



**Planning Commission
Agenda
May 15, 2018**

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

- 1. Lots 18 & 19 Beau Terre Subdivision** **Lot Split**
1002 McClain Road (*LS18-0019*)
- 2. Lot 1 Haas Hall Subdivision** **Lot Split**
2500 SE J Street (*LS18-0022*)
- 3. Aurora Subdivision** **Preliminary Plat**
S Morningstar Road (*PP18-0007*)

IV. New Business

- 1. Barrett Family Trust** **Rezoning***
(A-1, Agricultural to R-E, Residential Estate)
Mill Dam Road (*RZ18-0017*)
- 2. Singh** **Rezoning***
(C-1, Neighborhood Commercial to I-1, Light Industrial)
SW Runway Drive (*RZ18-0018*)
- 3. Elzey** **Planned Residential Development***
(A-1, Agricultural to PRD)
9601 Glen Road (*PRD18-0002*)
- 4. Osage Park** **Conditional Use***
SW 14th Street (*CU18-0012*)
- 5. Lots 1-5 Simpson Family Subdivision** **Lot Split**
10380 Sears Road (*LS18-0020*)
- 6. Lots 6-12 Mill Dam Farms Subdivision** **Lot Split**
Mill Dam Road (*LS18-0021*)
- 7. Central and 2nd** **Large Scale Development**
E Central Avenue and SE 2nd Street (*LSD18-0015*)
- 8. Osage Park at Lake Bentonville** **Large Scale Development**
2500 SW Aviation Street (*LSD18-0023*)

9. Osage Park
SW 14th Street (*LSD18-0026*)

Large Scale Development

10. Mercedes Service Center
SE Moberly Lane (*LSD18-0024*)

Large Scale Development

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

Planning Commission
Minutes
May 1, 2018

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

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

Motion by Mr. Grider, seconded by Mr. Brown to approve the minutes of April 17, 2018 as written
Approved 7-0

New Business

Item #1

BC Center, LLC: Rezoning, Southwest I Street & Southwest 41st Street, C-3, Central Commercial to C-2, General Commercial, RZ18-0013

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion amongst Commissioners

Approved 7-0

Item #2

Elzey: Rezoning, 2801 SW Featherston Rd, A-1, Agricultural to C-1, Neighborhood Commercial, RZ18-0014
Mr. Sanders reads a statement on behalf of the Planning Commission.

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, applicant representative, explains the rezoning request.

Holly Shields, 3002 SW Pine Valley Rd, explains her concerns on traffic and walkability, and no bus service for adjacent properties.

Harold speaks next about being invested in a single-family home atmosphere.

Tom Harper, 3106 SW Pine Valley Rd, feels the area would make a great park.

Dominic, 2103 Glen Ridge, speaks on his concerns about traffic.

Dr. Horsehair, 3605 SW Windy Ave, speaks on her concerns about pedestrian safety on Greenhouse Road. She also wants the area to be a park.

Dan Ricks, 3101 SW Gum Leaf, has a few questions. Mr. Stanley answers.

A citizen of 2902 SW Cambridge Rd speaks on her concerns about pedestrian walkability and traffic. She also states the area should be used as a park.

Cassie Moore, 3501 SW Birchfield, speaks on her concerns about traffic.

Johnny Brown, 3401 SW Windy Oak, speaks on his concerns about traffic.

Mr. Bachelor gives his closing remarks.

Closed public hearing

There is some discussion amongst the Commissioners, staff, and Mr. Bachelor.

Approved 6-1

Mr. Brown votes against

Item #3

Elzey: Rezoning, Southwest 28th Street, A-1, Agricultural to R-3, Medium-Density Residential, RZ18-0015

Tyler Overstreet reads the staff report.

Opened public hearing

Mr. Bachelor gives his opening remarks.

Mr. Stanley gives the Commission and the public the difference between an R-4 zoning and an R-3 zoning.

Tom Harper, 3106 SW Pine Valley Rd, speaks his concern on apartments.

Holly Shields, 3002 SW Pine Valley Rd, quotes Article 401.7 of the Zoning Code and speaks on her concern of all the rezonings in the city to high density, instead of single-family.

Dominic Falcon speaks on his concerns of traffic safety and property values.

Harold, 3403 SW Windy Ave, speaks on his concerns about density.

Mr. Bachelor gives his closing remarks.

Closed public hearing

There is some discussion amongst the Commissioners, staff, and Mr. Bachelor.

Approved 7-0

Item #4

Calcon, Inc: Rezoning, Town Vu Road, A-1, Agricultural to R-1, Single Family Residential, RZ18-0016

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

No discussion amongst the Commissioners

Approved 7-0

Item #5

SE J Street Parking: Large Scale Development, Southeast J Street, LSD18-0018

Tyler Overstreet reads the staff report.

No discussion amongst the Commissioners

Motion by Mr. Haynie, seconded by Mr. Grider to approve the Waiver Request: Interior Parking Lot Landscaping

Approved 7-0

Large Scale Development

Approved 7-0

Item #6

Capstone 6-Plex: Large Scale Development, Southwest 6th Street & Southwest E Street, LSD18-0022

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners and the applicant.

Approved 7-0

Item #7

Alvarado: Sidewalk Waiver, 1112 NW Briarwood St

Tyler Overstreet reads the staff report.

There is no discussion amongst the Commissioners.

Approved 7-0

Motion by Mr. Brown, seconded by Mr. Grider to add the Coler Creek Phase I Final Plat to this agenda.
Approved 7-0

Item #8

Coler Creek Phase I: Final Plat, Southwest Elm Tree Road, FP17-0102

Tyler Overstreet reads the staff report.

There is no discussion amongst the Commissioners.

Approved 7-0

Other Business

Ms. Kerr presents the Development Process Workshop to be held on May 10, 2018.

Meeting adjourned

Ali Worley



Consent Agenda Items

For Planning Commission meeting of May 15, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on May 8, 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 18 and 19 Beau Terre Subdivision, BH Property Ventures, LLC, 1002 McClain Road, C-2, General Commercial, (LS18-0019)

The applicant submitted a lot split for an approximately 2.7 acre area, splitting Lot 15-A of Beau Terre Subdivision creating new Lots 18 and 19. The plat dedicates a 20' utility easement along all front property lines. The plat dedicates a 15' utility easement along the common lot line of Lots 18 and 19. Adequate right-of-way exists along E Central Avenue, McClain Road, and Beau Terre Drive.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Lot Split: Lot 1 Haas Hall Subdivision, BH Property Ventures, LLC, 2500 SE J Street, C-2, General Commercial, (LS18-0022)

The applicant submitted a lot split for an approximately 1.6 acre area, creating Lot 1 of Haas Hall Subdivision. The plat dedicates a 20' utility easement along all front property lines. The plat dedicates 15' utility easements along all lot lines. Offsite drainage and access easements shall be dedicated per separate documents. Adequate right-of-way exists along SE J Street.

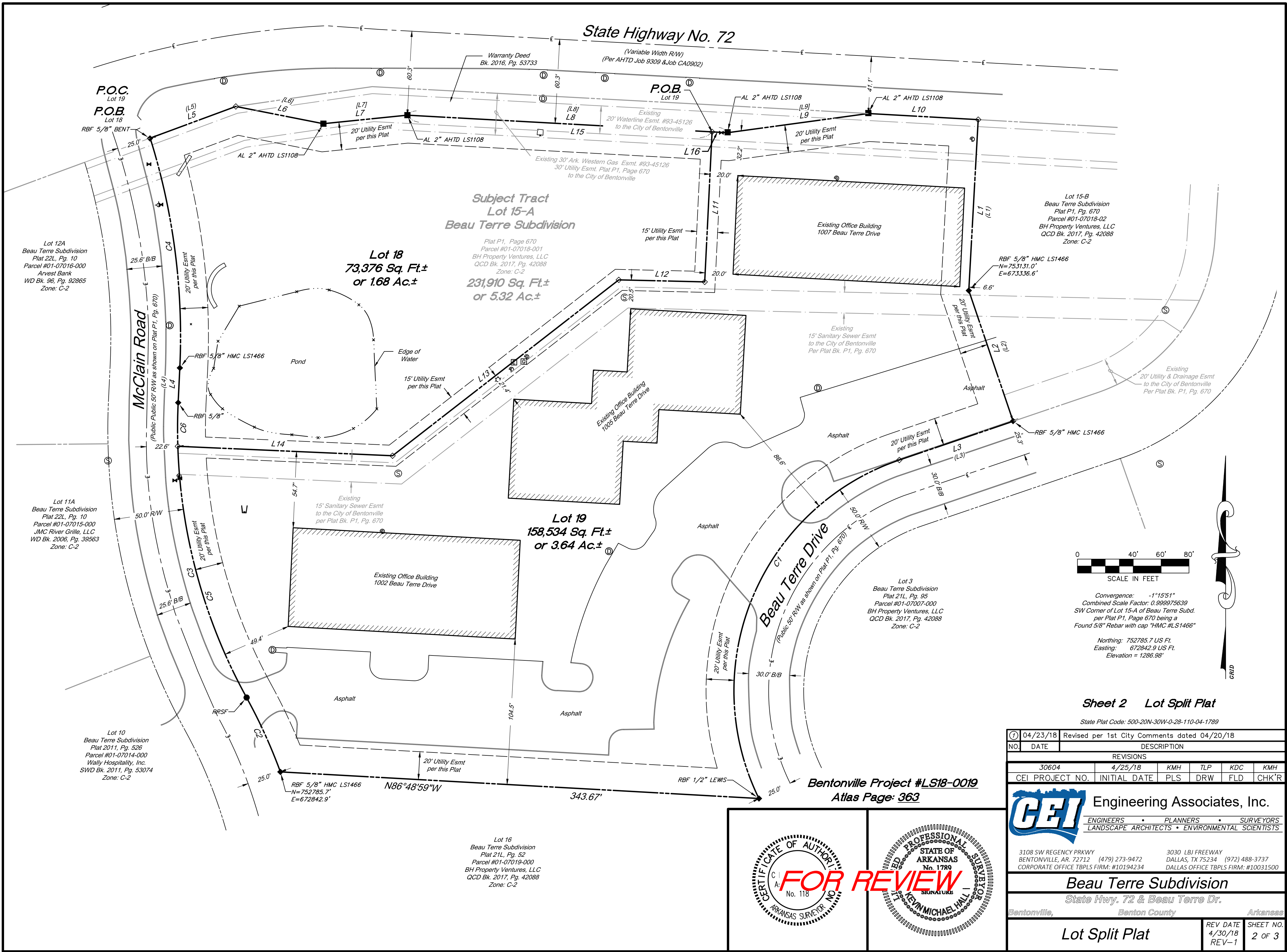
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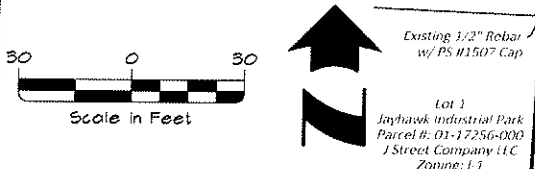
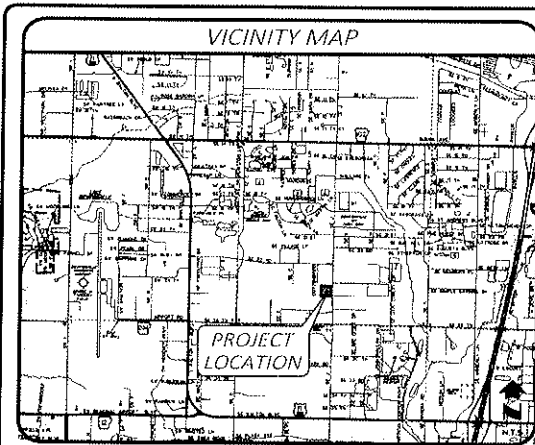
Preliminary Plat: Aurora Subdivision, Aurora Partners, LLC, S Morningstar Road, PRD, Planned Residential Development, (PP18-0007)

The applicant submitted a preliminary plat of an approximately 72 acre area, to be completed in two phases and named Aurora Subdivision. The Preliminary Plat contains 228 lots within Phase I. Lot 228 is set aside as the future Phase II development area. Street improvements shall be made along S Morning Star Road and Scoggins Road. All internal streets shall be public. The developer is responsible for constructing all sidewalk adjacent to common areas and streets to be improved. All other sidewalk shall be constructed at time of building permit issuance. All non-bondable items shall be complete and a final inspection approved prior to final platting.

(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

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LEGEND

—	Boundary Line
- - -	Adjacent Boundary Line
- - -	Right-Of-Way Line
- - -	Road Center Line
- - -	Easement Line
(266.25' D)	Deed Distance

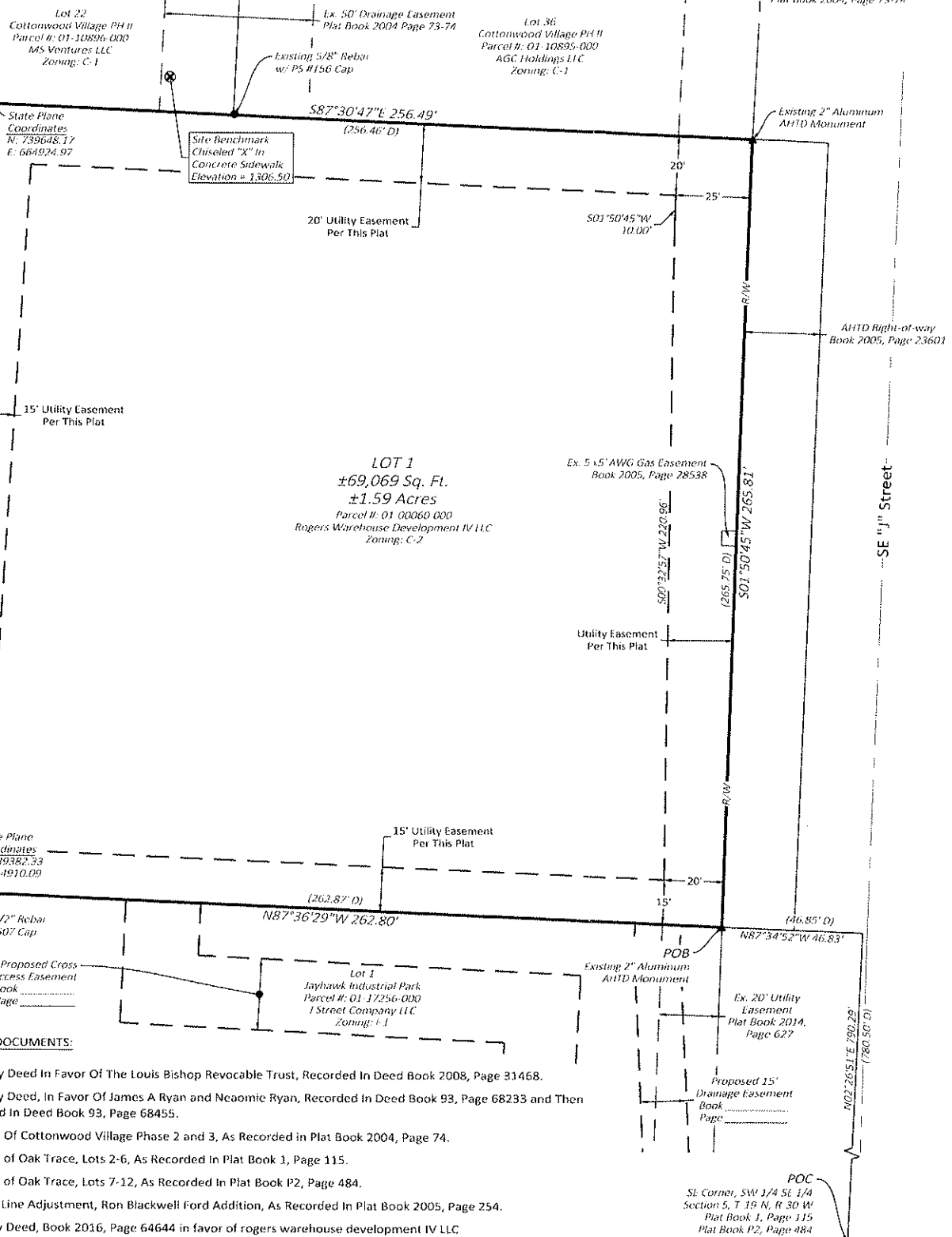
SURVEYOR NOTES:

1. Basis Of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, Based On City Of City Of Bentonville Control Monument #74.
2. All Distances And Dimensions Depicted Hereon Are Grid Distance.
3. Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, A Portion Of The Subject Property Appears To Be Within Zone AE, Or Areas Determined To Be Inside The 0.1% Annual Chance Floodplain With Base Flood Elevations Determined. Map Number: 5007C0255K Effective Date: June 5, 2012
4. The Documents Of Record That Were Provided, Reviewed And Considered For The Completion Of This Survey Are Noted Hereon. No Other Investigation Or Independent Search For Easements Of Record, Encumbrances, Restrictive Covenants, Ownership Title Evidence Or Any Other Facts That An Accurate And Current Title Search Might Disclose, Has Been Performed By The Professional Surveyor.
5. This Survey Meets Current "Arkansas Minimum Standards For Property Surveys And Plats".
6. Except As Shown Or Indicated By This Survey, No Other Attempt Has Been Made To Obtain Or Show The Existence, Size, Depth, Condition, Capacity, Or Location Of Any Private, Municipal, Or Public Service Utility. The Utility Locations Shown Hereon Are Based On Reasonable Visual Observation, Above-ground Markings As Marked By The Arkansas One-call System And A Utility Company, Or By Graphic Depiction Based On Maps Provided By A Utility Company Or Municipality. Arkansas One-call And All Non-member Utility Companies Must Be Contacted Prior To Any Excavations.
7. There may not be fences or any other structures built in any drainage easements.
8. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
9. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
10. 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. Work in Right-of-Way may require a separate permit.

INFORMAL PLAT
Lot Split CREATING Lot 1 of HAAS HALL SUBDIVISION

Zoning - General Commercial (C-2)

Building Setbacks					
Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'



BOUNDARY DESCRIPTION - Warranty Deed - Book 2016, Page 646448

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AS ESTABLISHED ON A PLAT OF SURVEY FILED IN BOOK 2014 AT PAGES 626 AND 627 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; THENCE

N02°26'51" E 790.30 FEET (DEED=784.63 FEET) ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N87°36'05" W 46.83 FEET TO AN EXISTING ARKANSAS HIGHWAY & TRANSPORTATION MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHEAST "J" STREET FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LAND PARCEL 01-00061-000 OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N87°36'05" W 262.87 FEET TO AN EXISTING IRON REBAR; THENCE N03°13'30" E 266.25 FEET TO AN EXISTING IRON REBAR; THENCE S87°29'37" E 256.46 FEET TO AN EXISTING ARKANSAS HIGHWAY & TRANSPORTATION DEPARTMENT MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH "J" STREET; THENCE S01°50'45" W 265.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.59 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

CERTIFICATE OF OWNERSHIP & DEDICATION:

We, The Undersigned Owners, Representing One Hundred Percent (100%) Ownership Of The Real Estate Shown And Described Herein, Do Hereby Dedicate For Public Ownership, All Streets And Alleys As Shown On This Plat For Public Benefit As Prescribed By Law. The Owners Also Dedicate To The City Of Bentonville And To The Public Utility Companies (Including Any Cable Television Company Holding A Franchise Granted By The City Of Bentonville) The Easements As Shown On This Plat For The Purpose Of Installation Of New Facilities And The Repair Of Existing Facilities. Also Established Hereby Is The Right Of Ingress And Egress To Said Easements, The Right To Prohibit The Erection Of Buildings, Structures, Or Fences Within Said Easements, And The Right To Remove Or Trim Trees Within Said Easements.

Date _____ Ivan Crossland Jr., Authorized Signatory
Rogers Warehouse Development IV LLC

ACKNOWLEDGEMENT

State of Arkansas }
County of _____ } SS
Sworn And Subscribed Before Me This _____ Day Of _____, 20____.
Notary Public: _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:

This Plat Was Approved By The Bentonville Planning Commission At A Meeting Held _____, 20____.

Date _____ Chairman
Date _____ Mayor, City of Bentonville
Date _____ City Clerk, City of Bentonville

LAND SURVEYOR'S DECLARATION:

I Hereby Declare That On The 30th Day Of April, 2018, The Hereon Platted And Described Survey Was Completed Under My Supervision And The Monuments Were Found Or Set As Shown, To The Best Of My Knowledge And Belief.



Brad Ferguson, P.S. #1728

Bentonville Project # LS18-0022

Part of the SW1/4 SE1/4
Section 5, T-19-N, R-30-W
Bentonville, Benton County, Arkansas

Project No. CRO-79c	Drawn By JDS Checked By BW/F
Date: 04.30.18	Sheet 1 of 1

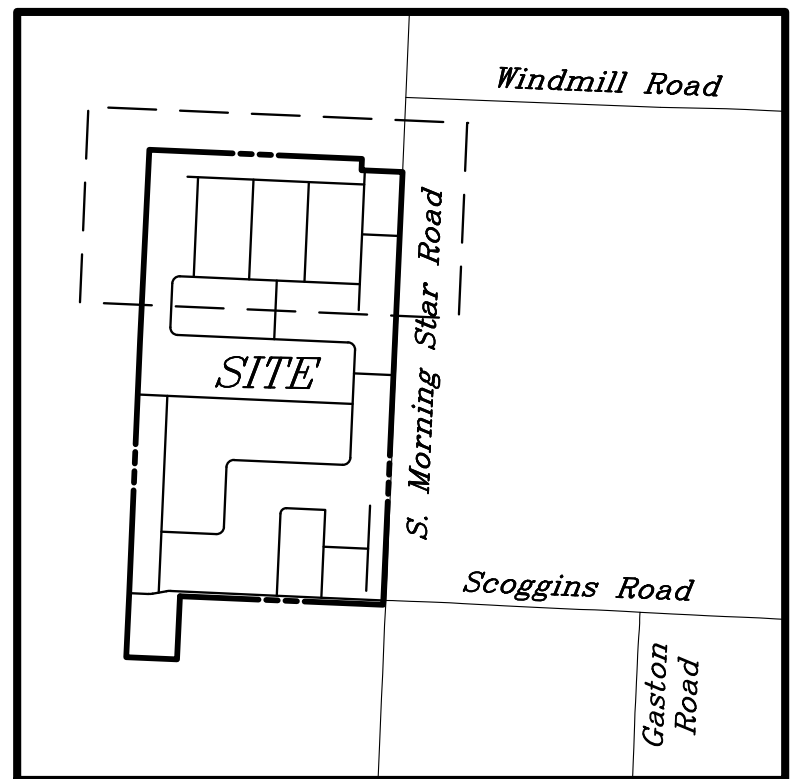
MORRISON SHIPLEY
ENGINEERS • SURVEYORS

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

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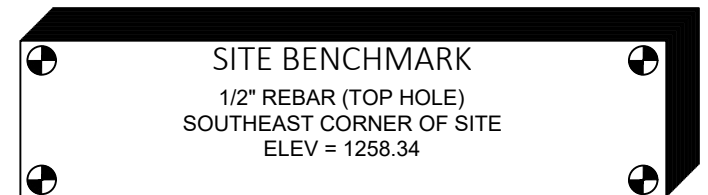


Know what's below.
Call before you dig.



Vicinity Map

Not to Scale



GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 25', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 70A.
- ALL STREET SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL CURB RAMPS SHALL BE INSTALLED PER DETAIL 03N.

ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT

ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.

30234 4/27/18 NLB NLB PTT PTT

CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW



Engineering Associates, Inc.

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

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

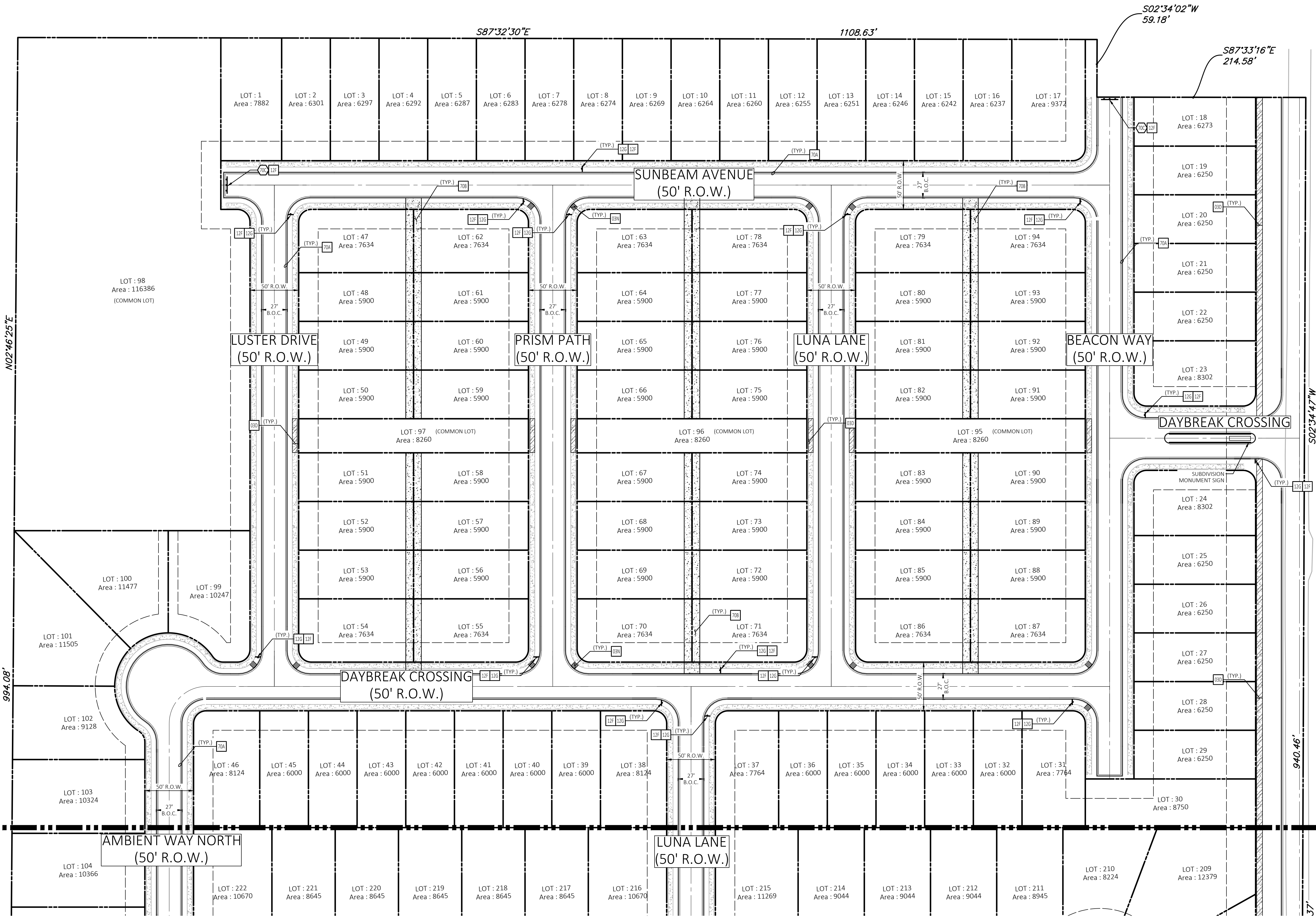
AURORA SUBDIVISION

MORNINGSTAR ROAD
BENTONVILLE, ARKANSAS

SITE PLAN NORTH

REV DATE SHEET NO.
4/30/18 C2.0
REV-3

© 2018 CEI ENGINEERING ASSOCIATES, INC.



