



**Planning Commission
Agenda
March 6, 2018**

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

- 1. Lots 21 & 22 Hardcastle Estates** **Lot Split**
709 SW O Street (*LS18-0009*)
- 2. Lots 1 & 2 New Alliance Subdivision** **Property Line Adjustment**
1602 SE J Street (*PLA18-0003*)
- 3. Bentonville Call Center** **Large Scale Development**
908 SE 14th Street (*LSD18-0008*)
- 4. 5th Street Redevelopment** **Large Scale Development Extension**
700 & 702 SE 5th Street (*LSD17-00039*)

IV. New Business

- 1. Calcon, Inc.** **General Plan Amendment***
(Residential Estate to Low-Density Residential)
W Highway 72 (*GPA18-0003*)
- 2. Bentonville Film Festival** **Conditional Use***
Downtown Bentonville (*CU18-0005*)
- 3. Grace Hills Church** **Conditional Use***
805 SE 22nd Street (*CU18-0006*)
- 4. Word of Life Parking Expansion** **Large Scale Development**
808 SW 14th Street (*LSD18-0010*)
- 5. J Street Warehouse Parking** **Large Scale Development**
2608 SE J Street (*LSD18-0009*)
- 6. Gateway Park Warehouse 6** **Large Scale Development**
908 SE 14th Street (*LSD18-0011*)

- V. Other Business**
 - a. Planning Commission Tour Date**
- VI. Planner's Report**
- VII. Adjournment**

*Denotes Public Hearing

Planning Commission
Minutes
February 20, 2018

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman

Present: Elaine Kerr, Scott Eccleston, Jim Grider, Rod Sanders, Tregg Brown, and Richard Binns
Absent: Joe Haynie
Staff: Tyler Overstreet

Motion by Mr. Binns, seconded by Mr. Brown to approve the minutes of February 6, 2018 as written
Approved 6-0

Motion by Mr. Binns, seconded by Mr. Brown to approve the minutes of February 13, 2018 as written
Approved 6-0

Consent Agenda

1. Lots 39, 42, 43, & 64-66 of Wildwood Subdivision Phase VI Lot Split
Southwest Morningstar Road, LS18-0002
2. Lots 1 & 2 of Grimsley Addition Lot Split
Southwest Regional Airport Boulevard, LS18-0007
3. Lot 28 of Crabtree Addition Property Line Adjustment
807 NW A Street, PLA18-0003
4. Lot 27 of Crabtree Addition Property Line Adjustment
811 NW A Street, PLA17-0009
5. Gateway Park Warehouse 4 Large Scale Development Extension
Southwest Regional Airport Boulevard, LSD17-00037

Approved 6-0

New Business

Item #1

McDonald: Rezoning, 9688 Haxton Road, A-1, Agricultural to R-1, Single Family Residential, RZ18-0004

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion between the Commissioners

Approved 6-0

Item #2

NWA Trailblazers: Rezoning, Punkin Hollow Road, A-1, Agricultural to C-1, Neighborhood Commercial, RZ18-0005

Tyler Overstreet reads the staff report.

Opened public hearing

Wennie Bell, 1175 Peach Orchard Rd, speaks. She asks about the other related items to this project. Mr. Overstreet tells her that this specific public hearing is only for the Rezoning, but a Conditional Use is also on the agenda. Ms. Bell continues to give her questions and concerns. Brahm Driver, representative, helps answer Ms. Bells questions and concerns.

Mike Gardner, 709 W Central Ave, speaks. He states he feels a C-1 zoning of just one small section is the right way.

Barry Green, 2810 Palisades Cir, speaks. He states that a campground is going to be built, but the Commissioners state that there are no plans for a campground at this time.

Closed public hearing

There is discussion amongst the Commissioners and Brahm Driver.

Approved 6-0

Item #3

Crystal Flats Greenhouse: Conditional Use, Northeast John DeShields Boulevard, CU18-0002

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion between the Commissioners.

Approved 6-0

Item #4

SE Phyllis Street Maintenance Yard: Conditional Use, Southeast Phyllis Street, CU18-0003

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

NO discussion between the Commissioners.

Approved 6-0

Item #5

Coler Mountain Bike Preserve: Conditional Use, Punkin Hollow Road, CU18-0004

Tyler Overstreet reads the staff report.

Opened public hearing

Wennie Bell, 1175 Peach Orchard Rd, speaks. She asks a few questions and Mr. Driver is able to answer.

Closed public hearing

There is discussion amongst the Commissioners.

Approved 6-0

Item #6

Coler Homestead: Large Scale Development, Northwest 12th Drive, LSD18-0005

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners and Mr. Driver for future plans.

Approved 5-1

Mr. Grider votes against

Item #7

SE Phyllis Street Maintenance Yard: Large Scale Development, Southeast Eagle Way, LSD18-0006

Tyler Overstreet reads the staff report.

No discussion between the Commissioners.

Approved 6-0

Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.



Consent Agenda Items

For Planning Commission meeting of March 6, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on February 27, 2018 the Planning Commission requested these items be placed on the Consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 21 & 22 Hardcastle Estates, Harry Green, 709 SW O Street, R-E, Residential Estate

The applicant has submitted a lot split for an approximately 9.66 acre area, splitting Tract 8 of Hardcastle Estates and creating Lots 21 and 22 of Hardcastle Estates. Per the City's GIS website, public water and sewer are not currently available to the two lots created by this subdivision. Multiple utility easements of varying widths and a sewer easement will be dedicated per this plat. Right-of-way will be dedicated per this plat along SW O Street. A shared access easement shall be dedicated per this plat. *(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)*

Property Line Adjustment: Lots 1 & 2 New Alliance Subdivision, Bentonville Schools, 1602 SE J Street, C-2, General Commercial

The applicant has submitted a property line adjustment moving the common lot line between Tract D-2A-1 and an adjacent parcel, creating Lots 1 (+/- 2.71 acres) & 2 (+/- 1.06 acres) of New Alliance Subdivision. The new lots have access to a public street and public utilities. Right-of way along SE J Street will be dedicated per the plat. A 10 ft. general utility easement along the western property line will be dedicated per the plat. A 20 ft. general utility easement along SE J Street will be dedicated per the plat. *(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)*

Large Scale Development: Bentonville Call Center, City of Bentonville, 908 SE 14th Street, A-1, Agricultural

The applicant has submitted a large scale development application for the construction of a new multi-purpose dispatch building for use by the City of Bentonville. This multi-purpose structure will be located to the south of the existing Police Department building on SE 14th Street. The project consists of 50 additional parking spaces. Adequate landscaping is proposed. Sidewalk will be constructed along the frontage on Derek Drive. *(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)*

Large Scale Development Extension: 5th Street Redevelopment, Food Hub NWA, LLC, 700 & 702 SE 5th Street, C-2, General Commercial

This item was originally approved by the Planning Commission on September 5, 2017.

The applicant has submitted a large scale development extension for a 170,300 sq. ft., 43 ft. tall, office/warehouse facility located at 5300 SW Regional Airport Boulevard. One hundred fifty-two (152) parking spaces are being provided. Two points of access are proposed, one onto SW Regional Airport Boulevard and one onto SW Vendor Boulevard. Cross access will be provided to the north and west for future development. Sidewalks will be installed along both street frontages. The primary materials depicted for the exterior elevations include concrete tilt-up panels, stone veneer and glass. The applicant is proposing a large scale development for the renovation of two existing buildings and the associated parking lots.

The renovation will also consist of an 11,000+/- sq. ft. addition to the top of the existing building at 700 SE 5th Street. One-hundred sixty (160) parking spaces are being provided, 17 of the spaces will be shared between the two locations. There are no new points of site access being proposed with the renovations. Portions of new sidewalk will be constructed along SE 5th Street.

LOT SPLIT OF TRACT 8
CREATING LOTS 21 & 22, HARDCASTLE ESTATES
SECTION 36, T20N, R31W
BENTONVILLE, ARKANSAS

2nd SUBMITTAL
P.C. DATE
MAR 16 2018
COMMENTS DUE
FEB 26 2018

RECORDING INFORMATION

CLIENT:

Harry Green
709 "O" St
Bentonville, Ar. 72712
(479)-273-1547

PARENT TRACT DEED DESCRIPTION:

A portion of the land recorded in Deed Book 705, Page 510 more particularly described as:

All of Tract 8, Hardcastle Estates, being a part of Section 36, Township 20 North, Range 31 West, Benton County, Arkansas, as shown in Plat Record Book 11, Page 226.

LOT 21 SURVEY DESCRIPTION:

Being a portion of Tract 8, Hardcastle Estates, as recorded in Plat Book 11, Page 226, and being a part of the NE ¼, SW ¼, Section 36, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found ¾" Rebar , being the SE Corner of said Tract 8;

Thence North 87°15'00" West, a distance of 548.92 feet to a Set ¾" Rebar PLS 1337 for the POINT OF BEGINNING;

Thence North 87°15'00" West, a distance of 725.23 feet to a Found "HOT SPOT" at the SW Corner of Tract 8 in Lieu of a Set Iron Pin Per Plat Book 11, Page 226; Monumented with a Set Mag Nail and Washer PLS 1337;

Thence North 02°32'10" East, a distance of 228.84 feet to a Found 60D Nail at an Angle Point on the West Line of Tract 8 in Lieu of a Set Iron Pin Per Plat Book 11, Page 226; Monumented with a Set ¾" Rebar PLS 1337;

Thence North 87°23'52" West, a distance of 17.83 feet to a Set ¾" Rebar PLS 1337 at the East Right-of-Way of SW "O" St.;

Thence along said East Right-of-Way North 02°23'17" East, a distance of 49.89 feet to a Set 5/8" Rebar PLS 1337;

Thence departing said East Right-of-Way, South 87°15'25" East, a distance of 743.35 feet to a Set ¾" Rebar PLS 1337;

Thence South 02°34'03" West, a distance of 278.78 feet to the POINT OF BEGINNING, containing 203,059 Square Feet or 4.66 Acres.

Subject to easements, rights-of-way, and covenants of record, if any.

LOT 22 SURVEY DESCRIPTION:

Being a portion of Tract 8, Hardcastle Estates, as recorded in Plat Book 11, Page 226, and being a part of the NE ¼, SW ¼, Section 36, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

BEGINNING at a Found ¾" Rebar , being the SE Corner of said Tract 8;

Thence North 87°15'00" West, a distance of 548.92 feet to a Set ¾" Rebar PLS 1337;

Thence North 02°34'03" East, a distance of 278.78 feet to a Set 5/8" Rebar PLS 1337;

Thence North 87°15'25" West, a distance of 743.35 feet to a Set 5/8" Rebar PLS 1337 at the East Right-of-Way of SW "O" St.;

Thence along said East Right-of-Way North 02°23'17" East, a distance of 50.00 feet to a Set ¾" Rebar PLS 1337;

Thence departing said East Right-of-Way South 87°15'25" East, a distance of 1293.27 feet to a Found ¾" Rebar at the NE Corner of Tract 8 per Plat Book 11, Page 226;

Thence South 02°42'57" West, a distance of 328.84 feet to the POINT OF BEGINNING, containing 217,800 Square Feet or 5.00 Acres.

Subject to easements, rights-of-way, and covenants of record, if any.

RIGHT OF WAY DEDICATION:

Being a portion of Tract 8, Hardcastle Estates, as recorded in Plat Book 11, Page 226, and being a part of the NE ¼, SW ¼, Section 36, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found ¾" Rebar , being the SE Corner of said Tract 8;

Thence North 87°15'00" West, a distance of 1274.15 feet to a Found "HOT SPOT" at the SW Corner of Tract 8 in Lieu of a Set Iron Pin Per Plat Book 11, Page 226; Monumented with a Set MAG Nail and Washer PLS 1337;

Thence North 02°32'10" East, a distance of 228.84 feet to a Found 60D Nail at an Angle Point on the West Line of Tract 8 in Lieu of a Set Iron Pin Per Plat Book 11, Page 226; Monumented with a Set ¾" Rebar PLS 1337;

Thence North 87°23'52" West, a distance of 17.83 feet to a Set ¾" Rebar PLS 1337 at the East Right-of-Way of SW "O" St. for the POINT OF BEGINNING;

Thence leaving said East Right-of-Way North 87°23'52" West, a distance of 32.03 feet to a point;

Thence North 02°33'28" East, a distance of 99.97 feet to a Point;

Thence South 87°15'25" East, a distance of 31.74 feet to a Set ¾" Rebar PLS 1337 at the East Right-of-Way of SW "O" St.;

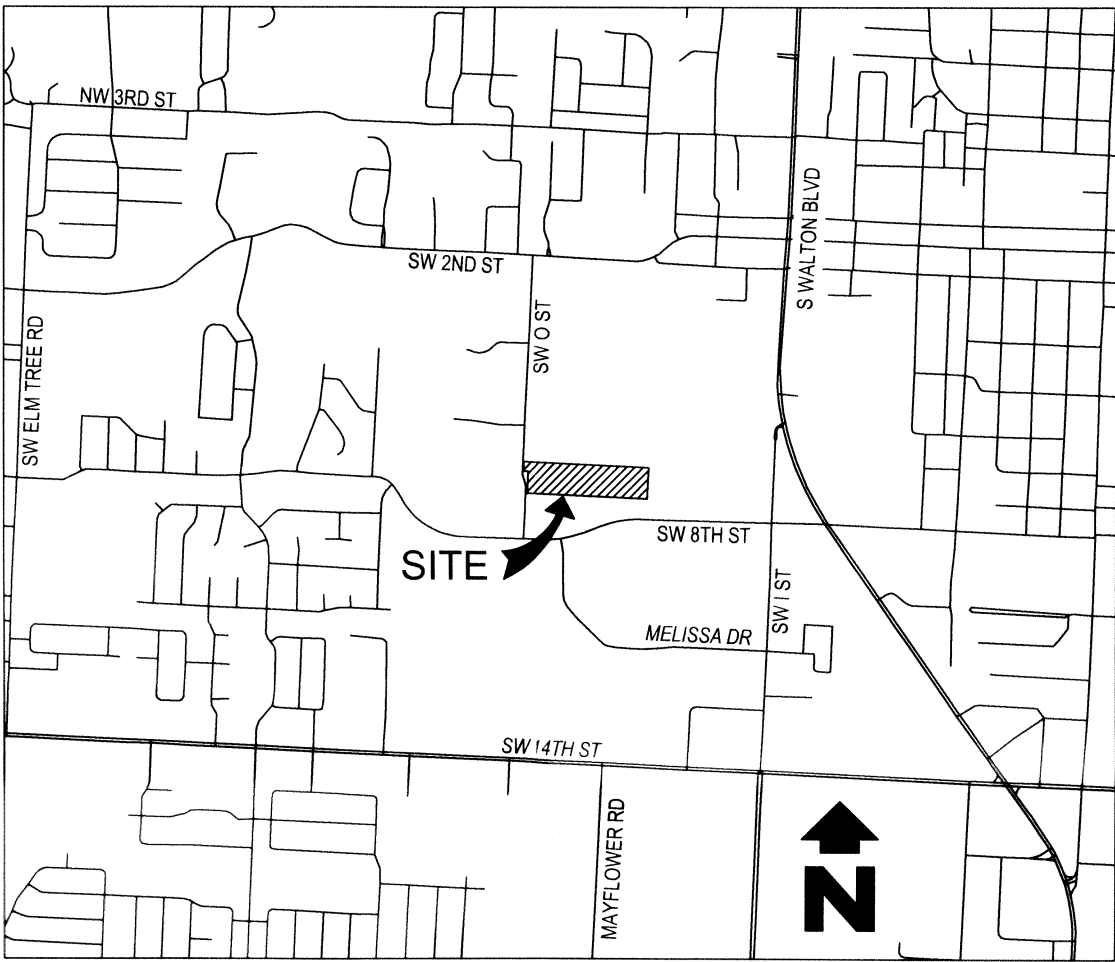
Thence South 02°23'17" West, crossing a Set ¾" Rebar PLS 1337 at a distance of 50.00 feet and continuing for a total distance of 99.89 feet to the POINT OF BEGINNING, containing 3,186 Square Feet or 0.07 Acres.

