CLERK, CITY OF BENTONVILLE

FLOOD CERTIFICATION:

I, CERTIFY THAT I HAVE EXAMINED THE FIA, OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

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

NOTES:

1. 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.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT BOOK 2012, PAGE 105.

4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

6. THE PROPERTY SHOWN HEREON IS ZONED DE (DOWNTOWN EDGE) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 0 FEET MAX. (NONRESIDENTIAL), 20 FEET MAX. (RESIDENTIAL)

SIDE YARD: 6 FEET MIN.

REAR YARD: 8 FEET MIN. (ADJ. TO NONRESIDENTIAL), HEIGHT < 20 FEET

12 FEET MIN. (ADJ. TO RESIDENTIAL, HEIGHT > 20 FEET)

THIS IS PER THE REQUIREMENTS OF THE CITY OF BENTONVILLE, ARKANSAS.

7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. 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.

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

10. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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

12. 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.

SURVEY DESCRIPTION:

PART OF LOT 13, BLOCK 3 OF RAILROAD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2012, PAGE 105 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 13, THENCE S87°38'54"E 169.09 FEET, THENCE S03°11'49"W 74.92 FEET, THENCE N88°27'50"W 167.59 FEET, THENCE N02°02'55"E 77.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1230.40 SQUARE FEET OR 0.29 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

Planning Commission Staff Report

Preliminary Plat: Willowbrook Subdivision Phase 2

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-08000004

Applicant: RLP Development, LLC

Representative: Morrison Shipley Engineers (John Wary)

Requested Action: Preliminary Plat Approval

Location: Southwest Shell Road

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a preliminary plat for a 60.45 acre, 127 lot, (124 of these are buildable) single family subdivision located along the north side of Southwest Shell Road in the R-1, Single Family Residential zoning district and will be known as Willowbrook Subdivision Phase 2. Lots with in Phase 2 will average 0.30 acres. Additional pavement width curb and gutter and a 6' wide sidewalk will be constructed along Southwest Shell Road. Stormwater will be addressed by the two little Osage Creek Tributaries that traverse the site. Two ingress/egress points onto Southwest Shell Road are being proposed. Street stubs are being provided to the north and west for future connections. A traffic calming device is being installed on the proposed Brittany Avenue. Additional right-of-way is being dedicated along Southwest Shell Road per the current Master Street Plan. Public water and sewer extensions will be constructed to serve each lot within the subdivision.

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	City of Centerton	City of Centerton
South	R-1, Single Family Residential	Low Density Residential
East	Benton County	Benton County
West	City of Centerton	City of Centerton

STREETS

Direction	Name	Classification
North	-	-
South	Southwest Shell Road	Collector
East	-	-
West	-	-

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL:

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

ISSUES / ANALYSIS:

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

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.

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

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

Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, and streets. The information submitted for the plat review process was reviewed for general concept only.

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

RECOMMENDATION:

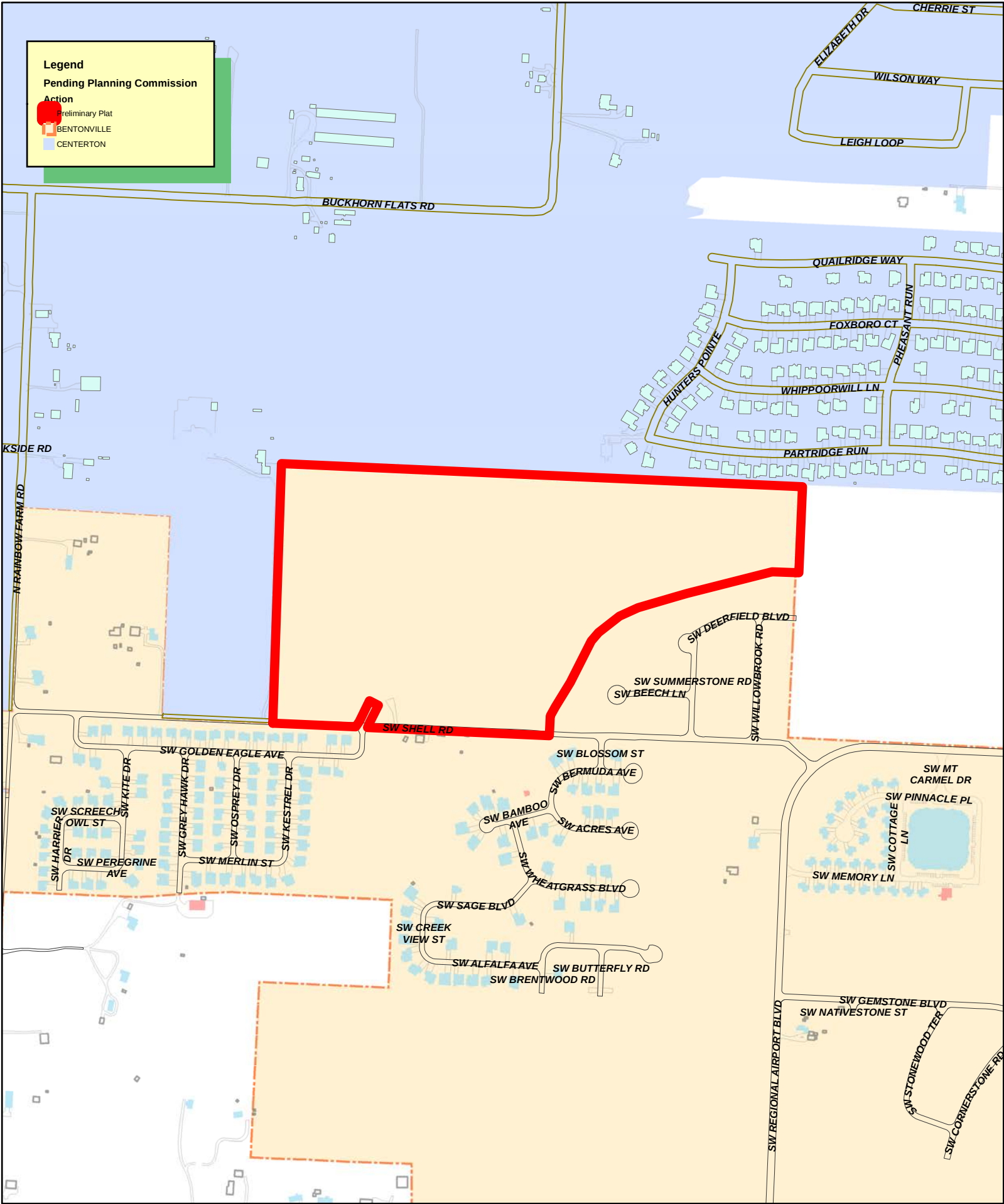
Staff has reviewed this application and recommends **APPROVAL**.

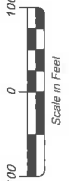
Legend

Pending Planning Commission

Action

- Preliminary Plat
- BENTONVILLE
- CENTERTON





LEGEND	
Property Line	Right-of-Way Line
Expenditure Line	Building Setback Line
Section Line	1/4 Section Line
Centerline	Ground 1/2" Rubber
	Set 1/2" Rubber/Zip (MLS 1507)
	Found Right of Way
	Moment

NOTES: ☐ Base ☐ Arkc ☐ Incon ☐ Port ☐ Det ☐ Floor ☐ Surv ☐ Corr ☐ Map

Owner/Developer
 RLP Developments, LLC
 PO Box 3207
 Bentonville, AR 72712
 Telephone: (479) 530-2333



Curve Table				
Curve #	Length	Radius	Tangent	Delta
C1	11.44	525.00'	5.87'	CO/160'
C2	22.18	200.00'	11.00'	C80/120.43'
C3	106.55	200.00'	54.45'	C80/2179.5'
C4	21.80	200.00'	18.92'	CO/75.9471'
C5	112.67	750.00'	56.44'	C60/356.25'
C6	54.85	100.00'	50.80'	C70/120.71'
C7	123.04	100.00'	70.61'	C84/220.11'
C8	150.98	400.00'	16.40'	C21/15.73'
C9	17.05	100.00'	571.00'	CO/143.736'
C10	82.07	200.00'	41.62'	C23/306.00'
C11	226.46	575.00'	116.80'	C44/386.05'
C12	31.27	175.00'	45.71'	C57/125.26'
C13	119.00	175.00'	45.71'	N81/14.435'
C14	11.44	525.00'	5.87'	N27/57.241E
C15	22.18	200.00'	11.00'	N60/43.541E
C16	106.55	200.00'	54.45'	E12/56.9E
C17	21.80	200.00'	18.92'	S97/53.501E
C18	112.67	750.00'	56.44'	N89/14.441E
C19	54.85	100.00'	50.80'	S70/16.501E
C20	123.04	100.00'	70.61'	N86/5.501E
C21	150.98	400.00'	16.40'	S27/26.191E
C22	17.05	100.00'	571.00'	N22/54.201E
C23	82.07	200.00'	41.62'	N18/55.021E
C24	226.46	575.00'	116.80'	N42/38.201E
C25	31.27	175.00'	45.71'	N81/14.435'

PRELIMINARY PLAT

Issued for Review

WILLOWBROOK

Bentonville, Benton County, Arkansas

FOR REVIEW

Vertical Scale	
Horizontal Scale	50
Plotting Scale	1
Drawing Number	
Project No.	RIP-01
Drawn By:	TJL
Approved By:	JRW
Date:	06.13.16

MORRISON  **SHIPLEY**
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.275.2206 • morrisonshipley.com

[illegible]

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, _____, hereby certify that this plot 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.

Date of Execution: _____

Date of Execution: _____

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, _____, hereby certify that this plot 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.

Date of Execution

Registered Land Surveyor

State of Arkansas
Registration No.



MORRISON SHIPLEY
ENGINEERS • SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2208 ■ morrisonshiplay.com

All that part of the South Half of the Northeast Quarter (51/2 NE1/4) of Section 10, Township 19 North, Range 31 West of the Fifth Principal Meridian, in Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at the Northwest corner of said S1/2 NE1/4,

[illegible]

Except: Beginning at the Southwest corner of said 5/12 NE1/4, Thence S87°21'45"E, 425.40 feet (425.43' Deed), along the South line of said 5/12 NE1/4, Thence N26°20'04"E, 24.64 feet (24.75' Deed), leaving said South line, to a point on the North right of way line of Shell Road for the Point of Beginning, Thence N26°20'04"E, 116.51 feet, Thence S63°59'42"E, 30.00 feet; Thence S26°12'04"W, 44.52 feet (44.65' Deed), Thence N87°21'53"W, 54.65 feet to the Point of Beginning.

Containing 60.45 acres of land, and being subject to any and all easements, rights of way or restrictions of record.