SITE DETAILS

- 03D CONCRETE SIDEWALK
- 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 12F SIGN BASE
- 12G STOP SIGN
- 70A ARDOT CURBING DETAILS
- 70B CONCRETE ALLEY DETAIL

SITE NOTES

- 70C STREET CLOSED SIGN

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER, SEE DETAIL 70A.
- LIMITS OF SIDEWALKS AND CONCRETE APRONS TO BE CONSTRUCTED BY HOMEOWNERS (PER DETAIL 03D)
- LIMITS OF SIDEWALKS AND CONCRETE APRONS TO BE CONSTRUCTED BY DEVELOPER (PER DETAIL 03D)
- LIMITS OF CONCRETE ALLEY TO BE CONSTRUCTED BY DEVELOPER
- PROPOSED SIGN AND SIGN POST
- PROPOSED ADA RAMP

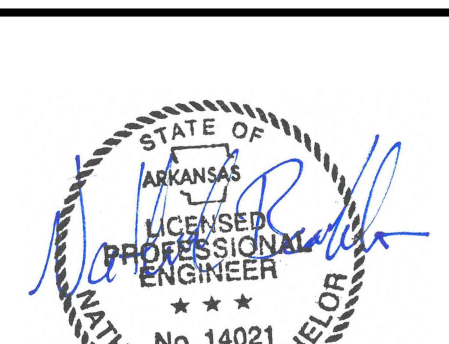
EXISTING LEGEND

- EAST OR ELECTRIC
- NORTH
- OVERHEAD
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- WEST OR WATER
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- RIGHT OF WAY LINE
- STORM DRAIN
- X" G
- OHE
- OHE&T
- OHT
- OHTV
- X"SS
- UGE
- UGE&T
- UGT
- UGTV
- X"W
- OVERHEAD TELEPHONE
- OVERHEAD TV
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- S = DIAMETER OF TRUNK IN FEET
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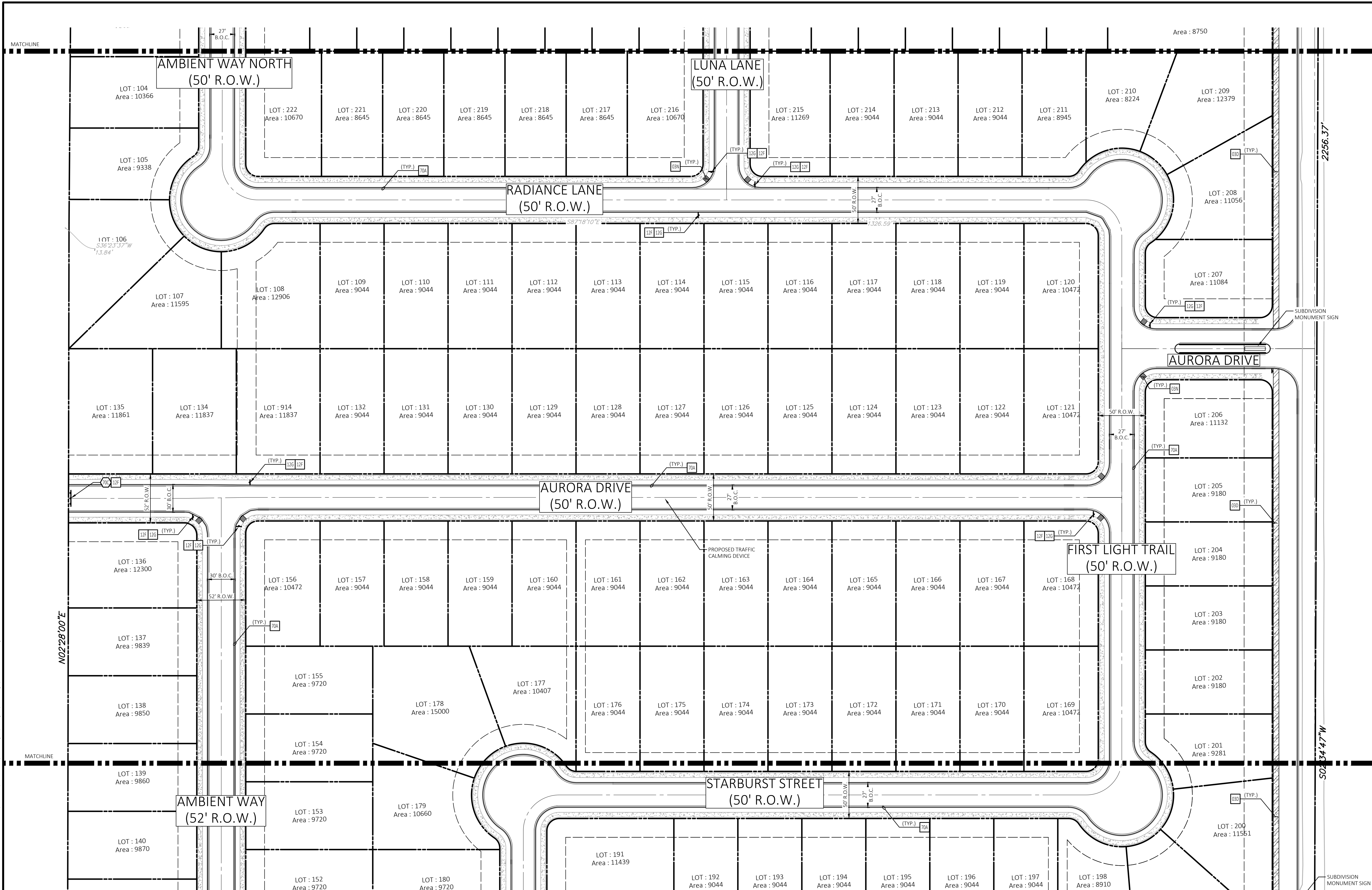
0 50' 75' 100'
SCALE IN FEET

CITY PROJECT NUMBER: PP18-007

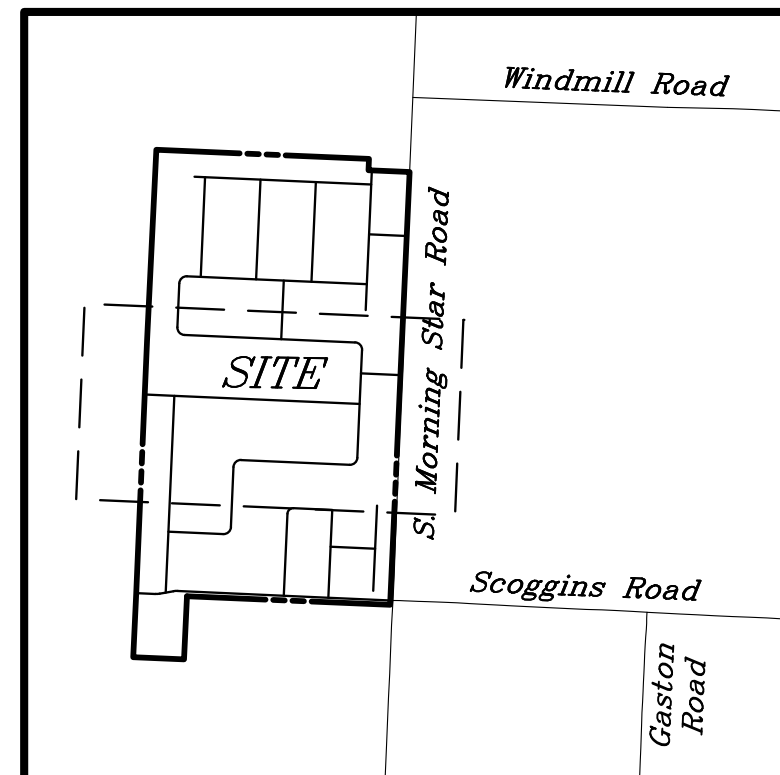


For Review
NOT FOR CONSTRUCTION

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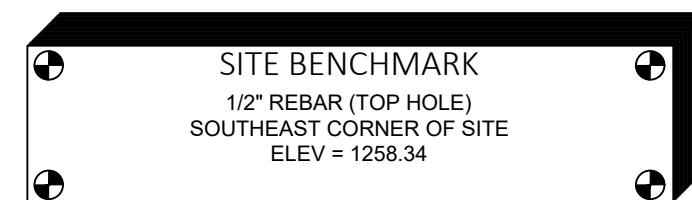


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Vicinity Map

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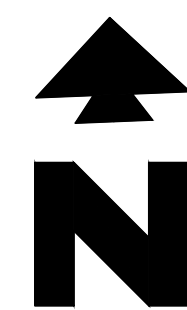
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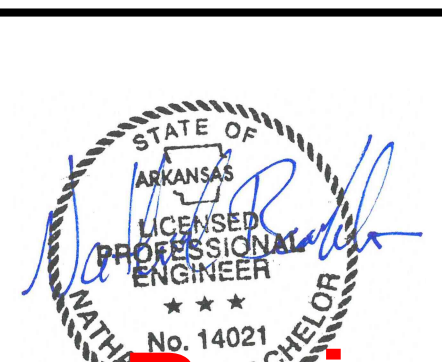
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- UGTV
- X"W
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- OVERHEAD TV
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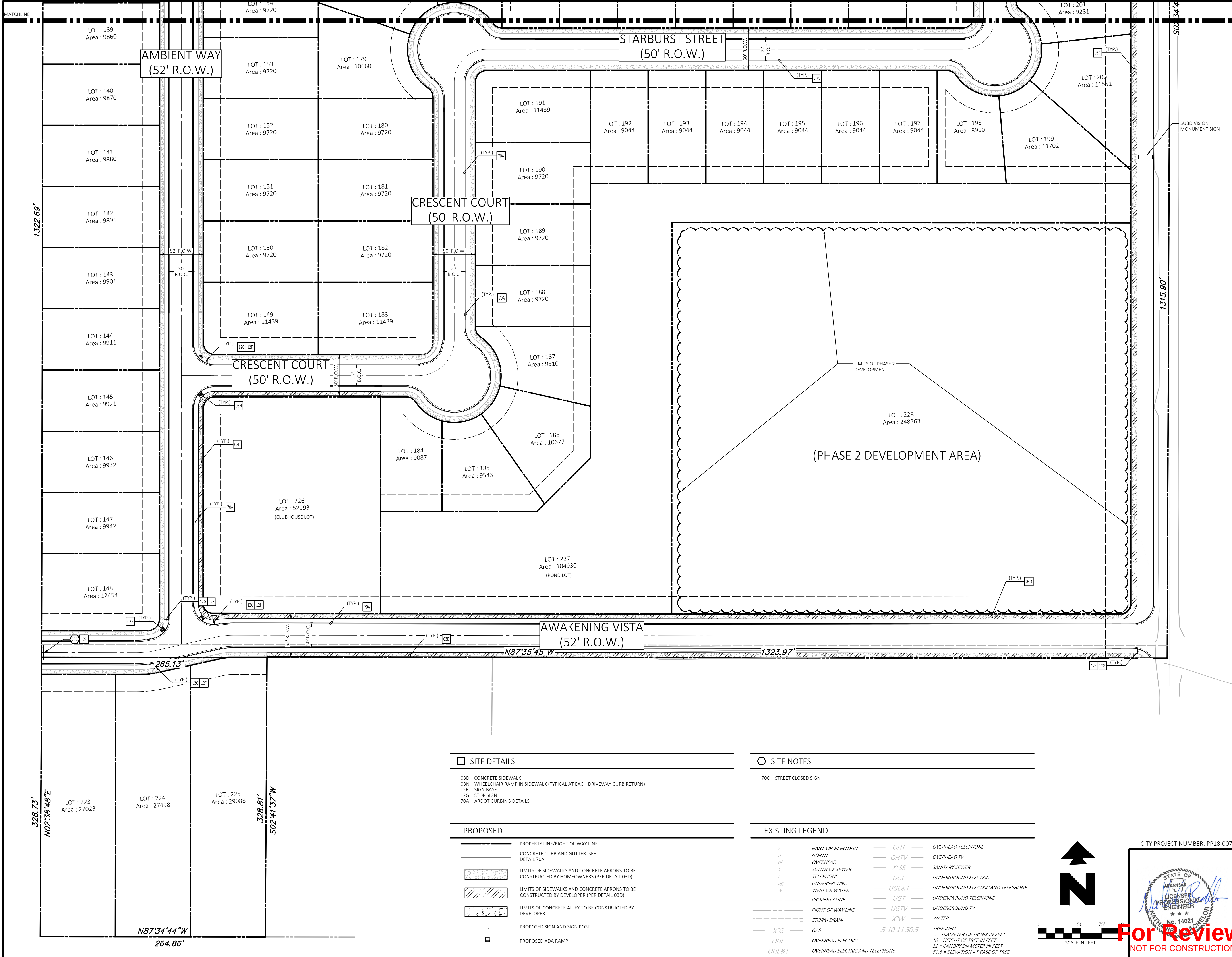
0 50' 75' 100'

CITY PROJECT NUMBER: PP18-007

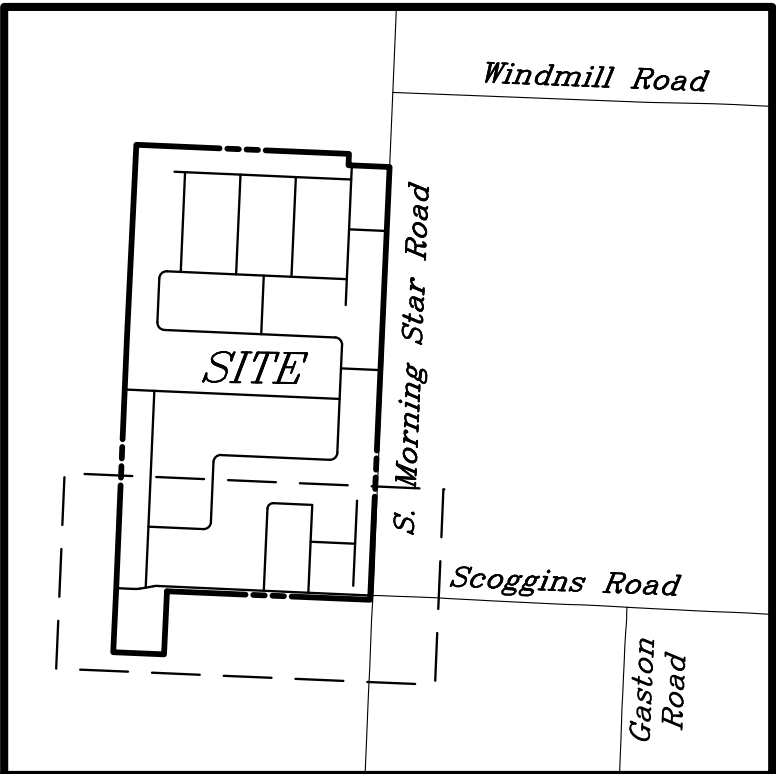


For Review
NOT FOR CONSTRUCTION

30234	4/27/18	NLB	NLB	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc.					
<u>ENGINEERS</u> • <u>PLANNERS</u> • <u>SURVEYORS</u> <u>LANDSCAPE ARCHITECTS</u> • <u>ENVIRONMENTAL SCIENTISTS</u>					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
AURORA SUBDIVISION					
MORNINGSTAR ROAD BENTONVILLE, ARKANSAS					
SITE PLAN MIDDLE				REV DATE 4/30/18 REV-3	SHEET NO. C2.1

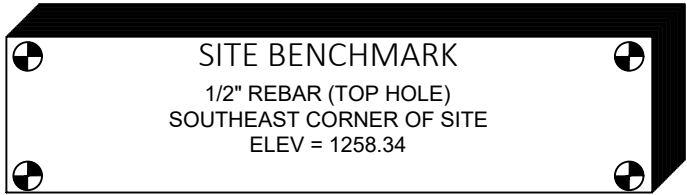


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- D. ALL STREET SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- F. ALL CURB RAMPS SHALL BE INSTALLED PER DETAIL 03N.

ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT

ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.

SITE DETAILS

- 03D CONCRETE SIDEWALK
- 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 12F SIGN BASE
- 12G STOP SIGN
- 70A ARDOT CURBING DETAILS

PROPOSED

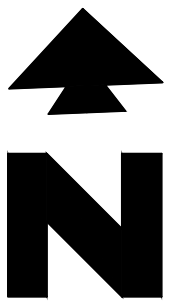
- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER, SEE DETAIL 70A.
- LIMITS OF SIDEWALKS AND CONCRETE APRONS TO BE CONSTRUCTED BY HOMEOWNERS (PER DETAIL 03D)
- LIMITS OF SIDEWALKS AND CONCRETE APRONS TO BE CONSTRUCTED BY DEVELOPER (PER DETAIL 03D)
- LIMITS OF CONCRETE ALLEY TO BE CONSTRUCTED BY DEVELOPER
- PROPOSED SIGN AND SIGN POST
- PROPOSED ADA RAMP

SITE NOTES

- 70C STREET CLOSED SIGN

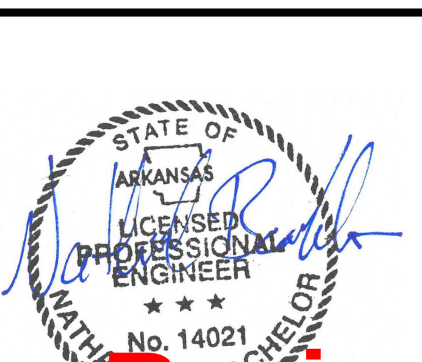
EXISTING LEGEND

- EAST OR ELECTRIC
- NORTH OVERHEAD
- SOUTH OR SEWER
- TELEPHONE
- UNDERGROUND
- WEST OR WATER
- PROPERTY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- X"G GAS
- OHE OVERHEAD ELECTRIC
- OHE&T OVERHEAD ELECTRIC AND TELEPHONE
- OHT OVERHEAD TELEPHONE
- OHTV OVERHEAD TV
- X"SS SANITARY SEWER
- UGE UNDERGROUND ELECTRIC
- UGE&T UNDERGROUND ELECTRIC AND TELEPHONE
- UGT UNDERGROUND TELEPHONE
- UGTV UNDERGROUND TV
- X"W WATER
- 5-10-11 50.5 TREE INFO
- 5 = DIAMETER OF TRUNK IN FEET
- 10 = HEIGHT OF TREE IN FEET
- 11 = CANOPY DIAMETER IN FEET
- 50.5 = ELEVATION AT BASE OF TREE



0 50' 75' 100'
SCALE IN FEET

CITY PROJECT NUMBER: PP18-007



For Review
NOT FOR CONSTRUCTION

30234

4/27/18

NLB

NLB

PTT

PTT

CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
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Engineering Associates, Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

AURORA SUBDIVISION

MORNINGSTAR ROAD
BENTONVILLE, ARKANSAS

SITE PLAN SOUTH

REV DATE
4/30/18
REV-3

SHEET NO.
C2.2

REZONING STAFF REPORT



Barrett Family Trust

Mill Dam Road

PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0017
Applicant / Current Owner	Leonard Gabbard PO Box 611 Farmington, AR 72730
Site Area	+/- 24.26 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	N/A (recently annexed)

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

Property Description

This 24.26 acre tract of land is located on Mill Dam Road. Adjacent zonings are R-E to the north, and A-1 to the south, east, and west.

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

Because this property was recently annexed into the City of Bentonville, there is currently no Future Land Use designation for the tract.

Conclusion

There is currently no land use category for the tract of land. However, existing and adjacent uses and zoning classifications are compatible with the R-E, Residential Estate, zoning district.

Location Map

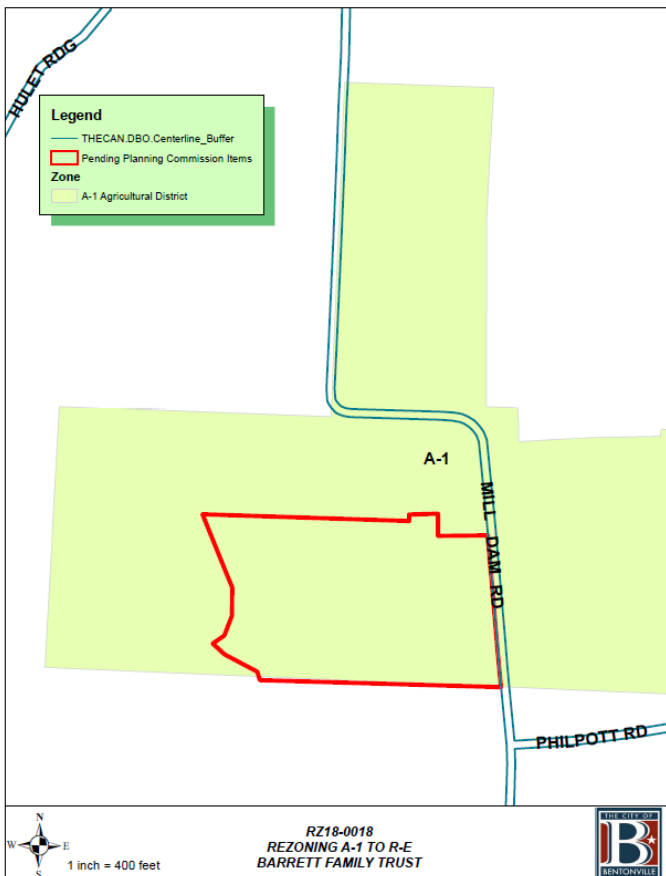


EXHIBIT 'B' NARRATIVE

Current Zoning is A-1 and the Proposed Zoning is R-E.

Current Owner is The Barrett Family Trust.

Owner is proposing to sell the land if the rezoning is successful.

The reason for the requested zoning of R-E is to allow the lot size to be in compliance with the zoning district.

Property and surrounding properties are all rural single family residential.

Usage will be Single Family Residential.

Traffic impact will be negligible.

There will be no signage.

Appearance will eventually be single family estates.

Sewer and Water will be from Well and Septic.

REZONING STAFF REPORT



Singh

SW Runway Drive

PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0018
Applicant / Current Owner	Vajinder Singh 808 Almond Street Gravette, AR 72736
Site Area	+/- 5.63 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

Property Description

This 5.63 acre tract of land is located with frontage on SW Runway Drive and SW Vendor Boulevard. Adjacent zonings are I-1 to the north and east, and C-1 to the south and west.

Projected Traffic Impact

The proposed zoning designation does have the potential to adversely impact traffic in the area. However, the existing street network should adequately accommodate general commercial development.

Relationship to the General Plan

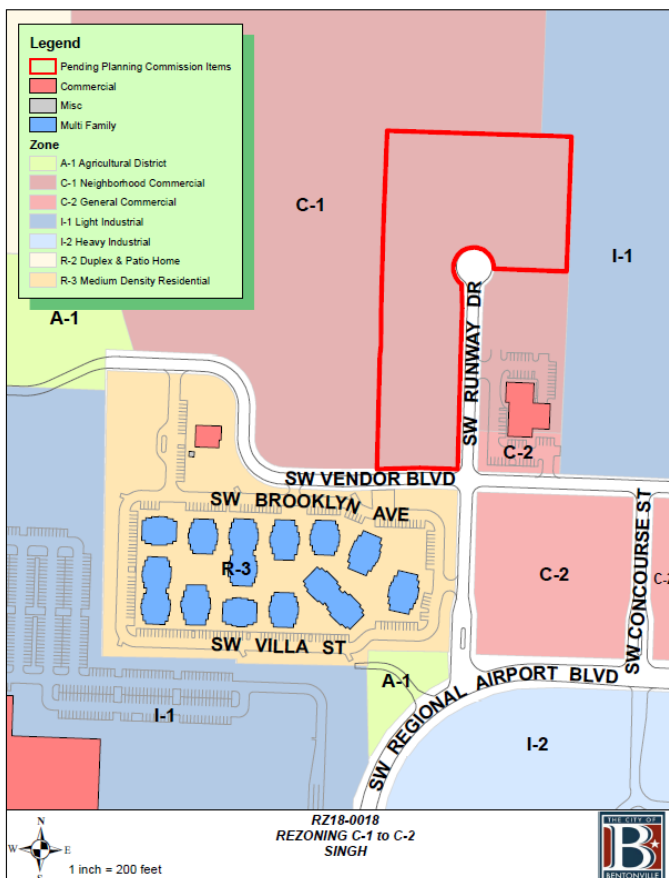
The Future Land Use Plan depicts this property as Commercial (C). The C-2, General Commercial zoning is an appropriate zoning district for this designation.

Conclusion

The C-2, General Commercial is an appropriate zoning district for the Commercial (C) 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

April 9, 2018

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

RE: Vajinder Singh rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application by Vajinder Singh, owner of real property located in the City of Bentonville, for consideration of a rezoning request for Benton County parcels #01-12955-000, 01-09905-000, 01-09906-000, 01-09907-000, 01-09908-000, and 01-09909-000 from C-1 neighborhood commercial to I-1 Light Industrial district. The properties are approximately 5.63 acres along SW Runway Drive in Bentonville more particularly described as lots 2, 3, 4, 5, 6, and 7 of the Straube Business Park Addition as recorded with the records of Benton County, Arkansas according to plat Book P4 Page 541 and Book 2005 Page 1365 attached to this application for reference.

The applicant intends to rezone the property to develop Mini Storage Facilities. The proposed development will provide storage facilities for public use. Development will be consistent with the allowable uses under the current city of Bentonville zoning code and conform to the applicable development regulations. Zoning of the subject tracts as light industrial will be compatible with the surrounding general and neighborhood commercial and light industrial zonings. Screening and buffering of the nearby multi-family zoning district will be provided with the development plans. Details for signage and traffic will be established as part of the forthcoming Large Scale Development of the subject property. The property is established in a business park with water, sewer, and drainage facilities available.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

NOTICE OF INTENT TO REZONE

Vajinder Singh

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

C-1 Neighborhood Commercial

to

I-1 Light Industrial

The legal description of the property is as follows:

Lots 3,4,5,6, and 7, of the Straube Business Park as per plat filed in plat book P4 at page 541 of the records of Benton County, Arkansas.

Also:

Lot 2, Straube Business Park, Phase 2, as shown in Plat Book 2005 at Page 1365, of the records of Benton County, Arkansas.

Subject to all easements, restrictions, reservations, rights of way and covenants of record

The common description of the property is: SW Runway Dr. Bentonville, AR

Proposed land use: Mini Storage Facility

The public hearing will be held May 15, 2018 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

No!
It will ruin the residential feeling of the neighborhood & drive down property values.

