



**Planning Commission
Agenda
November 20th, 2018**

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

- 1. Lots 1-3 McDonald Addition** **Lot Split**
9688 Haxton Road ([LS18-0004](#))
- 2. 6th and SW B Townhomes** **Large Scale Development**
SW 6th Street and SW B Street ([LSD18-0062](#))
- 3. Lone Projects, LLC** **Sidewalk Waiver**
1108 NW D Street ([WAV18-0008](#))

IV. New Business

- 1. Smith** **Rezoning***
(A-1, Agricultural to R-1, Single-Family Residential)
3720 N Rainbow Farm Road ([RZ18-0032](#))
- 2. Osterloh** **Rezoning***
(R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential)
201 NW G Street ([RZ18-0033](#))
- 3. Burnett** **Rezoning***
(R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential)
Fillmore Street ([RZ18-0034](#))

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

Planning Commission
Minutes
October 16, 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: Shelli Kerr, Jon Stanley, and Tyler Overstreet

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of October 16, 2018 as written
Approved 7-0

Consent Agenda

- | | |
|---|-----------------------------------|
| 1. Lots 5 and 6 of Lewis Foster Addition
1209 NW 9 th Street, PLA18-0034 | Property Line Adjustment |
| 2. Lot 13, Block 15 of Deming's 2 nd Addition
507 NW A Street, PLA18-0035 | Property Line Adjustment |
| 3. Keypoint Church Expansion
3700 Medical Center Parkway, LSD18-0066 | Large Scale Development |
| 4. Flagstone Church of Christ
3801 SW Eden Brook Street, LSD18-0067 | Large Scale Development |
| 5. Seventh Day Adventist Church
2520 SE 14 th Street, LSD18-0019 | Large Scale Development Extension |
| 6. Capstone 6-Plex
510 SW E Street, LSD18-0022 | Large Scale Development Extension |

Approved 7-0

New Business

Item #1

Osage Park: Conditional Use, 1602 SW D Street, Temporary Use, CU18-0024

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst Commissioners.

Approved 7-0

Item #2

NE A Street Outdoor Vendor Park: Conditional Use, 211 NE A Street, Outdoor Vendor Park, CU18-0025

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is discussion amongst Commissioners and staff.

Approved 7-0

Item #3

JRJC II LLC: Rezoning, 5036 SW Shell Road, A-1, Agricultural to R-1, Single Family Residential, RZ18-0031

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #4

Aurora Subdivision Phase II: Planned Residential Development, 8936 S Morning Star Road, PRD18-0004

Tyler Overstreet reads the staff report. He explains that the item will have to be tabled due to lack of public hearing advertisement in the newspaper.

Opened public hearing

No public comments

Closed public hearing

Motion by Mr. Davis, seconded by Mr. Grider to table the item.

Tabled 7-0

Item #5

Autumn Hills Subdivision: Preliminary Plat, 5400 Block of Town Vu Road, PP18-0010

Tyler Overstreet reads the staff report.

Approved 7-0

Item #6

Bentonville North Village: Preliminary Plat, Northeast J Street, PP18-0009

Tyler Overstreet reads the staff report.

There is discussion amongst the Commissioners and staff.

Approved 7-0

Other Business

Item #1

PC Schedule for 2018-2019

Mr. Overstreet explains the calendar changes due to holiday conflicts.

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of November 20, 2018

Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on November 13, 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 1-2 McDonald Addition, Brian and Jessica McDonald, 9688 Haxton Road, R-1, Single-Family Residential (LS18-0004)

A lot split of previously unplatted land, creating new Lots 1-3 (approximately .95 acres each) of McDonald Addition. The plat dedicates approximately 25-feet of right-of-way along Haxton Road. The plat dedicates a 20-foot general utility easement along Haxton Road as well.

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

Large Scale Development: 6th and SW B Townhomes, SW 6th Street and SW B Street, SW 6th Street and SW B Street, DE, Downtown Edge, (LSD18-0062)

Project consists of four separate three-story multi-family residential buildings containing 23 total units. The development provides 9 on-street parking spaces and 28 garage spaces. The project intends to utilize the existing alley along the western property line and a new curb cut onto SW B Street for ingress/egress. The development provides an 8-foot sidewalk along all adjacent streets. The primary materials depicted for the exterior elevations include brick, fiber cement board and glass.

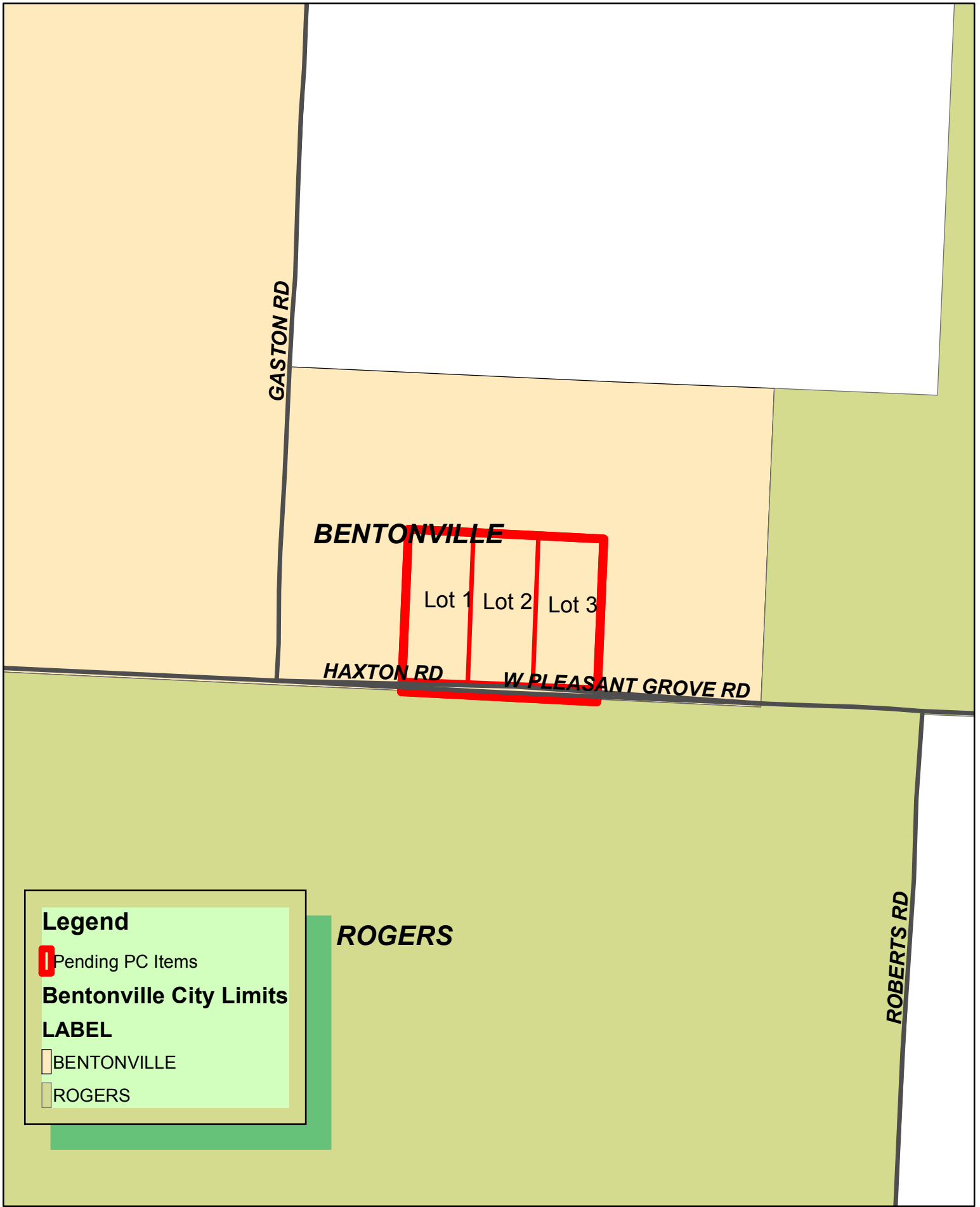
This item was previously approved on June 20, 2018.

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

Sidewalk Waiver: Lone Projects, LLC, Lone Projects, LLC, 1108 NW D Street, R-1, Single-Family Residential (WAV18-0008)

A waiver request from Article 1100, Section 1100.6 of the Subdivision Code. The applicant requests that they not be required to provide a 5-foot wide sidewalk adjacent to their new-construction home. The home is in close proximity to the existing trail network. There is an existing decorative fence in the front yard that would be put in jeopardy by the installation of the sidewalk.

