



**Planning Commission
Agenda
September 17, 2019**

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

- 1. Lot 6, Hogwild Subdivision Phase I &
Lots 1 & 2, Hogwild Subdivision Phase II** **Lot Split**
2914 SE I Street ([PLA19-0027](#))
- 2. Lots 4 & 5, Gateway Park Addition** **Lot Split**
2914 SE I Street ([LS19-0027](#))

IV. New Business

- 1. Bentonville Redevelopment, LLC** **Rezoning***
(RC-2, Central Residential, Moderate Density to DN-3, Downtown High-Density Residential)
402 SE G Street ([RZ19-0028](#))
- 2. Lots 3 & 4, Riverwalk Farms Commercial Subdivision** **Lot Split**
3600 SW Regional Airport Boulevard ([LS19-0017](#))
- 3. I Street Landing** **Large Scale Development**
2302 SW I Street ([LSD19-0037](#))
- 4. Strategy Systems** **Large Scale Development**
3202 SE Moberly Lane ([LSD19-0038](#))

V. Other Business

- 1. Zoning Code Amendments Preview**

- VI. Planner's Report**
- VII. Adjournment**



Consent Agenda Items

For Planning Commission meeting of September 17, 2019

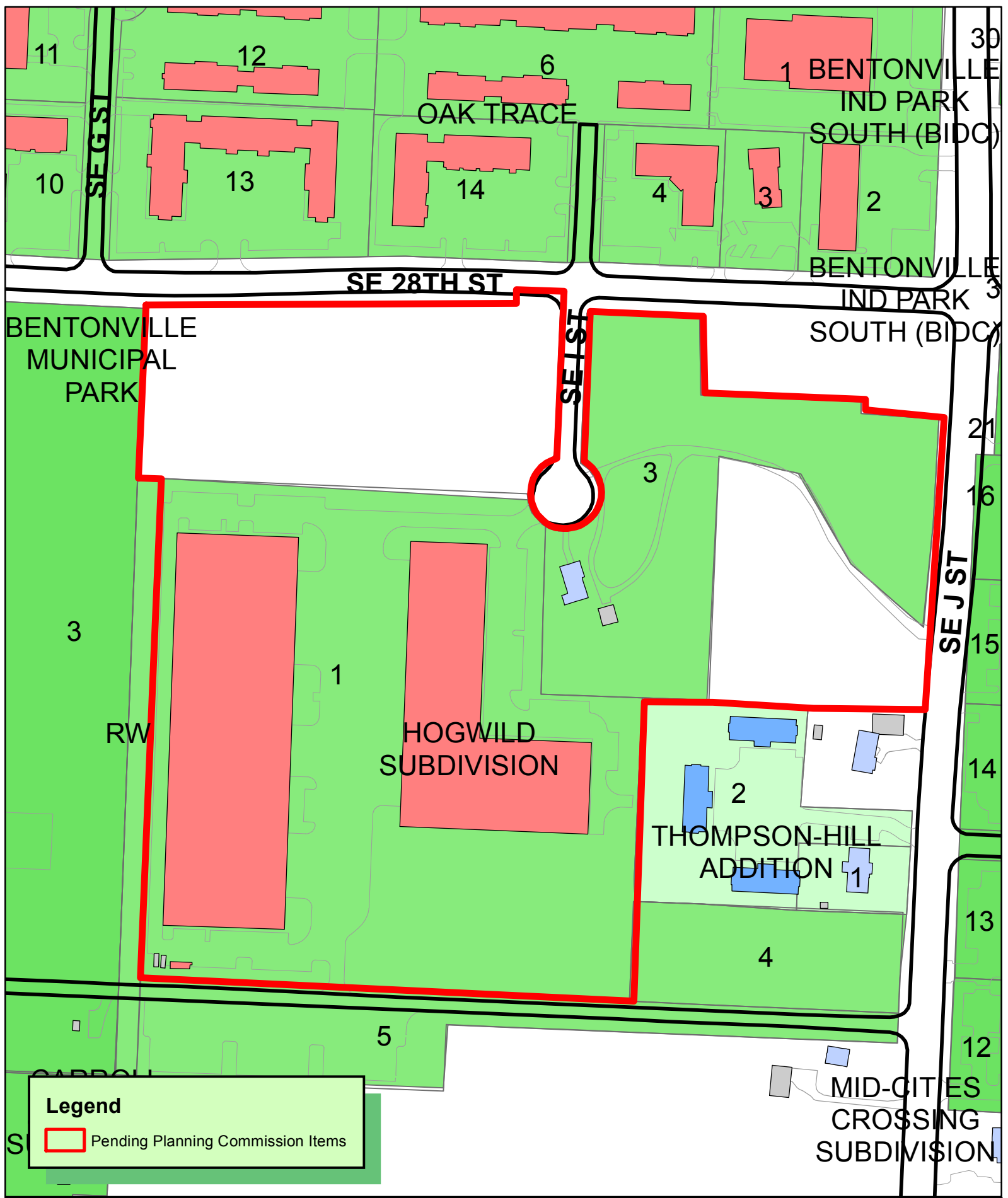
Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on September 10, 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.

Lot Split: Lot 6, Hogwild Subdivision Phase I & Lots 1 & 2, Hogwild Subdivision Phase II, Rogers Warehouse Development IV, LLC, 2914 SE I Street, C-2, General Commercial, (PLA19-0027)

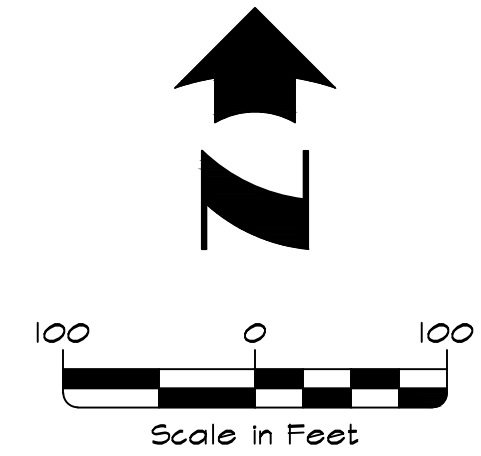
A lot split of Lots 1 & 3, Hogwild Subdivison Phase I and previously unplatted land creating new Lot 6 (+/-14.09 acres) of Hogwild Subdivision Phase 1 and Lots 1 (+/- 4.46 acres) & 2 (+/- 7.52 acres) Hogwild Subdivision Phase 2. The plat dedicates multiple easements of varying widths. The plat dedicates additional right-of-way along the western lot line of Lot 1 to complete the previous dedication to the south.

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



PLA19-0027
PROPERTY LINE ADJUSTMENT
HOGWILD SUB LOT 1 & 3 CREATING LOTS 6 & 7
NEW HOGWILD SUB PH 2 WITH LOTS 1 & 2





LOT 1, PHASE 2
Hogwild Subdivision
(Previously Unplatted)
±194,095 Sq. Ft.
±4.46 Acres

LOT 2, PHASE 2
Hogwild Subdivision
±327,485 Sq. Ft.
±7.52 Acres

LOT 6, PHASE 1
Hogwild Subdivision
±613,564 Sq. Ft.
±14.09 Acres

Not a Part

Not a Part

Not a Part

PROPERTY LINE ADJUSTMENT

Hogwild Subdivision Lots 1 & 3
**CREATING Lot 6, Hogwild Subdivision Phase 1
& Lot 1 & Lot 2, Hogwild Subdivision Phase 2**
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA19-0027

Project No. CRO-118

Drawn By JDS
Checked By BWF

Date: 09.03.19

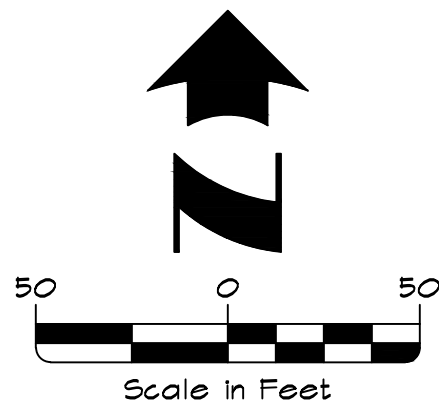
Sheet 3 of 7

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

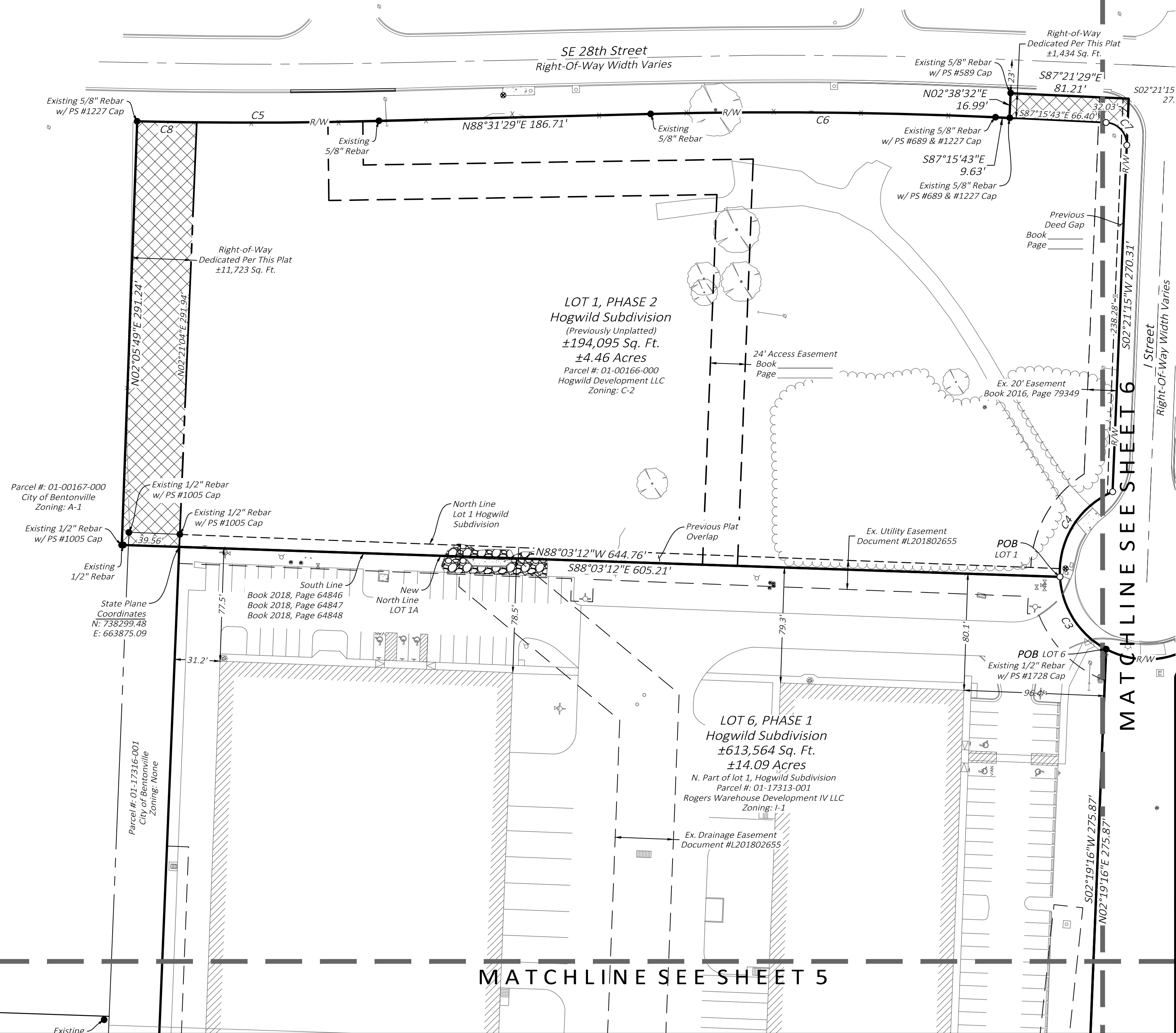
2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

Atlas Page #486

Drawing Name: P:\CRO-118\DWG\CRO-118 PLAT.dwg Last Modified: Aug 27, 2014 - 5:07pm Plotted on: Aug 28, 2014 - 8:54am by jschoenbaum



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	44.02'	5826.19'	22.01'	S 06° 02' 54" W	44.02'
C2	188.46'	60.00'	192158.48'	N 28° 01' 08" E	120.00'
C3	61.58'	60.00'	33.81'	S 32° 35' 56" E	58.92'
C4	73.17'	60.00'	41.91'	S 31° 44' 29" W	68.72'
C5	165.95'	3314.05'	82.99'	N 89° 54' 13" E	165.93'
C6	236.94'	3397.75'	118.52'	S 89° 26' 50" E	236.89'
C7	23.46'	15.00'	14.90'	S 42° 27' 14" E	21.14'
C8	40.87'	3314.05'	20.43'	S 89° 00' 55" E	40.87'



Filing Block

LEGEND

- Boundary Line
- Adjacent Boundary Line
- R/W Right-Of-Way Line
- Road Center Line
- Easement Line
- Building Setback Line
- Existing Fence Line
- Existing Monument
- Existing Rebar
- Existing Nail
- Existing Chiseled "X" In Concrete
- Set Mag Nail w/ PS# 1728 Washer
- Set 1/2" Rebar w/ PS# 1728 Cap
- Set Chiseled "X"
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Irrigation Control Valve
- Existing Fire Department Connect
- Existing Water Spigot
- Existing Sewer Manhole
- Existing Sewer Clean Out
- Existing Gas Meter
- Existing Gas Valve
- Existing Fiber Optic Pedestal
- Existing Telephone Pedestal
- Existing Electric Pedestal
- Existing Electric Meter
- Existing Utility Pole
- Existing Power Pole
- Existing Power Pole w/ Guy Wire
- Existing Light Pole
- Existing Transformer
- Existing Mail Box
- Existing Sign
- Traffic Signal Box
- Air Conditioner
- Existing Tree

PROPERTY LINE ADJUSTMENT

Hogwild Subdivision Lots 1 & 3
CREATING Lot 6, Hogwild Subdivision Phase 1
& Lot 1 & Lot 2, Hogwild Subdivision Phase 2
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA19-0027

Project No. CRO-118

Drawn By JDS

Checked By BWF

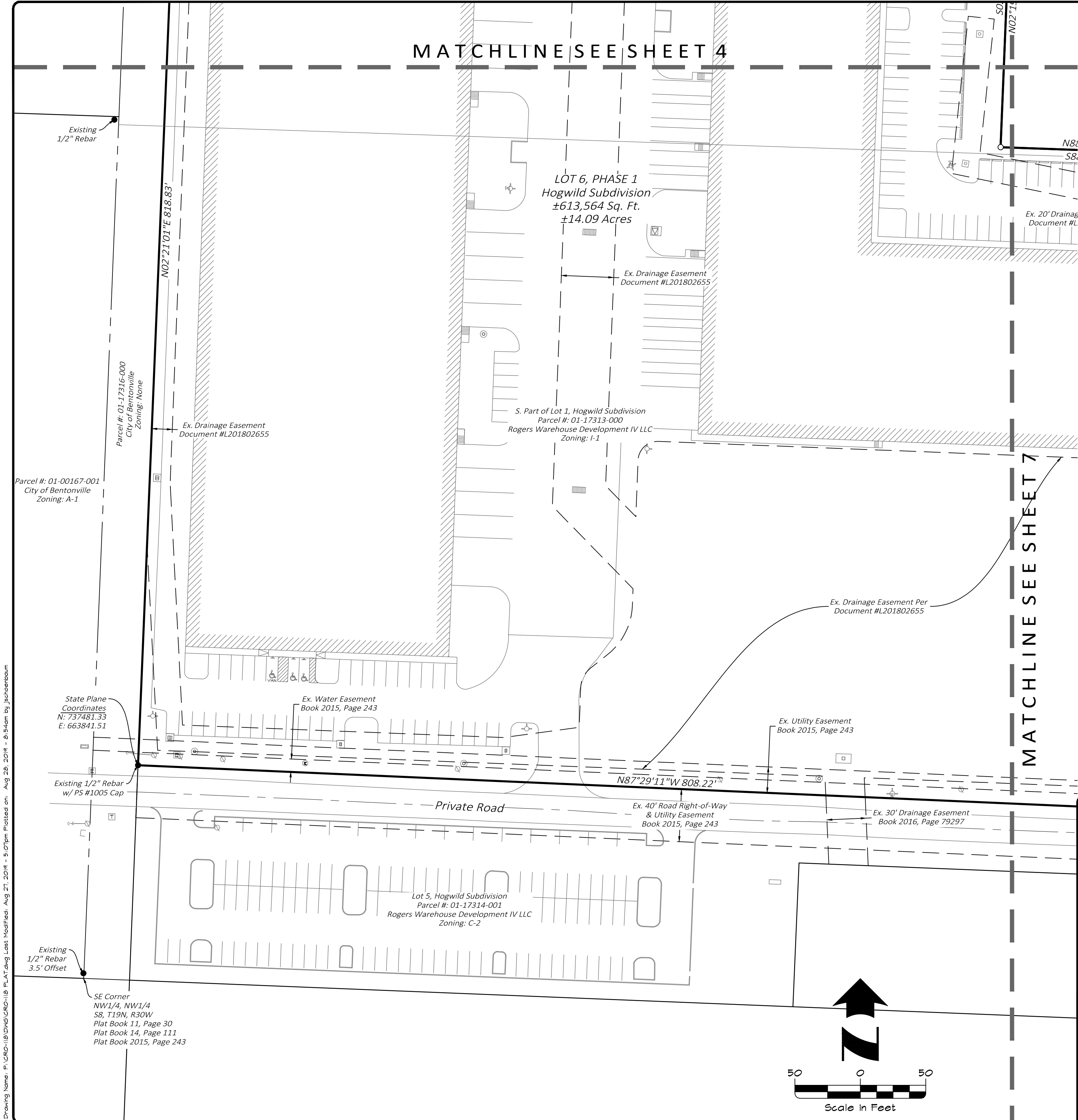
Date: 09.03.19

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Drawing Name: P:\CRO-118\DWG\CRO-118 PLAT.dwg Plotted on: Aug 28, 2014 - 8:54am by jschneider



Filing Block

LEGEND

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- Adjacent Boundary Line
- R/W Right-Of-Way Line
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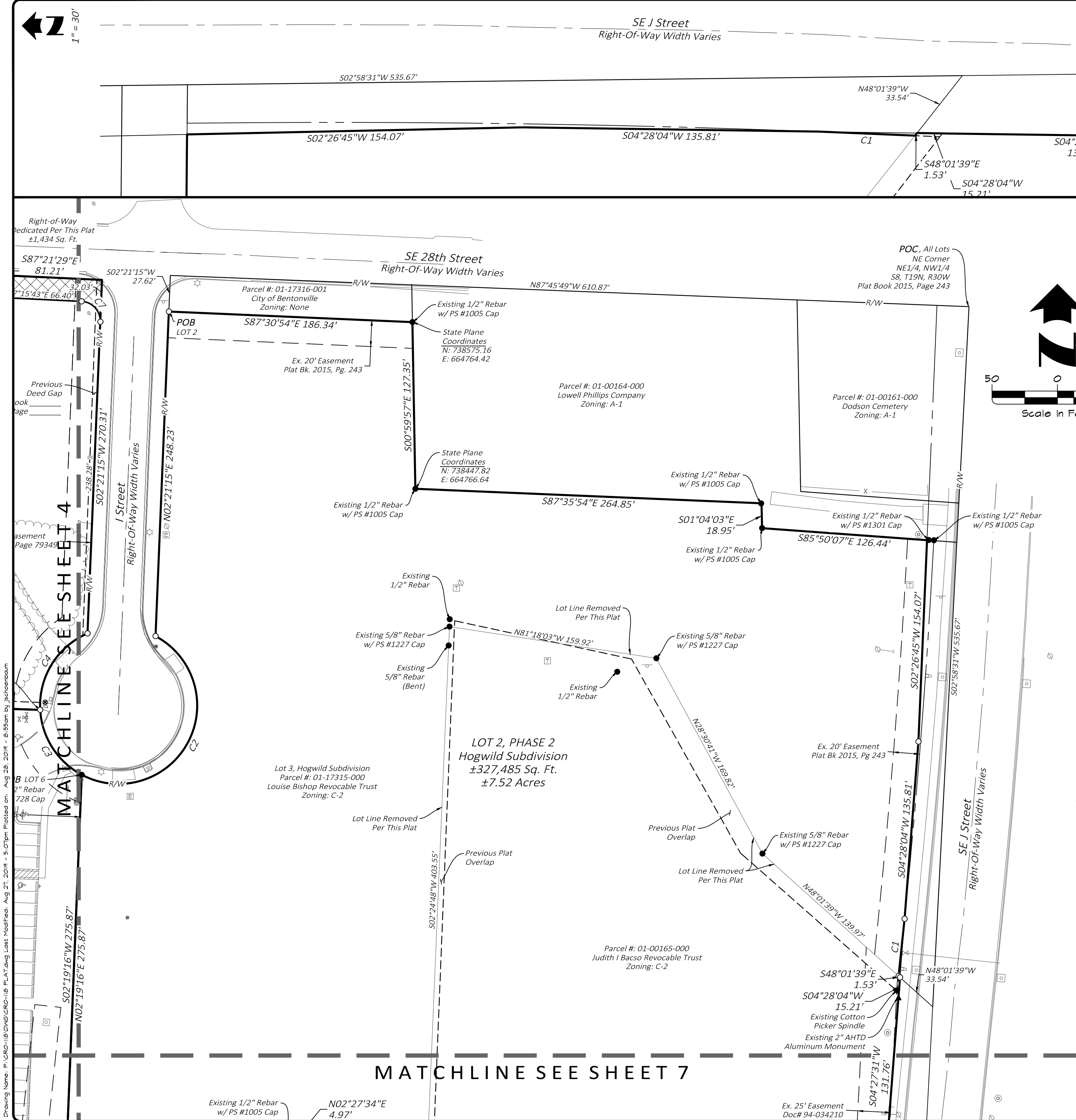
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Sheet 5 of 7

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C7	23.46'	15.00'	14.90'	S 42° 27' 14" E	21.14'

Filing Block

LEGEND

- Boundary Line
- Adjacent Boundary Line
- R/W Right-Of-Way Line
- Road Center Line
- Easement Line
- 10' BSL Building Setback Line
- Existing Fence Line
- Existing Monument
- Existing Rebar
- Existing Nail
- Existing Chiseled "X" In Concrete
- Set Mag Nail w/ PS# 1728 Washer
- Set 1/2" Rebar w/ PS# 1728 Cap
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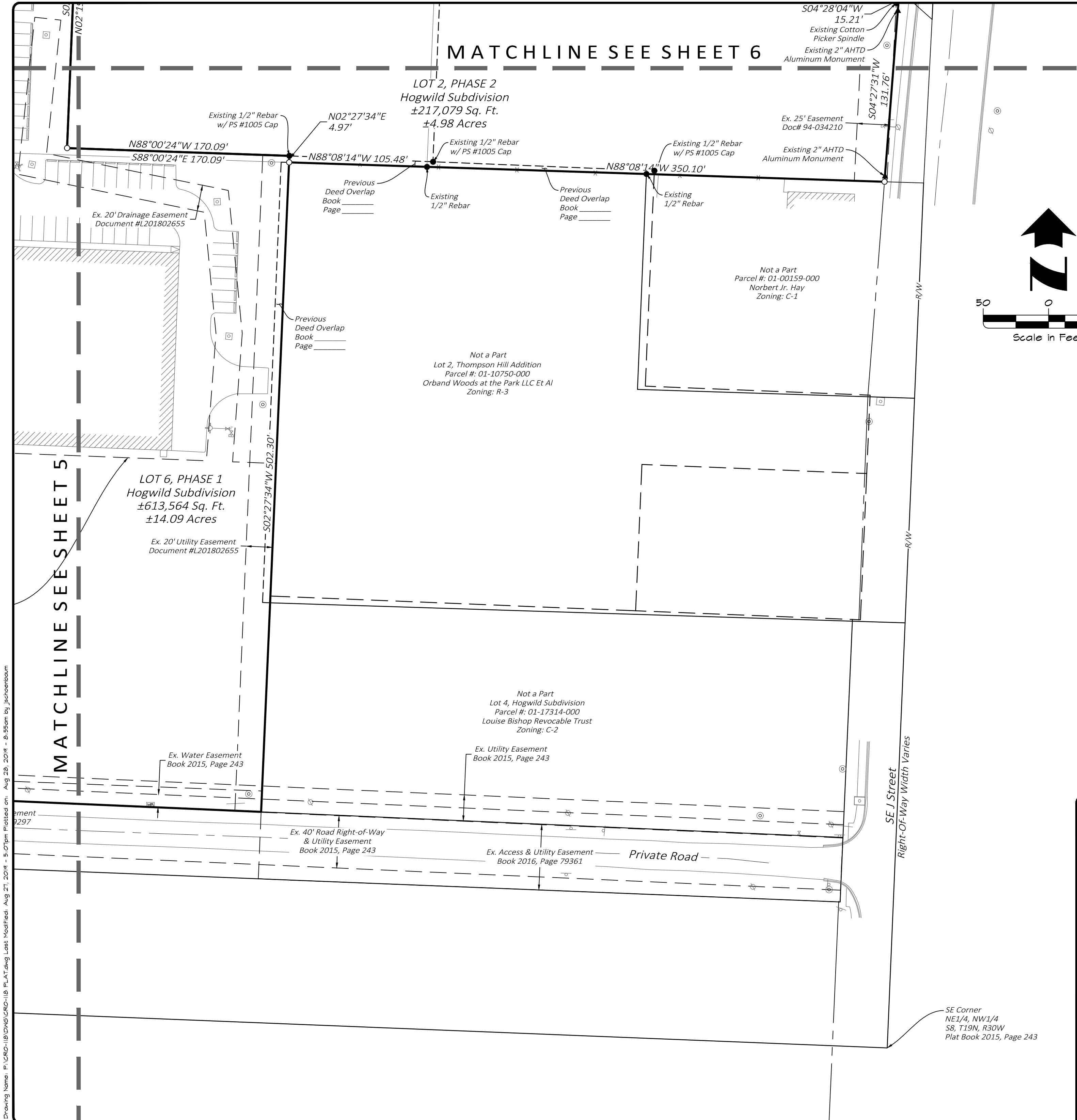
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Sheet 6 of 7

