



**Planning Commission
Agenda
May 21, 2019**

I. Call to Order

II. Approval of Minutes

III. Consent Agenda

1. Osage Veterinary Clinic

Large Scale Development

2700 SW Regional Airport Boulevard ([LSD19-0015](#))

IV. New Business

1. Basco & Bishop

Rezoning*

(A-1, Agricultural & R-3, Medium-Density Residential to C-2, General Commercial)

2910 SE J Street ([RZ19-0013](#))

2. The Bluffs POA

Rezoning*

(A-1, Agricultural to R-1, Single-Family Residential)

Lots 23-40, 42-43 of The Bluffs Subdivision ([RZ19-0014](#))

3. Wallace

Rezoning*

(DE, Downtown Edge to DC, Downtown Core)

608, 702 & 704 SE A Street ([RZ19-0015](#))

4. Lots 33-38 & 40-41 of Wildwood Subdivison Phase 6

Lot Split

Southwest Joshua Ave ([LS19-0014](#))

5. Capstone 6-Plex

Large Scale Development Extension

Southwest 6th Street & Southwest E Street ([LSD18-0022](#))

V. Other Business

VI. Planner's Report

1. In-House Projects

a. John DeShields Roundabout

John DeShields Boulevard and Northeast J Street ([LSD19-0012](#))

b. Walnut Farm Montessori Preschool Addition ([LSD19-0017](#))

4208 E Central Avenue

VII. Adjournment

Planning Commission
Minutes
May 7, 2019

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

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

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of April 16, 2019 as written
Approved 7-0

Consent Agenda

- | | |
|---|-----------------------------------|
| 1. Lots 20-21, Block G of Orchard Addition | Lot Split |
| 506 SE D Street, LS19-0010 | |
| 2. Lots 1-2 of Haynie Addition | Lot Split |
| 411 Tiger Boulevard, LS19-0011 | |
| 3. Lot 17, Block 14 of Deming's Second Addition | Property Line Adjustment |
| 105 NW 6 th Street, LS19-0012 | |
| 4. Lots 17-19, Block 15 of W.A. Burk's Addition | Property Line Adjustment |
| Fillmore Street, LS19-0007 | |
| 5. Lot 19, Block 2 of Railroad Addition | Property Line Adjustment |
| Southeast 3 rd Street, PLA19-0006 | |
| 6. Lots 5-7 of Brown Subdivision | Property Line Adjustment |
| 706 Bella Vista Road, PLA19-0010 | |
| 7. Keypoint Church Expansion | Large Scale Development Extension |
| 3200 Medical Center Parkway, LSD18-0066 | |

Approved 7-0

New Business

Item #1

Sample & PBR Holdings, LLC: Rezoning, R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential, 802 SE 3rd Street, 804 SE 3rd Street, and 305 SE G Street, RZ19-0010

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst Commissioners and staff.

Approved 7-0

Item #2

Habitat for Humanity of Benton County: Rezoning, R-1, Single Family Residential to DE, Downtown Edge, 301 SW 4th Street, RZ19-0011

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #3

Hogwild Development, LLC: Rezoning, C-1, Neighborhood Commercial to C-2, General Commercial, 2902 SE I Street, RZ19-0012

Tyler Overstreet reads the staff report.

Opened public hearing

No public comment

Closed public hearing

There is some discussion amongst the Commissioners and staff.

Approved 7-0

Item #4

Northwest Arkansas Classical Academy: Conditional Use, Educational Facility, 1300 Melissa Drive, Suite 210, CU19-0006

Tyler Overstreet reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Approved 7-0

Item #5

Lots 31-32, Block 24 of Deming's Second Addition: Lot Split, 107 NE 7th Street, LS19-0009

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff. It was brought to attention that the shed has been removed.

Approved 7-0

Item #6

Red Barn: Final Plat, 1605 NW A Street, FP19-0002

Tyler Overstreet reads the staff report.

All non-bondables must be complete prior to filing plat.

Approved 7-0

Item #7

Ankle & Foot Centers of Mid-America: Large Scale Development, Southwest Westpark Drive, LSD19-0010

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff. Tech review comments for detention pond must be addressed prior to Pre-Con meeting.

Approved 7-0

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

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 May 21, 2019

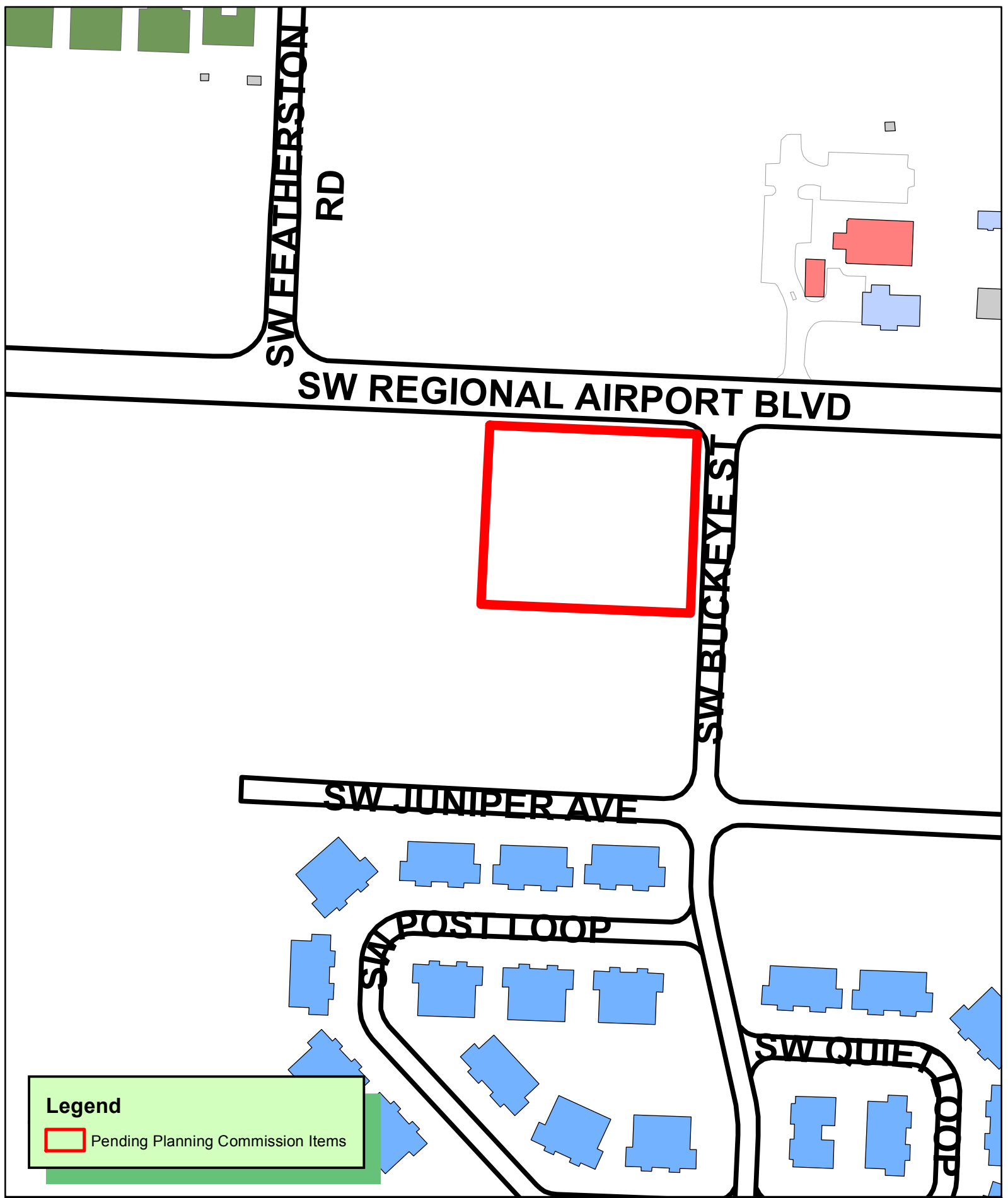
Reviewer: Tyler Overstreet, Planner

- ❖ At the Technical Review meeting held on May 14, 2019 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.

Large Scale Development: Osage Veterinary Clinic, KCG BV, LLC, Southwest Morningstar Road, C-2, General Commercial, (LSD19-0015)

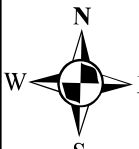
Large Scale Development proposing the construction of a 6,000 square-foot veterinary clinic. The development provides provides a bench and two bike racks as site amenities, along with adequate landscaping. Hardie Panel, Split-Faced CMU, and Stone Veneer are depicted as the primary exterior materials of the building.

