



**Planning Commission
Agenda
July 17, 2018**

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- 1. Lots 10 and 11 Loesche Subdivision**
801 and 803 NW 8th Street (*PLA18-0021*)

Property Line Adjustment

- 2. Home2 Suites**
SE Griffin Drive (*LSD18-0039*)

Large Scale Development

- 3. 10th and Main**
1003 S Main Street (*LSD18-0037*)

Large Scale Development

- 4. Subdivision Code Revisions***

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

Planning Commission
Minutes
July 3, 2018

Meeting called to order at 5:00 p.m. by Rod Sanders, Chairman. He welcomes new member, Dana Davis.

Present: Dana Davis, Scott Eccleston, Rod Sanders, Joe Haynie, Jim Grider, and Richard Binns
Absent: Elaine Kerr
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of June 19, 2018 as written
Approved 6-0

Consent Agenda

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

Approved 6-0

New Business

Item #1

Parson: Rezoning, 2001 SE J Street, R-O, Residential Office to C-1, Neighborhood Commercial, RZ18-0021

Tyler Overstreet reads the staff report.

Opened public hearing

Nate Bachelor, consultant for the applicant, spoke in favor.

Closed public hearing

Mr. Bachelor explains the need for the C-1 zoning instead of the R-O zoning.

Approved 6-0

Item #2

Duncan Real Estate: Rezoning, 202 SE 6th Street, R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential, RZ18-0022

Tyler Overstreet reads the staff report.

Opened public hearing

Josh Hana, 609 SE A Street, spoke against the rezoning stating property value concerns. There is discussion between Mr. Hana and staff.

Closed public hearing

Approved 6-0

Item #3

Bentonville North Village: Planned Residential Development, Northeast J Street, PRD, Planned Residential Development to PRD, Planned Residential Development, PRD18-0003

Tyler Overstreet reads the staff report.

Opened public hearing

Nathan Lembke at 2602 NW Linebarger Lane has drainage concerns. Staff puts him in touch with the Engineering and Stormwater Departments.

Jason Hoffman, 1111 St Ives Ct, has questions about improvements to Northeast J Street.

Approved 6-0

Item #4

Spoon Boys: Large Scale Development, 8059 SW Regional Airport Blvd, LSD18-0035

Tyler Overstreet reads the staff report.

Jennifer Watkins, with Sand Creek Engineering, explains the need for the waiver.

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Driveway Design, Location, and Construction Standards

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Celebration Plaza: Large Scale Development, 202 SE 6th Street, LSD18-0036

Tyler Overstreet reads the staff report.

Dirk Thibodaux, with Gray Rock Consulting, explains the waiver requests to the Commissioners. There is discussion amongst Mr. Thibodaux, the Commissioners, and staff.

Motion by Mr. Eccleston, seconded by Mr. Davis to approve the Waiver Request: Perimeter Landscaping, Screening, and Buffering

Approved 6-0

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Streets of Subdivision Code

Approved 6-0

Large Scale Development

Approved 6-0

Meeting adjourned

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

Ali Worley

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lots 10 and 11 Loesche Subdivision

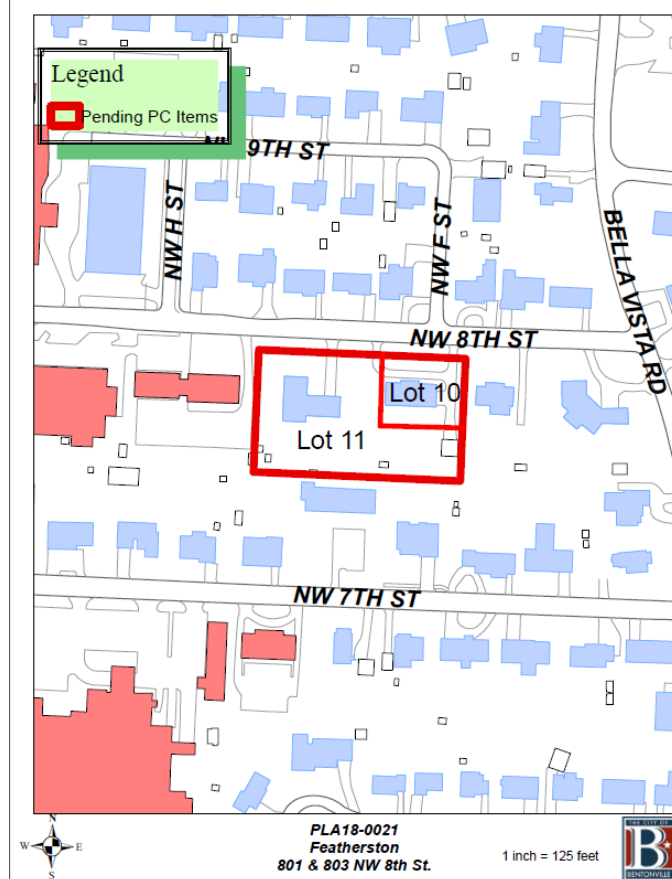
PC Date: 7/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	PLA18-0021
Applicant / Current Owner	Randy and Becky Featherston 808 McClure Road Little Flock, AR 72756
Site Area	+/- 1.4 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Downtown Low-Density Residential

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

Location Map



Property Description

This property is located on NW 8th Street, west of Bella Vista Road. The approximately 1.4 acre property is currently zoned R-1, Single-Family Residential.

Project Details

Property Line Adjustment adjusting the lot lines of old Lots 5, 6, and 7 of Loesche Subdivision, creating new Lots 10 and 11. The plat dedicates an additional 8.67 feet of right-of-way along NW 8th Street.

Projected Traffic Impact

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

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. 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.



SCALE 1"=40'

40 20 0 40

LEGEND

— EASEMENT
— PROPERTY LINE
— OLD PROP. LINE
— CENTERLINE
— PRIVACY FENCE
— ADJ. PROPERTY LINE
— SL — SEWER LINE

⊙ WATER METER
⊙ GAS METER
⊙ POWER POLE
⊙ SEWER MANHOLE
⊙ PIPE FOUND 1" PIPE
⊙ S.I.P. SET IRON PIN
● F.I.P. FOUND IRON PIN

RIGHT OF WAY TO BE DEDICATED TO THE CITY OF BENTONVILLE PER THIS PLAT, 0.065 ACRES/2,846 SQ.FT.



2nd SUBMITTAL
P.C. DATE

JUL 17 2018

COMMENTS DUE

JUL 02 2018

NOTES

1). WARRANTY DEED RECORDED FOUND AT BOOK 2016, BOOK 26738 AND BOOK 2014, BOOK 18418.

2). TAX PARCEL #s: 01-03322-000, & 01-03323-000.

3). 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 SIAD DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

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

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

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

BASIS OF BEARING

TIED INTO CITY OF BENTONVILLE MONUMENTATION (STATE PLANE COORDINATES) ACCORDING TO ARKANSAS GRID NORTH.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER, 29, 2007.

SETBACK CHART. R-1 ZONING

FRONT SETBACK 30'
w/o GARAGE 20'
SIDE SETBACK 7'
REAR SETBACK 25'

RIGHT OF WAY DEDICATION

0.065 ACRES/2,846 SQ.FT. ALONG THE NW 8TH STREET, TO BE DEDICATED TO THE CITY OF BENTONVILLE, PER THIS PLAT.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION:

SIGNED:

REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION:

SIGNED:

RANDY FEATHERSTON

PRINT:

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS
DAY OF _____, 2018.

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION:

SIGNED:

BECKY FEATHERSTON

PRINT:

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS
DAY OF _____, 2018.

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:

SIGNED:

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN



SITE ADDRESS:

801 & 803 NW "8TH" ST

PARENT LOT DESCRIPTION

LOT 7, 6, 5, AND THE WEST 65 FEET OF LOT 4, LOESCHE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "F" AT PAGE 19.

LOT 10

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BEING A 1" PIPE, OF LOESCHE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "F" AT PAGE 19, THENCE SOUTH 02°31'54" WEST 9.12 FEET; THENCE SOUTH 87°32'59" EAST 191.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°32'59" EAST 128.98 FEET; THENCE SOUTH 02°31'54" WEST 107.44 FEET; THENCE NORTH 88°26'17" WEST 127.15 FEET; THENCE NORTH 01°33'43" EAST 109.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.319 ACRES MORE OR LESS, AND SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, LIENS, OR ENCUMBRANCES WHICH MAY OR MAYNOT BE OF RECORD.

TEMPORARY ACCESS EASEMENT, BEGINNING AT THE NW CORNER OF THE LOT 10, THENCE SOUTH 01°33'43" WEST 42.92 FEET; THENCE NORTH 87°32'59" WEST 16.00 FEET; THENCE NORTH 01°33'43" EAST 42.92 FEET; THENCE SOUTH 87°32'59" EAST 16.00 FEET TO THE POINT OF BEGINNING, CONTAINING 686.72 SQ. FT., 0.0157 ACRE MORE OR LESS, THE EASEMENT TO BE EXTINGUISHED AFTER THE EXISTING ASPHALT DRIVEWAY IS REMOVED.

LOT 11

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BEING A 1" PIPE, OF LOESCHE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "F" AT PAGE 19, THENCE SOUTH 02°31'54" WEST 9.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°32'59" EAST 191.02 FEET; THENCE SOUTH 01°33'43" WEST 109.42 FEET; THENCE SOUTH 88°26'17" EAST 127.15 FEET; THENCE SOUTH 02°31'54" WEST 81.89 FEET; THENCE NORTH 87°28'06" WEST 320.00 FEET; THENCE NORTH 02°31'54" EAST 188.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS, AND SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, LIENS, OR ENCUMBRANCES WHICH MAY OR MAYNOT BE OF RECORD.