Subject to easements, rights-of-way, and covenants of record, if any.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)

This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 05, 2012.



VICINITY MAP

Scale: 1" = 2,000'

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

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

State of Arkansas)
County of Benton)

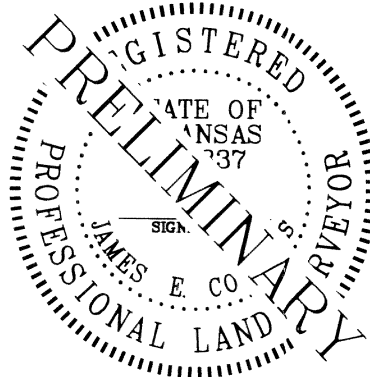
Sworn to and subscribed before me this _____ day of _____, 2018.

Notary Public Signature _____



SAND CREEK

Engineering and Landscape Architecture, Inc.
Bentonville, Arkansas (479) 464-9282



Surveyor's Certificate:

I, James E. Collins, 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.

Date of Execution: _____

James E. Collins
Registered Land Surveyor
State of Arkansas
Registration No. 1337

Bentonville
Project No.:
LS18-0009

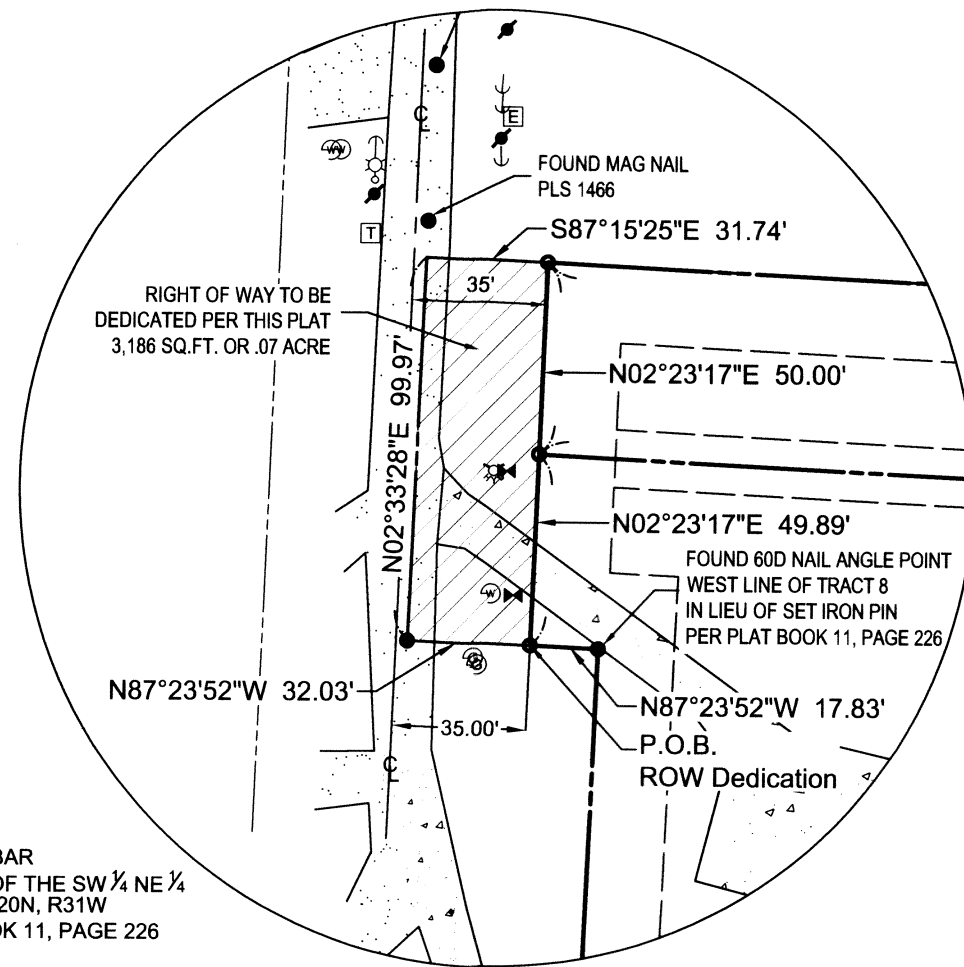
State Filing Code:
500-20N-31W-0-36-130-04-1337



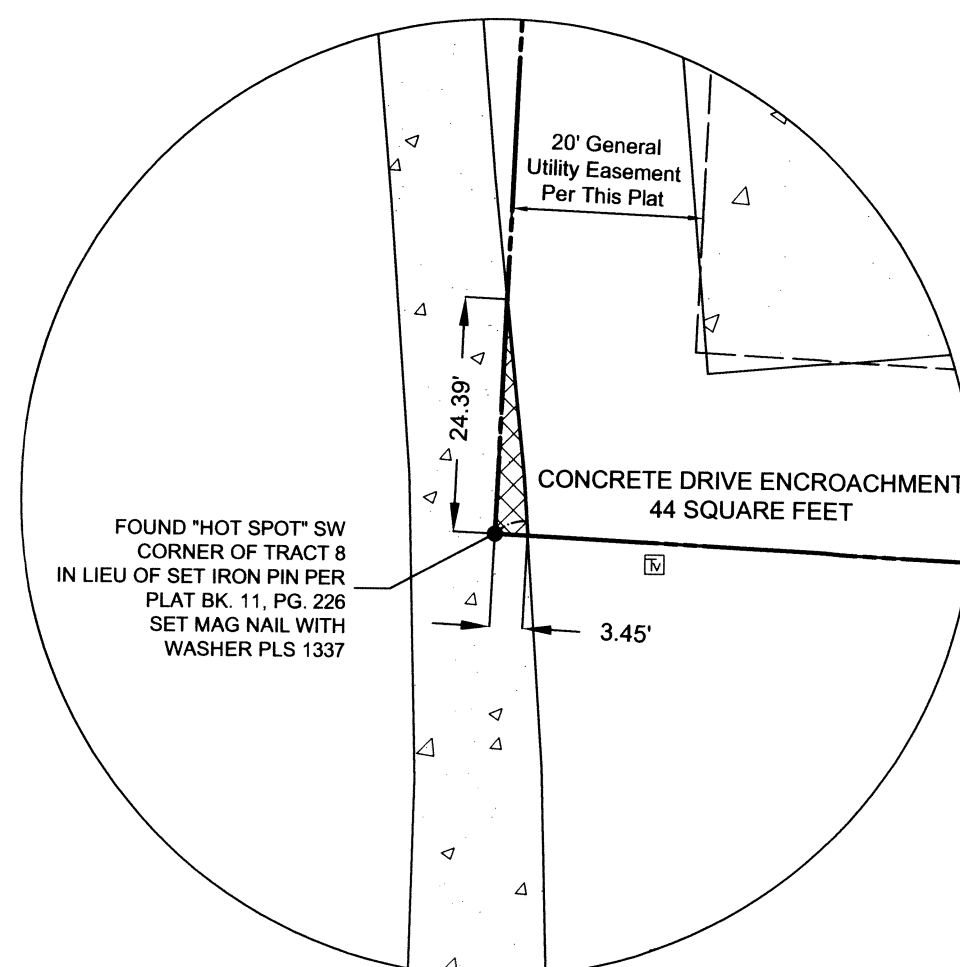
100' 0 100'

SCALE: 1" = 100'

Parcel Line Table		
Line #	Direction	Length
L1	N87°23'52"W	17.83
L2	N2°23'17"E	49.89
L3	N2°23'17"E	50.00
L4	N80°15'18"E	37.57
L5	N70°30'55"E	215.51
L6	S67°07'34"E	260.66
L7	N87°15'00"W	145.33
L8	N67°07'34"W	104.83
L9	S70°30'55"W	95.31
L10	N87°15'00"W	148.93
L11	N87°12'36"E	21.22
L12	N87°12'36"E	89.83
L13	S51°44'50"E	18.46
L14	N87°15'00"W	104.44
L15	N87°15'00"W	21.13



DETAIL "A"
Scale: 1" = 50'



DETAIL "B"
Scale: 1" = 20'

SITE LEGEND	
	SET 3/8" REBAR W/ CAP (PLS 1337)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
	ELECTRIC METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	HOSE BIB
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	ELECTRICAL RISER
	TELEPHONE RISER
	CABLE RISER
	HVAC
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	FENCE (WOOD)
	FENCE (AS NOTED)
	CONCRETE
	ASPHALT
	GRAVEL
	ROW DEDICATION PER THIS PLAT
	ENCROACHMENT

RECORDING INFORMATION

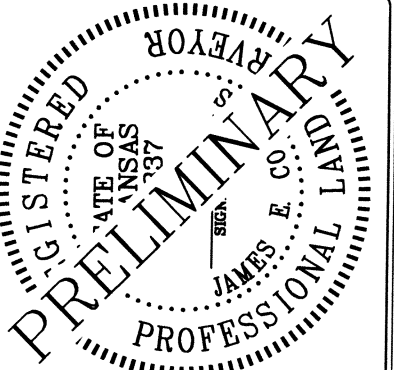
CLIENT:

Harry Green
709 SW "O" St.
Bentonville, Ar 72712
479-273-1547

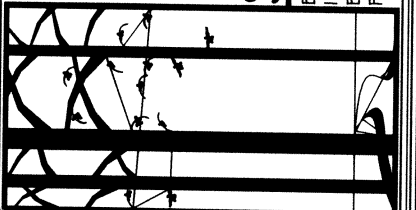
LOT SPLIT

SHEET:

LOT SPLIT OF TRACT 8,
CREATING LOTS 21 & 22
HARDCASTLE ESTATES



SAND CREEK
Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
Bentonville, Arkansas 72712
Ph: (479) 464-9202 Fax: (479) 464-9204



PLS: JEC

CAD: MJH

FIELD: MJH

SCE PROJECT #: 18002

DATE: 01/22/2018

SHEET: 2 OF 2

Bentonville
Project No.:

LS18-0009

State Filing Code:
500-20N-31W-0-36-130-04-1337

Miscellaneous Notes

STATE RECORDING NUMBER:
500-19N-30W-0-5-410-04-1532

COMPLETED FIELD WORK:
JANUARY 11, 2018

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 47847.
2. SURVEY PLAT FILED IN PLAT BOOK 2003 AT PAGE 978.
3. SURVEY PLAT FILED IN PLAT BOOK 23L AT PAGE 125.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

Adjacent Land Owners

1. PARCEL #01-10791-000
BENTONVILLE SCHOOL DISTRICT
500 TIGER BLVD
BENTONVILLE, AR 72712
2. PARCEL #01-07860-000
GAUCIN, MARIA CARMEN
1509 SE AUDRY LN
BENTONVILLE, AR 72712
3. PARCEL #01-07859-000
HERNANDEZ, CECILIA & SERAFIN
1507 SE AUDRY LN
BENTONVILLE, AR 72712
4. PARCEL #01-07858-000
KING, DONALD & JULIA
911 RACHEL AVE
BENTONVILLE, AR 72712
5. PARCEL #01-00042-001
CENTURYTEL OF NORTHWEST ARKANSAS LLC
PO BOX 2629
ADDISON, TX 75001
6. PARCEL #01-00042-000
CHURCH OF GOD-PENIEL
1705 W LELA ST
ROGERS, AR 72758
7. PARCEL #01-05144-000
BENTONVILLE SCHOOL DISTRICT
500 TIGER BLVD
BENTONVILLE, AR 72712
8. PARCEL #01-03358-000
BROWN FAMILY HOLDINGS LLC
16198 BLACKHAWK TR
ROGERS, AR 72758
9. PARCEL #01-03359-000
KESSLER BROWN LLC
1104 SE 15TH ST
BENTONVILLE, AR 72712
10. PARCEL #01-05145-001
RUSH RUNNING ENTERPRISES
8340 SHADY OAK LANE
BENTONVILLE, AR 72712

Legend of Symbols & Abbreviations

- FORTY LINE
--- PROPERTY LINE
--- CENTERLINE OF ROAD (CL)
--- RIGHT OF WAY (RW)
X - X FENCE LINE
--- BUILDING SETBACK (B.S.B.)
--- UTILITY EASEMENT (U.E.)
--- ACCESS EASEMENT (A.E.)
--- OVERHEAD POWER LINE
● FOUND MONUMENT AS NOTED SET
○ 1/2" REBAR & CAP
⊗ POWER POLE
⊗ LIGHT POLE
⊗ TELEPHONE PEDESTAL
⊗ WATER METER
⊗ WATER VALVE
⊗ FIRE HYDRANT
⊗ DRAIN MANHOLE
⊗ GAS METER

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

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

Owner/Developer

PARCEL #01-00045-000
GANTERT, GENE F TRUSTEE
29 SYSTON LN
BELLA VISTA, AR 72714

PARCEL #01-05145-000
BENTONVILLE SCHOOL DISTRICT
500 TIGER BLVD
BENTONVILLE, AR 72712

Survey Description

PREVIOUS PARCEL #01-05145-000 (TRACT D-2A-1, BOOK 23L, PG. 125).

