



**Planning Commission
Agenda
July 3, 2018**

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

- 1. Lot 10 Heritage Heights II** **Property Line Adjustment**
1209 NE 10th Street (*PLA18-0019*)
- 2. Lots 86 and 87 Woods Creek South**
Subdivision Phase II **Property Line Adjustment**
202 NE Lakeview Terrace (*PLA18-0018*)

IV. New Business

- 1. Parson** **Rezoning***
(R-O, Residential Office to C-1, Neighborhood Commercial)
2001 SE J Street (*RZ18-0021*)
- 2. Duncan Real Estate** **Rezoning***
(R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential)
202 SE 6th Street (*RZ18-0022*)
- 3. Bentonville North Village** **Planned Residential Development***
(PRD, Planned Residential Development to PRD, Planned Residential Development)
NE J Street (*PRD18-0003*)
- 4. Spoon Boys** **Large Scale Development**
8059 SW Regional Airport Boulevard (*LSD18-0035*)
- 5. Celebration Plaza** **Large Scale Development**
202 SE 6th Street (*LSD18-0036*)

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

Planning Commission
Minutes
June 19, 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, and Richard Binns
Absent: Tregg Brown
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the minutes of June 5, 2018 as written
Approved 6-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lot 1 of MDS Subdivision and Lot 4 of Pilgrim Nazarene Church Addition | Property Line Adjustment |
| 507 NW 5 th Street and 410 Dickson Street, PLA18-0017 | |
| 2. Glen Road Townhomes | Large Scale Development |
| Glen Road, LSD18-0031 | |

Approved 6-0

New Business

Item #1

Happy Hearts Early Learning Center: Conditional Use, 2305 SW 15th Street, CU18-0013

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

BITE Festival: Conditional Use, 801 SE 8th Street, CU18-0014

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Motion by Ms. Kerr, seconded by Mr. Grider to extend the Conditional Use to a two-year term.

Approved 6-0

Conditional Use

Approved 6-0

Item #3

Walnut Grove Subdivision: Preliminary Plat, Southwest Barron Road and Piercy Road, PP18-0006

Tyler Overstreet reads the staff report.

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the Waiver Request: Off-Site Improvements

Approved 6-0

Preliminary Plat

Approved 6-0

Item #4

Fire Station #7: Large Scale Development, Southwest Prime Avenue, LSD18-0030

Tyler Overstreet reads the staff report.

There is some discussion between staff and the Commissioners.

Motion by Mr. Binns, seconded by Mr. Eccleston to approve the Waiver Request: Pedestrian Circulation

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

5th & Dickson: Large Scale Development, 507 NW 5th Street and 410 Dickson Street, LSD18-0032

Tyler Overstreet reads the staff report.

Approved 6-0

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of July 3, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on June 26, 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.

Property Line Adjustment: Lot 10 Heritage Heights II, Rick and Maureen Mangrum, 1209 NE 10th Street, R-1, Single-Family Residential (PLA18-0019)

Property Line Adjustment removing the common lot line between Lots 9 and 7 of Heritage Heights II, creating new Lot 10 (+/- 1.29 acres). The plat dedicates a 10' utility easement along NE 10th Street. Adequate right-of-way exists along NE 10th Street.

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

Property Line Adjustment: Lots 86 and 87 Woods Creek South Subdivision Phase II, Ryan Norton and Brie Donelan, 202 NE Lakeview Terrace, R-1, Single-Family Residential (PLA18-0018)

Property Line Adjustment adjusting the common lot line between Lots 15 and 79 of Woods Creek South Subdivision Phase II, creating new lots 86 and 87 (+/- 6.3 acres). The plat dedicates multiple utility easements of varying widths. Adequate right-of-way exists along Marina Drive, Blue Spruce Avenue, and Lakeview Terrace.

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

Legend

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

NE J ST

NE 10TH ST

NE VERDANT ST

NE EDEN ST

WOOD WAY

NE BERRY PL

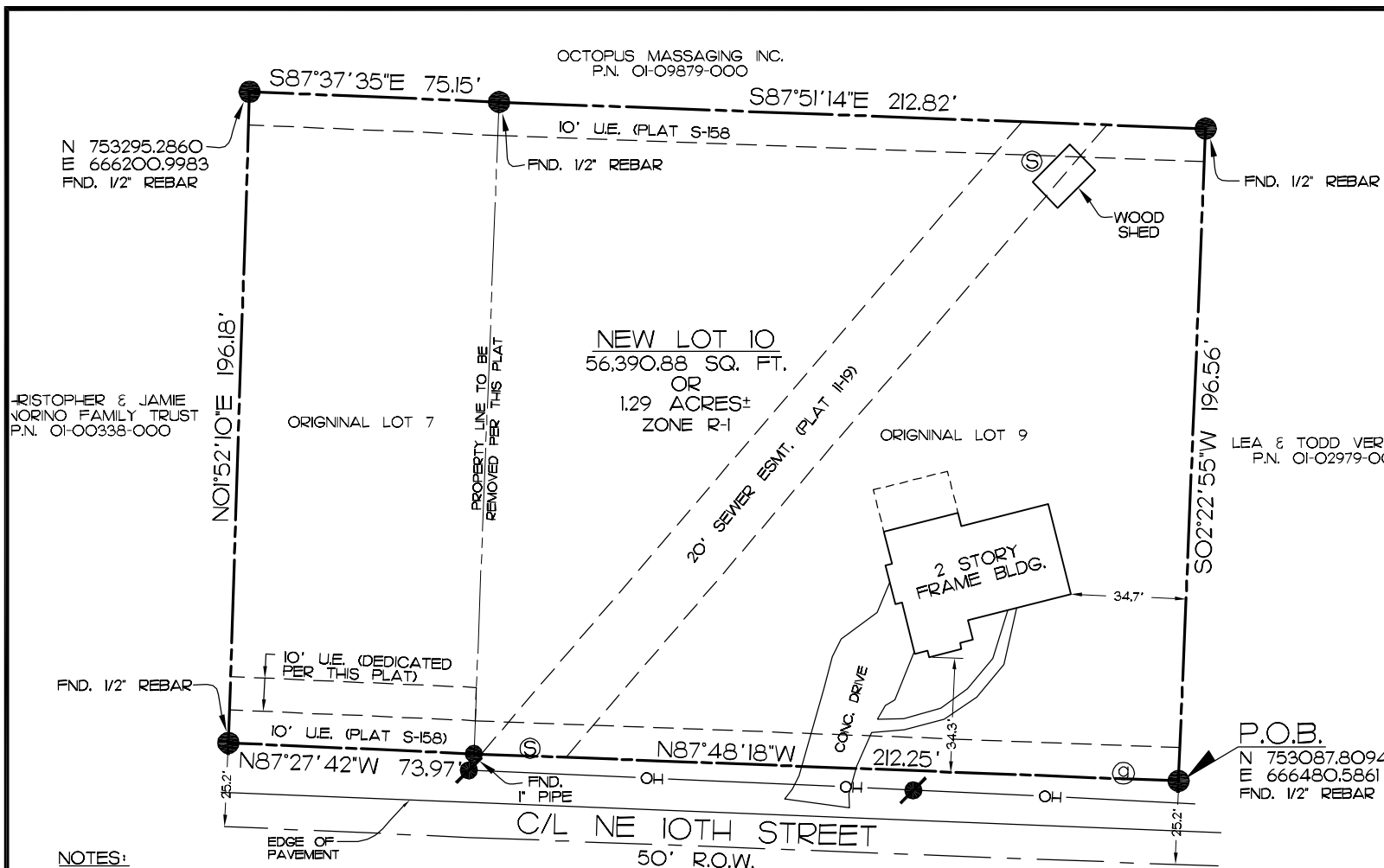
NE LEGACY PKWY



1 inch = 200 feet

PLA18-0019
PROPERTY LINE ADJUSTMENT
HERITAGE HEIGHTS 2
OLD LOTS 7 & 9 NEW LOT 10





1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
- GARAGE FRONT: 30 FEET
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
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 WITHIN THE RIGHT-OF-WAY.

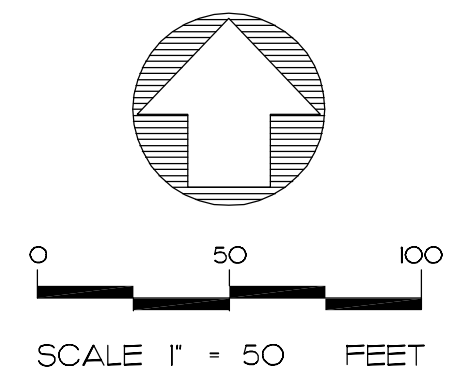
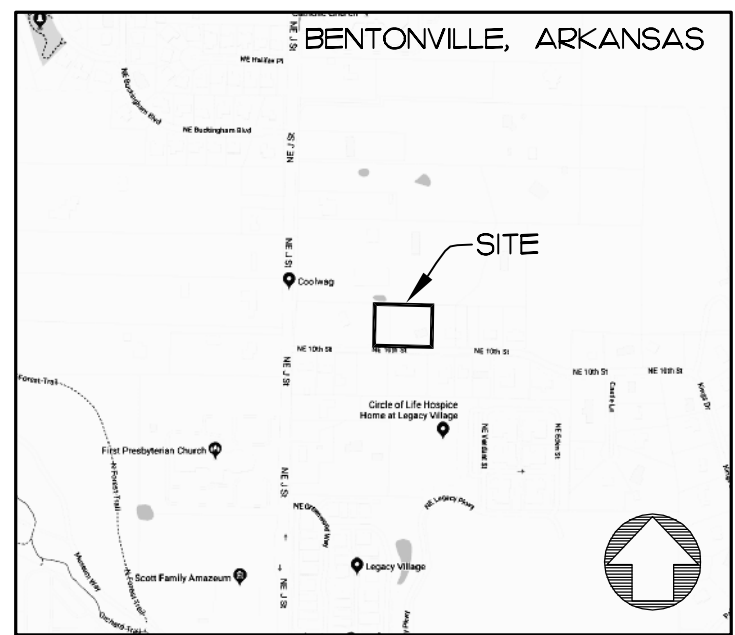
LEGEND

- FOUND 1/2" REBAR (OR AS NOTED)
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GAS METER
- ⊙ UTILITY POLE
- OH — OVERHEAD LINE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE

PARENT TRACT:
LOT 7 OF HERITAGE HEIGHTS 2 AS SHOWN IN PLAT RECORD BOOK II, PAGE 19, AND LOT 9 OF HERITAGE HEIGHTS 2 AS SHOWN IN PLAT RECORD BOOK 20II, PAGE 4 OF THE BENTON COUNTY RECORDS.

NEW LOT 10:
LOT 7 OF HERITAGE HEIGHTS 2 AS SHOWN IN PLAT RECORD BOOK II, PAGE 19, AND LOT 9 OF HERITAGE HEIGHTS 2 AS SHOWN IN PLAT RECORD BOOK 20II, PAGE 4, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID LOT 9, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 10TH STREET N87°48'18"W 212.25 FEET, THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N87°27'42"W 73.97 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N01°52'10"E 196.18 FEET, THENCE S87°37'35"E 75.15 FEET, THENCE S87°51'14"E 212.82 FEET, THENCE S02°22'55"W 196.56 FEET TO THE POINT OF BEGINNING, CONTAINING 56,390.88 SQUARE FEET OR 1.29 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



FLOOD CERTIFICATION:
I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

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

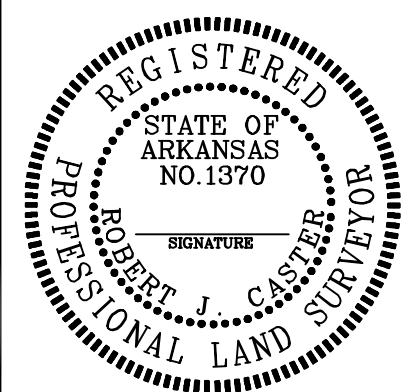
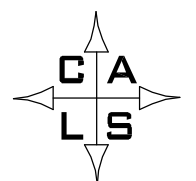
DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