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



Legend

 Pending PC Items

Bentonville City Limits

LABEL

 BENTONVILLE

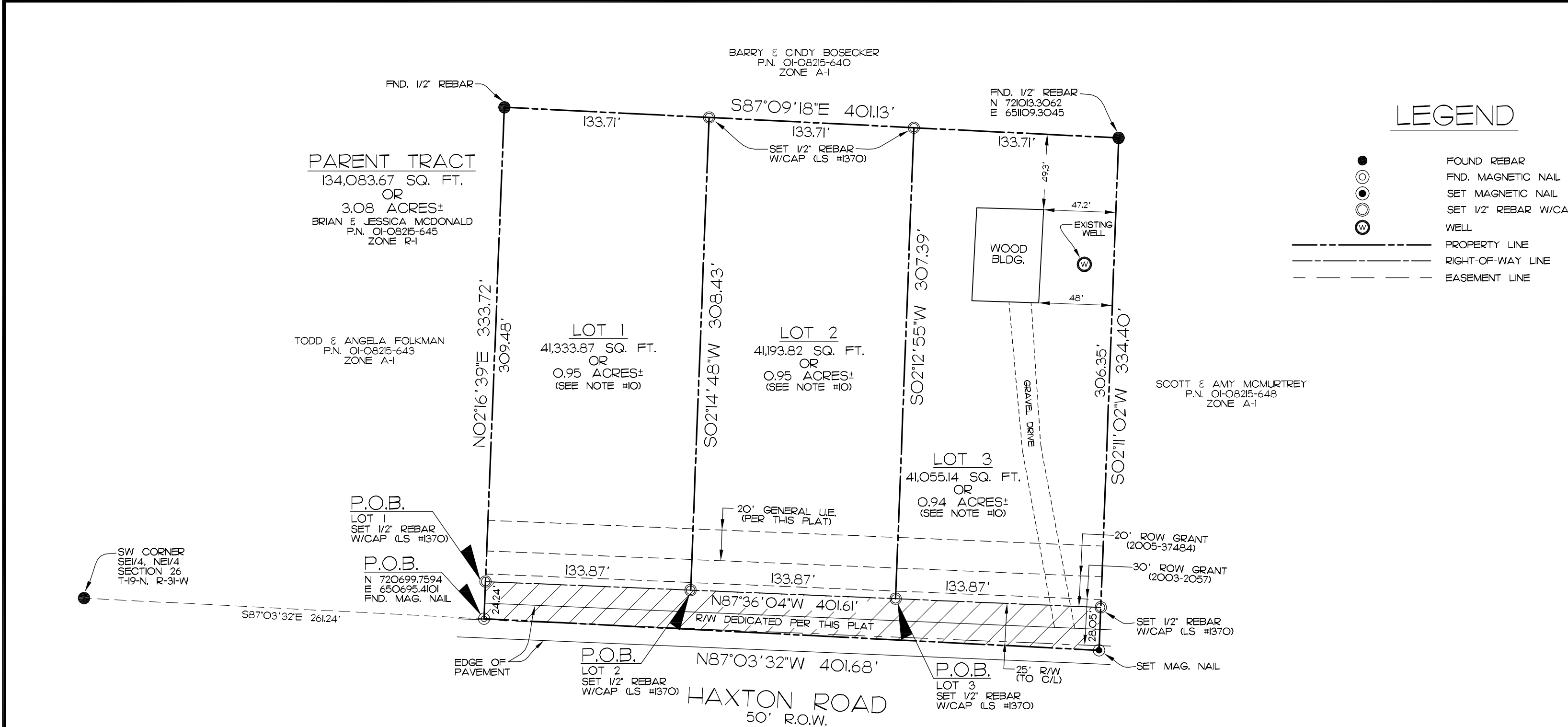
 ROGERS



LS18-0004
McDonald Addition

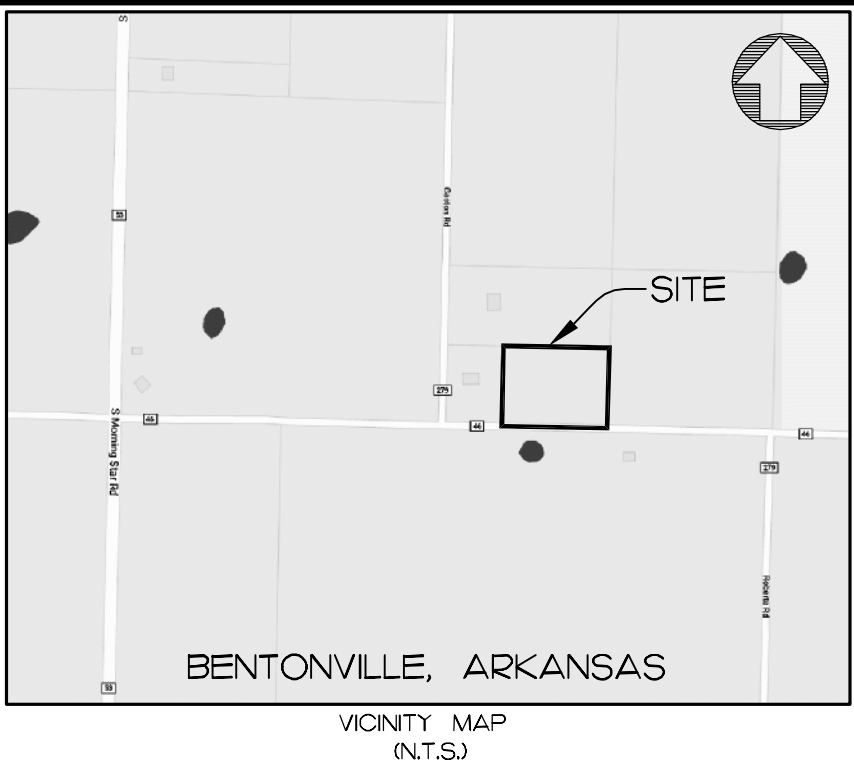
1 inch = 250 feet





LEGEND

- FOUND REBAR
○ FND. MAGNETIC NAIL
○ SET MAGNETIC NAIL
○ SET 1/2" REBAR W/CAP (PLS #1370)
○ WELL
--- PROPERTY LINE
--- RIGHT-OF-WAY LINE
--- EASEMENT LINE



CERTIFICATE OF OWNERSHIP AND DEDICATION:

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 THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
PRINT NAME: _____
SIGNATURE: _____

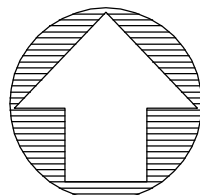
STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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.

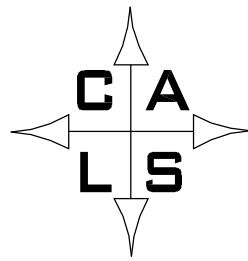
DATE OF EXECUTION: _____
SIGNED _____ PLANNING COMMISSION CHAIRPERSON
DATE OF EXECUTION: _____
SIGNED _____ MAYOR, CITY OF BENTONVILLE
SIGNED _____ CITY CLERK, CITY OF BENTONVILLE



0 60 120
SCALE 1" = 60 FEET

CITY OF BENTONVILLE PROJECT #LS18-0004

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



SCALE: 1" = 60' DATE: 10-19-18

LOT SPLIT
MCDONALD ADDITION
CREATING LOTS 1, 2 & 3

9688 HAXTON ROAD
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 17-244LS DRAWN BY: ASD C-K'D BY: RJC PAGE 1 OF 1

PARENT TRACT:

A PART OF THE SOUTH-EAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 26, THENCE ALONG THE SOUTH LINE OF SAID SE¼ OF THE NE¼ S87°03'32"E 261.24 FEET, THENCE LEAVING SAID SOUTH LINE N02°16'39"E 333.72 FEET, THENCE S87°09'18"E 401.13 FEET, THENCE S02°11'02"W 334.40 FEET TO THE SOUTH LINE OF SAID SE¼ OF THE NE¼, THENCE ALONG SAID SOUTH LINE N87°03'32"W 401.68 FEET TO THE POINT OF BEGINNING, CONTAINING 134,083.67 SQUARE FEET OR 3.08 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 1:

A PART OF THE SOUTH-EAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 26, THENCE ALONG THE SOUTH LINE OF SAID SE¼ OF THE NE¼ S87°03'32"E 261.24 FEET, THENCE LEAVING SAID SOUTH LINE N02°16'39"E 24.24 FEET TO THE POINT OF BEGINNING, THENCE N02°16'39"E 309.48 FEET, THENCE S87°09'18"E 133.71 FEET, THENCE S02°11'02"W 308.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAXTON ROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°36'04"W 133.87 FEET TO THE POINT OF BEGINNING, CONTAINING 41,333.87 SQUARE FEET OR 0.95 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 2:

A PART OF THE SOUTH-EAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 26, THENCE ALONG THE SOUTH LINE OF SAID SE¼ OF THE NE¼ S87°03'32"E 261.24 FEET, THENCE LEAVING SAID SOUTH LINE N02°16'39"E 24.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAXTON ROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S87°36'04"E 133.87 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°14'48"E 208.43 FEET, THENCE S87°09'18"E 133.71 FEET, THENCE S02°12'55"W 307.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAXTON ROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°36'04"W 133.87 FEET TO THE POINT OF BEGINNING, CONTAINING 41,193.82 SQUARE FEET OR 0.95 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 3:

A PART OF THE SOUTH-EAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 26, THENCE ALONG THE SOUTH LINE OF SAID SE¼ OF THE NE¼ S87°03'32"E 261.24 FEET, THENCE LEAVING SAID SOUTH LINE N02°16'39"E 24.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAXTON ROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S87°36'04"E 267.74 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°12'55"E 307.39 FEET, THENCE S87°09'18"E 133.71 FEET, THENCE S02°11'02"W 334.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAXTON ROAD, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°36'04"W 133.87 FEET TO THE POINT OF BEGINNING, CONTAINING 41,055.14 SQUARE FEET OR 0.94 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

GARAGE (STREET FACING): 30 FEET
GARAGE (SIDE OR REAR-LOADING): 20 FEET
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

9. 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.

10. CITY OF BENTONVILLE WATER AND SEWER IS NOT CURRENTLY AVAILABLE TO THIS LOT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 0500700265K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

ATLAS PAGE NO. 606
STATE SURVEY CODE: 500-19N-31W-O-26-120-O4-1370

CERTIFICATE OF SURVEY ACCURACY:

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

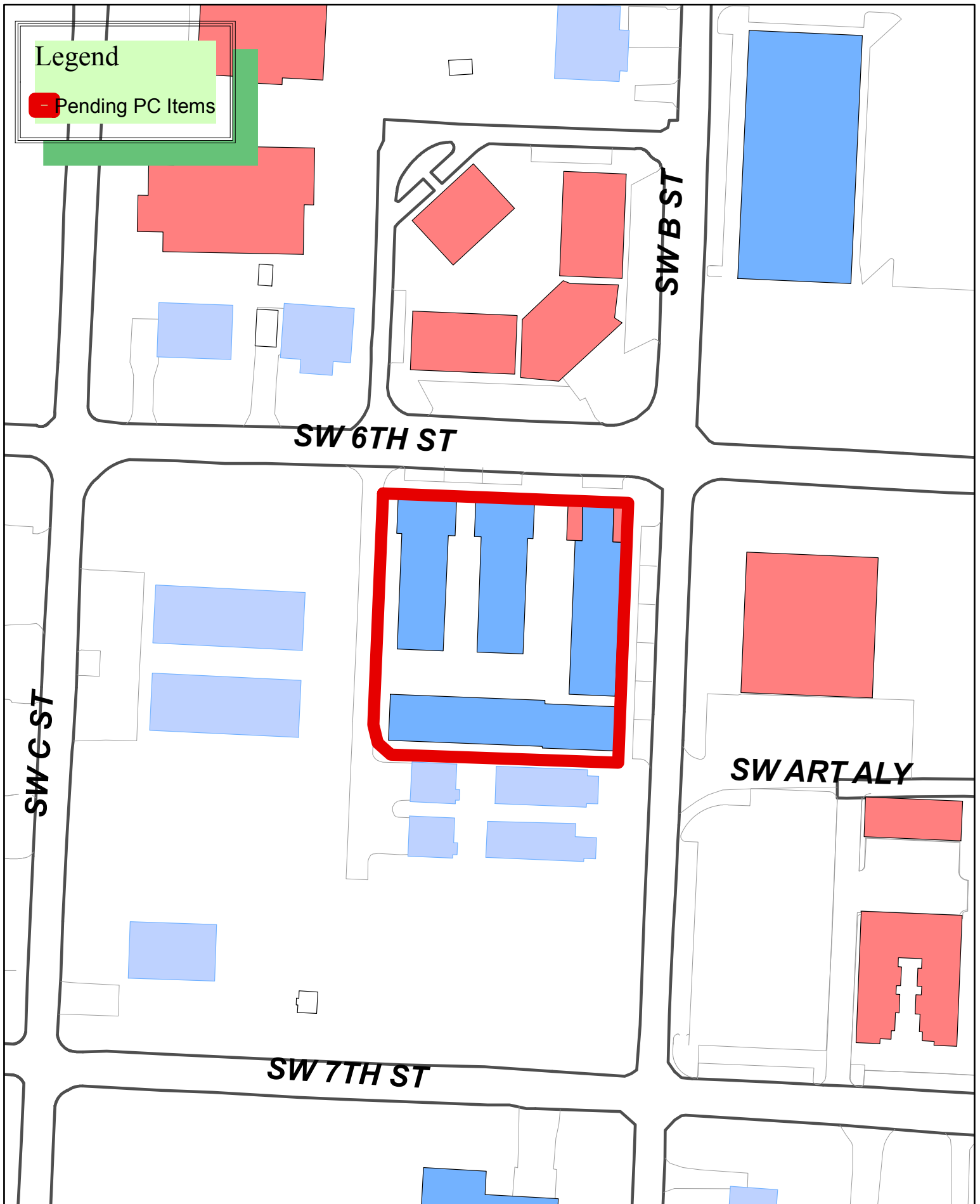
DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

Legend

 Pending PC Items



LSD18-0062

6th & SW B Townhomes
Large Scale Development
606 SW B Street

Bike Rack Redevelopment LLC

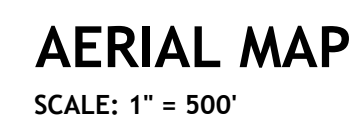
1 inch = 70 feet



4

LARGE SCALE DEVELOPMENT

SEPTEMBER 17, 2018



Black Hills Energy: Josh Knight, 13101 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 333-7005, joshua.knight@blackhillscorp.com
AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, IR159@att.com, (479) 442-1977
Co Communication: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479) 717-3796 kip.smith@cox.com
Fire Dept.: City of Bentonville, Brent Boydston, Fire Chief, , 800 S.W. "A" Street, Bentonville, AR 72712, (479) 271-5927
Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Dr, Bentonville, AR 72712, (479) 271-3130
Water Dept.: City of Bentonville, Preston Newbill, 3200 SW Municipal Dr, Bentonville, AR 72712, (479) 271-3140
Electric Dept.: City of Bentonville, Charlie Barnes, 3200 SW Municipal Dr, Bentonville, AR 72712, (479) 271-3139
Wastewater Dept.: City of Bentonville, Mike Roberts, 1901 N.E. "A" Street, Bentonville, AR 72712, (479) 271-3160
Planning Dept.: City of Bentonville, Brian Bahr, 305 S.W. "A" Street, Bentonville, AR 72712 (479) 271-3122
City Engineer: City of Bentonville, Ellen Norvell, 3200 SW Municipal Dr, Bentonville, AR 72712, (479) 271-5903
Stormwater: City of Bentonville, Janet Pahl, 3200 SW Municipal Dr, Bentonville, AR 72712, (479) 271-5092, japahl@bentonvillear.com

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.

OWNER COMPANY

101 SE G street Bentonville, AR
72712



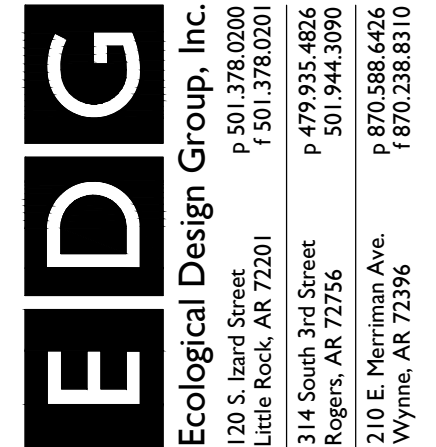
811
Know what's below.
Call before you dig.

