



**Planning Commission
Agenda
September 4, 2018**

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

- 1. Lots 3 & 4 Michael-Dill Plaza** **Lot Split**
1002 S Walton Boulevard (*LS18-0030*)
- 2. Lot 12, Block 4 Braithwaite Park** **Property Line Adjustment**
802 NW 20th Street (*LS18-0028*)
- 3. Diamond Wash** **Large Scale Development**
1002 S Walton Boulevard (*LSD18-0053*)
- 4. Thaden Barn** **Large Scale Development**
901 SE C Street (*LSD18-0054*)
- 5. Bentonville Brewery** **Waiver**
SW 14th Street and SW I Street

IV. New Business

- 1. Pubside Holdings, LLC** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
110 NE Monroe Street (*RZ18-0024*)
- 2. Newell Holdings, LLC** **Rezoning***
DE, Downtown Edge to DC, Downtown Core
217 NW A Street (*RZ18-0025*)
- 3. Simon** **General Plan Amendment***
Downtown High-Density Residential to Mixed-Use
206 SE B Street (*GPA18-0004*)
- 4. Wendi Linden** **Conditional Use Permit***
3108 NE 12th Street (*CU18-0019*)
- 5. Beacon Self Storage** **Large Scale Development**
SW Regional Airport Boulevard (*LSD18-0051*)

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

Planning Commission
Minutes
August 21, 2018

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

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

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of August 7, 2018 as written
Approved 7-0

Consent Agenda

- | | |
|--|--------------------------|
| 1. Lot 3 Elm Tree Center Subdivision
1310 SW Elm Tree Road (PLA18-0026) | Property Line Adjustment |
| 2. Oak Meadows Subdivision
1601 Been Road (FP18-0005) | Final Plat |
| 3. PE Livingston Square Subdivision
1111 SW Parnell Drive (FP18-0006) | Final Plat |
| 4. Coler – Saint
11782 Peach Orchard Road (LSD18-0046) | Large Scale Development |
| 5. Coler – Stanberry
2702 NW 3rd Street (LSD18-0047) | Large Scale Development |

New Business

Item #1

McCoy Investments: Digital Billboard – Conditional Use Permit, 401 SE Walton Boulevard (DB18-0005)
Tyler Overstreet reads the staff report.
Opened public hearing
Some talking to clarify the location of the new signs between commissioners and Jon Stanley
Closed public hearing
Approved 7-0

Item #2

SC Eagle 1, LLC: Digital Billboard – Conditional Use Permit, 1400 SE Eagle Way (DB18-0006)
Tyler Overstreet reads the staff report.
Opened public hearing
Conversation regarding details about project
Project representative addresses commissioners
Jon Stanley addresses concerns regarding square footage and ordinances
More discussion on project timeline and location
Closed public hearing
Approved 7-0

Item #3

Childress: Sidewalk Waiver, 802 & 804 NW 20th Street (WAV18-0001)

Tyler Overstreet reads the staff report.

No comments

Approved 7-0

Item #4

Boulder Creek Homes: Sidewalk Waiver, 700 NE A Street (WAV18-0002)

Tyler Overstreet reads the staff report.

Some discussion on parcel location

Approved 7-0

Motion by Mr. Eccleston, seconded by Mr. Grider to adjourn.

Meeting adjourned

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

Rachel Gross



Consent Agenda Items

For Planning Commission meeting of September 4, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on August 28, 2018 the Planning Commission requested these items be placed on the Consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 3 & 4 Michael-Dill Plaza, Michael Family Limited Partnership, 1002 S Walton Boulevard, C-2, General Commercial (PLA18-0030)

Lot Split of Lot 1 of Michael-Dill Plaza, creating new Lots 2 and 3. The plat dedicates 20' utility easements along all exterior lot lines and 15' utility easements along all interior lot lines. Adequate right-of-way exists along S Walton Boulevard. A private access easement shall be dedicated along the northern flag stem at a later date.

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

Property Line Adjustment: Lot 12, Block 4 Braithwaite Park, Aaron Childress, 802 NW 20th Street, R-1, Single-Family Residential (LS18-0028)

A Property Line Adjustment of Lot 3, Block 4 of Braithwaite Park, creating new Lot 12, Block 4 of Braithwaite Park. The plat dedicates 20' utility easements along all exterior lot lines and 15' utility easements along all interior lot lines. The applicant is dedicating additional right-of-way along NW 20th Street to meet the requirements of the Master Street Plan.

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

Large Scale Development: Diamond Wash, Michael Family Limited Partnership, 1002 S Walton Boulevard, C-2, General Commercial (LSD18-0053)

Project consists of the construction of a car wash facility at 1002 S Walton Boulevard. The development provides 53 parking stalls and a 6-foot sidewalk along S Walton Boulevard. The exterior elevations depict brick and fiber cement panels as the primary materials. No waivers were requested as part of this development.

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

Large Scale Development: Thaden Barn, Thaden School, 901 SE C Street, A-1, Agricultural (LSD18-0054)

Project consists of the construction of a bike barn structure and soccer field at 901 SE C Street. The development shows an adequate number of trees. However, the applicant has not provided specific tree species to be provided or that are existing on the site. The materials for the barn depicted on the exterior elevations are cedar slats and metal.

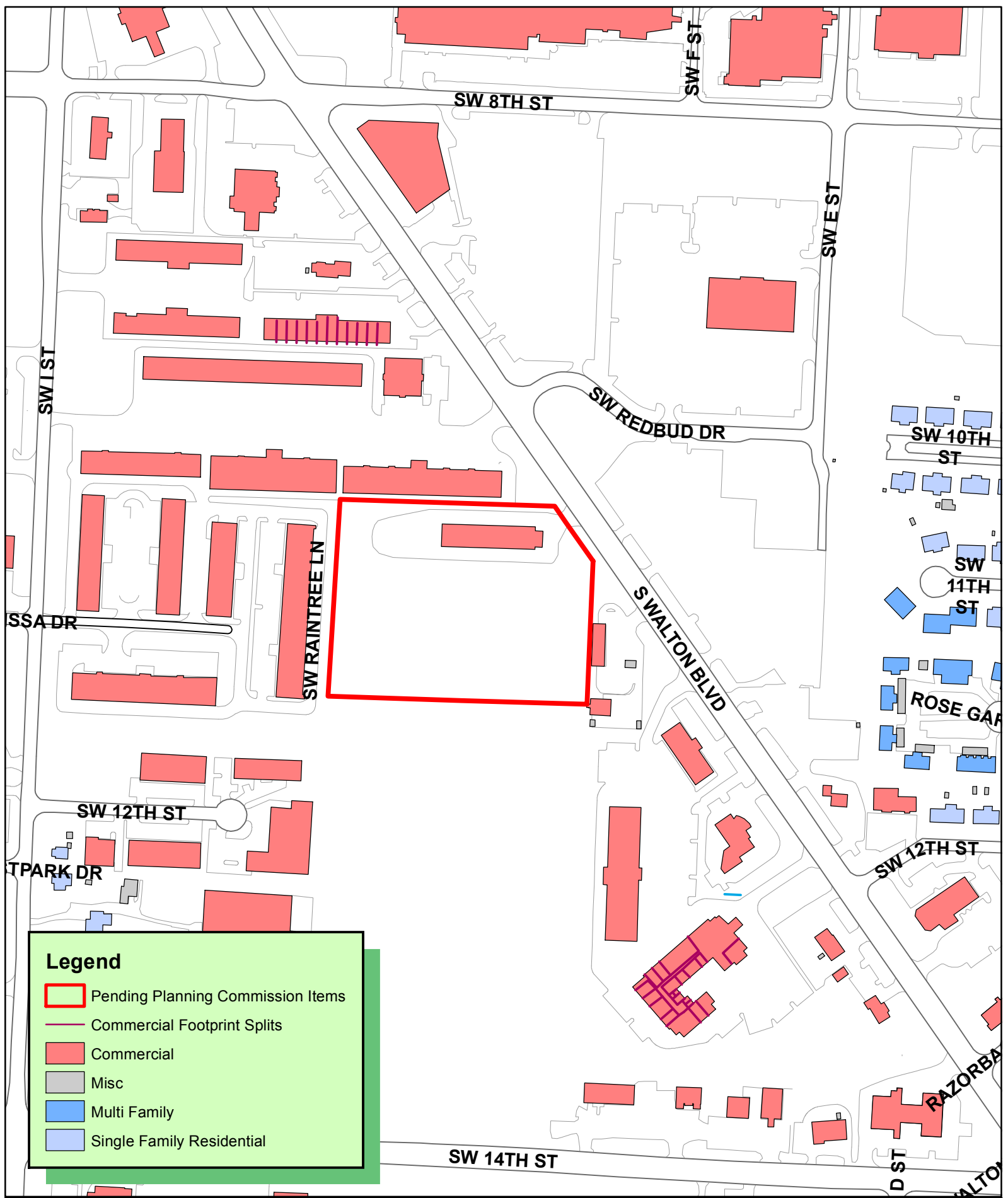
(Please click on this link to access the vicinity map for this item: <http://geo.bentonvillear.com/mqweb/PZpending/>)

Waiver: Bentonville Brewery, Bentonville Climbs, LLC, SW 14th Street and SW I Street, C-2, General Commercial (WAV18-0005)

The applicant requests a waiver from Article 1100, Section 1100.13.E, Building Design, of the Subdivision Code. The applicant requests that a material, cedar boards and panels, that is not an approved masonry product, be approved for use as a primary material. None of the building façades will meet the 75% masonry requirement.

This property was previously granted a waiver to use architectural metal panels on their facades, but has since revised their design.

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



Legend

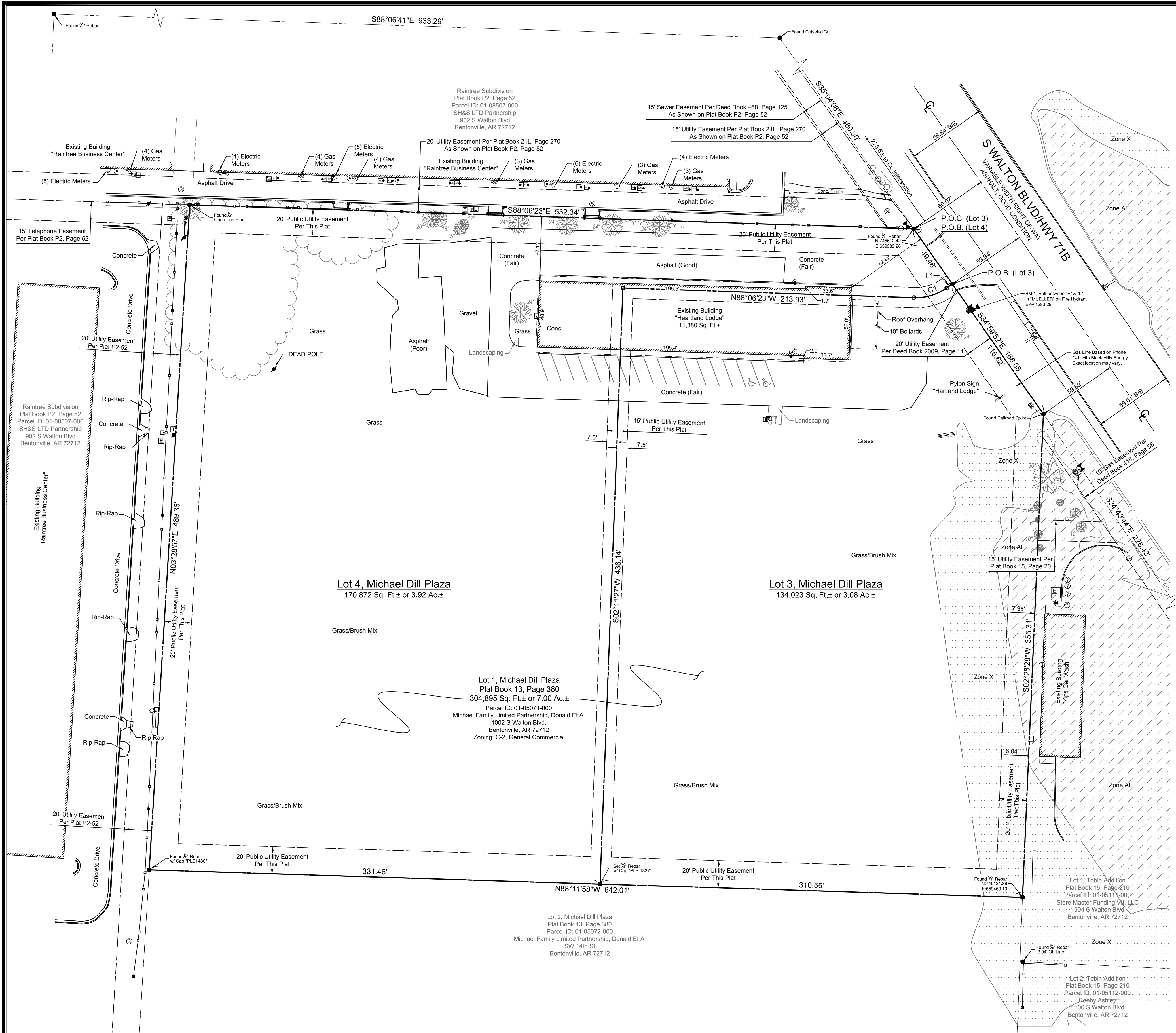
- Pending Planning Commission Items
- Commercial Footprint Splits
- Commercial
- Misc
- Multi Family
- Single Family Residential

N
W E
S

1 inch = 300 feet

**LS18-0030
LOT SPLIT
MICHAEL DILL PLAZA
OLD LOT 1 CREATING LOTS 3 & 4**





PARENT TRACT LEGAL DESCRIPTION:
Being a part of Lot 1, Michael Dill Plaza, an addition to the City of Bentonville, as recorded at Plat Record 13, Page 380 in the Official Public Records of Benton County, Arkansas.

LOT 3 SURVEY DESCRIPTION:
Being a part of Lot 1, Michael Dill Plaza, an addition to the City of Bentonville, as recorded at Plat Record 13, Page 380 in the Official Public Records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 3/4" Rebar, being the most Northerly Northeast Corner of Lot 1, Michael Dill Plaza, and being a point in the Westerly Right-of-Way of South Walton Blvd/Hwy 71B;
Thence along said Right-of-Way, South 34°59'52" East, a distance of 49.46 feet to a Set MAG Nail w/ Washer "PLS 1337" for the POINT OF BEGINNING;
Thence continuing along said Right-of-Way, South 34°59'52" East, a distance of 116.62 feet to a Found Railroad Spike;
Thence departing said Right-of-Way, South 02°28'28" West, a distance of 355.31 feet to a Found 3/4" Rebar;
Thence North 88°11'58" West, a distance of 310.55 feet to a Set 3/4" Rebar w/ Cap "PLS 1337";
Thence North 02°11'27" East, a distance of 438.14 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence South 88°06'23" East, a distance of 213.93 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence 25.61 feet along a tangent curve to the left, having a radius of 40.00 feet, a central angle of 36°41'11", and a long chord bearing North 73°33'07" East a distance of 25.17 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence North 55°12'50" East, a distance of 5.04 feet to the POINT OF BEGINNING, containing 134,023 Square Feet or 3.08 Acres, more or less. Subject to all easements, rights-of-way, and covenants of record or fact.

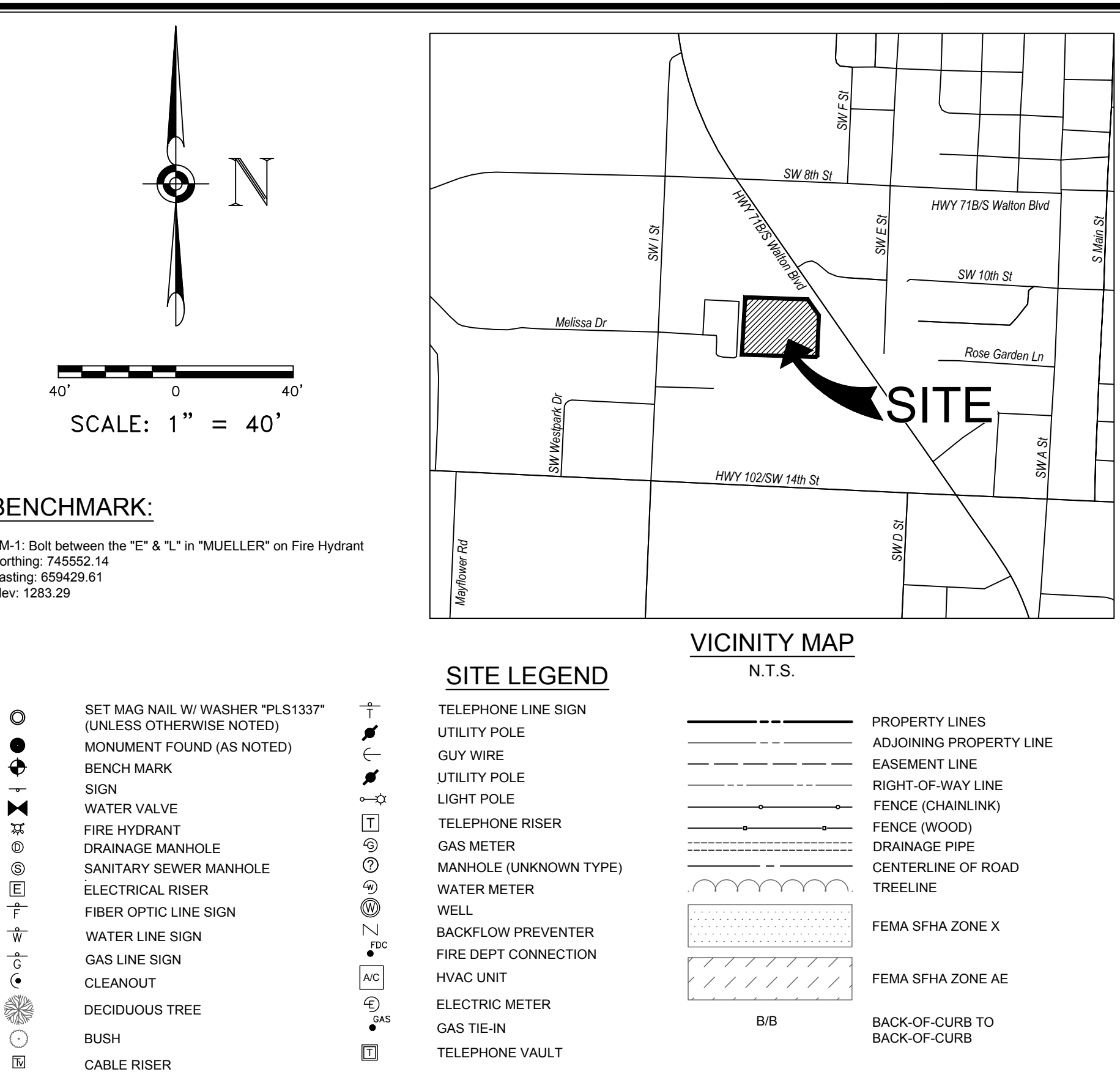
LOT 4 SURVEY DESCRIPTION:
Being a part of Lot 1, Michael Dill Plaza, an addition to the City of Bentonville, as recorded at Plat Record 13, Page 380 in the Official Public Records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

BEGINNING at a Found 3/4" Rebar, being the most Northerly Northeast Corner of Lot 1, Michael Dill Plaza, and being a point in the Westerly Right-of-Way of South Walton Blvd/Hwy 71B;
Thence along said Right-of-Way, South 34°59'52" East, a distance of 49.46 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence departing said Right-of-Way, South 55°12'50" West, a distance of 5.04 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence 25.61 feet along a tangent curve to the right, having a radius of 40.00 feet, a central angle of 36°41'11", and a long chord bearing South 73°33'07" West, a distance of 25.17 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence North 88°06'23" West, a distance of 213.93 feet to a Set MAG Nail w/ Washer "PLS 1337";
Thence South 02°11'27" West, a distance of 438.14 feet to a Set 3/4" Rebar w/ Cap "PLS 1337";
Thence North 88°11'58" West, a distance of 310.55 feet to a Found 3/4" Rebar w/ Cap "PLS 1486";
Thence North 03°28'57" East, a distance of 489.36 feet to a Found 3/4" Open-Top Pipe;
Thence South 88°06'23" East, a distance of 532.34 feet to the POINT OF BEGINNING, containing 170,872 Square Feet or 3.92 Acres, more or less. Subject to all easements, rights-of-way, and covenants of record or fact.

