



**Planning Commission
Agenda
January 21, 2020**

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

- | | |
|--|---------------------------------|
| 1. Osage Southeast Development
SW 18 th Street (LSD19-0066) | Large Scale Development |
| 2. Elm Tree Townhomes
3102 SW 2 nd Street (LSD19-0068) | Large Scale Development |
| 3. Briartown Cottages
1109 NE Fillmore Street (LSD19-0069) | Large Scale Development |
| 4. Lot 14, Block 26, Deming's 2nd Addition
727 NW A Street (PLA19-0030) | Property Line Adjustment |

IV. New Business

- | | |
|---|------------------|
| 1. Bella Terra, LLC
(C-1, Neighborhood Commercial to C-2, General Commercial)
1109 SW Regional Airport Boulevard (RZ19-0038) | Rezoning* |
| 2. 211, 213, 215 NW A, LLC
(R-3, Medium-Density Residential to DC, Downtown Core)
215 NW A Street (RZ19-0039) | Rezoning* |
| 3. Bella Vista Church of Christ
(A-1, Agricultural to C-2, General Commercial)
989 NW McNelly Road (RZ19-0042) | Rezoning* |
| 4. CJIC Properties, LLC
(R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential)
Fillmore Street (RZ19-0043) | Rezoning* |

5. **Tylluan, LLC** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
Tiger Boulevard ([RZ19-0044](#))
6. **Jocz Trust** **Rezoning***
(Undesignated to DN-2, Downtown Medium-Density Residential)
Tiger Boulevard ([RZ19-0045](#))
7. **Pensco Trust Company, LLC** **Rezoning***
(R-1, Single-Family Residential to DE, Downtown Edge)
204 SE 6th Street ([RZ19-0046](#))
8. **Whitley and Witten** **Rezoning***
(R-1, Single-Family Residential to DN-4 Downtown Mixed-Use Residential)
309 SE G Street & 805 SE 4th Street ([RZ19-0047](#))
9. **Bertschy Trust** **Rezoning***
(A-1, Agricultural to C-3, Mixed-Use Commercial)
1908 SE J Street ([RZ19-0048](#))
10. **Bentonville Academy Music, LLC & Sample** **Rezoning***
(RC-2, Central Residential, Moderate Density to DN-4, Downtown Mixed-Use Residential)
523 & 527 SE 6th Street ([RZ19-0049](#))
11. **The Reserve Bentonville** **Planned Residential Development***
(A-1, Agricultural to PRD, Planned Residential Development)
SW Regional Airport Boulevard ([PRD19-0003](#))
12. **Bella Vista Road Housing** **Planned Residential Development***
(DN-2, Downtown Medium-Density Residential to PRD, Planned Residential Development)
Bella Vista Road ([PRD19-0004](#))
13. **Table at the Station** **Conditional Use Permit***
Standalone Commercial Use in DN-4
409 SE 6th Street ([CU19-0014](#))
14. **Reece** **Waiver**
705 NW 13th Street ([WAV20-0002](#))
15. **Thaden Performance Building** **Large Scale Development**
201 SE 10th ([LSD19-0065](#))

V. Other Business

- a. **Statement of Financial Interest Form for 2020**

Planning Commission
Minutes
December 17, 2019

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

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, and Rod Sanders
Absent: Elaine Kerr
Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, Ali Worley, Dan Weese, Peter Farmer, and Mark Brightwell

Vote on the approval of the minutes of December 3, 2019 as written
Approved 6-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lots 205 & 206 of Original Town of Bentonville
804 N Main Street, LS19-0040 | Lot Split |
| 2. Lot 22 of Corley's Addition
707 SW 2 nd Street, LS19-0041 | Lot Split |
| 3. Lots 5 & 6 of Riverwalk Farms Commercial Subdivision, Phase I
3600 SW Regional Airport Boulevard, LS19-0042 | Lot Split |
| 4. Lot 31, Block 3 of Clark's 2 nd Addition
216 SW C Street, PLA19-0040 | Property Line Adjustment |
| 5. Lots 1-3 of Homestead Addition
2702 NW 3 rd Street, PLA19-0041 | Property Line Adjustment |
| 6. Suite Spaces Building Expansion
910 NW 7 th Street, LSD19-0060 | Large Scale Development |
| 7. West Side Hangar
2500 SW Aviation Street, LSD19-0062 | Large Scale Development |

Approved 6-0

New Business

Item #1

Black Apple Springs: Planned Residential Development, Expired PRD, Planned Residential Development to PRD, Planned Residential Development, 909 NW C Street, PRD19-0002

Ali Worley reads the staff report.

Opened public hearing

Brian Moeller, 908 NW C Street, asks about density, traffic, and safety. Mr. Overstreet answers.

Jay, 910 NW C Street, discusses lighting concerns, traffic, and street improvements.

Closed public hearing

There is some discussion amongst the Commissioners and staff.

Mr. Stanley addresses the lighting concerns and informs the public about the Dark Sky Ordinance as well as the requirements for down lighting.

Approved 6-0

Item #2

Oz Village: Waiver Request, Perimeter Landscape Strip, NW A Street, WAV19-0007

Ali Worley reads the staff report.

Motion by Mr. Davis, seconded by Mr. Grider to approved the waiver request.

Approved 6-0

Item #3

Aspire Gymnastics: Large Scale Development, SW D Street, LSD19-0061

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the Waiver Request: Building Materials

Approved 6-0

Large Scale Development

Approved 6-0

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

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of January 21, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on January 14, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Large Scale Development: Osage Southeast Development, Bentonville/Bella Vista Trailblazers Association, SW 18th Street, A-1, Agricultural, LSD19-0066

A large scale development proposing the development of an outdoor archery range within the existing Osage Park Development. The development provides a total of 24 parking spaces and adequate landscaping. In addition to the archery range, the development includes an outdoor dog park. Split-face block is shown as the primary material on the architectural elevations. No waivers are associated with this development.

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

Large Scale Development: Elm Tree Townhomes, Paradigm Business Concepts, LLC, 3102 SW 2nd Street, R-3, Medium-Density Residential, LSD19-0068

A large scale development proposing a 32-unit multi-family development at 3102 SW 2nd Street. The development provides a total of 11 parking spaces for guests; tenants have their own standalone parking spaces in garages. The development provides adequate landscaping in the form of a Type-B screen on the northern and eastern property lines and street frontage landscaping along SW Elm Tree and SW 2nd Street. Brick, wood, fiber cement board and batten and fiber cement siding are shown as the primary materials on the exterior façade.

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

Large Scale Development: Briartown Cottages, Community Development Corporation, 1109 NE Fillmore Street, PRD, Planned Residential Development, LSD19-0069

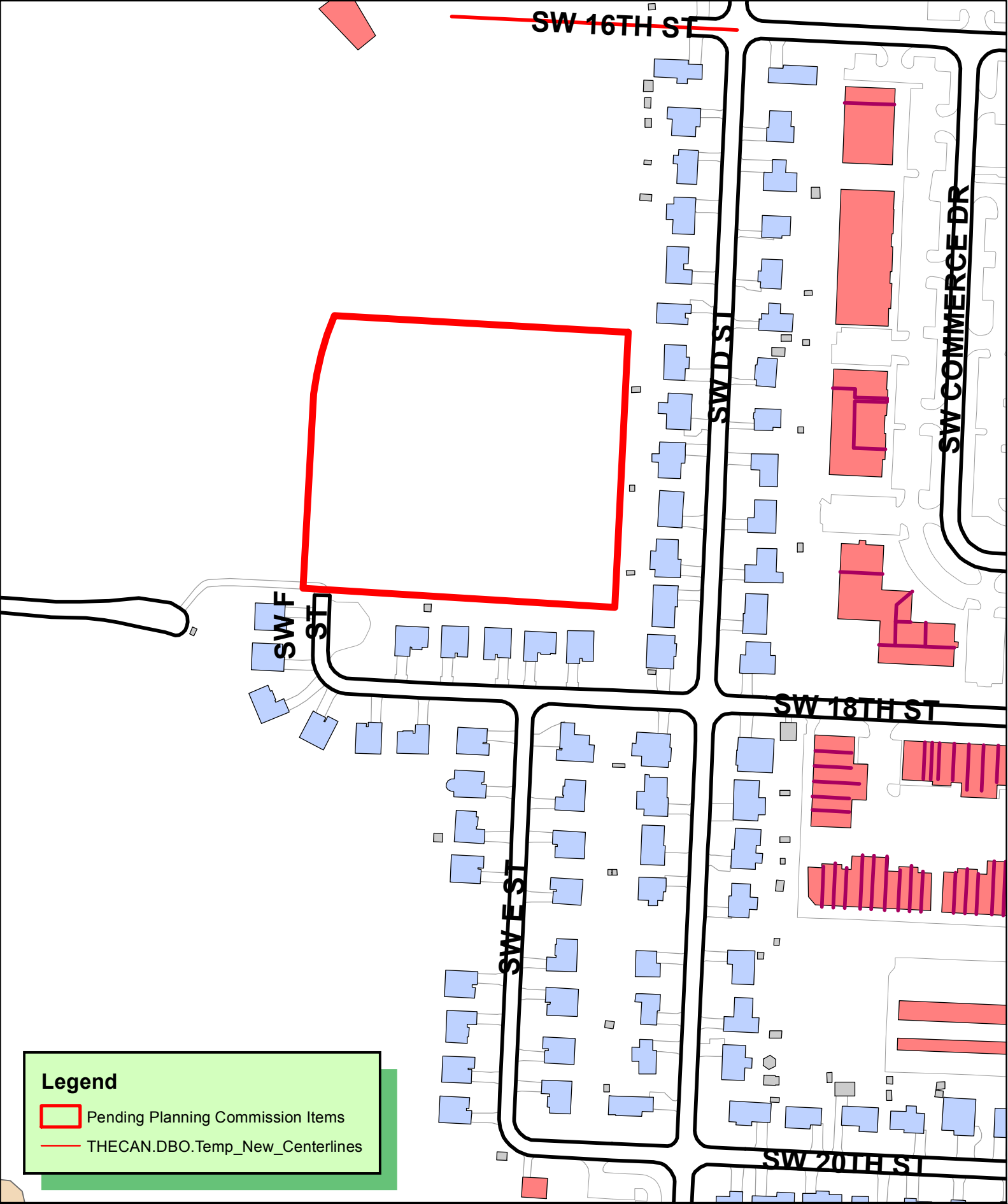
A large scale development proposing the development of four accessory dwelling units fronting a public alley. The development provides 5-feet of sidewalk adjacent to the alley and Fillmore Street. The development includes a 1,200 square foot common area to meet the open space requirements of PRD's. The residential units are primarily composed of fiber cement siding.

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

Property Line Adjustment: Lot 14, Block 26, Deming's 2nd Addition, Todd Renfrow, 727 NW A Street, R-1, Single-Family Residential, PLA19-0030

A property line adjustment of Lot 1, Block 26 of Deming's 2nd Addition, creating Lot 14, Block 26 (+/- 0.20 acres). The plat dedicates a 20-foot utility easement along NW A Street, as well as a variable width utility easement along the rear property line

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



SW 16TH ST

SW COMMERCE DR

SW D ST

SW F ST

SW 18TH ST

SW E ST

SW 20TH ST

Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines



1 inch = 200 feet

LSD19-0066
LARGE SCALE DEVELOPMENT
OSAGE SE DEVELOPMENT



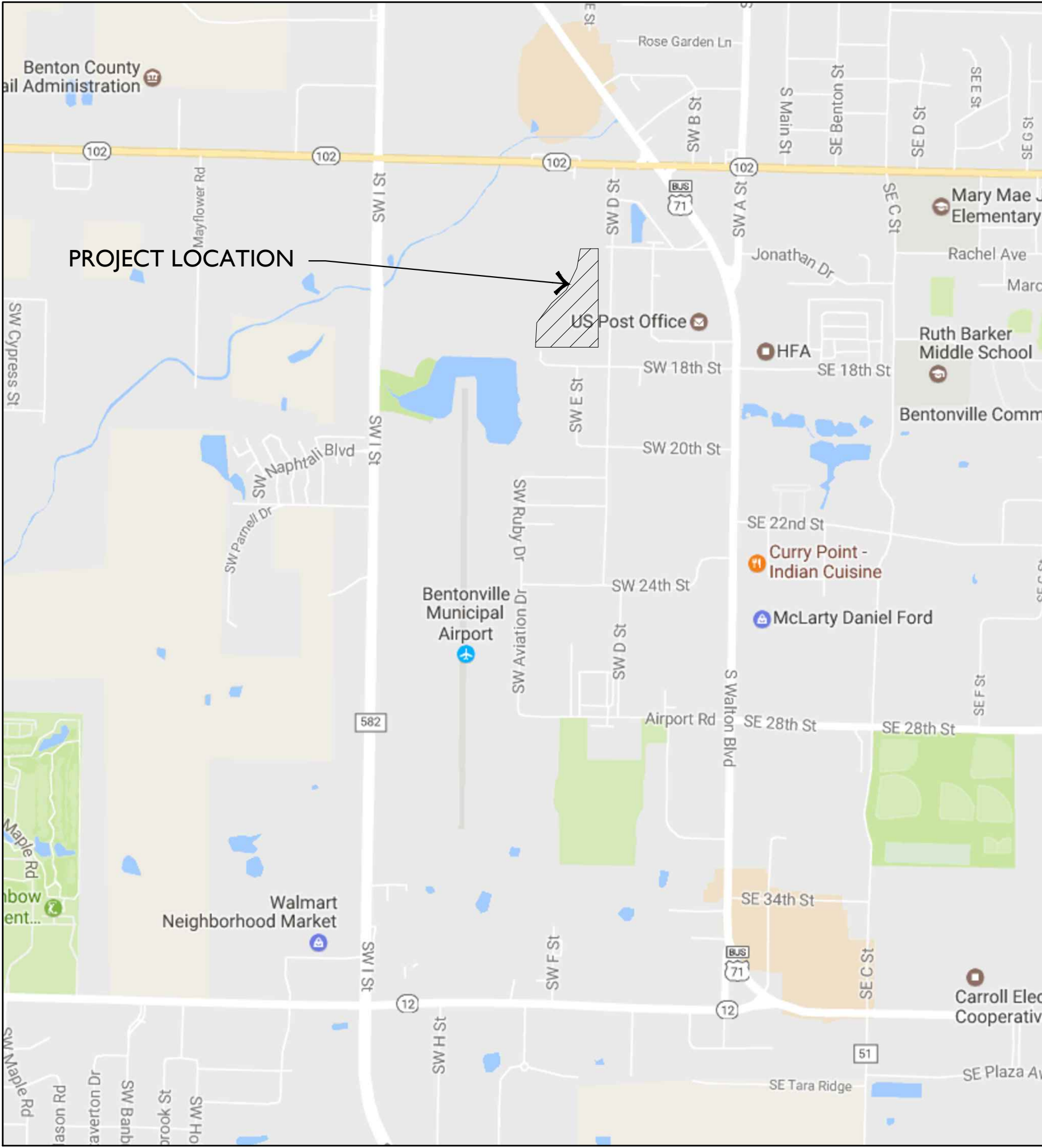
OSAGE PARK SOUTHEAST

LARGE SCALE DEVELOPMENT (LSD19-0066)

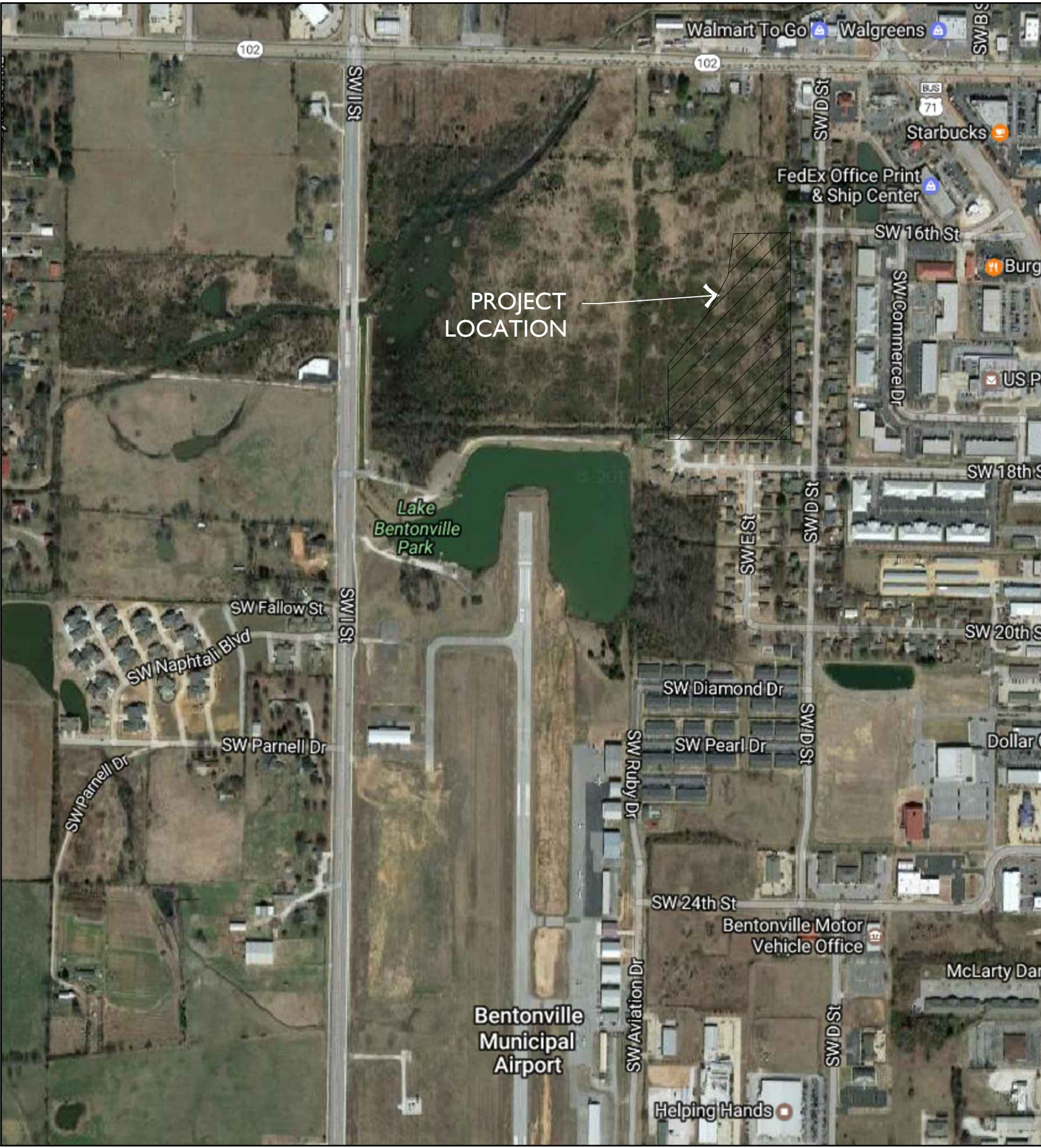
SW 18TH ST BENTONVILLE, AR

LSD 2nd SUBMITTAL

JANUARY 06, 2020



VICINITY MAP
SCALE: 1" = 1000'



AERIAL MAP
SCALE: 1" = 500'

DRAWING LIST	
C0.00	SITE SURVEY
C1.00	SITE PLAN
C2.00	SITE UTILITY PLAN
C3.00	SITE GRADING & DRAINAGE PLAN
C4.00	SITE EROSION CONTROL PLAN
C4.10	SITE EROSION CONTROL DETAILS
C5.00	SITE DETAILS
	CITY DETAILS
L1.00	LANDSCAPE PLAN
	ARCHITECTURAL ELEVATIONS

Black Hill Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 333-7005, Joshua.knight@blackhillscorp.com
AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977 c.
Cox Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479) 717-3796. kip.smith@cox.com
Fire Dept.: City of Bentonville, Brent Boydston, Fire Chief, 800 S.W. 'A' Street, Bentonville, AR 72712, (479) 271-5927
Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
Water Dept.: City of Bentonville, Preston Newbill, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
Electric Dept.: City of Bentonville, Charlie Barnes, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3159
Wastewater Dept.: City of Bentonville, Mike Roberts, 1901 N.E. "A" Street, Bentonville, AR 72712, (479) 271-3160
Planning Dept.: City of Bentonville, Ellen Norvell, 305 S.W. "A" Street, Bentonville, AR, (479) 271-3122
City Engineer: City of Bentonville, Dan Weese, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5002, jpaith@bentonvillear.com

PROJECT NOTES

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

CITY OF BENTONVILLE

OWNER INFORMATION:
BENTONVILLE BELLA VISTA TRAILBLAZERS, INC.
PO BOX 2821
BENTONVILLE, AR 72712
CONTACT: DAVID SWAIN
(479) 435-0486



Know what's below.
Call before you dig.

OSAGE PARK SOUTHEAST
Bentonville, Arkansas

NOT FOR
CONSTRUCTION

STAMP/SEAL

LARGE SCALE DEVELOPMENT
REVISIONS

SHEET TITLE
COVER
ISSUE DATE
01/06/2020

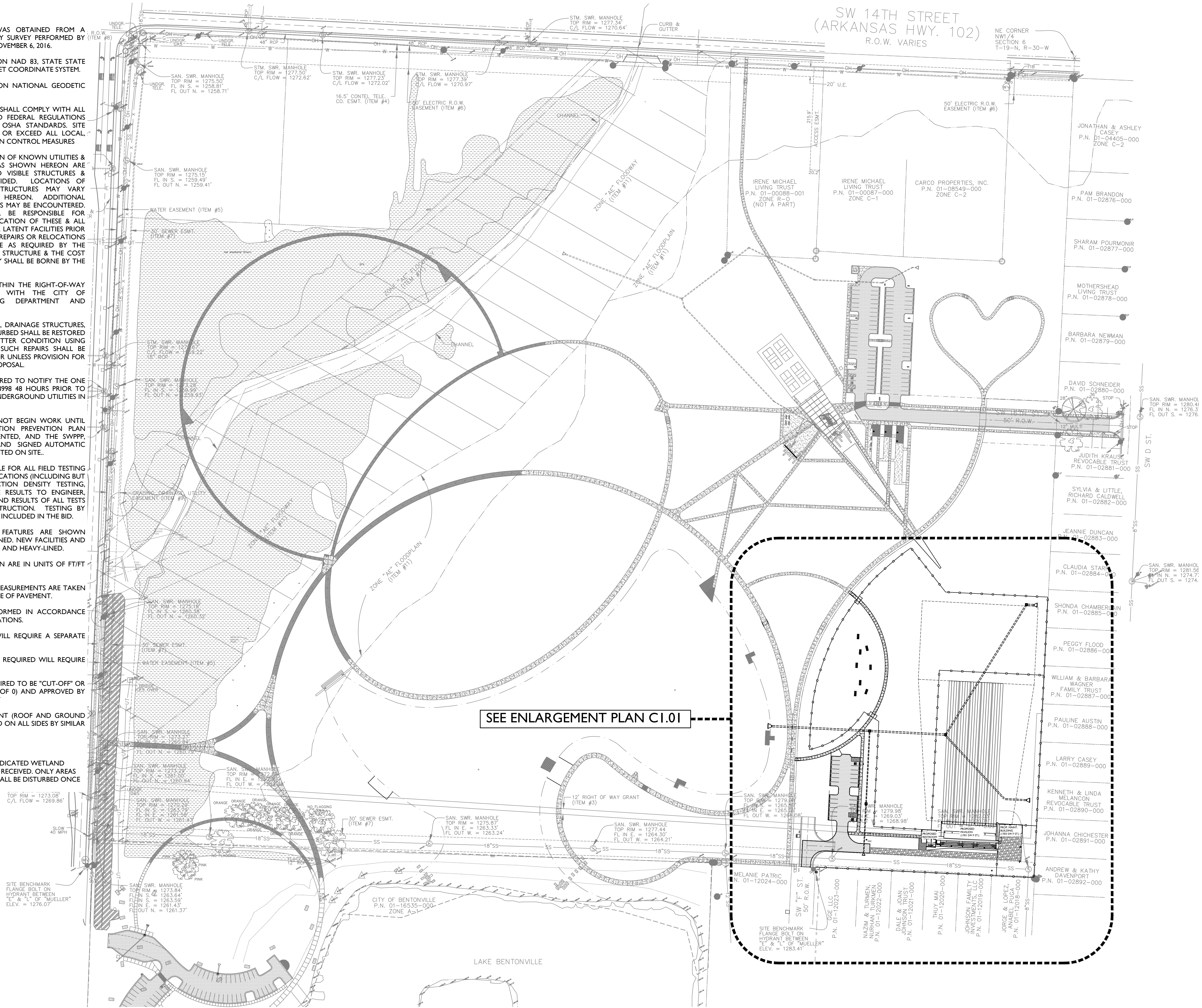
(LSD19-0066)
SHEET NO.

COVER

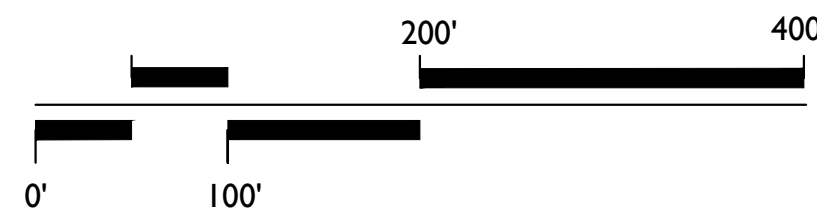
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY ROBERT CASTER RECEIVED NOVEMBER 6, 2016.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- *ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- *ANY ADDITIONAL FENCING REQUIRED WILL REQUIRE A SEPARATE PERMIT.
- *ALL NEW LIGHTING IS REQUIRED TO BE "CUT-OFF" OR B.U.G. (WITH A U - RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT
- *ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIAL AS THE BUILDING.
- NO FENCING IS PROPOSED.
- NO DISTURBANCE TO THE INDICATED WETLAND AREAS UNTIL CORP PERMIT IS RECEIVED. ONLY AREAS INDICATED IN THE PERMIT SHALL BE DISTURBED ONCE RECEIVED.

1 OVERALL SITE PLAN



SCALE: 1" = 100'-0"



Know what's below.
Call before you dig.

NOT FOR
CONSTRUCTION

STAMP/SEAL

LARGE SCALE
DEVELOPMENT

REVISIONS

SHEET TITLE
OVERALL
SITE PLAN

ISSUE DATE
01/06/2020

(LSD19-0066)
SHEET NO.

C1.00

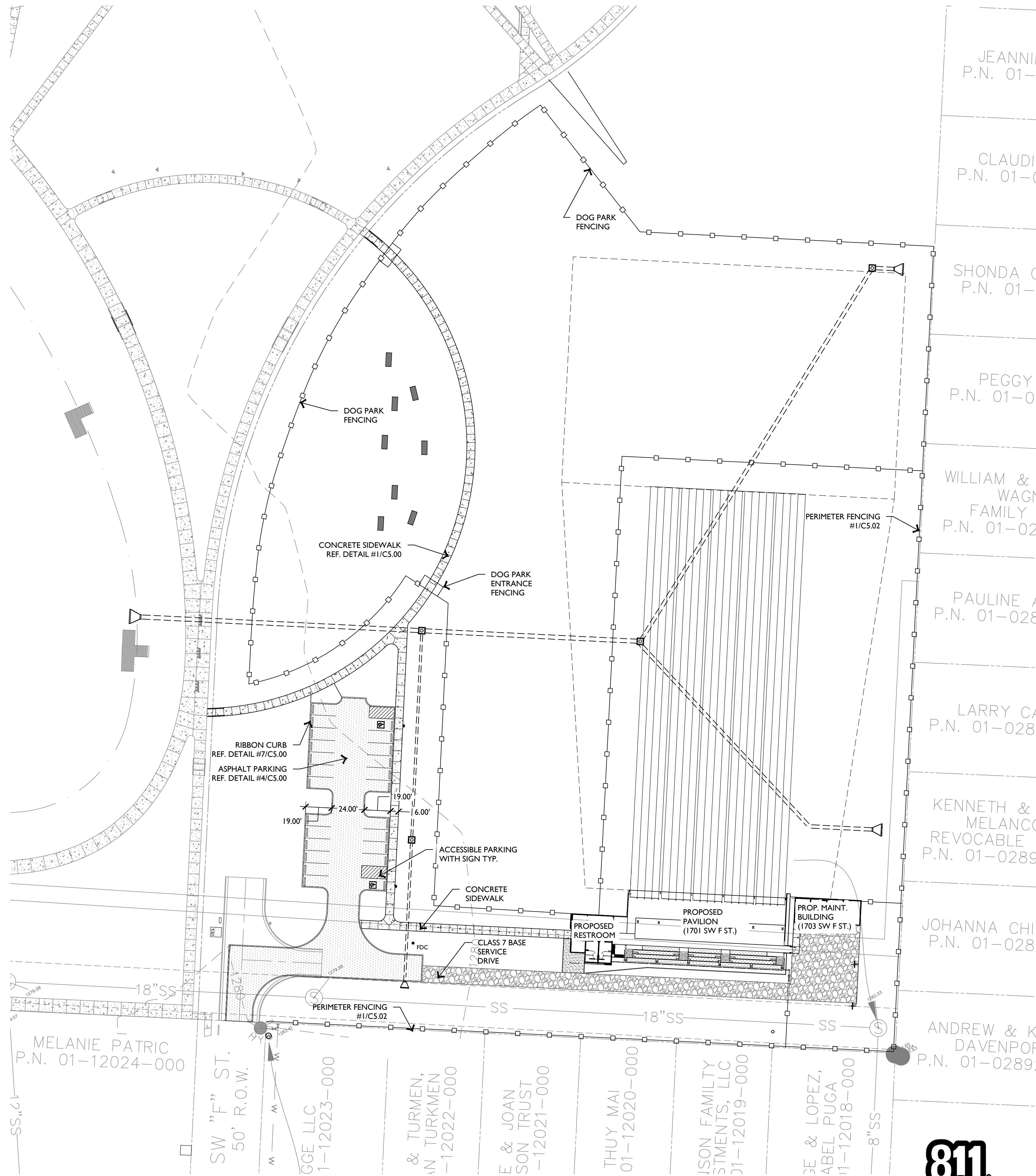
OSAGE PARK SOUTHEAST
Bentonville, Arkansas

EDG
Ecological Design Group, Inc.
120 S. Izard Street
Little Rock, AR 72201
314 South 3rd Street
Rogers, AR 72756
210 E. Merriam Ave.
Wynne, AR 72396
P 501.378.0200
F 501.378.0201
P 479.935.4826
P 870.588.6426
F 870.238.8310

GENERAL NOTES:

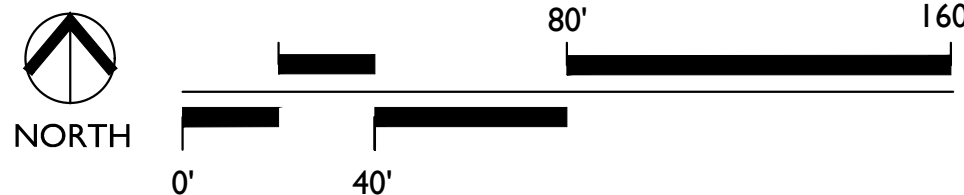
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY ROBERT CASTER RECEIVED NOVEMBER 6, 2016.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- *ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- *ANY ADDITIONAL FENCING REQUIRED WILL REQUIRE A SEPARATE PERMIT.
- *ALL NEW LIGHTING IS REQUIRED TO BE "CUT-OFF" OR B-U-G (WITH A U - RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT
- *ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIAL AS THE BUILDING.
- NO FENCING IS PROPOSED.
- NO DISTURBANCE TO THE INDICATED WETLAND AREAS UNTIL CORP PERMIT IS RECEIVED. ONLY AREAS INDICATED IN THE PERMIT SHALL BE DISTURBED ONCE RECEIVED.

INTERIOR GREENSPACE CALCULATIONS:
Total Parking Area = 8,400 SF, 8% greenspace required = 672 SF
Total Greenspace provided = 684 SF or 8.1%



1 SITE PLAN

SCALE: 1" = 40'-0"



Know what's below.
Call before you dig.

OSAGE PARK SOUTHEAST
Bentonville, Arkansas

NOT FOR
CONSTRUCTION

STAMP/SEAL

LARGE SCALE
DEVELOPMENT

REVISIONS

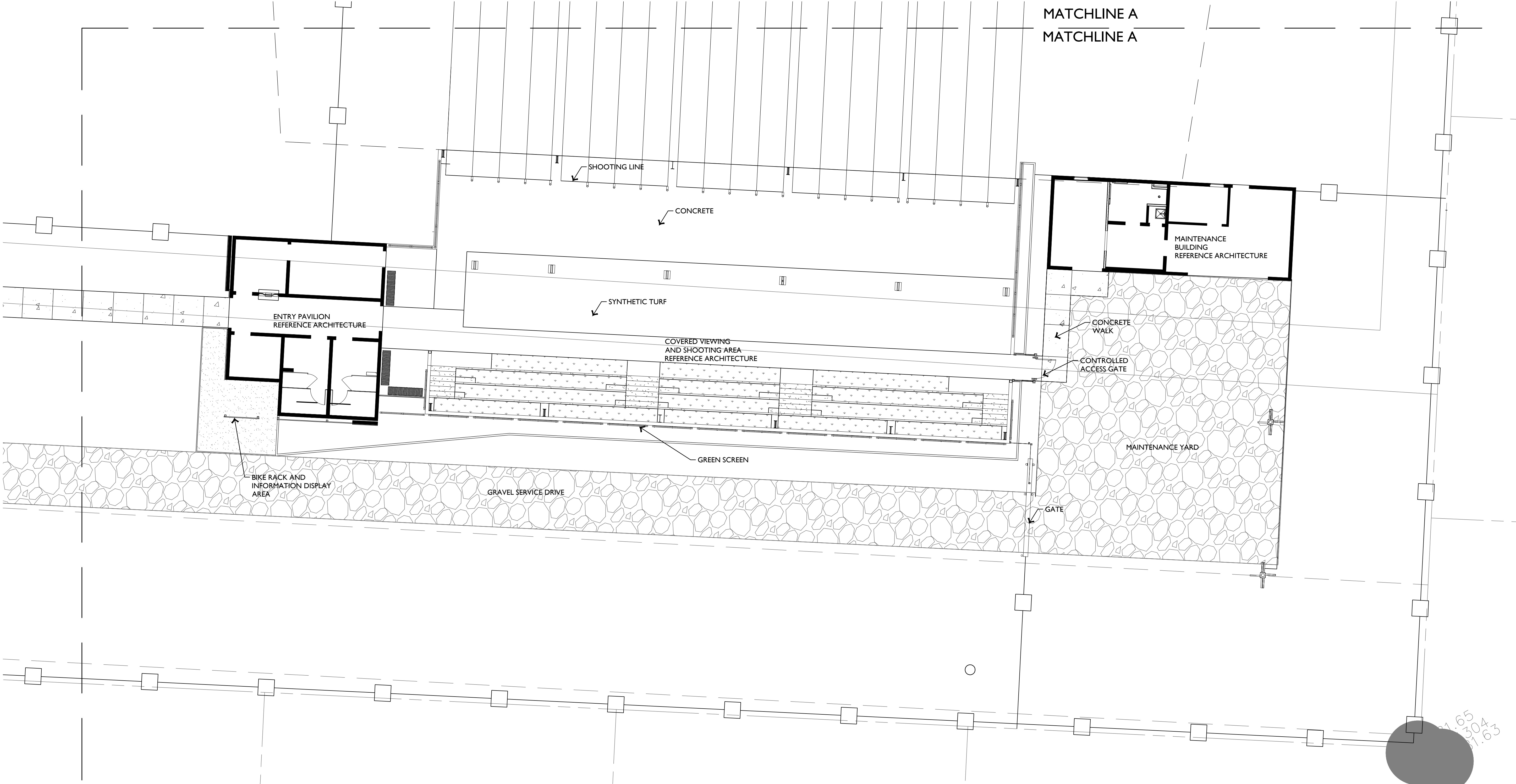
SHEET TITLE
SITE PLAN
ENLARGEMENT

ISSUE DATE
01/06/2020

(LSD19-0066)
SHEET NO.

CI.01

OSAGE PARK SOUTHEAST
Bentonville, Arkansas



NOT FOR
CONSTRUCTION

STAMP/SEAL

LARGE SCALE
DEVELOPMENT

REVISIONS

SHEET TITLE
SITE PLAN
ENLARGEMENT

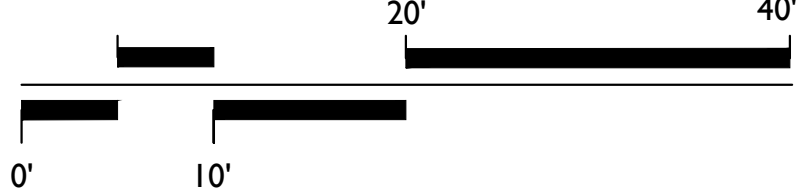
ISSUE DATE
01/06/2020

(LSD19-0066)
SHEET NO.

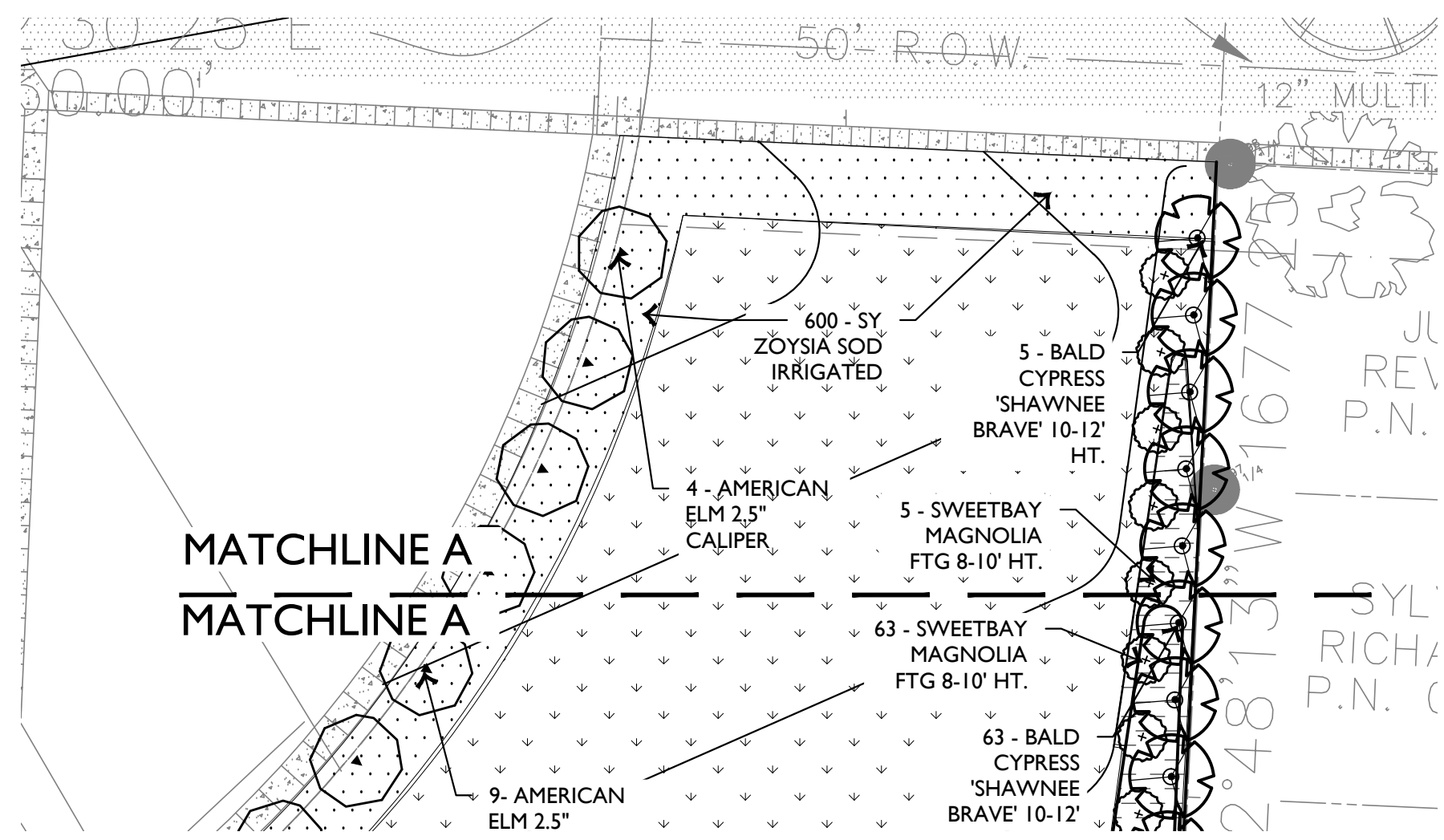
C1.02

1 SITE PLAN

SCALE: 1" = 40'-0"



Know what's below.
Call before you dig.



2 MATCHLINE A

SCALE: 1" = 40'-0"

PLANT LIST				
Symbol	Trees	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	63	Bald Cypress	Taxodium distichum 'Shawnee Brave'	2.5" caliper 12' ht. 5' Sp.
	13	American Elm 'Princeton'	Ulmus americana 'Princeton'	2.5" caliper 10' ht. 4' Sp.
	12	London Plane Tree	Platanus x acerifolia	2.5" caliper 10' ht. 4' Sp.
	6	Black Gum	Nyssa Sylvatica	15 gallon
	24	Sugar Maple	Acer Saccharum	2.5" caliper
	29	Shumard Oak	Quercus shumardi	2.5" caliper 12' ht. 5' Sp.
	12	Oklahoma Redbud	Cercis reniformis 'Oklahoma'	15 gallon
	29	River Birch	Betula nigra 'single trunk'	2.5" caliper
	16	Aquatic Tupelo	Nyssa Aquatica	15 gallon
	12	Tulip Poplar	Liriodendron tulipifera	2.5" caliper 12' ht. 5' Sp.
Evergreen Trees				
	63	Sweetbay Magnolia	Magnolia virginiana 'Sweetbay'	2" caliper 8' ht. 4' Sp.
Shrubs, Grasses & Perennials				
	Ref. Plan	Prairie Dropseed	Sporobolus heterolepis	2" plugs 24" O.C.
	Ref. Plan	Little Bluestem	Schizachyrium scoparium	2" plugs 24" O.C.
	Ref. Plan	Soft Rush	Sporobolus heterolepis	2" plugs 24" O.C.
	Ref. Plan	Fox Sedge	Schizachyrium scoparium	2" plugs 24" O.C.
	Ref. Plan	Rose Mallow	Sporobolus heterolepis	2" plugs 24" O.C.
	Ref. Plan	Buffalo Grass Seed at 40 lbs/acre, Sideoats at 15 lbs/acre, Blue Grama at 20 lbs/acre, Little Bluestem @ 10/lbs acre		
10,000 - June Grass, Sideoats Grama, Blue Grama and Little Bluestem 2" plugs of each				

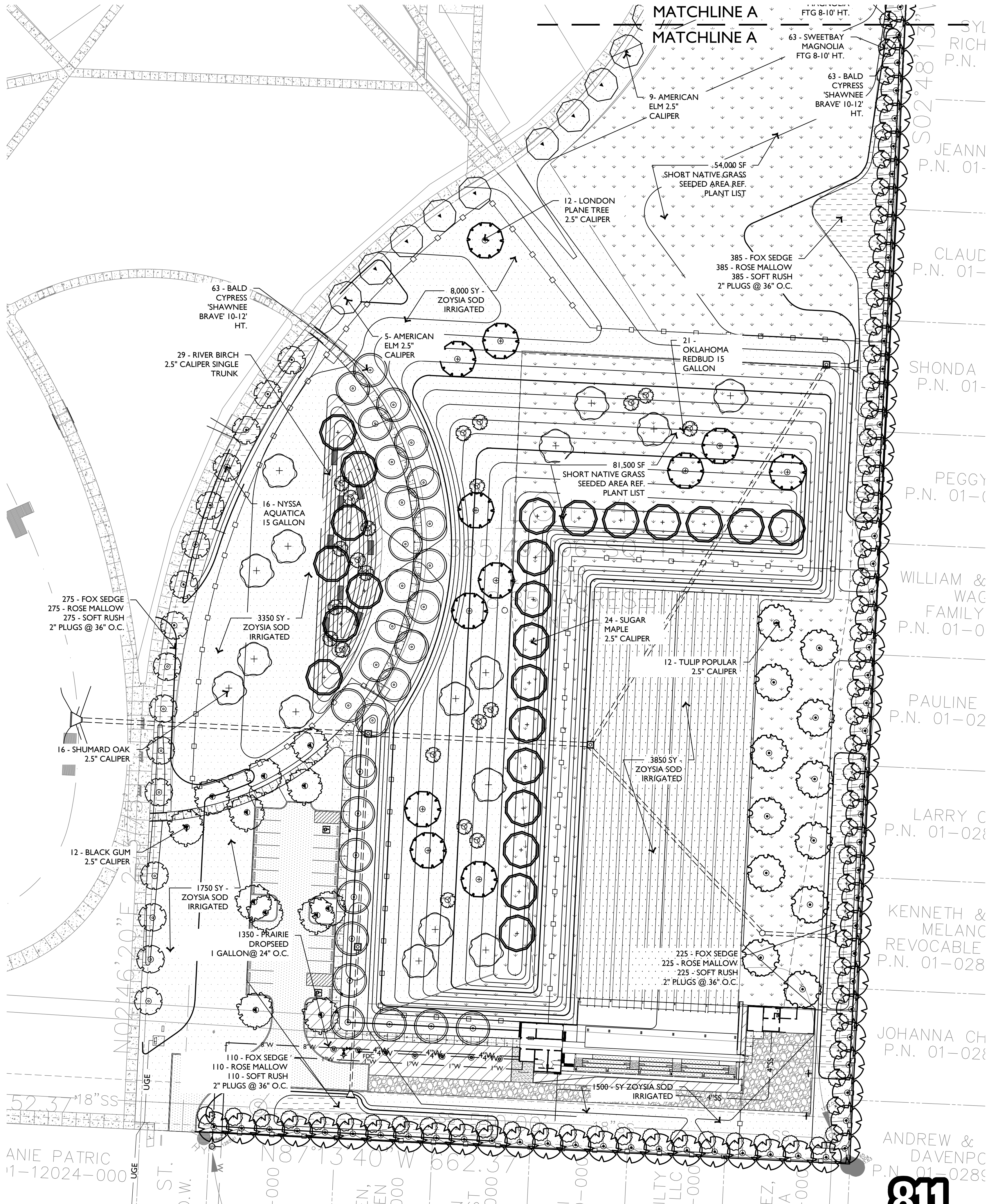
Miscellaneous		
QTY.	DESCRIPTION	REMARKS
Ref. Plan	Planting Mix	Provide 4" organic compost tilled to a depth of 12" in existing soils
Ref. Plan	Steel Edging	Commercial Grade 3/16" x 6" BLACK
Ref. Plan	Hardwood Mulch	4" depth all planting beds and beneath tree dripline - keep 6" clear around trunks, typ. native color triple hammered
Ref. Plan	Zoysia 'Zorro' Solid Sod	Solid, weed free sod - 3" topsoil in all areas

UTILITY NOTE:
WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING,
UTILITY LOCATIONS SHALL BE FIELD VERIFIED. TREES TO BE 5'
OFFSET FROM UTILITIES.

NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS, AND VESTIBLES
ARE SHOWN FOR REFERENCE ONLY. REFER TO
ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND
BUILDING DIMENSIONS.

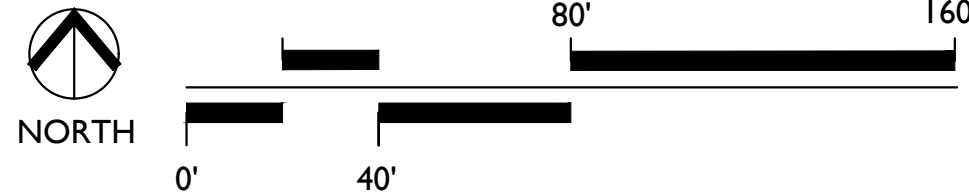
INTERIOR GREENSPACE CALCULATIONS:
Total Parking Area = 8,400 SF, 8% greenspace required = 672 SF
Total Greenspace provided = 684 SF or 8.1%

IRRIGATION NOTE:
Irrigation shall tie into the existing mainline at Osage Park. All sodded
areas to receive conventional irrigation and all trees to receive drip
irrigation. Quick couplers shall be placed within 100' of any other
landscape areas.



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



OSAGE PARK SOUTHEAST
Bentonville, Arkansas

NOT FOR
CONSTRUCTION

STAMP/SEAL

LARGE SCALE
DEVELOPMENT

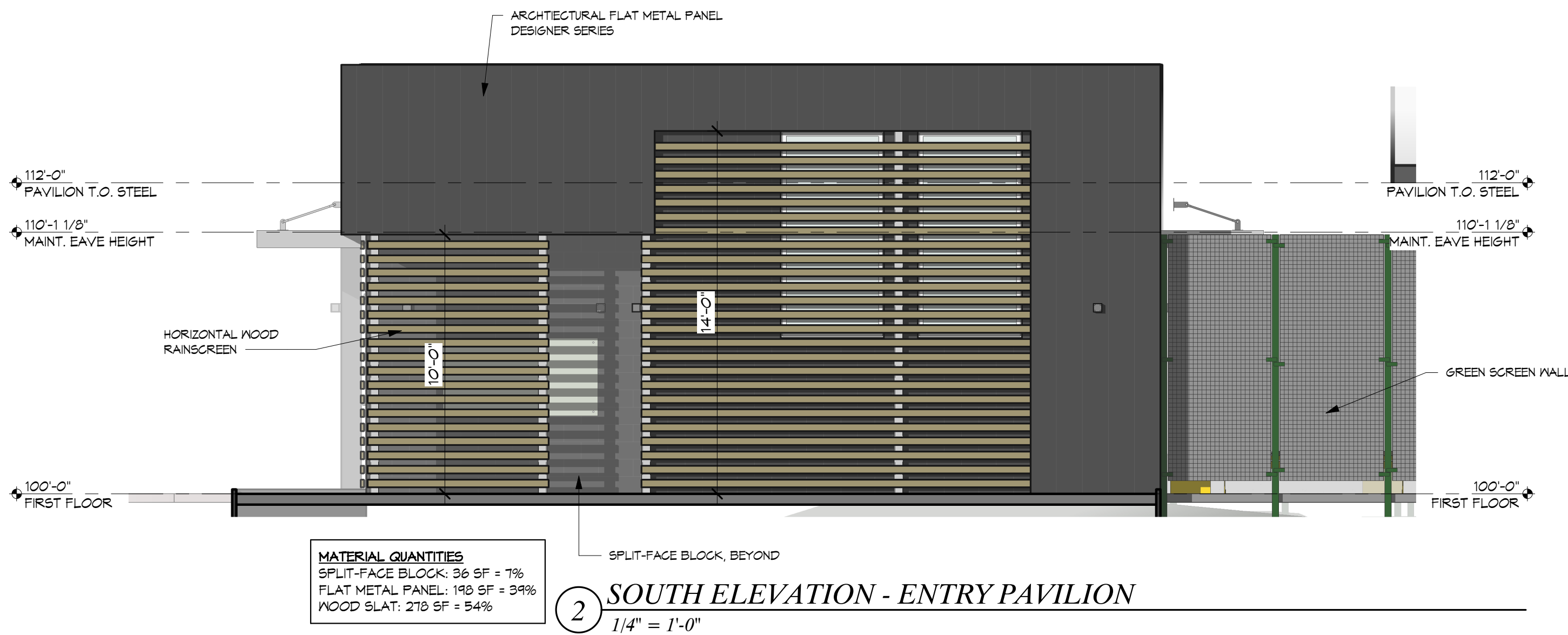
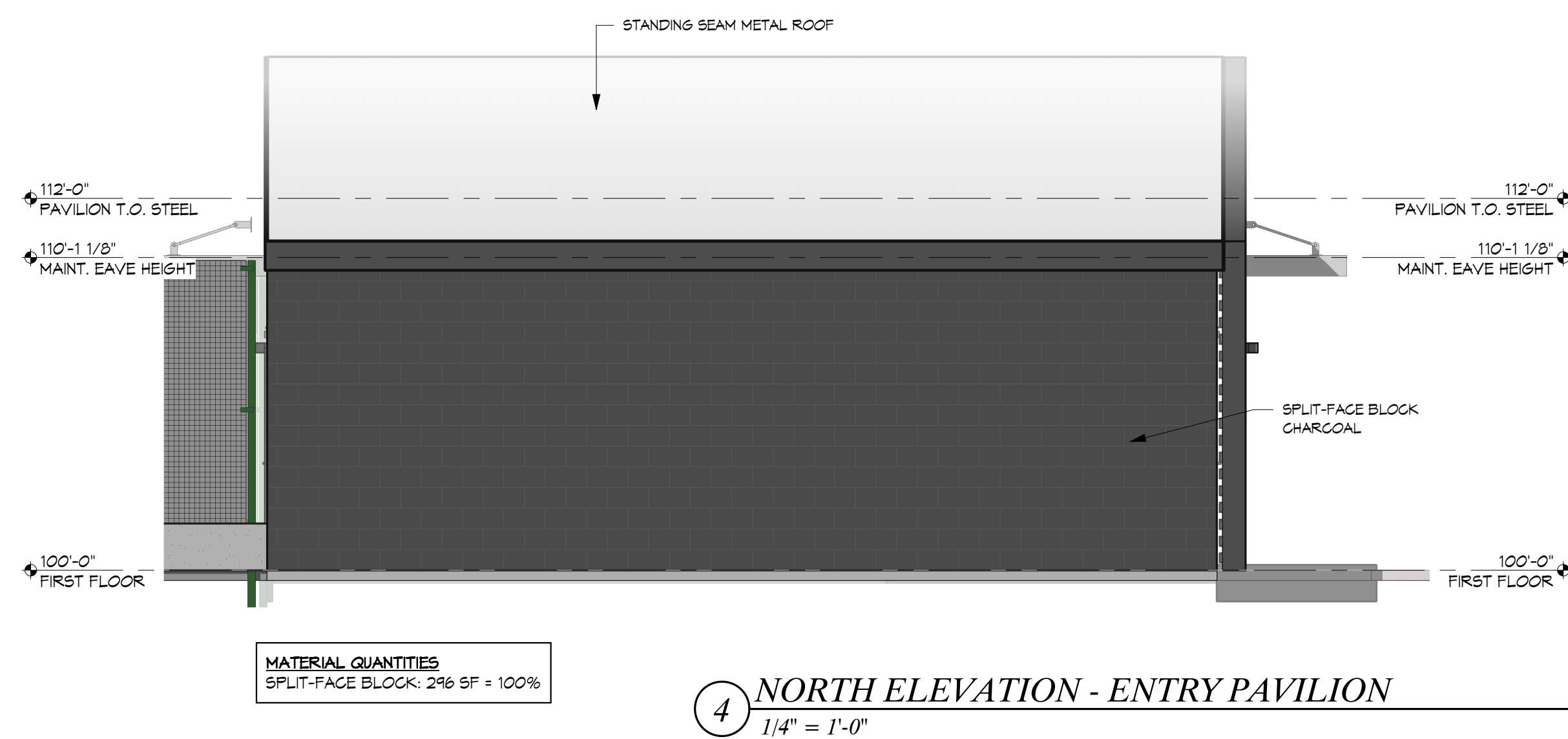
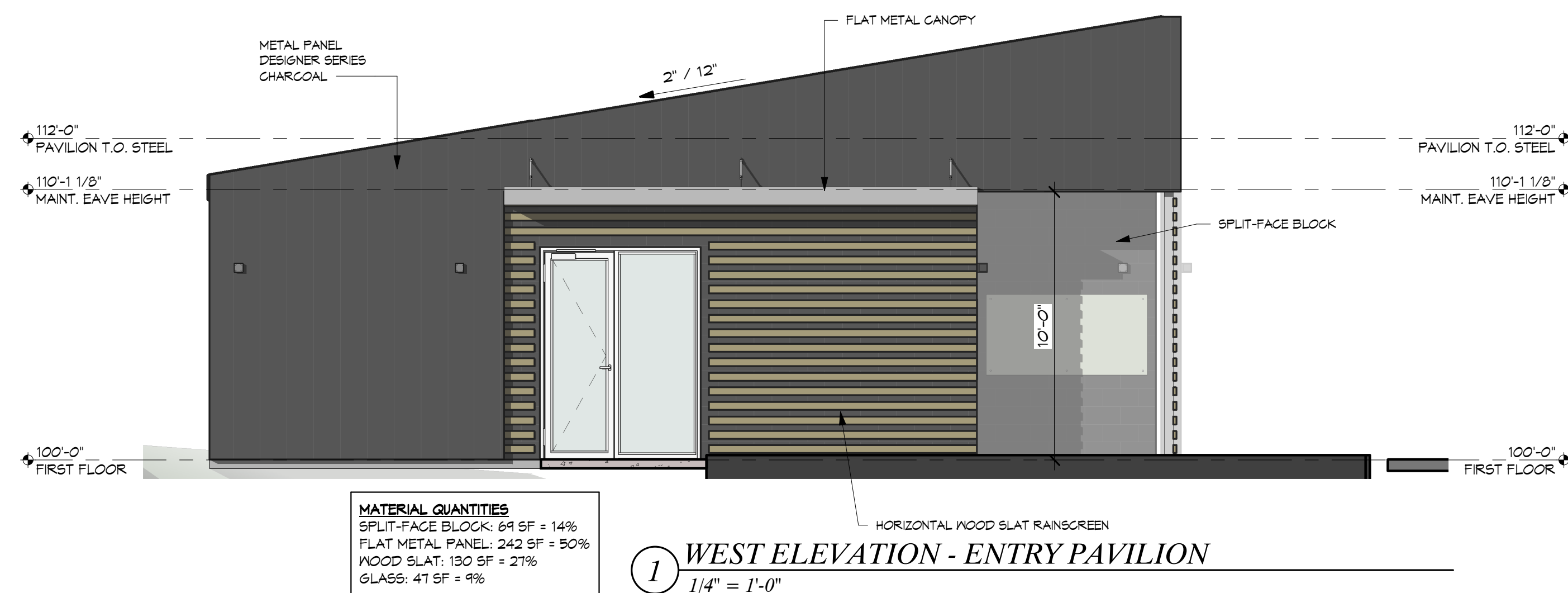
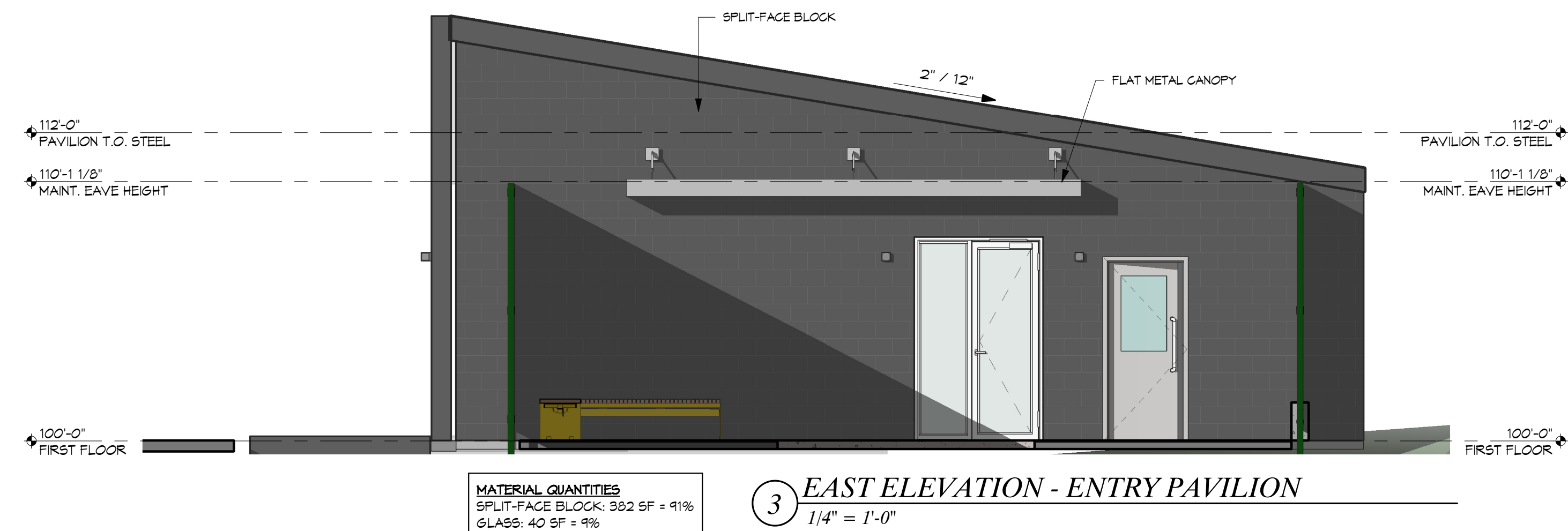
REVISIONS

SHEET TITLE
LANDSCAPE PLAN

ISSUE DATE
01/06/2020

(LSD19-0066)
SHEET NO.

L1.00



EXTERIOR MATERIALS LEGEND	
	SPLIT-FACE BLOCK - "CHARCOAL"
	ARCHITECTURAL METAL PANEL DESIGNER SERIES - "CHARCOAL"
	HORIZONTAL WOOD SLAT - RAINSCREEN
	GLASS

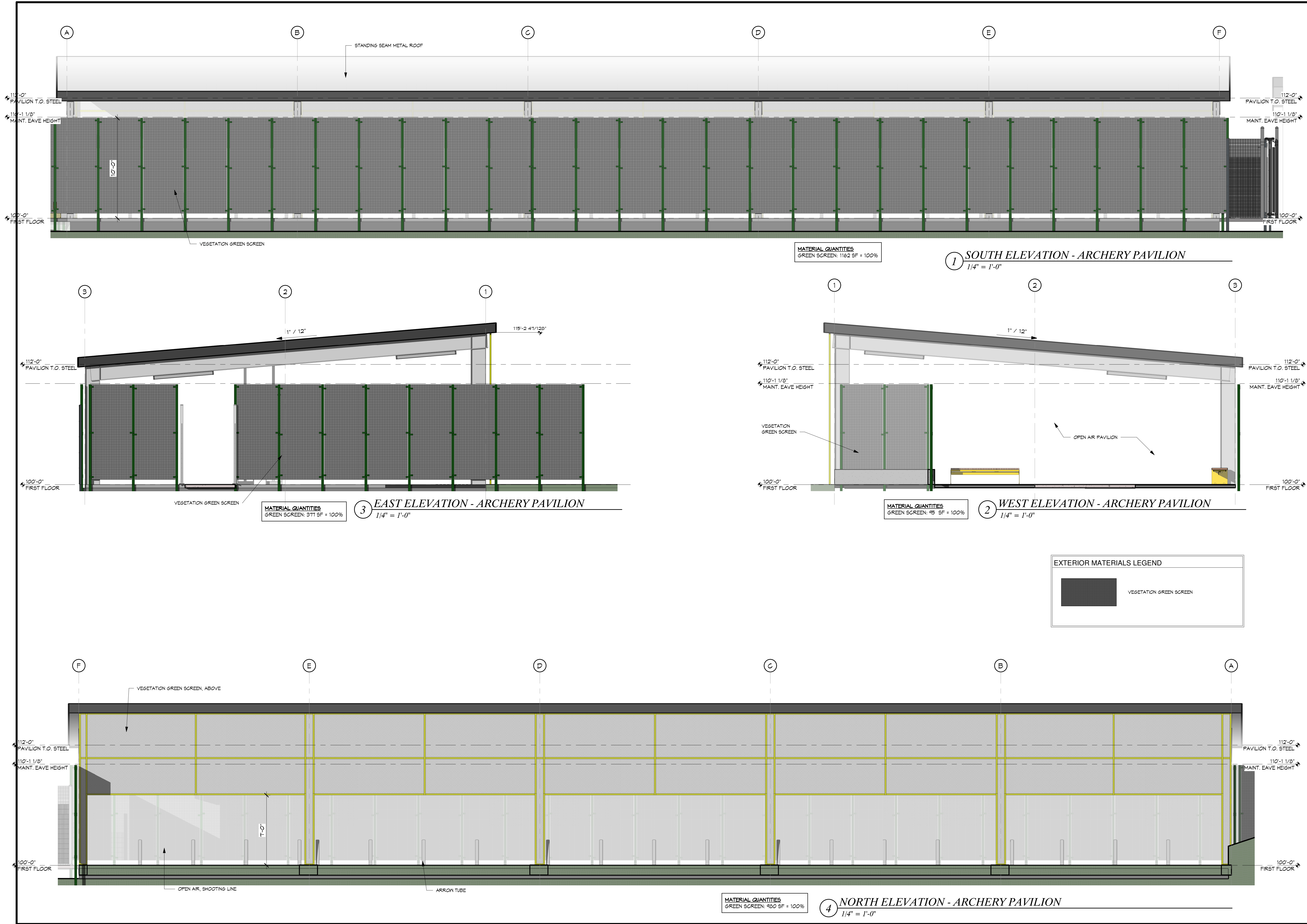
PRELIMINARY
NOT FOR CONSTRUCTION

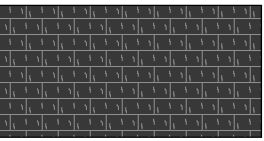
Burris Architecture
8200 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-319-6045

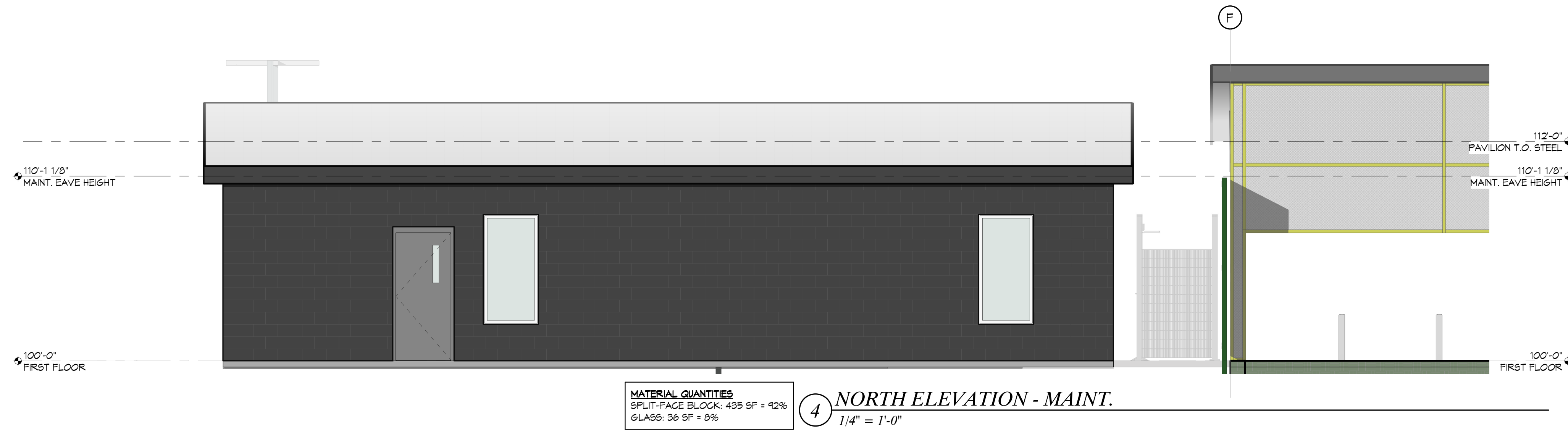
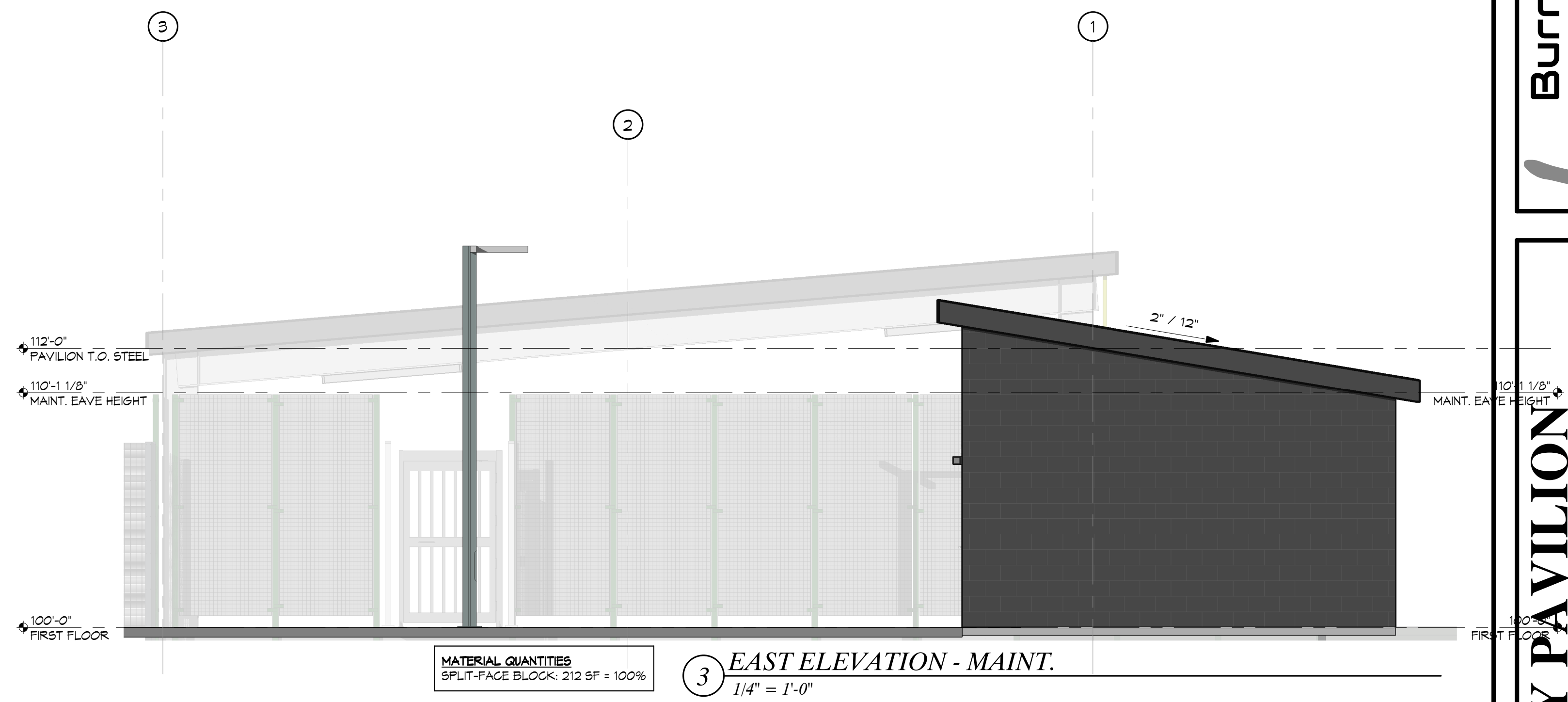
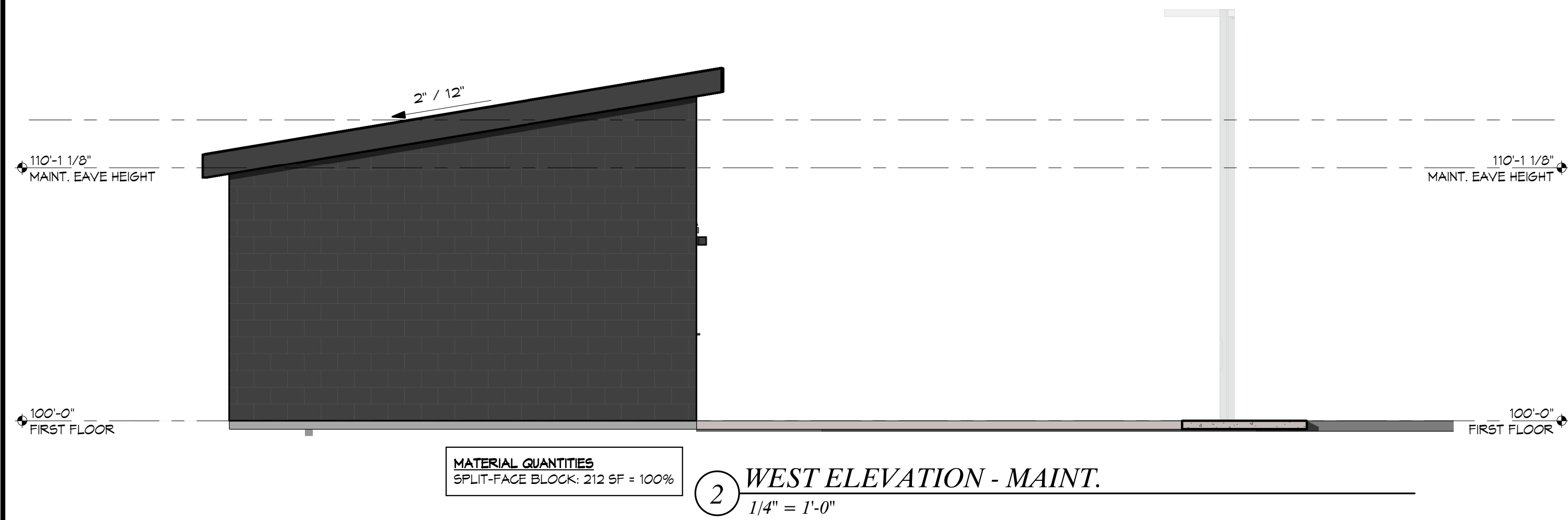
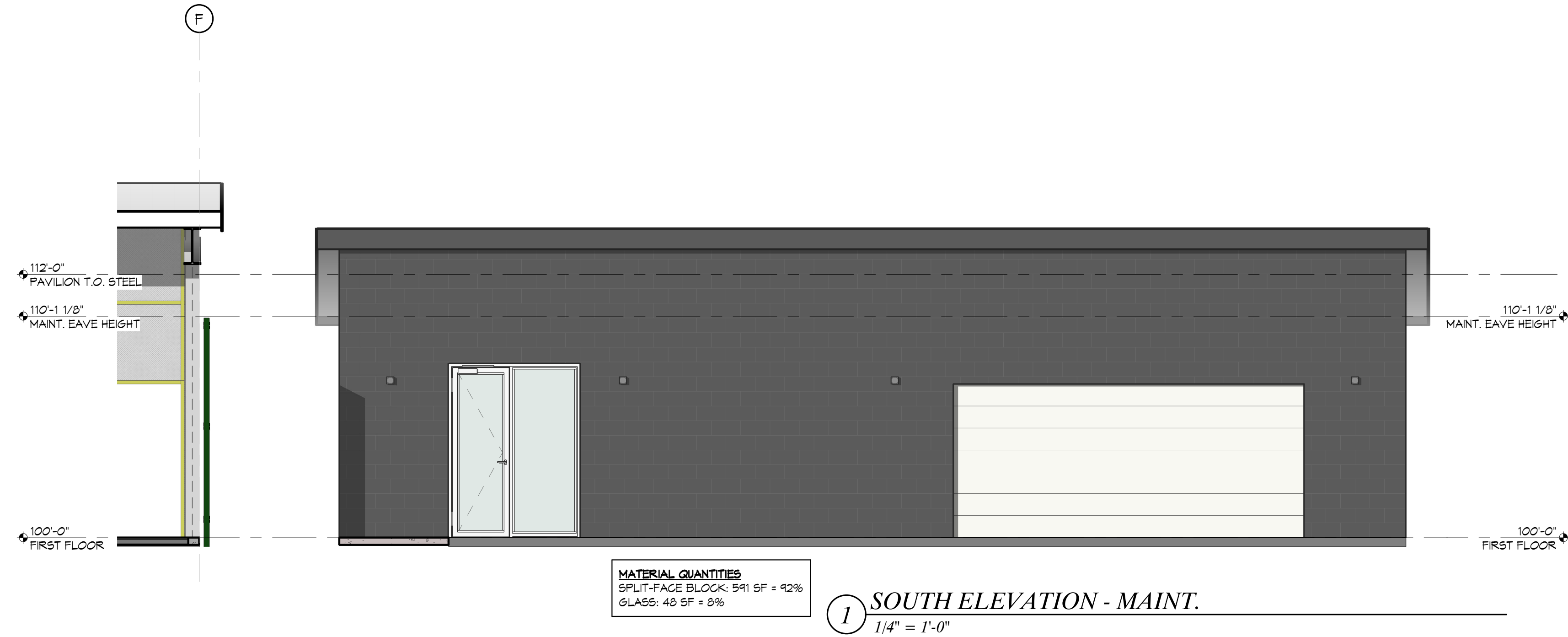
ARCHERY PAVILION
ADDRESS
BENTONVILLE, AR

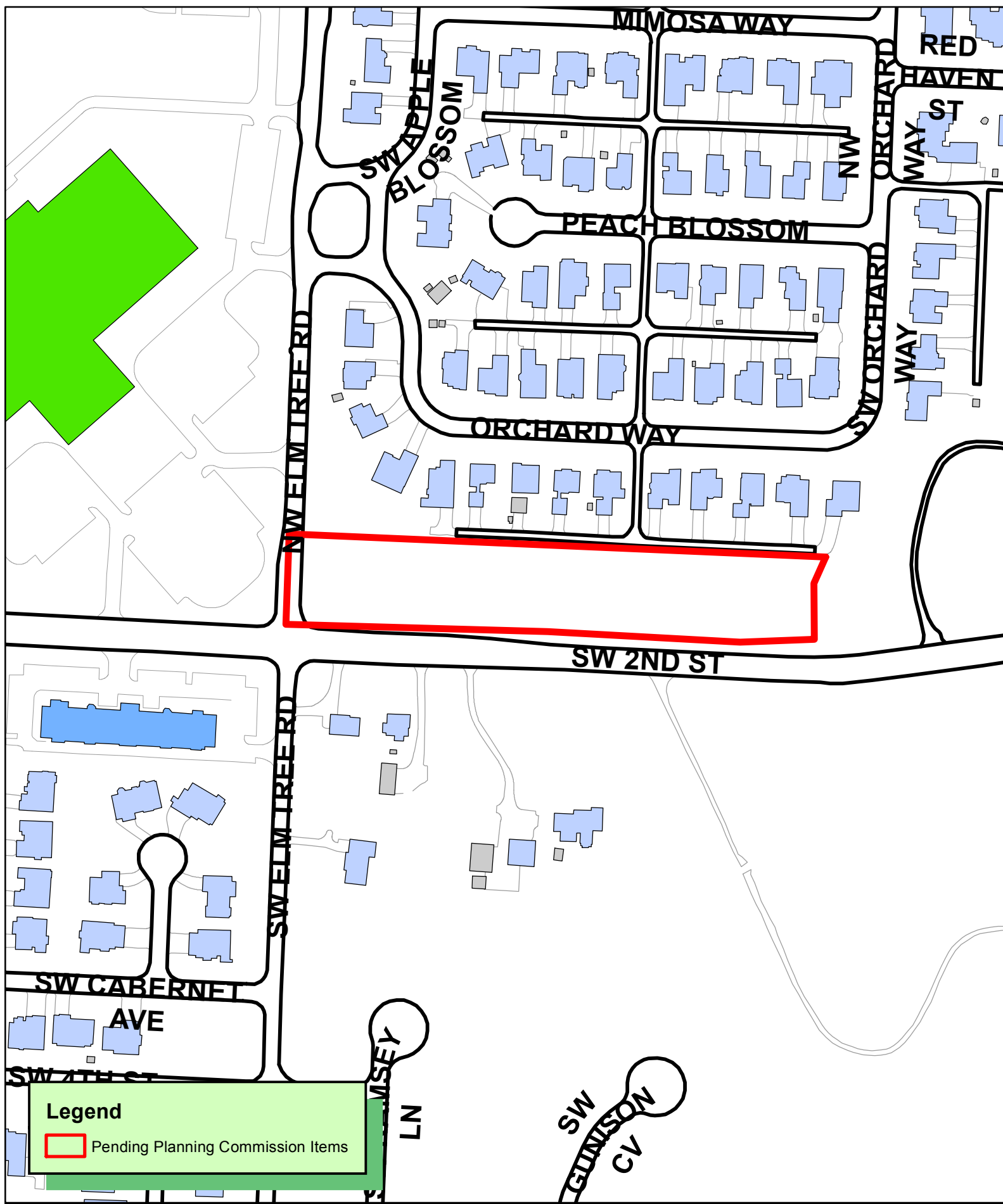
DATE
1-2-20
JOB NO.
19157
REVISIONS

A2.1
EXTERIOR ARCHERY
ELEVATIONS



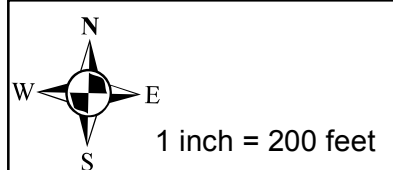
EXTERIOR MATERIALS LEGEND	
	SPLIT-FACE BLOCK - "CHARCOAL"
	GLASS





Legend

 Pending Planning Commission Items



LSD19-0068
LARGE SCALE DEVELOPMENT
ELM TREE TOWNHOMES



LARGE SCALE DEVELOPMENT PLANS FOR:
ELM TREE TOWNHOMES
3102 SW 2ND STREET
BENTONVILLE, ARKANSAS

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT GRAY ROCK CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- AN ARKANSAS DEPARTMENT OF TRANSPORTATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF CITY OF BENTONVILLE AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY. WATER AND SEWER SPECIFICATIONS ADOPTED BY BENTONVILLE AUGUST 12, 2008.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF BENTONVILLE
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE ENGINEER OF RECORD SHALL NOT BE HELD RESPONSIBLE FOR SURVEY INACCURACIES, SURVEY OMISSIONS, OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM AN INACCURATE SURVEY.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168 EXT 3) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY, IF AVAILABLE.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- A PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF PUBLIC STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON.

FLOOD CERTIFICATION

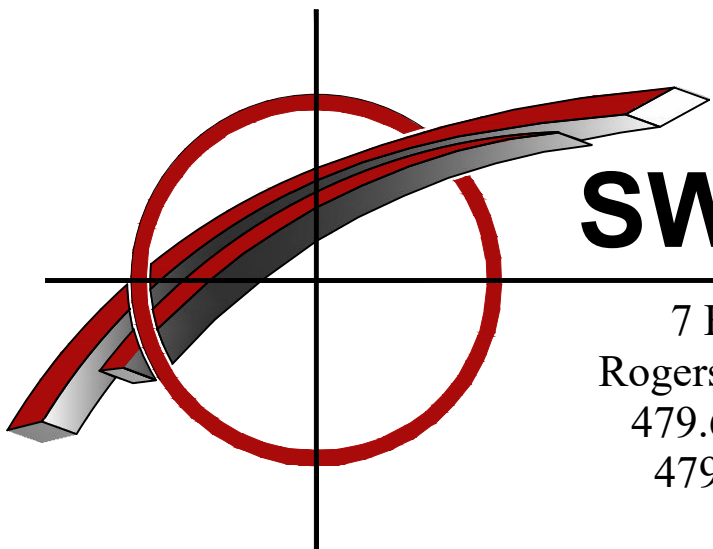
All of this property is located within flood zone "X" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas. (Firm Panel #05007C0255K Dated June 5, 2012)



Know what's below.
Call before you dig.

*** CAUTION ***

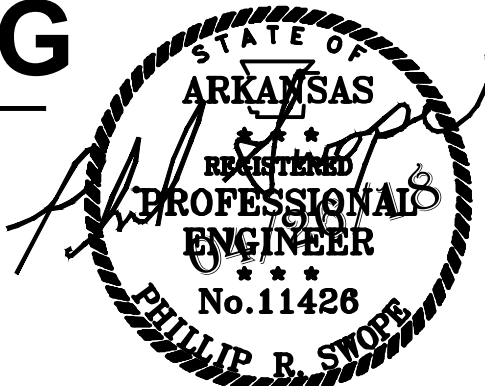
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SWOPE ENGINEERING

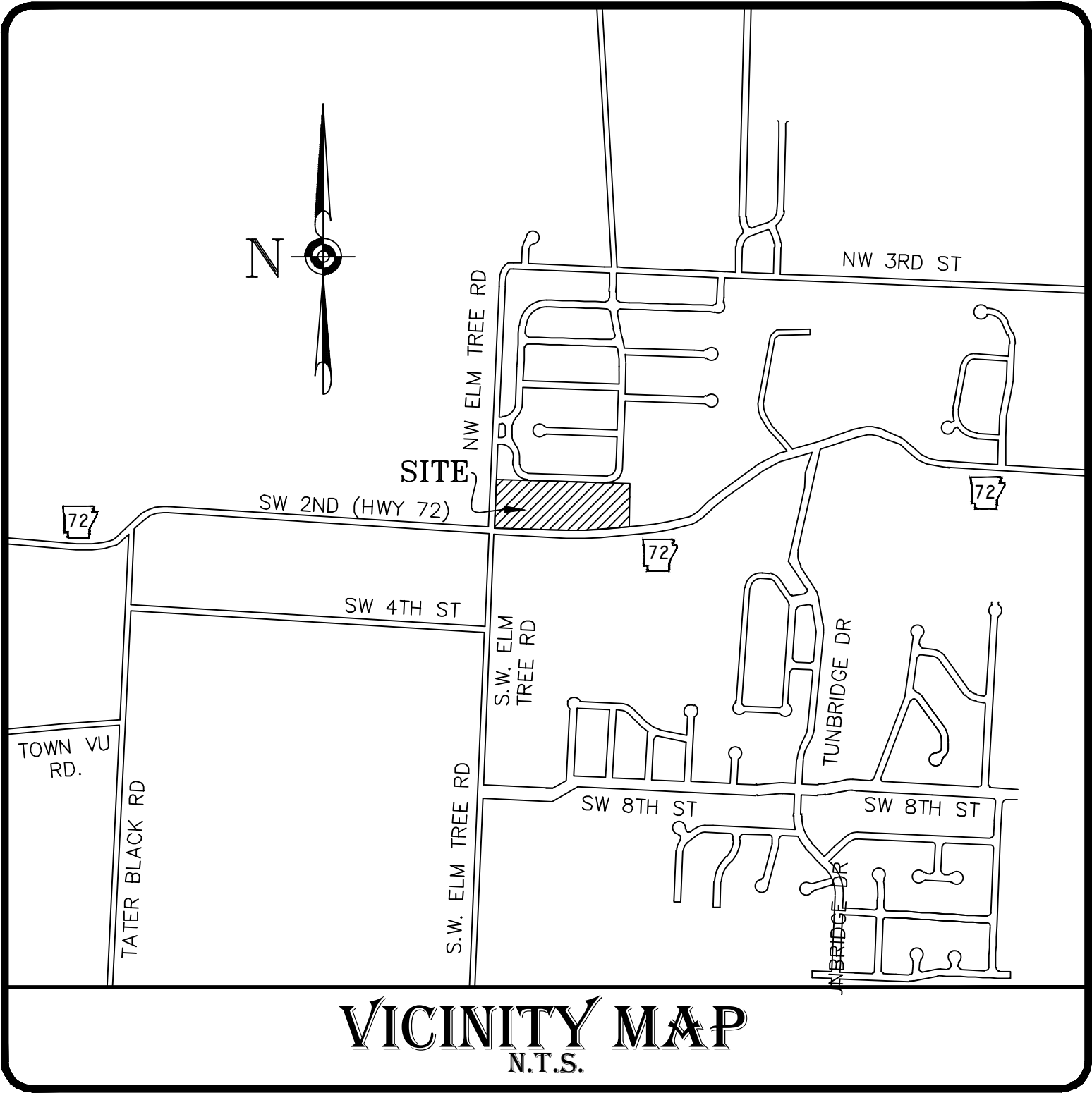
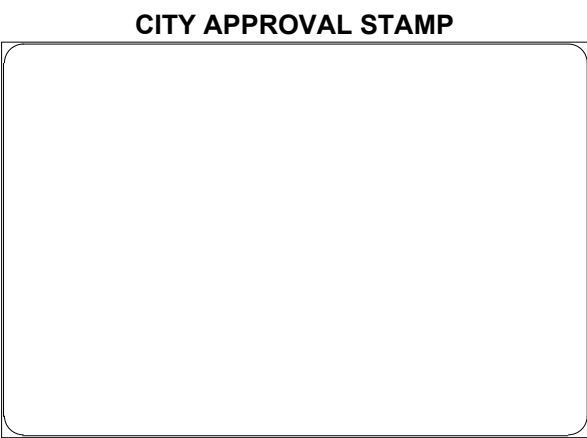
7 Halsted Circle
Rogers, Arkansas 72756
479.685.8399 Office
479.250.4285 Fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE



BASIS OF BEARING
NAD83, ARKANSAS STATE
PLANE NORTH COORDINATE
SYSTEM

WETLANDS NOTE:
NO KNOW WETLANDS EXIST
ON PROPOSED PROJECT SITE.