A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, AND RUNNING THENCE N02°29'03"E 329.89', THENCE N86°25'15"W 392.02', THENCE N02°41'34"E 132.53' TO THE POINT OF BEGINNING, THENCE N86°32'52"W 269.49', THENCE N02°45'27"E 335.06', THENCE S87°04'38"E 269.09', THENCE S02°41'34"W 39.68', THENCE N86°45'10"W 6.02', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 50.00', AN ARC LENGTH OF 261.80', AND A CHORD BEARING AND DISTANCE OF S04°14'50"W 50.00', THENCE S85°45'10"E 7.38', THENCE S02°41'34"W 247.85' TO THE POINT OF BEGINNING, CONTAINING 1.90 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED PARCEL #01-05145-000 (TRACT 1, NEW ALLIANCE SUBDIVISION)

A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN WHICH IS N02°29'03"E 329.89' AND N86°25'15"W 47.14' FROM THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, AND RUNNING THENCE N86°25'15"W 269.65' TO A FOUND IRON PIN, THENCE N02°45'27"E 466.99' TO A SET IRON PIN, THENCE S87°04'38"E 269.09' TO A SET IRON PIN, THENCE S02°41'34"W 39.68' TO A SET IRON PIN, THENCE N85°45'10"W 6.02' TO A SET IRON PIN, THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 50.00', AN ARC LENGTH OF 261.80', AND A CHORD BEARING AND DISTANCE OF S04°14'50"W 50.00' TO A SET IRON PIN, THENCE S85°45'10"E 7.38' TO A SET IRON PIN, THENCE S02°41'34"W 380.38' TO THE POINT OF BEGINNING, CONTAINING 2.71 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #01-00045-000

A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS LOCATED N02°29'03"E 329.89' AND N86°25'15"W 41.02' FROM THE SOUTHEAST CORNER OF THE SAID FORTY ACRE TRACT, SAID POINT BEING LOCATED ON THE WESTERN RIGHT OF WAY OF SOUTHEAST J STREET, AND RUNNING THENCE N86°25'15"W 620.65' TO A FOUND 5/8" REBAR, THENCE N02°45'27"E 131.93' TO A FOUND 5/8" CAPPED REBAR PLS #1181, THENCE S86°32'52"E 269.49' TO A FOUND 1/2" CAPPED REBAR PLS #1271, THENCE S87°01'10"E 105.98', THENCE S83°40'10"E 53.13', THENCE S86°58'53"E 192.49' TO THE WESTERN RIGHT OF WAY OF SOUTHEAST J STREET, AND RUNNING ALONG SAID RIGHT OF WAY S08°15'10"W 13.58' TO A FOUND AHTD MONUMENT, AND S02°18'54"W 119.45' TO THE TRUE POINT OF BEGINNING, CONTAINING IN ALL 1.88 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

ADJUSTED PARCEL #01-00045-000 (TRACT 2, NEW ALLIANCE SUBDIVISION)

A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN WHICH IS N02°29'03"E 329.89' AND N86°25'15"W 47.14' FROM THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, AND RUNNING THENCE N86°25'15"W 344.88' TO A SET IRON PIN, THENCE N02°41'34"E 132.53' TO A FOUND IRON PIN, THENCE S87°01'10"E 105.98' TO A SET IRON PIN, THENCE S83°40'10"E 53.13' TO A SET IRON PIN, THENCE S86°58'53"E 190.38' TO A SET IRON PIN, THENCE S04°38'50"W 132.96' TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT OF WAY DEDICATION

A PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°29'03"E 329.89' AND N86°25'15"W 47.14' FROM THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, AND RUNNING THENCE N86°25'15"W 6.12', THENCE N04°38'50"E 132.96', THENCE S86°58'53"E 2.11', THENCE S08°15'10"W 13.58', THENCE S02°18'54"W 119.45' TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY LINE ADJUSTMENT

Creating

NEW ALLIANCE SUBDIVISION (LOT'S 1 & 2)

Recording Block

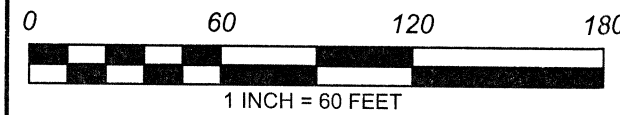
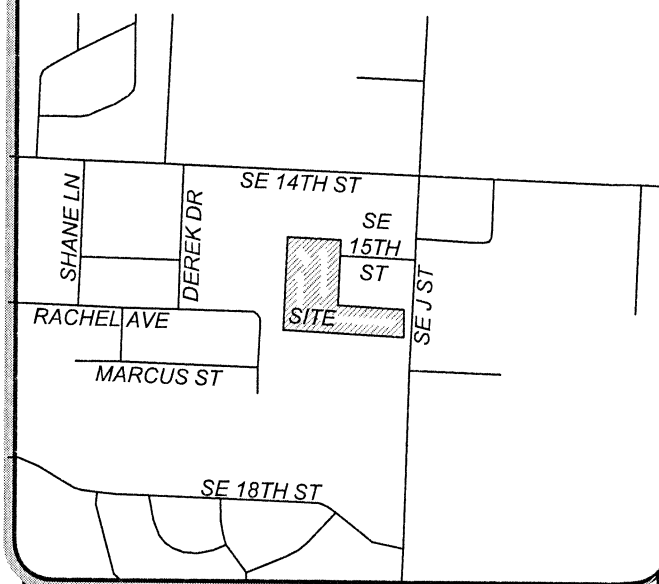
2nd SUBMITTAL
P.C. DATE

MAR 06 2018

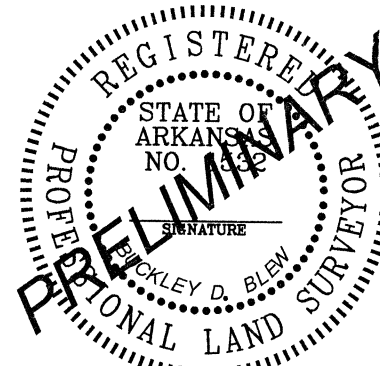
COMMENTS DUE

FEB 26 2018

Vicinity Map



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 11TH DAY OF JANUARY, 2018.



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

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE:	JH 1/17/2018	REVIEWED BY:	W.L.	SURVEYED BY:	T.C.
COUNTY & STATE:	BENTON COUNTY, AR	JOB NUMBER:			18-112

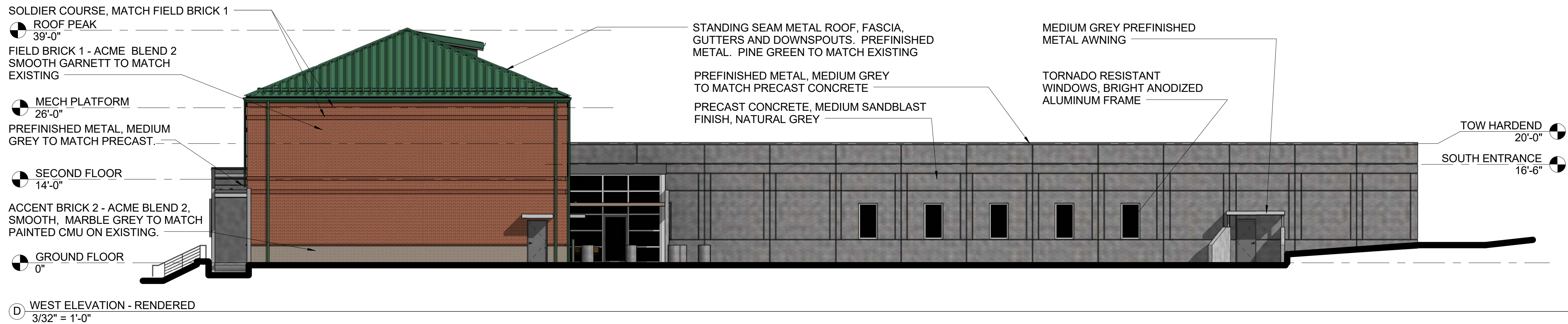
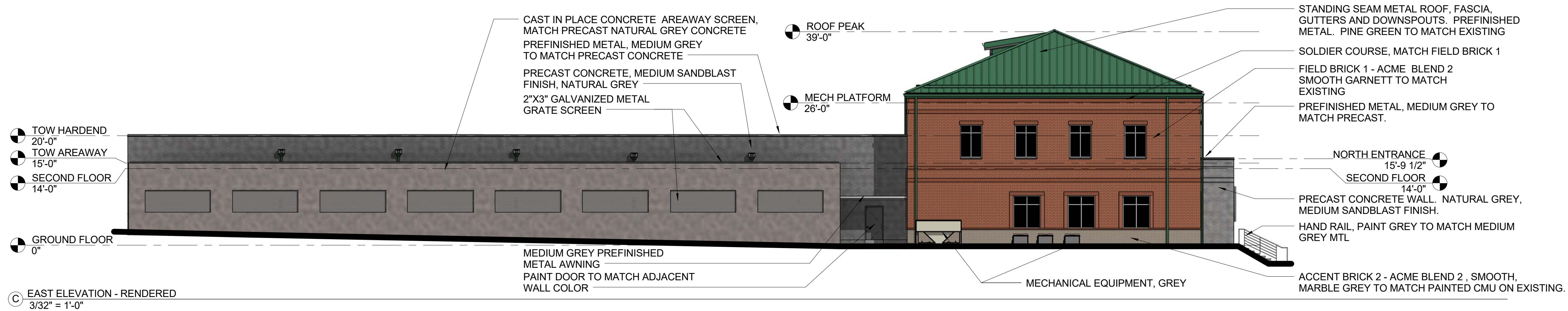
LOCATION:
SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST

FOR THE USE AND BENEFIT OF:

BENTONVILLE SCHOOL DISTRICT #6
&
GENE F. GANTERT

CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER (PLA18-0004)

Project Name
C:\Users\stuckert\Documents\BNTVLE17.00_CENTRAL_atucker.rvt
2/19/2018 3:18:12 PM



MATERIALS COVERAGE

BRICK - 10,047 SF	32%
CAST IN PLACE CONCRETE - 2564 SF	8.2%
GALVANIZED METAL SUBWAY GRATE - 384 SF	1.1%
GLASS/FENESTRATION - 1460 SF	4.7%
PRECAST CONCRETE - 5597 SF	8%
PREFINISHED METAL 787 SF	2.9%
STANDING SEAM METAL ROOF - 10,317 SF	33.1%



Architect
WER Northwest Arkansas
2241 N Green Acres Rd.
Bentonville, Arkansas 72703
479-966-6666
www.WERarch.com

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LSD ELEVATIONS

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DESIGN
DEVELOPMENT
SET

EMERGENCY COMMUNICATIONS

908 SE 14TH ST, BENTONVILLE, AR 72712



February 20, 2018

Planning Commissioners
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: Request for LSD Extension – 5th Street Redevelopment – LSD17-00039

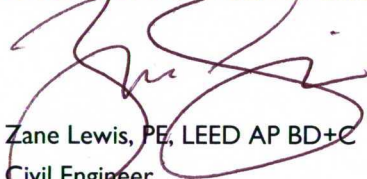
Dear Commissioners,

On behalf of Food Hub NWA, LLC, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval as allowed in Article 700, Section 700.7.B of the development code for the 5th Street Redevelopment project. The design team will need the additional time to complete the preparation of materials for the preconstruction meeting and building permit approval.

Please let us know if you need any additional information for approval of the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 479-935-4826 or via email at zlewis@ecologicaldg.com.

Sincerely,

ECOLOGICAL DESIGN GROUP, INC.



Zane Lewis, PE, LEED AP BD+C
Civil Engineer

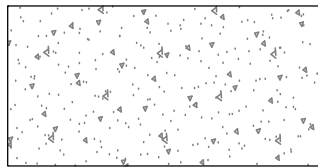
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY xxxxx, INC AND DATED xxxxx.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF xxxxxx ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PROJECT PARKING TABLE:

BUILDING 1 + 2 TENANT SF	EXISTING PARKING SPACES	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
27,524 SF + 29,821 SF = 57,345 SF	118 STRIPED PARKING SPACES	10,000 SF = 33.3 SPACES 57,345 - 10,000 = 47,345 SF 57,345/300 SF/SPACE * 0.8 = 126.2 SPACES 33.3 + 126.2 = 159.5	OFF-STREET SPACES: 133 STREET SPACES: 10 TOTAL = 143*
ACCESSIBLE SPACES	4 SPACES	TOTAL PROVIDED = 143 ADA REQ. @ 143 = 5 SPACES	5 SPACES

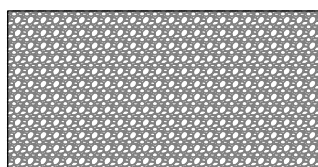
*OWNER SHARED USE PARKING AGREEMENT FOR 160 - 143 = 17 SPACES



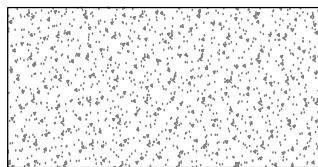
NEW CONCRETE PAVEMENT



NEW CRUSHED LIMESTONE



NEW RIVER GRAVEL



NEW SANDBLAST SURFACE

NOTES:

- ALL NEW SITE LIGHTING SHALL BE FULL CUT-OFF FIXTURE TYPE WITH A B-U-G WITH A U RATING OF 0 AND APPROVED BY THE CITY OF BENTONVILLE PLANNING DEPARTMENT.
- ALL MECHANICAL EQUIPMENT (BOTH ROOF & GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

1 SITE PLAN

SCALE: 1" = 30'-0"



Know what's below.
Call before you dig.