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Drawing Name: P:\CRO-118\DWG\CRO-118 PLAT.dwg Plotted on: Aug 28, 2014 - 8:55am by jchoenboun



Filing Block

LEGEND

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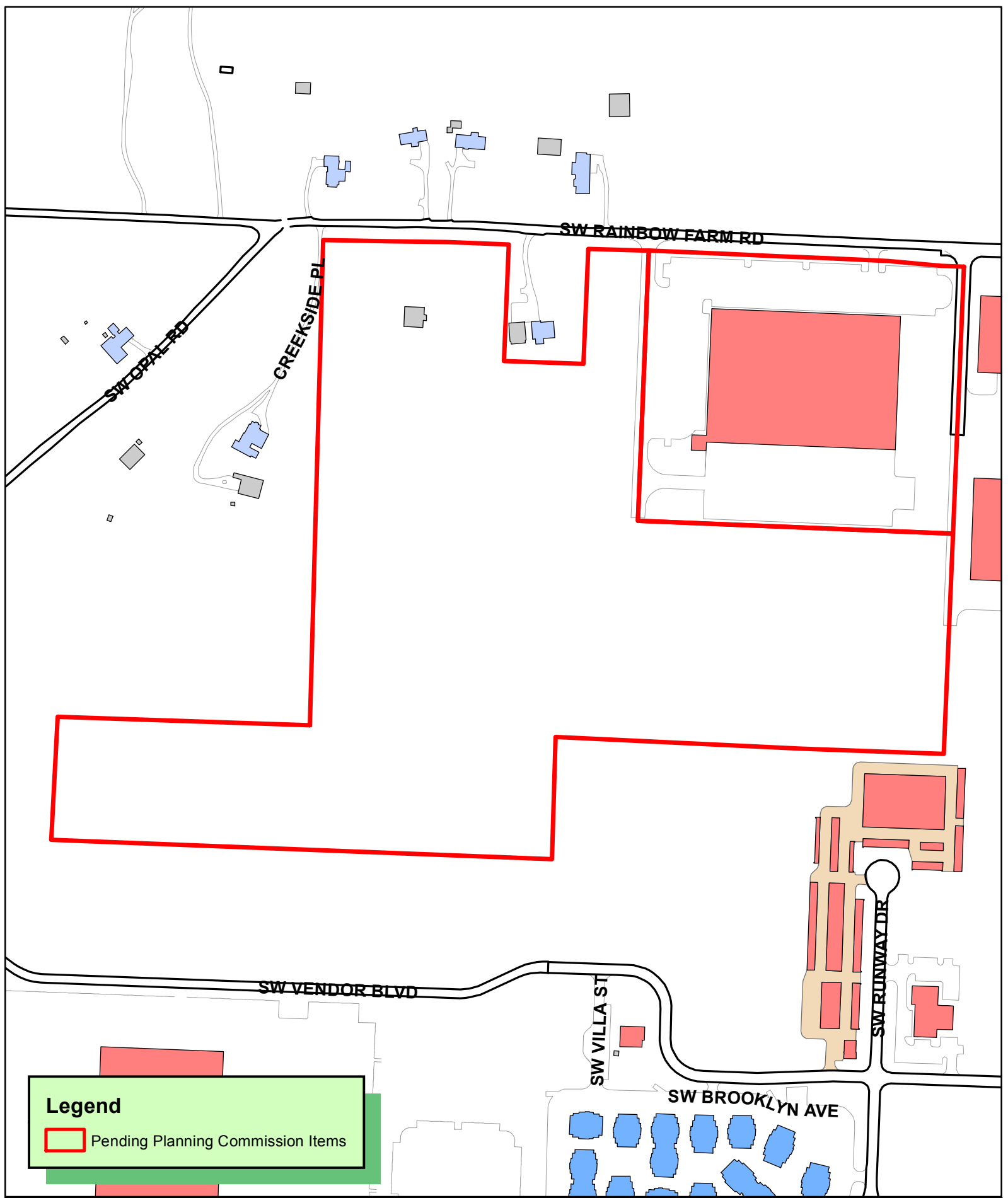
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Sheet 7 of 7

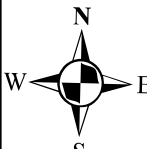
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Legend

 Pending Planning Commission Items


1 inch = 317 feet

LS19-0027
LOT SPLIT
GATEWAY PARK SUBDIVISION
OLD LOT 3 NEW LOTS 4 & 5



Drawing Name: P:\CMI-12\dwg\CMI-12 Lot Split.dwg CMI-12 Lot Split.dwg Plotted on: Sep 16, 2014 - 8:55am Plotted by: jacksonboam

LEGAL DESCRIPTION: WARRANTY DEED L201856446.

A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF SW RAINBOW FARM ROAD WHICH IS S01°34'36"W 37.54' FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND RUNNING HENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING S89°09'10"E 196.34', S88°53'41"E 153.28', S87°37'13"E 135.94', THENCE LEAVING SAID RIGHT-OF-WAY S02°20'51"W 305.24' TO AN EXISTING REBAR, THENCE S87°50'28"E 208.03' TO AN EXISTING REBAR. THENCE N02°18'14"E 301.33' TO SAID SOUTH RIGHT-OF-WAY, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S88°20'28"E 146.84', S87°37'26"E 211.08', S87°27'54"E 134.40', S87°32'37"E 134.61',

S87°30'29"E 159.57', S84°57'27"E 140.36', S87°50'56"E 57.96', THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S02°20'55"W 1276.67' TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, THENCE ALONG SAID SOUTH LINE N87°59'11"W 374.55' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER THEREOF, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 N87°15'45"W 642.75 TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH LINE

S01°41'47"W 319.31', THENCE N87°47'32"W 1311.81' TO AN EXISTING REBAR, THENCE N03°03'45"E 322.58' TO AN EXISTING REBAR ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE ALONG SAID NORTH LINE S88°03'37"E 660.66' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, THENCE ALONG THE WEST LINE THEREOF N01°34'36"E 1270.50' TO THE POINT OF BEGINNING, CONTAINING 57.37 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

The above property now being described as Lot 3 of Gateway Park Addition to the City of Bentonville, Benton County, Arkansas, as shown on the Plat theteof recorded in Plat Book 2014 at Page 334 of the records of Benton County, Arkansas.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

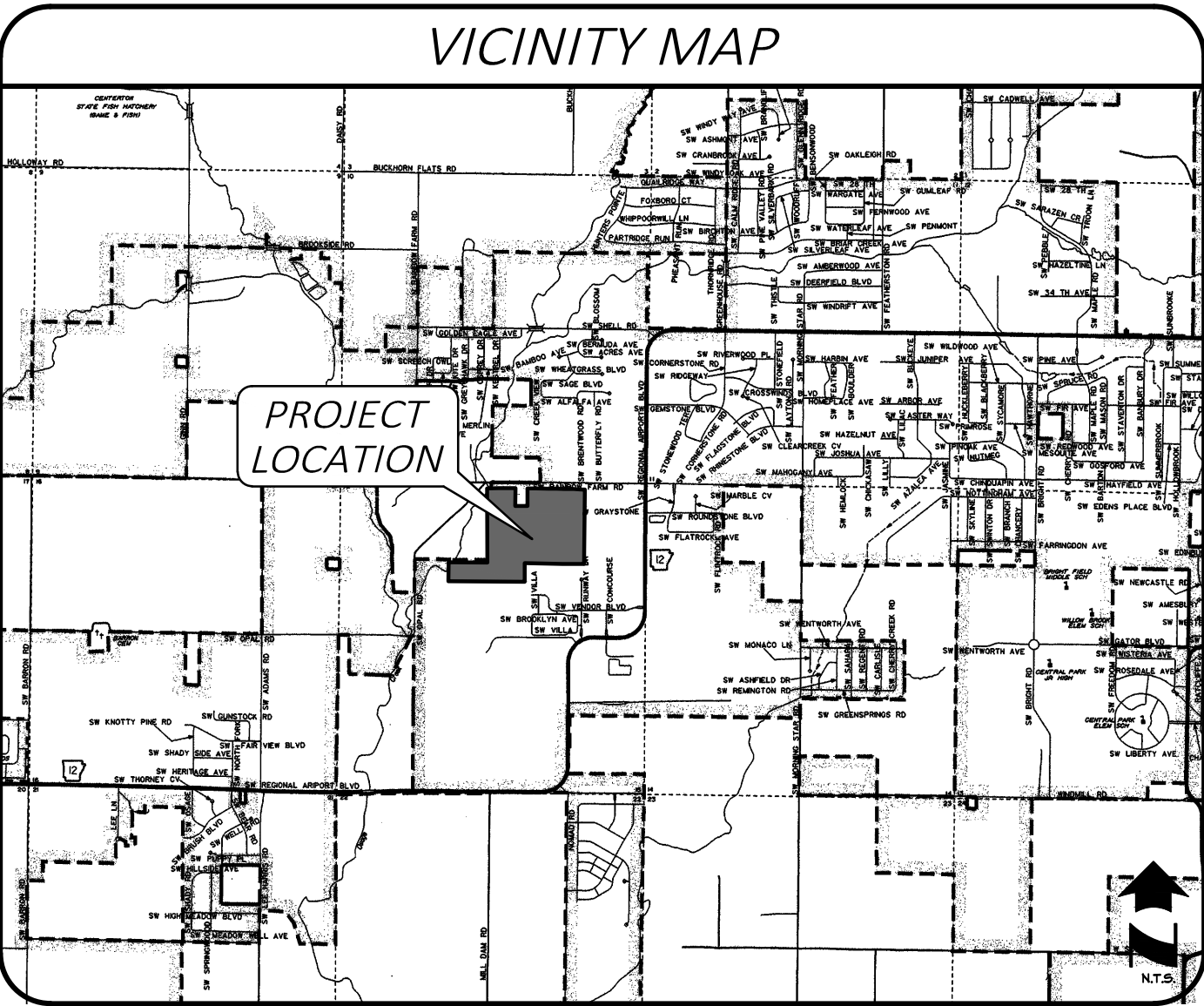
Survey Description Lot 4:

A part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County Arkansas. Said part being depicted as Lot 3 on the Record Plat of the Gateway Park Addition Property Line Adjustment Plat Book 2014 Page 334, being more particularly described as follows:

Commencing at an existing mag nail shaft marking the North Quarter corner of Section 15, Township 19 North, Range 31 West of the Fifth Principal Meridian per Gateway Park Addition Property Line Adjustment Plat filed for record at Book 2014 Page 334: thence (basis of bearing, Grid North) along the West Line of the Northeast Quarter of Section 15, South 01°34'44" West a distance of 37.43 feet to an existing one-half inch (1/2") rebar with PS 1698 cap marking the Northwest Corner of Lot 3 Gateway Park Addition and the **Point of Beginning**; thence along and contiguous with the North Right of Way Line of Gateway Park Addition Lot Line Adjustment Plat the following courses: South 89°09'09" East a distance of 196.39 feet to an existing one-half inch (1/2") rebar with 1698 cap, South 88°53'41" East a distance of 153.28 feet to an existing one-half inch (1/2") rebar with 1698 cap, South 87°37'13" East a distance of 135.94 feet to an existing one-half inch (1/2") rebar with 1698 cap; thence leaving said Right of Way Line, South 02°21'50" West a distance of 305.30 feet to an existing five-eighths of an inch (5/8") rebar with 1181 cap marking the Southwest Corner of Warranty Deed Book 2005 Page 1153; thence along and contiguous with Said Deed line, South 87°51'32" East a distance of 208.12 feet to an existing five-eighths of an inch (5/8") rebar with 1181 cap marking the Southeast corner of said Warranty Deed; thence along and coincident with the East Deed line of said Warranty Deed, North 02°18'14" East a distance of 301.33 feet to the North Right of Way Line of said Gateway Park Addition Property Line Adjustment Plat being marked by a one-half inch (1/2") rebar with 1698 cap; thence along and coincident with said Right of Way Line South 88°20'28" East a distance of 146.84 feet to a cut 'X' in concrete; thence continuing along said Right of Way Line, South 87°37'26" East a distance of 12.12 feet to a mag nail with 1834 washer marking the Northwest corner of Lot 5; thence leaving said Right of Way Line, South 02°19'54" West a distance of 206.36 feet to a mag nail; thence North 87°40'06" West a distance of 33.88 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 02°19'54" West a distance of 20.00 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 87°40'06" East a distance of 33.88 feet to a mag nail; thence South 02°19'54" West a distance of 480.91 feet to a one-half inch (1/2") rebar with 1834 cap marking the Southwest corner of Lot 5; thence South 87°39'04" East a distance of 825.15 feet to a mag nail and 1834 washer being on the East line of Lot 3 Gateway Park Lot Line Adjustment Plat; thence along and coincident with said East Line of Lot 3, South 02°22'35" West a distance of 576.96 feet to a one-half inch (1/2") rebar with 1834 cap; thence leaving said East line of Lot 3, North 87°59'11" West a distance of 374.55 feet to the Northwest Corner of Lot 6 Straube Business Park; thence North 87°15'48" West a distance of 642.25 feet to a one half inch (1/2") rebar; thence South 01°41'44" West a distance of 319.31 feet to the North Line of Lot 5 Straube Business Park Phase 2, Plat Book 2006 Page 756; thence continuing along and Coincident with said North Line of Lot 5 Straube Business Park, North 87°47'38" West a distance of 1311.69 feet to the Northwest Corner of said Lot 5 Straube Business Park; thence leaving the North Line of Lot 5, North 03°04'00" East a distance of 322.60 feet to a one-half inch (1/2") rebar; thence South 88°03'33" East a distance of 660.60 feet to an existing five-eighths of an inch (5/8") rebar as depicted on Survey record 23-12; thence along the West Line of the Northeast Quarter, North 01°34'44" East a distance of 1270.53 feet to the **Point of Beginning**.

Reference Documents

- ALTA / ACSM Survey by Ramsey Surveying (LS 1227) for PBA & Associates Architects filed for record at Plat Book 2003 Page 1085 on December 17, 2003.
- A Boundary Survey by George Undernehr for Sam Woodridge filed for record as Plat Record 23-12 on March 9, 1992 in the records of the Circuit Clerk of Benton County Arkansas.
- Property Line Adjustment of Lots 1,2 & 3 of Gateway Park Addition to the City of Bentonville, Arkansas by Bates & Associates filed for record at Plat Book 2014 Page 334 on July 11, 2014.
- ALTA / ACSM Survey by Ramsey Surveying (LS 1227) for PBA & Associates Architects filed for record at Plat Book 2004 Page 925 on July 23, 2004.
- Boundary Survey by Survey 1, Inc. for Phil & Sheena Daniel, filed for record as Survey 2005-347 on March 9, 2005 in the office of the Circuit Clerk's office of Benton County Arkansas.
- Warranty Deed transferring property from Brownstone Development, LLC (Grantor) to Phillip and Elsheena Daniel, filed for record at Book 2005 Page 1153 on January 7, 2005.
- Warranty Deed transferring Lot 3 from Glass Investments, LLC, to Crossmar Industrial VI, LLC, filed for record as Document number L201856446 on October 29, 2018.



General Notes:

- Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD83, based on Static GNSS Observations and Opus Solution.
- Flood Information:** Based upon review of FEMA FIRM, Benton County, Arkansas And Incorporated Areas, Map Number 05007C0235K, Effective Date June 5, 2012, and by graphic plotting only, this property is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain. Surveyor assumes no liability for the correctness of cited Flood Map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.
- Existing utilities shown hereon were located by observed surface improvements. Actual locations of utilities shown, or existence of additional subsurface improvements not shown hereon should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- 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. Work in right-of-way may require a separate permit.
- Owner/Developer shall coordinate with all local utilities to ensure 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.

Survey Description Lot 5:

A part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County Arkansas. Said part being depicted as Lot 3 on the Record Plat of the Gateway Park Addition Property Line Adjustment Plat Book 2014 Page 334, being more particularly described as follows:

Commencing at an existing mag nail shaft marking the North Quarter corner of Section 15, Township 19 North, Range 31 West of the Fifth Principal Meridian per Gateway Park Addition Property Line Adjustment Plat filed for record at Book 2014 Page 334: thence (basis of bearing, Grid North) along the North Line of Section 15, South 87°50' East a distance of 1678.52; thence leaving said North Line of Section 15, South 02°22'35" West a distance of 43.40 feet to the Northeast Corner of Lot 3, Gateway Park Addition Property Line Adjustment Plat, said point being monumented with a mag nail and being the **Point of Beginning**; thence along and coincident to the East Line of said Lot 3, South 02°22'35" West a distance of 699.69 feet to a mag nail with 1834 washer; thence leaving said East line of Lot 3, North 87°39'04" West a distance of 825.15 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 02°19'54" East a distance of 480.91; thence North 87°40'06" West a distance of 33.88 to a one-half inch (1/2") rebar with 1834 cap; thence North 02°19'54" East a distance of 20.00 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 87°40'06" East a distance of 33.86 feet to a mag nail; thence North 02°19'54" East a distance of 206.36 feet to a mag nail with 1834 washer being on the North Right of Way Line of Lot 3; thence along and coincident with the North Right of Way Line of Lot 3, South 87°37'26" East a distance of 198.96 feet to a one-half inch (1/2") rebar with 1834 cap; thence continuing along said Right of Way Line, South 87°27'54" East a distance of 134.40 to a one-half inch rebar with 1834 cap; thence continuing with said Right of Way Line, South 87°32'37" East a distance of 134.61 feet to a one-half inch (1/2") rebar with 1834 cap; thence continuing along said Right of Way Line, South 87°30'29" East a distance of 159.57 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 84°57'27" East a distance of 140.36 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 87°50'47" East a distance of 57.96 feet to the **Point of Beginning**.

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 Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Date of Execution: _____

Signed: _____

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day _____ of _____, 2019.

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 _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts, 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: September 16, 2019



Signed: _____
Registered Land Surveyor
No. 1834
State of Arkansas

CITY OF BENTONVILLE #LS19-0027

Atlas Page 523

LOT SPLIT

of Lot 3 Gateway Park Addition

CREATING Lots 4 & 5 Gateway Park Addition

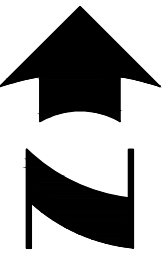
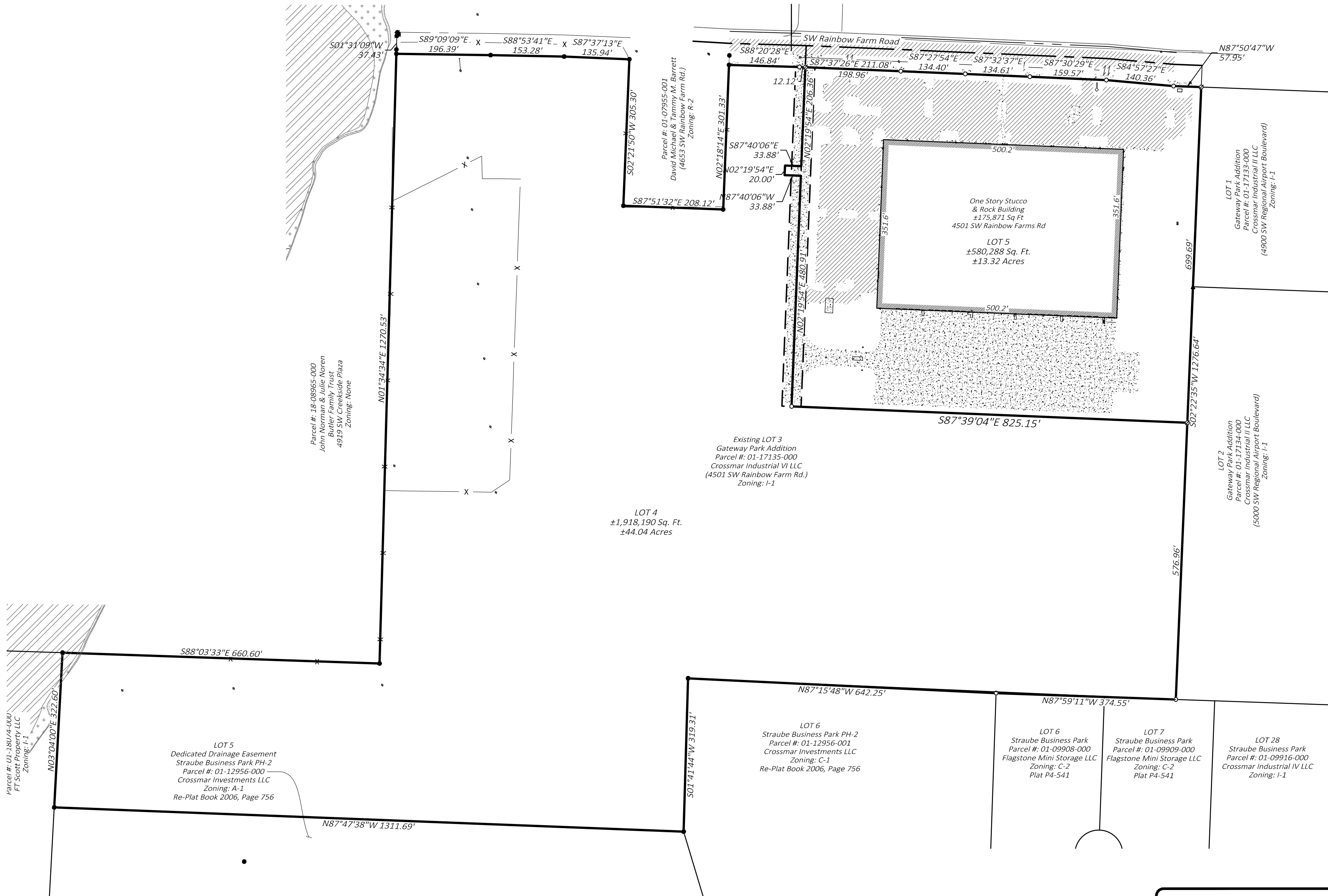
Project No. CMI-12	Drawn By TJL Checked By CDC
Date: 09.16.19	Sheet 1 of 4

MORRISON

SHIPLEY

ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com



CITY OF BENTONVILLE #LS19-0027

LOT SPLIT
of Lot 3 Gateway Park Addition
CREATING Lots 4 & 5 Gateway Park Addition

Project No. CMI-12

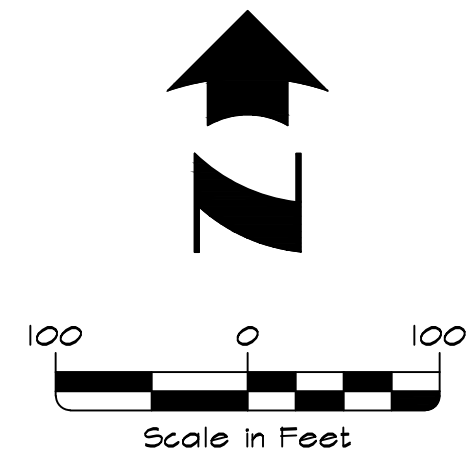
Drawn By TJL
Checked By CDC

Date: 09.16.19

Sheet 2 of 4

Zoning - Light Industrial (I-1)							
Building Setbacks							
Front Yard		Side Yard			Rear Yard		
With Front Parking	Without Front Parking	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District
75'	30'	30'	30'	75'	30'	50'	75'