Signature and Physical Address

Signature and Physical Address

Mani Moad - Manager/Owner
Flagstone Creek Apartments
5101 Villa St, Bentonville, AR

REZONING STAFF REPORT



Elzey PRD

9601 Glen Road

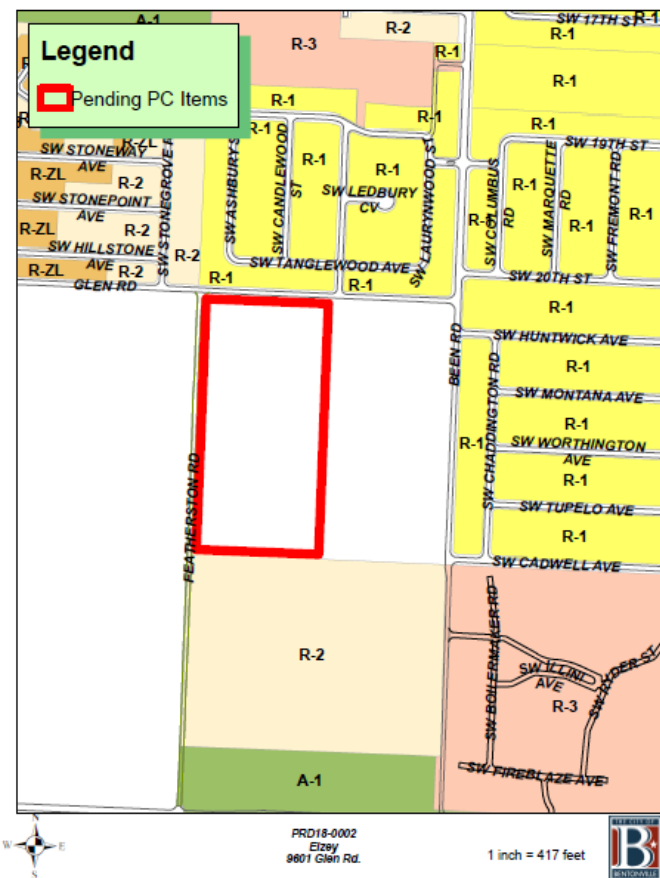
PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PRD18-0002
Applicant / Current Owner	Martin Elzey 9601 Glen Road Bentonville, AR 72712
Site Area	+/- 20 acres
Current Zoning	A-1, Agricultural
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

This property is located at 9601 Glen Road. The site is currently zoned A-1, Agricultural. Adjacent zonings are R-1 to the north, R-2 to the south, and county land to the east and west.

The applicant is proposing a Planned Residential Development to provide the following housing types: 24 4-plex townhomes, 32 detached row homes, 20 detached rear-load homes, 32 detached front-load homes, and 12 front-load duplexes. Minimum open space requirements shall primarily be met through four park areas and a green detention area.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. All necessary infrastructure and ingress/egress will be provided as part of a Large Scale Development application and Final Plat.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Medium Density Residential (MDR). The PRD, Planned Residential Development zoning is an appropriate zoning district for this designation.

Conclusion

The PRD, Planned Residential Development is an appropriate zoning district for the Medium Density Residential (MDR) land use classification.

3

April 9, 2018

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

RE: GLENARBOR – PRD Narrative

Mr. Martin Elzey, the owner, request the rezoning of Lot 1 of Featherston Valley, otherwise known as 20 acres at 9601 Glen road, see attached exhibit A and B for lot and Site information. Mr. Elsey's parcel has been recently annexed and currently used as agriculture. He request the zoning to be PRD.

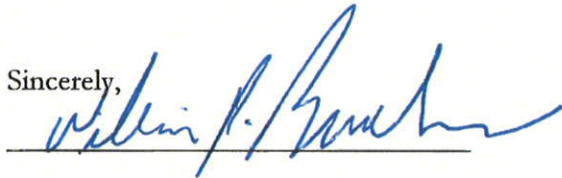
Approval of this zoning request will allow us to provide a Traditional Neighborhood Design (TND) for our community and in doing so provide and a variety of affordable housing options, types and densities. This will promote a multi-generational and "close-knit" community. By the very nature of its design it will create an experience and a sense of place for its residence and our community at large. The TND design will encourage a neighborhood for people and pedestrians. This will be accomplished by utilizing narrow streets, sidewalks, courtyards, parks, green spaces and open spaces which will further strengthen our sense of community and home.

1. PRD permitted uses: The primary use of the PRD shall be residential. Uses that are accessory to the primary residential use are also allowed, as are open space and recreation uses as permitted by this zone. The development proposed satisfies the intent of the PRD district which is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments.
2. A PRD authorize housing types included, but not limited to: detached, single-family; b. common wall dwellings including multi-family, condominiums, duplex / patio home; c. townhouses or row-houses (including those on individual lots to be sold in fee and those sharing common lots), and, d. zero lot line homes. The project will include all of the residential housing types authorize within the PRD with the exception of condominiums. BCI proposes a TND neighborhood that incorporates five different types of residential housing within the development please see site plan, development summary and setback table attached. Building styles and materials are present for all zones in the attached documentation and are generally consistent with the building types and for Bentonville.

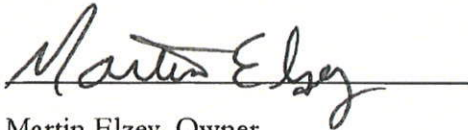
7. Traffic should not be a factor because Featherston, Glen Rd. and Been Rd are all shown to be collector streets on the master street plan and therefore should be more than adequate to handle the future neighborhood traffic. Signage and appearance is unknown at this time and will be addressed at LSD.
8. ROW within the neighborhood shall be 50' and BOC to BOC request is 24 with the exception of the 2 entries which would be 27'. The private alleys will be 16' wide similar to our last neighborhood Elington which just final platted. The intention of the narrow streets is to slow traffic down and promote a pedestrian experience. This is Similar to our first TND Neighborhood Allencroft at the corner of J St. /Tiger. Sidewalks will be 5' and be held to the edge of the ROW to allow for a greater green space and some utilities between back of curb and walk.
9. The intent of the development is stay within permitted and authorized uses of a PRD. We understand the importance of such zoning and while this is a concept plan for zoning purposes our LSD will conform substantially to our concept. The development will be done in one phase.

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

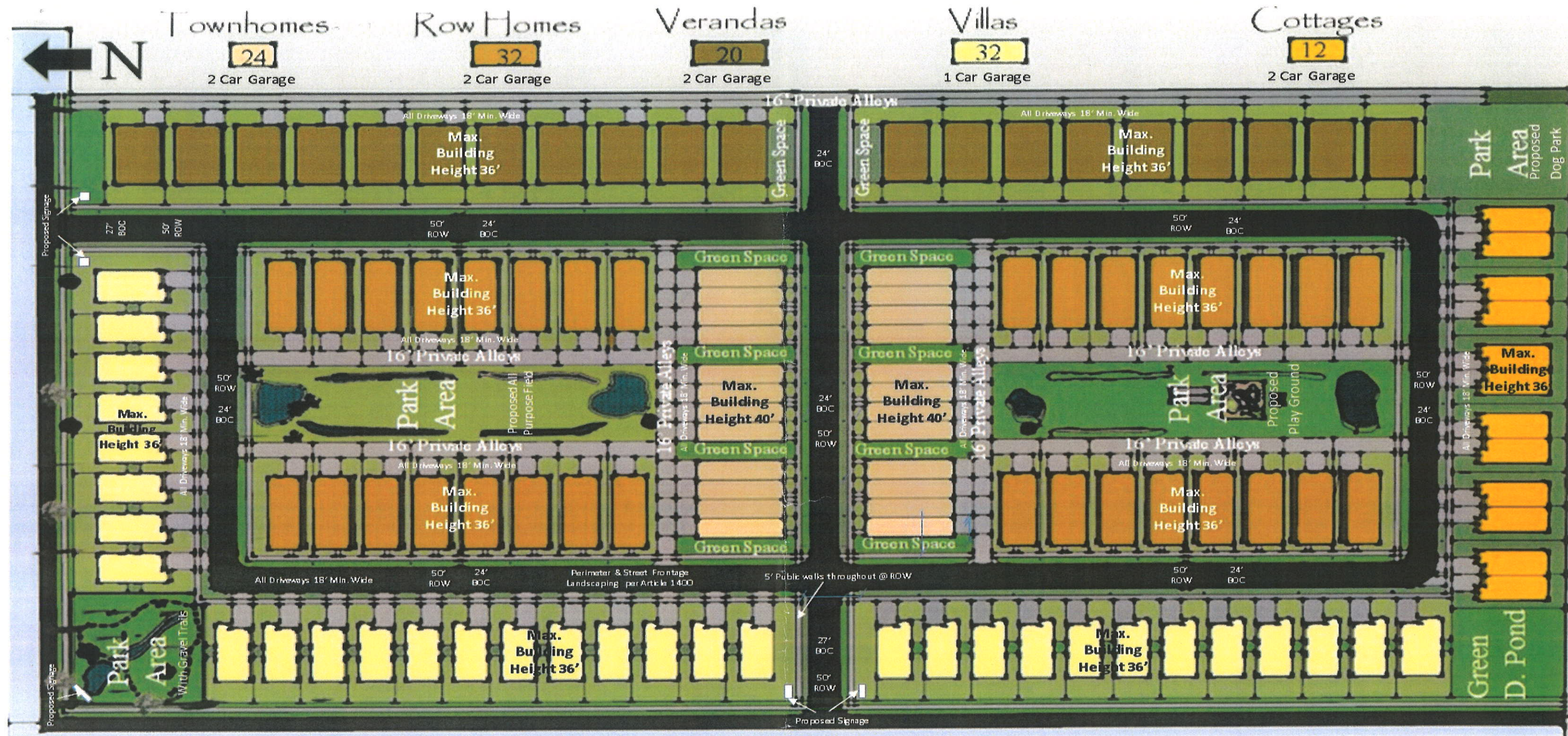
Sincerely,

A handwritten signature in blue ink, appearing to read "William P. Burckart", written over a horizontal line.

William P. Burckart, Applicant

A handwritten signature in black ink, appearing to read "Martin Elzey", written over a horizontal line.

Martin Elzey, Owner



DEVELOPMENT SUMMARY / LOT SIZE / SETBACK TABLE									
Unit Types	Unit Count Est.	Lot Size Est.	Denisty Per unit Type	Parking	Front Set Back	Interior Side	Exterior Side	Rear Setback	
TOWNHOMES 4-PLEXS Rear load	24	120' X 20'	57 600 SQFT / 1.32 AC	13.4	GARAGE	10'	10'	15'	35' W / Alley
ROW HOMES DETACHED Rear	32	120' X 42'	161.280 SQFT / 3.70 AC	8.3	GARAGE	10'	6'	20'	35 W / Alley
VERANDA'S DETACHED Rear	20	108' X 50'	108000 SQFT / 2.48 AC	7.7	GARAGE	20'	0' - 12"	15'	26' W / 1/2Alley
VILLA'S DETACHED Front load	32	105' X 40'	134400 SQFT / 3.08 AC	9.2	GARAGE	20'	0' - 12"	20'	25'
COTTAGES DUPLEXS front load	12	100' X 36'	43200 SQFT / 1 AC	12	GARAGE	20'	10'	20'	20'
Sub Total			504,480 SQFT / 11.58						
PARKS/GREEN SPACE/OPEN			111.490 SQFT / 2.56 AC						
LAWNS / OTHER			111.078 SQFT / 2.55 AC						
ROW			144.183 SQFT / 3.31 AC						

Total

120

20 ACRES

6 ACRE

PRD18-0002

GlenArbor
TND Neighborhood
Concept Site Plan
Burckart Construction, Inc
479-273-1881

50' RIGHT-OF-WAY

25'

25'

12'

12'

3%

3%

2.0'

2.0'

2%

2%

8'

5'

2"

2"

TYP.

CENTER LINE

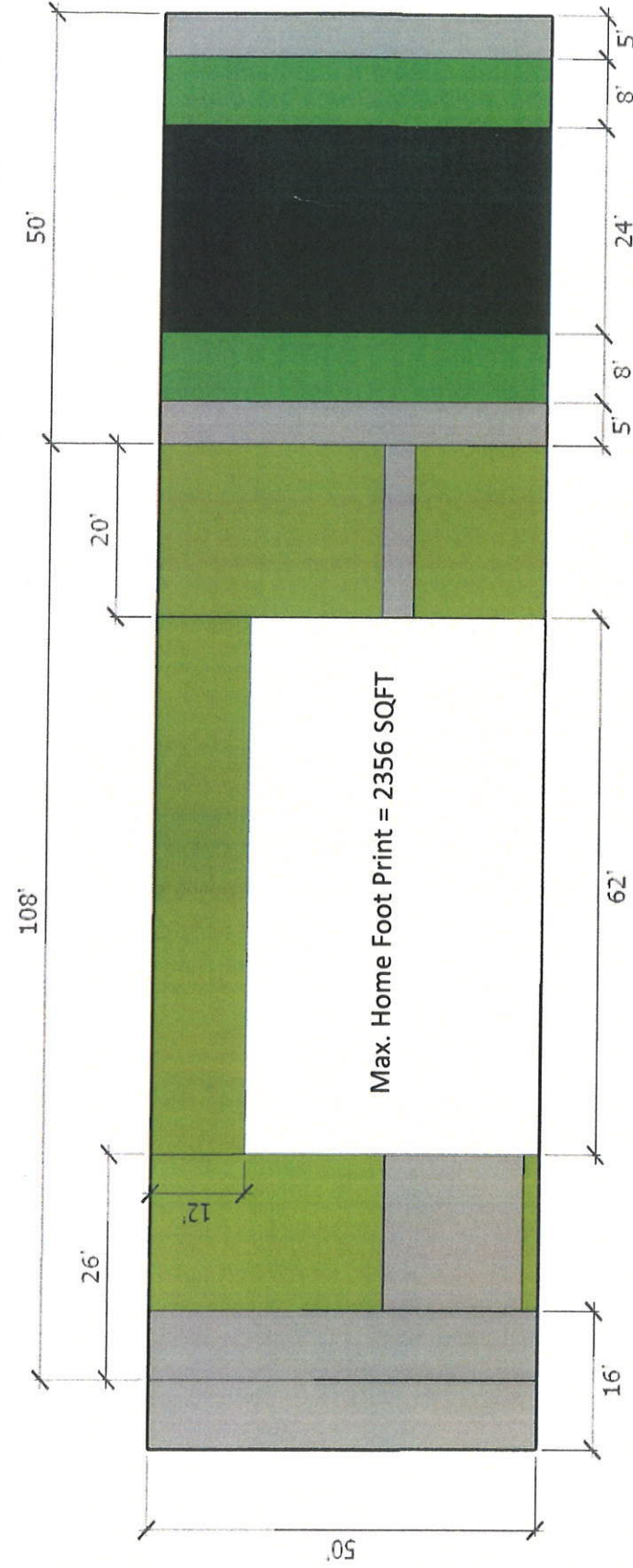
24" CBR 8 SUBGRADE COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY

ASPHALTIC CONCRETE SURFACE (AHTD TYPE 2)

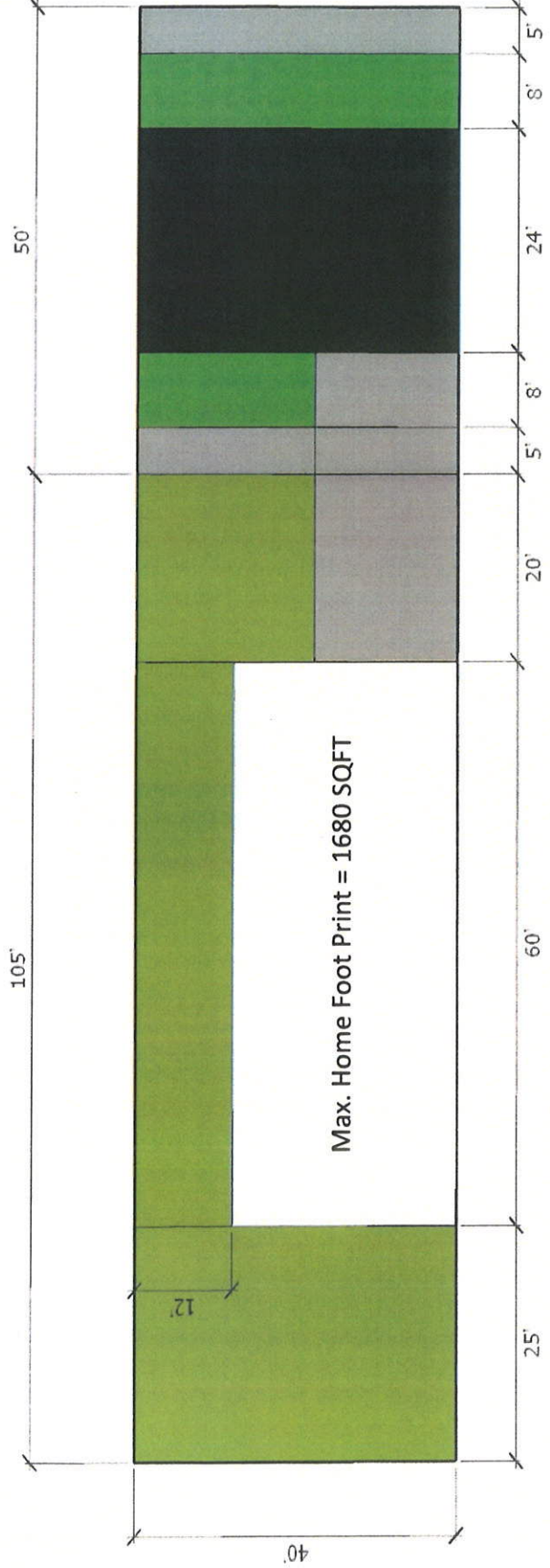
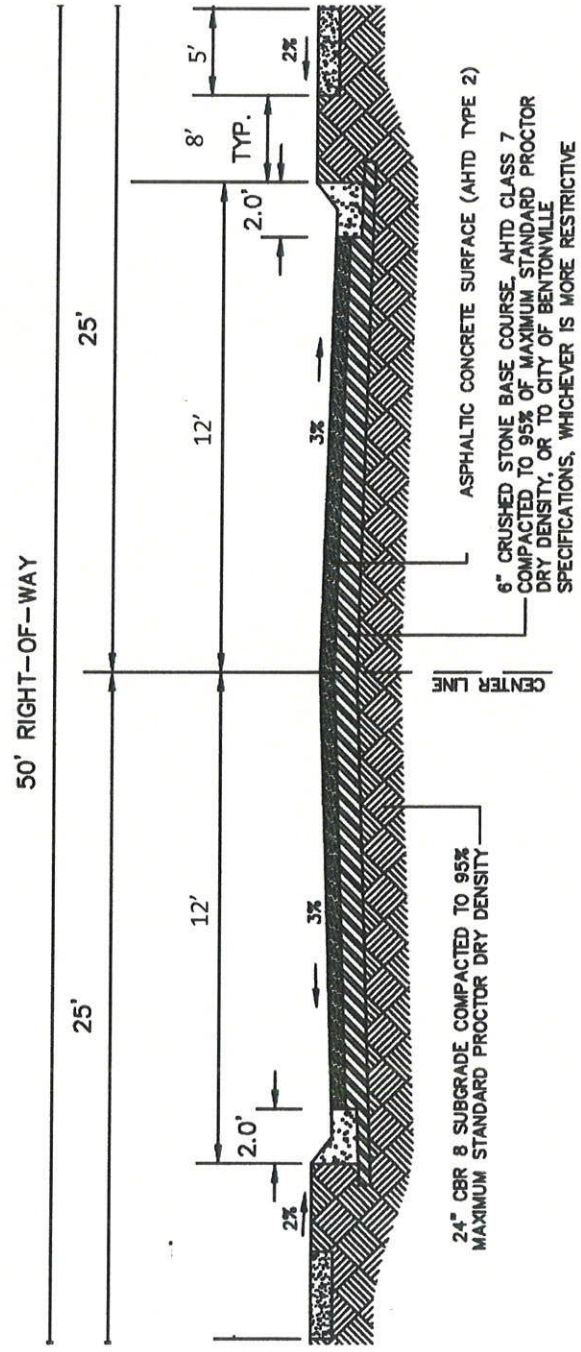
6" CRUSHED STONE BASE COURSE, AHTD CLASS 7 COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY, OR TO CITY OF BENTONVILLE SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE

The site plan shows a rectangular lot measuring 120' by 50'. The lot is divided into several areas: a central rectangular area labeled "Max. Home Foot Print = 2250 SQFT", a large rectangular area on the right labeled "Max. Home Foot Print = 2250 SQFT", and a large rectangular area on the left labeled "Max. Home Foot Print = 2250 SQFT". The lot is also divided into several smaller rectangular areas, including a 16' x 19' area in the top left, a 16' x 19' area in the top right, and a 16' x 19' area in the bottom left. The lot is also divided into several smaller rectangular areas, including a 16' x 19' area in the top left, a 16' x 19' area in the top right, and a 16' x 19' area in the bottom left.

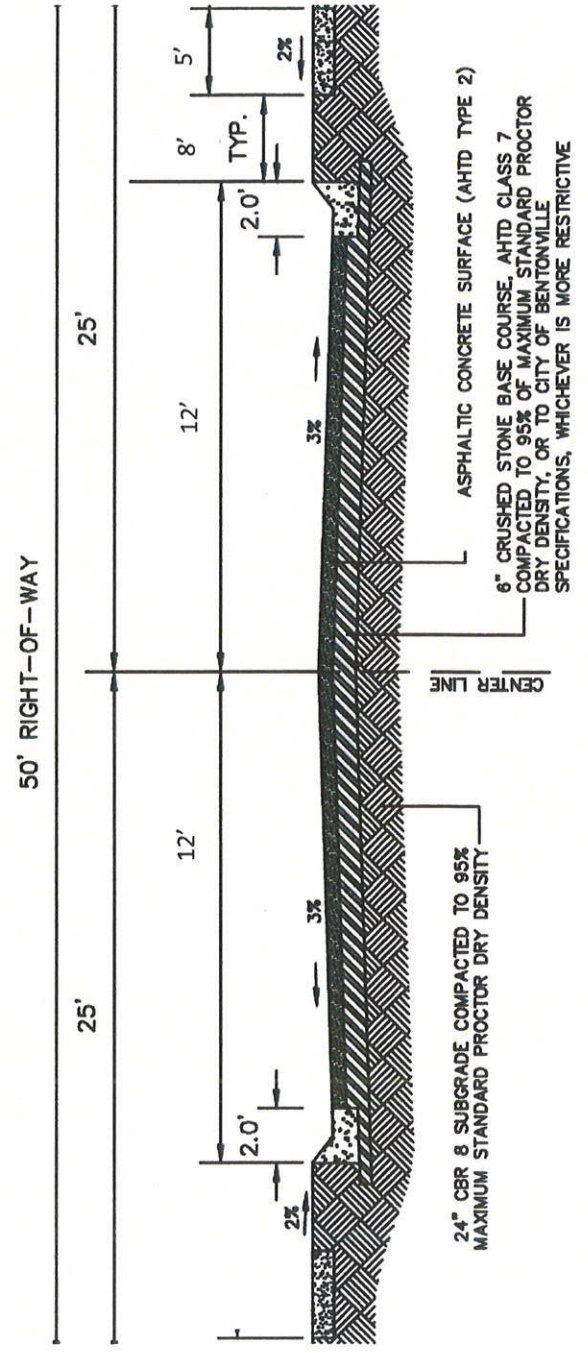
The cross-section shows a 50' right-of-way. The road surface is 25' wide, with a 12' travel lane and a 13' shoulder. The road surface is composed of a 24" CBR 8 subgrade compacted to 95% maximum standard proctor dry density, a 6" crushed stone base course, AHTD Class 7 compacted to 95% of maximum standard proctor dry density, or to city of bentonville specifications, whichever is more restrictive. The road surface is also composed of a 24" CBR 8 subgrade compacted to 95% maximum standard proctor dry density, a 6" crushed stone base course, AHTD Class 7 compacted to 95% of maximum standard proctor dry density, or to city of bentonville specifications, whichever is more restrictive.