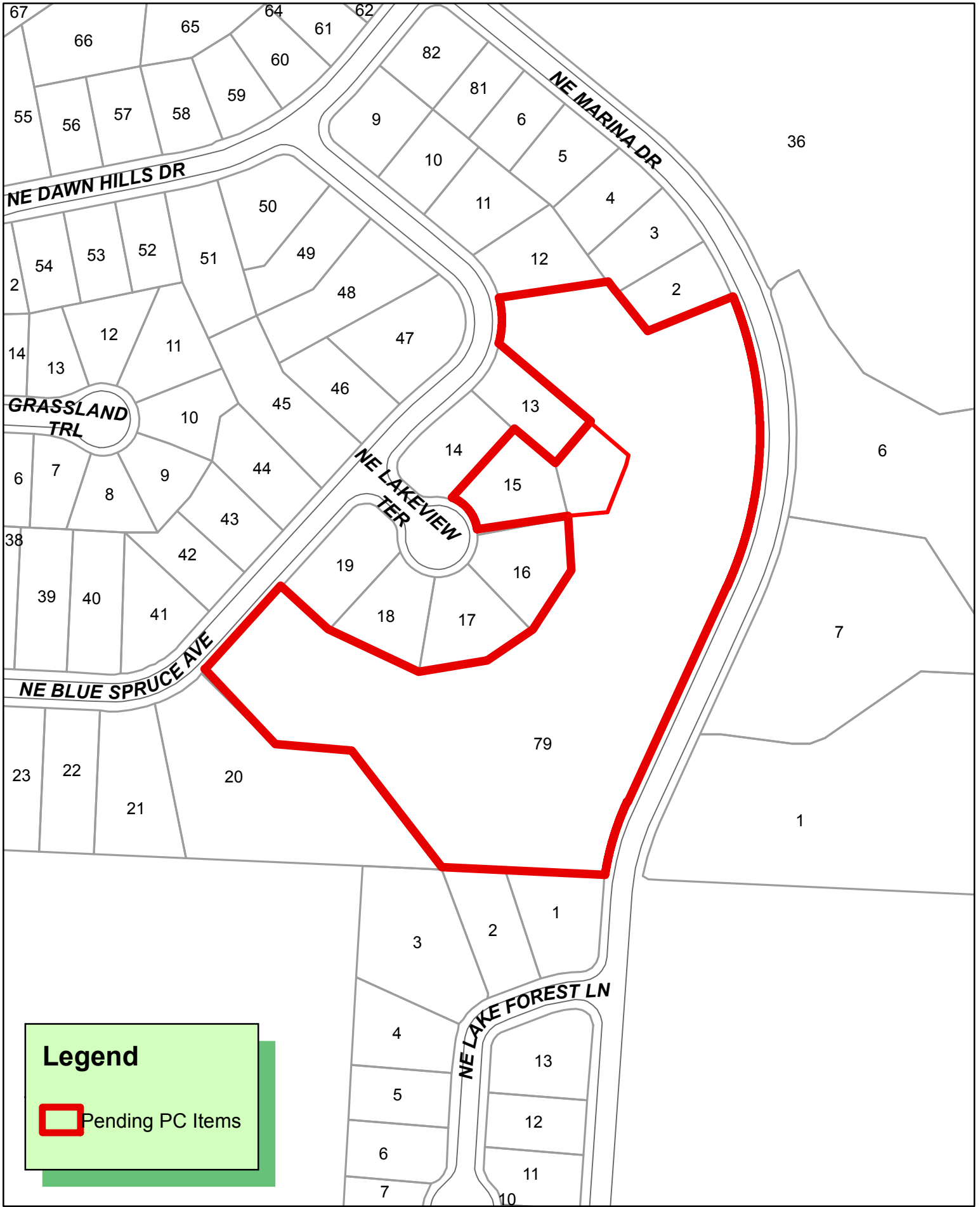
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CITY OF BENTONVILLE PROJECT #PLA18-0019

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 50'		DATE: 6-15-18	
PROPERTY LINE ADJUSTMENT LOTS 7 AND 9 CREATING NEW LOT 10 HERITAGE HEIGHTS II			
1209 NE 10TH STREET BENTONVILLE, BENTON COUNTY, ARKANSAS			
JOB # 18-085	DRAWN BY: ASD	CHK'D BY: RJC	PAGE 1 OF 1



PLA18-0018
Norton & Donelan PLA
202 NE Lakeview Terrance

1 inch = 167 feet



Adjacent Land Owners

1. PARCEL #01-14319-000
ODOM, JOSEPH CLIFTON & VICKIE LYNN
WELLS FARGO
MAC X2301-026
1 HOME CAMPUS
DES MOINES, IA 50328

2. PARCEL #01-14310-000
FARMER, RICHARD A & LEAH R TRUSTEES
303 NE MARINA DRIVE
BENTONVILLE, AR 72712

3. PARCEL #01-14309-000
OTT, ERIN JAMES
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

4. PARCEL #01-17296-000
MEADOWS OF WOODS CREEK, INC.
1417 N. ADDIGTON LANE
FAYETTEVILLE, AR 72703

5. PARCEL #01-16925-000
MEADOWS OF WOODS CREEK, INC.
1417 N. ADDIGTON LANE
FAYETTEVILLE, AR 72703

6. PARCEL #01-16926-000
MEADOWS OF WOODS CREEK, INC.
1417 N. ADDIGTON LANE
FAYETTEVILLE, AR 72703

7. PARCEL #01-14308-000
RADCLIFFE, DEREK O & KRISTEN R
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

8. PARCEL #01-12960-000
BROWM, STEPHEN W & MELISSA A
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

9. PARCEL #01-12961-000
SWIM, JAMES K & MARSHA G TRUSTEES
113 NE LAKE FOREST LANE
BENTONVILLE, AR 72712

10. PARCEL #01-12962-000
MARTIN, STEPHEN L & DEBORAH A
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

11. PARCEL #01-14327-000
POSEY, ROBERT A & ANITA R
MORTGAGE - TEMPORARY - CORELOGIC
215 E. CENTRAL
BENTONVILLE, AR 72712

12. PARCEL #01-14348-000
BROWN, DAVID A & SARAH A
BELTRAN - SICAIROS JOSE G
1613 CRESENT STREET
BENTONVILLE, AR 72712

13. PARCEL #01-14349-000
NEW WAVE PROPERTIES, LLC
11 NE. DAWN HILLS DRIVE
BENTONVILLE, AR 72712

14. PARCEL #01-14350-000
CONLEY, BAXTER M & JUSTINE
4403 NE. BLUE SPRUCE AVENUE
BENTONVILLE, AR 72712

15. PARCEL #01-14326-000
ROCCHI, STEFANO & IRA D LAMKIN
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

16. PARCEL #01-14325-000
HARRELL, BENTLEY T
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

17. PARCEL #01-14324-000
BOULDER CREEK HOMES, LLC
4508 NE. BIRCHGROVE PLACE
BENTONVILLE, AR 72712

18. PARCEL #01-14321-000
DAVIES, REAGEN & NATANIA
MORTGAGE - TEMPORARY - CORELOGIC
215 E. CENTRAL
BENTONVILLE, AR 72712

19. PARCEL #01-14320-000
WARD, KRISTY ELLEN LOUISE
LERETA; ATTN: TAX ESCROW TEAM
1123 PARK VIEW DRIVE
COVINA, CA 91724

20. PARCEL #01-14354-000
PINNACLE WOODS CREEK, LLC;
GARZONI, MICHAEL J
51410 MILANO STREET
MACOMB, MI 48042

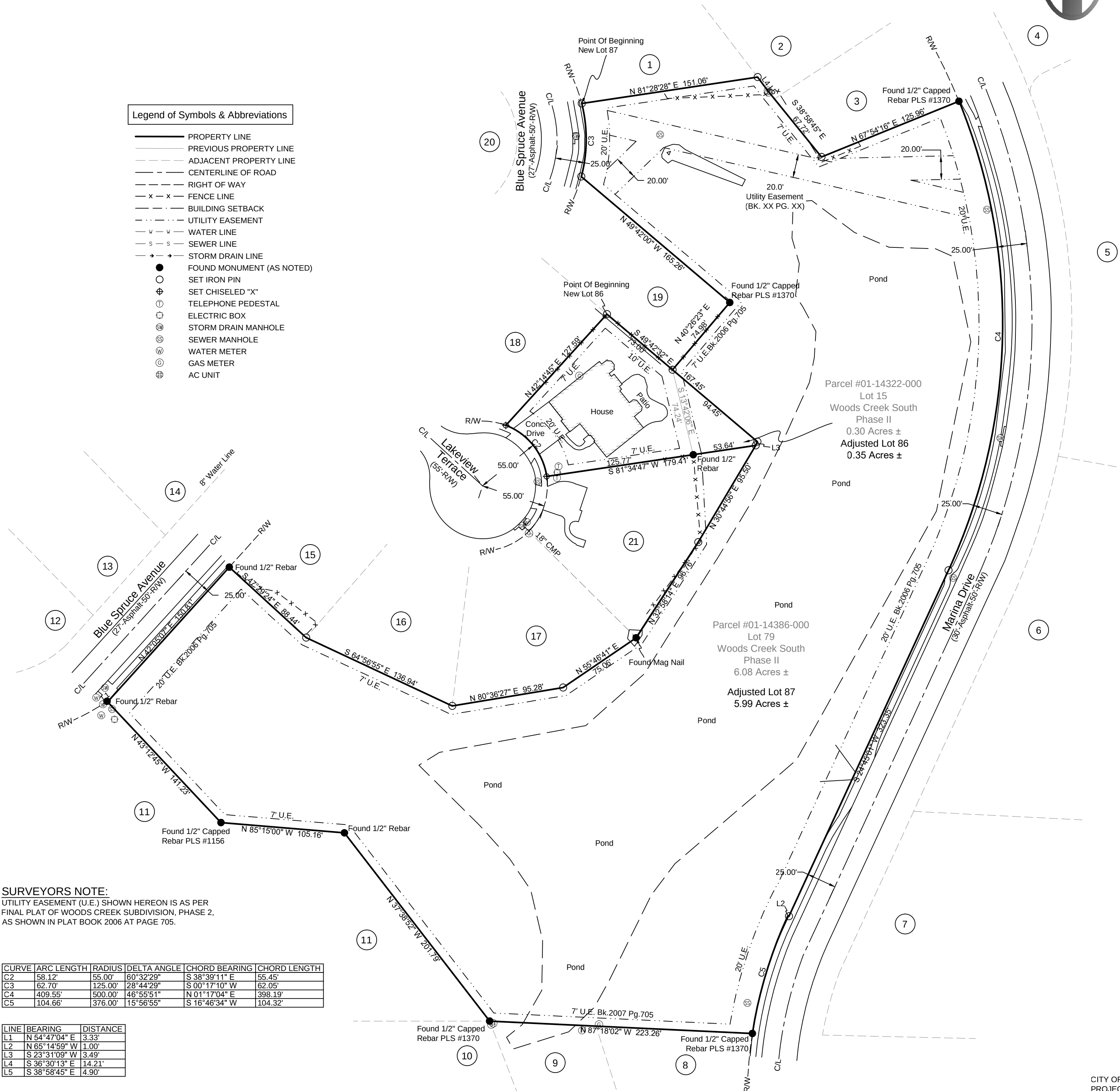
21. PARCEL #01-14323-000
MORIARTY, JAMES J & LORI J
WELLS FARGO
MAC X2301-026
1 HOME CAMPUS
DES MOINES, IA 50328

SURVEYORS NOTE:
ALL ADJACENT PROPERTIES ARE ZONED AS R-1

PROPERTY LINE ADJUSTMENT
WOODS CREEK SOUTH SUBDIVISION PHASE 2
CREATING LOTS 86 AND 87

Legend of Symbols & Abbreviations

- PROPERTY LINE
- PREVIOUS PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- FOUND MONUMENT (AS NOTED)
- SET IRON PIN
- SET CHISELED "X"
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER METER
- GAS METER
- AC UNIT



SURVEYORS NOTE:
UTILITY EASEMENT (U.E.) SHOWN HEREON IS AS PER
FINAL PLAT OF WOODS CREEK SUBDIVISION, PHASE 2,
AS SHOWN IN PLAT BOOK 2006 AT PAGE 705.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	58.12'	55.00'	180°32'29"	S 38°39'11" E	55.45'
C3	62.70'	125.00'	28°44'29"	S 00°17'10" E	62.05'
C4	409.55'	500.00'	46°55'51"	N 01°17'04" E	398.19'
C5	104.66'	376.00'	15°56'55"	S 16°46'34" W	104.32'

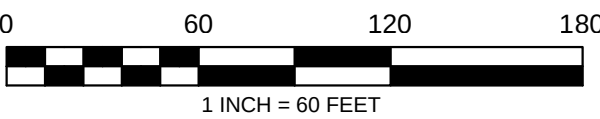
LINE	BEARING	DISTANCE
L1	N 54°47'04" E	3.33'
L2	N 65°14'59" W	1.00'
L3	S 23°31'09" W	3.49'
L4	S 36°30'13" E	14.21'
L5	S 38°58'45" E	4.90'

Recording Block

Utility Notes

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

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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 18TH DAY OF APRIL, 2018.



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

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

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

Certificate of Authorization No 1534

DRAWN BY & DATE: JH 4-20-2018 REVIEWED BY: HM SURVEYED BY: RS

COUNTY & STATE: BENTON COUNTY, AR JOB NUMBER: 18-1079

LOCATION:
200 & 202 LAKEVIEW TERRACE, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:
RYAN & DONELAN BRIE NOLTON

REZONING STAFF REPORT



Parson

2001 SE J Street

PC Date: 5/1/2018

Reviewer: Jon Stanley, Planner

Project Number	RZ18-0021
Applicant / Current Owner	Shelly Parson 2106 SE 14 th Street Bentonville, AR 72712
Site Area	+/- 0.67 acres
Current Zoning	R-O, Residential Office
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Low Density Residential (LDR)

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

Property Description

This 0.67 acre tract of land is located at the northeast corner of Southeast J Street and Southeast 21st Street. Adjacent zonings are A-1 to the north, C-2 to the west, R-O to the south, and R-3 to the east.

Projected Traffic Impact

The proposed zoning designation does have the potential to adversely impact traffic in the area. However, the existing and planned street network should be able to accommodate any increase in traffic to the area. The Master Street Plan identifies SE 21st Street as a collector street and SE J Street as an arterial street.

Relationship to the General Plan

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

Conclusion

The General Plan does not recommend the C-1, Neighborhood Commercial as an appropriate zoning district for the Low Density Residential (LDR) land use designation. However, existing adjacent uses such as the school to the north and commercial development to the west, and the site's location near the intersection of an arterial and a collector, may support a higher intensity of land use. Also, any future commercial development at this site would provide a Type A screen along the eastern property line.

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

May 25, 2018

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

RE: Shelley Parson rezoning application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application by Shelley Parson, owner of real property located in the City of Bentonville, for consideration of a rezoning request for Benton County parcel #01-08194-001 from R-O residential office to C-1 neighborhood commercial zoning district. This property is approximately 0.67 acres and is currently vacant of any structure or development. Owner requests the zoning change to allow additional flexibility with the uses of a proposed development plan for the property. Surrounding properties are zoned R-3 to the east, C-2 to the west, A-1 to the north, and R-O to the south. Existing uses are single family rental to the east, commercial office to the west, Bentonville High School to the north, and office to the south. Any development of the subject property will adhere to the required screening and buffering required by city code.