	Boundary Line
	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
	Easement Line

	Existing Concrete
	Existing Asphalt

	Existing Fence Line
--	---------------------

	Existing Monument
	Existing Rebar
	Existing Nail
	Set 1/2" Rebar PS# w/ 1834 Cap
	Existing Water Meter
	Existing Fire Hydrant
	Existing Water Valve
	Existing Irrigation Control Valve
	Existing Fire Department Connect
	Existing Sewer Manhole
	Existing Sewer Clean Out
	Existing Gas Meter
	Existing Telephone Pedestal
	Existing Electric Pedestal
	Existing Power Pole
	Existing Power Pole w/ Guy Wire
	Existing Light Pole
	Existing Transformer
	Existing Sign
	Existing Flared End Section

LOT SPLIT

*of Lot 3 Gateway Park Addition
CREATING Lots 4 & 5 Gateway Park Addition*

Drawn By TJL
Checked By CDC

Sheet 3 of 4

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshopley.com



	Boundary Line
	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
	Easement Line
	Existing Concrete
	Existing Asphalt
	Existing Fence Line
	Existing Monument
	Existing Rebar
	Existing Nail
	Set Mag Nail w/ PS# 1834 Washer
	Set 1/2" Rebar PS# w/ 1834 Cap
	Existing Water Meter
	Existing Fire Hydrant
	Existing Water Valve
	Existing Irrigation Control Valve
	Existing Fire Department Connect
	Existing Sewer Manhole
	Existing Sewer Clean Out
	Existing Gas Meter
	Existing Telephone Pedestal
	Existing Electric Pedestal
	Existing Power Pole
	Existing Power Pole w/ Guy Wire
	Existing Light Pole
	Existing Transformer
	Existing Sign
	Existing Flared End Section

LOT SPLIT

*of Lot 3 Gateway Park Addition
CREATING Lots 4 & 5 Gateway Park Addition*

Drawn By TJL
Checked By CDC

Sheet 4 of 4



2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshingley.com

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
E1	S 88°20'28" E	114.96'	E11	S 02°20'55" W	10.00'
E2	N 88°20'28" W	24.00'	E12	N 87°39'05" W	845.15'
E3	N 02°19'54" E	226.27'	E13	N 02°19'54" E	20.00'
E4	S 87°40'06" E	24.00'	E14	S 87°39'05" E	40.00'
E5	S 02°19'54" W	225.99'	E15	N 02°19'54" E	697.27'
E6	S 02°22'35" W	66.04'	E16	S 87°37'26" E	20.00'
E7	S 02°22'35" W	19.98'	E17	S 02°19'54" W	697.26'
E8	N 87°37'25" W	224.81'	E18	S 87°39'05" E	785.15'
E9	N 00°00'00" E	20.00'	E19	S 02°20'55" W	10.00'
E10	S 87°37'25" E	225.64'			

MATCHLINE

LOT 4
±1,918,190 Sq. Ft.
±44.04 Acres

Existing LOT 3
Gateway Park Addition
Parcel #: 01-17135-000
Crossmar Industrial VI LLC
(4501 SW Rainbow Farm Rd.)
Zoning: I-1

LOT 6
Straube Business Park PH-2
Parcel #: 01-12956-001
Crossmar Investments LLC
Zoning: C-1
Re-Plat Book 2006, Page 756

LOT 6 Book 1996,
 Straube Business Park
 Parcel #: 01-09908-000
 Flagstone Mini Storage LLC
 Zoning: C-2
 Plat P4-541

LOT 7
 Straube Business Park
 Parcel #: 01-09909-000
 Flagstone Mini Storage LLC
 Zoning: C-2
 Plat P4-541

LOT 2
Gateway Park Addition
Parcel #: 01-17134-000
Crossmar Industrial II LLC
(5000 SW Regional Airport Boulevard)
Zoning: I-1

LOT 1
Gateway Park Addition
Parcel #: 01-17133-000
Crossmar Industrial II LLC
(4900 SW Regional Airport Boulevard)
Zoning: I-1

Drawing Name: P:\CMI-12\dwg\CMI-12 Lot Split.dwg Last Modified: Sep 16, 2019 - 8:53am Plotted on: Sep 16, 2019 - 11:05am by jschoenbaum

REZONING STAFF REPORT



Bentonville Redevelopment, LLC

402 SE G Street

PC Date: 9/17/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0028
Applicant / Current Owner	Bentonville Redevelopment, LLC 1706 Carolyn Street Bentonville, AR 72712
Site Area	+/- 0.51 acres
Current Zoning	RC-2, Central Residential-Moderate Density
Requested Zoning	DN-3, Downtown High-Density Residential
Future Land Use Map Designation	High Density Residential

Property Description

This property is located at the southeast corner of SE G Street and SE 4th Street. The site is currently zoned RC-2, Central Residential-Moderate Density. Adjacent zonings are RC-2 to the north, R-ZL, Residential Zero-Lot Line to the east, and R-3, Medium-Density Residential to the south and west.

Relationship to the General Plan

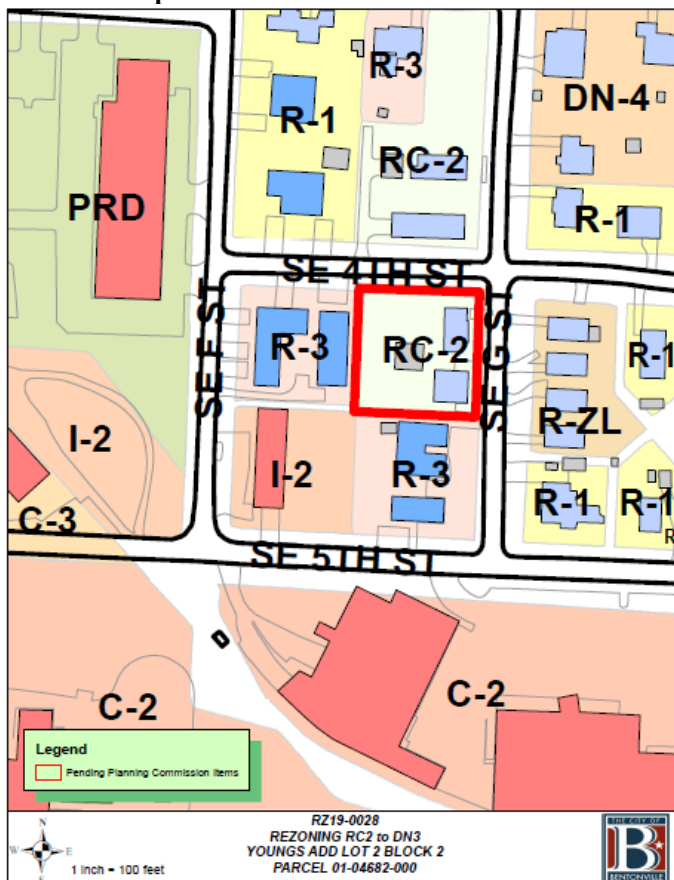
The Future Land Use Plan currently depicts this property as High Density Residential. These areas typically include apartments, townhomes, and light commercial uses to serve tenants.

Analysis

The proposed rezoning can potentially be justified due to the site's surrounding uses, the general downtown location, and the general compatibility with the Future Land Use Plan.

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

Location Map



Rezoning Narrative
402 SE G Street, Bentonville, AR 72712

Current Zoning Designation: R- C2- Central Residential Moderate Density

Proposed Zoning Designation: DN-3- Downtown Mixed Use Residential

Explanation: Newell Development, LLC proposes to rezone the property at 402 SE G Street (Parcel # 01-04682-000), from R-C2 to DN-3, in order to develop a real estate project in compliance with DN development standards.

The current owners are: Downtown RE Development, LLC who endeavor to sell the property to Newell Development, LLC.

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

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 3 & 4 Riverwalk Farms Commercial Subdivision, Phase I

3600 SW Regional Airport Boulevard

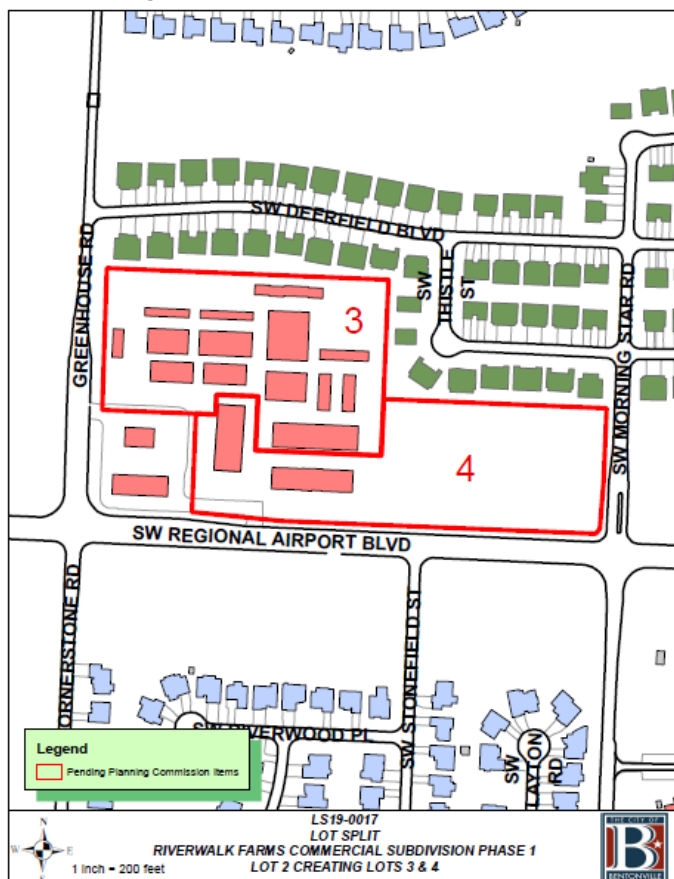
PC Date: 9/17/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	LS19-0017
Applicant / Current Owner	Rory Thompson 3825 N Shiloh Dr Fayetteville, AR 72703
Site Area	+/- 11.99 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	General Commercial

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

Location Map



Property Description

This approximately 12-acre property is currently zoned PUD, Planned Unit Development.

Project Details

A lot split of Lot 1, Riverwalk Farms Commercial Subdivision, creating Lots 3 (+/- 5.74 acres) & 4 (+/- 6.36 acres).

The plat dedicates a 35-foot utility easement along SW Regional Airport Boulevard and a 30-foot public access easement.

Waivers

No waivers requested.

Conclusion

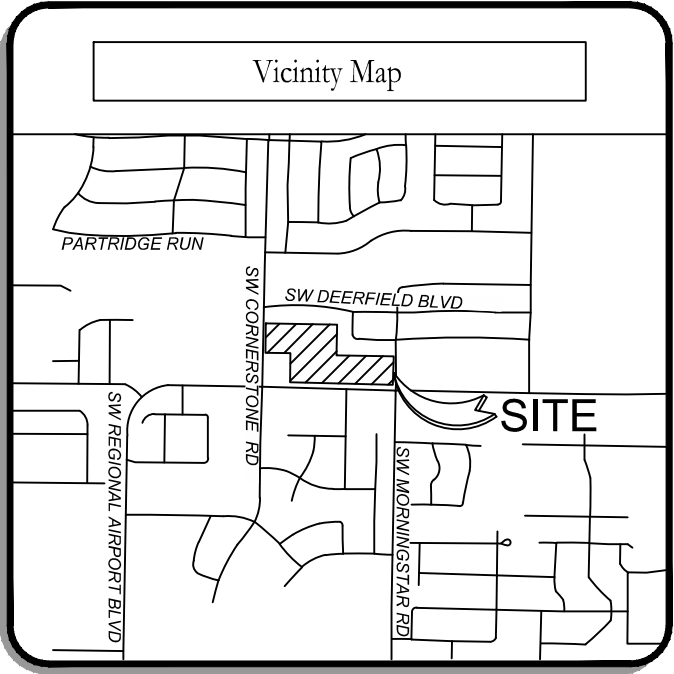
This lot split does meet the minimum requirements of the subdivision regulations.

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.
3. The plat shall not be filed until a final inspection has been completed and accepted.

NOTES

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



PARENT TRACT
LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2007 AT PAGE 511.

LOT 3
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM A FOUND 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD, ALSO BEING THE NORTHWEST CORNER OF LOT 2, OF RIVERWALK FARMS COMMERCIAL SUBDIVISION; THENCE S87°35'01"E 14.17' TO A FOUND 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S87°38'57"E 694.16' TO A FOUND 1/2" REBAR; THENCE S02°25'17"W A DISTANCE OF 360.65' TO A SET 1/2" REBAR; THENCE N87°36'48"W A DISTANCE OF 45.18'; THENCE S02°25'17"W A DISTANCE OF 37.50' TO A SET 1/2" REBAR; THENCE N87°36'48"W A DISTANCE OF 264.52' TO A SET 1/2" REBAR; THENCE N02°25'17"E A DISTANCE OF 60.95' TO A SET 1/2" REBAR; THENCE N19°00'52"W A DISTANCE OF 47.36' TO A SET 1/2" REBAR; THENCE N86°27'36"W A DISTANCE OF 101.76' TO A SET 1/2" REBAR; THENCE N87°57'16"W A DISTANCE OF 27.41' TO A SET 1/2" REBAR; THENCE S02°22'51"W A DISTANCE OF 19.41' TO A SET 1/2" REBAR; THENCE S48°50'12"W A DISTANCE OF 11.17' TO A SET 1/2" REBAR; THENCE N87°18'26"W A DISTANCE OF 141.86' TO A SET 1/2" REBAR; THENCE N72°37'54"W A DISTANCE OF 87.86' TO A SET 1/2" REBAR ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD; THENCE FOLLOWING THE SAID RIGHT-OF-WAY N01°48'10"E A DISTANCE OF 294.44' TO THE POINT OF BEGINNING. HAVING AN AREA OF 238,721 SQUARE FEET, 5.48 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 4
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM A FOUND 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD, ALSO BEING THE NORTHWEST CORNER OF LOT 2, OF RIVERWALK FARMS COMMERCIAL SUBDIVISION; THENCE S87°35'01"E 14.17' TO A FOUND 5/8" REBAR CAPPED; THENCE FOLLOWING THE SAID EAST RIGHT-OF-WAY S01°48'10"W 294.44' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S72°37'54"E A DISTANCE OF 87.86' TO A SET 1/2" REBAR; THENCE S87°18'26"E A DISTANCE OF 141.86' TO A SET 1/2" REBAR; THENCE N48°50'12"E A DISTANCE OF 11.17' TO A SET 1/2" REBAR; THENCE N02°22'51"E A DISTANCE OF 19.41' TO A SET 1/2" REBAR; THENCE S87°57'16"E A DISTANCE OF 27.41' TO A SET 1/2" REBAR; THENCE S86°27'36"E A DISTANCE OF 101.76' TO A SET 1/2" REBAR; THENCE S19°00'52"E A DISTANCE OF 47.36' TO A SET 1/2" REBAR; THENCE S02°25'17"W A DISTANCE OF 60.95' TO A SET 1/2" REBAR; THENCE S87°36'48"E A DISTANCE OF 264.52' TO A SET 1/2" REBAR; THENCE N02°25'17"E A DISTANCE OF 37.50' TO A SET 1/2" REBAR; THENCE S87°36'48"E A DISTANCE OF 45.18' TO A SET 1/2" REBAR; THENCE N02°25'17"E A DISTANCE OF 66.72' TO A FOUND 1/2" REBAR; THENCE S87°37'56"E A DISTANCE OF 548.47' TO A FOUND CHISELED X ON THE WESTERLY RIGHT OF WAY OF MORNINGSTAR ROAD; THENCE ALONG SAID RIGHT OF WAY; THENCE S02°17'38"W A DISTANCE OF 182.03'; THENCE S04°49'33"W A DISTANCE OF 115.09'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.36', WITH A RADIUS OF 42.00', WITH A CHORD BEARING OF S41°56'11"W, WITH A CHORD LENGTH OF 16.26' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF REGIONAL AIRPORT BOULEVARD, THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY OF REGIONAL AIRPORT BOULEVARD; THENCE N87°38'52"W A DISTANCE OF 771.60'; THENCE N84°22'18"W A DISTANCE OF 223.07' THENCE LEAVING SAID RIGHT OF WAY; THENCE N02°21'32"E A DISTANCE OF 242.18' TO A FOUND 5/8" REBAR; THENCE N87°37'53"W A DISTANCE OF 229.52' TO A FOUND MAG NAIL WITH WASHER LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD; THENCE ALONG SAID RIGHT-OF-WAY N01°48'10"E A DISTANCE OF 54.19' TO THE POINT OF BEGINNING. HAVING AN AREA OF 288,208 SQUARE FEET, 6.62 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED ACCESS EASEMENT
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 2, THENCE S87°35'01"E A DISTANCE OF 14.17' TO A FOUND 5/8" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD, ; THENCE ALONG SAID RIGHT-OF-WAY THENCE S01°48'10"W A DISTANCE OF 294.44' TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S72°37'54"E A DISTANCE OF 87.86' TO A SET 1/2" REBAR; THENCE S87°18'26"E A DISTANCE OF 141.86' TO A SET 1/2" REBAR; THENCE N48°50'12"E A DISTANCE OF 1.66' TO THE TRUE POINT OF BEGINNING; THENCE N48°50'12"E A DISTANCE OF 9.50'; THENCE N02°22'51"E A DISTANCE OF 19.41'; THENCE S87°57'16"E A DISTANCE OF 27.41'; THENCE S86°27'36"E A DISTANCE OF 101.76'; THENCE S19°00'52"E A DISTANCE OF 4.97'; THENCE S02°11'15"W A DISTANCE OF 4.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 8.05', WITH A RADIUS OF 9.33', WITH A CHORD BEARING OF N62°50'52"W, WITH A CHORD LENGTH OF 7.80'; THENCE N87°32'57"W A DISTANCE OF 76.31'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.09', WITH A RADIUS OF 4.50', WITH A CHORD BEARING OF S47°18'23"W, WITH A CHORD LENGTH OF 6.38'; THENCE S02°09'44"W A DISTANCE OF 13.34'; THENCE N87°43'12"W A DISTANCE OF 50.02' TO THE POINT OF BEGINNING.

PROPOSED 30' ACCESS EASEMENT
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 2, THENCE S87°35'01"E A DISTANCE OF 14.17' TO A FOUND 5/8" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD, ; THENCE ALONG SAID RIGHT-OF-WAY THENCE S01°48'10"W A DISTANCE OF 348.63' TO A FOUND MAG NAIL WITH WASHER; THENCE LEAVING SAID RIGHT-OF-WAY THENCE S87°37'53"E A DISTANCE OF 229.52' TO A FOUND 5/8" REBAR; THENCE S02°21'32"W A DISTANCE OF 242.18'; THENCE S84°22'18"E A DISTANCE OF 136.86' TO THE TRUE POINT OF BEGINNING. THENCE N02°11'15"E A DISTANCE OF 301.15'; THENCE S87°48'45"E A DISTANCE OF 30.00'; THENCE S02°11'15"W A DISTANCE OF 302.96'; THENCE N84°22'18"W A DISTANCE OF 30.05' TO THE POINT OF BEGINNING.

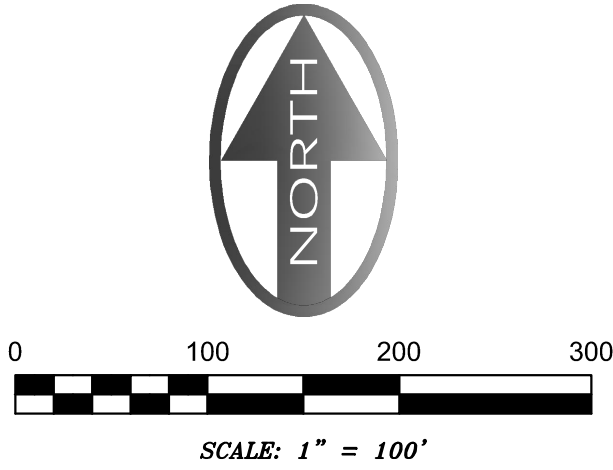
PROPOSED 15' ACCESS EASEMENT
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 2, THENCE S87°35'01"E A DISTANCE OF 14.17' TO A FOUND 5/8" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD, ; THENCE ALONG SAID RIGHT-OF-WAY THENCE S01°48'10"W A DISTANCE OF 348.63' TO A FOUND MAG NAIL WITH WASHER; THENCE LEAVING SAID RIGHT-OF-WAY THENCE S87°37'53"E A DISTANCE OF 229.52' TO A FOUND 5/8" REBAR; THENCE S02°21'32"W A DISTANCE OF 140.49' TO THE TRUE POINT OF BEGINNING. THENCE S87°39'30"E A DISTANCE OF 3.23'; THENCE N27°02'39"E A DISTANCE OF 34.08'; THENCE N05°57'14"E A DISTANCE OF 97.32'; THENCE N18°39'40"E A DISTANCE OF 63.69'; THENCE S87°33'53"E A DISTANCE OF 124.30'; THENCE S02°26'07"W A DISTANCE OF 15.00'; THENCE N87°33'53"W A DISTANCE OF 113.05'; THENCE S18°39'40"W A DISTANCE OF 50.77'; THENCE S05°57'14"W A DISTANCE OF 98.44'; THENCE S27°02'39"W A DISTANCE OF 46.48'; THENCE N87°39'30"W A DISTANCE OF 12.85'; THENCE N02°21'32"E A DISTANCE OF 15.00' TO THE POINT OF BEGINNING.

PROPOSED 30' PARKING AGREEMENT EASEMENT
PART OF LOT 2, RIVERWALK FARMS COMMERCIAL SUBDIVISION, PHASE 1 IN THE CITY OF BENTONVILLE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM A FOUND 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD, ALSO BEING THE NORTHWEST CORNER OF LOT 2, OF RIVERWALK FARMS COMMERCIAL SUBDIVISION; THENCE S87°35'01"E 14.17' TO A FOUND 5/8" REBAR; THENCE FOLLOWING THE SAID RIGHT-OF-WAY S01°48'10"W 294.44' TO A SET 1/2" REBAR; THENCE S72°37'54"E A DISTANCE OF 87.86' TO A SET 1/2" REBAR; THENCE S87°18'26"E A DISTANCE OF 141.86' TO A SET 1/2" REBAR; THENCE N48°50'12"E A DISTANCE OF 11.17' TO A SET 1/2" REBAR; THENCE N02°22'51"E A DISTANCE OF 19.41' TO A SET 1/2" REBAR; THENCE S87°57'16"E A DISTANCE OF 27.41' TO A SET 1/2" REBAR; THENCE S86°27'36"E A DISTANCE OF 101.76' TO A SET 1/2" REBAR; THENCE S19°00'52"E A DISTANCE OF 47.36' TO A SET 1/2" REBAR; THENCE S02°25'17"W A DISTANCE OF 60.95' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S87°36'48"E A DISTANCE OF 264.52' TO A SET 1/2" REBAR; THENCE S02°25'17"W A DISTANCE OF 30.00'; THENCE N87°36'48"W A DISTANCE OF 264.52'; THENCE N02°25'17"E A DISTANCE OF 30.00' TO THE POINT OF BEGINNING.

Survey Description

LOT SPLIT

FOR LOT 2 OF
RIVERWALK FARMS COMMERCIAL SUBDIVISION
PHASE 1
CREATING LOTS 3 AND 4



Current Zoning

THE SUBJECT PROPERTY IS CURRENTLY ZONED PUD.

Miscellaneous Notes

STATE RECORDING NUMBER:

500-19N-31W-0-11-420-04-1659

COMPLETED FIELD WORK:

APRIL 09, 2019

BASIS OF BEARING:

ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.

CONVERGENCE ANGLE = -1°18'36.05191"

DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000033213103074

BY GRAPHIC PLOTTING ONLY. NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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.

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

PLAT CERTIFICATIONS:

CERTIFICATE OF OWNER:

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: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, WILLIAM GAGNER, 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

WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1659
STATE OF ARKANSAS

DATE	REVISION

RECORDING STAMP

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- DEPICTS DETENTION AREA
- FOUND MONUMENT AS NOTED
- SET IRON PIN
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL BOX
- BOLLARD
- TELEPHONE PEDESTAL
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- LIGHT
- HANDICAP PARKING
- FIBER OPTIC BOX
- GAS VALVE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 15TH DAY OF APRIL, 2019.



