



**Planning Commission
Agenda
February 18, 2020**

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

- 1. Lot 1, Bertschy Subdivision** **Lot Split**
1908 SE J Street ([PLA19-0045](#))
- 2. Rolling Acres Phase IV** **Preliminary Plat**
SW Wheatgrass Boulevard ([PP20-0001](#))

IV. New Business

- 1. Affordable Arkansas Homes, LLC** **Rezoning***
(R-1, Single Family Residential to DN-3, Downtown High-Density Residential)
802 NW A Street ([RZ20-0001](#))
- 2. SOMO (South of Momentary)** **Planned Unit Development***
(C-2, General Commercial & DN-4, Downtown Mixed-Use Residential to PUD, Planned Unit Development)
507 SE E Street ([PUD20-0001](#))
- 3. Airship Coffee at The Pump Station** **Conditional Use***
Small-Scale Retail Use in Proposed DN-3
802 NW A Street ([CU20-0001](#))
- 4. Momentary Barn** **Conditional Use***
Long-Term Temporary Use and Temporary Gravel Parking Facility
507 SE E Street ([CU20-0002](#))
- 5. 7th & B Townhomes** **Large Scale Development**
230 SE 7th Street ([LSD19-0028](#))
- 6. Brownstones on 'B' Street** **Large Scale Development Elevation Change**
313, 315, 317 & 319 Northeast 'B' Street ([LSD15-00035](#))

V. Other Business

Planning Commission
Minutes
February 4, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman.

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

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of January 21, 2020 as written
Approved 6-0

Consent Agenda

Mr. Overstreet informs the Commissioners that the applicant requested Item #4 be pushed back to the next Planning Commission agenda.

1. Lot 17, Block 3 of Spinnaker Ridge at Woods Creek Phase II
7 Edgewater Lane, LS19-0046 Property Line Adjustment
2. Lot 16, Block 19 of Deming's 2nd Addition
308 NW 6th Street, PLA19-0043 Property Line Adjustment
3. Lot 31, Block 10 of WA Burks Addition
Fillmore Street, PLA19-0044 Property Line Adjustment
4. Brownstones on B Street
313, 315, 317, & 319 NE B Street, LSD15-00035 Large Scale Development Elevation Change

Approved 6-0

New Business

Item #1

Jampana: Rezoning, R-1, Single Family Residential to R-4, High Density Residential, 3406 SE K Street, RZ19-0050

Tyler Overstreet reads the staff report.

Opened public hearing

Rob Ramsey, 3501 SE K Street, opposes the request.

James Clark, 1108 SE 34th Street, opposes the request.

Closed public hearing

There is discussion between the applicant, the Commissioners, and staff. The Commissioners ask if the applicant would be willing to downgrade the proposed zoning to R-2, Duplex & Patio Home Residential. The applicant requests to change the proposed rezoning request to R-2.

Motion by Mr. Grider, seconded by Mr. Haynie to approve the amended request.

Approved 5-1

Item #2

Sample: Rezoning, R-3, Medium Density Residential to DN-4, Downtown Mixed-Use Residential, 527 SE 6th Street, RZ20-0002

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Oz Village: Planned Residential Development, 806 NW A Street, PRD19-0006

Tyler Overstreet reads the staff report.

Opened public hearing

Caroline Eastman, 403 NW 6th Street, speaks on the possible removal or demolition of the existing historic home.

Steve Knuth, 804 N Main Street, speaks on the request.

Closed public hearing

Approved 6-0

Item #4

Lot 14, Block 6 of Railroad Addition: Lot Split, 209 SE B Street, LS19-0043

Tyler Overstreet reads the staff report.

There is some discussion amongst the Commissioners and staff.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Right-of-Way Dedication

Approved 6-0

Lot Split

Approved 6-0

Item #5

Zoning Code Amendments

Shelli Kerr reads the staff report.

There is discussion amongst the Commissioners and staff.

Opened public hearing

No public comments

Closed public hearing

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 February 18, 2020

Reviewer: Jon Stanley, Senior Planner

- ❖ At the Technical Review meeting held on February 11, 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.

Property Line Adjustment: Lot 1, Bertschy Subdivision, Bertschy Subdivision, 1908 SE J Street, C-3, Mixed Use Commercial, PLA19-0045

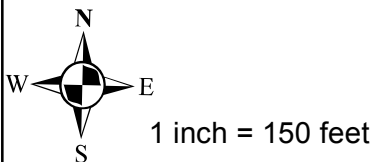
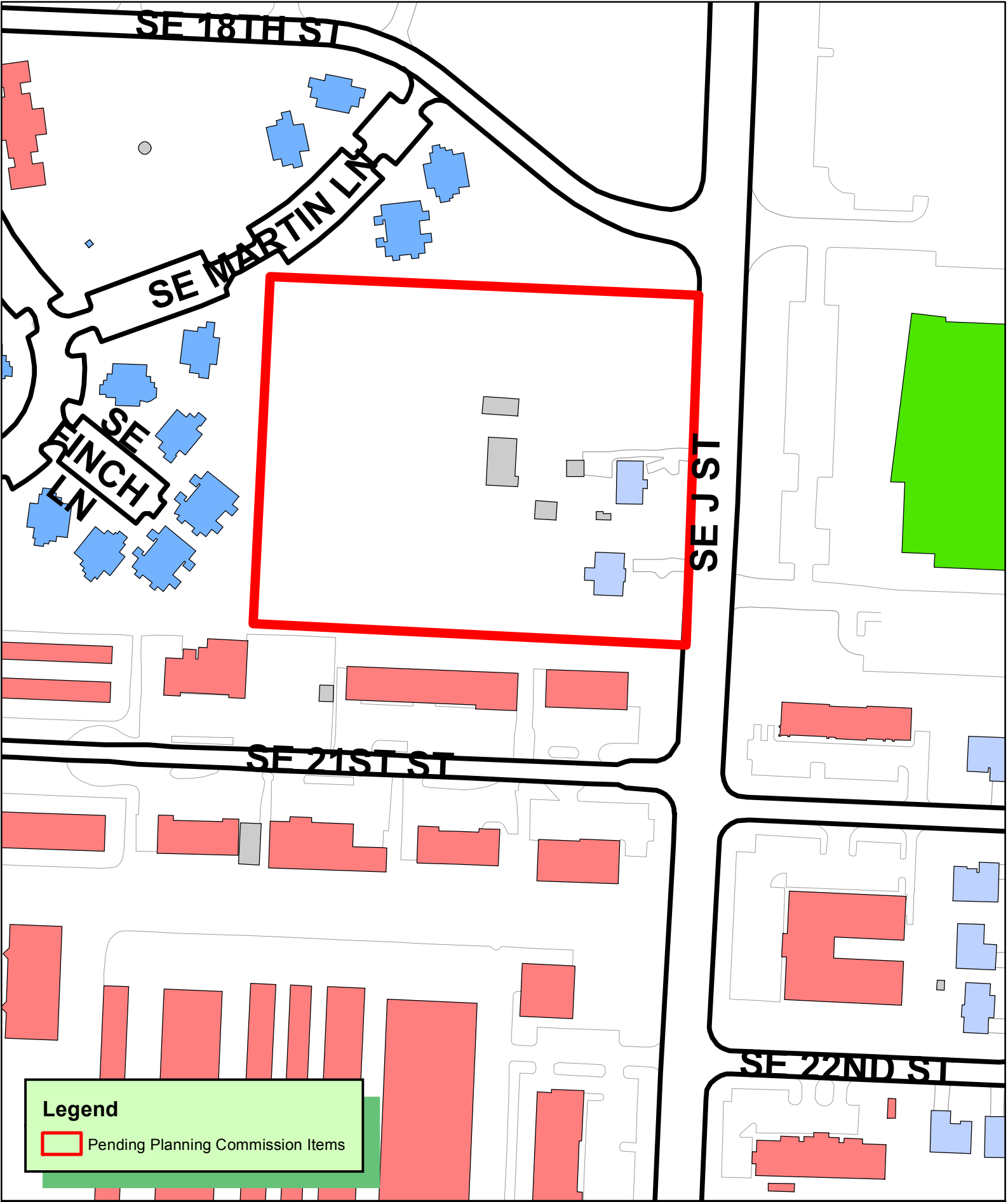
A property line adjustment of a piece of un-platted section land, creating new Lot 1 (+/- 5.08 acres), of Bertschy Subdivision. The plat dedicates a 20-foot utility easement along SE J Street. Sufficient right-of-way is existing along SE J Street.

(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)

Preliminary Plat: Rolling Acres Phase 4, SW Wheatgrass Blvd., R-1, Single Family Residential, PP20-0001

Preliminary Plat proposing the development of a twenty-lot subdivision to be known as Rolling Acres Phase IV. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

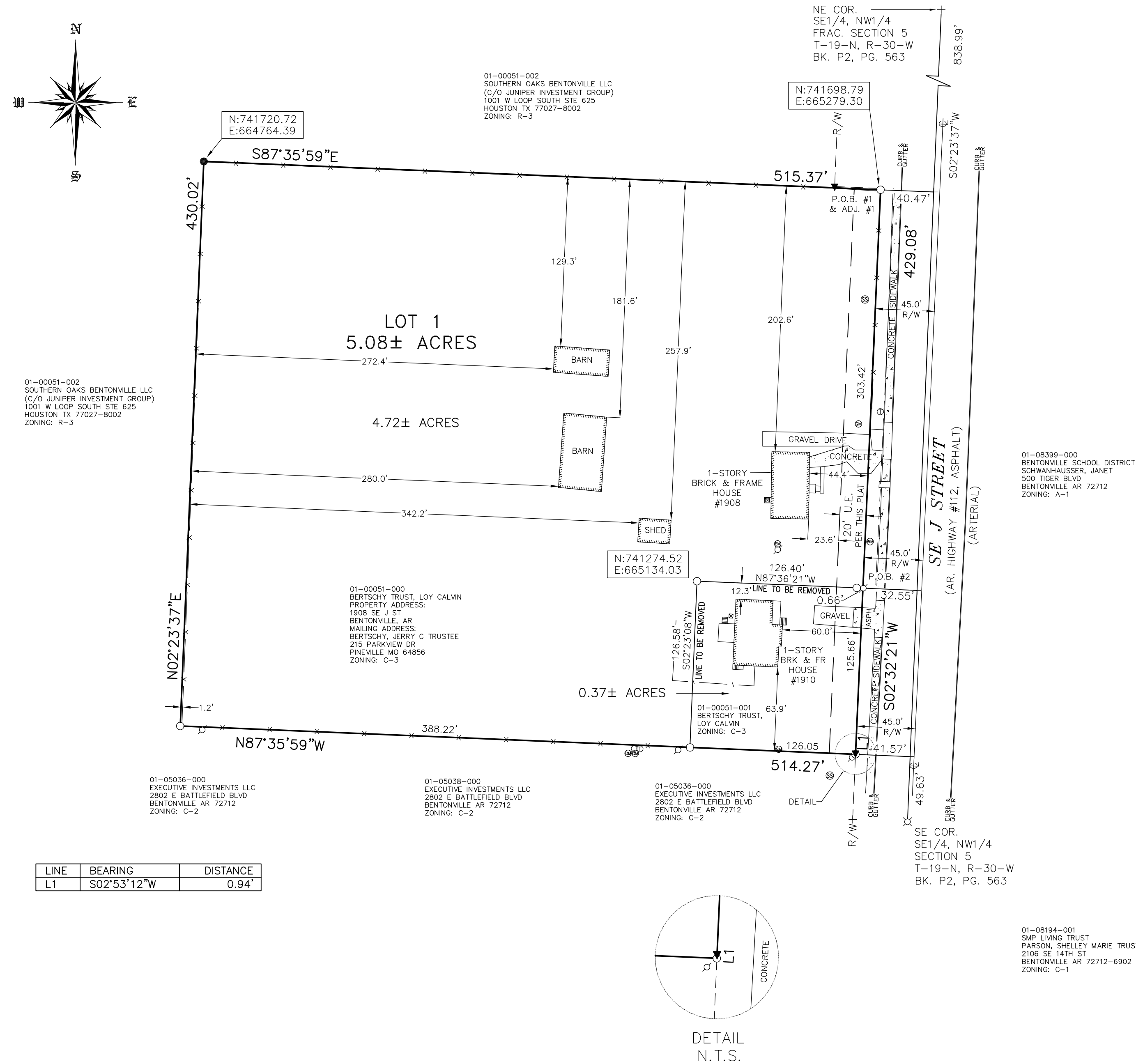
(Please click on this link to access the vicinity map for this item: <https://arcg.is/08HvK8>)



PLA19-0045
PROPERTY LINE ADJUSTMENT
BERTSCHY TRUST



PROPERTY LINE ADJUSTMENT (PLA19-0045) – BERTSCHY SUBDIVISION LOT 1



LINE	BEARING	DISTANCE
L1	S02°53'12\"W	0.94'

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0255 K, EFFECTIVE DATE JUNE 5, 2012.

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

DATE OF EXECUTION:_____

SIGNED:_____ COMMUNITY DEVELOPMENT DIRECTOR

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

DATE OF EXECUTION:_____

SIGNED:_____ ALAN REID
RLS #1005
STATE OF ARKANSAS

PLAT NOTES

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

C-3 BUILDING SETBACKS

FRONT
PARKING IN FRONT.....0'
NO PARKING IN FRONT.....0'

SIDE
ADJACENT TO NONRESIDENTIAL DISTRICT.....0'
ADJACENT TO RESIDENTIAL DISTRICT.....10'

REAR
ADJACENT TO NON-RESIDENTIAL DISTRICT.....0'
ADJACENT TO RESIDENTIAL DISTRICT.....0'

SURVEY DESCRIPTION – PIN 01-00051-000

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°23'37"E 838.99 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N87°35'59"W 40.47 FEET TO AN EXISTING IRON ON THE WEST RIGHT-OF-WAY LINE OF SE 'J' STREET, AS SHOWN ON THE ARKANSAS STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, JOB NO. 009834, FOR THE TRUE POINT OF BEGINNING; THENCE S02°32'21"W 303.42 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT IN AN EXISTING POWER POLE AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'21"W 0.66 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°36'21"W 126.39 FEET TO AN EXISTING IRON; THENCE S02°23'08"W 126.58 FEET TO AN EXISTING IRON; THENCE N87°35'59"W 388.22 FEET TO AN EXISTING IRON; THENCE N02°23'37"E 430.02 FEET TO AN EXISTING IRON REBAR; THENCE S87°35'59"E 515.37 FEET TO THE POINT OF BEGINNING, CONTAINING 4.72 ACRES, MORE OR LESS. THE ABOVE 4.72 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – PIN 01-00051-001

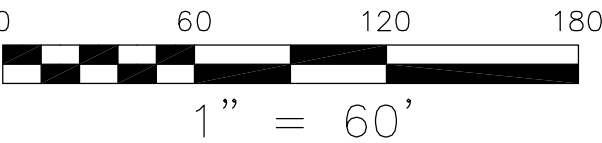
A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°23'37"W 838.99 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N87°35'59"W 40.47 FEET TO AN EXISTING IRON ON THE WEST RIGHT-OF-WAY LINE OF SE 'J' STREET, AS SHOWN ON THE ARKANSAS STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, JOB NO. 009834; THENCE S02°32'21"W 303.42 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN AN EXISTING POWER POLE AND FROM WHICH AN EXISTING REFERENCE IRON BEARS N87°36'21"W 0.66 FEET; THENCE S02°32'21"W 125.66 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING ARKANSAS DEPARTMENT OF TRANSPORTATION MONUMENT; THENCE S02°53'12"W 0.94 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°35'59"W 126.05 FEET TO AN EXISTING IRON; THENCE N02°23'08"E 126.58 FEET TO AN EXISTING IRON; THENCE S87°36'21"E 126.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, MORE OR LESS. THE ABOVE 0.37 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – LOT 1

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°23'37"E 838.99 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N87°35'59"W 40.47 FEET TO AN EXISTING IRON ON THE WEST RIGHT-OF-WAY LINE OF SE 'J' STREET, AS SHOWN ON THE ARKANSAS STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, JOB NO. 009834, FOR THE TRUE POINT OF BEGINNING; THENCE S02°32'21"W 429.08 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING ARKANSAS DEPARTMENT OF TRANSPORTATION MONUMENT; THENCE S02°53'12"W 0.94 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N87°35'59"W 514.27 FEET TO AN EXISTING IRON; THENCE N02°23'37"W 430.02 FEET TO AN EXISTING IRON REBAR; THENCE S87°35'59"E 515.37 FEET TO THE POINT OF BEGINNING, CONTAINING 5.09 ACRES, MORE OR LESS. THE ABOVE 5.09 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