Due to the small size of the property, development opportunities are limited and would not create additional traffic compared to the existing residential office zone. Signage for the property would be subject to approval of a sign permit. Freestanding signage requirements are the same for R-O and C-1 zoning, but additional building signage is allowed with the C-1 zone allowing additional tenant flexibility for the development. The appearance of the proposed development will be subject to the same commercial design standards under either zoning district and will be consistent with the character of the adjacent properties. Maximum heights under either district are the same. Utility services exist adjacent to the property sufficient to provide services for the intended use and proposal development without significant extensions or upgrades to existing infrastructure.

Thank you for your time and consideration of this matter.

Respectfully submitted,

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

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Duncan Real Estate

202 SE 6th Street
PC Date: 7/3/2018

Reviewer: Jon Stanley, Planner

Project Number	RZ18-0022
Applicant / Current Owner	Duncan Real Estate 1109 NE 3 rd Street Bentonville, AR 72712
Site Area	0.31+/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

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

Property Description

This property is the location of a single-family lot in a Downtown Mixed Use Residential neighborhood where infill and redevelopment is beginning to occur.

Projected Traffic Impact

The proposed zoning designation will not adversely impact traffic in the area. The property is located within the downtown area where the existing street grid network will provide adequate options for ingress and egress.

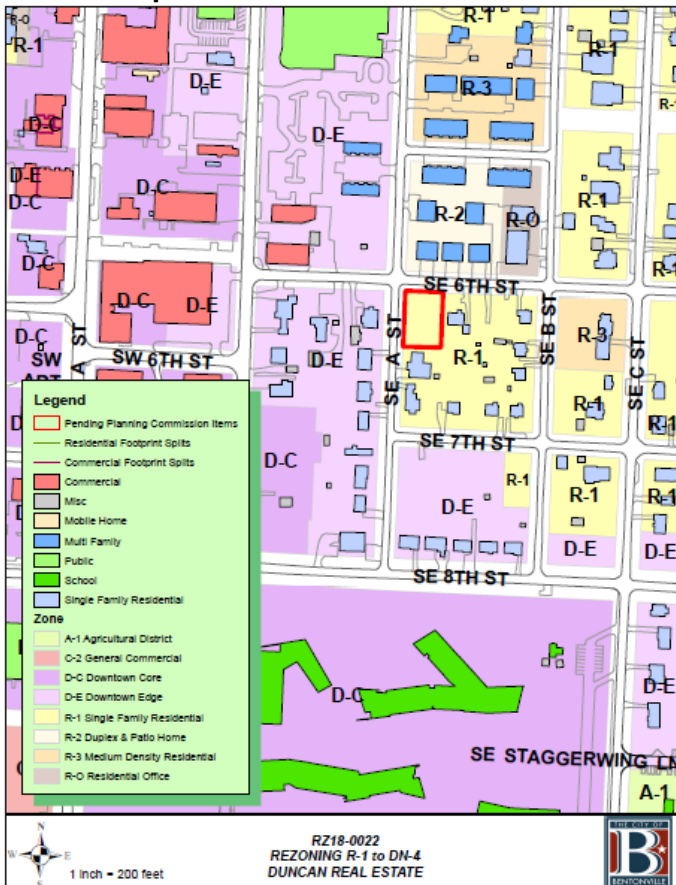
Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown Mixed Use Residential (DMUR). The DN-4, Downtown Mixed-Use Residential zoning is a recommended zoning district for this designation.

Conclusion

The General Plan recommends the DN-4, Downtown Mixed-Use Residential as an appropriate zoning district for the Downtown Mixed Use Residential (DMUR) land use designation.

Location Map





May 29, 2018

Jon Stanley
Planning Department
City of Bentonville

RE: Celebration Plaza Rezone Narrative

Jon,

Bobby Duncan, with Duncan Real Estate, LLC, is requesting to rezone the property at 202 SE 6th Street in Bentonville from A-1 to DN-4. The owner is wanting to rezone the property in, order to develop the site to a residential friendly commercial property. The rezone will allow for the proposed Celebration Plaza, which improves the streets and surrounding utilities. The project will not negatively affect traffic or the appearance of the area. In contrast, the development will be a welcome addition to the neighborhood.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Dirk Thibodaux', written over a horizontal line.

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

REZONING STAFF REPORT



Bentonville North Village

NE J Street

PC Date: 7/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PRD18-0003
Applicant / Current Owner	Roddey Residential Properties, LLC 408 SW B Street Bentonville, AR 72712
Site Area	+/- 13.5 acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Project Description

This property is located on NE J Street, east of NE Chapel Hill Drive. The applicant proposes a replacement Planned Residential Development Plan for the approximately 13.5 acre site.

The Planned Residential Development shall be designed primarily with active seniors in mind, with on-site amenities such as a park, open space, and an internal trail system. Approximately 21.3% of the project area is notated as open space.

The Planned Residential Development proposes the following housing types: attached townhouse clusters, detached residential units, and a detached single-family housing cluster. The applicant also proposes an office/clubhouse be constructed on site.

Projected Traffic Impact

The proposed zoning designation has the potential to adversely impact traffic in the area. However, the site's proximity to an arterial road should provide adequate means of ingress/egress for the development. In addition, all necessary infrastructure and ingress/egress shall 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.

PRD Development Checklist

Section C. Written Description

1. Justification of compliance with the intent of the PRD District.

Situated in Bentonville, Arkansas, North Village, a neighborhood designed and developed with the demands of active seniors in mind, will blend Southern heritage with thoughtful neighborhood planning. It recalls the historic values of beautiful architecture, scenic grace, and welcoming outdoor spaces. It will bring residential homes, on-site amenities, parks, and trails together naturally and elegantly with a commitment to energy efficient building principles. In short, it merges the best of yesterday and today, while ever mindful of tomorrow.

This vibrant community will welcome residents with a dynamic living experience set against the backdrop of the growing and vibrant city of Bentonville, Arkansas. This is the place for people who prize a sense of place, who treasure the concept of neighborhood.

2. Description of proposed residential uses.

The project is composed of three different types of residential use.

Lots 101- 103 will consist of a single structure on each lot. Each structure will contain four (4) townhome rental units. Under each unit and loading from the rear will be a two (2) car garage. The units will face J Street. There will be a total of twelve (12) units in four (4) buildings. The area of this use is 1.1 acres or approximately 8% of the total project area.

Lots 201-208, 301-312, 401-410, 601-603, 801-810, 901-903 and 1001-1004 will consist of a one story, detached residence constructed on each lot. The residences will include two (2) car attached garages that will load from rear drives. The minimum side yard setback is three (3) feet, with a minimum building separation of six (6) feet. The total area of this use is 5.84 acres or approximately 43% of the total project area.

Lots 500 and 700 will consist of four (4) detached residences on a single lot. The residences will include two (2) car attached garages that will load from rear drives. The minimum side yard setback is three (3) feet, with a minimum building separation of six (6) feet. The total area of this use is 1.13 acres or approximately 8% of the total project area.

Lot 1005 will be used to construct a structure to be used as an office and clubhouse for the residents. The minimum side yard setback is three (3) feet, with a minimum building separation of six (6) feet. The total area of this use is 0.08 acres or approximately 0.6% of the total project area.

Open Spaces

A large 2 acre open space with various improvements will be provided as shown on the Master Site Plan. In addition to walking trails and paths, other amenities to be included are bocce courts, pickle-ball courts and a swimming pool. These facilities and the park will be available for use by the residents. This open space represents approximately 15% of the total project area.

A smaller, 0.44 acre open space will separate the residences on the west end of the project. This area is approximately 3.3% of the total project area. It will be extensively landscape with pedestrian walks, benches and other similar amenities.

North of the entry street and adjacent to J Street is a 0.39 acre open space. This space is approximately 3% of the total project area. This area will be landscaped with trees and shrubs to help buffer J Street from the residence and park like space.

3. Description of Structural Design

The top priority of the layout of the proposed neighborhood is to arrange the structures to create a walkable neighborhood. The layouts of the homes are arranged to place the living areas and front porches on the street side of the home. The porches provided a quaint human scale and provide a place to relax outside and enjoy the outdoors. Locating the porches on the street has

been proven to create socialization amongst residents and added safety to the neighborhood. The main entry's are located on the porches facing the street. The development included two gathering spaces which provide a quiet contemplative space on the west end which consist of carefully landscaped areas to create an outdoor space. On the South eastern edge of the neighborhood an active social space is intended inclusive of boche' courts, and space for outdoor social activities. The arrangement of the homes are done in a way to define these outdoor spaces and create a distinctive sense of place when residents and visitors arrive. All of the proposed plans included multiple options for the street side elevation in order to provided a variety of building heights and articulation patterns. The materials proposed consist of mostly brick and painted cementitious board lap siding. All garages are back loaded off of the alley further enhancing the street and the pedestrian experience.

4. Description of PRD Development Compliance

Over 24% of the total project area will be common open space and landscaped buffers. In addition to the common open space approximately 0.8 acres of front lawn area is provided between the residences and the walk. The total area of open space adjacent to the streets and spread through out the development is approximately 30% of the overall development area.

To assure maintenance and preservation of the open spaces and amenities all maintenance will be preformed by the owner of the entire development or the POA. The residents will not be responsible for any exterior maintenance of the yards or common areas.

Each residence will be provided with a two (2) car garage. Parallel parking on the street will be provided for guests, on one side of the street only, as shown on the Master Site Plan. Off street parking will also be provided near the pool and club house area.

A seven (7) foot wide landscaped buffer is provided around the entire perimeter of the project. Set backs from the front of the residences to the street right-of-way are a minimum of 20 feet. The adjacent property to the

north is vacant and undeveloped. The City of Bentonville is the owner of the property to the west and south of this project. As shown on the Master Site Plan, portions of the City property to the south of this project in the power line easement will be used for grading, the extension of Benjamin Greens Drive and access to the existing sewer lift station.

There are at total of 58 detached residences on 12 acres of lots, ROW and open space for a gross density of 4.8 units per acre. There are 12 attached units on 1.49 acres of lot and open space for a gross density of 8 units per acre.

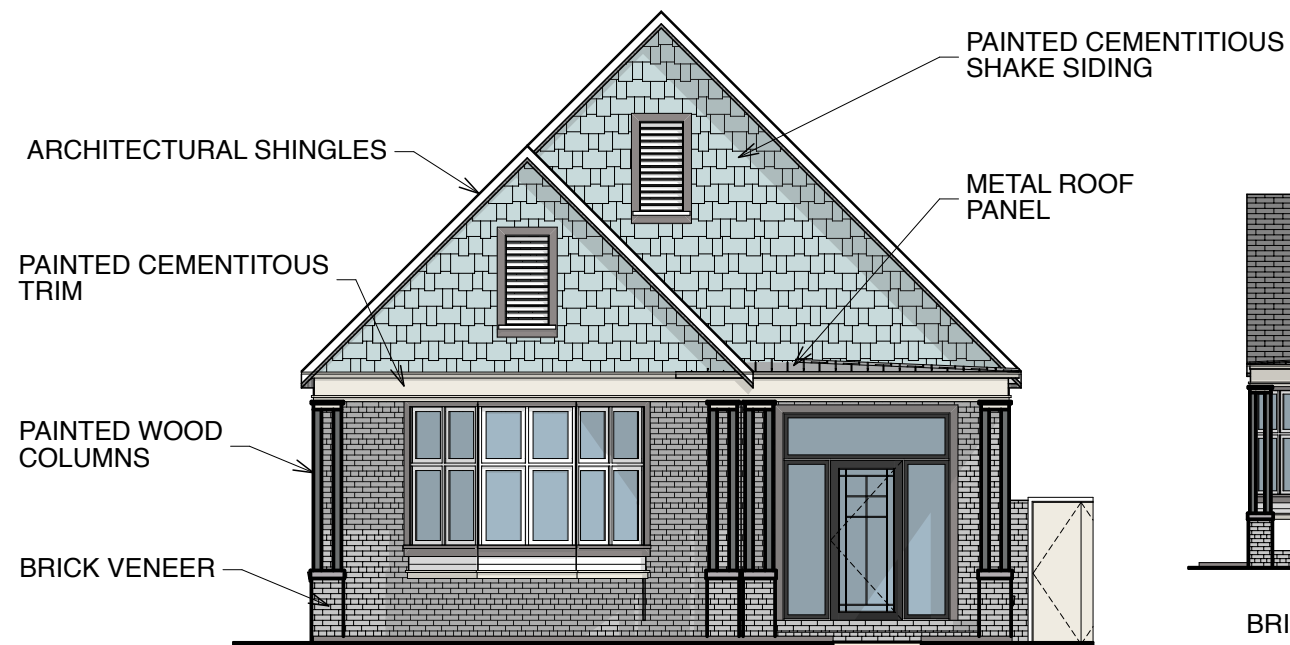
5. Phasing

All detached residential units will be constructed as one continuous project. Each residence will be leased as the individual occupancy permits are obtained. Construction of amenities and landscaping of the open spaces will begin when one quarter of the units have been leased. Construction of amenities and landscaping of the open spaces will be completed prior to the last detached residential unit being leased. The attached units along J Street will be constructed as one phase, most likely after all the detached units are completed and occupied.

Architectural elevation drawing of a four-unit townhome building. The drawing shows the exterior facade with four distinct units, each featuring a gabled roof, multiple windows, and a balcony. The ground floor consists of a garage, and the upper floors are residential. The drawing is labeled with dimensions and level markers on the right side.