TEMPORARY ACCESS EASEMENT, BEGINNING AT THE NE CORNER OF THE LOT 11, THENCE SOUTH 01°33'43" WEST 42.92 FEET; THENCE NORTH 87°32'59" WEST 16.00 FEET; THENCE NORTH 01°33'43" EAST 42.92 FEET; THENCE SOUTH 87°32'59" EAST 16.00 FEET TO THE POINT OF BEGINNING, CONTAINING 686.72 SQ. FT., 0.0157 ACRE MORE OR LESS, THE EASEMENT TO BE EXTINGUISHED AFTER THE EXISTING ASPHALT DRIVEWAY IS REMOVED.

A PROPERTY LINE ADJUSTMENT OF OLD LOTS 5, 6, 7, AND THE WEST 65' OF LOT 4 OF LOESCHE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS TO BE KNOWN AS NEW LOTS 10 & 11 OF LOESCHE SUBDIVISION TO THE CITY OF BENTONVILLE.

PROPERTY LINE ADJUSTMENT		REVISIONS	
No.:	BY:	DATE:	
OWNER:			
RANDY FEATHERSTON			
808 McCLURE ROAD			
ROGERS, AR 72756			
DRAWN BY:	DP/ZS	DATE:	6/7/18
CHECKED BY:		JOB No.:	2018178
SCALE:	1"=40'	SHEET:	1

ATLAS PAGE 361

CITY OF BENTONVILLE
PROJECT # PLA 18-0021

LARGE SCALE DEVELOPMENT STAFF REPORT



Home2 Suites

SE Griffin Drive

PC Date: 7/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0039
Applicant / Current Owner	Bentonville Lodging Group, LLC PO Box 7479 Springdale, AR 72756
Site Area	+/- 2.6 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Hotel

Property Description

This property is located between SE Griffin Drive and SE Eagle Way, south of SE 14th Street. The approximately 2.6 acre tract is currently zoned C-2 General Commercial.

Project Details

Project consists of the construction of a 119-room hotel facility. The project provides 131 parking spaces. The primary material depicted for the exterior elevations is hardie board. The plans show adequate landscaping, with the exception of a perimeter landscape waiver.

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

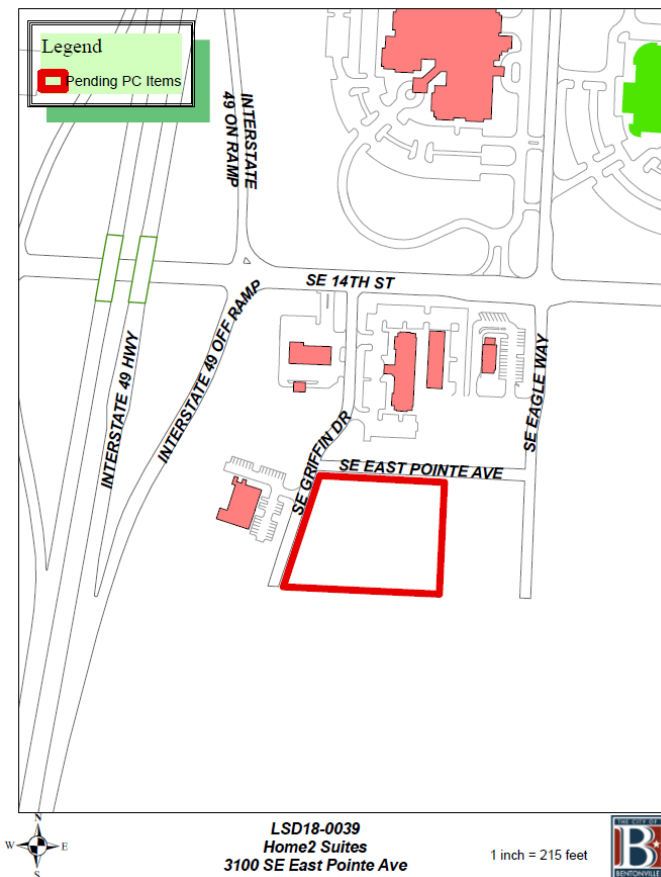
- One waiver requested:
 - A waiver from Article 1400, Section 1400.7, Perimeter Landscaping and Screening, of the Subdivision Code. The applicant requests that they be exempt from the perimeter landscaping requirements on their eastern property line in order to provide a shared access drive. The required tree count shall be provided elsewhere on the site.

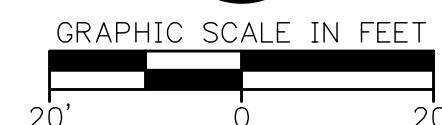
Conclusion

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

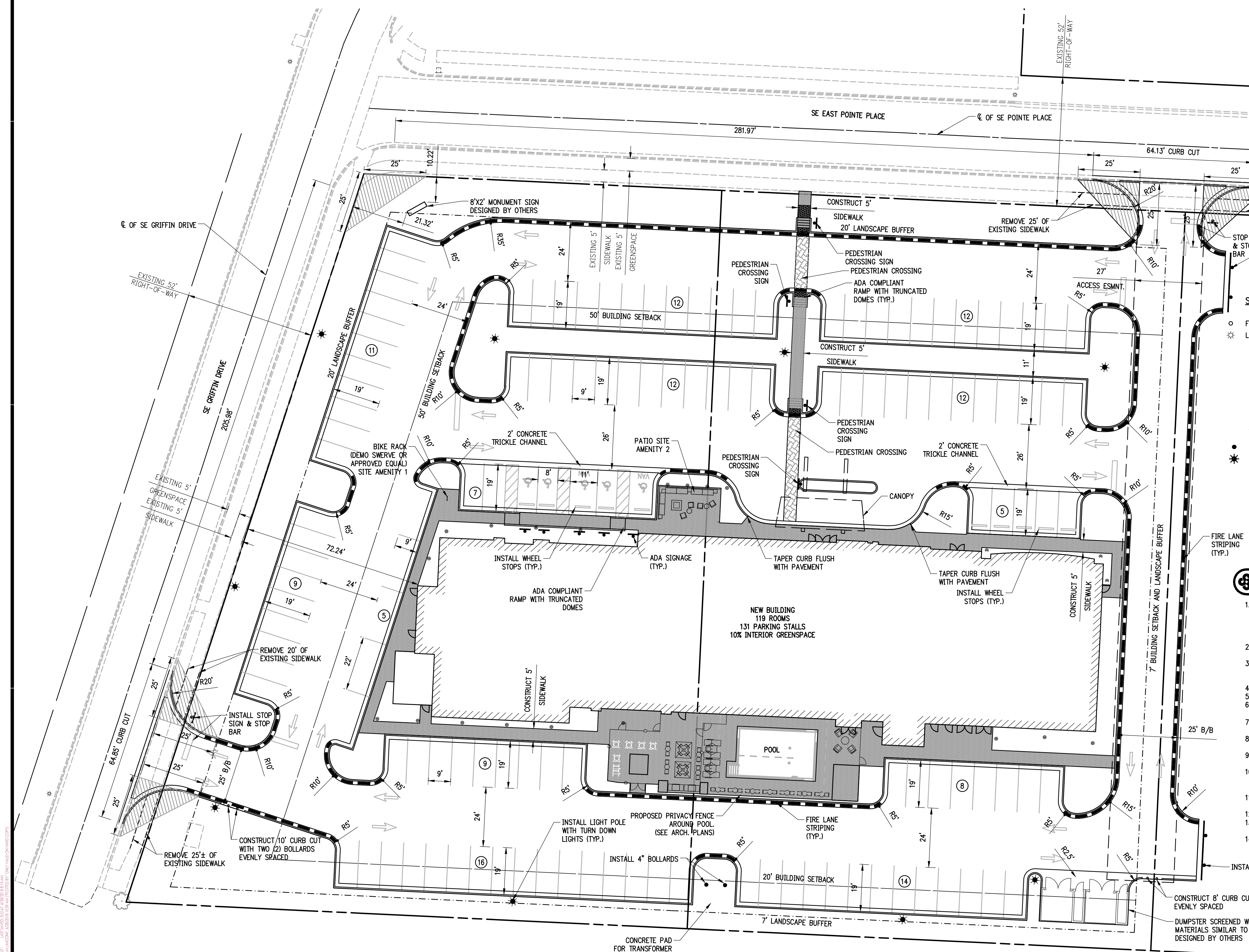
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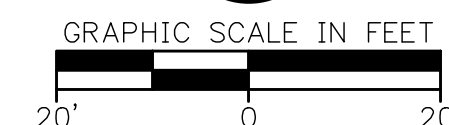
Location Map



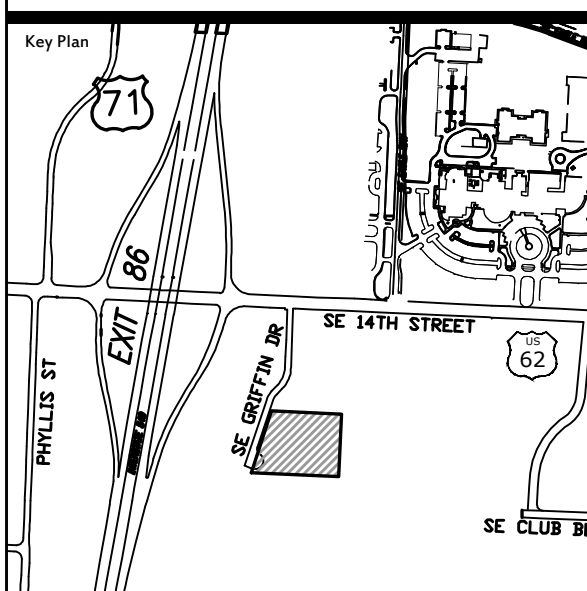
CITY OF BENTONVILLE PROJECT # LSD18-0039
SITE PLAN

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ANY NEW LIGHTING OR ATTACHED LIGHTING TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
12. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
14. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.