Planning Commission Staff Report

Large Scale Development: Everett Buick GMC Parking Expansion

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-06000030

Applicant: Everett Group Bentonville Land Company, LLC

Representative: GarNat Engineering, LLC (Vernon Williams, P.E.)

Requested Action: Large Scale Development Approval

Location: 2500 Southeast Best Lane (Private Drive)

Existing Zoning: C-2, General Commercial

Land Use Plan: Commercial

BACKGROUND:

The applicant has submitted a Large Scale Development for a 234 space parking lot expansion to the existing Everett Buick GMC Car dealership located at 2500 Southeast Best Lane. No new curb cuts are being proposed, all ingress/egress points are existing onto Southeast Moberly Lane. All sidewalks exist. All proposed landscaping meets and or exceeds the current subdivision requirements.

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	30'	-
Rear: Adjacent to non-residential district	20'	-
Rear: Adjacent to residential district	30'	-
Height	40'	0
Landscape Coverage	10%	10+%
Parking		
Standard Stalls	-	234
Handicap Stalls	0	0
Total:	-	234

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	C-2, General Commercial	Car Dealership
South	C-2, General Commercial	Car Dealership
East	C-2, General Commercial	I-49 Expressway
West	C-2, General Commercial	Car Dealership

STREETS

Direction	Name	Classification
North	-	-
South	Southeast Best Lane	Private Drive
East	Interstate 49	Expressway
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 a vacant lot along an established commercial corridor in the Southeast section of the city.

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

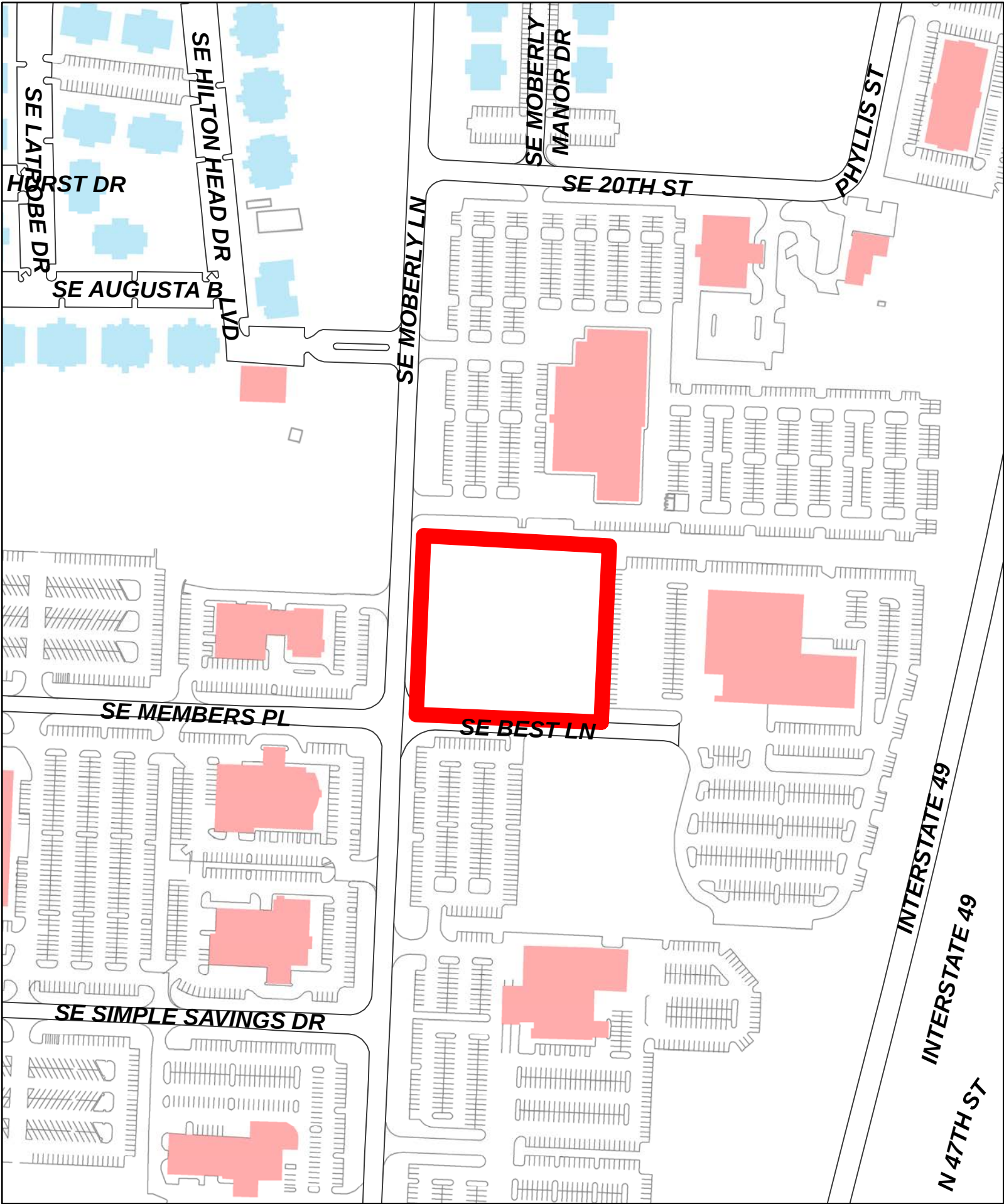
Water / Sewer: Per the G.I.S. site, water and sewer ARE available to this site.

Waiver(s): N/A

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

RECOMMENDATION:

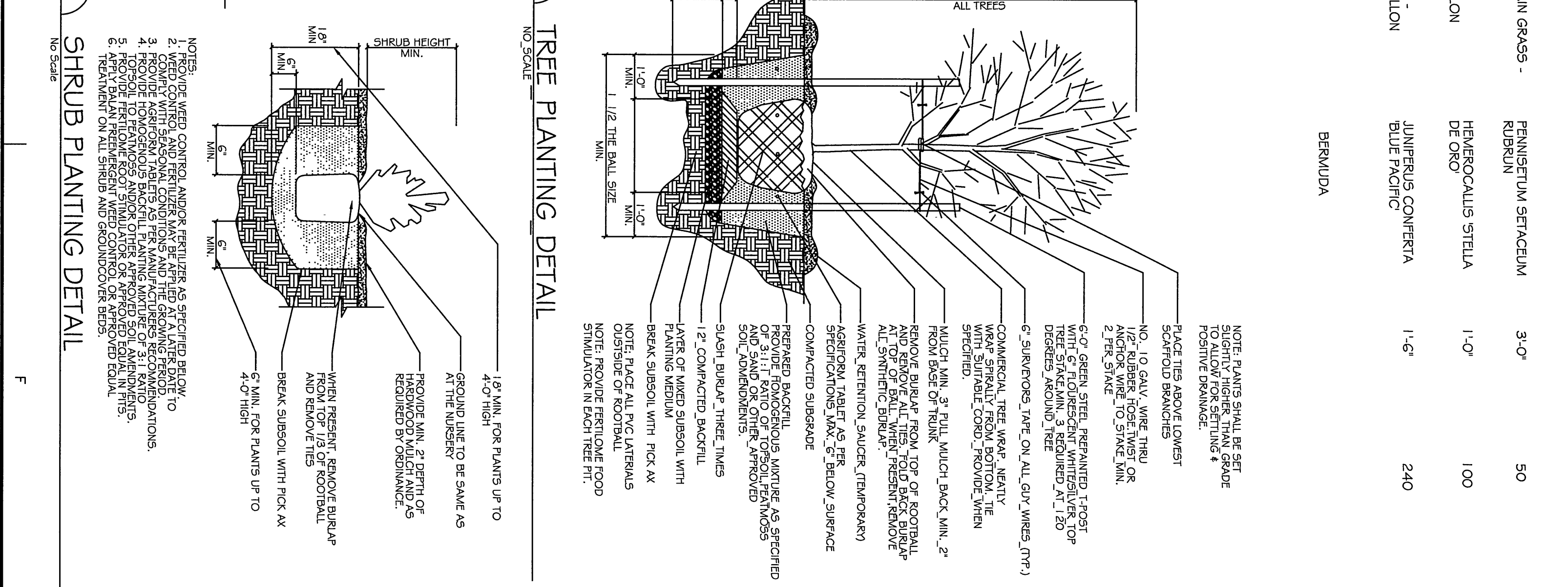
Staff has reviewed this application and recommends **APPROVAL**.

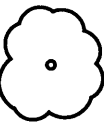
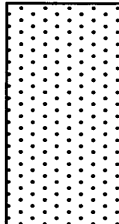


- TO ALL UNDISCARTED
THE PERIOD FROM
THE DATE OF
PLANTING
ORDINANCE.

- | Tree | Scientific Name: | Height at Maturity |
|------|---------------------------------------|--------------------|
| P | ULMUS PARVIFOLIA | 30'-0" |
| | ACER SACCHARUM | 60'-0" |
| E | TAOXODUM DISTICHUM
"SHAWNEE BRAVE" | 35'-0" |
| | CORNUS CAROLINIANA | 25'-0" |
| E | ACER SACCHARUM | 60'-0" |

- QUANTITY
- | | | | | |
|----|----|---|----|----|
| 12 | 31 | 9 | 17 | 10 |
|----|----|---|----|----|
- 1
-
- Marvelous Landscape, LLC
- 2811 Forest Drive
Bryant • Arkansas • 72022
256.2567 • Phone 501.847.8097 Fax
christymarvel@yahoo.com



COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QUANTITY:
 CHINESE ELM 2.5' MIN. CAL.	ULMUS PARVIFOLIA	30'-0"	12
 SUGAR MAPLE 2.5' MIN. CAL.	ACER SACCHARUM	60'-0"	31
 SHAWNEE BRAVE BALD CYPRESS 2.5' MIN. CAL.	TAXODIUM DISTICHUM "SHAWNEE BRAVE"	35'-0"	9
 AMERICAN HORNBREAM 2.5' MIN. CAL.	CARPINUS CAROLINIANA	25'-0"	17
 SUGAR MAPLE (EXISTING)	ACER SACCHARUM	60'-0"	10
 <u>SHRUBS</u> PURPLE FOUNTAIN GRASS - 3' O.C.	PENNSETUM SETACEUM RUBRUM	3'-0"	50
 DAISY - 8' O.C. - 1 GALLON	HEMEROCALLIS STELLA DE ORO	1'-0"	100
 SHORE JUNIPER - 24" O.C. - 3 GALLON	JUNIPERUS CONFERTA BLUE PACIFIC	1'-6"	240
 SOD	BERMUDA		

Planning Commission Staff Report

Large Scale Development: Adair Creative

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Project Number: 16-06000026

Applicant: Neuebox, LLC

Representative: Morrison Shipley Engineers, Inc. (Larry Grelle)

Requested Action: Large Scale Development Approval

Location: 307 South Main Street

Existing Zoning: D-C, Downtown Core

Land Use Plan: Mixed Use

BACKGROUND:

The applicant has submitted a Large Scale Development for a 4 story; 15,233 sq. ft. office building located at 307 South Main Street in the D-C, Downtown Core zoning district that will be known as Adair Creative Offices. Improvements to the existing alley located on the north side of the project are being proposed and access to the property will be from this alley. Sixteen parking spaces are required and 16 spaces are being provided, 14 in the rear and 2 on-street. A 12' wide sidewalk with street trees will be constructed along South Main Street. All landscaping meets ordinance. An underground stormwater detention system will be installed. The exterior of the building will be constructed primarily of brick with some architectural steel lintels, precast concrete lintels, and storefront glass.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks Front BTL: Side: Rear > 20':	 0' Maximum 0' Minimum 0' Minimum	 0' West 2' North & South 103' East
Height	20' min/80' max	50'
Parking Standard Stalls Handicap Stalls Total:	 15 1 16	 15 1 16

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	D-E, Downtown Edge	Vacant Mixed Use Lot
South	D-E, Downtown Edge	Jackson House Event Center
East	D-E, Downtown Edge	Single Family Residence
West	D-E, Downtown Edge	Single Family Residence

STREETS

Direction	Name	Classification
North	Public Alley	Public Alley
South	-	-
East	-	-
West	South Main Street	Collector

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 a redeveloping mixed use residential area of downtown.