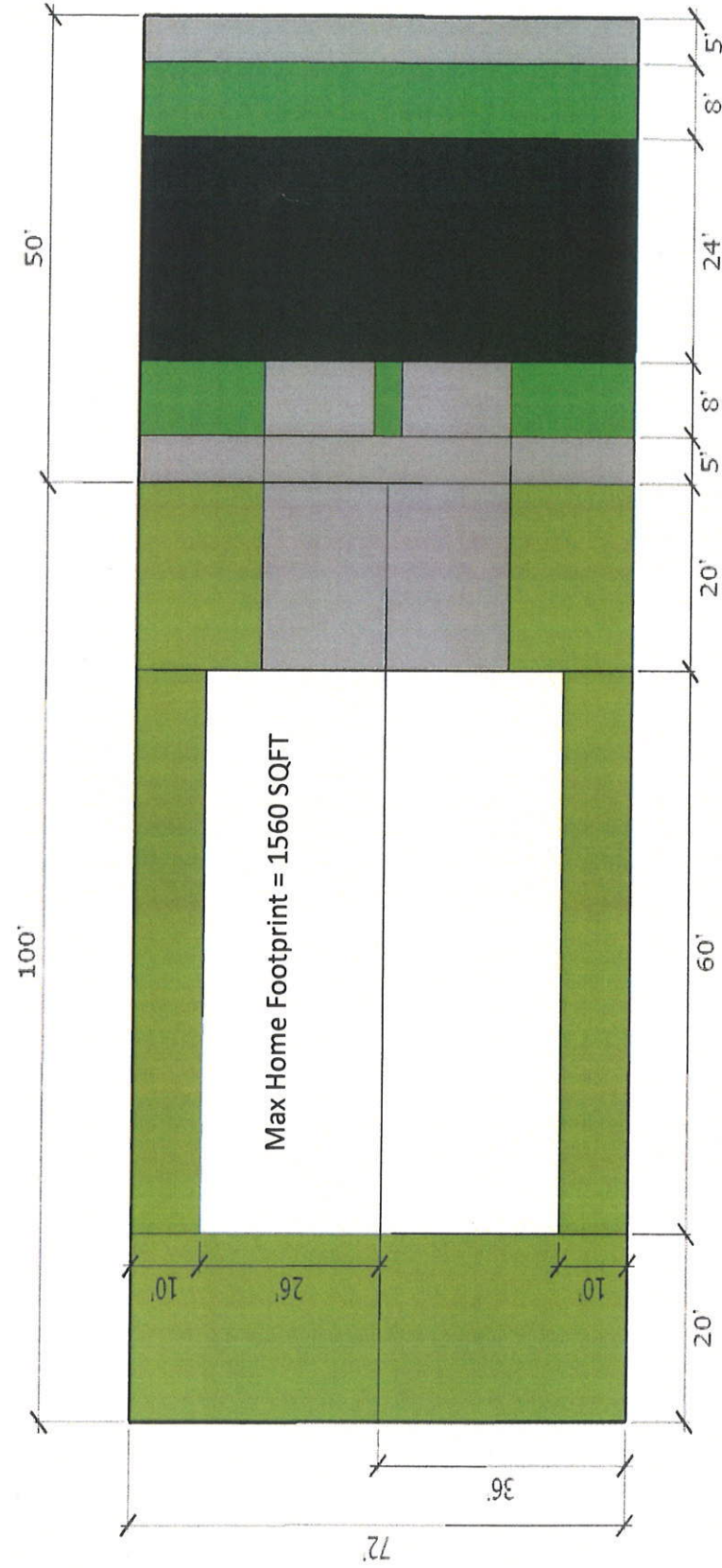


Typ. Veranda Lots
Lot size 108' x 50' = 5400 SQFT

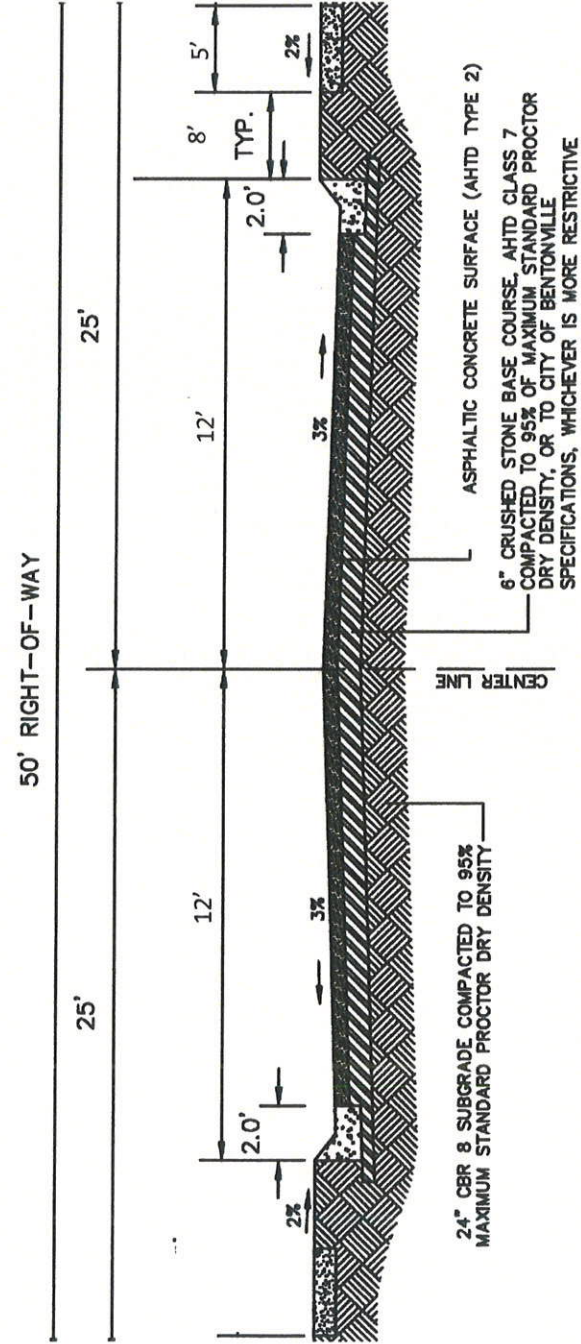


Villa Lots
Lot size 105' x 40' = 4200 SQFT





Typ. Cottage Lots
 Lot size 100' x 36' = 3600 SQFT





Exteriors will meet PRD
Minimum Requirements

BURCKART CONSTRUCTION INC
1201 SW Naphtali Blvd
BENTONVILLE AR 72712

GlenArbor
The - Veranda's
Sample Styles

DATE:
REVISED:
PAGE OF



Exteriors will meet PRD
Minimum Requirements

DATE:
REVISED:
PAGE OF

GlanArbor
The - Row Homes
Sample Street View

BURCKART CONSTRUCTION INC
1201 SW Naphthal Blvd
BENTONVILLE AR 72712

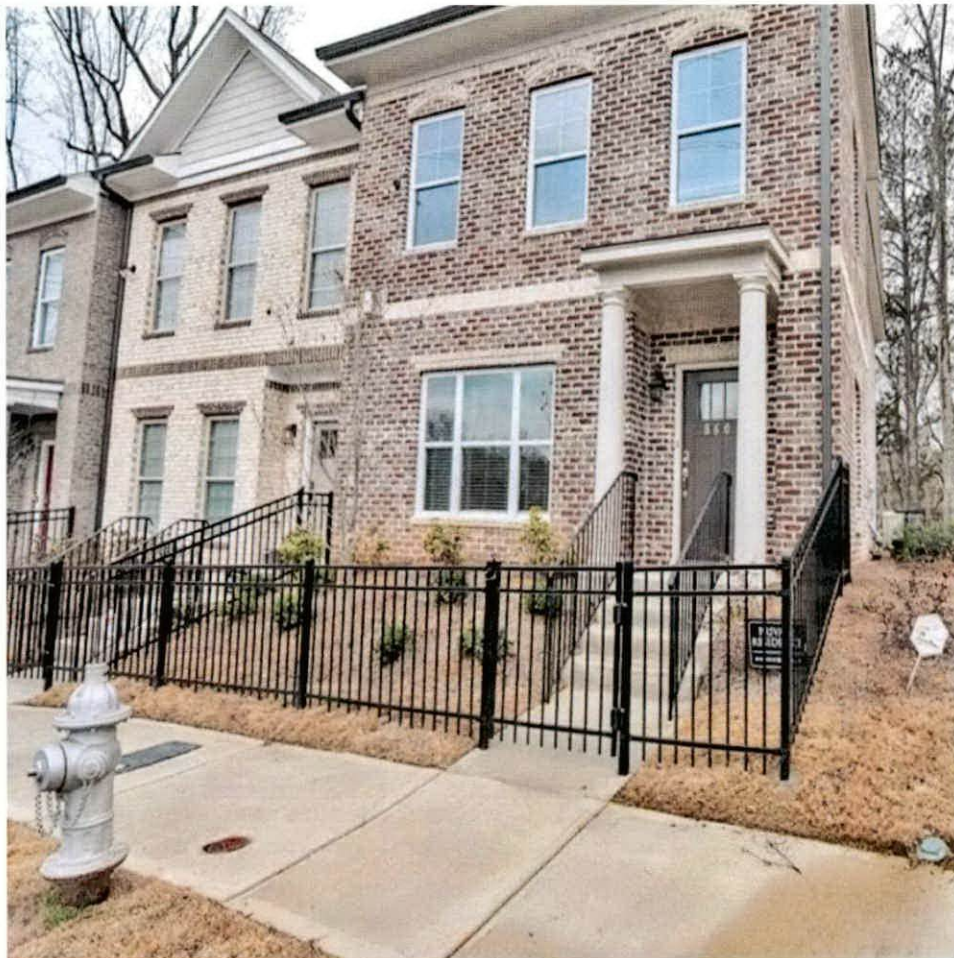


Exteriors will meet PRD
Min Requirements

BURCKART CONSTRUCTION INC
1201 SW Naphthali Blvd
BENTONVILLE AR 72712

GlenArbor
The ~ Townhome's
Sample Street View

DATE:
REVISED:
PAGE OF
Heated SQFT 2049



BURCKART CONSTRUCTION INC
1201 SW Naphtali Blvd
BENTONVILLE AR 72712

GlenArbor
The - Townhome's
Sample Style
4-Plex Townhomes

DATE:
REVISED:
PAGE OF



Exteriors will meet PRD

BURCKART CONSTRUCTION INC
1201 SW Naphtali Blvd
BENTONVILLE AR 72712

GlenArbor
The - Villa's
Samples

DATE:
REVISED:
PAGE OF

CONDITIONAL USE STAFF REPORT



Osage Park

SW 14th Street

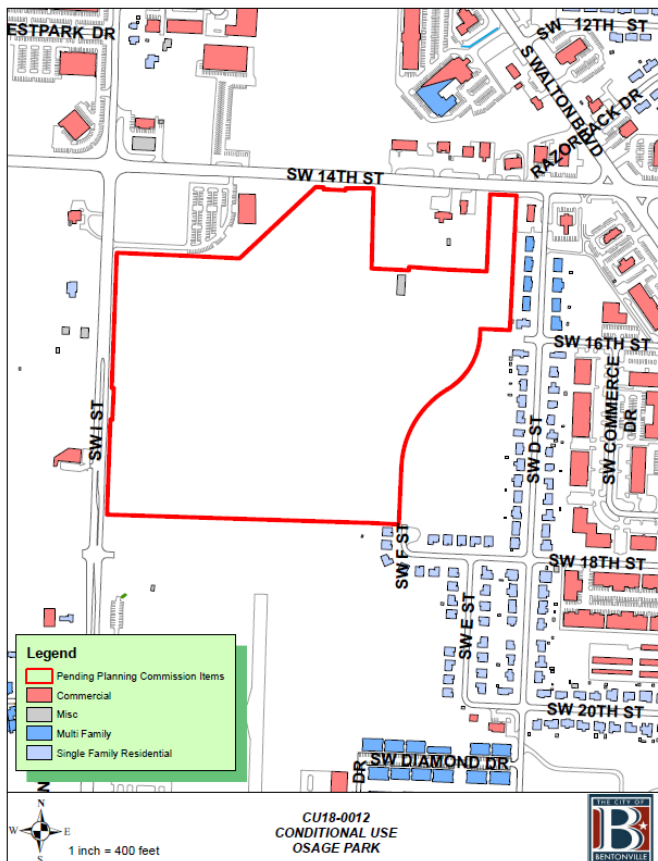
PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0012
Applicant / Current Owner	Bentonville Parks and Recreation Fund, LLC PO Box 1860 Bentonville, AR 72712
Site Area	+/- 55 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Requested Use	Commercial Outdoor Recreation Facility
Protective Covenants	None

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

Location Map



Property Description

This property is located on SW 14th Street and I Street, south of the previously approved Bentonville Climbs and Bentonville Brewery projects. The area is currently zoned A-1, Agricultural.

Proposed Use Description

The applicant is requesting approval of a commercial outdoor recreation facility at the proposed site. A commercial outdoor recreation facility is permitted within the A-1, Agricultural zoning district with a Conditional Use Permit.

The applicant is proposing a private park/recreation area be permitted on SW 14th Street. The park will contain public art, play areas, a boardwalk through the wetlands, a music venue, and a pavilion.

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. This Conditional Use Permit shall be valid for one year from the date of approval. The applicant will need to apply for a new Conditional Use Permit before expiration.

Conditional Use Project Narrative

To: City of Bentonville
From: Bentonville P&R Fund, LLC
Date: Monday, April 09, 2018
Re: Osage Park Conditional Use Project Narrative

On behalf of Bentonville P&R Fund, LLC, Ecological Design Group, Inc. (EDG) is submitting this project narrative as part of the Conditional Use submittal.

Conditional Use Narrative:

- Proposed use and reason for the proposed use;
 - The applicant is seeking one (1) conditional use permit for the following:
 - I. To allow for a Commercial Recreation or Entertainment Facility, Outdoor use in the A-I district in order to operate a Community Park for Bentonville residents and visitors. This Park will include numerous amenities including public art, play areas, a boardwalk through the wetlands, trails, multi-purpose lawn, music venue, and pavilion. While the park is on private property, it is not expected that there will be an admission charge at this time.
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized
 - Please see the included property site plan. The project site is approximately 55.51 acres with a 4,600 square foot pavilion structure. Both indoor and outdoor areas will be utilized.
- Hours of operation, including days of the week
 - This will be provided as more information is known.
- Indoor and outdoor areas to be utilized
 - The pavilion will be approximately 4,600 square feet. The 55.51 +/- acre property will include many outdoor active and passive activity areas which will include play areas, public art, multi-purpose lawn, small music venue, and trails.
- Planned indoor and outdoor structural changes
 - The pavilion structure will include a covered plaza, restrooms, stage, and multi-purpose portal.

- Parking needs required for the proposed use including existing and proposed - provide a sketch of the traffic flow and parking pattern (if applicable)
 - Sufficient onsite parking is provided near the entrance of the park as indicated on the included site plan.
- Planned outdoor lighting changes
 - Outdoor lighting is planned to be installed in the parking areas. Security lighting may be installed around the pavilion.
- Anticipated patrons, clients, deliveries, and / or customers (average per day)
 - This will be provided as more information is known. The Park will be open to the public.
- Proposed number of employees
 - This will be provided as more information is known.

If you need any additional information or have any questions, please do not hesitate to contact me at (479) 935-4826.

Sincerely,

Ecological Design Group, Inc.



Brahm Driver, PE

LOT SPLIT STAFF REPORT



Lots 1-5 Simpson Family Subdivision

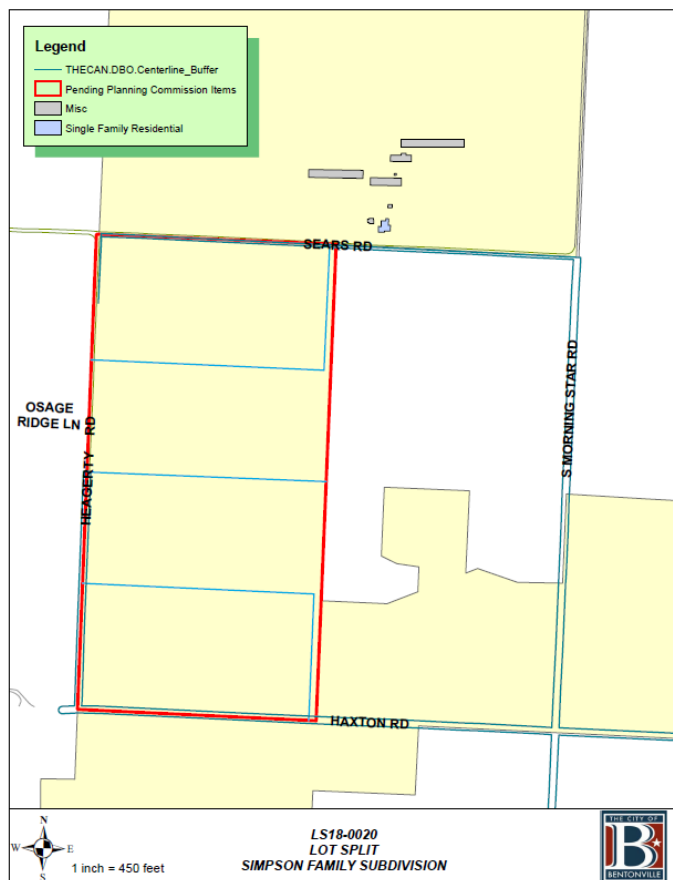
PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LS18-0020
Applicant / Current Owner	Jon Simpson 8330 W Pleasant Grove Bentonville, AR 72712
Site Area	+/- 79.84 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	None

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

Location Map



Property Description

This property is located at the SE corner of Sears Road and Heagerty Road. The property also fronts onto Haxton Road.

Project Details

Lot Split creating Lots 1-5 of Simpson Family Subdivision. The plat dedicates 20' utility easements along all front and rear lot lines. The plat dedicates 15' utility easements along all shared lot lines. The plat dedicates 45' of right-of-way from centerline along Sears Road, Heagerty Road, and Haxton Road.

Projected Traffic Impact

The proposed lot split should not adversely impact traffic patterns in the area.

Waivers

One waiver requested:

- A waiver from Article 1200, Off-Site Improvements, of the Subdivision Code for street improvements to Heagerty Road, Sears Road, and Haxton Road. If this waiver is not accepted, the lot split will need to be resubmitted as a preliminary plat.

Conclusion

This lot split does not meet the minimum requirements of the subdivision regulations due to the waiver request.

Standard Conditions of Approval

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

NOTES

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

NOTES:

Before any work in the Right-of-Way to be done, the City of Bentonville, Arkansas, and the City of Harrison, Arkansas, shall be contacted. The City of Bentonville, Arkansas, shall be contacted for all utility work and the City of Harrison, Arkansas, shall be contacted for all sewer and water work. The City of Bentonville, Arkansas, shall be contacted for all utility work and the City of Harrison, Arkansas, shall be contacted for all sewer and water work.

Owner/Developer shall coordinate with all local utilities to ensure each lot has water, sewer and electric service.

Sidewalks shall be the responsibility of the builder/owner at this time of building permit issuance.

All structures must maintain a minimum of 20' clearance from all electric lines.

All lots (1-5) do not have Bentonville water and sewer.

DRAWING EXPLANATION NOTE:

There may not be fences or any other structures built in any drainage easements.

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF THE REAL PROPERTY HEREIN, HEREBY CERTIFY THAT WE HAVE LAID OFF, PLAT, SUBDIVISION AND REAL ESTATE IN ACCORDANCE WITH THE PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE REAL ESTATE HEREIN, TO-WIT: SEARS RD. ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: JAMES D. SIMPSON

SIGNED: JON P. SIMPSON

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____

MY COMMISSION EXPIRES: _____

Surveyor's Certification to Accuracy:

By affixing my seal and signature to this survey plat I do hereby certify that the legal description shown herein is true and correct, and that the survey was conducted in accordance with the Arkansas Standards of Practice for Professional Land Surveyors and the Arkansas Standards of Practice for Professional Surveyors and Plats dated 14, 1996. I am a duly Licensed Professional Land Surveyor, License No. 14, 1996. I am a duly Licensed Professional Surveyor and Plats dated 14, 1996. I am a duly Licensed Professional Surveyor and Plats dated 14, 1996. I am a duly Licensed Professional Surveyor and Plats dated 14, 1996.

CERTIFICATE OF APPROVAL

PURSUANT TO THE HERTONVILLE SUBDIVISION REGULATION AND ALL OTHER CONDITIONS AND REQUIREMENTS OF THE HERTONVILLE SUBDIVISION REGULATION, THE HERTONVILLE SUBDIVISION REGULATION IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____

HERTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF HERTONVILLE

SIGNED: _____

CITY CLERK CITY OF HERTONVILLE

SIGNED: _____

POC LOT 1 & 2 & 5

COMPUTED POINT

PLAT 2018-08468

NE CORNER

NW 1/4, NW 1/4

SECTION 26

T-19-N, E-31-W

1-19-N, E-31-W

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POC LOT 1 & 2 & 5

COMPUTED POINT

PLAT 2018-08468

NE CORNER

NW 1/4, NW 1/4

SECTION 26

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POC LOT 1 & 2 & 5

COMPUTED POINT

PLAT 2018-08468

NE CORNER

NW 1/4, NW 1/4

SECTION 26

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1-19-N, E-31-W

1-19



James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730

(479) 445-7731

jameslayoutservices@yahoo.com

April 9, 2018

Planning

City of Bentonville

315 S.W. "A" St.

Bentonville, AR 72712

**Re: 10380 Sears Rd.
 Bentonville, AR 72712
 Waiver Request**

We are representing a request by Jon Simpson for a variance of the property located at 10380 Sears Rd. The current property is in a Trust and Jon would like to split the property into 5 tracts of land to divide up so that each family member has a piece of land and not have to improve Sears Rd..

- Currently there is no plan for development of the 5 tracts of land that are being split. We are asking for a waiver not to improve Sears Rd (90' r/w per master street plan) since this is just a split for family members to own land from the Trust. Per the split that we are submitting we are dedicating 45' r/w along Sears Rd. (North of property). In addition, we are dedicating 45' r/w along Heagerty Rd. (West of property) and Haxton Rd. (South of property) currently these roads are not a part of the Bentonville Master Street Plan.*

*Sincerely,
James Layout Services, LLC*

Nick Rumancik
Field Operation Manager

REZONING STAFF REPORT



Barrett Family Trust

Mill Dam Road

PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0017
Applicant / Current Owner	Leonard Gabbard PO Box 611 Farmington, AR 72730
Site Area	+/- 24.26 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	N/A (recently annexed)

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

Property Description

This 24.26 acre tract of land is located on Mill Dam Road. Adjacent zonings are R-E to the north, and A-1 to the south, east, and west.

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.

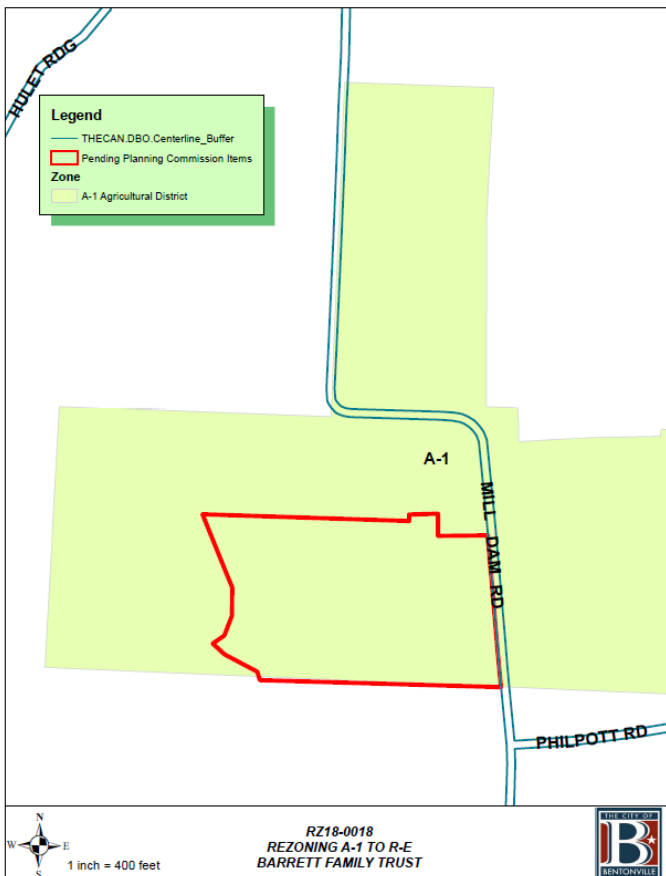
Relationship to the General Plan

Because this property was recently annexed into the City of Bentonville, there is currently no Future Land Use designation for the tract.

Conclusion

There is currently no land use category for the tract of land. However, existing and adjacent uses and zoning classifications are compatible with the R-E, Residential Estate, zoning district.

Location Map





Replat of Lot 5 of Mill Dam Farms Subdivision
creating Lots 6, 7, 8, 9, 10, and 11

ATLAS PAGE 646

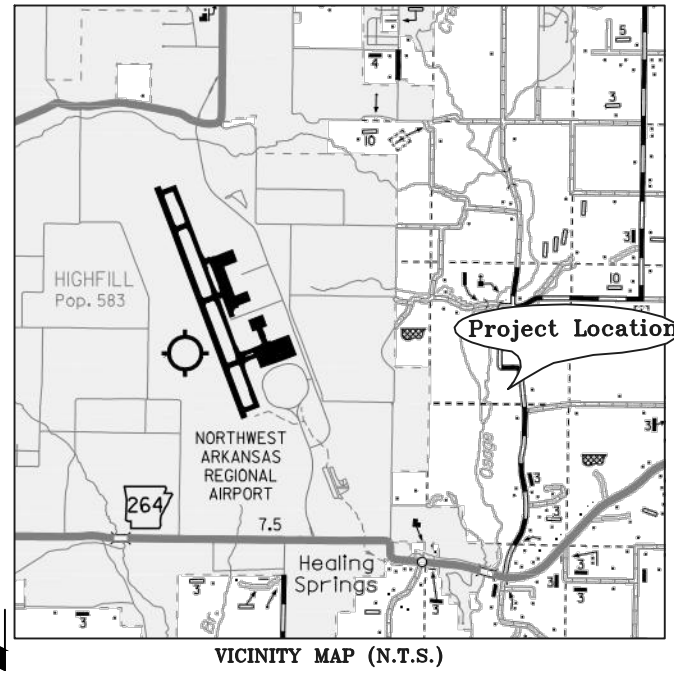
Parent Tract Legal Description (Lot #5 in Mill Dam Farms Subdivision)

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) all in Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas being more particularly described as commencing at the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West said point also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township Nineteen (19) North, Range Thirty-One (31) West; thence South 87°52'04" East a distance of 368.07 feet to a point; thence South 02°24'49" West a distance of 469.19 feet to a point; thence North 88°42'25" East a distance of 40.00 feet to the POINT OF BEGINNING; thence North 88°42'25" East a distance of 142.43 feet to a point; thence South 00°23'32" West a distance of 109.20 feet to a point; thence North 89°19'59" East a distance of 245.46 feet to a point; thence South 04°43'59" East a distance of 145.38 feet to a point; thence South 05°36'31" East a distance of 85.24 feet to a point; thence South 04°46'51" East a distance of 80.89 feet to a point; thence South 04°55'59" East a distance of 267.74 feet to a point; thence South 05°22'46" East a distance of 171.38 feet to a point; thence North 88°20'34" West a distance of 1,191.59 feet to a point; thence North 15°48'27" West a distance of 42.44 feet to a point; thence North 62°14'42" West a distance of 183.38 feet to a point; thence North 46°54'05" West a distance of 79.26 feet to a point; thence North 55°07'08" East a distance of 68.53 feet to a point; thence North 20°53'51" East a distance of 104.93 feet to a point; thence North 00°31'51" East a distance of 139.31 feet to a point; thence North 21°53'18" West a distance of 69.45 feet to a point; thence North 22°11'22" West a distance of 319.89 feet to a point; thence South 88°07'30" East a distance of 1,020.82 feet to a point; thence North 01°52'30" East a distance of 32.21 feet to the POINT OF BEGINNING containing in all 1,056,729 square feet or 24.26 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

** City of Bentonville Water and sewer is not currently available.

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NEC
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Northing = 714410.3942
Easting = 643568.7724

NOT A PART



AREA RESERVED FOR BENTON
COUNTY CIRCUIT CLERK FILE MARK

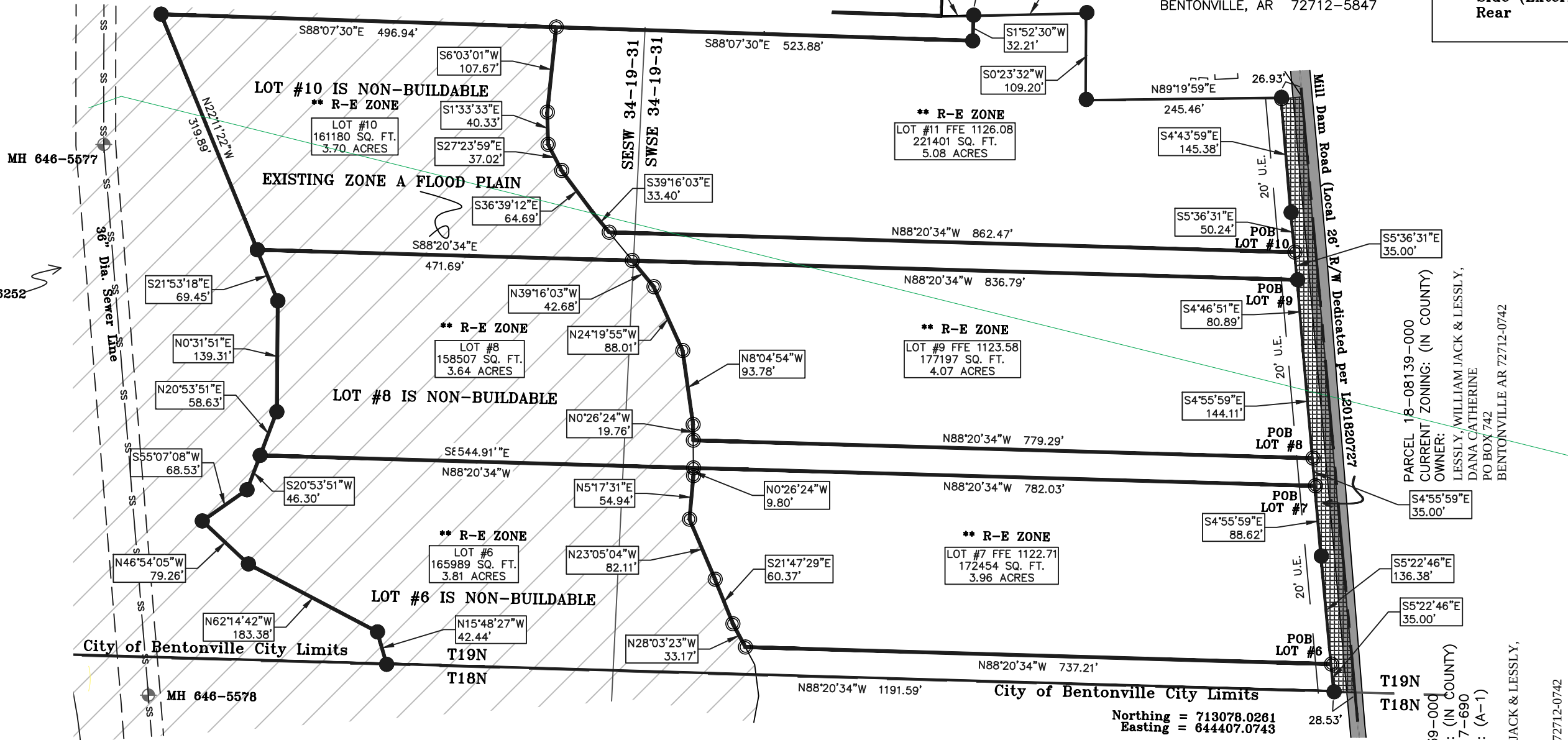
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SCALE: 1" = 150'

PARCEL 01-08217-670
CURRENT ZONING: (A-1)
OWNER:
BARRETT FAMILY TRUST
BEAU & KOURTNEY BARRETT,
TRUSTEES
216 SW C STREET
BENTONVILLE, AR 72712-5847

Building setbacks are as follows:

R-E		30 Feet Front Setback
Front		
Side (Interior)		30 Feet
Side (Exterior)		30 Feet
Rear		30 Feet

50' WIDE
SEWER EASEMENT
Filed at Document 2008-26252



Notes:

- 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. Work in right-of-way may require a separate permit."
- 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."