SHEET TITLE LSD COVER SHEET
ISSUE DATE 09/17/18
SHEET NO.

SHEET NO.

COVER

BENTONVILLE PROJECT #: 18-0062



DUNN & DAVIS
(6TH & SW "B" STREET TOWNHOMES)
Bentonville, Arkansas



STAMP/SEAL

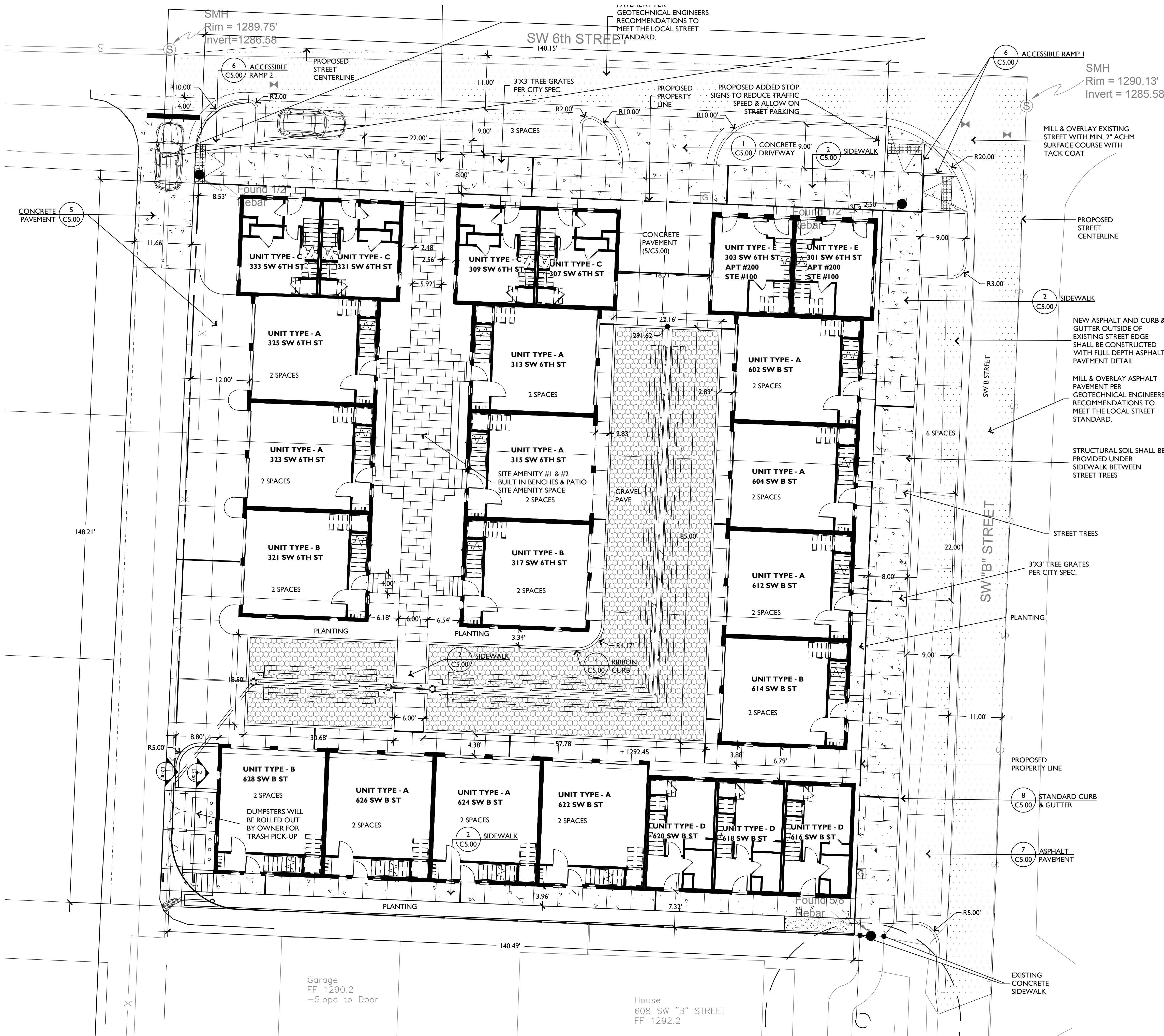
LARGE SCALE DEVELOPMENT

REVISIONS

SHEET TITLE
LSD
COVER SHEET

ISSUE DATE
09/17/18

SHEET NO.



- GENERAL NOTES:
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY XXXXX, INC AND DATED XXXXX.
 - SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
 - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
 - 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.
 - 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.
 - ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF XXXXX ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
 - 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.
 - 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.
 - 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.
 - 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.
 - EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
 - SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

NOTE:

- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS
- ALL MECHANICAL EQUIPMENT (ROOF & GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
- ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO STRUCTURES MUST BE CUT-OFF OR B-U-G LIGHTING FIXTURE AND MUST BE APPROVED THE CITY OF BENTONVILLE PLANNING DEPARTMENT.

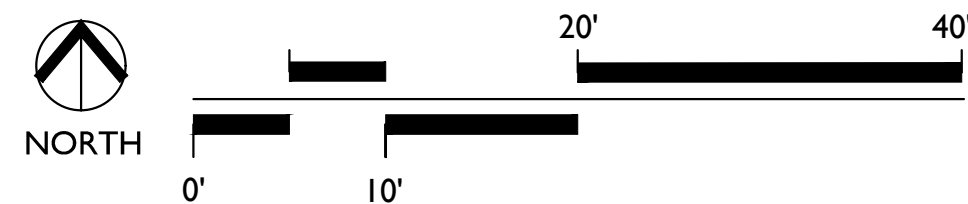
NOTE: REFERENCE SITE PLAN FOR UNIT SQUARE FOOTAGES - DOWNTOWN EDGE

PARKING TABLE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
TOWNHOUSES 23 UNITS	1 SPACE PER UNIT	ON-SITE SPACES: 28 ON STREET SPACES: 9
TOTAL = 23 UNITS	23 SPACES	ON-SITE: 28 SPACES OFF-SITE: 9 SPACES (PARALLEL) TOTAL = 37 SPACES PROVIDED

UNIT TYPE	SF PER FLOOR
TYPE A - 3 FLOORS 2 BEDROOM	1ST (GARAGE) = 484 SF 2ND FLOOR = 611 SF 3RD FLOOR = 626 SF
TYPE B - 3 FLOORS 2 BEDROOM	1ST (GARAGE) = 484 SF 2ND FLOOR = 611 SF 3RD FLOOR = 648 SF
TYPE C - 2 FLOORS 1 BEDROOM	1ST FLOOR = 330 SF 2ND FLOOR = 330 SF
TYPE D - 2 FLOORS 1 BEDROOM	1ST FLOOR = 320 SF 2ND FLOOR = 320 SF
TYPE E - 3 FLOORS 1 BEDROOM	1ST FLOOR = 338 SF 2ND FLOOR = 338 SF 3RD FLOOR = 308 SF

1 SITE PLAN

SCALE: 1" = 10'-0"



811
Know what's below.
Call before you dig.

EDG
Ecological Design Group, Inc.
120 S. Izard Street
Lafayette, AR 72801
P 501.378.0200
F 501.378.0201
314 South 3rd Street
Rogers, AR 72756
P 479.935.4826
F 479.935.4826
210 E. Main Street
Wynne, AR 72396
P 870.588.6426
F 870.238.8510