NOTE :
All existing buildings on site to be demolished.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.61	40.00	36°41'11"	S73°33'07"W	25.17

Parcel Line Table		
Line #	Length	Direction
L1	5.04	S55°12'50"W



- BENCHMARK:**
BM-1: Bolt between the "E" & "L" in "MUELLER" on Fire Hydrant
Northing: 745552.14
Easting: 659429.61
Elev: 1283.29
- SITE LEGEND**
N.T.S.
- SURVEY NOTES:**
- Except as specifically stated or shown on this plat, the 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, or any other facts which an accurate and current title search may disclose.
 - Every document of record reviewed and considered as a part of this survey is noted herein. Only the documents noted herein were supplied the surveyor.
 - This plat represents a Lot Split of the parcel recorded as Lot 1, Michael Dill Plaza in Plat Book 13, Page 380 in the Official Public Records of Benton County, Arkansas.
 - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
 - Basis of Bearings: NAD83, State Plane Coordinates, Arkansas North Zone, checking with City of Bentonville Survey Control Monument Nos. 1 and 11.
 - Basis of Elevation: NAVD88, checking City of Bentonville Survey Control Monument Nos. 1 and 11.
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
 - This survey is based on a Title Commitment, File No. 18-45678S, supplied by Old Republic National Title Insurance Company, countersigned by Realty Title & Closing Services, LLC, Effective April 22, 2018.
 - Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
 - Building setbacks for zone C-2 are as follows:

Front (With Parking)	50 Feet	Front (Without Parking)	20 Feet
Side (Adjacent to Non-Residential)	07 Feet	Side (Adjacent to Residential)	30 Feet
Rear (Adjacent to Non-Residential)	20 Feet	Rear (Adjacent to Residential)	30 Feet
 - No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
 - Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - The locations of underground utilities as shown herein are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown herein. No excavations were made during the progress of this survey to locate underground utilities/structures.
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - All structures must maintain minimum of 20' clearances from all electric lines.
 - Before any work in the Right-of-Way commences, Contractor and/or Owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way. Work in Right-of-Way may require a separate permit.
 - Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
 - Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - There may not be fences or any other structures built in any drainage easements.
- FLOOD STATEMENT:**
(BY GRAPHICAL PLOTTING ONLY)
A portion of this property is located within a presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date JUNE 05, 2012.

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

Date of Execution: _____
Print: _____
Signed: _____
State of Arkansas) _____
County of Benton) _____
Sworn to and subscribed before me this _____ day of _____, 2018.
Notary Public Signature _____

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 regulation.

Signed _____ Bentonville Planning Commission Chairman
Signed _____ Mayor City of Bentonville
Signed _____ City Clerk, City of Bentonville

Surveyor's Certificate:
I, James E. Collins, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type, and material are correctly shown.

Date of Execution: _____
James E. Collins
Registered Land Surveyor
State of Arkansas
Registration No. 1337

City of Bentonville
Project #: _____
LS18-0030
State Filing Code: _____
500-20N-30W-0-31-200-04-1337

RECORDING INFORMATION

CLIENT: Diamond Wash, LLC
103 E. Van Buren, Ste. 839,
Eureka Springs, AR 72632
Daniel Patisio
PH 713-201-5436
d.patisio@diamondwash.com

LOT SPLIT

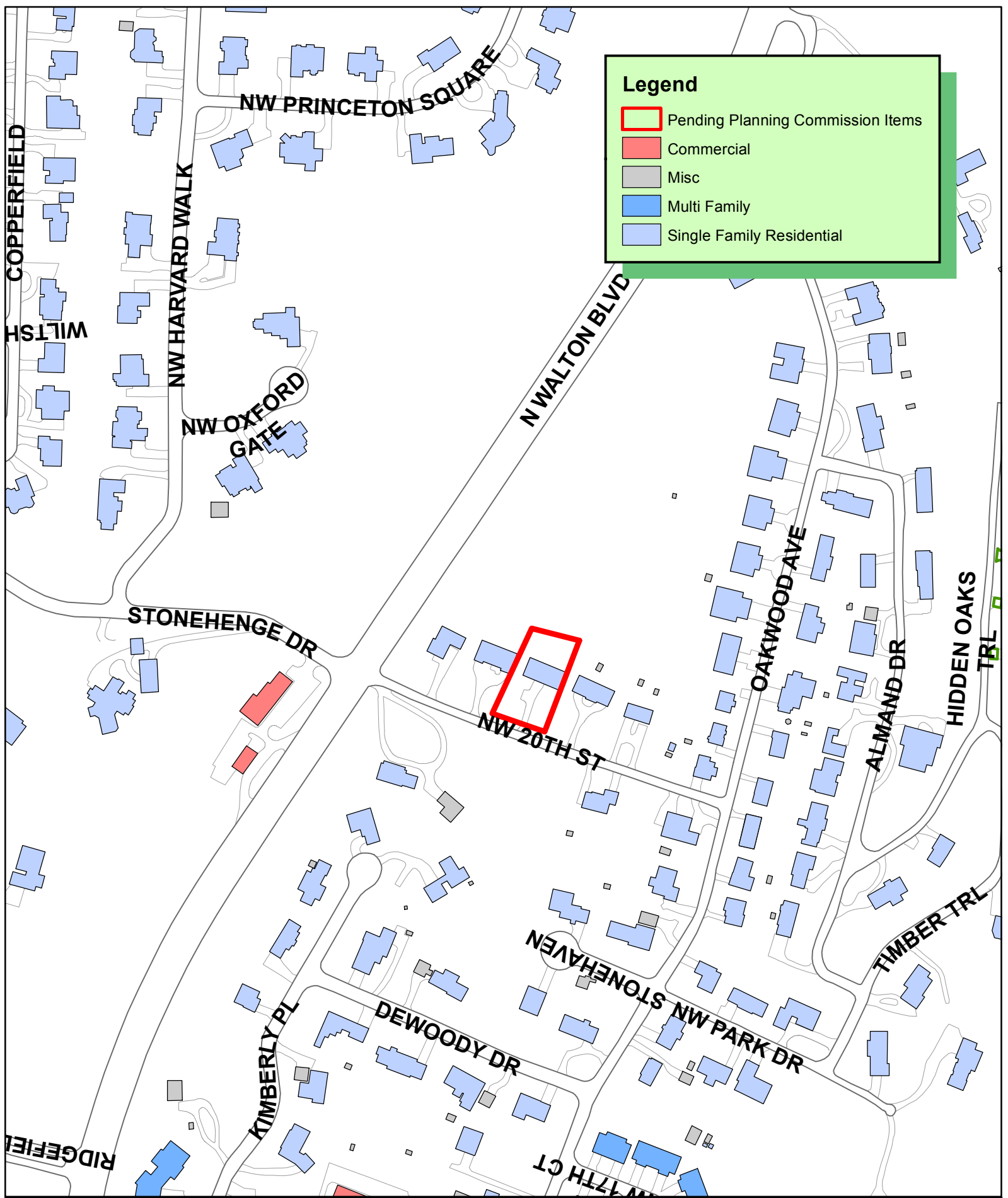
**LOT SPLIT OF LOT 1, CREATING LOTS 3 & 4
OF MICHAEL-DILL PLAZA
1002 S. WALTON BLVD., BENTONVILLE, ARKANSAS**

SHEET: _____ PROJECT: _____

SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
2013 Collins and Landscape Architecture, Inc.
Bentonville, Arkansas 72712
Ph: (479) 464-5205 Fax: (479) 464-5204

PRELIMINARY

PLS: JEC
CAD: JDW
FIELD: MJH
FILED:
SCE PROJECT #: 18021
DATE: 07/30/18
SHEET: 1 OF 1



Legend

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

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

SURVEYOR NOTES:

1. PARENT DEED FILED IN DEED RECORD L2018 AT PAGE 00837.
2. PROPERTY IS COUNTY TAX PARCEL #01-01571-000.
3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1).
4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE NEW LOT "12". A MORE IN-DEPTH SEARCH IS NEEDED TO VERIFY.
5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

BUILDING SETBACK (R-1 ZONING)

- 30' FRONT FROM STREET RIGHT-OF-WAY
- 20' FRONT FROM STREET RIGHT-OF-WAY IF GARAGE IS RECESSED
- 7' ALONG SIDE LOT LINES
- 25' ALONG BACK LOT LINES

RIGHT OF WAY DEDICATION

381.76 SQ. FT./0.0087 ACRES OF LAND WILL BE DEDICATED TO THE CITY OF BENTONVILLE FOR THE RIGHT OF WAY OF NW 20TH STREET, PER THIS PLAT.

757,789.2296
659,506.2112



CITY REQUIRED NOTES:

1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.
5. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

SCALE: 1"=30'



PARCEL # 01-05221-000
ZONED C-2
MORRISON, S.K.
902 N.W. 2ND STREET
BENTONVILLE, AR 72712-5020

PARCEL # 01-01565-001
ZONED R-1
SHEPHERD, DANNY WADE
806 N.W. 20TH STREET
BENTONVILLE AR 72712-4002

PARCEL # 01-01570-000
ZONED R-1
SHEPHERD, DANNY WADE
34 OWELL DRIVE
BELLA VISTA, AR 72715

757,750.1518
659,610.7680

RIGHT OF WAY
DEDICATED
PER THIS PLAT
381.76 sq. ft.
0.0087 acres

LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- - - OLD PROP. LINE
- - - PROP. UTIL. EASEMENT
- CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- EXISTING ALLEY
- ⊡ EXISTING WATER METER
- ⊡ EXISTING GAS METER
- ▨ DEDICATION AREA

NE CORNER
LOT 3, BLOCK 4
BRAITHWAITE PARK
(2003-908)
(BK 3, PG 4)



SITE ADDRESS:

802 NW 20TH ST

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:

AARON CHILDRESS

PRINT:

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC SIGNATURE

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

CITY OF BENTONVILLE PROJECT NO.
LS 18-0028

PROPERTY DESCRIPTION (PARENT L2018-00837)

A PART OF LOT 3, BLOCK 4, BRAITHWAITE PARK, BENTONVILLE, BENTON COUNTY, ARKANSAS, A SUBDIVISION OF THE W1/2 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID LOT 3, BLOCK 4, THENCE NORTH 75°25'40" WEST 353.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20°54'10" WEST 205.23 FEET; THENCE NORTH 70°24'27" WEST 118.78 FEET; THENCE NORTH 24°46'23" EAST 196.32 FEET; THENCE SOUTH 75°25'40" EAST 101.79 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF WAY OF NORTHWEST 20TH STREET ALONG THE SOUTH SIDE THEREOF.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (6 & 20).

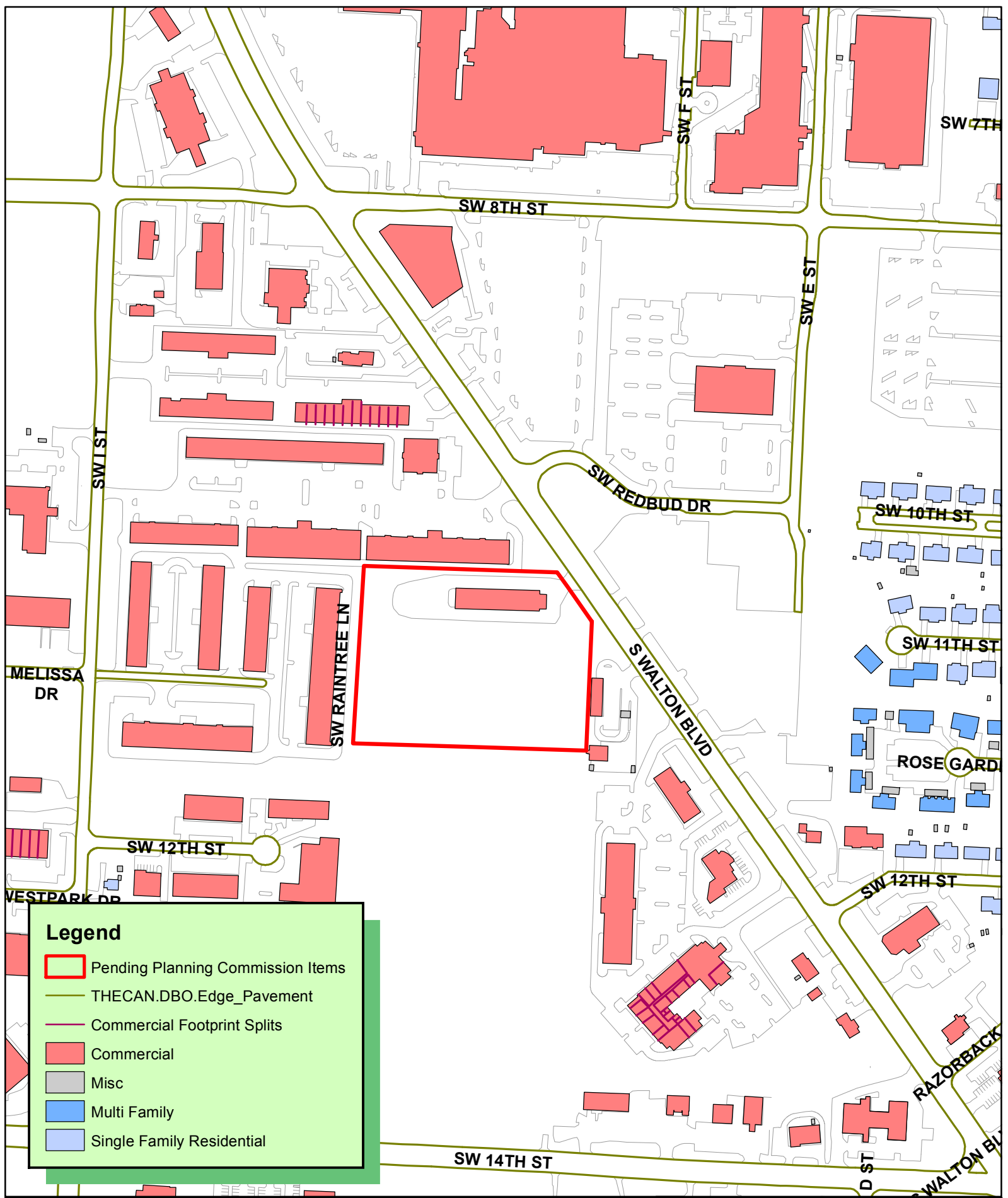
PROPERTY DESCRIPTION (NEW LOT 12)

LOT "12", BLOCK 4, BRAITHWAITE PARK, BENTONVILLE, BENTON COUNTY, ARKANSAS, A SUBDIVISION OF THE W1/2 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID LOT 3, BLOCK 4, THENCE NORTH 75°25'40" WEST 353.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20°54'10" WEST 200.80 FEET; THENCE NORTH 71°07'07" WEST 114.34 FEET; THENCE NORTH 24°46'23" EAST 194.06 FEET; THENCE SOUTH 75°25'40" EAST 101.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.487 ACRES MORE OR LESS.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (6 & 20).

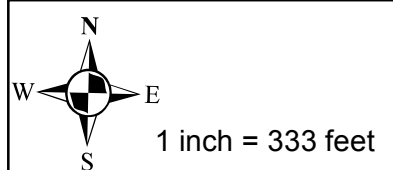
A LOT SPLIT AND ADJUSTMENT OF PART OF LOT 3, BLOCK 4 BRAITHWAITE PARK SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS TO BE KNOWN AS LOT 12, BLOCK 4 OF BRAITHWAITE PARK SUBDIVISION TO THE CITY OF BENTONVILLE.