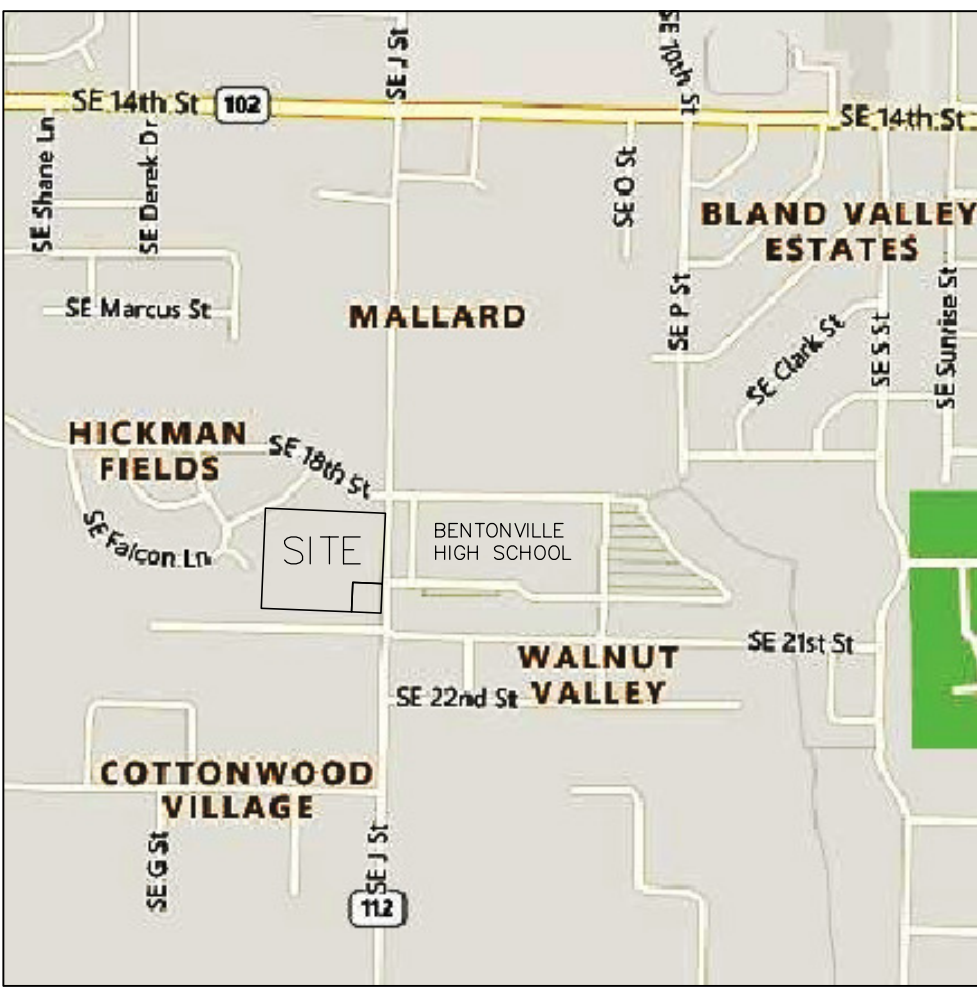
BASIS OF BEARINGS: SURVEY BY RAMSEY SURVEYING
FILED BK. P2, PAGE 563
BENTON COUNTY RECORDS

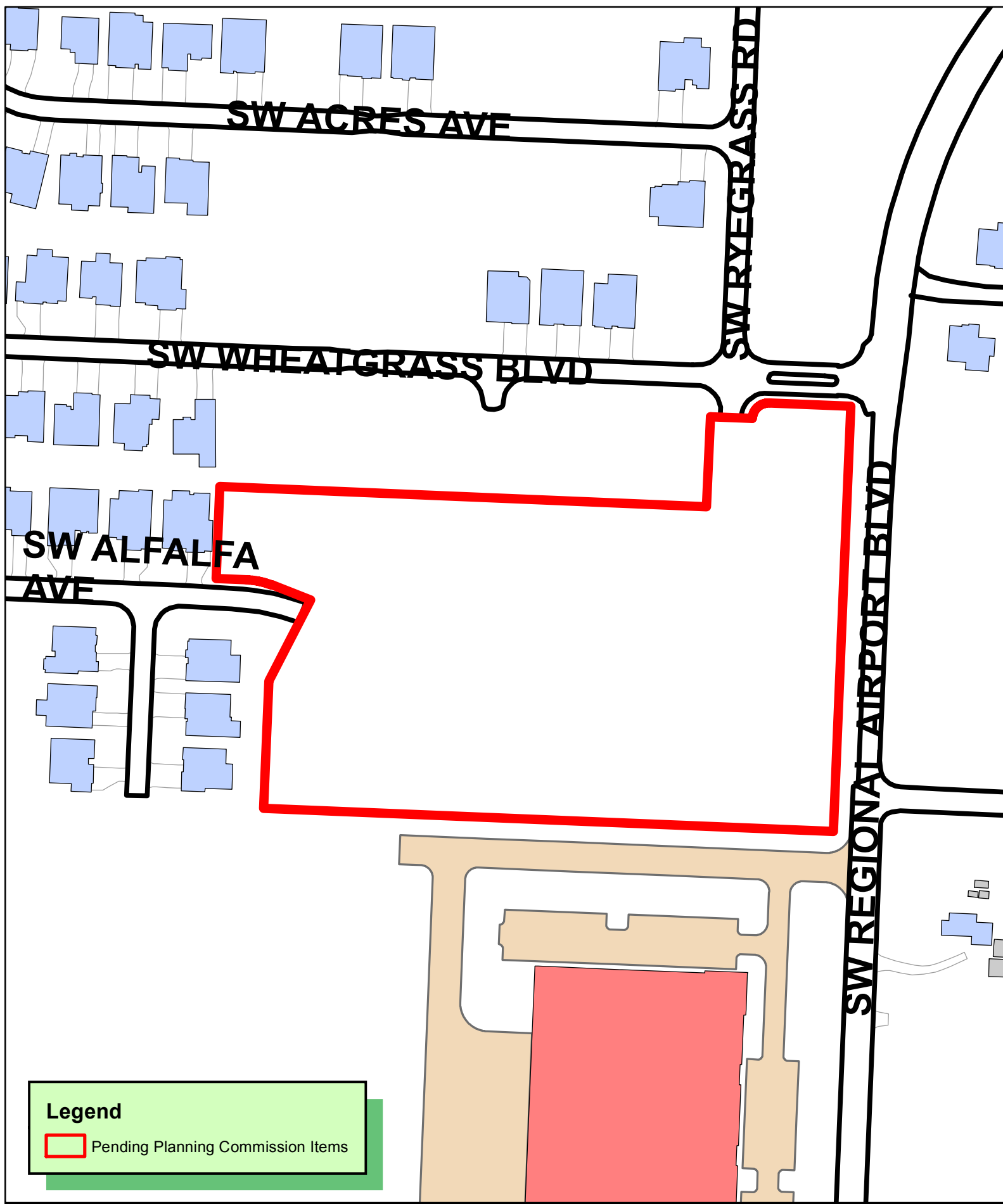
STATE LAND SURVEYOR FILE CODE
500-19N-30W-0-05-420-72-1005



LEGEND

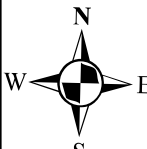
✕	AC UNIT	⦿	FIBER OPTICS SIGN	⦿	SANITARY SEWER MANHOLE
⬮	BACKFLOW VALVE	⦿	FIRE HYDRANT	⦿	SATELLITE DISH
⬮	BOLLARD POST	⦿	FIRE SPRINKLER	⦿	SEPTIC TANK LID
⬮	BUGGY AXLE	⦿	FLAG POLE	⦿	SET ALUMINUM MONUMENT
⦿	CABLE BOX	⦿	GAS LINE SIGN	⦿	SET COTTON SPINDLE
⦿	CABLE TV PEDESTAL	⦿	GAS METER	⦿	SET STAKE ON LINE
✕	CHISLED 'X'	⦿	GAS STUB	⦿	SET 1/2" IRON REBAR
+	COMPUTED POINT	⦿	GAS REGULATOR	⦿	STATE MONUMENT
■	CONC. MONUMENT	⦿	GENERATOR	⦿	STONE MONUMENT
■	C.O.E. MONUMENT	⦿	GROUND LIGHT	⦿	STORM DRAIN MANHOLE
↓	DOWN GUY	⦿	IRRIG. CONTROL VALVE	⦿	STREET SIGN
⬮	DRAIN GRATE	⦿	JUNCTION BOX	⦿	T-POST
⦿	ELECTRIC BOX	⦿	LAMP POST	⦿	TELEPHONE BOX
⦿	ELECTRIC METER	⦿	MAIL BOX	⦿	TELEPHONE PEDESTAL
⦿	ELECTRIC PEDESTAL	⦿	PARKING SIGN	⦿	TEMPORARY BENCHMARK
⦿	EXIST. ALUM. CAPPED MON.	⦿	PAY PHONE	⦿	TRAFFIC SIGNAL BOX
⦿	EXIST. COTTON SPINDLE	⦿	POWER POLE	⦿	TRANSFORMER BOX
⦿	EXISTING IRON PIPE	⦿	PROPANE TANK	⦿	TREE
⦿	EXISTING IRON REBAR	⦿	RAILROAD SPIKE	⦿	WATER LINE SIGN
⦿	EXISTING NAIL	⦿	READING	⦿	WATER METER
⦿	FENCE POST	⦿	RIGHT OF WAY MONUMENT	⦿	WATER SPIGOT
⦿	EXIST. IRON IN CONCRETE	⦿	SANITARY SEWER CLEANOUT	⦿	WATER VALVE
— — — —	CENTERLINE ROAD	— — — —	EASEMENT LINE		
— — — —	RIGHT-OF-WAY LINE				
— — x — —	BARBED-WIRE FENCE				
— — \ — —	CHAIN-LINKED FENCE	— — e — —	UNDERGROUND ELECTRIC LINE		
— — v — —	PRIVACY FENCE	— — g — —	GAS LINE		
— — □ — —	WIRE FENCE				
— — — —	MAJOR CONTOUR INTERVAL	— — r — —	TELEPHONE LINE		
— — — —	MINOR CONTOUR INTERVAL	— — w — —	WATER LINE		
— — — —	BUILDING LINE	— — — —	PROPERTY LINE		
— — R — —	FIBER-OPTICS LINE				
— — . — —	DITCH/WATER LINE				





Legend

 Pending Planning Commission Items

 1 inch = 150 feet

PP20-0001
PRELIMINARY PLAT
ROLLING ACRES PHASE 4



r:\-swope\19-144 rolling acres phase 4\civil drawings\19-144 - pr.dwg - Plotted on 2/12/2020 1:54:42 PM @ a scale of 1:1 to dwg to pdf.pc3 by Paul

PLAT NOTES:

RIGHT-OF-WAY TO BE DEDICATED PER THIS PLAT.

Owner's Certification and Dedication

All public streets and public rights-of-way/easements shall be dedicated to the public using the following language:
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Bentonville, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Bentonville is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Bentonville is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Bentonville. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Bentonville and all of its franchised utility providers. The City of Bentonville and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Bentonville and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner _____	Date _____
Owner _____	Date _____
State of Arkansas County of Benton Subscribed and sworn before me this ____ day of _____, 2020.	
Notary Public _____	
My commission expires _____	

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, Effective Date June 5, 2012.

Zone: R-1, Single-Family Building Setbacks	
Front	20'
Side, Interior/Exterior	7' / 20'
Rear	25'
Street facing garage	30'

Owner:
CAN-ARK, LLC
4500 N. Thompson St.
Springdale, AR 72764
Contact: Rich Richardson
Phone: 479-361-8621

Surveyor:
Terry L. Ging
1808 W D St.
Bentonville, AR 72712
(479)-239-5787

Phase 4
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SW CORNER OF LOT 53 OF ROLLING ACRES PHASE 2;

THENCE S 35°25'53" E 67.02 FEET, TO A POINT;
THENCE S 87°37'17" E 586.35 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF S 42°37'17" E 28.28 FEET;
THENCE S 02°22'43" W 5.00 FEET, TO THE POINT OF BEGINNING;
THENCE S 87°37'17" E 52.00 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF N 47°22'43" E 28.28 FEET;
THENCE S 87°37'17" E 100.37 FEET, TO A POINT;
THENCE S 02°20'01" W 524.84 FEET, TO A POINT;
THENCE N 87°39'37" W 703.02 FEET, TO A POINT;
THENCE N 02°22'17" E 157.13 FEET, TO A POINT;
THENCE N 27°16'47" E 112.12 FEET, TO A POINT;
THENCE N 68°38'03" W 50.67 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 33.09 FEET AND A CHORD BEARING AND DISTANCE OF N 78°06'48" W 32.94 FEET;
THENCE N 87°35'33" W 37.37 FEET, TO A POINT;
THENCE N 02°26'18" E 113.53 FEET, TO A POINT;
THENCE S 87°37'17" E 600.75 FEET, TO A POINT;
THENCE N 02°22'43" E 111.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 303,736.2 SQUARE FEET OR 6.97 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Drainage Easement
SURVEY DESCRIPTION

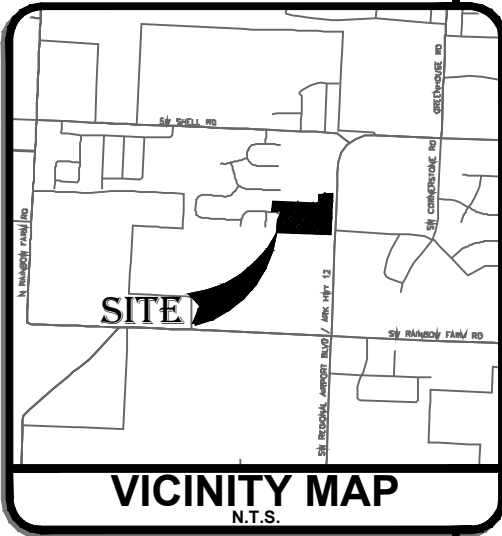
A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SW CORNER OF LOT 53 OF ROLLING ACRES PHASE 2;

THENCE S 35°25'53" E 67.02 FEET, TO A POINT;
THENCE S 87°37'17" E 586.35 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND CHORD BEARING AND DISTANCE OF S 42°37'17" E 28.28 FEET;
THENCE S 02°22'43" W 116.00 FEET, TO THE POINT OF BEGINNING;
THENCE S 02°22'43" W 51.53 FEET, TO A POINT;
THENCE N 53°03'55" W 20.32 FEET, TO A POINT;
THENCE N 87°37'17" W 510.19 FEET, TO A POINT;
THENCE S 02°20'32" W 80.41 FEET, TO A POINT;
THENCE N 68°38'03" W 4.38 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 33.09 FEET AND A CHORD BEARING AND DISTANCE OF N 78°06'48" W 32.94 FEET;
THENCE N 87°35'33" W 37.37 FEET, TO A POINT;
THENCE N 02°26'18" E 113.53 FEET, TO A POINT;
THENCE S 87°37'17" E 600.75 FEET, TO THE POINT OF BEGINNING, CONTAINING 29,953.6 SQUARE FEET OR 0.69 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Recording Block

BASIS OF BEARING

ARKANSAS STATE PLANE
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.



ROLLING ACRES PHASE IV A REPLAT OF
LOT 9 ROLLING ACRES PHASE III FOR

CAN-ARK, LLC
SW ALFALFA AVE AND SW RYEGRASS ROAD
BENTONVILLE, AR 72712

PARCEL ID #01-17693-000



SWOPE ENGINEERING

7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

Certificate of Authorization № 2831

DRAWN BY:	ZDW	JOB NUMBER	19-144
SUBMITTAL DATE:	01/28/2020	SCALE	AS NOTED
DRAWING NAME:	19-144 - PR.dwg		
SHEET NUMBER:			

1

OF

2

PP20-0001

LEGEND

SURVEY FEATURES	SURVEY SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" REBAR
SECTION LINE	SET/FOUND NAIL
CENTERLINE OF ROAD	SET/FOUND COTTON SPINDLE
RIGHT-OF-WAY	FENCE CORNER POST
FENCE	FOUND STONE
TREE LINE	STATE MONUMENT
(M) FIELD MEASUREMENT	FOUND PIPE
(R) RECORDED MEASUREMENT	COMPUTED POINT
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	SANITARY SEWER
BUILDING SET BACK	MANHOLE
UTILITY EASEMENT	POWER POLE
UTILITY LINES	WATER VALVE
W WATER LINE	GAS METER
OVERHEAD POWER LINE	ELECTRICAL BOX
SS SEWER LINE	TELEPHONE PEDESTAL
FLOW LINE	WATER METER
GAS LINE	SEPTIC LID
FO FIBER OPTIC	FIRE HYDRANT
TELE TELEPHONE LINE	STORM WATER
	LIGHT
	SURVEY FEATURE HATCHES
	ASPHALT
	CONCRETE
	POND
	GRAVEL
	FLOOD ZONE
	WALK BY THIS PLAT

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	20.00	31.42	S42° 37' 17"E	28.28
C3	100.00	33.09	N78° 06' 48"W	32.94
C4	74.00	25.31	S77° 49' 24"E	25.19
C5	17.50	27.49	N47° 22' 43"E	24.75
C6	126.00	43.09	N77° 49' 24"W	42.89
C7	20.00	16.95	N63° 20' 49"W	16.44

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C8	50.00	53.40	N69° 40' 01"W	50.90
C9	50.00	42.40	S55° 26' 33"W	41.15
C10	50.00	66.53	S06° 58' 20"E	61.73
C11	20.00	14.35	S24° 32' 01"E	14.05

ALL EASEMENT DEDICATIONS ARE PUBLIC IN PHASE 4, PER THIS PLAT .

ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

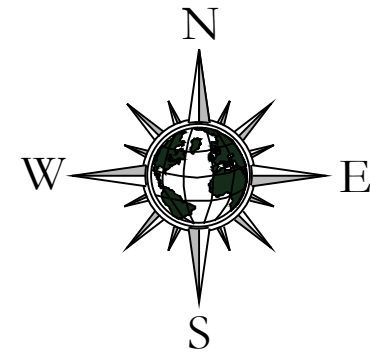
NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT.

PROPOSED FENCING NOT SHOWN ON THESE PLANS WILL REQUIRE A SEPARATE PERMIT.

