



**Planning Commission
Agenda
May 1, 2018**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**
 - 1. BC Center, LLC** **Rezoning***
(C-3, Central Commercial to C-2, General Commercial)
SW I Street and SW 41st Street (*RZ18-0013*)
 - 2. Elzey** **Rezoning***
(A-1, Agricultural to C-1, Neighborhood Commercial)
2801 SW Featherston Road (*RZ18-0014*)
 - 3. Elzey** **Rezoning***
(A-1, Agricultural to R-3, Medium-Density Residential)
SW 28th Street (*RZ18-0015*)
 - 4. Calcon, Inc.** **Rezoning***
(A-1, Agricultural to R-1, Single-Family Residential)
Town Vu Road (*RZ18-0016*)
 - 5. SE J Street Parking** **Large Scale Development**
2500 SE J Street (*LSD18-0018*)
 - 6. Capstone 6-Plex** **Large Scale Development**
SW 6th Street and SW E Street (*LSD18-0022*)
 - 7. Alvarado** **Sidewalk Waiver**
1112 NW Briarwood Street
- IV. Other Business**
 - a. May 10th Developer's Conference**
- V. Planner's Report**
- VI. Adjournment**

REZONING STAFF REPORT



BC Center, LLC

SW I Street and SW 41st Street

PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0013
Applicant / Current Owner	BC Center, LLC 2144 E Republic, Suite B300 Bentonville, AR 72712
Site Area	+/- 2.13 acres
Current Zoning	C-3, Central Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)

Property Description

This 2.13 acre tract of land is located at the northwest corner of SW I Street and SW 41st Street. Adjacent zonings are R-4 to the north, A-1 to the east and west, and C-2 to the south.

Projected Traffic Impact

The proposed zoning designation does not have the potential to adversely impact traffic in the area greater than the current zoning designation.

Relationship to the General Plan

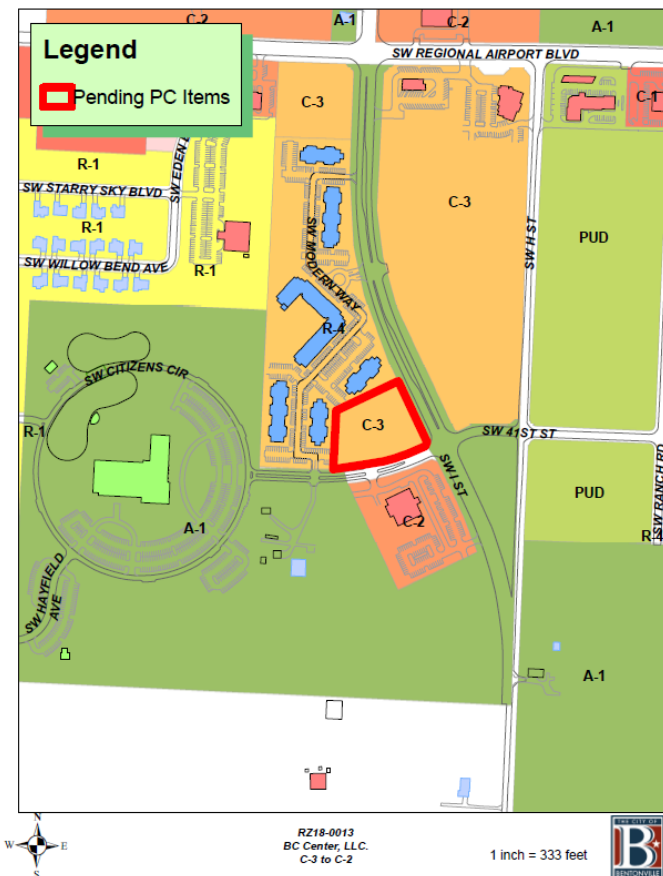
The Future Land Use Plan depicts this property as Mixed Use. The C-2, General Commercial zoning classification is an appropriate district for the land use category.

Conclusion

The C-2, General Commercial is an appropriate zoning district for the Mixed Use (MU) Land Use designation and is compatible with existing and adjacent uses.

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

May 26, 2016

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

RE: Eversole Addition Lot 16 rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by BP Center LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning of request for Benton County parcel #01-16606-002 from C-3 Central Commercial to C-2 General Commercial. The property is approximately 2.13 acres located at the northwest quadrant of the intersection of SW "I" Street and SW 41st Street in Bentonville, AR. The property adjacent to the north is currently under development as multi-family apartments dwellings consistent with the R-4 zoning classification. Property immediately south of the subject tract was recently rezoned to C-2 and has been developed as the local Mercy clinic.

The applicant proposes to rezone the property for sale to an identified potential developer of a multi-tenant commercial/office facility. The development will provide general retail and office facilities for use by the adjoining multi-family users and local traffic passing the area. Development will be consistent with the allowable uses under the current city of Bentonville zoning code. All necessary utilities for the proposed development are available on the subject tract and a traffic signal is currently under design for the intersection of adjoining streets. Stormwater detention for the proposed facility has been provided on the adjoining multi-family development of the I Street Luxury Apartments currently under development. Zoning of the subject tract as general commercial use will be compatible with the surrounding multifamily and large scale office uses. Screening and buffering will be established as part of the forthcoming Large Scale Development of the subject property.

Traffic generated by this development will utilize the existing primary entry on SW 41st Street and be further established by the development's Large Scale Development application. Details for signage, architectural appearance and site lighting will also be provided with the upcoming Large Scale Development plan for this project. Surrounding streets currently meet the city master street plan designations and no further street improvements are expected to be required with development of the subject property.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

A handwritten signature in black ink, appearing to read "Nate Bachelor", with a long, sweeping horizontal line extending to the right.

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Elzey

2801 SW Featherston Road

PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0014
Applicant / Current Owner	Shelby Elzey 2801 Featherston Road Bentonville, AR 72712
Site Area	+/- 3.25 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This 3.25 acre tract of land is located at the northeast corner of Featherston Road and SW 28th Street. Adjacent zonings are R-2 to the north and A-1 to the south, east, and west.

Projected Traffic Impact

The proposed zoning designation does have the potential to adversely impact traffic in the area. However, the existing and planned street network should be able to accommodate any increase in traffic to the area. The Master Street Plan identifies SW Featherston as a collector street and SW 28th Street as an arterial street.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The C-1, Neighborhood Commercial zoning is not a recommended zoning district for this designation.

Conclusion

The General Plan does not recommend the C-1, Neighborhood Commercial as an appropriate zoning district for the Low Density Residential (LDR) land use designation. However, existing adjacent uses such as the school to the south and multi-family development to the east, and the site's location at the intersection of an arterial and a collector, may support a higher intensity of land use.

Location Map



RZ18-0014
Elzey
A-1 to C-1

1 inch = 430 feet





CEI Engineering Associates, Inc.

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3108 SW Regency Parkway, Suite 2
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(479) 273-9472 Fax (479) 273-0844
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March 26, 2018

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

RE: Shelby Elzey rezoning applications

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application by Shelby Elzey, owner of real property located in the City of Bentonville, for consideration of a rezoning request for Benton County parcels #01-00828-046 & 18-08661-001 from A-1 agricultural to C-1 neighborhood commercial and R-4 high density residential zoning districts respectively. The properties are approximately 3.25 and 6.75 acres respectively, were recently annexed into the city of Bentonville, and are advertised for sale for future development. Mr. Elzey's neighbors to the north recently completed annexation and rezoning requests to allow uses consistent with the R2 zoning district.

The property requested for rezoning is in a growing area of the city near a newly constructed school which typically increases the demand for housing and services in the area. The intersection of a planned collector street (Featherson Road) and arterial street (SW 28th Street) is an ideal location for neighborhood commercial areas and higher density residential development. Property to the east of the requested high density residential zone is currently zoned R-3 and developed as multi-family dwelling units. Properties west of the requested neighborhood commercial zone are currently zoned R-1 and undeveloped county property which is expected for future annexation and zoning for development. Smart growth principles drive such nodal zoning at intersections of higher classification streets allowing direct access to those streets to mitigate any impact on surrounding low density residential uses and is consistent with Bentonville's smart growth plan.