5TH STREET REDEVELOPMENT
Bentonville, Arkansas



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2ND SUBMITTAL

REVISIONS

SHEET TITLE

SITE PLAN

ISSUE DATE

8-21-2017

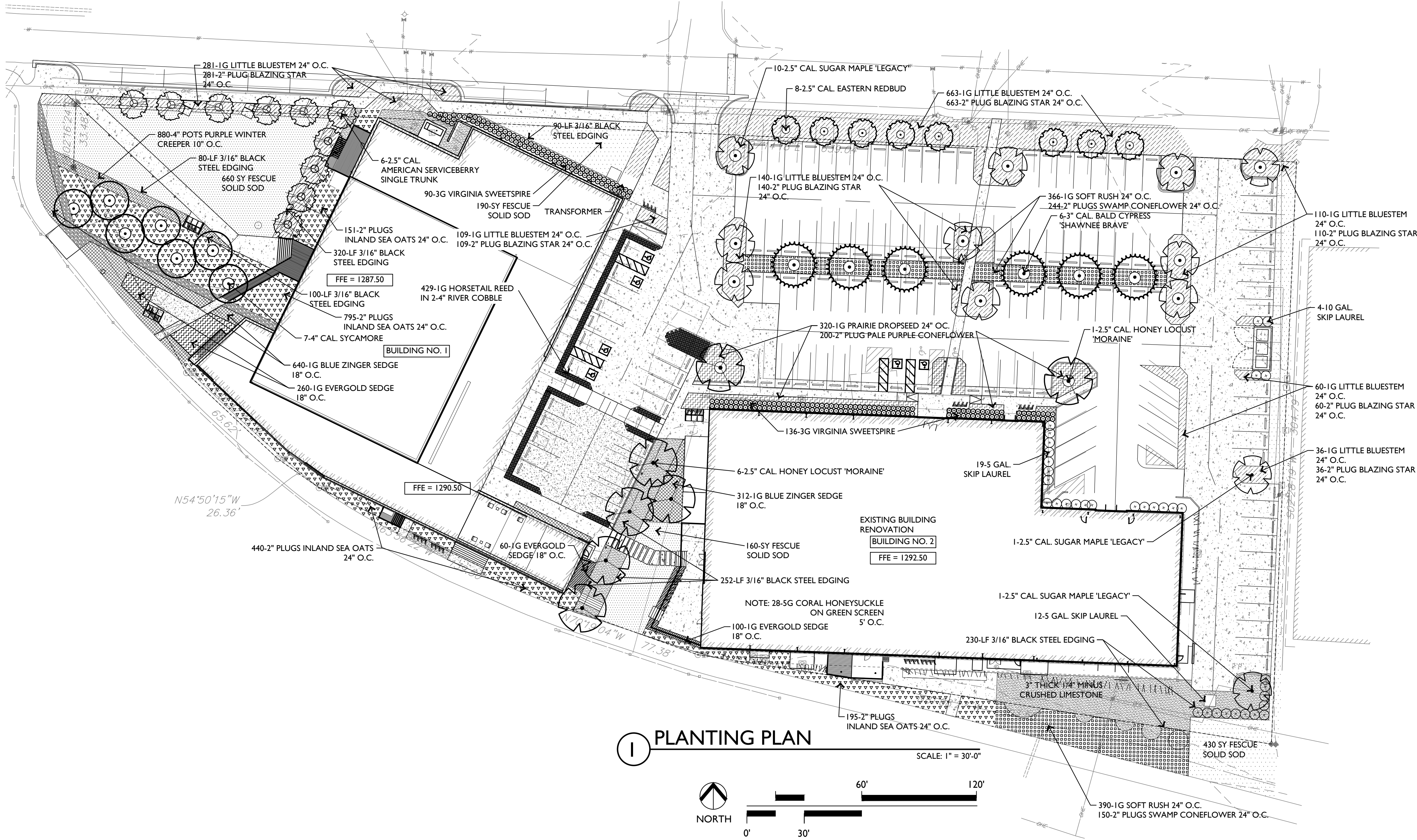
SHEET NO.

C1.00

LANDSCAPE NOTES:

- GENERAL NOTES:
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC. AND DATED JANUARY 4, 2017.
 - SURVEY DATA IS BASED UPON NAD 83, STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
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 - THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
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 - SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 - ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
 - LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-7)
 - ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

PLANT LIST			All numbers to be verified by landscape contractor		
Symbol	Trees	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
	Ref. Plan	Honey Locust	Gleditsia tricanthos 'Moraine'	3" caliper 12' ht. 5' Sp.	As Shown
	Ref. Plan	Sugar Maple	Acer saccharum 'Legacy'	2.5" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Bald Cypress	Taxodium distichum	3" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Eastern Redbud	Cercis canadensis	2.5" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Serviceberry	Amalanchier arborea	2.5" caliper 10' ht. 4' Sp.	As Shown
Shrubs - Grasses - Perennials - Groundcovers					
	Ref. Plan	Purple Winter Creeper	Euonymus fortunei 'Coloratus'	4" pots	10" O.C.
	Ref. Plan	Horetail Reed	Equisetum hyemale	1 gallon, 12" ht. 6" sp.	24" O.C.
	Ref. Plan	Little Bluestem	Schizachyrium scoparium	1 gallon, 12" ht. 6" sp.	24" O.C.
	Ref. Plan	Virginia Sweetspire	Itea virginica	5 gallon, 18" ht. 12" sp.	24" O.C.
	Ref. Plan	Swamp Coneflower	Rudbeckia maxima	1 gallon, 18" ht. 24" sp.	24" O.C.
	Ref. Plan	Blue Love Grass	Eragrostis elliotti	1 gallon, 18" ht. 24" sp.	24" O.C.
	Ref. Plan	Inland Sea Oats	Chasmanthium latifolium	1 gallon, 18" ht. 24" sp.	24" O.C.
	Ref. Plan	Soft Rush	Juncus effusus	1 gallon, 12" ht. 18" sp.	24" O.C.
	Ref. Plan	Dense Blazing Star	Liatris spicata	2" plugs, 12" ht. 18" sp.	24" O.C.
	Ref. Plan	Skip Laurel	Prunus laurocerasus 'Schipkaensis'	10 gallon, 24" ht, 18" sp.	36" O.C.
	Ref. Plan	Blue Zinger Sedge	Carex flacca	1 gallon, 18" ht. 24" sp.	18" O.C.
	Ref. Plan	Butterfly Weed	Asclepias tuberosa	2" plugs, 12" ht. 18" sp.	24" O.C.
	Ref. Plan	Evergold Sedge	Carex oshimensis 'Evergold'	1 gallon, 18" ht. 24" sp.	18" O.C.
Miscellaneous					
QTY.		DESCRIPTION	REMARKS		
Ref. Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost			
Ref. Plan	Steel Edging	Commercial Grade 3/16" x 6" Black Steel			
Ref. Plan	Hardwood Mulch	3" depth all planting beds and beneath tree dripline - keep 6" clear around trunks. typ dyed black triple hammered			
Ref. Plan	Fescue Solid Sod	Solid, weed free sod - 4" topsoil in all areas			



EDG
Ecological Design Group, Inc.
120 S. Izard Street
Little Rock, AR 72201
P 501.378.0200
F 501.378.0201
314 South 3rd Street
Rogers, AR 72756
P 479.935.4826
210 E. Merriam Ave.
Wynne, AR 72396
P 870.588.6426
F 870.238.8310

5TH STREET REDEVELOPMENT
Bentonville, Arkansas



NOT FOR
CONSTRUCTION

ILSD 2ND SUBMITTAL
REVISIONS

SHEET TITLE PLANTING PLAN
ISSUE DATE 8-21-2017

811
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LI.00

GENERAL PLAN AMENDMENT STAFF REPORT



Calcon, Inc.

W Highway 72

PC Date: 3/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	GPA18-0003
Applicant/ Current Owner	Calcon, Inc. 10636 Highway 72, Suite 501 Bentonville, AR 72701
Site Area	+/- 29.92 acres
Current Zoning	A-1, Agricultural
Current Future Land Use Map Designation	Residential Estates (RE)
Requested Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

The property is located with frontage onto W Highway 72 and Town Vu Road. Adjacent zonings are A-1 to the east and west, Centerton to the north, and R-1 to the south.

Projected Traffic Impact

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

Utility Infrastructure

According to the City of Bentonville GIS website, water and sewer are not currently available to the site.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Residential Estates (RE). The applicant is requesting to amend the Land Use Plan so that the site is depicted as Low-Density Residential.

Analysis

The requested Future Land Use Map designation of Low Density Residential (LDR) is compatible with existing and adjacent land uses.



**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704

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

www.batesnwa.com

**Planning Commission
City of Bentonville
305 S.W. A Street**

RE: Calcon, Inc. Map Amendment

The Subject Property is currently in a designated zoning district of R-E. This property does not have sanitary sewer available, therefore the owner is willing to install a sewer lift station so the property will be able to be developed.

The properties to the south are zoned R-2. The remaining adjacent properties are in Benton County and Bella Vista and are zoned A-1. This Map amendment will allow the property to be consistent with other developments in the area.

This development will not have a detrimental affect but would rather increase the area's home values by drawing more residents to the local area.

If the amendment is not approved the property will most likely remain undeveloped.

The owner proposes to rezone the property to allow for a density similar to the surrounding area.

No other alternatives have been discussed. The cost of infrastructure for R-E zoning would not allow for this property to viable.

CONDITIONAL USE STAFF REPORT



Bentonville Film Festival

Downtown Bentonville

PC Date: 3/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0005
Applicant / Current Owner	Cindy Springs, LLC MORO Development Co. Buster Properties, LLC Cedar Limited, LLC, Peel Compton House, Arvest Bank, Benton County
Site Area	Approximately 8 acres combined area
Current Zoning	Varies
Future Land Use Map Designation	Varies
Requested Use	Temporary Use for Film Festival
Protective Covenants	N/A

Property Description

Property descriptions vary.

Proposed Use Description

The applicant has submitted a Conditional Use application for the Bentonville Film Festival (BFF) to be located at the addresses listed in this staff report and depicted in the attached site plan. The BFF is intended to provide ongoing mass distribution opportunities for women and minority owned production companies, independent filmmakers and distributors while celebrating the town of Bentonville. The proposed conditional use is to allow the properties to be used as a sponsor village for the festival. The BFF sponsors will setup temporary products, technology and services for visitors to explore and enjoy.

Included in these temporary structures will be two cinetransformers - self-contained theaters. These will be located on the Walton Field south of Lawrence Plaza.

The applicant is requesting the temporary use from April 30th to May 7th. This timeframe includes setup and takedown. The actual festival activities will begin Tuesday May 1st and end Sunday 6th. General hours of operation will be 10 a.m. to 10 p.m. daily.

Parking for the event will be provided at various locations including the downtown municipal parking lots.

Projected Traffic Impact

The proposed use will temporarily impact traffic in the area. The existing downtown street grid will provide adequate means of ingress/egress, however.

Public Notice

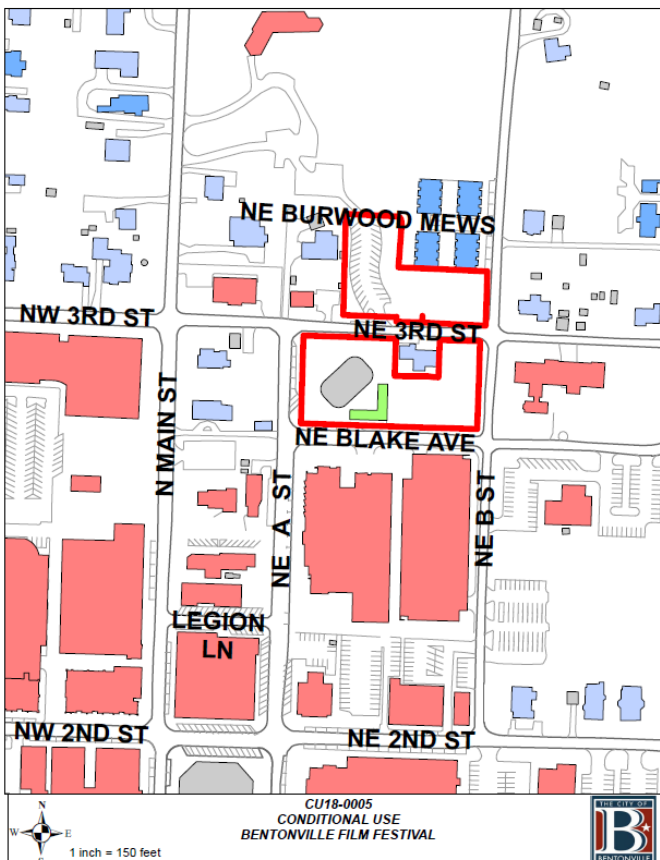
Staff has not been contacted regarding this request.

Conditions of Approval

1. All technical review comments must be addressed before a conditional use permit will be issued.

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

Location Map





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 1-6, 2018

FESTIVAL OVERVIEW

Bentonville Film Festival (BFF) is a one of a kind annual event which champions women and diversity in all aspects of entertainment media. With engaged entertainment industry leaders and major corporate sponsors, the festival is positioned to deliver commercially viable solutions and initiatives to positively support content creation and distribution in support of our mission. BFF offers guaranteed theatrical, television, digital and retail distribution through its broad partnership base. The festival is commercially focused and seeks to raise capital to fund development of films that celebrate the diversity in American filmmaking. BFF is unique in it is the first only film competition in the world to offer guaranteed distribution for its winners.

FESTIVAL MISSION

The goal of the festival is to be a positive and proactive influence in filmmaking to ensure that the American film industry represents the nation and the growing diversity of the population of the United States.

Beyond the one-week event, the Bentonville Film Festival will create a national calendar of events to promote women and minority, filmmakers, talent, and financiers. The festival provides ongoing turnkey mass distribution opportunities for women and minority owned production companies, independent filmmakers, and distributors. BFF celebrates the town of Bentonville and all it has to offer including cultural and outdoor activities.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint, in addition to two Cinetransformers. A Cinetransformer Mobile Cinema is a 53' double expandable trailer that transforms into a self-contained theatre to hold 91 guests. The fire suppression information has been shared with the Fire Marshal. These Cinetransformers will have film screenings Wednesday through Saturday beginning at 10am and ending between 10pm and 11pm. Both Cinetransformers will be on the South Walton Field behind Lawrence Plaza (207 NE Blake, 210 NE 3rd, NE Blake). There will be additional screenings held in the 21c Ballroom (200 NE A Street), Walmart World Room (222 SE 2nd Street), Skylight Cinema (350 SW A Street) and the Walmart Auditorium at the Home Office (702 SW 8th Street). Timing is different based on the venues, but overall schedule is 10am – 12am.