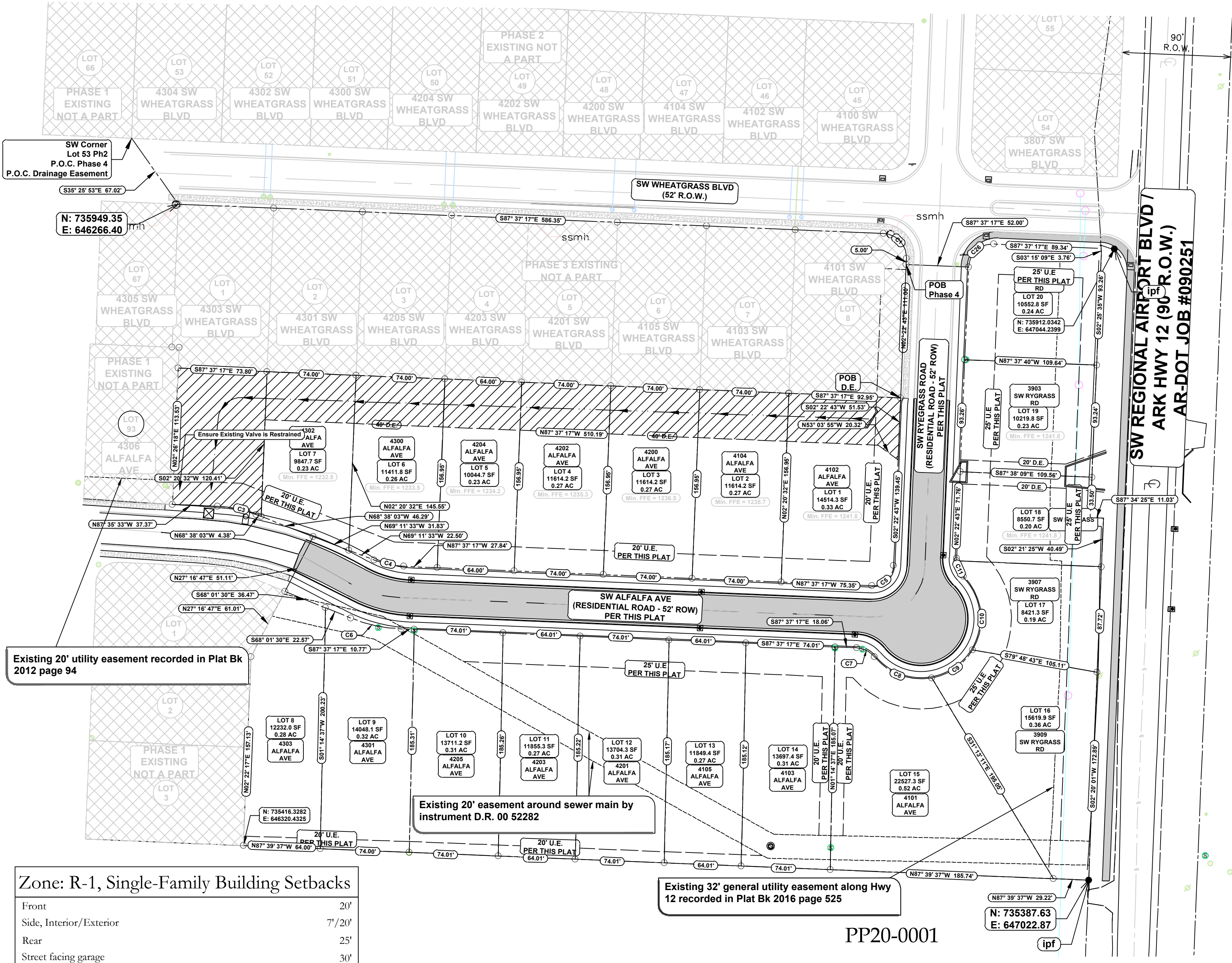
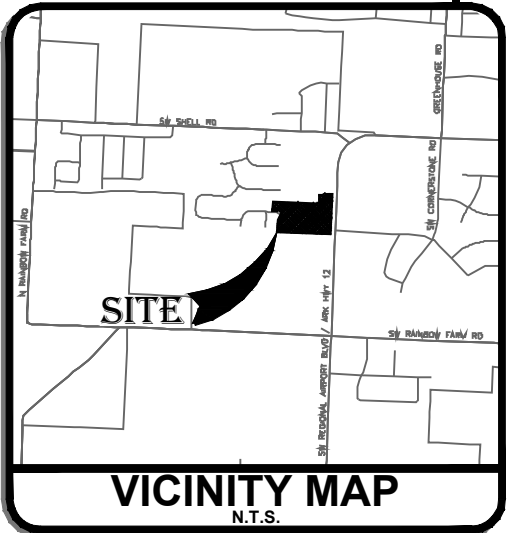
Recording Block

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.



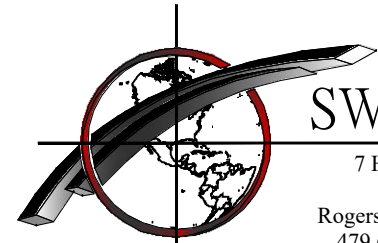
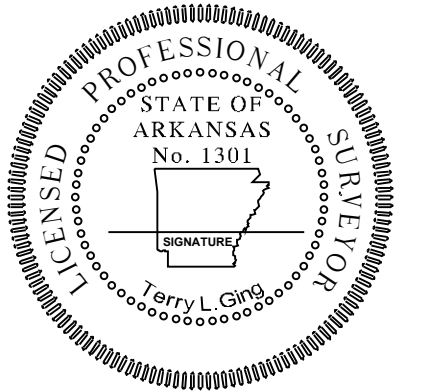
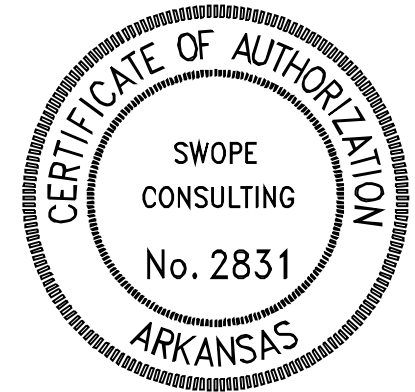
GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



ROLLING ACRES PHASE IV A REPLAT OF LOT 9 ROLLING ACRES PHASE III FOR

CAN-ARK, LLC
SW ALFALFA AVE AND SW RYEGRASS ROAD
BENTONVILLE, AR 72712

PARCEL ID #01-17693-000



SWOPE ENGINEERING

7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

Certificate of Authorization No. 2831

DRAWN BY:	ZDW	JOB NUMBER	19-144
SUBMITTAL DATE:	01/28/2020	SCALE	AS NOTED
DRAWING NAME:	19-144 - PR.dwg		
SHEET NUMBER:	2	OF	2

Zone: R-1, Single-Family Building Setbacks

Front	20'
Side, Interior/Exterior	7' / 20'
Rear	25'
Street facing garage	30'

PP20-0001

FEATURE LINES		SYMBOLS	
PROPERTY LINE	--- --		OUTFALL STRUCTURE
OFFSITE PROPERTY LINE	--- --		CURB INLET
CENTERLINE OF ROAD	--- --		AREA INLET
RIGHT-OF-WAY	--- --		JUNCTION BOX
FENCE	--- --		GRATE INLET
ACCESS EASEMENT	--- --		
BUILDING SET BACK	--- --		
UTILITY EASEMENT	--- --		
CURB AND GUTTER	--- --		
ASPHALT PAVEMENT	--- --		
FIRELANE STRIPING	--- --		
STORM PIPE	--- --		
UTILITY LINES		UTILITY SYMBOLS	
WATER LINE	---		SANITARY SEWER
OVERHEAD POWER LINE	---		DRAINAGE MANHOLE
SEWER LINE	---		SEPTIC LID
FLOW LINE	---		POWER POLE
GAS LINE	---		WATER VALVE
FIBER OPTIC	---		GAS METER
TELEPHONE LINE	---		ELECTRICAL BOX
			TELEPHONE PEDESTAL
			WATER METER
			SEPTIC LID
			FIRE HYDRANT
			STORM WATER
			LIGHT
FEATURE HATCHES			
	ASPHALT		EXISTING PIPE 1, 2, OR 3 NOT A PART
	GRAVEL		DRAINAGE EASEMENT

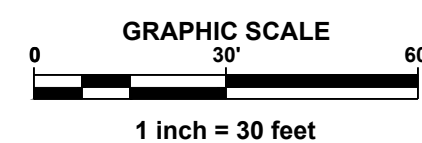
PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
16		SHANTUNG MAPLE <i>Acer truncatum</i>	4' 0" CAL. / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT
10		AMERICAN HORNBREAM <i>Carpinus caroliniana</i>	4' 0" CAL. / B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT

There are no known Wetlands on this Site.

BASIS OF BEARING:
ARKANSAS STATE PLANE NORTH ZONE (NAD 83).

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date June 5, 2012.



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

**NO EXISTING SEPTIC
SYSTEMS OR WELLS ARE
PRESENT ON THIS SITE.**

SEE SHEET C1.1
FOR ALL PLAN AND
STANDARD NOTES

Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office



LANDSCAPE PLAN

ROLLING ACRES PHASE 4

CAN-ARK
ALFALFA AVENUE AND RYGRASS ROAD
BENTONVILLE, ARKANSAS

[illegible]

 **SWOPE ENGINEERING**

7 Halsied Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

*Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying*



DRAWN BY: DUFF	JOB NUMBER: 19-144
SUBMITTAL DATE: 02/02/2020	SCALE: AS NOTED
DRAWING NAME: 19-144 - PR.DWG	
SHEET NUMBER:	

C2.3

PP20-0001

c:\~swope\19-144 rolling acres phase 4\civil drawings\19-144 - pr.dwg - Plotted on 2/12/2020 3:22:00 PM @ a scale of 1:1 to dwg to pdf.pc3 by Paul

REZONING STAFF REPORT



Affordable Arkansas Homes, LLC

802 NW A Street

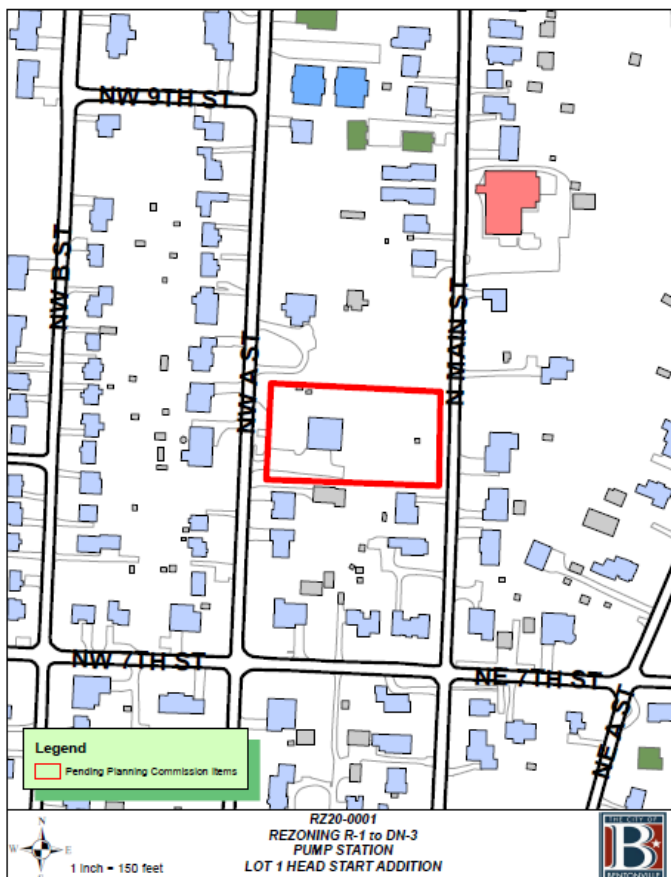
PC Date: 2/18/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ20-0001
Applicant / Current Owner	Affordable Arkansas Homes, LLC 700 SE 5 th Street, Suite 1 Bentonville, Arkansas 72712
Site Area	+/- 1.55 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Public/Semi-Public

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 802 NW A Street. It is currently zoned R-1, Single Family Residential. It contains an existing structure previously used as a Head Start child care facility, which is now vacant. Adjacent zonings are DN-2, Downtown Medium-Density Residential to the north, and R-1 to the east, south, and west. The applicant is requesting the rezone in order to open a coffee shop and a small-scale retail store.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Public/Semi-Public and is surrounded by Medium Density Residential. The property was classified as Public/Semi-Public because at the time the Future Land Use Plan was prepared, the property was used as a daycare facility. This classification includes government offices, educational facilities, community centers, and other uses generally open to the public and providing community-related services or amenities. The Medium Density Residential classification includes townhouses and duplex properties with an inferred density of 8-12 units per acre.

Public Comment

Staff has received public comment regarding this request.

Analysis

The proposed zoning of DN-3 is not consistent with the Future Land Use Plan. DN-3 is a higher density residential district and the surrounding existing and future land use is medium density. The nearest location of higher density residential land use is two and a half blocks to the south, with NW 5th Street being the current demarcation for higher density residential. Rezoning this property to DN-3 sets a precedence in moving higher density further north than in the Future Land Use Plan.

The property is adjacent to a DN-2 property and R-3, Medium Density Residential is within the same block. The property fronts a Collector street per the Master Street Plan, which carries a higher amount of traffic than a Local street. In addition, the use of the coffee shop and small-scale retail store would provide needed services for the surrounding neighborhood. Use of this vacant property would assist in continued revitalization of the area.

Conclusion

An approval to rezone this property to DN-3 should be made with an understanding of the existing conditions, as well as the impact such a zoning could have on the surrounding area.

Affordable Housing, LLC

702 SE 5th Street Suite 34 | Bentonville AR 72712 | 479.268.4157

January 9, 2020

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

RE: Rezoning Request for 802 NW A Street Narrative

Parcel 01-08237-000 is currently zoned R-1. The proposed zoning request from the current R-1, Single Family Residential, to DN-3, Downtown High Density, will allow for an increased neighborhood density. This zoning change will allow for a new restaurant/coffee shop to be inserted near the bike trails and the downtown commercial areas. The property will relate to the surrounding properties with use and scale. Below are responses to topics related to use, traffic, signage and appearance.

Use:	The current structure will be remodeled and used for a coffee shop/bakery.
Traffic:	The traffic on NW A Street is very light at these parcels and are a few blocks from several north/south and east/west arteries.
Signage:	Any building signage will be submitted to the City for review and approval.
Appearance:	The proposed structures will follow the City's design standards.
Utilities:	There are existing 4" and 12" water lines that run along the West and South side of the property. Sewer runs North to South through the center of the property.

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:

I am excited about the possibility of this office shop/bakery in the neighborhood! It would be a great addition to Downtown Bentonville!

James Rowse
Signature

James Rowse
Printed Name
707 NW A St.
Physical Address

REZONING STAFF REPORT



SOMO (South of Momentary)

507 SE E Street

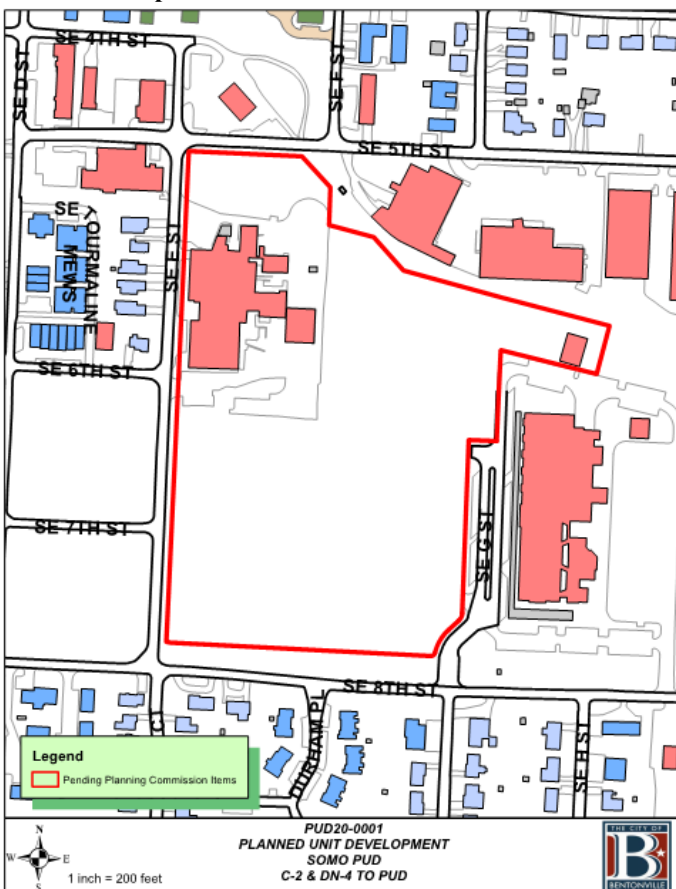
PC Date: 2/18/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	PUD20-0001
Applicant / Current Owner	Crystal Bridges Museum of American Art 600 Museum Way Bentonville, AR 72712
Site Area	+/- 18.71 acres
Current Zoning	C-2, General Commercial and DN-4, Downtown Mixed-Use Residential
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Public/Semi-Public and Downtown Commercial

<https://arcg.is/08HvK8>

Location Map



Property Description

A Planned Unit Development containing the existing Momentary Development and future phases of development to the south. Phase 1 includes a parking garage to service the Momentary and future phases of development. Phase 2 includes a multi-family housing development. Future potential phases include additional multi-family housing, a mixed-use development, and a Momentary expansion. As phasing and design details materialize, this PUD shall be amended accordingly. Major amendments to the PUD shall require additional Planning Commission review and approval.

Adjacent zonings are C-2, General Commercial, to the north and east; R-3, Medium-Density Residential, R-1, Single-Family Residential, and R-O, Residential Office, to the south; and D-E, Downtown Edge, and R-3, Medium-Density Residential, to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Public and Downtown Commercial. Downtown Commercial Areas typically include mixed-use developments with a focus on design character and pedestrian access. Uses within this land use category typically have a high volume of pedestrian oriented traffic.

Public Comment

Staff has not received public comment on the proposed action.

Conclusion

Because the proposed planned unit development is compatible with existing and future surrounding land uses, staff recommends approval of the proposed rezoning.