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

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

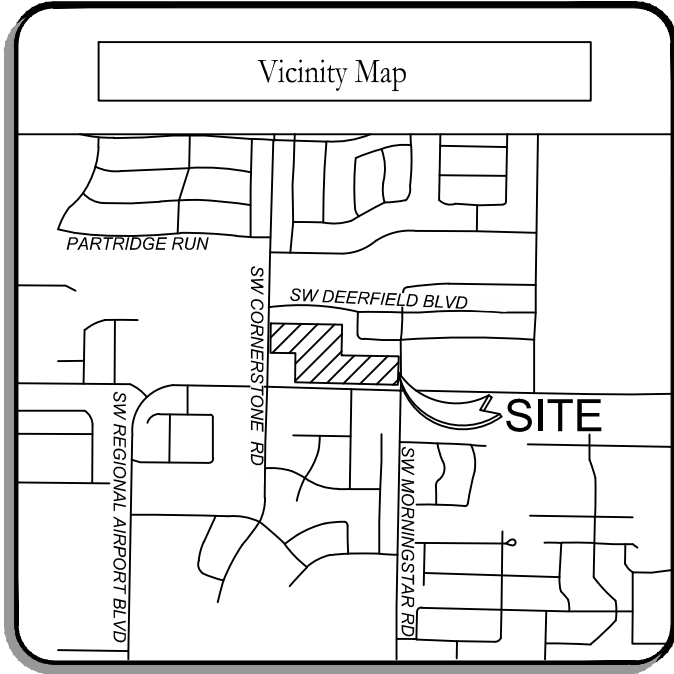
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
TPN 4/15/2019	W.G.	T.C.
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS	19-1391	
LOCATION:		
3600 SW REGIONAL AIRPORT BLVD, BENTONVILLE, AR		
FOR THE USE AND BENEFIT OF:		

RORY THOMPSON

SHEET 1



LOT SPLIT

FOR LOT 2 OF
RIVERWALK FARMS COMMERCIAL SUBDIVISION
PHASE 1
CREATING LOTS 3 AND 4



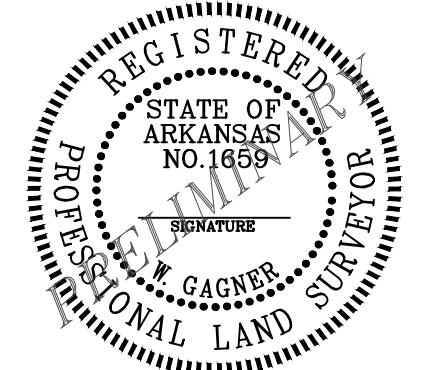
SCALE: 1" = 100'

RECORDING STAMP

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
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- RIGHT-OF-WAY
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FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: TPN 4/15/2019 REVIEWED BY: W.G. SURVEYED BY: T.C.

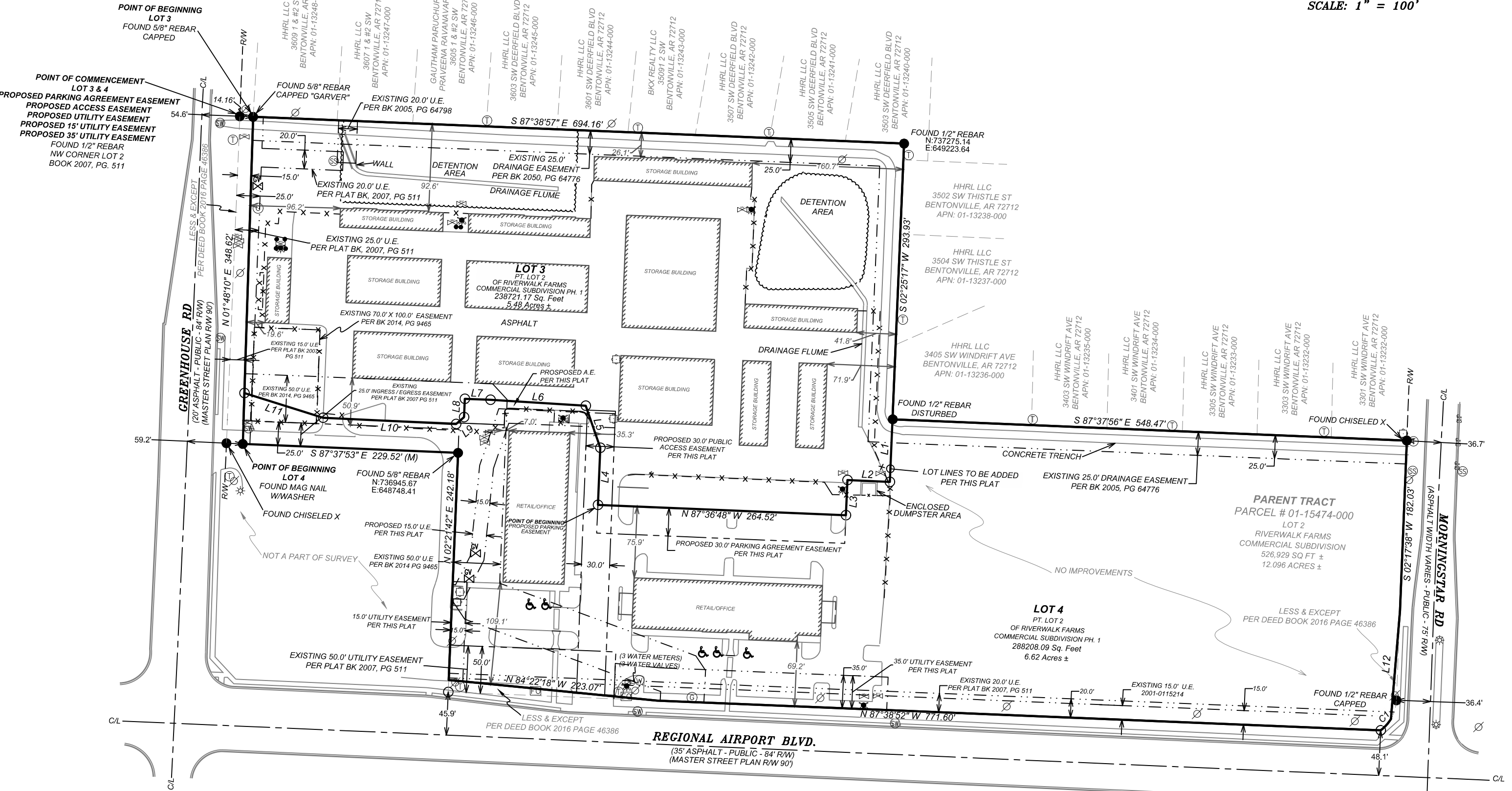
COUNTY & STATE: BENTON COUNTY, ARKANSAS JOB NUMBER: 19-1391

LOCATION: 3600 SW REGIONAL AIRPORT BLVD, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:

RORY THOMPSON

SHEET 2



Line Table

LINE	BEARING	DISTANCE
L1	S 02°25'17" W	66.72'
L2	N 87°36'48" W	45.18'
L3	S 02°25'17" W	37.50'
L4	N 02°25'17" E	60.95'
L5	N 19°00'52" W	47.36'
L6	N 86°27'36" W	101.76'
L7	N 87°57'16" W	27.41'
L8	S 02°22'51" W	19.41'
L9	S 48°50'12" W	11.17'
L10	N 87°18'26" W	141.86'
L11	N 72°37'54" W	87.86'
L12	S 04°49'33" W	115.09'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42.00'	16.36'	16.26'	S 41°56'11" W

LARGE SCALE DEVELOPMENT STAFF REPORT



I Street Landing

2302 SW I Street

PC Date: 9/17/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0037
Applicant / Current Owner	Burkhart Construction, Inc. 2111 SW Huntwick Avenue Bentonville, AR 72712
Site Area	+/- .4 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Medium-Density Residential
Development Type / Use	Mixed-Use Office Building

Property Description

This property is located west of SW I Street and south of SW Naphtali Boulevard. The property is currently zoned R-O, Residential Office, with a Future Land Use classification of Medium-Density Residential.

Project Details

Large scale development proposing construction of a mixed-use office/residential structure at 2302 SW I Street. The development provides adequate landscaping and a bench and bike rack as site amenities. Stone, Fiber Cement Panel, and Cherry Wood are depicted as the primary materials.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards, as outlined within the Zoning and Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

One waiver request:

- A waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection E, Building Material, of the Land Development Code. Ordinance requires 75 percent of all facades of commercial structures be composed of a masonry material. The applicant's elevations are currently 65.7% masonry on the east, 68% on the north, 70% on the west, and 59.8% on the south.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request.

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

Location Map





August 9, 2019

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

Letter of Waiver

To whom it may concern,

I Street Landing was submitted to the city of Bentonville as a proposed mixed-use business + multi-family residential development. The first floor contains three office suites. The second floor is made up of four residential apartment units. Please refer to attachment for visualization of proposed façade designs.

We are requesting a waiver from the article 1100 design standards which requires each new façade contain a minimum of 75% masonry material be used and limiting the trim materials to only 25%. The design's proposed facades are close to meeting this requirement. Trim percentages for each façade are as follows: Front façade – 34.3%, right façade – 32%, Back façade – 30%, and Left façade – 40.2%.

We are requesting a waiver mainly because we believe the proposed façade design is appropriately articulating the difference between the first floor business use and second floor residential use. We also believe that minimizing each façade's trim materials to 25% wouldn't achieve the office/apartment differentiation as effectively.

We intentionally comprised the first floor façade almost entirely of masonry material. The commercial offices are almost exclusively cement board and stone veneer. Stone veneer is continued up to the second floor but within small articulated sections, the second story residential apartments are accented with wood panels and metal balconies. We selected wood as the accent material for the residential areas because it contrasts with the fiber cement board and stone veneer. It is much warmer and softer which is more appropriate for a residential apartment.

Thank you for considering this request for waiver. Please call if any additional information is needed. You can reach me at 479-273-7780 ext 279.

Sincerely,

Lori Filbeck
Architect
Lori.filbeck@hfa-ae.com

LARGE SCALE DEVELOPMENT 'I' STREET LANDING

2302 SW I Street Bentonville, Arkansas

CONTACT LIST

OWNER/DEVELOPER
BURKHART CONSTRUCTION, INC.
21111 SW HUNTWICK AVENUE
BENTONVILLE, AR 72712
(479) 273-1881

LAND SURVEYOR
CASTOR & ASSOCIATES
2715 SE 'I' STREET
BENTONVILLE, AR 72712
(479) 268-4464

CIVIL ENGINEER
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

PLANNING DEPARTMENT
CITY OF BENTONVILLE
305 SW "A" STREET
BENTONVILLE, AR 72712
JON STANLEY
(479) 271-3122

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PETER FARMER
(479) 271-3168

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
TONY DAVIS
(479) 271-3130

FIRE DEPARTMENT
CITY OF BENTONVILLE
800 S.W. "A" STREET
BENTONVILLE, AR 72712
JAKE FEEMSTER
(479) 271-3108

WATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
BEAU THOMPSON
(479) 418-8680

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
WAYMAN THURMAN
(479) 271-3159

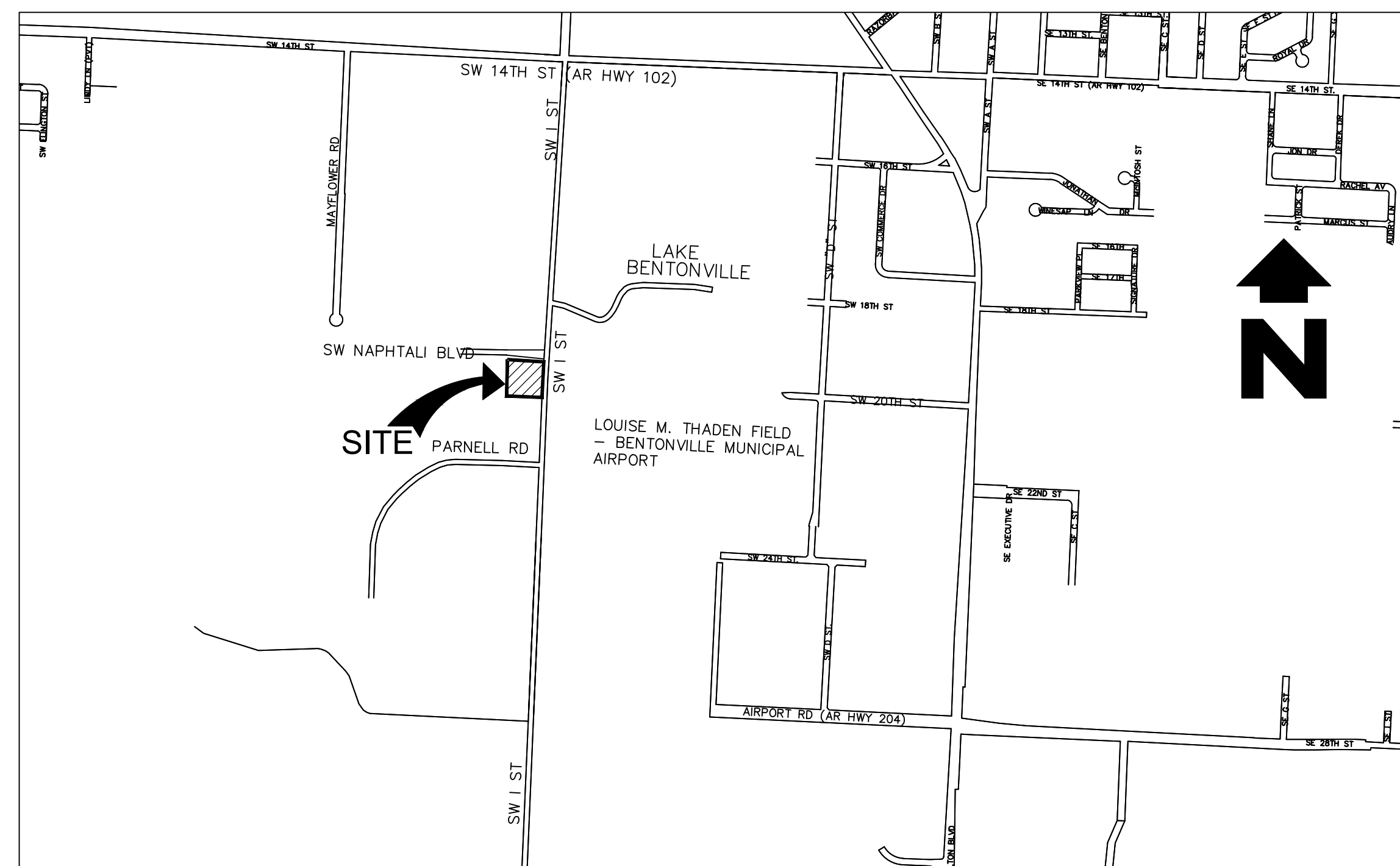
STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
JANET PAITH
(479) 271-5002

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
(479) 271-3160

GAS COMPANY
BLACK HILLS COOPERATION
1301 FEDERAL WAY
LOWELL, ARKANSAS 72745
JOSH KNIGHT
(479) 636-1759 *6021

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
STEVEN THOMPSON
(479) 871-2430

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR. 72756
SCOTT SEAMAN
(479) 636-2404



VICINITY MAP

NOT TO SCALE

ATLAS PAGE # 443

BENTONVILLE ID# LSD19-0037

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CITY NOTES

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 ANY 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.

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.

THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRERECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.



SAND CREEK

Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

SHEET LIST

- 1 COVER SHEET
- 2 TOPO SURVEY
- 3 SITE PLAN
- 4 UTILITY PLAN
- 5 GRADING - EROSION CONTROL PLAN
- 6 LANDSCAPE PLAN
- 7 DETAIL SHEET
- 8 BWD WATER DETAIL 1
- 9 BWD WATER DETAIL 2
- 10 BWD SEWER DETAIL 1
- 11 BEUD ELECTRIC LAYOUT (PENDING)
- 12 BEUD ELECTRIC DETAIL 1
- 13 BEUD ELECTRIC DETAIL 2
- 14 BEUD ELECTRIC DETAIL 3

LEGAL DESCRIPTION

LOT 100 OF VINTAGE ESTATES SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN A PROPERTY LINE ADJUSTMENT FILED IN PLAT RECORD _____ (PENDING)

REVISION CHART

NOTES:			
#	TITLE	DATE	

PRE-APPLICATION MEETING
JULY 31, 2019

1st SUBMITTAL
AUGUST 12, 2019

2nd SUBMITTAL
SEPTEMBER 3, 2019

NOT FOR
CONSTRUCTION

PRELIMINARY

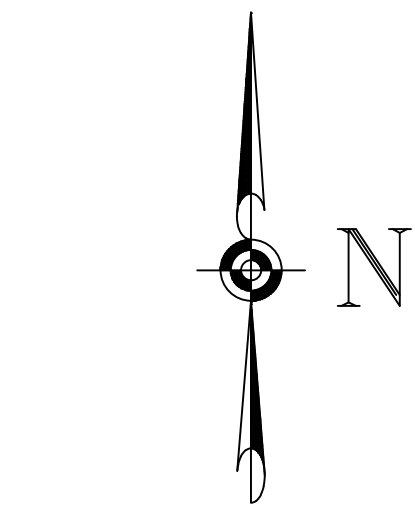
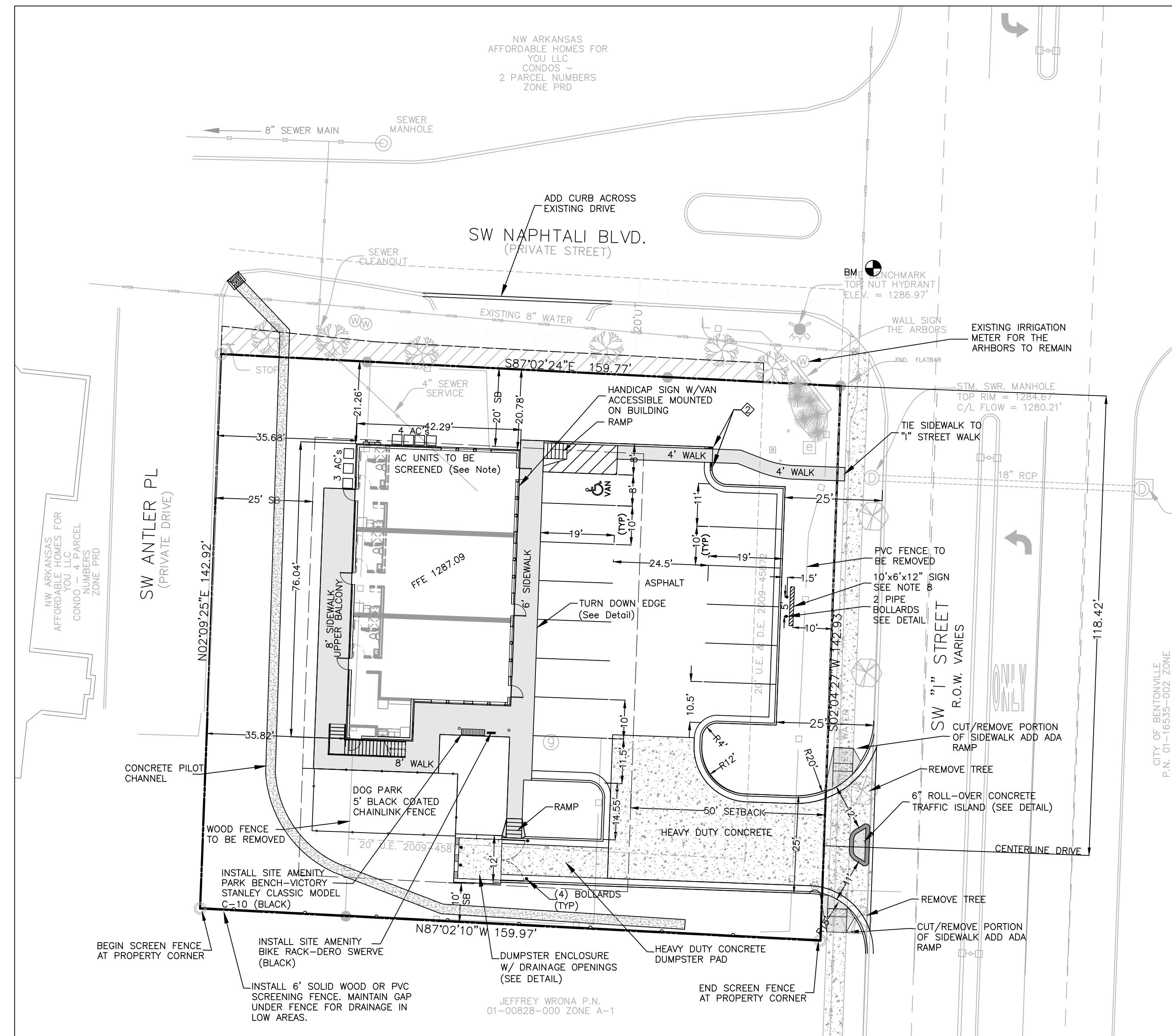
NOT FOR
CONSTRUCTION



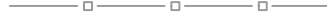
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BENTONVILLE ID LSD19-0037

19047 I STREET LANDING



 **BENCHMARK**
TOP NUT FIRE HYDRANT AT NE CORNER
ELEVATION 1286.97

- # LEGEND
- | | |
|---|-------------------------------|
|  | FOUND REBAR (OR AS NOTED) |
|  | SET 1/2" REBAR W/CAP, LS 1370 |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | WATER VALVE |
|  | TELEPHONE RISER |
|  | GAS METER |
|  | ELECTRIC RISER |
|  | AIR COND. UNIT |
|  | WATER LINE |
|  | SEWER LINE |
|  | WOOD OR PVC FENCE |
|  | PROPERTY BOUNDARY LINE |
|  | PROPERTY LINES |
|  | EASEMENT LINE |

SITE DATA

SITE AREA = 0.52 ACRES
PARCEL #01-14549-007
EXISTING ZONING: RO
BUILDING FOOTPRINT = 2931sf (Exterior)
SECOND STORY = 3192sf (Exterior)

TOTAL LOT AREA: 22,846sf (0.52 AC)
AMOUNT OF PERVIOUS: 11,162sf
AMOUNT OF IMPERVIOUS: 11,976sf
GREEN SPACE PROVIDED: 48.86%

PARKING TABLE

PARKING TABLE

OFFICE - 3 UNITS = 2277sf ÷ 300/sf = 7.5 (8)
RESIDENTIAL - 4 UNITS 3 PER TWO UNITS, = 6
TOTAL SPACES REQUIRED - 14
TOTAL SPACES PROVIDED - 14

DEMOLITION

EXISTING STRUCTURE, DRIVE, PATIO, AC UNIT
WOOD AND PVC FENCE TO BE REMOVED

AMENITIES

PARK BENCH - VICTORY STANLEY CLASSIC
MODEL C-10
BIKE RACK - DERO SWERVE (BLACK)

MECHANICAL EQUIPMENT SCREENING

ALL MECHANICAL EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM VIEW BY FENCE OR MATERIAL SIMILAR TO BUILDING, OR EVERGREEN PLANTINGS.

TRASH COLLECTION

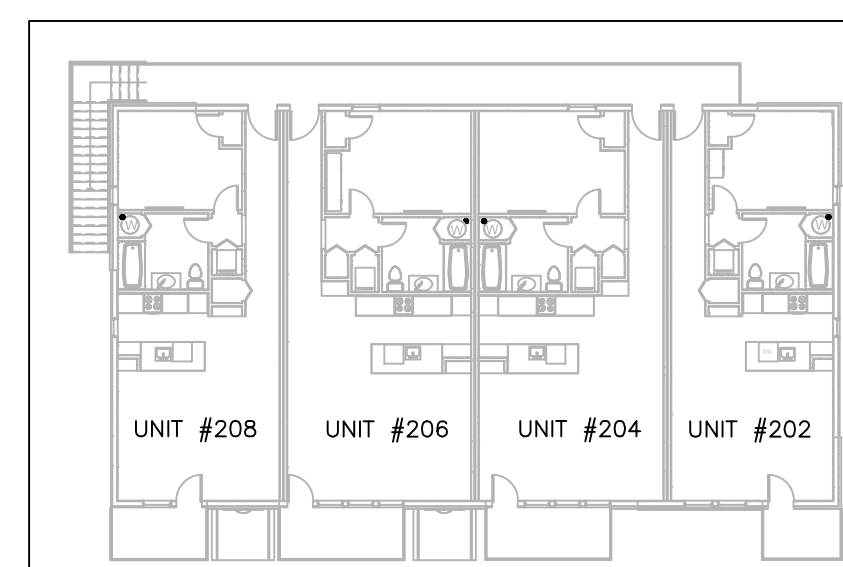
TRASH DUMPSTER LOCATED AS SHOWN WITH A
SCREENING ENCLOSURE FACED WITH SIMILAR
MATERIALS AND COLORS AS THE BUILDING.