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.

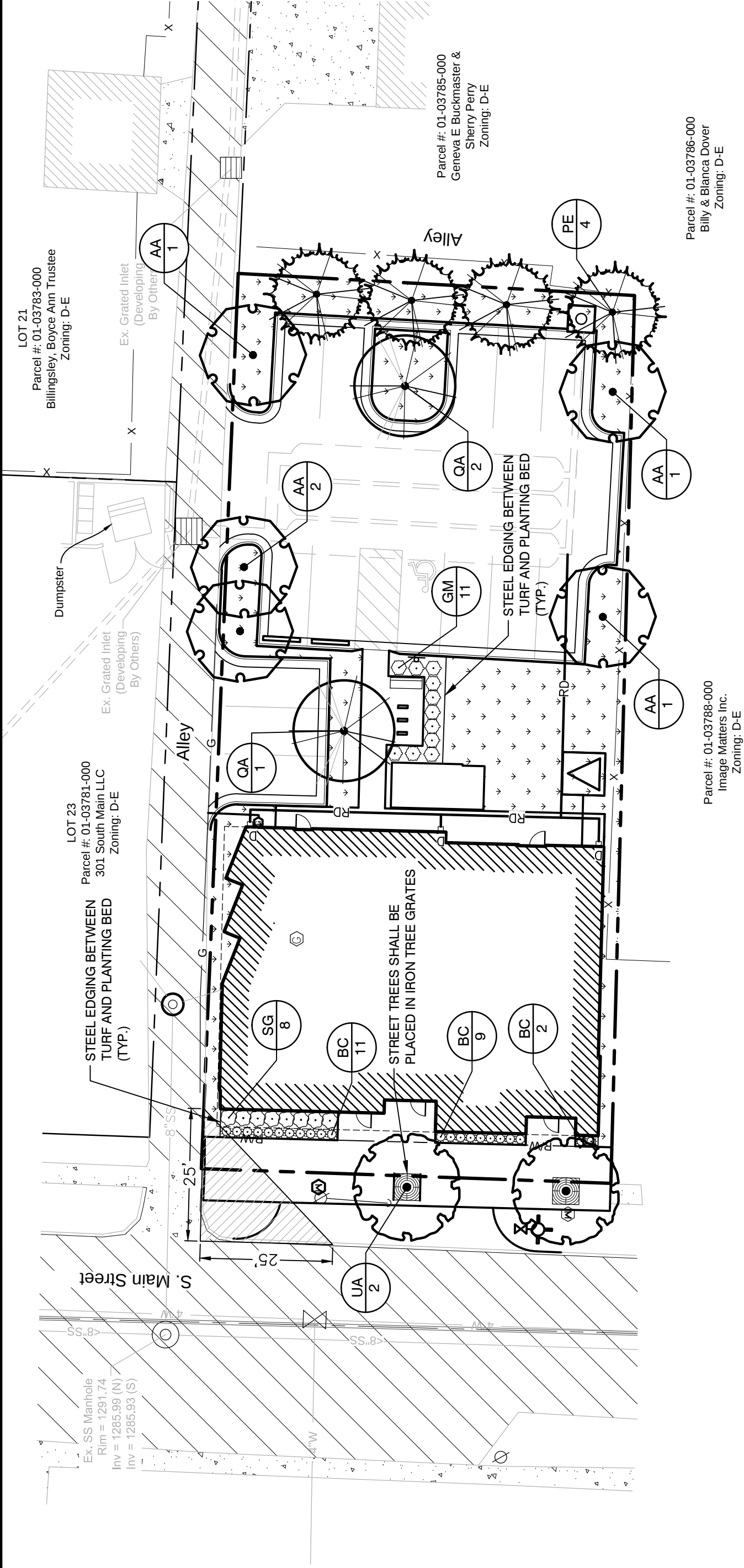
Waiver(s): N/A

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

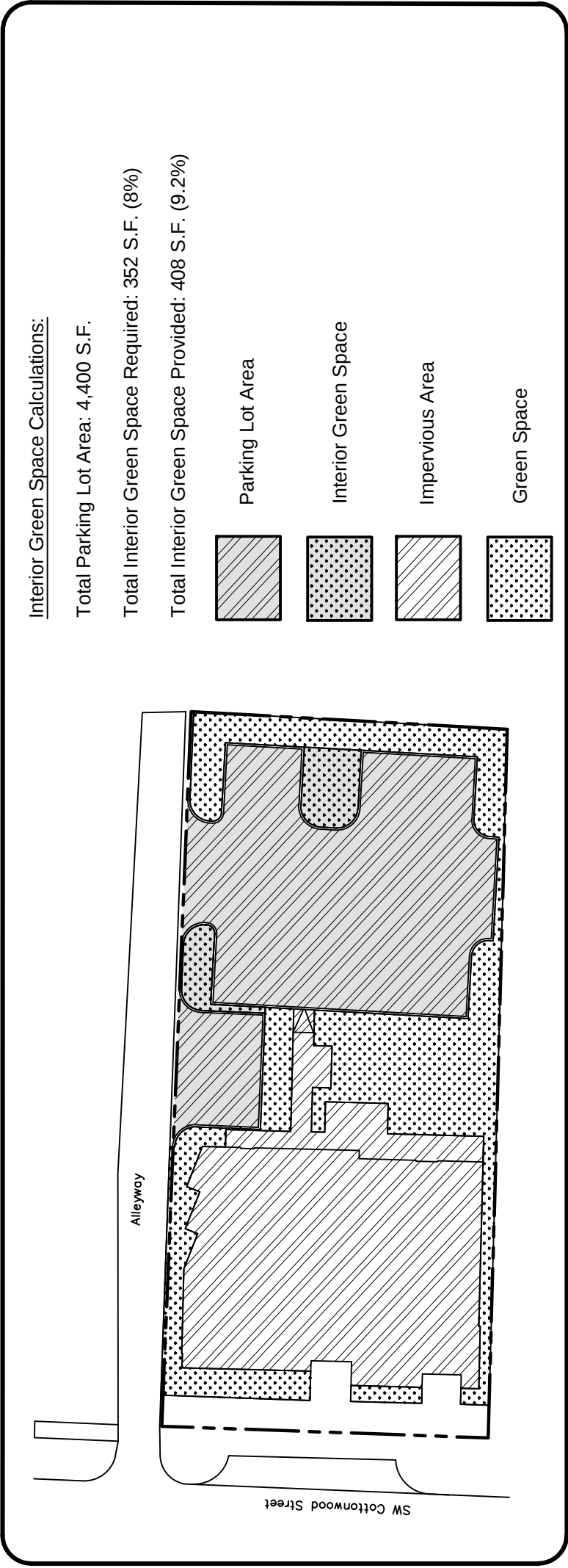
RECOMMENDATION:

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





GREENSPACE KEY MAP N.T.S.



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AA	Acer freemanii `Armstrong` / Freeman Maple	B & B	2.5`Cal		5
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5`Cal	6` min.	4
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5`Cal		2
	UA	Ulmus parvifolia `Allee` / Allee Lacebark Elm	B & B	2.5`Cal		2
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	
	BC	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	3 gal	24` o.c.		22
	GM	Buxus x `Green Mound` / Green Mound Boxwood	5 gal	36` o.c.		11
	SG	Spiraea x bumalda `Goldflame` / Goldflame Spirea	5 gal	36` o.c.		8
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
	CB	Cynodon dactylon / Bermuda Grass	sod			2,914 sf

Revision	By	Date

MORRISON

SHIPLEY

ENGINEERS • SURVEYORS

2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2208 • morrisonshipley.com

JAMES SHIPLEY

LANDTEK STUDIOS

2503 SWEETBRIAR DR. FAYETTEVILLE, AR 72703

PHF 479.253.9721

Drawn By:	JWG
Approved By:	LG
Date:	06-01-16
Project No:	MDX-01

Vertical Scale:	—
Horizontal Scale:	20
Plotting Scale:	1
Drawing Name:	PLAN SHEETS

Neuebox

South Main Street

Bentonville, Benton County, Arkansas

Issued for Review

Sheet No:

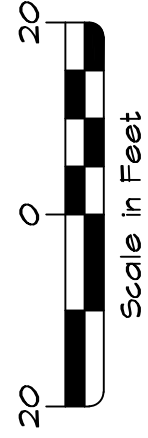
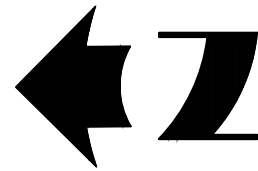
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of