SOMO (South of Momentary)

1. Planned Unit Development Intent

The Momentary and Crystal Bridges Museum of American Art (CBMAA) propose this project as a new Planned Unit Development (PUD) to the City of Bentonville. Wheeler Kearns Architects, CEI, and Howell & Vancuren are pleased to submit this proposal.

Reason for requesting zoning change:

The Momentary project adapted the decommissioned Kraft Foods plant into a facility dedicated to the exploration of the visual and performing arts. Now, the Momentary plans to expand towards the south in a series of phases that will incorporate parking facilities, multi-family housing, Momentary program expansion, and mixed-use facilities. There is no current zoning designation that would allow this mix of programs on a single site.

According to the Bentonville Zoning Code notes that the purpose of the PUD district is to "establish a mechanism for a person to propose a commercial, industrial or residential mixed use development that is innovative but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning." We believe that the Momentary expansion is a perfect candidate for a PUD given the unusual nature of the site, the variety of program and uses that are being planned, and the location of the property within the city's strategically-planned Market District development area.

The intent of the project is to provide an environment of stable character in harmony with the surrounding development, and a creative approach to the use of land and related physical development. The Momentary expansion provides common open space for recreational activities for the neighboring residential areas.

How the property will relate to surrounding properties:

The developed property will better relate to and strengthen Bentonville's emerging Market District. This project is an expansion of the concept of the Momentary and the neighboring Eighth Street Market projects. The Momentary has already extended the Razorback Greenway bike trail into it's property, and this expansion will continue to include pedestrian and cyclist circulation paths that weave into the existing community infrastructure. The Momentary Expansion will further enhance the city's strategically-planned Market District development.

2. Description of Land Uses

The Momentary Expansion (including the existing Momentary property) consist of 18.76 acres. The property extends from 8th Street to 5th Street and Town Branch Creek, and from E street to G Street and Eighth Street Market. The project is designed with a series of fire lanes that provide fire truck access to all buildings.

Existing / In Progress: The Momentary was permitted under a museum use.

PUD Phase 1: Phase 1 construction will include a parking facility that will serve the existing Momentary building and site, as well as the future multi-family housing and mixed use projects planned in future phases.

Owner

Crystal Bridges Museum of American Art,
Rod Bigelow
Executive Director, Chief Diversity Officer
600 Museum Way
Bentonville, AR 72712
Rod.Bigelow@crystalbridges.org
479-418-5700

Property Information

Address:

507 SE E Street

Parcels:

01-03600-000, 01-03605-001, 01-03606-000,
01-17772-000, 01-17771-000, 01-03604-000,
01-00694-001, 01-03605-000, 01-03603-000,
01-03601-000, 01-03608-001

Acreage:

TOTAL: 817,375 SF or 18.76 ACRES.

Project Information

Current Zoning:

C-2 General Commerical
DN-4

Proposed Zoning:

PUD

Proposed Land Use:

Commercial

Applicant/Representative

CEI Engineering Associates
Nate Bachelor, PE
Direct: 479-254-1591
Email: nbachelor@ceieng.com

SOMO

PUD Phase 2: Phase 2 will include a multi-family housing development.

Future Phases: Future Phases include multi-family housing, mixed use development, and Momentary expansion(s) museum/assembly use.

3. Description of Compliance with PUD Criteria

SEC 101.10-A-3 Minimum District Area: The Momentary Expansion (including the existing Momentary property) consist of 18.76 acres. This meets the required minimum of 10 acres.

SEC 401.10-A-4 Zoning and Master Site Plan: A detailed site plan will be provided for approval. Site plans will be modified at each phase of development.

SEC 401.10-B Permitted Use: Phase 1 use will be a parking garage. Future Phases will include multi-family housing, museum/assembly use, and mixed-use development.

SEC 401.10-C Modification of Development Standards: Written Description is provided.

SEC 401.10-C-11 Modifications Permitted: The PUD district may allow the following zoning and development standards to be modified: density, building setbacks, height of building or structure, lot size, lot width, lot depth, landscaping, required off-street parking spaces in instances of mixed residential / commercial uses; and street widths.

SEC 401.10-C-2 Modifications Prohibited: The PUD district shall not allow the following development standards to be modified: sign requirements, grading and drainage, access management, outdoor lighting, screening, residential and commercial street light standards; and, flood damage protection.

SEC 401.10-D-1-a Development Criteria Open Space:

- The Momentary has dedicated over 20% of the total project area to common open space.
- The open space is distributed throughout the PUD district.
- The open space is open to tenants and customers within the PUD and by the general public.

SEC 401.10-D-2 Parking and Off Street Loading: Phase 1 of the project includes a parking garage that will satisfy parking requirements for the project.

SOMO**4. Written Description of PUD**

Total Acreage:	18.76 Acres
Density:	Detail to be provided during future phases
Building Height Max:	85' (height of existing Momentary building)
Overall Site Setbacks:	
E Street	16'
8th Street	50' minimum from OHE
G Street	7'
5th Street	20'
Side & Rear	0'

**Where easements exceed the setback, the easement becomes the setback.*

Parking:	
Garage:	400 spaces provided
Out of Garage:	6 spaces provided
Total:	406 spaces provided
Open Space:	5.5 Acres (29%)
Lot Coverage:	Detail to be provided during future phases
Phasing:	Phase 1 to include a 400 space parking garage, utility infrastructure, paving, stormwater management, and grading. Future phases by individual permit as needed.

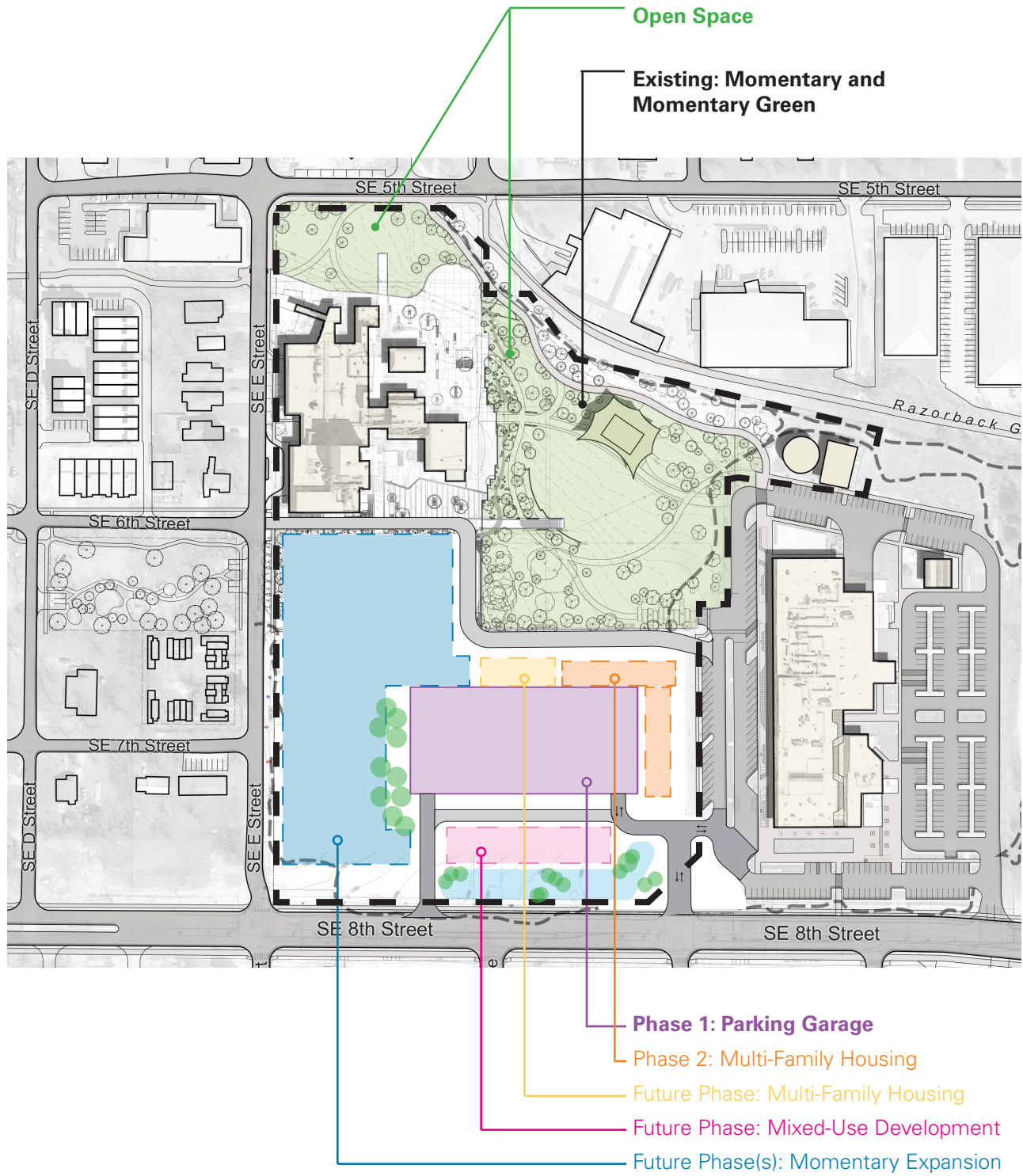
SOMO

PUD Extents



Extents of Planned Unit Development

Master Site Plan and Phasing

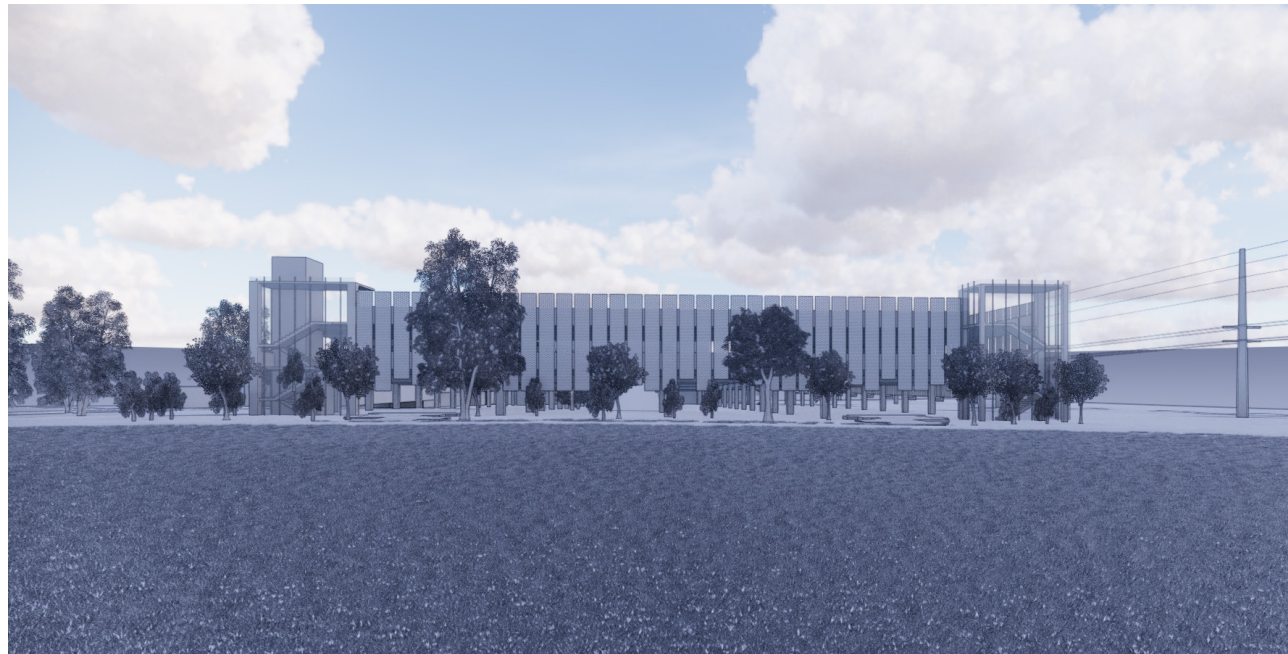


Phase 1 Design



South Facade Sketch

The design of the parking garage will complement the existing Market District neighborhood developments, including the Momentary which shares a site with the parking garage. Potential materials include concrete, metal (24-gauge minimum), brick masonry, and glass.



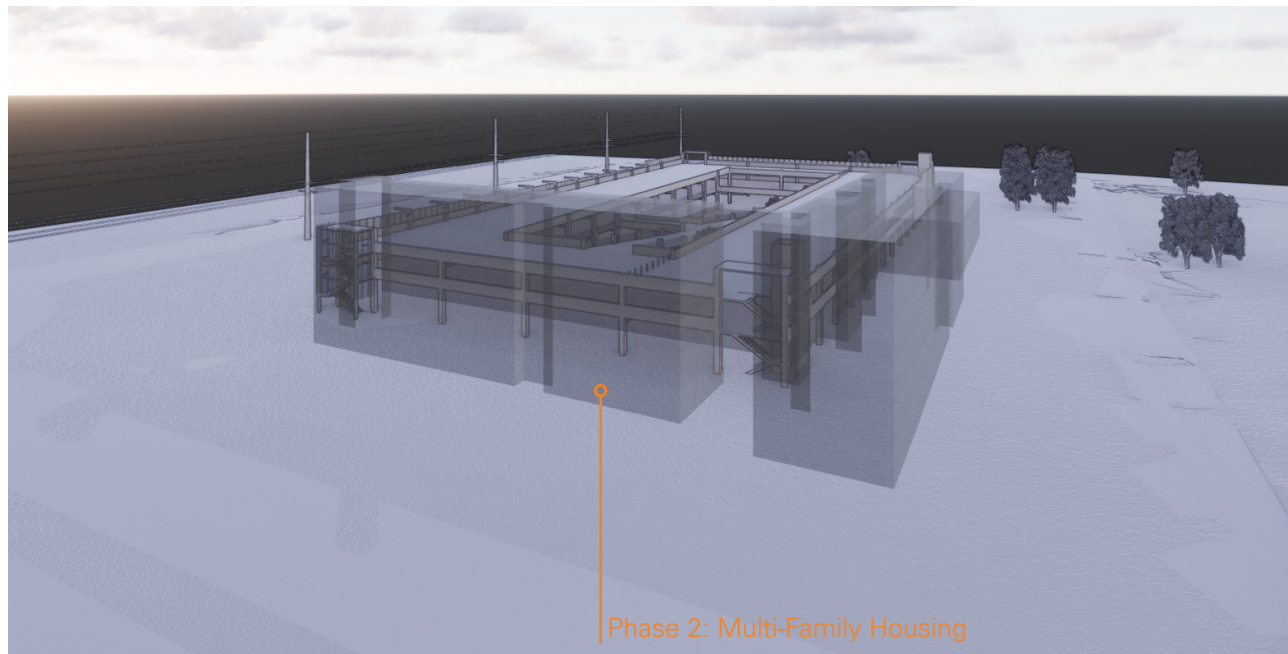
West Facade Sketch

Phase 1 Design



North Facade Sketch

Phase 2 of the PUD will include a multifamily housing development. The garage is designed so that the housing development will be sited directly adjacent to the north and east sides of the garage, essentially 'wrapping' the garage structure and concealing it from view.



East Facade Sketch

CONDITIONAL USE STAFF REPORT



Airship Coffee at The Pump Station

802 NW A Street

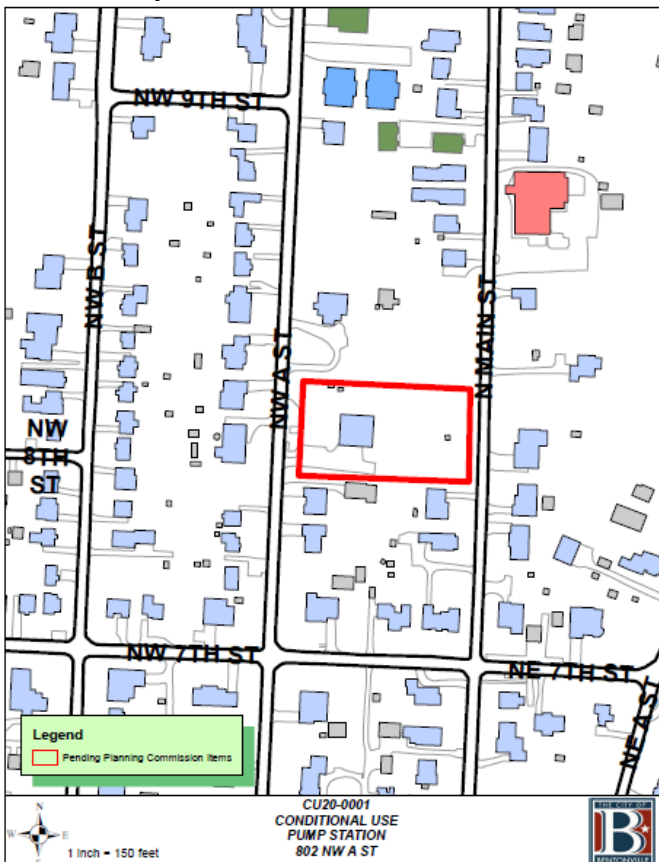
PC Date: 2/18/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0001
Applicant / Current Owner	Affordable Arkansas Homes, LLC 700 SE 5 th Street, Suite 1 Bentonville, Arkansas 72712
Site Area	+/- 1.55 acres
Current Zoning	R-1, Single Family Residential (proposed zoning of DN-3, Downtown High-Density Residential)
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Small-Scale Retail/Coffee Shop
Protective Covenants	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 802 NW A Street and currently zoned R-1, Single Family Residential. The applicant is also proposing to rezone this property to DN-3, Downtown High-Density Residential. Small-scale retail shops require a conditional use permit in the DN-3 zoning district.

Proposed Use Description

Airship Coffee at The Pump Station requests to allow a neighborhood coffee shop and small-scale retail store at this property. The applicant proposes that the shop will be open 7 days a week from 7am-9pm. The shop will utilize the footprint of the existing building.