Public utilities exist in proximity to the property due to adjacent developments and will be further evaluated at the time of development. Pending approval of the requested rezoning applications, the property will be sold to developers of such neighborhood commercial and high density multi-family uses as allowed by the current zoning code. These neighborhood commercial and high density residential zoning districts will allow smart growth in the city at nodes of higher classification streets while providing the appropriate buffers from single family areas. Specific use information will be presented at the time of Large Scale Development pending approval of this zoning request. We understand street improvements may be required subject to the city's approved master street plan map.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.
Nate Bachelor, PE
Project Manager

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Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

From: jary griffith <glasjar31@yahoo.com>
Sent: Friday, April 20, 2018 1:54 PM
To: Planning
Subject: Rezoning Property RZ18-0014-Elzey and RZ18-0015-Elzey

I respectfully ask for a NO vote against the high residential zoning change and a neighborhood commercial zoning change to the parcels listed above. There are several multi-family units in the area being constructed or recently completed. There are also several commercial developments in various stages of construction. All of this development has the potential of negatively impacting our property values. The residents of Riverwalk Farm Estates purchased property due to the beauty and values associated with investing in this development. The addition of more multi-family units plus additional commercial developments will greatly increase traffic flows at high risk intersections both for pedestrians and traffic. This increased traffic raises the potential of accidents and injuries especially to elementary age children. Increase traffic flows and increased concentration of population also has the potential to increase criminal activities. We, as concerned parents and grandparents request you to vote NO.

Thank you

G. Griffith
Riverwalk Farm Estates

Sent from my iPad

REZONING STAFF REPORT



Elzey

SW 28th Street

PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0015
Applicant / Current Owner	Shelby Elzey 2801 Featherston Road Bentonville, AR 72712
Site Area	+/- 6.75 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This 6.75 acre tract of land is located at the northeast corner of Featherston Road and SW 28th Street. Adjacent zonings are R-2 to the north, A-1 to the south and west, and R-3 to the east.

Projected Traffic Impact

The proposed zoning designation does have the potential to adversely impact traffic in the area. However, the existing and planned street network should be able to accommodate any increase in traffic to the area. The Master Street Plan identifies SW Featherston as a collector street and SW 28th Street as an arterial street.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-3, Medium Density Residential zoning is not a recommended zoning district for this designation.

Conclusion

The General Plan does not recommend the R-3, Medium Density Residential as an appropriate zoning district for the Low Density Residential (LDR) land use designation. However, existing adjacent uses such as the school to the south and multi-family development to the east, and the site's location near the intersection of an arterial and a collector, may support a higher intensity of land use.



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March 26, 2018

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

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The property requested for rezoning is in a growing area of the city near a newly constructed school which typically increases the demand for housing and services in the area. The intersection of a planned collector street (Featherson Road) and arterial street (SW 28th Street) is an ideal location for neighborhood commercial areas and higher density residential development. Property to the east of the requested high density residential zone is currently zoned R-3 and developed as multi-family dwelling units. Properties west of the requested neighborhood commercial zone are currently zoned R-1 and undeveloped county property which is expected for future annexation and zoning for development. Smart growth principles drive such nodal zoning at intersections of higher classification streets allowing direct access to those streets to mitigate any impact on surrounding low density residential uses and is consistent with Bentonville's smart growth plan.

Public utilities exist in proximity to the property due to adjacent developments and will be further evaluated at the time of development. Pending approval of the requested rezoning applications, the property will be sold to developers of such neighborhood commercial and high density multi-family uses as allowed by the current zoning code. These neighborhood commercial and high density residential zoning districts will allow smart growth in the city at nodes of higher classification streets while providing the appropriate buffers from single family areas. Specific use information will be presented at the time of Large Scale Development pending approval of this zoning request. We understand street improvements may be required subject to the city's approved master street plan map.

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Respectfully submitted,
CEI Engineering Associates, Inc.
Nate Bachelor, PE
Project Manager

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Thank you

G. Griffith
Riverwalk Farm Estates

Sent from my iPad

REZONING STAFF REPORT



Calcon, Inc.

Town Vu Road

PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0016
Applicant / Current Owner	Calcon, Inc. 10636 Highway 72 Bentonville, AR 72712
Site Area	+/- 30 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

Property Description

This 30 acre tract of land is located with frontage on W Highway 72 and Town Vu Road. Adjacent zonings are A-1 to the north, south, east, and west.

Projected Traffic Impact

The proposed zoning designation does not have the potential to adversely impact traffic in the area. The existing street network should adequately accommodate low-density residential development.

Relationship to the General Plan

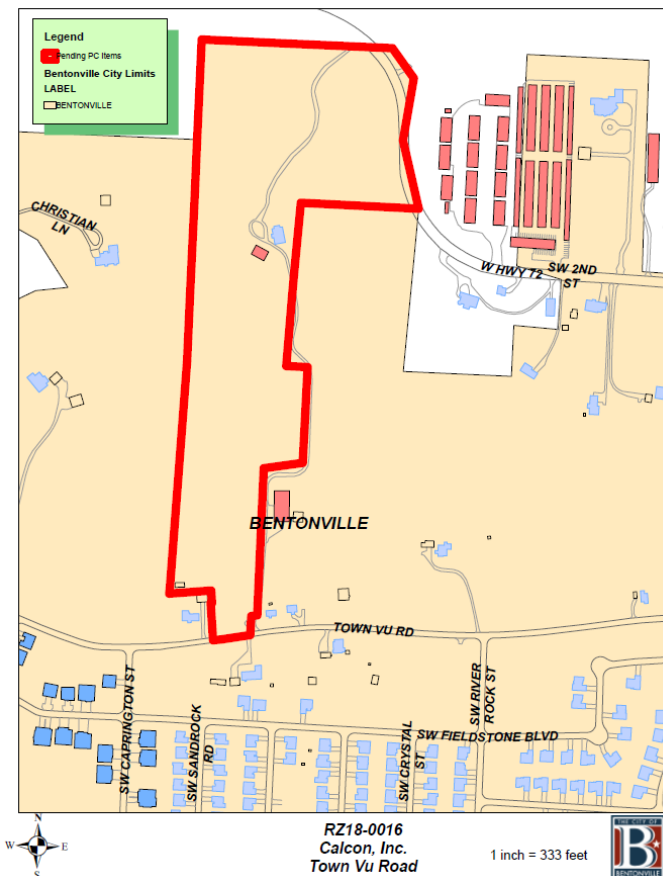
The Future Land Use Plan depicts this property as Low Density Residential (LDR). The R-1, Single Family Residential zoning is an appropriate zoning district for this designation.

Conclusion

The R-1, Single Family Residential is an appropriate zoning district for the Low Density Residential (LDR) land use designation and is compatible with existing and adjacent uses.

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

Location Map





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 Rezone

The Subject Property is currently zoned A-1. The Owner would propose the property to be zoned R-1. This zoning request is to build a residential subdivision with a maximum density per zoning code.

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 development has access points from adjacent (North) Highway 72 and (South) Town Vu Road.

The owners may elect to erect a project sign at the Town Vu access point according to the current sign regulations.

8" water is accessible on the south side of the subject property.

8" PVC sewer is accessible 186 LF to the southwest of the subject property.

The owner will need to cross Town Vu Road to access both these services.

LARGE SCALE DEVELOPMENT STAFF REPORT



SE J Street Parking

2500 SE J Street

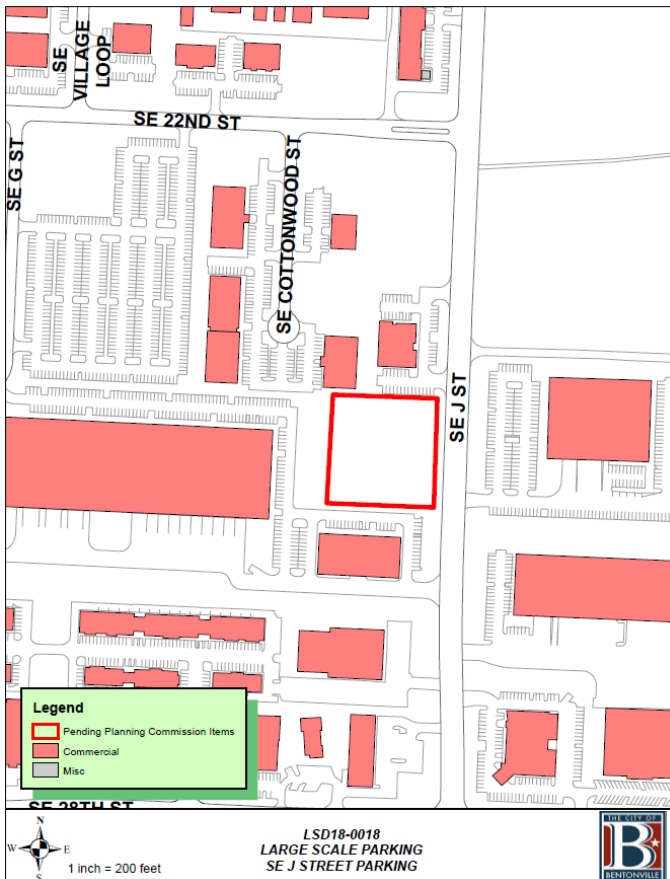
PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0018
Applicant / Current Owner	Rogers Warehouse Development IV, LLC 833 SE Avenue Columbus, KS 66725
Site Area	+/- 1.59 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Parking Lot

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

Location Map



Property Description

This property is located on SE J Street, east of the previously approved J Street Warehouse Project.