LOT SPLIT	REVISIONS		
	No.:	BY:	DATE:
OWNER CONTACT INFO: CHILDRESS, AARON P.O. BOX 2008 BENTONVILLE, AR 72712	#1	CITY	7/16/18
	#2	CITY	8/20/18
DRAWN BY: DP/ZS CHECKED BY: SCALE: 1"=30'	DATE: 1/15/18		JOB No.: 2018004
	SHEET: 1		



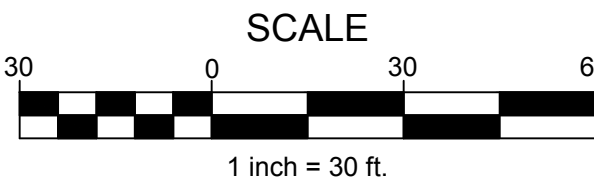
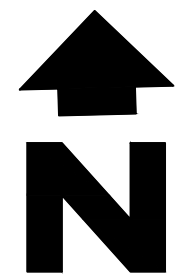
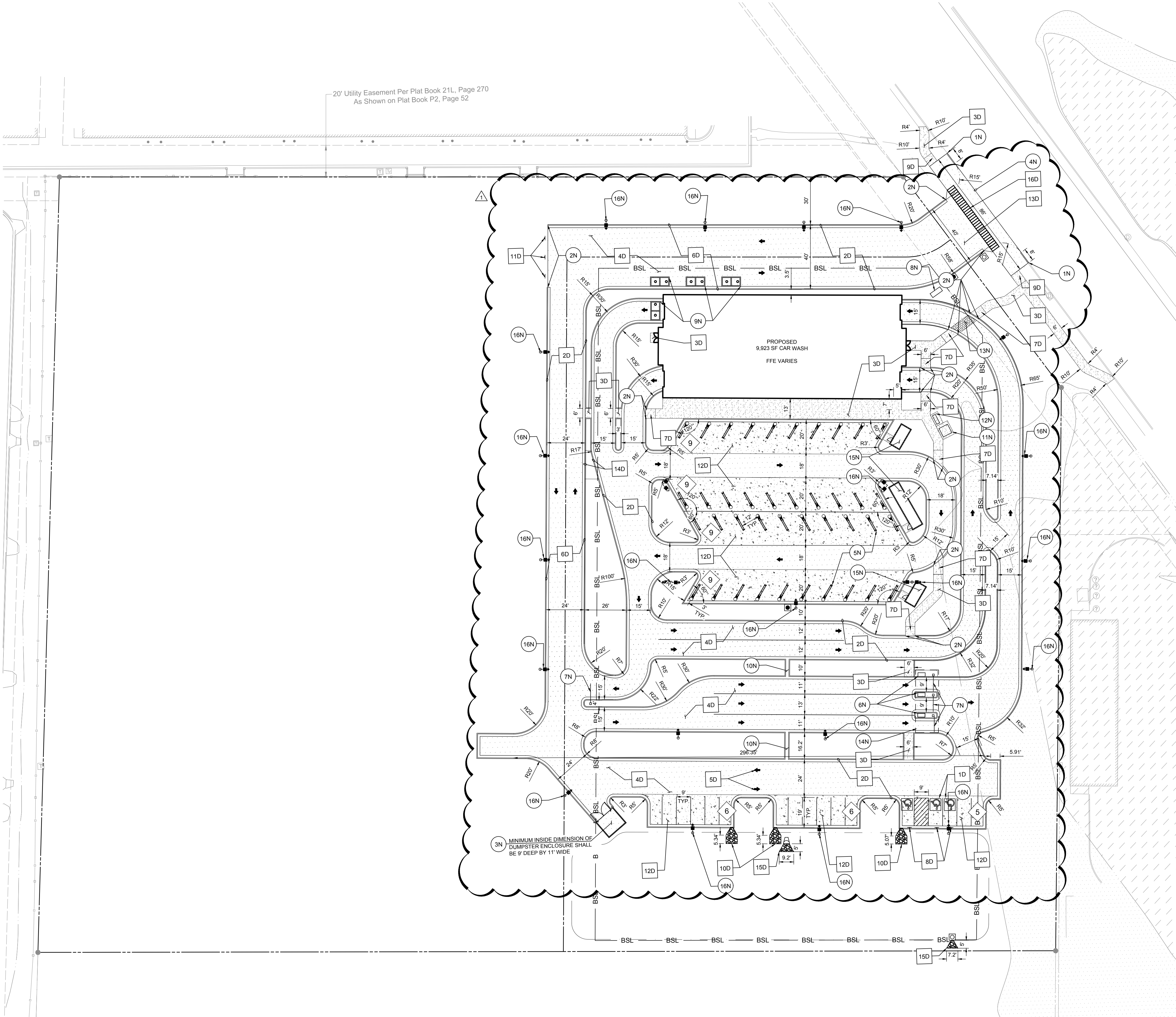
Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Edge_Pavement
-  Commercial Footprint Splits
-  Commercial
-  Misc
-  Multi Family
-  Single Family Residential



LSD18-0053
LARGE SCALE DEVELOPMENT
DIAMOND WASH
1002 S WALTON BLVD





PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BSL BUILDING SETBACK LINE

NOTES

- 1N. TAPER CURB TO MATCH EXISTING
- 2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
- 3N. DUMPSTER PAD & ENCLOSURE (PER ARCH PLAN)
- 4N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING SURFACE
- 5N. VACUUMS (PER MEP PLAN)
- 6N. KIOSKS (PER MEP PLAN)
- 7N. SECURITY ARMS (PER MEP PLAN)
- 8N. MONUMENT SIGN (PER SIGN PLAN)
- 9N. RECLAIMED WATER TANK SYSTEM (PER MEP PLAN)
- 10N. 2' CURB CUT
- 11N. PICNIC TABLE (PER OWNER)
- 12N. BENCH (PER OWNER)
- 13N. STAMPED & STAINED CONCRETE (PER OWNER)
- 14N. KIOSK CANOPY (PER ARCH PLAN)
- 15N. VACUUM POWER SYSTEM PAD

- 16N. LIGHTING (PER LIGHTING PLAN)

DETAILS

- 1D. PARKING LOT STRIPING, SEE DETAIL 1/C3.1
- 2D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 2/C3.1
- 3D. CONCRETE SIDEWALK, SEE DETAIL 3/C3.1
- 4D. HEAVY DUTY CONCRETE, SEE DETAIL 4/C3.1
- 5D. TRAFFIC FLOW ARROWS, SEE DETAIL 5/C3.1
- 6D. FIRE LANE MARKING, SEE DETAIL 6/C3.1
- 7D. ADA RAMP IN SIDEWALK WITHOUT TRUNCATED DOMES, SEE DETAIL 9/C3.1
- 8D. SITE SIGN BASE DETAIL, SEE DETAIL 7/C3.1
- 9D. ADA RAMP IN SIDEWALK WITH TRUNCATED DOMES, SEE DETAIL 9/C3.1
- 10D. EDGE TREATMENT FOR 2' CURB CUTS, SEE DETAIL 11/C3.1
- 11D. DO NOT ENTER SIGN DETAIL, SEE DETAIL 12/C3.1
- 12D. MEDIUM DUTY CONCRETE, SEE DETAIL 4/C3.1
- 13D. WALMART NHM NORTH DISTRICT 9 DETAIL, SEE DETAIL 1/C3.2
- 14D. TYPE H MOUNTABLE CURB, SEE DETAIL 10/C3.1
- 15D. GROUTED RIP-RAP PAD, SEE DETAIL 2/C3.2
- 16D. CROSSWALK MARKING, SEE DETAIL 3/C3.2

SITE AREA

EXISTING SITE	7 ACRES ±
TARGET PROPERTY (AFTER LOT SPLIT)	3.08 ACRES ±

PARKING COUNT

REQUIRED:	5 PLUS 1/200 SF NET BUILDING OR 17 SPACES (3 ACCESSIBLE SPACES FOR 21-75 TOTAL PARKING SPACES)
PROVIDED:	53 PARKING SPACES (3 OF WHICH MEET ACCESSIBLE STANDARDS)

ZONE C-2: BUILDING SETBACKS TABLE

FRONT	50' WITH PARKING IN FRONT 20' WITHOUT PARKING IN FRONT
SIDE	7' ADJACENT TO NON-RESIDENTIAL DISTRICT 30' ADJACENT TO RESIDENTIAL DISTRICT
REAR	20' ADJACENT TO NON-RESIDENTIAL DISTRICT 30' ADJACENT TO RESIDENTIAL DISTRICT

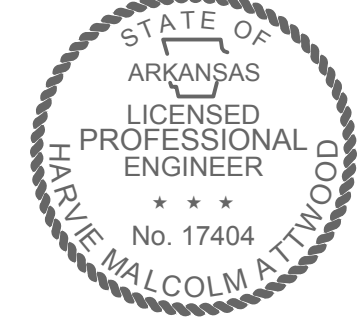
NOTES:

- PROPOSED USE OF CAR WASH IS PERMITTED WITHIN C-2 ZONING PER BENTONVILLE ZONING CODE APPENDIX A, TABLE OF PERMITTED USES
- UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2' CONTACT BENTONVILLE ELECTRICAL UTILITY DEPARTMENT AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BENTONVILLE ELECTRICAL UTILITY DEPARTMENT DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
- ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
- PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND VICTOR STANLEY "CLASSIC" (MODEL C-10) OR APPROVED EQUAL
- DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING (SEE DETAIL SHEET C3.1)



ISSUE BLOCK	
TITLE	DATE
PRELIM.	7/25/2018
LSD	7/30/2018
REV-1	8/20/2018

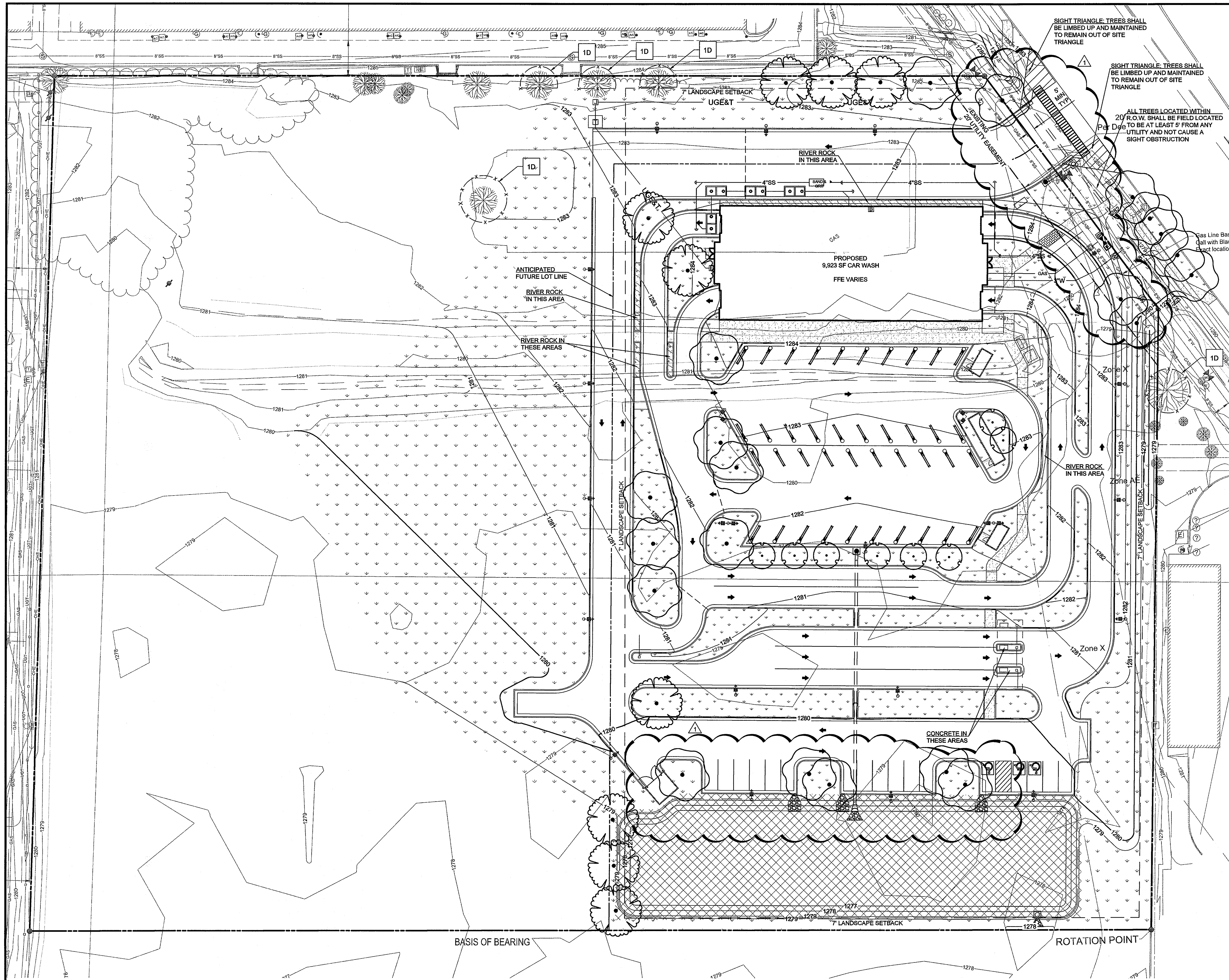
STORE NO.: 2
DOCUMENT DATE: 8/16/2018
CHECKED BY: HMA
DRAWN BY: ENH



FOR PERMIT

SITE
PLAN

Aug16,2018-1:30pm - User sarah.bryant
L:\1818-18-00051 Diamond Wash - S. Walton - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\2018-8-8 (Rev-1) 18-18-00051 land.dwg



CITY OF BENTONVILLE PLANTING REQUIREMENTS:		REQ.	PROV.
STREET FRONTAGE BUFFER	20' WIDE LANDSCAPE STRIP TO INCLUDE R.O.W.	YES	YES
	1 SHADE TREE/20 LF OF FRONTAGE -WALTON BLVD. = 166 LF / 20 LF = 8 TREES	8 TREES	8 TREES
PERIMETER LANDSCAPE BUFFER	7' WIDE LANDSCAPE BUFFER AROUND SIDE AND REAR LOT LINES	YES	YES
INTERIOR PARKING LOT LANDSCAPING	TYPE "D" BUFFER REQUIRED ALONG THE NORTHERN AND WESTERN PROPERTY LINE -1 TREE/50 LF WITH A MIN. OF 50% BEING SHADE TREES -NORTHERN PROP. LINE = 212 LF / 50 = 4 TREES -WESTERN PROP. LINE = 488 LF / 50 = 9 TREES	4 TREES 9 TREES	3 PROPOSED TREES 1 EXISTING TREES 9 TREES
	8% OF THE INTERIOR PARKING AREA MUST BE GREENSPACE -27,726 SF PARKING AREA * 8% REQUIRED = 2,218 SF	8% OR 2,218 SF	17% OR 4,718 SF
	1 TREE/125 SF OF REQUIRED GREENSPACE -2,218 SF GREENSPACE / 125 SF = 17 TREES	17 TREES	17 TREES
	18' X 18' PLANTING ISLAND EVERY 15 SPACES AND AT TERMINUS OF EACH ROW -2 TREES IN EVERY INTERNAL ISLAND	YES	YES
	9' X 18' PLANTING ISLAND EVERY 15 SPACES ALONG EXTERIOR OF PARKING AREA -1 TREE IN EVERY EXTERNAL ISLAND	YES	YES

- CITY OF BENTONVILLE LANDSCAPE NOTES:**
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - 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.
 - WHERE POTENTIAL UTILITIES CONFLICT WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

↑

N

SCALE

30 0 30 60

1 inch = 30 ft.

DESIGN PERFORMED BY: SARAH A. BRYANT, PLA

PLANT SCHEDULE

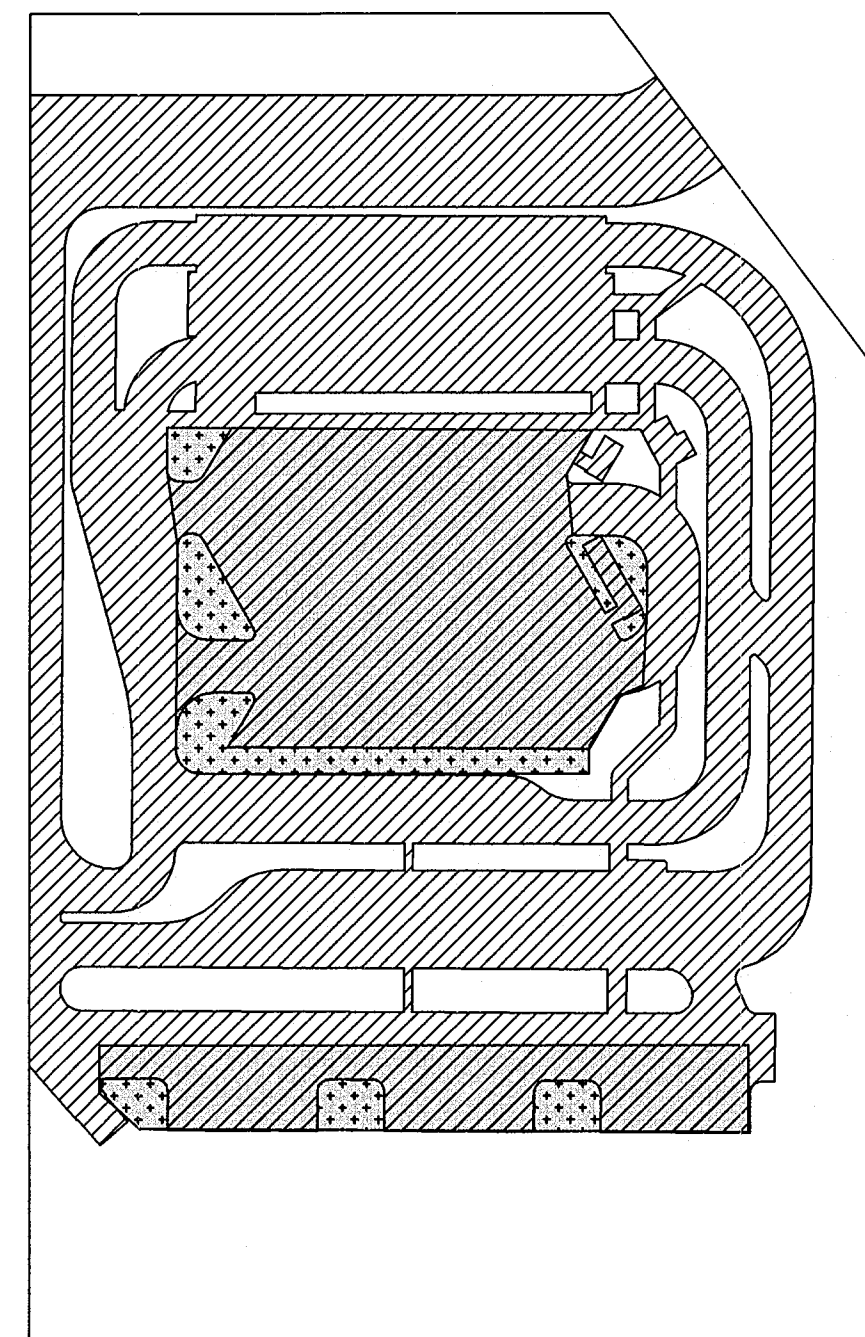
TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
AT	8		Shantung Maple / Acer truncatum	B & B	2.5" Cal
NS	9		Black Gum / Nyssa sylvatica 'Wildfire'	B & B	2.5" Cal
QR	21		Red Oak / Quercus rubra	B & B	2.5" Cal
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
SEED		84,879 sf	Bermuda Grass / Cynodon dactylon	seed	
SOD		18,452 sf	Bermuda Grass / Cynodon dactylon	sod	
ROCK		781 sf	River Rock	SF	

GENERAL LANDSCAPE NOTES:

- THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.
- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.
- 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 PLANS.
- 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 AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDDED OR SODED WITH GRASS SEED SPECIFIED ON PLANS.
- SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 12-2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.
- MAINTENANCE
SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTINGS (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).
- ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
- ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGINGS. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".
- LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.
- THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.
- ALL EXISTING AND PROPOSED LANDSCAPING SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO IMPEDE ANY SIGHT TRIANGLES.