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



Legend

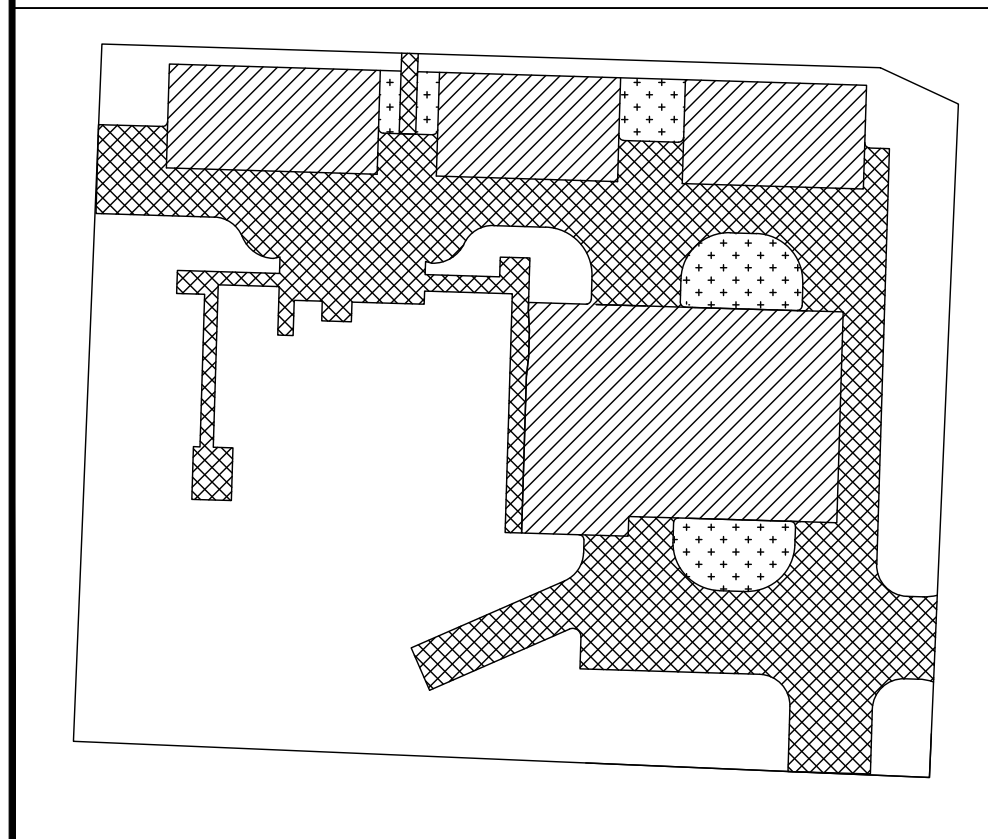
 Pending Planning Commission Items


1 inch = 150 feet

LSD19-0015
LARGE SCALE DEVELOPMENT
OSAGE VETERINARY CLINIC
2700 SW REGIONAL AIRPORT BLVD



May03,2019-3:13pm - User wendy.wert
L:\18-18-00068 NAPA Commercial Subdivision - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\2019-04-24 (REV 1)\18-18-00068 Land.dwg



	PARKING AREA 11,783 SF
	INTERIOR LANDSCAPE AREA 2,082 SF OR 18%
	IMPERVIOUS AREA 14,522 SF

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-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT BENTONVILLE, AR 72712. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON: 5/22/2019
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE PROPERLY LICENSED ARCHITECTS AND ENGINEERS' REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

NAPA COMMERCIAL
OSAGE VETERINARY CLINIC

PROJ NUMBER:	18-18-00068
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[illegible]

DOCUMENT DATE: 5/2/2019

CHECKED BY: WFM

DRAWN BY: WDW

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND ARE NOT INTENDED FOR
BIDDING, PERMIT, OR CONSTRUCTION
PURPOSES

SARAH A. BRYANT
LANDSCAPE ARCHITECT
LICENSE #: 8551

LANDSCAPE PLAN

SHEET:

C6.0

CITY OF BENTONVILLE PROJECT NUMBER: LSD19-0015

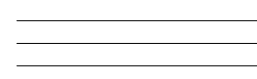
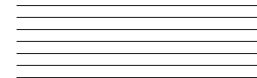
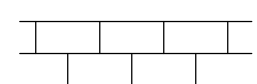
PRELIMINARY
NOT FOR CONSTRUCTION

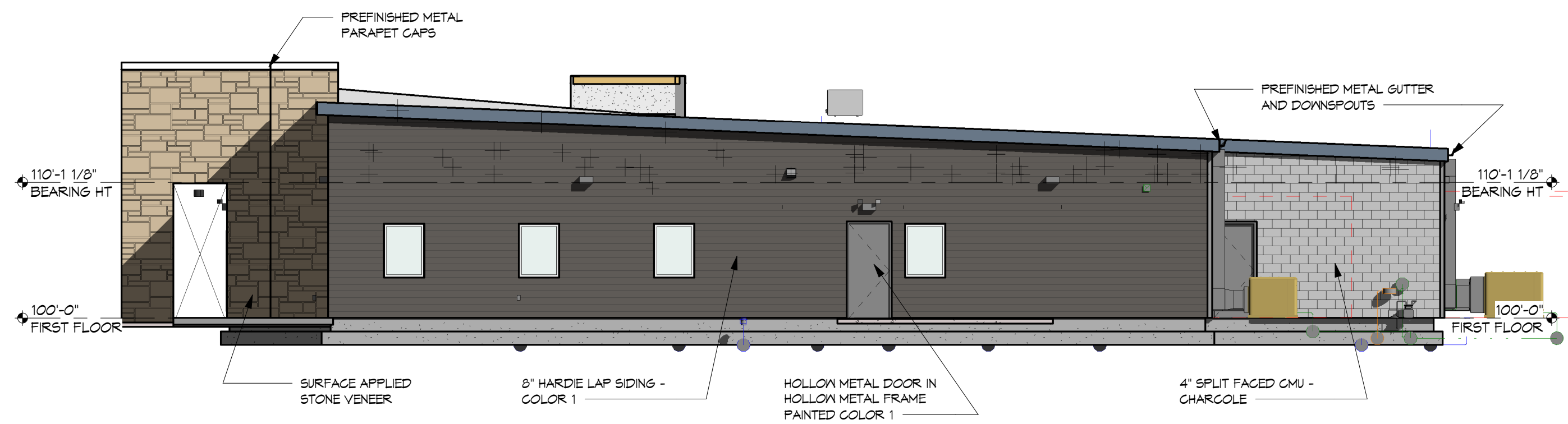
Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

OSAGE VET
HWY 12
BENTONVILLE, AR

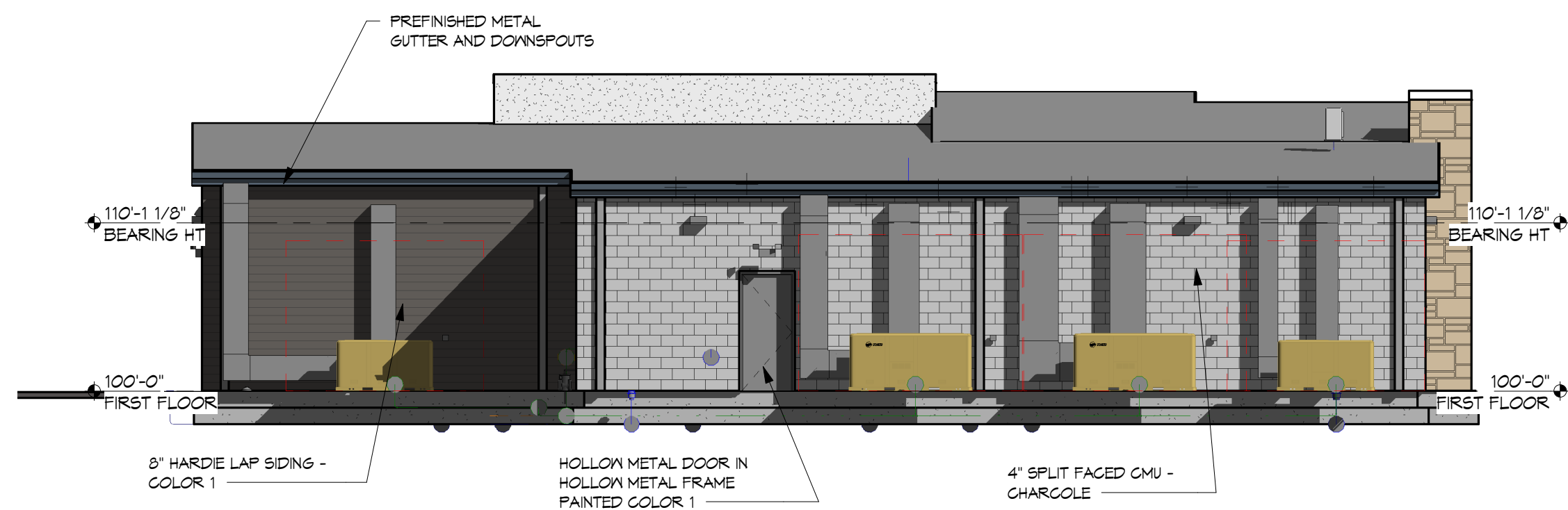
DATE 4-19-19
JOB NO. 19033
CITY PROJ. # (LSD19-0015)
REVISIONS

PRE1
COLOR ELEVATIONS

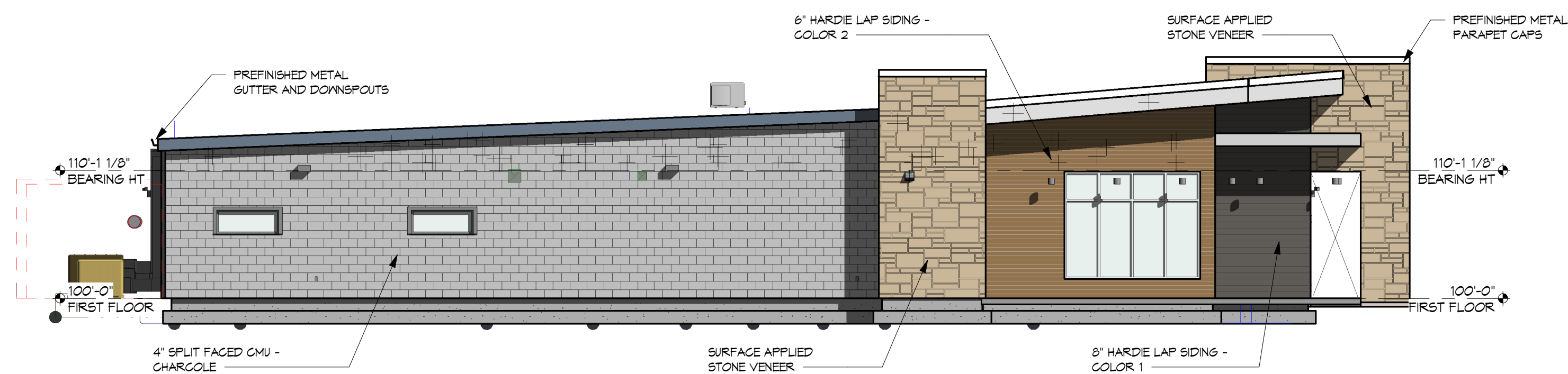
EXTERIOR MATERIALS LEGEND:	
	8" HARDIE LAP SIDING, OVER KEENE RAINSCREEN OVER TYVEK COLOR 1 - SN #88
	6" HARDIE LAP SIDING, OVER KEENE RAINSCREEN OVER TYVEK COLOR 2 - SN #88
	16 X 8 X 4" SPLIT FACED CMU - CHARCOLE
	SURFACE APPLIED STONE VENEER OVER METAL LATH OVER KEENE RAINSCREEN OVER TYVEK