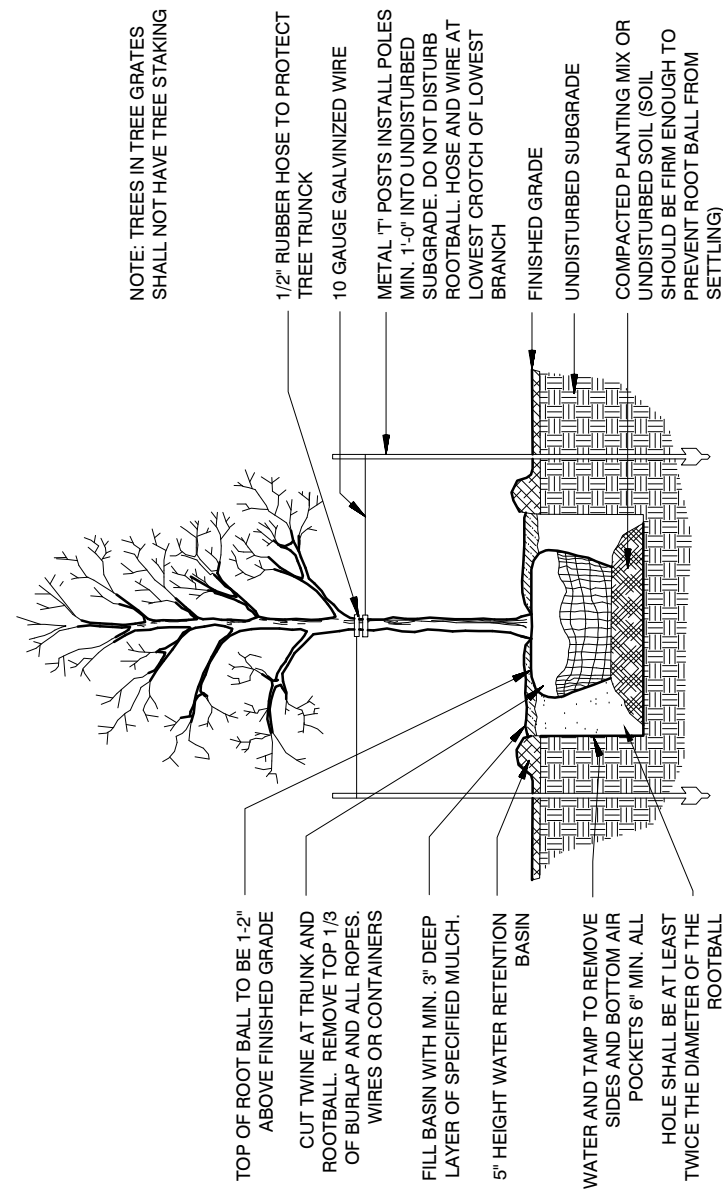
LANDSCAPE PLAN GENERAL NOTES:

- 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.
- 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.



MULCH

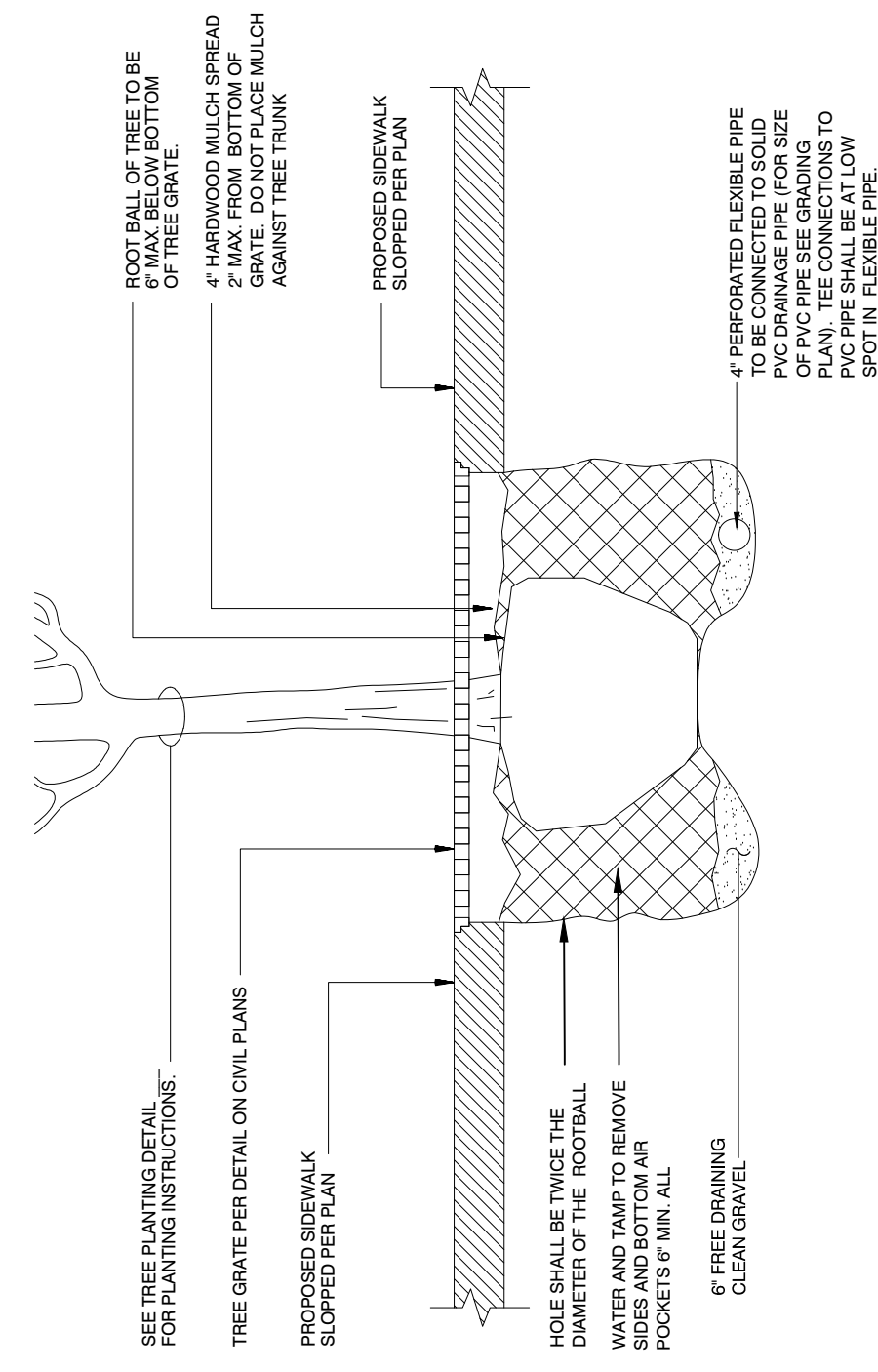
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



TREE PLANTING/STABILIZATION

N.T.S.

- NOTES:
1. PLANTER OPENING DIMENSIONS PER CIVIL DETAIL
 2. TOP SOIL TO BE FREE FROM SUBSOIL, OBJECTABLE WEEDS, LITTER, SODS, AND OTHER DEBRIS. TOP SOIL TO BE FREE FROM TOXIC SUBSTANCES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
 3. TOPSOIL USED SHALL BE NATURAL FRIMBLE, FERTILE, FINE LOAMY SOIL POSSESSING HEAVY GRAVITICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES
 4. TOP SOIL IS TO BE FREE FROM SUBSOIL, OBJECTABLE WEEDS, LITTER, SODS, AND OTHER DEBRIS. TOP SOIL TO BE FREE FROM TOXIC SUBSTANCES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.



LANDSCAPE REQUIREMENTS

STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
77 LF STREET FRONTAGE S. MAIN STREET	77/20=3.85 (4 TREES)	4	2*
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER	REQUIRED	PROVIDED
410 LF PERIMETER	410/50=8.2 (8 TREES)	8	8
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA (382/125=2.8= 3 TREES)	REQUIRED	PROVIDED
		3	3

*SITE TRIANGLE PREVENTS PLANTING MORE THAN TWO STREET TREES.

NOTE: THERE SHALL NOTHING TO BE CONNECTED TO SOLID PVC DRAINAGE PIPE FOR SIZE 2" MAX. FROM BOTTOM OF GRATE. DO NOT PLACE MULCH AGAINST TREE TRUNK. PVC PIPE SHALL BE AT LOW SPOT IN FLEXIBLE PIPE.