DUNN & DAVIS
(6TH & SW "B" STREET TOWNHOMES)
Bentonville, Arkansas



STAMP/SEAL

LARGE SCALE
DEVELOPMENT

REVISIONS

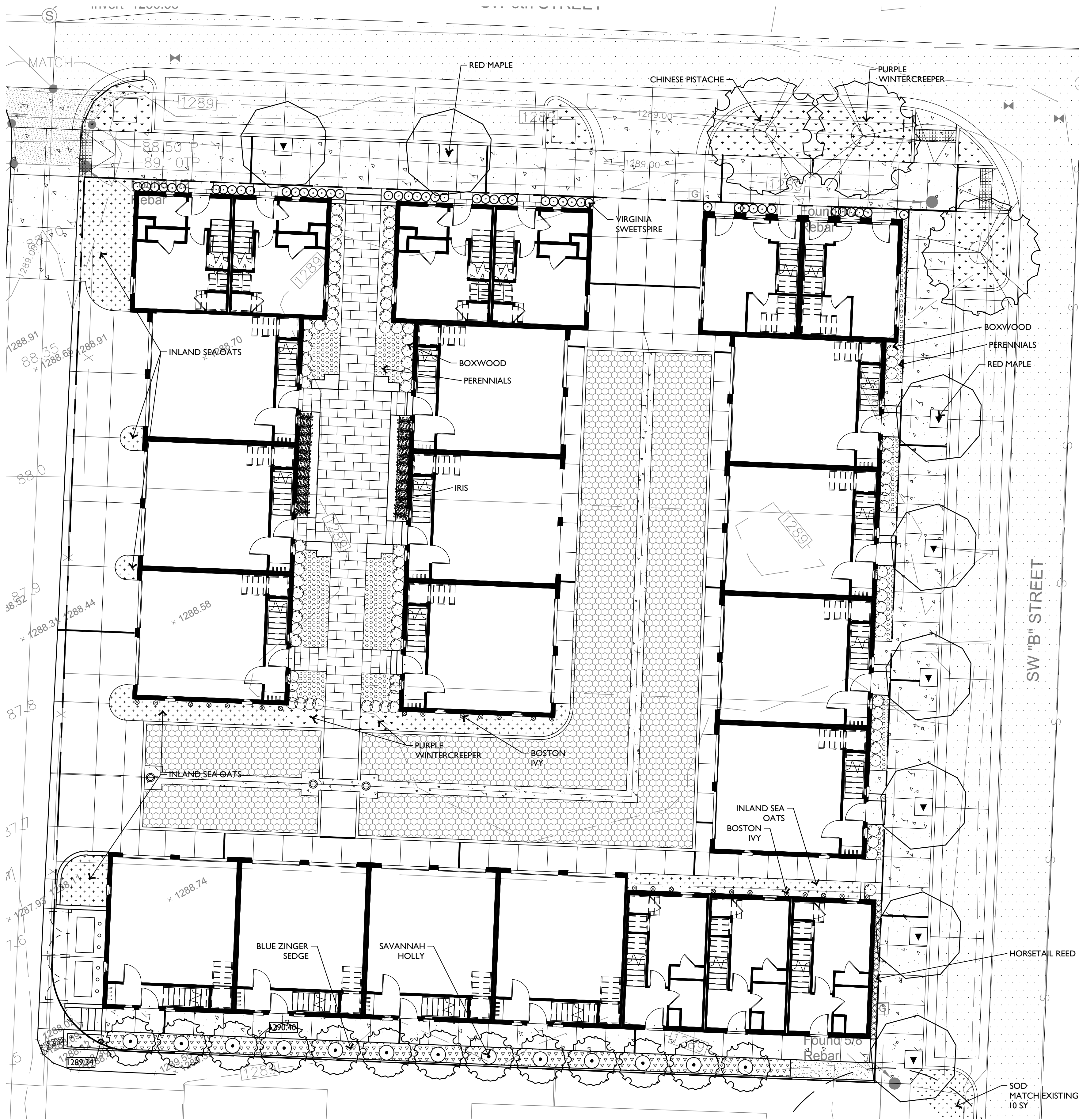
SHEET TITLE
SITE PLAN

ISSUE DATE
09/17/18

SHEET NO.

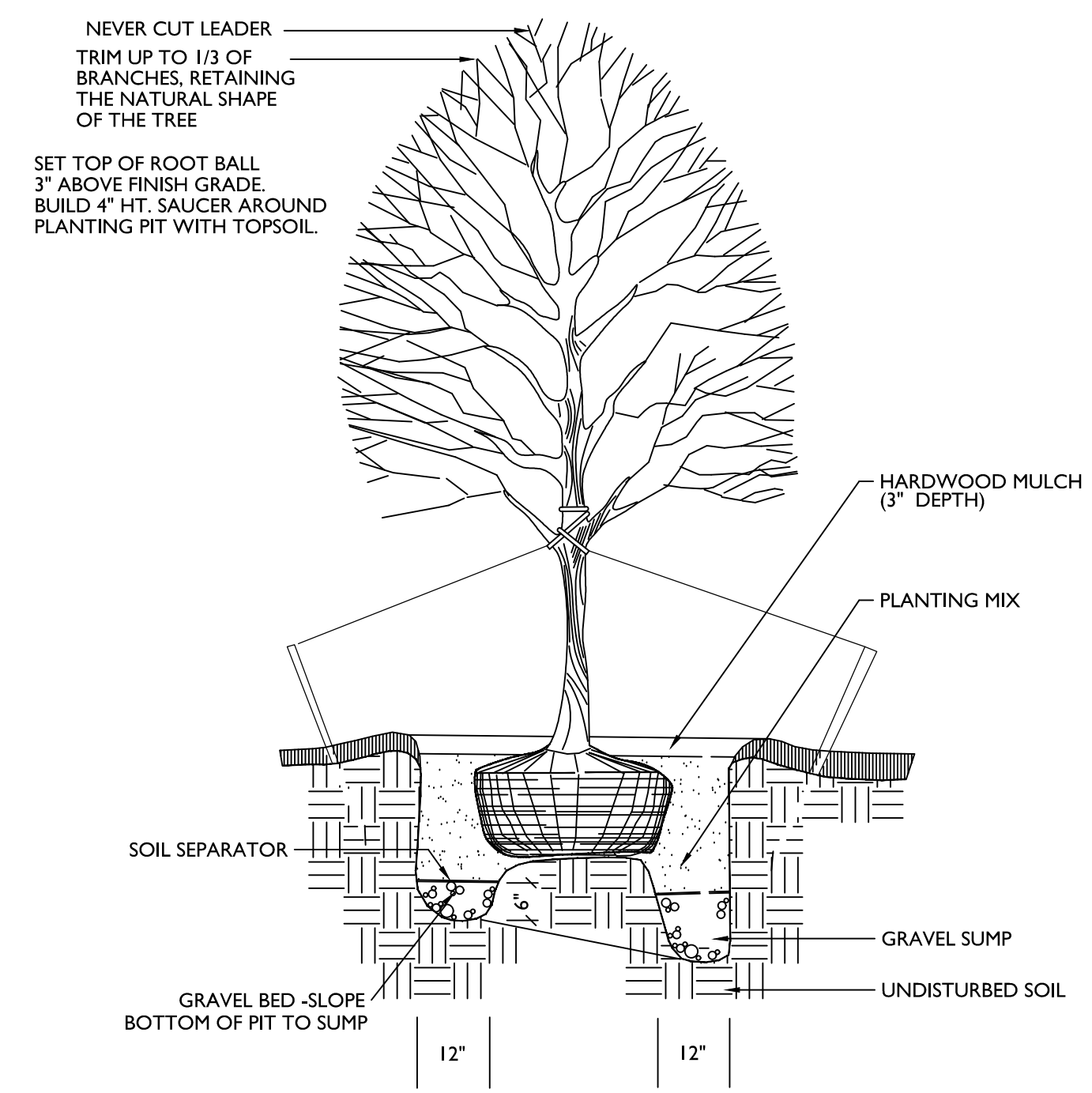
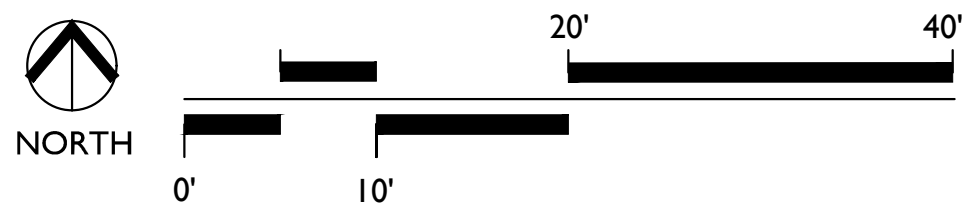
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BENTONVILLE PROJECT #: 18-0062