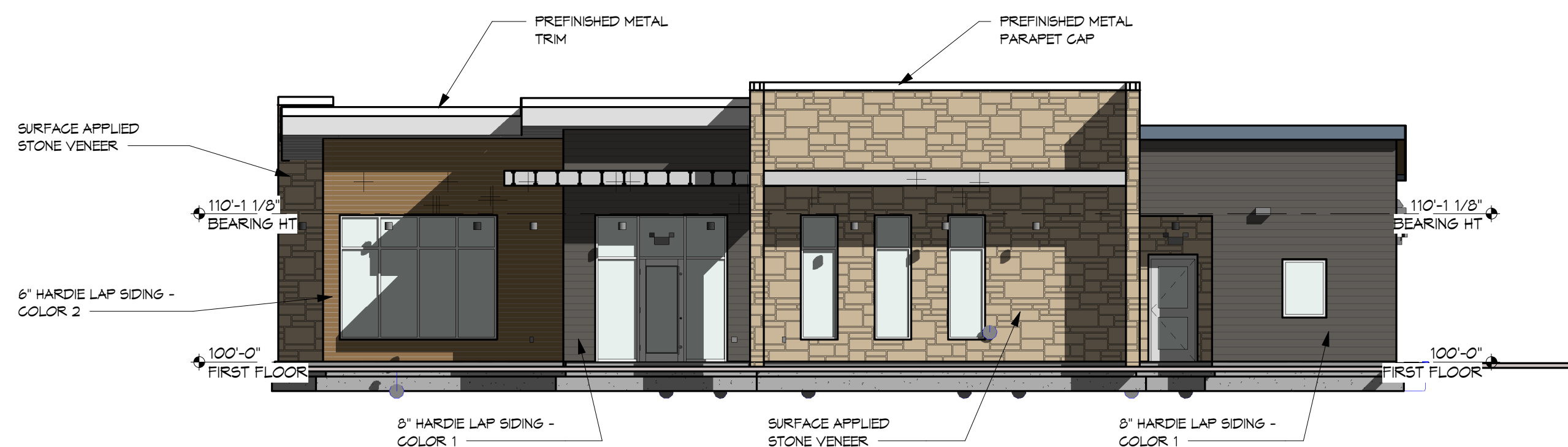
4 EAST ELEVATION COLOR
1/8" = 1'-0"



3 NORTH ELEVATION COLOR
1/8" = 1'-0"



2 WEST ELEVATION COLOR
1/8" = 1'-0"



1 SOUTH ELEVATION COLOR
1/8" = 1'-0"



REZONING STAFF REPORT



Basco & Bishop

2910 SE J Street

PC Date: 5/21/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0013
Applicant / Current Owner	Louise Bishop Revocable Trust Judith Basco Revocable Trust
Site Area	+/- 7.5 acres
Current Zoning	A-1, Agricultural & R-3, Medium-Density Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Residential Estate

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

Location Map



Property Description

This property is located south of Southeast 28th Street and east of Southeast J Street. The property is currently zoned A-1, Agricultural and R-3, Medium-Density Residential. Adjacent zonings are R-O, Residential Office to the north and south, C-2, General Commercial to the north, east, and west, R-3, Medium-Density Residential to the south, and I-1, Light Industrial to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. These areas include large detached single-family residential properties and may also include public uses that support residents.

Analysis

While the rezoning is not compatible with the Future Land Use Plan, it can potentially be justified due to the adjacency of established commercial and industrial uses. In addition, the site fronts two arterial streets, Southeast 28th Street and Southeast J Street.



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

April 11, 2019

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: Hogwild Subdivision Rezoning Request
2910 SE I Street
RZ19-0013

To the City of Bentonville Planning Commission:

This is a rezoning request of parcels #01-17315-000 and #01-00165-000.

The surrounding zoning and uses are noted below.

01-17315-000: A-1 Agriculture district

01-00165-000: R-3 Medium density residential

The requested change in zoning is to accommodate a higher intensity zoning district C-2, General Commercial District, with the intent to bring forward a Large Scale Development (LSD). The applicant is aware the City of Bentonville will require the development to meet commercial design standards. The location is desired by the Developer due to the compatible adjacent land uses, existing road network and site access. The effect of property changes upon surrounding land uses is expected to continue the growth of the commercial use in this area of the community. Contextually, the area is surrounded by general commercial, industrial and will continue to evolve. SE 28th Street and SE J Street are classified as arterials and provide a north south connection between SE 14th Street and SE Walton Blvd. and an east west connection between S Walton Blvd. and Moberly Lane.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jyoull@ceieng.com.

Respectfully submitted,
CEI Engineering Associates, Inc.

John Youll
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



The Bluffs POA

Lots 23-40, 42-43 of The Bluffs Subdivision

PC Date: 5/21/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0014
Applicant / Current Owner	The Bluffs Property Owners Association
Site Area	+/- 23 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estate, Open Space, & Parks

Property Description

This property is located on Palisades Circle, north of Angel Falls North Subdivision and south of Palladium Drive. The property is currently zoned A-1, Agricultural. Adjacent zonings are A-1, Agricultural to the west, R-1, Single Family Residential to the south, and county land to the north and west.

Relationship to the General Plan

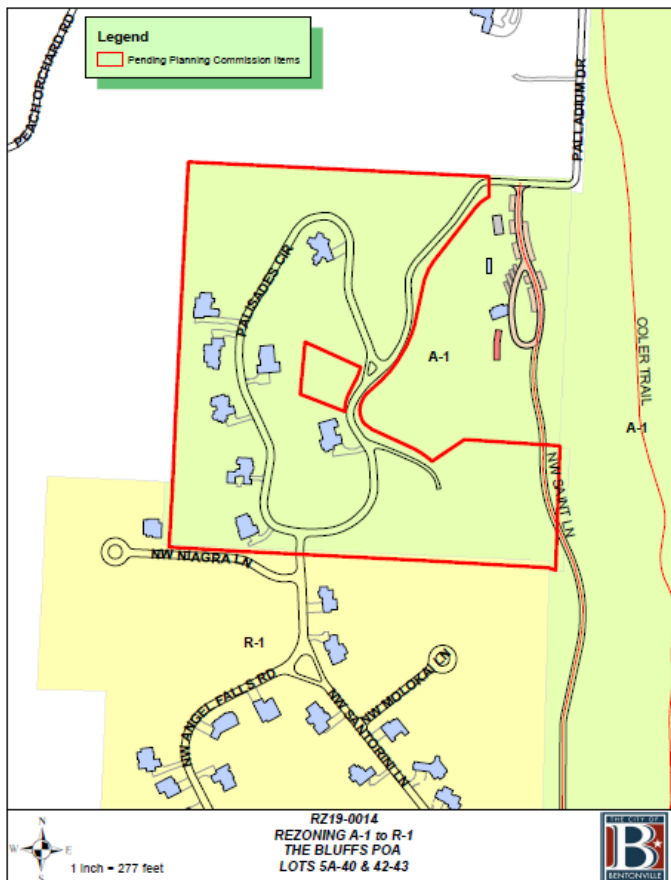
The Future Land Use Plan currently depicts this property as Residential Estate, Open Space, and Parks.

Analysis

While the request conflicts with the Future Land Use Plan, the site's existing residential subdivision and adjacency to other single-family residential developments may justify a rezoning to R-1, Single Family Residential.

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

Location Map





May 15, 2019

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

RE: Rezoning Request for Lots 5a, 6a, 7a, 23-40, 42 and 43 of The Bentonville Bluffs Property Owners Assoc.

All of the lot owners in The Bentonville Bluffs Property Owners Association (TBBPOA) except for one is requesting a rezoning from A-1 to R-1. The lots included in this request are Lots 5a, 6a, 7a, 23-40, 42 and 43. The one exception to this request is Lot 41. The lots being referenced are included in the plat filed of record on July 16, 2018, as Document No. L201836349, in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas. This zoning change will allow for the subdivision to be recognized as an R-1, Single Family Residential property, which is how it functions currently. Below are responses to topics related to use, traffic, signage, and appearance.

Use:	The lots will be used for Single Family Residential Use.
Traffic:	The traffic on Palisades Circle will continue to be predominantly for entrance and exit from TBBPOA to Peach Orchard and NW Angel Falls Road.
Signage:	Any signage will be submitted to the City for review and approval.
Utilities:	There are existing water, sewer, electric & gas utilities to all lots in the TBBPOA subdivision.

Sincerely,

Connie Blackmon, TBBPOA, Secretary/Treasurer
479-381-2794
theblackmons@cox.net

REZONING STAFF REPORT



Wallace

608, 702, & 704 SE A Street

PC Date: 5/21/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0015
Applicant / Current Owner	William Wallace 14200 Beau Vue Drive Little Rock, AR 72223
Site Area	+/- 0.71 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial

Property Description

This property is located north of Southeast 8th Street, west of Southeast A Street, and east of South Main Street. It is currently zoned DE, Downtown Edge. Adjacent zonings are DE, Downtown Edge to the north, south, and east, R-1, Single Family Residential to the east, and DC, Downtown Core to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access.

Analysis

The site's general downtown location and compatibility with the Future Land Use Plan may justify a rezoning to DC, Downtown Core.

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

Location Map



Rezoning Narrative
608, 702, 704 SE A Street

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DC-Downtown Core

Explanation: 502 SE C, LLC proposes to rezone the properties at 608 (Parcel # 01-00552-000), 702 (Parcel # 01-00553-000) and 704 (Parcel # 01-00554-000) SE A Street from R1 to DC, in order to develop a real estate project in compliance with DC development standards. The current owners are William R and Xayprasith Supha who endeavor to sell the property.

Reason to Rezone: The rezone would allow for future owners to build higher density multifamily apartments.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with the SE side of Downtown Bentonville.

Use: This residential development will fit into the Downtown Core development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed.

Appearance: Infill multi-family construction similar to other small multi-family projects on SW side of town.