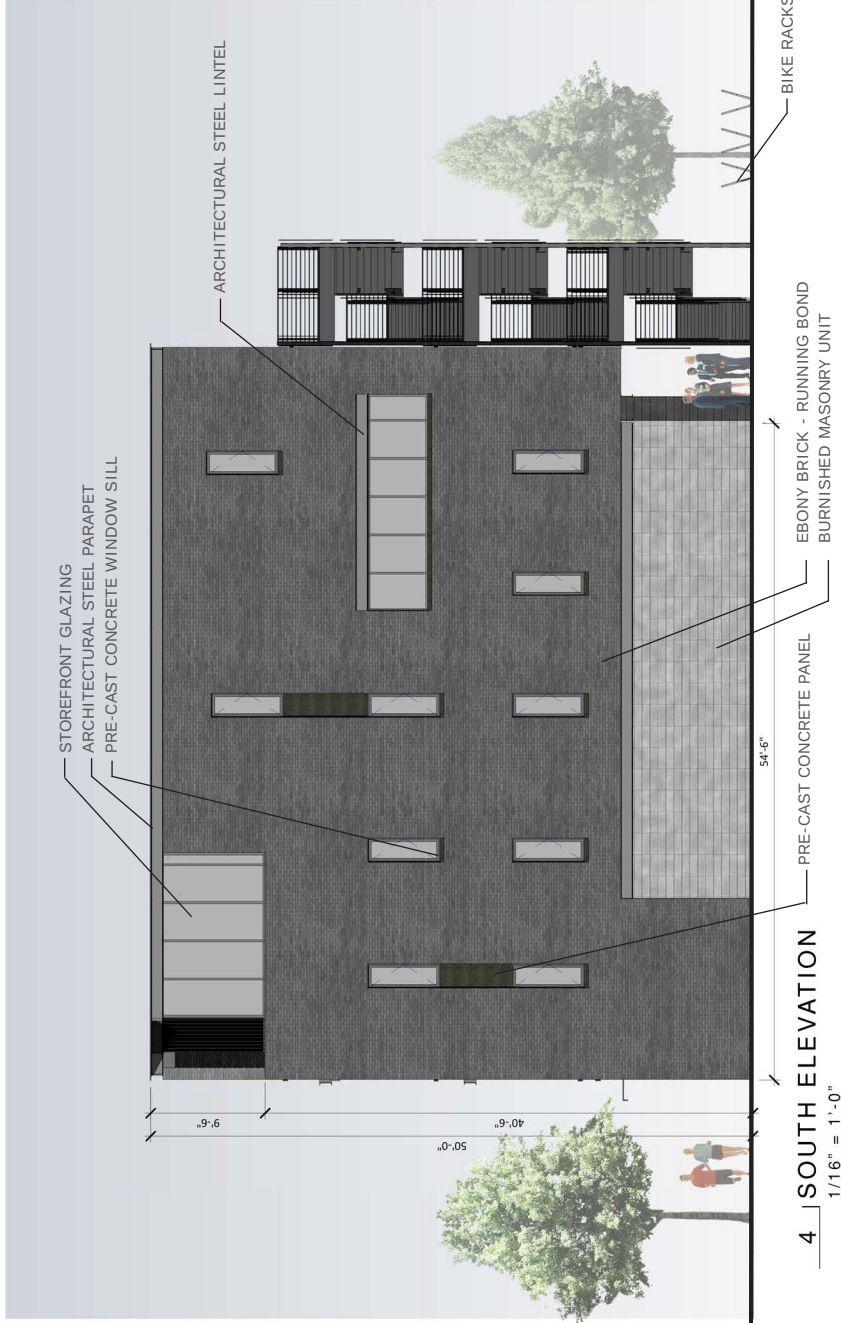
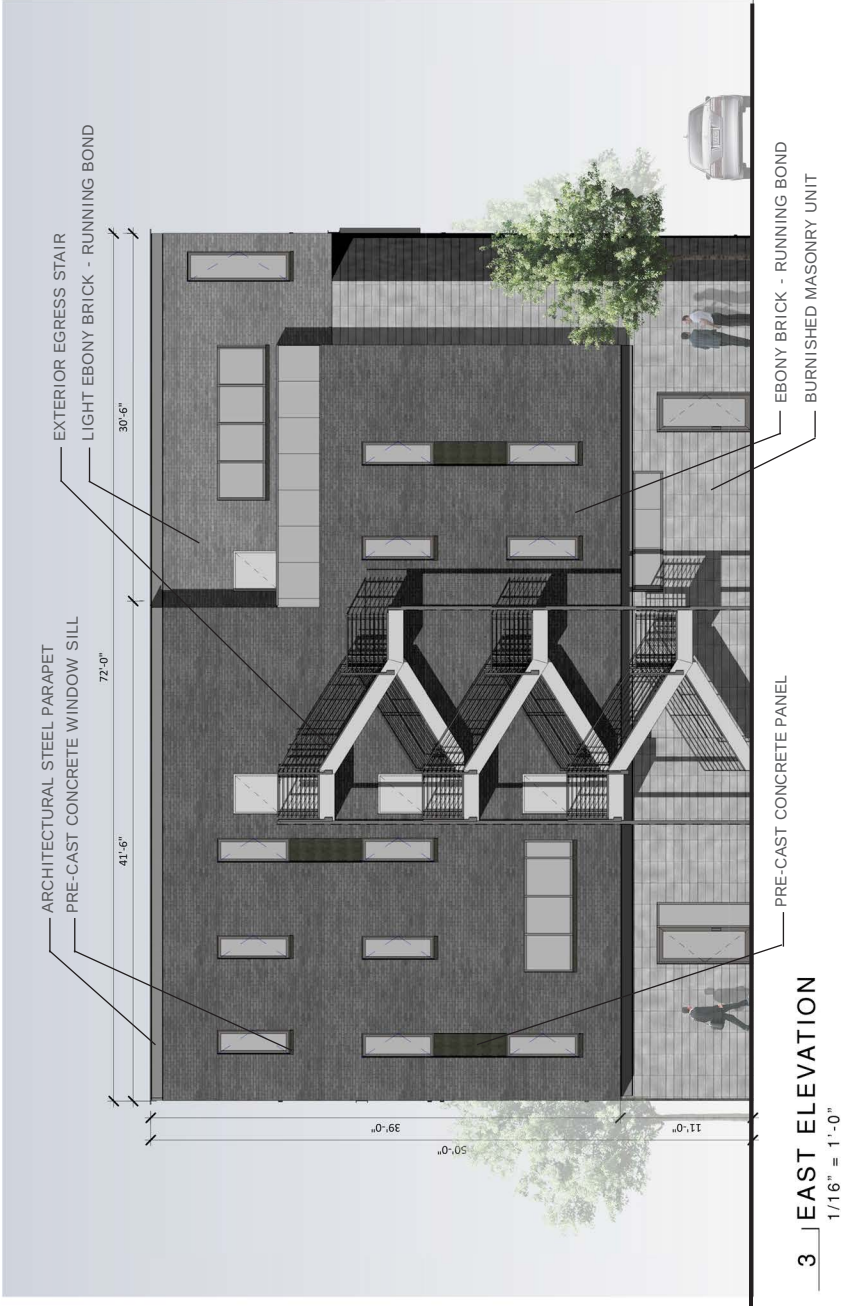
main street perspective



entry perspective



downtown bentonville precedent



Planning Commission Staff Report

Large Scale Development Extension: Maggie's Midtown

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, City Planner
PC DATE: July 19, 2016 and January 19, 2016 (Original)

GENERAL INFORMATION:

Project Number: 15-06000036

Applicant: MEP Enterprises

Representative: Gray Rock Consulting (Dirk Thibodaux)

Requested Action: Large Scale Development Approval

Location: 301, 303, 309 & 315 Southwest 'D' Street

Existing Zoning: R-C2, Central Residential – Moderate Density

Land Use Plan: Downtown Mixed Use Residential

BACKGROUND:

The applicant has submitted a Large Scale Development Extension for 4 Townhomes located at the intersection of Southwest 'D' Street and Southwest 3rd Street. The average size of each unit will be 2,500 square. Eight parking spaces are required and 8 spaces are being provide including a single car garage for each unit. A 5' wide sidewalk with 10' greenspace will be constructed along Southwest 'D' Street. Each unit will have a minimum of two shade trees planted in the front yards. The public alley located on the southern side of the property will be improved to allow access to southern most unit. Stormwater detention will be detained on site and released a pre-development rate. The exterior materials of the building will consist of various shades of antique brick.

PROJECT STATISTICS ARE AS FOLLOWS:

Site / Building Requirements	Required / Allowed	Proposed
Setbacks		
Front Townhomes:	10'	10'/North & 23'/West
Side Interior Townhomes:	0'	5' South
Side Exterior Townhomes:	10'	-
Rear Townhomes:	10'	14' East
Garage Rear & Side:	5'	6'
Max Height	60'	22'
Landscape Coverage	1 tree per 20 lf of street frontage & 1 tree per 50 lf for perimeter =15 trees	14 new trees and 1 existing = 15 trees
Parking	2 spaces per unit = 8	8

SURROUNDING LAND USES AND ZONING:

Direction	Zoning	Land Use
North	R-C2, Central Residential- Moderate Density	Downtown Mixed Use Residential
South	R-1, Single Family Residential	Downtown Mixed Use Residential
East	R-1, Single Family Residential	Downtown Mixed Use Residential
West	R-1, Single Family Residential	Downtown Mixed Use Residential

STREETS

Direction	Name	Classification
North	Southwest 3 rd Street	Local
South	Public Alley	Alley
East	-	-
West	Southwest 'D' Street	Local

TRAFFIC FINDINGS

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

STANDARD CONDITIONS OF APPROVAL

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

ISSUES / ANALYSIS:

Site Inspection: A site inspection was completed; this site is currently vacant in a rapidly re-developing area in the southwest part of downtown.

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** of the extension not to exceed **January 16, 2016**.



GRAY ROCK, LLC.
Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

July 11, 2016

Beau Thompson
Planning Department
City of Bentonville

**Re: LSPD, Maggie's Midtown
15-06000036**

Dear Mr. Thompson,

Please accept this letter requesting a six month extension for the Large Scale Development of Maggie's Midtown that was approved at the January 19, 2016 planning commission meeting and is scheduled to expire on July 19, 2016. The owner is expected to start construction within the month. There was an initial delay of starting the project due to the financial burden of the existing two unsold units to the east. The eastern most unit is now sold and the second unit is under contract as of yesterday. Maggie Peterson is excited to start the next phase of the development.

Respectfully submitted,

**M. Dirk Thibodaux, ASLA, PLA
Gray Rock, LLC**

PRELIMINARY
NOT FOR CONSTRUCTION

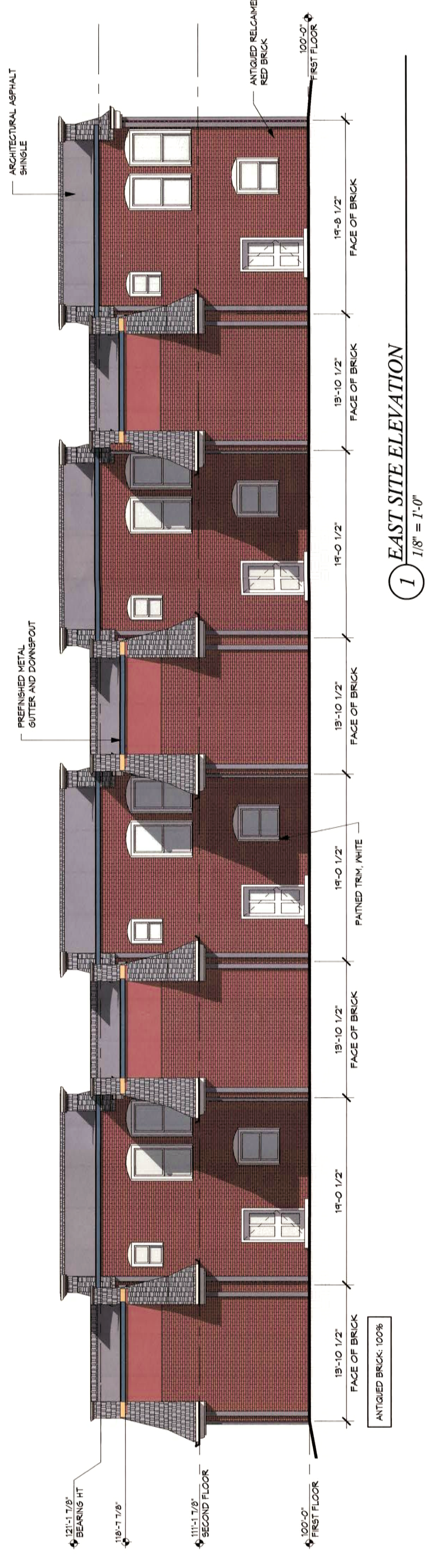
13. SUBMIT
P.C. DATA
JAN 19 2025
COMMENTS
DEC 23 2025