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 combined and do hereby lay off, plat, combine said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____

Printed: Beau S. Barrett, Trustee Kourtney F. Barrett, Trustee

PARCEL 18-08138-000
CURRENT ZONING: (IN COUNTY)
OWNER:
BARRETT FAMILY TRUST
BEAU & KOURTNEY BARRETT,
TRUSTEES
216 SW C STREET
BENTONVILLE, AR 72712-5847

PARCEL 18-08139-000
CURRENT ZONING: (IN COUNTY)
OWNER:
LESSLY WILLIAM JACK & LESSLY,
DANA CATHERINE
PO BOX 742
BENTONVILLE AR 72712-0742

LEGEND

●	MONUMENT FOUND
○	MONUMENT SET
⊗	WATER METER
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊕	TELEPHONE RISER
⊕	ELECTRICAL RISER
⊕	SANITARY SEWER MANHOLE
—	PROPERTY LINES
---	EXISTING EASEMENT
---	EXISTING CENTERLINE

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION 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

SURVEY CERTIFICATION

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

LEONARD F. GABBARD DATE _____

City of Bentonville:
Assigned Project Number
LS18-0021

PARCEL 18-08138-000
CURRENT ZONING: (IN COUNTY)
OWNER:
BARRETT FAMILY TRUST
BEAU & KOURTNEY BARRETT,
TRUSTEES
216 SW C STREET
BENTONVILLE, AR 72712-5847

FLOOD NOTES:

All of Lots 6, 8, and 10 except for pipe stems.

are located within a FEMA established flood zone per Firm Panel FEMA Map Number 05007C0245K Revised June 5, 2012

Lots 7, 9, and 11

are not located within a FEMA established flood zone per Firm Panel FEMA Map Number 05007C0245K Revised June 5, 2012. All Finished Floor Elevations are based on the NAVD 88 Vertical Datum.

All Finished Floor Elevations were derived from project contract number EMT-2013-CA-0012, MAS #7 Case No. 15-06-1619S, HUC 11110103. All data was derived from First Order Approximation (FOA) report and Final Risk Report (FRR). FEMA seal on cover. Prepared under FEMA Risk MAP (Mapping, Assessment, and Planning).

All Finished Floor Elevations are set 3' above the 500 year storm elevations as put forth in the above referenced study.

PARENT TRACT
BENTON COUNTY PARCEL
Pt. of 01-08139-645 (City of Bentonville) ZONING: R-E

1,056,729 SQ. FT.
24.26 ACRES

SEE SHEET 2 FOR LEGAL
DESCRIPTIONS OF NEW LOTS.

REVISIONS	DATE:	BY:	REASON:

Replat of Lot 5 of Mill Dam Farms Subdivision
creating Lots 6, 7, 8, 9, 10, and 11

James Layout Services, LLC
P.O. Box 611
Farmingington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

SHEET NO.

1 OF 2

LARGE SCALE DEVELOPMENT STAFF REPORT



SE 2nd and Central

E Central Avenue and SE 2nd Street

PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0015
Applicant / Current Owner	Specialized Real Estate Group 15 N Church Avenue, Suite 103 Fayetteville, AR 72703
Site Area	+/- 1.5 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Townhouse Clusters and Mixed-Use Residential

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

Location Map



Property Description

This property is located with double frontage onto SE 2nd Street and E Central Avenue. The project is located directly west of an existing city park. The property is currently zoned DC, Downtown Core.

Project Details

Project consists of the construction of 25 townhouse units and a mixed-use building in the northwest corner of the site. The primary materials depicted for the exterior elevations are brick and fiber cement siding.

Adequate landscaping is proposed. The applicant will construct sidewalk the length of their frontage on E Central Avenue and SE 2nd Street.

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

Five waivers requested:

- A waiver from Article 1100, Section 1100.1.D, Access, of the Subdivision Code, which requires that all lots within a proposed subdivision have public road frontage.
- A waiver from Article 501, Section 501.7, Surfacing of Parking Lots, of the Zoning Code, to allow for the installation of crushed granite within the western parking stalls.
- A waiver from Article 1100, Section 1100.15.F.3, Sidewalk Width, of the Subdivision Code, to allow for the construction of an 8-foot sidewalk along E Central Avenue, as opposed to the 12-feet required by ordinance.
- A waiver from Article 1100, Section 1100.5.B, Right-of-way Dedication, of the Subdivision Code, to allow for a narrower right-of-way width along SE 2nd Street.
- A waiver from Article 401, Section 401.8.B, Maximum Setback, of the Zoning Code, to allow for a setback greater than the 0-foot setback required within the DC District.

Conclusion

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



NOTES:

- SEE SHEETS C3.0 - C3.2 FOR UTILITY NOTES.
- 1" DOMESTIC WATER SERVICE TAPS TO BE SPLIT TO 2 - 3/8" WATER METERS.

0 20 40 Feet

LEGEND

--- PROPERTY LINE
--- EASEMENT LINE

EXISTING UTILITIES

--- ELECTRIC OVERHEAD
--- NATURAL GAS
--- 8" SS SANITARY SEWER
--- 18" CMP STORM WATER
--- WATER

EXISTING INFRASTRUCTURE

* LIGHT POLE
* UTILITY BOX
* ELECTRIC VAULT
* TELEPHONE POLE
* NATURAL GAS METER
* SANITARY SEWER MANHOLE
* DRAINAGE INLETS
* FIRE HYDRANT
* WATER VALVE
* RETAINING WALL
* ASPHALT
* CONCRETE PAVEMENT
* CONCRETE SIDEWALK

EXISTING TREE
PROP TREES SEE SHEET L1.0

PROPOSED UTILITIES

--- EUG ELEC UNDERGROUND
--- 8" SS SANITARY SEWER
--- STORM WATER
--- WATER
--- GAS

WATER

* FH FIRE HYDRANT
* WV WATER VALVE
* DM DEMARCATION VALVE
* WM WATER METER
* IRM IRRIGATION METER

SANITARY SEWER

* SANITARY MANHOLE
* LAMPHOLE CLEANOUT

STORM WATER

* STORM INLET
* DRAINAGE INLET
* DRAINAGE ARROW

PROPOSED CONSTRUCTION

DECOMPOSED GRANITE
ASPHALT PAVING
ASPHALT REPAIR
CONCRETE PAVING
CONCRETE SIDEWALK
RETAINING WALL
LANDSCAPE PAVERS
PERMEABLE PAVEMENT
SOD
ADA ACCESSIBLE RAMP
FLUSH CURB
TACTILE DOMES
CURB STOP
CONDENSER UNIT
TRAFFIC-RATED VAULT / 4'x4' FLUSH PULL BOX
ELEC TRANSFORMER (SEE E1.0)
FINISHED FLOOR - GARAGE
FINISHED FLOOR - LIVING
TOP OF WALL

FLOODWAY

FLOOD ZONE AE
REGULATORY FLOODWAY
100-YR FLOODPLAIN

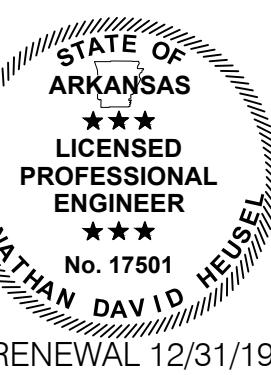


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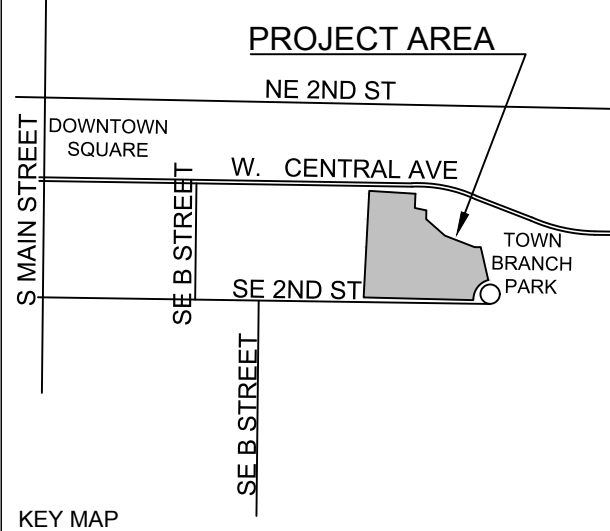


Renewal: 12-31-2018
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2ND SUBMITTAL
NOT FOR
CONSTRUCTION



RENEWAL 12/31/19



**CENTRAL & 2ND
Site Development**
311 SE 2ND STREET
BENTONVILLE, AR

Project Number: **LSD18-0015**
PATH Project: 022-1701

Date Submission
2018.02.26 Large Scale Development
2018.04.16 Large Scale Development

Revision Date Revision Description
Scale: 1" = 20'
Drawing Title

OVERALL SITE PLAN

Sheet No.

C5.0

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GENERAL CONDITIONS NOTES

- Work performed shall comply with the following:
 - These General Notes, and Construction Documents and Specifications.
 - All applicable local, state and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Arkansas, including all Amendments.
- Source of base information is .DWG survey files provided by the civil engineer and is assumed to be correct. Report any discrepancies immediately to the landscape architect.
- Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
- The contractor is responsible for contacting local underground utility services for utility location and identification, prior to commencing work (1.800.482.8998)
- Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.
- Contractor shall furnish all labor, materials, tools, equipment, and related items required for the complete installation of landscape.

LAYOUT NOTES

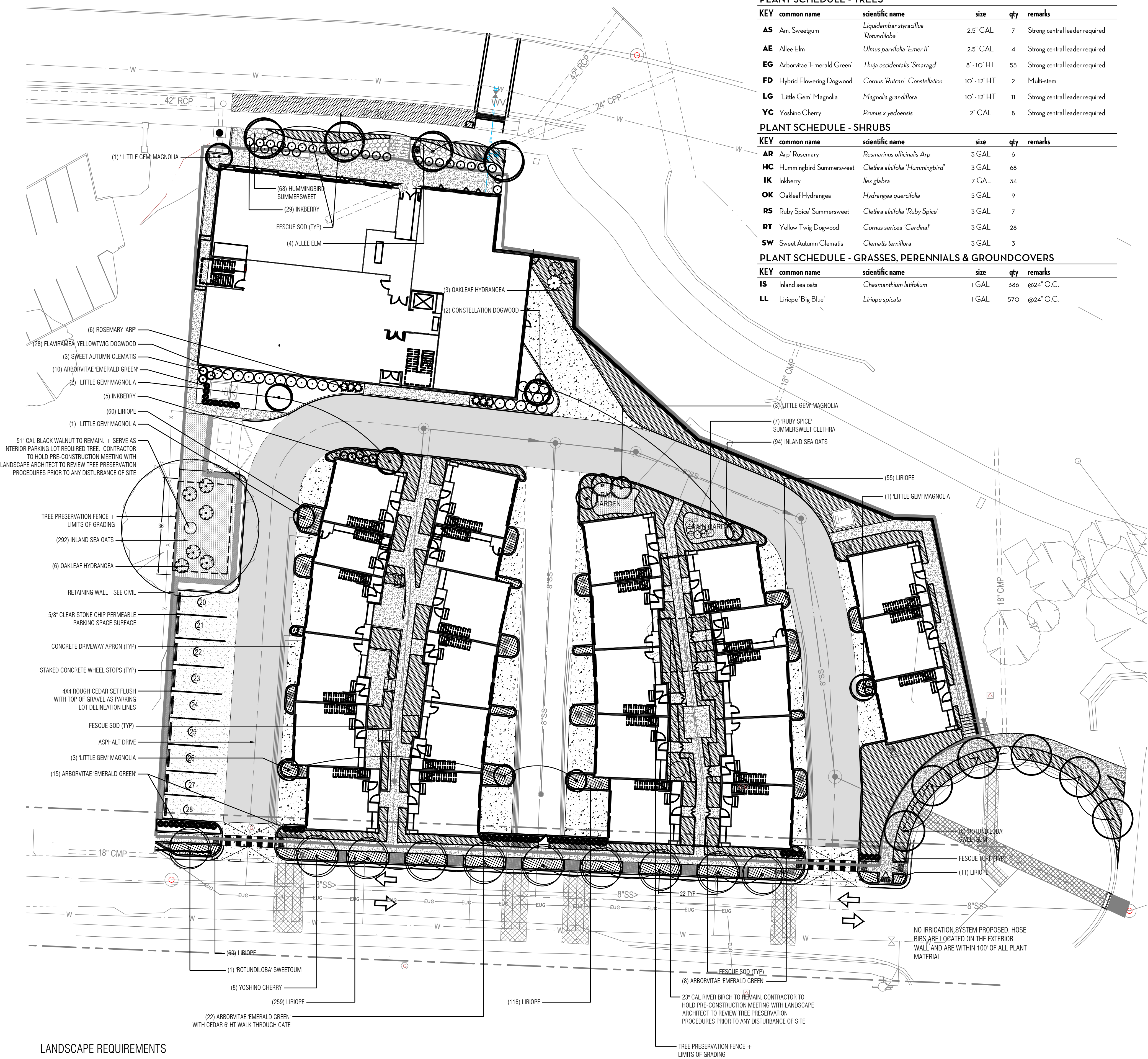
- On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, addenda and clarifications over previous documents.
- Contractor to lay out hardscape elements and verify layout with Landscape Architect prior to construction. Hardscape elements are dimensioned on the Landscape Layout Plan. Any discrepancies or conflicts with existing conditions or other drawings shall be reported to the Landscape Architect immediately for proper clarification or adjustment.
- For dimensions of existing buildings, proposed building improvements, and related work, refer to the architectural drawings.
- Where dimensions are called as "equal," space referenced items equally, measured to their center lines. Measurements are to face of building, wall or fixed site improvement. Dimensions to center lines is as indicated.
- Install intersecting elements at 90 degree angles to each other unless otherwise noted.
- Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.
- All walkways shall be located from finished face of buildings.
- All walkways shall be 5'-0" wide unless otherwise noted.
- Expansion joints in concrete walkways shall be located twenty feet 20'-0" O.C. maximum or as indicated.
- All radii of walkway intersections on the plans shall be 4'-0" or as indicated on the plans

SOIL PREPARATION

- Soil preparation of a landscape design is a critical factor in creating a healthy and long-lasting landscape. Remove existing topsoil and stockpile on site. Topsoil to be incorporated back into the soil at a later date. Contractor to conduct a soil evaluation to determine the soil's composition, compaction rate, nutrient qualities, organic content, PH levels, and water holding capabilities. The ideal particle soil mix is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a PH level near seven.
- Prior to the installation of the landscape and irrigation system, contractor to prepare soil to ensure a proper environment for plant root development.
- Contractor to de-compact soils in planting areas by roto-tilling, disking or ripping to a depth of 6 - 8" minimum and preferably a depth of 12" - 18". De-compaction of small planter areas, such as those in parking lot areas, may require the removal of the compacted soil to a depth of 18" or more and then re-installed loosely with required amendments.
- When performing soil de-compaction, multiple passes across the area will be required and, when possible, should be at varying angles to ensure adequate coverage. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier.
- After initial soil de-compaction procedures are performed, soil amendments should be added. The addition of soil amendments is determined from soil tests conducted prior to work commencing. Soil amendment may include inorganic material such as sand, silt or clay, which help improve soil texture. Organic material such as compost, manure, and peat moss may also be used and help improve soil structure. Other amendments such as fertilizer improve nutrient content and sulfur adjusts the soil PH level. Sulfur shall be incorporated at the rate of one pound of sulfur per 100 square feet.
- All amendments should be mixed thoroughly with existing soil and an additional soil test will be taken to ensure proper soil conditions prior to planting.
- During the remainder of the landscape installation, various areas of the site may be re-compacted the soil. This compaction is typically limited to the upper 4"-6" of the soil. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods

LANDSCAPE PLANTING NOTES

- Refer to utility and grading and drainage plans for utility location and drainage information. Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
- Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
- All plant material shall be nursery grown. Plant material sizes and grading shall comply with the latest edition of American Standards for Nursery and Landscape Association.
- All plant material shall be healthy and free from all signs of disease or pest infestation
- Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
- No changes to approved plant schedule allowed without written approval by Landscape Architect.
- Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation.
- Landscape Architect reserves the right to adjust plants to exact location in field and to reject plant materials for visible disease, damage, inconsistency with plant schedule, or inadequate size or form.
- Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Trees shall be planted with root flare above surround grade. Mulch is not to be installed in contact with or covering tree root flare.
- Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect.
- Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
- Prune newly planted trees only as directed by Landscape Architect.
- Align and equally space in all directions trees and shrubs so designated per these notes and drawings.
- 3" minimum depth pine straw mulch to be installed to all planting beds shown on this plan.
- Finish grades of planter areas shall be 2 inches below adjacent paving or top of wall unless otherwise noted to account for future mulch.
- Provide specified edging as divider between planting beds.
- Remove entire wire cage from rootball. Cut and remove burlap from top 1/3 of ball.
- The contractor shall provide a one year minimum warranty for all plant materials and installation from the date of acceptance.
- The contractor shall spoil any excess topsoil located on site that is not required to perform landscape operations. If sufficient topsoil is no present on site, the contract shall import topsoil to the site in order to complete the landscape operations.
- In all planting beds, sod shall be removed entirely and a minimum depth of 12" of uncompacted native topsoil shall be required.
- All proposed trees shall be a minimum of 5' from all public utilities.
- Once installed, landscape shall be maintained in healthy living condition and all plant material that dies shall be replaced.
- Living materials, such as lawn grass and herbaceous groundcovers shall cover a minimum of 80% of planting areas.
- All disturbed areas under a 10% slope shall be topsoiled with a minimum depth of 4" and seeded with an annual rye grass at a rate of 3-4 pounds per 1000 sf and turf type fescue at a rate of 8 pounds per 1000 sf or sodded with turf if so noted on plans, the area must also be mulched, and the contractor shall water and maintain the grass until a healthy permanent stand is established.
- All areas over 15% shall be planted as above, but shall also be covered with erosion control fabric. edges of sod located on slopes over 15% shall be pinned.



LANDSCAPE REQUIREMENTS

PRIMARY STREET FRONTAGE (CENTRAL AVE)
ONE STREET TREE PER 35 LINEAR FEET OF FRONTAGE
115 LF / 35 = 4 STREET TREES REQ'D (SEC. 1400.9-C)
4 STREET TREES PROVIDED

SECONDARY STREET FRONTAGE (2ND ST)
ONE STREET TREE PER 25 LINEAR FEET OF FRONTAGE
340 LF / 25 = 16 STREET TREES REQ'D (SEC. 1400.9-C)
14 STREET TREES PROVIDED

PERIMETER LANDSCAPE
NONE REQUIRED - DOWNTOWN CORE EXEMPT PER
ZONING CODE: SEC. 401.8-B DOWNTOWN DISTRICTS

INTERIOR PARKING LOT
8% MINIMUM INTERIOR GREENSPACE REQUIRED (640 SF)
10% INTERIOR GREENSPACE PROVIDED (780 SF)

PLANT SCHEDULE - TREES

KEY	common name	scientific name	size	qty	remarks
AS	Am. Sweetgum	Liquidambar styraciflua 'Rotundiloba'	2.5" CAL	7	Strong central leader required
AE	Allee Elm	Ulmus parvifolia 'Emer II'	2.5" CAL	4	Strong central leader required
EG	Arbovitae 'Emerald Green'	Thuja occidentalis 'Smaragd'	8'-10' HT	55	Strong central leader required
FD	Hybrid Flowering Dogwood	Cornus 'Rutcan' Constellation	10'-12' HT	2	Multi-stem
LG	'Little Gem' Magnolia	Magnolia grandiflora	10'-12' HT	11	Strong central leader required
YC	Yoshino Cherry	Prunus x yedoensis	2" CAL	8	Strong central leader required

PLANT SCHEDULE - SHRUBS

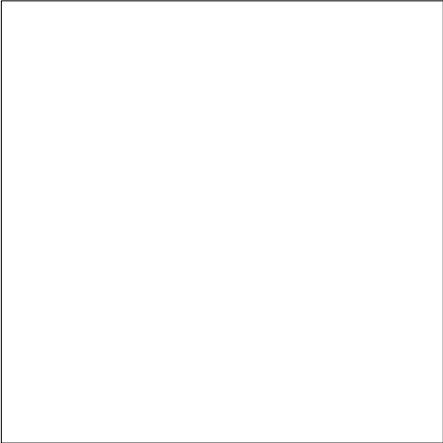
KEY	common name	scientific name	size	qty	remarks
AR	Arp' Rosemary	Rosmarinus officinalis Arp	3 GAL	6	
HC	Hummingbird Summersweet	Clethra alnifolia 'Hummingbird'	3 GAL	68	
IK	Inkberry	Ilex glabra	7 GAL	34	
OK	Oakleaf Hydrangea	Hydrangea quercifolia	5 GAL	9	
RS	Ruby Spice' Summersweet	Clethra alnifolia 'Ruby Spice'	3 GAL	7	
RT	Yellow Twig Dogwood	Cornus sericea 'Cardinal'	3 GAL	28	
SW	Sweet Autumn Clematis	Clematis terndiflora	3 GAL	3	

PLANT SCHEDULE - GRASSES, PERENNIALS & GROUNDCOVERS

KEY	common name	scientific name	size	qty	remarks
IS	Inland sea oats	Chasmanthium latifolium	1 GAL	386	@24" O.C.
LL	Liriope 'Big Blue'	Liriope spicata	1 GAL	570	@24" O.C.

Issue for Permit Application:		
Issue for Construction:		
Revisions:		
MARK	DATE	DESCRIPTION
△		
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△		
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1 West Center Street
Fayetteville AR 72701
479 305 4807 main
WWW.FLINTLOCKLAB.COM



CENTRAL + 2ND AVE

CONTENTS	
LANDSCAPE PLAN	
DESIGN	LARGE SCALE DEVELOPMENT
DATE	2018.02.26
SCALE	1" = 20'

L1.0



TOWNHOUSES : ENDCAP ELEVATIONS

MATERIAL CALCULATIONS		
BRICK TYPE A	799.00 SF	49.32 %
FIBER CEMENT PANEL	553.00 SF	34.10 %
GLASS	268.00 SF	16.54 %
DOORS	0.00 SF	0.00 %
TOTAL	1620.00 SF	100.00 %



TOWNHOUSES : GARAGE SIDE ELEVATION

MATERIAL CALCULATIONS		
BRICK TYPE A	2364.00 SF	55.49 %
FIBER CEMENT PANEL	812.00 SF	19.06 %
GLASS	495.50 SF	11.63 %
DOORS	588.50 SF	13.81 %
TOTAL	4260.00 SF	100.00 %



TOWNHOUSES : COURTYARD SIDE ELEVATION

MATERIAL CALCULATIONS		
BRICK TYPE A	3030.00 SF	73.18 %
FIBER CEMENT PANEL	439.50 SF	10.61 %
GLASS	552.50 SF	13.34 %
DOORS	120.00 SF	2.89 %
TOTAL	4140.00 SF	100.00 %



TOWNHOUSES : PARK SIDE ENTRY ELEVATION

MATERIAL CALCULATIONS		
BRICK TYPE A	1988.00 SF	83.88 %
FIBER CEMENT PANEL	162.00 SF	6.83 %
GLASS	140.00 SF	5.90 %
DOORS	80.00 SF	3.37 %
TOTAL	2370.00 SF	100.00 %



TOWNHOUSES : PARK SIDE GARAGE ELEVATION

MATERIAL CALCULATIONS		
BRICK TYPE A	1387.00 SF	50.25 %
FIBER CEMENT PANEL	703.00 SF	25.47 %
GLASS	355.00 SF	12.86 %
DOORS	320.00 SF	11.59 %
TOTAL	2760.00 SF	100.00 %

CENTRAL AND 2ND



MIXED - USE BUILDING : NORTH ELEVATION

CENTRAL AND 2ND



MIXED - USE BUILDING : SOUTH ELEVATION



MIXED - USE BUILDING : EAST ELEVATION

CENTRAL AND 2ND



MIXED - USE BUILDING : WEST ELEVATION

CENTRAL AND 2ND



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Oklahoma City, OK 73013
Phone: 405.922.9149

April 16, 2018

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

RE: Project No. LSD18-0015
Request for Waivers – Central and 2nd Site Development at 311 SE 2ns Street – Rev 2

PATH Engineering is requesting the following waivers on behalf of the Applicant, Specialized Real Estate Group, LLC,

Waiver #1 – Article 1100, Section 1100.1.D., Lots – Access

Section 1100.1.D requires a publicly dedicated street to serve every subdivision and requires every lot or parcel within a subdivision to have access to a publicly dedicated street. It further states “all lots shall front on public streets except for PUD’s where the Planning Commission may approve the private streets.” This requirement means that the Applicant must either change the type of ownership to a horizontal property regime in order to allow approval of the site plan under the current zoning (Downtown Core), or rezone the property to a PUD in order to allow the same exact site plan. The Applicant is requesting a waiver to allow the homes fronting a private street as indicated on the submitted site plan because requiring the Applicant to change the form of ownership is an undue restriction on the physical property to be subdivided.

SREG’s proposed development for Central and SE 2nd Ave shows a commercial building fronting E. Central Ave and townhomes fronting a private street. Bentonville Planning Staff has indicated that the site plan can’t be approved for platting under the current zoning of Downtown Core because the townhomes do not front on a public street. However, staff has indicated that this issue can be resolved by selling the townhomes under a horizontal property regime, whereby only one lot would be required, as the townhomes would be owned in a condominium type of ownership. This one lot would front on SE 2nd Avenue. Alternatively staff has indicated that the townhomes can be sold as fee simple property if the entire property proposed for development is rezoned to a PUD.

Regardless of the scenario presented to the Applicant (either rezone to a PUD or change the form of ownership to a horizontal property regime), the site plan and footprints of the homes would remain the same. Horizontal Property Regimes create confusion amongst homeowners as to their property rights and, as a result, are a market deterrent. Rather than creating a horizontal property regime, the Applicant proposes to allow each homeowner to own their home and the land underneath the home including driveway and porches. The areas around the homes, including open space and the private street, will be owned and maintained by the homeowner’s association.

The Applicant does not believe a PUD zoning at this location is appropriate. The property is zoned Downtown Core, which is one of the highest density zoning districts in the City. This zoning district should allow various types of ownership and not force property owners to introduce horizontal property regimes. The Applicant’s proposed development fulfills the objectives of the Downtown Core zoning as it proposes a mixed use development that creates a transition from commercial buildings on E. Central Ave, to townhomes across the street from R-3 and R-1 zoned residential property.

There are special circumstances affecting the Property such that strict application of this provision would deprive the Applicant of the reasonable use of its land. The Property has an unusual shape, as it is an unusual shape being approximately 260 feet long on its western boundary and 90 feet long on its eastern boundary. Its eastern boundary and part of its northern boundary is defined by the active Town Branch stream, Town Branch Park and the Razorback Trail. The only access to the homes is from 2nd Ave, partly because the Applicant relinquished the curb cut it is allowed on E. Central Ave. in order to not create congestion on E. Central Ave. by vehicles turning into and out of the site. As a result, the access to the site and the ability to circulate within the site is limited. This is exacerbated by drastic topographical changes on the Property along both the northern and the western boundaries. Finally, a portion of the site currently sits in the AE Flood Zone. In order to mitigate the effects of the floodplain on the property, a retaining wall approximately 11 feet high at its highest point will need to be constructed along the northern and part of the eastern property lines. A Drainage Report as well as a detailed Floodplain Impacts Analysis was performed to ensure only minimal impacts on Town Branch Creek.