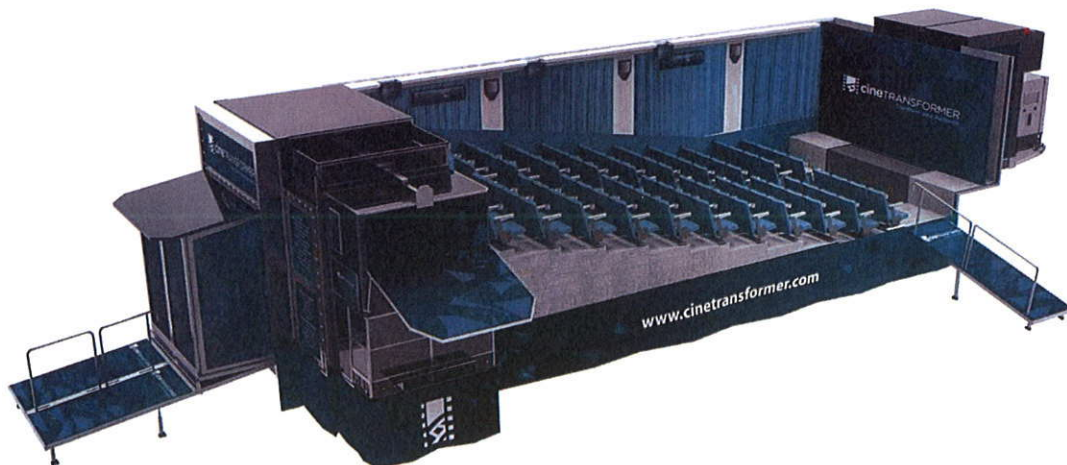


BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 1-6, 2018

FESTIVAL FILMING VENUES

- 2 Cinetransformers on South Walton Field
 - o May 2 – 6 – Showings are from 10am – 11pm
 - o May 6 – Encore viewing from 10am – 5pm
- Walmart World Room
 - o May 2 – 6 – Showings are from 10am – 11pm
- Walmart Auditorium – Opening Film & Screening
 - o May 2 – Screening from 7 – 10pm
 - o May 5 – Showings are from 10 – 4p
- Skylight Cinema- Encores and Legacy series films
 - o May 2-6- Schedule TBD
- 21c –Showcase screenings
 - o May 1 – Opening Screening from 8 – 11pm
 - o May 2 – 3 – Showings are from 10am – 11pm
 - o May 4 – Showings are from 10am – 8pm
 - o May 5 – Showings are from 10am – 5pm

CINETRANSFORMER





BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 1-6, 2018

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

- Meteor – Evening Music Venue – May 1 – 5 – Music from 10pm – 1am
- 21c – Opening Ceremony – May 1 – 5:30pm – 8pm
- Crystal Bridges– Awards Show and Dinner – May 5 – 7pm – 10:00pm
- Lawrence Plaza –Outdoor Theater– May 2 – 5 – 10am – 10pm (operating hours will vary by day)
- 21c –Box Office
 - April 30 – May 1 & May 5 – 9am – 4pm
 - May 2 – 4 – 9am – 8pm
 - May 6 – 9am – 2pm
- Elkins – Filmmaker’s Lounge – May 2 – 5 – 11am – 7pm
- Four Points by Sheraton –Festival Hotel
- Oven & Tap – Filmmaker’s After Party – May 3 – 12am – 2am
- Record- Discussion Sessions- May 2-5 –Panels and Discussions, – 10am – 5pm
- Arvest Conference Room- May 2-5 Vudu Lounge
- Brightwater- Food, Movie Bike Ride Event- May 6-TBD
- Walmart Neighborhood Market- Book Signings- TBD

SPONSORSHIP ACTIVATION LOCATIONS– These locations will be set up on April 30 and May 1 and open to the public May 2 – 6 with tear down the evening of May 6 and 7:

- Walton Field South (210 NE 3rd, 207 NE Blake, NE Blake Ave)- Theater Village, Beer and Wine Garden, Stella Air Stream, Sponsor Tents
- Compton Garden Conference Center & Parking Lots (NE 3rd, 312 N Main) - Inclusion Town and InsideOut Lounge, Sponsor Tents
- Legion Lane- Disney Activation, Tents, Stage, Kids Zone, Puppy Village
- Lawrence Plaza (214 NE A)- Outdoor Theater, Music, Sponsors Tents, BFF Information Tent
- Walton Field North (207 NE 3rd, 301 NE B St, 405 NE B St)- Media Trucks, Sponsors tents, grilling area, Temporary Soccer Field
- County Parking Lot NE 2nd- Sponsor Activation TBD-



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION

EVENT DATE: MAY 1-6, 2018

FESTIVAL SPONSOR VILLAGE

Utilizing Downtown core and Downtown edge zoned properties (with current usage of Downtown Mixed-Use Residential) owned by Peel-Compton House Foundation, Cindy Springs, LLC, Benton County, Arvest Bank, Cedar Limited, LLC, Moro Development Company, LLC, Buster Properties, LLC, as well as Lawrence Plaza a City of Bentonville Parks and Recreation property, the Bentonville Film Festival (BFF) will host a free, public Sponsor Village. One exception is the use of Compton Garden's building that is R-1 built is used for offices and is open for public access. This Sponsorship Village will be a place where BFF sponsors setup temporary structures to activate with products, technology and services for the community and visitors to explore and enjoy. BFF has received approval from the Transportation and Signage Commission to close NE 3rd Street from NE A Street to NE B Street (for foot traffic only). All venues as well as the sponsor village have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal with footprint and tent inspections occurring prior to opening.

BFF Sponsor Village will be in operation as follows (Times are tentative and may be adjusted):

Monday, April 30 – Load in/set up

Tuesday, May 1 – Load in/set up

Wednesday, May 2 – Open 1pm – 7pm

Thursday, May 3 – Open 1pm – 7pm

Friday, May 4 – Open 11am – 8pm (due to First Friday)

Saturday, May 5 – Open 10am – 8pm (earlier due to Farmer's Market)

Sunday, May 6 – 10am-3pm, 3pm begin tear down/load out

Monday, May 7 – tear down/load out

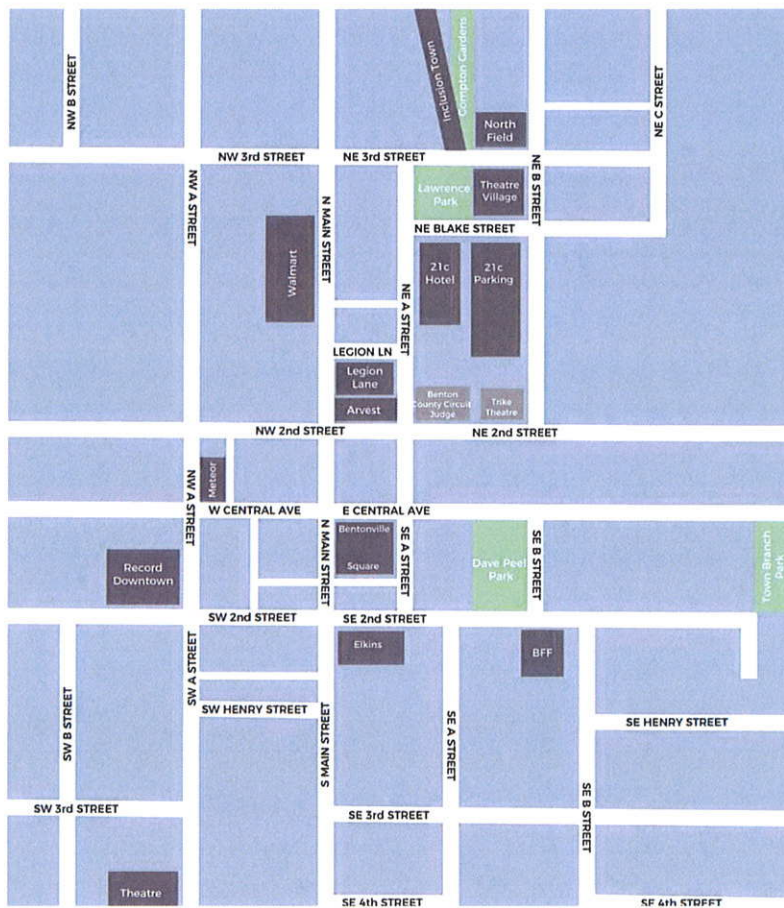
OFFICE SPACE

- BFF Office, 222 SE 2nd Street, 3rd Floor
- Visit Bentonville Conference Room, 104 E. Central Ave



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: MAY 1-6, 2018

Festival Footprint:



- COMPTON GARDENS - Inclusion Town, Inside Out Lounge
- NORTH FIELD – Media Trucks, FIFA, Segway, Sam’s Club
- LAWRENCE PARK - Sony & ConAgra Theatre
- THEATRE VILLAGE - Competition Films & Beer Garden
- 21C HOTEL - Spotlight Screenings, Opening Ceremony & Box Office
- LEGION LANE - Disney and Kids Zone Activation
- ARVEST - Black Panther Vudu Lounge
- METEOR - Coca-Cola Music Lounge
- ELKINS - Film Maker Lounge
- RECORD – Discussion Events
- SKYLIGHT CINEMA- Encores & Legacy Series Films
- BFF HEADQUARTERS – BFF Office

CONDITIONAL USE STAFF REPORT



Grace Hills Church

805 SE 22nd Street

PC Date: 3/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0006
Applicant / Current Owner	Chris Elder PO Box 5143 Springdale, AR 72765
Site Area	+/- 1 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Requested Use	Place of Worship
Protective Covenants	None

Property Description

This property is located at 805 SE 22nd Street. The applicant is proposing to repurpose the existing building for use as a church.

Proposed Use Description

The applicant is requesting a conditional use for the purpose of a church. No operations are expected during the week. Primary operations will be conducted on Sundays. Grace Hills is approaching neighboring property owners to establish parking agreements. Any future expansions to the building or parking area will require large scale development approval.

Projected Traffic Impact

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

Public Notice

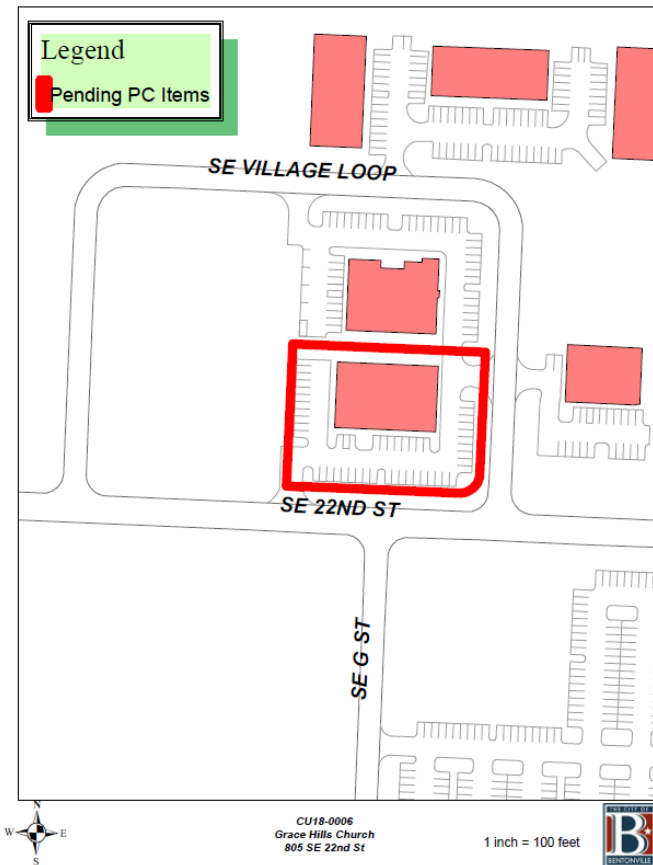
Staff has not been contacted regarding this request.

Conditions of Approval

1.

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

Location Map



Grace Hills Church intends to purchase the property located at 805 SE 22nd Street in Bentonville. We will be converting this property for use as a church. We will not be changing the size or footprint of the existing structure, but will be building out the interior for children and adult worship spaces.

There will be no formal operating hours during the week. Our staff of seven work remotely and may sometimes work or host meetings at the property. Some smaller groups may utilize the property on weeknights for various reasons. On the weekends, services will be held on Sunday mornings.

We plan on approaching bordering property owners for parking agreements for Sunday mornings and are considering the purchase of a nearby property for future development as a parking lot.



LARGE SCALE DEVELOPMENT STAFF REPORT



Word of Life Parking Expansion

808 SW 14th Street

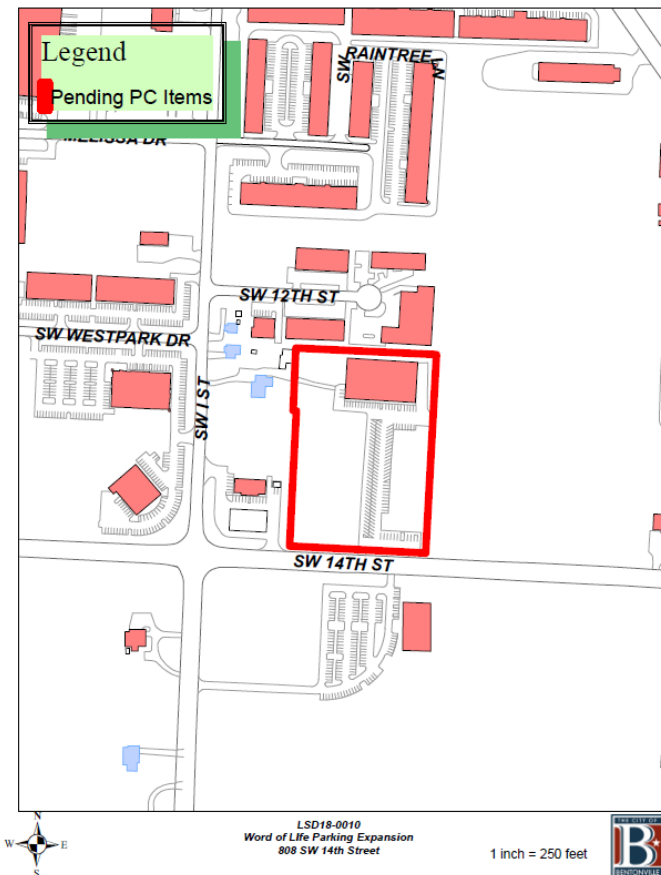
PC Date: 3/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0010
Applicant / Current Owner	Word of Life Fellowship 808 SW 14 th Street Bentonville, AR 72712
Site Area	+/- 5.94 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Place of Worship

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

Location Map



Property Description

This property is located at 808 SW 14th Street. The approximately 6-acre site currently serves as the location of Word of Life Church.

Project Details

The applicant is proposing a large scale development for a parking expansion to Word of Life Church. This project will bring the existing parking lot up to the standards of the Subdivision Code.

The plans show 115 parking spaces for the development. Adequate landscaping is proposed. Sidewalk currently exists along SW 14th Street.