- IMPERVIOUS AREA
- PARKING AREA
- INTERIOR LANDSCAPE AREA

TOTAL IMPERVIOUS AREA = 82,911 SF
TOTAL PROPOSED PARKING AREA = 27,726 SF
INTERIOR LANDSCAPE REQ. = 2,218 SF (8%)
INTERIOR LANDSCAPE PROV. = 4,718 SF (17%)



HFA

ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

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Diamond Wash

DIAMOND WASH

STORE 2
1002 S. WALTON BLVD.
BENTONVILLE, AR 72712
PROJ. NUMBER: 18-18-00051

ISSUE BLOCK

	TITLE	DATE
PRE-APP		7/20/2018
OTP		7/30/2018
REV-1		8/20/2018

STORE NO.: 2

DOCUMENT DATE: 7/30/18

CHECKED BY: HMA

DRAWN BY: SAB

SEAL

SARAH A. BRYANT
License Number 8551
STATE OF ARKANSAS

8/16/18

FOR PERMIT

LANDSCAPE
PLAN

SHEET:

C6.0

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USE ON A SPECIFIC SITE AT
THE LOCATION AND FOR THE PROJECT
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PROJECT OR AT A LATER TIME
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HARRISON FRENCH & ASSOCIATES, L.T.D.
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LICENSED ARCHITECTS AND ENGINEERS
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DIAMOND WASH S.
WALTON BLVD

1002 S. WALTON BLVD
BENTONVILLE, AR 72712

JOB NUMBER: 18-18-00051

ISSUE BLOCK			

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DRAWN BY:	LAF
DOCUMENT DATE:	07/20/18

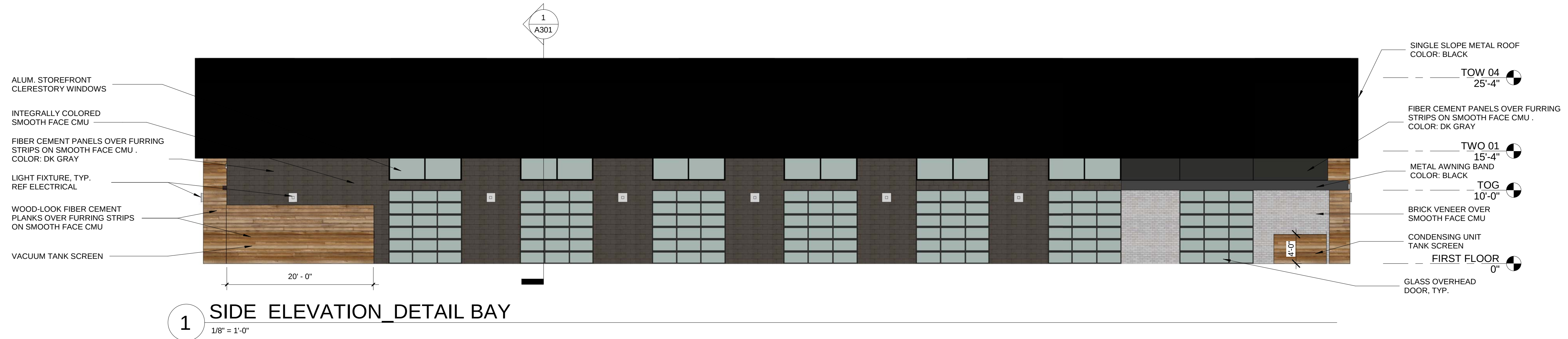
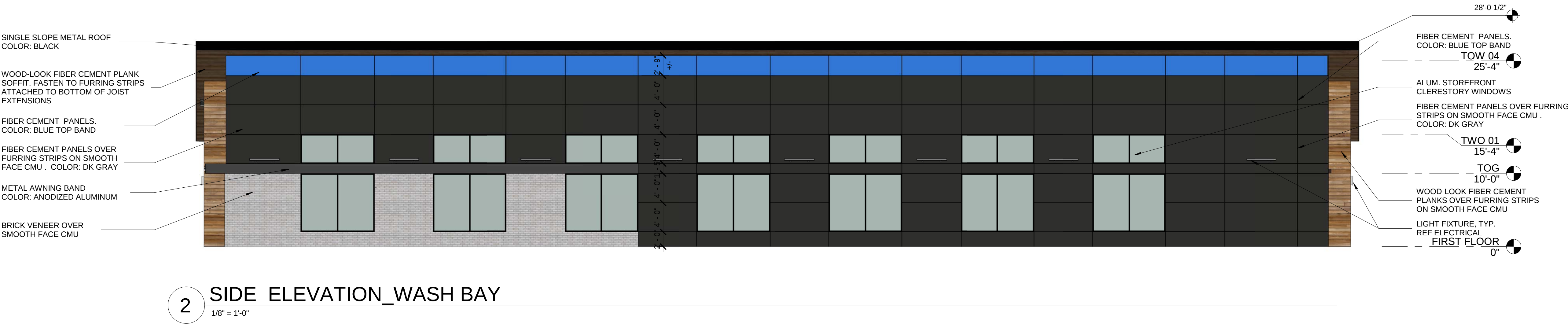
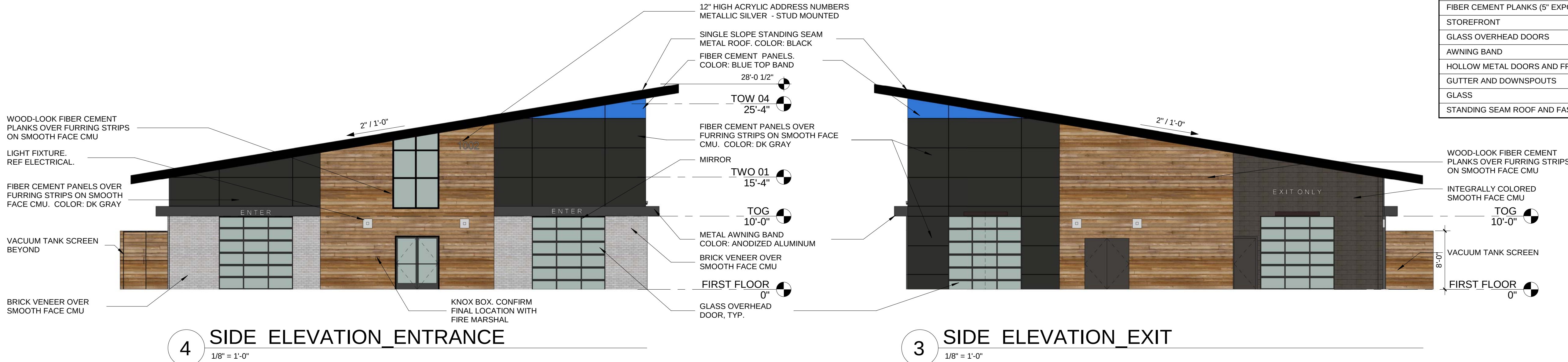
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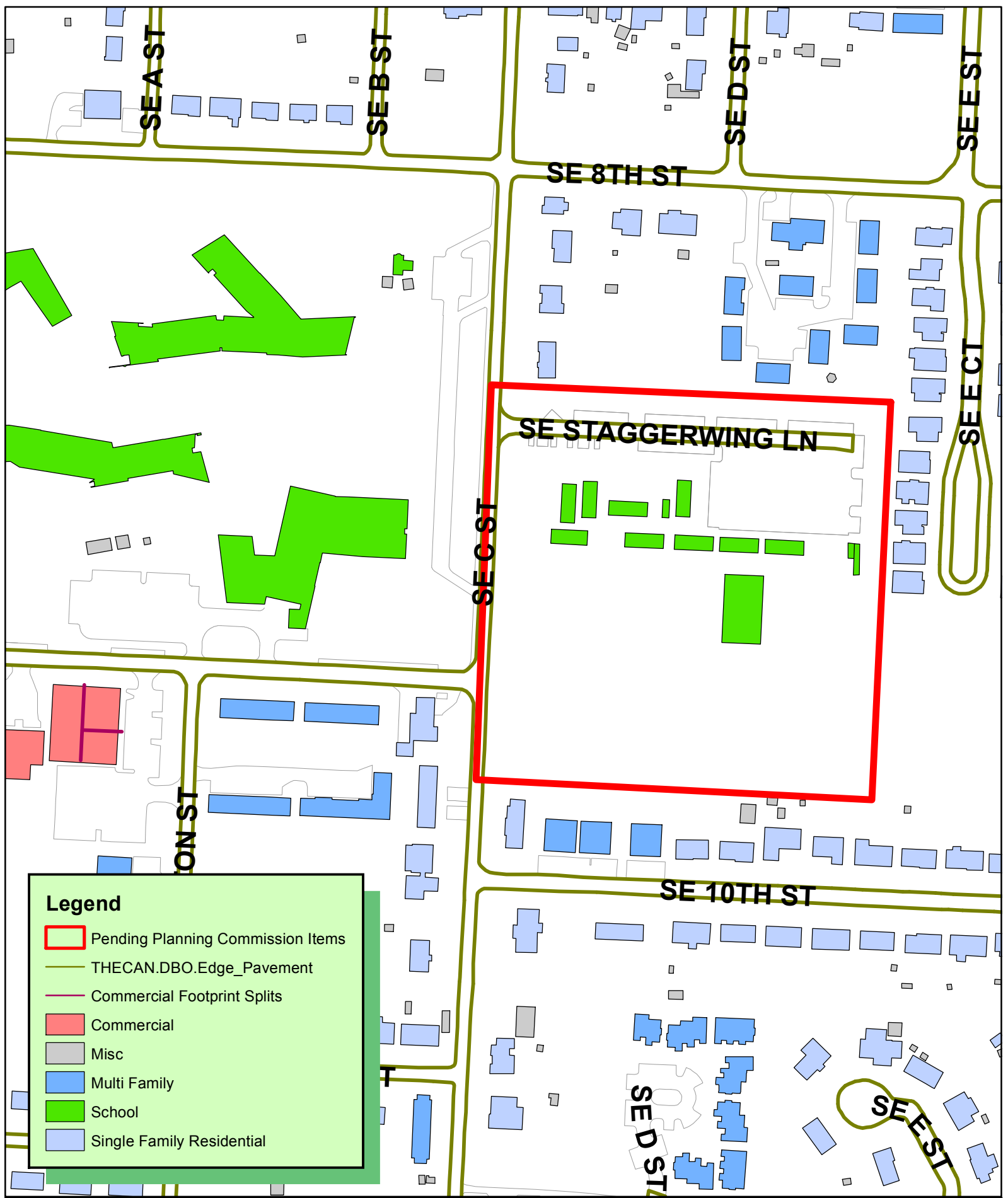
ELEVATIONS

SHEET:

A201

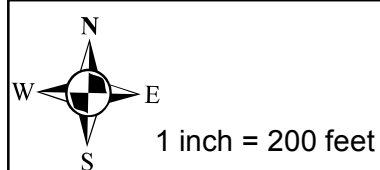
EXTERIOR FINISH SCHEDULE	
SMOOTH FACE CMU	MEDIUM GRAY BY MIDWEST BLOCK & BRICK OR EQUAL
BRICK	LIGHT GRAY BY GLEN-GERY BRICK OR EQUAL
FIBER CEMENT PANELS	PAINTED DARK GRAY
FIBER CEMENT PANELS - TOP BAND	PAINTED BLUE
FIBER CEMENT PLANKS (5" EXPOSURE)	BORAL TRU-EXTERIOR - DARK CHESTNUT
STOREFRONT	ANODIZED ALUMINUM
GLASS OVERHEAD DOORS	ANODIZED ALUMINUM FRAME
AWNING BAND	ANODIZED ALUMINUM
HOLLOW METAL DOORS AND FRAMES	PAINT TO MATCH ADJACENT FINISH COLOR
GUTTER AND DOWNSPOUTS	MATCH FASCIA COLOR
GLASS	CLEAR, LOW-E
STANDING SEAM ROOF AND FASCIA	COAL BLACK





Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Edge_Pavement
-  Commercial Footprint Splits
-  Commercial
-  Misc
-  Multi Family
-  School
-  Single Family Residential

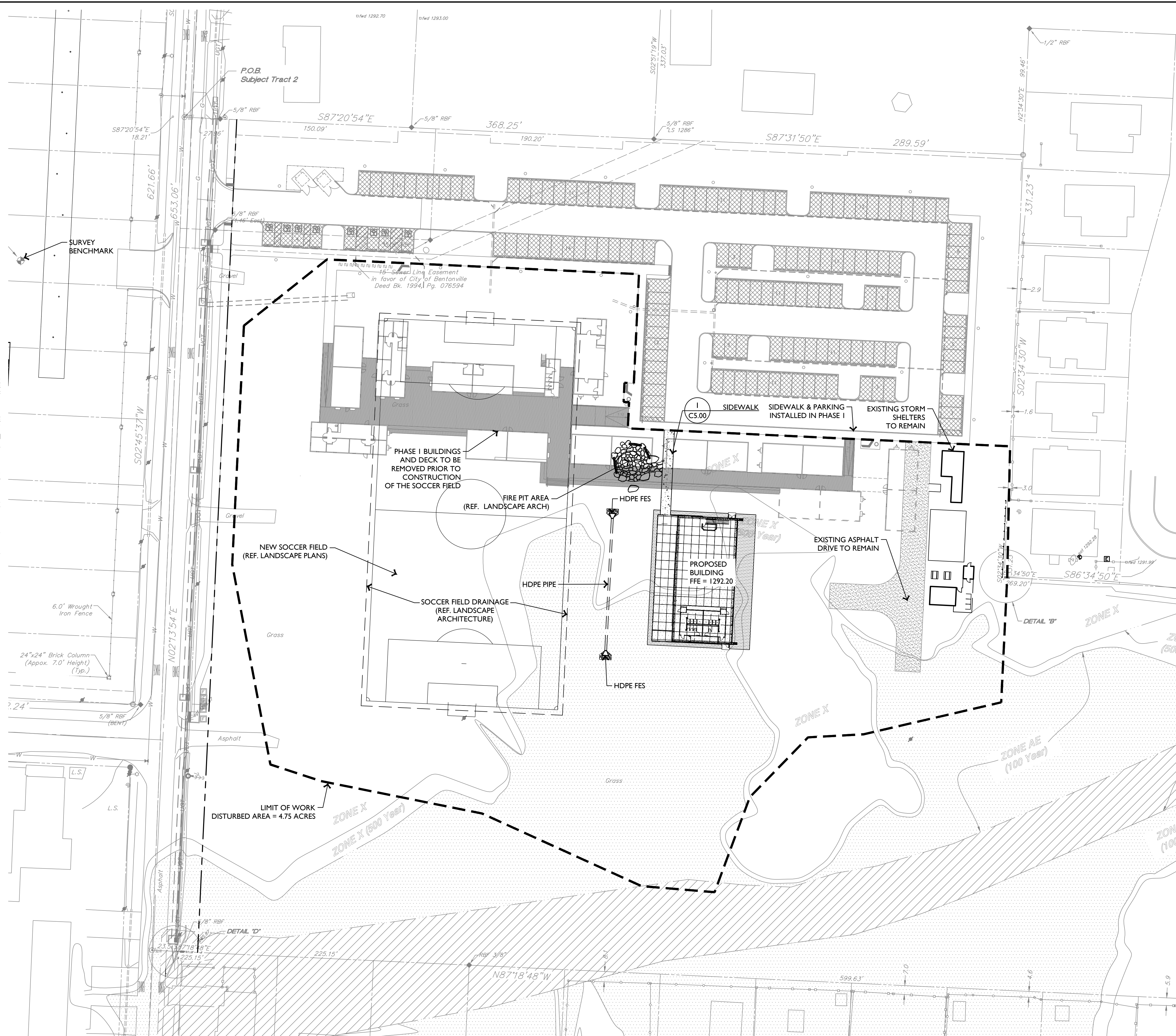


LSD18-0054
LARGE SCALE DEVELOPMENT
THADEN BARN
506 SE STAGGERWING LN



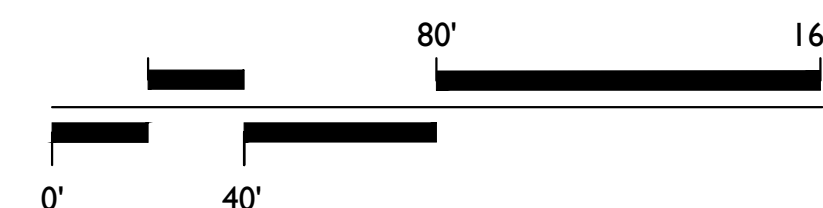
1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CEI, INC AND DATED DECEMBER 2016 .
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

1. CONTRACTOR SHALL CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5-FEET OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.