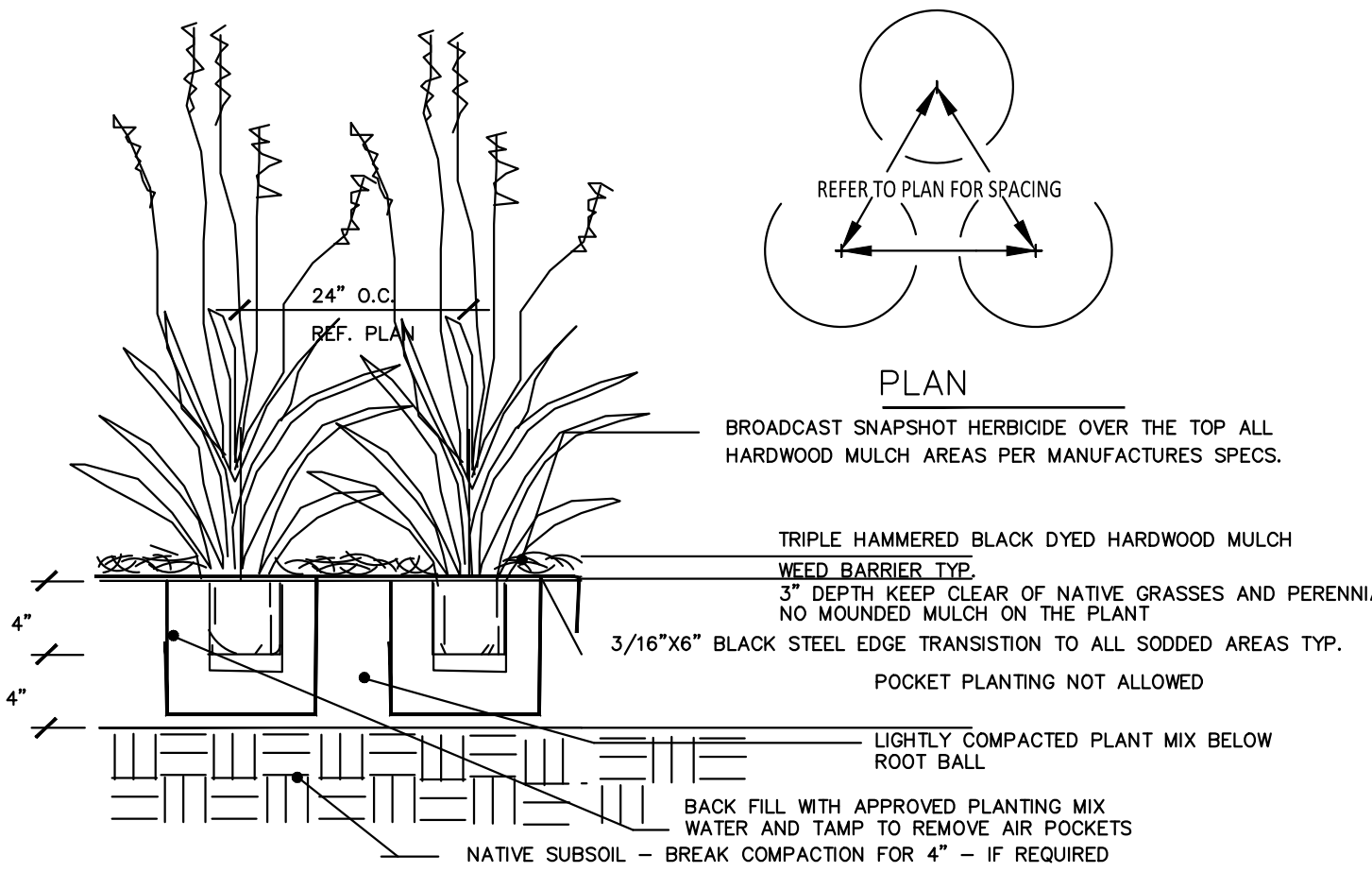
1 PLANTING PLAN

SCALE: 1" = 10'-0"



2 CANOPY TREE PLANTING/STAKING

SCALE: NTS



3 NATIVE GRASS & PERENNIAL PLANTING

SCALE: NTS

PLANT LIST					All plant counts on the plans and numbers to be verified by landscape contractor	
Trees					Landscape Architect must approve and tag all tree material before purchase	
QTY:	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE		
8	Red Maple 'October Glory'	Acer rubra 'October Glory'	Ref. Plan	3" CAL		
13	Savannah Holly	Ilex x attenuata 'Savannah'	Ref. Plan	2.5" CAL		
3	Chinese Pistache	Pistacia chinensis	Ref. Plan	3" CAL		
Shrubs						
48	Virginia Sweetpire	Itea virginica 'Henry's Garnet'	24" O.C.	3 GAL		
94	Wintergreen Boxwood	Buxus sinica insularis 'Wintergreen'	24" O.C.	3 GAL		
Grasses						
166	Inland Sea Oats	Chasmanthium latifolium	24" O.C.	1 GAL		
140	Blue Zinger Sedge	Carex flacca 'Blue Zinger'	18" O.C.	1 GAL		
Perennials						
	TBD					
Vines						
25	Boston Ivy	Campsis radicans	36" O.C.	1 GAL		
Ground Cover						
980	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	10" O.C.	4" POTS		
Miscellaneous						
	DESCRIPTION	REMARKS				
Ref. Plan	Planting Mix	60% Compost, 40% Sandy Loam, 6" all Planting Beds pest and weed seed free				
Ref. Plan	Cypress Mulch	2" Depth All Planting Beds - Keep clear 6" around all tree trunks typ.				
Ref. Plan	Steel Edging	Black, Steel Landscape Edging 3/16" x 4"				
Ref. Plan	Filter Fabric	All planting bed areas				

- GENERAL NOTES:
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC. AND DATED JANUARY 4, 2017.
 - SURVEY DATA IS BASED UPON NAD 83, STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
 - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
 - 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
 - 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.
 - ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
 - 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.
 - 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.
 - 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.
 - 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.
 - EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
 - SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 - ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
 - LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-7)
 - ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
 - WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.