Water/ Sewer/ Electric: On-Site

LOT SPLIT STAFF REPORT



Lots 33-38 & 40-41, Wildwood Subdivision Phase 6

Southwest Joshua Avenue

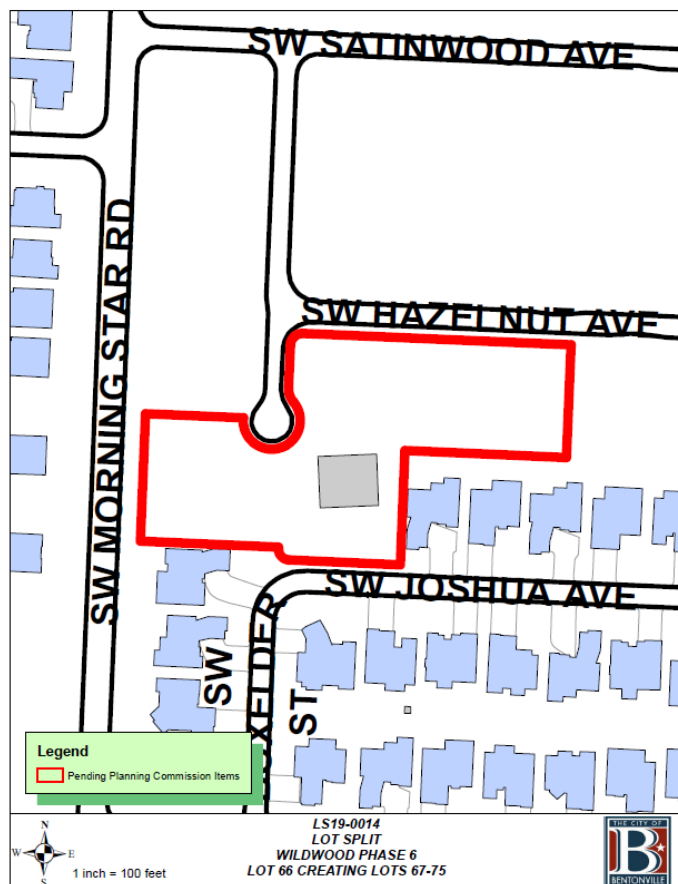
PC Date: 5/21/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LS19-0014
Applicant / Current Owner	Dream Structures Residential, LLC PO Box 39 Lowell, AR 72745
Site Area	+/- 2.13 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estate

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

Location Map



Property Description

This approximately two-acre property is located on SW Joshua Avenue, east of SW Morningstar Road. The property is currently zoned R-1, Single-Family Residential. The Future Land Use Plan depicts the property as Residential Estate.

Project Details

A Lot Split of Lot 66 of Wildwood Subdivision Phase 6, creating new Lots 33-43, 64-65. Each lot created by this lot split is approximately .25-acres in size.

The plat dedicates a 20-foot utility easement along SW Joshua Avenue.

Waivers

No waivers requested

Conclusion

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

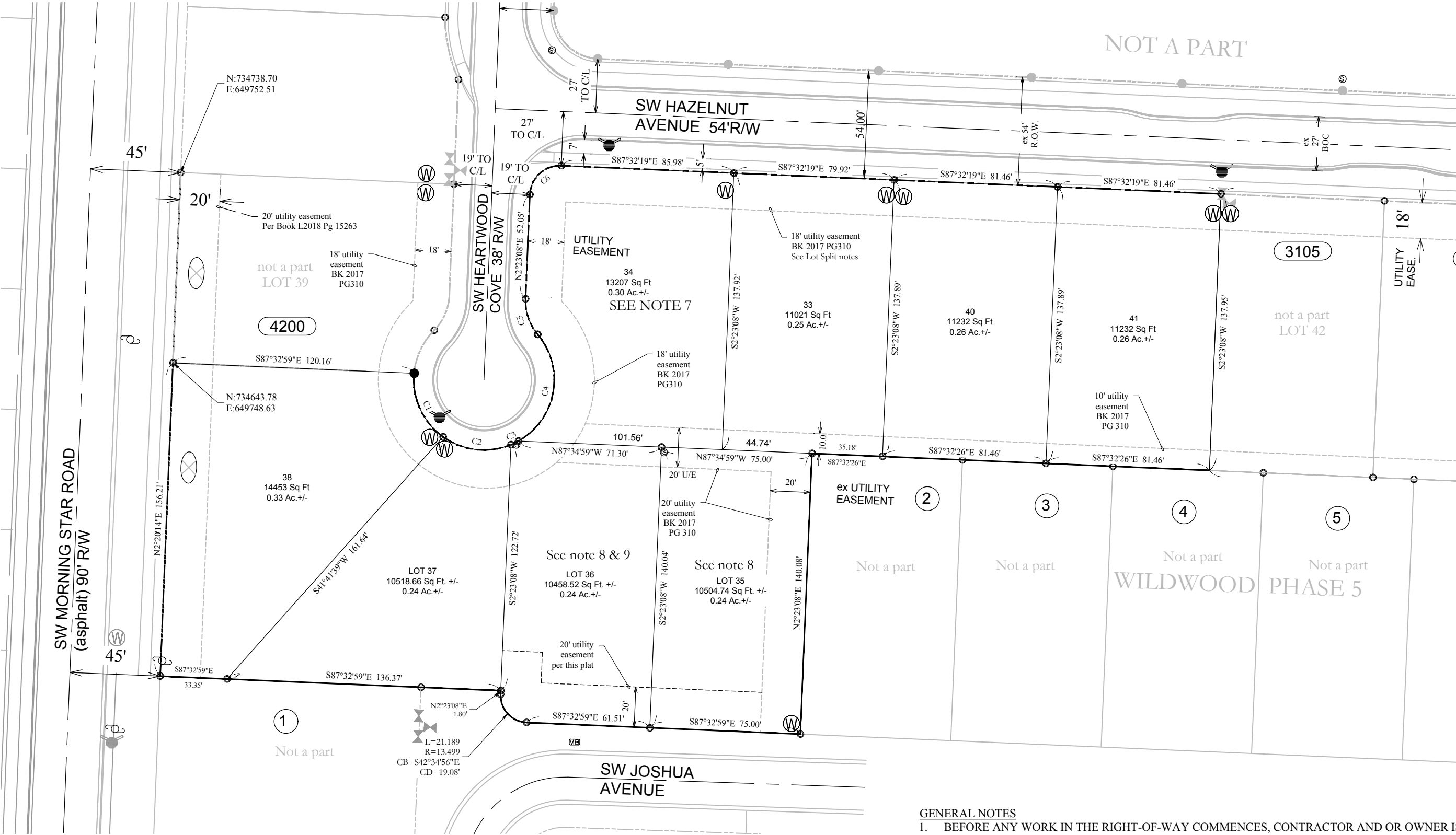
Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

NOTES

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

LOT SPLIT OF PARENT LOT 66 WILDWOOD SUBDIVISION PHASE 6 TO BENTONVILLE, BENTON COUNTY, AR. AS SHOWN ON PLAT RECORD BOOK L2018 PAGE 15263, RECORDED IN THE BENTON COUNTY CLERKS OFFICE, BENTONVILLE, ARKANSAS. CREATING LOTS 33,34,35,36,37,38,40, & 41



Curve Table					
Curve #	Length	Radius	Delta	Chd Brg	Chd Length
C1	36.41	35.00	59.61	S24°28'44"E	34.79'
C2	35.58	35.00	58.24	S83°24'15"E	34.07'
C3	4.20	35.00	6.88	N64°02'09"E	4.20'
C4	61.50	35.00	100.67	N10°15'32"E	53.89'
C5	19.27	26.00	42.46	N18°50'47"W	18.83'
C6	23.58	15.00	90.08	N47°25'24"E	21.23'

NUMBER OF APPROVED BUILDABLE LOTS:
TOTAL LOTS.....8
LOT #'S 33,34,35,36,37,38,40 & 41

PROPERTY USE R-1:

SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS
per BOA 14-11000006:

FRONT YARD.....18'
SIDE (INTERIOR).....7'
SIDE (EXTERIOR).....18'
REAR.....25'
STREET FACING GARAGE
SETBACK VARIANCE.....28'
SIDE OR REARING LOADING
GARAGE SETBACK.....18'

BASIS OF BEARING:
ARKANSAS STATE PLANE,
NORTH ZONE, NAD 83 GRID, PER
G.P.S. OBSERVATIONS FROM
CITY OF BENTONVILLE G.I.S.
MONUMENTS #86, #82 AND #15.

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN ZONE X, BEING
OUTSIDE THE 100-YEAR FLOOD ZONE, AS
GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER
05007C0255K DATED JUNE 5, 2012.

GENERAL NOTES

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- 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
- ALL NEW STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- NO PUBLIC ELECTRIC IMPROVEMENTS ARE PART OF THIS PLAT APPROVAL, ANY FUTURE STRUCTURES MUST BE APPROVED BY BEUD PRIOR TO A BUILDING PERMIT.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- CORNER LOT NUMBER 34 FRONT DOOR MUST FACE SW HAZELNUT AVE FOR 911 REASONS.
- LOTS 35 & 36 FRONT DOOR MUST FACE SW JOSHUA AVE FOR 911 REASONS.
- LOT 36 WATER METER SERVICE TO BE PAID FOR BY LOT OWNER, BUT INSTALLED BY THE CITY OF BENTONVILLE, PRIOR TO BUILDING PERMIT.