ARCHITECT:
HENRY ARCHITECTURE
FAYETTEVILLE, ARKANSAS
P: (479) 530-9693
F: (479) 254-0830

SURVEYOR:
DAVID PLATZ
BENTONVILLE, ARKANSAS

OWNER:
PARADIGM BUSINESS CONCEPTS LLC
SW 2ND ST
BENTONVILLE, AR 72712
P: 479-790-3315

CIVIL L.S.D. DRAWING LIST

COVER SHEET	C0.0
DEMO/EROSION PH I PLAN	C0.1
EROSION CONTROL PH II PLAN	C0.2
SITE PLAN	C1.0
LANDSCAPE PLAN	C2.0
UTILITY PLAN	C3.0
GRADING PLAN	C4.0
PROFILES:	
SANITARY SEWER PROFILE	C5.0
WATER PROFILE	C5.1
PROJECT DETAILS	C5.2-C5.9

SURVEY DESCRIPTION:

A part of the North One-Half (N ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE¼) of Section Thirty-Five (35), Township Twenty (20) North, Range Thirty-One (31) West, Benton County, Arkansas, being more particularly described as follows:

Commencing at a found mag nail for the Northwest (NW¼) corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty-Five (35); thence South 00°15'10" East 449.73 Feet; thence North 89°44'50" East 33.20 Feet to a found iron pin for the true Point of Beginning; thence South 87°21'34" East 834.88 Feet along the Orchards Subdivision Block 1 boundary to a found iron pin; thence following said boundary, South 22°00'10" West 46.49 Feet to a found iron pin; thence South 00°35'04" East 61.99 Feet to a found iron pin; thence South 04°53'43" East 30.82 Feet to a set iron pin at the intersection of the Orchards boundary and the North right of-way of Arkansas State Highway 72; thence following said right-of-way South 88°07'17" West 115.08 Feet to a found marker; thence North 87°03'02" West 50.00 Feet to a set iron pin; thence North 86°01'13" West 250.14 Feet to a set iron pin; thence South 88°58'12" West 149.72 Feet to a found marker; thence North 84°02'51" West 100.86 Feet to a found marker; thence North 87°22'40" West 161.39 Feet to a set iron pin at the intersection of the North right-of-way of State Highway 72 and the right-of-way of Northwest Elm Tree Road; thence following Northwest Elm Tree Road right-of-way, North 02°21'50" East 143.05 Feet to the true Point of Beginning. Subject to the right-of way of Arkansas Highway 72 on the South, Northwest Elm Tree Road on the West and all easements of record of fact. Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

CONTACTS:

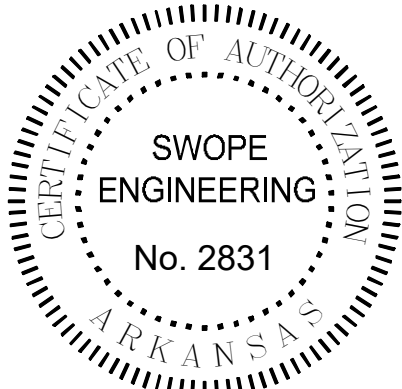
<i>Property Owner/Developer:</i> Paradigm Business Concepts llc SW 2nd St Bentonville, AR 72712 479-790-3315	<i>City Engineer (Bentonville)</i> Attn: Dan Weese 3200 SW Municipal Bentonville, AR 72712 (479) 271-3168	<i>Fire Department (Bentonville)</i> Attn: Brent Boydston, Fire Chief 800 SW A Street Bentonville, AR 72712 (479) 271-5927	<i>Electric Department (Bentonville)</i> Attn: Charlie Barnes 3200 Municipal Drive Bentonville, AR 72712 (479) 271-3159	<i>Telephone Company</i> AT&T Attn: Scott Seaman/Layne Roads 627 White Road Springdale, AR 72766 (479) 442-1967 (479) 442-1977
<i>Civil Engineer/ Survey:</i> Swope Engineering 7 Halsted Circle, Suite 118 Rogers, AR 72756 479.685.8399 office 479.250.4285 fax	<i>Stormwater (Bentonville)</i> Attn: Janet Pith 305 SW A Street Bentonville, AR 72712 Ph: (479) 271-3168 jpath@bentonvillecar.com	<i>Street Department (Bentonville)</i> Attn: Tony Davis 3200 SW Municipal Drive Bentonville, AR 72712 (479) 271-3130	<i>Wastewater Department(Bentonville)</i> Attn: Nancy Busen 1301 NE A Street Bentonville, AR 72712 (479) 271-3160	<i>Cable Company</i> Cox Communications Attn: Kip Smith 4901 South 48th Street Springdale, AR 72762 (479) 717-3796 kip.smith@cox.com
<i>Engineering Department (Bentonville)</i> Attn: Tracy Billings 3200 SW Municipal Bentonville, AR 72712 (479) 271-3168	<i>Planning Department (Bentonville)</i> Attn: Jon Stanley 305 SW A Street Bentonville, AR 72712 (479) 271-3122	<i>Water Department (Bentonville)</i> Attn: Preston Newbill 3200 Municipal Drive Bentonville, AR 72712 (479) 271-3140	<i>Gas Company</i> Black Hills Energy Attn: Josh Knight 1301 Federal Way, PO Box 2129 Lowell, AR 72745 (479) 333-7005	

TYPICAL ABBREVIATION LIST:

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

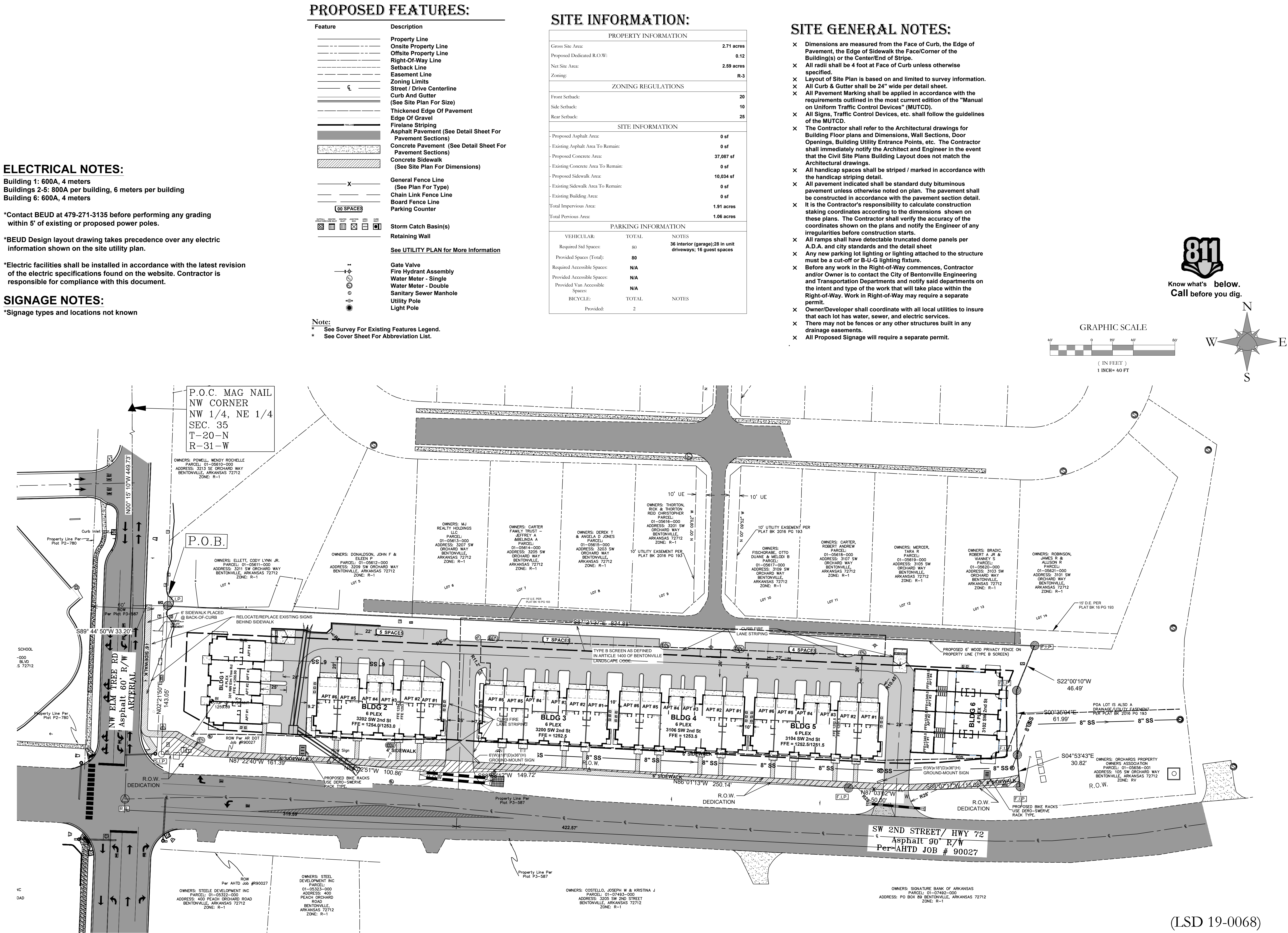


DATE: 01/14/20
REVISED: 01/14/20

C0.0

LSD 19-0068

R:\-Swope\16-225 Elm Tree Townhomes\Civil Drawings\16-225 pr.dwg



PROPOSED FEATURES:

Feature	Description
_____	Property Line
_____	Onsite Property Line
_____	Offsite Property Line
_____	Right-Of-Way Line
_____	Easement Line
_____	Zoning Limits
_____	Street / Drive Centerline
_____	Curb And Gutter (See Site Plan For Size)
_____	Thickened Edge Of Pavement Edge Of Gravel
_____	Asphalt Pavement (See Detail Sheet For Pavement Sections)
_____	Concrete Pavement (See Detail Sheet For Pavement Sections)
_____	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
_____	Chain Link Fence Line
_____	Board Fence Line
_____	Storm Catch Basin(s)
_____	Storm Pipe (See Grading Plan For Type And Size)
_____	Retaining Wall
_____	See Utility Plan For Line Sizes
_____	Water Line
_____	Tee, Cross, Bends, Gate Valve & Reducer
_____	Fire Hydrant & Assembly
_____	Water Meter - Single
_____	Water Meter - Double
_____	Sanitary Sewer Force Main
_____	Sanitary Sewer Line
_____	Sanitary Sewer Service
_____	Sanitary Sewer Manhole
_____	Gas Line
_____	Overhead Electric Line
_____	Underground Electric Line
_____	Cable Television Line
_____	Fiber Optic Line
_____	Overhead Telephone Line
_____	Underground Telephone Line
_____	Utility Pole
_____	Light Pole

Note:

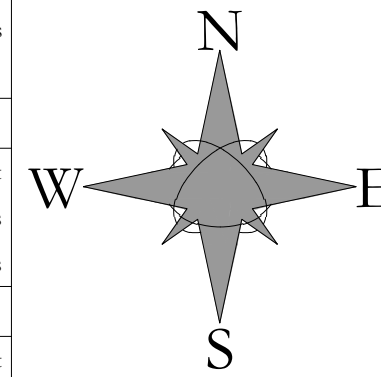
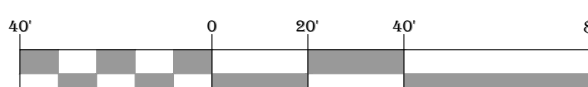
- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

LANDSCAPING INFORMATION:

PROPERTY INFORMATION		
Gross Site Area:	116,791 sf	2.68 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	116,791 sf	2.68 acres
Zoning:	R-3 Single Family Residential	
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length:		827 ft
Req'd (1 Shade Tree/2010):		42 Trees
Provided:		44 Trees
PERIMETER LANDSCAPE REQUIREMENTS		
Perimeter Length:		1113 ft
Req'd:		Intermittent
Provided:		25 Trees
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area		4,787 sq ft
Required (8%):		479 sq ft
Provided:		972 sq ft

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL	COMMON	SIZE	COMMENTS
PERIMETER TREES:					
●	25	PINUS TAEDA	LOBLOLLY PINE	2.5" CAL.	BALLED & BURLAPPED; LIMBED 6 FT. FROM THE GROUND; 25' HEIGHT MAX
STREET TREES:					
☼	3	ULMUS PARVIFOLIA	LACEBARK	2.5" CAL.	BALLED & BURLAPPED; LIMBED 6 FT. FROM THE GROUND
☼	19	PRUNUS YEDOENSIS	YOSHINO CHERRY	2.5" CAL.	BALLED & BURLAPPED; LIMBED 6 FT. FROM THE GROUND
☼	8	CERCIS CANADENSIS	REDBUD EASTERN	2.5" CAL.	BALLED & BURLAPPED; LIMBED 6 FT. FROM THE GROUND
☼	18	CERCIS	REDBUD FOREST PANSY	2.5" CAL.	BALLED & BURLAPPED; LIMBED 6 FT. FROM THE GROUND
PARKING TREES:					
☼	10	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	BALLED & BURLAPPED; LIMBED 6 FT. FROM THE GROUND
GRASS:					
*****		SEEDED/SODDED GRASSES		32,470 SF	



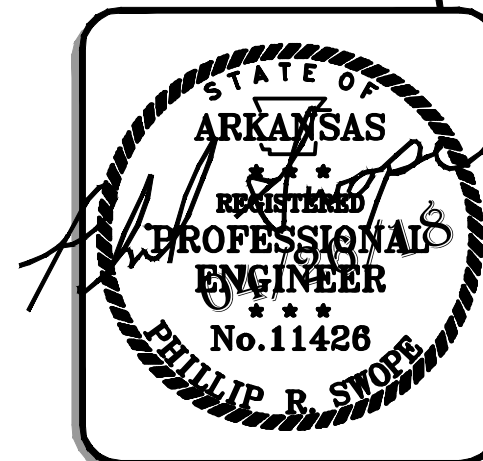
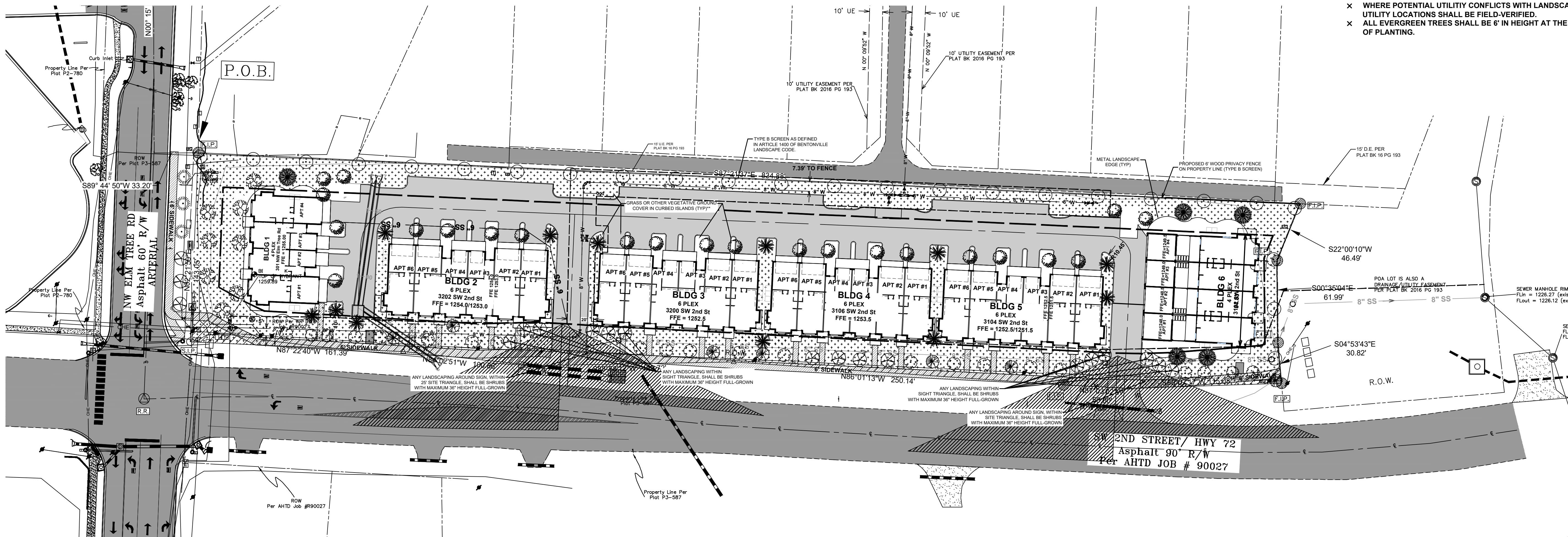
Know what's below.
Call before you dig.

** Additional landscaping shown below is not required by Bentonville landscape code section 1400. The trees below are planted on private property. Species and quantities may vary. All private trees are 2.5"-cal, balled & burlapped, limbed 6' from ground. The following tentative species and quantities are listed below.

- ☼ (4) American Hornbeams at interface of private/public sidewalk (private)
- ☼ (5) Willow Oaks in small islands behind private residences (private)
- ☼ (12) Fruitless Crab Apples at entrances and between buildings (private)
- ☼ (23) Sawtooth (private)

LANDSCAPE NOTES:

- X DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- X LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- X GRASS AREAS SHALL BE SODDED WITH ZOYSIA GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEEDED PER MANUFACTURER'S INSTRUCTIONS. WITH A MIXTURE OF 70% ZOYSIA AND 30% BLUEGRASS AT A RATE OF 204LB/1000 S.F.
- X IF GRASSED AREA IS HYDROSEEDED, A MULCH EMULSIFIER SHALL BE ADDED (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- X ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- X SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- X IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- X ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- X ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.
- X WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- X ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- X THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA(S).
- X ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED (SEE 1400.5.C-10).
- X TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEE 1400.5.C-12).
- X LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ECT., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED (SEE 1400.5.A-6 & 1400.5.G-7).
- X ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM THE FINAL GRADE AT THE TIME OF PLANTING.
- X ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- X ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- X ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- X PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.
- X THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- X WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD-VERIFIED.
- X ALL EVERGREEN TREES SHALL BE 6' IN HEIGHT AT THE TIME OF PLANTING.



Landscape Plan
ELM TREE TOWNHOMES
S.W. 2ND ST. & ELM TREE RD
BENTONVILLE, AR

NO.	DATE	REVISION
1	11/12/2019	XXXXXXXXXX

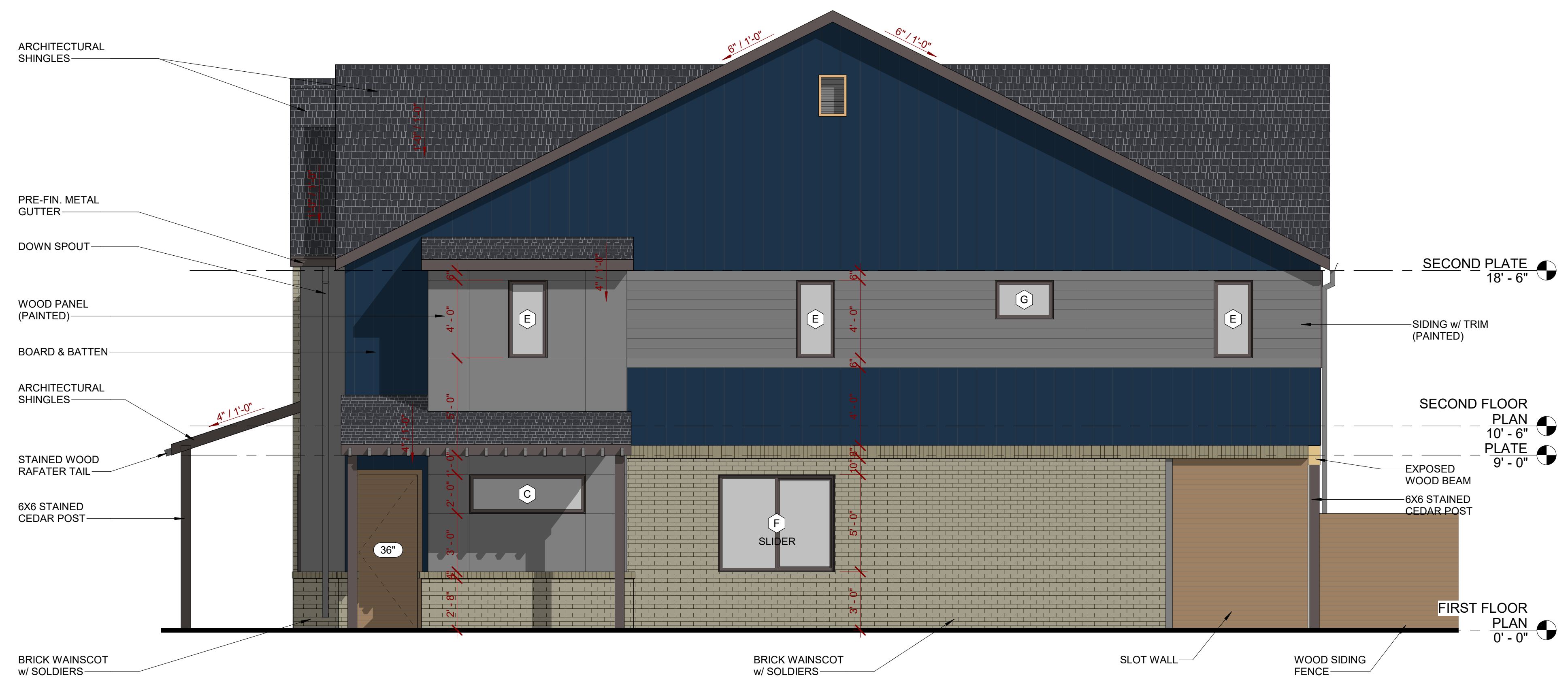
SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
3511 SE 1 Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

DRAWN BY:	LPS	JOB NUMBER:	16-225
SUBMITTAL DATE:	11/11/19	SCALE:	As Noted
DRAWING NAME:	16-225 Pr.dwg		
SHEET NUMBER:	C2.0		

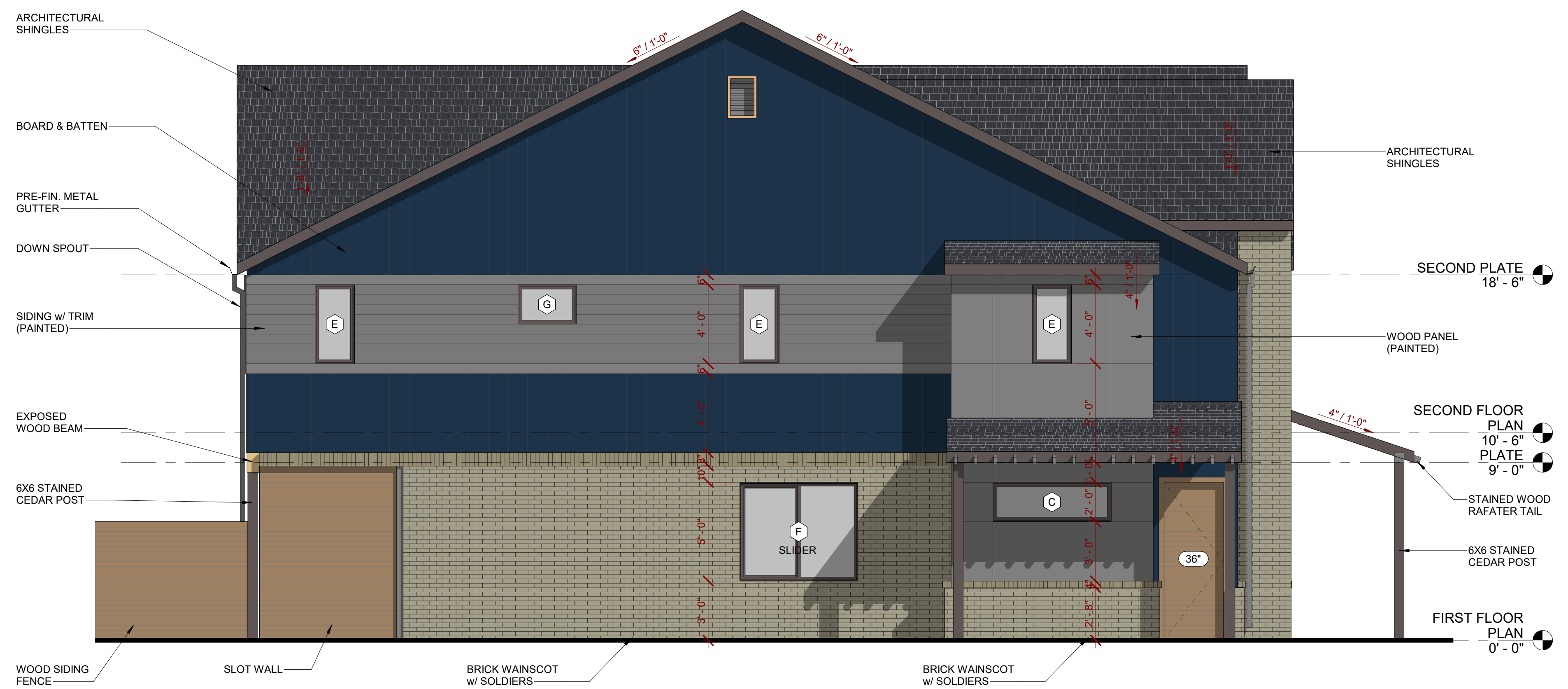
(LSD 19-0068)

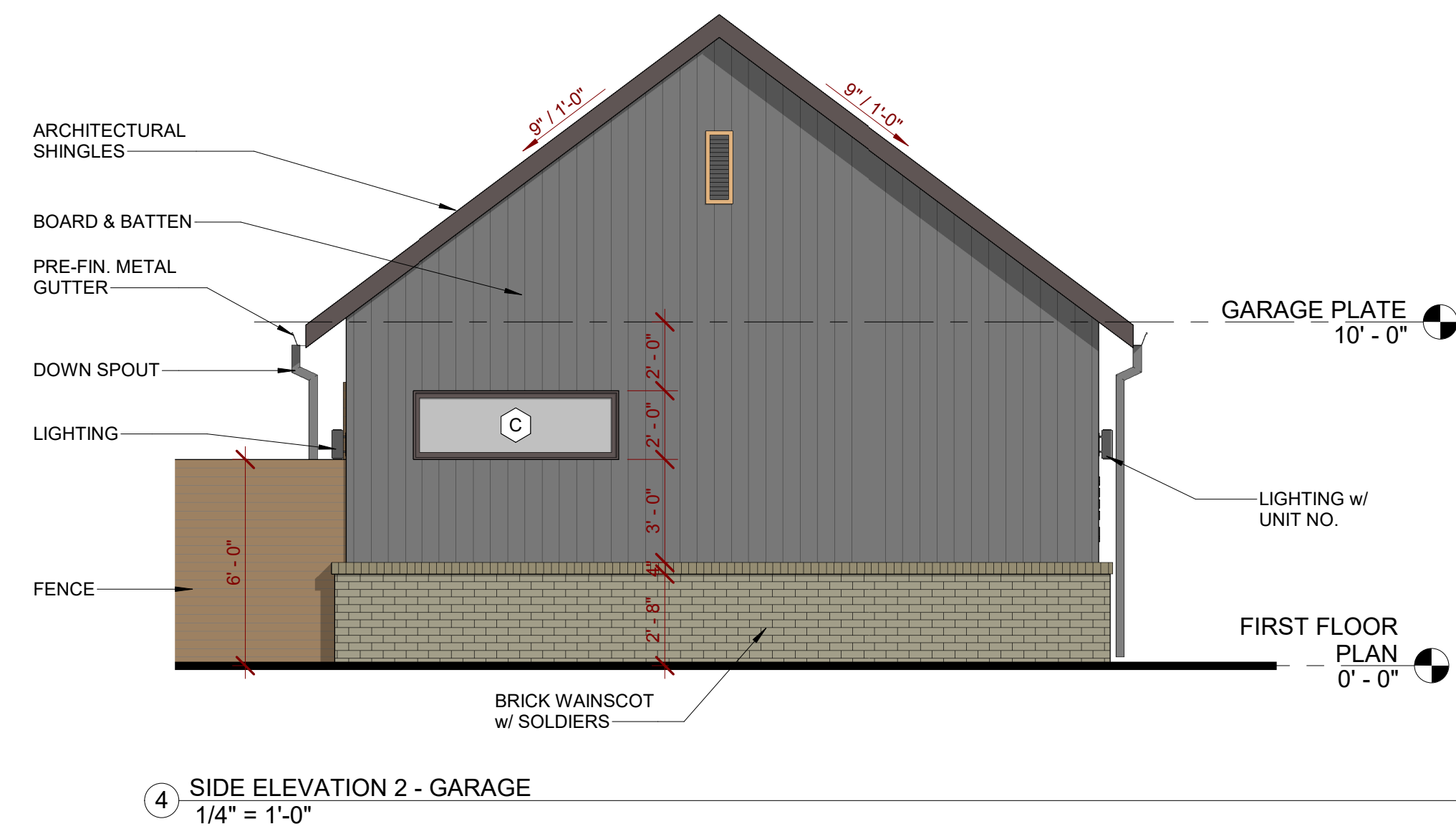
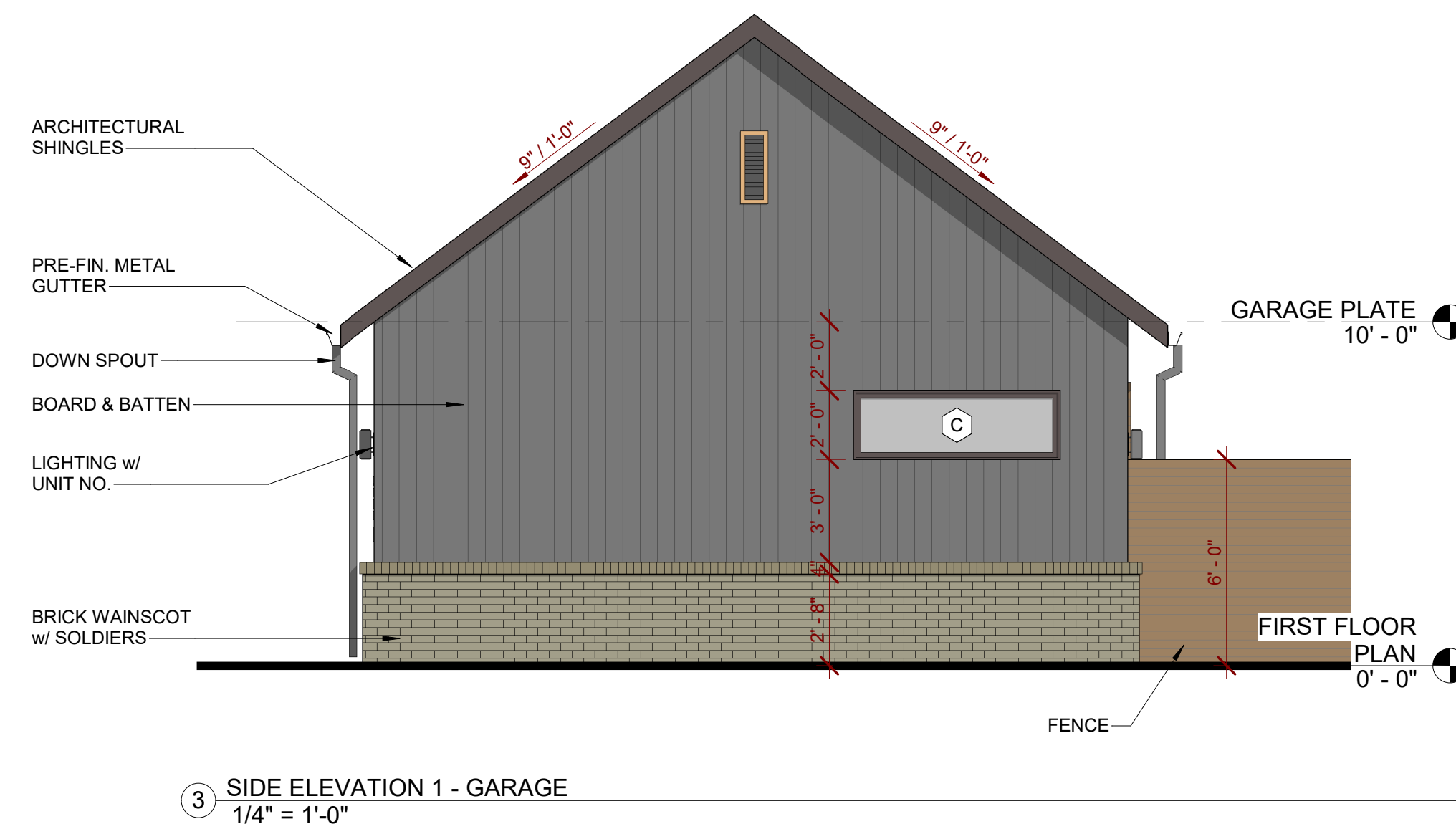
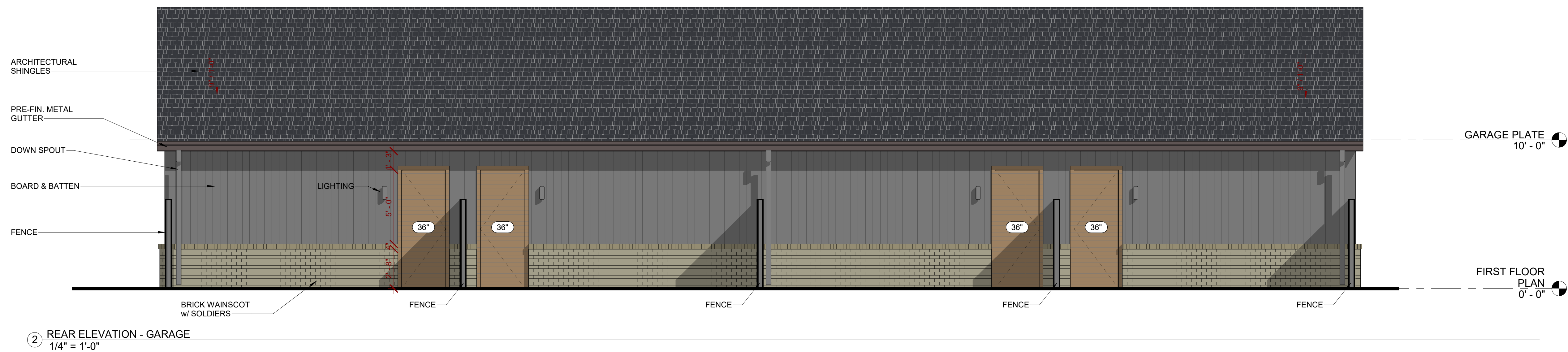
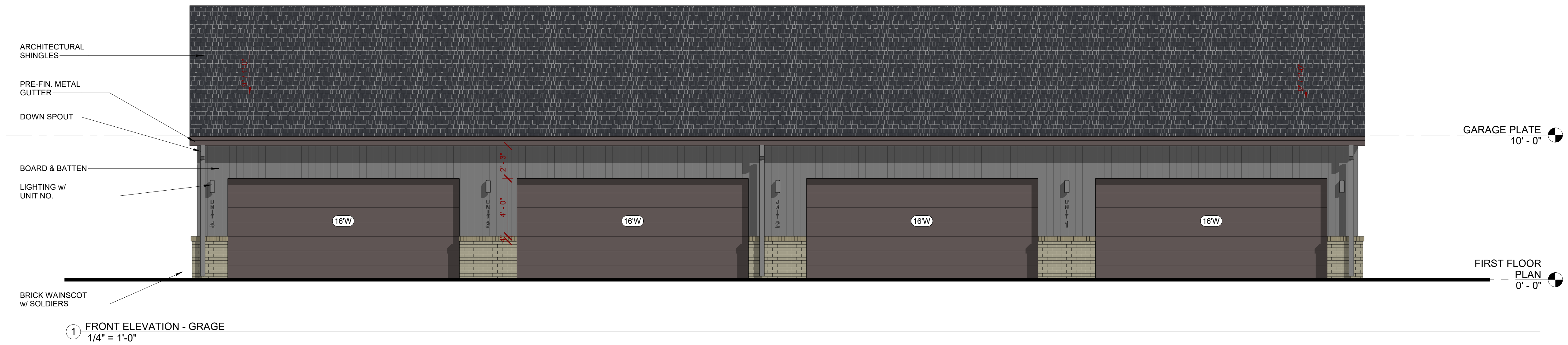


1 FRONT ELEVATION
1/4" = 1'-0"

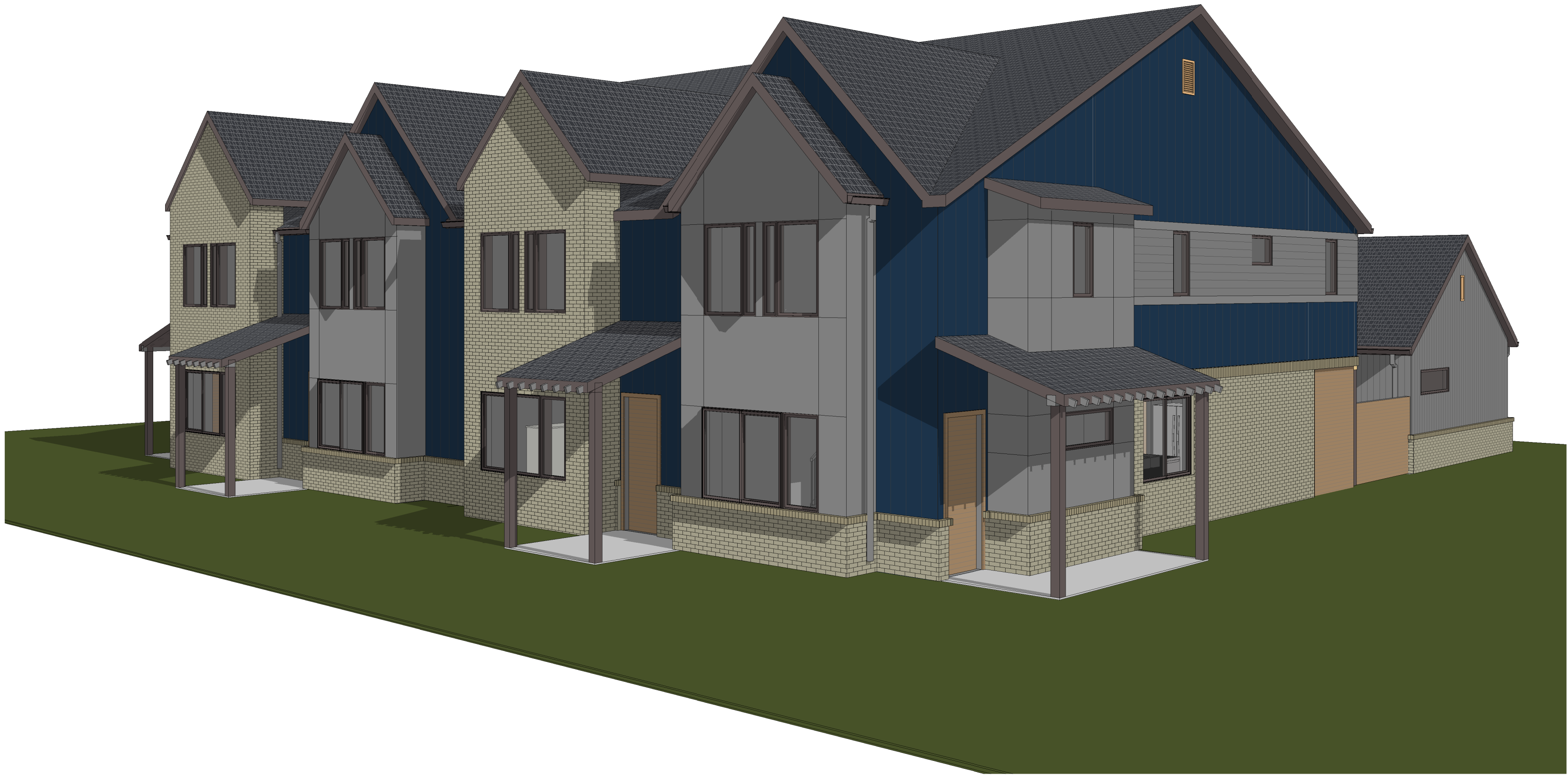


2 SIDE ELEVATION 1
1/4" = 1'-0"

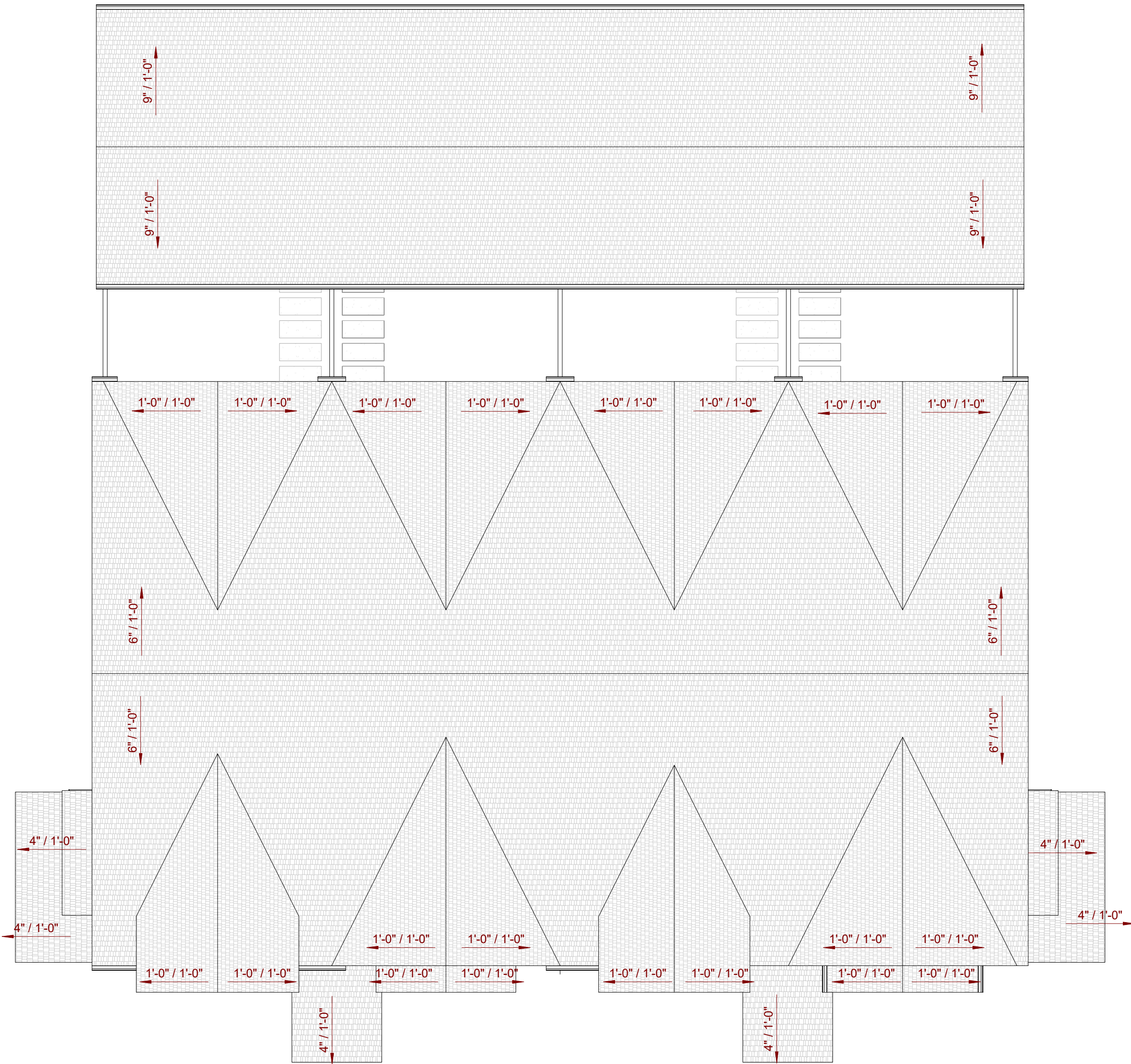




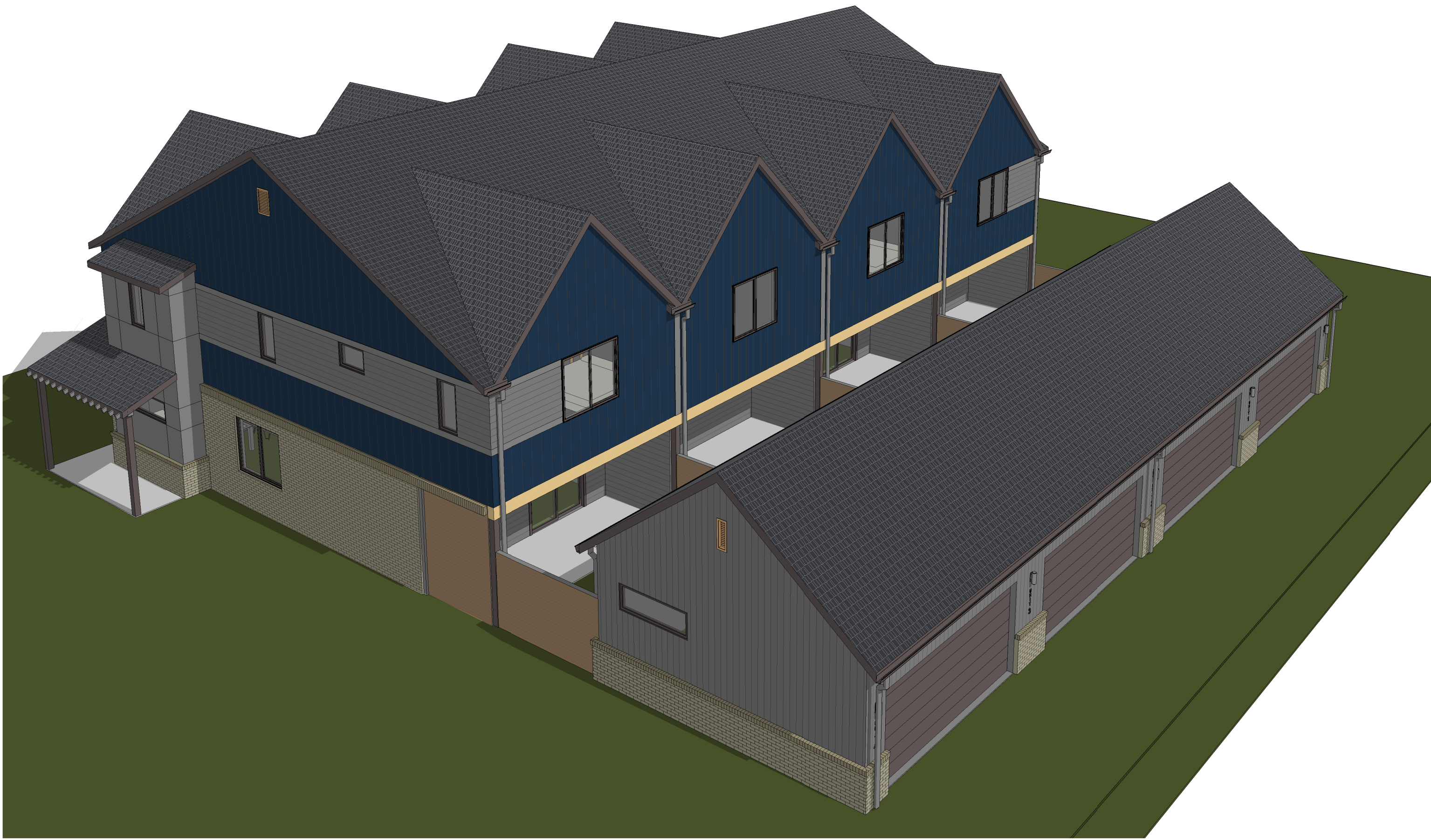
WINDOW COUNT SCHEDULE			
TYPE	COUNT	DESCRIPTION	BLINDS
A	8	3'-0" W. x 5'-0" T., CASEMENT, INSULATED	
B	4	2'-5" W. x 6'-0" T., FIXED, INSULATED	
C	4	6'-0" W. x 2'-0" T., FIXED, INSULATED	
D	8	1'-0" W. x 5'-0" T., FIXED, INSULATED	
E	6	2'-0" W. x 4'-0" T., FIXED, INSULATED	
F	10	6'-0" W. x 5'-0" T., SLIDER, INSULATED	
G	2	3'-0" W. x 2'-0" T., FIXED, INSULATED	
H	4	4'-0" W. x 4'-0" T., SLIDER, INSULATED	
Grand total: 46			