HOME 2 SUITES
BENTONVILLE, ARKANSAS

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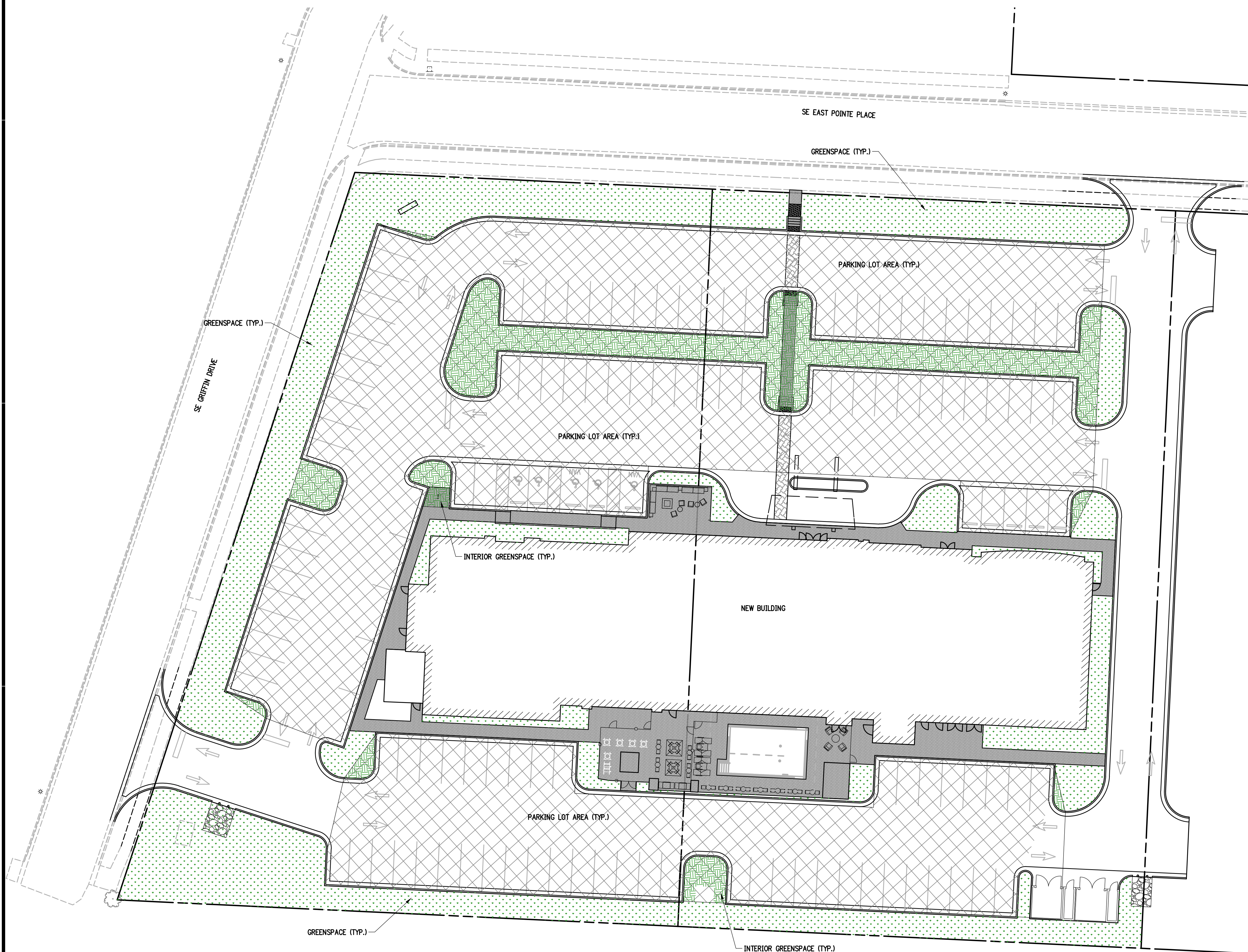
PROJECT NO: 18104800
ISSUE DATE: 04/27/18
CONTACT: D. ELLIS
CHECKED BY:

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

CITY OF BENTONVILLE PROJECT # LSD18-0039
INTERIOR LANDSCAPE PLAN

C-108



LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

 LEGEND (PROPOSED)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

OVERALL SITE AREA CALCULATIONS

TOTAL SITE AREA:	111,154 SQ.FT.
TOTAL IMPERVIOUS AREA:	67,549 SQ.FT. (60.8%)
TOTAL PERVIOUS AREA:	24,212 SQ.FT. (21.8%)
TOTAL BUILDING AREA:	19,393 SQ.FT. (17.4%)
(FIRST FLOOR)	

PARKING AREA INTERIOR GREEN SPACE CALCULATIONS

TOTAL PARKING LOT AREA:	53,891 SQ.FT.
TOTAL INTERIOR GREEN SPACE REQUIRED:	10%
TOTAL INTERIOR GREEN SPACE PROVIDED:	5,181 SQ.FT. (10%)



PARKING AREA INTERIOR GREEN SPACE

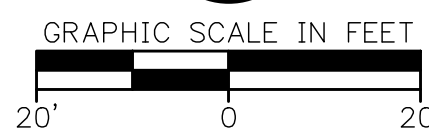


PARKING LOT AREA

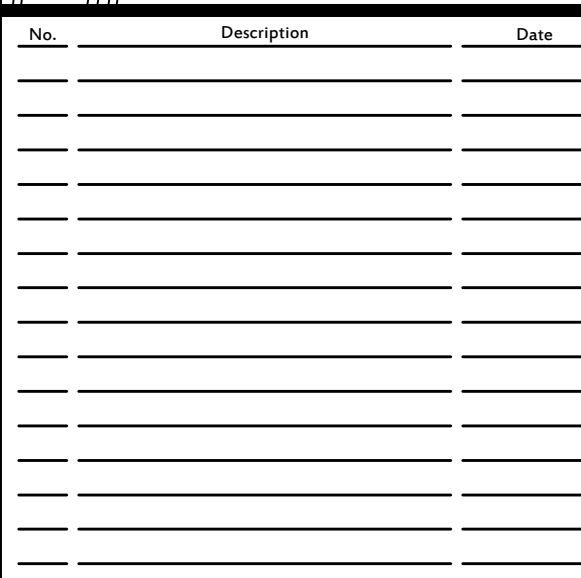


GREEN SPACE

RAWING: G:\18104800_HOMEWEST\INSTR\STRUCTURE\CIVIL\DWG\INTERIOR LANDSCAPE PLAN.DWG
 YOUT: INTERIOR LANDSCAPE PLAN LAST SAVED: 5/5/27 4:10 PM
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BENTONVILLE, ARKANSAS



