Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building's lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make "live" public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make "live" oral public comments to Ali Worley at aworley@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.

Planning Commission Agenda
April 21, 2020

I. Call to Order
II. Approval of Minutes
III. Public Hearings

1. **Dakota Leasing, Inc.** **Rezoning***
   (C-2, General Commercial to C-3, Central Commercial)
   307 S Walton Boulevard *(RZ20-0014)*

2. **City of Bentonville Community Development Building** **Rezoning***
   (I-1, Light Industrial to C-2, General Commercial)
   SW Municipal Drive *(RZ20-0015)*

3. **New Heights** **Conditional Use***
   Religious Facility
   1705 S Walton Boulevard, Suite 1 *(CU20-0005)*

4. **Featherston Road Church** **Conditional Use***
   Religious Facility
   SW Featherston Road & SW Regional Airport Road *(CU20-0011)*

5. **306 NE B Street Temporary Office** **Conditional Use***
   Temporary Use
   306 NE B Street *(CU20-0024)*

6. **Chabad of Northwest Arkansas** **Conditional Use***
   Religious Facility
   3400 SE John Rollow Drive *(CU20-0013)*

IV. Consent Agenda

1. **Lots 148-154 of Willbrook Farms Subdivision, Phase II** **Property Line Adjustment**
   SW Lucretia Road *(PLA20-0021)*

V. Old Business

1. **The Reserve Bentonville** **Planned Residential Development Amendment**
   SW Regional Airport Boulevard *(PRD19-0003)*

VI. New Business

1. **City of Bentonville Maintenance Annex** **Large Scale Development**
   2401 SW Aviation Street *(LSD20-0015)*

2. **Elliott Electric** **Large Scale Development**
   SW 28th Street *(LSD20-0018)*

3. **Pritchard's Addition** **Waiver Request**
   Right-of-Way Waiver
   703 NW 6th Street *(PLA20-0025)*

VII. Planner's Report

**Denotes public hearing*

Planning Commission
Minutes
April 7, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

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

Motion by Mr. Grider, seconded by Mr. Binns to approve the minutes of March 3, 2020 as written
Approved 6-0

Ms. Worley reads two public comments to the Commissioners.

Public Hearings

Item #1
Stratford Assets I, LLC: Rezoning, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, 502 NW 3rd Street, RZ20-0007
Ali Worley reads the staff report.
Motion by Mr. Grider, seconded by Mr. Sanders to table the item until there is sufficient means for the public to speak.
Tabled 6-0

Item #2
Kato: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 403 SW C Street, RZ20-0004
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved 6-0

Item #3
Kirkpatrick: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 4708 Town Vu Road, RZ20-0006
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved 6-0

Item #4
AP Real Estate & Development: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 4708 Town Vu Road, RZ20-0006
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved 6-0

Item #5
Newell Development: Rezoning, DN-3, Downtown High-Density Residential to DN-4, Downtown Mixed-Use Residential, 402 SE G Street, RZ20-0010
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved 6-0

Item #6
Brannon, Esslinger, & Crystal Creek Realty, LLC: Rezoning, R-1, Single Family Residential to DN-3, Downtown Medium-Density Residential, 306 SE 2nd Street, RZ20-0011
Ali Worley reads the staff report.
Motion by Mr. Sanders, seconded by Mr. Grider to table the item until there is sufficient means for the public to speak.
Tabled 6-0

Item #7
Northwest Baptist Assocation: Rezoning, A-1, Agricultural to R-O, Residential Office, 1712 SW 2nd Street, RZ20-0012
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
Approved 6-0

Item #8
Bertrand: Rezoning, A-1, Agricultural & R-E, Residential Estate to R-1, Single Family Residential, 1714 SW 2nd Street, RZ20-0013
Ali Worley reads the staff report.
Motion by Mr. Sanders, seconded by Mr. Grider to table the item until there is sufficient means for the public to speak.
Tabled 6-0

Item #9
Canvas Church: Conditional Use, Religious Facility, 1380 SW Westpark Drive, Suite 1, CU20-0003
Ali Worley reads the staff report.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #10
Momentary Barn: Conditional Use, Long-Term Temporary Use, Temporary Gravel Parking Facility, & Special Tent Events, 507 SE E Street, CU20-0002
Mr. Eccleston recuses himself.
Ali Worley reads the staff report.
Opened public hearing
No public comment
Closed public hearing
Approved 5-0

Item #11
Bentonville Community Radio: Conditional Use, 801 SE 8th Street, CU20-0007
Ali Worley reads the staff report.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #12
Buddy Pegs Bike School: Conditional Use, Commercial Outdoor Recreation Facility, 1807 SW 2nd Street, CU20-0008
Ali Worley reads the staff report.
Opened public hearing
No public comment
Closed public hearing
Approved 6-0

Item #13
The Source: Conditional Use, Temporary Gravel Parking Facility, 406 Razorback Drive, CU20-0009
Ali Worley reads the staff report.
Opened public hearing
Jim Lindsey, 308 Razorback Drive, expresses his concern over drainage, as well as a barrier to keep vehicles from driving across his private property.
Closed public hearing
Dan Weese, City Engineer, is working on the Floodway zone and permit. Peter Farmer, Staff Engineer, states that the gravel parking cannot adversely affect the floodway. Mark Brightwell, Staff Engineer, states that wheelstops are proposed.
There is further discussion amongst Staff and Commissioners.