Project Details

Project consists of the construction of a 1.59 acre, 134 space parking facility. This parking lot shall temporarily serve the J Street Warehouse project over the course of the next five years. The applicant is proposing to construct a sidewalk the length of the project area. While the applicant requested a waiver from the continuous planting islands requirement of the Subdivision Code, the proposed interior islands are larger than what is required by code to make up the shortfall.

Projected Traffic Impact

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

Drainage Report

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

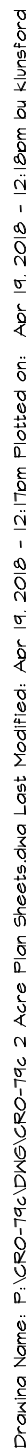
Waivers

One waiver requested:

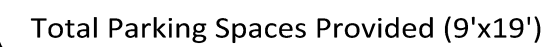
- A waiver from Article 1400, Section 1400.8, Interior Parking Lot Landscaping, of the Subdivision Code, which requires a continuous planting island be installed between every other row of double row parking. Instead, the applicant proposes to install an additional 2% of interior greenspace within the parking lot.

Conclusion

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



City Of Bentonville
Number 445



Y of



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

March 12, 2018

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

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

Dear Commission:

We respectfully request a waiver to not construct a portion of 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 redesignation of the adjacent warehouse from office/warehouse to office. It is believed at this time that the warehouse portion being converted to offices will be temporary and is expected to be for a period of 5 years. This request is specifically for the removal of the 9' continuous planting island required when there are two or more double rows of parking. Due to the width of the property, installation of the continuous planting island will cause the development to lose an entire row of spaces, equaling 13 spaces. In lieu of providing the continuous planting island, the site is providing an additional 1,038sf of greenspace beyond what is required.

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.

David A. Lundstrom, P.E.
Project Manager

LARGE SCALE DEVELOPMENT STAFF REPORT



Capstone 6-Plex

SW 6th Street and SW E Street

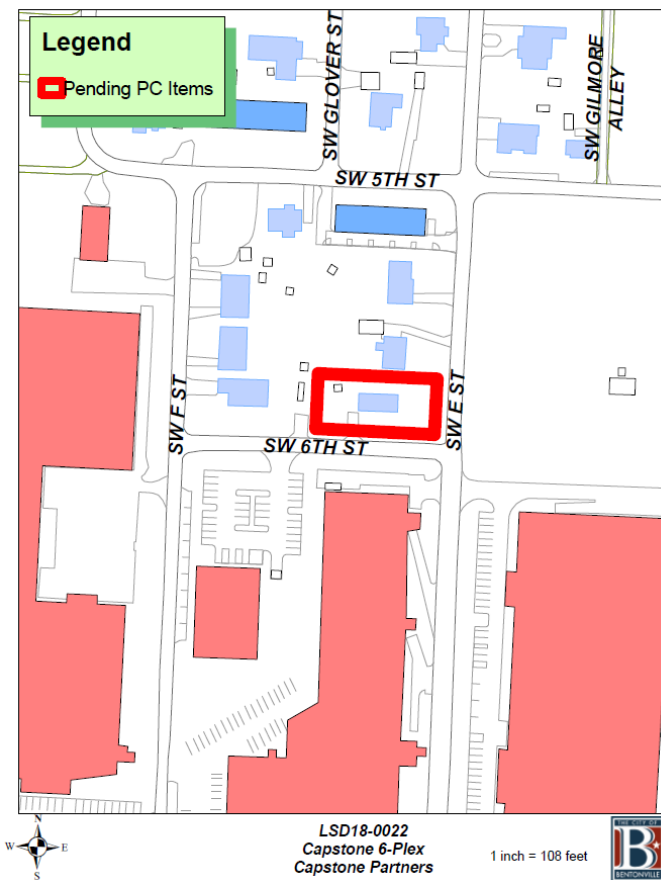
PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0022
Applicant / Current Owner	Capstone Partners PO Box 1915 Bentonville, AR 72712
Site Area	+/- .26 acres
Current Zoning	R-C2, Central Residential - Moderate Density
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)
Development Type / Use	Townhouse Cluster

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

Location Map



Property Description

This property is located on the northwest corner of SW 6th Street and SW E Street. The property is currently zoned RC-2, Central Residential – Moderate Density.

Project Details

Project consists of the construction of six townhouses at the corner of SW E Street and SW 6th Street. The primary materials depicted for the exterior elevations are fiber cement siding and a cedar screen. The project includes nine parking spaces.

The plan proposes adequate interior parking lot landscaping and perimeter landscaping. The applicant shall construct sidewalk adjacent to the project area.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

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.

FLOOD DESIGNATION:

THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0255K, EFFECTIVE DATE JUNE 5, 2012.

SURVEY DESCRIPTION:

ALL OF LOT 10A BLOCK 6 OF GILMORE'S ADDITION IN BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD 20-40 RECORDED IN THE CIRCUIT CLERK'S OFFICE IN BENTONVILLE.

GENERAL NOTES:

1. THERE ARE NO WETLANDS ON THIS PROPERTY.
2. THERE ARE NO SANITARY SEWER OVERFLOWS IN THE IMMEDIATE VICINITY OF THE PROJECT OR IMMEDIATELY DOWNSTREAM OF THE PROPERTY.
3. THERE ARE NO KNOWN EXISTING OR ABANDONED 'SUMPS, CESSPOOLS, SPRINGS, OR WATER IMPOUNDMENTS IN THE PROJECT LIMITS.
4. THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 300' DOWNSTREAM OF THE PROPERTY.
5. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS ON THE SITE.
6. ALL AREAS NOT DESIGNATED FOR PARKING SHALL BE LABELED "NO PARKING FIRE LANE".

Parcel #01-02718-000
Stephen Kingston
0.28 Acres±

NE Corner Lot 10A
N 747331.538
E 660098.163
Z 1293.82

Lot 10A
0.256 Acres±
Parcel #01-02718-001
Capstone Investments Group
0.26 Acres±

EXISTING LEGEND

- CABLE TV PEDESTAL
- COMPUTED POINT
- ELECTRIC BOX
- EXISTING IRON REBAR
- EXISTING NAIL
- FENCE POST
- FIRE HYDRANT
- POWER POLE
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- CENTERLINE, ROAD
- RIGHT-OF-WAY LINE
- BARBED-WIRE FENCE
- CHAIN-LINKED FENCE
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL
- DITCH/WATER EDGE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE

PROPOSED LEGEND

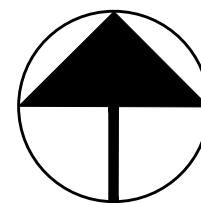
- PROPERTY LINE / R.O.W.
- SETBACK LINE
- INTEGRAL CURB & GUTTER
- CONCRETE WALKS (SEE SHEET FOR SIZE)
- SS --- SANITARY SEWER LINE
- W --- WATER LINE
- SANITARY SEWER CLEANOUT
- WATER METER

PARKING RATIO BLOCK

			ADA		BIKE RACK	
			PRO.	REQ.	PRO.	REQ.
RESIDENTIAL	6 UNITS	1.5/UNIT = 9	9	1	1	2



Scale 1" = 10'



PROJECT NAME AND LOCATION:

CAPSTONE 6-PLEX
(600 SW 6th Street)
BENTONVILLE, ARKANSAS

REVISIONS:

PROJECT INFORMATION BLOCK:

DRAWING SCALE: 1"=10'

TITLE: Capstone Six-plex

SITE ZONING: R-C2

PROPOSED USE: Multi-Family Residential

SITE AREA: ± 0.26 Ac

DEVELOPER:

Capstone Investments Group, LLC
P.O. Box 1915
Bentonville, AR 72712

SITE DESIGN FIRM:

EB LandWorks, Inc.
P.O. Box 3432
Fayetteville, AR 72702

CONTACTS: Mandy R. Bunch, PE
Melissa M. Evans, PLA, ASLA

REVISION SCHEDULE:

1. LSD SUBMITTAL: 3/26/18
2. 2nd SUBMITTAL: 4/16/18

EB LandWorks, Inc.
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING

P.O. BOX 3432
Fayetteville, Arkansas 72702

SHEET TITLE:

**SITE &
UTILITY
PLAN**

JOB

17.07

DATE:

4/16/18

SHEET

3

CITY #: LSD18-0022

SITE NOTES:

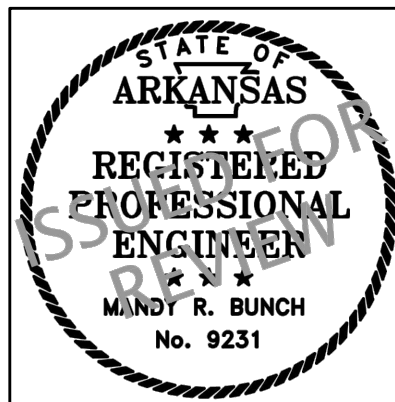
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO THE FACE OF CURB, FACE OF BUILDING OR CENTERLINE OF STRIPE.
2. PAVING SHALL BE CONCRETE IN ACCORDANCE WITH THE DETAIL ON THE DETAIL SHEET UNLESS OTHERWISE NOTED.
3. ALL SITE CURB SHALL BE IN ACCORDANCE WITH THE DETAIL ON THE DETAIL SHEET UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL ABOUT THE CONSTRUCTION SITE. ALL TRAFFIC CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD STANDARDS.
5. ALL SIDEWALKS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE CITY OF BENTONVILLE STANDARDS. IF QUESTIONS ARISE, THE CONTRACTOR MUST CONTACT THE ENGINEER TO CLARIFY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION. ANY WORK INSTALLED OUTSIDE OF THE APPROPRIATE CITY CRITERIA AND/OR ADA GUIDELINES MUST BE REMOVED AND INSTALLED CORRECTLY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE CITY CRITERIA AND ADA GUIDELINES.
6. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, UTILITIES, ETC. THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO FIELD VERIFY DEPTHS AND SIZES OF EXISTING UTILITIES TO BE CROSSED PRIOR TO LAYING NEW LINES, OR EXCAVATING. CONTRACTOR SHALL NOT SUBMIT CLAIM FOR EXTRA WORK PERFORMED FOR LAYING NEW LINES THAT CONFLICT WITH EXISTING UTILITIES WHICH WERE NOT VERIFIED PRIOR TO NEW WORK. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS. ENGINEER DOES NOT WARRANTY SURVEY INFORMATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT. A DIGITAL DRAWING CAN BE PROVIDED UPON REQUEST. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION LAYOUT.
9. IF DURING CONSTRUCTION, THE CITY REQUIRES MODIFICATIONS TO THE PLANS THAT DIFFER FROM THEIR FINAL APPROVAL, THE ENGINEER IS NOT RESPONSIBLE FOR FIELD CHANGES.
10. THE OWNER MUST PLACE A ONE YEAR LETTER OF CREDIT OR BOND FOR 150% OF SIDEWALK AND REQUIRED LANDSCAPE IMPROVEMENTS PRIOR TO THE BUILDING PERMIT BEING ISSUED.
11. PRIOR TO ENGINEERING APPROVAL OF THE BUILDING PERMIT, EITHER THE REQUIRED PUBLIC IMPROVEMENTS MUST BE INSTALLED AND ACCEPTED, OR PERFORMANCE BONDS IN THE AMOUNT OF 150% OF THE CONSTRUCTION COST FOR ALL PUBLIC IMPROVEMENTS MUST BE SUBMITTED, ACCOMPANIED BY A UNIT PRICE ESTIMATE APPROVED BY THE ENGINEERING DIVISION AND ALL EASEMENTS MUST BE DEDICATED OR VACATED.
12. ALL PROPOSED SIGNS REQUIRE A SEPARATE APPLICATION PROCESS AND PERMIT.
13. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING EXIST, UTILITY LOCATIONS NEED TO BE FIELD VERIFIED. LANDSCAPING WILL NOT BE TREATED SECONDARY TO UTILITIES.
14. NO SIGNAGE IS CURRENTLY PROPOSED.
15. ANY PROPOSED SITE LIGHTING WILL REQUIRE CUT-OFF FIXTURES OR B-U-G, WITH A U RATING OF 0, AND APPROVED BY THE PLANNING DEPARTMENT.
16. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
17. THE PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY 'CLASSIC' (MODEL # C-10) OR APPROVED EQUAL.