L-101

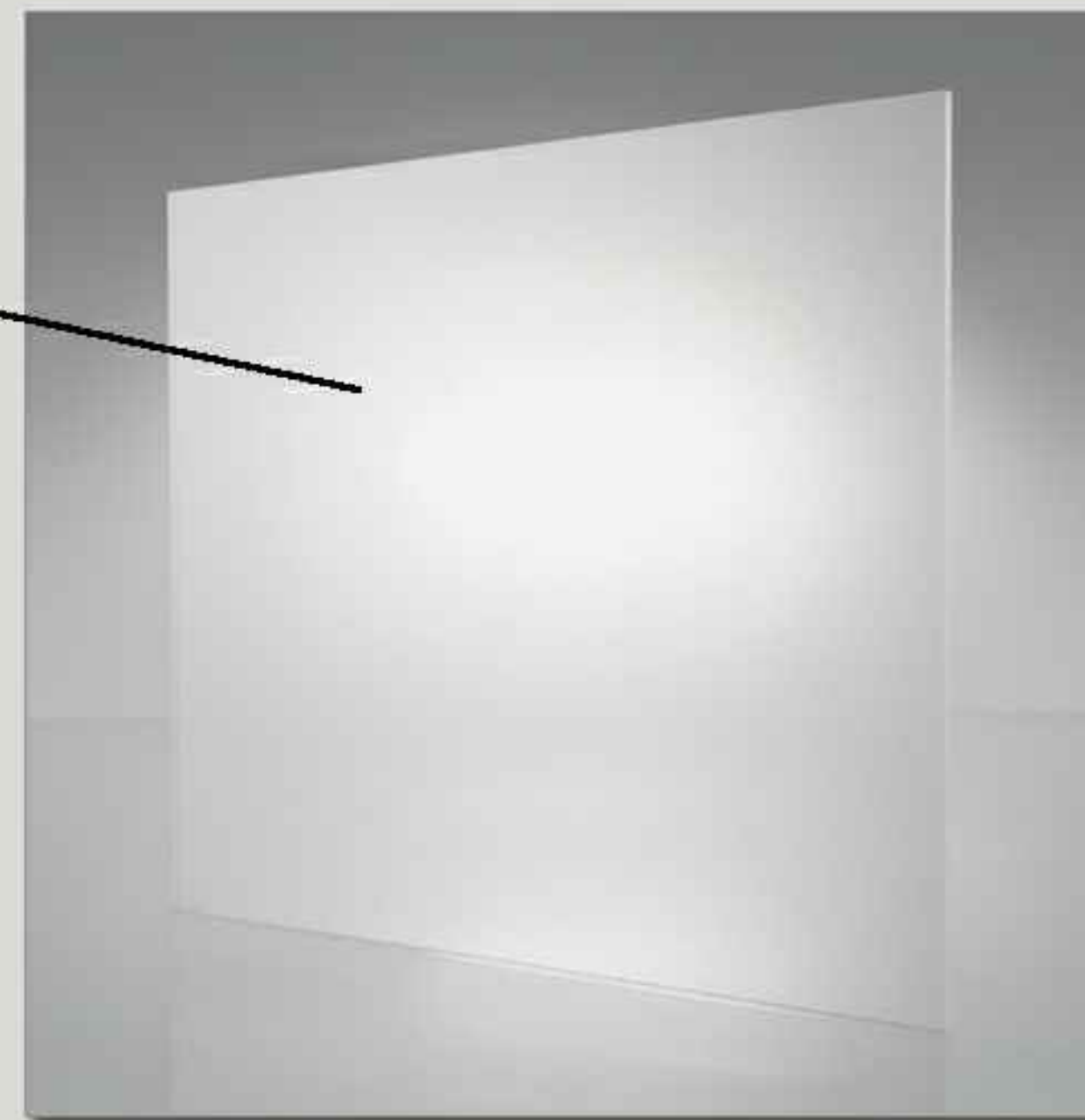
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	CERTS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	QTY
	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	8 & B	2" CAL	8' HT. MIN.		4
	GINKGO BILOBA / MAIDENHAIR TREE	8 & B	2.5" CAL	8'-10' HT.		5
	LIRIODENDRON TULIPIFERA / TULIP TREE	8 & B	2.5" CAL	8'-10' HT.		12
	PISTACIA CHINENSIS / CHINESE PISTACHE	8 & B	2.5" CAL	8'-10' HT.		18
	QUERCUS RUBRA / RED OAK	8 & B	2.5" CAL	8'-10' HT.		26
	ZELKOVA SERRATA / MUSASHINO / SAWLEAF ZELKOVA	8 & B	2.5" CAL	8'-10' HT.		22
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD		QTY
	ABELIA X GRANDIFLORA / VALEDOSSCOPE / GLOSSY ABELIA	3 GAL	18" HT. MIN.	18" SPREAD MIN.		18
	AZALEA GLENN DALE HYBRID / FASHION / FASHION AZALEA	3 GAL				41
	CALAMAGROSTIS X ACUTIFLORA / KARL FOERSTER / FEATHER REED GRASS	3 GAL	24" HT. MIN.	15" SPREAD MIN.		28
	HYDRANGEA QUERCIFOLIA / ALICE / ALICE OAKLEAF HYDRANGEA	5 GAL				4
	ILEX CORNUTA / NEEDLEPOINT / NEEDLEPOINT HOLLY	3 GAL	18" HT. MIN.	18" SPREAD MIN.		15
	ILEX CRENATA / HELERI / HELER HOLLY	3 GAL	15" HT. MIN.	18" SPREAD MIN.		160
	ITEA VIRGINICA / HENRY S GARNET / HENRY S GARNET SWEETSPIRE	3 GAL	18" HT. MIN.	18" SPREAD MIN.		67
	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO GRASS	3 GAL	30" HT. MIN.	18" SPREAD MIN.		27
	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	3 GAL	24" HT. MIN.	18" SPREAD MIN.		3
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		SPACING		QTY
	ELONYMUS FORTUNEI / WINTERCREEPER	QUART		24" o.c.		354
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT		SPACING		QTY
	ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA	SOLID SOD				27,667 SF

ORNAMENTAL TREES PROVIDED = 4

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM, ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE MAINTENANCE SCHEDULE UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER. NO CHANGES TO PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOO/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. 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.
4. 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.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

Call before you dig.



EX-9C BEACON -
TRANSLUCENT WHITE POLY-
CARBONATE, INTERNALLY LIT



EX-9A BEACON -
COLOR: BM 398
"FLOWER POWER"



EX-4A BEACON KEEP
& ENVELOPE LINK
HARDIE REVEAL PANELS
COLORPLUS: EVENING BLUE



EX-7 ENVELOPE SUPPORT
HARDIE REVEAL PANELS
COLORPLUS: MONTEREY
TAUPE



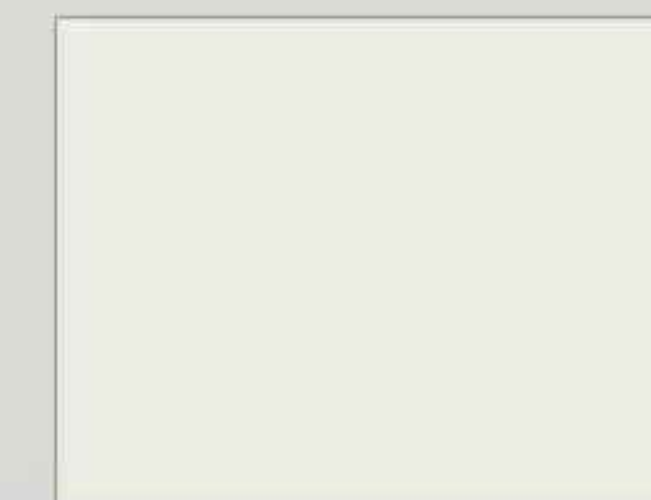
EX-8 ENVELOPE WRAP
HARDIE REVEAL PANELS
COLORPLUS: TIMBER BARK



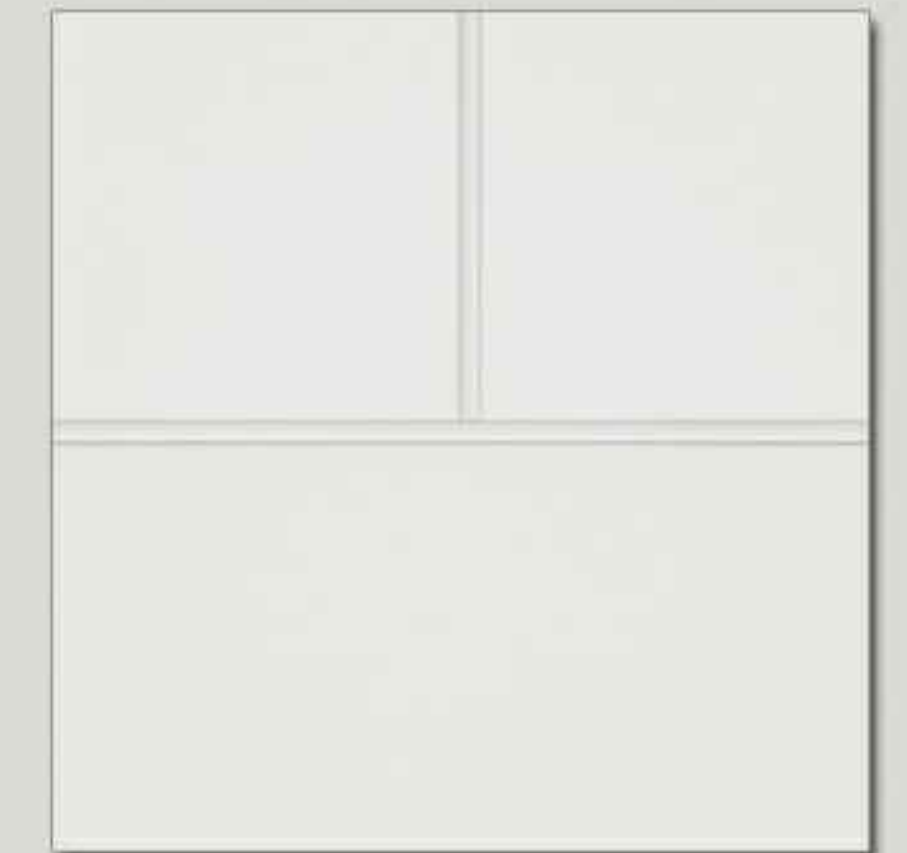
EX-6 ENVELOPE CORE SUPPORT
HARDIE REVEAL PANELS
COLORPLUS: COUNTRYLANE RED



EX-5 ENVELOPE ACCESS BAND
HARDIE REVEAL PANELS
COLORPLUS: PEARL GRAY



EX-10 CANOPY
COLOR: SW7005
"PURE WHITE"



EX-3 ENVELOPE CORE
HARDIE REVEAL PANELS
COLORPLUS: ARCTIC WHITE



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JOHN SANFORD,
AIA
NCARB

HOME 2
BENTONVILLE, AR

HOME 2
SUITES BY HILTON

REVISION:
24 MAY 2018

COLOR
BOARD

LARGE SCALE DEVELOPMENT STAFF REPORT



10th and Main

1003 S Main Street

PC Date: 7/17/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0037
Applicant / Current Owner	Bentonville School District 500 Tiger Boulevard Bentonville, AR 72712
Site Area	+/- .81 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Office Building

Property Description

This property is located at the southeast corner of SE 10th Street and S Main Street. The approximately .8 acre property is currently zoned DC, Downtown Core.