Granting the waiver will not prevent the orderly subdivision of other land in the area in accord with the provision of these regulations. Other land in the neighborhood is already platted according to historical lot lines. Allowing the waiver to allow the townhomes to front on a private street without creating a PUD would not affect the lots in the rest of the neighborhood. The granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is - to be able to sell property freely as fee simple and not be forced to create a horizontal property regime which creates difficulties and confusion for would be home-buyers.

Waiver # 2 – Article 501, Section 501.7 and Article 500, Section 500.1, Surfacing of Parking Lots and Private Drives and Alleys.

Section 501.7 requires any off-street parking area to be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. Specialized is proposing to construct a parking area on the west of the proposed development using a gravel pave system, which will also provide a portion of the storm water management for the project. Providing the parking at this location is essential for the commercial building proposed for the site. Denying the waiver would deprive the Applicant of reasonable use of the land. The gravel pave system will be set on top of clean open graded aggregate. The concrete grid/cell system will be filled with an ASTM No 8 gravel to create a solid surface that will be durable, but will also be porous and will allow stormwater to flow through to the gravel storage below. Periodic dike walls will be built to keep the flows deep and to increase infiltration.

This gravel pave system is used all over the country as an alternative to impervious asphalt and concrete. It has also been used at other locations in Arkansas, including at the Lake Atlanta Park in Rogers, AR, if the commissioner's would like to see a local example.

The waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant to develop a mixed use project that fulfills the intent of the Downtown Core District to maintain and expand the pedestrian oriented character of the town square and create an urban character with uses that promote retail and entertainment. The granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area. On the contrary, the impact of the gravel pave system parking area on adjacent residential properties will be less than that of an asphalt paved parking lot. Since the aggregate used for this system is clean washed graded rock, there is no issue with dust. There will be a 1 inch grade differential between the concrete drive surface and the gravel pave to keep the gravel from migrating into the private alley or onto adjacent property. The parking striping will be created using paint on the top edge of the concrete block cells and curb stops will be centered on each stall. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations. Finally, as discussed above, the use of this impervious system allows for infiltration of and reduces stormwater run-off, thereby minimizing the impact of the parking area on adjacent properties. The use of this

impervious system will also reduce stormwater runoff from the property into the Town Branch Park and Town Branch Creek, which runs adjacent to the property and through the park.

Waiver # 3 – Article 1100, Section 1100.5.B – Streets -Right-of-Way Dedication.

Section 1100.5.B requires Applicants for large-scale developments to dedicate sufficient right-of-way to bring streets which the Master Street Plan shows to abut or intersect the development into conformance with the right-of-way requirements of the most recently adopted Master Street Plan.

The existing right-of-way of SE 2nd Street is variable and ranges from 40' to over 45'. The existing width of the pavement of SE 2nd Street is around 19 feet wide. Part of it is served by open ditches and some is served by curb and gutter. The existing crown of the road also varies and is typically a little over 16 feet (not 20') from the Applicant's southern property line. This street dead ends just southeast of the project at Town Branch Park. The Applicant is requesting to leave the narrow street at its current width and to dedicate 1.5' of right-of-way for new sidewalks, trees and new curb and gutter along the north side of SE 2nd Street instead of the 25' required in the Master Street Plan for Residential Streets. There are less than, and likely will always be, considerably less than 1000 vehicles per day traveling this street. Less than 1000 vehicle trips is the lowest level of traffic per the definition of Residential Streets in the Master Street Plan (2008). Therefore, the current and proposed level of vehicle trips on this street will not rise to the definition of a Residential Street. To require the Applicant to provide an additional 10 feet of right-of-way from its property would deprive the applicant of the reasonable use of its land. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant because the property already has topographical challenges that hinder its development.

The granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area. Widening the street as it approaches Town Branch Park will encourage cars to travel at faster rates of speed, thereby endangering pedestrians and children walking in the neighborhood and to and from the Park. A narrower right-of-way will meet the objectives of the Bentonville Master Street Plan by providing for the efficient and safe transportation of pedestrians, minimizing the effect of traffic on the residential area, continuing to provide a smooth transition of traffic from the residential area, and providing adequate access to all parcels of land in a manner that will suit the intended uses.

Waiver #4 – Article 1100, Section 1100.15.F.3 - Sidewalk width on E. Central Avenue

Section 1100.15.F.3 requires the minimum width of a sidewalk from the back of curb to building to be 12 feet. The development is proposed at the east end of the Downtown Core (DC) and adjacent to the Razorback Greenway. The development will also be on the east edge of the DC zoning and represents an opportunity for a transition piece between the Town Branch Park and residential properties to the east and downtown Bentonville to the west. The existing 10' wide Razorback Greenway Trail transitions from the south side to the north side of East Central Avenue with the assistance of a new actuated signal just north of the proposed project. The existing sidewalk from that signal and crossing to the west is 6' wide. As the photos illustrate, there is an existing stormwater infrastructure (42" concrete pipe), new traffic signal equipment (see Figure 1) and an existing retaining wall adjacent to a gateway monument sign behind the south curb line of E. Central Avenue to the west of the project. Moving these features would cause the Applicant significant hardship and deprive the Applicant of reasonable use of its land. As a result, the Applicant is requesting to leave the existing sidewalk as its current width and location. The Applicant is also proposing that the four trees required along the north side of the site are planted between the deck and the south edge of the existing sidewalk as shown on the sheet L1.0.



Figure 1 - Looking west at the sidewalk, traffic equipment and trail crossing on E. Central Avenue

Granting the waiver is necessary for the preservation and enjoyment of the Applicant's property right and will not be detrimental to the public health, safety and welfare or injurious to other property in the area nor will it prevent the orderly subdivision of other land in the area. The preservation of the existing sidewalk provides adequate circulation to this area, which serves as a gateway to a public park and the Razorback Trail.



Figure 2 - Looking west at existing 6' sidewalk and gateway wall south of the sidewalk

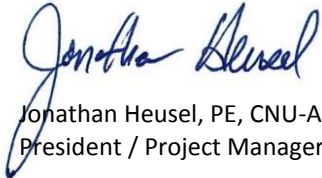
Waiver #5 – Article 401, Section 401.8-B - Zero Setback from ROW on E. Central Avenue

Section 401.8-B requires a maximum zero foot setback from the E. Central Avenue right of way for nonresidential uses. The Applicant proposes a patio deck on the north side of the multi-use building that will be partially elevated due to topography. There are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land. The patio deck will be located just south of the existing traffic equipment, which is south of the right-of-way line and the sidewalk (see Figure 1). Proposed ADA compliant access to the patio deck will be on the west side and there are proposed steps up to its center. These steps will be located just west of the existing traffic signal control box. The building itself will be between 6 to 8 feet from the right-of-way and property line.

Granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area. This configuration does not meet the specific guidelines and the “zero setback” requirement by definition. However, because the multi-use building will be located between the park to the east and the downtown square to the west, the proposed setback of 6 to 8 feet would provide a suitable transition to the commercial uses located to the west of the proposed building. Allowing this waiver also protects the traffic controller cabinet. Finally, the patio deck will provide an informal gathering place for the community, thereby activating the streetscape environment.

Please let us know if you need any additional information in regard to these waiver requests. 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 405.922.9149 or via email at jonathan@pathednu.com.

Sincerely,



Jonathan Heusel, PE, CNU-A
President / Project Manager

JDH/jh

cc: file 022-1701

LARGE SCALE DEVELOPMENT STAFF REPORT



Osage Park at Lake Bentonville

2500 SW Aviation Street

PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0023
Applicant / Current Owner	City of Bentonville 117 W Central Avenue Bentonville, AR 72712
Site Area	+/- 55 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Public Park

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

Location Map



Property Description

This property is located on SW 14th Street and I Street, south of the previously approved Bentonville Climbs and Bentonville Brewery projects. The parcel currently serves as a city park. The area is currently zoned A-1, Agricultural.

Project Details

Project consists of the construction of 53 parking spaces and improvements to an existing city park. The applicant proposes to construct additional interior parking and a boardwalk.

The applicant proposes significant landscaping, well-above that required by ordinance, as part of this project.

Projected Traffic Impact

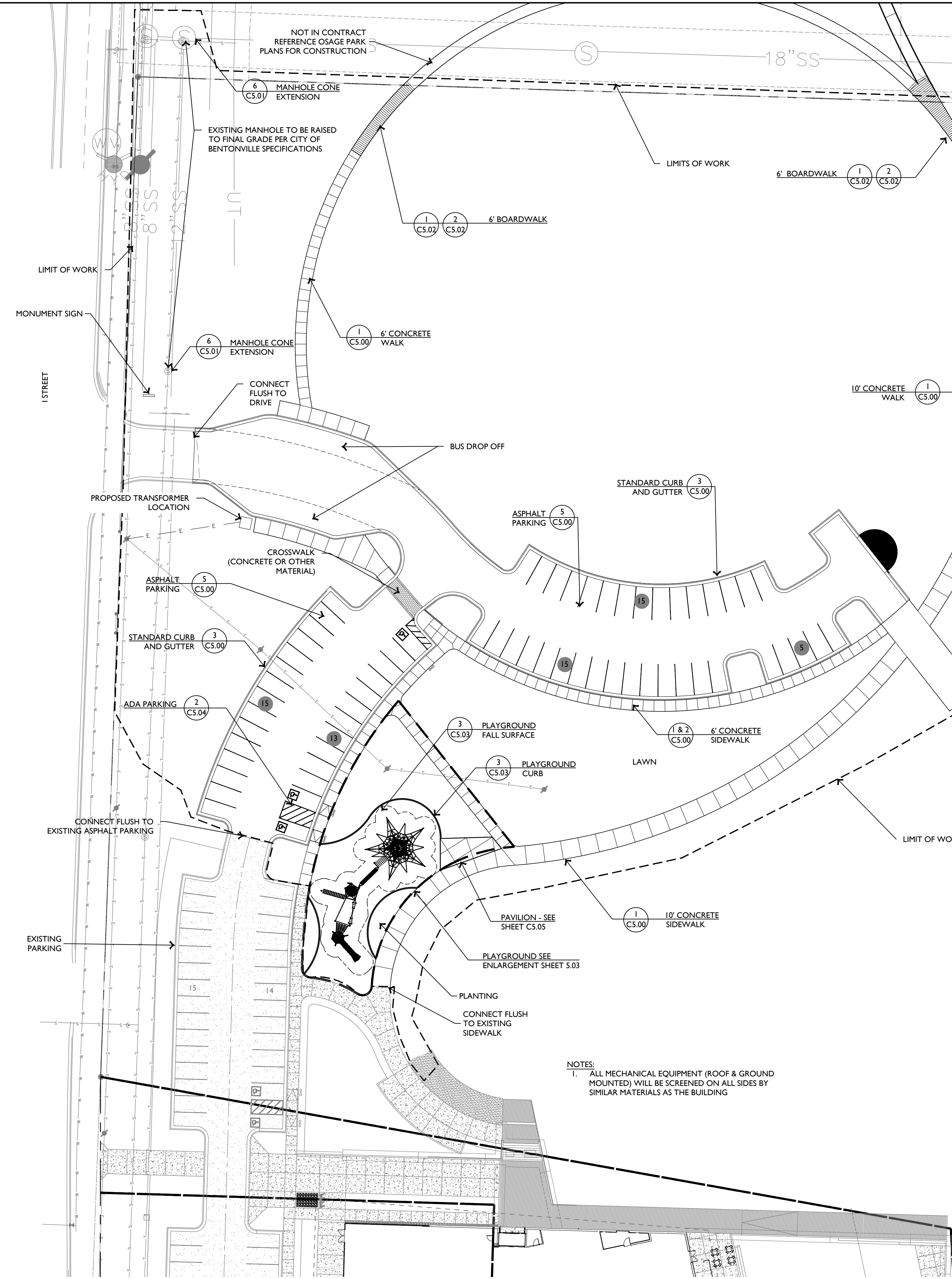
The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

Waivers

No waivers requested.

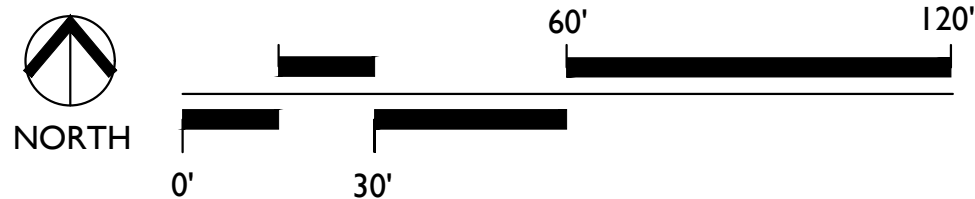
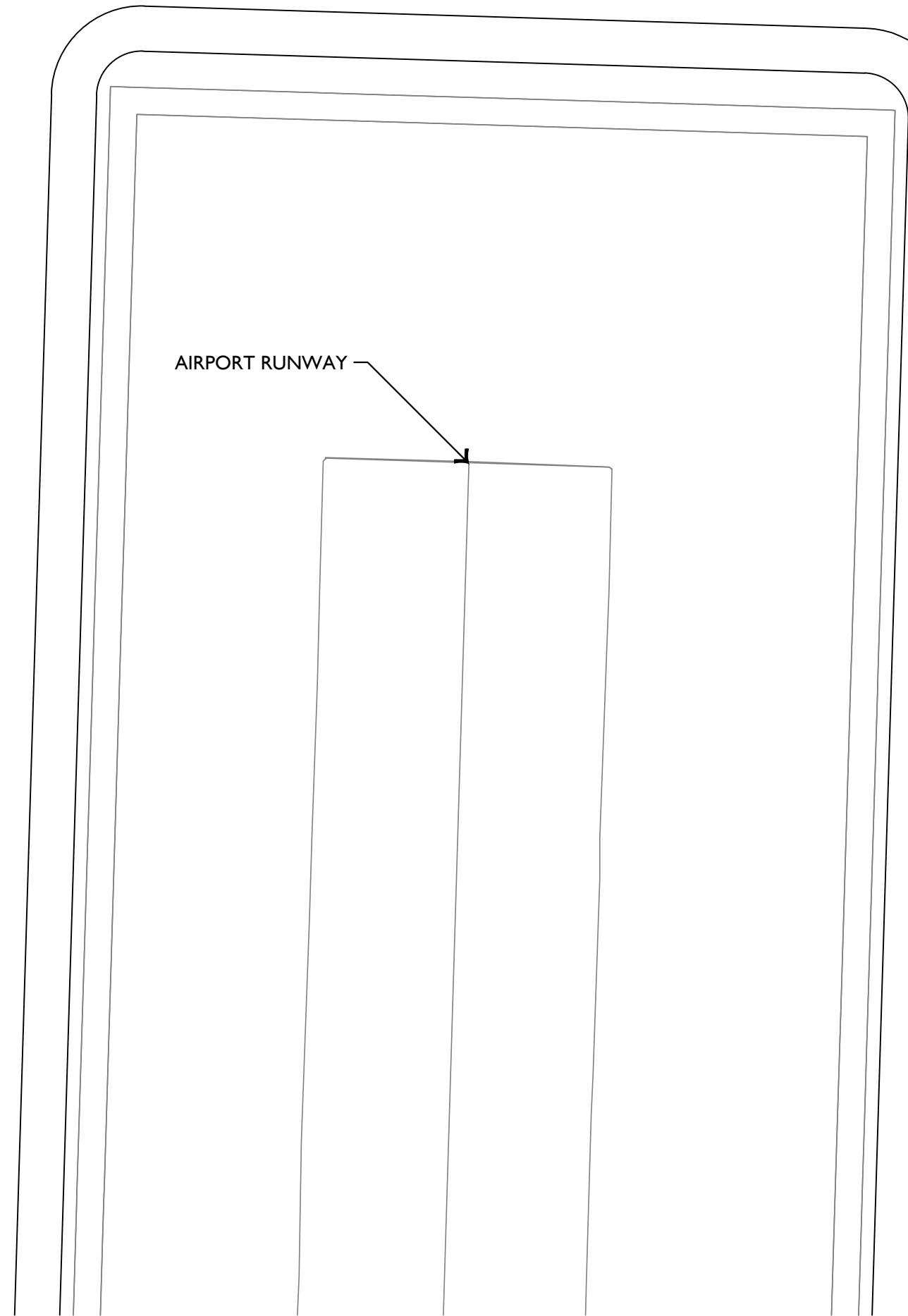
Conclusion

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



GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY GRANT NEVILL RECEIVED NOVEMBER 30, 2015.
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- 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.
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- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
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- *ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIAL AS THE BUILDING.
- NO FENCING IS PROPOSED.



STAMP/SEAL

2ND LSD
SUBMITTAL

REVISIONS

SHEET TITLE

SITE PLAN

ISSUE DATE

4/30/18

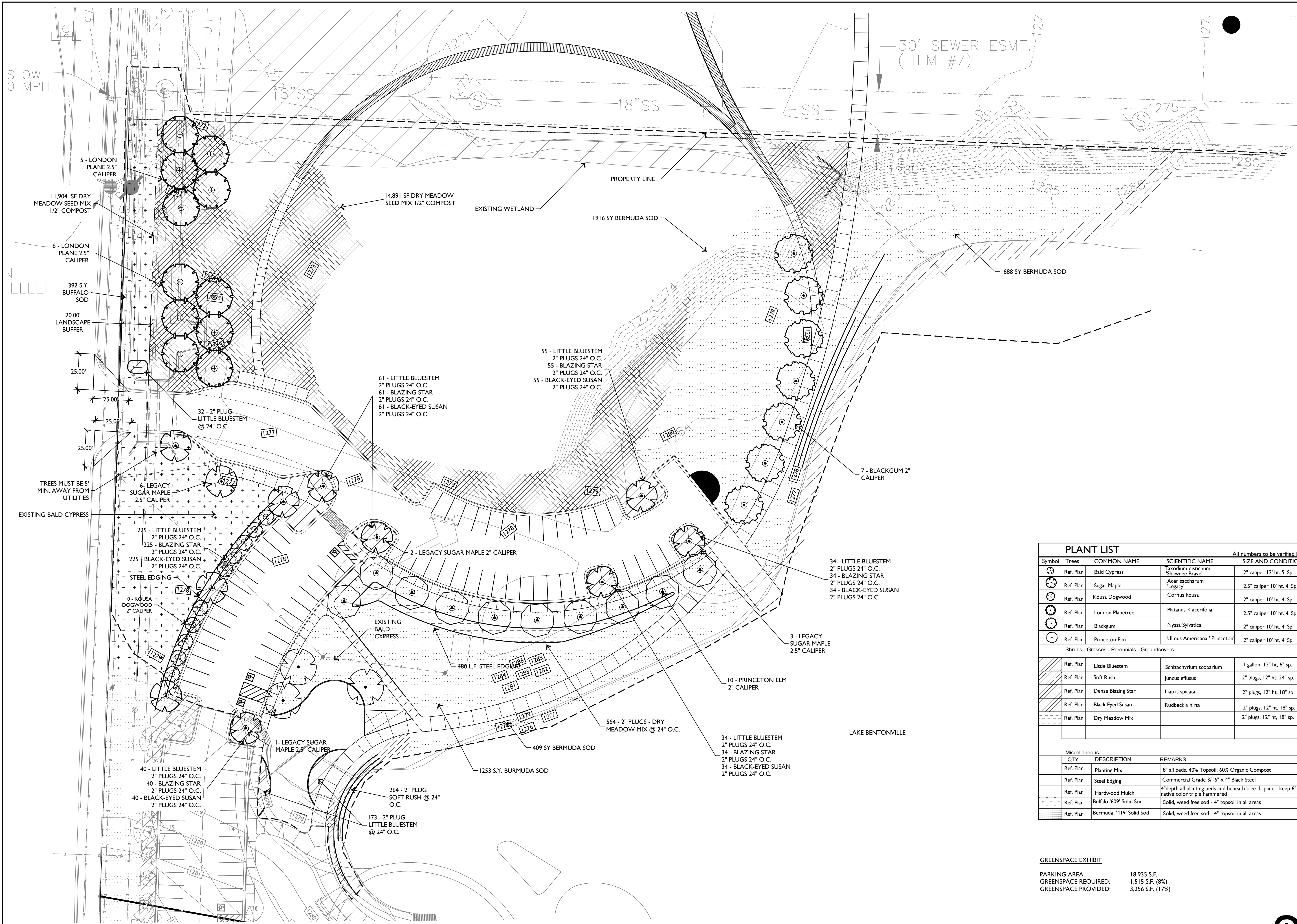
(LSD 18-0023)

SHEET NO.

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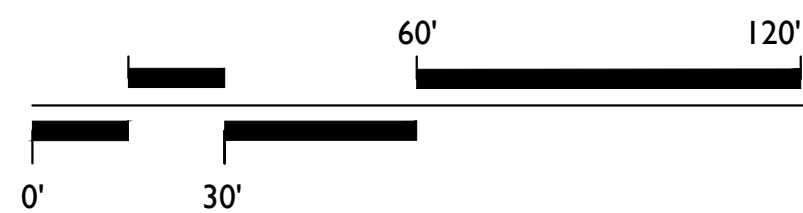
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210 E. Merriam Ave.
Wynne, AR 72396
P 870.588.6426
F 870.238.8310

OSAGE PARK AT LAKE BENTONVILLE
Bentonville, Arkansas



1 PLANTING PLAN

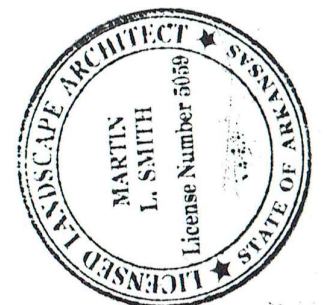
SCALE: 1" = 30'-0"



PLANT LIST					
Symbol	Trees	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
	Ref. Plan	Bald Cypress	Taxodium distichum 'Shawnee Brave'	2" 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	Kousa Dogwood	Cornus kousa	2" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	London Planetree	Platanus x acerifolia	2.5" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Blackgum	Nyssa Sylvatica	2" caliper 10' ht. 4' Sp.	As Shown
	Ref. Plan	Princeton Elm	Ulmus Americana 'Princeton'	2" caliper 10' ht. 4' Sp.	As Shown
Shrubs - Grasses - Perennials - Groundcovers					
	Ref. Plan	Little Bluestem	Schizachyrium scoparium	1 gallon, 12" ht. 6" sp.	24" O.C.
	Ref. Plan	Soft Rush	Juncus effusus	2" plugs, 12" ht. 24" sp.	24" O.C.
	Ref. Plan	Dense Blazing Star	Liatris spicata	2" plugs, 12" ht. 18" sp.	24" O.C.
	Ref. Plan	Black Eyed Susan	Rudbeckia hirta	2" plugs, 12" ht. 18" sp.	24" O.C.
	Ref. Plan	Dry Meadow Mix		2" plugs, 12" ht. 18" sp.	24" 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 4" Black Steel			
Ref. Plan	Hardwood Mulch	4" depth all planting beds and beneath tree dripline - keep 6" clear around trunks, typ. native color triple hammered			
Ref. Plan	Buffalo '609' Solid Sod	Solid, weed free sod - 4" topsoil in all areas			
Ref. Plan	Bermuda '419' Solid Sod	Solid, weed free sod - 4" topsoil in all areas			

GREENSPACE EXHIBIT

PARKING AREA: 18,935 S.F.
GREENSPACE REQUIRED: 1,515 S.F. (8%)
GREENSPACE PROVIDED: 3,256 S.F. (17%)



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SHEET TITLE
PLANTING PLAN

ISSUE DATE
4/30/18

(LSD 18-0023)
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LARGE SCALE DEVELOPMENT STAFF REPORT



Osage Park

SW 14th Street

PC Date: 5/15/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0026
Applicant / Current Owner	Bentonville Parks and Recreation Fund, LLC PO Box 1860 Bentonville, AR 72712
Site Area	+/- 55 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Private Park/Commercial Outdoor Recreation Facility

Property Description

This property is located on SW 14th Street and I Street, south of the previously approved Bentonville Climbs and Bentonville Brewery projects. The area is currently zoned A-1, Agricultural.

Project Details

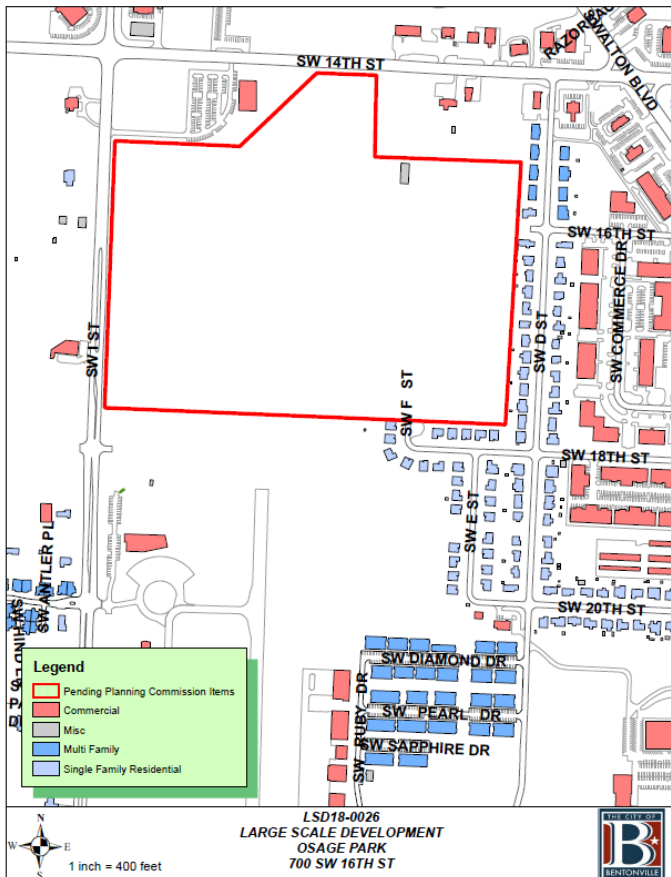
Project consists of the construction of a commercial outdoor recreation facility (private park), which will include construction of a parking lot, outdoor pavilion/music venue, boardwalk through the wetlands, and play areas.

The applicant proposes significant landscaping, well-above that required by ordinance, as part of this project.

This project is related to a conditional use permit on the agenda (CU18-0012)

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

Location Map



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.