CERTIFICATE OF APPROVAL

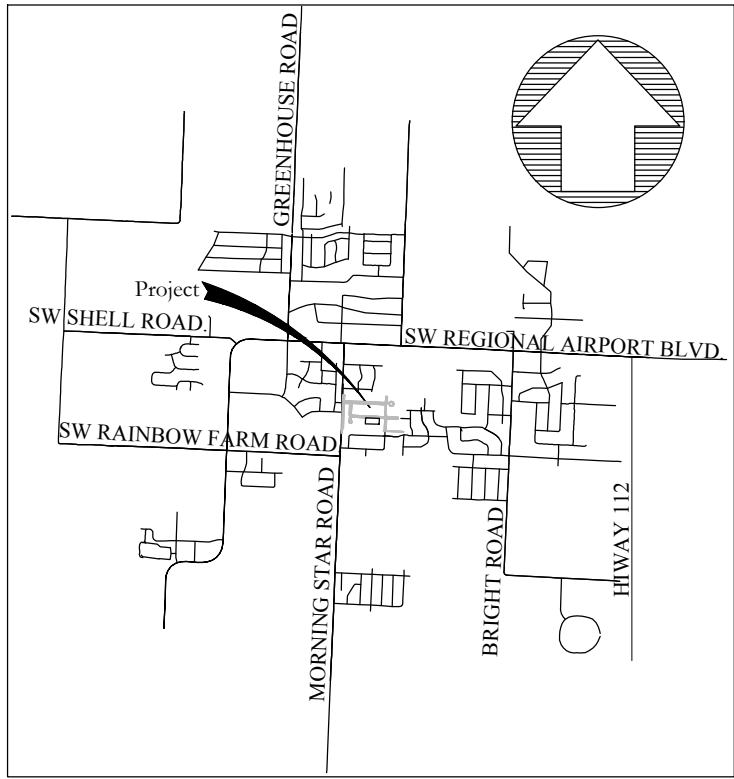
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

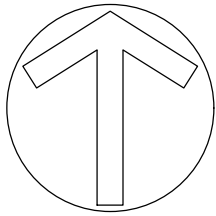
BENTONVILLE PLANNING COMMISSION CHAIRMAN

MAYOR, CITY OF BENTONVILLE

CITY CLERK, CITY OF BENTONVILLE



GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet



LEGEND

ADJACENT PROPERTY OWNERS

#1 01-16324-003
HENLEY, SAMUEL & SARAH
4300 SW BOXELDER ST
BENTONVILLE AR 72712-4496

#2 01-16325-000
GEORGE, STEVEN M & JANIS A
3204 SW JOSHUA AVE
BENTONVILLE AR 72712-4386

#3 01-16325-001
MARTIN, JARED A & KENDRA
3202 SW JOSHUA AVE
BENTONVILLE AR 72712-4386

#4 01-16325-002
OTTER, BRENT L & OTTER, SANDRA E
3200 SW JOSHUA AVE
BENTONVILLE AR 72712-4386

#5 01-16325-003
ATHAWALE, NIRAJ MADHAV &
PRAJAKTA NIRAJ
3104 SW JOSHUA AVE
BENTONVILLE AR 72712-5385

ALL OTHER INTERIOR LOTS ADJACENT
TO SAID LOT 66 ARE OWNED BY DREAM
STRUCTURES RESIDENTIAL LLC
PO BOX 39
LOWELL AR 72745-0039

BEUD REQUIREMENTS

- Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- Regarding clearances of primary and secondary from buildings, etc. All proposed structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.

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

DATE OF EXECUTION: _____

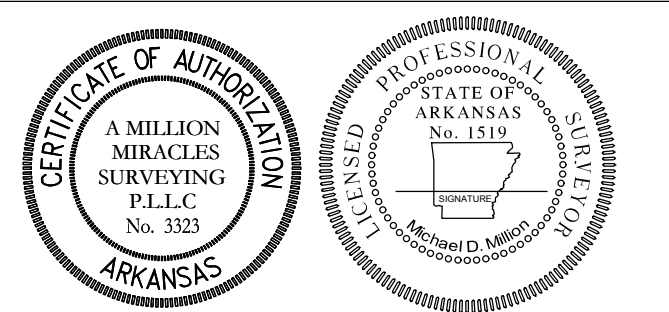
SIGNED: _____
DREAM STRUCTURES, STEVE FISHER

SEC-11, T-19-N, R-31W
ATLAS PAGE #403
BENTONVILLE, AR

I, Mike Million, 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: _____
Mike Million Registered Land Surveyor
No. 1519
State of Arkansas



A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager
129 W Boles St., Apt. A
eric@amms-pllc.com
PHONE: (479) 387-4361

Mike Million, Project Manager
129 W Boles St., Apt. A
mike@amms-pllc.com

LOT SPLIT OF LOT 66
PER WILDWOOD PH6
BOOK L2018 PG15263 (03/27/2018)

FOR: DREAM STRUCTURES
STEVE FISHER
PO BOX 49
LOWELL, AR

DATE: 5/19/2019
SCALE: 1"=50'
DRWN BY:ETH
JOB: 01-04-18
FC: JW
REVIEW BY:
MDM
SHEET: 1 OF 1
City of Bentonville
Project #
LS19-0014

LARGE SCALE DEVELOPMENT EXTENSION STAFF REPORT



Capstone 6-Plex

SW 6th Street and SW E Street

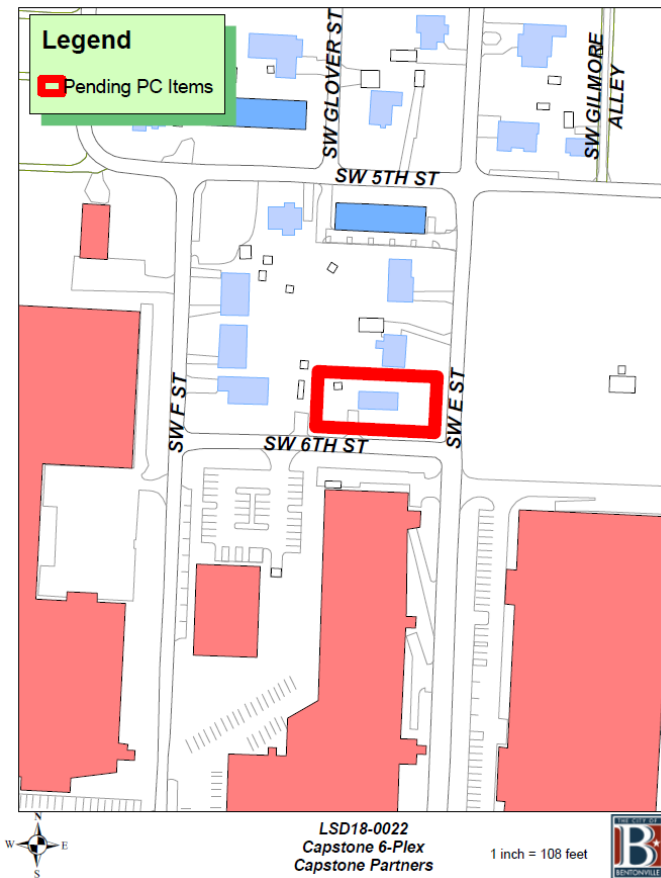
PC Date: 5/21/2019

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0022
Applicant / Current Owner	Capstone Partners PO Box 1915 Bentonville, AR 72712
Site Area	+/- .26 acres
Current Zoning	R-C2, Central Residential - Moderate Density
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)
Development Type / Use	Townhouse Cluster

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

Location Map



Property Description

This property is located on the northwest corner of SW 6th Street and SW E Street. The property is currently zoned RC-2, Central Residential – Moderate Density.

Project Details

Project consists of the construction of six townhouses at the corner of SW E Street and SW 6th Street. The primary materials depicted for the exterior elevations are fiber cement siding and a cedar screen. The project includes nine parking spaces.

The plan proposes adequate interior parking lot landscaping and perimeter landscaping. The applicant shall construct sidewalk adjacent to the project area.

The project was originally approved by the Planning Commission on May 2, 2018. An extension was approved by the Planning Commission on November 6, 2018.

Projected Traffic Impact

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

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

No waivers requested.

Conclusion

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

Capstone Investments Group, LLC

P. O. Box 1915, Bentonville, AR 72712

Telephone: (479) 308-8585

email: admin@cigventures.com



May 16, 2019

City of Bentonville

Planning Dept.,

305 SW A Street

Bentonville, AR 72712

Sub: Capstone 6 Plex (LSD 18-0022) Large Scale Development – Request for Extension.

Dear Planning Commission,

Please accept this letter as formal request from Capstone Investment Group LLC asking for extension of the approved Large Scale Development for the Capstone 6 Plex planned at 510 SW E Street, Bentonville, Arkansas.

The earlier date of Planning commission approval for this LSD was May 06, 2018. Our Architect and Civil Engineer had addressed all the City comments from the previous reviewer. We understand now the new person in chair has some additional comments that we are in the process of completing and submitting the revised documents / drawings for Engineering Div and Electrical Div for final approval on 5/17/2019. This being our first project in the City, we did not anticipate these delays and we apologize for all the inconvenience caused.

We sincerely appreciate your time and consideration of our request in this matter. Please feel free to reach out to us incase if you have any questions.