Project Details

Project consists of the rehabilitation of an existing building into office space. The project provides 26 parking spaces. The primary materials depicted for the exterior elevations are smooth face block, cement board panels, and metal. The applicant has provided adequate landscaping, including a Type A Screen along the southern and eastern property lines.

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

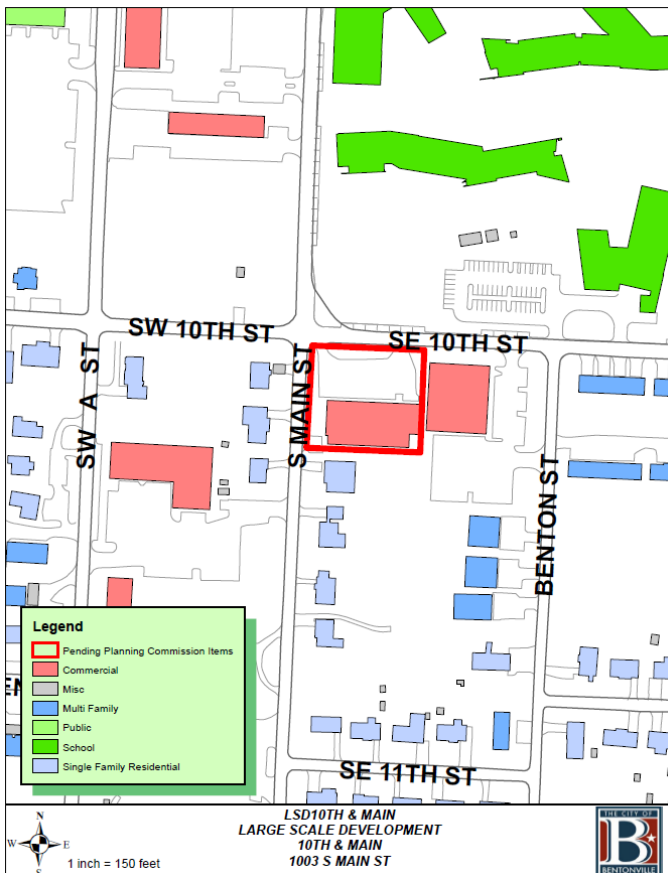
No waivers requested.

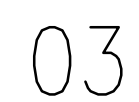
Conclusion

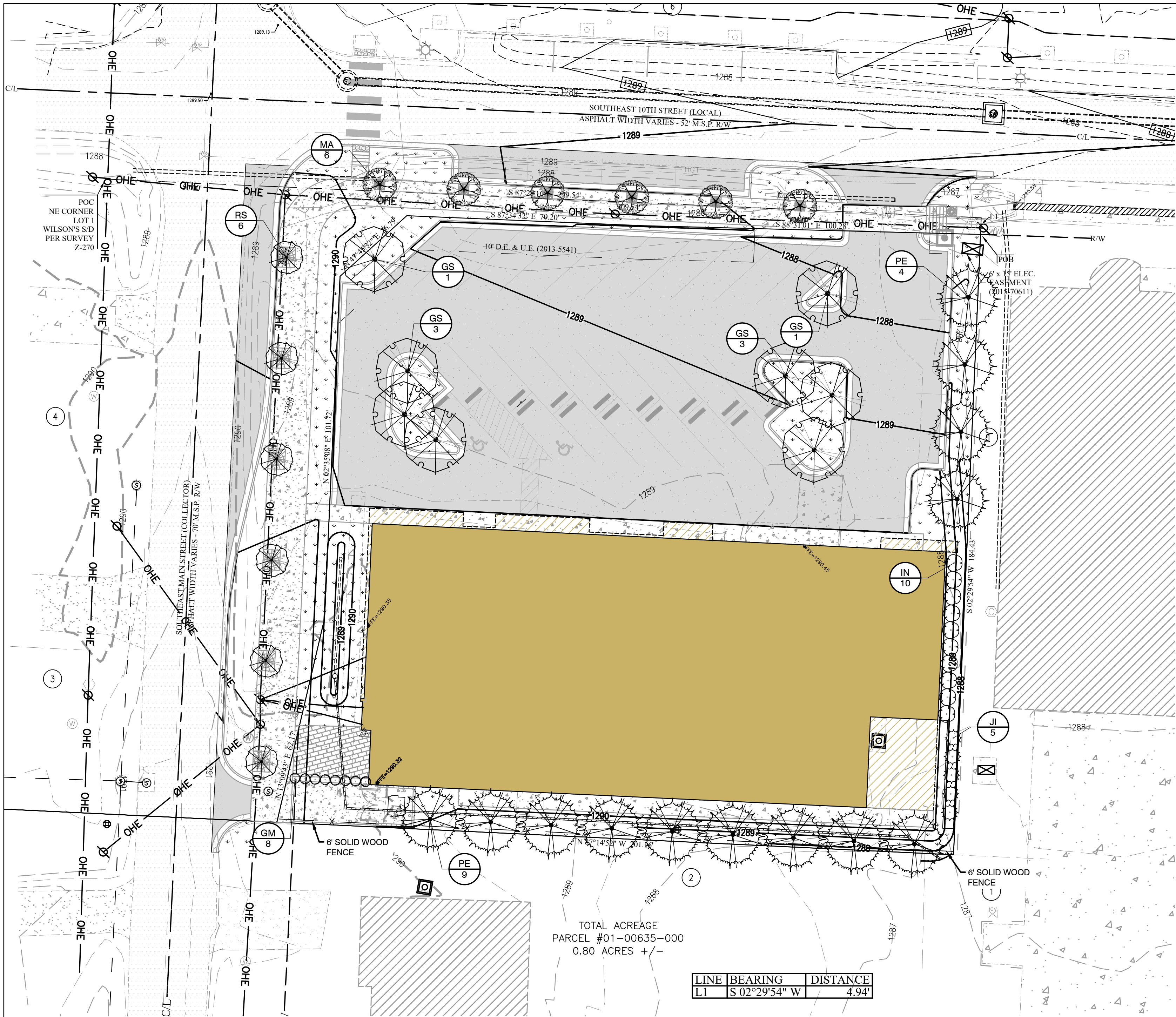
In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

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

Location Map







PLANT SCHEDULE

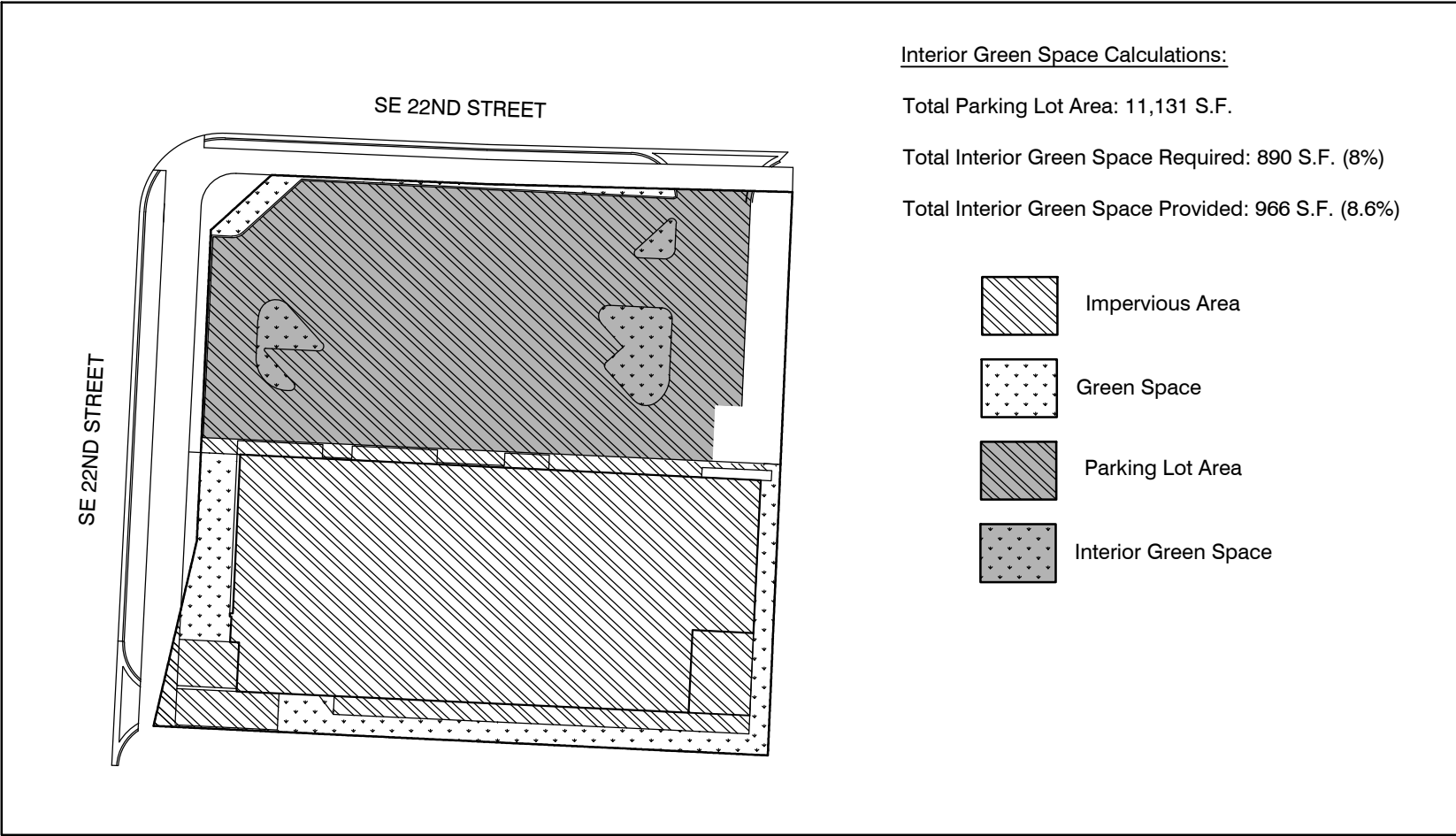
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		8
	RS	Malus x 'JFS KW213MX' P.A.F. / Raspberry Spear	45 gal	2.5"Cal		6
	MA	Malus x 'JFS KW214MX' P.A.F. / Ivory Spear	45 gal	2.5"Cal		6
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	13
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	GM	Buxus x 'Green Mountain' / Boxwood	5 gal		36" o.c.	8
	IN	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	10 gal		60" o.c.	10
	JL	Juniperus virginiana 'Idylwild' / Idylwild Red Cedar	10 gal		60" o.c.	5
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			6,685 sf