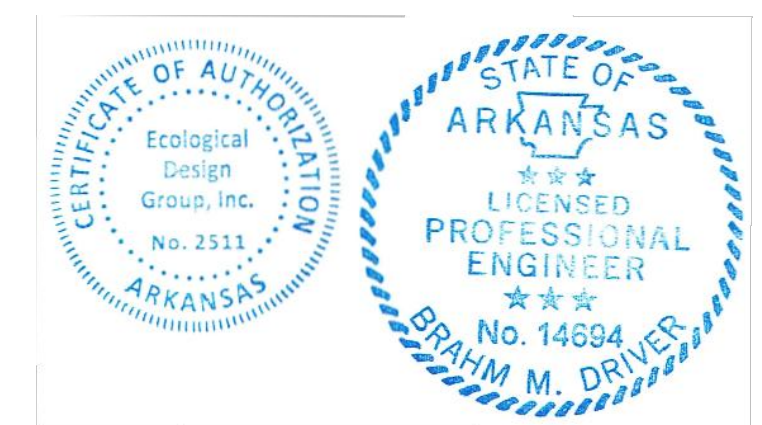
1 SITE PLAN

SCALE: 1" = 40'-0"



Know what's **below**.
Call before you dig.

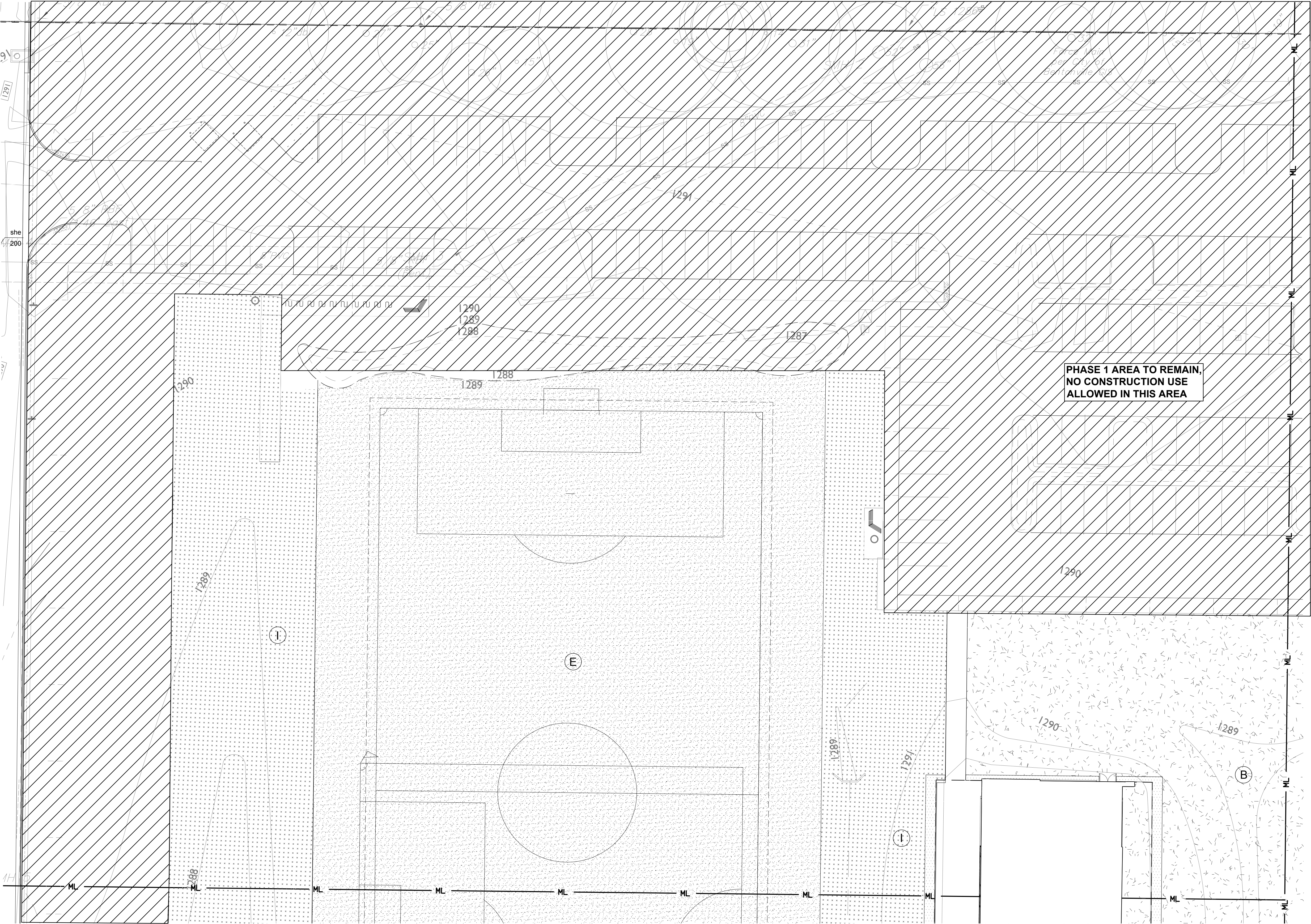
314 S 3RD STREET
ROGERS, AR 72756
(479) 935-4826



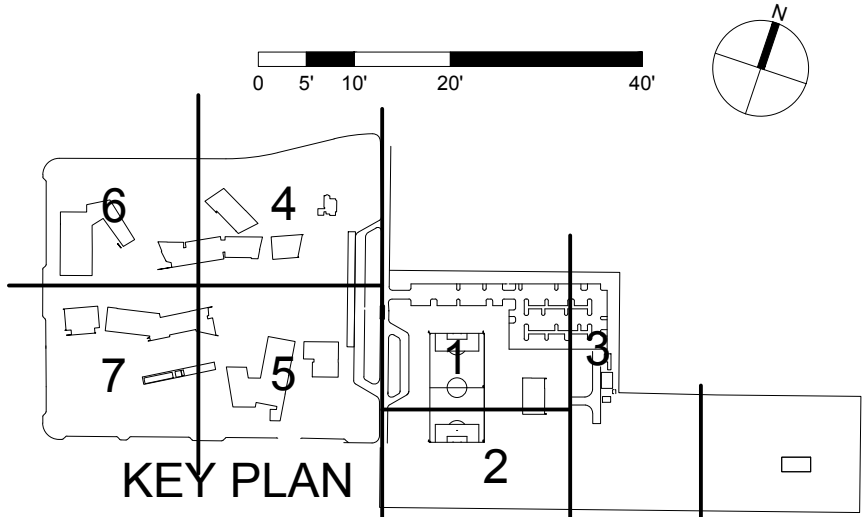
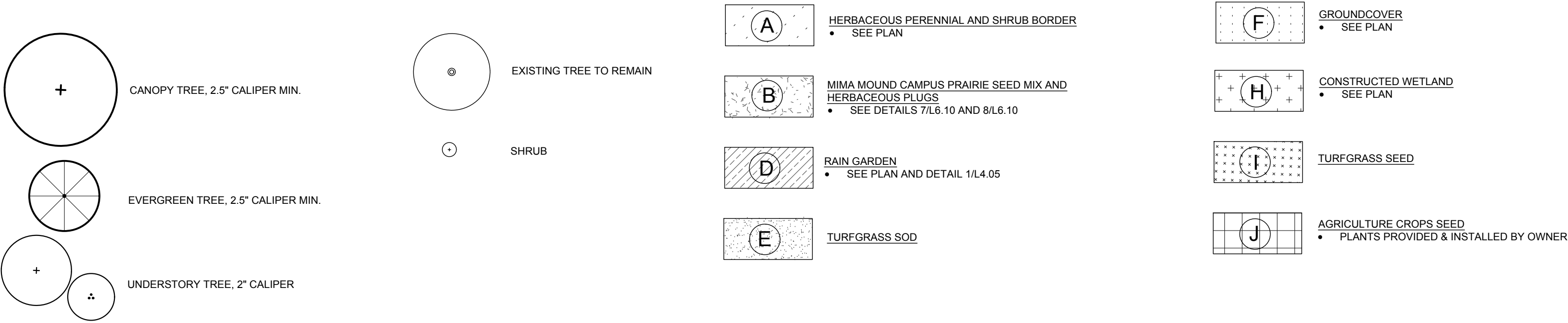
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C1.00B

DRAWN BY | EDG
BENTONVILLE PROJECT NO. | LSD18-0054



PLANTING LEGEND



ESKEW+DUMEZ+RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

ANDROPOGON ASSOCIATES

Landscape Architects & Environmental Planners
10 Shurs Lane, Philadelphia, PA 19127

PLANTING NOTES

1. PROVIDE "QUALITY GRADE" PLANTS OF STRAIGHT SPECIES UNLESS INDICATED OTHERWISE ON PLANT SCHEDULE.
2. PROVIDE SLOPES IN PLANTING AREAS AS INDICATED ON GRADING PLANS.
3. COORDINATE AND STAKE LOCATIONS OF NEW PLANT MATERIALS BEFORE EXCAVATING PLANT PITS FOR REVIEW IN FIELD WITH LANDSCAPE ARCHITECT.
4. COORDINATE LOCATIONS OF NEW PLANTINGS WITH UTILITIES. OBTAIN AS-BUILT PLAN OF UTILITIES BEFORE BEGINNING PLANTING. REVIEW WITH LANDSCAPE ARCHITECT.
5. REPAIR ANY VEGETATIVE COVER DAMAGED DURING CONSTRUCTION IN-KIND.
6. REPAIR VEGETATIVE COVER OVER UTILITY TRENCHES NOT SHOWN ON THIS DRAWING BY (PREPARING PLANTING SOIL AND SEEDING/SODDING/PLANTING TO MATCH EXISTING CONDITION).
7. PROVIDE THE QUANTITY OF EACH PLANT INDICATED ON THE PLANTING PLAN IF THOSE QUANTITIES DO NOT AGREE WITH THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.
8. KEEP SEALS ON PLANTS UNTIL SUBSTANTIAL COMPLETION.

LANDSCAPE ORDINANCE NOTES

1. ONCE INSTALLED, LANDSCAPE SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. 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.
3. 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.
4. LIVING MATERIALS, SUCH AS LAWNS, GRASS OR HERBACEOUS GROUND COVERS SHALL COVER A MINIMUM OF 80% OF THE PLANTING ISLANDS. SEE GREENSPACE EXHIBIT ON SHEET L-6.10

THADEN SCHOOL
CP-11 - LANDSCAPE PACKAGE

CITY OF BENTONVILLE PROJECT NO. | 1706000026

EDR PROJECT NO. | 16052

PROJECT ISSUE DATE | 29 MAR 2018

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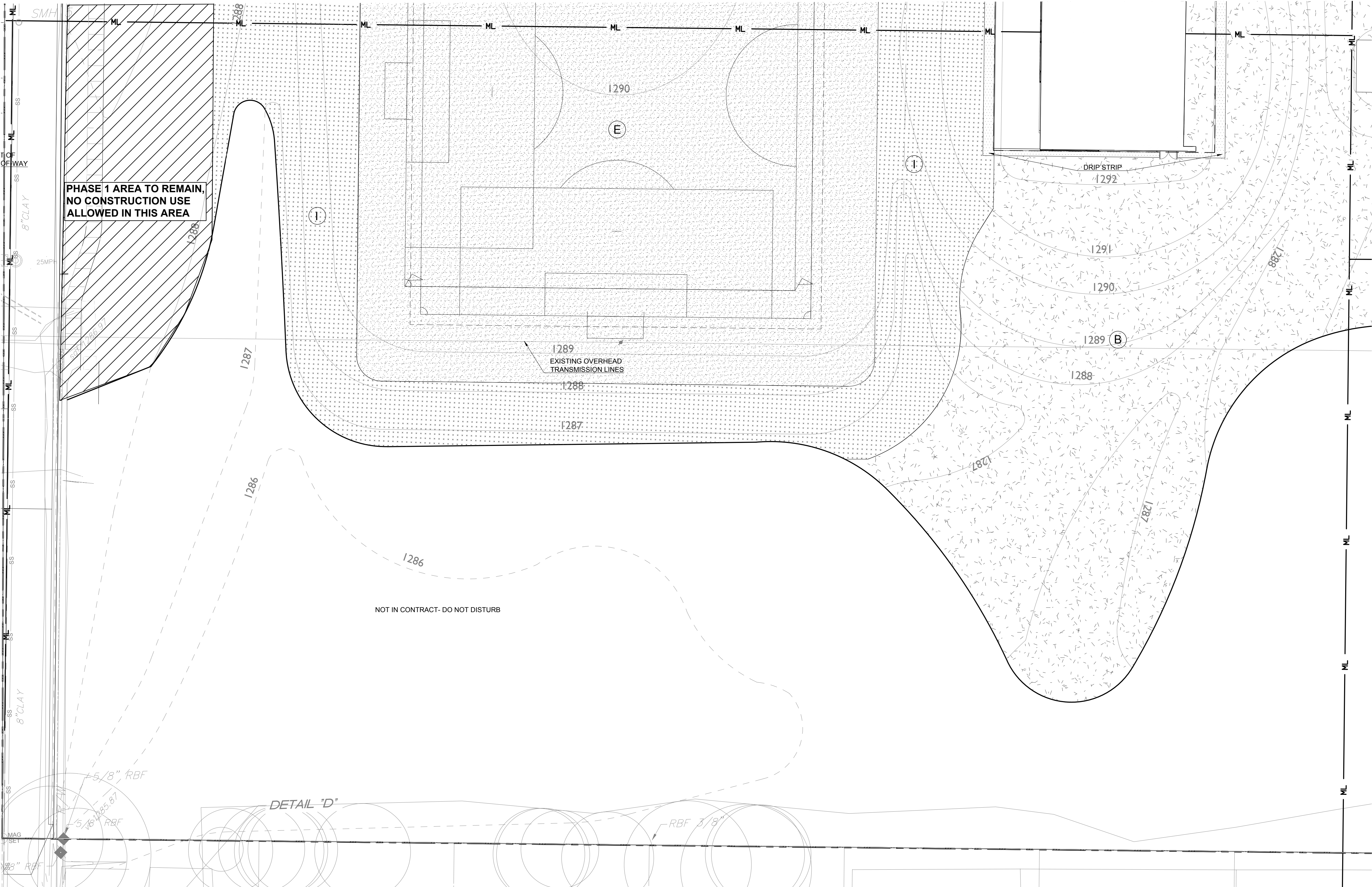
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REVISIONS

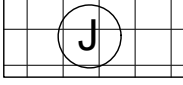
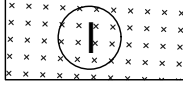
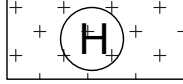
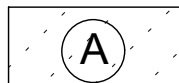
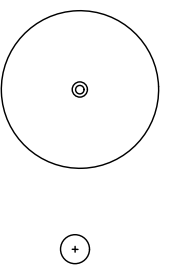
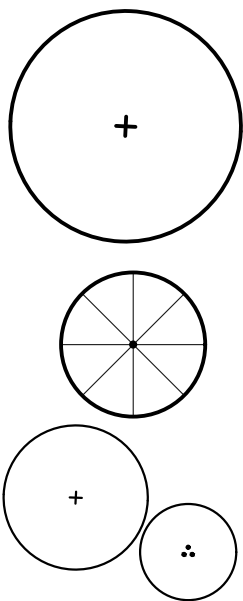
PLANTING PLAN

L 6.01

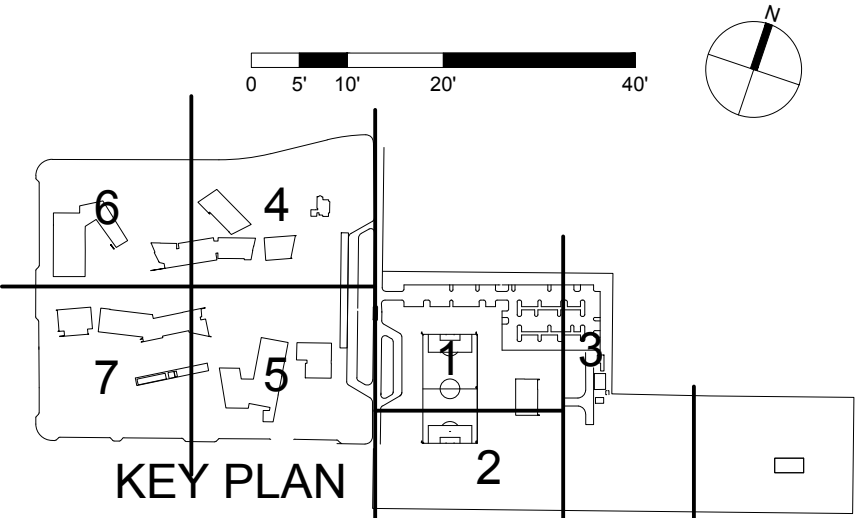
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PLANTING LEGEND



ML MATCHLINE



ESKEW+DUMEZ+RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

ANDROPOGON ASSOCIATES

Landscape Architects & Environmental Planners
10 Shurs Lane, Philadelphia, PA 19127

PLANTING NOTES

1. PROVIDE "QUALITY GRADE" PLANTS OF STRAIGHT SPECIES UNLESS INDICATED OTHERWISE ON PLANT SCHEDULE.
2. PROVIDE SLOPES IN PLANTING AREAS AS INDICATED ON GRADING PLANS.
3. COORDINATE AND STAKE LOCATIONS OF NEW PLANT MATERIALS BEFORE EXCAVATING PLANT PITS FOR REVIEW IN FIELD WITH LANDSCAPE ARCHITECT.
4. COORDINATE LOCATIONS OF NEW PLANTINGS WITH UTILITIES. OBTAIN AS-BUILT PLAN OF UTILITIES BEFORE BEGINNING PLANTING. REVIEW WITH LANDSCAPE ARCHITECT.
5. REPAIR ANY VEGETATIVE COVER DAMAGED DURING CONSTRUCTION IN-KIND.
6. REPAIR VEGETATIVE COVER OVER UTILITY TRENCHES NOT SHOWN ON THIS DRAWING BY (PREPARING PLANTING SOIL AND SEEDING/SODDING/PLANTING TO MATCH EXISTING CONDITION).
7. PROVIDE THE QUANTITY OF EACH PLANT INDICATED ON THE PLANTING PLAN IF THOSE QUANTITIES DO NOT AGREE WITH THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.
8. KEEP SEALS ON PLANTS UNTIL SUBSTANTIAL COMPLETION.