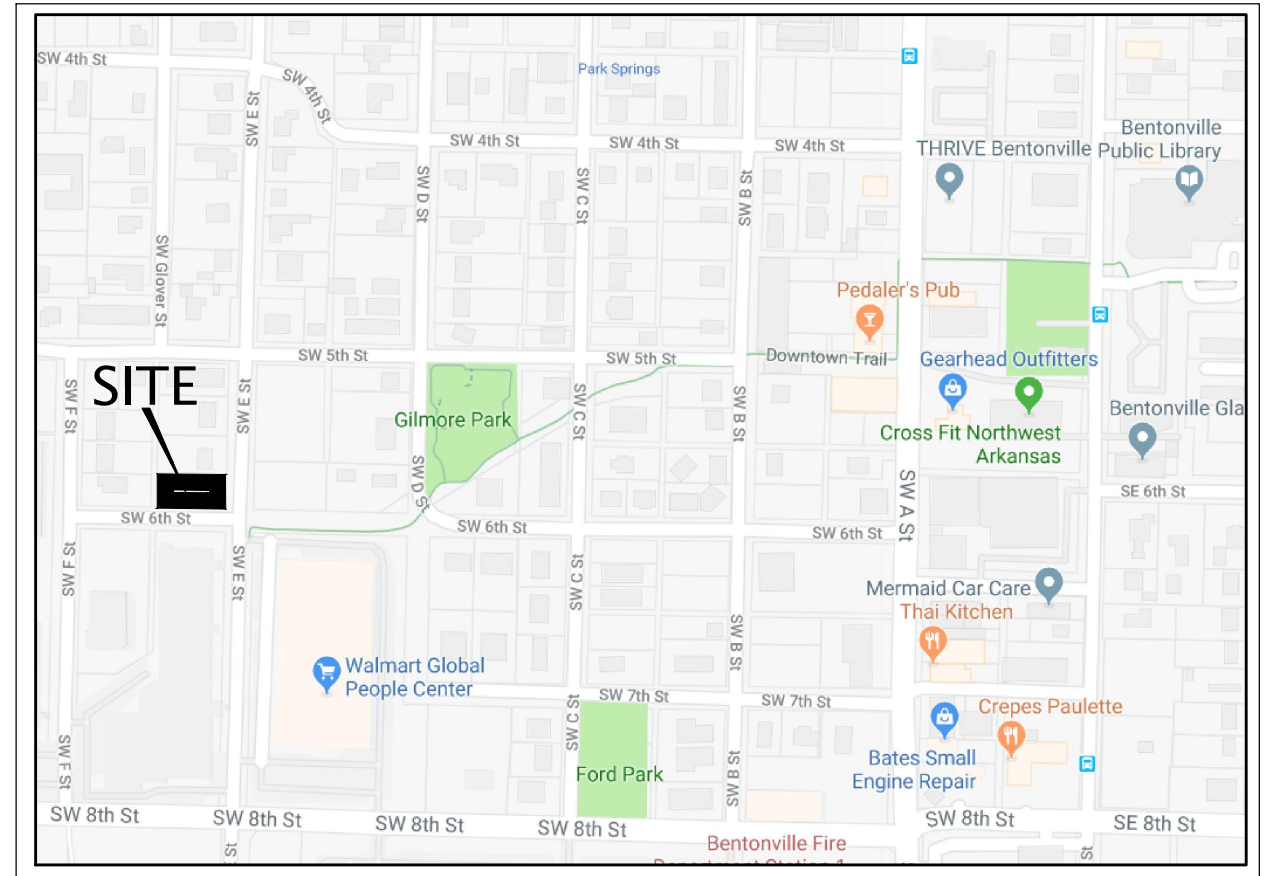
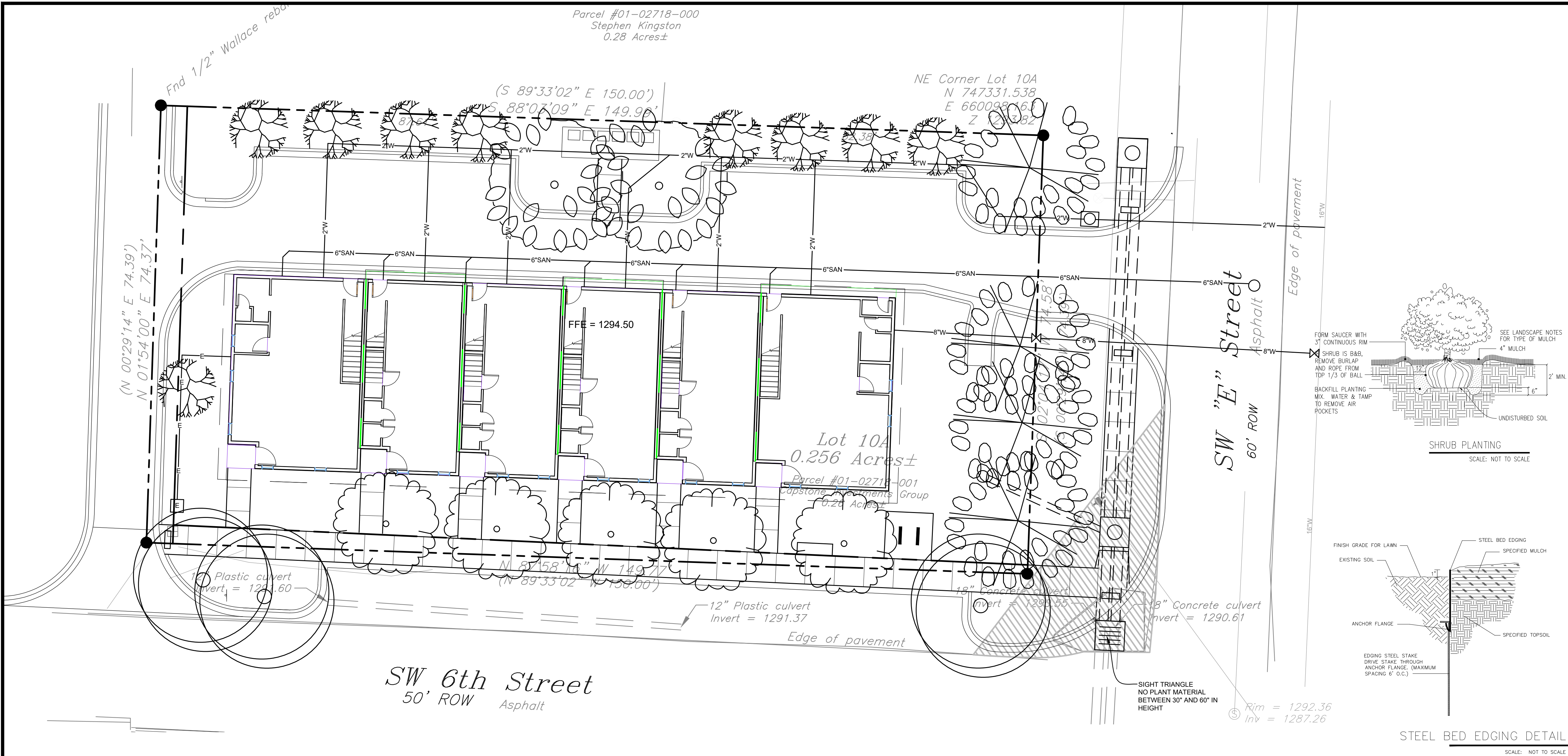
Respectfully submitted,

Capstone Investments Group, LLC.

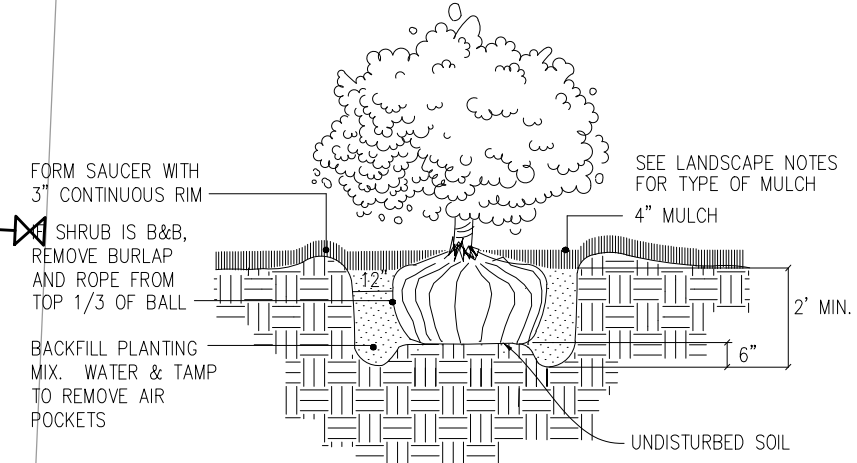
Shankar. Satappagol.