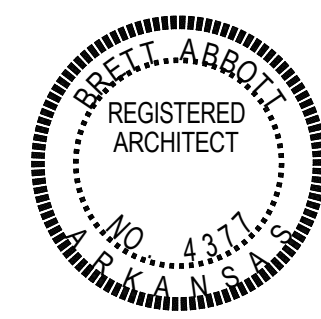
2 FRONT VIEW



1 ROOF PLAN
1/8" = 1'-0"



3 REAR VIEW



'BUILDING 2,3,4
& 5' -
ELEVATIONS

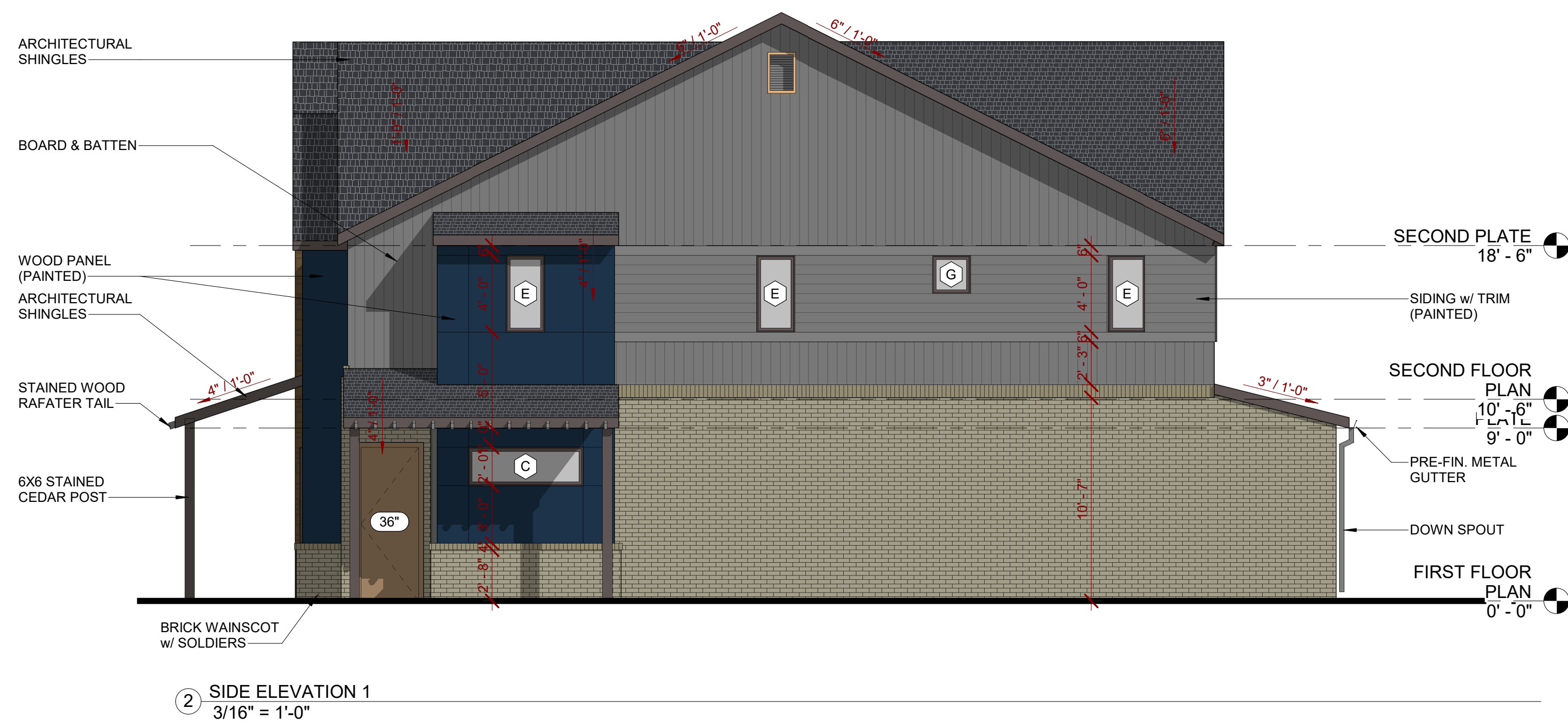
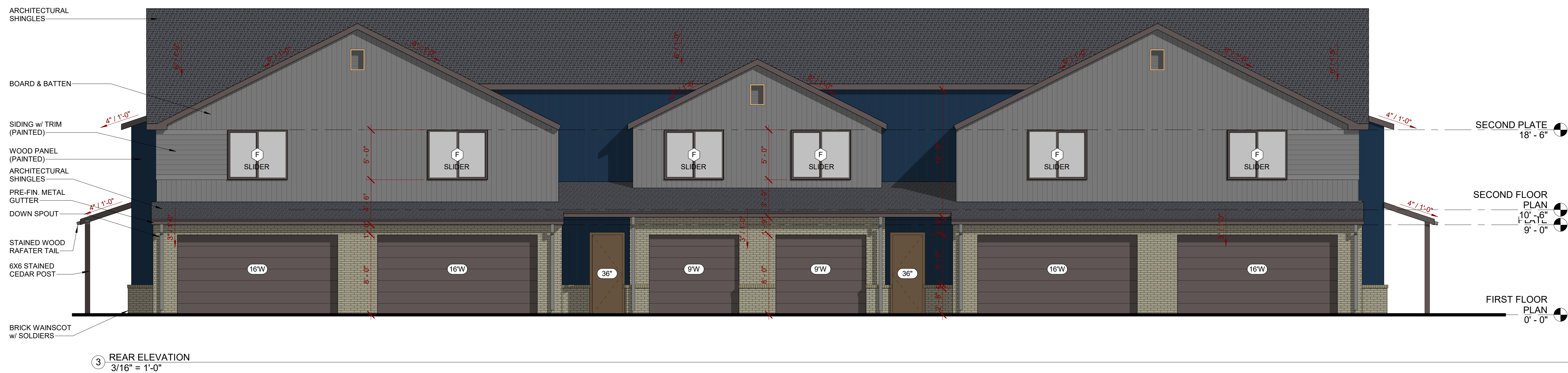
Seal

Revisions

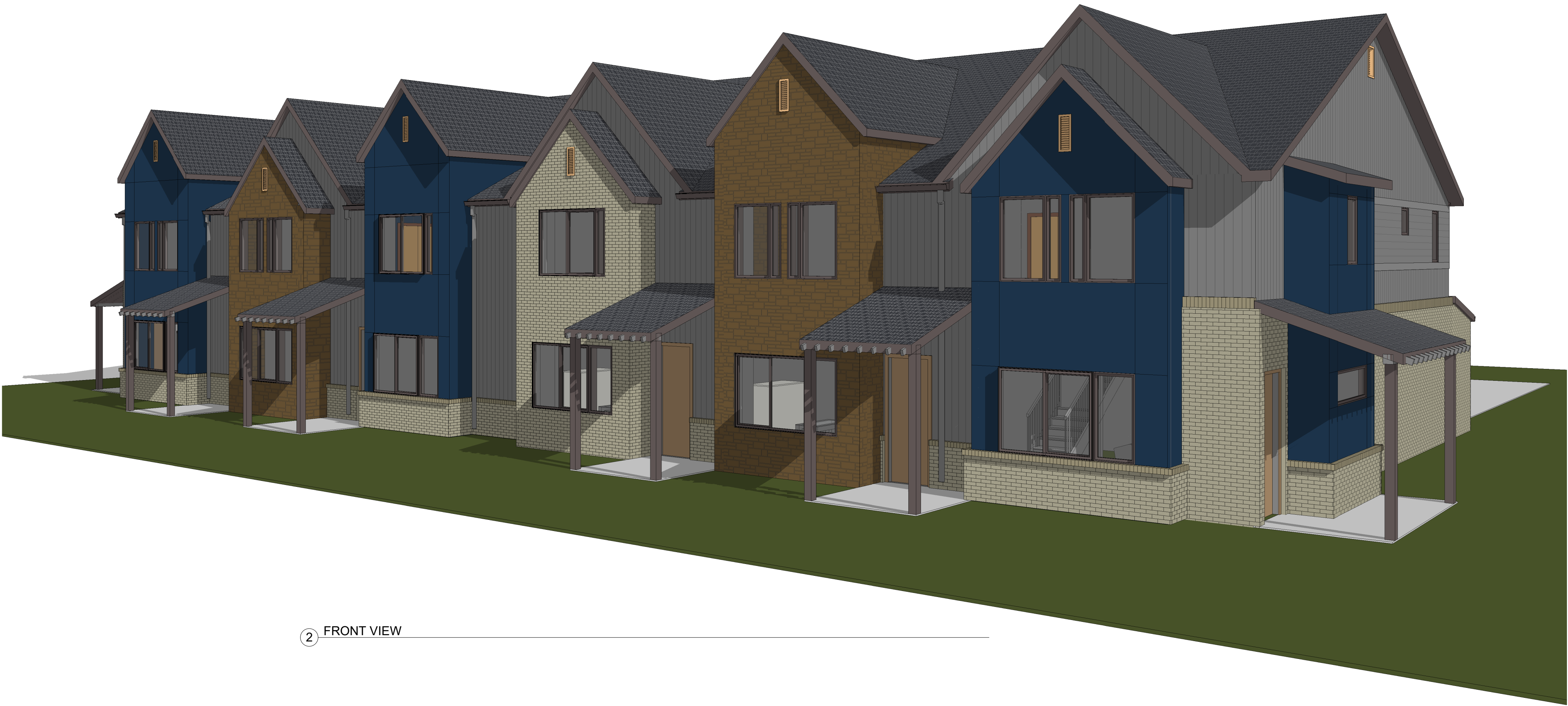
Date
12.19.19

Project 19.114

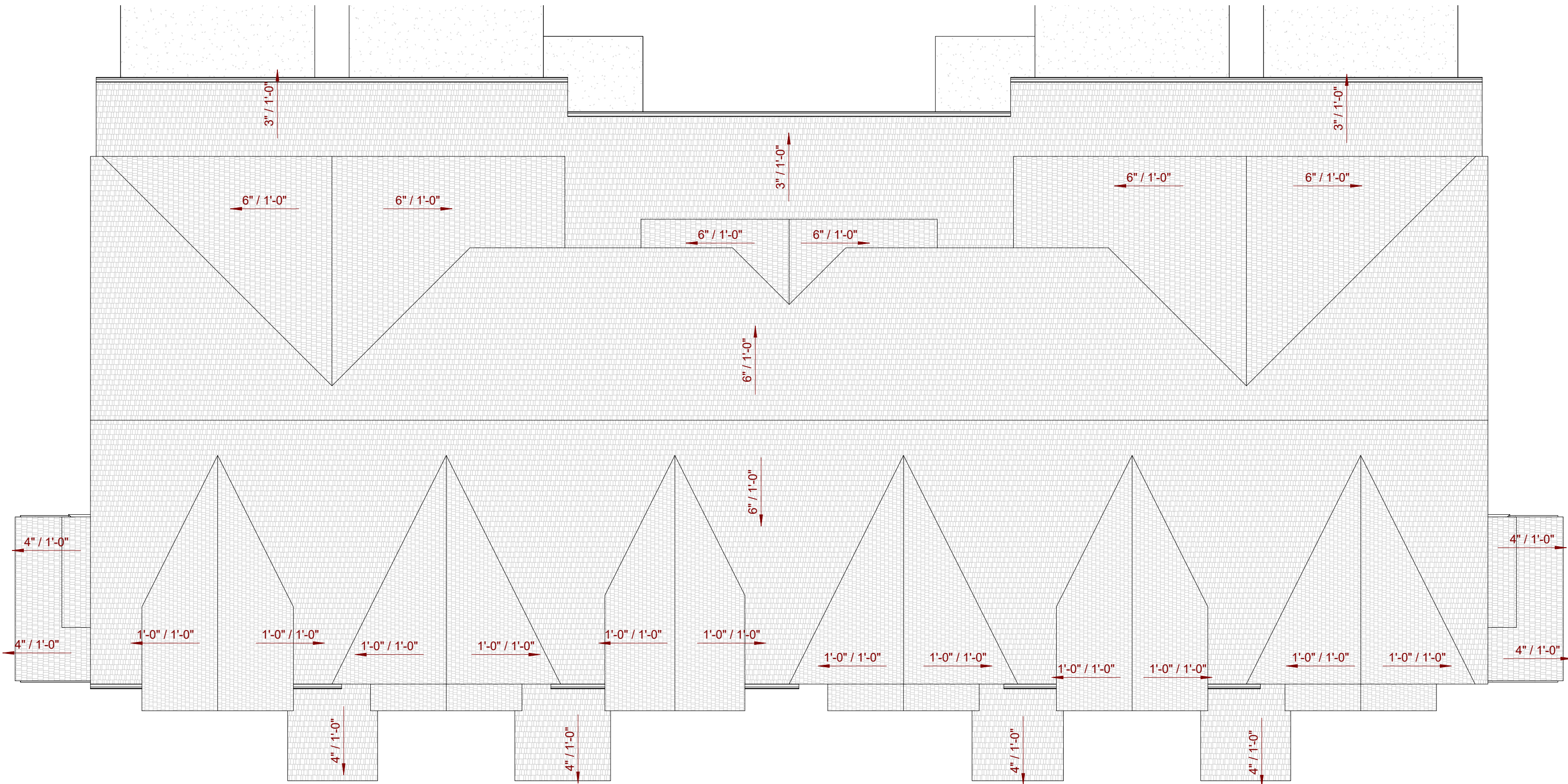
A2.2



WINDOW COUNT SCHEDULE			
TYPE	COUNT	DESCRIPTION	BLINDS
A	14	3'-0" W. x 5'-0" T., CASEMENT, INSULATED	
B	6	2'-6" W. x 5'-0" T., FIXED, INSULATED	
C	2	6'-0" W. x 2'-0" T., FIXED, INSULATED	
D	10	1'-0" W. x 5'-0" T., FIXED, INSULATED	
E	6	2'-0" W. x 4'-0" T., FIXED, INSULATED	
F	14	6'-0" W. x 5'-0" T., SLIDER, INSULATED	
G	2	2'-0" W. x 2'-0" T., FIXED, INSULATED	
Grand total: 54			



2 FRONT VIEW



1 ROOF PLAN
1/8" = 1'-0"



3 REAR VIEW

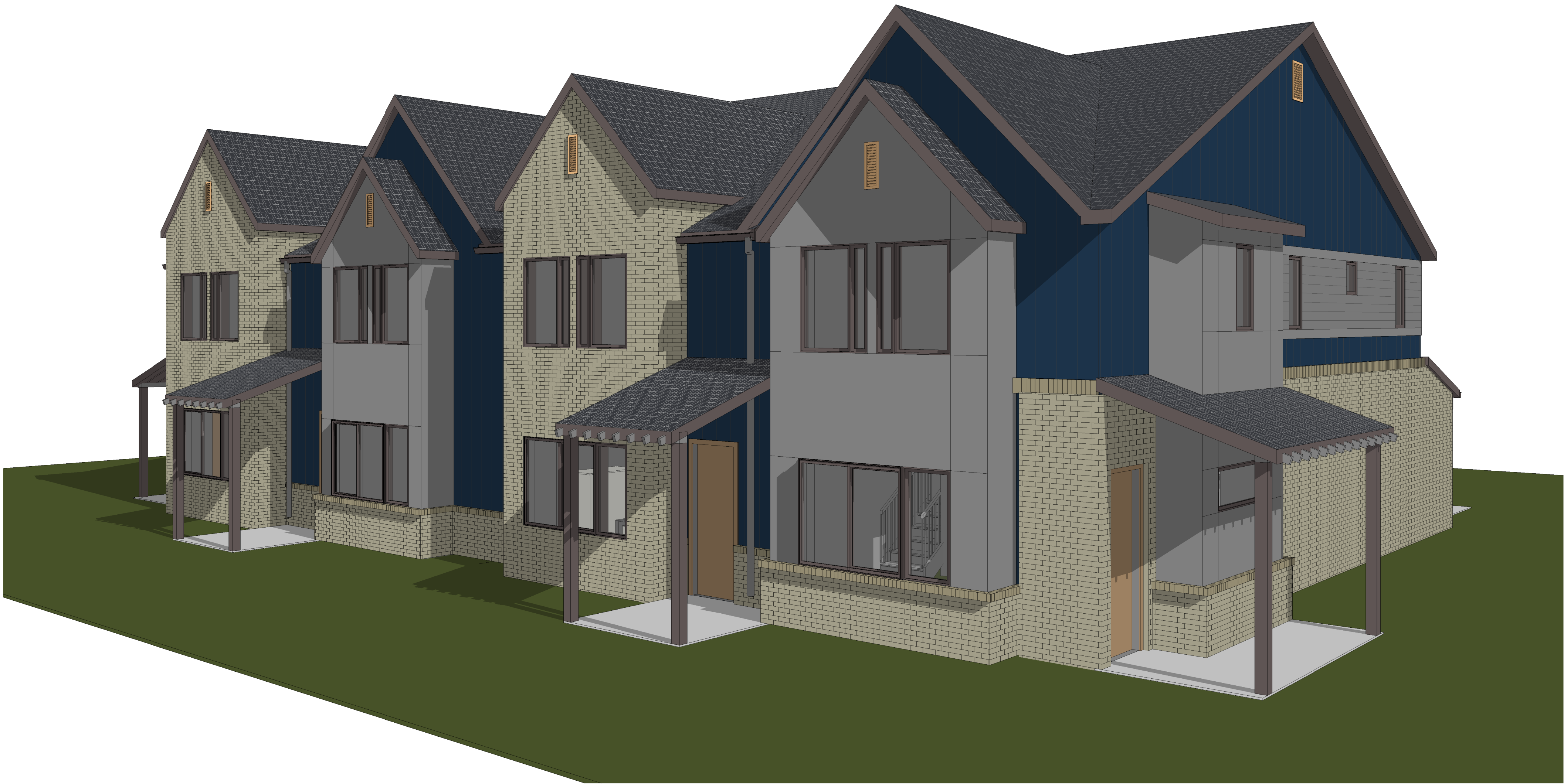


1 FRONT ELEVATION
1/4" = 1'-0"

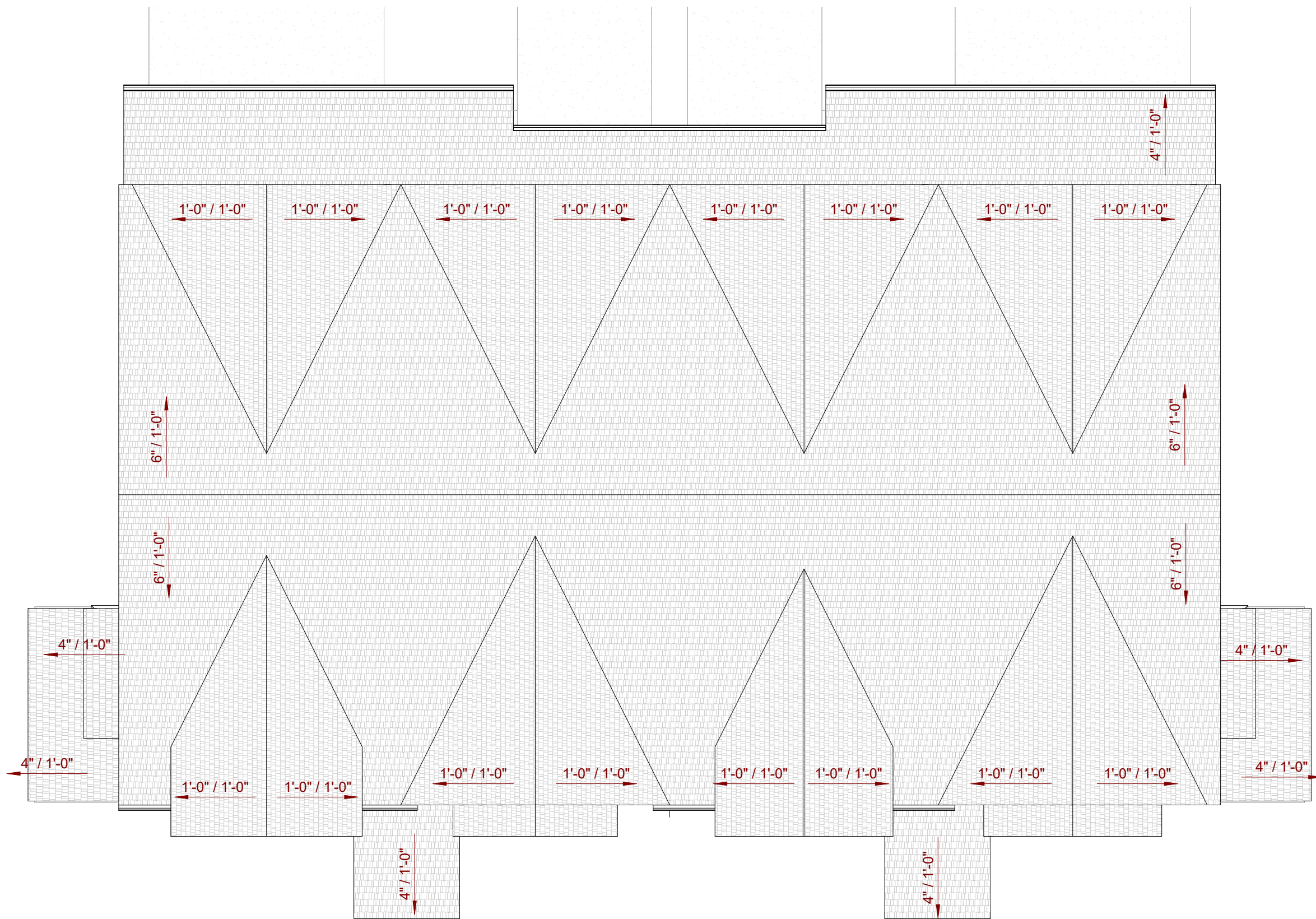


2 SIDE ELEVATION 1
1/4" = 1'-0"

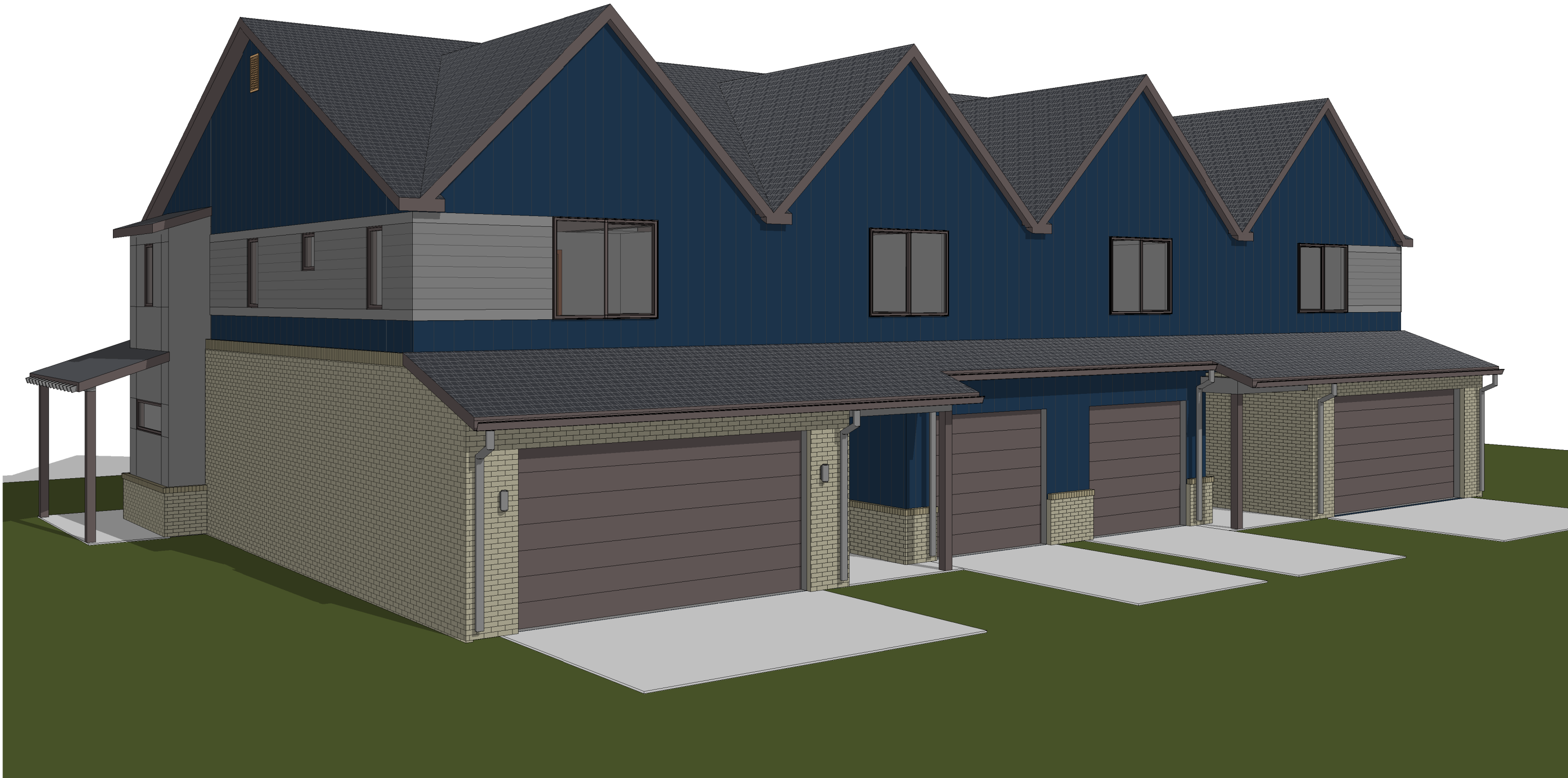
WINDOW COUNT SCHEDULE			
TYPE	COUNT	DESCRIPTION	BLINDS
A	8	3'-0" W. x 5'-0" T., CASEMENT, INSULATED	
B	4	2'-6" W. x 5'-0" T., FIXED, INSULATED	
C	6	6'-0" W. x 2'-0" T., FIXED, INSULATED	
D	8	1'-0" W. x 5'-0" T., FIXED, INSULATED	
E	6	2'-0" W. x 4'-0" T., FIXED, INSULATED	
F	8	6'-0" W. x 5'-0" T., SLIDER, INSULATED	
G	2	2'-0" W. x 2'-0" T., FIXED, INSULATED	
Grand total: 42			



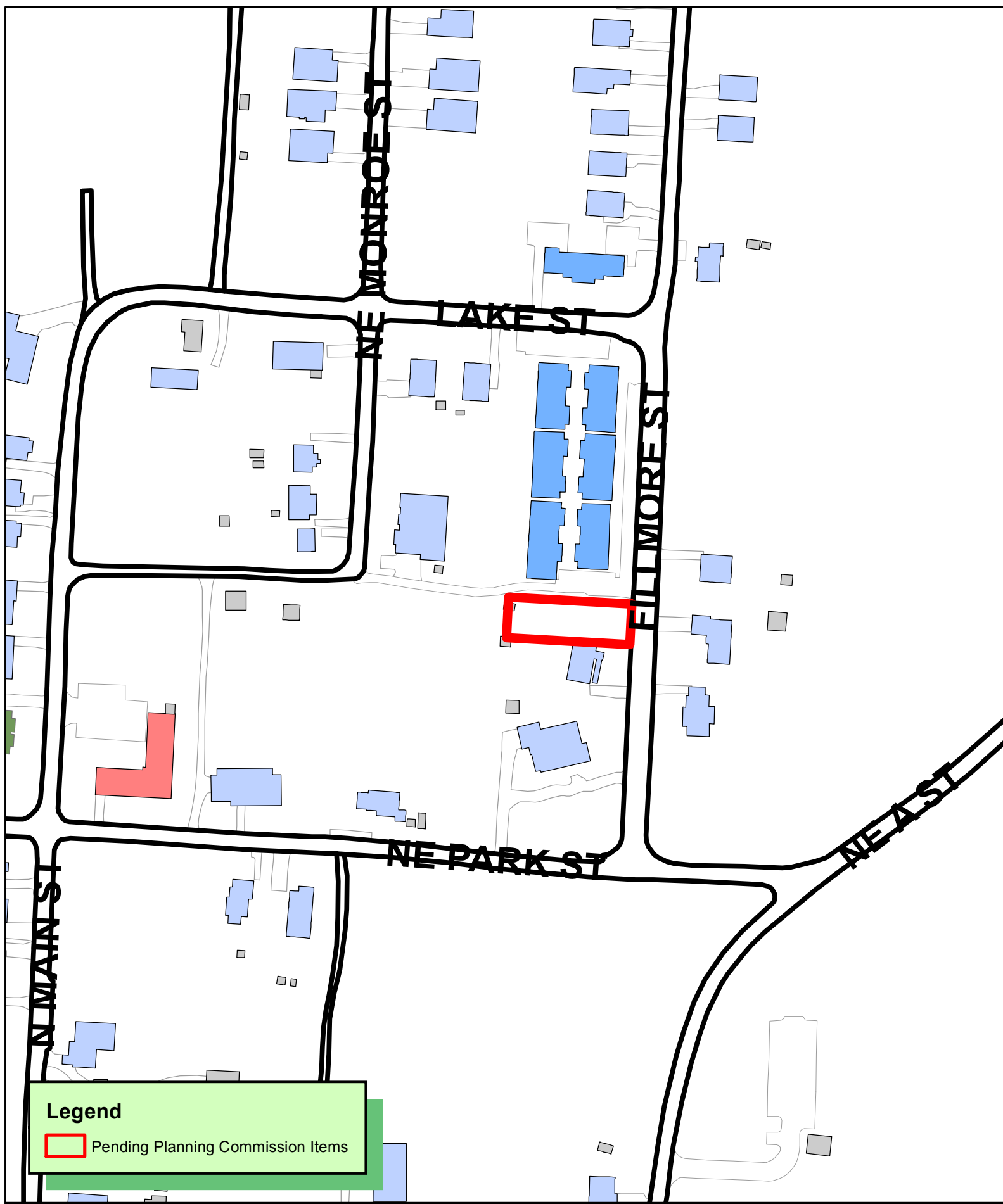
2 FRONT VIEW



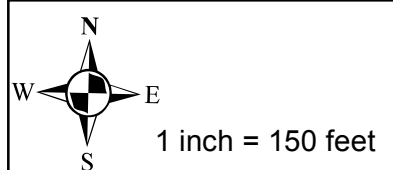
1 ROOF PLAN
1/8" = 1'-0"



3 REAR VIEW



Legend
 Pending Planning Commission Items



LSD19-0069
LARGE SCALE DEVELOPMENT
BRIARTOWN COTTAGES



LARGE SCALE DEVELOPMENT

BRIARTOWN COTTAGES

NE BRIARTOWN MEWS

Bentonville, Arkansas

CONTACT LIST

OWNER/DEVELOPER
COMMUNITY DEVELOPMENT
CORPORATION OF
BENTONVILLE/BELLA VISTA
CASEY KLEINHENZ
808 N. MAIN
BENTONVILLE, AR 72712
(479) 273-7344 Ext. 202

ARCHITECT
ROBERT SHARP
COURTYARD, BUILDING, AND BLOCK
LLC
100 W CENTER ST, STE 300,
FAYETTEVILLE, AR 72701
ROB@SHARPPARCH.NET
479.442.0229
ARKANSAS LICENSE NO. 3015

LANDSCAPE ARCHITECT
ALLISON THURMOND GUINLAN
217 E DICKSON ST, #106, FAYETTEVILLE,
AR 72701
ATQ@FLINTLOCKLAB.COM
479.305.4807
ARKANSAS LICENSE NO. 9052

LAND SURVEYOR
CEI ENGINEERING ASSOC.
3108 SW REGENCY PARKWAY
BENTONVILLE, AR 72712
(479) 273-9472

CIVIL ENGINEER
TIM SOREY, PE
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/SEWER 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

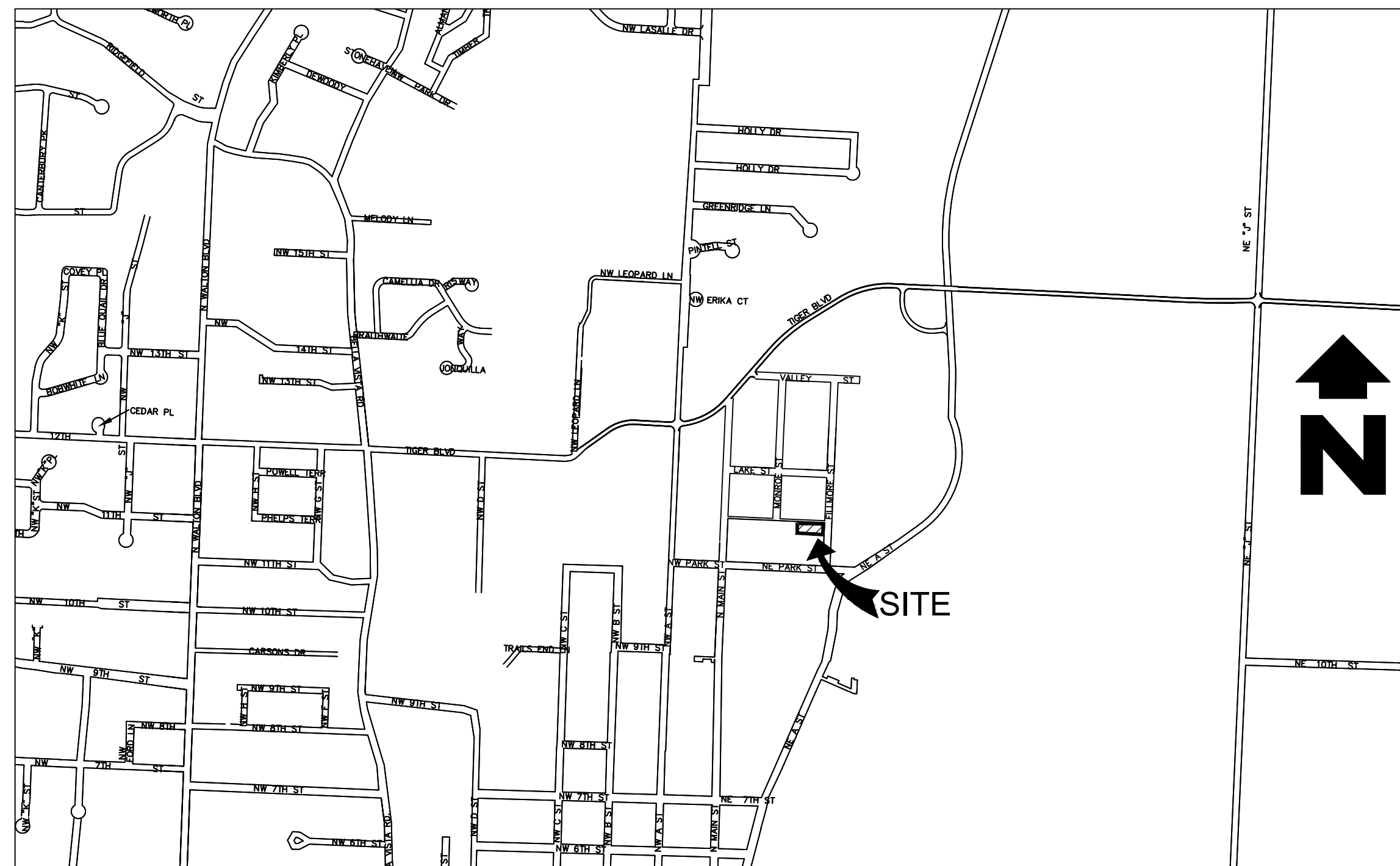
STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-3168

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 # 361

Legal Description:

Lot 18, Block 10, W. A. Burks Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record A at pages 81 and 119 and the East half of the 12' alley on the West side of Lot 18 vacated by ordinance 2019-144 filed in L201951192 of the circuit clerks office.

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

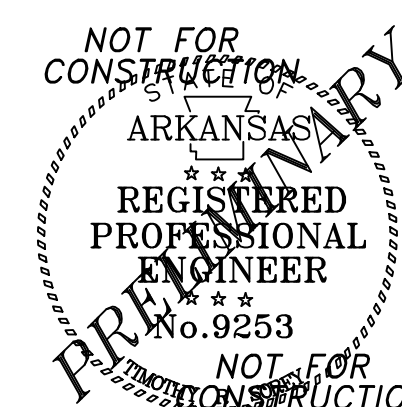
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

SHEET LIST

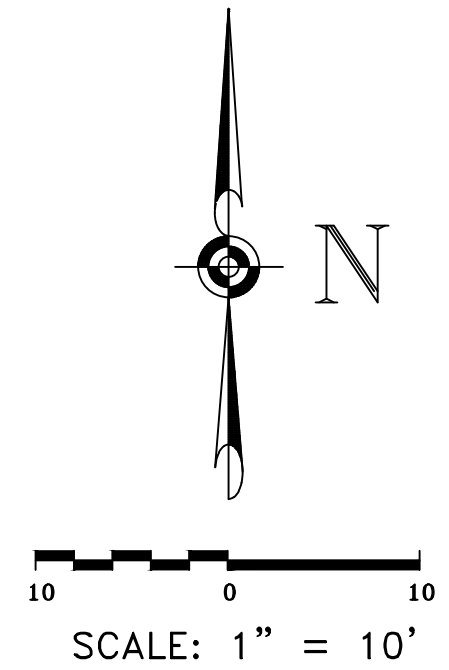
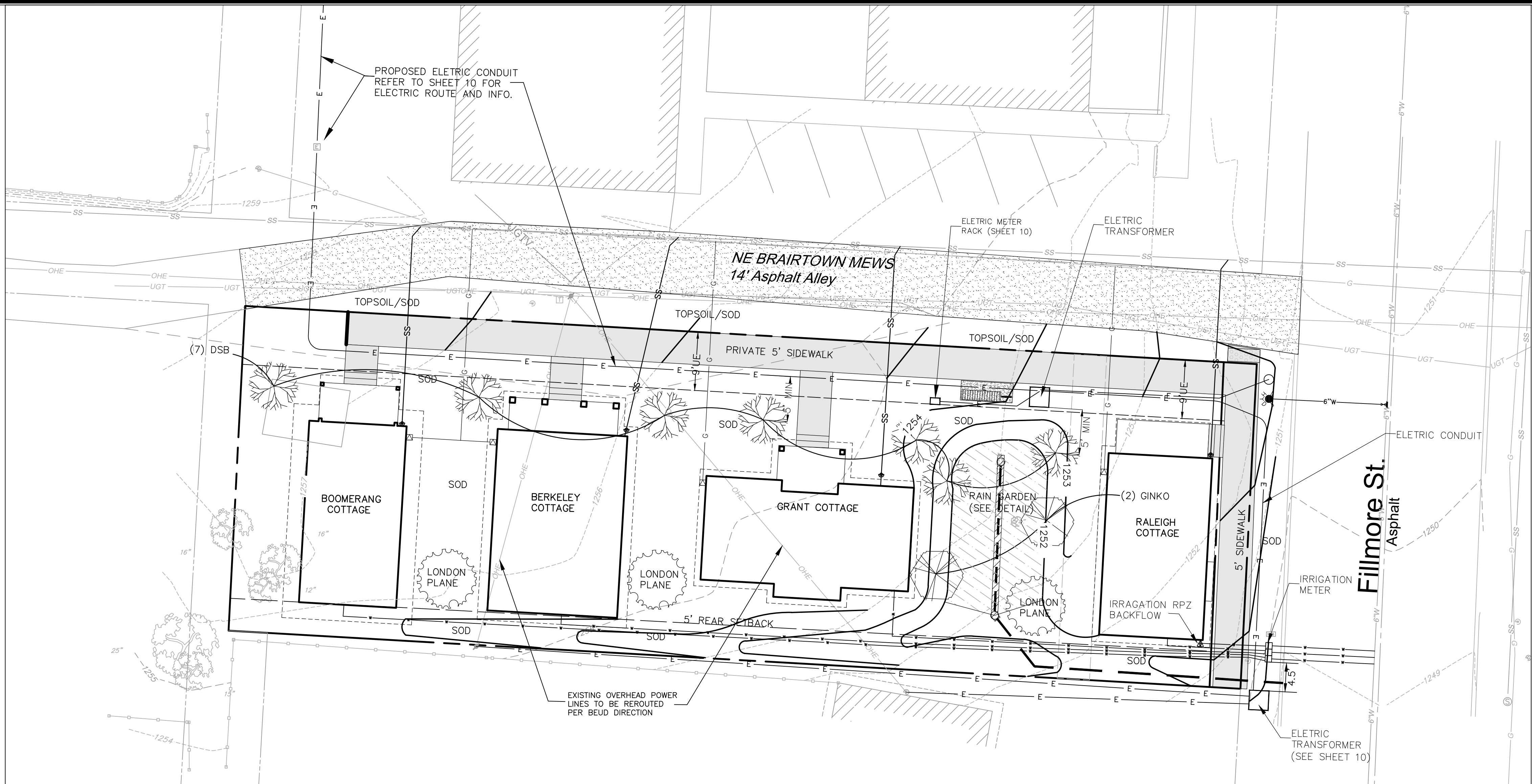
- | | |
|----|--------------------------------|
| 1 | COVER SHEET |
| 2 | SURVEY |
| 3 | SITE - UTILITY PLAN |
| 4 | GRADING - EROSION CONTROL PLAN |
| 5 | LANDSCAPE PLAN |
| 6 | DETAIL SHEET |
| 7 | BWD TRENCH DETAILS |
| 8 | BWD DETAILS 1 WATER |
| 9 | BWD DETAILS 2 WATER |
| 10 | BWD DETAILS SEWER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

REVISION CHART

#	TITLE	DATE	NOTES:
1	REV-0	12/11/19	PRE-APPLICATION MEETING
2	REV-1	12/16/19	1st SUBMITTAL
3	REV-2	1/06/20	2nd SUBMITTAL
4	REV-3	1/17/20	3rd SUBMITTAL

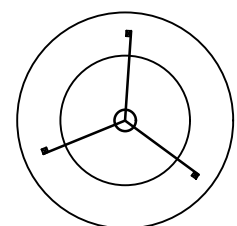


THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR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



LANDSCAPE NOTES

- 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.
- 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.
- 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.
- NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
- TREE BALLS SHALL HAVE A DIAMETER EQUAL TO 10" PER CALIPER INCH OF THE TREE TO BE TRANSPLANTED.
- 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.
- 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.
- DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
- 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.
- 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 ARCHITECT'S APPROVAL.
- PRE EMERGENT HERBICIDE (TREFLAN OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING 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.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS 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 1400.8.G-7)
- PROPOSED TREES MUST BE A MINIMUM OF 5' FROM UNDERGROUND UTILITY LINES. LOCATE UTILITY MAINS AND SERVICE LINES AND ADJUST TREE LOCATIONS AS NECESSARY.
- IRRIGATION TO BE PROVIDED FROM THE WATER METER AT THE NORTH SIDE OF THE SITE WEST OF THE POWER POLE.



STAKING PLAN

BACK FILL WITH 1/3 TOPSOIL, 1/3 PEAT MOSS, 1/3 SAND MIXTURE MIX PRIOR TO BACKFILLING

NOTES:

- THE HOLE FOR THE TREE SHALL BE EXCAVATED TWICE THE SIZE OF THE ROOT BALL.
- REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
- PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
- 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.

TREE PLANTING
NTS

PAINTING NOTE:
--ASSURE THAT TREES ARE PLANTED A MINIMUM OF 5' FROM SEWER, WATER AND ELECTRIC, BOTH MAIN AND SERVICE LINES.
--WHERE PLANTINGS COULD POTENTIALLY CONFLICT WITH UTILITIES, FIELD VERIFICATION MUST BE DONE PRIOR TO PLANTING.

IRRIGATION
IRRIGATION WILL BE INSTALLED USING THE EXISTING WATER METER ON THE NORTH SIDE OF THE LOT WEST OF THE EXISTING POWER POLE.

EXISTING TREES TO BE REMOVED: 2 (WITHIN THE VACATED ALLEY ALONG THE WEST SIDE AND 1 4" SHORT PINE IN THE RAIN GARDEN AREA
REAR TREE REQUIREMENT: 1 PER 50' / 156' ÷ 50 = 3

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Planting Size (min)	TYPE
7	(DSB)	Downy Serviceberry	Amelanchier arborea	2.5" Caliper B&B	Large Shade
2	(G)	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry	2.5" Caliper B&B	Large Shade
3	(LP)	London Plane Tree	Platanus x acerifolia	2.5" Caliper B&B	Large Shade

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.