Public Notice

Staff has NOT received public notice regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity for the life of the business from date of issuance.
2. A backflow preventer and grease interceptor shall be installed to city specifications.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

January 9, 2020

Narrative for Conditional Use Permit Application

Airship Coffee at The Pump Station (the old Head Start property)

The property is located at 802 NW A St. and is approximately 1.55 acres. The 2,964 square foot building is approximately 30 years old and is centrally, and slightly westwardly located on the property. The owner of the property proposes to rezone the property from Residential-1 (R-1) to Downtown-3 (DN-3) to provide the appropriate zoning for Airship Coffee to open a neighborhood coffee shop and small-scale retail store serving the local residents and visitors of Bentonville. The coffee shop will be open seven days a week from 7am to 9pm and closed on major holidays. The coffee shop will utilize the existing footprint of the building for preparing menu items and for cafe seating for patrons. There are no plans for adding square footage and there are no major structural changes planned for the building. The building has a brick facade and a poured concrete roof. The only changes planned for the interior are to remove and rebuild some of the non-load bearing walls to change the floorplan. Customers will enter the business through the existing (west facing) entrance. The existing outdoor area at the northwest corner of the building will be used for outdoor patio seating for customers. To address safety and security issues outdoor lighting will be updated to include pathway lighting and adequate lighting at building entrances, as well as a backlit sign on the front of the building to identify the business. Airship Coffee anticipates approximately 150 customer transactions per day and an average of two deliveries per week. The business will require 3-4 employees on shift at any given time and will employ 10-12 people total. There are currently 17 parking spaces along the eastern and southern sides of the property. See below for a photo of the building and a site overview illustrating parking areas and setbacks.



January 9, 2020



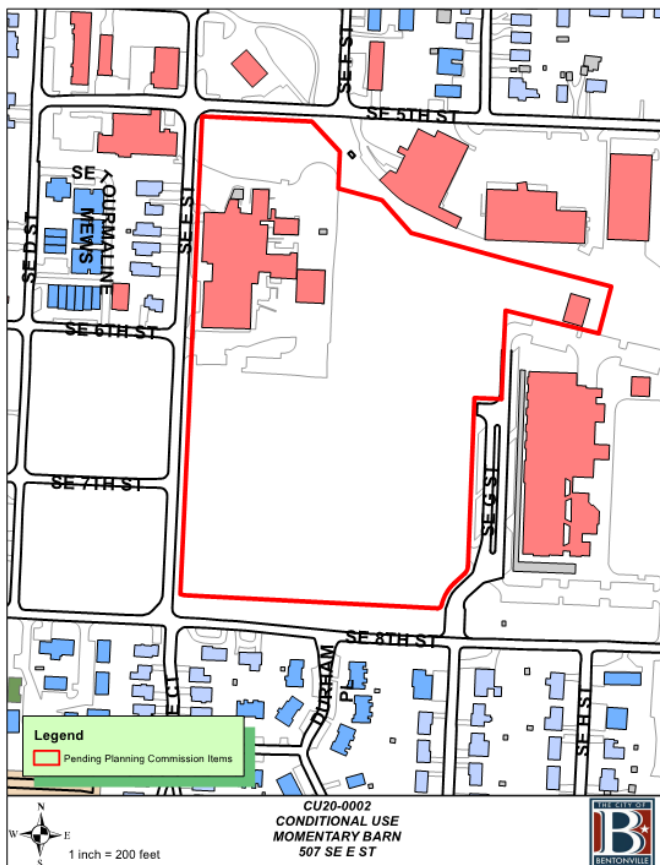
BENTONVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0002
Applicant / Current Owner	Crystal Bridges Museum of American Art 600 Museum Way Bentonville, AR 72712
Site Area	+/- 18.71 acres
Current Zoning	C-2, General Commercial (pending rezoning to PUD, Planned Unit Development)
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Temporary Structure and Parking Facility
Protective Covenants	N/A

Location Map



1. This Conditional Use Permit shall be valid for one year from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. Approval of this Conditional Use Permit is conditioned upon ongoing dust abatement to be provided by the applicant.



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

February 3, 2020

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

RE: Conditional Use Permit Request

Dear Planning Commissioners:

Please accept this letter to accompany a formal application by Crystal Bridges Museum of American Art for consideration of this request for a conditional use permit to allow a temporary structure along SW E Street just south of the Momentary for a period not to exceed 12 months from the time of construction. The proposed temporary structure will consist of a wood and steel frame traditional barn structure (hereinafter, the "Barn") to be served by a temporary gravel driveway for loading and fire access. Although no public parking will be allowed on site with the Barn, the temporary gravel driveway would include a few spaces designated for loading/unloading during events hosted at the Barn. No permanent foundations will be installed for the Barn; instead the Barn will be set on a compacted gravel pad over a compacted earth base. Beginning with the Heartland Summit in mid-April 2020 and including multiple music festivals from the summer to autumn months, the intent for the Barn is to host limited, infrequent gatherings of special events at the Momentary after the Heartland Summit but the precise dates and times of these special events are not yet known.

The Barn will not require the direct connection of any utility services to its structure nor will any public utilities need to be relocated to facilitate its installation. With respect to making water and electrical power available to the Barn and its surroundings, an existing water meter on the property will be utilized for temporary irrigation service (with a hose bib) and temporary electrical power is requested from existing public infrastructure along SE E Street.

In addition to the proposed temporary Barn structure, the owner requests permission to use an existing graveled area (which graveled area formerly served as the contractor's laydown and staging area for the Momentary construction) as a temporary graveled parking area (hereinafter, "Graveled Parking Area"). This Graveled Parking Area will be raked neat and wheel-stops installed so as to delineate approximately 168 parking stalls (inclusive of designated handicapped spaces) within the bounds of the existing graveled area. Access to the Graveled Parking Area from public roadways will be provided by using an existing G Street driveway access point. In addition, pedestrian access will be provided between the Graveled Parking Area and the Momentary facility. The Graveled Parking Area is intended to serve as a temporary overflow parking area when the Momentary hosts larger events and until the Momentary's permanent elevated parking facility can be constructed.

Accompanying this letter and application are drawings identifying the location of the proposed facilities and the improvements needed to accommodate the temporary Barn structure and the temporary Gravel Parking Area. A grading permit will be submitted to the city of Bentonville prior to installation of the barn and work associated with the gravel parking area.

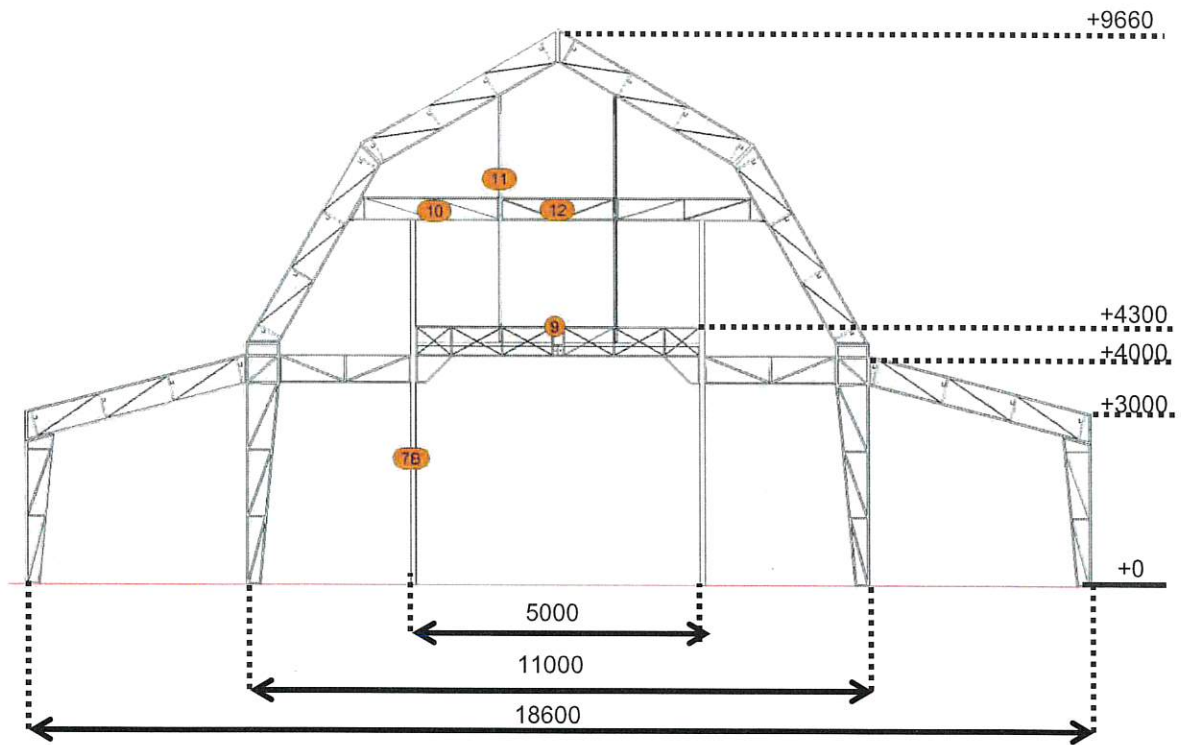
Solutions for Land and Life

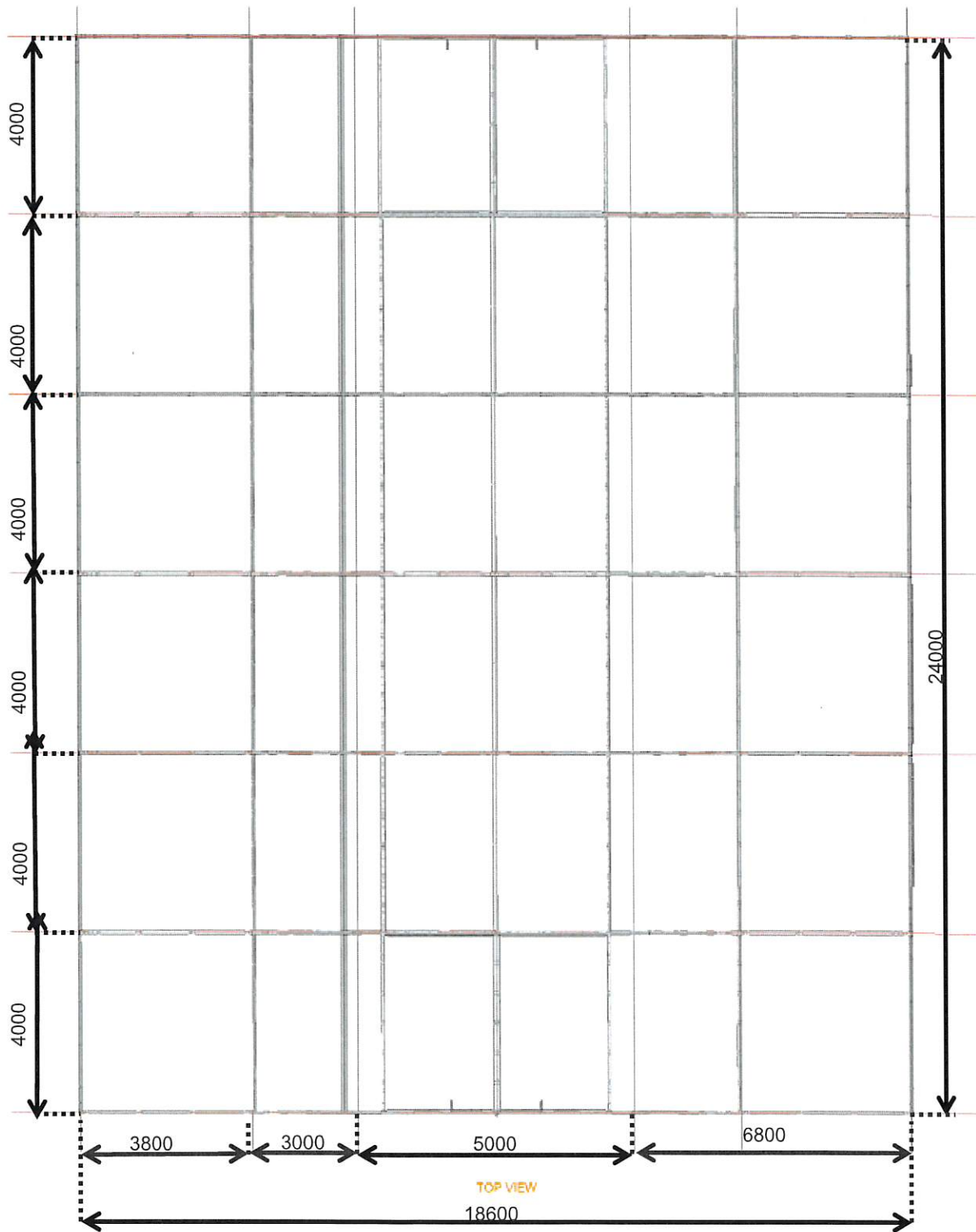
CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

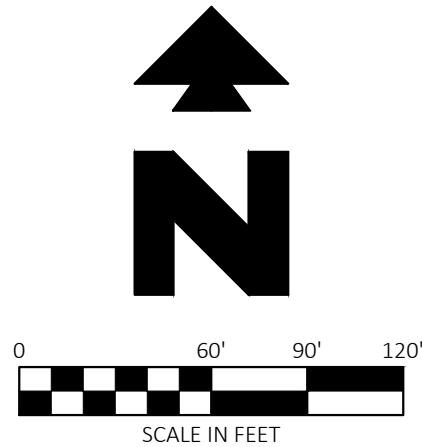
Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me at your convenience.

Respectfully Submitted,

Nate Bachelor
CEI Engineering





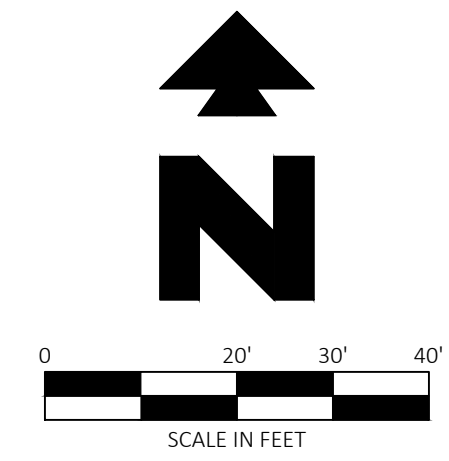


Know what's below.
Call before you dig.

21308	1/30/20	NLB	NLB	DKH	DKH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
Value					
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712					
(479)273-9472 FAX (479)273-0844					
MOMENTARY BARN					
SE 8 & SE 9TH STREET BENTONVILLE AR					
BARN OVERALL				REV DATE 1/30/20 REV-0	SHEET NO. 1

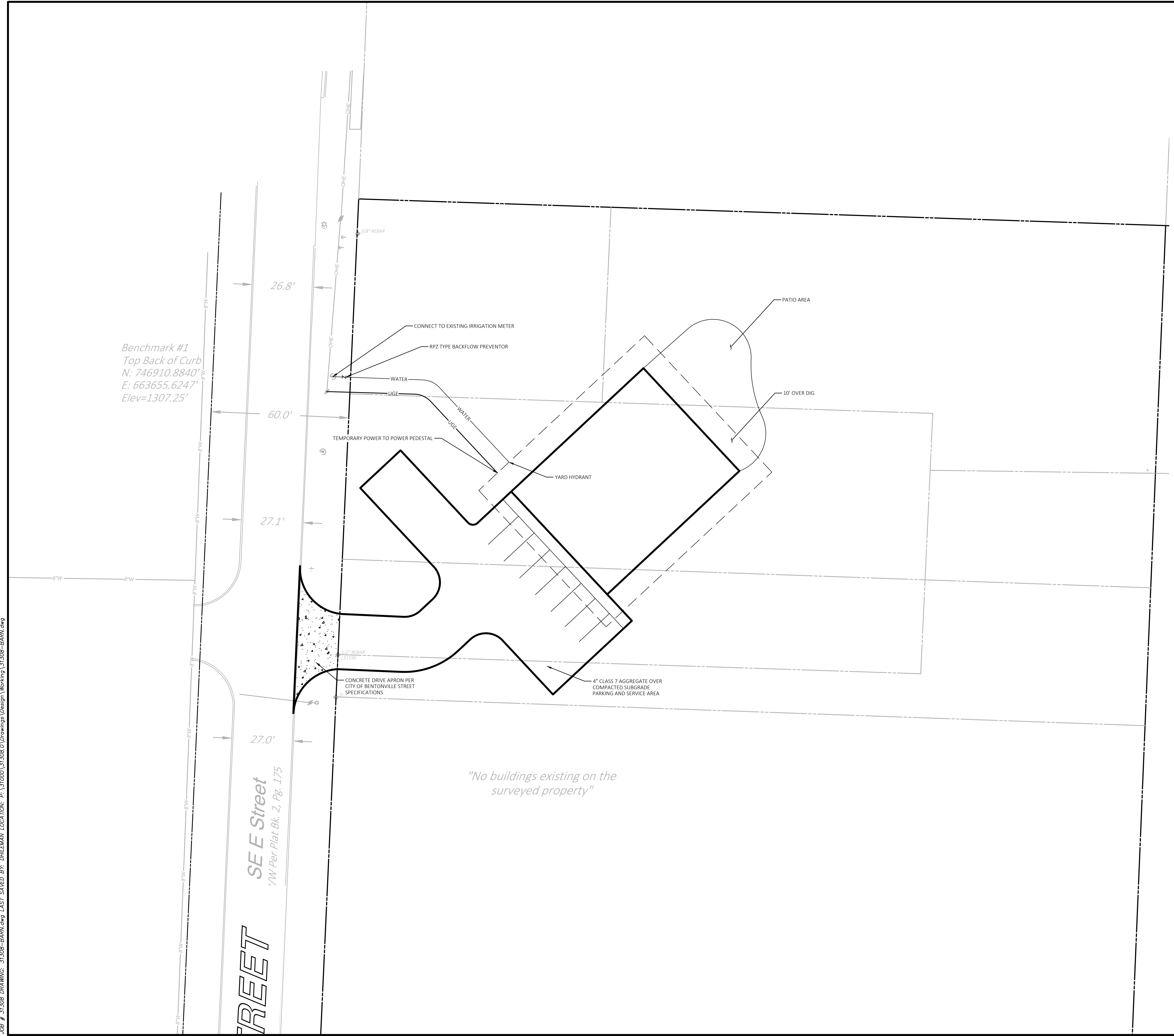
NOT FOR
CONSTRUCTION

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHLEMAN LOCATION: P:\31000\31308.0\Drawings\Design\Working\31308-BARN.dwg



Know what's below.
Call before you dig.