Waivers

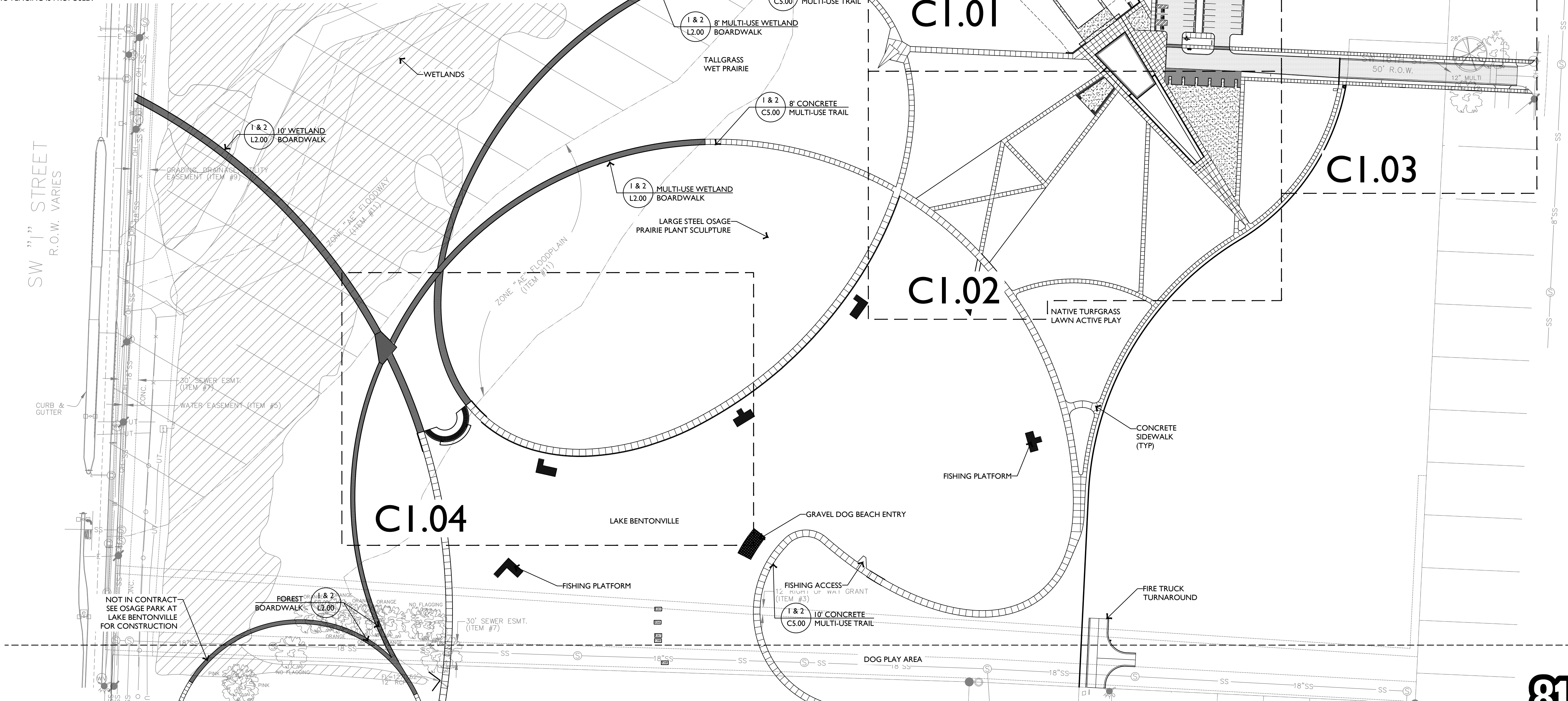
No waivers requested.

Conclusion

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

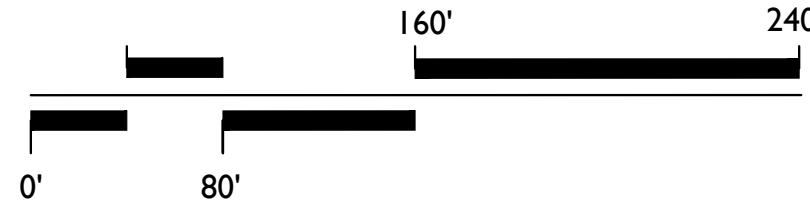
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- NO FENCING IS PROPOSED.



1 SITE PLAN - OVERALL

SCALE: 1" = 80'-0"



Know what's below.
Call before you dig.

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P 479.935.4626
210 E. Merriam Ave.
Wynne, AR 72396
P 870.588.6406
F 870.238.8310

OSAGE PARK
Bentonville, Arkansas



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REVISIONS

SHEET TITLE
SITE PLAN
OVERALL

ISSUE DATE

4/30/18

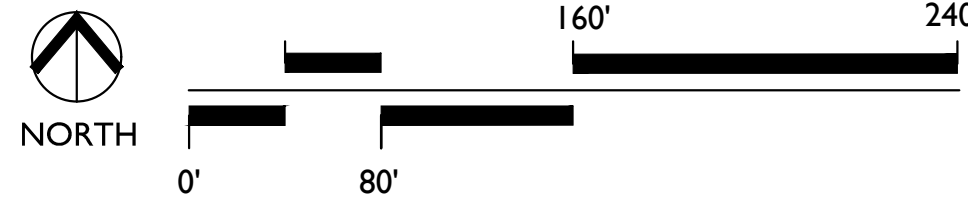
(LSD18-0026)
SHEET NO.

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1 LANDSCAPE PLAN - OVERALL

SCALE: 1" = 80'-0"



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OSAGE PARK

Bentonville, Arkansas



STAMP/SEAL

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REVISIONS

SHEET TITLE LANDSCAPE PLAN OVERALL
ISSUE DATE 4/30/18

(LSD18-0026)
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1

2

3

4

5

A

B

C

D

LANDSCAPE

BOARD FORM CONCRETE

WOOD SCREEN

A3

1

1

EAST ELEVATION

3/32" = 1'-0"

WOOD SCREEN

LANDSCAPE

BOARD FORM CONCRETE

B2

1

1

SE ELEVATION

3/32" = 1'-0"

WOOD SCREEN

BOARD FORM CONCRETE

LANDSCAPE

B4

1

1

NW ELEVATION

3/32" = 1'-0"

C3

1

1

WEST ELEVATION

3/32" = 1'-0"

LANDSCAPE - GREEN ROOF

WOOD SCREEN

BOARD FORM CONCRETE

issue for review:

issue for pricing:

issue for construction:

revisions:

mark

date

description

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CONSTRUCTION

contents:

BUILDING ELEVATIONS

design:

date:

project:

A2.00

LANDSCAPE
BOARD FORM CONCRETE

WOOD SCREEN

A3 EAST ELEVATION
3/32" = 1'-0"

WOOD SCREEN
LANDSCAPE
BOARD FORM CONCRETE

BOARD FORM CONCRETE
WOOD SCREEN

B2 SE ELEVATION
3/32" = 1'-0"

WOOD SCREEN

BOARD FORM CONCRETE
LANDSCAPE

B4 NW ELEVATION
3/32" = 1'-0"

C3 WEST ELEVATION
3/32" = 1'-0"

LANDSCAPE - GREEN ROOF

WOOD SCREEN

BOARD FORM CONCRETE

issue for review:		
issue for pricing:		
issue for construction:		
revisions:		
mark	date	description

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479455577

NOT FOR
CONSTRUCTION

contents:		
BUILDING ELEVATIONS		
design:		
date:		
project:		

A2.00

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0024
Applicant / Current Owner	Michael Slone and Chelsea Brown 3868 N Sunbest Place Fayetteville, AR 72703
Site Area	+/- 3 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Mercedes Service Center

This property is located on SE Moberly Lane, west of SE 17th Street. The property is currently zoned C-2, General Commercial.

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

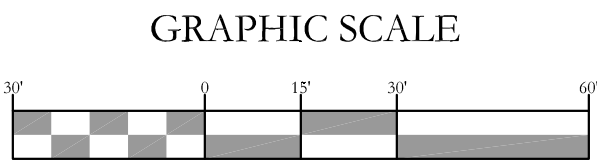
Legend

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

1 inch = 300 feet

LSD18-0024
LARGE SCALE DEVELOPMENT
MERCEDES SERVICE CENTER
1612 SE MOBERLY LN

BENTONVILLE
BENTONVILLE



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 Stripe.
- ✕ 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.
- ✕ Any new parking lot lighting or lighting attached to the structure must be a cut-off or B-U-G lighting fixture.
- ✕ Before any work in the Right-of-Way commences, Contractor and/or Owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way. Work in Right-of-Way may require a separate permit.
- ✕ Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer, and electric services.
- ✕ Sidewalks shall be the responsibility of the Builder/Owner at the time of building permit issuance.
- ✕ There may not be fences or any other structures built in any drainage easements.

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		

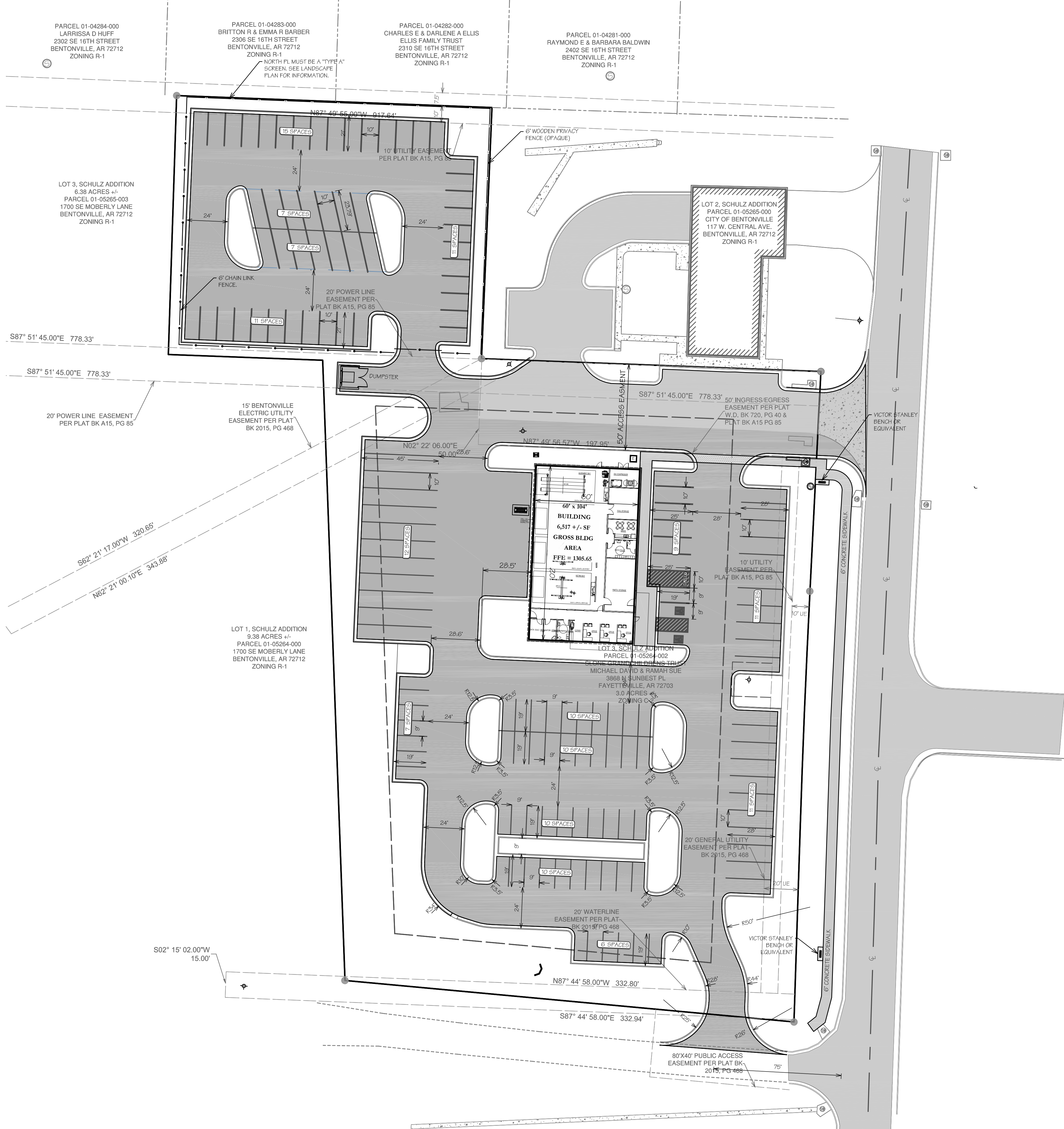
SITE INFORMATION			
-Proposed Asphalt Area:	63,873.00 sf	1.47 acres	
-Existing Asphalt Area To Remain:	7,845.00 sf	0.18 acres	
-Proposed Concrete Area:	1,033.00 sf	0.02 acres	
-Existing Concrete Area To Remain:	1,871.00 sf	0.04 acres	
-Proposed Sidewalk Area:	3,491.00 sf	0.08 acres	
-Existing Sidewalk 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		

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)
	Retaining Wall
See UTILITY PLAN for More Information	
	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

- Note:**
- See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.



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DATE

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NO.	DATE	DESCRIPTION

Mercedes-Benz Service Center
of Northwest Arkansas
1612 S.E. Moberly Lane
Bentonville, AR



SWOPE ENGINEERING
341 N.E. 13th Street, Suite 101
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

PROJECT # 18-208 SCALE 1"=30'

DATE: 3/14/18

SHEET NAME:

Site Plan

SHEET

NO.

C1.0

(LSD 18-0024)

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	
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length:		417.38 ft
Req'd (1 Shade Tree/20 lf):		21 Trees
Provided:		21 Trees
PERIMETER LANDSCAPE REQUIREMENTS		
Perimeter Length:		850.04 ft
Req'd (1 Shade Tree/20 lf):		43 Trees
Provided:		43 Trees
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area		39,924 sf
Required (8%):		3,992 sf
Provided:		5,945 sf

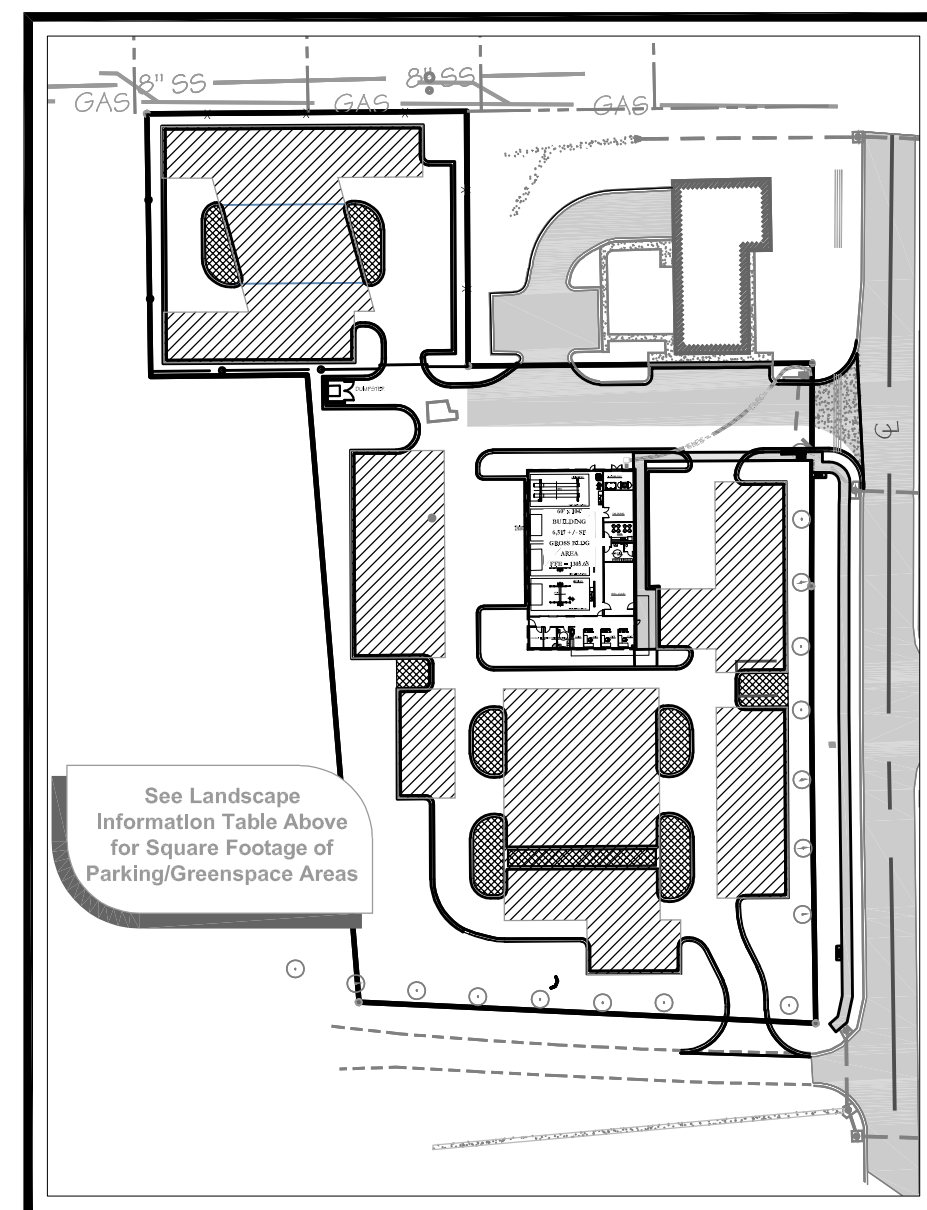
- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- ✕ LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- ✕ GRASS AREAS SHALL BE SODED WITH ZOYIA GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEEDED PER MANUFACTURER'S INSTRUCTIONS. WITH A Mixture of 70% ZOYIA and 30% BLUEGRASS AT A RAY OF 204#/6000 S.F.
- IF GRASSED AREA IS HYDROSEEDED, A MULCH ENHANCER SHALL BE ADDED (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- ✕ ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF FERTILE (OR EQUIVALENT SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL.
- MULCH IN LANDSCAPE BEDS ARE TO HAVE 50% REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ✕ ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- ✕ ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA(S).
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEE 1400.5-C-10).
- TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI Z300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEE 1400.5-C-12).
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ECT., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED (SEE 1400.6-A & 1400.6-G-7).
- ALL TREES PLANT IN THE CURB OR CRACK-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM THE FINAL GRADE AT THE TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- ✕ ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY CLASSIC® (MODEL #C-10) OR APPROVED EQUAL.
- ✕ THE DUMPESTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	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
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall

Symbol	Qty	Botanical	Common	Size	Comments
STREET TREES:					
	13	Magnolia stellata	Star Magnolia	2.5" Cal	Balled & Burlapped; Limbed 6 ft. from the ground; 25' height max
PARKING TREES:					
	49	Acer ginnala	Amur Maple	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
PERIMETER TREES:					
	18	Quercus phellos	Willow Oak	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	20	Taxodium distichum	Bald Cypress	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	13	Acer buergerianum	Trident Maple	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
GRASS:					
Seeded/Sodded Grasses				17,500 sf	

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.

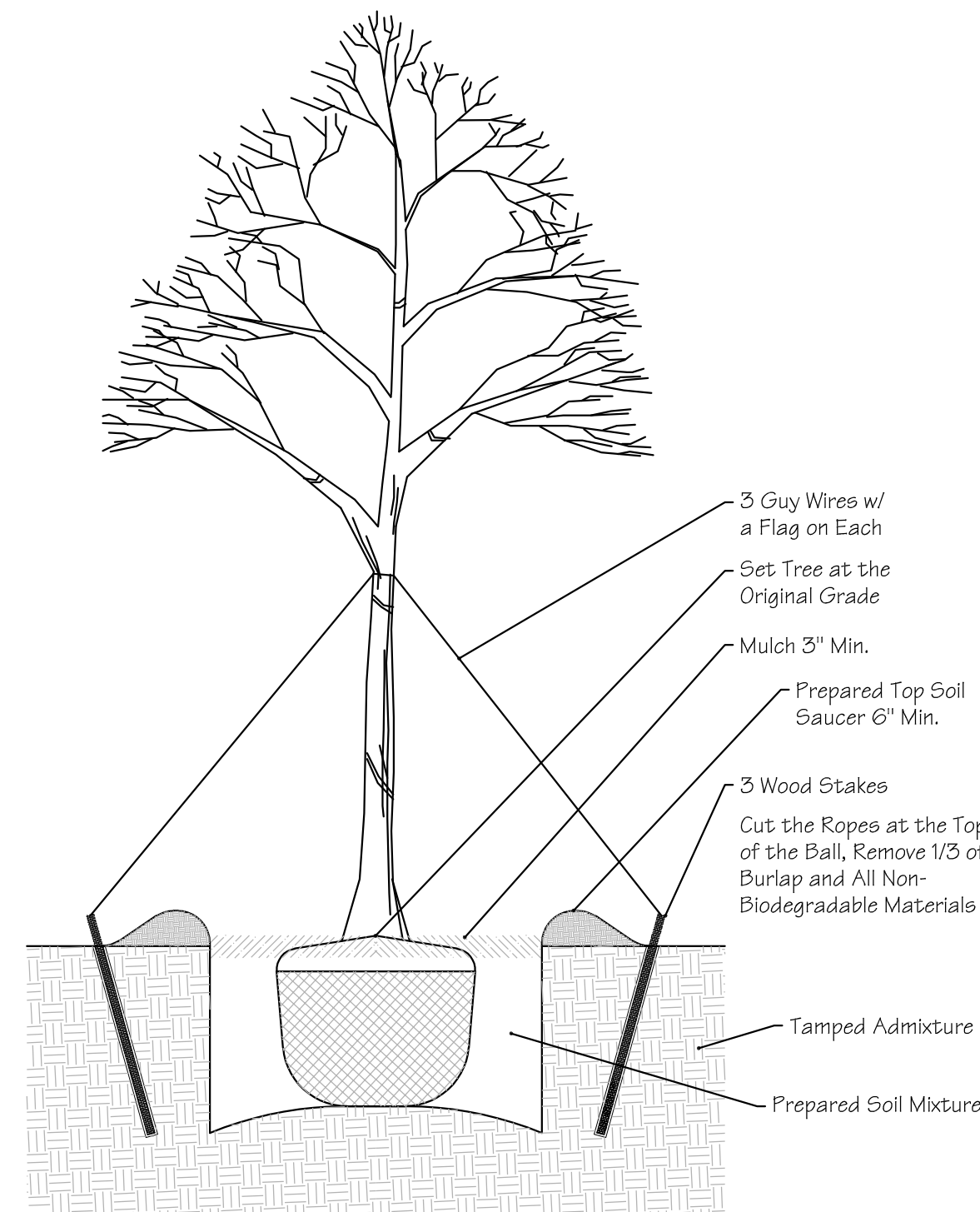


Scale: 1" = 100'

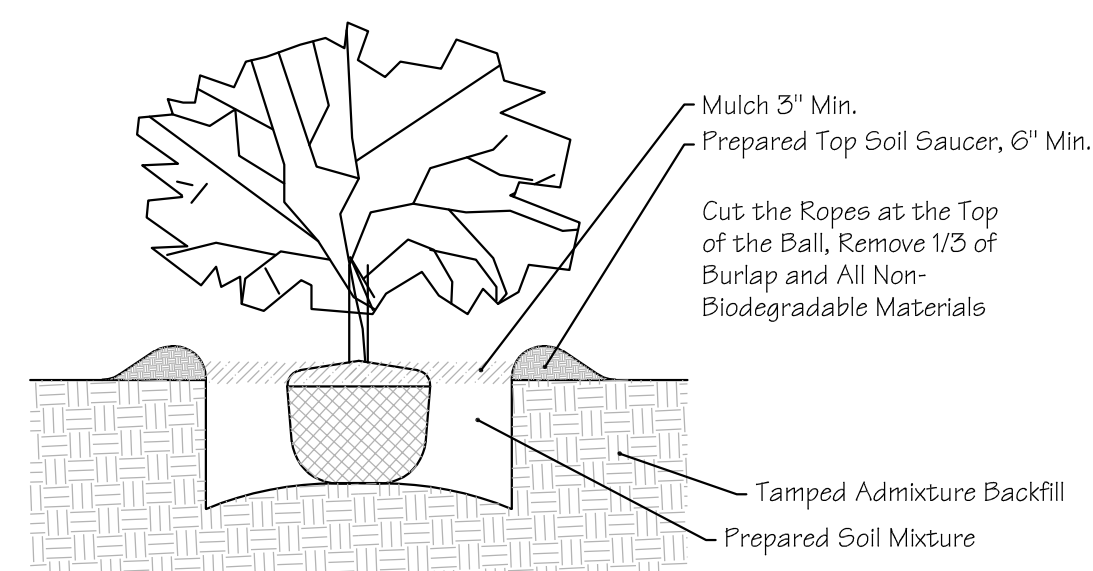
PARKING AREA = 53,577 SF
REQ'D AREA = 4,322 SF (8%)
PROVIDED AREA = 4,329 SF (8.08%)

 INTERIOR LANDSCAPING

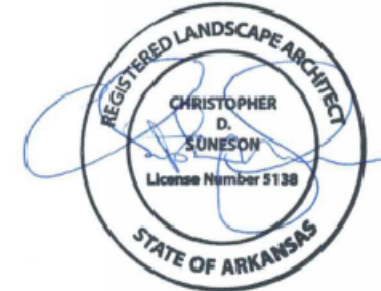
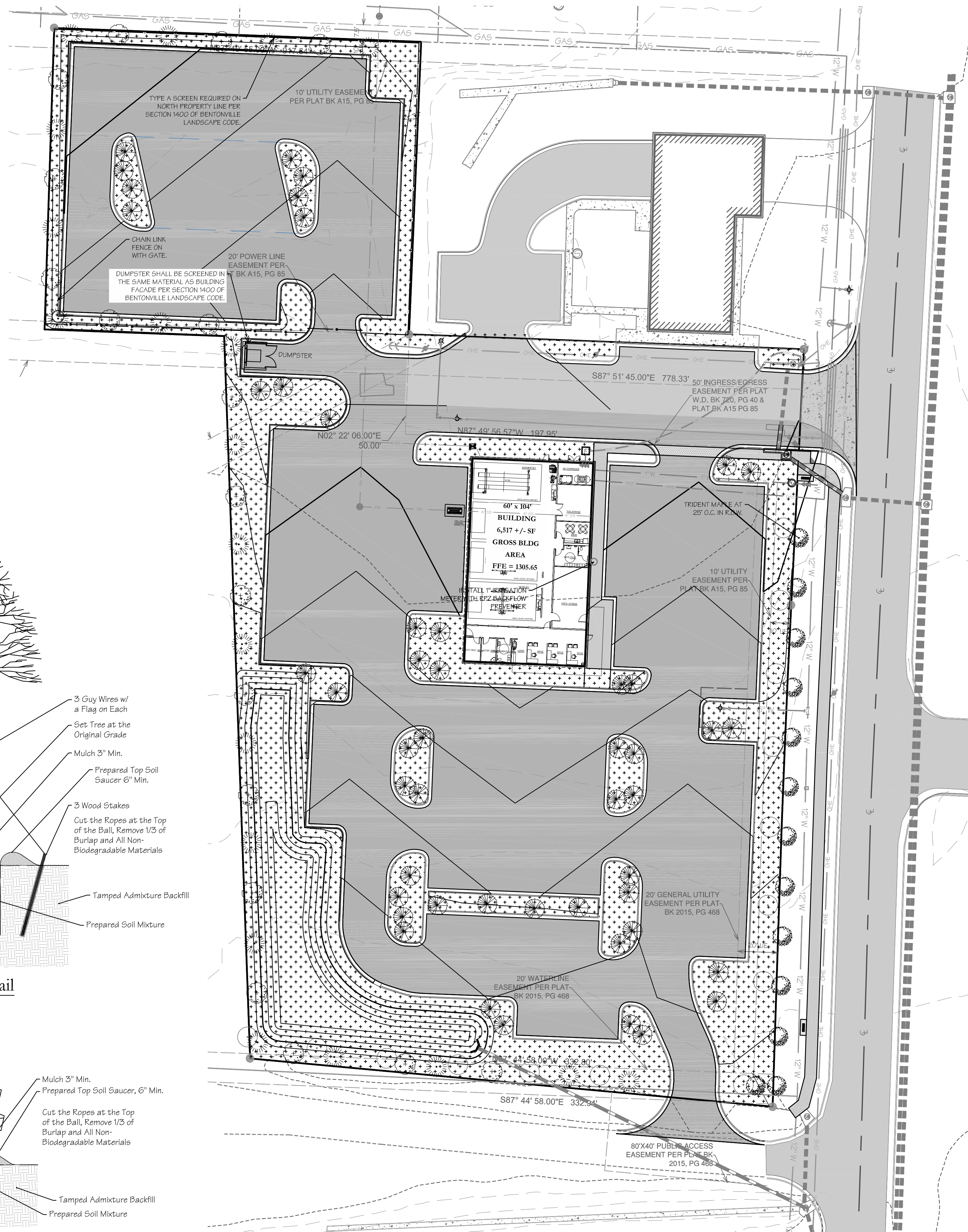
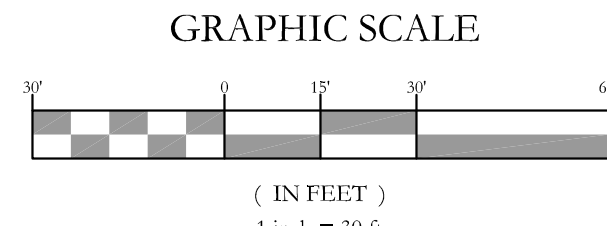
 INTERIOR PARKING AREA