MAGGIES MIDTOWN 2
SW D ST
BENTONVILLE, AR

Maggold
ARCHITECTURE
1000 N. MAIN ST. SUITE 200
BENTONVILLE, AR 72716
(479) 644-6111

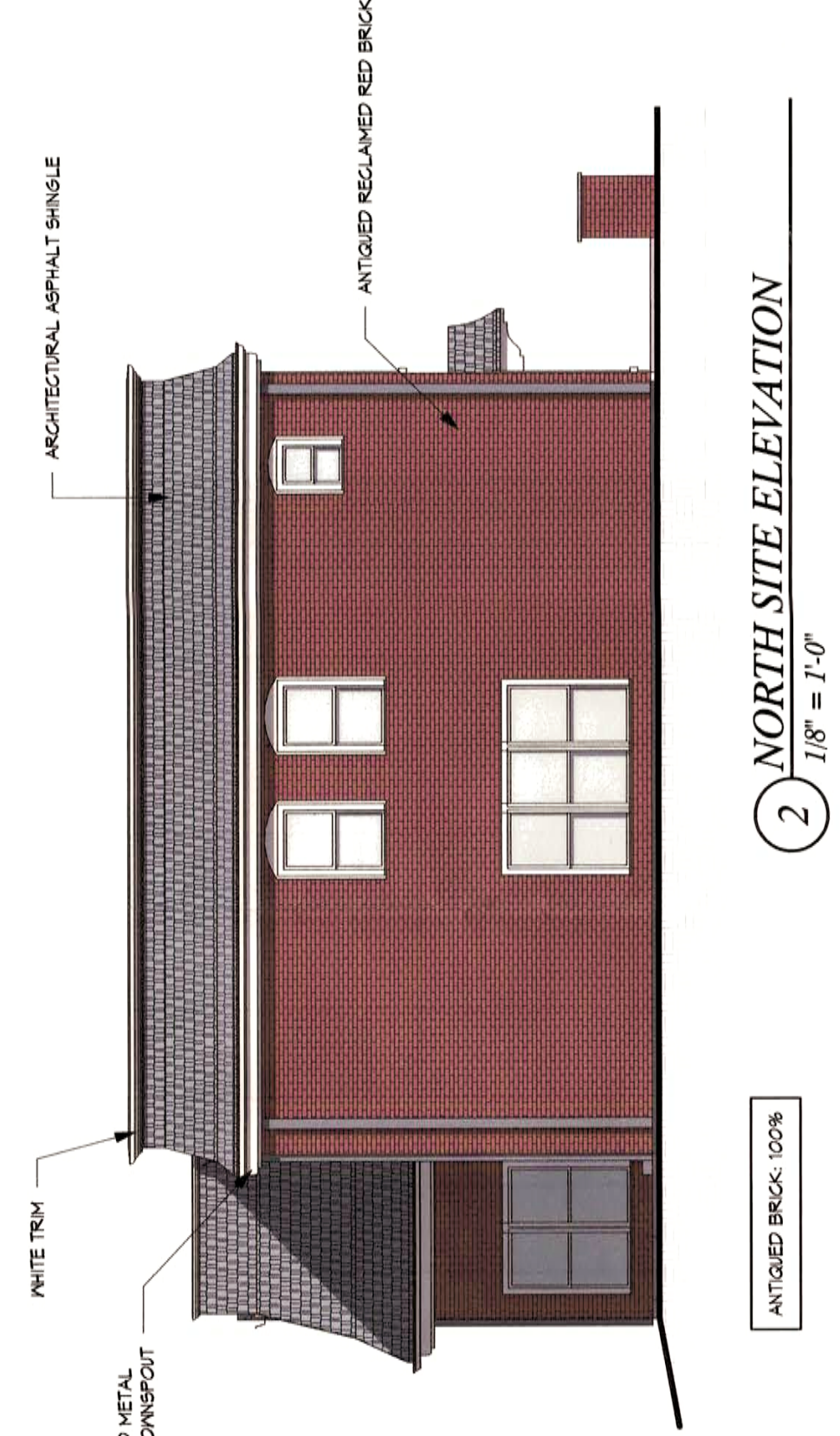
DATE 12-14-15
JOB NO. 16002
REVISIONS

C1.0
COLOR ELEVATIONS



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

ANTIGUED BRICK, 100%

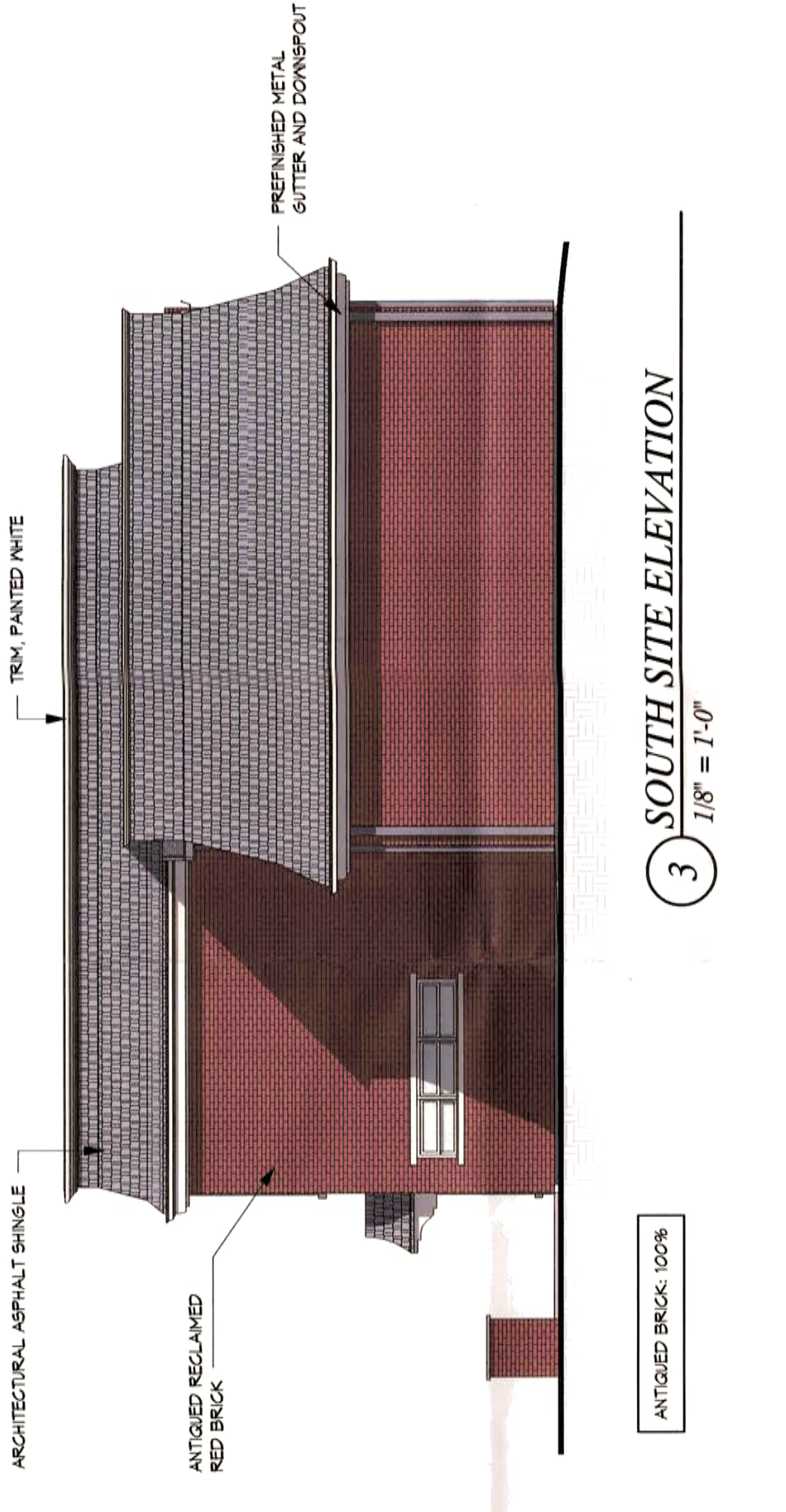


2 NORTH SITE ELEVATION
1/8" = 1'-0"



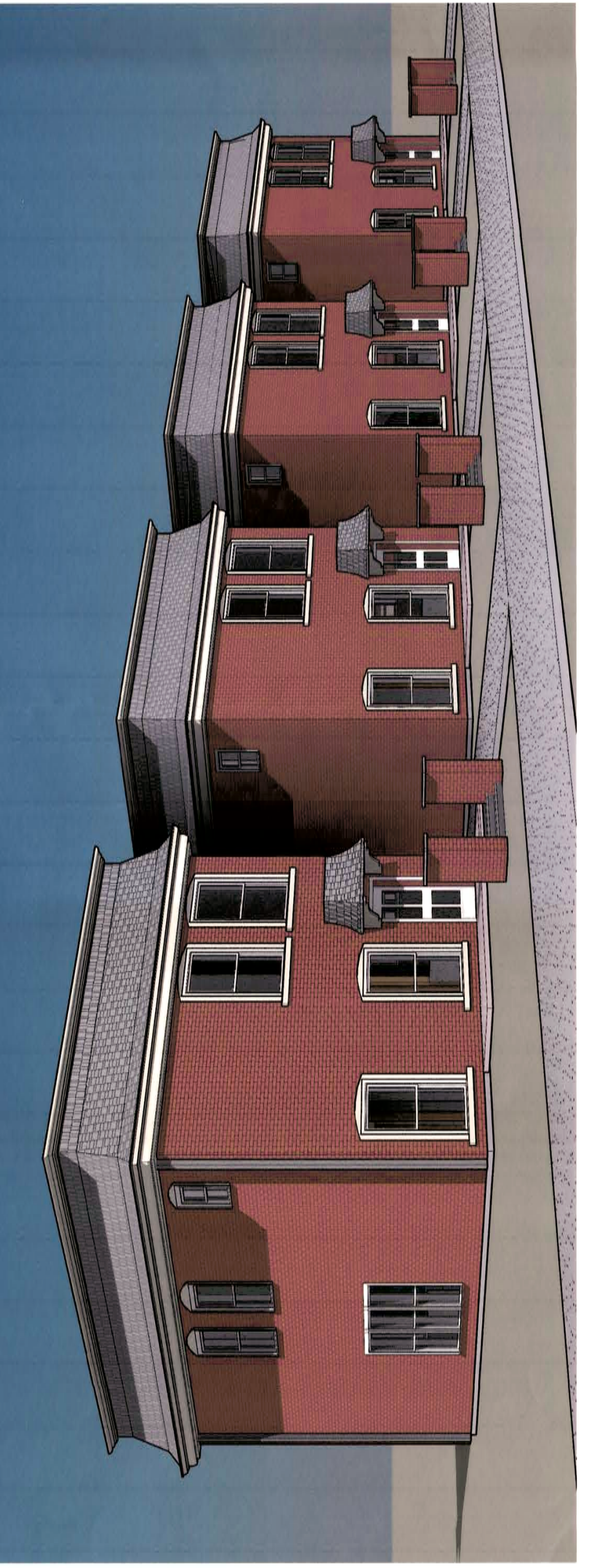
4 WEST SITE ELEVATION
1/8" = 1'-0"

ANTIGUED BRICK, 100%



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

ANTIGUED BRICK, 100%



6 CONCEPT RENDERING 1



5 CONCEPT RENDERING 2

EXTERIOR MATERIALS LEGEND	
	ANTIGUED RECLAIMED RED BRICK
	PAINTED TRIM, WHITE



PC Meeting of: July 19, 2016

The City of Bentonville, Arkansas

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

REZONING: Roth Family, Inc. (R-1, Single Family Residential to DE, Downtown Edge)

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: July 19, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000018

Applicant/Current Owner: Roth Family, Inc.