LANDSCAPE REQUIREMENTS
PROPERTY IS IN THE D-E ZONING AREA

STREET FRONTAGE		REQUIRED	PROVIDED
147 LF STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	6	6*
SE 10th ST	189/30=6.3 (6 TREES)	6	6*
SE MAIN ST	182/30=6.1 (6 TREES)		
PERIMETER LANDSCAPE			
201 LF SOUTH PERIMETER	TYPE 'A' SCREENING		9
184 LF EAST PERIMETER	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER	4	4
	184/50=3.7 (4 TREES)		
PARKING LOT REQUIREMENTS			
	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING	8	8
	LOT LANDSCAPES AREA 890/125=7.2= (8 TREES)		

*4 ORNAMENTAL TREES ARE BEING USED ALONG THE ROW BECAUSE OF EXISTING OVERHEAD UTILITY LINES.

LANDSCAPE AREA KEY MAP NTS



NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. LANDTEK STUDIOS NOR BATES ENGINEERING DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

LANDSCAPE PLAN GENERAL NOTES:

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS (I.E. GRAVEL OR ASPHALT).
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

LSD18-0037

ENGINEER: G. Bates
DRAWN BY: J. Young
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2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721
7/2/2018
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DATE	REVISIONS
5/28/18	
6/18/18	
7/2/18	

10TH & MAIN
LARGE SCALE DEVELOPMENT
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nvobotestinc.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

DRAWING NO
LP-1
LANDSCAPE PLAN



MTL-1
7.2 RIBBED METAL PANEL
CHARCOAL GREY



CB-1
CEMENT BOARD PANELING
NATURAL WOOD APPEARANCE



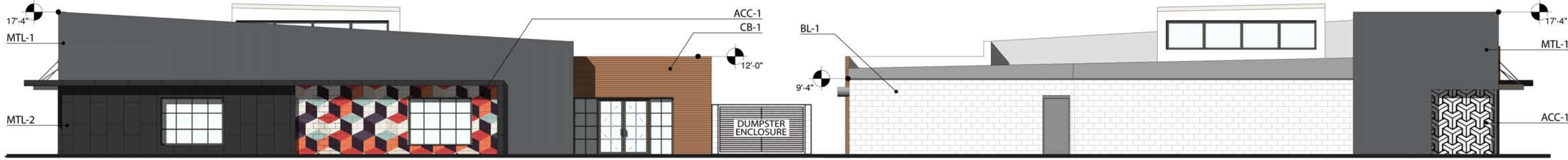
BL-1
PAINTED SMOOTH FACE BLOCK (EXISTING)
LIGHT GREY SW 7064



MTL-2
METAL PANEL SYSTEM W/ REVEALS
BLACK TO MATCH GLAZING MULLIONS



ACC-1
PAINTED SMOOTH FACE BLOCK
WALL ART (TBD)

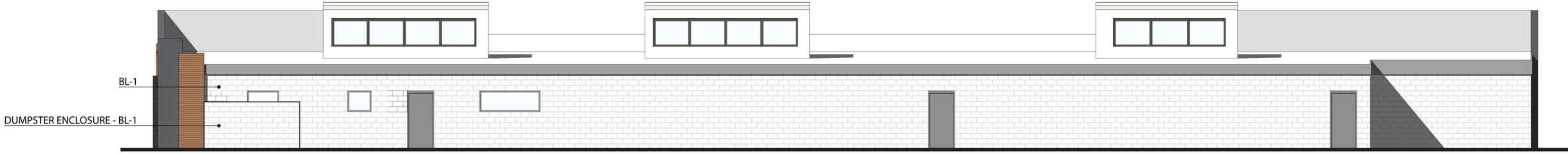


4 WEST
1/8" = 1'-0"

922 SF TOTAL	
340 SF - CMU	(37%)
360 SF - CEMENT BD	(39%)
700 SF - MASONRY	(76%)

3 EAST
1/8" = 1'-0"

922 SF TOTAL	
722 SF - CMU	(78%)
2075 SF - MASONRY	(78%)



2 SOUTH
1/8" = 1'-0"

1800 SF TOTAL	
1550 SF - CMU	(86%)
1550 SF - MASONRY	(86%)



1 NORTH
1/8" = 1'-0"

2700 SF TOTAL	
1130 SF - CMU	(42%)
945 SF - CEMENT BD	(35%)
2075 SF - MASONRY	(77%)



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10th and Main

PROJECT NUMBER:
2018-0014

DRAWN BY: Author
APPROVED BY: Approver

ISSUE DATE:
05/09/2018

REVISIONS		
#	DATE	DESCRIPTION

SHEET CONTENTS:

BUILDING
ELEVATIONS

A200

ORDINANCE STAFF REPORT

Pg. 1



Subdivision Ordinance Amendments

PC Date: 7/17/2018

Reviewer: Shelli Kerr, AICP, Planning Services Mngr

<http://www.bentonvillear.com/198/Code-Amendments>

From time to time, staff reviews the existing subdivision code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues identified with the current subdivision code and the proposed changes to address the issue. Staff requests approval of the proposed ordinance to amend Chapter 16 Subdivision Code.

Generally:

- Replaced “permitted” with allowed when there is no actual permit involved.
- Change the full title of “Community Development Director” to “director.”
- Change AHTD to ArDOT.
- Reorganized the design standards into alphabetical order, with specific design regulations (i.e. commercial, downtown, airport, etc.) to the end of the article.
- Reorganized the landscaping chapter to combine some regulations that were the same but listed several times throughout.
- The code currently requires applications to be submitted 22 days prior to the Planning Commission meeting. This timing was established when development activity slowed down during the recession. Since then, the planning review process has been adjusted to 36 days. To avoid having to amend the code when development levels changed, the code simply needs to reference current policies.
- Chapter 15 is currently titled the Subdivision Code. Since the chapter regulates large scale developments and other non-subdivision related items, a more comprehensive title is needed and recommended to be titled “Land Development Code.”

The following pages summarize the most significant changes in the code. Many changes are aligning the code with current policies and procedures and eliminating duplication. The solutions that are shown in red text indicate a procedural or regulatory change.

ORDINANCE STAFF REPORT

Pg. 2

Issue	Solution
Ord. Sec. 3 Applicability	
1. Many of the items in the subdivision code apply to single family and duplex development, like access and sidewalk construction. The applicability section is vague and needs to clarify.	100.06 Add language requiring all new construction and additions to meet the requirements unless specifically exempted.
Ord. Sec. 4 - Definitions	
2. Defined terms should be in the Definitions article instead of the regulatory articles. Where they are located in the regulatory articles they have been moved into the Definitions article.	Relocate definition of “caliper” and “dangerous traffic conditions” from the regulatory article to the definitions article and create a definition for “off-street parking space.”
3. Definitions should not include any regulatory language. The regulations pertaining to conduits are already established in the BEUD specifications.	Remove regulations pertaining to conduits from the Subdivision Code to avoid conflicts with BEUD specifications.
4. Definition of lot frontage is specific to abutting a street. The definition of street is broader and includes public – right-of-way.	In the definition of lot frontage, remove the term “street” and replace with “public right-of-way.”
5. Definition of lot split is inconsistent with regulations. Remove and let the regulations describe a lot split.	Remove the definition of lot split.
Att. A: Article 300 Administration and Enforcement	
6. Pg. 1 - The role of the planning commission as it relates to land development is unclear. Use language similar to that in the zoning chapter.	300.01: Restate language from the zoning code regarding planning commission’s role in development review.
7. Pg. 1 - Fees as they related to land development are not specifically addressed in this chapter.	300.01: Restate language from zoning pertaining to development fees.
8. Pg. 2 - Ownership and maintenance of detention ponds is an administrative function, not a regulatory function.	300.02: Move the regulations for ownership and maintenance of detention ponds from the Design Standards article to the Administration article.
9. Pg. 5 - Per state statutes, appeals to the board of adjustment are for zoning code regulations or for staff interpretations. Planning commission approves waivers for development codes.	300.07: Revise wording to reflect that appeals to the board of adjustment are for staff interpretations, and appeals to city council are for planning commission decisions.
10. Pg. 5 - Trail construction is currently addressed in the Administration chapter. This is best located in the regulatory section.	300.08: Move trail construction language from the Administration article to the applicability section for Large Scale Development regulations.