Scale: Not To Scale



Scale: Not To Scale



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ABOVE SEAL HOLDER
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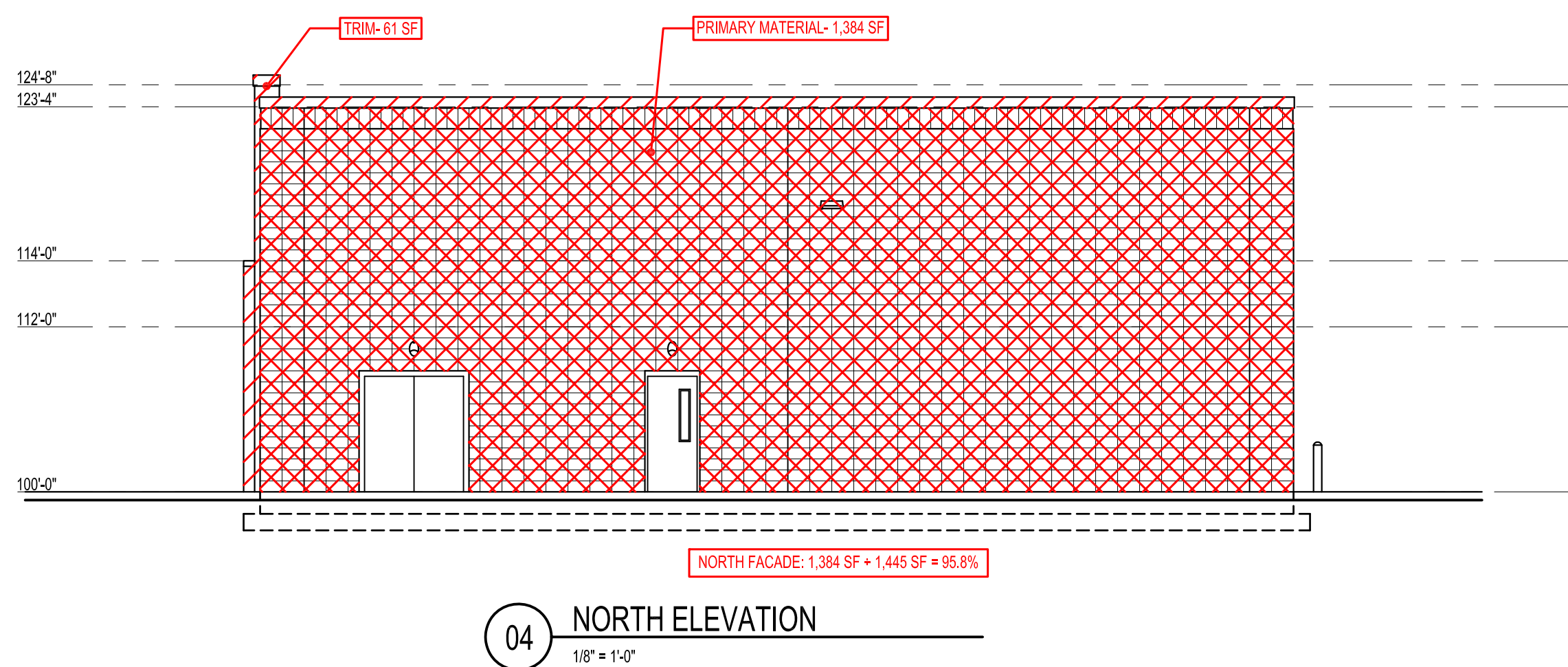
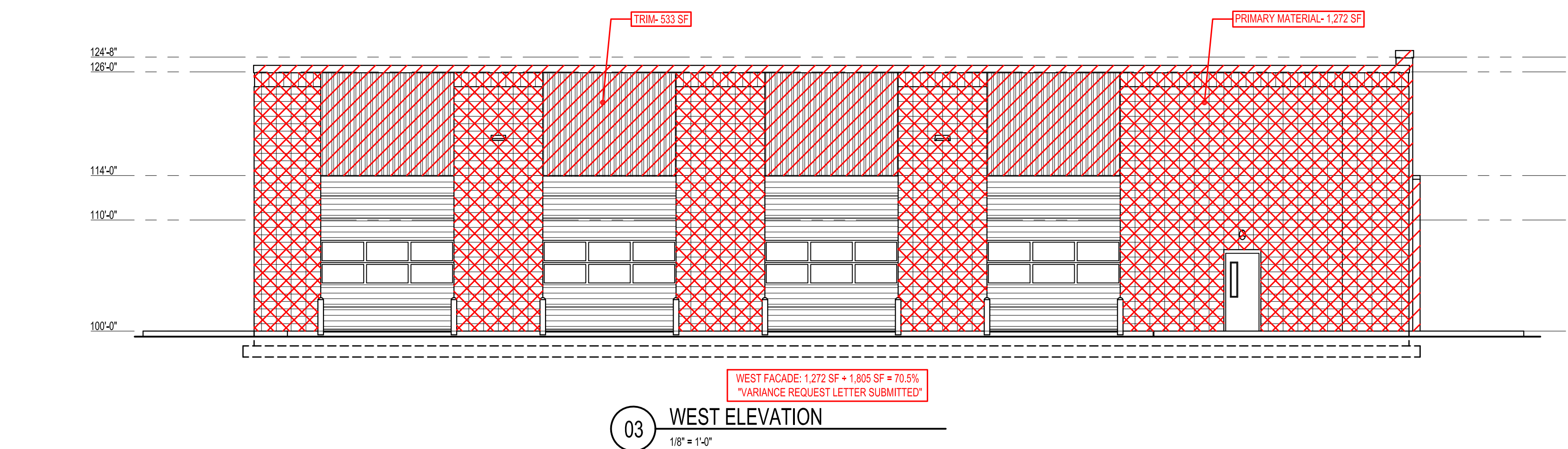
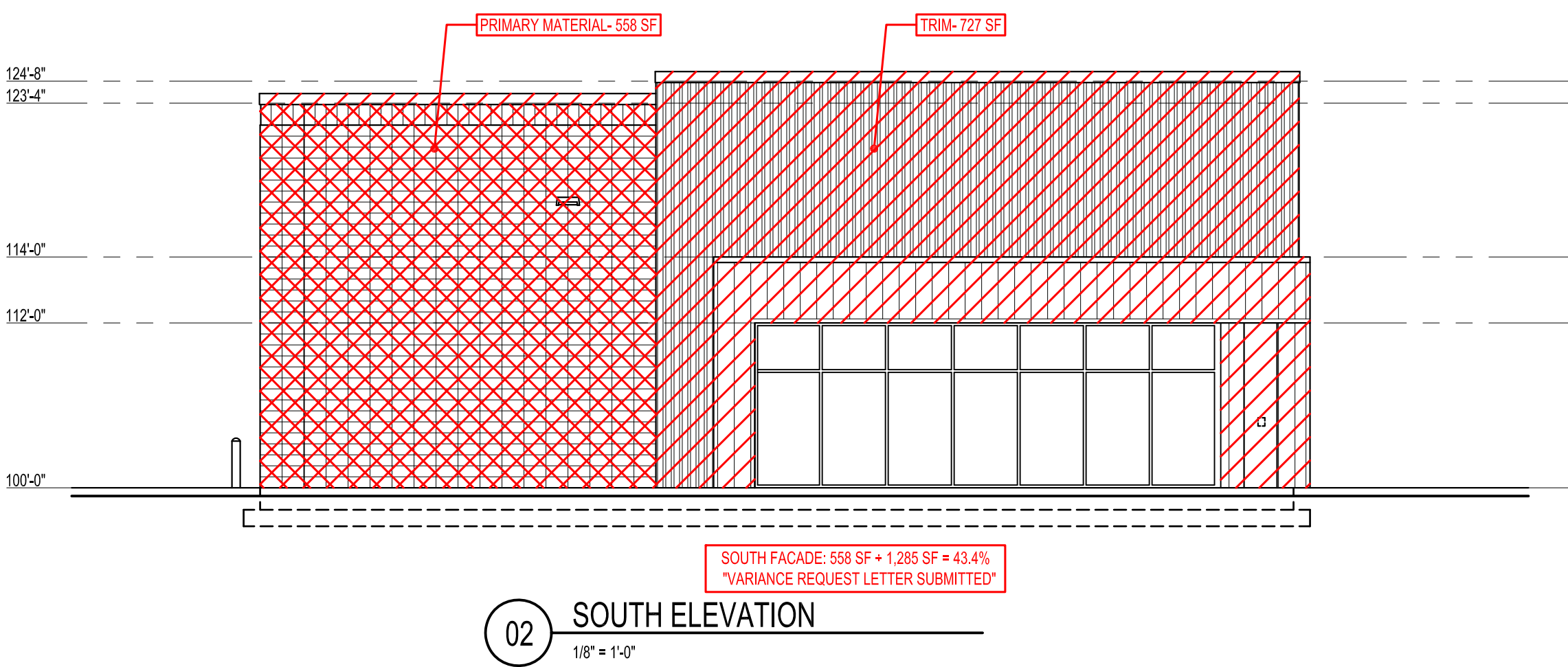
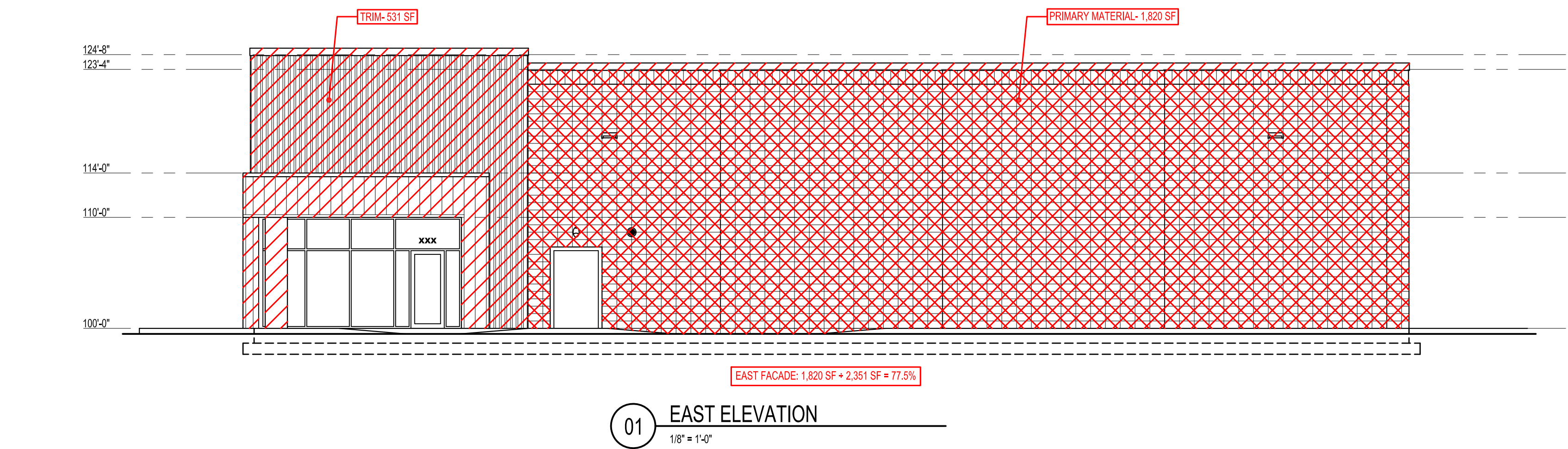
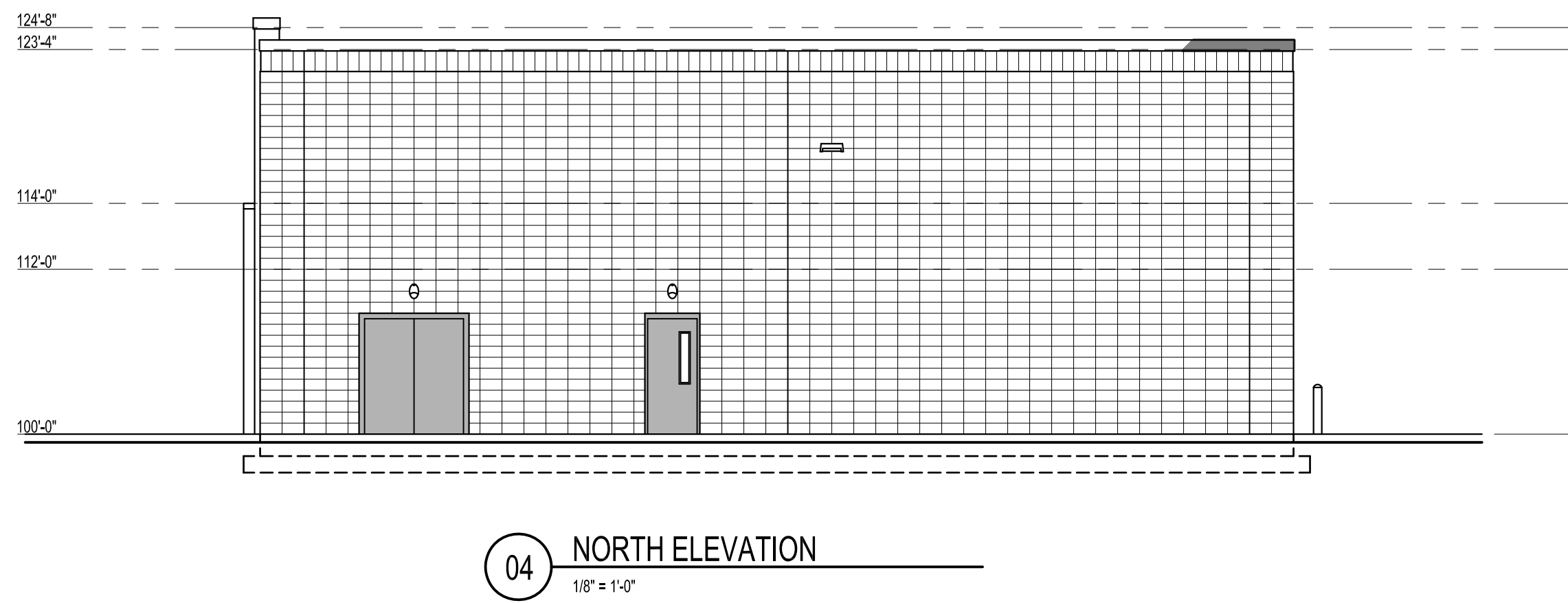
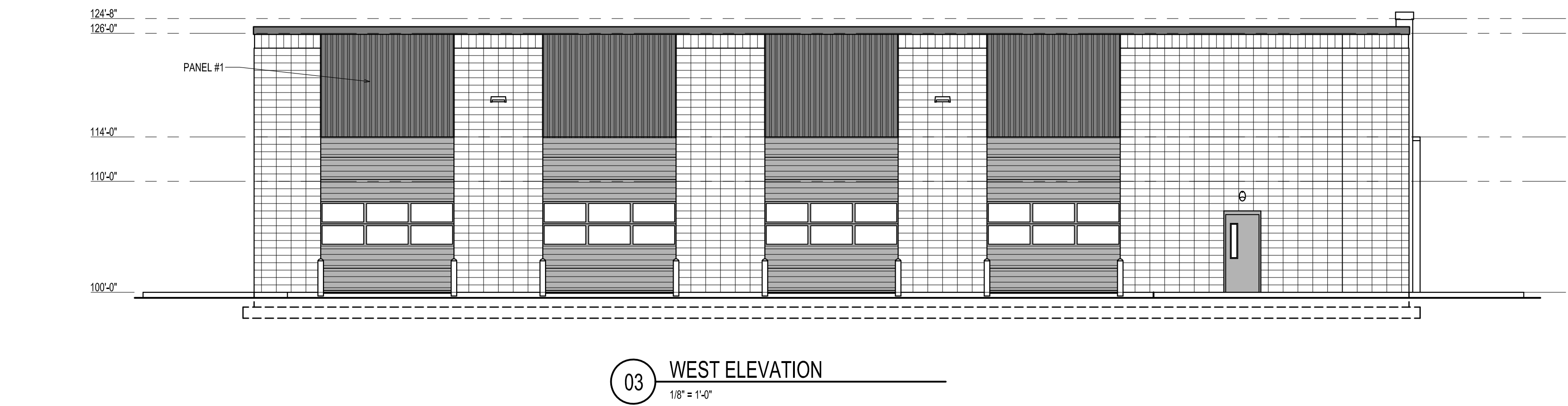
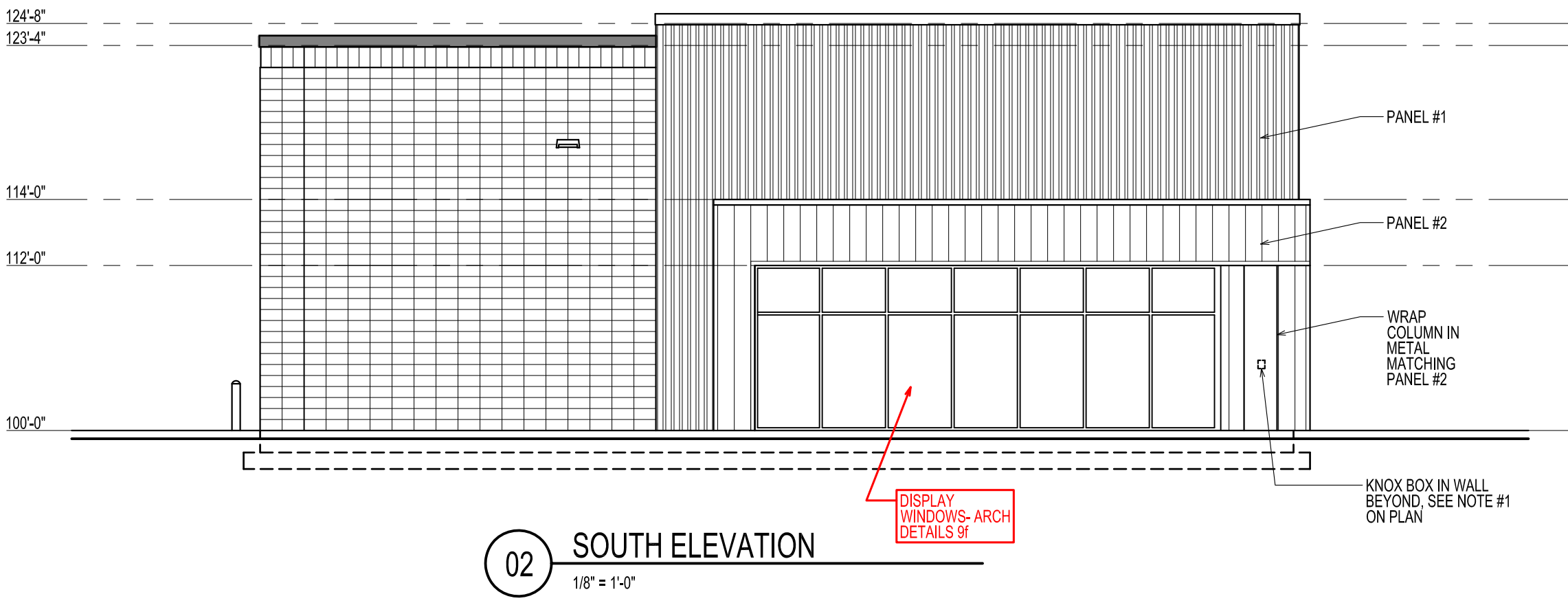
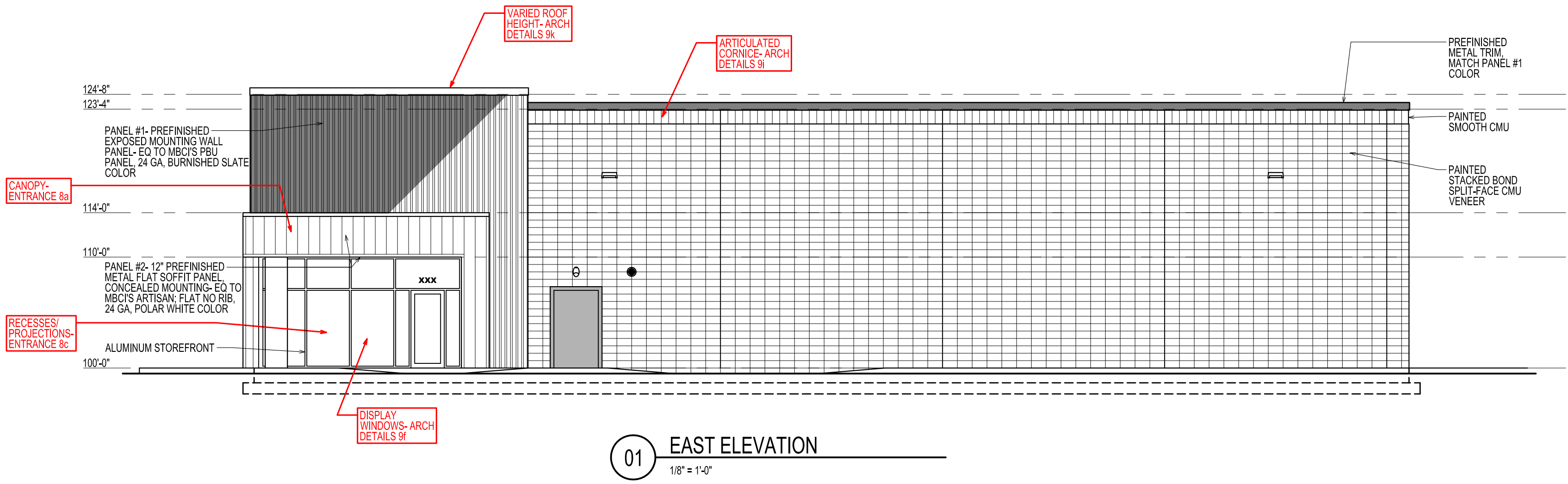
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**Mercedes-Benz Service Center
of Northwest Arkansas
1612 S.E. Moberly Lane
Bentonville, AR**



PROJECT # 18-208	SCALE 1"=30'
DATE: 3/14/18	
SHEET NAME: Landscape Plan	
SHEET	NO.
C3.0	

(LSD 18-0024)



TOM JOHNSON ARCHITECTURE, LLC
423 Rogers Ave., Ste. 200
Fort Smith, AR 72901
(479) 981-0764

LARGE
SCALE
DEVELOPMENT-
2ND REVIEW
04-30-18

MERCEDES-BENZ
of
Northwest
Arkansas
-
COMMERCIAL
VEHICLE
REPAIR FACILITY
1612 SE MOBERLY LANE
Bentonville, AR 72712

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ISSUE RECORD

No.	Date	Purpose
1	03/14/18	LSD
2	04/30/18	LSD- 2ND REVIEW

Sheet Title

EXTERIOR ELEVATIONS AND
BUILDING SECTION

Date: 03/14/18
Project No.: JA16-106

Sheet No.

A3.1
BENTONVILLE PROJECT #
LSD 18-0024



STREET VIEW LOOKING AT SOUTHEAST CORNER OF BUILDING



STREET VIEW LOOKING AT NORTHEAST CORNER OF BUILDING



BACK VIEW LOOKING AT SOUTHEAST CORNER OF BUILDING



TOM JOHNSON ARCHITECTURE, LLC
423 Rogers Ave., Ste. 200
Fort Smith, AR 72901
(479) 981-0764

**LARGE
SCALE
DEVELOPMENT-
2ND REVIEW
04-30-18**

**MERCEDES-BENZ
of
Northwest
Arkansas**

**COMMERCIAL
VEHICLE
REPAIR FACILITY**

**1612 SE MOBERLY LANE
Bentonville, AR 72712**

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ISSUE RECORD

No.	Date	Purpose
1	03/14/18	LSD
2	04/30/18	LSD- 2ND REVIEW

Sheet Title

EXTERIOR IMAGES

Date: 03/14/18
Project No.: JA16-106

Sheet No.

EXE-1
BENTONVILLE PROJECT #
LSD 18-0024



Tom Johnson Architecture, LLC
423 Rogers Avenue, Suite 200
Fort Smith, AR 72901
(479) 981-0764

April 24, 2018

Mr. Jon Stanley
City of Bentonville, Planning & Zoning
305 SW A Street
Bentonville, AR 72712
planning@bentonvillear.com

Re: Mercedes-Benz of Northwest Arkansas, Commercial Vehicle Repair Facility
1612 SE Moberly Lane, Bentonville, AR

Dear Mr. Stanley,

We are asking for the City of Bentonville to please consider a waiver request concerning the Design Standards for Large Scale Developments, Section 1100.13, Paragraph E - Building Design, Item 1. We wish to request an exception to the 75% primary material requirement for the south & west elevations of our project. I've attached a PDF of our proposed plans, elevations and 3-D (ground/street view) renderings for your review.

Reasons for waiver request (ease of expansion/ constructability/ aesthetics):

This project is designed with future expansion in mind. Our concept is to initially construct the service department as a stand-alone commercial vehicle repair facility in support of the existing Mercedes-Benz dealership located a couple of blocks south of this site. This building will include Service Administration, Parts and Service operations along with support spaces. Future additions are envisioned to expand Service Bays to the west and add a covered Service Drop-off and automotive Sales/Showroom facility to the south. These additions, when built, would cover the south and west facades and require removal of most, if not all, of façade skin materials. We have chosen materials and detailing to facilitate ease of expansion. There is no time frame established at this moment for the expansion.

With our design for the south facade, we've located all office personnel in the SE corner of the building and chosen to provide a visual clue as to where the Office vs Repair activities occur. To accomplish this, we've shown a corner "cut-out" with recessed porch and clear glazed office and entry storefront. We are proposing to wrap the building corner with a façade and canopy element clad in prefinished architectural quality metal of minimum 24 ga.

In our design for the west façade of the Service Bays, we chose to provide prefinished architectural quality metal of minimum 24 ga. over the sectional doors. These doors are required to be 12' w. x 14' h. for service operations, limiting options on how we treat this facade. Utilizing metal framing and cladding over the doors allows, what we believe to be, a pleasing aesthetic yet provides needed flexibility for future de-construction of this façade.

Deviations from the Design Standards for Large Scale Developments:

The south elevation as drawn is 43.4% primary material vs 75% required.
The west elevation as drawn is 70.5% primary material vs 75% required.

Thank you for your time and consideration in reviewing this request,

Best regards,

A handwritten signature in black ink, appearing to read "Tom Johnson", written over a horizontal line.

Tom Johnson, AIA

Cc: Jeff Tyson, Mercedes-Benz of Northwest Arkansas
Phil Swope, Swope Engineering, Inc.