Representative: Bates & Associates (Geoff Bates)

Requested Action: Rezoning

Location: 502 & 506 Southwest 'D' Street

Existing Zoning: R-1, Single Family Residential

Proposed Zoning: D-E, Downtown Edge

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; these properties are vacant in a Downtown Mixed Use Area in the downtown area.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Single Family Residence	R-C2, Central Residential – Moderate Density	Downtown Mixed Use Residential
South	Single Family Residence	R-1, Single Family Residential	Downtown Mixed Use Residential
East	Gilmore Park	D-E, Downtown Edge	Downtown Mixed Use Residential
West	Vacant Single Family Lot	R-1, Single Family Residential	Downtown Mixed Use Residential

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest 5 th Street	Local	2 lane asphalt
South	-	-	-
East	Southwest 'D' Street	Local	2 lane asphalt
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **June 15, 2016** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **June 18, 2016**. In addition, staff posted a notice of public hearing sign on the property on **June 30, 2016**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

RELATIONSHIP TO THE GENERAL PLAN AND FUTURE LAND USE MAP

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

Finding(s) of Staff: According to Policy LU-16 Infill Development of the General Plan “The City shall encourage the development of mixed-use and residential projects with in the downtown area to increase the community’s housing stock and to enhance the vitality of downtown businesses. Policy LU-23 Housing Types states “the City should encourage the development of a mix of housing types to the meet the needs of residents...”.

The proposed rezoning will meet the intent of both policies therefore the request is consistent with good land use planning and the general plan.

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

Finding(s) of Staff: The proposed development will not create an increase to traffic danger 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.

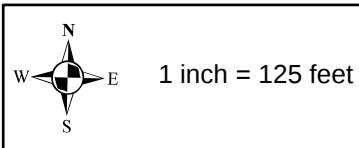
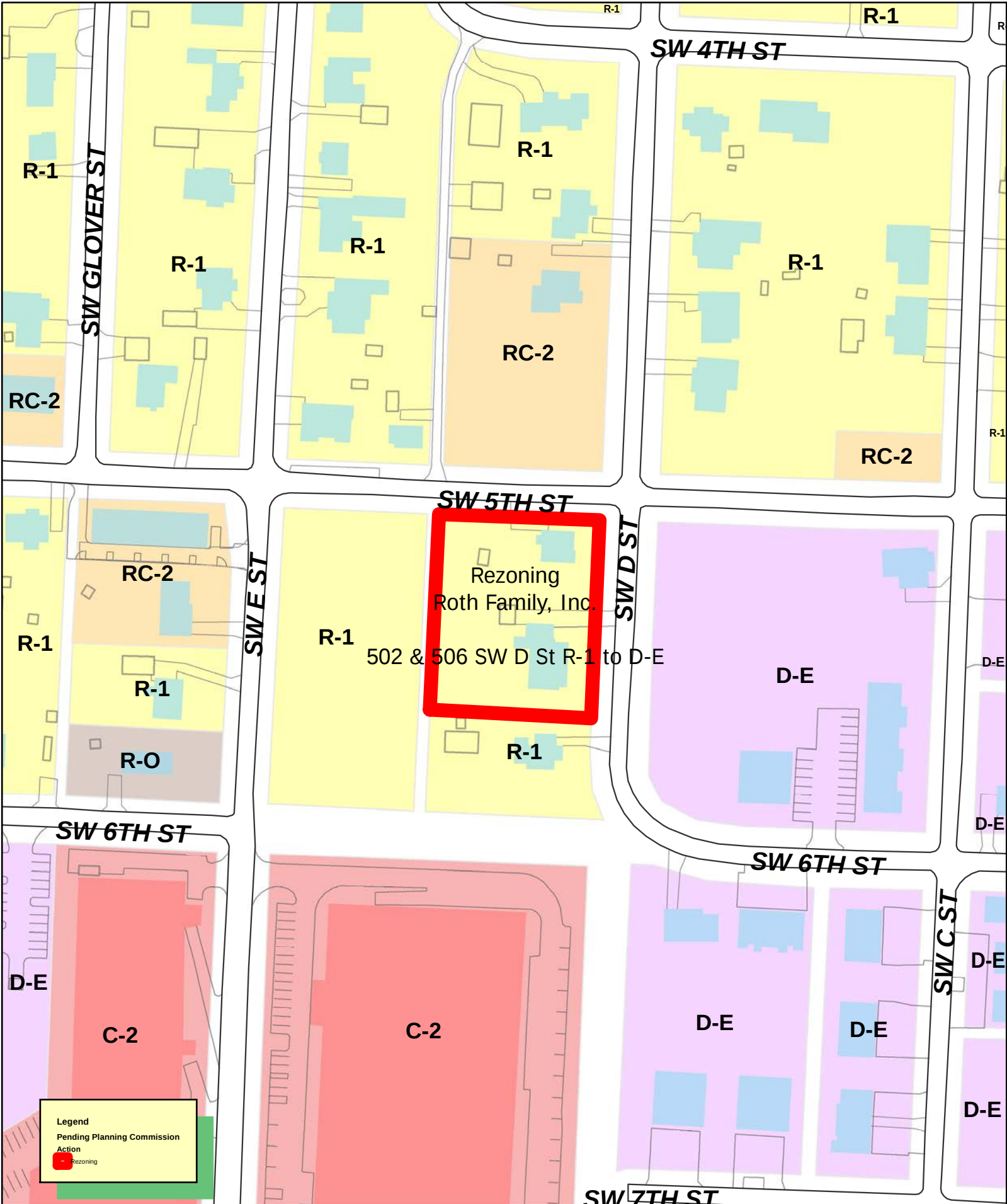
Finding(s) of Staff: The proposed zoning will not adversely impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request is consistent with the City of Bentonville's Future Land Use Map, which depicts this property as downtown mixed use. According to the general plan this designation permits for a range of residential types with supportive neighborhood-scale commercial uses. The Downtown Edge zoning classification creates an area of transition between the low density residential to the north and the commercial zoning to the south. The Downtown Edge allows for commercial and residential mixed use developments and will have the greatest potential for infill and redevelopment. The proposed zoning will add density to downtown therefore helping retain current commercial uses in the downtown area.

STAFF RECOMMENDATION

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



16-09000018
 Rezoning-Roth Family, Inc.
 502 & 504 SW D Street
 R-1 to D-E
 .77 Acres Total





Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

JUNE 13, 2016

PLANNING COMMISSION
CITY OF BENTONVILLE
117 W. CENTRAL AVE.
BENTONVILLE, AR 72712

Dear Commissioners,

The current owners at 502 & 506 SW D, Roth Family, Inc., would like to propose a rezoning from R-1 (Single Family Residential) to DE (Downtown Edge) for the mentioned properties. The properties are proposed to be developed by Roth Family, Inc. as 10 residential townhomes to be sold individually. The townhomes will each have their own lot, but will have shared walls.

The Downtown Edge zoning is consistent with many developed properties in the vicinity, specifically the area to the east of the subject properties.

Traffic should not be noticeably increased from the proposed 10 units. The owners are proposing garage parking in the rear along a private driveway.

There are no signage proposed for this project.

The appearance of the townhomes will be in a craftsman style as is used in newer developments in the surrounding area.

Water is readily available on both SW 5th and SW D Streets, and sewer is available on SW D Street.

Sincerely,

Jason Young
Bates & Associates, Inc.

NOTICE OF INTENT TO REZONE

Homes by Roth

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

R-1 Single Family Residential

to

D-E Downtown Edge

The legal description of the property is as follows:

PARCELS 01-02720-000 & 01-02721-000:

LOTS 2, 4, 6, 8, IN BLOCK 7 OF GILMORE'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 60. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

The common description of the property is: 502 & 506 SW D Street

Proposed land use: Townhomes

The public hearing will be held July 19, 2016 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Objecting pending presentation of adequate off street parking,
rendering of building elevation, and pedestrian infrastructure.

Katherine H. H. H. H. H.
Signature and Physical Address

412 SW D Street

Bentonville, AR 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Homes by Roth

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

R-1 Single Family Residential

to

D-E Downtown Edge

The legal description of the property is as follows:

PARCELS 01-02720-000 & 01-02721-000:

LOTS 2, 4, 6, 8, IN BLOCK 7 OF GILMORE'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 60. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

The common description of the property is: 502 & 506 SW D Street

Proposed land use: Townhomes

The public hearing will be held July 19, 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:

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Please see attached

Julie Fidler

Signature and Physical Address

408 SW D Street

Signature and Physical Address

Invalid
Phone
Number!

Thank you for providing us with the notice of intent to rezone the properties at 502 & 506 SW D Street. The written notice was especially helpful, since no signs have been posted on the property alerting residents of the proposed change (as of June 28, 2016).

I have several concerns about the proposed zoning change, as expressed below:

1. As noted above, proper signage has not been displayed alerting residents outside of those required in writing by law. This is a great disservice to the immediate community (but outside the 200 feet) that will be most impacted by this proposed change. Directly across from Gilmore Park, these lots are in a high traffic area that impacts many residents beyond the 200 feet notification law. As such, this rezoning proposal should be delayed until proper signage has been installed.

Should rezoning move forward on the originally proposed public hearing date of July 19, 2016:

2. As I understand it, the proposed change from R-1 to D-E will allow for less restrictive setbacks and higher population density. This is of utmost concern with the location of Gilmore Park directly across from the property requesting to be rezoned. Gilmore Park is a heavily used neighborhood park and playground; as the parent of small children, we walk or ride bikes to Gilmore Park. Townhomes with multiple units on two lots will generate increased residential traffic, creating serious safety concerns for neighbors who utilize Gilmore Park.

3. The immediate neighborhood is oversaturated with townhouses and multi-family units, leading to higher population density, increased traffic and reduced pedestrian safety; given that these lots are located immediately across from Gilmore Park, it seems irresponsible of the city to approve this type of rezoning to risk public safety of Bentonville's most vulnerable residents — its children.

Should the city move forward and approve the rezoning and subsequent building permit, it should be noted that construction traffic must be managed very well. This is an area that I believe the city has completely neglected to address with new permit issuances. Trucks and building materials are frequently blocking streets. This makes navigating the neighborhood by vehicle incredibly challenging and leads to major safety concerns (especially near parks and playgrounds where children are playing as is the case in this request). Residents are reaching their breaking point, and this should not be overlooked.