ORDINANCE STAFF REPORT

Pg. 3

Att. B: Article 400 Preliminary Plat

- | | |
|---|---|
| 11. Pg. 1 – The process for development review has changed and plans are required instead of voluntary submittal of sketch plans. | 400.02: Add language that requires plans to be submitted for the pre-application process in accordance with current planning policies. |
| 12. Pg. 2 – Utilities requires a specific size of paper and drawing scale for submittals. | 400.03: Add language that requires utility drawings to be on a 24" x 36" paper at a scale of 1" = 30' or larger. |
| 13. Pg. 2 – Planning commission action is to be based on when all comments have been addressed instead of when they initially submit. | 400.04: Change action deadline from the date of submittal to the date when staff accepts the submittal as complete and ready for review by Planning Commission. |
| 14. Pg. 3 – Change the approvals for water and sewer from the State Board of Health to water and sewer staff. Also ensure that water and sewer supply is available to each lot. | 400.05: Change water and sewer approvals from State Board of Health to water and sewer staff and require each lot to have access to water and sewer. |
| 15. Pg. 3 – A pre-construction meeting is required before an applicant can proceed with making improvements. | 400.06: Clarify that Planning Commission approval means the applicant can proceed to the pre-construction conference, which is required prior to construction. |
| 16. Pg. 4 – Before a building permit can be issued for a model home, water and sewer must be available and the lift station complete. | 400.08: Require water and sewer services to be available and a lift station to be completely finished before issuing a building permit for a model home. |

Att. C: Article 500 Final Plats

- | | |
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| 17. Pg. 2 – Require utility easement dedications to be part of the final plat for approval. | 500.04: Add that utility easement dedications are also require on final plats. |
| 18. Pg. 4 – The code lists development items that cannot be guaranteed and have to be complete prior to Planning Commission approving a final plat. It also provides a list of items that can be guaranteed. | 500.08-09: Add water and sewer requirements for a project to be considered substantially complete. |
| 19. Pg. 5 – There is currently no expiration date established for filing final plats. A timeline for filing with the recorder's office is necessary to ensure this final step is complete. | 500.10: Add language establishing a 12-month expiration date. |

ORDINANCE STAFF REPORT

Pg. 4

Att. D: Article 600 Incidental Subdivisions

- | | |
|---|--|
| 20. Pg. 1 – The regulations do not have a mechanism for developments of more than three lots that do not need off-site improvements or dedications. | 600.01: Add language that allows lots splits for two or more lots when there are not dedications, vacations, reservations, changes in alignment of easements or rights-of-way or extension of utilities. |
| 21. Pg. 1 – The regulations do not have a mechanism for platting just easements or dedications. | 600.01: Establish an easement plat as an incidental subdivision. |
| 22. Pg. 2 – Administrative approvals should only be allowed where no waivers from the planning commission are required. | 600.03: Clarify that administrative approvals can only be approved if no waivers or variances are requested. |
| 23. Pg. 3 - Currently, the process for recording incidental subdivision is different than that of other subdivisions. For consistency, the same process/language should be used for both. | 600.04: Revise language to read the same as recording of final plats. |
| 24. Pg. 3 – All lots need access to public water and sewer. | 600.05: Add language to required that all lots created by a split or readjustment must have direct access to water or sewer. |
| 25. Pg. 3 – There is currently no expiration date established for incidental subdivisions. A timeline for filing with the recorder’s office is necessary to ensure this final step is complete. | 600.06: Add language establishing a 12-month expiration date. |

Att. E: Large Scale Developments

- | | |
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| 26. Pg. 1 - Trail construction and parking lots, as independent projects, needs to be reviewed by all development related departments to ensure there’s no conflict with utilities. | 700.01: Under applicability of large scale developments, require trails and parking lots to go through the process. |
| 27. Pg. 1 - Staff has been working to improve the development review process and has determined that the pre-application conference is a mandatory requirement to ensure that submittals for planning commission review are complete and accurate. | 700.02: Remove the “optional” section from Pre-Application conference and require plans to be submitted. |
| 28. Pg. 2 – Trails and parking lots can be administratively approved by the director | 700.04: Add trails and parking lots to the applicability section for administrative approval of large scale developments. |
| 29. Pg. 2 – The requirement to submit plans to other departments isn’t necessary. It’s already covered in (c) Plans and will not apply once eTrakIt is full online. | 700.03: Remove the requirement to submit plans to other departments. |
| 30. Pg. 3 - The review criteria is written in a negative tone. It should be worded in a manner describing what is desired instead of what is prohibited. | 700.05: Revise wording to establish it as criteria that is desirable. |

ORDINANCE STAFF REPORT

Pg. 5

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| 31. Pg. 4 - The appeals section in this article is redundant with the administration article for the entire chapter. | 700.08: Remove the appeals sections. |
| 32. Pg. 4 - The current expiration of a large scale development of six months is resulting in additional work on staff to extend the LSD. Financing and development related issues are common and can delay a project beyond six months. Staff feels that one year is adequate time to get an approved LSD started. | 700.07: Change the expiration on Large Scale developments from six months to one year. |
| 33. Pg. 5 – The new process has clarified a site final and building final. Change to the terminology in the cod should be consistent with the process terminology. | 700.10: Change “development final” to “site final” as used in the process, and “building final” instead of “certificate of occupancy.” |
| 34. Pg. 6 – Revised language and added items that need to be complete before a site final will be passed and what is allowed to be incomplete to schedule a building final. | 700.11-12: Added items that must be complete prior to the passing a site final and what is an exception for scheduling a building final. |

Att. F: Planned Developments

- | | |
|---|---|
| 35. Pg. 1: The Zoning Code has categorized Planned Unit Developments (PUD) and Planned Residential Developments (PRD) as Planned Developments. They are to be developed under the same regulations. | 800.00: Change Article 800 Planned Unit Developments to regulated both PUDs and PRDs. |
| 36. Pg. 3: Water and sewer availability and capacity should be reviewed when approving a planned development. | 800.05: Add a review criteria that water and sewer availability and capacity must be adequate for the proposed use and density. |

Att. G: Plat & Plan Requirements

- | | |
|---|--|
| 37. Pg. 1 – Establish requirements for scale and size of plans. | 900.01: Add a statement that the plan scale must be a minimum of 1” to 100’ and minimum page size is 18” x 24”. |
| 38. Pg. 1 – Needs a statement that the items in the table are to be shown on plats and plans. | 900.02: Add a statement that the item on the table are to be shown on corresponding application types. |
| 39. Pg. 3 - With the new TrakIt software, each project is issued a project number. To assist with documentation, it is necessary that the assigned project number be provided on all plans and plats. | 900.02: Add requirement that the project number be shown on all submittals. |
| 40. Pg. 3 – Its important that any utilities locations have been field verified. | 900.02: Add a requirement for a statement on the plan that all utility locations have been field verified on all plats and plans except final plats. |
| 41. Pg. 5 – Need consistency on how detention and retention ponds should be shown on plans. | 900.02: Add standards for how detention and retention ponds should be shown on plans and plats. |

ORDINANCE STAFF REPORT

Pg. 6

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| 42. Pg. 8 –Certificates of accuracy and approval are only needed on the final plats. The county has a stamp of recording, therefore a separate certificate is not necessary. | 900.03: Remove certificate requirements for preliminary survey accuracy, preliminary engineering accuracy, preliminary plat approval, and certificate of recording. |
| 43. Pg. 11 – The community development director reviews plats and plans and the public works director has little involvement in the process. | 900.04: Remove public works director from the ability to waive plat and plan requirements. |

Att. H: Art. 1100 Design Standards

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| 44. Pg. 1 – As written, a lot must have access. This term is somewhat vague and the intent is to have direct access. | 1100.01: Add “direct” in front of “access” to require “direct access.” |
| 45. Pg. 2 – Engineering has established a right-of-way permit. | 1100.02: Revise city approval of curb cuts from a letter of approval from Community Development to a Right of way permit from Engineering. |
| 46. Pg. 3 – The regulations requiring specific distances between curb cuts does not establish how they are to be measured. | 1100.02: Add that the curb cuts are to be measured from centerline-to-centerline. |
| 47. Pg. 7 – Ownership of detention ponds is currently located in the design standards. This is more of an administration / enforcement issue and has been moved to Art. 300 Administration and Enforcement. | 1100.04: Delete ownership and maintenance of detention ponds, which is now in the administration chapter. |
| 48. Pg. 7 – Driveway standards currently apply to commercial, industrial and multifamily. They should also be applied in mixed-use developments. | 1100.05: Add “mixed-use” to the list of driveways that must meet the width standards. |
| 49. Pg. 9 - The current driveway design standards conflict with our adopted fire code standards and access to properties. | 1100.05: Revise driveway design standards for compliance with the fire code, requiring paving for any driveway longer than 150 ft. |
| 50. Pg. 10 - Fence regulations are currently in the landscaping article. Since fences pertain to any development, not just as a screening requirement, it is better served in the design standards article. | 1100.06: Relocate the fence regulations to the design standards article. |
| 51. Pg. 10 - Currently fence fees are to be paid after the application has been approved. This has resulted in the applicant being notified of approval and not picking up the permit or paying the fee. | 1100.06: Require fence fees to be paid at time of application. |
| 52. Pg. 12 - As development has increased in the downtown area, several variances for taller fences have been granted by the Board of Adjustments. Since this appears to be a trend that is supported by the board, the code should be changed to allow a taller fence downtown. | 1100.06: Change the fence height in the DN zoning districts from 6’ to 8’. |