LANDSCAPE ORDINANCE NOTES

1. ONCE INSTALLED, LANDSCAPE SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. 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.
3. 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.
4. LIVING MATERIALS, SUCH AS LAWNS, GRASS OR HERBACEOUS GROUND COVERS SHALL COVER A MINIMUM OF 80% OF THE PLANTING ISLANDS. SEE GREENSPACE EXHIBIT ON SHEET L-6.10

THADEN SCHOOL
CP-11 - LANDSCAPE PACKAGE

CITY OF BENTONVILLE PROJECT NO. | 1706000026

EDR PROJECT NO. | 16052

PROJECT ISSUE DATE | 29 MAR 2018

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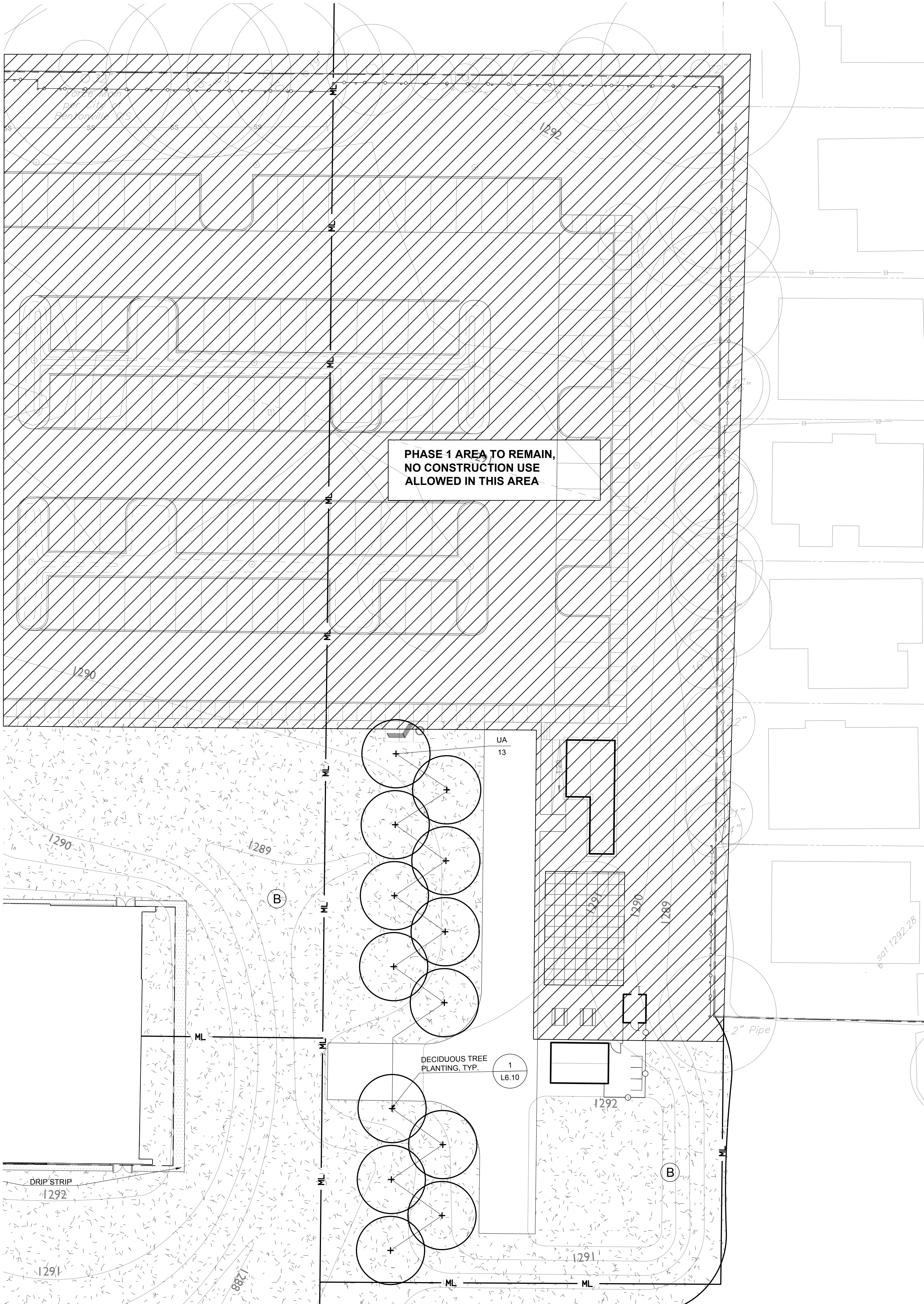
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REVISIONS

PLANTING PLAN

L 6.02

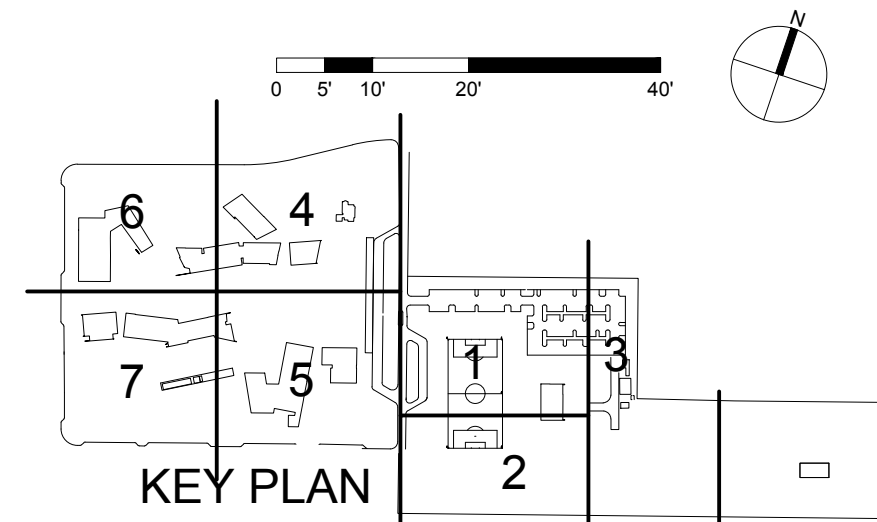
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PLANTING LEGEND

- CANOPY TREE, 2.5" CALIPER MIN.
- EVERGREEN TREE, 2.5" CALIPER MIN.
- UNDERSTORY TREE, 2" CALIPER
- EXISTING TREE TO REMAIN
- SHRUB
- HERBACEOUS PERENNIAL AND SHRUB BORDER
• SEE PLAN
- MIMA MOUND CAMPUS PRAIRIE SEED MIX AND HERBACEOUS PLUGS
• SEE DETAILS 7/L6.10 AND 8/L6.10
- RAIN GARDEN
• SEE PLAN AND DETAIL 1/L4.05
- TURFGRASS SOD
- GROUNDCOVER
• SEE PLAN
- CONSTRUCTED WETLAND
• SEE PLAN
- TURFGRASS SEED
- AGRICULTURE CROPS SEED
• PLANTS PROVIDED & INSTALLED BY OWNER
- VEGETATED SWALE SEED MIX

ML MATCHLINE



ESKEW+DUMEZ+RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

ANDROPOGON ASSOCIATES

Landscape Architects & Environmental Planners
10 Shurs Lane, Philadelphia, PA 19127

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THADEN SCHOOL
CP-11 - LANDSCAPE PACKAGE

CITY OF BENTONVILLE PROJECT NO. | 1706000026

EDR PROJECT NO. | 16052

PROJECT ISSUE DATE | 29 MAR 2018

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REVISIONS

PLANTING PLAN

L 6.03

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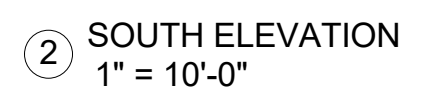
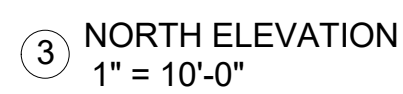
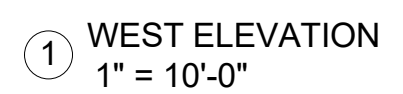
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**SD1-SLIDING EASTERN WHITE CEDAR PLANKS, ON HORIZ
BARN DOOR 2X4 FRAMING ATTACHED TO WELDED
GALVANIZED METAL DOOR FRAME, HUNG BY
OVERHEAD SLIDING DOOR HARDWARE, RE.
A721**

WD6-SEALED 1X4 EASTERN WHITE CEDAR PLANKS, SEALED CEDAR SLAT SPACED AT 1/4". TOPS AND BOTTOMS RIPPED WALL AT 45 DEGREES, FACE NAILED TO HORIZ 2X4 STUDS ON WOOD STUD FRAMING

WD7-PAINTED CEDAR SLAT WALL 1X6 EASTERN WHITE CEDAR PLANKS, PAINTED, SPACED AT 1 1/2". TOPS AND BOTTOMS RIPPED AT 45 DEGREES, FACE NAILED TO HORIZ 2X4 STUDS ON WOOD STUD FRAMING

WD8-PAINTED 1X4 EASTERN WHITE CEDAR PLANKS, WOOD FASCIA PAINTED, VERT. TONGUE & GROOVE. TOPS AND BOTTOMS RIPPED AT 45 DEGREES, FACE NAILED TO 1" WOOD FURRING.



THADEN BARN

ENTONVILLE, AR 72712

CP-8

BIKE BARN -
PRICING SET
(DRAFT)

ED 7/9/2018 4:09:05 PM

.....
JECT #: 1610

 ENT OF THE CONTRACT DOCUMENTS IS TO
 T. A. L. OCEANO, INC. 660 ALABAMA COAST DRIVE, SUITE 200, OCEANOGRAPHY

ALL ITEMS NECESSARY FOR PROPER EXECUTION
COMPLETION OF WORK BY THE CONTRACTOR. THE
CT DOCUMENTS ARE COMPLEMENTARY, AND
REQUIRED BY ONE SHALL BE AS BINDING AS IF

REQUIRED ONLY TO THE EXTENT CONSISTENT
THE CONTRACT DOCUMENTS AND REASONABLY

...FROM THEM AS BEING NECESSARY TO
...THE INDICATED RESULTS.

RIGHT: MARLON BLACKWELL ARCHITECTS, 2017

LSD 02

DISCUSSION

ET

CD 02

SD 02

ECOLOGICAL DESIGN GROUP, INC.

314 S. 3rd Street
Rogers, AR 72756



Waiver Narrative

To: City of Bentonville
From: Bentonville Climbs LLC
Date: August 20, 2018

On behalf of Bentonville, Climbs LLC, Ecological Design Group, Inc. (EDG) is submitting this project narrative as part of the Subdivision Code Waiver submittal. The applicant is seeking a waiver from the City of Bentonville Subdivision Code, *Article 1100.13 (E)(1): Design Standards; Design Standards for Large Scale Developments; Building Design; Material.*

Subdivision Code Waiver Narrative:

- The special conditions and circumstances affecting the land involved that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land
 - This property abuts a very natural environment and using the proposed cedar siding material, which is a natural and organic material, will allow the building to blend in more naturally with the surrounding environment. Additionally, cedar siding has been selected for its abilities to repel insects and pests and ability to resist natural deterioration and rot.
- The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant
 - The granting of this waiver will ensure an enjoyable and pleasing aesthetic. The proposed cedar siding is a natural, organic material that is a prevalent design feature in many contemporary commercial buildings.
- The granting of the waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area.
 - This granting of this waiver would not be a detriment to the public health, safety, and welfare or injurious to other properties in the area. The proposed cedar siding material is a high quality material, requiring less maintenance. This material is more visually appealing and will enhance the aesthetic of the building.
- The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.
 - The granting of the waiver will not prevent the orderly subdivision of other land in the area in accord with the provision of these regulations. The waiver would not affect the connectivity to neighboring lots; nor will the granting of this material waiver affect the overall site of this property.

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

Sincerely,
Ecological Design Group, Inc.

Brahm Driver, PE

Miller
Boskus
Lack

Architects, P.A.

August 6, 2018

Jon Stanley
Bentonville Planning Commission
City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

Dear Mr. Stanley, and the Bentonville Planning Commission,

On behalf of Rope Swing Group and Bentonville Brewing Company, Miller Boskus Lack P.A. is hereby requesting a waiver of the city of Bentonville Subdivision Code, Article 1100, Section 1100.13, Design Standards for Large Scale Developments. Specifically, paragraph E.1 regarding building materials. The proposed design consists of approximately forty percent approved metal panel and thirty-six percent brick material. The remaining percentage of materials would be the material in which we are requesting a variance upon.

We are seeking a waiver in material to introduce a softer, modern material which allows less maintenance and a dynamic appeal throughout the life of the building and material. The product we are proposing to use is a 8" cedar channel siding with an 1 1/2" channel reveal. The product would be a select grade Western Cedar with a tongue and groove profile similar to WP-6 according to the Western Wood Products Association publication "Standard Patterns." Cedar has been selected for its inherent abilities to repel insects and pest as well as its ability to resist natural deterioration and rot. The owner has requested that the exterior cedar exposed to the elements not be stained and allowed to naturally weather, allowing the cedar to take on a dynamic change through the seasons transitioning from a warm cedar color to a cool rich grey/silver siding.

Cedar siding has been used for decades in many building types and has been selected for many of the reasons stated above. The use of natural, organic materials is a current and prevalent design tool in many contemporary commercial buildings throughout the country and our region. While buildings that are mainly brick and stone can be beautiful, there are traditional materials, such as real wood siding, that have proven themselves through years of exposure to withstand the elements and create beautiful and desirable places to be.

In order to comply with the section of code regarding Material of the building design, the applicant requests permission to vary the strict interpretation of the Material section of the code to allow the use of the previously stated cedar channel siding in lieu of a total of seventy-five percent brick, textured concrete block, or natural stone.

Thank you for your consideration of this request.

Sincerely,



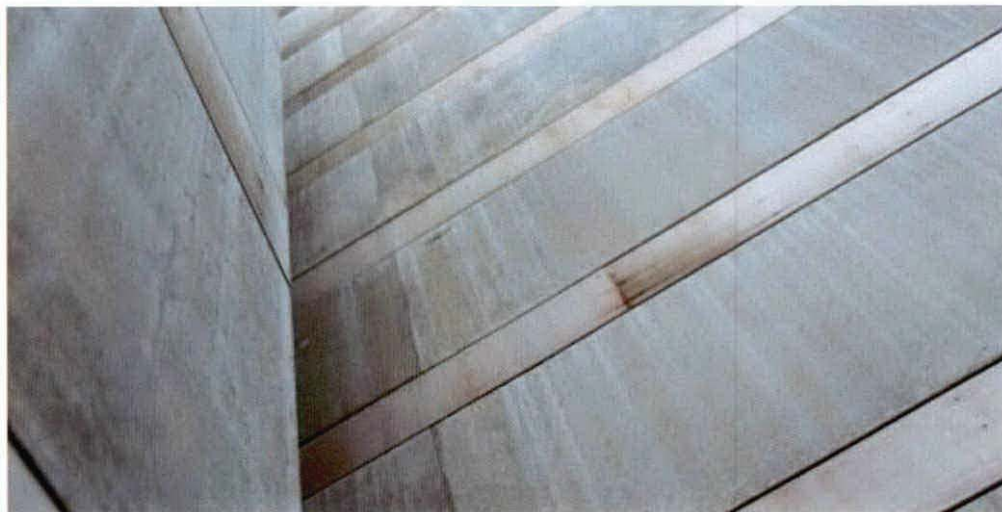
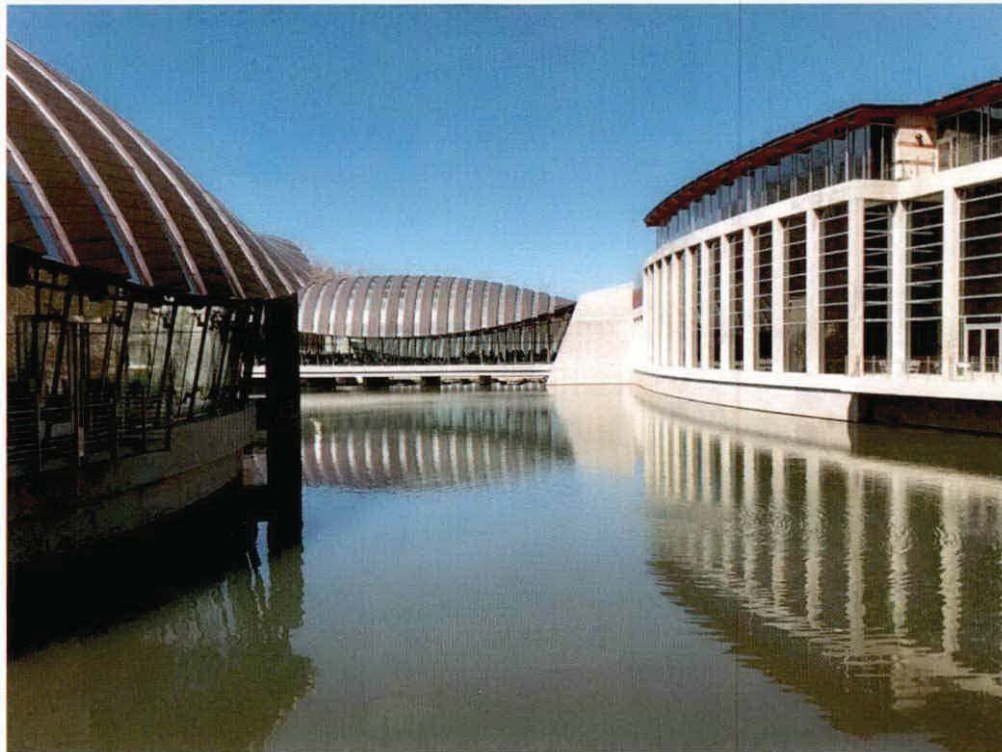
Chris Fowler, AIA, LEED AP B+C
Miller Boskus Lack Architects, P.A.

Attachments: Cedar Siding and Cedar Application Images

Miller
Boskus
Lack

Architects, P.A.