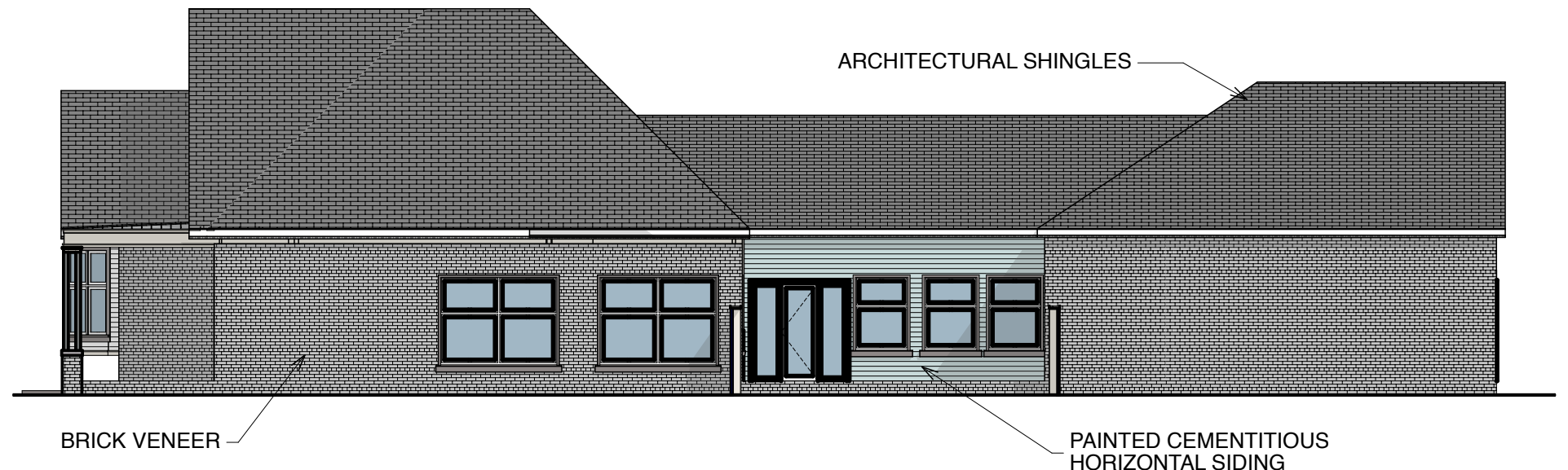
Dimensions and Level Markers:

- T/ RIDGE: 139' - 0"
- SECOND FLOOR: 122' - 0"
- FIRST FLOOR: 111' - 0"
- GARAGE: 100' - 0"



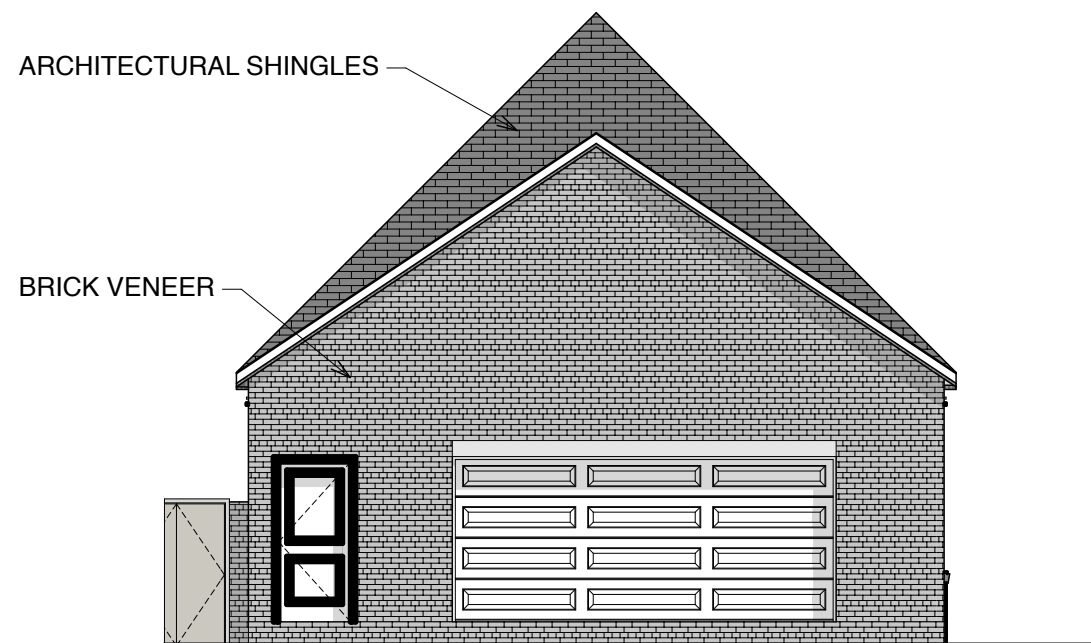
FRONT ELEVATION UNIT-A

SCALE: 1/8" = 1'-0"



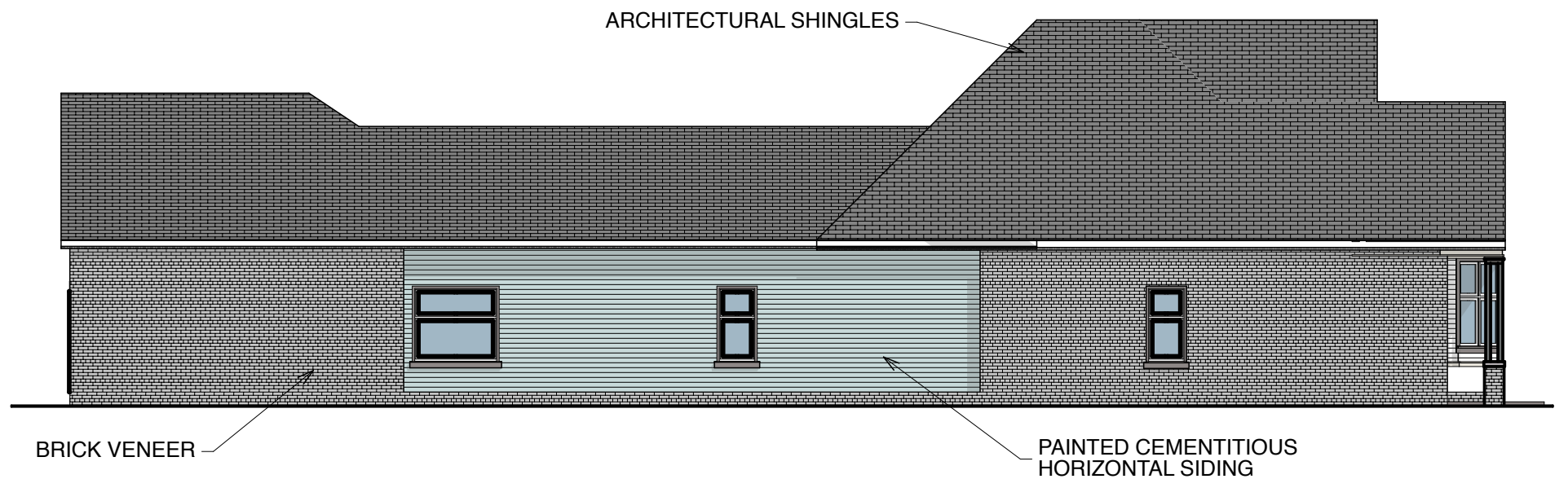
SIDE ELEVATION 2 UNIT-A

SCALE: 3/32" = 1'-0"



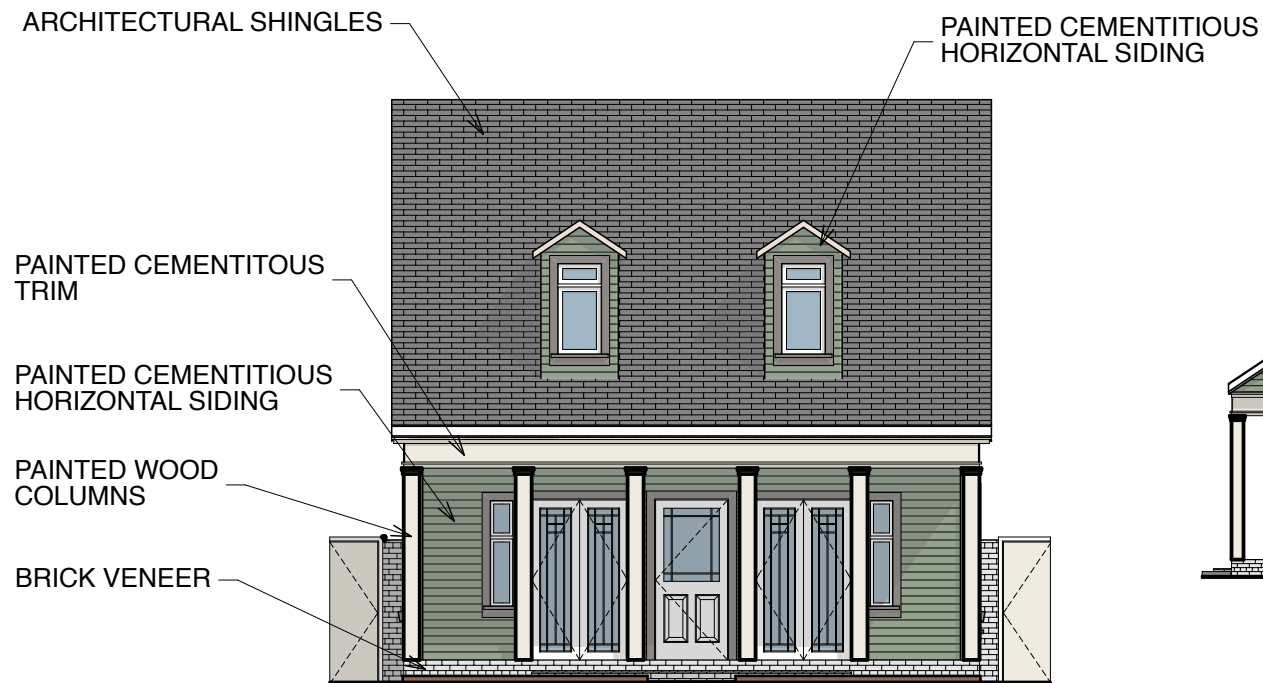
REAR ELEVATION UNIT-A

SCALE: 1/8" = 1'-0"



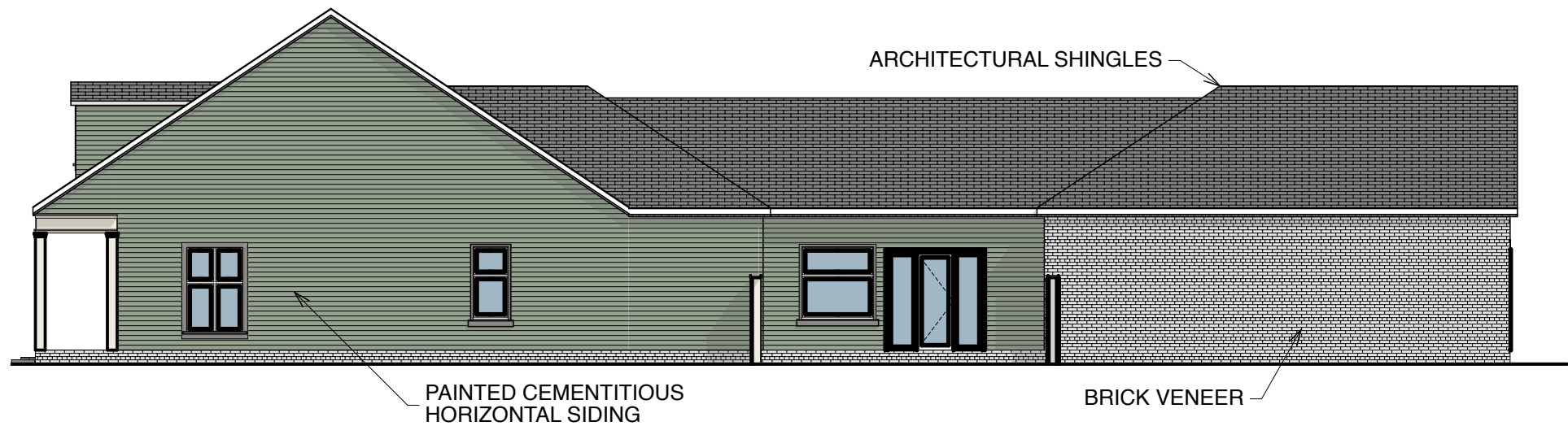
SIDE ELEVATION UNIT-A

SCALE: 3/32" = 1'-0"