LANDSCAPE NOTICE:

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

REVISIONS	
NO.	DESCRIPTION

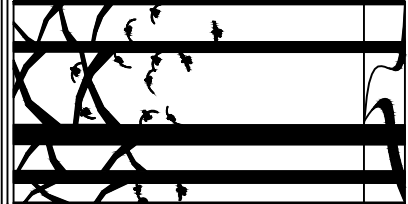
DEVELOPER:
COMMUNITY DEVELOPMENT CORP.
OF BENTONVILLE/BELLA VISTA
CASEY KLEINHENZ
808 N. MAIN
BENTONVILLE, AR 72712
(479) 273-7344 Ext. 202

LANDSCAPE PLAN
BRIARTOWN COTTAGES
1109 NE FILLMORE STREET
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

SAND CREEK
Bentonia, Arkansas (479) 464-9282



MANAGER: Ken Booth

DESIGNED BY: KB

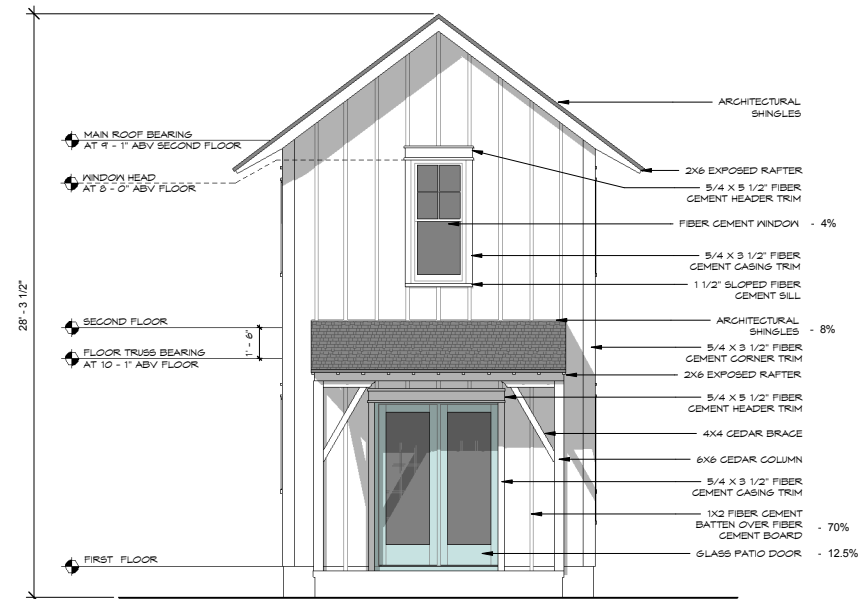
DRAWN BY: KB

CHECKED BY: TS

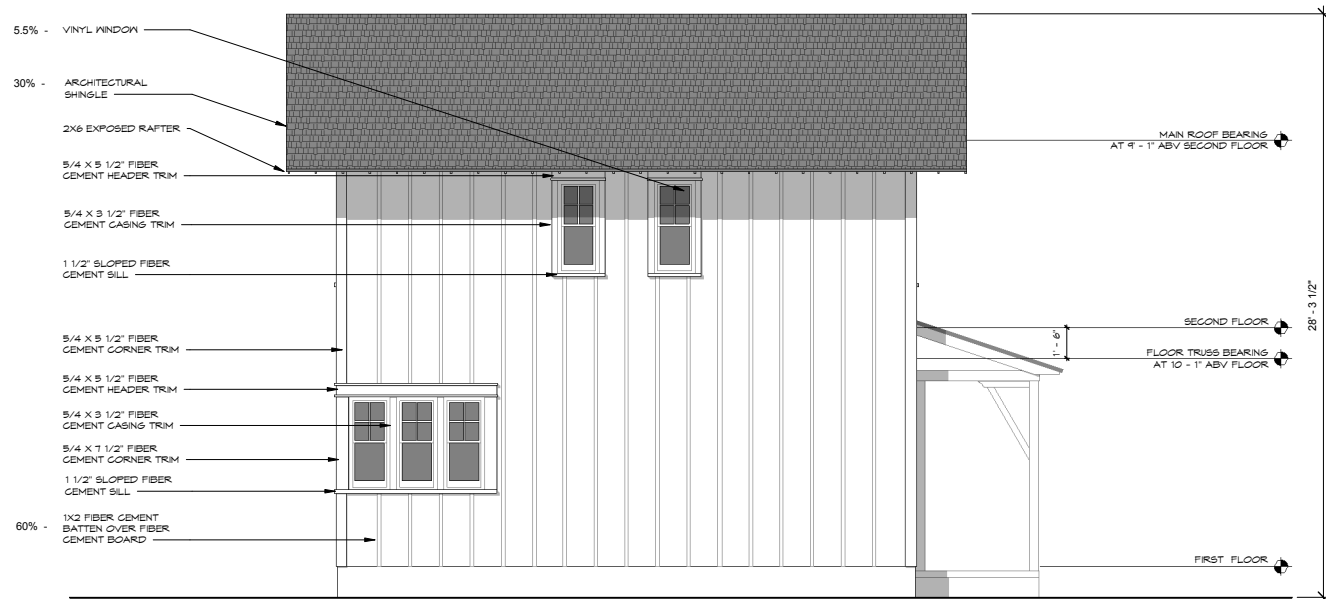
DWG: 19087_MASTER-L

DATE: JANUARY 17, 2020

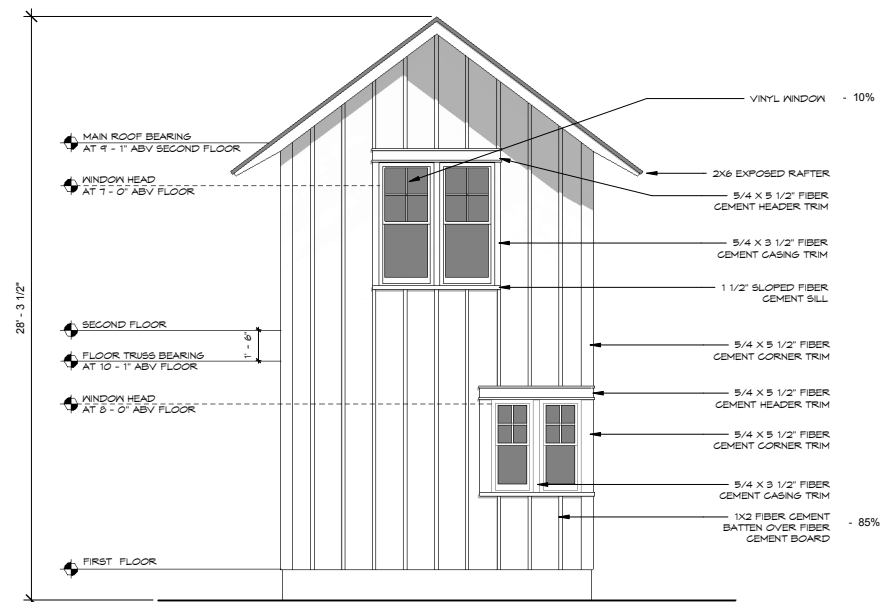
SHEET: 5 of 14



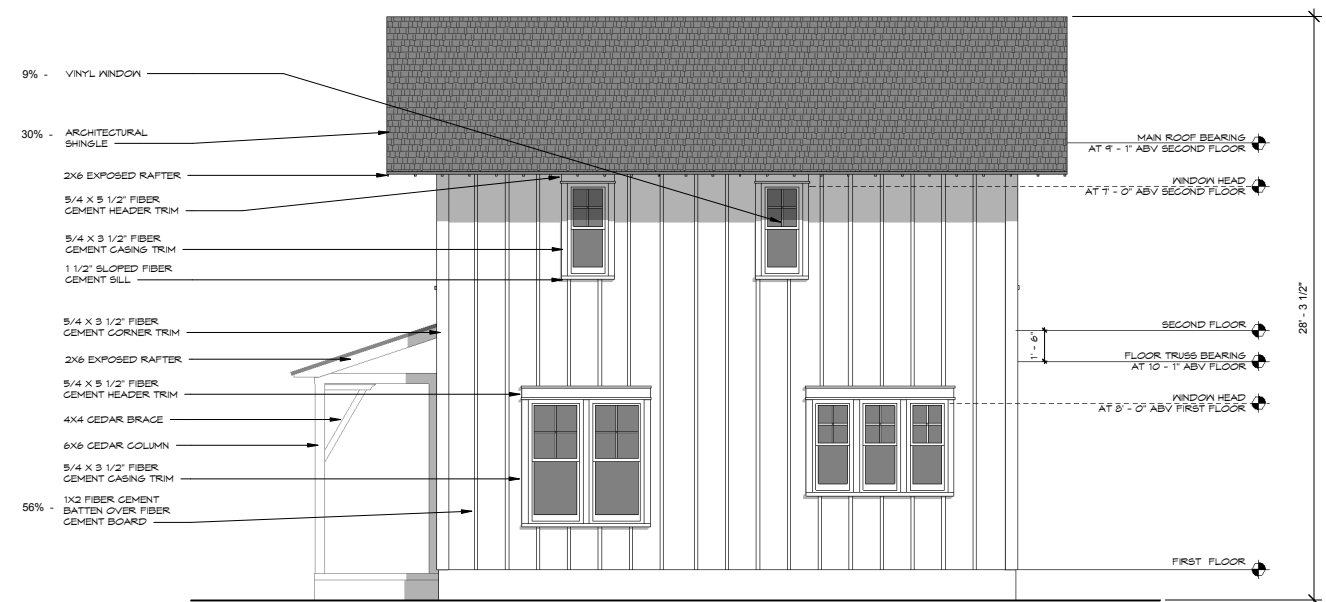
② NORTH ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



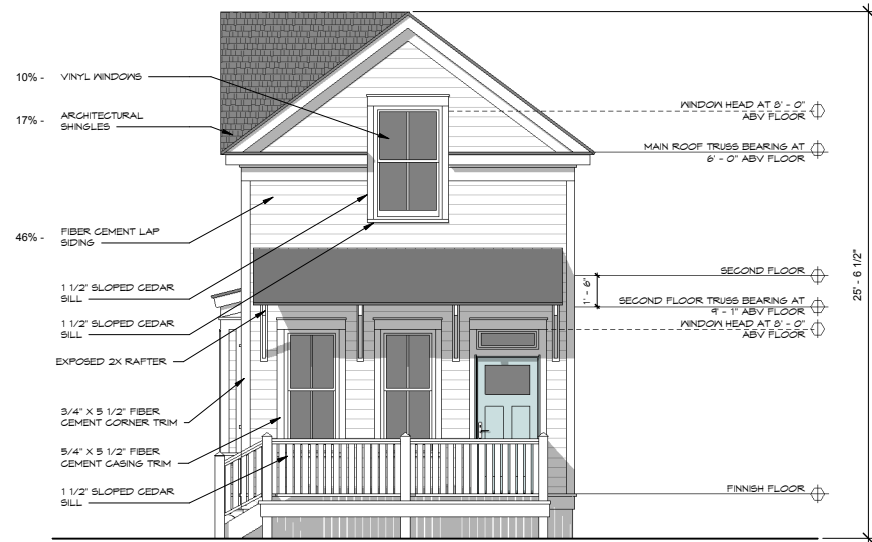
④ WEST ELEVATION
1/4" = 1'-0"

50% CONSTRUCTION
DOCUMENT

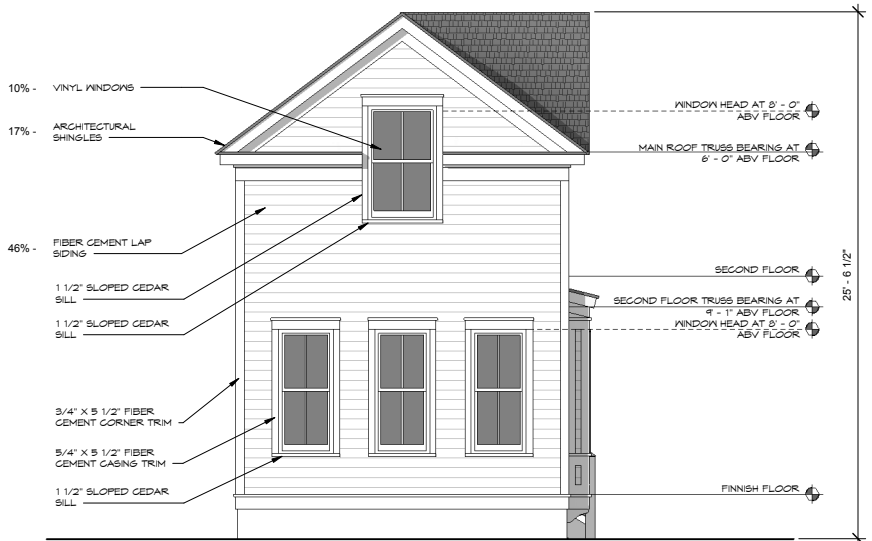
COURTYARD BUILDING & BLOCK, LLC	
100 W. CENTER ST.	STE 300
FAYETTEVILLE	AR 72701
PHONE: 479-442-0209	EMAIL: ROB@COURTYARDARCH.NET

BOOMERANG COTTAGE	
COMMUNITY DEVELOPMENT	
CORPORATION OF BENTONVILLE	
/ BELLA VISTA INC.	
808 N. MAIN STREET	
BENTONVILLE, AR 72712	

Project Number
16 FEB 2019
ELEVATIONS
A5



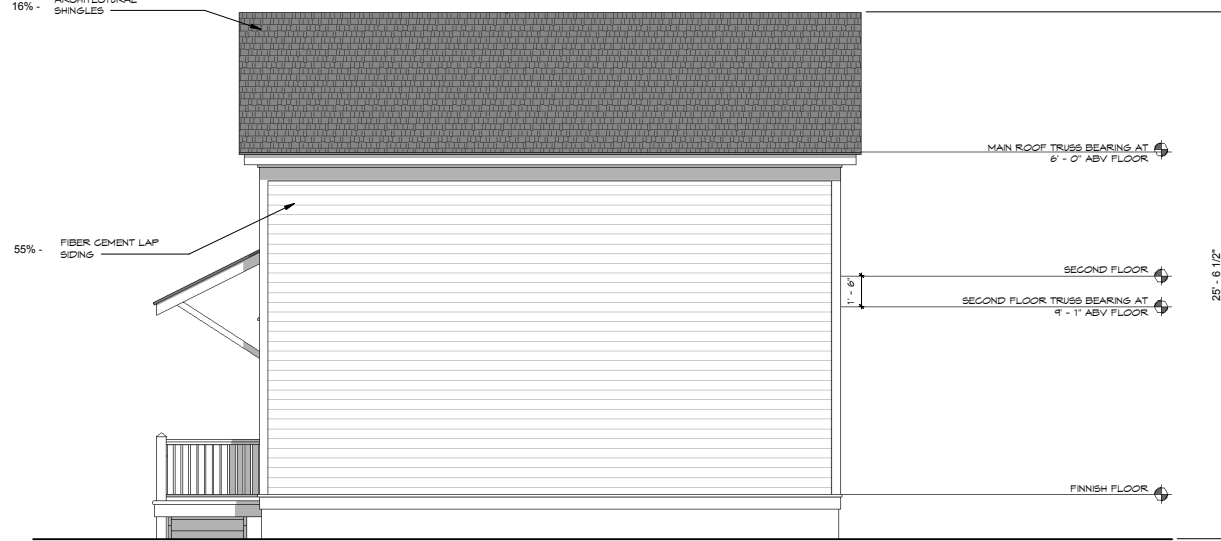
② NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ EAST ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

50% CONSTRUCTION
DOCUMENT

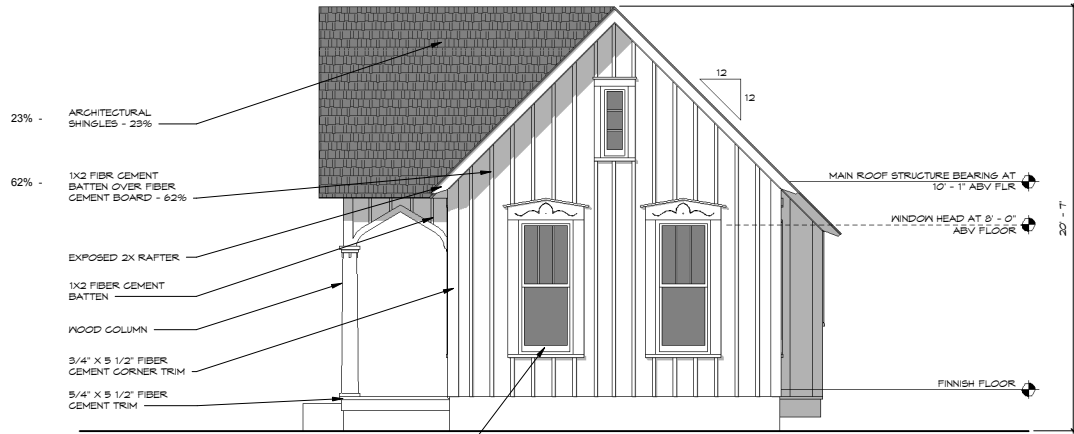
COURTYARD BUILDING & BLOCK, LLC			
100 W. CENTER ST.	AR	STE 300	72701
FAYETTEVILLE	AR	72701	
PHONE: 479-442-0229 EMAIL: cdb@courtyardbldg.net			

RALEIGH COTTAGE		COMMUNITY DEVELOPMENT	
808 N. MAIN STREET		CORPORATION OF BENTONVILLE	
BENTONVILLE, AR 72712		/ BELLA VISTA INC.	

Project Number
16 FEB 2019
ELEVATIONS
A2.1



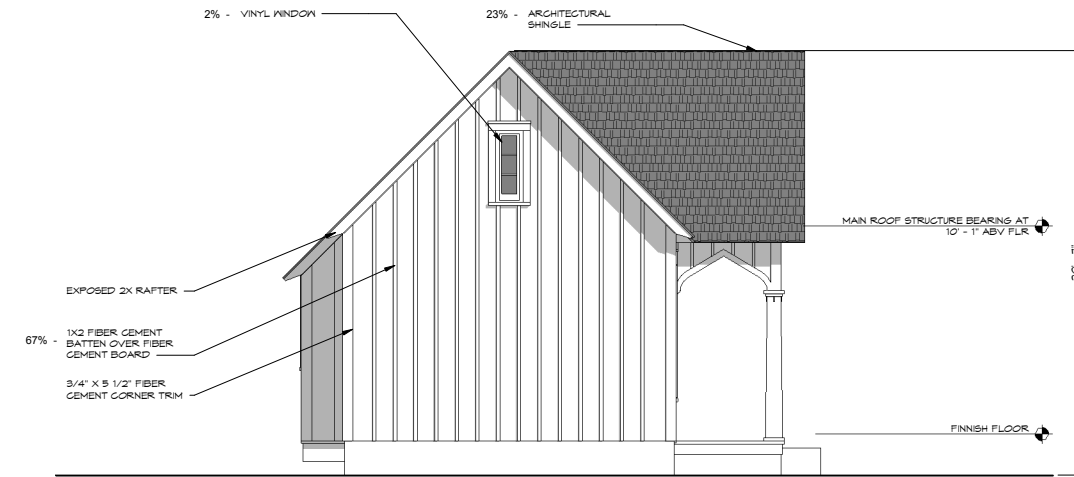
1 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



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



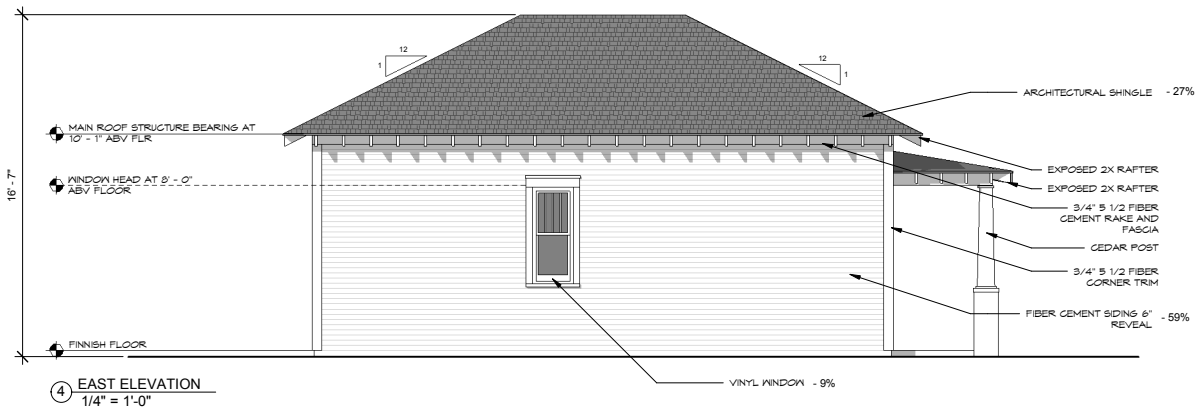
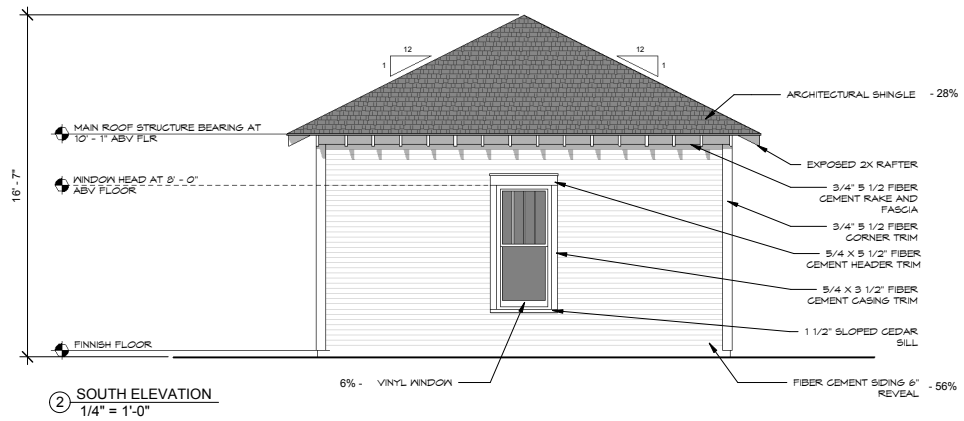
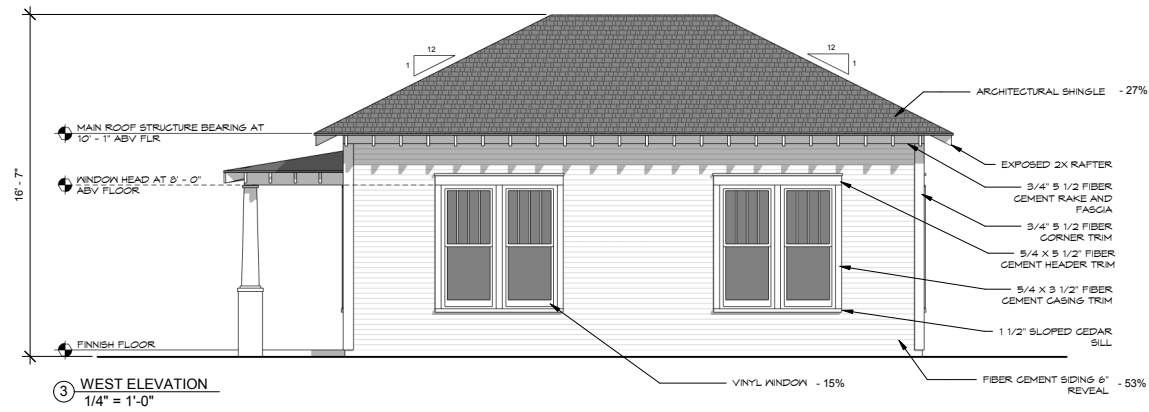
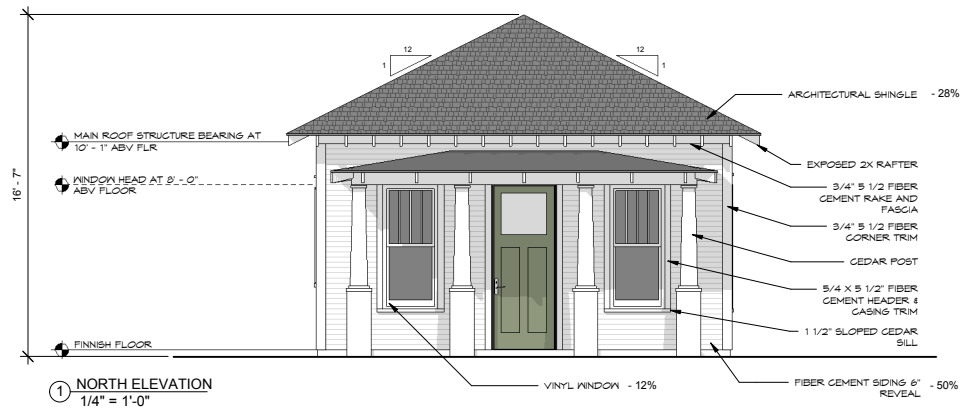
4 EAST ELEVATION
1/4" = 1'-0"

50% CONSTRUCTION DOCUMENT

COURTYARD BUILDING & BLOCK, LLC			
100 W. CENTER ST.	STE 300		
FAYETTEVILLE	AR	72701	
PHONE: 479-442-0229		EMAIL: CDB@COURTYARDARCH.NET	

GRANT COTTAGE		COMMUNITY DEVELOPMENT CORPORATION OF BENTONVILLE / BELLA VISTA INC.	
808 N. MAIN STREET			
BENTONVILLE, AR 72712			

Project Number
16 FEB 2019
EXTERIOR ELEVATIONS
A4

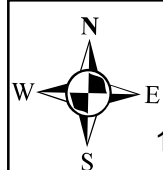
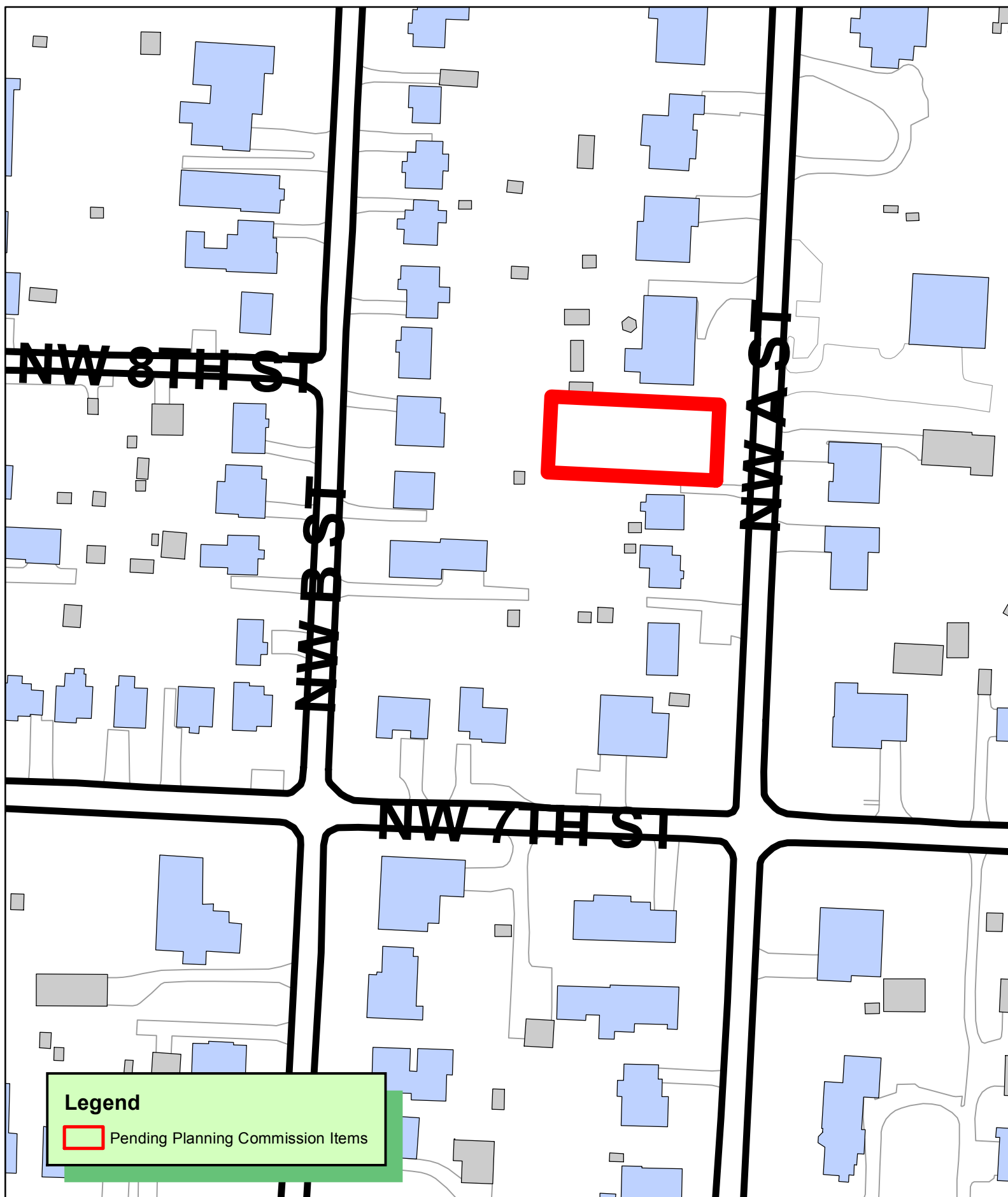


50% CONSTRUCTION
DOCUMENT

Project Number
16 FEB 2019
EXTERIOR ELEVATIONS
A4

BERKELEY COTTAGE	
COMMUNITY DEVELOPMENT CORPORATION OF BENTONVILLE	
/ BELLA VIST INC.	
808 N. MAIN STREET	
BENTONVILLE, AR 72712	

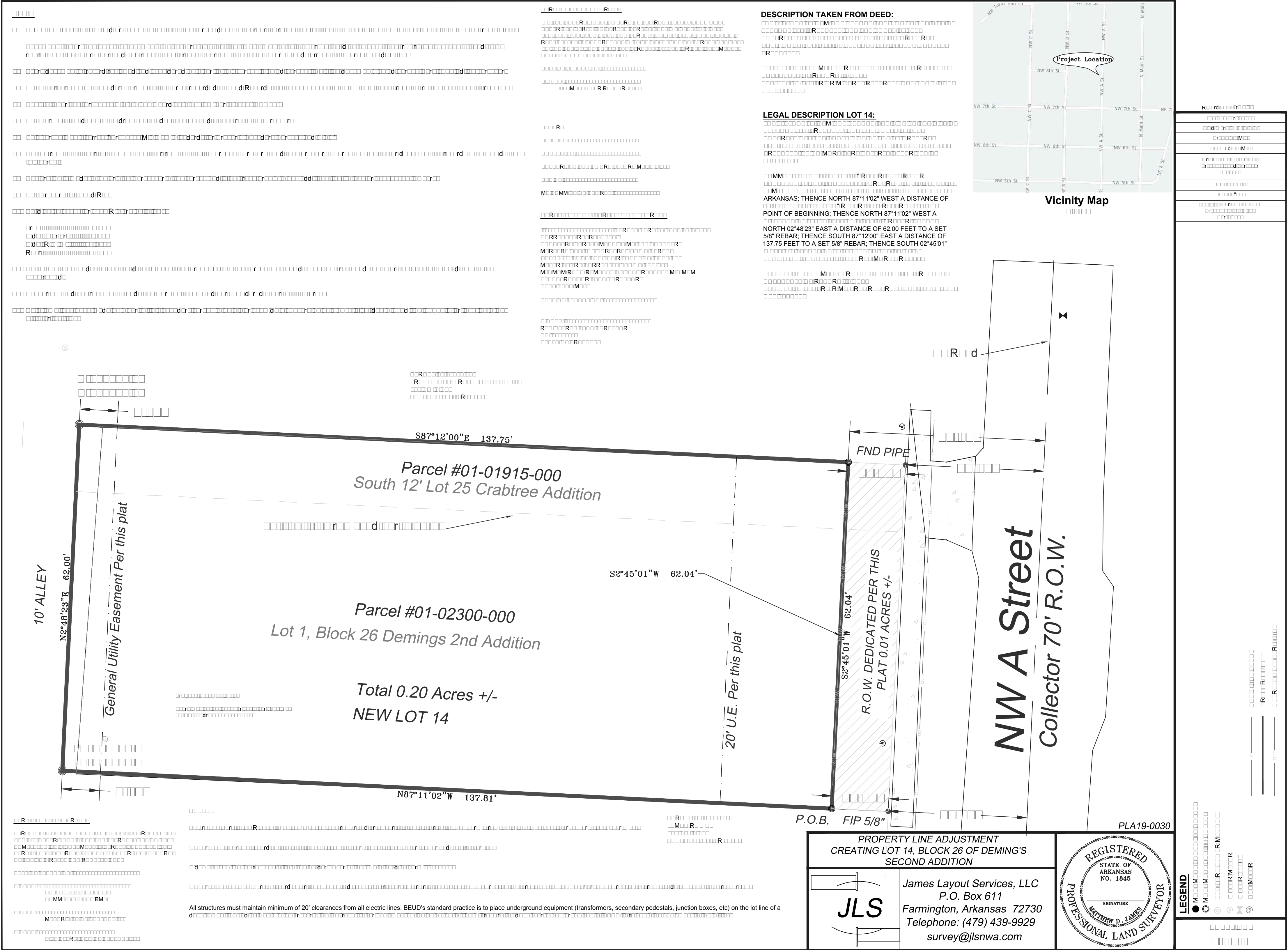
COURTYARD BUILDING & BLOCK LLC	
100 W. CENTER ST	STE 300
FAYETTEVILLE	AR 72701
PHONE: 479-442-0229	EMAIL: cdb@ciyardbldg.net



1 inch = 100 feet

PLA19-0030
PROPERTY LINE ADDITION
DEMINGS 2ND ADDITION
OLD LOT 1 BLK 26 CREATING NEW LOT 14 BLK 26





REZONING STAFF REPORT



Bella Terra, LLC

SW Regional Airport Boulevard & SW Eden Brooke Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0038
Applicant / Current Owner	Bella Terra, LLC PO Box 10918 Fayetteville, AR 72703
Site Area	+/- 0.82 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

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

Property Description

This property is located at the southwest corner of SW Regional Airport Boulevard and SW Eden Brooke Street. Adjacent zonings are C-2, General Commercial, to the north, east, and west, and R-O, Residential Office to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as general commercial. These areas include uses that serve both nearby residents and the community as a whole with appropriate uses including retail, restaurants, services, and offices.

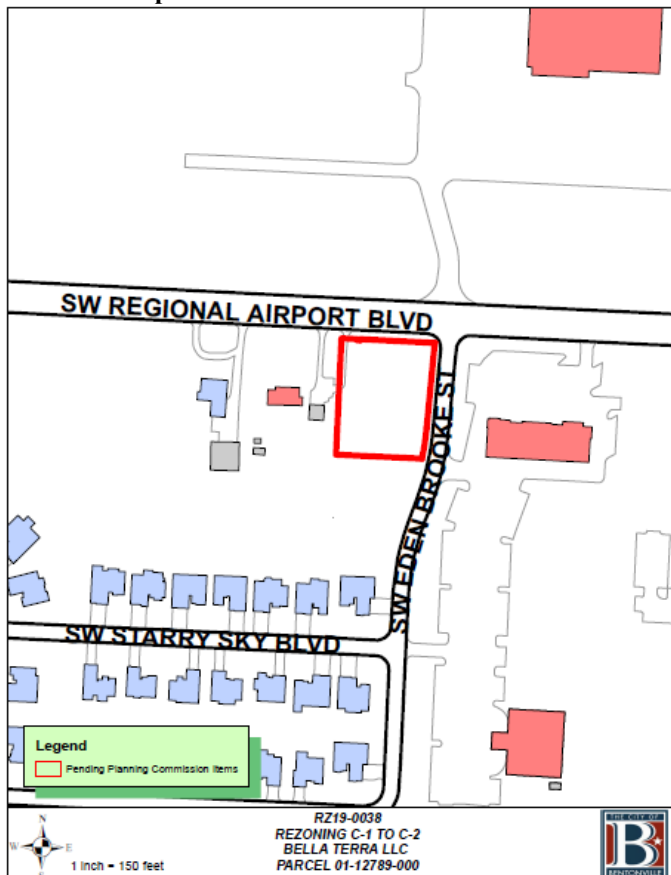
Public Comment

Staff has received public comment regarding this request.

Analysis/Recommendation

Staff recommends approval of the rezoning due to the site's compatibility with the Future Land Use Plan, surrounding uses, and its adjacency to an arterial street.

Location Map





Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

November 20, 2019

City Current Planning
City of Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

Re: Rezoning Request (Parcel #01-12789-000)

Dear Planning Staff,

The property owners of Benton County Parcel #01-12789-000 are applying for a rezoning of said property. The property in question totals 0.82 acres and is on the west side of SW Edenbrooke St. It is currently zoned C-1.

The Applicant would like to rezone this property to C-2 for the purpose of developing a commercial property, specifically a scooters coffee. Currently, the property is surrounded by C-2 zoned property on 3 sides. The property also has an 18" water main running along SW Regional Airport Blvd, as well as a 8" main on SW Edenbrooke St. There is 8" sewer main on the southern end of the property as well as a 10" sewer main across the street on SW Regional Airport Blvd.

The appearance of the building that will be proposed is similar to other scooters coffee shops in Bentonville and Rogers.

Traffic for this property will have a negligible increase because the property is currently zoned C-1. Also, there will only be 2 employees at a time, maximum, and there will be a long drive proposed to keep stacked cars out of the street.

The current owner, Bella Terra LLC, will be selling the property to our clients after the property is rezoned. If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jake Chavis, E.I.
Bates & Associates, Inc.

NOTICE OF INTENT TO REZONE

Bates and Associates

has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

C-1

to

C-2

The legal description of the property is as follows:

Attached to next page

The common description of the property is: the intersection of SW Regional Airport Boulevard and SW Edenbrooke st

Proposed land use: Scooters Coffee- drive through coffee shop

The public hearing will be held January 21, 20 20 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

We have concerns that the new business will create and increase the amount of traffic both in the area and our neighborhood streets. We also feel that this will increase the amount of noise.

Signature

Jason DiGiacomo

Printed Name 1200 Starry Sky Blvd
Bentonville, AR 72713

Physical Address

REZONING STAFF REPORT



211, 213, 215 NW A, LLC

215 NW A Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0039
Applicant / Current Owner	211, 213, 215 NW A, LLC 4728 Spottswood Avenue, #224 Memphis, TN 38117
Site Area	+/- 0.42 acres
Current Zoning	R-3, Medium Density Residential
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	High Density Residential

Property Description

This property is located east of NW A Street and south of NW 3rd Street. Adjacent zonings are R-1, Single Family Residential, to the north and west, and DC, Downtown Core, to the north, east, and south.

Relationship to the General Plan

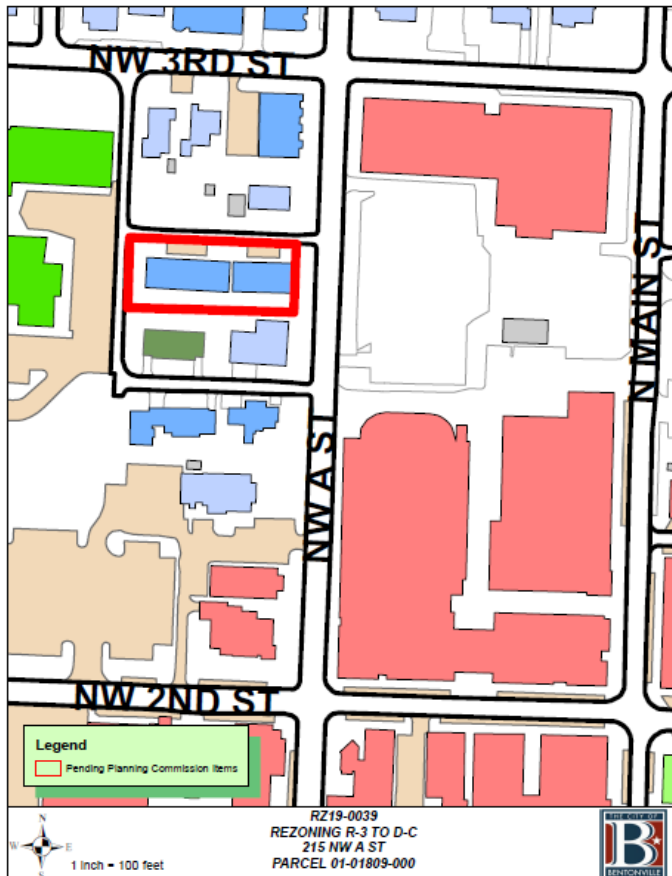
The Future Land Use Plan currently depicts this property as high density residential. These areas include apartments, condominium buildings, and other special types of group living. They may also have other amenities for nearby residents including local park and resident-oriented commercial uses.

Analysis/Recommendation

Staff recommends approval of the rezoning due to the site's surrounding uses and general compatibility with the Future Land Use Plan.

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

December 2, 2019

City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: 215 NW A Street rezoning request

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal request by 211, 213, 215 NW A, LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning of request for Benton County parcel #01-01809-000 from R-3, Medium-density Residential to D-C, Downtown Core. The property is approximately 0.42 acres located at 215 NW A Street in Bentonville, AR.

Pending approval of this rezoning request, the owner may elect to proceed with a development plan consistent with the proposed zoning in the downtown Bentonville area. No contract for sale of this land are in place at this time, nor are any expected. The requested zoning change will bring the property to consistency with the neighboring lands along this block of NW A Street and is reasonably compatible with the surrounding residential, commercial, and public uses.

Public water exists on both east and west sides of the property being 8-inch and 12-inch mains respectively. Six-inch public sewer systems exist along the north alley and west alley abutting the property. Electric services are also in place to serve the property in the downtown area. Traffic in this area utilizes NW A Street, being a Collector Street as designated on the Master Street Plan, and two alleys along the north and west sides of the property. The west alley being a one-way circulation from north to south and is used by the adjacent R.E. Baker Elementary School and others commuting in the area. Any redevelopment of the subject property, other than renovation of the current structures, would be required to be presented to the city as part of the Large-Scale Development process where such considerations of traffic impacts, parking needs, signage, screening and buffering, and physical appearance of a structure would be reviewed against the applicable development standards.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Bella Vista Church of Christ

989 NW McNelly Road

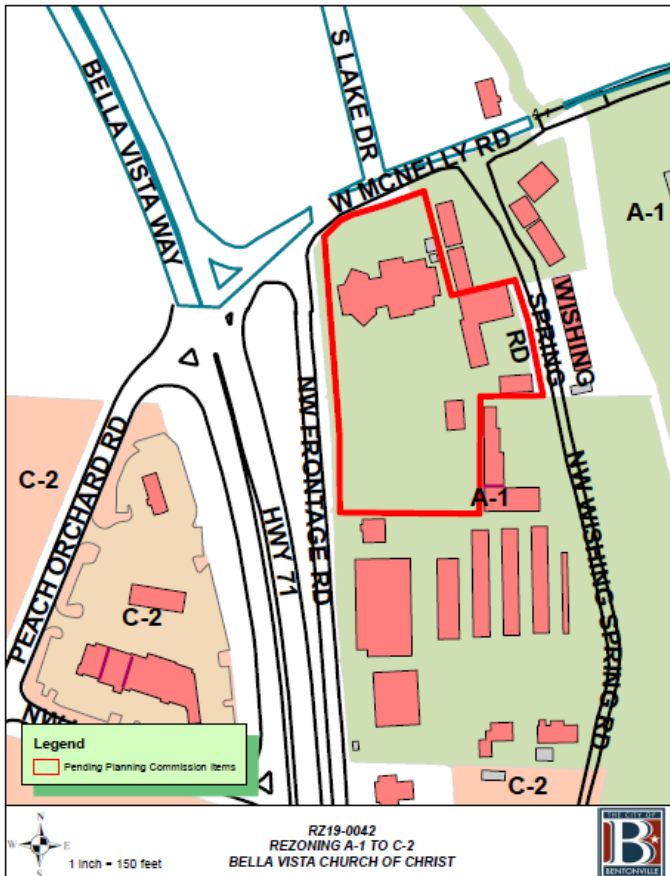
PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0042
Applicant / Current Owner	Bella Vista Church of Christ 8889 W McNelly Road Bentonville, Arkansas 72712
Site Area	+/- 3.69 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

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

Location Map



Property Description

This property is located south of W McNelly Road and east of NW Frontage Road. Adjacent zonings are A-1 to the east and south, C-2, General Commercial to the west across the highway, and Bella Vista city limits to the north.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as general commercial. These areas include uses that serve both nearby residents and the community as a whole.

Analysis/Recommendation

The site is currently home to Bella Vista Church of Christ. Religious facilities are allowed in any zoning district with an approved conditional use permit. Planning Commission approved a conditional use permit for this church on October 19, 2010. According to the applicant's narrative, they are requesting the C-2 zoning district to allow them to update their signage. Signage requirements are stricter in the A-1 zoning district. Staff recommends approval of the rezoning due to the site's current and surrounding uses, as well as its compatibility with the Future Land Use Plan.

November 20, 2019

The Bella Vista Church of Christ would like to have our property at 989 NW McNelly Rd., Bentonville, Arkansas rezoned from A1 to C2. The main reason for the request for a new zoning designation is so that we can effectively update our signage. With the current A1 designation, any changes to our signs would require a significant reduction in size and visibility, making the change ineffectual. A change of designation to C2 would allow for a larger, more visible sign that would be more effective in communicating our message to the community.

This location has been a church for decades and will remain one for the foreseeable future. We have no plan or intent to sell this property, and its use will remain the same. The rezoning should have no impact on surrounding properties, nor any effect on traffic. All we want to do is to update and upgrade our signage.

This property is currently a consumer of water from the City of Bentonville with a 12 inch water line running along the north and west boundaries of this location.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Grisham', with a stylized flourish at the end.

Jeff Grisham
Representative for Bella Vista Church of Christ

REZONING STAFF REPORT



CJIC Properties, LLC

Fillmore Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0043
Applicant / Current Owner	CJIC Properties, LLC 5 Timber Trail Street Rogers, Arkansas 72756
Site Area	+/- 1.05 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential

Property Description

This property is located east of Fillmore Street and southeast of Valley Street. Adjacent zonings are DN-2 to the north and south, R-1 to the west, and A-1, Agricultural to the east.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as medium density residential. These areas include townhouse or duplex residential properties with an inferred density of 8-12 units per acre. These areas may also include local amenities for residents.

Analysis/Recommendation

Staff recommends approval of the rezoning due to the site's surrounding uses and compatibility with the Future Land Use Plan.

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

December 16, 2019

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: CJIC Properties, LLC Rezone
CEI Project No. 30718

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application on behalf of CJIC Properties, LLC owners of real property located in the City of Bentonville, for consideration of a rezone request for Benton County parcel #01-04629-000, 01-04630-000, and 01-04631-000 from R-1, Single-family Residential as currently shown to DN-2, Downtown Medium Density Residential. This request includes former Valley Street right of way that was previously vacated.

Pending approval of this rezoning request a development plan will be submitted. It will be consistent with the allowable uses under the current City of Bentonville zoning code for the proposed district. All necessary utilities for the proposed development are available on or adjacent to the subject tract. Screening and buffering will be established as part of the forthcoming development plan of the subject property. No contracts for sale are currently pending or anticipated for the subject property.

Traffic generated by this proposed development will utilize the existing streets network in the area. Surrounding streets are older and do not currently meet the master street plan widths or provide sidewalks. Street improvements are expected to be required with development of the subject property. Details for signage, architectural appearance and site lighting will be provided with the upcoming development plans for this property.

Thank you for your time and consideration in this matter.