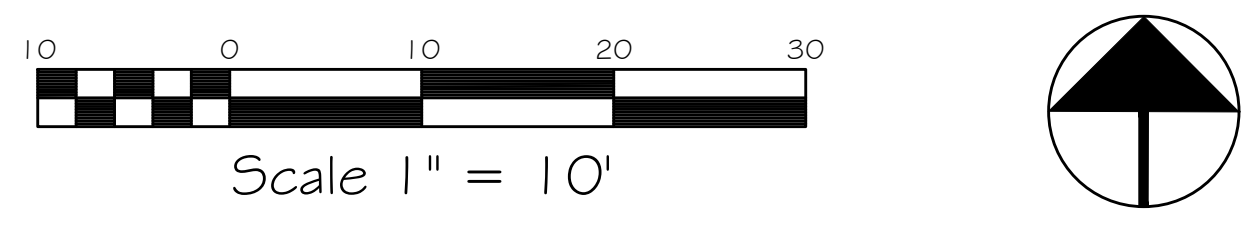
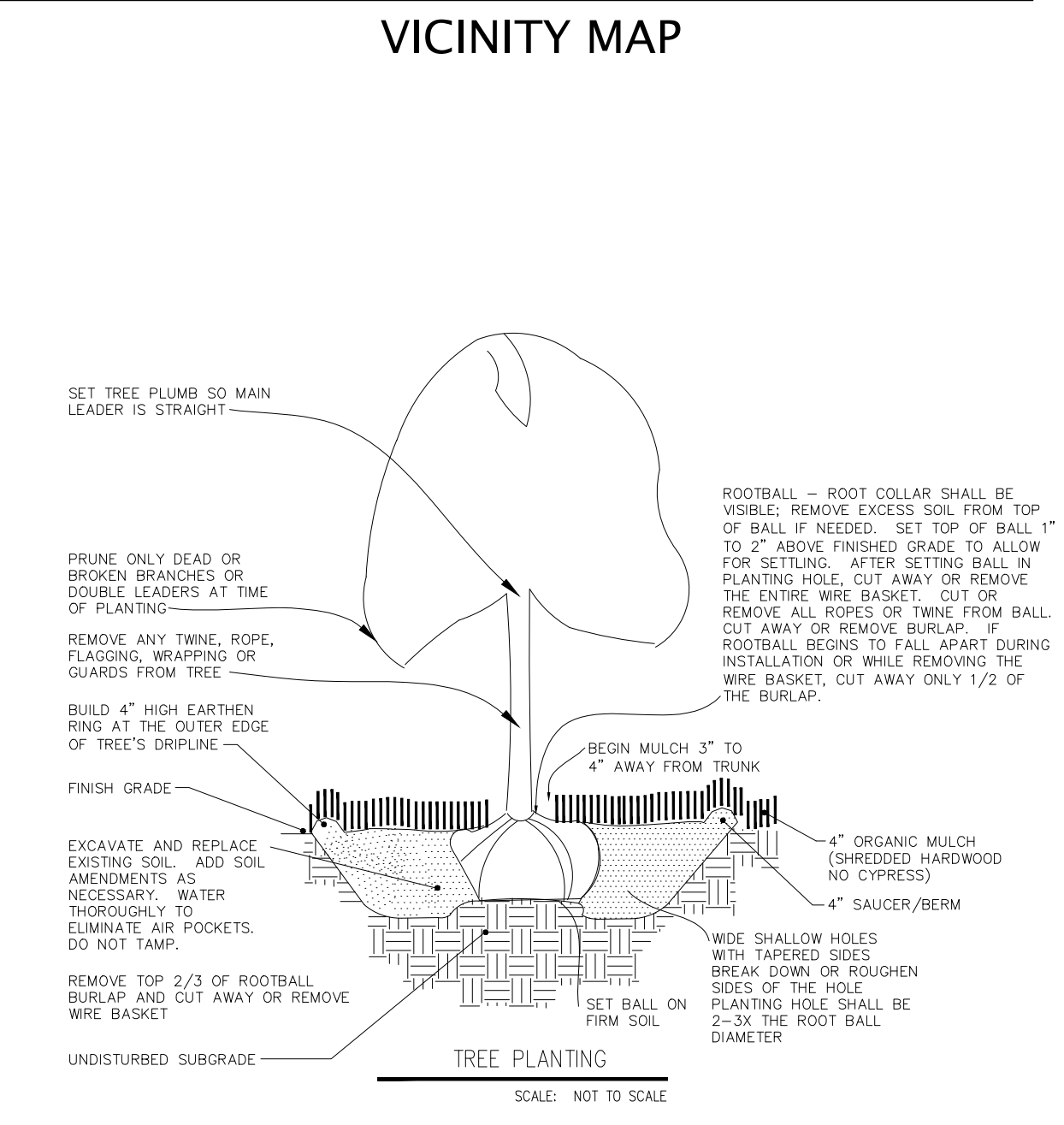
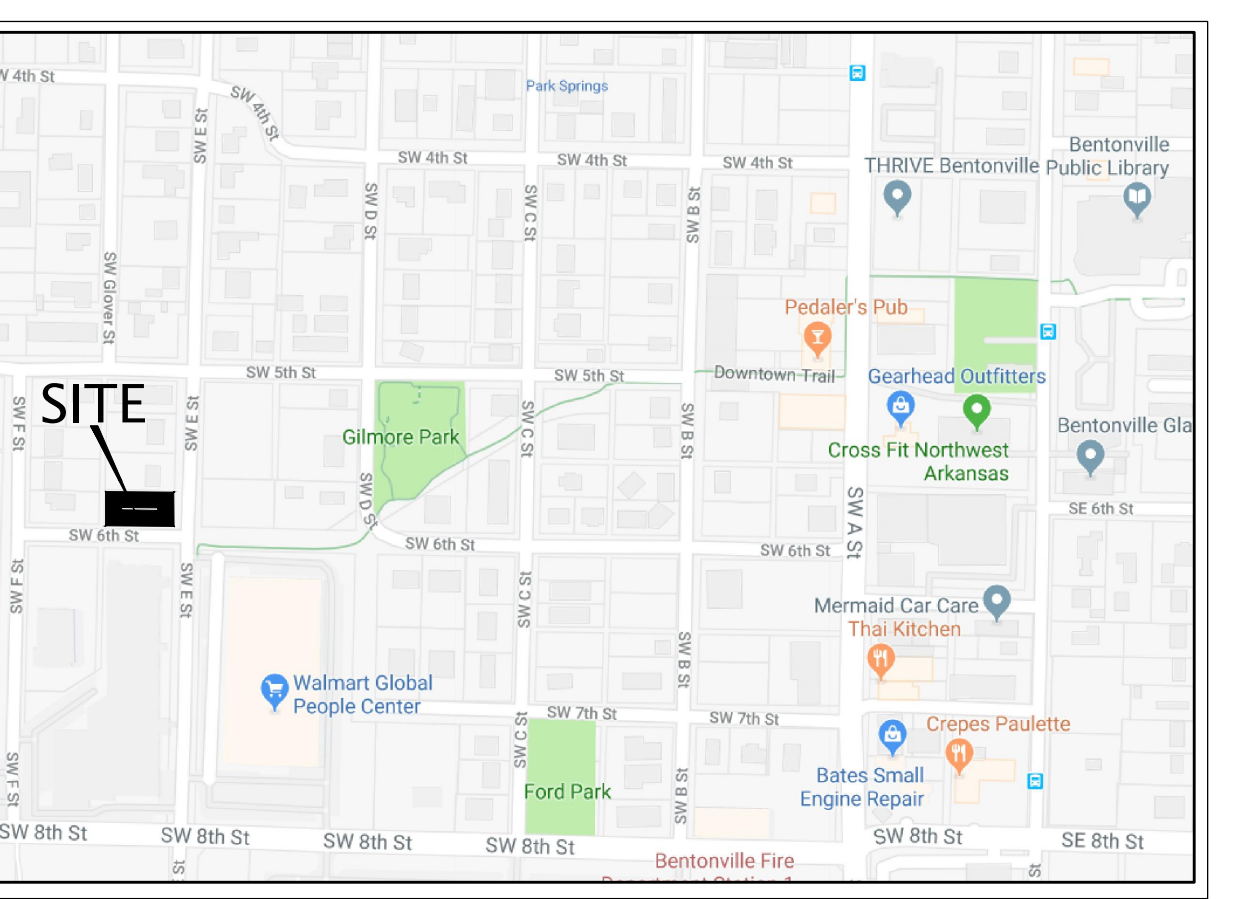
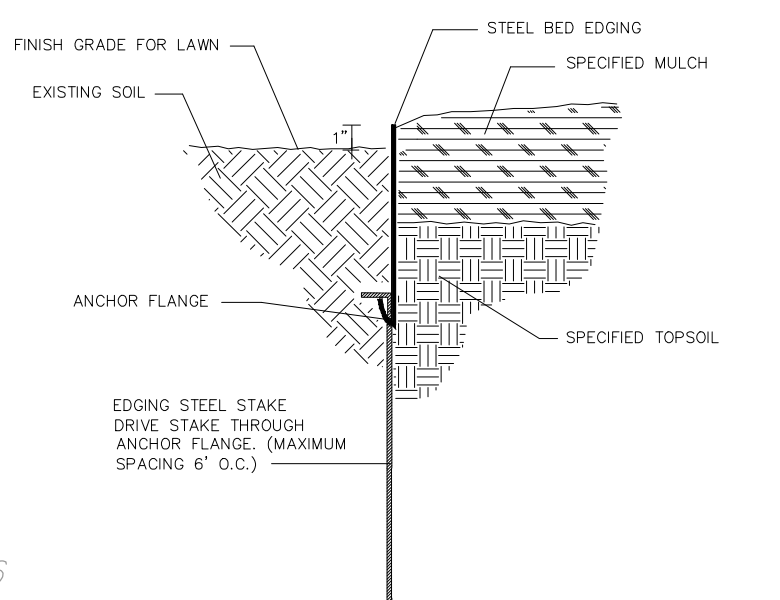
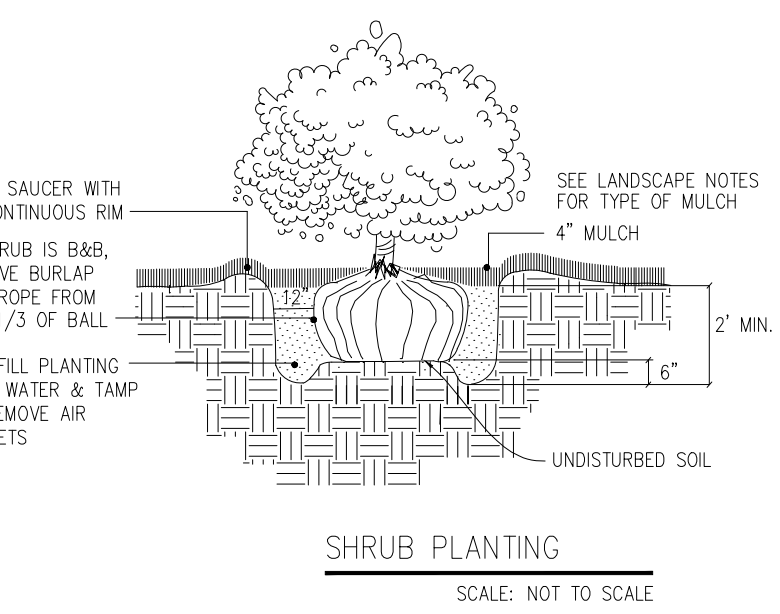
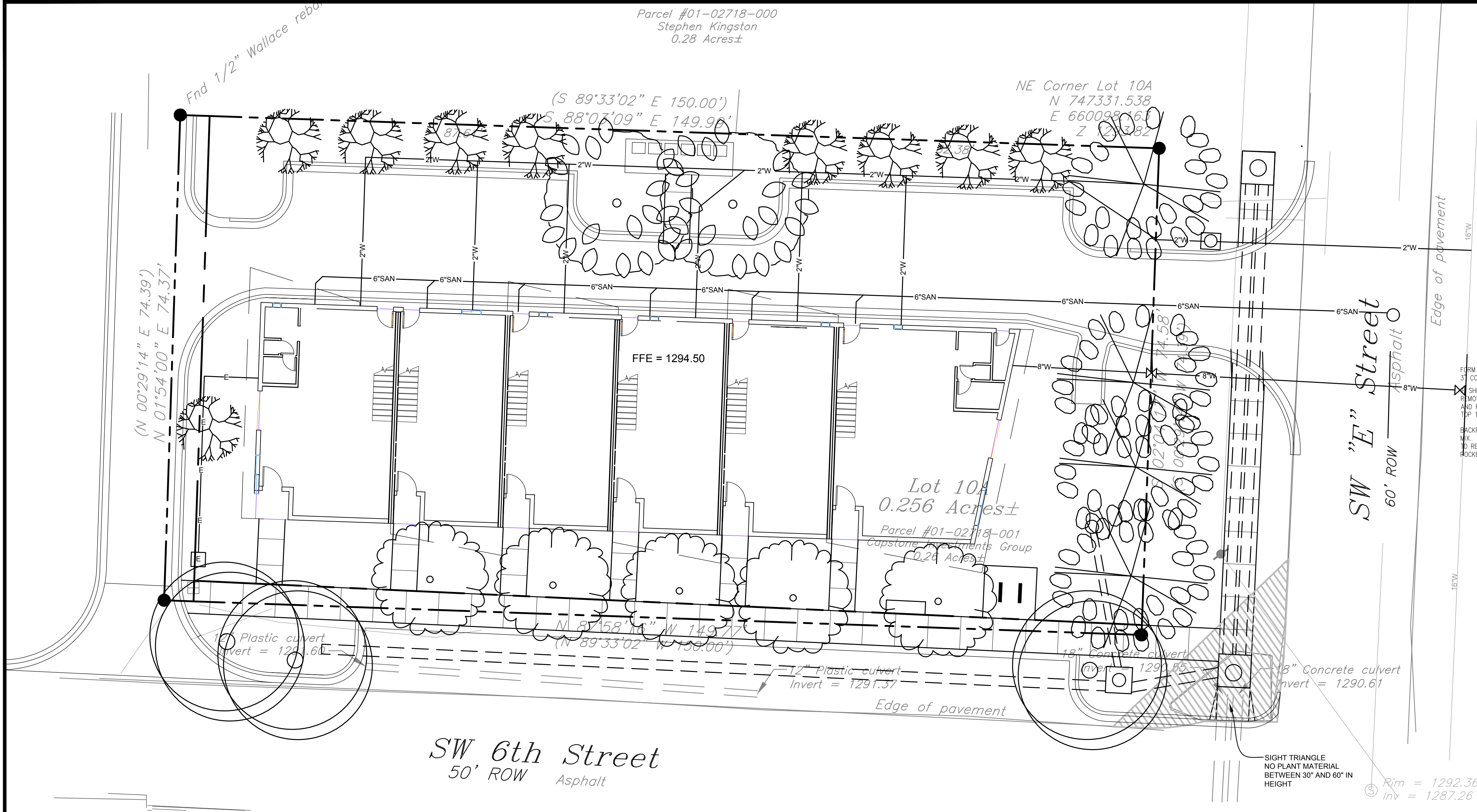
UTILITY NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-482-8998 FOR UTILITY LOCATIONS. UNDERGROUND UTILITIES INFORMATION ON THE PLAN WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS BEFORE ANY TRENCHING OPERATIONS BEGIN. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. THE ENGINEER DOES NOT WARRANTY THE SURVEY INFORMATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF BENTONVILLE PRIOR TO STARTING ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. ALL WORK IS SUBJECT TO CITY OF BENTONVILLE INSPECTION. A PRE-CONSTRUCTION MEETING WITH CITY OF BENTONVILLE IS REQUIRED.
3. THE CONTRACTOR SHALL NOT DISTURB EXISTING WATER MAINLINES WITHOUT PRIOR APPROVAL FROM THE CITY OF BENTONVILLE. THE CONTRACTOR SHALL NOT OPERATE EXISTING WATER MAIN VALVES. IF ANY CONFLICTS ARISE WITH SANITARY SEWER INFRASTRUCTURE, THE CONTRACTOR MUST CONTACT CITY OF BENTONVILLE UTILITIES.
4. THE CITY OF BENTONVILLE SHALL INSTALL WATER METERS AND SHALL TERMINATE ANY METERS ON-SITE THAT WILL NOT BE USED BY THIS DEVELOPMENT. THE CONTRACTOR MUST CONTACT THEM TO SCHEDULE THESE SERVICES AND PAY THE CITY FOR THE WORK.
5. EARTHWORK SHALL BE TO SUBGRADE ELEVATIONS BEFORE WATER SYSTEM INSTALLATION.
6. ALL CONSTRUCTION MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE ARKANSAS DEPARTMENT OF HEALTH STANDARDS FOR PUBLIC DRINKING WATER AND SANITARY SEWER EXTENSIONS AND CITY OF BENTONVILLE STANDARD PRACTICES AND SPECIFICATION AND DETAILS.
7. ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER LINES AS REQUIRED SHALL BE INCLUDED IN THE CONTRACT PRICE BY THE CONTRACTOR. ALL BACKFILL DENSITY TESTING MUST ALSO BE INCLUDED IN THE CONTRACT PRICE.
8. IF UTILITY CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN, CONTACT THE DESIGN ENGINEER AND THE OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
9. PROVIDE A MINIMUM CLEARANCE OF 18" BETWEEN SANITARY SEWER AND WATER LINES. IF CLEARANCES ABOVE SANITARY LINES ARE NOT ADEQUATE, TURN WATER LINES DOWN WITH REQUIRED FITTINGS TO PROVIDE THE CLEARANCE. ENCASE WATER LINES UNDER SANITARY SEWER LINES 10' BOTH SIDES OF THE CROSSING.
10. WATER LINES SHALL BE CLASS 305 PVC WITH A MINIMUM COVER OF 48 INCHES OVER THE TOP OF THE WATER PIPE.
11. ALL WATER AND SEWER MATERIALS, CONSTRUCTION PROCEDURES AND TESTING SHALL BE IN ACCORDANCE WITH CITY OF BENTONVILLE STANDARD PRACTICES AND WATER & SEWER DETAILS AND SPECIFICATIONS. IF CONFLICTS ARISE, THE CITY OF BENTONVILLE CRITERIA GOVERN.