Partner

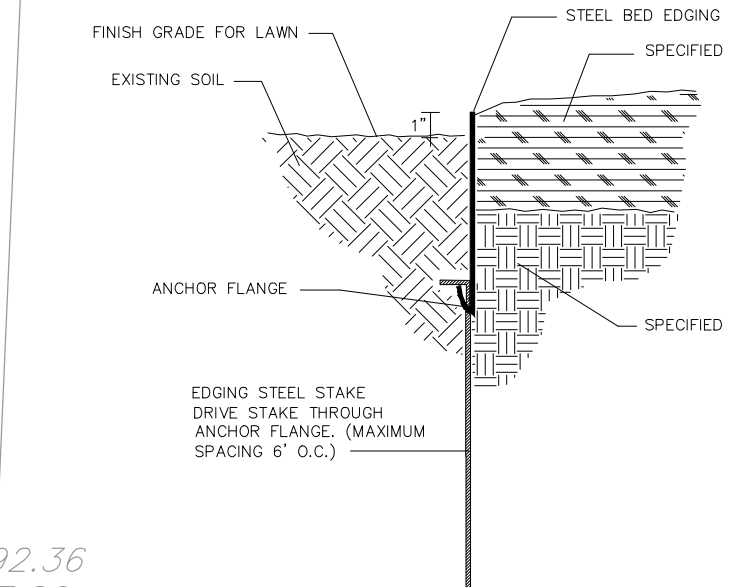




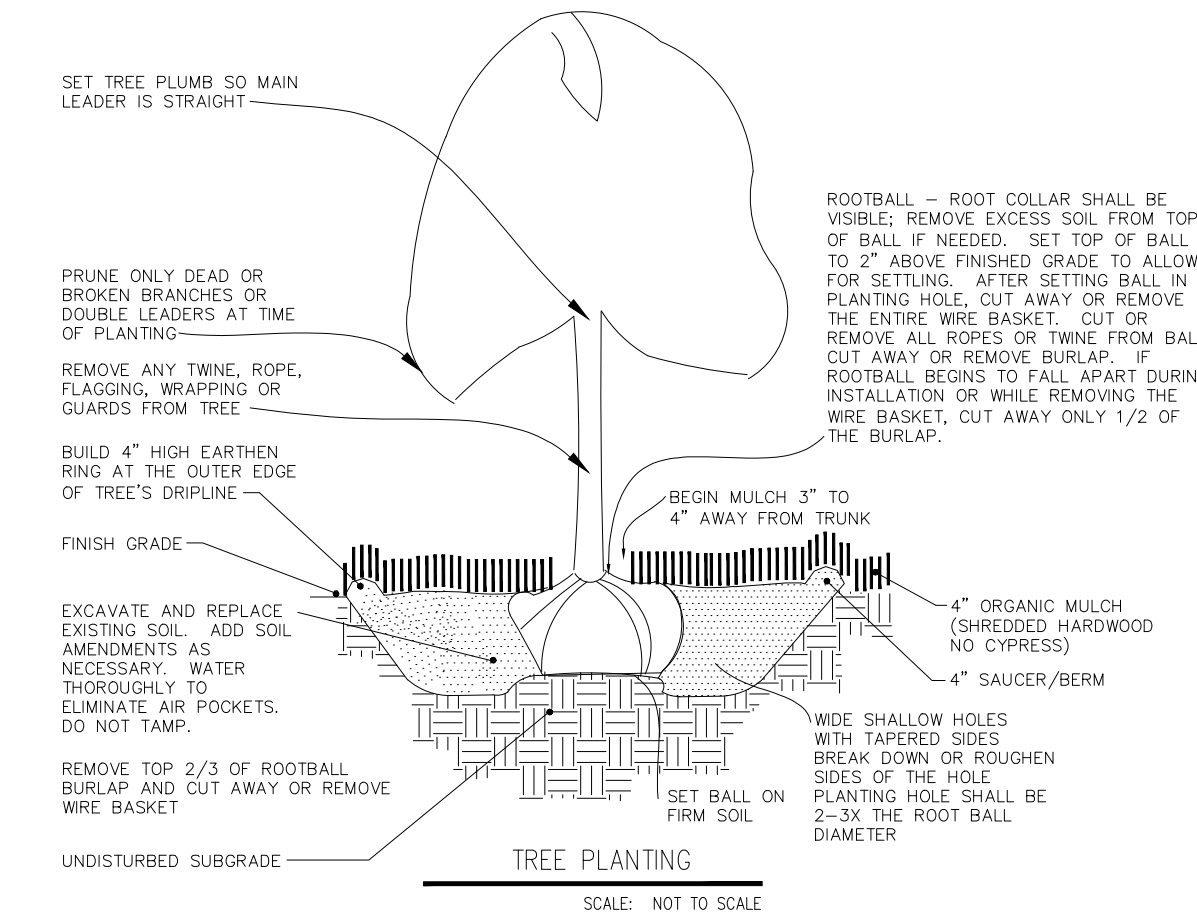
VICINITY MAP



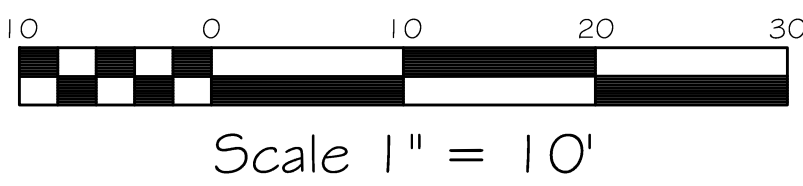
SHRUB PLANTING
SCALE: NOT TO SCALE



STEEL BED EDGING DETAIL
SCALE: NOT TO SCALE



TREE PLANTING
SCALE: NOT TO SCALE



- LANDSCAPE NOTES:
- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARKANSAS ONE-CALL SYSTEM AT (800)482-8998. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. TREES SHALL ALSO MEET THE CITY OF BENTONVILLE TREE QUALITY STANDARDS.
 - ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREET ENTRANCE/EXIT LOCATION.
 - THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES REQUIRED UNDER THE CITY OF BENTONVILLE LANDSCAPE ORDINANCE. DEAD OR DYING PLANT MATERIAL SHALL BE REMOVED AND REPLACED. THE REQUIRED PLANT MATERIAL SHALL BE GUARANTEED BY THE OWNER FOR THREE YEARS.
 - NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY OF BENTONVILLE LANDSCAPE ADMINISTRATOR. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
 - ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL (4" IS THE MINIMUM COMPACTED DEPTH). ALL SHRUB AREAS SHALL RECEIVE 12" OF TOPSOIL (12" IS THE MINIMUM COMPACTED DEPTH). SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS.
 - ALL PLANT BEDS SHALL BE DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD ORGANIC MULCH (NO CYPRESS MULCH). TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL. PLANTING BEDS SHALL BE DEFINED WITH STEEL EDGING.
 - ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
 - ALL SHRUBS SHALL BE TREATED WITH 14-14-14 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
 - ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SODDED WITH TIFF 419 BERMUDA GRASS. AREAS ARE TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - A LANDSCAPE SPRINKLER SYSTEM IS PROPOSED.
 - AFTER THE PLANS HAVE BEEN APPROVED BY THE CITY, IF DURING CONSTRUCTION THE CITY REQUIRES MODIFICATIONS TO THE PLANS, THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR FIELD CHANGES.
 - PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR.
 - WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING EXIST, UTILITY LOCATIONS NEED TO BE FIELD VERIFIED. LANDSCAPING WILL NOT BE TREATED SECONDARY TO UTILITIES.
 - NO SIGNAGE IS CURRENTLY PROPOSED.
 - 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 ALL TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 'STANDARDS FOR TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
 - LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

CITY LANDSCAPE REQUIREMENTS

STREET FRONTAGE:

REQUIRED: 1 SHADE TREE PER 20 LF; 20' WIDTH GREENSPACE PARALLEL TO THE R.O.W. AND INCLUDING R.O.W.
PROVIDED: 1 SHADE TREE PER 20 LF; 20' WIDTH GREENSPACE PARALLEL TO THE R.O.W. AND INCLUDING R.O.W.

INTERIOR LANDSCAPING:

REQUIRED: 8% GREENSPACE (226 SF+/-) WITH 1 SHADE TREE PER PARKING ISLAND
PROVIDED: 8% GREENSPACE (234 SF+/-) AND 1 SHADE TREE PER ISLAND

PERIMETER LANDSCAPE SCREENING:

REQUIRED: 7' LANDSCAPE WIDTH AND TYPE C EVERGREEN SCREEN WITH 1 TREE PER 20 LF. THE TREES CAN BE A MIX OF EVERGREEN AND SHADE TREES.
PROVIDED: 7' LANDSCAPE WIDTH AND 1 TREE PER 50 LF. THE TREES ARE A MIX OF SHADE AND ORNAMENTAL WITH 50% OF THE TREES BEING SHADE TREES.

IRRIGATION: A LANDSCAPE SPRINKLER SYSTEM IS NOT PROPOSED FOR THIS PROJECT. BUILDING HOSE BIBBS WILL BE AVAILABLE FOR WATERING.

PLANT SCHEDULE

TREES					
SYMBOL/KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING
	AMERICAN HORNBEAM	Carpinus caroliniana	2	2.5" CAL.	AS SHOWN
	REGAL PRINCE COLUMNAR OAK	Quercus x warei 'Long'	5	2.5" CAL.	AS SHOWN
	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	3	2" CAL.	AS SHOWN
	DAWN REDWOOD	Metasequoia glyptostroboides	4	2.5" CAL.	AS SHOWN
	LITTE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	9	2.5" CAL.	AS SHOWN

PROJECT NAME AND LOCATION:

LARGE SCALE DEVELOPMENT PLANS
CAPSTONE 6-PLEX
(600 SW 6th Street)
BENTONVILLE, ARKANSAS

REVISIONS:

PROJECT INFORMATION BLOCK:

DRAWING SCALE: 1"=10'
TITLE: Capstone Six-plex
SITE ZONING: R-C2
PROPOSED USE: Multi-Family Residential
SITE AREA: ± 0.26 Ac
DEVELOPER: Capstone Investments Group, LLC
P.O. Box 1915
Bentonville, AR 72712
SITE DESIGN FIRM: EB LandWorks, Inc.
P.O. Box 3432
Fayetteville, AR 72702
CONTACTS: Mandy R. Bunch, PE
REVISION SCHEDULE:
1. LSD SUBMITTAL: 3/26/18
2. 2nd SUBMITTAL: 4/16/18
3. 3rd SUBMITTAL: 4/30/18
4. 4th SUBMITTAL: 4/23/19
5. 5th SUBMITTAL: 5/16/19

EB LandWorks, Inc.
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
P.O. BOX 3432
Fayetteville, Arkansas 72702

SHEET TITLE:

LANDSCAPE
PLAN

JOB #

17.07

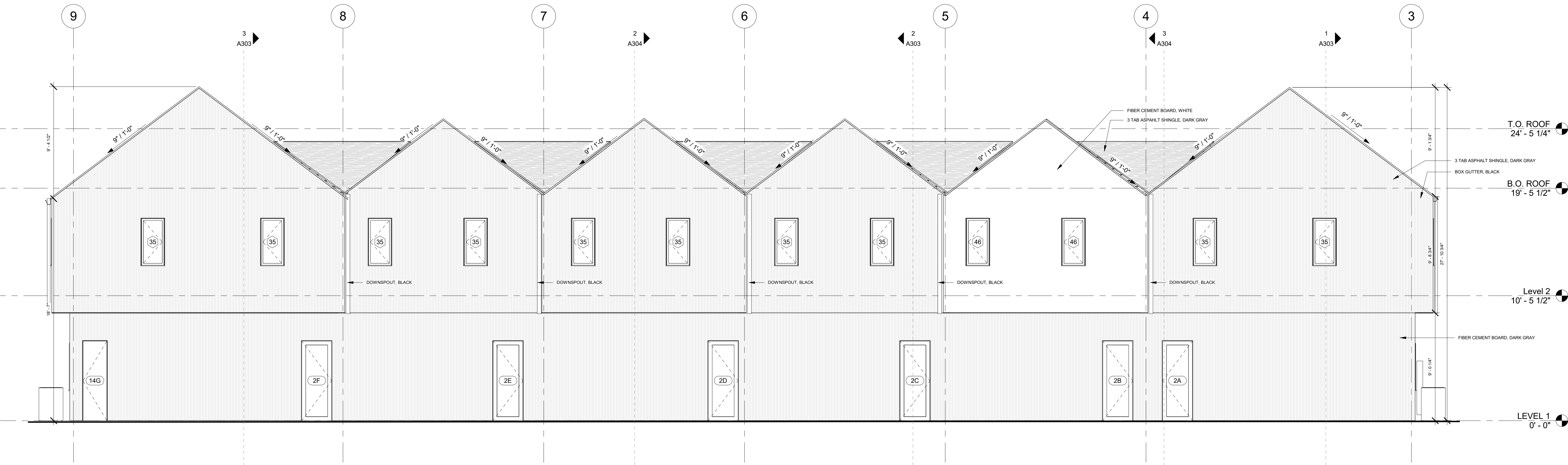
DATE:

5/16/19

SHEET #

5

CITY #: LSD18-0022



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



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

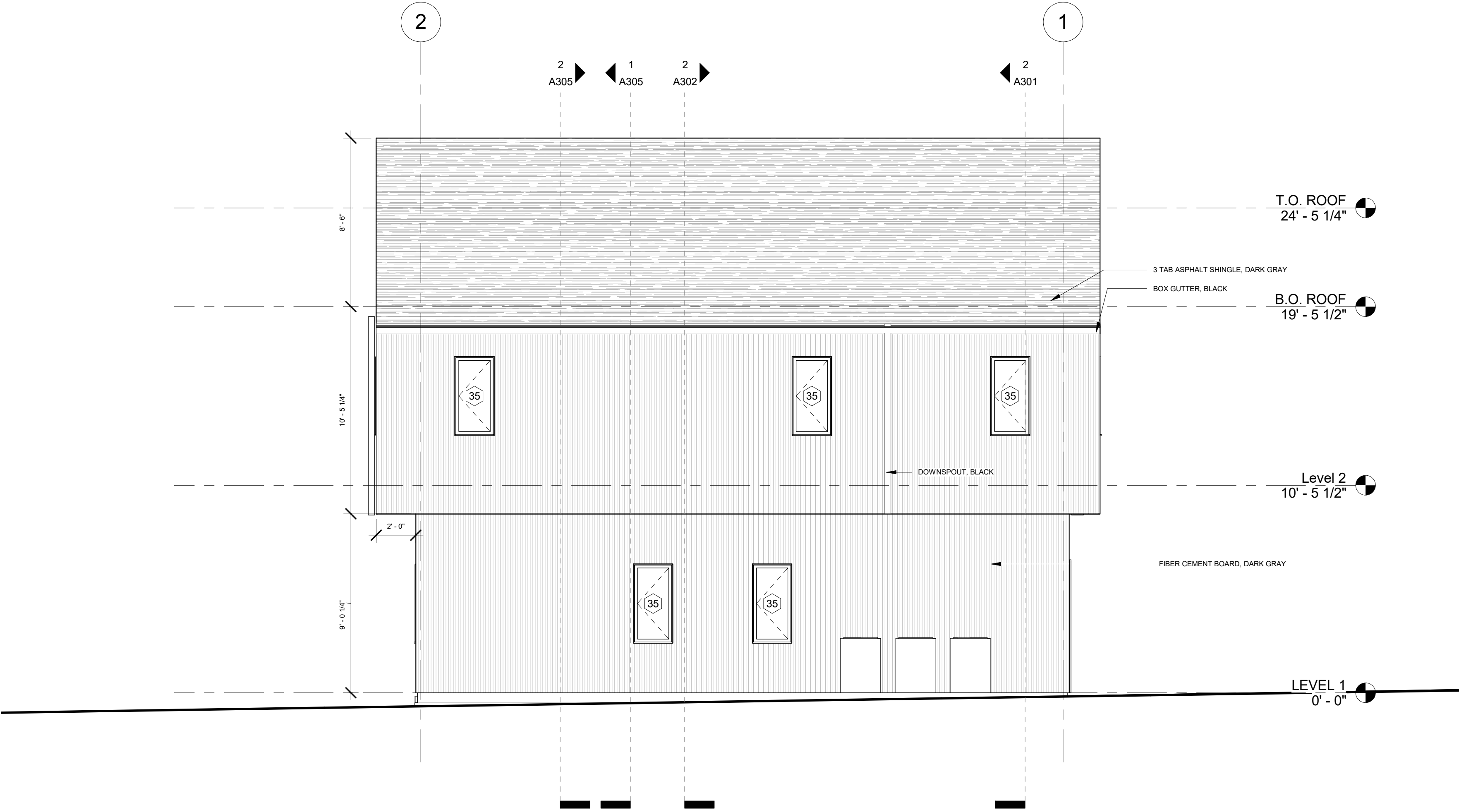
REVISIONS

CONTACT:
ARCHITECT
BRADLEY EDWARDS ARCHITECT
BRADLEY EDWARDS
C-479.263.1176

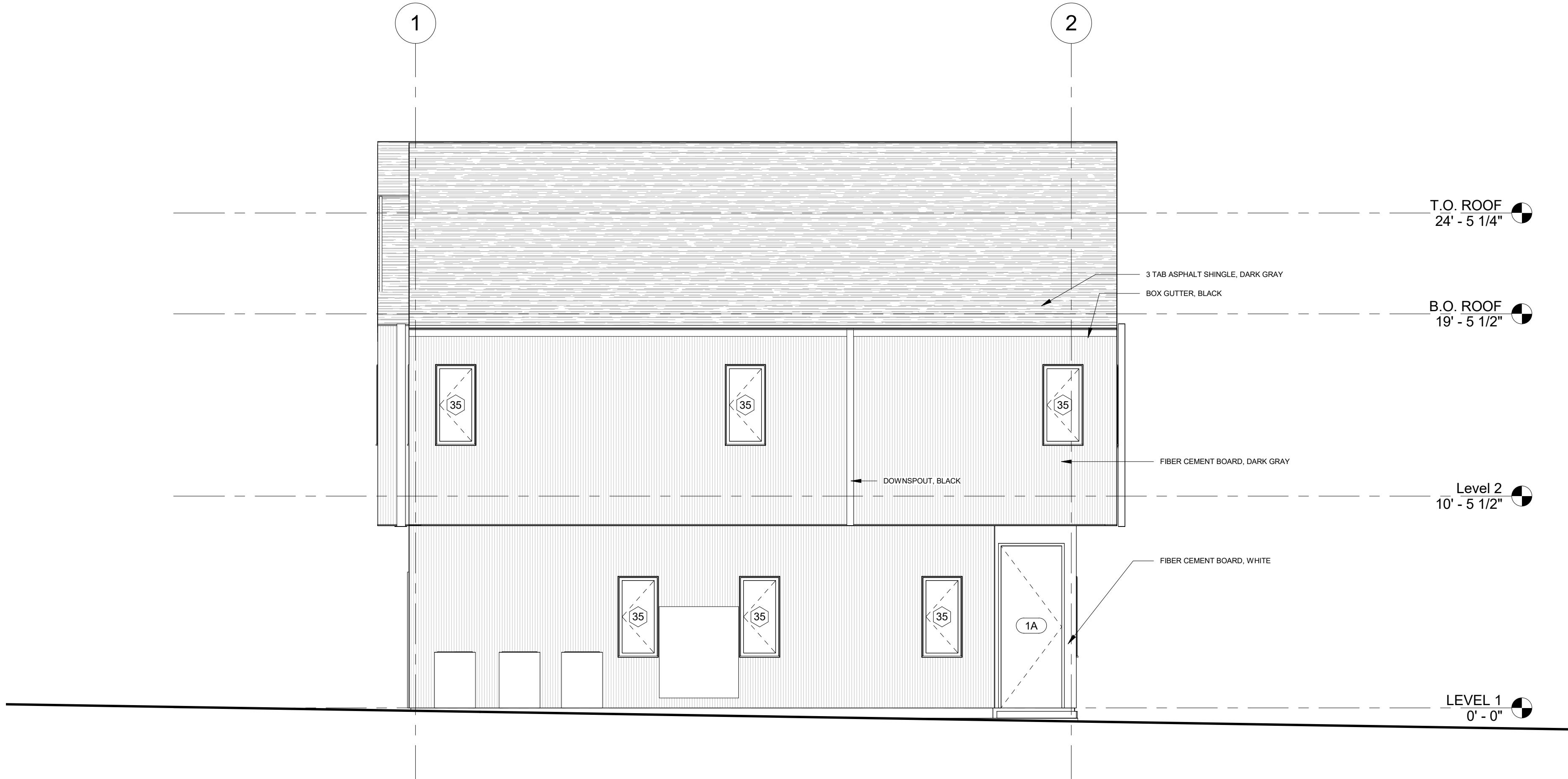
510 SW E ST
BENTONVILLE, ARKANSAS

CAPSTONE 6-PLEX

DATE: 03/26/18
CHECKED BY: BE
DRAWN BY: LM
ELEVATIONS
N/S
A201

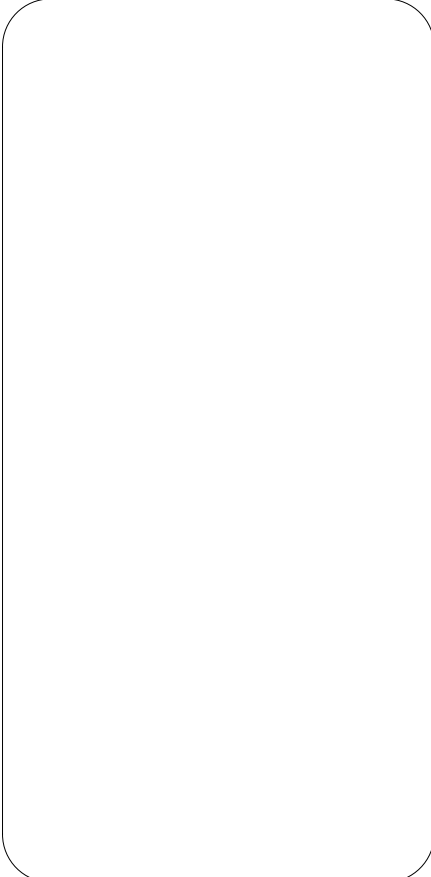


③ EAST ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

REVISIONS



CONTACT:
ARCHITECT
BRADLEY EDWARDS ARCHITECT
BRADLEY EDWARDS
C-479 263 1176

CAPSTONE 6-PLEX

510 SW E ST
BENTONVILLE, ARKANSAS

DATE: 12/27/16

CHECKED BY: BE

DRAWN BY: LM

ELEVATIONS
E/W

A202