Respectfully submitted,

CEI Engineering Associates, Inc.
Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Tylluan, LLC

Tiger Boulevard

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0044
Applicant / Current Owner	Tylluan, LLC PO Box 31 Turners, Missouri 65765
Site Area	+/- 0.22 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Open Space

Property Description

This property is located east of southeast of Tiger Boulevard and north of Valley Street. Adjacent zonings are R-1 to the north, east, and south and DN-2 to the east.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as open space. These areas include undeveloped areas that can have significant challenges to development, such as unique environmental characteristics.

Analysis/Recommendation

Staff recommends approval of the rezoning due to the site's compatibility with the surrounding uses and surrounding zoning districts.

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

December 16, 2019

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Tylluan, LLC Rezone
CEI Project No. 30718

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application on behalf of Tylluan, LLC owners of real property located in the City of Bentonville, for consideration of a rezone request for Benton County parcel #01-04610-000 from R-1 Single Family Residential to DN-2, Downtown Medium Density Residential. This request includes rezoning of previously vacated easements in addition to the parcel identified above.

Pending approval of this rezoning request, a lot combination and development plan will be submitted. It will be consistent with the allowable uses under the current City of Bentonville zoning code for the proposed district. All necessary utilities for the proposed development are available on or adjacent to the subject tract. Screening and buffering will be established as part of the forthcoming development plan of the subject property. No contracts for sale are currently pending or anticipated for the property.

Traffic generated by this proposed development will utilize the existing streets network in the area. Surrounding streets are older and do not currently meet the master street plan widths or provide sidewalks. Street improvements are expected to be required with development of the subject property. Details for signage, architectural appearance and site lighting will be provided with the upcoming development plans for this property.

Thank you for your time and consideration in this matter.

Respectfully submitted,

CEI Engineering Associates, Inc.
Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Jocz Trust

Tiger Boulevard

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0045
Applicant / Current Owner	Jocz Trust 8 Firestone Lane Bentonville, Arkansas 72712
Site Area	+/- 4.5 acres
Current Zoning	Undesignated and DN-2, Downtown Medium Density Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Open Space

Property Description

This property is located south of Tiger Boulevard and northeast of Valley Street. Adjacent zonings are, R-1, Single Family Residential, to the north, south, and west, and A-1, Agricultural, to the east.

Relationship to the General Plan

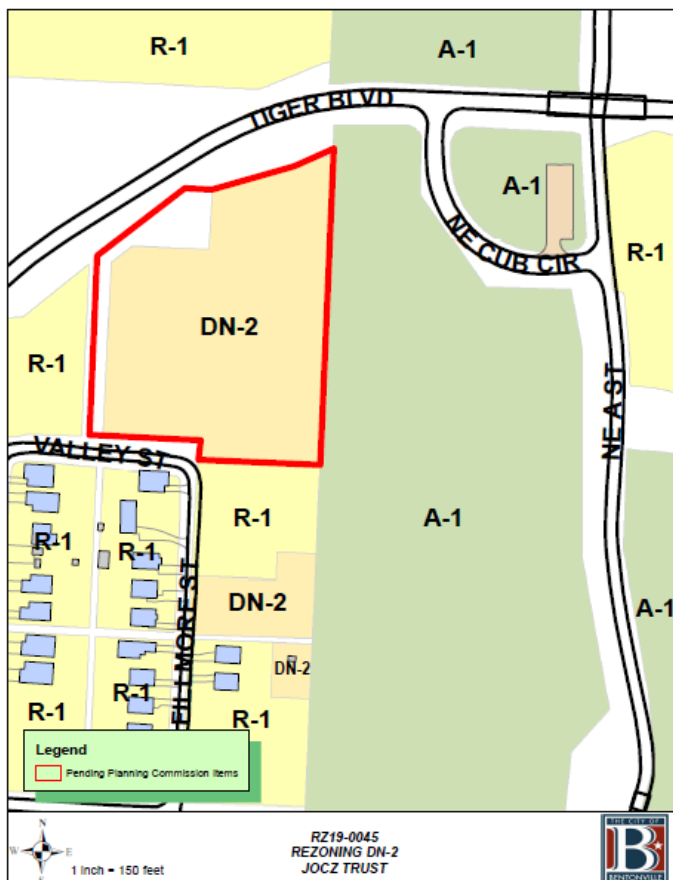
The Future Land Use Plan currently depicts this property as open space. These areas include undeveloped areas that can have significant challenges to development, such as unique environmental characteristics.

Analysis/Recommendation

This request includes former street right-of-way and easements that have been previously vacated in the area between parcels. Staff recommends approval of the rezoning due to the site's compatibility with the surrounding uses and surrounding zoning districts.

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

December 16, 2019

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: JOCZ Trust Rezone
CEI Project No. 30718

Dear Planning Commission:

Please accept this narrative letter to accompany a formal application on behalf of JOCZ Trust owners of real property located in the City of Bentonville, for consideration of a rezone request for Benton County parcels #01-04634-000, 01-04634-001, 01-04610-002, 01-04612-000, 01-04610-005 and 01-04610-001 from undesignated and DN-2 to DN-2, Downtown Medium Density Residential. Parcel 01-04610-005 has no zoning designation on the city GIS maps today. This request includes former street right of way and easements that were previously vacated in the area between those parcels.

Pending approval of this rezoning request, a lot combination and development plan will be prepared for submittal. It will be consistent with the allowable uses under the current City of Bentonville zoning code for the proposed district. All necessary utilities for the proposed development are available on or adjacent to the subject tract. Screening and buffering will be established as part of the forthcoming development plan of the subject property. No contracts for sale are currently pending or anticipated for the property.

Traffic generated by this proposed development will utilize the existing streets network in the area. Surrounding streets are older and do not currently meet the master street plan widths or provide sidewalks. Street improvements are expected to be required with development of the subject property. Details for signage, architectural appearance and site lighting will be provided with the upcoming development plans for this property.

Thank you for your time and consideration in this matter.

Respectfully submitted,

CEI Engineering Associates, Inc.
Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

REZONING STAFF REPORT



Pensco Trust Company, LLC

204 SE 6th Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0046
Applicant / Current Owner	Pensco Trust Company, LLC PO Box 173859 Denver, Colorado 80217
Site Area	+/- 0.39 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Open Space

Property Description

This property is located south of SE 6th Street. Adjacent zonings are R-1 to the east and south, DN-4, Downtown Mixed-Use Residential to the west, and R-2, Duplex & Patio Home Residential to the north.

Relationship to the General Plan

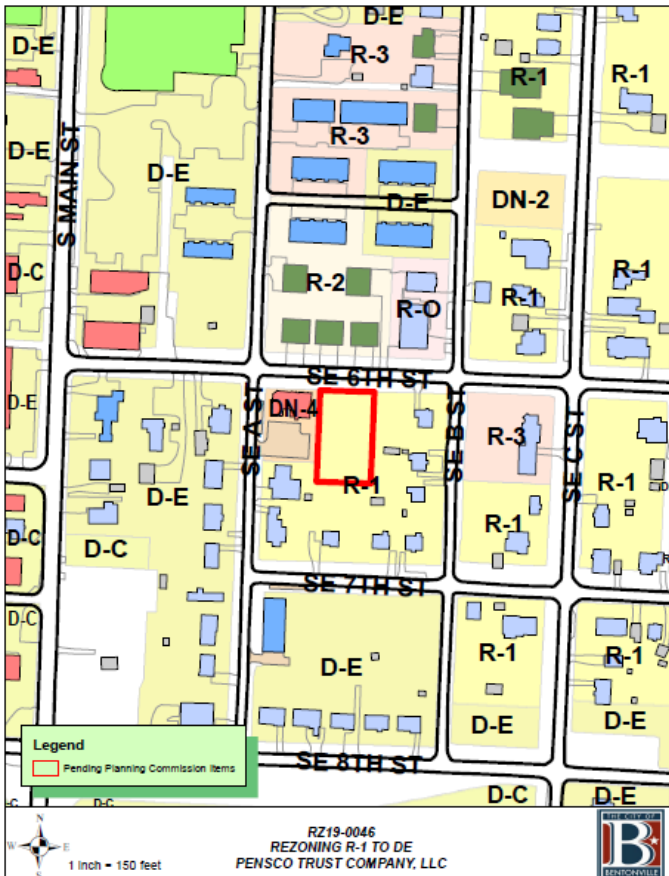
The Future Land Use Plan currently depicts this property as downtown commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access.

Analysis/Recommendation

Staff recommends approval of the rezoning due to the site's compatibility with the Future Land Use Plan and other DE-zoned property on blocks to the northeast, east, and south.

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

Location Map



Rezoning Narrative
204 SE 6th Street

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DE- Downtown Edge

Explanation: Newell Development proposes to rezone the property at 204 SE 6th Street (Parcel # 01-03669-000) from R1 to DE, in order to develop a real estate project in compliance with DE development standards. The current owner is: Pensco Trust company, LLC FBO Robert M IRA Sherba

Reason to Rezone: The rezone would allow for future owners to build a mixed-use development on the lot.

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 mixed use construction similar to other small mixed-use projects on SW side of town.

Water/ Sewer/ Electric: On-Site

REZONING STAFF REPORT



Whitley & Witten

309 SE G Street & 805 SE 4th Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0047
Applicant / Current Owner	Matthew Whitley 309 SE G Street Bentonville, Arkansas 72712 Kristal Witten 805 SE 4 th Street Bentonville, Arkansas 72712
Site Area	+/- 0.37 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed
Future Land Use Map Designation	Low Density Residential

Property Description

This property is located at the northeast corner of SE G Street and SE 4th Street. Adjacent zonings are DN-4 to the north, R-1 to the south and east, R-ZL, Residential Zero-Lot Line to the south, and DN-3, Downtown High-Density Residential to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as low density residential. These areas include detached single-family residential properties, as well as local amenities for residents.

Analysis/Recommendation

According to the applicant's narrative, their intent is to develop the tract in conjunction with the already zoned DN-4 lots to the north. Staff recommends approval of the rezoning due to adjacent zoning districts and development trends in the vicinity.

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

Location Map



Rezoning Narrative
309 SE G and 805 SE 4th

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN4- Downtown Mixed Use Residential

Explanation: Newell Development proposes to rezone the properties at 309 SE G Street (Parcel # 01-04690-000), and 805 SE 4th Street (Parcel #01-04690-001) from R1 to DN 4, in order to develop a real estate project in compliance with DN development standards. The current owners are: 309 SE G- Matthew Bryan Whitley and 805 SE 4th- who endeavor to sell the property.

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

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

REZONING STAFF REPORT



Bertschy Trust

1908 SE J Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0048
Applicant / Current Owner	Bertschy Trust 215 Parkview Drive Pineville, Missouri 64856
Site Area	+/- 5.07 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Central Commercial
Future Land Use Map Designation	Residential Estates

Property Description

This property is located east of SE J Street and south of SE 18th Street. Adjacent zonings are R-3, Medium Density Residential to the north and west, A-1 to the east, and C-2, General Commercial to the south.

Relationship to the General Plan

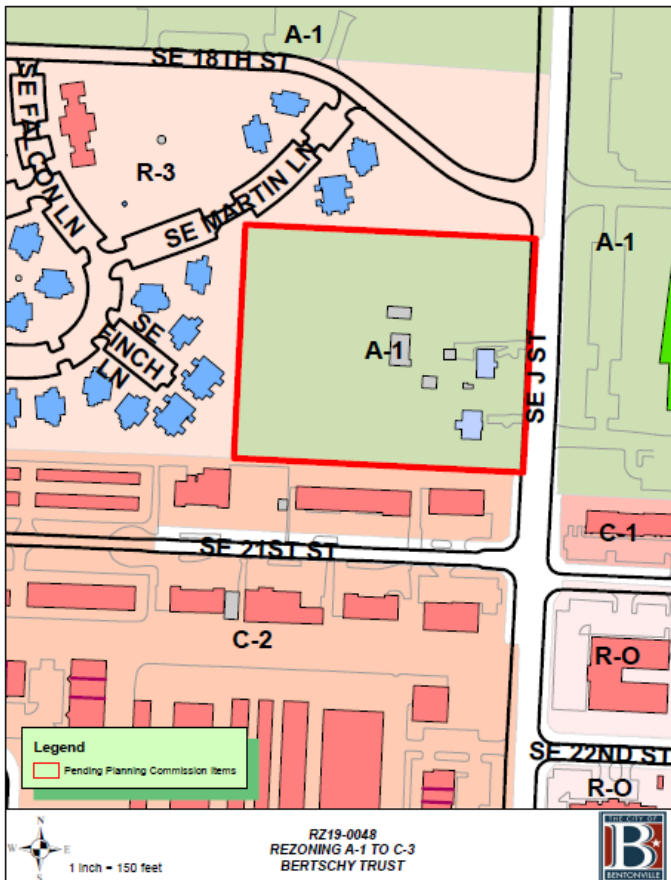
The Future Land Use Plan currently depicts this property as residential estates. These areas include large detached single-family residential properties at least one acre in size.

Analysis/Recommendation

According to the applicant's narrative, their intent is to develop the site in to mid-level, luxury apartments with a variety of site amenities. Staff recommends approval of the rezoning due to the surrounding zoning districts and the existing mix of uses in the vicinity.

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

Location Map



Narrative

- The current zoning designation is A1 agricultural zoning. The proposed zoning designation is C3 commercial.
- The proposed zoning change is in order to allow the development of the property for midlevel, luxury apartments.
- Future owner of the property has several family oriented developments in the region.
- The zoning needs to be changed in order to develop the area in a way that is of best use for the community. We believe that the best use is a multi-family housing development with luxury amenities and easy walkability to work and school facilities.
- The property is adjacent to Bentonville Highschool, which will give families more housing choices within walking distance. Behind the property is a section of multi family townhomes, which fit with the intended use of the property. To the south are a series of small, multi-use industrial buildings and beyond that, there are a mix of other commercial buildings, including a dermatology clinic, several teaching facilities and a church.
- To provide choice to families that are interested in living near Bentonville Highschool, to provide housing options for young families who want to live near their work, and to provide more housing options for the greater Bentonville area. If the community finds it desirable, there would also be an option for a dog park in order to increase the development's utility to the community.
- Latest official traffic count puts the traffic count at 20,000 vehicles daily.
- Signs will be per city of Bentonville code and approval.
- 2-3 bedroom units in dwellings built with modern rustic characteristics. Community is planned to be designed in straight lines, centralized around a large, Family-Sized luxury pool with amenities such as a sand volleyball court, shuffleboard, and a badminton court.
- There is 8 inch water main located on the south east corner of the property. Similarly, the sewer runs along the east side of the property. Power is

REZONING STAFF REPORT



Bentonville Academy of Music, LLC & Sample

523 SE 6th Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0049
Applicant / Current Owner	Bentonville Academy of Music, LLC 523 SE 6 th Street Bentonville, Arkansas 72712
Site Area	+/- 0.35 acres
Current Zoning	RC-2, Central Residential-Moderate Density
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Commercial

Property Description

This property is located north of SE 6th Street and east of SE D Street. Adjacent zonings are R-3 to the north, south, and east, and RC-2 to the west.

Relationship to the General Plan

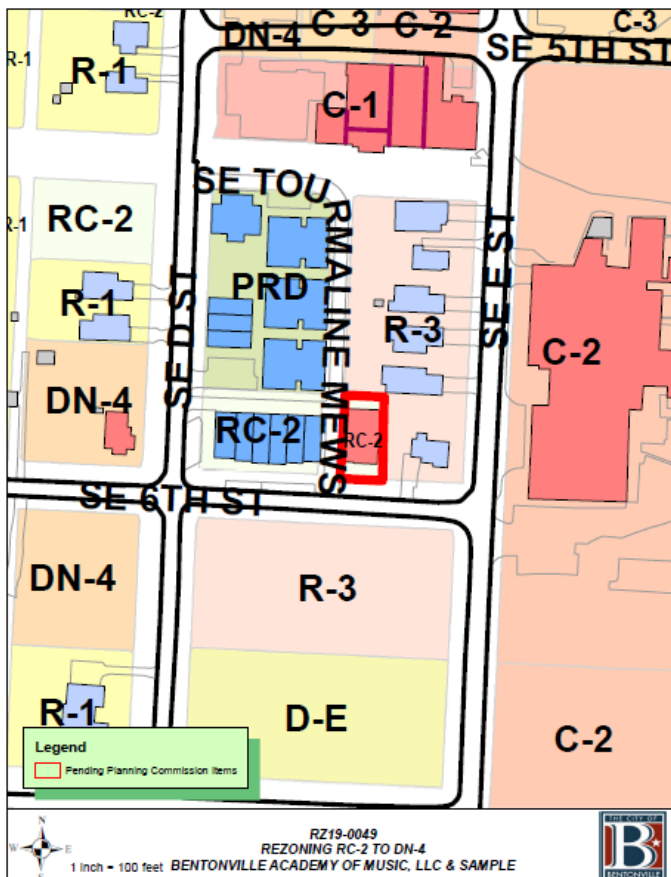
The Future Land Use Plan currently depicts this property as downtown commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access.

Analysis/Recommendation

According to the applicant's narrative, their intent is to allow the buildings to serve as a mixed-use development, with offices on the ground floor and residential uses above. Staff recommends approval of the rezoning due to the site's compatibility with the Future Land Use Plan and surrounding uses.

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

Location Map



Narrative for corner property at SE E and SE 6th Street

Owners: Bentonville Academy of Music

Subject Property: 523 SE 6th Street, Bentonville, AR 72712

Parcel #01-03591-000

The applicant seeks to work with the city to continue to add to the growth and economic development of the downtown area. The subject property at 523 SE 6th St is currently zoned RC-2 is seeking a zoning change to DN-4. With the recent rezoning across from Austin-Baggett Park and the opening of The Momentary, we feel this rezoning is most compatible with the future land use of the City of Bentonville.

The property is located on the corner of SE E Street and SE 6th Street with the Momentary directly across the street to the east and Austin-Baggett park across the street to the south. 6th and E Street are both corridors to the Momentary.

The structure is CURRENTLY BUILT and has operated as a mixed-use residence and Academy of Music. The future plans for the building are to operate similarly as a mixed-use development. The ground floor tenants will be a boutique real estate company. Residential will remain in the building. Space for future development is not possible so the building will remain as built. Signage exists, but we request to change the name. Sewer and water exist and are in use. -8" water south 6th street.

Traffic counts and parking will not be adversely affected, or vary from the current use.



REZONING STAFF REPORT



The Reserve Bentonville

SW Regional Airport Blvd & Greenhouse Road

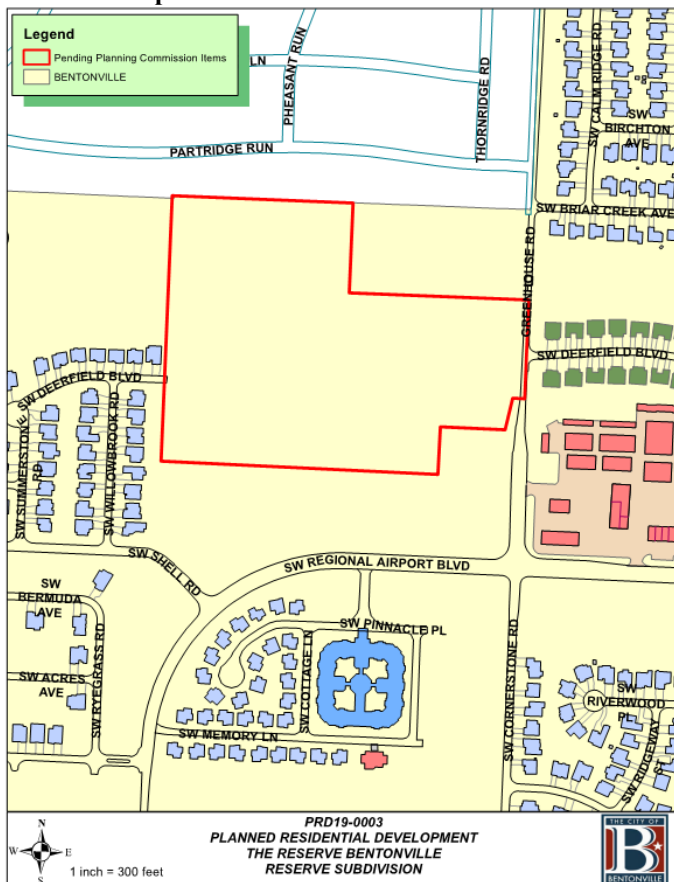
PC Date: 1/21/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	PRD19-0003
Applicant / Current Owner	Paul & Sue Ollar 2822 Highland Drive Rogers, AR 72756
Site Area	+/- 23.50 acres
Current Zoning	A-1, Agricultural
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Open Space

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

Location Map



Property Description

A planned residential development to develop 300 multi-family apartment units and 36 townhome units with a maximum density of 14 units/acre. All housing units are located to the south of Little Osage Creek Tributary 2 and the 300+ feet wide existing vegetative buffer will remain mostly intact. The development intends to utilize the natural beauty of the creek by constructing a portion of a 10' wide trail as depicted in the city's Bicycle & Pedestrian Master Plan. Other site amenities include an on-site community center and various neighborhood park facilities to meet the open space requirements for PRD's. The proposed extension of SW Deerfield Blvd. as a private street will traverse the development from west to east.

Adjacent zonings are a single-family subdivision located in the City of Centerton to the north, PUD and R-2 the east, C-2 and R-O to the south.

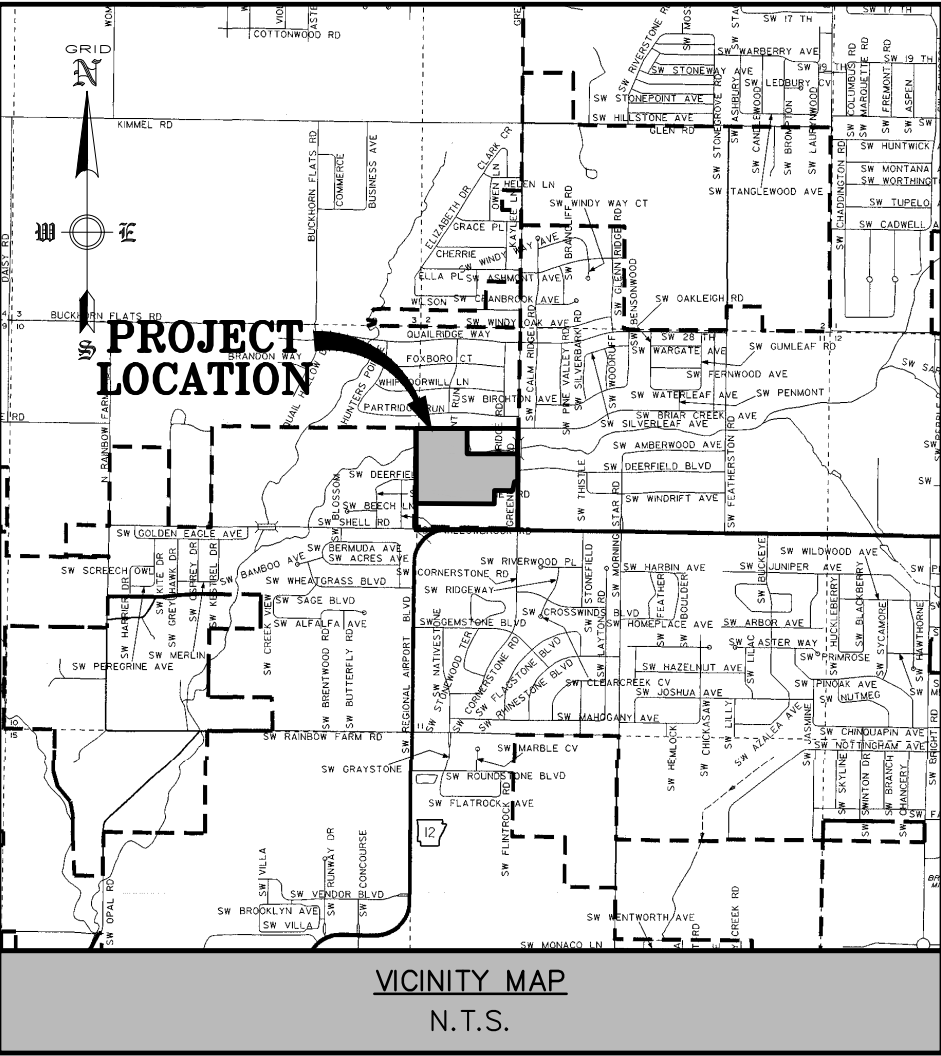
Relationship to the General Plan

The Future Land Use Plan currently depicts this property as open space. Open space areas typically include undeveloped areas that are either actively preserved or have significant challenges to develop, such as flood plains or wetlands. While a portion of this property can be identified as such, there is a large portion of the property that is developable and does not fall within the description of the open space land use designation and lends itself to more intense uses.

At 8-14 units per acre, the density that is proposed within this PRD is consistent with the adjacent medium density residential developments located to the south and east and offers a variety of housing types, including a balance of townhouse and multi-family units. The proposed density and character of this planned residential development is compatible with the existing development within the surrounding area.

Conclusion

The proposed planned residential development is compatible with surrounding uses to the south and east. It will serve as a transition from the arterial streets that border the property to the south and east and single-family developments to the north and west. Staff recommends approval.



OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
P.O. BOX 10386
FORT SMITH, AR 72917

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SETBACKS: FRONT - 20'
EXTERIOR SIDE - 20'
INTERIOR SIDE - 10'
REAR - 25'

GROSS AREA: 40.15 ACRES±
NET AREA: 23.47 ACRES±

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE
PHASE II APARTMENTS
168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

OPEN SPACE:
- TOTAL NET AREA:
1,022,404 - 23.47 ACRES
- TOTAL OPEN SPACE PROVIDED:
374,580 SQ. FT. - 8.59 ACRES

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72762

OPEN SPACE EXHIBIT
THE RESERVE BENTONVILLE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Jan 6, 2020

ENGINEER: DBB
DRAWN BY: JLS

W.O. #: 19945

1

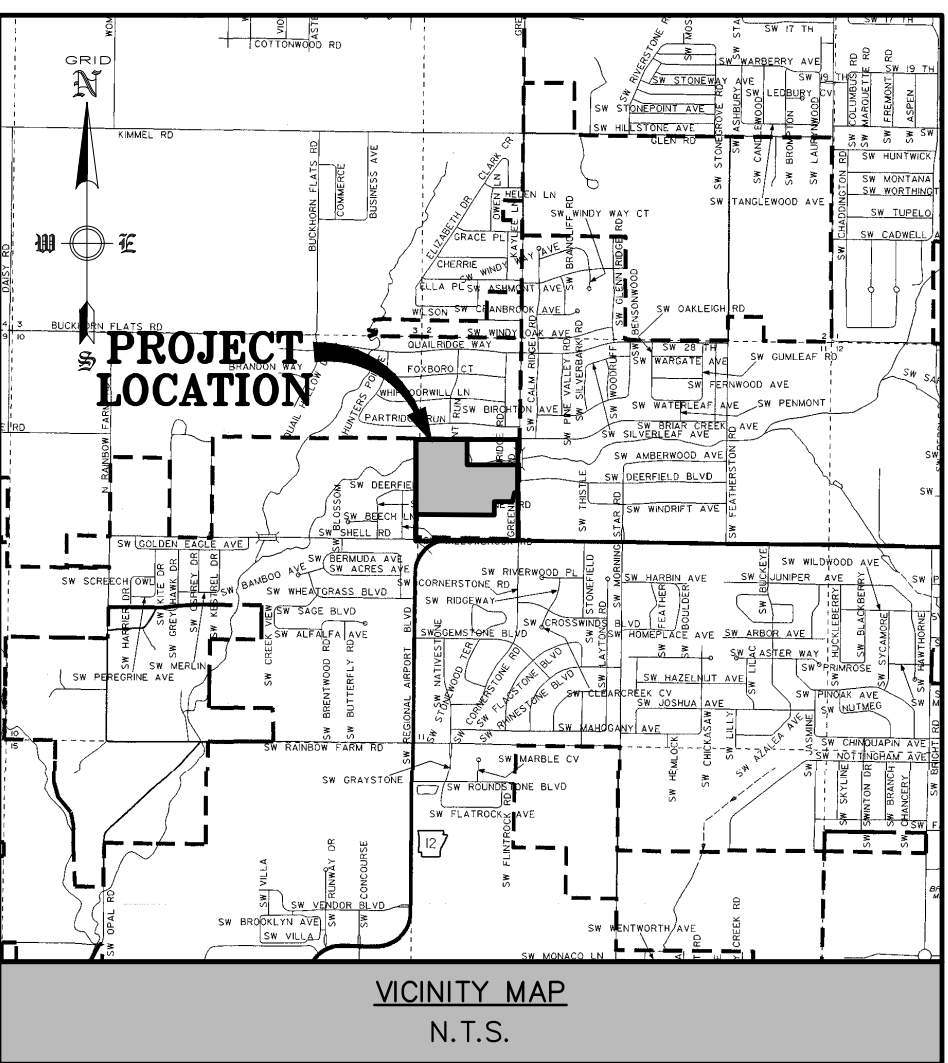


GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'

0 30' 60' 120'

LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED HANDICAP RAMP



PARCEL NUMBER: 01-07937-010

OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
P.O. BOX 10386
FORT SMITH, AR 72917

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SETBACKS: PRD EXTERIOR BOUNDARY - 20'
PRD INTERIOR BOUNDARY - 10'

WHERE A UTILITY EASEMENT EXIST THE SETBACK SHALL BE THE UTILITY EASEMENT OR WHICHEVER IS GREATER.

GROSS AREA: 40.15 ACRES±
NET AREA: 23.47 ACRES±

PARKING REQUIRED: APARTMENTS: 2 SPACES/RESIDENTIAL UNIT
300 UNITS X 2 = 600 REQUIRED SPACES (INCLUDING 2% OF TOTAL REQUIRED SPACES TO BE A.D.A. COMPLIANT)

TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE

PARKING PROVIDED: 590 SPACES PROVIDED (INCLUDING 12 A.D.A SPACES)

RESIDENTIAL DENSITY: PHASE I APARTMENTS
144 UNITS/7.7 ACRES = 18.7 UNITS/ACRE

PHASE II APARTMENTS
156 UNITS/8.6 ACRES = 18.1 UNITS/ACRE

PHASE III TOWNHOUSES
36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

PROPOSED RESIDENTIAL BUILDINGS	
BUILDING TYPE	TOTAL UNITS
14 BUILDINGS - 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 168 RESIDENTIAL UNITS
11 BUILDINGS - 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 132 RESIDENTIAL UNITS
9 BUILDINGS - TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

FLOOD PLAIN ZONING:
THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0235 K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS, PANEL 235 OF 560. EFFECTIVE DATE: JUNE 5, 2012.

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

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72762

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Jan 6, 2020

ENGINEER: TJA
DRAWN BY: DBB

W.O. #: 19945

2



3 SIDE ELEVATION 1
3/16" = 1'-0"

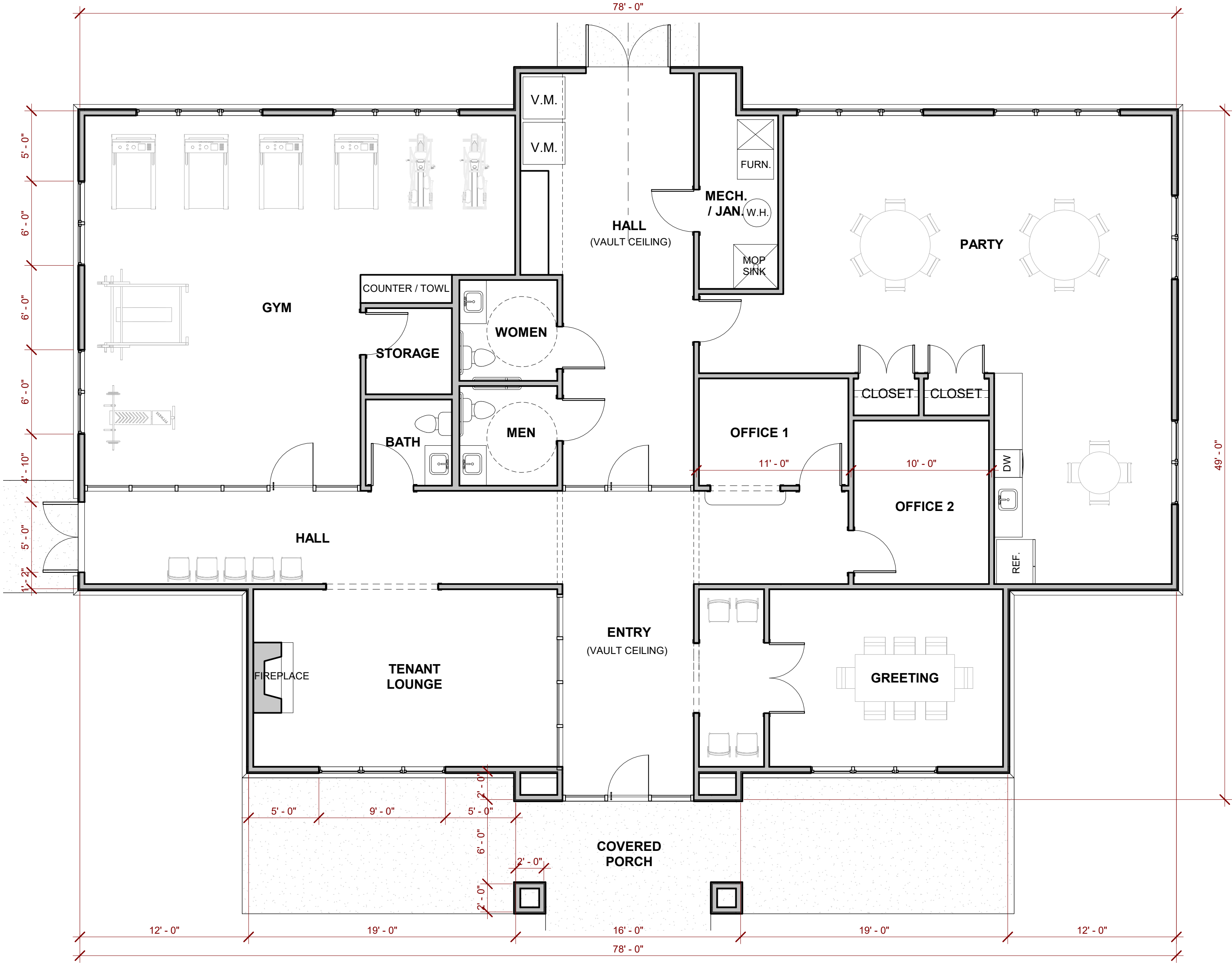


2 FRONT ELEVATION
3/16" = 1'-0"

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
BACK PORCH	FIRST FLOOR PLAN	75 SF	NO
FRONT PORCH	FIRST FLOOR PLAN	523 SF	NO
FLOOR PLAN	FIRST FLOOR PLAN	3428 SF	YES
		4025 SF	



4 FRONT VIEW



1 FIRST FLOOR PLAN Copy 1
3/16" = 1'-0"



① 1 BEDROOM - SIDE ELEVATION.
3/16" = 1'-0"

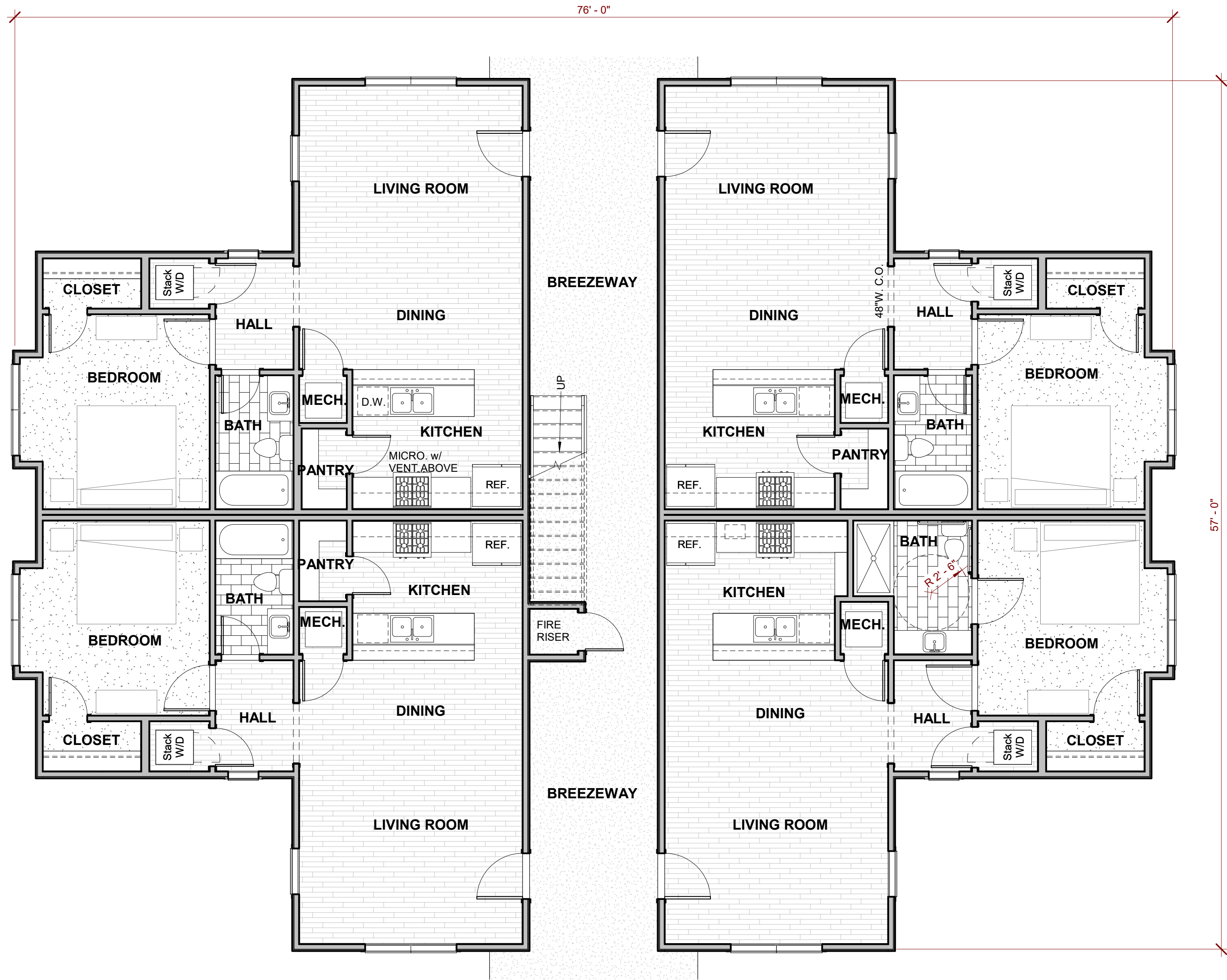


② 1 BEDROOM - FRONT ELEVATION
3/16" = 1'-0"

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
1 BEDROOM UNIT	FIRST FLOOR PLAN	726 SF	YES
		726 SF	
		726 SF	



③ PERSPECTIVE VIEW - 1 BEDROOM2



④ FIRST FLOOR PLAN.
3/16" = 1'-0"



① SIDE ELEVATION
3/16" = 1'-0"



② 2 BEDROOM - FRONT ELEVATION
3/16" = 1'-0"



③ AERIAL VIEW - 2 BEDROOM BUILDING

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
2 BEDROOM UNIT	FIRST FLOOR PLAN	914 SF	YES
		914 SF	
		914 SF	



④ FIRST FLOOR PLAN Copy 1
3/16" = 1'-0"

Norris
Est. 2007

PROPOSED PROJECT FOR:
THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS



2 BEDROOM
UNIT - FLOOR
PLAN,
ELEVATIONS &
3D IMAGE

Seal

Revisions

Date
11.7.19

Project
19.100

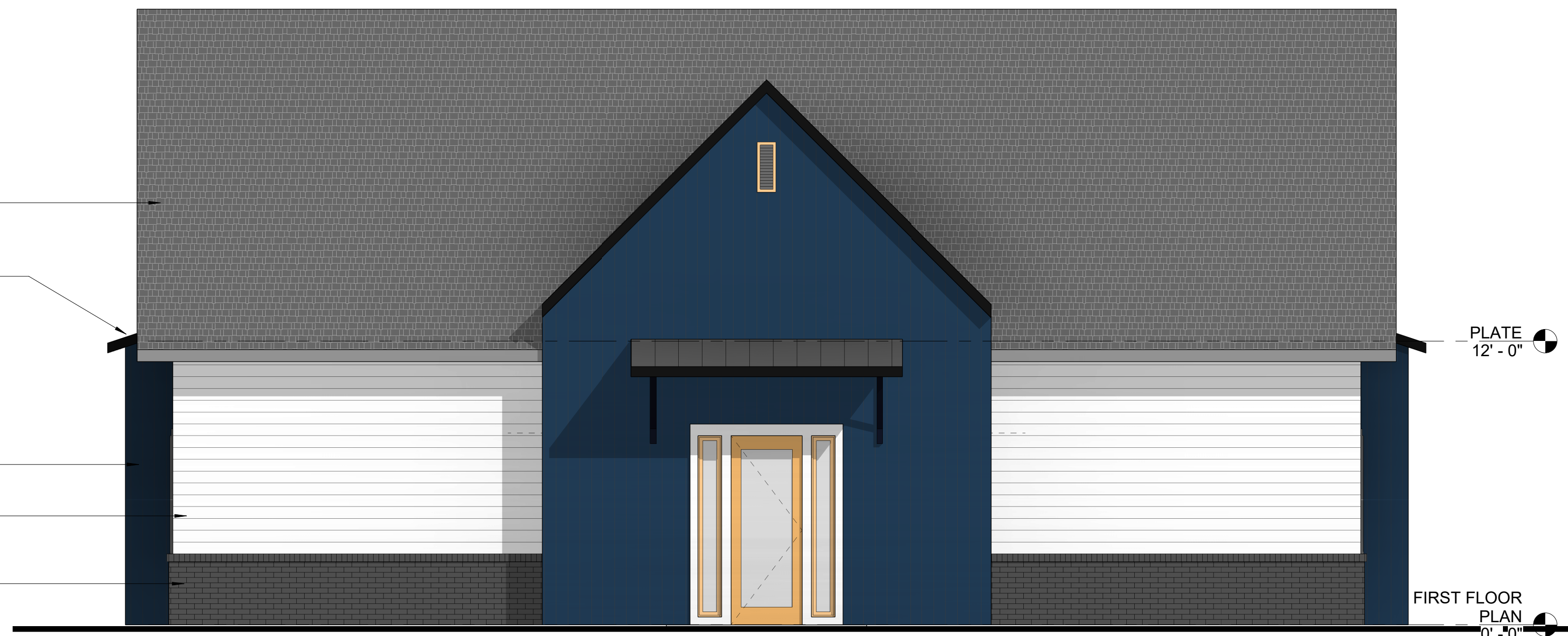
MF2.0

blue ROCK
design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM



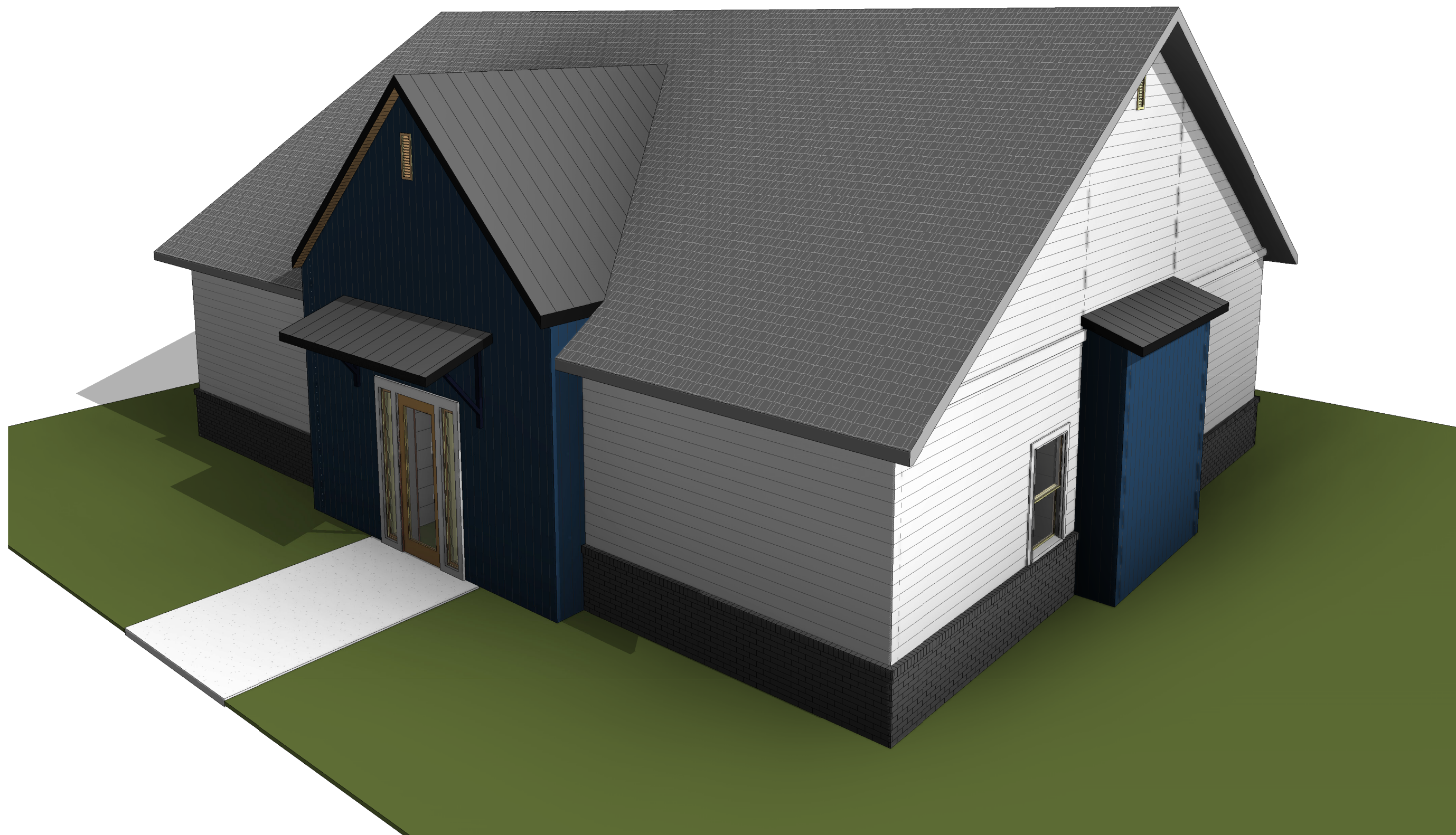
1 SIDE ELEVATION
1/4" = 1'-0"