VIEW FROM NORTH EAST

COURTYARD BUILDING & BLOCK_{LLC}

100 W Center Street
Suite 300
Fayetteville, AR 72701

479 442 0229
cbblock.com



VIEW FROM NORTH WEST

COURTYARD BUILDING & BLOCK_{LLC}

100 W Center Street
Suite 300
Fayetteville, AR 72701

479 442 0229
cbblock.com



VIEW FROM SOUTH EAST



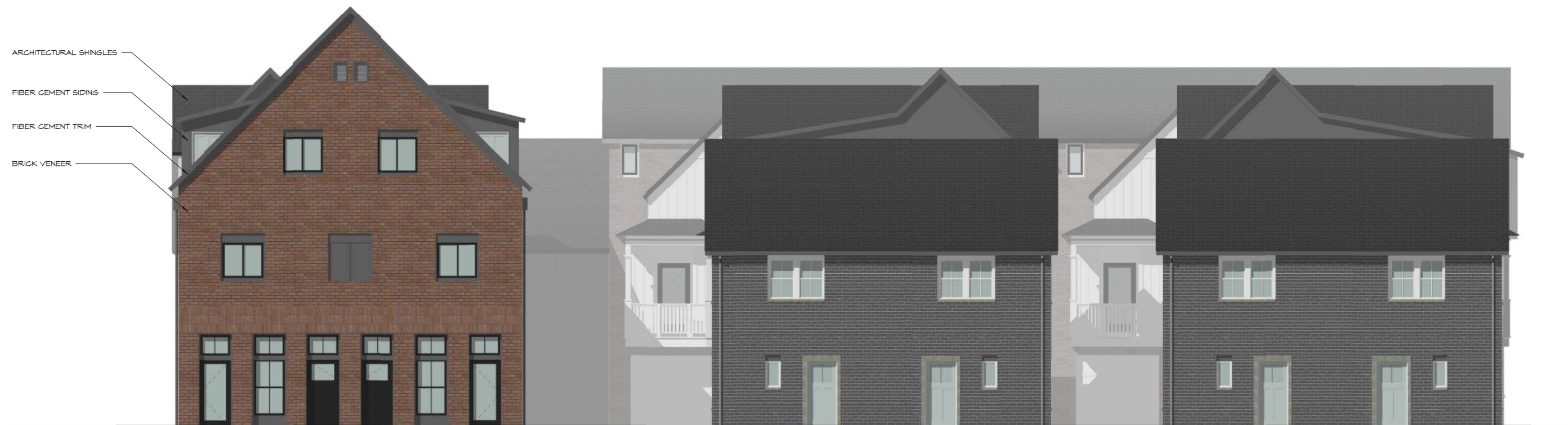
VIEW FROM SOUTH WEST

COURTYARD BUILDING & BLOCK^{LLC}

100 W Center Street
Suite 300
Fayetteville, AR 72701

479 442 0229
cbblock.com





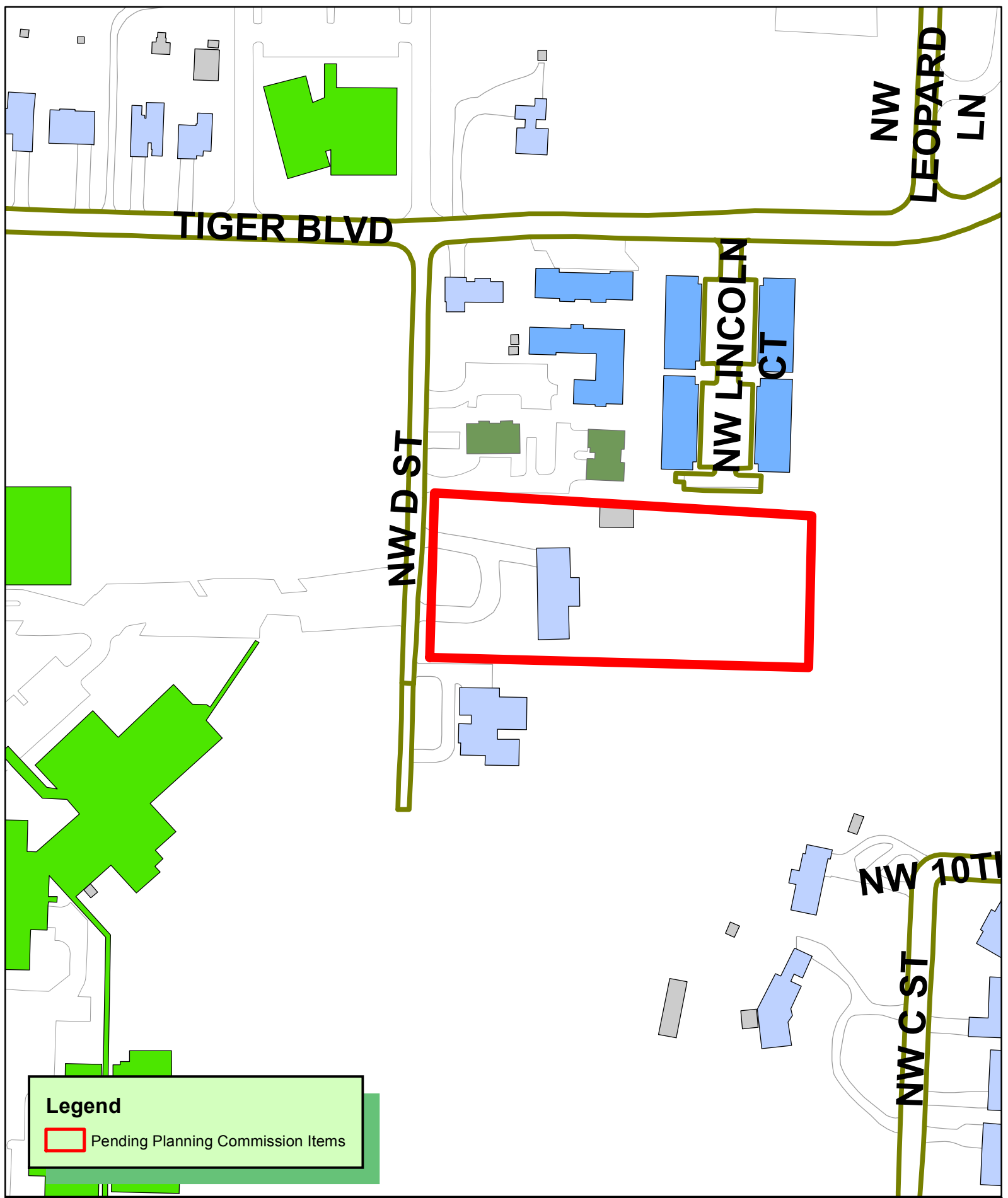
SW 6TH STREET ELEVATION





SOUTH ELEVATION





WAV18-0008
SIDEWALK WAIVER
LONE PROJECTS LLC
1108 NW D ST



This variance request is for approval for a sidewalk to not be installed at the Single Family Home. Our client's will be building a new construction home on the property but hope to maintain a lot of the existing trees and structures of the current home including the decorative fence that is located at the street. They are requesting a variance to allow them to leave the current masonry columns and fence that are currently installed at the property at the street. The existing fence with masonry columns is placed right in line with the adjoining sidewalk to the property to the right and has a drainage ditch in front at the street and does not allow room for the sidewalk to extend from the adjoining property to the right through our client's property. The adjoining property to the left is an older property that does not have a sidewalk. The street is a dead end street that sees very little traffic and there is a bike path directly across the street from the property. The front fence would be costly to remove or relocate and is a beautiful architectural detail for their home and allows their home to merge seamlessly with the appearances of the surrounding homes in Downtown Bentonville.





Bike path

REZONING STAFF REPORT



Smith

3720 N Rainbow Farm Road

PC Date: 11/20/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0032
Applicant / Current Owner	Mark Smith 3807 SW Kestrel Drive Bentonville, AR 72712
Site Area	+/- 5 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estate

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

Property Description

This property is located southwest of the intersection of N Rainbow Farm Road and SW Shell Road. The property is currently zoned A-1, Agricultural. Adjacent zonings are Centerton to the north and west, R-1 to the east, and PUD to the south.

Projected Traffic Impact

The proposed rezoning does not have the potential to impact traffic in the area.

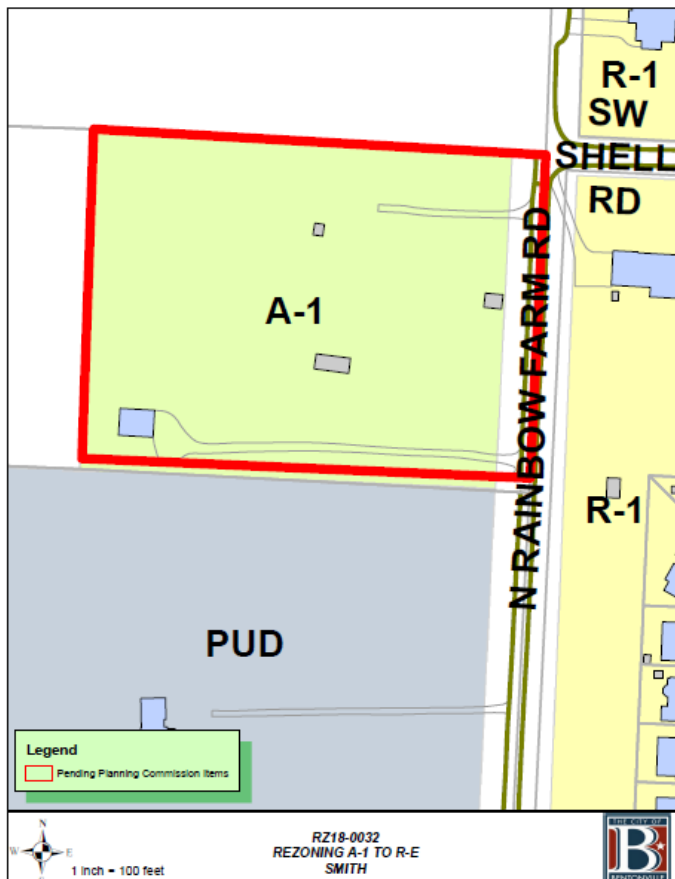
Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. The Residential Estate land use category encourages single-family detached construction on larger than average lots. The R-1, Single-Family Residential zoning district is generally compatible with this land use category.

Conclusion

The proposed zoning district's general compatibility with the Future Land Use Plan and adjacent uses and zoning designations may justify a rezoning to R-1, Single-Family Residential.

Location Map





SAND CREEK
Engineering and Landscape Architecture, Inc.

Rezone Narrative

Owner: Mark Smith
Address: 3720 N. Rainbow Farm Rd.
Bentonville, AR 72712

Current Zoning: A-1, Agricultural
Proposed Zoning: R-E, Residential Estate

Owner: Mark Smith

Reason for rezone: To adopt the new zoning classification that fits the construction of a Residential Estate.