ELECTRIC UTILITY NOTES:

1. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
2. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRE-CONSTRUCTION CONFERENCE COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND THE DEVELOPER WILL BE CHARGED FOR THE MODIFICATION.
3. CONTACT BEUD AT 479.271.3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELEVATION INFORMATION SHOWN ON THE SITE UTILITY INFORMATION DRAWING.
5. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE CITY WEB SITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.





- LANDSCAPE NOTES:**
- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARKANSAS ONE-CALL SYSTEM AT 1(800)482-8898. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. TREES SHALL ALSO MEET THE CITY OF BENTONVILLE TREE QUALITY STANDARDS.
 - ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREET ENTRANCE/EXIT LOCATION.
 - THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES REQUIRED UNDER THE CITY OF BENTONVILLE LANDSCAPE ORDINANCE. DEAD OR DYING PLANT MATERIAL SHALL BE REMOVED AND REPLACED. THE REQUIRED PLANT MATERIAL SHALL BE GUARANTEED BY THE OWNER FOR THREE YEARS.
 - NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY OF BENTONVILLE LANDSCAPE ADMINISTRATOR. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
 - ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL (4" IS THE MINIMUM COMPACTED DEPTH). ALL SHRUB AREAS SHALL RECEIVE 12" OF TOPSOIL (12" IS THE MINIMUM COMPACTED DEPTH). SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS.
 - ALL PLANT BEDS SHALL BE DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD ORGANIC MULCH (NO CYPRESS MULCH). TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL. PLANTING BEDS SHALL BE DEFINED WITH STEEL EDGING.
 - ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
 - ALL SHRUBS SHALL BE TREATED WITH 14-14-14 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
 - WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING EXIST, UTILITY LOCATIONS NEED TO BE FIELD VERIFIED. LANDSCAPING WILL NOT BE TREATED SECONDARY TO UTILITIES.
 - NO SIGNAGE IS CURRENTLY PROPOSED.
 - 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 ALL TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 'STANDARDS FOR TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (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 & 1400.8.C-7)
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

CITY LANDSCAPE REQUIREMENTS					
STREET FRONTAGE:					
REQUIRED: 1 SHADE TREE PER 20 LF; 20' WIDTH GREENSPACE PARALLEL TO THE R.O.W. AND INCLUDING R.O.W.					
PROVIDED: 1 SHADE TREE PER 20 LF; 20' WIDTH GREENSPACE PARALLEL TO THE R.O.W. AND INCLUDING R.O.W.					
INTERIOR LANDSCAPING:					
REQUIRED: 8% GREENSPACE (226 SF+/-) WITH 1 SHADE TREE PER PARKING ISLAND					
PROVIDED: 8% GREENSPACE (234 SF+/-) AND 1 SHADE TREE PER ISLAND					
PERIMETER LANDSCAPE SCREENING:					
REQUIRED: 7' LANDSCAPE WIDTH AND TYPE C EVERGREEN SCREEN WITH 1 TREE PER 20 LF. THE TREES CAN BE A MIX OF EVERGREEN AND SHADE TREES.					
PROVIDED: 7' LANDSCAPE WIDTH AND 1 TREE PER 50 LF. THE TREES ARE A MIX OF SHADE AND ORNAMENTAL WITH 50% OF THE TREES BEING SHADE TREES.					
IRRIGATION: A LANDSCAPE SPRINKLER SYSTEM IS NOT PROPOSED FOR THIS PROJECT. BUILDING HOSE BIBBS WILL BE AVAILABLE FOR WATERING.					