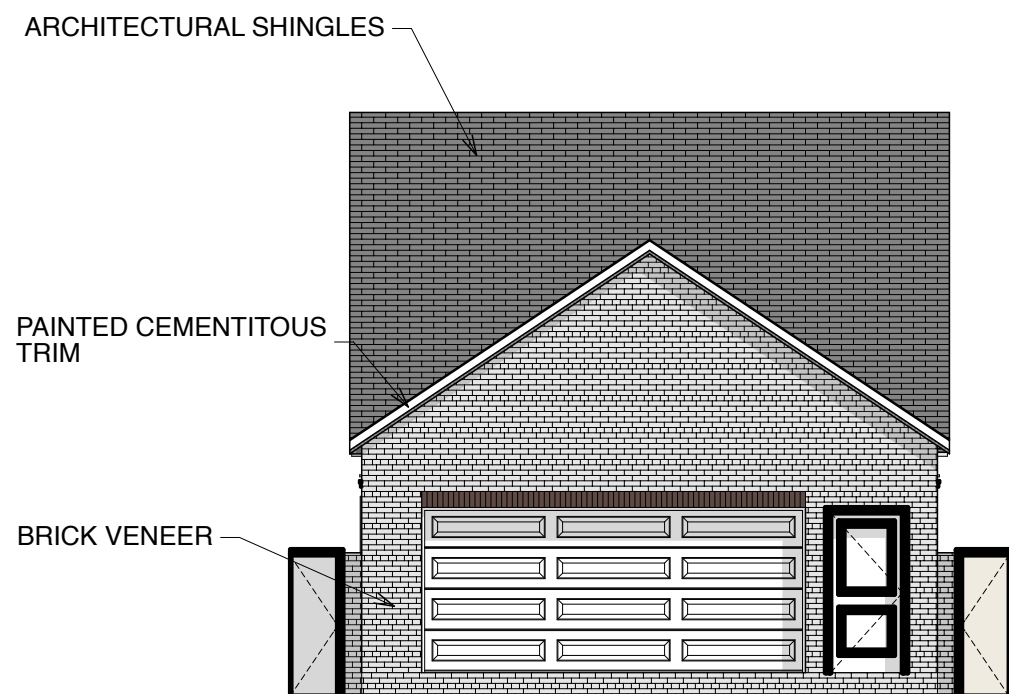
FRONT ELEVATION UNIT-C

SCALE: 1/8" = 1'-0"



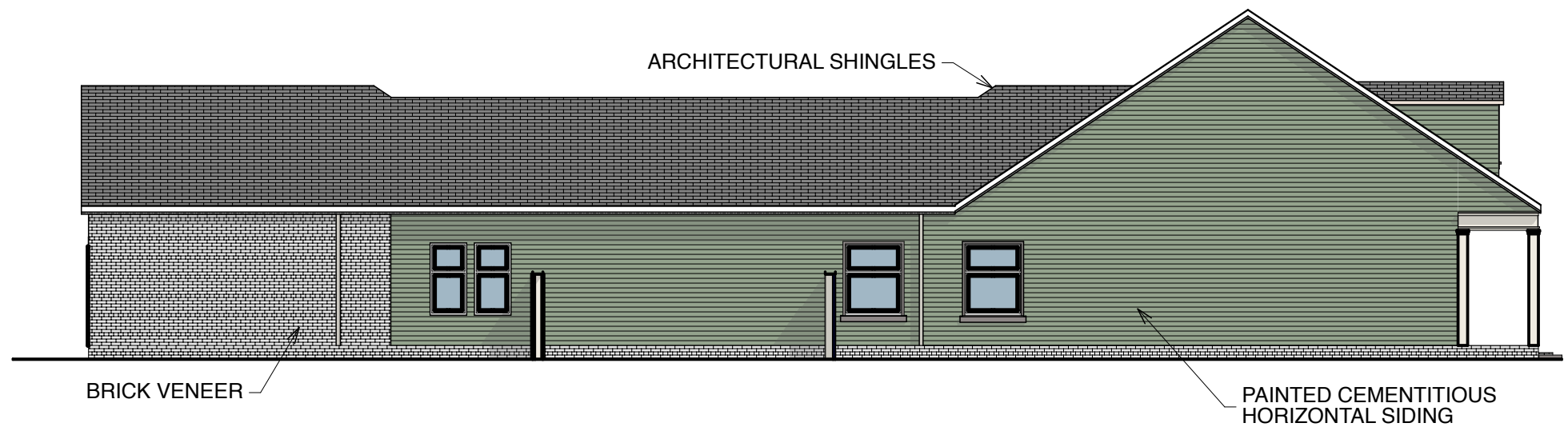
SIDE ELEVATION 2 UNIT-C

SCALE: 3/32" = 1'-0"



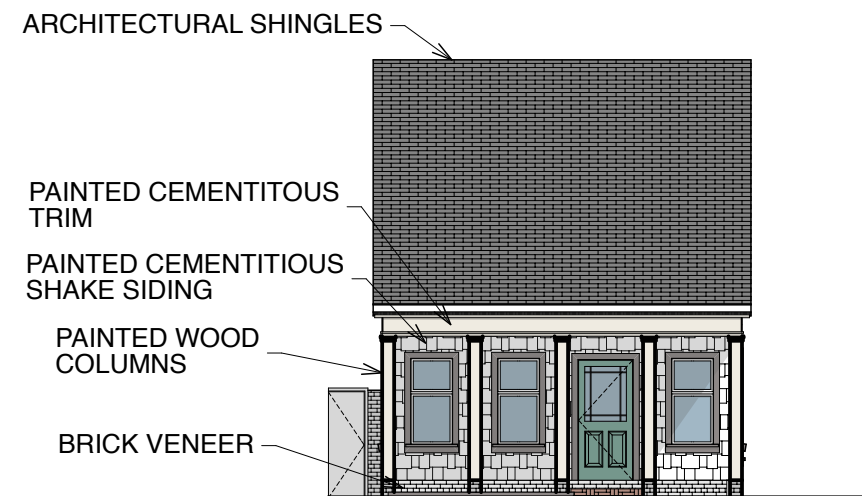
REAR ELEVATION UNIT-C

SCALE: 1/8" = 1'-0"



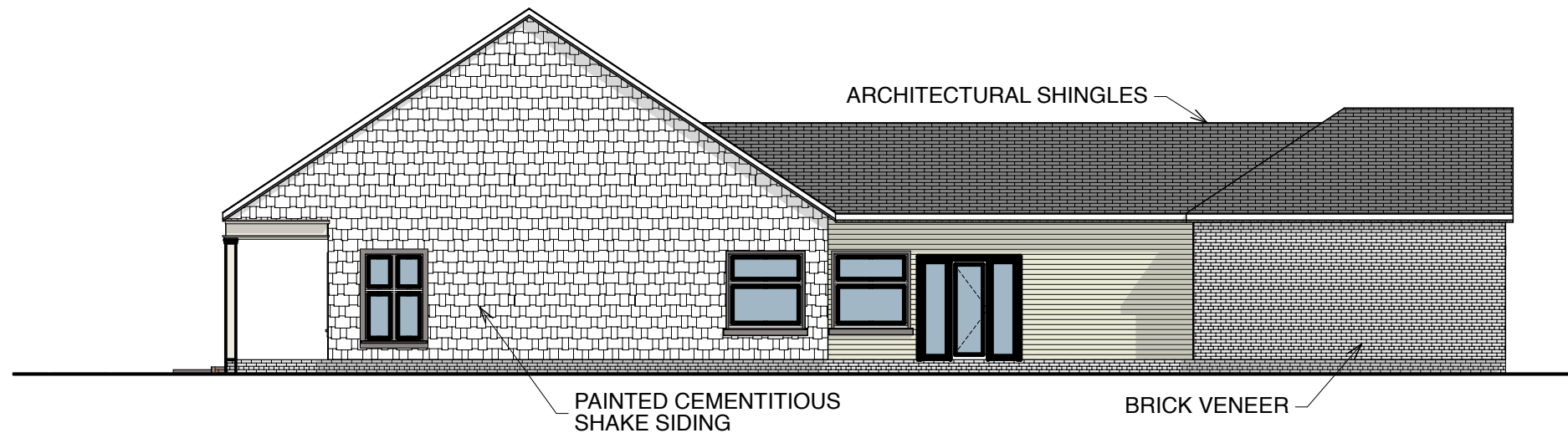
SIDE ELEVATION UNIT-C

SCALE: 3/32" = 1'-0"



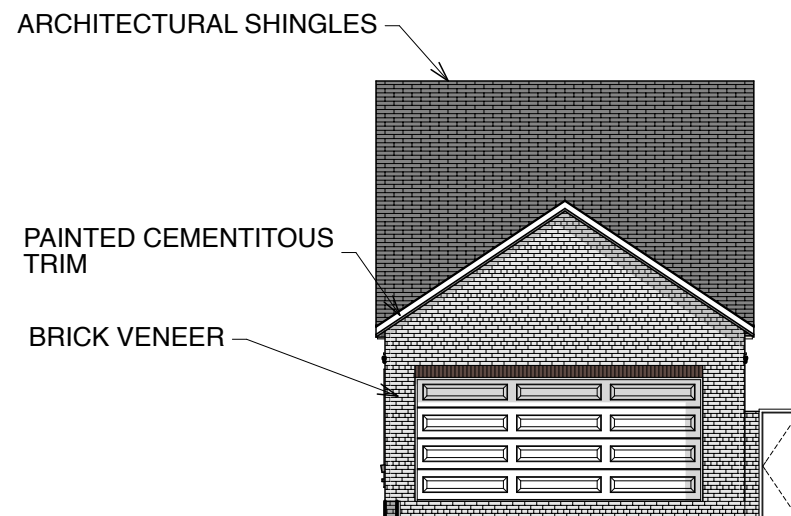
FRONT ELEVATION UNIT-F-1

SCALE: 3/32" = 1'-0"



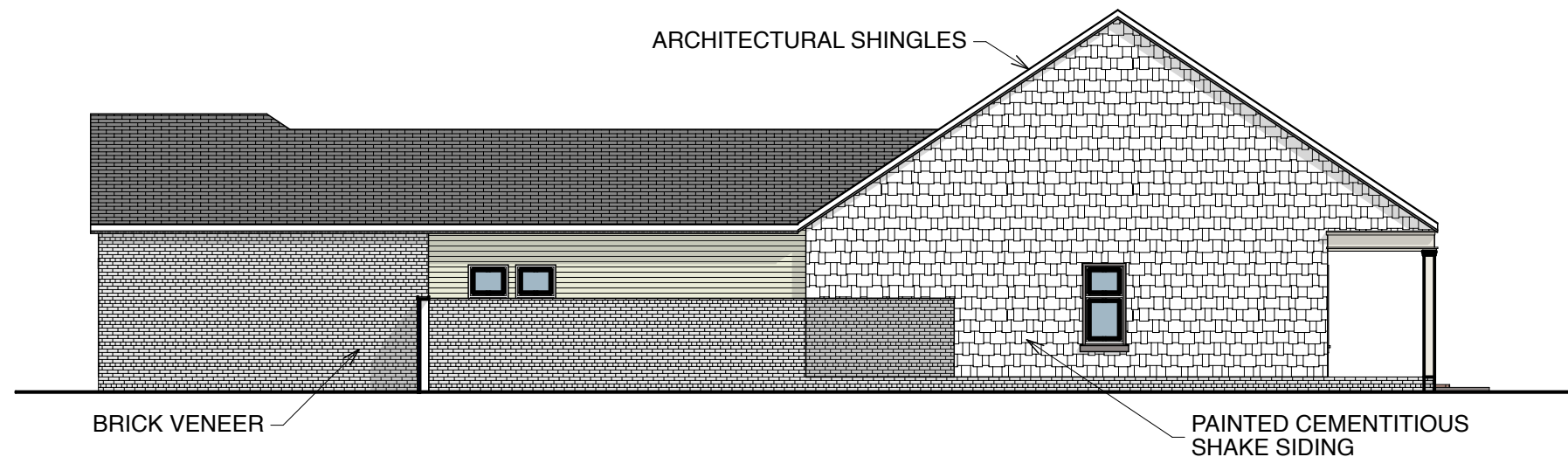
SIDE ELEVATION 2 UNIT-F-1

SCALE: 3/32" = 1'-0"



REAR ELEVATION UNIT-F-1

SCALE: 3/32" = 1'-0"



SIDE ELEVATION UNIT-F-1

SCALE: 3/32" = 1'-0"

LARGE SCALE DEVELOPMENT STAFF REPORT



Spoon Boys

8059 SW Regional Airport Boulevard

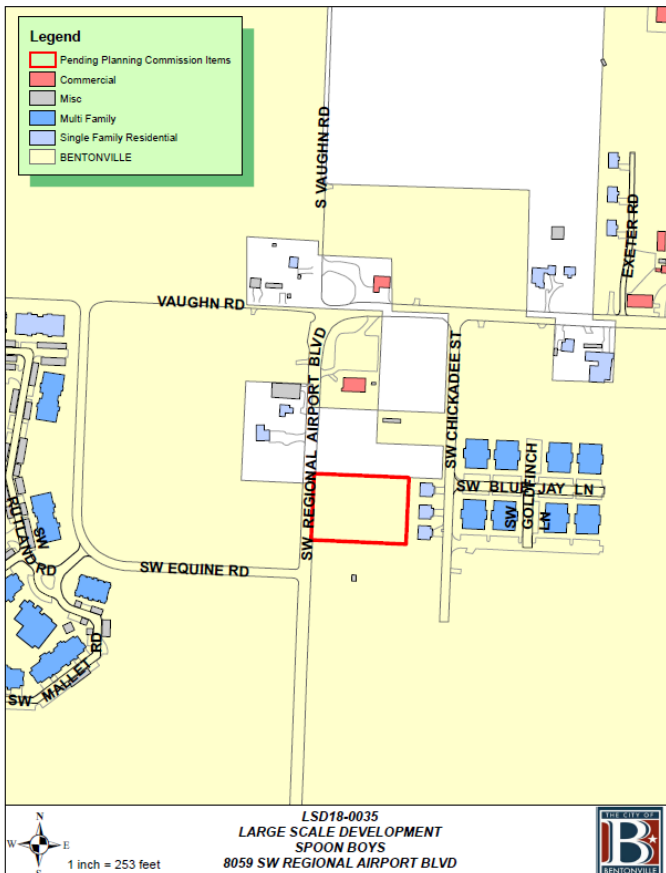
PC Date: 7/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0035
Applicant / Current Owner	Spoon, Shawn & Shannon 8059 SW Regional Airport Boulevard Bentonville, AR 72712
Site Area	+/- 1.42 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office/Retail

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

Location Map



Property Description

This property is located on SW Regional Airport Boulevard, south of S Vaughn Road. The property is currently zoned C-2, General Commercial.