SITE DATA	
BUILDING AREA	8,024 SF (WITH 10' OVER DIG)
PARKING AND DRIVE AISLE	5,890 SF
CONCRETE DRIVEWAY	610 SF
SIDEWALK	385 SF

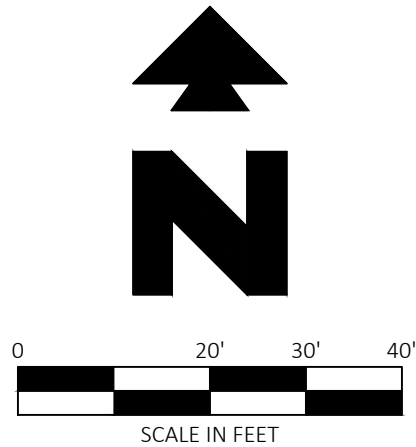
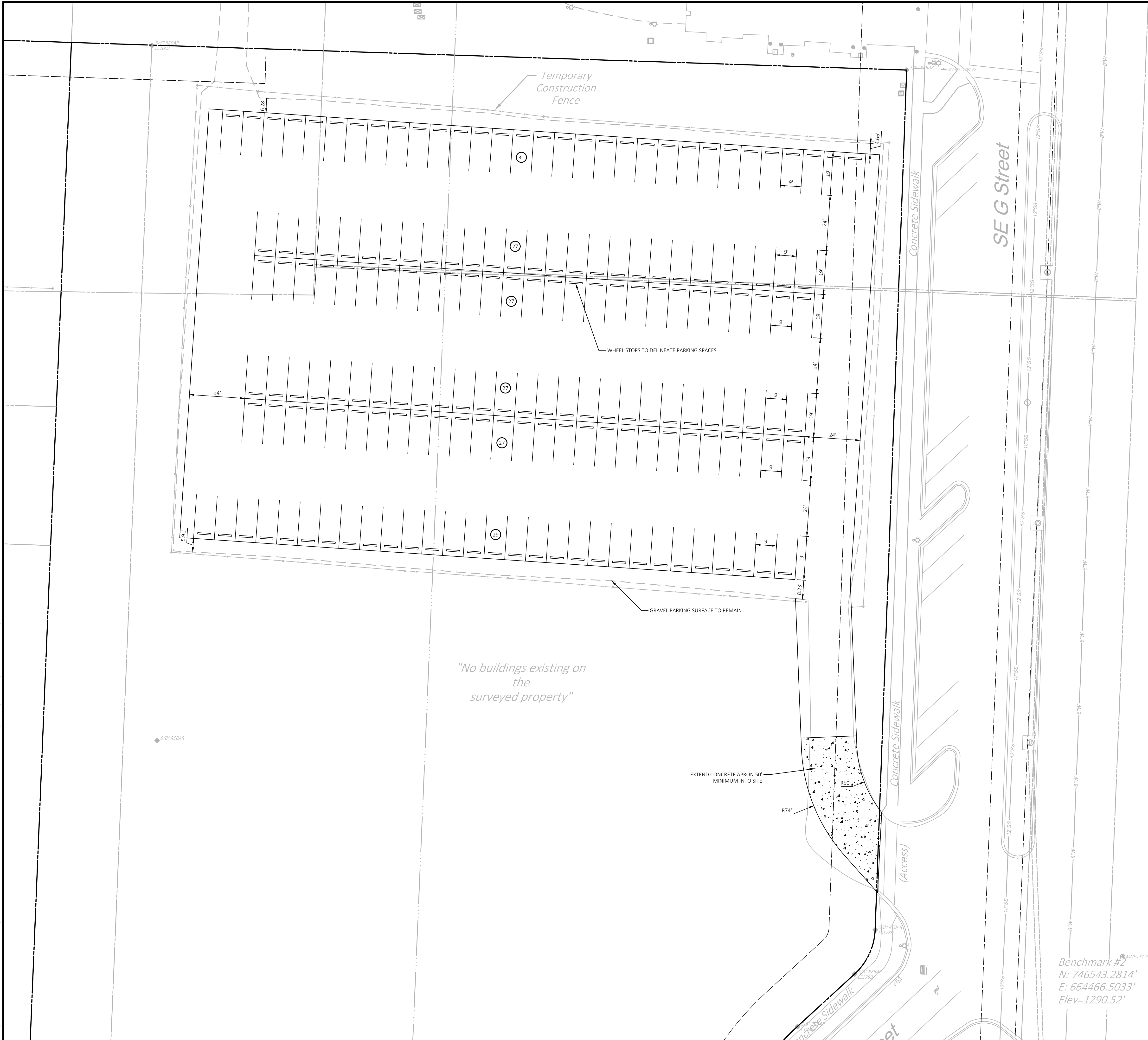


NOT FOR
CONSTRUCTION

31308	1/30/20	NLB	NLB	DKH	DKH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712			(479)273-9472 FAX (479)273-0844		
MOMENTARY BARN					
SE G & SE 8TH STREET BENTONVILLE AR					
BARN EXHIBIT				REV DATE 1/30/20 REV-0	SHEET NO. 2

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHILEMAN LOCATION: P:\10000\31308.0\Drawings\Design\Working\31308-BARN.dwg

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHILEMAN LOCATION: P:\31000\31308\0\Drawings\Design\Working\31308-BARN.dwg



Know what's below.
Call before you dig.

SITE DATA	
PARKING PROVIDED	168 SPACES

NOT FOR
CONSTRUCTION

31308	1/30/20	NLB	NLB	DKH	DKH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
MOMENTARY BARN					
SE G & SE 8TH STREET BENTONVILLE AR					
PARKING EXHIBIT				REV DATE 1/30/20 REV-0	SHEET NO. 3

LARGE SCALE DEVELOPMENT STAFF REPORT



7th & B Townhomes

230 SE 7th Street

PC Date: 2/18/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0028
Applicant / Current Owner	Hurricane WA, LLC PO Box 1285 Bentonville, AR 72712
Site Area	+/- .32 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Townhouse Development

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

Location Map



Property Description

This property is located southwest of the corner of SE B Street and SE 7th Street. The site is currently zoned DE, Downtown Edge, with a Future Land Use Map classification of Downtown Commercial.

Project Details

Large Scale Development proposing the development of eleven townhouse units in two street-facing structures and one over-parking structure. The development provides tree grates, 8-foot wide sidewalks, and on-street parking to match the character of the downtown area. The applicant proposes a total of eight on-street parking spaces, with 4 on SE 7th and 4 on SE B Street. Brick and Fiber Cement panel are listed as the primary materials on the applicant's architectural elevations.

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 Waivers Requested:

- A Waiver from Article 1200, Off-Site Improvements, Section 1200.01, General Provisions, Subsection C, Proportional Share, of the Land Development Code. The applicant requests that they only be required to mill and overlay a portion of the roadways adjacent to their development as opposed to the full-width suggested by the Engineering Department. Please see the attached narrative and exhibit for details. Staff does not recommend approval of the proposed waiver request.
- A Waiver from Article 1100, Development Standards, Section 1100.01, General Provisions, Subsection F, sight distances at driveways and intersections, of the Land Development Code. The applicant requests they be allowed to develop on-street parking within the sight distance triangle along SE B Street. According to the applicant's narrative, they feel that on-street parking is necessary for the success of their development and others downtown. Staff does not recommend approval of the proposed waiver request in the interest of public safety.

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. Staff does not recommend approval of either of the applicant's proposed waiver requests. As denial of either of the waiver requests would require project redesign, staff recommends the Large Scale Development be tabled, contingent upon action on the waiver requests.

February 14, 2020

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: 7th & A Townhomes (LSD19-0028) Waiver for Public Street Paving Improvements

Dear Commissioners:

During review of the above referenced project, engineering requested additional paving of the public street adjoining our property. The following comment was logged into the eTrakit system by the department:

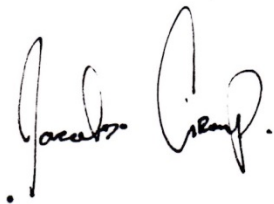
"It appears that mill and overlay on existing streets generally encompasses the limits of utility crossings. On B, the mill and overlay needs to extend to the south limit of the project at the curb termination instead of ending in the middle of the drive. On 7th, need to match the full width mill and overlay constructed with the project to the west and provide at least half width mill and overlay from the limits of the full width to the radius termination on the east side of B. Do not create a patchwork of new and existing pavement."

The Developer feels this request is a bit excessive and provides the City with a full width overlay on B Street and a partial full width overlay on 7th for the entire length of the project property along both of these streets (see exhibit). The areas in red are the areas that the Developer feels should be the responsibility of the City to mill and overlay. The Developer agrees to a full width mill and overlay that encompasses the areas that are affected by construction of the utility crossings. The only improvements along these areas in red are curb/gutter connecting to existing pavement.

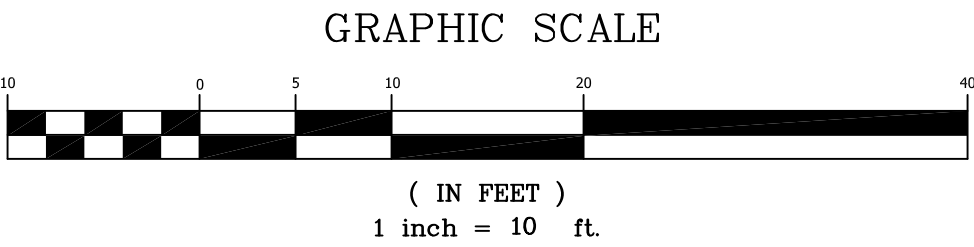
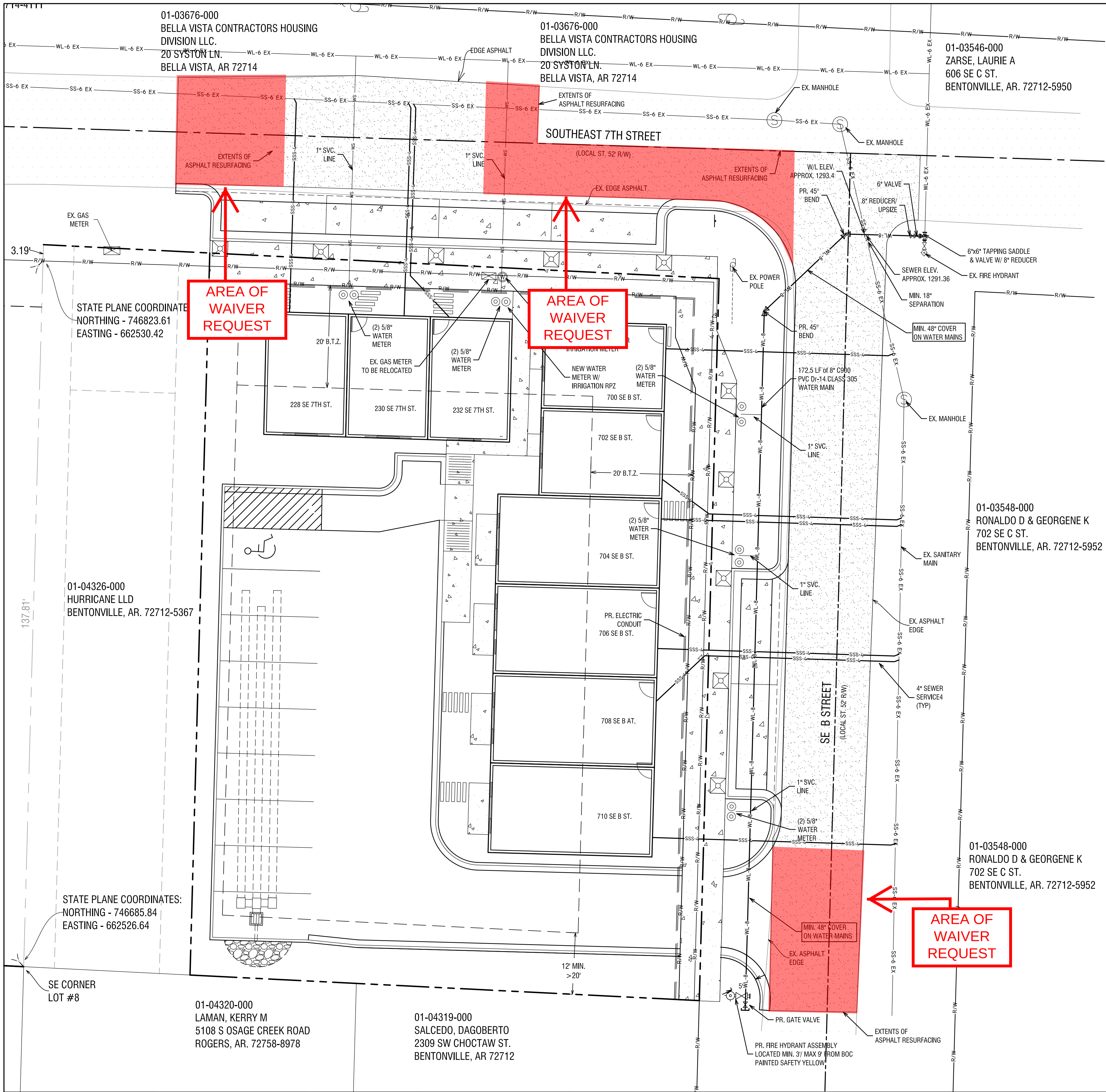
Thank you for taking our request and we apologize any inconvenience. Please see the attached exhibits submitted along with this request.

Thank you, and please, contact us with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Group". The signature is stylized with a large, looped "J" and "G".

Jacobs Group
PO Box 1285
Bentonville AR, 72712
479-936-4374



ENGINEER:

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE DRIVE, SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER:

HURRICANE WA LLC
JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

ELECTRIC, WATER & SEWER UTILITY NOTES:

- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- WATER METER SETTER WILL BE INSTALLED BY THE CONTRACTOR. WATER METER TO BE INSTALLED BY CITY WITH HOME CONSTRUCTION PRIOR TO TESTING.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
- RELOCATED FIRE HYDRANT MUST BE PLACED AS CLOSE TO THE EXISTING LOCATION AS POSSIBLE.
- WATER SERVICE CHANGE FROM SINGLE TO DOUBLE BY CITY OF BENTONVILLE AT OWNER/DEVELOPER'S EXPENSE.
- TRASH SERVICE TO BE PROVIDED WITH CARTS.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
- CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5' BASED ON THE FOLLOWING CONDITIONS:
A) PLACEMENT OF ANY FILL GREATER THAN 1'
B) ANY EXCAVATION
- PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
- 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) 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 PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
- PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
- RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
- ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- 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 THIS SITE/ UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE.
- ALL TAPS ON NEW MAINS SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO TESTING. CITY SHALL MAKE ALL TAPS ON EXISTING MAINS AT OWNERS EXPENSE.
- EAVES NOT TO BE GREATER THAN 30'.
- 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 ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

JORGENSEN & ASSOCIATES
Civil Engineering - Surveying
Landscape Architecture Services
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com



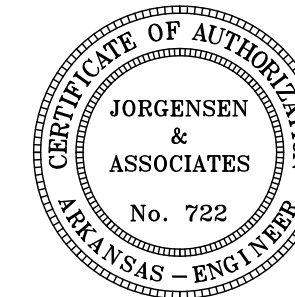
LEGEND	
✕	CALCULATED POINT
⊙	FOUND RAILROAD SPIKE
⊙	SET IRON PIN & CAP
⊙	POWER POLE
△	CENTERLINE MARKER
⊙	SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	STREET LIGHT
---	EXISTING 8" SEWER LINE
---	PROPOSED 8" SEWER LINE
---	EXISTING WATERLINE
---	PROPOSED 8" WATER LINE
---	CENTERLINE STREET
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	NEW 5' SIDEWALK
---	UTILITY CROSSING
---	EXISTING CONTOUR
---	FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & B
TOWNHOMES
PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 7.1.2019
DRAWN BY: ELN
PROJECT # 2018057
FILE PATH: Z:\LSD\2018058\
LSD3
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'



SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C 1.1



JORGENSEN
+ASSOCIATES
Civil Engineering • Land Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

February 10, 2020

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: 7th & A Townhomes (LSD19-0028) Waiver for Sight Distance Restrictions

Dear Commissioners:

During review of the above referenced project, the engineering department referred to Article 1100.01(f) of the development standards, stating that they do not support the proposed on-street parking shown on the latest plan. The following comment was logged into the eTrakit system by the department:

"City Engineering/Transportation staff do not support locating on-street parking within the sight triangle due to safety concerns and compliance with ordinance referencing AASHTO."

We feel that on-street parking is necessary for these smaller downtown infill projects to succeed. There isn't enough room on the majority of these open lots downtown to accommodate typical off-street parking areas and building(s). Without on-street parking, development in these areas of town is not viable. Although we are including some off-street parking with this proposal, the on-street parking is needed to support the development. Due to this, we are requesting a waiver of Article 1100.01(f) that would exclude parallel spaces in these areas.