PLANT SCHEDULE					
TREES					
SYMBOL/KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING
	AMERICAN HORNBEAM	Carpinus caroliniana	2	2.5" CAL.	AS SHOWN
	REGAL PRINCE COLUMNAR OAK	Quercus x warei 'Long'	5	2.5" CAL.	AS SHOWN
	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	3	2" CAL.	AS SHOWN
	DAWN REDWOOD	Metasequoia glyptostroboides	4	2.5" CAL.	AS SHOWN
	LITTE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	9	2.5" CAL.	AS SHOWN

PROJECT NAME AND LOCATION:

CAPSTONE 6-PLEX
(600 SW 6th Street)
BENTONVILLE, ARKANSAS

REVISIONS:

PROJECT INFORMATION BLOCK:

DRAWING SCALE: 1"=10'

TITLE: Capstone Six-plex

SITE ZONING: R-C2

PROPOSED USE: Multi-Family Residential

SITE AREA: ± 0.26 Ac

DEVELOPER:

Capstone Investments Group, LLC
P.O. Box 1915
Bentonville, AR 72712

SITE DESIGN FIRM:

EB LandWorks, Inc.
P.O. Box 3432
Fayetteville, AR 72702

CONTACTS:

Mandy R. Burch, PE
Melissa M. Evans, PLA, ASLA

REVISION SCHEDULE:

1. LSD SUBMITTAL: 3/26/18
2. 2nd SUBMITTAL: 4/16/18

EB LandWorks, Inc.
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING

P.O. BOX 3432
Fayetteville, Arkansas 72702

SHEET TITLE:

**LANDSCAPE
PLAN**

JOB #
17.07

DATE:
4/16/18

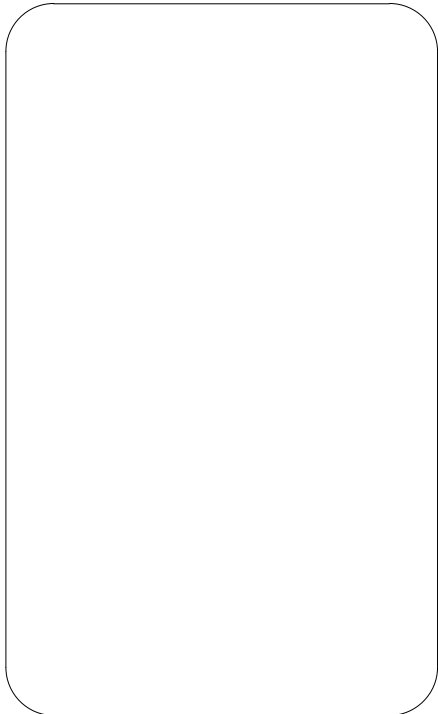
SHEET #
5

CITY #: LSD18-0022

REVISIONS

BRADLEY EDWARDS
ARCHITECT, LLC
31 E. CENTER ST.
SUITE 200-I
FAYETTEVILLE, AR
72701

ked



CAPSTONE

BENTONVILLE, ARKANSAS

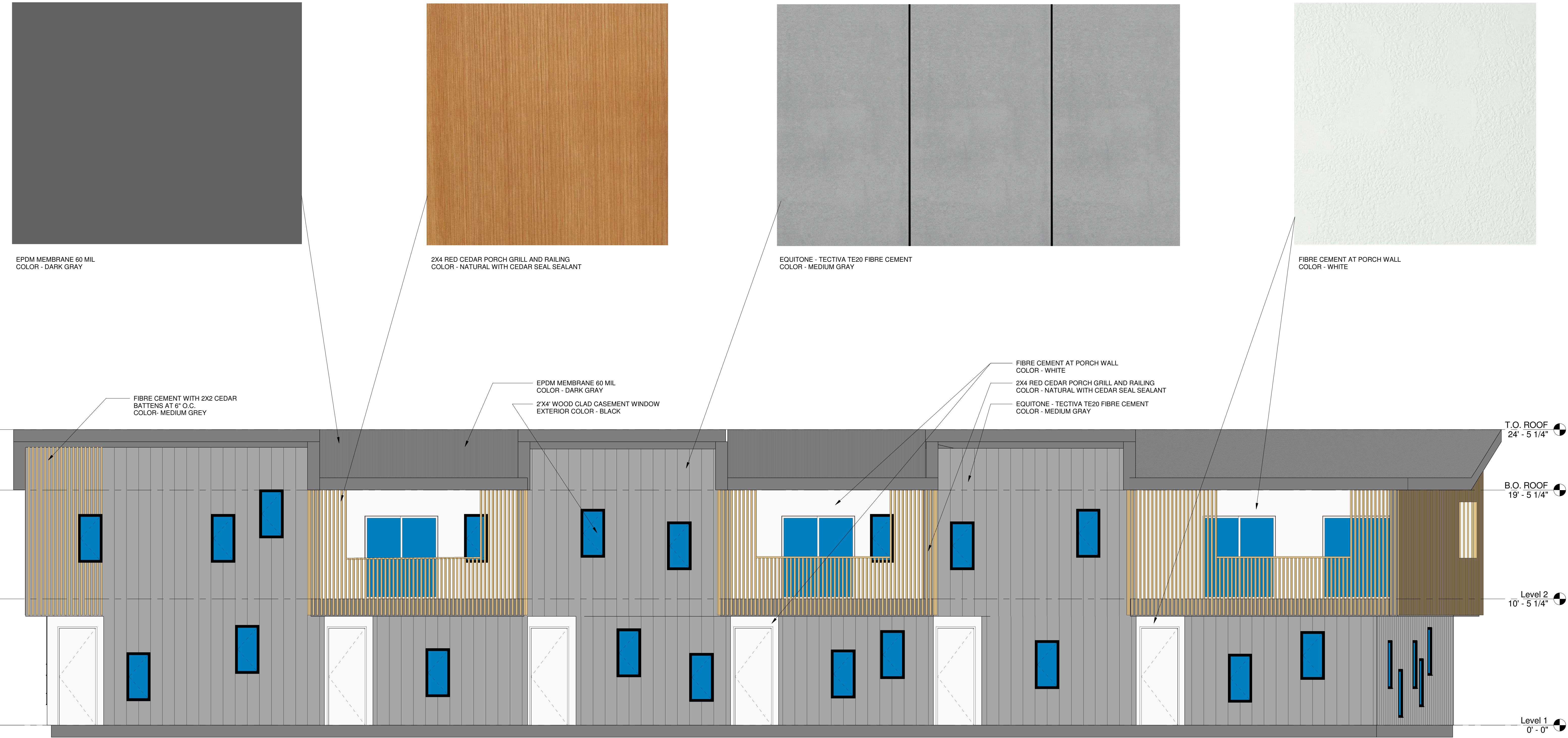
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Author

MATERIAL BOARD

A105

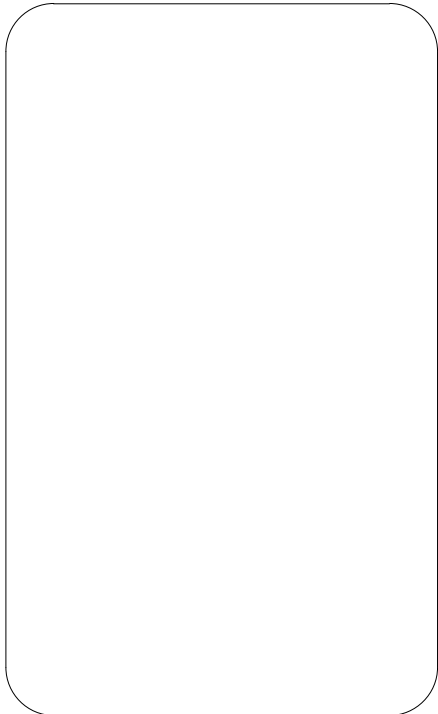


① South Elevation - Exterior Materials
1/4" = 1'-0"