Project Details

Project consists of the construction of a retail, office, and storage building for a landscaping company. The site contains a central building with adjacent parking lot and a gravel, equipment and product storage area in the rear. The primary materials depicted for the exterior elevations are brick and hardie board.

The applicant shall construct sidewalk the length of the project area. The applicant proposes landscaping in excess of the ordinance.

Projected Traffic Impact

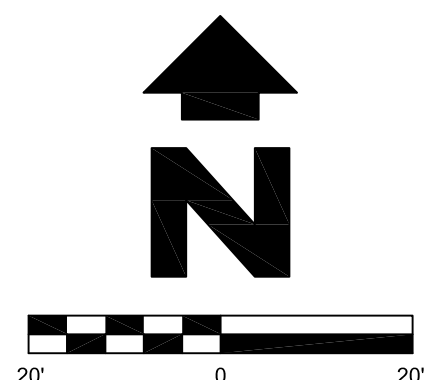
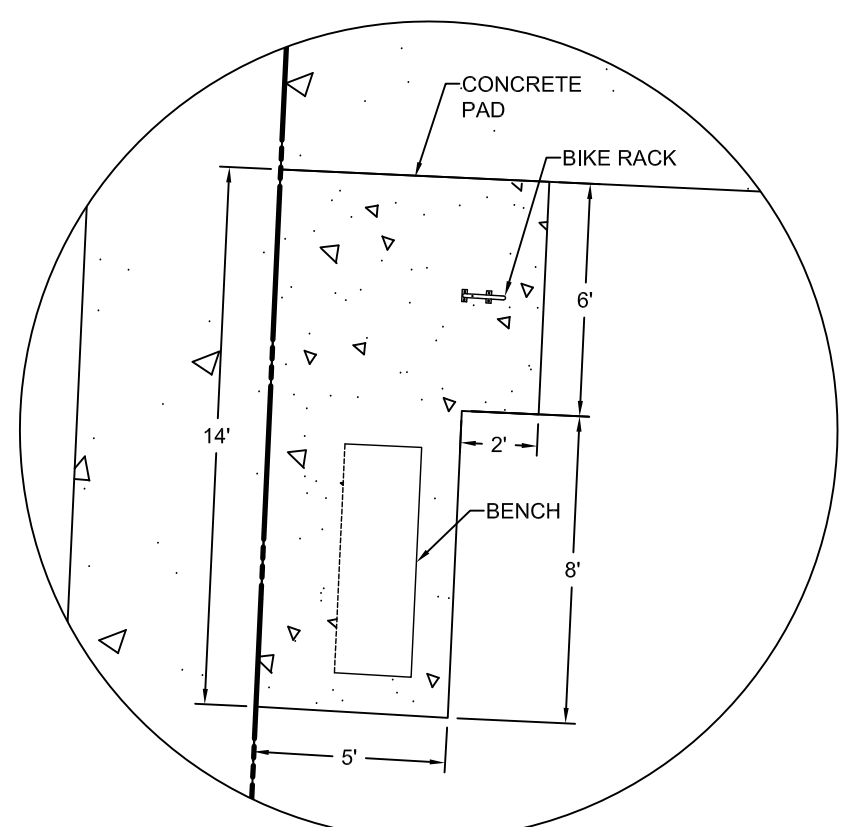
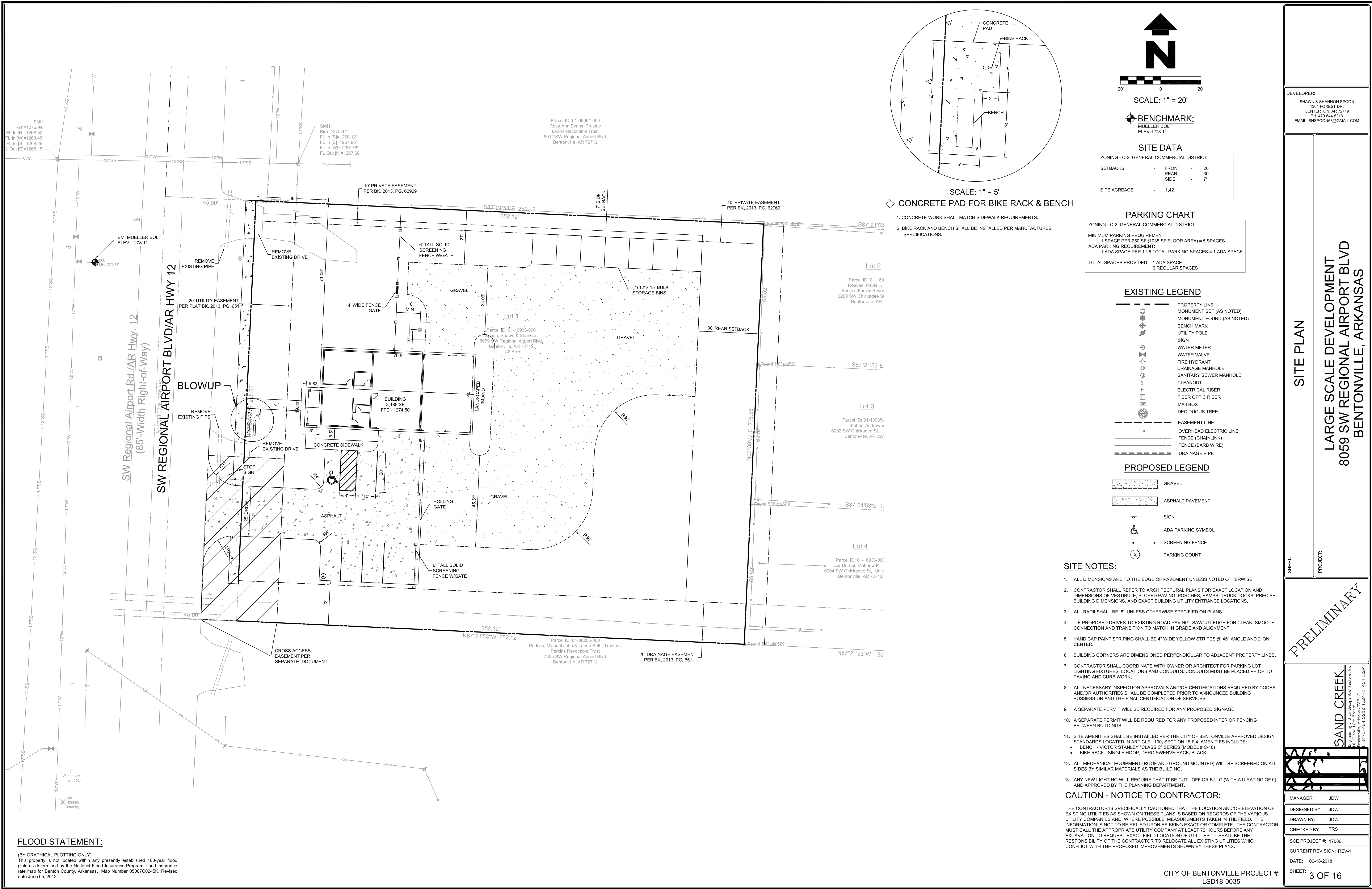
The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

Waivers

- One waiver requested:
 - A waiver from Article 1100, Section 1100.10.E, Driveway Design, Location and Construction Standards.
 - The applicant requests that a gravel service lot be permitted to the rear of the building. Employees and delivery services will only utilize this lot. The area shall be screened through the utilization of a 6-foot fence and rolling gate.

Conclusion

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



SCALE: 1" = 20'

BENCHMARK:
MUELLER BOLT
ELEV:1278.11

SITE DATA

ZONING - C-2, GENERAL COMMERCIAL DISTRICT			
SETBACKS	-	FRONT	- 20'
	-	REAR	- 30'
	-	SIDE	- 7'
SITE ACREAGE	-	1.42	

SCALE: 1" = 5'

◇ CONCRETE PAD FOR BIKE RACK & BENCH

1. CONCRETE WORK SHALL MATCH SIDEWALK REQUIREMENTS.
2. BIKE RACK AND BENCH SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS.

PARKING CHART

ZONING - C-2, GENERAL COMMERCIAL DISTRICT

MINIMUM PARKING REQUIREMENT:
1 SPACE PER 250 SF (1035 SF FLOOR AREA) = 5 SPACES

ADA PARKING REQUIREMENT:
1 ADA SPACE PER 1-25 TOTAL PARKING SPACES = 1 ADA SPACE

TOTAL SPACES PROVIDED: 1 ADA SPACE
6 REGULAR SPACES

EXISTING LEGEND

- | | |
|--|---------------------------|
| | PROPERTY LINE |
| | MONUMENT SET (AS NOTED) |
| | MONUMENT FOUND (AS NOTED) |
| | BENCH MARK |
| | UTILITY POLE |
| | SIGN |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | DRAINAGE MANHOLE |
| | SANITARY SEWER MANHOLE |
| | CLEANOUT |
| | ELECTRICAL RISER |
| | FIBER OPTIC RISER |
| | MAILBOX |
| | DECIDUOUS TREE |
| | EASEMENT LINE |
| | OVERHEAD ELECTRIC LINE |
| | FENCE (CHAINLINK) |
| | FENCE (BARB WIRE) |
| | DRAINAGE PIPE |

PROPOSED LEGEND

- | | |
|--|--------------------|
| | GRAVEL |
| | ASPHALT PAVEMENT |
| | SIGN |
| | ADA PARKING SYMBOL |
| | SCREENING FENCE |
| | PARKING COUNT |

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL RADII SHALL BE 5', UNLESS OTHERWISE SPECIFIED ON PLANS.
4. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAWCUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
5. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
6. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
7. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR PARKING LOT LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
8. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
9. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED SIGNAGE.
10. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED INTERIOR FENCING BETWEEN BUILDINGS.
11. SITE AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE APPROVED DESIGN STANDARDS LOCATED IN ARTICLE 1100, SECTION 15.F.4. AMENITIES INCLUDE:
 - BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL # C-10)
 - BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK.
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas, Map Number 05007C0245K, Revised date June 05, 2012.

CITY OF BENTONVILLE PROJECT #:
LSD18-0035

DEVELOPER:

SHAWN & SHANNON SPOON
1301 FOREST DR.
CENTERTON, AR 72719
PH: 479-644-5213
EMAIL: SNSPOON@GMAIL.COM

SITE PLAN

LARGE SCALE DEVELOPMENT
8059 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

PRELIMINARY

SAND CREEK
Site Planning and Landscape Architecture, Inc.
1010 N. Highway 727, Suite 100
Bentonville, Arkansas 72712
Ph: 479/464-5262 Fax: 479/464-9354