Crystal Bridges Museum of American Art
Bentonville Arkansas
Moshe Safdie



2397 Green Acres Road, Fayetteville, Arkansas 72703
Phone: 479.443.7121 E-mail: chris@mbi-arch.com Fax: 479.443.7139

F E Y
Miller
Boskus
Lack

Architects, P.A

Private Residences
Various Locations
Bryan Mackay-Lyons



2397 Green Acres Road, Fayetteville, Arkansas 72703
Phone: 479.443.7121 E-mail: chris@mbi-arch.com Fax: 479.443.7139

Miller
Boskus
Lack

Architects, P.A

Private Residence
The Island of Vega, Norway
Kolman Boye Architects



2397 Green Acres Road, Fayetteville, Arkansas 72703
Phone: 479.443.7121 E-mail: chris@mbi-arch.com Fax: 479.443.7139

REZONING STAFF REPORT



Pubside Holdings, LLC

110 NE Monroe Street

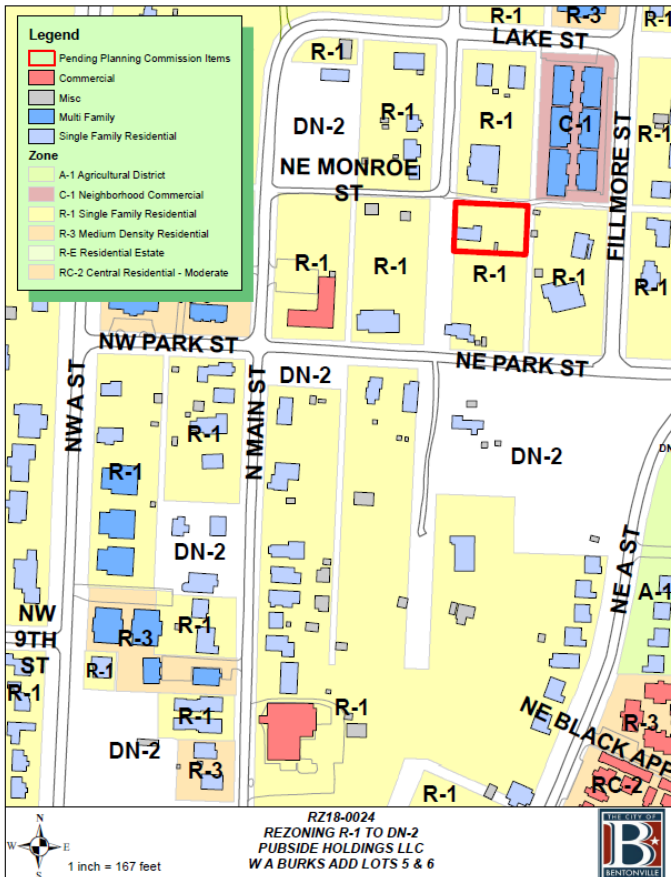
PC Date: 9/4/2018

Reviewer: Jon Stanley, Planner

Project Number	RZ18-0024
Applicant / Current Owner	Pubside Holdings, LLC 300 SW 5 th Street Bentonville, AR 72712
Site Area	+/- .34 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

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

Location Map



Property Description

This property is located at 110 NE Monroe Street, south of Lake Street. A single-family home currently sits on the site.

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 Medium-Density Residential (D-MDR). The DN-2, Downtown Medium-Density Residential zoning is a recommended zoning district for this designation.

Conclusion

The General Plan recommends the DN-2, Downtown Medium-Density Residential as an appropriate zoning district for the Downtown Medium-Density Residential (D-MDR) land use designation.



N E W E L L
DEVELOPMENT

To: Planning Staff and Planning Commission

Re: Rezoning Request

Newell Development on behalf of Pubside Holdings is requesting a rezone of property 1110 NE Monroe Bentonville, Benton County Arkansas.

The current zoning is Single Family Residential. We are requesting a rezone to DN2 that is line in with Downtown Medium Density Residential. This change will allow the owner to develop a property that better conforms to the City of Bentonville's future land use.

This use will not change traffic or signage and water, sewer and electric are available.

Jake Newell

Newell Development

479 225 3997

Reviewer: Jon Stanley, Planner

Legend

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

Zone

- C-3 Central Commercial
- D-C Downtown Core
- D-E Downtown Edge
- R-1 Single Family Residential
- R-3 Medium Density Residential
- RC-3 Central Residential - High Density

Map Labels: NW 4TH ST, NW 3RD ST, NW 2ND ST, CENTRAL AVE, N MAIN ST, E CENTRAL, SE 2ND ST, SW 2ND ST, SW 3RD ST, SW 4TH ST, NW C ST, NW B ST, NW A ST, N MAIN ST, E CENTRAL, SE 2ND ST, SW 2ND ST, SW 3RD ST, SW 4TH ST.

Map Title: REZONING D-E TO D-C
NEWELL HOLDINGS
CLAYPOOL BLOCK- PART OF LOT-3

Scale: 1 inch = 200 feet

North Arrow: N, S, E, W

Map ID: RZ18-0025



N E W E L L
DEVELOPMENT

To: Planning Staff and Planning Commission

Re: Rezoning Request

Newell Development on behalf of Newell Holdings seeks is requesting a rezone of property 217 NW A, Bentonville, Benton County Arkansas.

We are requesting a rezone change from Downtown Edge to Downtown Core. Downtown Core better supports long term mixed use development. The future development would fit in scale and form to current townhouse developments to the North.

This use will not change traffic or signage and water, sewer and electric are available.

Jake Newell

Newell Development

479 225 3997

GENERAL PLAN AMENDMENT STAFF REPORT



Simon

206 SE B Street

PC Date: 9/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	GPA18-0004
Applicant/ Current Owner	Ken Booth 1610 NW 12 th Street Bentonville, AR 72712
Site Area	+/- .66 acres
Current Zoning	R-1, Single Family Residential
Current Future Land Use Map Designation	Downtown High-Density Residential (D-HDR)
Requested Future Land Use Map Designation	Mixed Use (MU)

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

Property Description

This property is located at 206 SE B Street and is currently home to a single-family residence. Adjacent zonings are D-E to the north and west, and R-1 to the east and south.

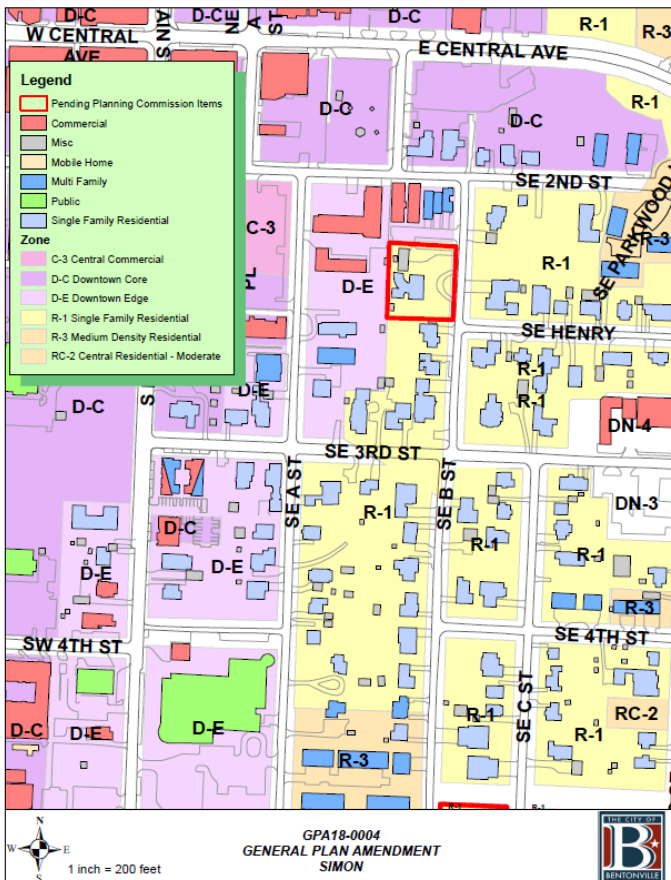
Projected Traffic Impact

The proposed land use designation will not adversely impact traffic in the area. The property is located within the downtown area and the existing street grid network should accommodate any increase in traffic caused by development.

Analysis

The requested Future Land Use Map designation of Mixed Use (MU) is in line with adjacent zonings to the north and west. According to their narrative, the applicant's long-term, conceptual plans are to rezone to Downtown Edge, and construct four single-family homes on individual lots. However, there is no guarantee that this lot will develop as stated in the narrative.

Location Map



Narrative for Zoning Plan Amendment

LOT 4, BLOCK 4 RAILROAD ADDTION - SIMON PROPERTY

1. Reasons for initiation of this proposal. Has information become available that was not available at the time of adoption of the Future Land Use Map? Or, since the adoption of the map has land use in the area changed?

The lot to the north of this site was rezoned to DE and has been split and developed with two 4-story commercial buildings and a Townhouse development with 3 single-family units. The developer of the two 4-story Haxton buildings has the opportunity to obtain this property to benefit the commercial buildings with private parking, which would free up spaces in the public parking lots around the area, while also adding to the single-family housing density as proposed by the land use intent.

2. How will this change impact the land use and character of the property in question and surrounding areas?

No noticeable change with single-family, individual homes facing SE B Street.

3. How is the property more suitable for the proposed land use designation than for the current land use classification presented on the Future Land Use Map?

The DE zone would allow for the mixed use of the parking area as well as a higher density residential ability.

4. Would the uses permitted by the proposed change be detrimental in any way to the surrounding property?

No

5. What are the alternative courses of action if the proposed land use change is not approved?

A PRD, or a single townhome of 4 units to replace the 3 single-family homes. The standard PRD requirements are hard to achieve on a small site, such as open common area and mixed housing types and price points. The townhome, row housing, though possible in the current high-density zoning, is not desirable to the developer nor would it enhance the single family homes that are east of this site.

6. What are your plans for the property if the proposed land use change is approved?

The developer proposes to install a parking area in the back of the property to benefit the Haxton buildings and construct 4 single-family homes along, and facing, SE B Street with rear access garages and additional parallel street parking. With no front setback in the DE zone, the homes can be built along the back of the sidewalk as is the units to the north, and the lot size will allow for the desired, separated, single-family homes rather than attached, townhome, or row housing style of 4 units.

7. What alternatives other than changing the land use designation have been discussed?

Zones DN3, DN4, and PRD were explored.

8. Additional information that is pertinent to support this request.

The one home, planned for the south end of the property, is for the current owner. The remainder of the property will be transferred to the developer who will construct the parking lot and the other 3 homes to provide the desired street appearance.

CONDITIONAL USE STAFF REPORT



Wendi Linden

3108 NE 12th Street

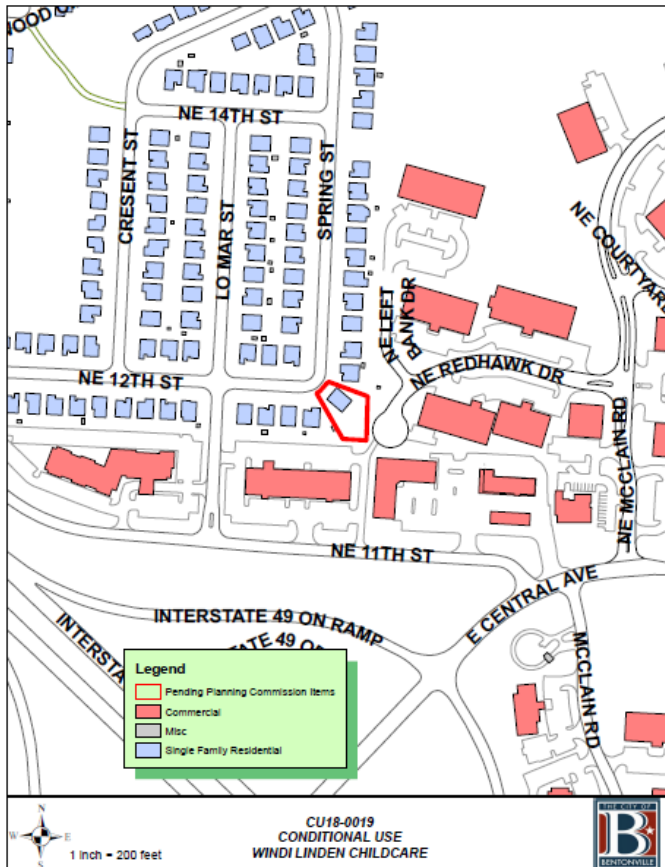
PC Date: 9/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	CU18-0019
Applicant / Current Owner	Wendi Linden 3108 NE 12 th Street Bentonville, AR 72712
Site Area	N/A
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Requested Use	Large Residential Child Care Facility
Protective Covenants	N/A

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

Location Map



Property Description

This property is located at 3108 NE 12th Street within a single-family subdivision. The property contains a single-family home and is located at a curvature of the street.

Proposed Use Description

The applicant has submitted a conditional use permit to allow a large, residential childcare facility (5-10 children) on property located at 3108 NE 12th Street. The facility shall at no time serve more than 10 children. Currently, the applicant cares for five children in her home.

The applicant operates from 7:30 AM to 5:30 PM, Monday thru Friday. Drop-offs and pick-ups are staggered in order to prevent traffic issues.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area. The applicant's relatively small operation and staggered pick-ups and drop-offs, should alleviate any potential traffic concerns.

Public Notice

Staff has not been contacted regarding this request.

Conditions of Approval

1. All necessary permits and approvals must be obtained prior to operation.
2. This Conditional Use Permit shall be valid for one year from date of issuance.

7-30-18

I Wendi Linden, am looking to become a licensed family inhome childcare. I will be caring for a maximum of 10 children. My home has plenty of parking as well as curbside. This will not interfere with flow of traffic at all. My hours of operation will be 7am to 5:30pm. Monday through Friday. Pick ups and drop offs are normally staggered and normally do not cause congestion. As I currently care for 5 children in my home. No Signage or lighting needed.

We will be using living area, kitchen, playroom, bedrooms, and bathroom. As well as a large fenced in backyard of over 1,000 square feet of usable outdoor space. We live on the largest lot in our neighborhood. It is a corner lot.

Square footage of home is an estimate of 1374. With a lot size of .28 acres. Children would be in a fenced backyard while utilizing outdoor play. Other times indoors.

Thank you, Wendi Linden

Total of 28 Acres
Of fenced in.

Gate

Gate

Gate

Play Room
180 sq.
12 ft.

Bath

Bedroom
140 sq.

Bedroom
120 sq.

Kitchen
104 sq.

Dining Room
121 sq.

Bedroom
110 sq.

Living Room
255 sq.

2 CAR GARAGE

Entrance

COVERED PORCH

Comments:

Comments: All Highlighted areas used!

CERTIFICATION OF HOME OCCUPATION COMPLIANCE
RESIDENTIAL CHILD CARE, TYPE B

I Wendi Linden, of 3108 NE 12th St. Bentonville, hereby state and certify that my home occupation complies with the City of Bentonville Zoning Code Article 601.J Home Occupations, Type B as set forth herein, specifically including all of the following requirements:

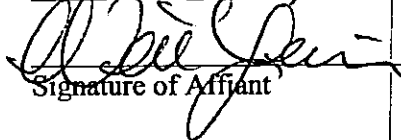
1. **Type B.** Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the conditional use procedure. However, Type B home occupations must meet the following requirements to be considered for a conditional use permit.

- a. The home occupation is located completely within the principal dwelling unit.
- b. The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.
- c. The home occupation is not primarily a retail sales operation. (Incidental sales, i.e. shampoo, cosmetics, are permitted.)
- d. The home occupation does not occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit.
- e. The home occupation does not display merchandise or have outside storage of equipment or materials.
- f. The home occupation does not alter the external appearance of the principal dwelling unit.
- g. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.
- h. The home occupation has no more than one non-illuminated business identification sign mounted flush to the dwelling unit and not more than two square feet in area.
- i. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- j. The home occupation will not cause more than one customer vehicle to be parking in the vicinity of the principal dwelling unit at a time.
- k. The home occupation does not involve the external or visible manufacturing of goods on site.

I hereby affirm or swear under penalty of perjury that this information is true and correct. I further affirm or swear that I will operate my home occupation in accordance with the City of Bentonville Municipal Code.

IN WITNESS WHEREOF, the said Releasor has hereunto set hand and seal this

30 day of July, 2018



Signature of Affiant

LARGE SCALE DEVELOPMENT STAFF REPORT



Beacon Self Storage

SW Regional Airport Boulevard

PC Date: 9/4/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0051
Applicant / Current Owner	Southern Bancorp PO Box 248 Arkadelphia, AR 71923
Site Area	+/- 5.77 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Mini-Warehouse Storage Facility

Property Description

This property is located at SW Regional Airport Boulevard. The site is currently zoned C-2, General Commercial

Project Details

Project consists of the construction of 4 new, mini-warehouse storage buildings. The development provides 48 parking stalls. The development provides a 5-foot sidewalk along SW Crockett Street. The exterior elevations depict brick and metal panels as the primary materials on the building.

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

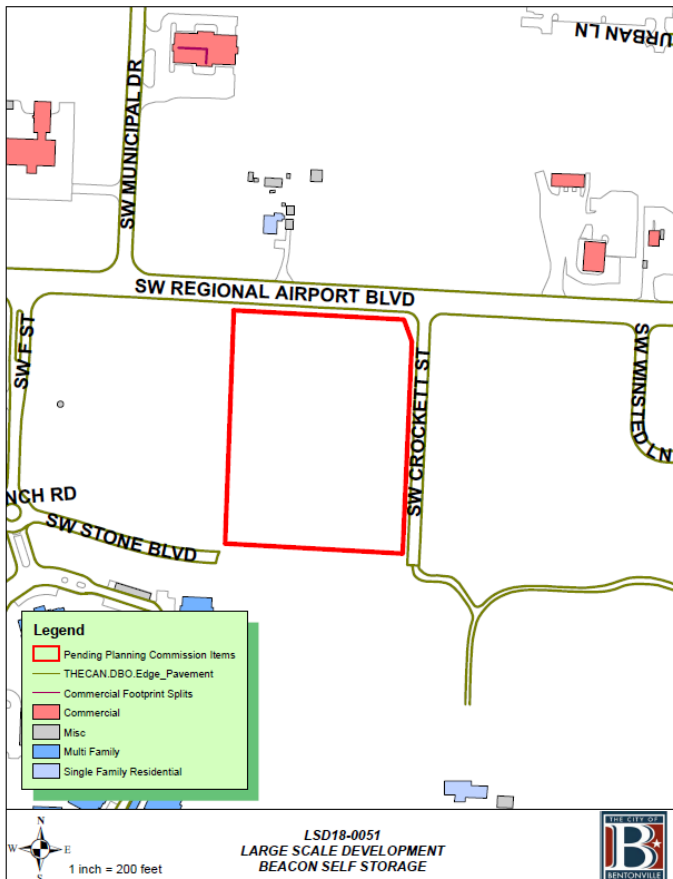
- One waiver requested:
 - A waiver from Article 1100, Section 1100.13.E.1, Building Design, Materials, of the Subdivision Code. The applicant requests that architectural metal panel be accepted as a primary material on the exterior of all facades as opposed to the 75% masonry requirement of the ordinance.