Projected Traffic Impact

The proposed large scale development does not have the potential to adversely affect traffic in the area.

Utility Infrastructure

Per the City of Bentonville GIS website, water and sewer are currently available to the site.

Drainage Report

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

Waivers

No waivers requested.

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Storm Pipe (see Grading Plan For Type And Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Tap, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

- Note:**
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
 - See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk, the Face/Corner of the Building(s) or the Center/End of Strip.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrances, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill. Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, stumps, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

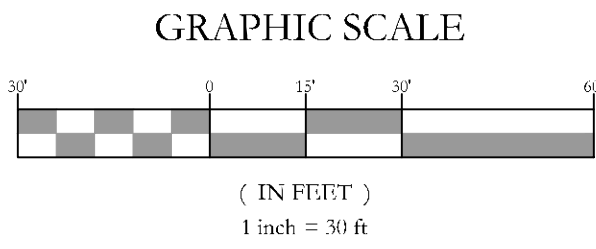
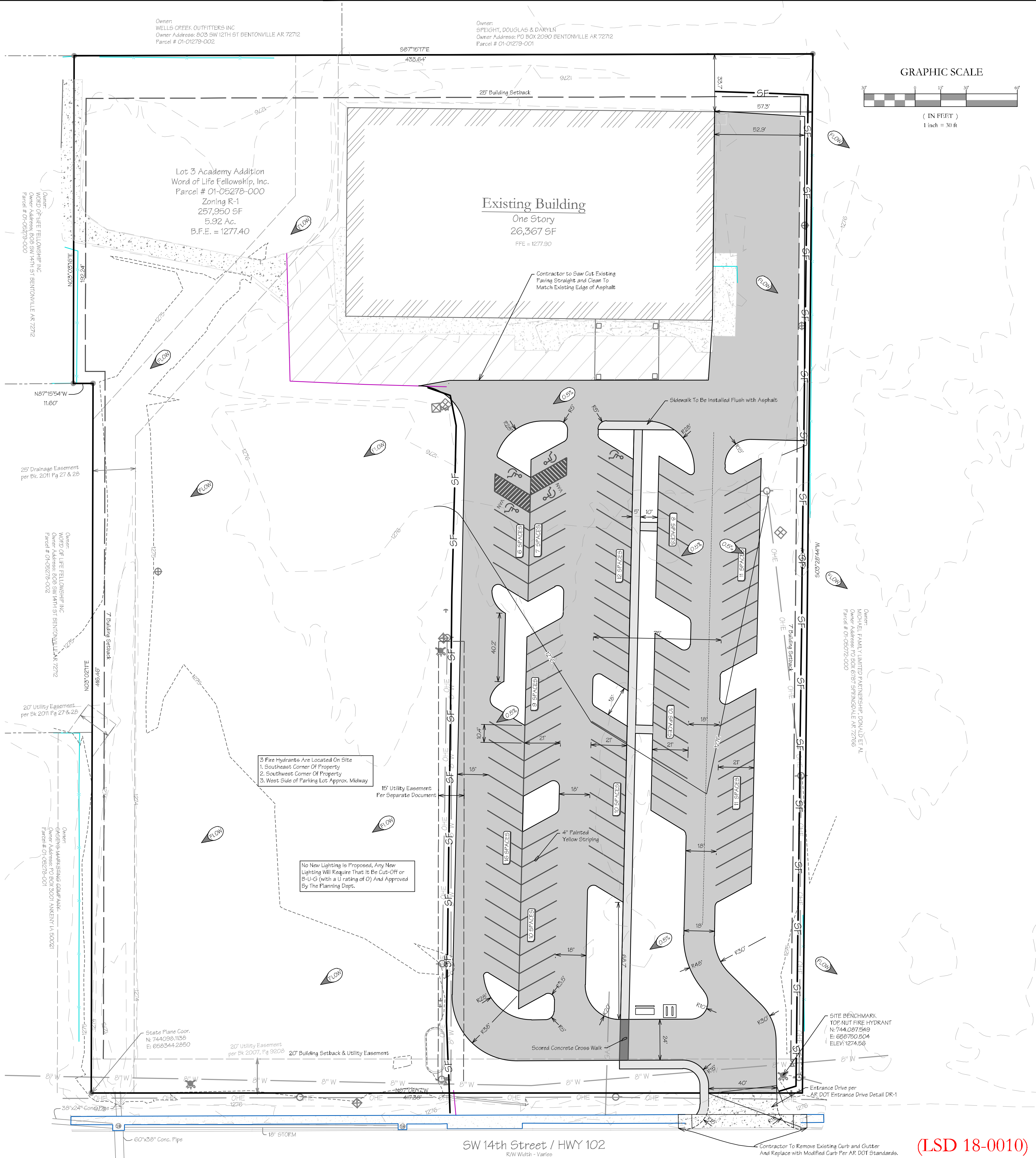
- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2521 (latest edition available at <http://www.astm.org>).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ's Construction General Permit: (AR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's construction general permit, the contractor shall file a notice of termination.

Site Information:

PROPERTY INFORMATION			
Gross Site Area:	257,950.00 sf	5.92 acres	
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres	
Net Site Area:	257,950.00 sf	5.92 acres	
Zoning	R-1, Single Family Residential		
ZONING REGULATIONS			
Front Setback:			20 ft
Side Setback:			7 ft
Rear Setback:			25 ft
SITE INFORMATION			
-Proposed Asphalt Area:	63,873.00 sf	1.47 acres	
-Existing Asphalt Area To Remain:	7,845.00 sf	0.18 acres	
-Proposed Concrete Area:	1,033.00 sf	0.02 acres	
-Existing Concrete Area To Remain:	1,871.00 sf	0.04 acres	
-Proposed Sidewalk Area:	3,491.00 sf	0.08 acres	
-Existing Sidewalk Area To Remain:	3,542.00 sf	0.08 acres	
-Existing Building Area:	26,367.00 sf	0.61 acres	
Total Impervious Area:	108,022.00 sf	41.9%	
Total Pervious Area:	149,928.00 sf	58.1%	
PARKING INFORMATION			
VEHICULAR:	TOTAL	NOTES	
Provided Std Spaces:	110		
Provided Spaces (Total):	115		
Required Accessible Spaces:	5		
Provided Accessible Spaces:	5		
Provided Van Accessible Spaces:	2		
BICYCLE:	TOTAL	NOTES	
Provided:	2		



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

DATE
C:\projects\18-203\18-203.dwg

NO.	DATE	DESCRIPTION

Word of Life
Parking Expansion
SW 14th Street / Hwy 102
Bentonville, AR

SWOPE ENGINEERING
Civil Engineering
Construction Management
Land Planning
341 SE 1 Street, Suite 100
Bentonville, Arkansas 72712
479.685.8399 office
479.250.1285 fax

PROJECT # 18-203	DATE: 1/26/18	SCALE 1"=??
SHEET NAME: Site + Grading Plan		
SHEET	NO.	C1.0

Feature	Description
---------	-------------

Note:

- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

Symbol	Qty	Botanical	Common	Size	Comments
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PROPERTY INFORMATION*

✕ DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE

Interior Green Space Areas
Scale: 1" = 100'



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[illegible]

1/28/18

SHEET NO.

LARGE SCALE DEVELOPMENT STAFF REPORT



J Street Warehouse Parking

2608 SE J Street

PC Date: 3/6/2018

Reviewer: Tyler Overstreet, Planner

Property Description

This property is located at 2608 SE J Street. The approximately 17-acre site currently serves as the location of J Street Warehouses.

Project Details

The applicant is proposing a large scale development for a parking expansion to J Street Warehouse. This project will restripe an existing truck loading area into a parking lot to meet parking needs for a temporary office use. The plans show 99 parking spaces for the development.

Projected Traffic Impact

The proposed large scale development does not have the potential to adversely affect traffic in the area.

Utility Infrastructure

Per the City of Bentonville GIS website, water and sewer are currently available to the site.

Drainage Report

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

Waivers

1 Waiver requested:

- A waiver from Article 1400, Section 1400.8, Interior Parking Lot Landscaping. The applicant is proposing the restriping of the parking area without providing interior parking lot landscaping. However, the applicant has proposed planting the 12 trees that would have been required in the parking lot elsewhere on the site.

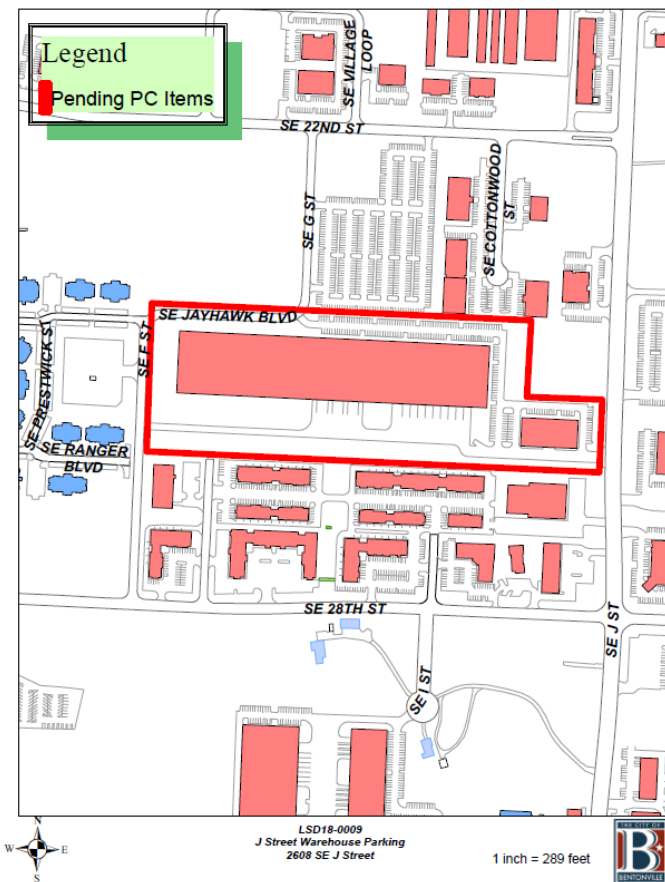
Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Project Number	LSD18-0009
Applicant / Current Owner	J Street Company 833 SE Avenue Columbus, KS 66725
Site Area	+/- 17.24 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Industrial (I)
Development Type / Use	Warehouse parking

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

Location Map





MORRISON SHIPLEY

ENGINEERS • SURVEYORS

January 29, 2018

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

**Re: *Waiver Request – Landscape Islands and Internal Greenspace
J Street Warehouse – Additional Parking***

Dear Commission:

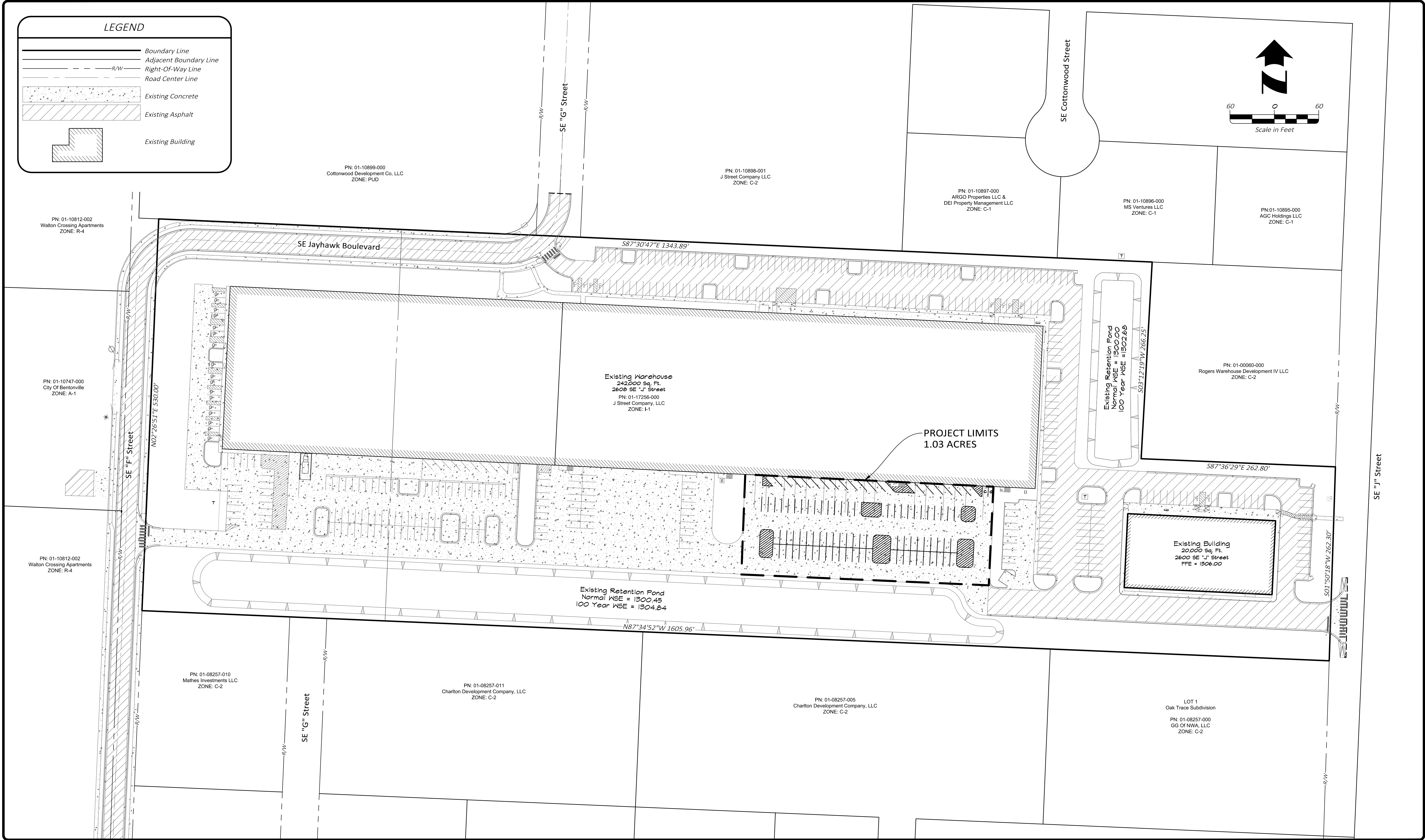
We respectfully request a waiver to not construct the parking lot internal islands and associated plantings as required by Article 1400, Section 1400.8 of the City Subdivision Code. The parking lot addition will serve as parking for the office portion of the adjacent warehouse. It is believed at this time that the office portion will be temporary and is expected to be for a period of 5 years. Once the office lease expires, the parking lot will likely be returned to its current use as a truck loading dock area, and the building returned to warehouse use. The landscape islands that fall within the current truck loading dock/proposed new parking area are the islands to be considered for the waiver.