There are numerous areas throughout downtown that this exact situation has been approved by staff and constructed. We are only asking for the same consideration. Admittedly, we do not have the traffic accident statistics at each of these intersections, but would assume that if there were a sight distance problem, these intersections would have been revised. Please see attached exhibit highlighting an example in town.

Thank you for accepting our request and we apologize any inconvenience. If you have any questions, please let us know.

Sincerely;



Jared S. Inman, PE

Looking South
Intersection of SE D St. & SE Tourmaline Mews



No Stop Control on SE D St. Parallel parked cars are within sight triangle.

Looking East
Intersection of SE D St. & SE 6th St.



No Stop Control on SE 6th St. Parallel parked cars are within sight triangle.

Looking West
Intersection of SE D St. & SE 6th St.



No Stop Control on SE 6th St. Parallel parked cars are within sight triangle.



BENTONVILLE, AR

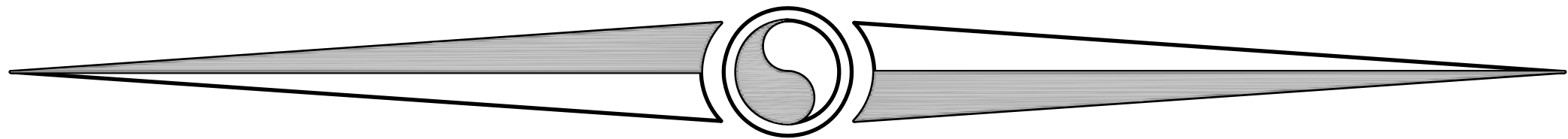
Construction Plans *for*

SE 7TH & B TOWNHOMES

230 SE 7TH
BENTONVILLE, ARKANSAS

INCLUDING

LSD & UTILITY, LANDSCAPE,
DRAINAGE PLAN.



JANUARY 2020

OWNER

HURRICAN WA, LLC PO
BOX 1285
FAYETTEVILLE, AR 72712

DEVELOPER

JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

PREPARED BY:



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER & SEWER SPECIFICATIONS.
5. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
6. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
7. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
10. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.



INDEX OF SHEETS

C0.0	COVER
C1.0	SITE PLAN
C1.1	UTILITY PLAN
C1.2	GRADING PLAN
L1.0	LANDSCAPE PLAN
C5.1	SITE DETAILS
C5.2	EROSION DETAILS
W/S (5)	WATER & SEWER DETAILS
ELEC(3)	ELECTRIC DETAILS

BENTONVILLE PROJECT #LSD19-0028

JORGENSEN
+ASSOCIATES
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124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
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LEGEND

- ✕ CALCULATED POINT
- ⊙ FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- ⦿ POWER POLE
- △ CENTERLINE MARKER
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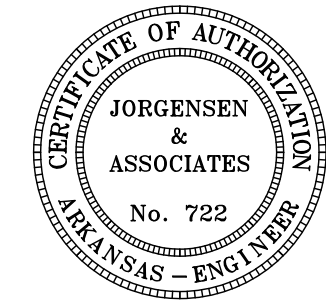
- UTILITY CROSSING
UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & B
TOWNHOMES
PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 01-31-20
DRAWN BY: JSI
PROJECT # 2018057
PATH: Z:\LSD\2018057\LSD5
SHEET SIZE: 22" x 34"
SCALE: N/A

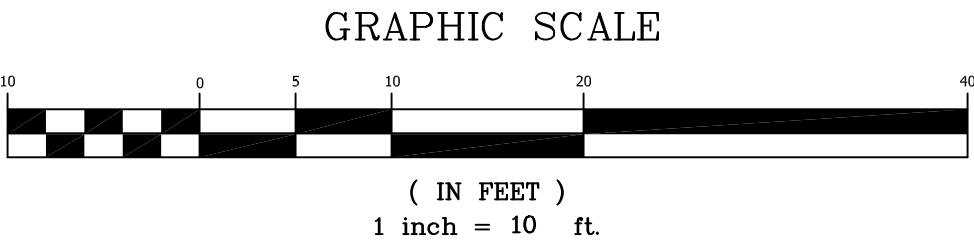
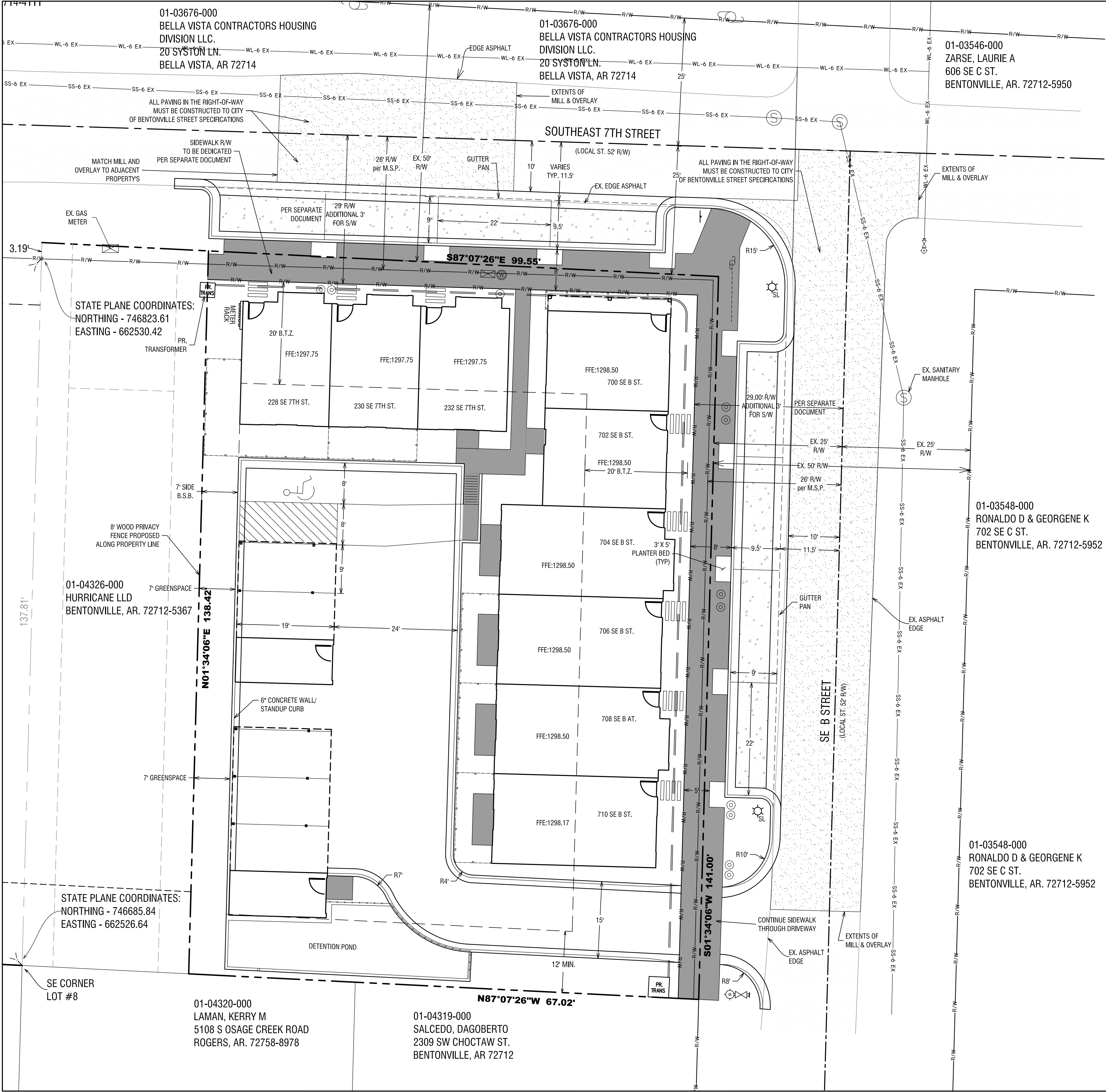


SHEET TITLE

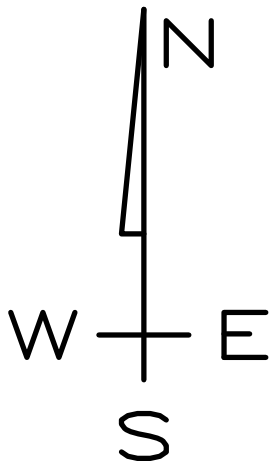
COVER

SHEET NUMBER

C 0.0



BUILDING SETBACK TABLE DOWNTOWN EDGE ZONING		
FRONT NON-RESIDENTIAL	0' MAX	
FRONT RESIDENTIAL	20' MAX	
SIDE	7' MIN.	
REAR ADJACENT TO NON-RESIDENTIAL ZONES	7' MIN.	
REAR ADJACENT TO RESIDENTIAL ZONES	12' MIN.	



LEGAL DESCRIPTION: (Lot 11)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'29"E 12.85 feet to the POINT OF BEGINNING, thence N01°51'54"E 134.26 feet, thence S88°11'31"E 57.52 feet, thence S01°34°06"W 135.35 feet, thence N87°07'29"W 58.23 feet to the POINT OF BEGINNING. Containing 0.18 acres more or less subject to easements and right of way of record.

PARKING REQUIREMENTS:

DOWNTOWN EDGE (DE): 1 SPACE/ UNIT REQUIRED
11 UNITS = 11 SPACES REQUIRED

PROVIDED:	OFF-STREET:	7
	ON-STREET SPACES:	8
	TOTAL:	15

ENGINEER:

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER:

HURRICANE WA LLC
JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

GENERAL NOTES:

- 1) PARCEL NUMBER: 01-04327-000
- 2) ADDRESS - 230 SE 7TH STREET
- 3) CURRENT ZONING = D-E
- 4) BASIS OF ROTATION - ARKANSAS STATE PLANE
- 5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
- 6) DETENTION SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
- 7) NO SIGNAGE IS PROPOSED AT THIS TIME. ALL NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- 8) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES, REFERENCE SECTION 1100.21.6 OF THE LAND DEVELOPMENT CODE.
- 9) PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL

ELECTRIC, WATER & SEWER UTILITY NOTES:

1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. WATER METER WILL BE INSTALLED BY THE CONTRACTOR PRIOR TO TESTING.
6. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
9. RELOCATED FIRE HYDRANT MUST BE PLACED AS CLOSE TO THE EXISTING LOCATION AS POSSIBLE.
10. WATER SERVICE CHANGE FROM SINGLE TO DOUBLE BY CITY OF BENTONVILLE AT OWNER/DEVELOPER'S EXPENSE.
11. TRASH SERVICE TO BE PROVIDED WITH CARTS.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
13. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5' BASED ON THE FOLLOWING CONDITIONS
A) PLACEMENT OF ANY FILL GREATER THAN 1'
B) ANY EXCAVATION
14. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
15. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
17. 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.
18. 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.
20. 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 PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
21. PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
22. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
23. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
24. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
25. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THIS SITE/ UTILITY PLAN.
26. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE.
27. ALL TAPS SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO TESTING.
28. EAVES NOT TO BE GREATER THAN 30'.
29. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
30. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
31. 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.

BENTONVILLE PROJECT #LSD19-0028

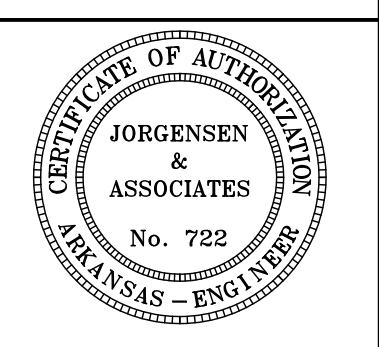


LEGEND
✕ CALCULATED POINT
⊙ FOUND RAILROAD SPIKE
⊙ SET IRON PIN & CAP
⊙ POWER POLE
△ CENTERLINE MARKER
⊙ SEWER MANHOLE
⊙ FIRE HYDRANT
⊙ STREET LIGHT
EXISTING 8" SEWER LINE
EX SS-8
PROPOSED 8" SEWER LINE
SS-8
EXISTING WATERLINE
WL-8
PROPOSED 8" WATER LINE
WL-8
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
NEW 5' SIDEWALK
UTILITY CROSSING
UTX
EXISTING CONTOUR
FINISHED CONTOUR

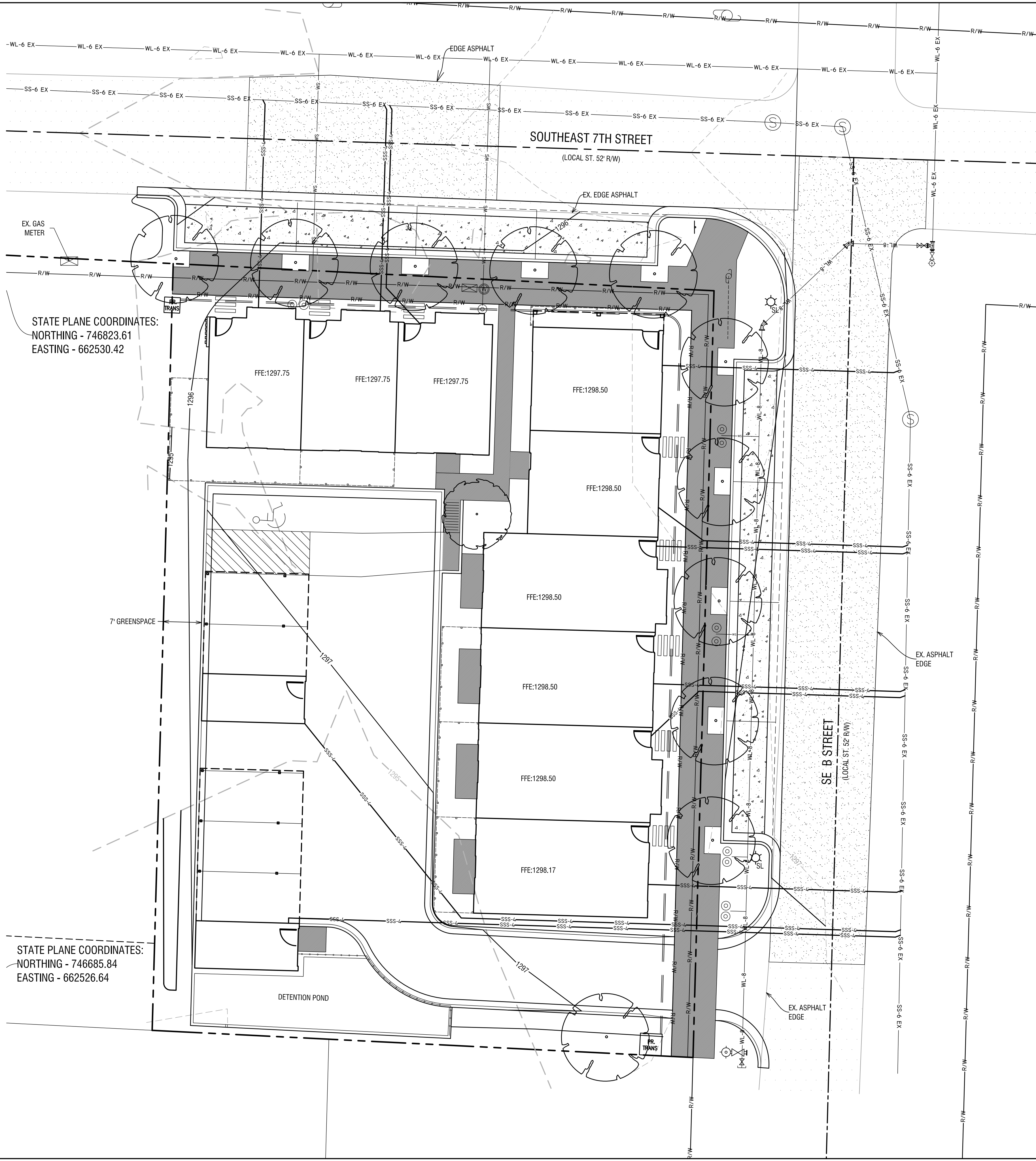
PROJECT DETAILS
PROJECT TITLE: SE 7TH & B TOWNHOMES
PROJECT LOCATION: BENTONVILLE, AR

REVISIONS

DATE: 1-31-20
DRAWN BY: JSI
PROJECT # 2018057
PATH: Z:\LSD\2018058\LS05
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

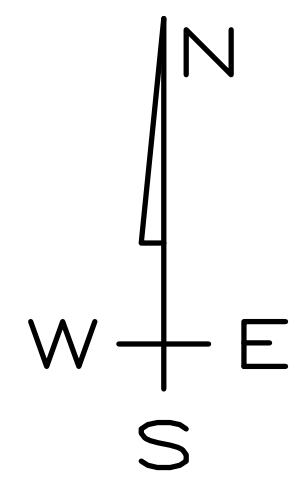
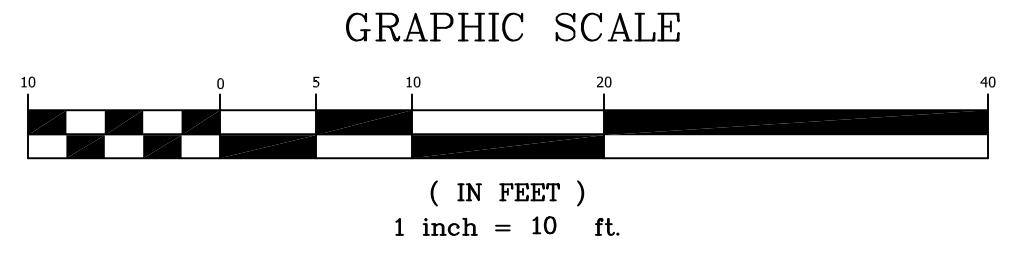