- ARCHITECTURAL SHINGLES
- METAL SHED ROOF
- WOOD BRACKET
- HARDIE-BOARD SIDING (A)
- HARDIE-BOARD SIDING (B)
- HARDIE-BOARD SIDING (C)
- BRICK (PAINTED)



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

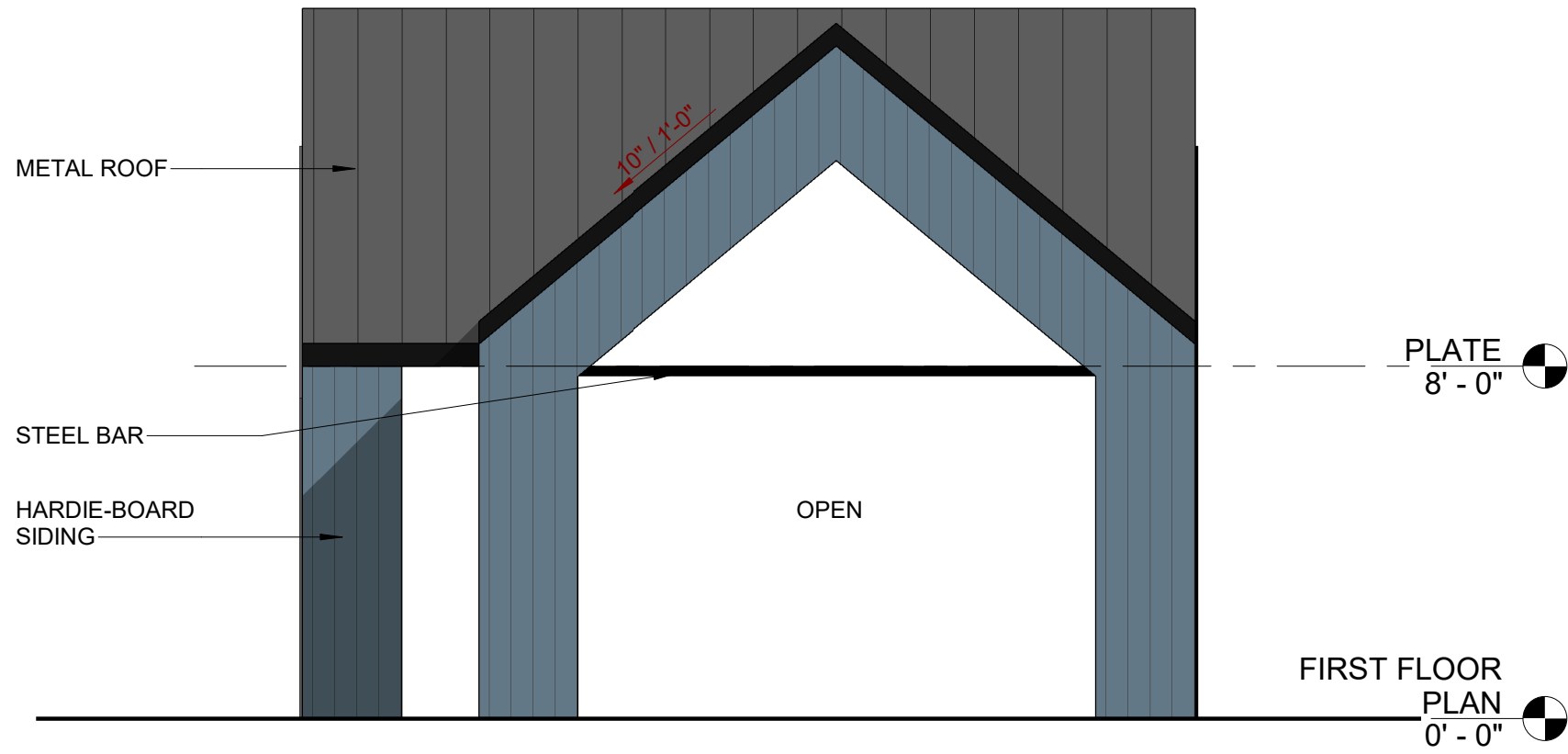
AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
FLOOR PLAN	FIRST FLOOR PLAN	2122 SF	YES
		2122 SF	
		2122 SF	



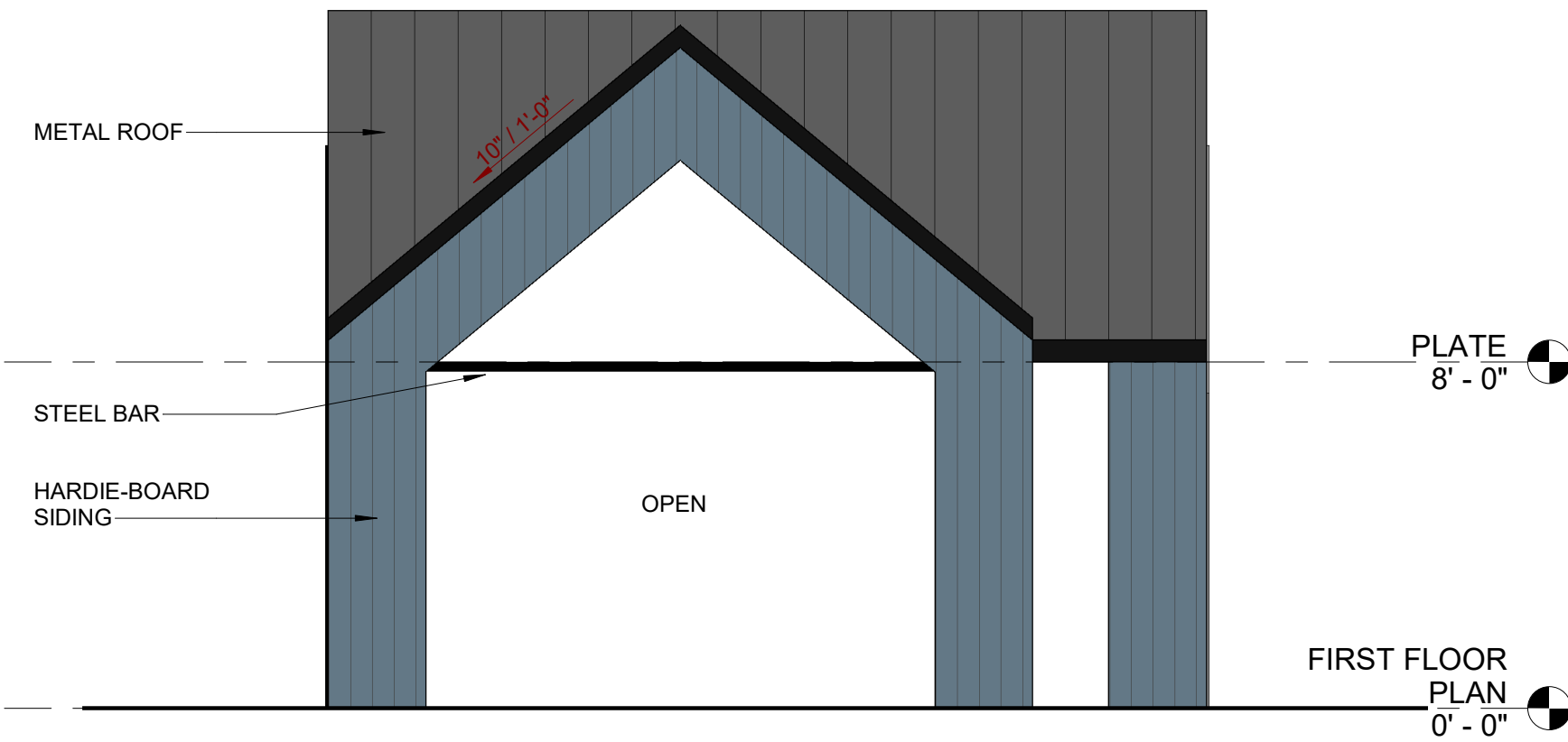
3 FRONT VIEW
1/4" = 1'-0"



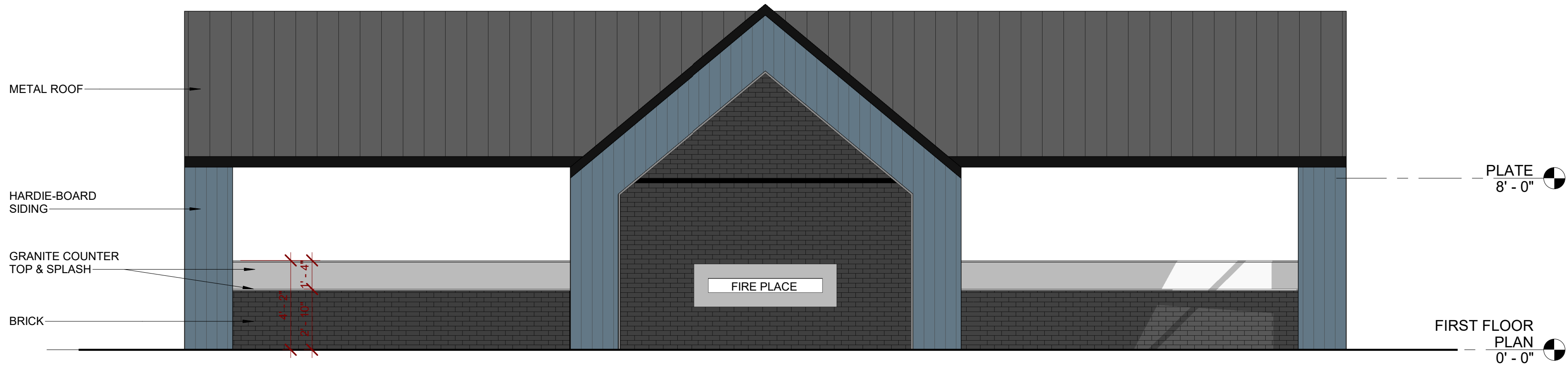
5 FIRST FLOOR PLAN Copy 1
1/4" = 1'-0"



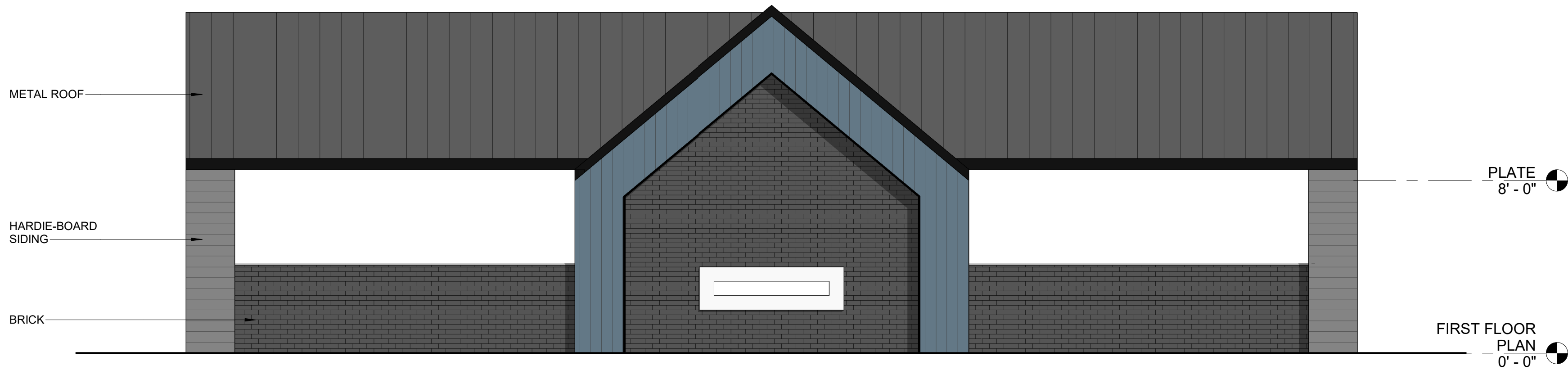
1 SIDE ELEVATION 1
1/4" = 1'-0"



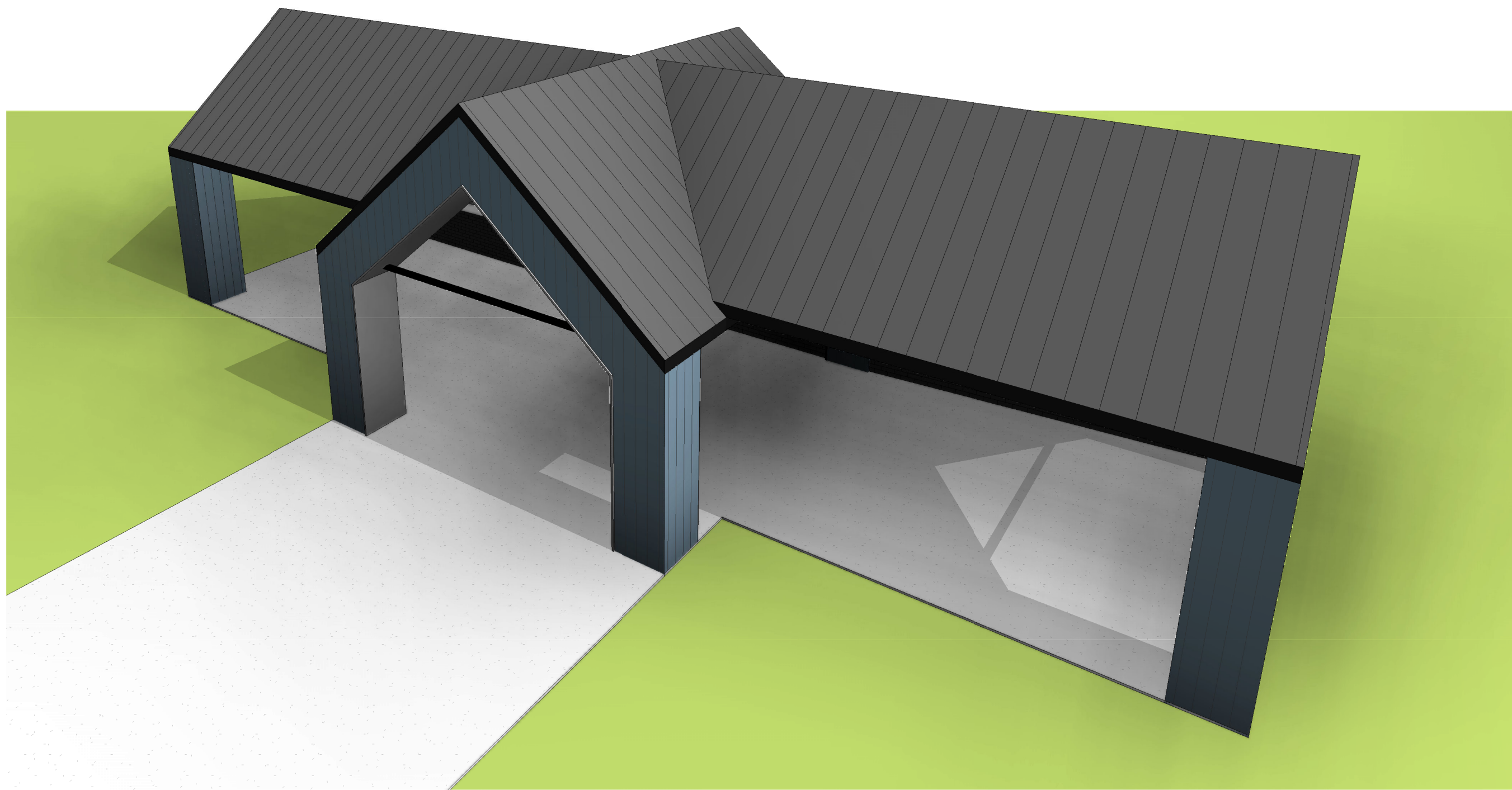
3 SIDE ELEVATION 2
1/4" = 1'-0"



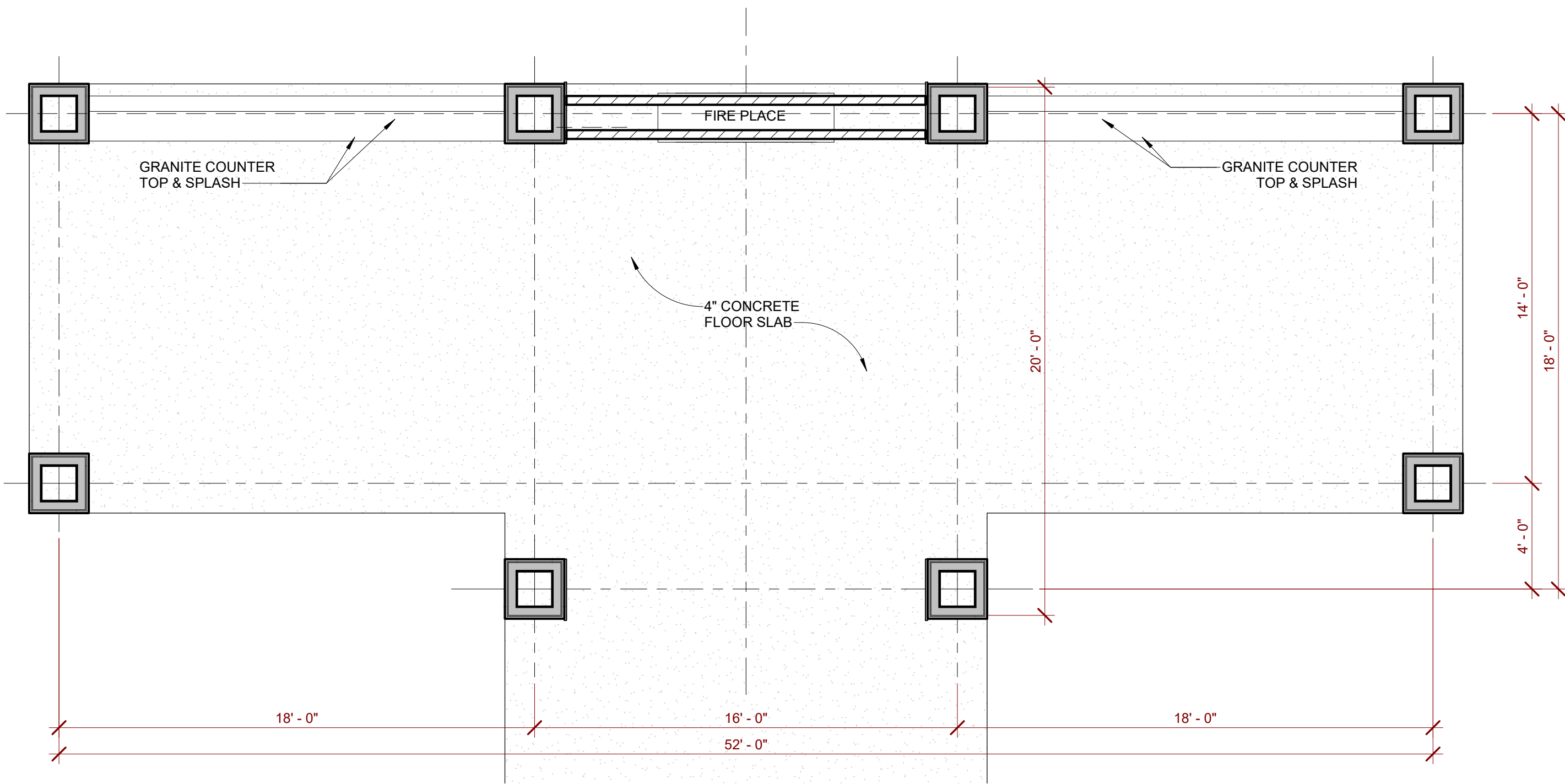
2 FRONT ELEVATION
1/4" = 1'-0"



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



6 AERIAL VIEW



6 FIRST FLOOR PLAN
1/4" = 1'-0"

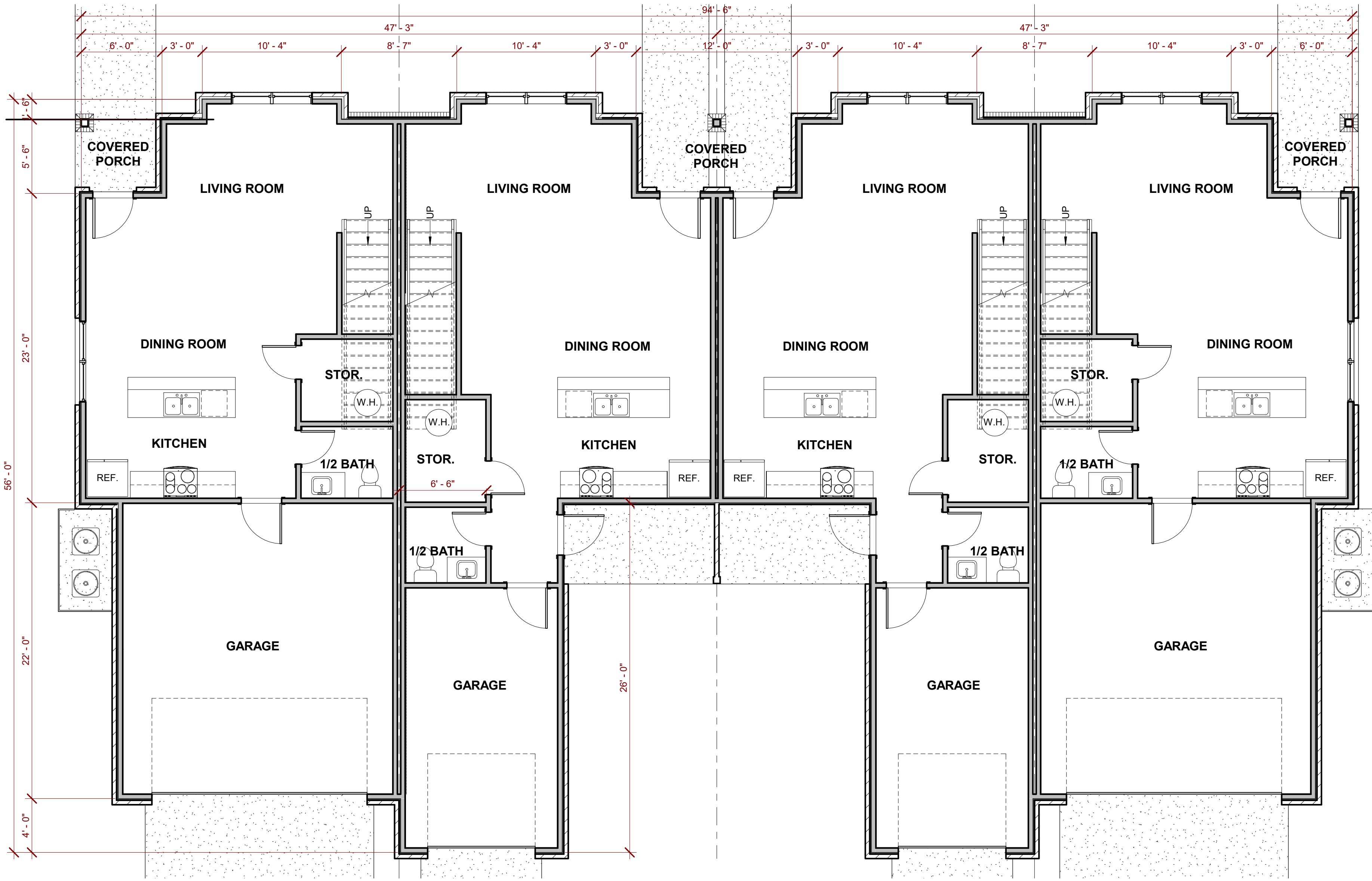


1 SIDE ELEVATION
1/8" = 1'-0"

2 FRONT ELEVATION
3/16" = 1'-0"

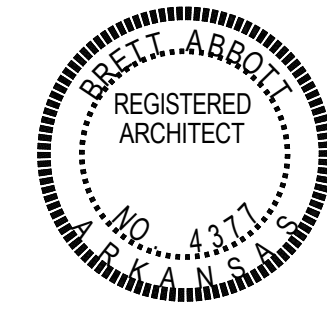


3 FRONT VIEW



4 FIRST FLOOR PLAN
3/16" = 1'-0"

PROPOSED PROJECT FOR:
THE RESERVE AT BENTONVILLE
GREENHOUSE RD. BENTONVILLE, ARKANSAS



4 PLEX - FLOOR
PLAN,
ELEVATIONS &
3D IMAGE

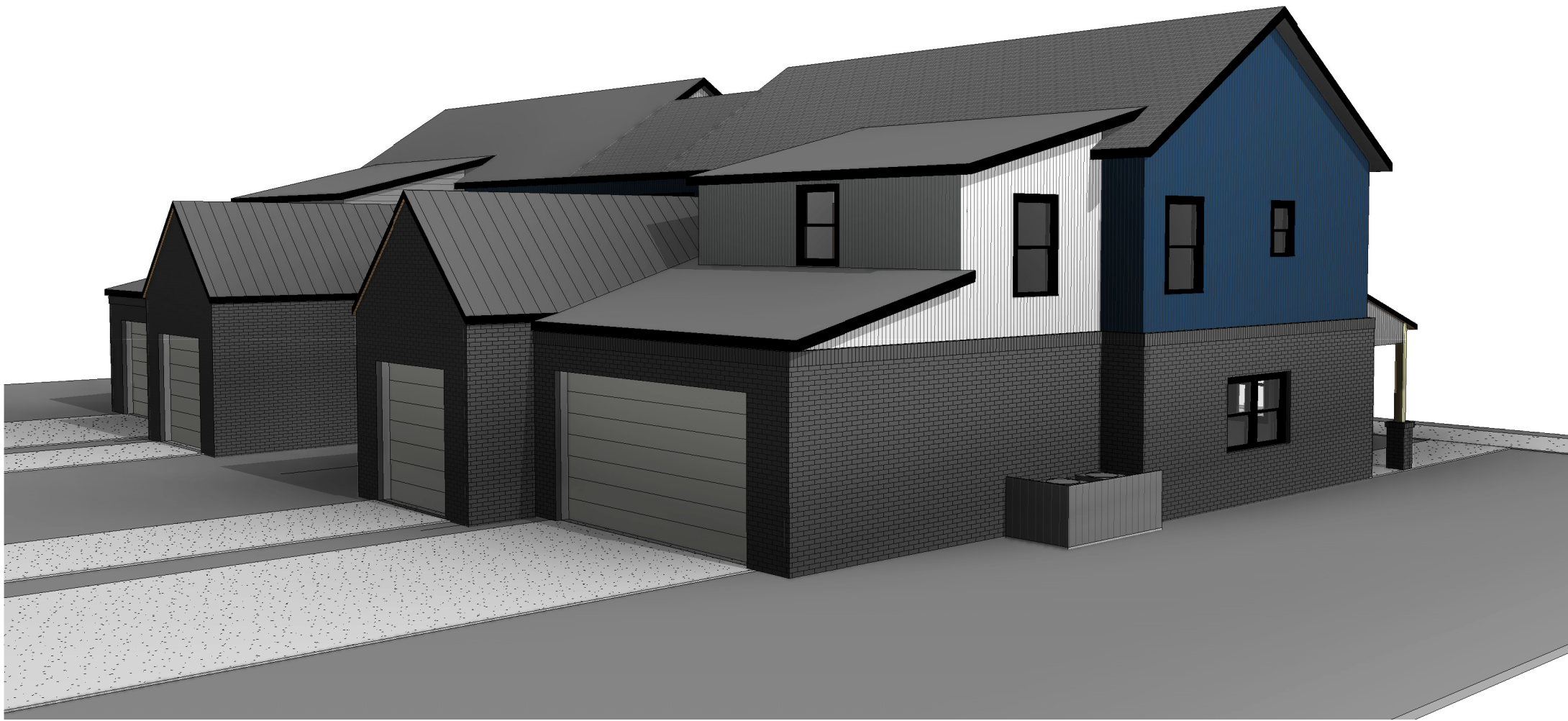
Seal

Revisions

Date
11.7.19

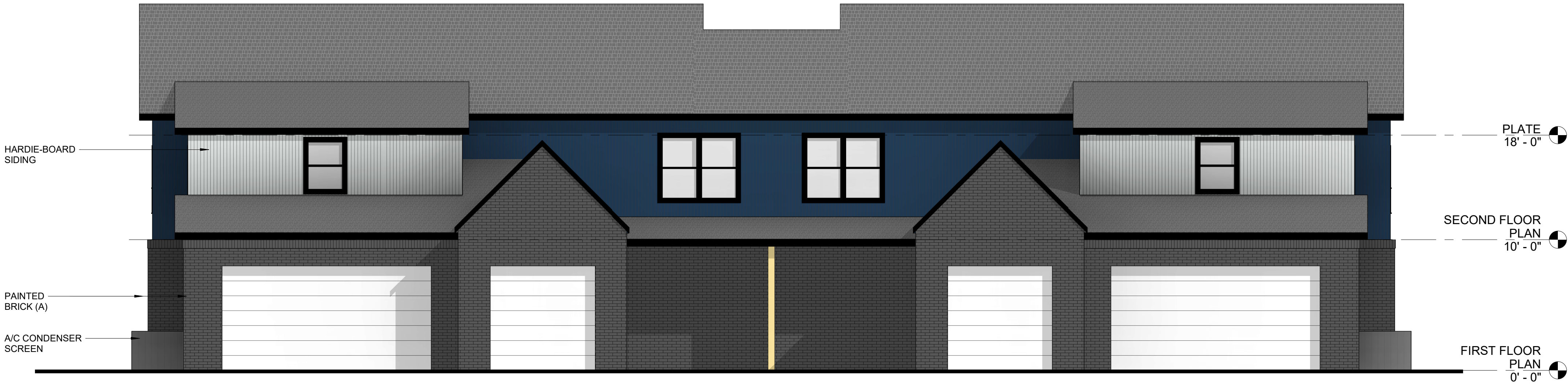
Project
19.100

FP1.0

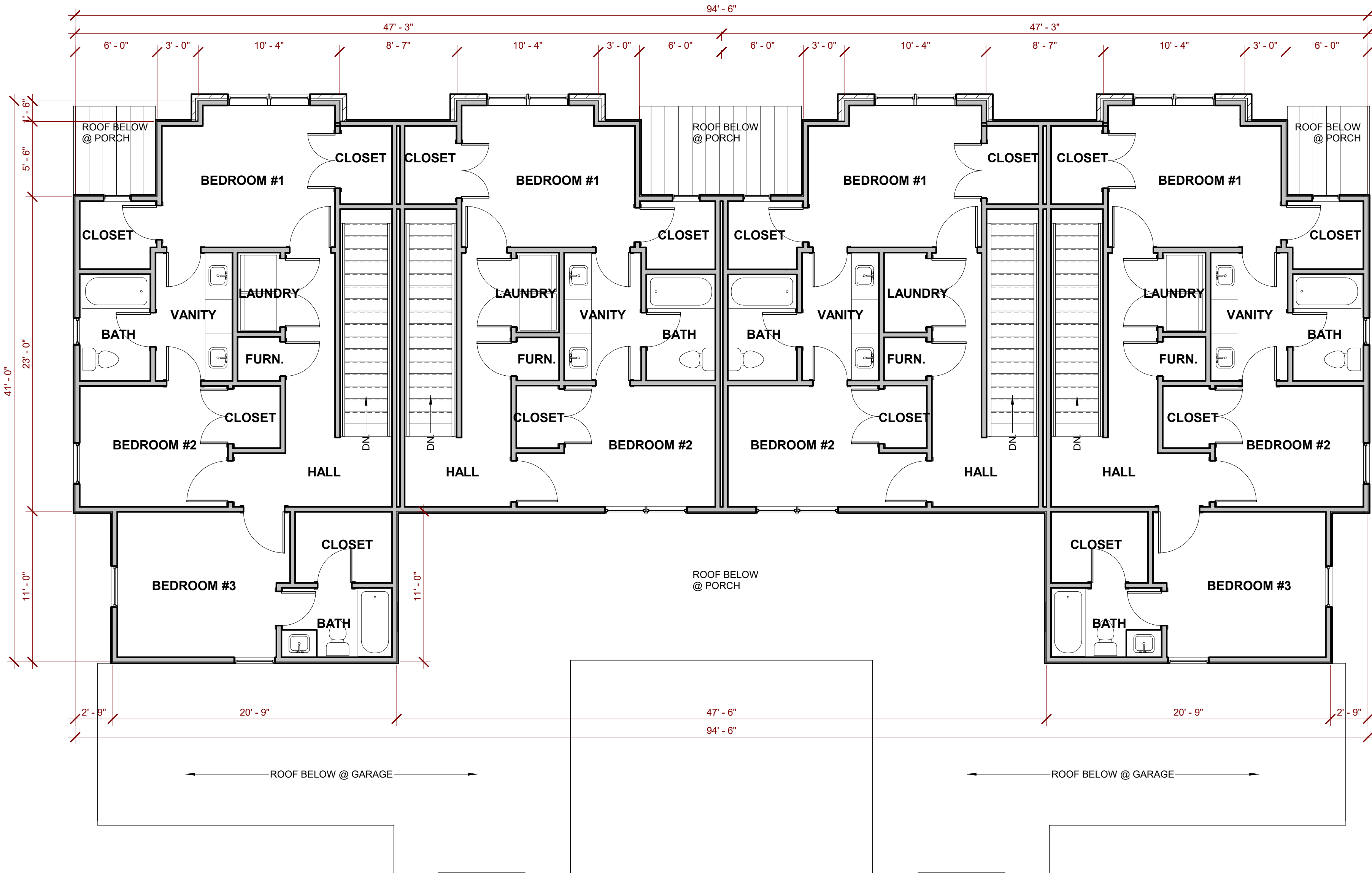


2 REAR VIEW

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
2 BEDROOM UNIT - FIRST FLOOR	FIRST FLOOR PLAN	732 SF	YES
2 BEDROOM UNIT - GARAGE	FIRST FLOOR PLAN	238 SF	NO
2 BEDROOM UNIT - SECOND FLOOR	SECOND FLOOR PLAN	584 SF	YES
		1554 SF	
3 BEDROOM UNIT - FIRST FLOOR	FIRST FLOOR PLAN	661 SF	YES
3 BEDROOM UNIT - GARAGE	FIRST FLOOR PLAN	462 SF	NO
3 BEDROOM UNIT - SECOND FLOOR	SECOND FLOOR PLAN	819 SF	YES
		1943 SF	
		3497 SF	



1 REAR ELEVATION
3/16" = 1'-0"



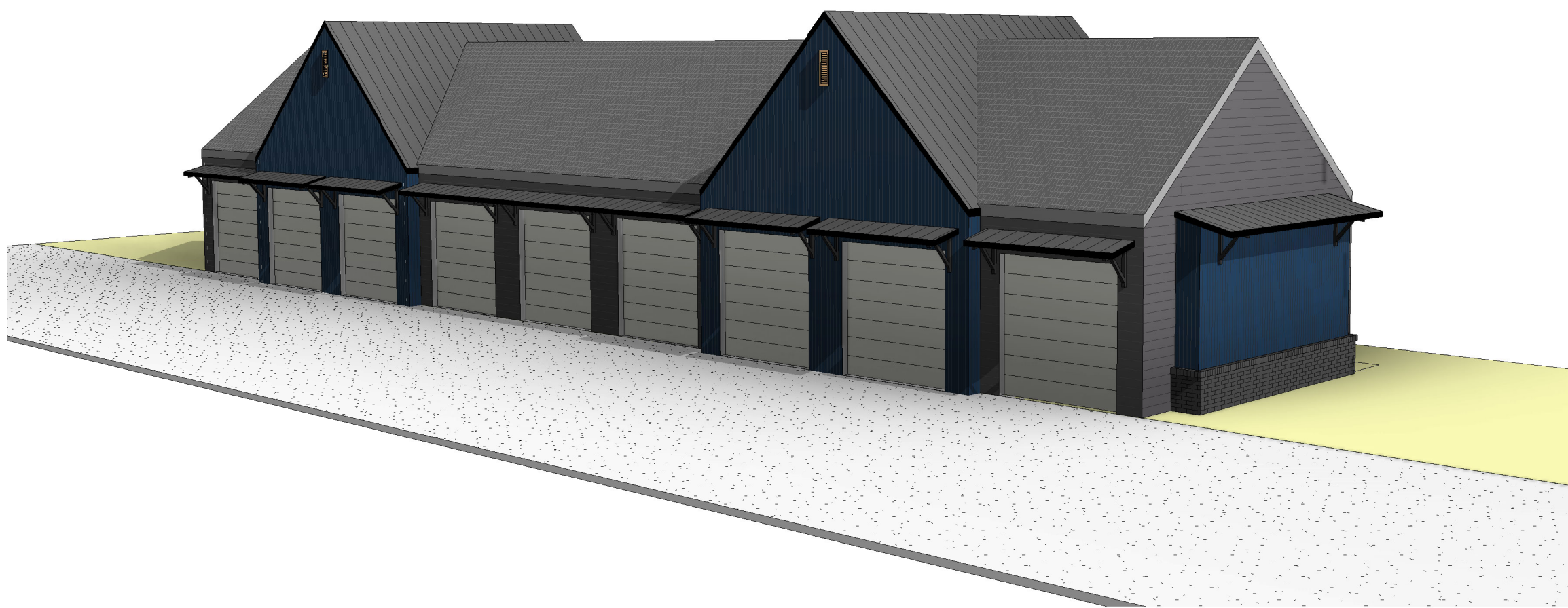
3 SECOND FLOOR PLAN
3/16" = 1'-0"



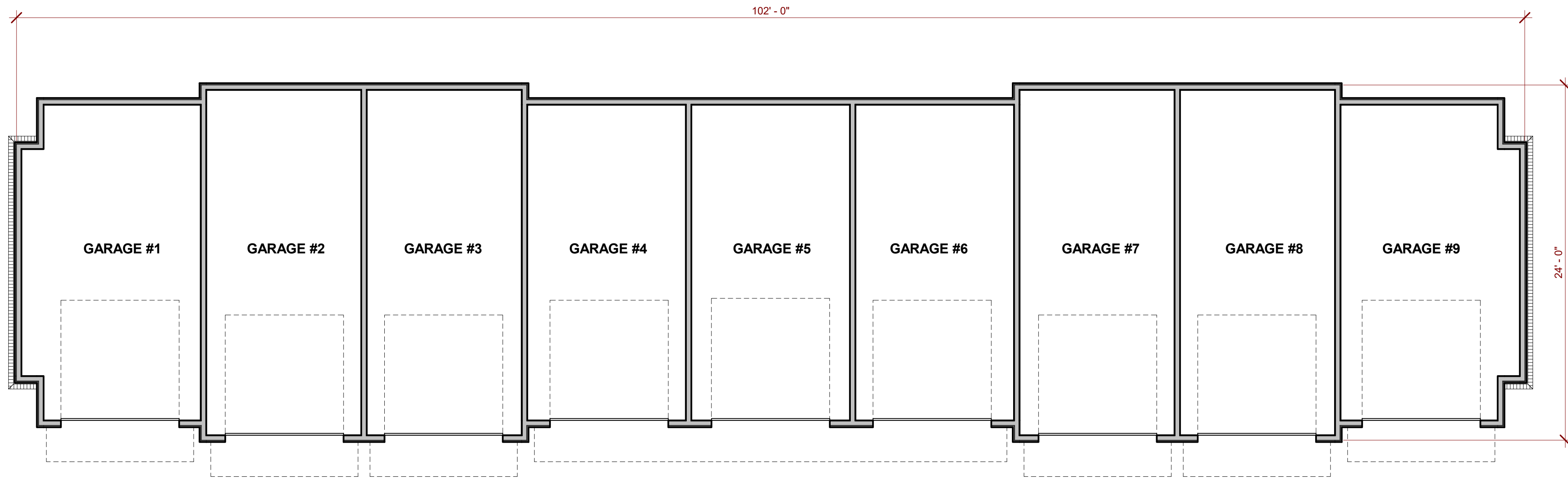


1 SIDE ELEVATION
3/16" = 1'-0"

2 FRONT ELEVATION
3/16" = 1'-0"



3 REAR VIEW



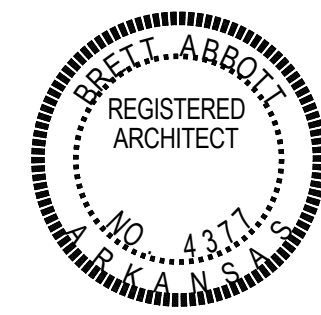
4 FIRST FLOOR PLAN
3/16" = 1'-0"

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
9-CAR GARAGE	FIRST FLOOR PLAN	2314 SF	NO
		2314 SF	NO
		2314 SF	NO

PROPOSED PROJECT FOR:

THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS



GARAGE -
FLOOR PLAN,
ELEVATION, 3D
IMAGE, AREA
SCHEDULE

Seal

Revisions

Date

11.7.19

Project

19.100

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

Greenhouse road cannot handle the traffic of this magnitude @ drive time!
I don't believe "multi-family residential" units should
be placed in an area of single family homes. Also the auto
traffic created by what would be approx 1000 residents would create
a problem.

Ronald H. Campbell
Signature

Ronald H. Campbell
Printed Name
1531 Partridge Run
Physical Address
Bentonville, AR

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

The proposal does not meet criteria for rezoning. It does not adhere to land use plan, it is incompatible with the surrounding properties, and there is insufficient road infrastructure to handle the dramatic increase in traffic that will occur if rezoning is permitted. There is NO circumstance justifying the rezoning.

Signature

Printed Name

Desiree de melo Dare
1700 Partzidera Run - Bentonville - AR
Physical Address

72713

- The proposed rezoning is Inconsistent with the neighborhood context
- There has been no change in the neighborhood justifying the Re-zoning
- Additional traffic created by this proposal can cause safety issues and more accidents

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

- adverse effects -
a) increased traffic in already congested area b) area is single family homes w/young kids - decrease value in neighborhoods; safety concerns for the area; lighting from apartments detrimental to enjoyment of homes in surrounding areas c) destruction of trees/beauty of area d) over abundance of apartments in area

Vivian Allen Penick
Signature

Vivian Allen Penick
Printed Name
3503 SW Willowbrook Rd.
Physical Address
Bentonville, AR 72713

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

- ☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

WE DEFINITELY & STRONGLY OBJECT TO MULTI-FAMILY RESIDENTIAL DEVELOPMENTS OF ANY FORM IN THE ABOVE MENTIONED PARCEL. A RESIDENTIAL SUBDIVISION SIMILAR TO THE ONE WE LIVE IN, QUAILRIDGE, WOULD BE OKAY. THANKS!

Signature

479 276 4853 MOBILE

Printed Name

MANUEL S. CERVANTES / CARMEN E. HERNANDEZ

Physical Address

1610 PARTRIDGE RUN, BENTONVILLE, AR. 72713

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122 extension 2.

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

Area is a flood plain. Why was this area zoned agricultural? Greenhouse road is insufficient for the current traffic level.

Signature

Alicia Hoeft

Printed Name

1640 Partridge Run

Physical Address

BENTONVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

Reviewer: Jon Stanley, Senior Planner



The proposed Planned Residential Development is to develop 2 single family homes (+/- 1800 sq ft), along with 3 rowhomes (+/- 1500 sq. ft.) The single family homes will have 1 parking space per house while the rowhomes will have detached garages. The PRD will offer additional housing choices for the over development which already includes 4 larger single family houses. The addition of the different housing choices will create a sense of community. The development incorporates common areas to be used by residents which will include an outdoor pavilion, fire pit, play area, dog run, garden and 8 resident/guest parking spaces. The design elements meet the open space requirements for PRD's. The perimeter of the property, matches the existing zoning of DN-2 requirements for building height, lot coverage and setbacks. The only expectation is Eastern setback is 18' verses 25'

The Future Land Use Plan currently depicts this property as Medium Density Residential. Medium Density Residential areas typically include a mix of housing types, including single-family, two-family, and townhouse units with a typical density of 8-12 units per acre. The proposed density and character of this Planned Residential Development is compatible with the Future Land Use Plan.