MANAGER: JDW

DESIGNED BY: JDW

DRAWN BY: JDW

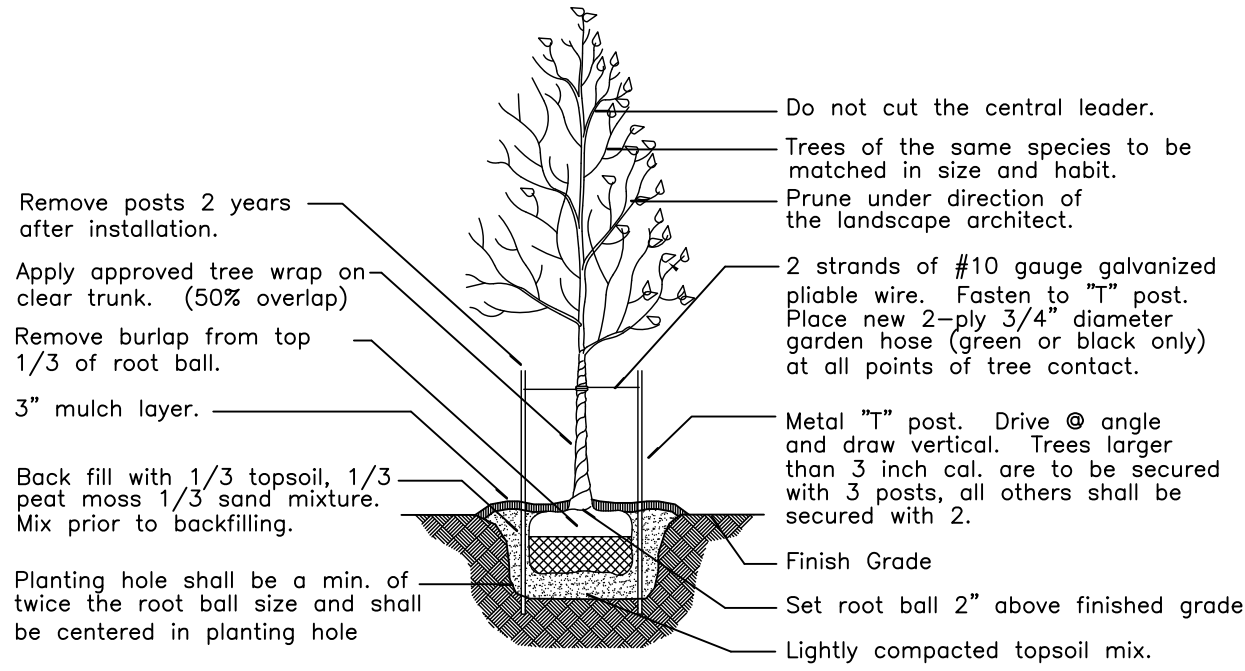
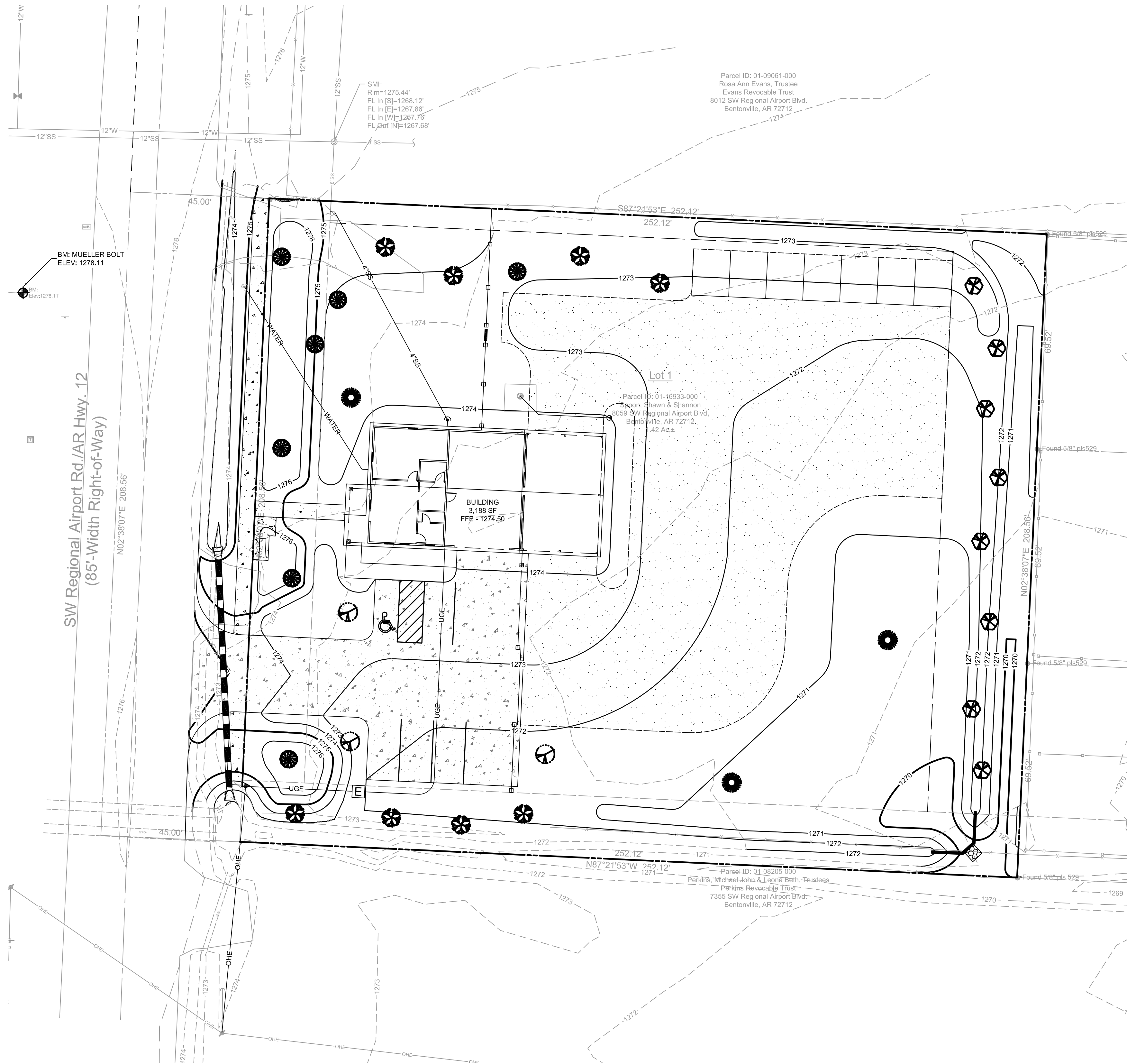
CHECKED BY: TRS

SCE PROJECT #: 17086

CURRENT REVISION: REV-1

DATE: 06-18-2018

SHEET: 3 OF 16



TREE PLANTING DETAIL

NOTICE:
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.5.C-10)

TREES SHALL NOT BE TAPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS, ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC. 1400.6.A-8 & 1400.6.G-7)

LANDSCAPE NOTES:

1. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED, THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
2. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
3. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
4. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
5. TREE BALLS SHALL HAVE A DIAMETER EQUAL TO 10" PER CALIPER INCH OF THE TREE TO BE TRANSPLANTED.
6. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
7. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAKES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
8. DIMENSIONS FOR HEIGHT, SPREAD, AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
9. PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADMEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
10. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
11. PRE EMERGENT HERBICIDE (TRIFLORAL OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
12. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOP SOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA.
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.5.C-10)
15. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.5.C-11)
16. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.5.C-12)
17. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS, ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC. 1400.6.A-8 AND 1400.6.G-7)
18. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
19. THE CITY REQUIRES ONE OR A COMBINATION OF THE FOLLOWING IRRIGATIONS OPTIONS BE INSTALLED:
 - UNDERGROUND SPRINKLING SYSTEM
 - AUTOMATIC DRIP SYSTEM
 - HOSE ATTACHMENT WITHIN 100' OF ALL LANDSCAPED AREAS
20. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH THE LANDSCAPING, UTILITY LOCATION SHALL BE FIELD VERIFIED.

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Mature Height	Planting Size (min.)
8		ARBROVITAE	THUJA x "GREEN GIANT"	30 Feet	2.5"
3		SCHUMARD OAK	QUERCUS SCHUMARDII	55 Feet	2.5"
8		WHITE PINE	PINUS STROBUS	50-80 Feet	2.5"
7		CHINESE PISTACHE	PISTACIA CHINENSIS	30 Feet	2.5"
3		FOREST PANSY REDBUD	CERCIS CANADENSIS	25 Feet	2.5"

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
ALL PLANT MATERIAL IS TO BE GUARANTEED FOR 18 MONTHS. GUARANTEE PERIOD SHALL START FROM DATE OF PROVISIONAL ACCEPTANCE BY OWNER.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.

GEREN + ASSOCIATES

LANDSCAPE ARCHITECTURE & PLANNING
"CREATING BEAUTIFUL SPACES FOR LIVING SINCE 1984"

13955 WHITE OAK LANE
BENTONVILLE, ARKANSAS
479.903.2697
WEGEREN81@GMAIL.COM

SPOON BOYS
8059 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS

REVISIONS

NO	DATE	DESCRIPTION

NOT FOR CONSTRUCTION
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
REVIEW SET

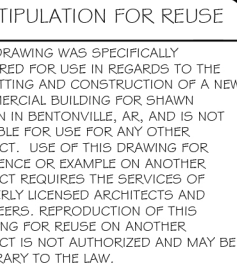
PRELIMINARY

DRAWN BY: JDW CHECKED BY: WEG

LANDSCAPE PLAN

SHEET 7

PRELIMINARY
DESIGN

[illegible]

HEET: A2

<u>EXTERIOR MATERIAL QUANTITIES:</u>	
BRICK	392 S.F.
CONCRETE BOARD SIDING	1,304 S.F.
TOTAL:	1,696 S.F.
BRICK	23%
CONCRETE BOARD SIDING	77%
TOTAL MASONRY	100%





SAND CREEK
Engineering and Landscape Architecture, Inc.

May 25th, 2018

Sand Creek Project # 17086

Jon Stanley, Planner
Community Development
305 SW A Street
Bentonville, AR 72712

SUBJECT: Waiver Request for Service Lot Pavement

Mr. Stanley,

On behalf of Shawn and Shannon Spoon, I am requesting a waiver to Article 1100, Design Standards, Section 1100.10.E, Driveway Design, Location and Construction Standards for Four (4) or Less Spaces Parking Spaces within the Front Yard Area, of the subdivision code for a service lot proposed behind a new landscaping business located at 8059 SW Regional Airport Blvd. The Spoons would like to propose a gravel service lot rather than asphalt as currently required. The service lot will be for employees and materials delivery and storage only, and will be screened from public view by a six-foot opaque wood fence with a rolling gate for vehicle access when needed, with additional screening in the form of landscaped berms closer to the street. The driveway and public parking lot will be paved as required by City code, and the proposed gravel service lot will remain shielded from public view.

They will be closing the two existing curb cuts on site that is currently allowed by the City's Development Code to install only one new driveway into property to minimize turns off of the highway, and they will be dedicating a cross-access easement across the driveway and frontage to abut the currently unimproved adjoining property to the South in case of future development of that adjoining property. No gravel will begin until a few feet beyond the screening fence into the service lot to keep all gravel from public view.

Please consider this a formal request to allow gravel instead of pavement in the service lot area only of this property. If you have any questions or need any more information, do not hesitate to get in touch with me. Thank you.

Respectfully submitted,



Jennifer Watkins

Sand Creek Engineering &
Landscape Architecture
Email-jwatkins@sandcreek.us
Phone-479-464-9282

LARGE SCALE DEVELOPMENT STAFF REPORT



Celebration Plaza

202 SE 6th Street

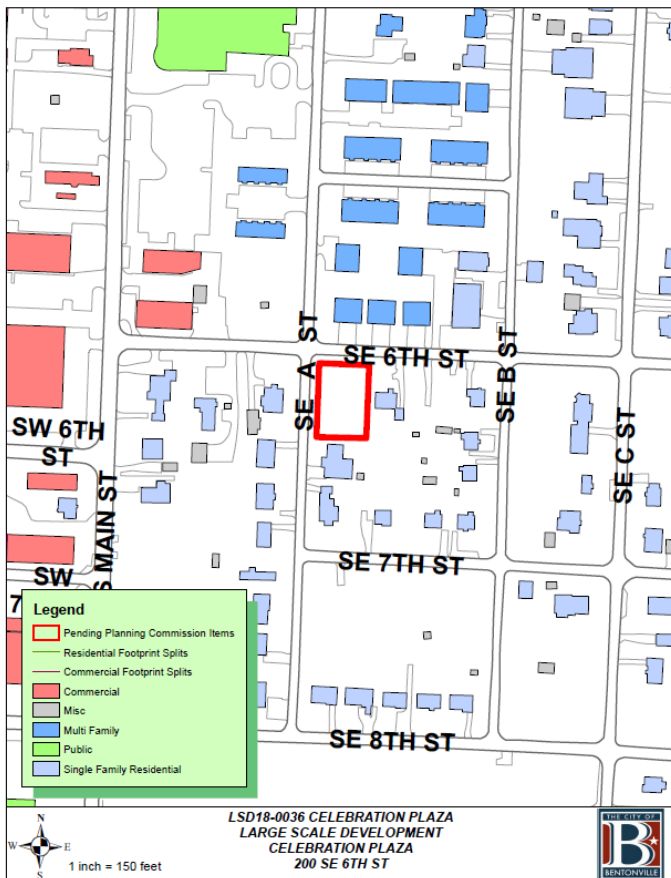
PC Date: 7/3/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0036
Applicant / Current Owner	Duncan Real Estate 5204 Village Parkway, Suite 11 Rogers, AR 72758
Site Area	+/- .31 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Development Type / Use	Office/Retail

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

Location Map



Property Description

This property is located at the SE Corner of SE A Street and SE 6th Street. The site is currently zoned DN-4, Downtown Mixed-Use Residential (Pending approval of RZ18-0022).

Project Details

Project consists of the construction of a retail cigar lounge and an adjacent, attached office building. The primary materials depicted for the exterior elevations are brick and hardie board.

Projected Traffic Impact

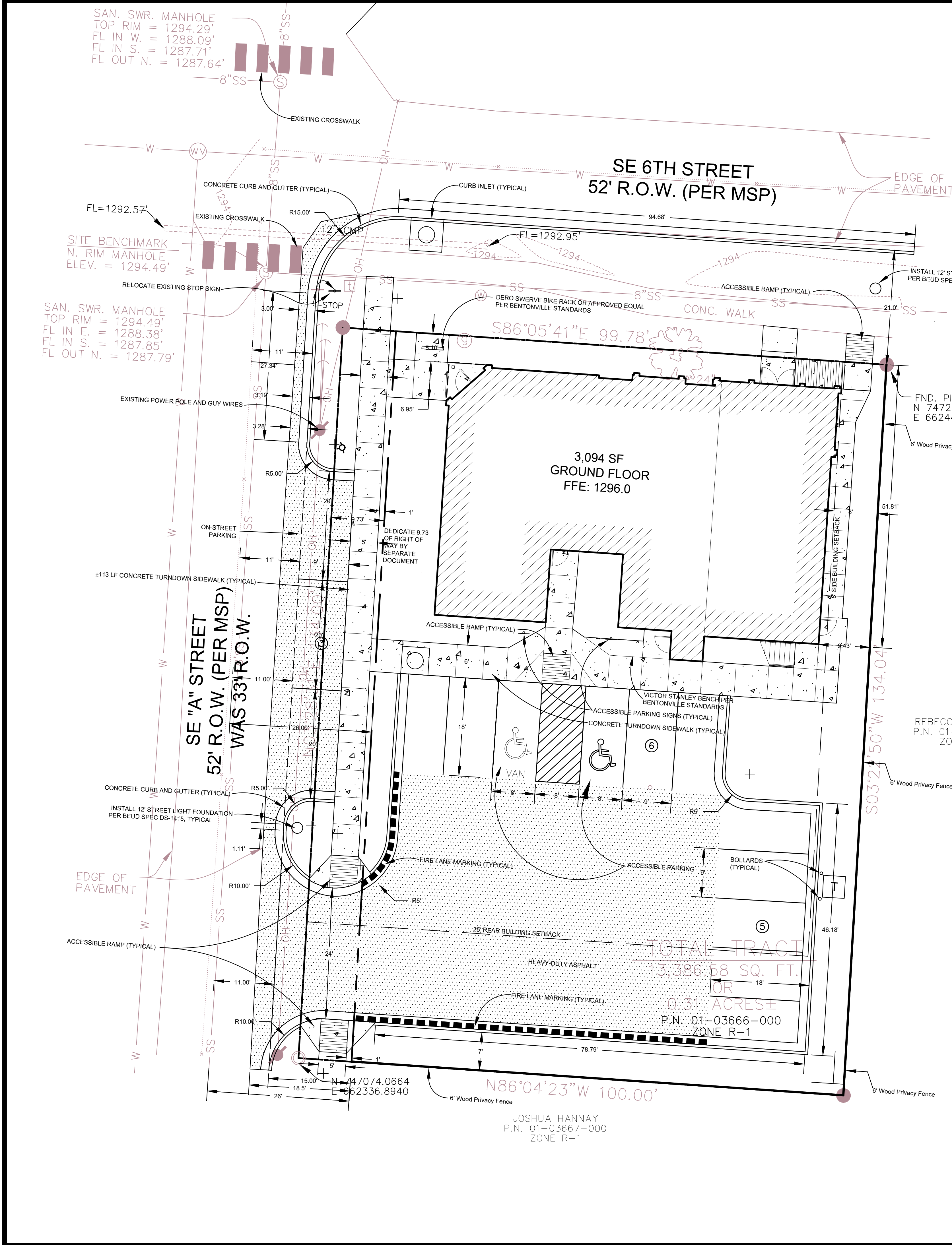
The proposed large scale development has the potential to impact traffic in the area. However, the existing street network should accommodate any increase in traffic caused by the development.