SHEET TITLE
LSD SITE PLAN
SHEET NUMBER
C 1.0



STATE PLANE COORDINATES:
NORTHING - 746823.61
EASTING - 662530.42

STATE PLANE COORDINATES:
NORTHING - 746685.84
EASTING - 662526.64



PARKING LOT LANDSCAPING (8% REQUIRED)
3,520 SF OF PARKING LOT
1,542 SF OF GREENSPACES
1,542/ 3,520 = 43.81%

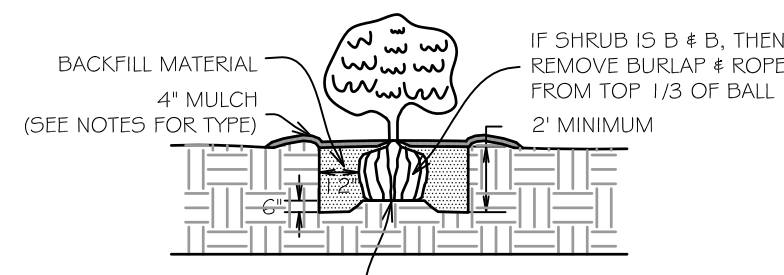
LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
-TREES: 1 PER 20' OF R.O.W. (1 SHADE TREE)
237.25' OF R.O.W = 12 STREET TREES REQD.
(12 STREET TREES PROVIDED)

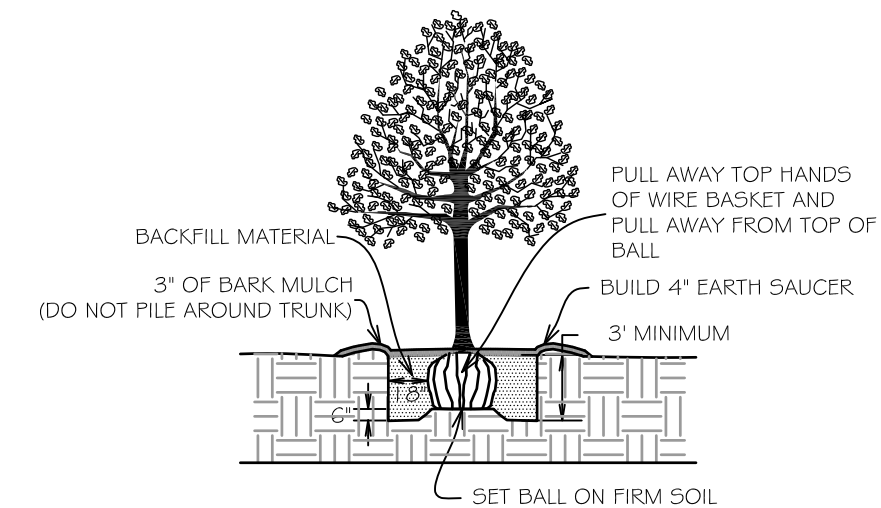
INTERIOR PARKING:
1 TREE

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS OR WATER SPIGOTS AT MINIMUM 100' RADIUS INTERVALS. MAINS SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS.
- ALL INTERIOR LANDSCAPE ISLANDS SHALL BE SODDED OR 60% MINIMUM LIVING COVER.
- ALL LANDSCAPING WILL BE GUARANTEED BY THE DEVELOPER FOR 36 MONTHS FROM THE TIME OF INSTALLATION. IF ANY VEGETATION SHOULD FAIL TO SURVIVE DURING THAT TIME IT WILL NEED TO BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.
- ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.
- WHERE POTENTIAL UTILITY CONFLICTS OCCUR WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

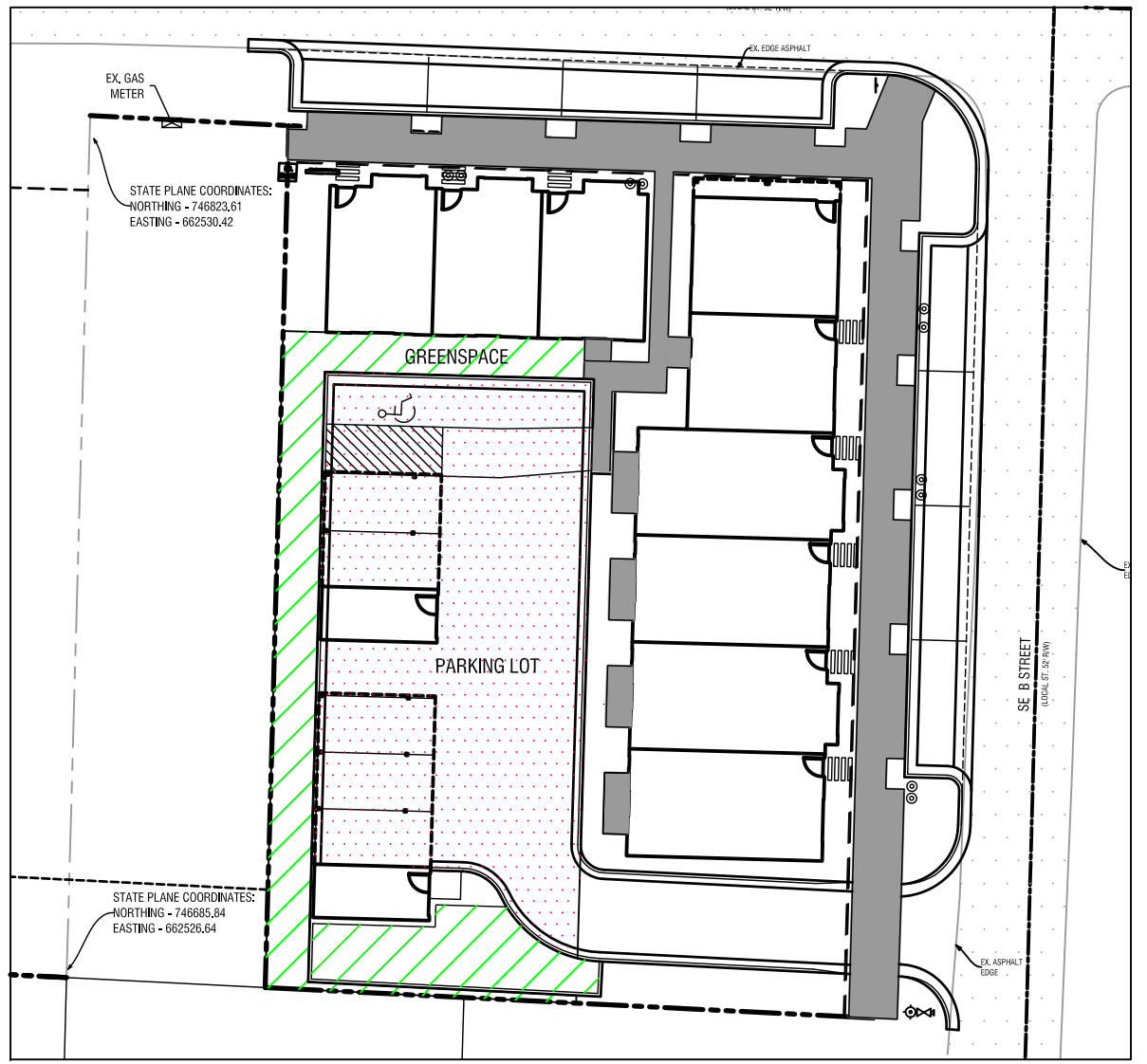


SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	LP	LONDON PLANE TREE Platanus x acerifolia	B&B	3.0" CAL.	
1	YO	YOSHINO CHERRY Prunus yeodoensis	B&B	3.0" CAL.	



JORGENSEN
+ ASSOCIATES
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Landscape Architecture Services
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Office: 479.442.9127
Fax: 479.582.4807

LEGEND

- ✕ CALCULATED POINT
- ⊙ FOUND RAILROAD SPIKE
- ⊙ SET IRON PIN & CAP
- ⊙ POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & B
TOWNHOMES

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 1-31-20
DRAWN BY: JSI
PROJECT # 2018057
PATH: Z\LSD\2018057\LSD5
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

CERTIFICATE OF AUTHORIZATION
&
JORGENSEN
&
ASSOCIATES
No. 722
ARIZONA - ENGINEER

SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L 1.0



① LOOKING NORTH WEST
SCALE: N.T.S.



② LOOKING SOUTH WEST
SCALE: N.T.S.

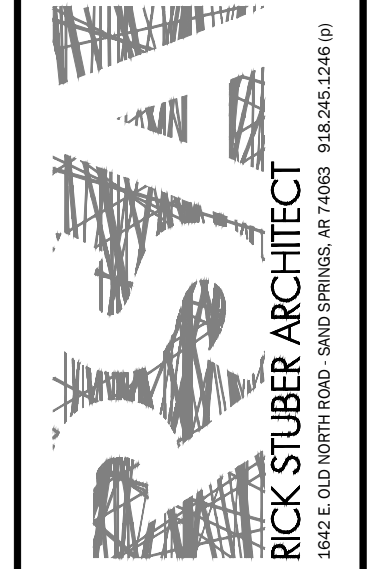
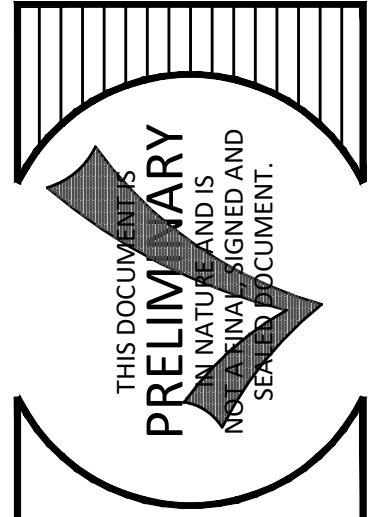


③ LOOKING SOUTH EAST
SCALE: N.T.S.



④ LOOKING NORTH EAST
SCALE: N.T.S.

\\svr-1\projects\2019 PROJECTS\19008 JACOBS SE B-BENTONVILLE.AR\3D RENDERINGS\2001-10\A4.3-Exterior Renderings.dwg Plotted on: Jan 13, 2020 - 8:33am by Shillman



JACOBS GROUP
SOUTHEAST 7TH STREET & SOUTHEAST B STREET
ROW HOMES
BENTONVILLE, AR

Issued: _____ Date: _____	
Revisions: _____ Date: _____	
Drawn by: JH	
Checked by: RS	
Date: 1-31-2019	
Plan Number: 19008	
Contents EXTERIOR RENDERINGS	
Sheet Number A4.3	

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WAIVER REQUEST STAFF REPORT



Brownstones on 'B' Street

313, 315, 317 & 319 NE B Street

PC Date: 2/18/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	LSD15-00035
Applicant / Current Owner	West Blake, LLC 9218 Metcalf Ave, Suite #238 Overland Park, KS 66212
Site Area	+/- 0.55 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial
Waiver Request	Section 1100.21.e, Building Materials

<https://arcg.is/08HvK8>



Property Description

This property is located at 313, 315, 317 and 319 NE B Street. The site is currently zoned DE, Downtown Edge, with a Future Land Use Map classification of Downtown Commercial. The Large Scale Development plan for this project was originally approved on March 15, 2016. The applicant is requesting to change the exterior building materials of the originally approved elevation

Waiver Request

One waiver requests:

- A waiver from Section 1100.21.e, Building Materials, of the Land Development Code
 - Code requires 75% of each façade of commercial property be composed of a masonry material. The applicant requests their east façade which faces the public right-of-way to be 87% thermo modified wood, the west facade to be 72% thermos modified wood, the north facade to be 98% thermo modified wood and the south façade to be 91% thermos modified wood.

Analysis

The applicant proposes the use of thermally modified natural wood with a Class 1 durability rating per EU standards with a 25-year manufactures warranty. The product is produced form hardwoods that are harvested from North American temperate forest and no toxic chemicals are used in the thermal modification process. The results are a highly durable and sustainable product with an authentic natural finish.

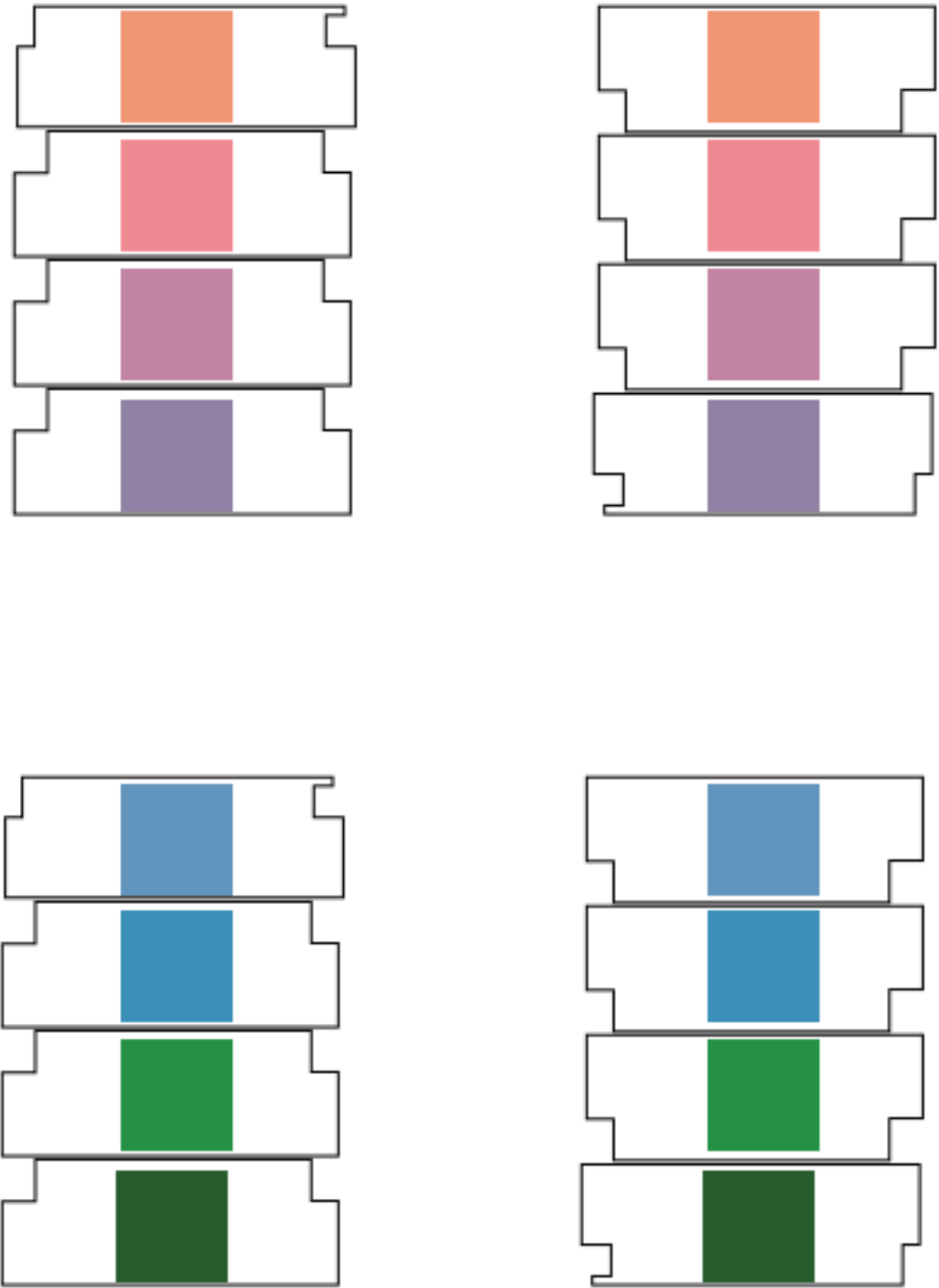
Staff Recommendation

Staff recommends approval of the waiver requests for each façade.

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EXTERIOR MATERIAL SCHEDULE				
NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
FC-1	FIBER CEMENT BOARD	PAINT FINISH	TBD	REFERENCE KEY PLAN FOR PAINT COLOR AND LOCATION
G-1	GARAGE DOOR	STEEL - PAINT - MATTE BLACK	TBD	
M-1	BRAKE METAL	BLACK ANODIZED	TBD	TO MATCH STOREFRONT MULLIONS
MG-1	METAL GRATE	POWDER COAT FINISH	TBD	REFERENCE KEY PLAN FOR PAINT COLOR AND LOCATION
MR-1	MEMBRANE ROOF	GREY	DURO-LAST	
WS-1	WOOD SIDING	THERMO-MODIFIED WOOD	NORTHLAND FOREST PRODUCTS	1" X 6" TONGUE AND GROOVE PLANK. VARIABLE LENGTHS.

CUSTOM ACCENT PAINT COLOR KEY PLAN



NE B STREET

FACADE MATERIAL CALCULATION:
87 % THERMO MODIFIED WOOD
9 % BREAK METAL
4 % FIBER CEMENT BOARD

02 FRONT ELEVATION (STREET FACING) - RBE
R0.01 1/4" = 1'-0"



01 REAR ELEVATION - RBE
R0.01 1/4" = 1'-0"

CLIENT NAME

BLUE CRANE
700 SE 5TH STREET, SUITE 1
BENTONVILLE, AR 72712

CIVIL

CEI ENGINEERING
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712

MEP CONSULTANT

BUF STUDIO
1107 VISTA BELL DR CAVE SPRINGS, AR
72718

STRUCTURAL CONSULTANT

MILLER ENGINEERING, P.C.
3827 S. TIMBERCREEK AVE SUITE A
SPRINGFIELD MO, 65807

BENTONVILLE BROWNSTONES

303 NE B STREET
BENTONVILLE, AR 72712

NOT FOR
CONSTRUCTION

02/07/2020

Architect Name - RYAN FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION
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Drawing Size:

24 x 36

Drawn By:

KB

Title:

EXTERIOR ELEVATIONS

Sheet Number:

R0.01

Date: 02/07/2020

Date: 02/07/2020

01	SIDE ELEVATION - RBE
R0.02	1/4" = 1'-0"

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