Acreage

- .61 acres

Density

- Maximum density is 8 units per acre

Building Height

- Maximum Height of 36'

Overall Setbacks

- North – 7'
- East – 15'
- West – 18'
- South – 7'

Parking

- Garage – 5 spaces
- Surface Parking – 8 spaces

Open Space

- 38% provided (15% required)

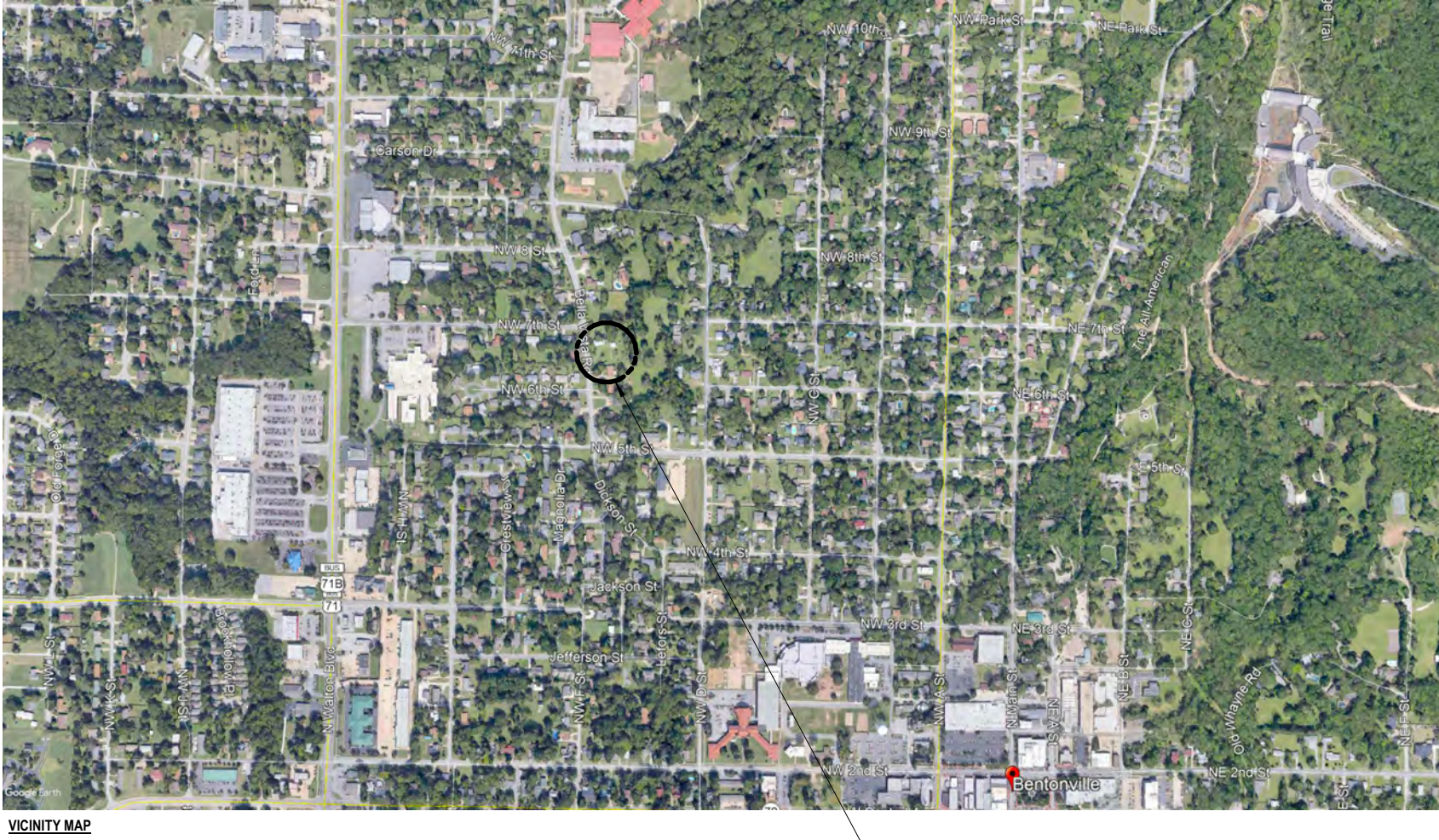
Phasing

- Development will be built in one phase

BELLA VISTA ROAD

614 BELLA VISTA ROAD, BENTONVILLE, AR 72712

PRD SUBMISSION I 1/6/2020



SHEET INDEX

ARCHITECTURAL	
PRD 0	COVER SHEET / DRAWING INDEX
PRD 1	MASTER SITE PLAN
PRD 2	BUILDING ELEVATIONS

Hufft

PROJECT INFORMATION:
509- BELLA VISTA ROAD
614 BELLA VISTA ROAD, BENTONVILLE,
AR 72712

OWNER:
Hurricane WA LCC
P.O. Box 1285 Bentonville, AR 72712
p: 479-466-1717
e: jacob@jacob-group.com

ARCHITECT:
HUFFT
403 SE 5th Street
Bentonville, AR 72712
p: 479-602-6640

www.hufft.com
STRUCTURAL ENGINEER:

CIVIL ENGINEER:
Jorgensen + Associates
479-442-9127
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR 72703

KEY PLAN:

ISSUE:
PRD SUBMISSION
1/6/2020

REVISION SCHEDULE:
NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2019 by Hufft Projects LLC.

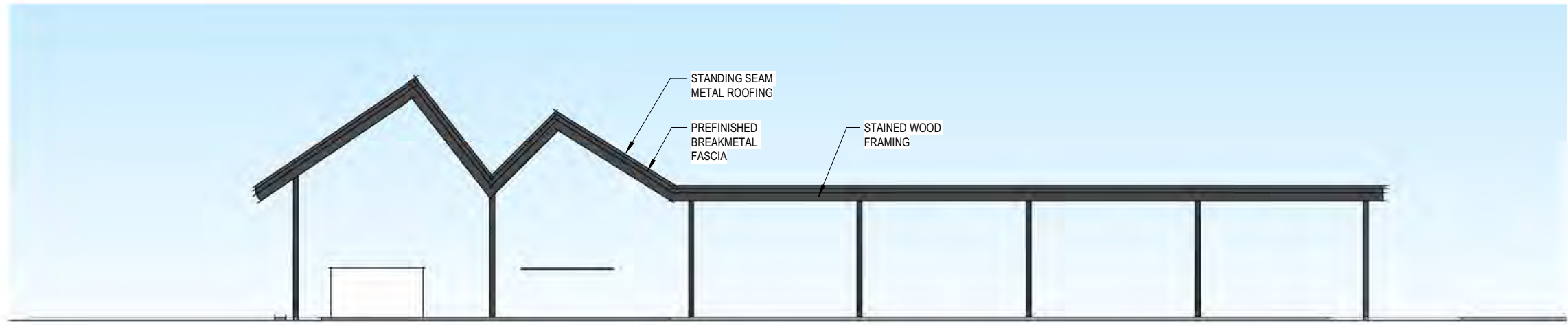
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR
CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

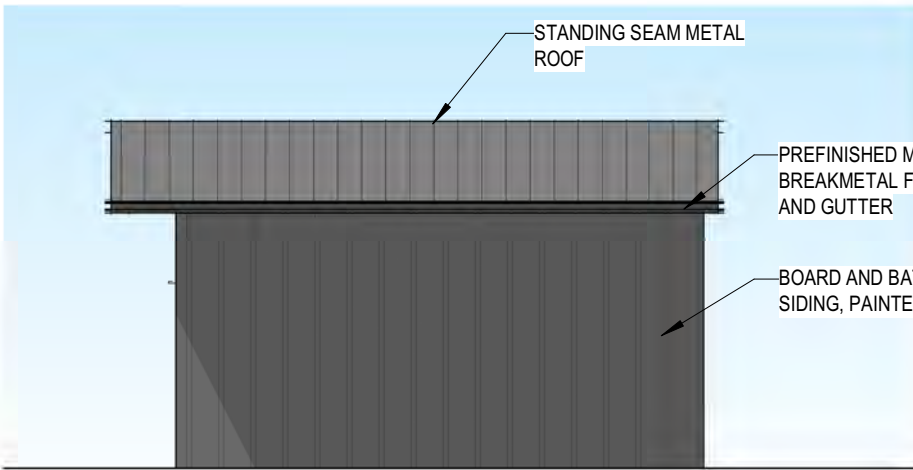
Drawn By: Author

COVER SHEET / DRAWING
INDEX

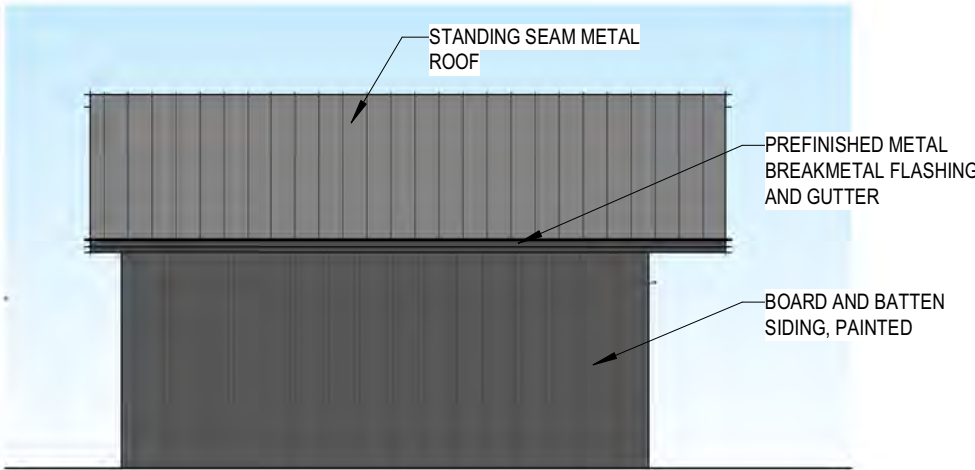
PRD 0



9 CANOPY
1/8" = 1'-0"



7 GARAGE - EAST
1/8" = 1'-0"



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



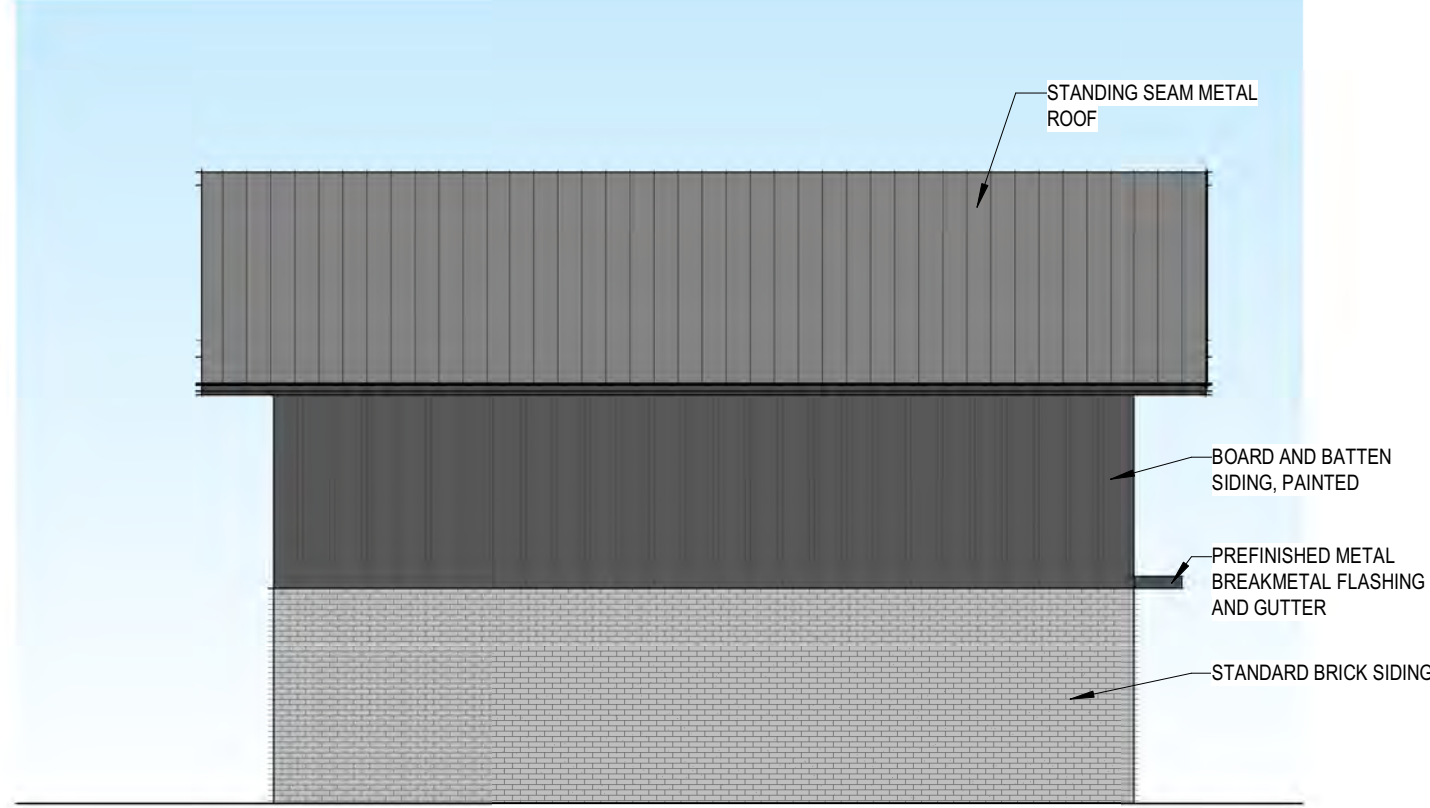
3 UNIT TYPE A - EAST
1/8" = 1'-0"



4 UNIT TYPE A - WEST
1/8" = 1'-0"



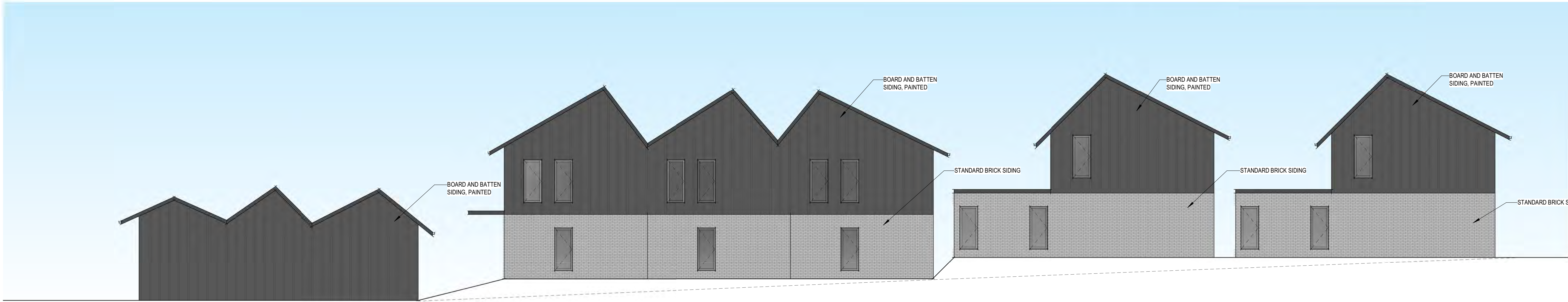
5 UNIT TYPE B - EAST
1/8" = 1'-0"



6 UNIT TYPE B - WEST
1/8" = 1'-0"



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



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

CONDITIONAL USE STAFF REPORT



Table at the Station

409 SE 6th Street

PC Date: 1/21/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU19-0014
Applicant / Current Owner	Table at the Station, LLC 108 E. Central Ave Suite #10 Bentonville AR, 72712
Site Area	+/- .51 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Requested Use	Permanent Restaurant Use & temporary Gravel Parking Use
Protective Covenants	None

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

Location Map



Property Description

This property is located at 409 SE 6th Street and currently zoned DN-4, Downtown Mixed-Use Residential. Standalone restaurants require a conditional use permit in DN-4 and temporary uses require a conditional use permit in all zones.

Proposed Use Description

Table At the Station, LLC seeks to continue to operate a restaurant. The conditional use permit would be for the standalone restaurant use of a restaurant and the existing gravel parking lot at this location while a permanent kitchen, additional seating, permanent hard surface parking and associated off-site improvements are being design for a future large-scale submittal, anticipated within the next 12-14 months. The Table at the Station will operate 11:00 a.m. to 8:00 p.m. Tuesday through Friday and 8:00 a.m. to 8:00 p.m. on Saturday.

Projected Traffic Impact

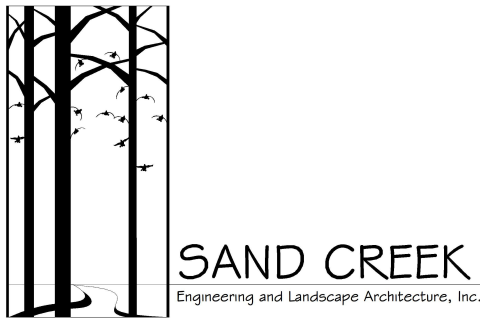
The proposed use will not adversely impact traffic in the area.

Public Notice

Staff has not been contacted regarding this request.

Conditions of Approval

1. This conditional use permit shall be valid for one year from the date of approval. The applicant will need to apply for a new conditional use permit before expiration.
2. Any additions, alterations, or substantial renovations to the existing facilities (including buildings, parking, etc.) will require submission and approval of a large scale development project.



December 10, 2019

Project # 19118

RE: Conditional Use – Station Café site

Bentonville Planning Commission

Table at the Station, LLC has purchased the Station Café at 409 SE 6th Street, Deed L2019-59726. The property is Zoned DN-4 which requires a conditional use for restaurants. Sand Creek Engineering, on behalf of the new owner, hereby requests a conditional use to allow the restaurant business at this location to continue.

The property is now in two parcels, being the café on one lot and a gravel parking area on the other. Sand Creek Engineering has been retained to combine the two lots into one and to do a Large Scale Development plan to facilitate the expansion and improvements to the site. The plan is to add a permanent kitchen, seating, and make required improvements to the streets and provide for permanent parking. The proposed improvements are estimated to take 12 to 14 months for plan preparation, permitting, and construction.

- Proposed Use – Restaurant – Same as existing
- Site Plan of existing is attached. Proposed will be addressed with the upcoming LSD.
- Hours of operation - closed Sunday's and Monday's, 11am to 8pm Tuesday through Friday, and 8am to 8pm on Saturdays. The current gravel parking lot and cooking trailer will be used until the improvements are completed.
- Indoor and outdoor areas will remain the same for the purposes of this request. The LSD will address future plans.
- Planned structural changes will be addressed with the coming LSD.
- Parking needs will remain the same and the gravel area continue until the LSD is approved and construction starts.
- No outdoor lighting changes are expected.
- Anticipated patrons – Avg. 50-60 quests per day, 5 days a week. Closed Sunday's and Monday's.
- Number of employees, 5 daily
- Photos are attached.
- No Covenants exists for this site.

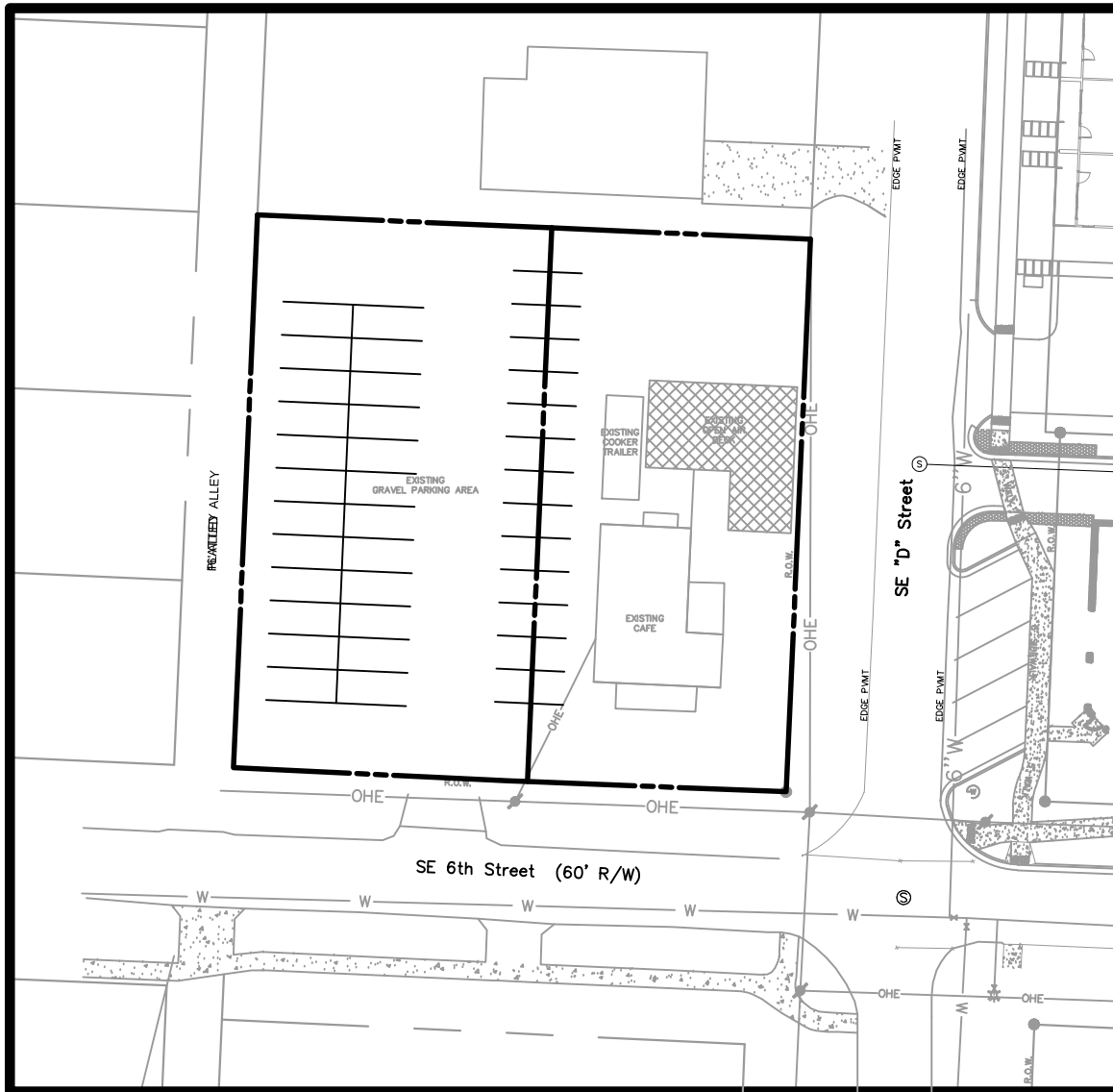
Please place this item on your agenda for consideration.

Sincerely,

Ken Booth

Project Manager

kbooth@sandcreek.us



SCALE : 1" = 50'



SAND CREEK
engineering and landscape architecture, inc.
Bentonville, Arkansas (479) 464-9262

STATION CAFE SITE
NW CORNER OF SE 6th & "D" STREET
ZONED DN-4
BENTONVILLE, ARKANSAS



West Side - Looking East from SE 6th Street



Parking Lot from SE 6th Street looking North



Address side from the corner of SE 6th and SE D Streets



East Side from SE D Street



West side from SE D Street looking North to existing deck area

WAIVER REQUEST STAFF REPORT



Reece

705 NW 13th Street

PC Date: 1/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	WAV20-0002
Applicant / Current Owner	Judy Reece 707 NW 13 th Street Bentonville, AR 72712
Site Area	+/- 0.16 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code.

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



Property Description

This property is located west of Bella Vista Road and south of NW 13th Street. The site is zoned R-1, Single Family Residential.

Waiver Request

A waiver from Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code.

Analysis

The applicant requests a waiver from Section 1100.15, Sidewalk Requirements, of the Land Development Code. The review criteria for the granting of sidewalk waivers are specifically outlined in Section 1100.15.E.3, of the Land Development Code. In this case, subsections D and E are of note. Subsection D lists pedestrian traffic generators such as schools or parks as a review criteria; there is not a school in the immediate vicinity and the street does not tie in to any existing trail network. Subsection E lists the existence of a sidewalk network as a review criteria. There are no sidewalks located on NW 13th Street.

Staff Recommendation

Due to the aforementioned review criteria, as well as NW 13th Street being a dead-end street, staff recommends approval.

To: The City of Bentonville

From: Judy and Vanessa Reece

Date: 1.7.2020

RE: Waiver of sidewalk at 705 NW 13th Street

We would like to ask for your consideration of a waiver, to not mandate putting in a sidewalk at our new residential construction site, at 705 NW 13th Street. We have lived on this street for 35 years, and no one has a sidewalk. We are on a dead end street that is not tied into the City's trail infrastructure, and none of my neighbors are interested in being tied in, at this time. This is keeping us from passing the final inspection, per the City's Beautification Program, and it is an unnecessary "sidewalk to nowhere".

Please look into the history of this build, and you will see the many obstacles that we have had to overcome, just to find that a sidewalk (that we knew nothing about) would require our water line be dug up and re-ran AND cost us thousands of more dollars.

We are, respectfully, asking that you grant us this waiver.

LARGE SCALE DEVELOPMENT STAFF REPORT



Thaden Performance Building

201 SE 10th Street

PC Date: 1/21/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0065
Applicant / Current Owner	Thaden School 410 SE Staggerwing Lane Bentonville, AR 72712
Site Area	+/- 1.5 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Public
Development Type / Use	Educational Facility

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

Location Map



Property Description

This project is located on the northwest corner of the existing Thaden School Campus site. The property is currently zoned as DC, Downtown Core, with a Future Land Use Map designation of public.

Project Details

A large scale development proposing the development of a performance theater on the existing Thaden School Campus. The development provides a covered concrete plaza and a paver plaza as its primary site amenities.

The development provides several landscape beds not directly required by the Land Development Code for additional gathering space. All required street frontage landscaping was provided with the original Thaden School large scale development. The primary material on the building is a variable pattern, architectural metal panel. The secondary material on the building is fiber cement panel.

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

Two waiver requests:

- A waiver from Article 1100, Section 1100.23, Downtown (D) Districts Design Standards, Subsection D, Building Material, of the Land Development Code.
 - The Land Development Code requires a minimum of 75% of each façade of Downtown Zoned properties be composed of at least two approved, primary materials. The applicant requests one approved material, fiber cement panel, be allowed to compromise less than the approved materials ratio. The remainder of the structure shall be comprised of architectural metal panel.
- A waiver from Article 1100, Section 1100.23, Downtown (D) Districts Design Standards, Subsection Q, Building Placement, of the Land Development Code.
 - The Land Development Code requires a minimum of 80% of facades be built to the maximum setback on primary streets. In this case, 0% of the structure is built to the maximum setback line of 0-feet.

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, it is staff's opinion that the development still meets the intent of the Land Development Code and previous precedent set on the Thaden Campus. As such, staff recommends approval of the proposed waivers and large scale development.

LETTER OF TRANSMITTAL

Date: January 13, 2020

Reference: Thaden School Performance Building Large Scale Development LSD19-065

To: Planning Commission
City of Bentonville
305 Southwest 'A' Street
Bentonville, AR

From: Josh Matthews, AIA

Remarks: Request for Waiver from Design Standards on behalf of Thaden School Performance Building.

Waivers Requested:

Subdivision Code, SEC 1100.15 – Building Design; Building Materials, Articulation, Material Color.

Subdivision Code, SEC 1100.23.Q – Building placement, 80% of building on ROW line.

The Thaden School is a new independent middle and high school in Bentonville, Arkansas. Through its partnerships with nearby community organizations in the visual and culinary arts, as well as organizations promoting health, physical activity, bicycling, and community service, the school will provide students with opportunities to learn both on and off campus. The school's "whole student / whole body" pedagogy will feature learning opportunities both indoors and outdoors.

This LSD application deals with the development of the North West corner of the Western campus plot. The remaining campus areas have previously been thru the LSD process. Phase two of the campus is currently open, and additional structures (Science and Fabrication and Barn) are currently under construction.

The site is zoned **DC Downtown Core**, we are requesting a building material Wavier from the commercial design standards in **Section 1100.15**

Wavier 1 Wavier from exterior material requirements per Section 1100.15 at the Thaden Performance Building.

The primary material on the Performance Building is a custom metal panel profile and standing seam metal roof that will be coated with a metallic lime/gold coating. The secondary material is a dark grey fiber cement board along with painted plaster (soffits). The design intent is to have the metal panels and standing seam metal roof match in tone and color. The continuous metal wrapper is used to create covered outdoor education spaces (porches) that can be used for teaching or other school related events. The metal panel profile is a custom square bent box rib panel, this profile allows the building to have a "velvet" like appearance and unlike cheaper Ag. Metal siding will have a very sharp and elegant appearance. The coating color (green/gold/white)

will complement the surrounding landscape, the building compliments the landscape & the landscape compliments the building. The Secondary materials does two things, first the Fiber cement is in contrast with the metal panel and makes the metal panel seem to float above the ground. Secondly the plaster creates a sense of arrival and warmth at each of the entrance porches. The proposed material language is an already established language that exists on the Thaden Campus, this building will be seen as a continuation of this strategy to maintain a cohesiveness across the campus.

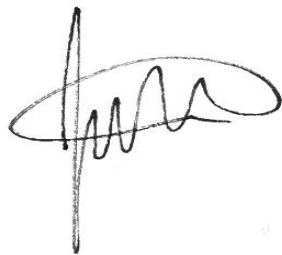
Wavier 2

Wavier from building frontage percentage per Section 1100.23.Q at the Thaden Performance Building.

For orientation, The Performance Building is located along 8th street, West of the Arts and Administration building and Thaden House (Completed and Operational), and north of the Science and Fabrication Building (Under Construction) along Main St. The building has a large public porch (Entrance Hall) connected to Main Street. The structure will be viewed thru a dense planting of trees along 8th street. The structure is foregrounded by the planting along the right of way and linear park.

The buildings bulk is oriented east west like the other campus buildings, reducing the amount of building area along Main Street. We explored the idea of a corner/ edge building, and the resulting condition created to much separation from the campus commons, the building seemed to be an outsider to the campus proper. Ultimately the strategy was to allow the building to respond to campus activity/ circulation like the other buildings, and to create an urban condition, a loggia, that created an edge and present along Main Street. The Loggia runs parallel to main street and gives the building a stronger edge condition, as well as, increased frontage, more than any other structure on campus. The Loggia is also as long as the southern elevation of the conditioned building mass.

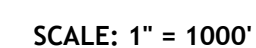
Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Matthews', with a stylized, looping flourish extending from the end of the name.

Josh Matthews AIA, Project Architect (MBA)

805 S MAIN STREET BENTONVILLE, AR

January 06, 2020



Black Hill Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 333-7005, Joshua.knight@blackhillscorp.com
AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977 c.
Com Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479) 371-3796, kip.smith@ccoc.com
Fire Dept.: City of Bentonville, Brent Boydston, Fire Chief, 800 S.W. "A" Street, Bentonville, AR 72712, (479) 271-5927
Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
Water Dept.: City of Bentonville, Preston Newbill, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
Electric Dept.: City of Bentonville, Charlie Barnes, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3159
Wastewater Dept.: City of Bentonville, Mike Roberts, 1901 N.E. "A" Street, Bentonville, AR 72712, (479) 271-3160
Planning Dept.: City of Bentonville, Ellen Norvell, 305 S.W. "A" Street, Bentonville, AR, (479) 271-3122
City Engineer: City of Bentonville, Dan Weese, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
Stormwater: City of Bentonville, Janet Pahl, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5002, jpahl@bentonvillear.com

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

OWNER INFORMATION:
LISA HERSCHBACH
479 245-4605
410 SE STAGGERWING LN
BENTONVILLE AR 72712

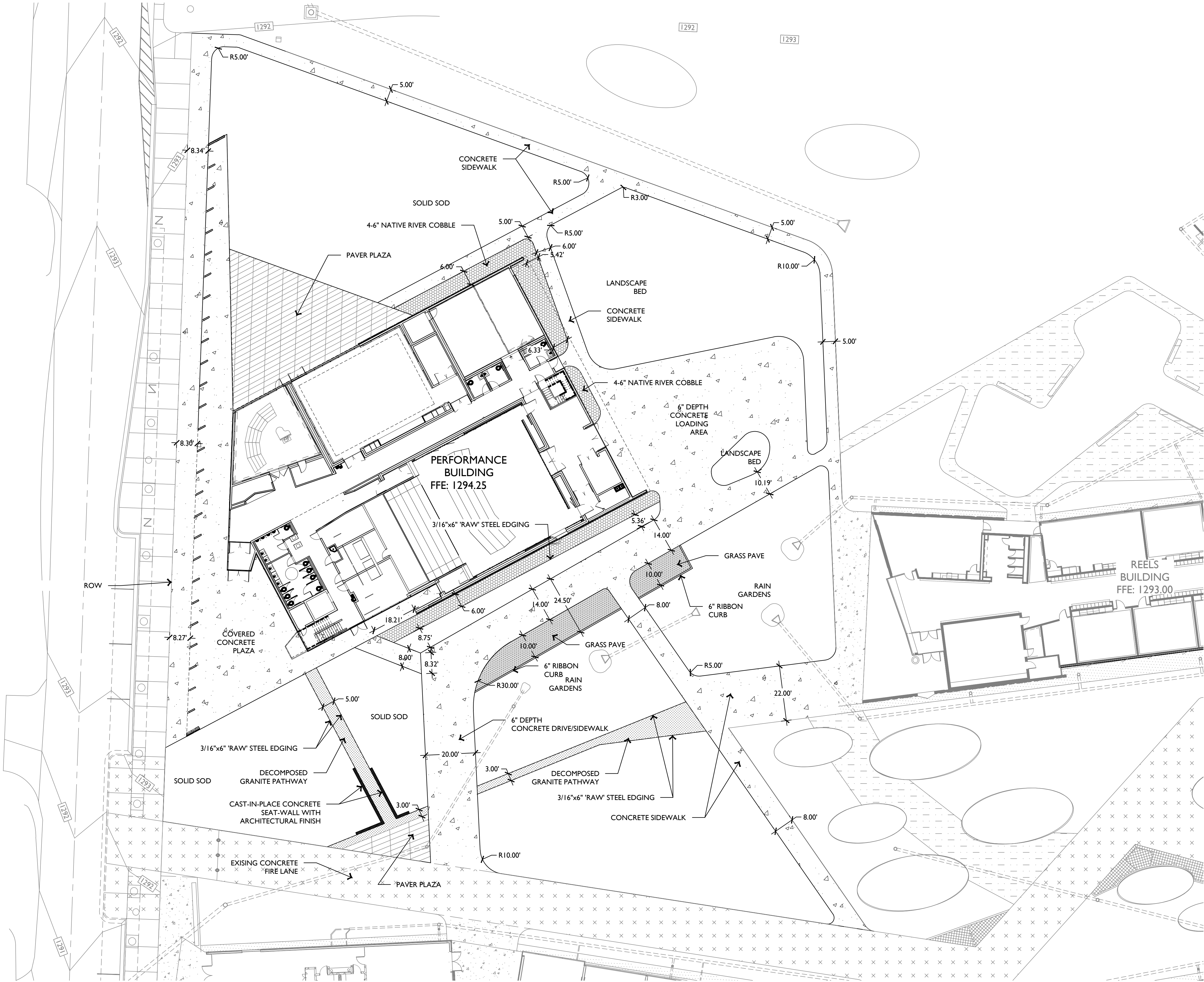
COST ESTIMATOR:
COST+PLUS
970 LAKE CARILLON DR., Ste 300
ST. PETERSBURG, FL 33716
P: (727) 290-2575

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

LSD19-0065

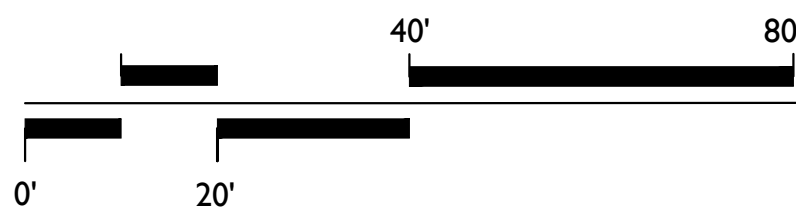
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BLEVY & ASSOCIATES, P.A. (HEATH A MYERS / 3825 N. SHILOH DR., FAYETTEVILLE, AR 72703 / 479.443.4506), DATED 10-26-2018 .
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



1 SITE PLAN

SCALE: 1" = 20'-0"



MARLON
BLACKWELL
ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

THEATER CONSULTANT:
CHARCOALBLUE
1019 W MADISON ST., 1C
Ste. 8, CHICAGO, IL 60607
P: (312) 766-7790

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD ST.
ROGERS, AR 72756
P: (501) 378-0200

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD ST.
ROGERS, AR 72756
P: (501) 378-0200

STRUCTURAL ENGINEER:
ENGINEERING CONSULTS INC.
101 PARKWOOD ST.
LOWELL, AR 72745
P: (479) 770-5366

MECHANICAL ENGINEER:
CMTA
10411 MEETING ST.
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA
10411 MEETING ST.
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA
10411 MEETING ST.
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TAYLOR + MILLER
37 GREENPOINT AVE., Ste 414
BROOKLYN, NY 11222
P: (646) 665-1045

CODE CONSULTANT:
CODE SOLUTIONS GROUP
1910 MADISON AVE. #21
MEMPHIS, TN 38104
P: (901) 552-5772

COST ESTIMATOR:
COST+PLUS
970 LAKE CARILLON DR., Ste 300
ST. PETERSBURG, FL 33716
P: (727) 290-2575

NOT FOR CONSTRUCTION

THADEN
PERFORMANCE
BUILDING
805 S. MAIN ST.
BENTONVILLE, AR
72712

LARGE SCALE
DEVELOPMENT
COB Project # LSD19-0065

ISSUED 01/06/2020
PROJECT #: 1901

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS REQUIRED BY THE OTHER BY ALL PERFORMING BY THE CONTRACTOR SHALL BE REQUIRED BY ALL TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2017

SITE PLAN

REVISIONS

SHEET

C1.00

LSD19-0065

**MARLON
BLACKWELL
ARCHITECTS**

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

THEATER CONSULTANT:
CHARCOALBLUE
1019 W MADISON ST. 1C
Ste. 8, CHICAGO, IL 60607
P: (312) 166-7790

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD ST.
ROGERS, AR 72756
P: (501) 378-0200

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD ST.
ROGERS, AR 72756
P: (501) 378-0200

STRUCTURAL ENGINEER:
ENGINEERING CONSULTS INC.
101 PARKWOOD ST.
LOWELL, AR 72745
P: (479) 770-5366

MECHANICAL ENGINEER:
CMTA
10411 MEETING ST.
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA
10411 MEETING ST.
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA
10411 MEETING ST.
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TAYLOR + MILLER
37 GREENPOINT AVE., Ste. 414
BROOKLYN, NY 11222
P: (646) 665-1045

CODE CONSULTANT:
CODE SOLUTIONS GROUP
1910 MADISON AVE. #21
MEMPHIS, TN 38104
P: (901) 552-6772

COST ESTIMATOR:
COST+PLUS
870 LAKE CARILLON DR., Ste. 300
ST. PETERSBURG, FL 33716
P: (727) 290-2575



**THADEN
PERFORMANCE
BUILDING**
805 S. MAIN ST.
BENTONVILLE, AR
72712

**100% DESIGN
DEVELOPMENT**

ISSUED 11/13/19
PROJECT # 1901

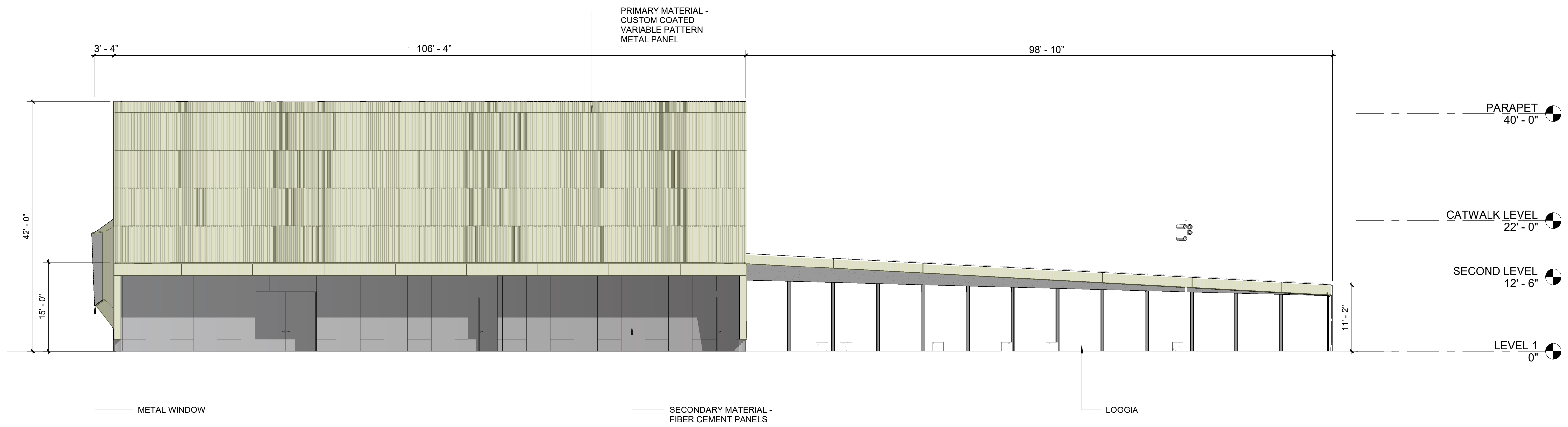
THIS DOCUMENT IS THE PROPERTY OF MARLON BLACKWELL ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MARLON BLACKWELL ARCHITECTS, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MARLON BLACKWELL ARCHITECTS, INC. IS PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF MARLON BLACKWELL ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MARLON BLACKWELL ARCHITECTS, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MARLON BLACKWELL ARCHITECTS, INC. IS PROHIBITED.

**LARGE SCALE
DEVELOPMENT**

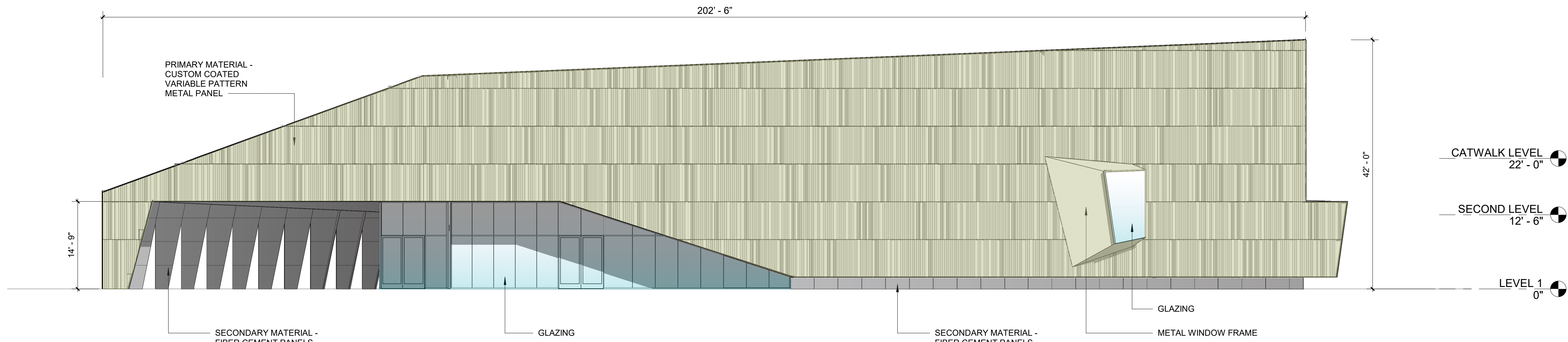
REVISIONS

SHEET

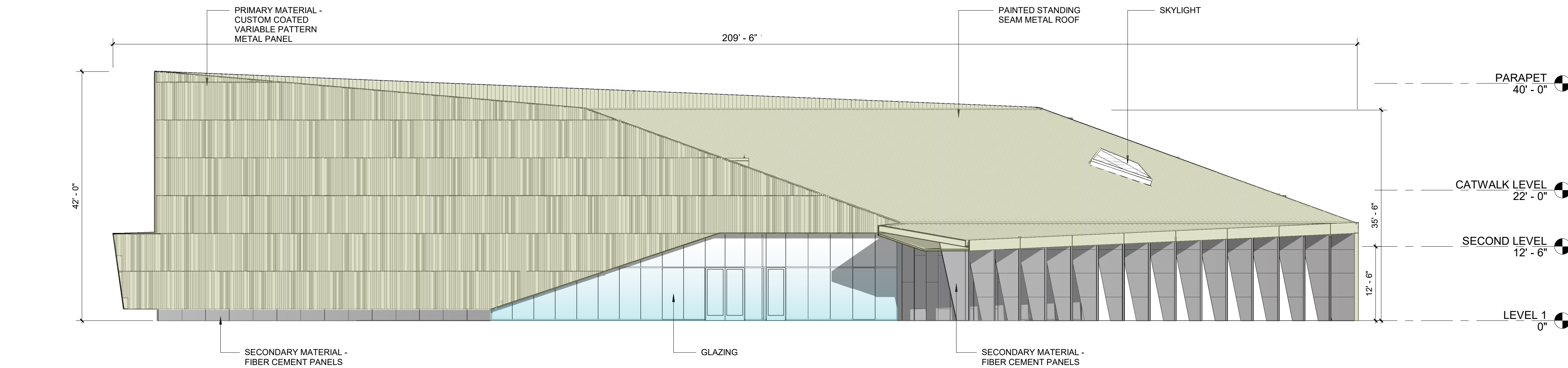
LSD01



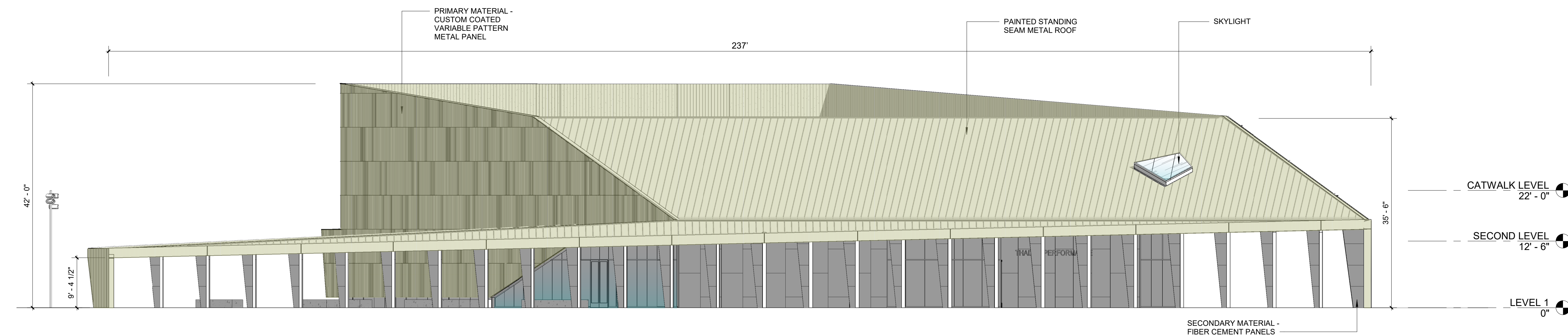
1 EAST ELEVATION
3/32" = 1'-0" REF 1 - AA106



2 SOUTH ELEVATION
3/32" = 1'-0" REF 1 - AA106



3 NORTH ELEVATION
3/32" = 1'-0" REF 1 - AA106



4 WEST ELEVATION
3/32" = 1'-0" REF 1 - AA106