Waivers

- Two waivers requested:
 - A waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening of the Subdivision Code. The applicant request that a 5.27' greenspace be allowed on the east side of the development, as opposed to the 7' required by ordinance. The landscape plan depicts a Type A screen in the area of the waiver.
 - A waiver from Article 1100, Section 1100.5, Streets of the Subdivision Code. The applicant requests a narrower street width be accepted than that allowed within the Master Street Plan. The Master Street Plan calls for a 15-foot street section from the center of the road to the back of curb. The applicant currently shows an 11-foot section.

Conclusion

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



EXISTING LEGEND

- C.O.E. MONUMENT
- FIBER OPTICS SIGN
- FIRE HYDRANT
- GAS VALVE
- GAS REGULATOR
- POWER POLE
- SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- WIRE R/W FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE

PROPOSED LEGEND

- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- SIGN, TYPE AS NOTED ON PLAN
- CONCRETE CURB & GUTTER
- PROPOSED PARKING SPACES
- VAN ACCESSIBLE PARKING STALL
- ADA ACCESSIBLE RAMP

PARKING REQUIREMENTS:

REQUIRED:	1 SPACE PER 300 SF FOR OFFICE 955 SF / 300 = 3.18 SPACES
	1 SPACE PER 250 SF FOR RETAIL 1656 SF / 250 = 6.62 SPACES
REQUIRED TOTAL:	9.8 SPACES
PROVIDED:	11 SPACES
ACCESSIBLE:	1 REQUIRED, 2 PROVIDED (2 VAN ACCESSIBLE)

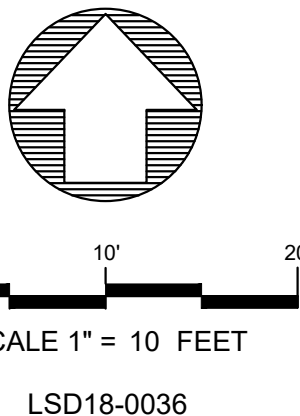
ZONING - DN4

BUILDING SETBACK TABLE:

FRONT YARD: 8 FEET
SIDE YARD: 6 FEET (ADJ. TO NON-RESIDENTIAL); 6 FEET (ADJ. TO RESIDENTIAL)
REAR YARD: 12 FEET (ADJ. TO NON-RESIDENTIAL); 12 FEET (ADJ. TO RESIDENTIAL)

- GENERAL NOTES:
- REMOVE ALL VEGETATION AND TOPSOIL FROM PROPOSED AREAS TO BE DISTURBED AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS IDENTIFIED TO BE SOD.
 - CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN DURING CONSTRUCTION.
 - GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND IMMEDIATELY REPORT ALL MAJOR DISCREPANCIES (IF ANY) TO THE ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN. ANY DAMAGE TO SAID ITEMS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE REGULATIONS.
 - ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS (IF ANY) SHALL BE INCLUDED IN BASE BID. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES.
 - REFER TO PROJECT DETAIL SHEETS FOR ASPHALT PAVEMENT SECTIONS, CONCRETE PAVEMENT SECTIONS, AND SIDEWALK DETAILS.
 - ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
 - ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF BENTONVILLE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
 - CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY OF BENTONVILLE STREET DEPARTMENT PRIOR TO PERFORMING ANY STREET CUTS.
 - SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 - ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF BENTONVILLE REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

- SITE NOTES:
- SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF BENTONVILLE. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE INSTRUCTED IN THE PROJECT SPECIFICATIONS.
 - ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT, THE OWNER, AND THE ENGINEER.
 - ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT / CURB REMOVAL MAY VARY; SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT / CURB IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL.
 - ALL DIMENSIONS ARE TO CENTER OF STRIPE, EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - ALL OFF-SITE EASEMENTS (PERMANENT AND TEMPORARY), IF ANY, ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.
 - ALL WORK IN AHTD RIGHT-OF-WAY SHALL MEET AHTD STANDARDS AND SPECIFICATIONS.
 - ALL WORK IN CITY STREET RIGHT-OF-WAY SHALL MEET CITY OF BENTONVILLE STANDARDS AND SPECIFICATIONS.
 - ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED WITH MATERIALS SIMILAR TO THE BUILDING.
 - ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - NOTHING SHALL BE PLACED OR PERMITTED BETWEEN 30" AND 60" IN HEIGHT IN THE SHADED SIGHT TRIANGLE AREAS.
 - NO NEW SITE LIGHTING IS PROPOSED. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
 - IF EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR BEFORE FINAL INSPECTION.



PRELIMINARY
NOT FOR
CONSTRUCTION

THESE PLANS ARE NOT
CONSIDERED FINAL UNLESS
SIGNED BELOW BY THE CIVIL
ENGINEER

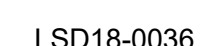
CIVIL ENGINEER		REVISION	DATE	NO.

CELEBRATION PLAZA
SE 6TH STREET
BENTONVILLE, AR

GRAY ROCK, LLC.
5204 Village Parkway, Suite 111
Rogers, Arkansas 72758
www.grayrockconsulting.com
479.230.9131 office
800.687.7665 fax



PROJECT NO. 18-209	SCALE 1"=10'
DATE: JUNE 29, 2018	
SITE PLAN	
SHEET	NO.
C2.0	



STIPULATION FOR REUSE
THIS DRAWING IS PREPARED FOR USE
ON A SPECIFIC SITE AT
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CELEBRATION PLAZA

SE 6TH STREET
BENTONVILLE, AR

JOB NUMBER: 18-17-00021

ISSUE BLOCK	

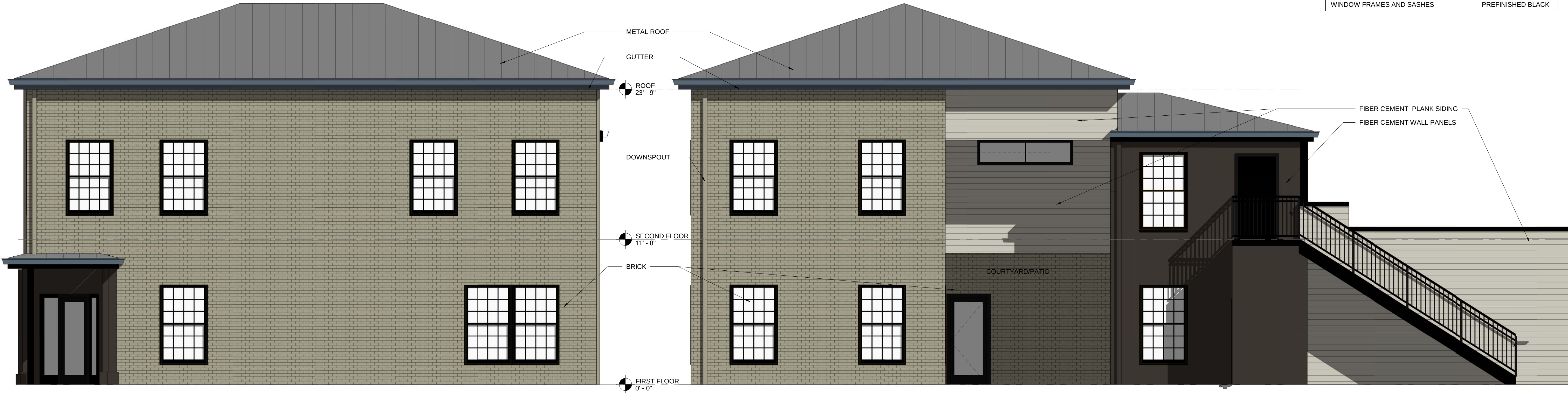
CHECKED BY:	DW
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DOCUMENT DATE:	05/29/18

NOT FOR CONSTRUCTION

COLORED
ELEVATIONS

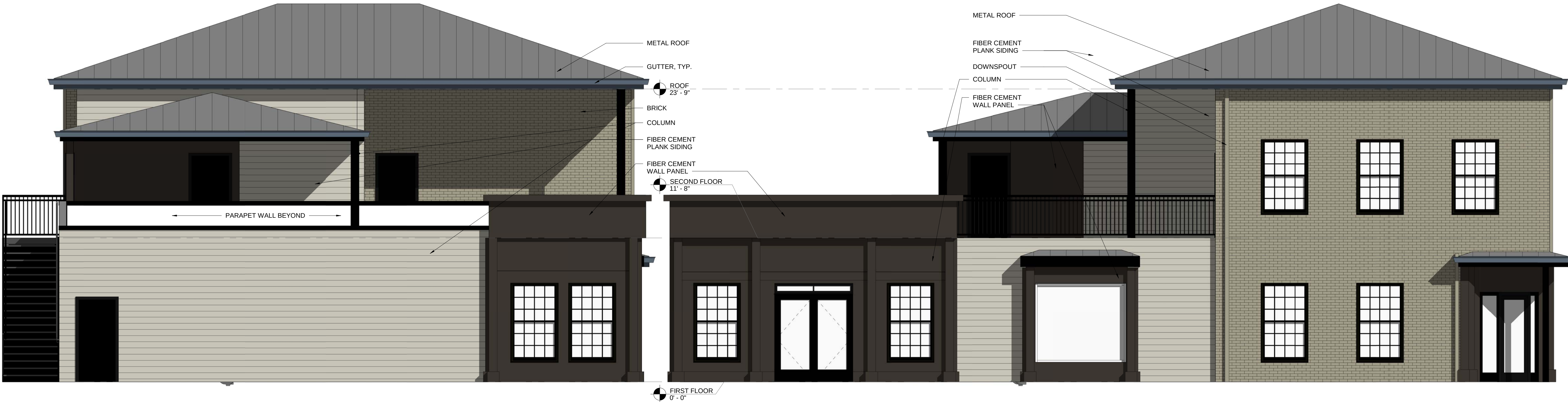
SHEET:
A202

EXTERIOR FINISH SCHEDULE	
BRICK	GREIGE OR PAINTED MEDIUM TAUPE
CEMENT BOARD PANEL SIDING	DARK TAUPE
CEMENT BOARD PLANK SIDING	LIGHT TAUPE
DOORS, FASCIA, RAILINGS AND TRIM	PAINTED BLACK
METAL ROOF	GALVANIZED OR SILVER
GUTTERS	MATCH ROOF COLOR
DOWNSPOUTS	MATCH WALL COLOR
WINDOW FRAMES AND SASHES	PREFINISHED BLACK



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

3 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"



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

June 26, 2018

City of Bentonville Planning Services
305 SW "A" Street
Bentonville, AR
479-271-3122
Attn.: Tyler Overstreet

Re: Perimeter landscaping Waiver Request from section 1400.7

Mr. Overstreet,

Please accept this letter containing narrative to accompany our request for a waiver from code section 1400.7, the requirement for 7' of greenspace along the perimeter of the property. We are providing 5.27' of greenspace rather than the required 7', due to the need for a sidewalk on the east side of the building to get pedestrians to the front door with the most direct and safest route.

We have reduced the width of the proposed sidewalk to allow for as much green space as possible. Also, the perimeter property line has an evergreen intermittent screen and a 6' wood privacy fence.

Respectfully submitted,

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



GRAY ROCK, LLC.

Civil Engineering and Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

June 28, 2018

City of Bentonville Planning Services
305 SW "A" Street
Bentonville, AR
479-271-3122
Attn.: Tyler Overstreet

Re: Road Improvements Waiver Request from section 1100.5

Mr. Overstreet,

Please accept this letter containing narrative to accompany our request for a waiver from code section 1100.5, the requirement for street improvements per MSP along SE "A" Street.

The street was classified as a residential street and is now classified as a local street. The client is dedicating Right of Way per the MSP and installing the sidewalk per MSP. It is the street width that we are asking a waiver from. We are showing the street to be widened about 3.5' and installing concrete curb and gutter. The street should be widened to 14.5' to back of curb. The difference of 11'. The problem is that the street section does not fit with the existing conditions. There is an overhead electric transmission line that has utility poles that will not work with the MSP for a local street.

Respectfully submitted,

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