ORDINANCE STAFF REPORT

Pg. 7

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| 53. Pg. 13 – Floodplain regulations are in a separate chapter, but staff feels it important that it be referenced in the design standards since floodplain regulations can affect site design. | 1100.07: Reference compliance with floodplain regulations. |
| 54. Pg. 15 – Landscaping and screening are in a separate chapter of the development code, but staff feels it important that it be referenced in the design standards since landscape regulations can affect design. | 1100.09: Reference compliance with landscaping and screening regulations. |
| 55. Pg. 18 – Parking regulations are in the zoning code, but staff feels it important that such regulations be referenced in the design standards since parking regulations can affect site design. | 1100.13: Reference compliance with parking regulations. |
| 56. Pg. 19 – Regulation states that the Community Development Director reviews retaining wall permits. These are being reviewed by Engineering since they require engineering expertise to review. | 1100.14: Replace the community development director with engineering as the reviewer of retaining wall permits. |
| 57. Pg. 21 – ADU's create an additional unit, which is essentially new residential construction and should be required to install sidewalks as other new residential construction. | 1100.15: Add ADU's to the list of new residential construction required to build sidewalks. |
| 58. Pg. 22 - In case the requirements of the master street plan change and the table should be removed to avoid inconsistency with future adopted plans. | 1100.16: Remove table of master street plan requirements, and simply require compliance with the master street plan. |
| 59. Pg. 24 – The same regulations apply in several sections. Staff recommends compiling them into one location for easier reference. | 1100.17: Combine regulations that apply in all conditions instead of listing them out under each individual condition. |
| 60. Pg. 26 – To assist in implementation of the Master Bicycle and Pedestrian Plan, as is done with the Master Street Plan, compliance with the plan should be required. | 1100.18: Add language that requires compliance with the Master Bicycle and Pedestrian Plan. |
| 61. Pg. 27 – Existing electric overhead can be placed underground at the expense of the developer if approved. | 1100.20: Specify that developers can place overhead electric underground at their own expense, if approved. |
| 62. Pg. 27 - Currently the DN districts have their own design standards. Therefore, they should be exempt from the large scale development design standards. | 1100.21: For LSD design standards, exempt the DN district, which have their own design standards. |
| 63. Pg. 27 – The regulations do not specify how the design standards are to be applied in cases of existing structures. The proposed regulations is consistent with how the regulations are currently being applied. | 1100.21: Clarify that only the addition to the building must to meet the design standards. |
| 64. Pg. 29 – To ensure screening of utility and mechanical equipment presents a consistent appearance with the rest | 1100.21: Add that screening of mechanical and utility equipment must use materials similar to the primary building. |

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of the building, such screening should use similar materials as the primary structure.

- 65. Pg. 31 - Bike racks should be an allowed site amenity to meet the site amenities requirement for the LSD design standards.
- 66. Pg. 31-43 – All design standards should be in this section of the code. The design standards for the downtown neighborhood zoning districts are currently in the zoning code and should be relocated to the development code.
- 67. Pg. 44 – To avoid conflicts, doors that access directly onto a sidewalk should be recessed to allow for safe pedestrian use of the sidewalk.
- 68. Pg. 49 – Engineering staff recommends that the applicant for a project at the municipal airport must first meet with and receive approval from the airport manager instead of the Airport Advisory Board.
- 69. Pg. 51 – The landscaping regulations for the airport district are currently in the design article. All landscaping regulations should be in the landscaping article.

1100.21: Add bike racks as an allowed site amenity for LSD site amenity requirements.

1100.22: Insert the DN district designs standard that were previously in the zoning regulations.

1100.23: Require doors onto sidewalks to be recessed the width of the door.

1100.24 Revise language to require a meeting with the airport manager prior to beginning the large-scale process and that the project must be approved by the airport manager before moving on to Planning Commission approval.

1100.24: Remove landscape regulations (relocated to the landscape chapter) and add that the development must comply with the specific landscape regulations.

Att. I: Art. 1400 Landscaping & Screening

- 70. Pg. 1 – Revise applicability to apply to parking lots and residential preliminary plats.
- 71. Pg. 2 & 20 – The Street Tree Corridor plan has not achieved the anticipated goals, therefore, should be removed from the landscaping requirements.
- 72. Pg. 3 – The items shown on the landscape plan must also be shown in compliance with the landscaping regulations.
- 73. Pg. 3 – The list of items to be shown on the plan also include regulations, which are best suited in a regulatory sections, not plan requirement sections.
- 74. Pg. 7 – Planting islands should be 19 x 19 feet, instead of 18 x 18, for consistency with the parking regulations.

1400.02: Add language that require the landscape requirements to apply to parking lots and residential preliminary plats.

1400.04 & 1400.16: Delete the Street Tree Corridor Plan.

1400.05: Require that the items shown on the plan are in compliance with the landscape regulations.

1400.05: Combine regulations and relocate to the general provisions and tree size requirements.

1440.08: Change the minimum size of internal planting islands from 18' X 18' to 19' x 19'.

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| 75. Pg. 9 – Large scale developments and homeowners are required to plant trees. Tree planting should also apply to preliminary plats. | 1400.10: Add language requiring preliminary plats to plant one shade tree per 50 feet of street frontage along the perimeter streets of the subdivision. |
| 76. Pg. 10 – The same regulations are listed several times for different conditions. Since they apply to all conditions, they should be combined. | 1400.12: Combined similar regulations into one area. |
| 77. Pg. 12 & 19 – The Tree and Landscape Advisory Committee have reviewed and established a new approved tree list and a new prohibited tree list. | 1400.13 & 1400.14 Revise both the approved and prohibited tree lists. |

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15 SUBDIVISION CODE OF THE
BENTONVILLE MUNICIPAL CODE.

WHEREAS, Bentonville periodically reviews the Subdivision Code which uncovers errors, need for clarification, or updates to meet current conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. The Bentonville Municipal Code, Chapter 15 Subdivision Code shall be and is hereby renamed to Land Development Code.

Section 3. That Bentonville Municipal Code, Chapter 15 Subdivision Code, Art. 100 General Provisions shall be and is hereby amended with the following:

Sec. 100.06 Applicability.

It is hereby declared to be the policy of the City of Bentonville to consider the subdivision of land and the subsequent development of subdivided plat as subject to the control of the City pursuant to the General Plan, primarily the Land Use Plan and Master Street Plan of the City for orderly planning and efficient development of the City and the planning area. These regulations and development standards shall apply to the following forms of land subdivision and development:

- (a) *Subdivision.* The division of land into two or more tracts, lots, sites, or parcels;
- (b) *Property line adjustments.* A transfer or adjustment of a property line which does not create a separate, new lot. A property line adjustment may or may not dedicate right-of-way or utility easements;
- (c) *Large scale developments.* All development required to go through the Large Scale Development process ~~other than single-family and duplex; or~~
- (d) *Dedications.* The dedication of any street or alley right-of-way, utility easement, drainage easement, or access easement through any tract of land regardless of the area involved.
- (e) *New construction and additions.* All new construction and additions, unless specifically exempt.

Section 4. That Bentonville Municipal Code, Chapter 15 Subdivision Code, Art. 200 Definitions shall be and is hereby amended with the following:

Caliper: The measurement of the diameter of the trunk six (6) inches above ground level for trees up to four (4) inches in caliper size.

Dangerous traffic condition: A traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

Lot Frontage: That dimension of a lot or portion of a lot abutting on a ~~street~~ public right-of-way, excluding the side dimension of a corner lot.

~~Lot split: A subdivision of three lots or less where right-of-ways and or utility easement are being dedicated to the City.~~

Parking space, off-street: A space for the parking of a motor driven vehicle within a parking lot and having a permanent means of access to a street right-of-way without requiring passage through another parking space.

Primary Junction Box: Used in both commercial and residential locations. These enclosures are used by BEUD in order to provide underground power in multiple directions. The underground cables in these devices carry primary power only (12.47/7.2 kV). There are three types of primary junction boxes: a 600A three-phase junction box, a 200A three-phase junction box, and a 200A single-phase junction box. ~~Conduits coming in and out of this device should be buried four (4) feet deep.~~

Secondary Junction Box: Provide secondary power to multiple locations. In a residential setting, these are typically located on the lot line in the front yard. ~~Conduits coming in and out of this device should be buried two (2) feet deep.~~

Section 5. That Bentonville Municipal Code, Chapter 15 Subdivision Code, Sec. 1200.2 Determining Necessity for Off-Site Improvements shall be and is hereby amended by adding the following:

(d) The off-site improvement shall be required whenever a proposed development or residence causes the need for such improvements.

Section 6. That the following articles of the Bentonville Municipal Code, Chapter 15 Subdivision Code, shall be and are hereby deleted and replaced with the respective attachment, an electronic copy and paper copy of which are on file with the City Clerk, and are hereby adopted by reference as though they were copied herein fully:

Attachment A: Art. 300 Administration and Enforcement

Attachment B: Art. 400 Preliminary Plats

Attachment C: Art. 500 Final Plats

Attachment D: Art. 600 Incidental Subdivisions;

Attachment E: Art. 700 Large Scale Developments;

Attachment F: Art. 800 Planned Developments

Attachment G: Art. 900 Plat and Plan Requirements;

Attachment H: Art. 1100 Design Standards; and,

Attachment I: Art. 1400 Landscaping, Screening and Buffering.

Section 7. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2018.

Approved:

Mayor Bob McCaslin

ATTEST:

City Clerk