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

Sincerely,
MORRISON-SHIPLEY ENGINEERS

David A. Lundstrom, P.E.
Project Manager

Drawing Name: P:\CRO-79D\CRO-79D-Plan Sheets.dwg Last Modified: Feb 18, 2018 - 11:55am Plotted on: Feb 18, 2018 - 12:44pm by: blanford



Revision	By	Date

MORRISON

**SHIPLEY**
ENGINEERS ■ SURVEYORS

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

FOR REVIEW

Drawn By:	JDS
Approved By:	DAL
Date:	01.29.18
Project No.:	CRO-79D

Vertical Scale:	—
Horizontal Scale:	60
Plotting Scale:	1
Drawing Name:	Plan Sheets

ADDITIONAL PARKING
THE WAREHOUSE DEVELOPMENT
AT 2608 SE "J" STREET
Bentonville, Benton County, Arkansas

OVERALL BOUNDARY PLAN
CITY PROJECT #LSD18-0009
Issued For Review - 02.20.18

Sheet No.:

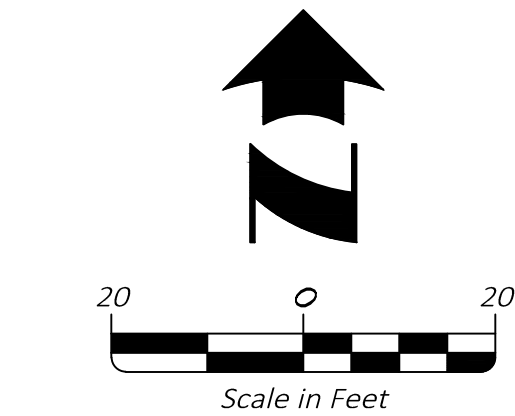
2

3

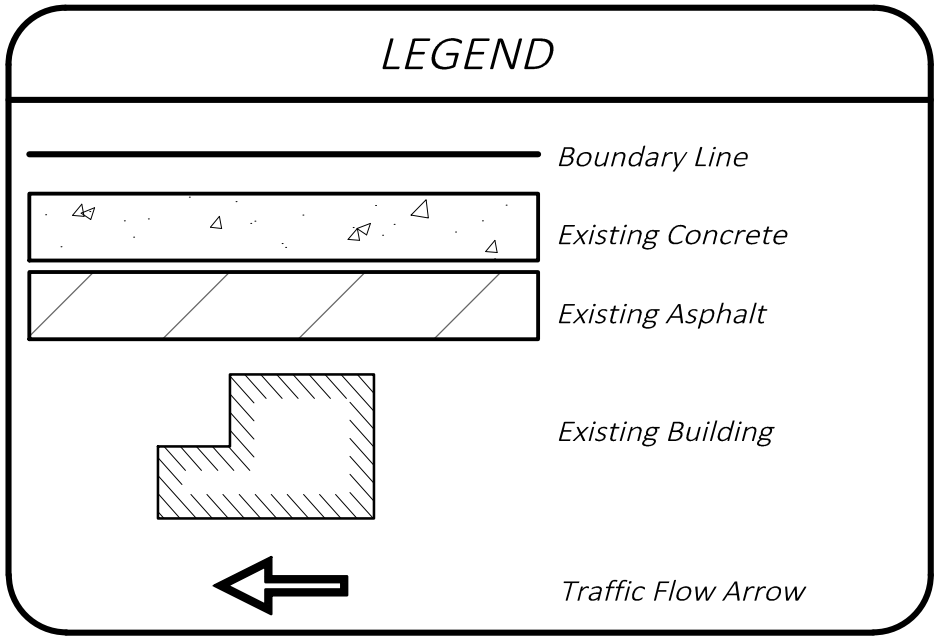
of

Drawing Name: P:\CRO-79D\CHS\CRO-79D Plan Sheets.dwg Last Modified: Feb 15, 2018 - 11:55am Plotted on: Feb 18, 2018 - 12:44pm by: blanford

Existing Warehouse
2608 SE "J" St.
PN: 01-17256-000
J Street Company, LLC
ZONE: I-1



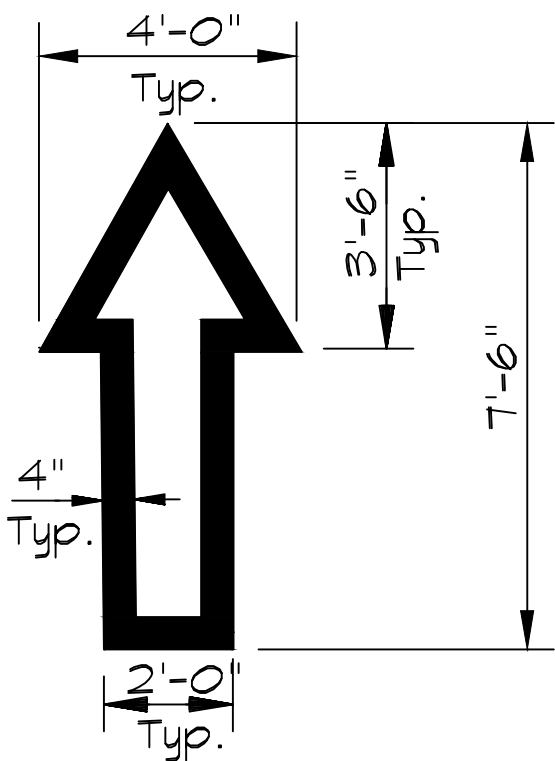
CITY ATLAS PAGE #445



Site General Notes:

- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
- It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
- All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
- All Striping Radii Are 5 ft. Unless Otherwise Noted.
- Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
- All Construction Shall Conform To The City Of Bentonville Development Regulations.
- All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations. Pavement Markings Within City Right-Of-Way Shall Be Thermoplastic.
- Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City Of Bentonville Details And Specifications.
- All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
- No Pylon Or Monument Sign Are Proposed At This Time.

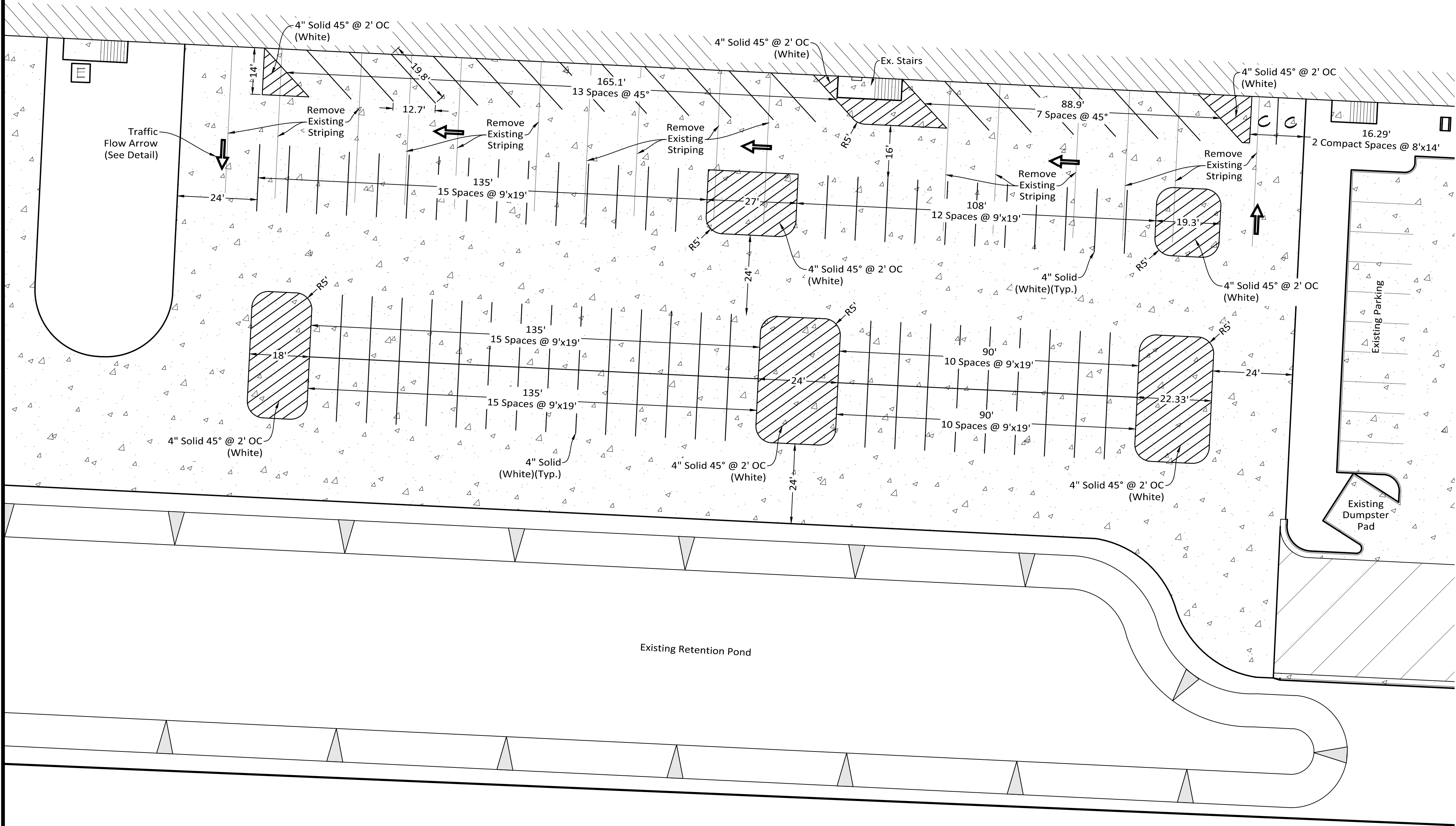
PARKING SUMMARY	
Standard Parking Spaces (9' x 19')	77
45° Parking Spaces (12.7' x 19.8')	20
Compact Parking Spaces (8'x14')	2
Total Parking Spaces Provided	99



NOTE: ALL TRAFFIC FLOW ARROWS
TO BE REFLECTIVE WHITE
PAINT PER SPECS.

TRAFFIC FLOW ARROW

Not to Scale



PN: 01-08257-005
Charlton Development Company, LLC
ZONE: C-2

Revision	By	Date

MORRISON

**SHIPLEY**
ENGINEERS ■ SURVEYORS

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



Drawn By: JDS
Approved By: DAL
Date: 01.29.18
Project No.: CRO-79D

Vertical Scale: -
Horizontal Scale: 20
Plotting Scale: 1
Drawing Name: Plan Sheets

ADDITIONAL PARKING
THE WAREHOUSE DEVELOPMENT
AT 2608 SE "J" STREET

Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN
CITY PROJECT #LSD18-0009

Issued For Review - 02.20.18

Sheet No.:
3
of **3**

LARGE SCALE DEVELOPMENT STAFF REPORT



Gateway Park Warehouse 6

SW Rainbow Farm Road

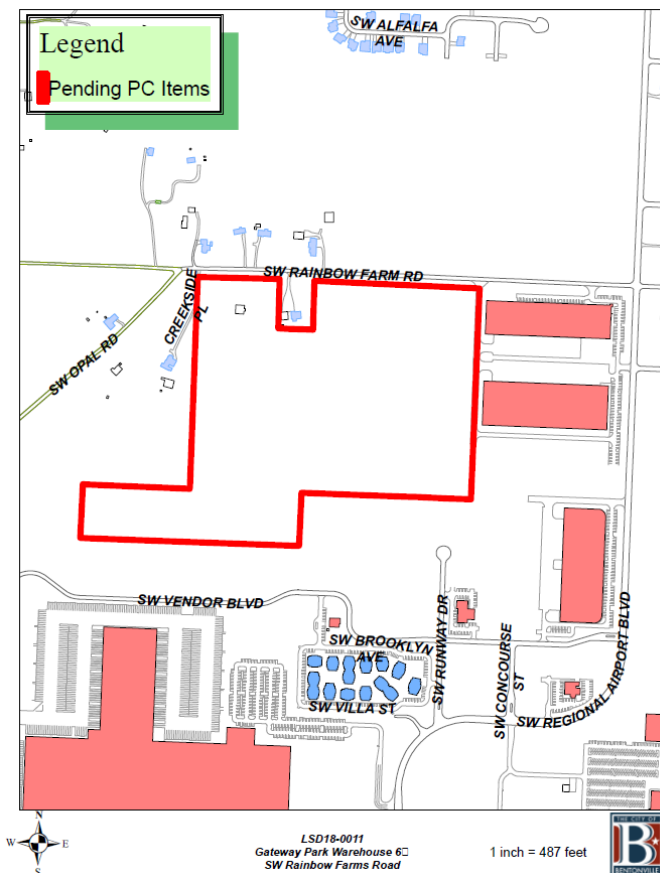
PC Date: 3/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0011
Applicant / Current Owner	Crossmar Investments 1500 E Central Avenue Bentonville, AR 72712
Site Area	+/- 57 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Industrial (I)
Development Type / Use	Warehouse

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

Location Map



Property Description

This property is located on SW Rainbow Farm Road. The development will be primarily located in the northeast corner of the 57 acre development.

Project Details

The applicant is proposing a large scale development for the construction of Gateway Park Warehouse 6. The project consists of the construction of a 173,000 sq. ft. warehouse building and a 350 space parking lot.

Adequate interior parking lot landscaping is proposed. The applicant is proposing to screen the area directly adjacent to the development and provide street frontage landscaping for the portion adjacent to the warehouse. Screening will be provided for the property owner to the west in the form of a berm and evergreen screen. The applicant is treating the development as if the project area were its own lot. The applicant is proposing to construct sidewalk the length of the project area.

Projected Traffic Impact

The proposed large scale development does not have the potential to adversely affect traffic in the area.

Utility Infrastructure

Per the City of Bentonville GIS website, water and sewer are currently available to the site.

Drainage Report

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

Waivers

3 Waiver requested:

- A waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening. The applicant is proposing to screen the project area as if it were its own lot. In addition, the applicant will provide a Type A Screen west of the project area for the adjacent property.
- A waiver from Article 1400, Section 1400.6, Street Frontage Buffer Landscaping. The applicant is proposing to provide street frontage landscaping the length of the project area, but not the entire length of their lot frontage.
- A waiver from Article 1100, Section 1100.6, Sidewalks. The applicant is proposing to provide sidewalk the length of their project area, but not the entire length of their lot frontage.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver request.