REVISIONS

BRADLEY EDWARDS
ARCHITECT, LLC
31 E. CENTER ST.
SUITE 200-I
FAYETTEVILLE, AR
72701





CAPSTONE 6-PLEX

BENTONVILLE, ARKANSAS

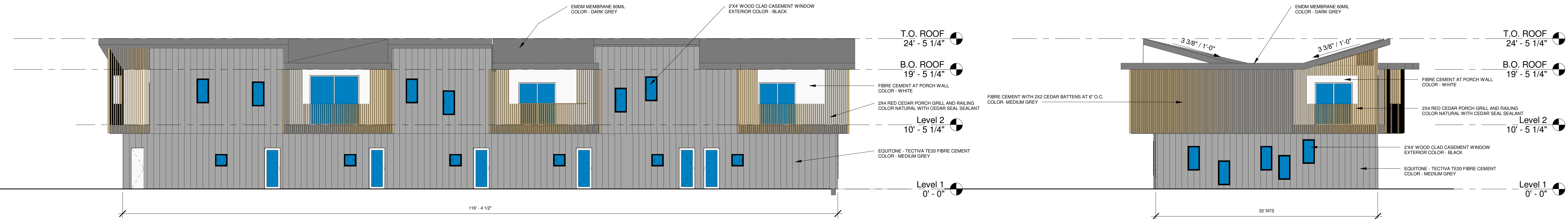
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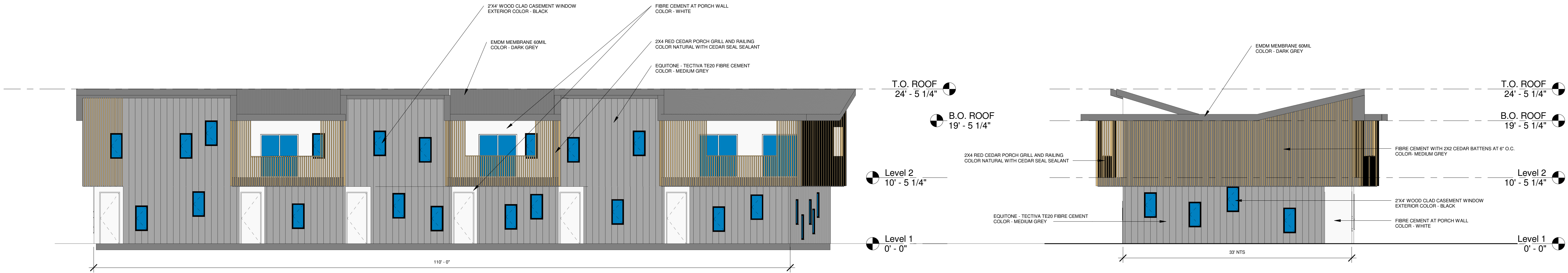
ELEVATIONS

A104



② North 1
1/8" = 1'-0"

③ East 1
1/8" = 1'-0"



① South 1
1/8" = 1'-0"

④ West 1
1/8" = 1'-0"

WAIVER REQUEST STAFF REPORT



Alvarado

1112 NW Briarwood Lane

PC Date: 5/1/2018

Reviewer: Tyler Overstreet, Planner

Project Number	N/A
Applicant / Current Owner	Michael and Sandra Alvarado 2703 SW 8 th Street Bentonville, AR 72712
Site Area	+/- .3 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Sidewalk Waiver Sub. Code. Sec. 1100.6

Property Description

This property is located on a cul-de-sac west of NW J Street. The project address is 1112 NW Briarwood Lane. The home is currently under construction.

Waiver Request

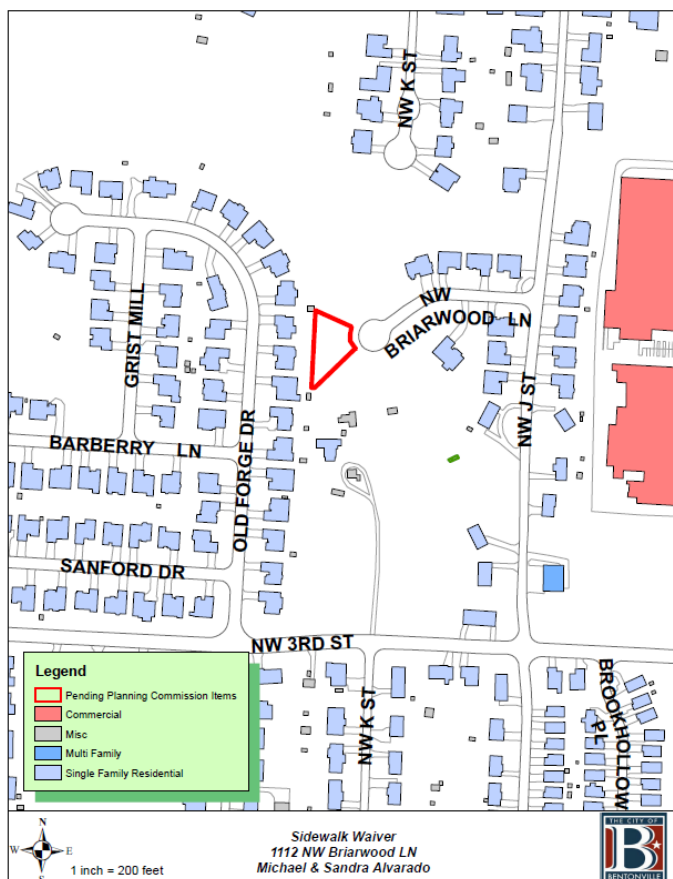
The applicant is requesting a waiver from Article 1100, Section 1100.6, Sidewalks, of the Subdivision Code which requires all new construction projects to construct a sidewalk that meets the requirements of the Master Street Plan.

Analysis

If the applicant were to construct the sidewalk, there would be significant issues with grading and utilities on the site. In addition, constructing a sidewalk would significantly impact the slope of the driveway for the home.

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

Location Map



Michael & Sandra Alvarado
SDA DEVELOPMENT PROPERTIES

2703 SW 8TH ST
BENTONVILLE, AR 72712

479.381.5152
sdellw@live.com

20 April 2018

City of Bentonville Planning Department
Mr. Jon Stanley
Mr. Tyler Overstreet
479.271.3125

CC/Lance Blasi, Chief Building Inspector
Enclosure: Plot Plan and Photographs of entrance with marked areas of proposed driveway in White.

Greetings:

Please be advised that the owner/builder is making a formal application to The City of Bentonville Planning Department for a variance to the Minimum Standard Specifications for Streets "Article 900 – Sidewalks" requirements of the zoning regulations as they apply to the following property: **Lot 17, Parcel: 01-0789-000: 1112 NW Briarwood Lane, Bentonville, AR 72712**

Request: Release of requirement to construct a sidewalk on both the south and north sides of proposed driveway entrance.

Basis for Variance Request: A very steep slope impacts 100% of the lot, thus resulting in the need of all frontage footage available for decreasing the upward sheer incline of the driveway.

Initially the finished elevation of the garage entrance was intended to be closer in line with the existing paved street, however, excavation encountered bedrock which prevented further dig out for the slab placement. Having to stop at this depth resulted in a very sheer slope from the finished garage entrance to the city street level below.

By granting a sidewalk variance, the slope will be reduced substantially thus allowing an enhanced accessible grade for vehicles entering the steep slope traveling up to the garage entrance.

Access to the lot cannot be physically relocated as the lot is nonconforming in area [pie shape], width and depth. The abnormal topography plus existing underground Electric, Water, Gas and Cable Main service trunk lines encroach upon and run parallel to the city street at the proposed driveway entrance thus preventing alternative driveway options.

In conclusion: Whereas in article 900.1. General states: "Sidewalks are mainly required to provide safe pedestrian circulation and promote pedestrian transportation removed from traffic lanes", the said property is at the dead end of a cul-de-sac which in itself provides a safe environment for pedestrian traffic. Neighborhood children play basketball in the cul-de-sac without fear of on-coming traffic.

As such we are confident that granting the requested Variance would:

1. Not change the character of the neighborhood.
2. Not increase traffic in the neighborhood.
3. Not give this property special privileges to us above our neighbors.
4. Not negatively impact the abutting property owners as our family own both lots on each side of the property.
5. Not violate the spirit of the zoning regulations.
6. Not place pedestrians, public health, safety or welfare at risk.
7. Not adversely affect the property interest.

Thank you Mr. Stanley and Mr. Overstreet for the City Planning Department's time and consideration in our request for a Variance.



Sandra Alvarado, Owner/Builder Lic # 0367170918



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