NOTE

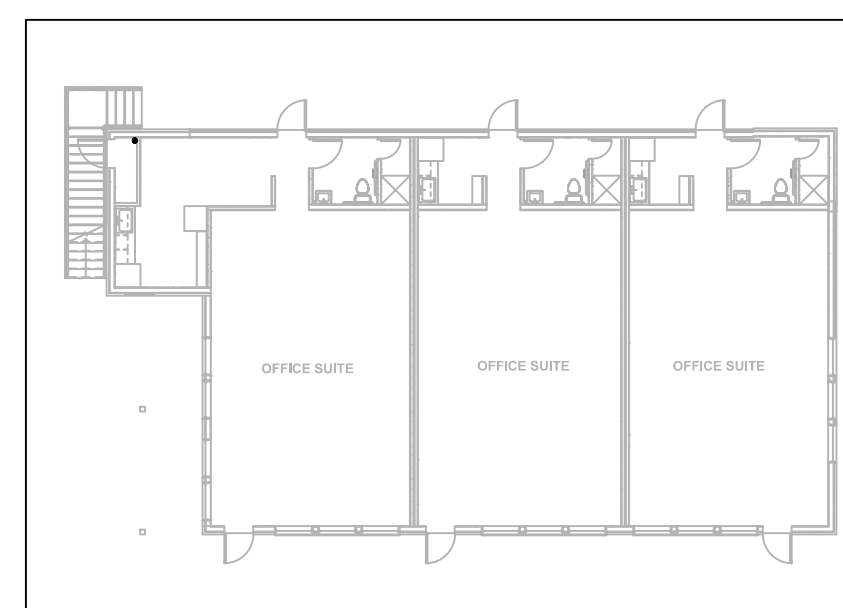
NOTE
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODES SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

- ◇ SITE NOTES:

1. DIMENSIONS ARE TO THE EDGE OF PAVING OR BACK OF CURBS UNLESS NOTED OTHERWISE.
2. TAPER TOP OF CURB FROM 6" TO 0" IN 2'.
3. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS AS SHOWN ON THIS PLAN AND REQUIRED BY BENTONVILLE PLANNING. WALK FORMS TO BE INSPECTED PRIOR TO POUR.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SLOPED PAVING, PORCHES, RAMPS, AND UTILITY ENTRY LOCATIONS.
5. THE PROPOSED PAVING TO EXISTING STREET PAVING. TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO THE ADJACENT PROPERTY LINES.
7. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY COMPANY'S FOR UTILITY CONDITIONS. CONDITIONS MUST BE PLACED PRIOR TO PAVING.
8. SIGNS FOR THIS DEVELOPMENT REQUIRE A SEPARATE PERMIT FROM PLANNING.
9. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
10. PARK BENCH -- VICTORY STANLEY CLASSIC MODEL C-10
11. BIKE RACK -- SINGLE LOOP, DERO SWEENEY, BLACK
12. SIGNAGE MUST BE APPROVED BY THE PLANNING DEPARTMENT BEFORE CONCRETE MOUNTING PLACED



UPPER LEVEL FLOOR LAYOUT
ADDRESS NUMBERS



LOWER LEVEL FLOOR LAYOUT
UNIT NUMBERS TO BE ASSIGNED
AT OCCUPATION

SITE PLAN

'I' STREET LANDING
2302 SW 'I' STREET
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

PRELIMINARY

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

SAND CREEK
engineering and landscape architecture, inc.



MANAGER: Ken Booth

DESIGNED BY: KB

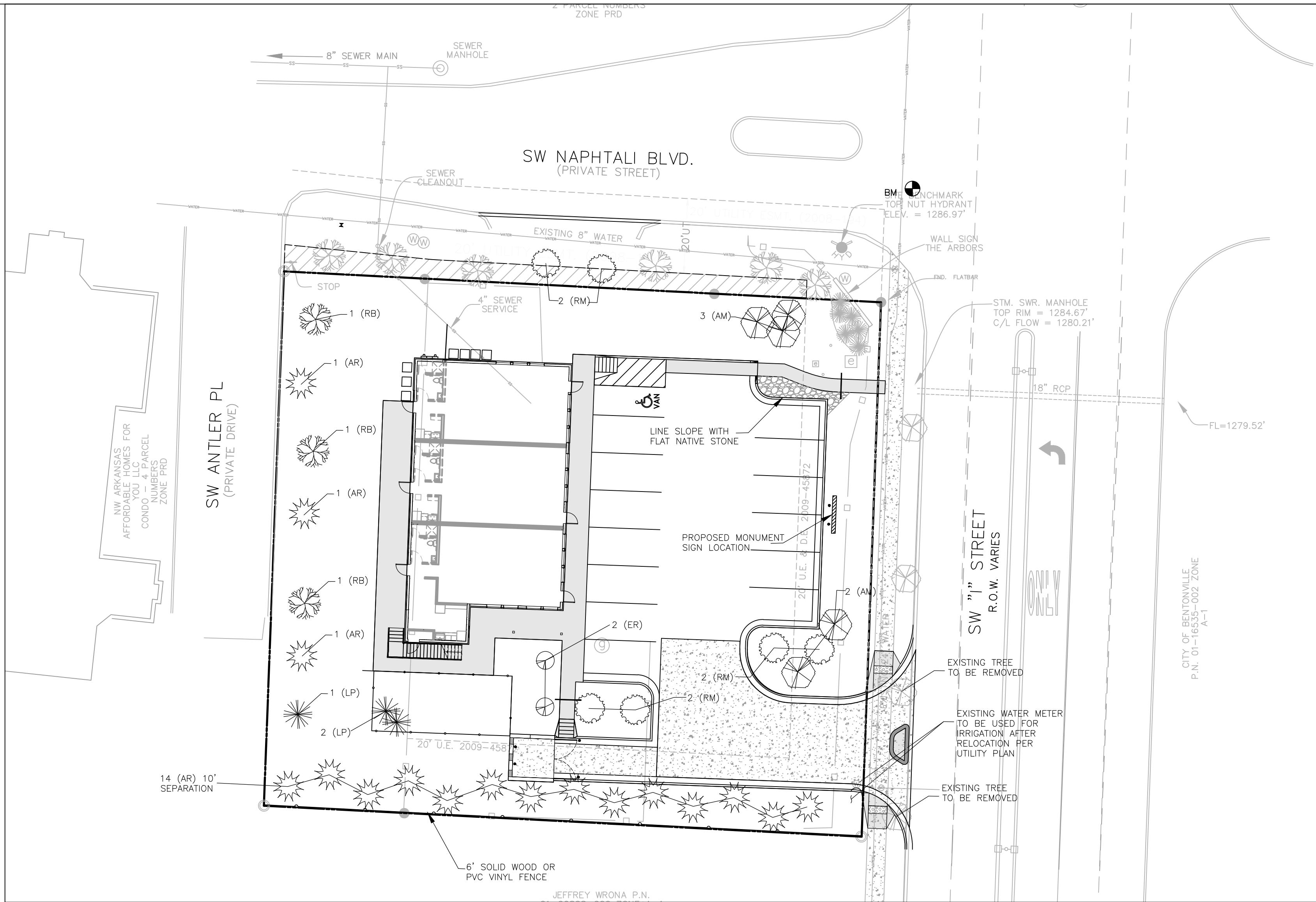
DRAWN BY: KB

CHECKED BY: TS

DWG: 19047_MASTER-S

DATE: SEPTEMBER 3, 2019

SHEET: 2 of 14



LANDSCAPE NOTES

1. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
2. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
3. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
4. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
5. TREE BALLS SHALL HAVE A DIAMETER EQUAL TO 10" PER CALIPER INCH OF THE TREE TO BE TRANSPLANTED.
6. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
7. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAKES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
8. DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
9. PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
10. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
11. PRE EMERGENT HERBICIDE (TREFLAN OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
12. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOP SOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA; TOP SOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
15. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
16. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
17. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 AND 1400.B.G-7)
18. PROPOSED TREES MUST BE A MINIMUM OF 5' FROM UNDERGROUND UTILITY LINES. LOCATE UTILITY MAINS AND SERVICE LINES AND ADJUST TREE LOCATIONS AS NECESSARY.
19. IRRIGATION TO BE PROVIDED FROM THE RELOCATED WATER METER AT THE SOUTHEAST CORNER OF THE SITE.

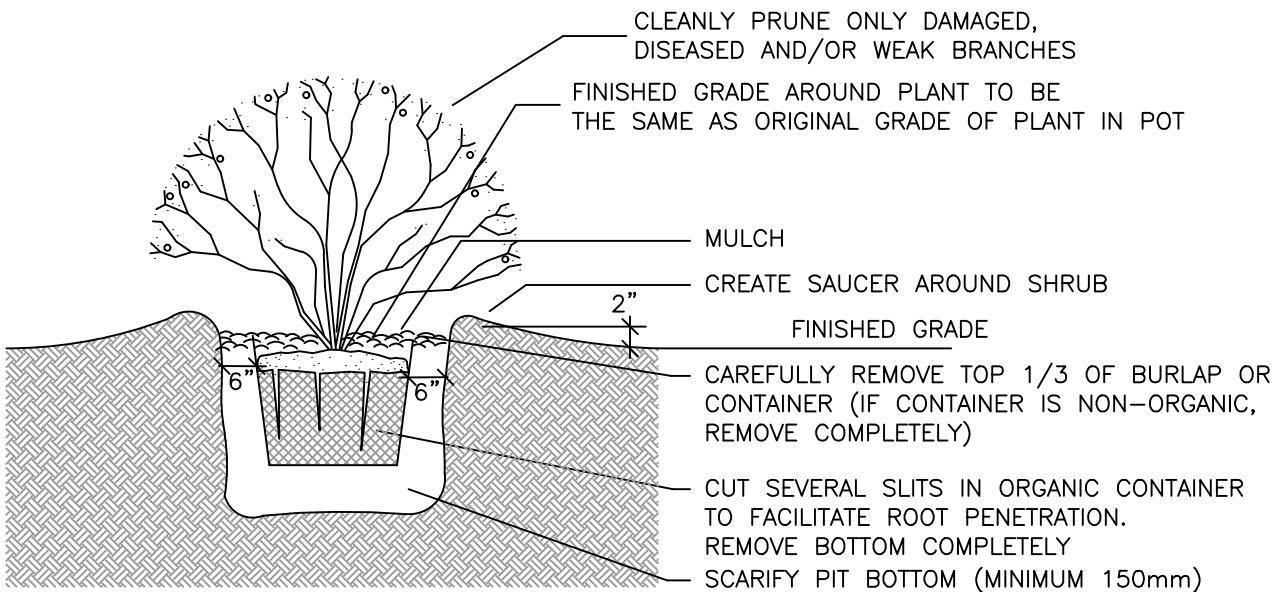
IRRIGATION
IRRIGATION WILL BE INSTALLED USING THE EXISTING WATER METER AT THE SOUTHEAST CORNER OF THE SITE AFTER RELOCATION PER THE UTILITY PLAN.

EXISTING LANDSCAPING AND TREE PRESERVATION:
EXISTING LANDSCAPE AREA IN THE NE CORNER TO REMAIN
2 EXISTING TREES ALONG I STREET TO REMAIN
6 EXISTING TREES ALONG NAPHTALI TO REMAIN

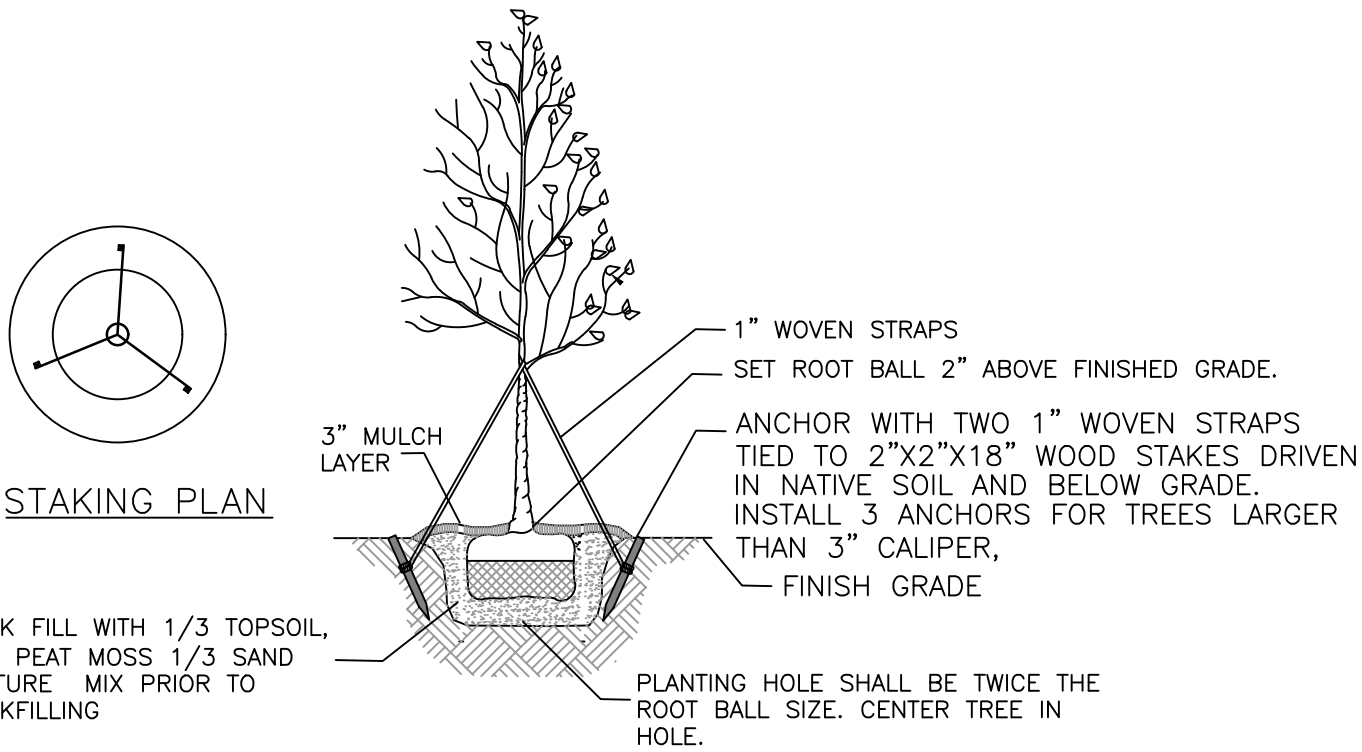
PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Planting Size (min)	TYPE
3	(RB)	River Birch	Betula nigra 'Heritage'	2.5" Caliper B&B	Large Shade
5	(AM)	Armstrong Maple	Acer rubrum	2.5" Caliper B&B	Large Shade
17	(AR)	Arborvitae (Green Giant)	Thuja occidentalis 'Smaragd'	20 Gallon	Evergreen
4	(RM)	Red Maple	Acer rubrum 'Autumn Flame'	2.5" Caliper B&B	Large Shade
2	(ER)	Eastern Redbud	Cercis canadensis	2"-Cal	Ornamental
3	(LP)	Loblolly Pine	Pinus taeda	2.5"-Cal	Evergreen

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE. OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY OF BENTONVILLE REQUIREMENTS.



SHRUB DETAIL-POTTED
NTS



TREE PLANTING
NTS

- NOTES:
1. THE HOLE FOR THE TREE SHALL BE EXCAVATED TWICE THE SIZE OF THE ROOT BALL.
 2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 3. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 4. ROOT BALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, REMOVE WIRE BASKET, ROPES OR TWINE AND BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.

REVISIONS	NO.	DATE	DESCRIPTION
	1		

DEVELOPER:
OWNER/DEVELOPER
BURKHART CONSTRUCTION, INC.
21111 SW HUNTWICK AVENUE
BENTONVILLE, AR 72712
(479) 273-1881

LANDSCAPE PLAN
'I' STREET LANDING
2302 SW 'I' STREET
BENTONVILLE, ARKANSAS

SHEET:
PROJECT:
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
BENTONVILLE, ARKANSAS
(479) 464-9265



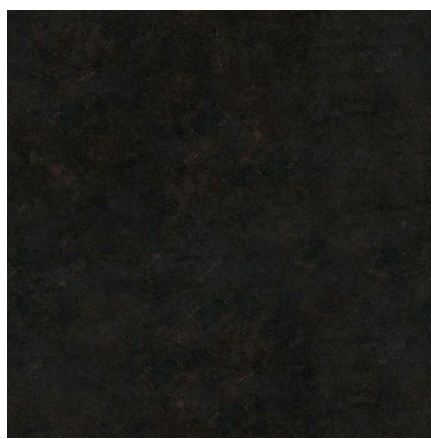
MANAGER: Ken Booth
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: TS
DWS: 19047_MASTER-L
DATE: SEPTEMBER 3, 2019
SHEET: 6 of 14



DIAMOND PETRAS STONE: COBBLESTONE - (BURKART CONSTRUCTION MIX, ARBORS)



FIBER CEMENT PANEL



BLACK ALUMINUM/METAL



NATURAL CHERRY WOOD SIDING

6

EXTERIOR MATERIALS

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
STONE	DIAMOND PETRAS STONE: COBBLESTONE - (BURKART CONSTRUCTION MIX, ARBORS)
WOOD-PLANKS	NATURAL CHERRY WOOD PLANKS
FIBER CEMENT PANELS	HARDIPANEL OR EQUAL - PREFINISHED (GRAY)
STANDING SEAM ROOF	BLACK
CANOPY	BLACK
FASCIA AND PARAPET CAP	BLACK
GUTTER	BLACK
DOWNSPOUTS AND SCUPPER CONDUCTOR HEADS	BLACK
BALCONY	BLACK
GLASS	CLEAR, LOW-E

	SF	%
Front		
Total area excluding glass	1780	100.0%
Primary:		65.7%
Trim:		34.3%
Stone	730	41.0%
Fiber Cement	440	24.7%
Wood	443	25.0%
Metal	165	9.3%

	SF	%
Right		
Total area exc	976	100.0%
Primary:		68.0%
Trim:		32.0%
Stone	443	45.6%
Fiber Cement	219	22.4%
Wood	269	27.6%
Metal	43	4.4%

	SF	%
Back		
Total area	1557	100.0%
Primary:		70.0%
Trim:		30.0%
Stone	486	31.2%
Fiber Cem	604	38.8%
Wood	393	25.2%
Metal	74	4.8%

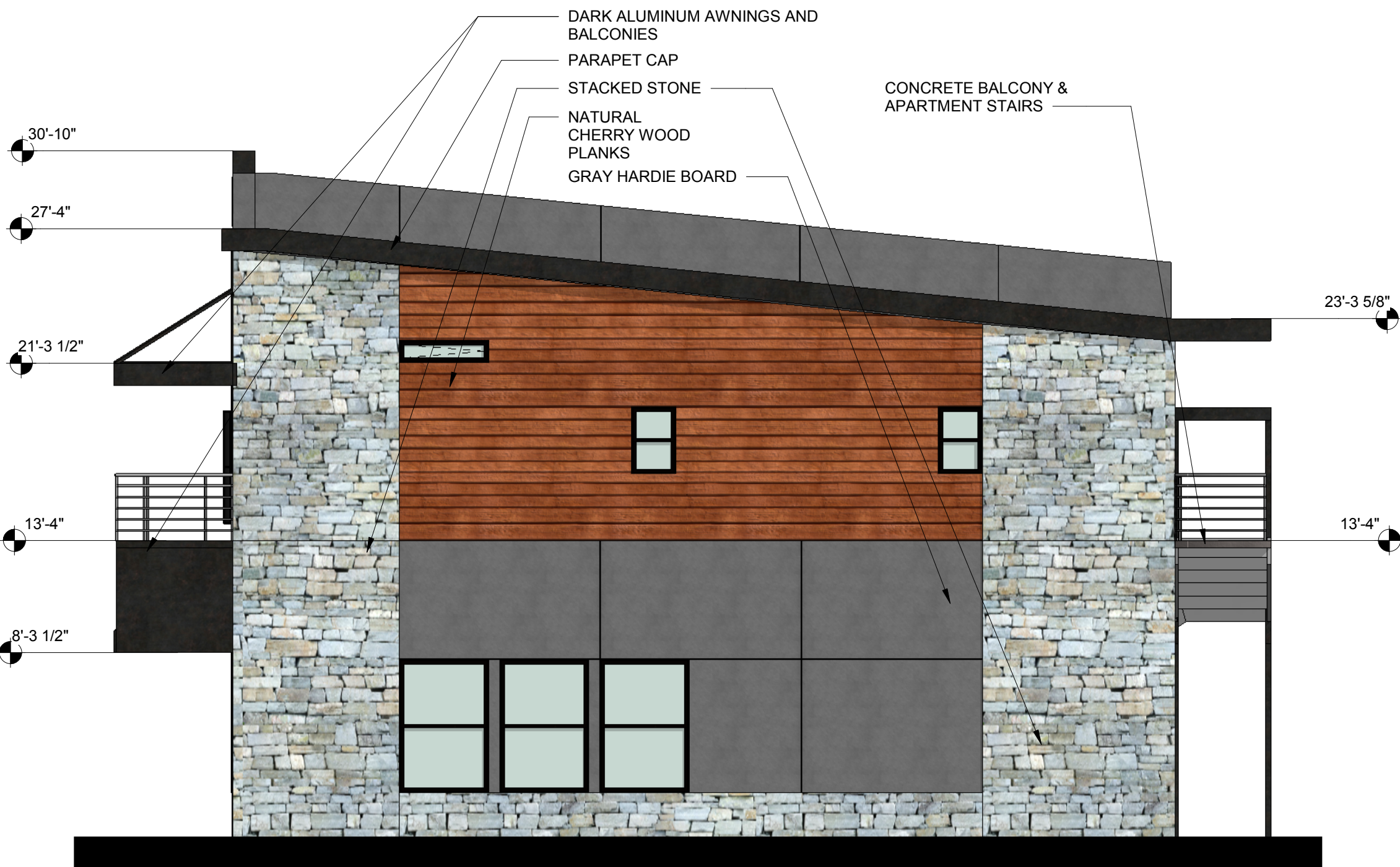
	SF	%
Left		
Total area	958	100.0%
Primary:		59.8%
Trim:		40.2%
Stone	470	49.1%
Fiber Cem	103	10.8%
Wood	284	29.6%
Metal	101	10.5%