In the interest of public safety, I urge you to decline the request by Homes by Roth to rezone 502 & 506 SW D Street from R-1 Single Family Residential to D-E Downtown Edge.



Julie Fidler
408 SW D Street



PC Meeting of: July 19, 2016

The City of Bentonville, Arkansas

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

REZONING: Eversole Revocable Trust (A-1, Agricultural to C-3 Central Commercial & R-4, High Density Residential)

TO: City of Bentonville, Arkansas Planning Commission
FROM: Jon Stanley, Planner
THRU: Troy Galloway, AICP, Community Development Director
DATE: July 19, 2016

GENERAL INFORMATION

H.T.E. Project Number: 16-09000019

Applicant/Current Owner: Eversole Revocable Trust

Representative: CEI Engineering Associates (Nate Bachelor)

Requested Action: Rezoning

Location: Southwest 'I' Street & Southwest Regional Airport Boulevard

Existing Zoning: A-1, Agricultural

Proposed Zoning: C-3, Central Commercial & R-4, High Density Residential

Future Land Use Map Designation: Mixed Use

BACKGROUND / HISTORY

Property Description/Site Inspection: A site inspection was completed; the property is vacant in a developing mixed use area in the southwest part of the city.

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

Surrounding Land Uses & Zonings:

Direction	Current Land Use	Existing Zoning	Future Land Use Map Designation
North	Vacant Commercial	A-1, Agricultural & C-2 General Commercial	Mixed Use
South	Agricultural	A-1, Agricultural	Mixed Use
East	Developed & Undeveloped Commercial	C-3, Central Commercial	Mixed Use
West	Developed Mixed Use & Residential	R-1, Single Family Residential, C-2, General Commercial & A-1 Agricultural	Low Density Residential, Commercial & Mixed Use

Surrounding Streets & Classifications:

Direction	Name	Master Street Plan Classification	Current Condition
North	Southwest Regional Airport Boulevard	Arterial	Improved 4 lane with center turn lane
South	Southwest 41 st Street	Local	Improved divided 2 lane
East	Southwest 'I' Street	Arterial	Improved divided 4 lane
West	-	-	-

LEGAL NOTIFICATIONS

Public Notice: The property owner and/or representative mailed certified public notices to property owners within a 200 foot radius of the subject site on **January 28, 2015** and staff published a legal notice in the Arkansas Democrat-Gazette, Northwest Arkansas Addition on **June 18, 2016**. In addition, staff posted a notice of public hearing sign on the property on **June 30, 2016**. This **DOES** meet legal notification requirements due to the applicant failing to notify all property owners within 200 feet of said parcel.

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: The Master Land Use plan depicts this property as Mixed Use. Policy LU-23 Housing Types within the General Plan suggest multi-family housing with close proximity to activity nodes. The mix of uses and housing types will help to reduce the impact on city infrastructure while providing a variety of housing and mixed use options.

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

Finding(s) of Staff: The proposed development will not create an increase to traffic danger 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 impact the public infrastructure. Emergency services are adequate at this location.

ANALYSIS, CONCLUSION, & SUMMARY

The rezoning request **IS** consistent with the City of Bentonville's Future Land Use Map, which depicts this property as Mixed Use. The proposed zoning districts will provide additional housing in an area where street and utility infrastructure is adequate.

STAFF RECOMMENDATION

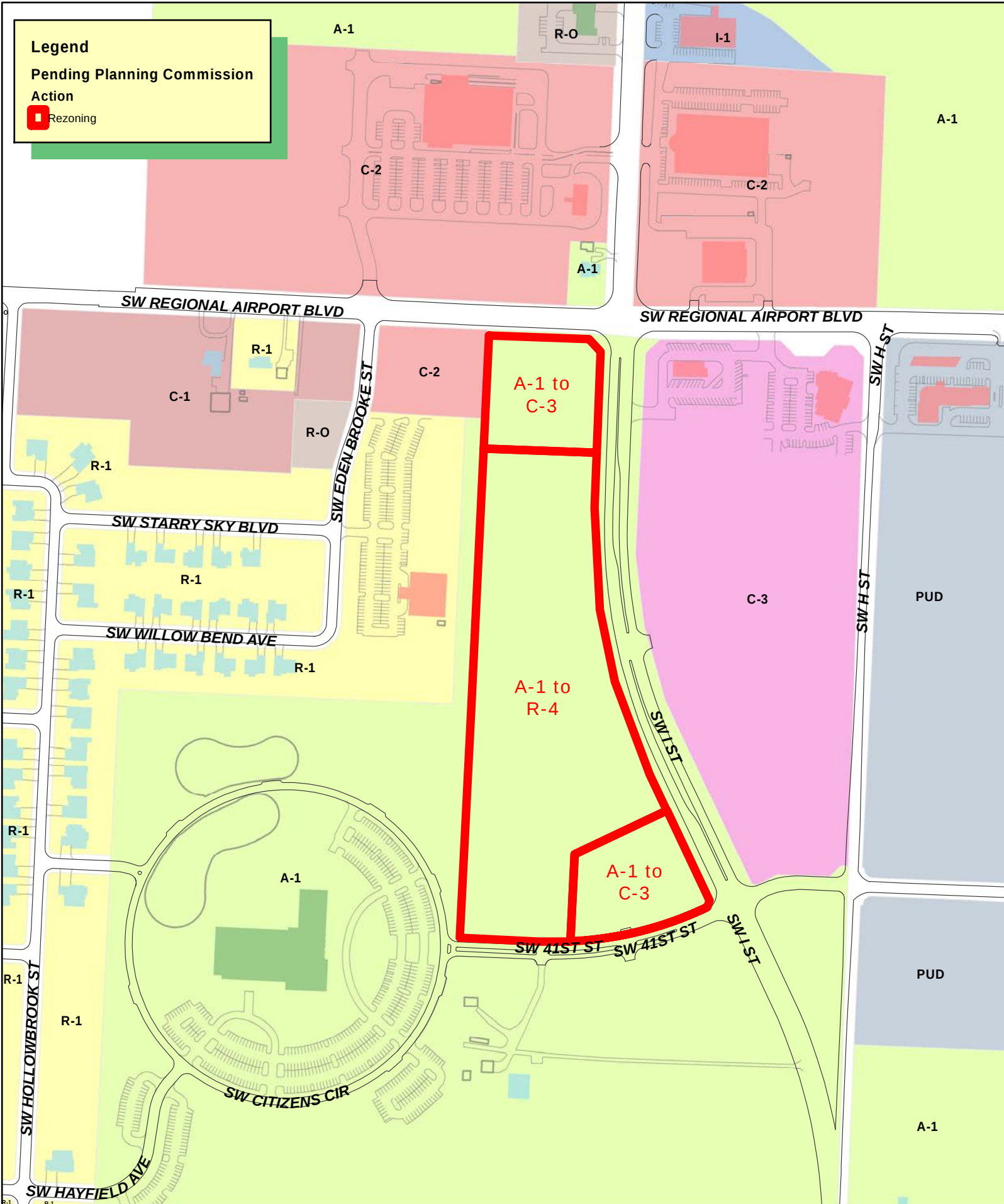
Staff has reviewed this application and based on the findings presented in this staff report, staff recommends **APPROVAL** of this rezoning from **A-1, Agricultural** to **C-3 Central Commercial & R-4, High Density Residential**.

Legend

Pending Planning Commission

Action

 Rezoning



1 inch = 333 feet

Rezone-Eversole Rev Trust





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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June 13, 2016

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

RE: Eversole rezoning application

Dear Planning Commission:

Please accept this letter as a formal request by Clayton Eversole, Trustee of the Eversole Revocable Trust, to rezone approximately 15.95 acres of property along the west side of SW "I" Street, south of SW Regional Airport Blvd. The property is currently zoned A-1 Agricultural with a requested zoning of R-4 High Density Residential and C-3 Neighborhood Commercial. The proposed rezoning is consistent with the city's master plan for this area showing mixed use around the Community Center. See the attached exhibit and legal descriptions for clarification of areas.

The applicant proposes to subdivide the property for sale along these boundaries. A potential buyer proposes to construct an apartment community on the R-4 district and offer the commercial space for sale. The proposed development will make use of the existing entry locations provided along 41st Street and a new access point along SW "I" Street consistent with the geometry of the existing roadway. Public water and sewer are available to the property and will be extended through the interior of the project.

Traffic generated by this development will utilize the primary entry on SW "I" Street with secondary entrances at the existing access points on SW 41st Street. Signage, architectural appearance and site lighting will be provided with the upcoming Large Scale Development plan for this project.

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

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

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Planning Commission Staff Report

Waiver Request: 604 West Central Avenue – Driveway Design

TO: Bentonville Planning Commission Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
PC DATE: July 19, 2016

GENERAL INFORMATION:

Building Permit Number: 2015-0964

Applicant: Bryan Doffin

Representative: Bryan Doffin

Requested Action: Design Standards, Driveway Waiver Request

Location: 604 West Central Avenue

Existing Zoning: R-1, Single Family Residential

Land Use Plan: Low Density Residential

BACKGROUND:

The applicant has submitted a waiver to the driveway design section of the Design Standards within the City of Bentonville subdivision regulations located at 604 West Central Avenue. Section 1100.10.E.1B states all driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete brick or stone pavers or other solid surface and shall extend 20 feet into the property unless no parking is provided between the property line and the structure. The waiver request is to install a 5' concrete driveway apron and 17' of crushed stone from the proposed 5' concrete apron to the existing slab of the single car garage that fronts onto Northwest 2nd Street.

To the Planning Commissioners:

We are requesting an exemption for 604 West Central Avenue to **Article 1100 Section 1100.10 E** of the City of Bentonville Subdivision code. In 2015, we went before the Variance Committee to obtain a variance to build a new garage in the back of our property off of NW 2nd Street. During that process, we showed them the plans which reflected crushed stone as our driveway. We were granted the variance.

After completion, we are now being told we must pour a concrete driveway from the property line to the street and from the property line 20 feet onto the property. We are requesting to pour a 5 foot concrete driveway approach. This will stay consistent with the other properties on the South side of NW 2nd Street. This is also consistent with the work the city did on NW 2nd Street improvements.

We have included photos of our driveway and both neighbors immediately to the East of our property. The aforementioned properties are the homes of Melody Martens at 602 and George Spence at 510 West Central Avenue. We think it's important to note our driveway is in the backyard with access from NW 2nd Street. Our property no longer has a driveway in the front yard area entering from West Central Avenue.

We appreciate your consideration in this matter.

Sincerely,

Bryan Doffin

Heather Doffin