How will property relate to surrounding properties: North and West properties are Centerton and currently zoned agricultural. The South and East properties are zoned R-1.

Proposed Use: R-E Residential Estate.

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: Any signage will be provided to comply with city ordinances and regulations.

Appearance: No new structures will be constructed at this time.

Water and Sewer Availability: Sewer and Water already exist on the site.

REZONING STAFF REPORT



Osterloh

201 NW G Street

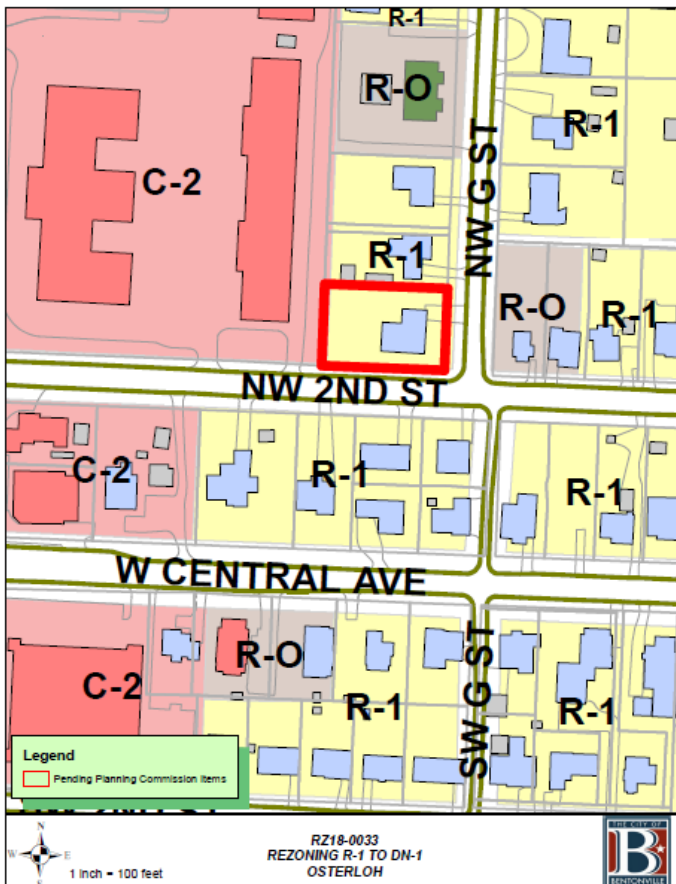
PC Date: 11/20/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0033
Applicant / Current Owner	Eric and Tamie Osterloh
Site Area	+/- .34 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential

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

Location Map



Property Description

This property is located northwest of the intersection of NW G Street and SW 2nd Street. The property is currently zoned R-1, Single-Family Residential. Adjacent zonings are R-1 to the north and south, R-O to the east, and C-2 to the west.

Projected Traffic Impact

The proposed rezoning does not have the potential to impact traffic in the area.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Low-Density Residential. The Low-Density Residential land use category represents areas of detached single-family homes with a density of 3-8 units per acre. The density and form of developments within this land use category may vary from one area of the city to another. The DN-1, Downtown Low-Density Residential zoning district is generally compatible with this definition and the property's proximity to downtown justifies a "downtown" zoning classification.

Conclusion

The proposed zoning district's general compatibility with the Future Land Use Plan and adjacent uses and zoning designations may justify a rezoning to DN-1, Downtown Low-Density Residential.



James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730

(479) 445-7731

jameslayoutservices@yahoo.com

*October 12, 2018
Planning Department
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712*

***Re: 201 NW "G" St.
Bentonville, AR 72712
Rezoning Request***

We are representing a request by Eric and Tamie Osterloh to rezone the property located at 201 NW G Street. The property currently has a home and the owner would to split the property in to two lots and keep the existing house on one lot and build a new house on the other lot. Please find below the narrative addressing the required items under the Rezoning Checklist.

- *The property is currently zoned R-1 Single Family Residential. The proposed zoning is DN-1 Down Town Low Residential.*
- *The rezone is requested so that the client can create two lots of the parcel that will be submitted as a lot Split after the rezone is approved.*
- *The proposed rezone will allow the existing house front set back of 15' from the new proposed right-of-way 35' from centerline of NW G Street. As the current R-1 zoning would not allow the house to conform to the 25' front setbacks. Based on the land use plan this property is planned DN-1 so it will meet the cities expectations.*
- *Access for the proposed two lots will be off NW G Street.*
- *A Sewer line and a Water line runs North and South along NW G Street.*

*Sincerely,
James Layout Services, LLC*

***Nick Rumancik
Field Operation Manager***

REZONING STAFF REPORT



Burnett

Fillmore Street

PC Date: 11/20/2018

Reviewer: Tyler Overstreet, Planner

Project Number	RZ18-0034
Applicant / Current Owner	Cody Burnett 2103 NW A Street Bentonville, AR 72712
Site Area	+/- .51 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential

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

Property Description

This property is located northeast of the intersection of Fillmore Street and Lake Street. The property is currently zoned R-1, Single-Family Residential. Adjacent zonings are R-1 to the north, south, and west and A-1 to the east.

Projected Traffic Impact

The proposed rezoning does not have the potential to adversely impact the area.

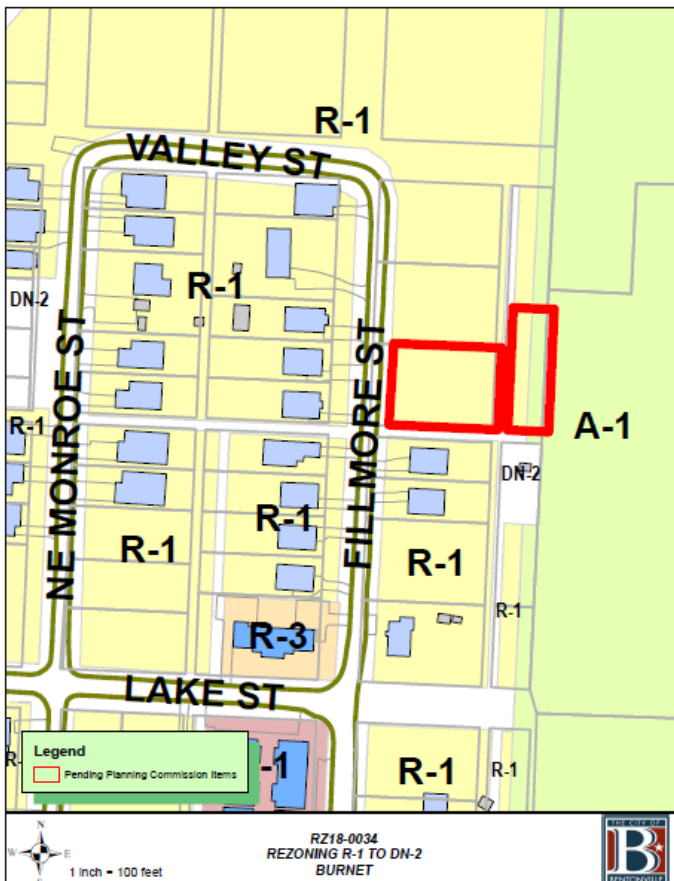
Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. The Medium-Density Residential Land Use Category represents a unit density of 8-12 units per acre. The density and form of developments within this land use category may vary from one area of the city to another. The DN-2, Downtown Medium-Density Residential zoning district is generally compatible with this definition and the property's proximity to downtown justifies a "downtown" zoning classification.

Conclusion

The proposed zoning district's general compatibility with the Future Land Use Plan and adjacent uses and zoning designations may justify a rezoning to DN-2, Downtown Medium-Density Residential.

Location Map



State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

- Current zoning is DN-1, and proposed zoning is DN-2. Current owner is Cody Burnett. The lots are under contract for sale to John Clark, Drew Needham, and Jared Marley

Reason (need) for requesting the zoning change.

- Lots will be residential lots under 60' wide.

Statement of how the property will relate to surrounding properties.

- each lot will contain a single-family house which is similar to surrounding properties

Use.

- Single Family Residential

Traffic.

- residential traffic only

Signage.

- none

Appearance.

- Craftsman style houses

Availability of water and sewer (state size of lines). If direct water and / or sewer is not available, state how lines will be accessed and connected.

- We will work with the city to determine whether or not we bore under the street or make street cuts and repave based on city's guidelines