5

EXTERIOR RENDER

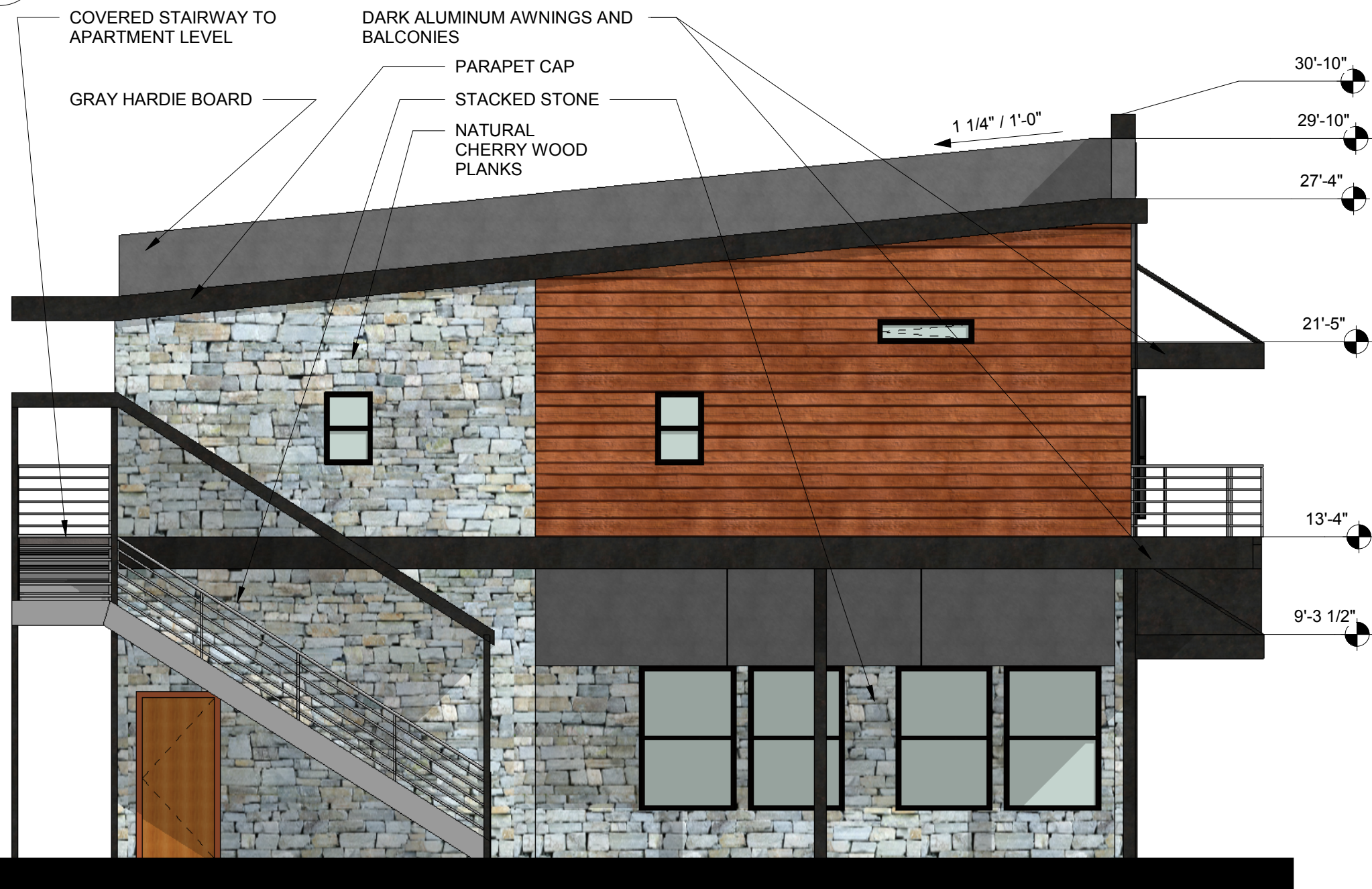
1/4" = 1'-0"



4

RIGHT FACADE ELEVATION

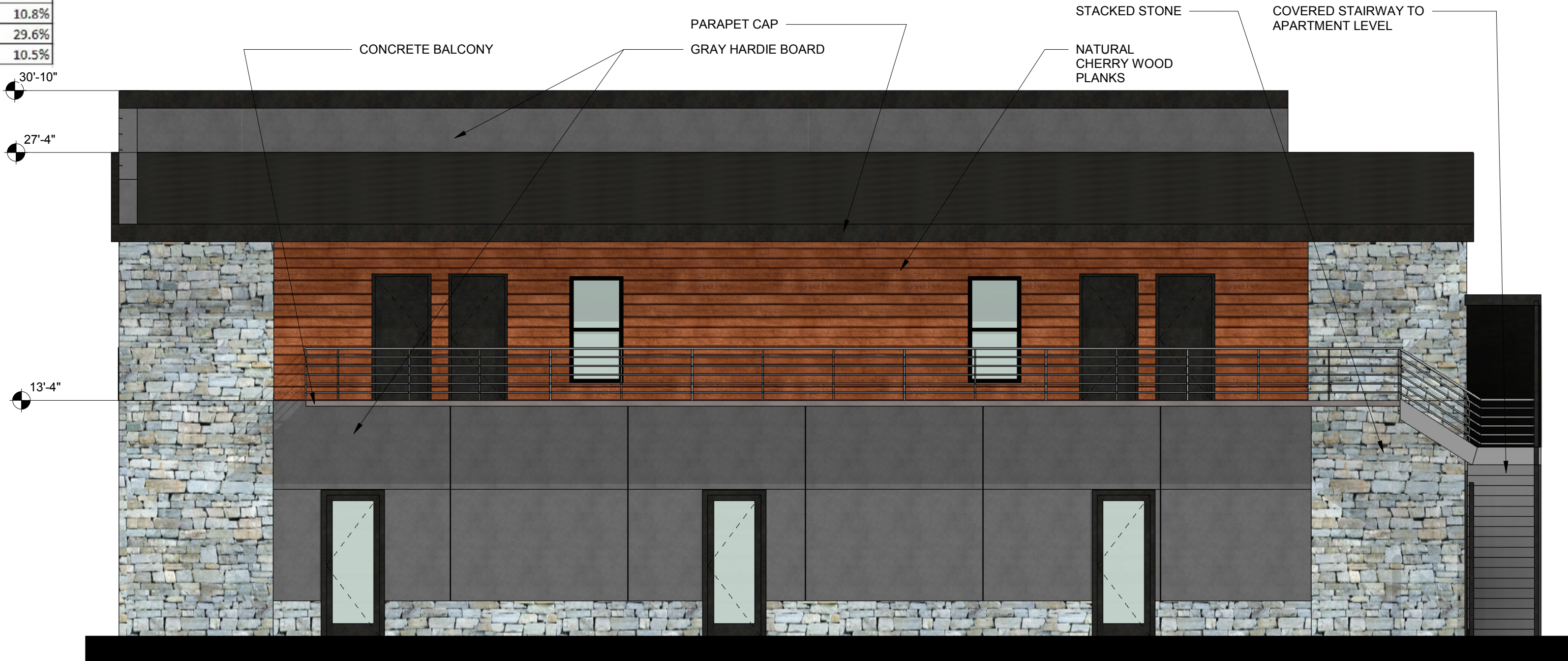
3/16" = 1'-0"



2

LEFT FACADE ELEVATION

3/16" = 1'-0"



3

BACK FACADE ELEVATION

3/16" = 1'-0"

Remove signage from elevations. All signage shall require a separate permit.



1

FRONT FACADE ELEVATION

3/16" = 1'-0"

LARGE SCALE DEVELOPMENT STAFF REPORT



Strategy Systems

3202 SE Moberly Lane

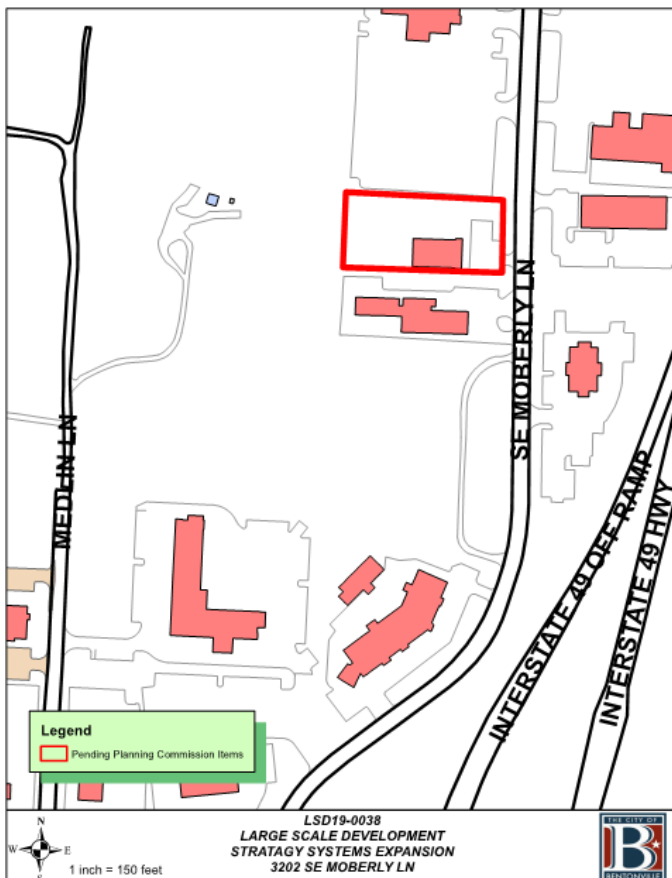
PC Date: 9/17/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0038
Applicant / Current Owner	Cooley Property Holdings, LLC PO Box 2136 Rogers, AR 72757
Site Area	+/- 1 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Art Warehouse/Gallery

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

Location Map



Property Description

This property is located west of SE Moberly Lane and north of SE Walton Boulevard. The property is currently zoned C-2, General Commercial with a Future Land Use classification of General Commercial.

Project Details

Large scale development proposing the renovation of an existing warehouse structure on SE Moberly Lane into an art warehouse. The use includes an office/retail storefront and art storage.

The development provides a total of twenty-two parking spaces and an approximately 5,700 square foot addition to the existing structure.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards, as outlined within the Zoning and Land Development Codes, should accommodate any increases in traffic to the area.

Waivers

Five waiver requests:

- A waiver from Article 1100, Section 1100.21, Design Standards for Large Scale Developments, Subsection E, Building Material, of the Land Development Code. The applicant requests that architectural metal panel be accepted as a primary material on their exterior façade.
- A waiver from Article 1200, Section 1200.01, Off-Site Improvements, of the Land Development Code. The applicant requests that they not be required to provide required road improvements.
- A waiver from Article 1400, Section 1400.06, of the Land Development Code. The applicant requests that a street frontage width of 13.5-feet be accepted as opposed to the 20-feet required by ordinance.
- A waiver from Section 5.4.2 of the Bentonville Drainage Manual. They request that their building be allowed to be located five-feet from their detention pond as opposed to the 20-feet required by ordinance.
- A waiver from Section 5.4.1 of the Bentonville Drainage Manual. The applicant requests that their detention pond be allowed to cross lot lines, which is not allowed per the ordinance.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver requests. However, City Planning and Engineering Staff have reviewed and feel they can support each of the waiver requests.



Expedient Civil Engineering, PLLC

11 Newnham Lane
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

August 30, 2019

John Stanley
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WAIVER REQUESTS
STRATEGIC SYSTEMS LARGE SCALE DEVELOPMENT
3202 S MOBERLY LANE, BENTONVILLE, AR
ECE PROJECT NO. 19-1010
CITY PROJECT NO. LSD19-0038**

Dear Mr. Stanley:

The purpose of this letter is to request waivers for selected items required by Bentonville City Code. First, we would like to request a waiver for street improvements to Moberly Lane (**Section 1200.01**). We understand that staff is in support of this waiver request. It is our understanding that there are no immediate plans to improve Moberly Lane and a fee in-lieu of the improvements would not be utilized in the time period specified in the ordinances. A drainage easement will be dedicated across the north end of the site to accommodate overflow runoff from the east side of Moberly Lane for storms exceeding the 25-year storm event. The property could have been used for parking. We see this as a trade-off for street improvements. Also, the property does not have a lot of frontage along Moberly. It seems more logical to improve a road in larger segments rather than piecing it together from various developments. Second, a reduction in greenspace from the existing edge of pavement to the front of sidewalk from 20' to 13.5' is being requested (**Section 1400.06**). A 35' right of way from centerline of road has been agreed upon for Moberly Lane. Installing the required 6' sidewalk at the right of way will result in a 13.5' greenspace. Thirdly, we request a waiver for the required 20' distance from a building to a detention pond (**Section 5.4.2 of the Drainage Manual**). The existing detention pond already encroaches onto the required distance and we are proposing an additional building that will be located within 5' of the detention pond. Fourth, we would like to request a waiver from **Section 5.4.1 of the Drainage Manual** requiring detention to be contained within the property. The existing detention pond to the south currently flows into the existing onsite detention pond. To obtain enough volume and to improve the relationship of the ponds, we are requesting a waiver from this requirement. We understand that mutual drainage easements for both parcels must be recorded with the filing number listed on the plans. Thank you for your

Mr. John Stanley
August 30, 2019
Page 2

consideration of these waivers and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Tim Harrell

08 April 2019
Cooley Gallery
3203 SE Moberly Lane

Waiver Narrative

On behalf of Cooley Property Holdings LLC, Tim Harrell 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:

1. 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 is adjacent to properties with buildings using the same materials and applying them in a contemporary design similar to the proposed exterior.
2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant:
The granting of this waiver will ensure a more pleasing aesthetic. The proposed additional flat steel panels and concrete panels over the existing metal building panels at the building elevations that are more visible improves the overall aesthetic. These new panels are related design features in contemporary commercial buildings in close proximity to this site.
3. 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 flat steel and concrete panels require less maintenance.
4. 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.

STRATEGY SYSTEMS LARGE SCALE DEVELOPMENT

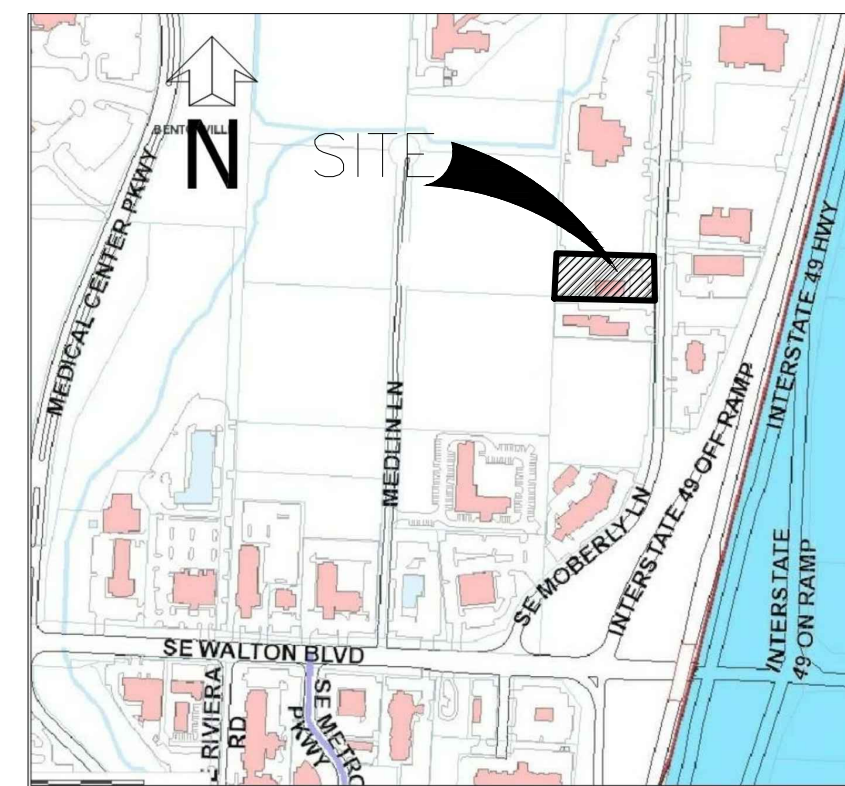
3202 MOBERLY LANE

BENTONVILLE, ARKANSAS

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
 2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
 3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
 4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 5. **PUBLIC CONVENIENCE AND SAFETY:**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 6. **GRADING NOTES:**
 - A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
 - B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
 - D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
 - E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
 - F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 - G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
 - H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
 - I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
 - J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
 - K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
7. **PAVING NOTES:**
 - A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
 8. **CONCRETE NOTES:**
 - A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
 - C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
 - D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.
 9. **UTILITY NOTES:**
 - A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE CITY OF BENTONVILLE (CITY), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
 - B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
 - C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
 - D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST BENTONVILLE WATER UTILITIES STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
 10. **BLASTING AND EXPLOSIVE MATERIALS:**
 - A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
 - B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER STRATEGY SYSTEMS, INC.	3202 MOBERLY LANE BENTONVILLE, ARKANSAS 72712	(800) 404-7771
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T	627 WHITE ROAD SPRINGDALE, ARKANSAS 72766	(479) 442-1963
WATER DEPARTMENT MR. PRESTON NEWBILL	3200 SW MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	(479) 271-3140
CITY OF BENTONVILLE PLANNING MR. JON STANLEY	305 SW A STREET BENTONVILLE, ARKANSAS 72712	(479) 271-3122
CITY OF BENTONVILLE (DRAINAGE & STORMWATER) MRS. ELLEN NORVELL	3200 SW MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	(479) 271-3168
CITY OF BENTONVILLE (FIRE MARSHAL) MR. JAKE PEEMSTER	305 SW A STREET BENTONVILLE, ARKANSAS 72712	(479) 271-3106
BENTONVILLE ELECTRIC DEPARTMENT MR. TRAVIS MATLOCK, PE	3200 SW MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	(479) 273-3135
COX COMMUNICATIONS MR. KIP SMITH	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 274-0995
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	2	8/30/2019
C2.0	STORMWATER POLLTION PREVENTION PLAN	2	8/30/2019
C3.0	SITE PLAN	2	8/30/2019
C4.0	GRADING PLAN	2	8/30/2019
C5.0	UTILITY PLAN	2	8/30/2019
C6.0	DETAIL SHEET	2	8/30/2019
C7.0	DETAIL SHEET	2	8/30/2019
L1.0	LANDSCAPE PLAN	1	8/30/2019
L1.1	LANDSCAPE DETAILS	1	8/30/2019

NOTE TO CONTRACTOR:

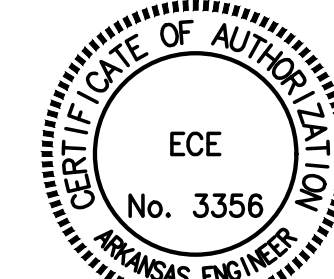
THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

SITE DEVELOPMENT STANDARDS:

SITE AREA (EXCLUDING ROW): 41,047 SF
GROSS FLOOR AREA: EXISTING-4,228 SF
PROPOSED-5,710 SF
SETBACKS: FRONT-50'
SIDE-7'
REAR-20'
% PERVIOUS: 19,557 SF/41,047 SF
47.6%
BUILDING HEIGHT: 16'

ZONING:

C-2 - GENERAL COMMERCIAL
USE - OFFICE, WAREHOUSE, & ART GALLERY ASSEMBLY



CITY OF BENTONVILLE PROJECT NO. LSD19-0038

Know what's below.
Call before you dig.



Date	7/22/2019
Comments	PER CITY COMMENTS
Rev	1

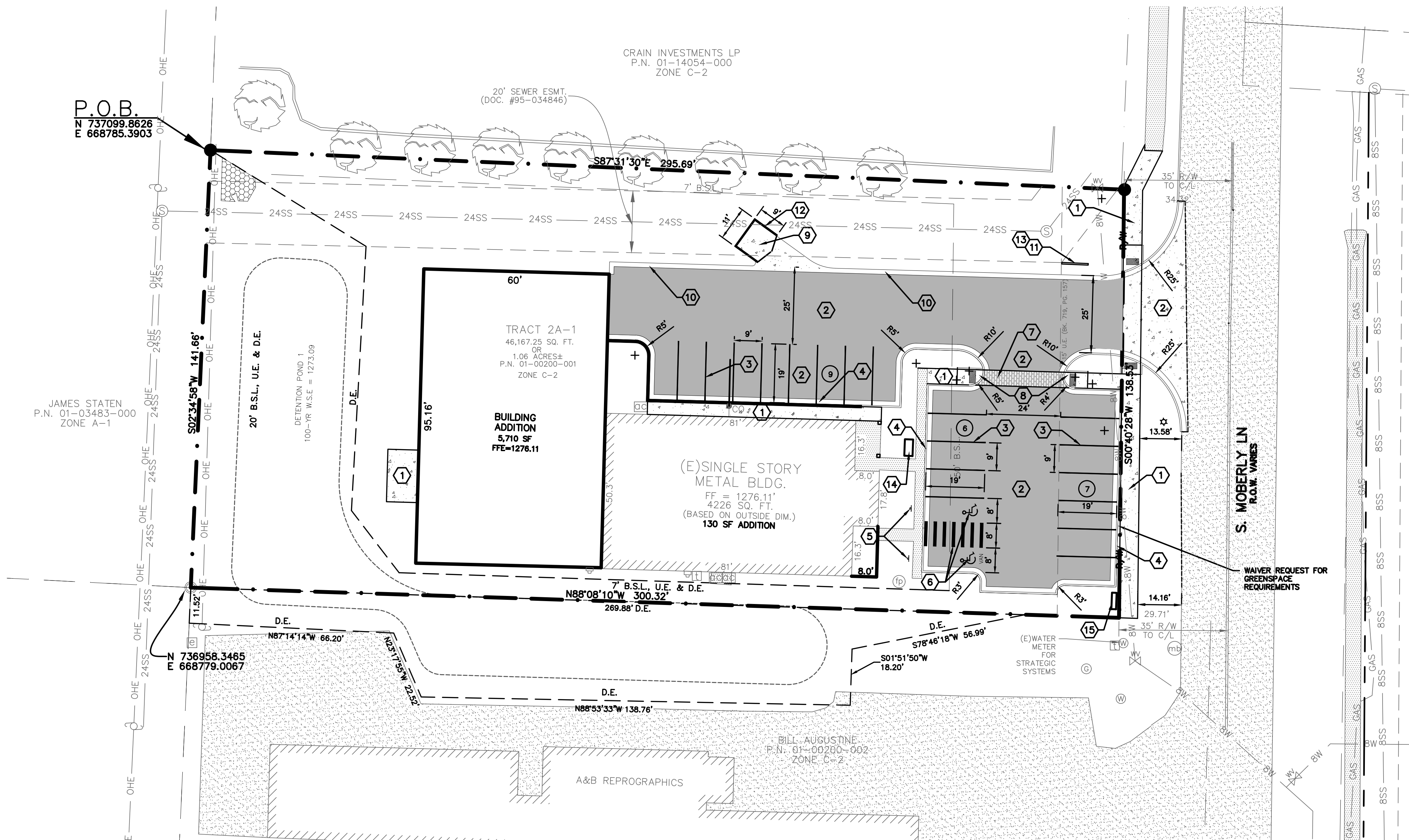
STRATEGY SYSTEMS	BENTONVILLE, ARKANSAS
3202 MOBERLY LN	
STRATEGY SYSTEMS	3202 MOBERLY LN, BENTONVILLE, AR 72712

11 NEWNAM LANE
BELLA VISTA, AR 72714
EMAIL: jason@ece-sd.com



DRAWN BY: JEI
CHECKED BY: JEI
DATE 5/8/2019
JOB NUMBER 19-1010
SHEET NAME COVER SHEET
File No. 19-1010.dwg
C1.0

C:\Users\member\Documents\ECE Business\Projects\19-1010 Strategic Systems\Drawings\19-1010.dwg

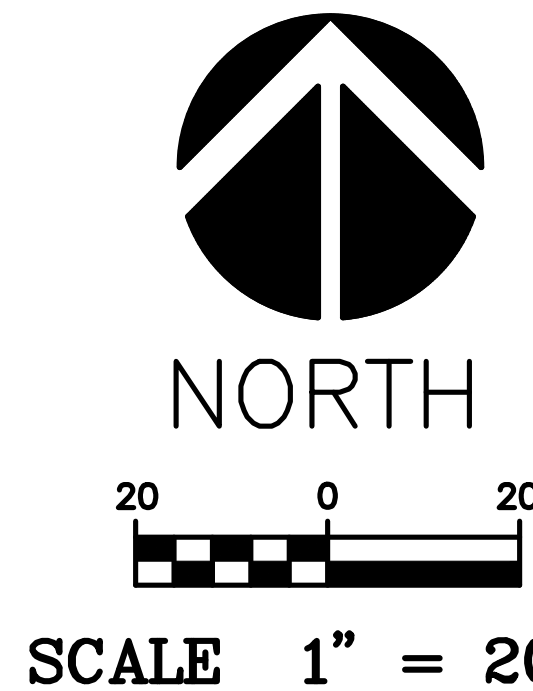


FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

KEYNOTES:

- 4" STANDARD CONCRETE SECTION. REFER TO DETAIL 5/C6.0.
- STANDARD DUTY ASPHALT PER DETAIL 6/C6.0.
- 4" WHITE PARKING STRIPING
- CURB AND GUTTER PER DETAIL 7/C6.0.
- HANDICAP SIGN PER DETAIL 8/C6.0.
- ACCESSIBLE PARKING STRIPING PER DETAIL 9/C6.0.
- PUBLIC WALKWAY CONNECTION
- ACCESSIBLE RAMP PER DETAIL 11/C6.0.
- HEAVY DUTY CONCRETE SECTION PER DETAIL 12/C7.0.
- CONCRETE RIBBON CURB PER DETAIL 10/C6.0.
- APPROXIMATE NEW SIGN LOCATION
- TRASH ENCLOSURE TO BE PORTABLE PANELS TO MATCH EXTERIOR OF BUILDING (REFER TO ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE DETAILS) MINIMUM INSIDE DIMENSIONS OF DUMPSTER ENCLOSURE SHALL BE 9' IN DEPTH BY 11' IN WIDTH.
- ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT AND MUST MAINTAIN 5' FROM ALL PUBLIC UTILITIES.
- BIKE RACK PER CITY OF BENTONVILLE SPECIFICATIONS
- PARK BENCH PER CITY OF BENTONVILLE SPECIFICATIONS



LEGEND

FOUND IRON PIN	●
SET IRON PIN	○
PROPERTY LINE	—
EXISTING BARBED WIRE FENCE	X
EXISTING EASEMENT	—
EXISTING ASPHALT	—
EXISTING CONCRETE	—
EXISTING CURB	—
EXISTING CENTERLINE OF ROAD	—
PROPOSED CURB	—
PROPOSED CONCRETE	—
PROPOSED 5' SIDEWALK	—
PROPOSED STANDARD ASPHALT	—
PROPOSED HANDICAP SIGN	—
PROPOSED SETBACK	—

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
11 NEWNHAM LANE
BELLA VISTA, AR 72714

DEVELOPER:

STRATEGY SYSTEMS, INC.
3202 MOBERLY LANE
BENTONVILLE, AR 72712

ZONING:

C-2 - GENERAL COMMERCIAL
USE - OFFICE AND WAREHOUSE

SETBACKS:

FRONT: 50'
SIDE: 7'
REAR: 20'

PARKING REQUIREMENTS:

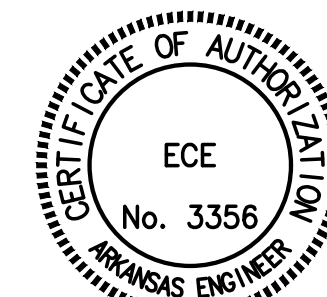
- OFFICE - 1 SPACE PER 300 SF, ART GALLERY ASSEMBLY - 1 SPACE PER 200 SF
- OFFICE - 1,580 SF, ART GALLERY ASSEMBLY - 2,776 SF
- NUMBER OF PARKING SPACES REQUIRED - 19 SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 20 SPACES
- NUMBER OF HANDICAP SPACES PROVIDED - 2 SPACES
- TOTAL SPACES PROVIDED - 22 SPACES

GREENSPACE:

TOTAL LOT AREA (EXCLUDING ROW): 41,047 SF
IMPERVIOUS AREA: 21,490 SF
PERVIOUS AREA: 19,557 SF
% PERVIOUS: 47.6%

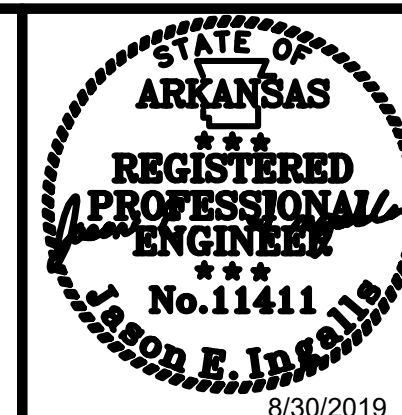
NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- NO NEW LIGHTING IS PROPOSED. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.