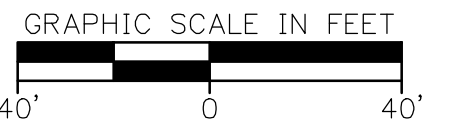
Conclusion

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

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

Location Map





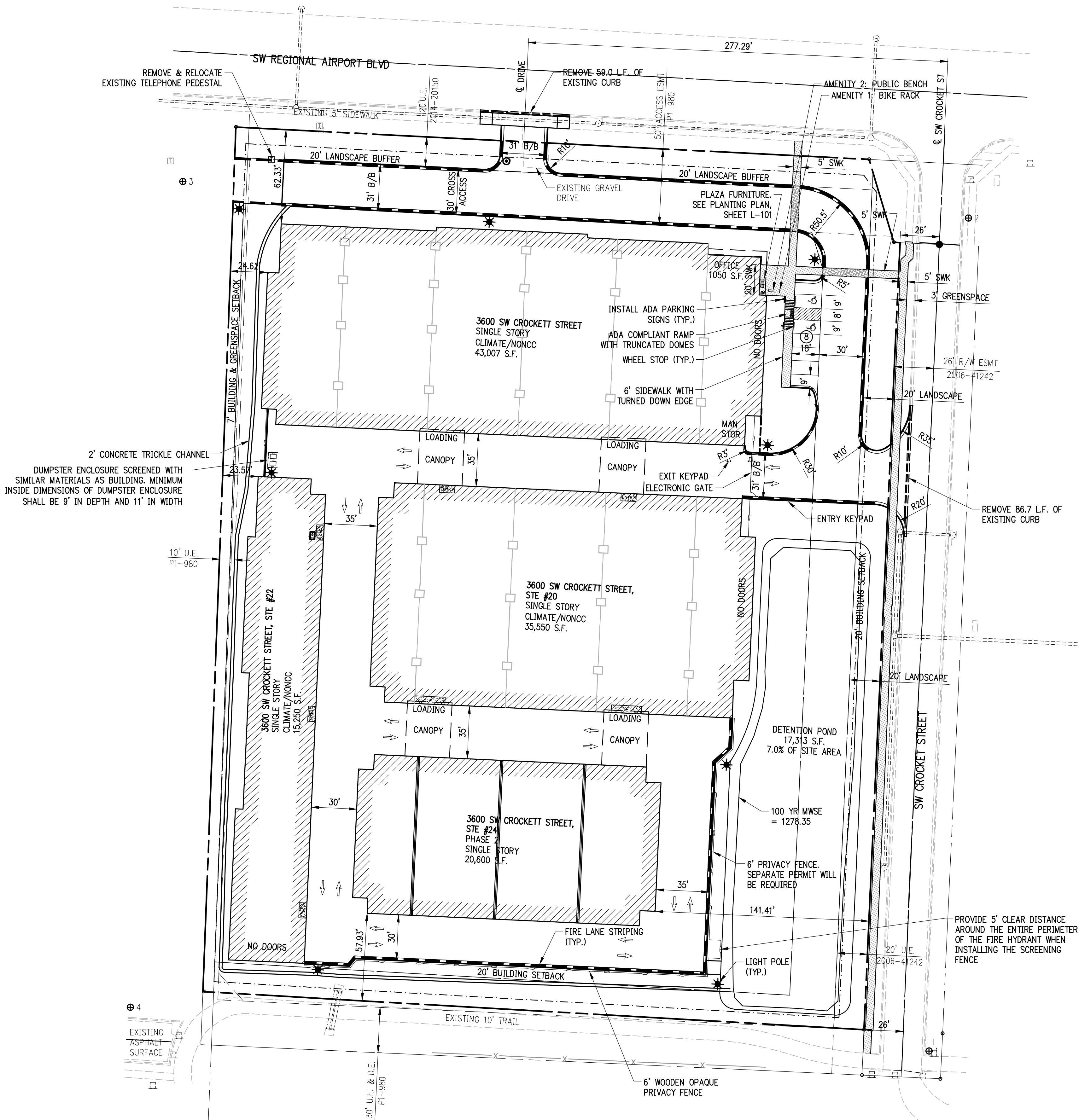
BENTONVILLE, ARKANSAS

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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 DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
6. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
8. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
9. 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.
10. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
11. THERE CAN BE NO STRUCTURES BETWEEN 30° AND 60° IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLES.
12. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
13. ANY NEW LIGHTING WILL REQUIRE THAT IT CUT-OFF OR B-U-G (WITH U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
14. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
15. THE PROPOSED BENCH WILL BE A MINIMUM OF 6' IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.
16. THE BIKE RACK SHALL BE "DEMO SWERVE" OR APPROVED EQUIVALENT.



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LAYOUT: SITE PLAN , LAST SAVED: RHS168, 8/16/2018 9:27:34 AM
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8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUODA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SO D SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SO D SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
13. ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
14. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.

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 GROUNDCOVER 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.

STREET TREES REQUIRED: 998 LF / 20 = 50 TREES
STREET TREES PROVIDED: 50 TREES

WEST PERIMETER TREES REQUIRED: 572 LF / 50 = 12 TREES
WEST PERIMETER TREES PROVIDED: =12

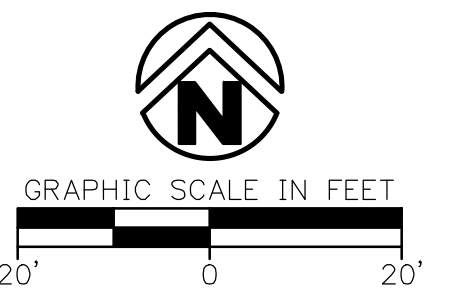
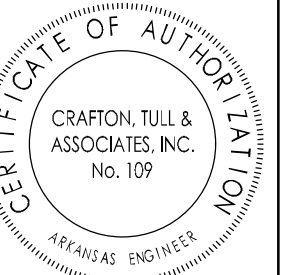
SOUTH PERIMETER TREES REQUIRED: 60% SCREENING REQUIRED ADJACENT TO SINGLE FAMILY.
SOUTH PERIMETER TREES PROVIDED: = 20

INTERIOR SHADE TREES PROVIDED: = 17 TREES
INTERIOR ORNAMENTAL TREES PROVIDED = 19 TREES

TOTAL TREES PROVIDED = 117

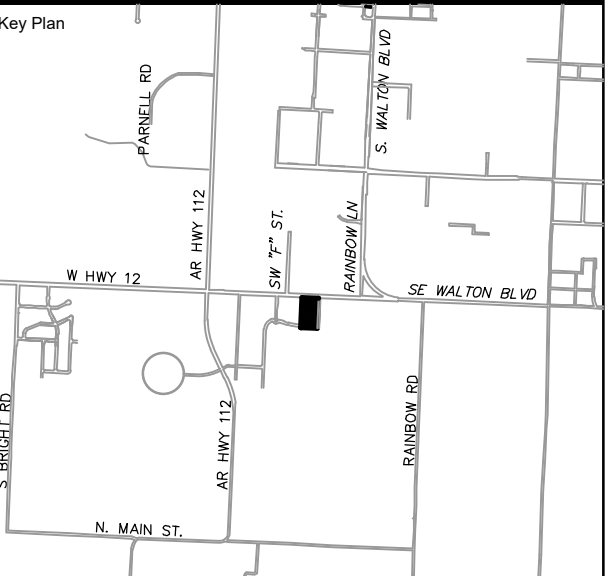


Know what's **below**.
Call before you dig.



BEACON SELF STORAGE

BENTONVILLE, ARKANSAS

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PROJECT NO: 18104400

ISSUE DATE: _____

CONTACT: DANIEL ELLIS

CHECKED BY: _____

PRELIMINARY

PLANS

PLANS

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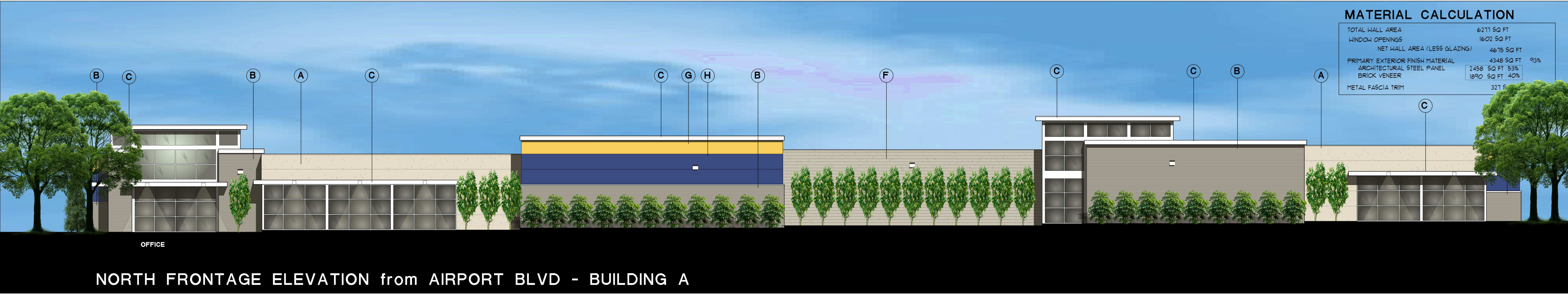
CITY PROJECT #LSD18-

PLANTING PLAN

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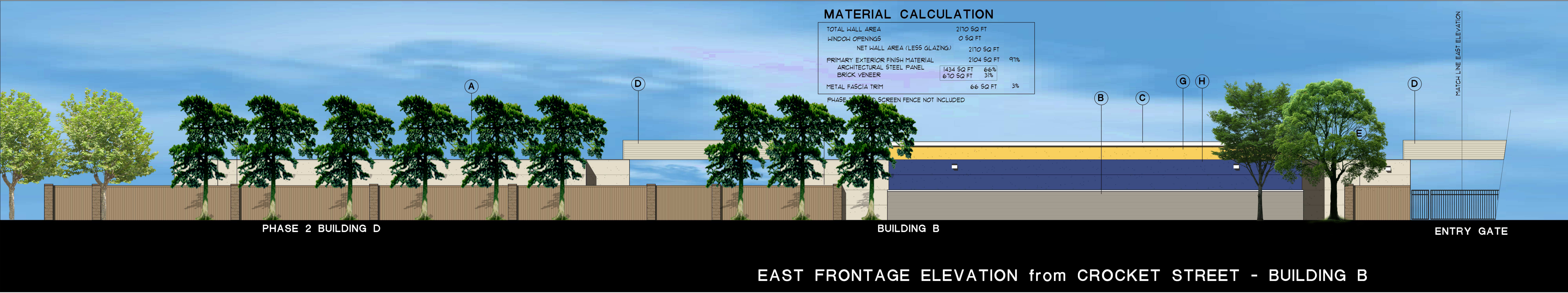
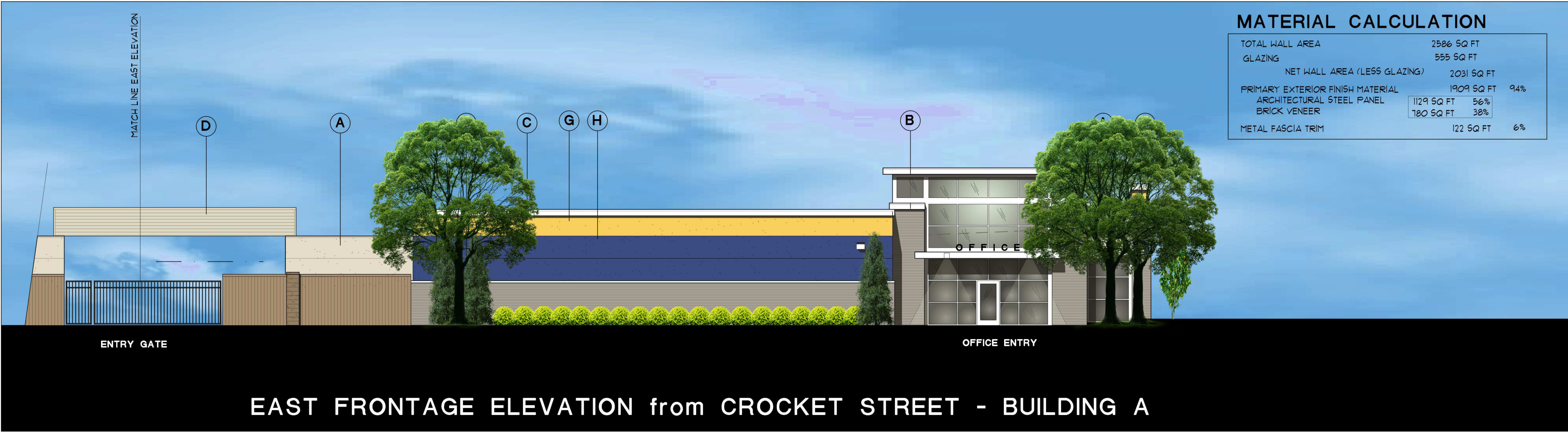
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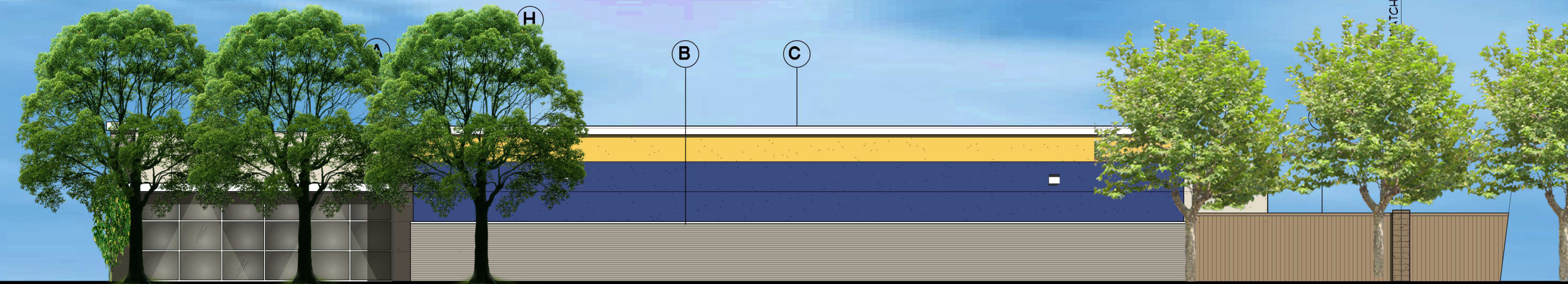


MATERIAL LEGEND

TAG	TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
(A)		ARCHITECTURAL STEEL INSULATED IMPRESSION PANEL	SANDSTONE	GREEN SPAN PROFILES
(B)		KING SIZE BRICK VENEER	GRAY TO BE SELECTED	TO BE SELECTED
(C)		PREFINISHED METAL FASCIA	POLAR WHITE	MBCI
(D)		PREFINISHED HORIZONTAL CORRUGATED METAL PANEL	ALMOND	MBCI
(E)		8" CEDAR PLANK SCREEN FENCE w/ SPLIT FACE BLOCK PIERS at 30' OC	TO BE SELECTED	
(F)		ARCHITECTURAL STEEL INSULATED SHADOWLINE PANEL	ASH GRAY	GREEN SPAN PROFILES
(G)		ARCHITECTURAL STEEL INSULATED IMPRESSION PANEL	ACCENT COLOR FIELD PAINTED TO BE SELECTED	GREEN SPAN PROFILES
(H)		ARCHITECTURAL STEEL INSULATED IMPRESSION PANEL	ACCENT COLOR FIELD PAINTED TO BE SELECTED	GREEN SPAN PROFILES



TOTAL WALL AREA	2165 SQ FT	
WINDOW OPENINGS	307 SQ FT	
NET WALL AREA (LESS GLAZING)	1858 SQ FT	
PRIMARY EXTERIOR FINISH MATERIAL	1770 SQ FT	95%
ARCHITECTURAL STEEL PANEL	1071 SQ FT	58%
BRICK VENEER	693 SQ FT	37%
METAL FASCIA TRIM	88 SQ FT	5%



WEST PROPERTY LINE ELEVATION from AIRPORT BLVD - BUILDING A

TAG	TAG	DESCRIPTION	COLOR/FINISH	MANUFACTURER
(A)		ARCHITECTURAL STEEL INSULATED IMPRESSION PANEL	SANDSTONE	GREEN SPAN PROFILES
(B)		KING SIZE BRICK VENEER	GRAY TO BE SELECTED	TO BE SELECTED
(C)		PREFINISHED METAL FASCIA	POLAR WHITE	MBCI
(D)		PREFINISHED HORIZONTAL CORRUGATED METAL PANEL	ALMOND	MBCI
(E)		8' CEDAR PLANK SCREEN FENCE w/ 5/8" SPLIT FACE BLOCK PIERS at 30' OC	TO BE SELECTED	
(F)		ARCHITECTURAL STEEL INSULATED SHADOW-LINE PANEL	ASH GRAY	GREEN SPAN PROFILES
(G)		ARCHITECTURAL STEEL INSULATED IMPRESSION PANEL	ACCENT COLOR FIELD PAINTED TO BE SELECTED	GREEN SPAN PROFILES
(H)		ARCHITECTURAL STEEL INSULATED IMPRESSION PANEL	ACCENT COLOR FIELD PAINTED TO BE SELECTED	GREEN SPAN PROFILES



WEST PROPERTY LINE ELEVATION from AIRPORT BLVD - BUILDING C

TOTAL WALL AREA	100 SQ FT	
WINDOW OPENINGS	0 SQ FT	
NET WALL AREA (LESS GLAZING)	100 SQ FT	
PRIMARY EXTERIOR FINISH MATERIAL	100 SQ FT	100%
ARCHITECTURAL STEEL PANEL	100 SQ FT	100%
BRICK VENEER	0 SQ FT	0%
1	0 SQ FT	0%



SOUTH PROPERTY LINE ELEVATION