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

Mr. Jon Stanley
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

February 20, 2018

**Re: Gateway Park Warehouse 6
4501 SW Rainbow Farms Rd
Perimeter Landscaping and Frontage Buffer Waiver Request**

Dear Jon:

On behalf of Crossmar Investments, we respectfully request a waiver of a portion of the perimeter landscape requirements for the above referenced project.

The proposed development for construction is a, 1-story, approximate 173,000 sf warehouse with associated parking and drives. The developer is not quite sure how to split off the land to best work for future development, so it is to stay one approx. 57acre lot. We are providing perimeter landscaping as if it was its own lot, however, we are requesting that the remainder of the 57 acres not have to be landscape until developed.

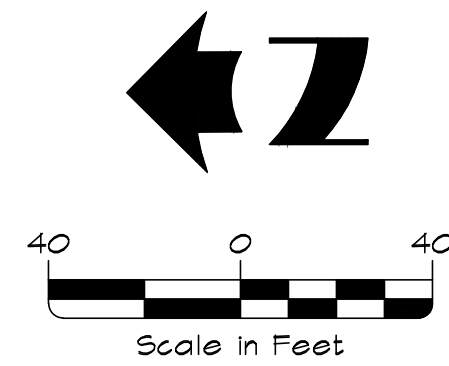
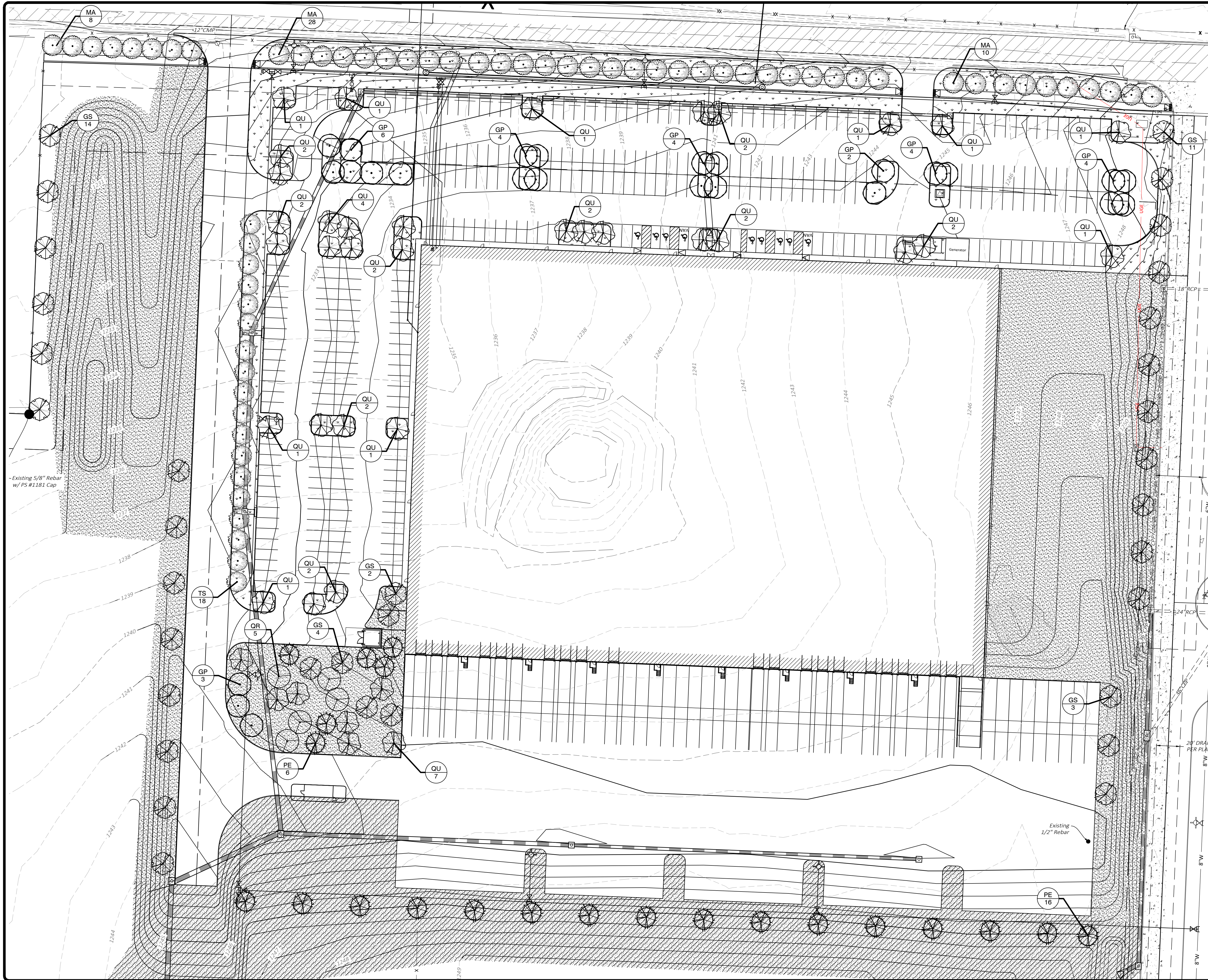
In addition, we are proposing street improvements including sidewalk construction directly in front of the development. We are requesting that the remainder of the frontage not be required to develop to the west until that property frontage be developed in the future.

In conclusion, based on the information provided, it is our opinion that we are meeting the intent of the perimeter landscaping and street buffering requirements for this portion of the 57 acres. Although there is not a formal property line in place, when the developer plans the rest of the property, this lot will be split off and the remainder of the property will be developed to meet city requirements at that time. Please consider this waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, E.I.
Project Manager

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



Site Area Calculations:

Overall Site Area Calculations:

Total Site Area:
2,498,478 S.F.

Site Area Being Developed:
610,559 S.F.

Total Impervious Area:
435,998 S.F. (71%)

Total Pervious Area:
181,821 S.F. (30%)

Total Building Area:
175,000 S.F. (29%)

Interior Green Space Calculations:

Total Parking Lot Area: 122,412 S.F.

Total Interior Green Space Required:
12,241 S.F. (10%)

Total Interior Green Space Provided:
15,566 S.F. (12.7%)

Legend:

- Impervious Area
- Parking Lot Area
- Green Space
- Interior Green Space

Key Map
Not To Scale

LANDSCAPE REQUIREMENTS			
STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
760 LF STREET FRONTAGE SW AIRPORT BLVD.	911'/46=46 TREES	46	46
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER		
SOUTH SIDE	697 LF / 50 = 14 SHADE TREES	14	14
WEST SIDE	805 LF / 50 = 16 SHADE TREES	16	16
EAST SIDE	704 LF / 50 = 14 SHADE TREES	14	14
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ. FT. OF INTERIOR PARKING LOT LANDSCAPES AREA (12,241/125=98.7= 100 TREES)	97	97

Revision	By	Date

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

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

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

Drawn By: JQL
Approved By: PRF
Date: 01.16.18
Project No: CMI-12

Vertical Scale: -
Horizontal Scale: 1" = 100'
Plotting Scale: 1
Drawing Name: Plan Sheets

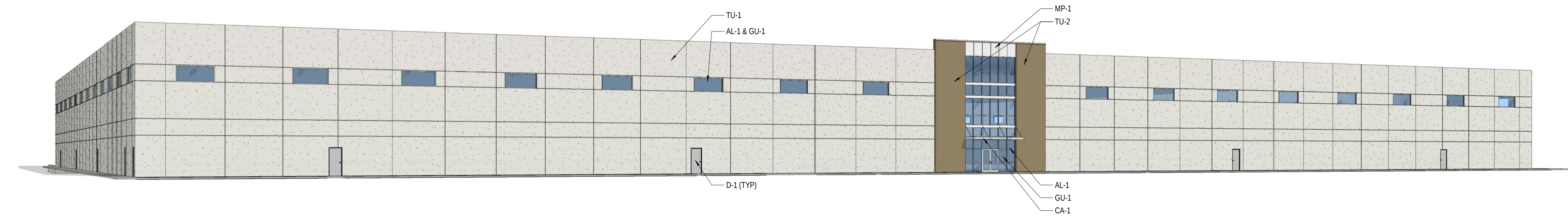
GATEWAY PARK WAREHOUSE 6
SW REGIONAL AIRPORT BLVD

Bentonville, Benton County, Arkansas

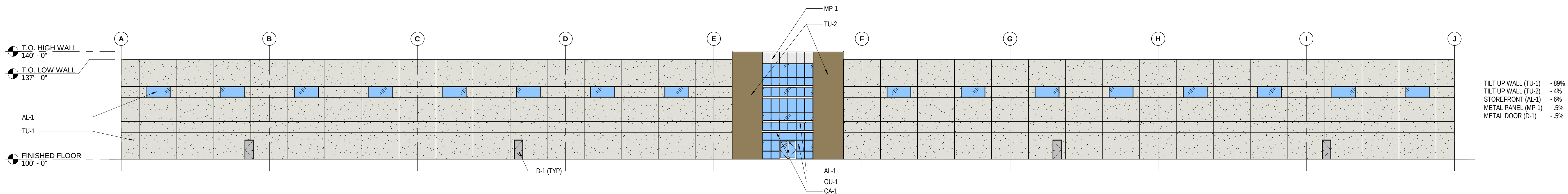
LANDSCAPE PLAN

Issued for Review - 12.21.17

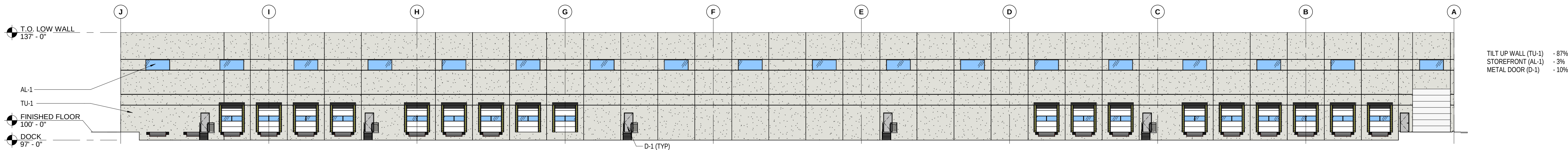
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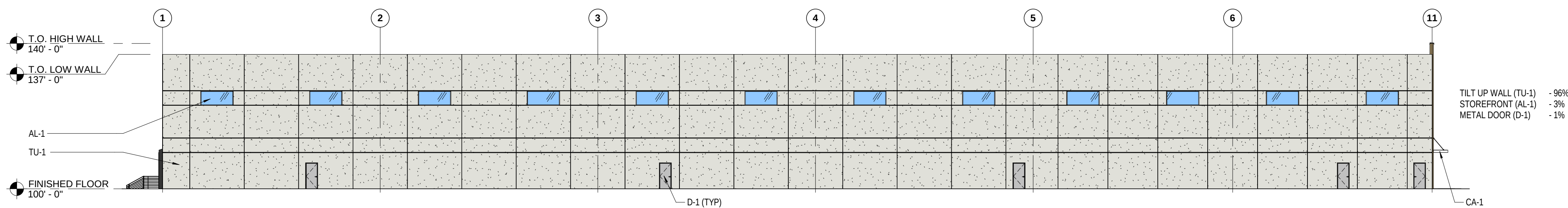
5 3D PERSPECTIVE



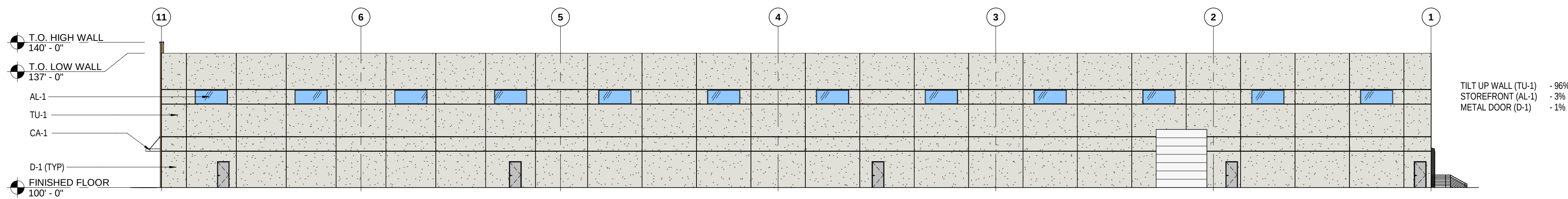
4 EAST ELEVATION
1" = 20'-0"



3 WEST ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"



1 NORTH ELEVATION
1" = 20'-0"

FINISH LEGEND	
MP-1 METAL COMPOSITE MATERIAL WALL PANELS METAL: 4MM ALUMINUM COMPOSITE PANEL WET CLADDING COLOR: CLEAR ANODIZED ALUMINUM FINISH TO MATCH STOREFRONT MNF: MBCI OR APPROVED EQUAL	TU-1 TILT-UP CONCRETE WALL PANELS MATERIAL: SMOOTH FINISH TILT-UP CONCRETE INSULATED WALL PANEL COLOR: PAINT - SHERWIN WILLIAMS RESERVED WHITE SW 7056 MNF: TBD
AL-1 ALUMINUM FRAMED STOREFRONT MATERIAL: ALUMINUM STOREFRONT COLOR: CLEAR ANNOZIDIZED MNF: KAWNEER	TU-2 TILT-UP CONCRETE WALL PANELS MATERIAL: STRUCTURAL TILT-UP WALL C-NATURAL STONE VENEER COLOR: STONE - TO MATCH ADJACENT BUILDINGS MNF: TBD
GU-1 INSULATED GLASS UNIT MATERIAL: 1" GLAZING COLOR: AZURELITE MNF: VITRO GLAZINGS	R-1 THERMOPLASTIC MEMBRANE ROOFING MATERIAL: 60 MIL THICK INTERNALLY FABRIC OR SCRIM REINFORCED, UNIFORM, FLEXIBLE TPO SHEET COLOR: WHITE MNF: CARLISLE SYNTec INC.: SURE-WELD TPO. FIRESTONE BUILDING PRODUCTS CO.: ULTRAPLY TPO JOHNS MANVILLE, INC.: JM TPO
CA-1 ALUMINUM CANOPY MATERIAL: PREFINISHED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM FINISH TO MATCH STOREFRONT MNF: MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL	D-1 DOORS MATERIAL: HOLLOW METAL FRAME COLOR: PAINT - SHERWIN WILLIAMS RESERVED WHITE SW 7056 MNF: TBD