CITY OF BENTONVILLE PROJECT NO. LSD19-0038

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Date	7/22/2019
Comments	PER CITY COMMENTS
Rev	1

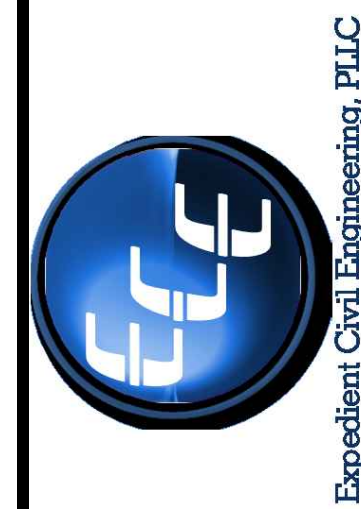
STRATEGY SYSTEMS

BENTONVILLE, ARKANSAS
3202 MOBERLY LN

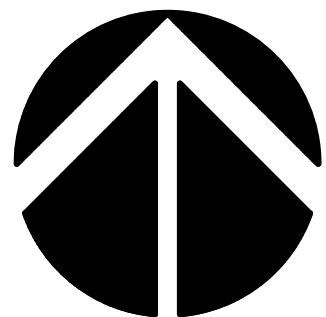
STRATEGY SYSTEMS

3202 MOBERLY LN, BENTONVILLE, AR 72712

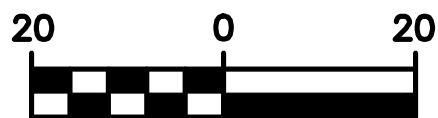
11 NEWNHAM LANE
BELLA VISTA, AR 72714
EMAIL: jason@ece-llc.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/8/2019
JOB NUMBER	19-1010
SHEET NAME	SITE PLAN
File No.	19-1010.dwg
C3.0	



NORTH

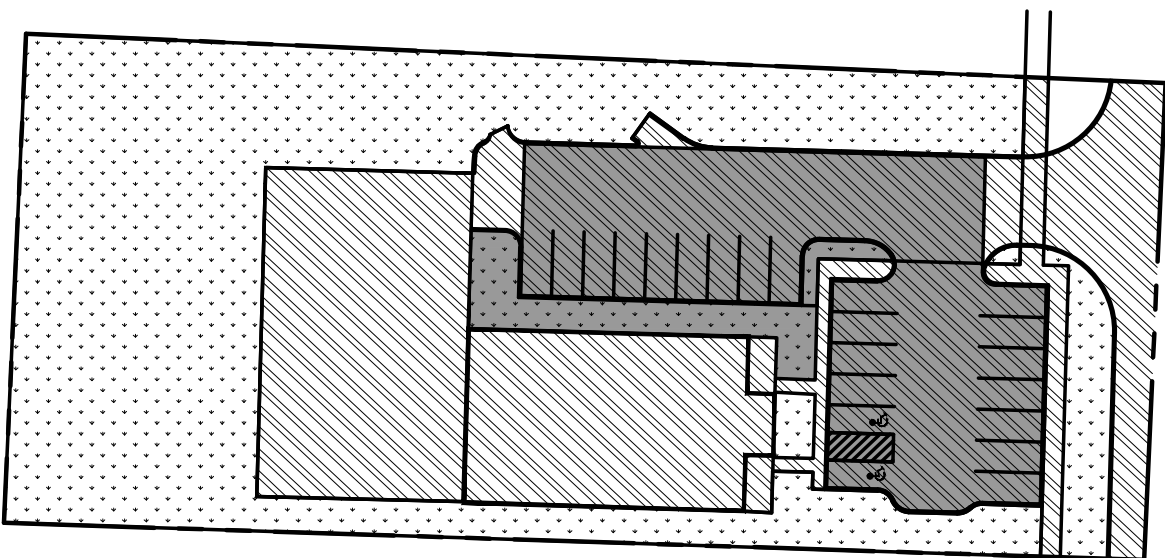


SCALE 1" = 20'

LANDSCAPE GENERAL NOTES

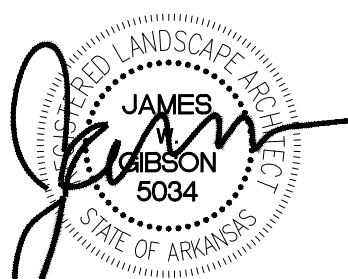
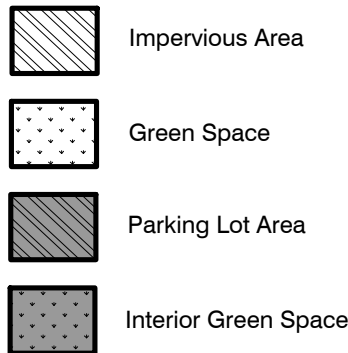
- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE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

GREENSPACE CALCULATIONS KEY MAP N.T.S.



Interior Green Space Calculations:

Total Parking Lot Area: 9,010 S.F.
Total Interior Green Space Required: 721 S.F. (8%)
Total Interior Green Space Provided: 1,003 S.F. (11.1%)



LANDTEK STUDIOS
2603 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721 8/30/19



CITY OF BENTONVILLE PROJECT NO. LSD19-0038

Know what's below.
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LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	6	6
112 LF STREET FRONTAGE	112/20=5.6 (6 TREES)		
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER	16	16
801 LF PERIMETER	801/50=16 (16 TREES)		
PARKING LOT GREENSPACE	8% GREENSPACE AREA OF PARKING LOT AREA	721 SF	1,003 SF
9,010 / 100 = 9.01% GREENSPACE REQUIRED			
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA 721/125=5.8 (6 TREES)	6	6

TREE DESIGNATIONS

S STREET TREES
P PARKING LOT TREES
R PERIMETER TREES

PLANT SCHEDULE

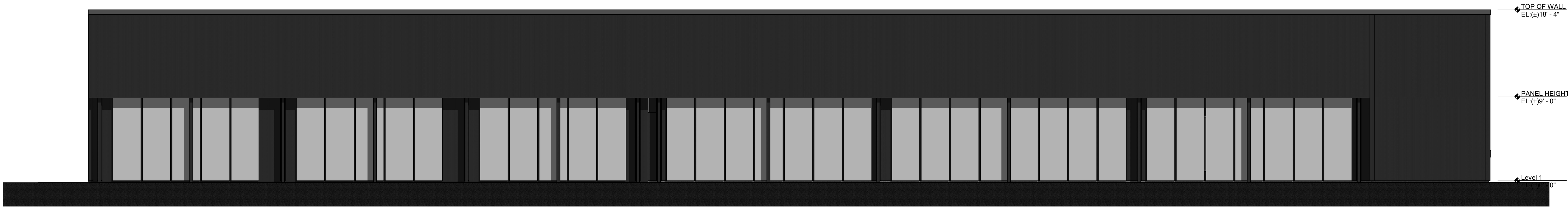
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	8
	PC	Prunus x yedoensis 'Cascade Snow' / Cascade Snow Cherry	B & B	2.5"Cal		9
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		5
	ZS	Zelkova serrata / Sawleaf Zelkova	B & B	2.5"Cal		6
SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			25,938 sf

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ECC, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Date	8/29/2019
Comments	7/22/2019
Rev	1
STRATEGY SYSTEMS	BENTONVILLE, ARKANSAS
STRATEGY SYSTEMS	3202 MOBERLY LN, BENTONVILLE, AR 72712
11 NEWHAM LANE BELLA VISTA, AR 72714 P. (501) 758-5300 BNAI.leson@ecc-inc.com	
	Expedient Civil Engineering, PLLC
DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/8/2019
JOB NUMBER	19-1010
SHEET NAME	LANDSCAPE PLAN
File No.	ACAD-1100land 2019-07-26.dwg
	L1.0



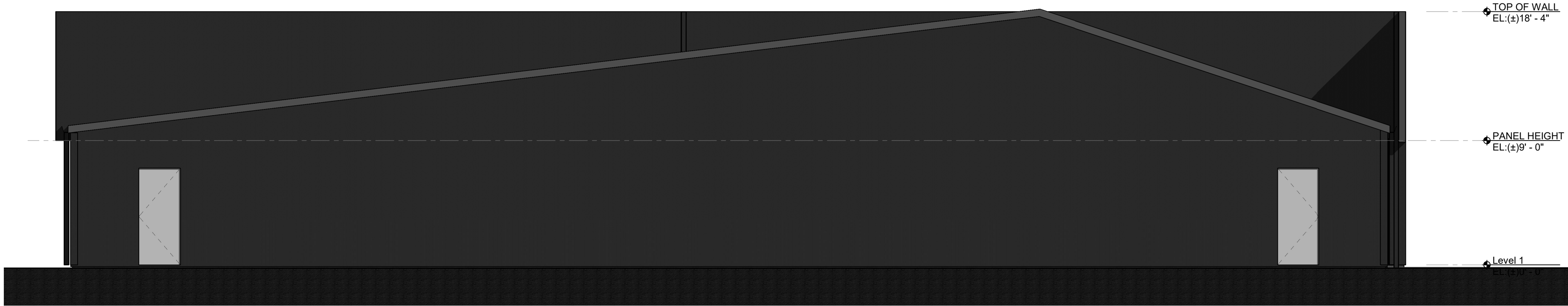
4 North Elevation
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"



1 West Elevation
3/16" = 1'-0"

ED COOLEY GALLERY
MOBERLY LANE BENTONVILLE ARKANSAS

architects 226 inc. 38 w. trenton blvd. fayetteville, arkansas 72701 479.251.1085

18002
07/04/18
DRW Author
CHK Checker

BLDG ELEVATIONS

ORDINANCE STAFF REPORT

Pg. 1



Zoning Ordinance Amendments

PC Date: 10/15/2019

Reviewer: Shelli Kerr, AICP, Planning Services Mngr

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

From time to time, staff reviews the existing zoning code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to amend Chapter 14 Zoning Code.

Ordinance Section 2: Table of Uses

ISSUE	RECOMMENDATION
1. Uses. Over time, new land uses are introduced and need to be addressed in the code. Recent requests include urban farms and event centers.	Sec. 401.05 Table of Uses. • Add “urban farm” and “event center” as a land use and establish districts where such uses are allowed by right, by condition use or as an accessory use.
2. Commercial in DN-4. The description of the DN-4 district indicates that commercial uses are encouraged as part of a mixed use building. However, several are allowed either by right or as a conditional use in the Table of Uses.	• Change retail uses shown as “allowed” to “accessory use.”

Att. A: Zoning Definitions (Sec. 201.02)

ISSUE	RECOMMENDATION
3. New and revised definitions. Clear definitions are necessary for code interpretation. Several definitions should be revised and a few added.	Sec. 201.02 Definitions. • Revise definitions for: community garden, conference/convention center, dwelling, dwelling unit, single-family dwelling, condominium, townhouse, two-family dwelling, and temporary uses. • Add new terms and definitions for: event center, urban garden, single-family attached, temporary structure, and shipping container.

ORDINANCE STAFF REPORT

Pg. 2

Att. B: Residential District Standards (Sec. 401.07)

ISSUE	RECOMMENDATION
4. Lot standards. Current code allows single family and townhouses in the R-2, R-3 and R-4 districts, however, does not provide the lot and area standards for those uses.	Sec. 401.07 (c) Residential (R) districts lot and area standards. • Add single-family building type to the R-2 and R-4 districts with associated lot and area regulations. • Add townhouse unit and townhouse structure building types to the R-2, R-3 and R-4 districts with associated lot and area standards.
5. Lot depth. Lot depth is not a necessary regulation. The lot area, lot width and setbacks will determine the depth needed.	• Delete the minimum lot depth column and associated regulations.
6. Street frontage. The minimum street frontage for culdesacs and R-3, R-4, R-MH, R-ZL and R-O is 35 feet. This requirement can be difficult to meet, especially for cul-de-sacs and more dense residential districts.	• Change the street frontage requirement for cul-de-sacs and R-3, R-4, R-MH, R-ZL and R-O zoning districts from 35' to 20', adequate to accommodate a standard driveway and necessary utility easements.

Att. C: Downtown Neighborhood District Standards

ISSUE	RECOMMENDATION
7. Uses. Single-family is an allowed use in the DN-4 district, however, is not indicated as a building type allowed in the DN-4 district.	Sec. 401.07-B (b) DN districts building types allowed. • Add single-family building type as allowed in the DN-4 district.
8. Lot coverage. Exterior lots are typically larger to meet exterior side setback requirements. Therefore, to compensate for the greater side setback requirements, the lot coverage on an exterior lot should be 5% higher than that of interior lot coverage.	Sec. 401.07-B(c) DN districts lot and area standards. • Change all exterior /corner lot coverage to 5% higher than the interior lot coverage.

ORDINANCE STAFF REPORT

Pg. 3

ISSUE

RECOMMENDATION

9. **Lot splits.** In the DN districts, the city has received requests to split traditional two-family structures onto separate lots, creating a single-family attached building type. Similarly, townhouses can be developed as several units on one lot, but developers often want the opportunity to split individual units onto separate lots. The current code does not have a mechanism to split such structures onto separate lots.
10. **Side setbacks.** The interior side yard setback calculation has been confusing, difficult to implement and has not achieved the desired goals. Staff recommends revising the setbacks to a specific number rather than a calculation.
- Add the following building types and associated lot and area standards to the DN-2, DN-3 and DN-4 districts:
 - o Single-family attached – unit
 - o Single-family attached – structure
 - o Townhouse – unit
 - o Townhouse - structure
- Sec. 401.07-B(d) DN districts setback standards.**
- Delete the “Total minimum interior side yard setback” column and associated regulations.
 - Revise Yard 1 to read “detached yard.” Make all building types in DN-1 and DN-2 have an interior detached side yard setback of 7’.
 - Revise Yard 2 to read “attached yard” and make all districts and building types 0’.

Att. D: Accessory Uses & Structures

ISSUE

RECOMMENDATION

11. **Accessory uses and structures.** The footprint and setback requirements for accessory structures and accessory dwelling units are conflicting and becoming confusing to enforce. Staff recommends combining into one section to treat ADU’s when detached, similarly as any other accessory structure.
- Sec. 601.01 Accessory nonresidential buildings and 601.02 Accessory dwelling units (ADUs).**
- Combine the regulations for all accessory structures into one section for consistency.
 - For ADUs, change the *maximum size* of 800 sq. ft .to maximum *footprint* of 720 sq. ft. (consistent with other accessory structures). Increase size from 40% to 50% of the sq. ft. of the primary structure.
 - Increase side and rear setbacks from 5’ to 7’.
 - Allow a 5’ setback for accessory nonresidential structures of 200 sq. ft. or less.

ORDINANCE STAFF REPORT

Pg. 4

Att. E: Temporary Uses & Structures

ISSUE	RECOMMENDATION
12. Temporary events and structures. The regulations for temporary uses and structures are vague and not accommodating for recent requests for temporary use and structures, including increased use of shipping containers used for storage purposes.	Sec. 601.25 Temporary uses and structures. Separate temporary uses into short-term (no conditional use permit, 3 consecutive days, twice per year) and long-term (conditional use permit with additional regulations). This allows those more unique temporary uses and structures to come through the conditional use process and for the planning commission to establish conditions based on the unique use or structure. Storage shipping containers are long-term temporary structures.

Att. F: Signs

ISSUE	RECOMMENDATION
13. Special event signs. Current code does not address signs used during temporary special events.	Sec. 801.13 Signs allowed without a sign permit. For temporary uses, establish a total display area of 36 sq. ft. and allow air-activated signs, otherwise prohibited.
14. Outdoor vendor signs. Current code does not address signs for outdoor vendors.	Add section regulating outdoor vendor signs: attached signs not to exceed 15% of the area of the vendor conveyance and one sandwich board sign within the area allowed for the vendor.
15. DN district signs. Current code does not specify regulations for DN districts. Based on district character, signs in DN-1 and DN-2 districts should be the same as residential districts and DN-3 and DN-4 should be the same as the DC and DE districts.	Sec. 801.15 Signs allowed with a sign permit. - Add DN-1 and DN-2 to the column with the residential zoning districts. - Add DN-3 and DN-4 to the column with the DC and DE districts.
16. Wall signs. Limiting wall signs to one per wall is restrictive.	Change regulation from <i>one wall sign</i> to a <i>cumulative total of all sign faces</i> on the wall not to exceed 15% of wall area.
17. Off-site signs. Current code infers that off-site commercial message signs are prohibited but is not clearly stated.	Sec. 801.16 Prohibited signs. - Add an exception for air-activated graphics for special events. - Prohibit off-site commercial message signs.

ATTACHMENT A

Zoning Definitions

Underlined text to be added and strikethrough text to be deleted.

Sec. 201.02 Definitions

Community garden: A site Publicly or privately owned land used for ~~growing~~ the cultivation of fruits, vegetables, plants, for food, fiber, herbs and/or flowers, which is shared and maintained by community residents. by multiple users, where the primary purpose is to for education and/or to serve as a local food source or recreation for individuals without access to a home garden.

Conference/Convention Center: ~~One or more structures~~ Multipurpose commercial facilities with accommodating multiple assembly, meeting, and or exhibit rooms or spaces and related support facilities, such as full kitchens, offices, and lodging for the primary purpose of hosting business and professional conferences, conventions, meetings, and trade shows.

Dwelling: A house, apartment building or other stationary part of a building designed or primarily used for human habitation containing permanent facilities for living, sleeping, cooking, and sanitation for occupancy by one or more families. This definition does not include a recreational vehicle trailer, hotel, dormitory, hospital or other accommodations for the transient public or group living or sleeping accommodations.

Dwelling unit: A room or group of rooms ~~within a dwelling and forming a single habitable unit~~ complete, independent living unit with permanent facilities for living, sleeping, ~~and cooking,~~ and sanitation.

Dwelling, Condominium: A single dwelling unit in a multi-family structure that is separately owned from the wall in and that may be combined with an undivided interest in the ground, common areas and facilities of the property.

Dwelling, Single-family: A detached residence dwelling primarily designed for or occupied by one family only.

Dwelling, Single-family attached: Two side-by-side single-family dwellings attached by a common wall extending from the ground to the roof, with all exits opening directly to the outside, and each unit located on or capable of being located on a separate lot.

Dwelling, Townhouse unit or Row House: ~~One of a group of no less than three, nor more than twelve, attached dwelling units, each dwelling unit~~ A single dwelling unit in a townhouse structure attached to the adjoining dwelling unit by a common wall extending from the ground to the roof with all exits opening directly to the outside, and ~~located on,~~ or capable of being located on, a separate lot.

Dwelling, Townhouse structure: A dwelling structure consisting of three or more attached townhouse dwelling units.

Dwelling, Two-family: A residence dwelling structure designed for or occupied by two families only with separate housekeeping living, sleeping, cooking, and sanitation ~~and cooking~~ facilities for each dwelling unit and

ATTACHMENT A Zoning Definitions

Underlined text to be added and strikethrough text to be deleted.

not located on or capable of being located on a separate lot. This definition shall include a duplex and shall not include “dwelling, accessory” or “single family attached”. which ~~is~~ are separately defined.

Event Center: A multi-purpose commercial facility with single or multiple assembly rooms or spaces and related support facilities, such as catering kitchens, indoor/outdoor seating and stage or event area for the primary purpose of hosting special events such as graduations, weddings, anniversaries, holiday gatherings, corporate functions or parties, concert settings, and general get-togethers.

Residence: ~~A building or part of a building containing one or more dwelling units or rooming units. However, residences do not include:~~

- ~~A. Such transient accommodations as transient hotels, motels, tourist homes, or similar establishments, or~~
- ~~B. Dormitories, fraternity or sorority houses, monasteries or convents, or similar establishments containing~~
- ~~C. group living or sleeping accommodations; or~~
- ~~D. Nurses’ residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facility uses. See also “Dwelling.”~~

Temporary Uses: Land uses that are not permanent in nature and often include, but are not limited to, carnivals, circus, tent revivals, real estate sales offices, construction facilities, special sales events, community events, private special events, and Christmas tree stands.

Temporary Structure: Structures that are not attached to a permanent foundation, are not connected to water or sewer, and are not permanent in nature, often including, but not limited to tents, other structures with open walls, and shipping containers used for temporary storage.

Urban Farm: Publicly or privately owned land used for the cultivation of fruits, vegetables, plants, flowers, and/or herbs by an individual, organization or business with the primary purpose of growing food for sale located in a zoning district other than A-1, Agricultural.

Shipping Container: A container fabricated for the purpose of transporting freight or goods on a truck, railroad or ship, including cargo containers, shipping containers, storage units or other portable structures placed on private property and used for storage of items.

ATTACHMENT B

Residential Districts Standards

Underlined text to be added and strikethrough text to be deleted.

Sec. 401.07 Residential districts regulations.

(c) Residential (R) districts lot and area standards.

(1) The table below establishes minimum residential lot and area standards.

RESIDENTIAL (R) DISTRICTS LOT AND AREA STANDARDS

District	Building type	Min. Lot area (sq. ft.)	Min. Land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage	
				Min. lot width	Max. lot width		Interior lot	Exterior / corner lot
R-E	All	87,120 (2 acres)	-	100'	-	100'	10%	10% <u>15%</u>
R-1	All	6,000	-	60'	-	100'	40%	45%
R-2	<u>Single-family</u>	<u>6,000</u>	-	<u>60'</u>	-	100'	<u>40%</u>	<u>45%</u>
	Two-family	7,000	-	70'	-	100'	50%	55%
	Townhouses - <u>unit</u>	10,000 / dev. 2,000 / lot <u>3,000</u>	3,500 =	14' (interior) 21' (exterior) <u>30'</u>	-	100'	50%	55%
	<u>Townhouse - structure</u>	<u>10,500</u>	<u>3,500</u>	<u>105'</u>	-		<u>65%</u>	<u>70%</u>
	All others	6,000	6,000	60'	-	100'	40%	45%
R-3	Single-family	6,000	-	60'	-		40%	45%
	Two-family	7,000	-	70'	-	100'	50%	55%
	<u>Townhouse - unit</u>	<u>2,500</u>	=	<u>25'</u>	=		<u>50%</u>	<u>55%</u>
	<u>Townhouse - structure</u>	<u>9,000</u>	<u>3,000</u>	<u>90'</u>	=		<u>50%</u>	<u>55%</u>
	All others	6,000	6,000	60'	-	100'	40%	45%
R-4	<u>Single-family</u>	<u>6,000</u>	=	<u>60'</u>	=		<u>40%</u>	<u>45%</u>
	Two-family	7,000	--	65'	-	100'	50%	55%
	<u>Townhouse - unit</u>	<u>2,500</u>	=	<u>25'</u>	=		<u>50%</u>	<u>55%</u>
	<u>Townhouse - structure</u>	<u>9,000</u>	<u>3,000</u>	<u>90'</u>	=		<u>50%</u>	<u>55%</u>
	All others	10,000	--	65'	-	100'	50%	55%
R-MH	Manufactured home lots	4,500	4,500	50'	-	100'	30%	35%
	Manufactured home parks	11,000	3,500	60'	-	100'	30%	35%
	All others	7,000	7,000	65'	-	100'	40%	45%

ATTACHMENT B

Residential Districts Standards

Underlined text to be added and strikethrough text to be deleted.

RESIDENTIAL (R) DISTRICTS LOT AND AREA STANDARDS

District	Building type	Min. Lot area (sq. ft.)	Min. Land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage	
				Min. lot width	Max. lot width		Interior lot	Exterior / corner lot
R-ZL	Zero lot line	4,000	--	40'	-	100'	60%	65%
R-O	Single-family	6,000	--	60'	-	100'	40%	45%
	Two-family	7,000	--	70'	-	100'	50%	55%
	All others	6,000	6,000	60'	-	100'	60%	65%

- (2) *Street frontage.* Each lot in R-1, R-2, R-C2 and R-C3 zoning districts shall have a minimum street frontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than ~~35~~ 20 feet of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line. Each lot in the remaining residential zoning districts shall have a minimum of ~~thirty five (35)~~ 20 feet of street frontage.

ATTACHMENT C

DN Districts Standards

Underlined text to be added and strikethrough text to be deleted.

Sec. 401.07-B Downtown Neighborhood (DN) districts regulations.

(b) *DN districts building types allowed.*

(1) Standards. For the purposes of the Downtown Neighborhood districts, all structures must be classified as one of the building types below, as defined in Article 201 Definitions.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS
BUILDING TYPES ALLOWED

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						
DN-2	•	•	•				
DN-3	•	•	•	•	•		
DN-4	<u>•</u>	•	•	•	•	•	•

(2) Commercial buildings. Commercial uses allowed in the DN-4 district shall be located within a mixed-use building unless Planning Commission approves a conditional use permit for a single-use commercial building.

ATTACHMENT C DN Districts Standards

Underlined text to be added and strikethrough text to be deleted.

(c) *DN districts lot and area standards.*

(1) Standards. The table below establishes the lot and area standards for all development in the Downtown Neighborhood districts. Accessory dwelling units (ADUs) are permitted in DN-1 and DN-2 on lots with single-family structures and do not require additional land area per the table below, but are subject to additional standards in *Article 601.02 Accessory dwelling units.*

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS
LOT AND AREA STANDARDS

District	Building Type	Min. Lot Area (sq. ft.) (A)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage (C)	
				Min. Lot Width (B)	Max. Lot Width	Interior lot	Exterior /corner lot
DN-1	Single-family	6,000	--	60'	N/A =	40%	40% <u>45%</u>
DN-2	Single-family, alley access	5,000 <u>4,000</u>	--	40'	N/A =	50%	50% <u>55%</u>
	Single-family, no alley access	5,000	--	50'	N/A =	50%	50% <u>55%</u>
	<u>Single-family attached - unit</u>	<u>2,000</u>	=	<u>20'</u>	=	<u>50%</u>	<u>55%</u>
	<u>Single-family attached - structure, alley access</u>	<u>4,000</u>	=	<u>40'</u>	=	<u>50%</u>	<u>55%</u>
	<u>Single-family attached - structure, no alley access</u>	<u>5,000</u>	=	<u>50'</u>	=	<u>50%</u>	<u>55%</u>
	Two-family, alley access	5,000 <u>4,000</u>	--	40'	N/A =	50%	50% <u>55%</u>
	Two-family, no alley access	5,000	--	50'	N/A =	50%	50% <u>55%</u>
	<u>Townhouse – unit</u>	<u>2,000</u>	=	<u>20'</u>	=	<u>60%</u>	<u>65%</u>
	<u>Townhouse cluster - structure</u>	15,000 <u>7,500</u>	2,700 <u>2,500</u>	125' <u>75'</u>	N/A =	60%	60% <u>65%</u>

ATTACHMENT C

DN Districts Standards

Underlined text to be added and strikethrough text to be deleted.

District	Building Type	Min. Lot Area (sq. ft.) (A)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage ©	
				Min. Lot Width (B)	Max. Lot Width	Interior lot	Exterior /corner lot
DN-3	Single-family, alley access	5,000 <u>4,000</u>	--	40'	N/A =	50%	50% <u>55%</u>
	Single-family, no alley access	5,000	--	50'	N/A =	50%	50% <u>55%</u>
	<u>Single-family attached - unit</u>	<u>2,000</u>	=	<u>20'</u>	=	<u>50%</u>	<u>55%</u>
	<u>Single-family attached – structure, alley access</u>	<u>4,000</u>	=	<u>40'</u>	=	<u>50%</u>	<u>55%</u>
	<u>Single-family attached – structure, no alley access</u>	<u>5,000</u>	=	<u>50'</u>	=	<u>50%</u>	<u>55%</u>
	Two-family, alley access	5,000 <u>4,000</u>	--	40'	N/A =	50%	50% <u>55%</u>
	Two-family, no alley access	5,000	--	50'	N/A =	50%	50% <u>55%</u>
	<u>Townhouse - unit</u>	<u>2,000</u>	=	<u>20'</u>	=	<u>65%</u>	<u>70%</u>
	<u>Townhouse cluster - structure</u>	15,000 <u>7,500</u>	2,700 <u>2,500</u>	125' <u>75'</u>	N/A =	65%	65% <u>70%</u>
	Multi-family <u>and all others not listed</u>	20,000 <u>10,000</u>	800	125'	N/A =	65%	65% <u>70%</u>
DN-4	Single-family, alley access	5,000 <u>4,000</u>	--	40'	50'	50%	50% <u>55%</u>
	Single-family, no alley access	5,000	--	50'	N/A =	50%	50% <u>55%</u>
	<u>Single-family attached - unit</u>	<u>2,000</u>	=	<u>20'</u>	=	<u>50%</u>	<u>55%</u>
	<u>Single-family attached – structure, alley access</u>	<u>4,000</u>	=	<u>40'</u>	=	<u>50%</u>	<u>55%</u>
	<u>Single-family attached – structure, no alley access</u>	<u>5,000</u>	=	<u>50'</u>	=	<u>50%</u>	<u>55%</u>
	Two-family, alley access	5,000 <u>4,000</u>	--	40'	50'	50%	50% <u>55%</u>
	Two-family, no alley access	5,000	--	50'	N/A =	50%	50% <u>55%</u>
	<u>Townhouse - unit</u>	<u>2,000</u>	=	<u>20'</u>	=	<u>65%</u>	<u>70%</u>
	<u>Townhouse cluster - structure</u>	15,000 <u>7,500</u>	2,700 <u>2,500</u>	125' <u>75'</u>	N/A =	65%	65% <u>70%</u>
	Multi-family	20,000 <u>10,000</u>	800	125'	N/A =	75%	75% <u>80%</u>

ATTACHMENT C

DN Districts Standards

Underlined text to be added and strikethrough text to be deleted.

District	Building Type	Min. Lot Area (sq. ft.) (A)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage ©	
				Min. Lot Width (B)	Max. Lot Width	Interior lot	Exterior /corner lot
	Mixed-use and all others not listed	10,000	800	75'	N/A <u>=</u>	75%	75% <u>80%</u>

(2) Street frontage. All lots in the DN districts shall have a minimum street frontage of 20'.

(d) DN districts setback standards. The table below establishes the setback standards for the Downtown Neighborhood districts. ~~The required setback for townhouses applies to townhouse clusters. No setback is required between individual townhouse dwelling units within the same townhouse cluster.~~

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS MINIMUM SETBACK STANDARDS

District	Building type	Front Yard		Side Yard					Rear Yard (R)
				Exterior / Corner Side Yard (CS)		Interior Side Yard (S)			
		Min. (F1)	Max. (F2)	Min.	Max.	Total Min. (% of lot width)	Detached Yard-1	Attached Yard 2	
DN-1	Single family- <u>All</u>	15'	25'	15'	N/A =	25%	10' <u>7'</u>	Remainder of total, but no less than 5' <u>0'</u>	25'
DN-2	<u>Single family and Two-family</u>	<u>12'</u>	<u>25'</u>	<u>12'</u>	<u>25'</u>		<u>7'</u>	<u>0'</u>	<u>25'</u>
	Single family with lot width > 50' & two-family <u>with</u> alley access	15'	25'	12'	N/A	30%	7'	Remainder of total, but no less than 5'	25'
	Single family with lot width > 50' & two-family <u>without</u> alley access	15'	25'	12'	N/A	25%	10'	Remainder of total, but no less than 5'	25'
	Single family with lot width equal to or < 50' & two-family	15'	25'	12'	N/A	25%	7'	Remainder of total, but no less than 5'	25'
	Townhouse cluster: block-end, <u>and all others not listed</u>	15' <u>12'</u>	25'	12'	N/A <u>25'</u>	N/A	10'	10' <u>0'</u>	25'

ATTACHMENT C

DN Districts Standards

Underlined text to be added and strikethrough text to be deleted.

District	Building type	Front Yard		Side Yard					Rear Yard (R)
				Exterior / Corner Side Yard (CS)		Interior Side Yard (S)			
		Min. (F1)	Max. (F2)	Min.	Max.	Total Min. (% of lot width)	Detached Yard-1	Attached Yard 2	
DN-3	Single-family and Two-family	10'	20'	10'	20'		7'	0'	25'
	Single family with lot width > 50' & two-family with alley access	15'	25'	10'	N/A	30%	7'	Remainder of total, but no less than 5'	25'
	Single family with lot width > 50' & two-family without alley access	15'	25'	10'	N/A	25%	10'	Remainder of total, but no less than 5'	25'
	Single family with lot width equal to or < 50' & two-family	15'	25'	10'	N/A	25%	7'	Remainder of total, but no less than 5'	25'
	Townhouse cluster	15' 10'	25' 20'	10'	N/A 20'	N/A	10'	10' 0'	25'
	Multi-family: block-end, and others not listed	15' 10'	25' 20'	10'	N/A 20'	N/A	12' 10'	12' 0'	25'
DN-4	Single-family & two-family	10' 8'	20' 15'	8'	N/A 15'	25%	7'	Remainder of total, but no less than 5' 0'	25'
	Townhouse cluster	10' 8'	20' 15'	8'	N/A 15'	N/A	10'	10' 0'	25'
	Multi-family	10' 8'	20' 15'	8'	N/A 15'	N/A	12' 10'	12' 0'	25'
	Mixed-use and others not listed	0'	15'	0'	10' 15'	N/A	0', 8' 12' if adjacent to a non mixed-use building	Same as Yard 1 0'	25'

ATTACHMENT D

Accessory Structures and Uses

Underlined text to be added and strikethrough text to be deleted.

Sec. 601.01 Accessory ~~nonresidential buildings~~ structures.

(a) ~~Attached accessory~~ General. An accessory ~~nonresidential building~~ structure may be erected detached from the principal building, or, except when a stable, may be erected as an integral part of the principal building.

(b) ~~Size~~. ~~An accessory building shall have a footprint no larger than 720 square feet.~~

(1) Standards. The table below establishes the maximum size standards for accessory structures.

	Detached Nonresidential	Detached Accessory Dwelling	Attached Accessory Dwelling
Size			
% of livable floor area of primary structure	40%	40% <u>50%</u>	40% <u>50%</u>
Max. footprint	720 sq. ft.	800 sq. ft and no more than 2 bedrooms <u>720 sq. ft.</u>	--
Lot coverage	As required by zoning district	As required by zoning district	As required by zoning district

(2) Total area. Total area cumulative of all accessory ~~nonresidential buildings~~ structures shall not exceed 40% 50% of the total area of the primary structure.

(3) Exception. ~~Except that ADU's~~ Accessory structures in the A-1 and RE districts may be allowed a maximum footprint of up to 1,000 square feet ~~in size~~.

~~A variance to the requirement may be requested in accordance with Article 301 Administration and Enforcement. An accessory building footprint in excess of 720 square feet shall be required to have a building permit and shall conform to required setbacks and shall not be located in any easement.~~

(c) ~~Setbacks~~. ~~No detached accessory nonresidential building with a footprint of 720 square feet or less shall be located closer than five (5) feet to any side or rear lot line.~~

(1) Standards. The table below establishes the minimum setback standards for accessory structures.

	Detached Accessory Nonresidential	Detached Accessory Dwelling	Attached Accessory Dwelling
Front setback	As required by zoning district	As required by zoning district	As required by zoning district
Side setback	5' <u>7'</u>	As required by zoning district <u>7'</u>	As required by zoning district
Rear setback	5' <u>7'</u>	As required by zoning district <u>7'</u>	As required by zoning district

ATTACHMENT D

Accessory Structures and Uses

Underlined text to be added and strikethrough text to be deleted.

- (2) Corner lots. In the case of a corner lot, said accessory ~~building~~ structure shall not project beyond the building line of the primary structure ~~required~~ or existing primary structure on the adjacent lot. ~~Accessory buildings shall meet the front building setbacks for the zone it is to be located.~~
- (3) Distance from primary structure. Any detached accessory structure in excess of 200 square feet shall be located a minimum of 10' from the primary structure.
- (4) Size variance. An accessory ~~nonresidential building~~ structure footprint in excess of 720 square feet as approved through a variance shall conform to the required setbacks of the zoning district.
- (5) Exception. Any accessory non-residential structure less than 200 square feet and not attached to a permanent foundation, shall have a minimum side and rear yard setback of five feet (5') and shall meet the front setback as required by the zoning district.

(d) *Height.* Accessory ~~buildings~~ structures shall not exceed the maximum height as allowed by the appropriate ~~table for~~ zoning district in which it is located.

(e) *Barns and stables.* Barns and stables shall not be considered nonresidential accessory structures and shall meet the setback requirements as set forth in the zoning district in which it is located.

(f) ~~Facade~~ Architectural design. The façade of the accessory structure shall have a similar architecture to that of the main structure. In commercial districts, the accessory structure shall meet the design standards for large-scale developments.

- (g) Location. No permanent accessory structure over 200 square feet shall be located in an easement. Accessory structures under 200 square feet and not attached to a permanent foundation may be located in an easement as long as it can easily be moved out of the easement if necessary.

Sec. 601.02 — Accessory dwelling units (ADUs).

(h) *Accessory dwelling unit additional requirements.*

(1) *Occupancy.*

- a. *A1, RE, R1, DN-1 Districts – owner-occupied.* Either the primary or accessory dwelling unit shall be owner-occupied. “Owner-occupied” shall mean a property owner who makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, or similar means, and at no time receives rent for the owner-occupied unit.
- b. *C2, I1 and I2 districts – caretaker only.* ADU’s in the C2, I1 or I2 districts shall be used solely for a watchman, caretaker or custodian of the facility or use on the same site. The caretaker unit shall not be separately rented, let, or leased to other than the caretaker. The caretaker shall be employed, whether compensation is direct or indirect, principally on the lot for purposes of care and protection of persons, plants, animals, equipment or other facilities on-site.

(2) *ADUs per lot.* Only one ADU shall be ~~permitted~~ allowed per lot.

ATTACHMENT D

Accessory Structures and Uses

Underlined text to be added and strikethrough text to be deleted.

- (3) ~~Lot coverage.~~ The ADU shall not cause the property to exceed the maximum amount of lot coverage permitted by the zoning district.
- (4) ~~Setbacks.~~ shall meet the setback requirements of the zoning district in which the property is located.
- (5) ~~Location.~~ The ADU shall not be located in the front setback or be located such that the ADU building line is closer to the front property line than the primary structure.
- (6) ~~Size.~~ An ADU shall be no larger than 40% of the livable floor area of the primary structure, shall not exceed 800 square feet in size and shall not have more than two bedrooms. Except that ADU's in the A-1 and RE district may be allowed up to 1,000 square feet in size.
- (7) *Architectural design.* The addition of an ADU shall be allowed only if the appearance and character of the lot and neighborhood are maintained. The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.
- (8) *Entrances and stairs.* Only one entrance to the primary structure and only one entrance to the detached ADU shall be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street with the address. Exterior stairways shall not be constructed on the front of the principal dwelling unit.
- (9) ~~Occupancy standards.~~ The total number of occupants in the ADU shall not exceed four (4).
- (10) *Parking.* No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.
- (11) *Compliance with applicable codes.* The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.
- (12) *Sewer and water connections.* The ADU shall be served by the existing primary ~~residence's~~ dwelling's sewer and water connections and water meter. The water meter size shall not be increased for the purpose of serving the ADU.
- (13) *Subdivision.* The accessory dwelling unit, or the land on which the ADU is located, shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit or the land on which the principal dwelling unit is located.
- (14) ~~Recording.~~ The applicant shall provide a covenant in a form acceptable to the City Attorney and suitable for recording with the County Clerk, providing notice to future owners or long term lessors of the subject lot that the existence of the ADU is predicated upon the occupancy of either the ADU or the principal dwelling by the property owner.

ATTACHMENT E

Temporary Uses and Structures

Underlined text to be added and strikethrough text to be deleted.

Sec. 601.25 Temporary uses and structures. ~~Temporary uses, buildings and structures, not used for dwelling purposes, may be placed on a lot or parcel and occupied only under the following conditions:~~

(a) Purpose. To establish regulations that:

- (1) Reasonably allow for land use and structures on a temporary basis that are not appropriate on a long-term/permanent basis;
- (2) Provide for the health, safety and welfare of surrounding properties and the community;
- (3) Provide predictable outcomes for applicants; and
- (4) Promote economic development.

(b) ~~Exemption~~ Short-term temporary uses or structures.

- (1) Applicability. The regulations for short-term temporary uses or structures shall apply to temporary uses located in and/or temporary structures ~~will not require a conditional use permit if they meet the following requirements: The use and/or structure shall not that do not exceed three (3) days in a 12-month time period~~ per location, no more than two times per calendar year; ~~the temporary structure shall not create a traffic or parking hazard; or the temporary structure or use is an, except~~ outdoor vendors otherwise regulated in this chapter.
- (2) Regulations. Short-term temporary uses and/or structures shall be allowed without obtaining a conditional use permit, however, shall comply with the following:
 - a. Site access. The site shall have access drives so located as to minimize traffic hazards.
 - b. Nuisance control. The property owner shall take adequate measures to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on adjacent properties.
 - c. Fire code. All temporary structures shall meet City of Bentonville Fire Code, as approved by the Fire Marshal.

(c) Long-term temporary uses or structures ~~Conditional use permit required.~~

- (1) Applicability. The regulations for long-term ~~A temporary uses~~ and/or structures shall apply to ~~such as a carnival, circus, church tent revival, temporary tent sales, sales using non permanent temporary structures, and outdoor sales/service activity or similar temporary uses that do not meet the exemption requirements shall be permitted~~ temporary uses and/or structures that do not meet the applicability or otherwise meet the regulations for short-term temporary uses or structures. Such temporary uses and structures include manufactured homes as temporary classrooms and shipping containers used for storage purposes.
- (2) Regulations. Long-term temporary uses and/or structures shall be allowed only with an approved conditional use permit and shall comply with the following and any additional conditions established by the Planning Commission as part of approval of the conditional use permit.

ATTACHMENT E

Temporary Uses and Structures

Underlined text to be added and strikethrough text to be deleted.

- a. Zoning districts allowed. Long-term temporary uses and/or structure shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet ~~and no nearer a occupied residential structure than 300 feet.~~
- b. *Site access.* The site shall have access drives so located as to minimize traffic hazards.
- c. *Nuisance control.* The applicant shall show, and provide as part of the conditional use permit application, that adequate measures will be taken to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on other adjacent properties.
- d. Fire code. All temporary structures shall meet City of Bentonville Fire Code, as approved by the Fire Marshal.
- e. Time period. Planning Commission shall determine the time period of approval based on the request in the conditional use permit application, the nature of the use or structure, and nearby uses. ~~Each conditional use permit for such an enterprise shall be valid for a period of not more than 15 days and shall not be permitted for more than two (2) such periods for the same location within any one calendar year.~~
- f. *Setbacks.* Long-term temporary structures shall meet the setbacks of the zoning district in which it is located and in no instance placed in front of the primary structure.

~~(d) Temporary classrooms. Said classrooms shall meet local codes and ordinances. Said buildings shall be removed within fifteen (15) days after construction of any permanent structure intended for expansion purposes is complete. The temporary classrooms shall not be allowed more than eighteen (18) months, unless expressly authorized by the Planning Commission.~~

ATTACHMENT F

Signs

Underlined text to be added and strikethrough text to be deleted.

801.13 Signs allowed without a sign permit.

(4) *Temporary signs.*

- a. *Residential uses.* Each legal dwelling unit may have a total display area (cumulative of all temporary signs on the lot) of 24 square feet at all times. Such signage may be used to display any protected noncommercial message but may not be used for general advertising for hire.
- b. *Non-residential uses.* Each non-residential establishment may have a total display area (cumulative of all temporary signs on the lot) of 36 square feet at all times. Such signage may be used to display any protected noncommercial message but may not be used for general advertising for hire.
- c. *Temporary uses.* Any temporary use that meet the requirements of a “short-term temporary use” as regulated in Sec. 601.25 may have a total display area (cumulative of all temporary signs on the lot) of 36 square feet and may use air-activated signs, otherwise prohibited in this article.

(5) *Window and door signs.* Window and door signs are allowed subject to a maximum area that does not exceed 40% of the window or door area.

(6) *Outdoor vendor signs.* Signs for outdoor vendors shall be considered part of the approved outdoor vendor permit and shall comply with the following:

- a. *Attached signs:* Signs may be attached to the vending conveyance. The cumulative total of all signs attached to the conveyance shall not exceed 15% of the surface area of the conveyance.
- b. *Detached signs:* Outdoor vendors are allowed one sandwich sign not to exceed 6 square feet in size and 4 feet in height within the allowed outdoor vending space.

ATTACHMENT F

Signs

Underlined text to be added and strikethrough text to be deleted.

801.15 Signs allowed with a sign permit.

Sign Type	ZONING								Use	No. Allowed	Max. Height	Max. Area (per sign face)
	A1, RE R1, R2, R3, R4, RC-2, RC-3 PRD, <u>DN1</u> , <u>DN2</u>	RO	C1	C2	C3	<u>DC & DE, DN3, DN4</u>	I1 & I2	PUD				
Freestanding	•								Subdivision & Multifamily	2/street entrance	6 ft.	32 sq. ft.
	•								Non -residential	1/street entrance	6 ft.	32 sq. ft.
		•							All	1/lot	6 ft.	32 sq. ft.
			•						All	1/street frontage	6 ft.	32 sq. ft.
				•			•	•	Single tenant	1/street frontage	8 ft.	60 sq. ft.
				•			•	•	Multiple tenant	1/street frontage	12 ft.	100 sq. ft.
					•				All	1/street frontage	6 ft.	32 sq. ft.
Wall	•	•							Residential	1/building	1 ft. above roof peak	4 sq. ft., non-illuminated
	•	•							Non-residential	1/building	1 ft. above roof peak	25 sq. ft.
			•	•	•	•	•	•	All	1/wall OR 1/wall of each suite <u>No maximum number; however, the total area cumulative of all sign faces cannot exceed 15% of the wall area for the building, or suite if applicable.</u>	1 ft. above roof peak	15% of wall area* (includes awning, canopy, projecting and roof signs) 25 sq. ft. min. allowed

ATTACHMENT F

Signs

Underlined text to be added and strikethrough text to be deleted.

801.16 Prohibited signs.

The following signs shall be prohibited, and may neither be erected nor maintained, unless otherwise specifically allowed within this Article.

(a) *Generally prohibited.* The following signs and methods of drawing attention, as defined in this Article, are prohibited:

1. Air-activated graphics, except as allowed for special events in Sec. 801.13(4) Temporary signs;
2. Pole signs;
3. Rotating or revolving signs;
4. Commercial handheld signs,
5. Portable message center signs.
6. Off-site commercial message signs.