Motion by Mr. Sanders, seconded by Mr. Eccleston to add a 5th condition of approval stating: A barrier is to be constructed between the commercial and residential uses within 60 days as approved by the Engineering Department. Note that a permanent screening will be required as outlined in the Land Development Code
Approved 6-0
Motion by Mr. Sanders, seconded by Mr. Grider to approve the Conditional Use Permit with the added condition of approval.
Approved 6-0

Consent Agenda

1.	Lots 214-215 of The Original Town of Bentonville 220 NW A Street (LS20-0008)	Lot Split
2.	Lot 20, Block 2 of Railroad Addition 109 SE 3rd Street (LS20-0005)	Lot Split
3.	Lot 1 of Shellfish Subdivision 407 SW C Street (LS20-0012)	Lot Split
4.	Lots 1-2 of Frazier Addition Gaston Road (LS20-0013)	Lot Split
5.	Lots 1-3 of Plaza West Addition Southwest Featherston Road (LS20-0019)	Lot Split
6.	Lots 19-20, Block 3 of Deming's Addition 402 & 404 NW A Street (LS20-0015)	Property Line Adjustment
7.	Lot 16, Block 15 of Deming's Addition 208 NW 5th Street (PLA20-0013)	Property Line Adjustment
8.	Lot of JBC Addition 109 SE F Street (PLA20-0017)	Property Line Adjustment
9.	Lot 44 of Dickson's Addition 818 SW 2nd Street (PLA20-0003)	Property Line Adjustment
10.	Lot 1 of Ferguson Addition 111 SE F Street (PLA20-0019)	Property Line Adjustment
11.	Plaza Tire 901 SW Regional Airport Boulevard (LSD20-0007)	Large Scale Development
12.	East Hangar 2380 SW Aviation Street (LSD20-0005)	Large Scale Development

Approved 6-0

New Business

Item #1
Flagstone Church of Christ: Large Scale Development, 3801 SW Eden Brooke Street, LSD20-0010
Ali Worley reads the staff report.
Nate Bachelor, representative, amends the request to be 24-gauge metal panel on the waiver request.
Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Building Materials
Approved 6-0
Large Scale Development
Approved 6-0

Item #2
Annoor Academy: Large Scale Development, 2300 SE C Street, LSD20-0012
Ali Worley reads the staff report.
Approved 6-0

Item #3
614 Bella Vista Road: Large Scale Development, 614 Bella Vista Road, LSD20-0013
Ali Worley reads the staff report.
Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Bentonville Drainage Mnaual for horizontal separation between detention and structures
Approved 6-0
Large Scale Development
Approved 6-0

Item #4
Benton County: Waiver Request, Building Materials, 1208 SW 14th Street, WAV20-0007
Ali Worley reads the staff report.
Motion by Mr. Grider, seconded by Mr. Sanders to approve the waiver request
Approved 6-0

Other Business

Ms. Worley states that Tech Review meetings starting on April 14th and continuing while COVID-19 measures are in place, will start at 4:00pm.

Motion by Mr. Grider, seconded by Mr. Sanders to adjourn.
Meeting adjourned

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

REZONING STAFF REPORT

Dakota Leasing, Inc.

307 South Walton Blvd.
PC Date: 4/21/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0014
Applicant / Current Owner	Dakota Leasing Inc.
Site Area	+/- 5.05 acres
Current Zoning	C-2, General Commercial
Requested Zoning	C-3, Central Commercial
Future Land Use Map Designation	Commercial (C)

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at 307 South Walton Blvd. Currently, an abandoned gas station is located on the site. C-2 General Commercial is located to the north, south and west of the property, R-1 Single Family Residential borders the properties northern and eastern boundaries.

Relationship to the General Plan
The Future Land Use Plan depicts this property as General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services and offices, Vertical mixed-use developments are encouraged, but are not as high priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

Public Comment
At the time of this report, staff has received one phone call and no written objections.

Analysis
The site's existing commercial use, proximity to a 5 lane arterial road, the downtown area, a large employer and other similar commercial uses as well as serving as a transition from the more intensive uses to the west and the single-family residences further to the east may justify a rezoning to C-3, Central Commercial. According to the applicant's narrative, the reason for the requested rezoning to C-3 is to develop a mixed-use development that will included residential, retail and office uses. The developer is planning a modern/ minimalist design aesthetic to create a lifestyle center with a sense of place along the Walton corridor.

Conclusion
The request is consistent with the Future Land Use Plan. Staff recommends approval of the rezoning request due to its compatibility with the surrounding commercial uses and the potential to provide a variety of housing types and other services near the downtown core and along a major arterial road that traverses the entire city.

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

March 16, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property at 307 S. Walton Boulevard

Dear Planning Staff:

This letter intended to serve as the narrative portion of the application packet for the rezoning of certain property at 307 S. Walton Boulevard, Bentonville, Arkansas.

The current owner of the property is Dakota Leasing, Inc. Casper One, LLC is both the proposed buyer of the property and the applicant in this rezoning application. The parcel is currently zoned C-2, Commercial and the applicant is requesting that it be rezoned to C-3, Mixed-use Commercial. The purpose for rezoning the abovementioned parcel is to allow the buyer to develop the parcel into a mixed use development, including residential, retail and office uses. As stated above, the parcel is currently zoned C-2, which does not allow for residential uses. The development is currently planned to have a modern/minimalist design aesthetic, and will strive to create a lifestyle center with a sense of place on the S. Walton Corridor.

The property is bounded on the West by Walton Boulevard/Hwy 71B, bounded to the North and South by food establishments, and is bounded on the East by the Bentonville Cemetery. Additionally, the property is adjacent to a small residential neighborhood on the Northeast side. The development is compatible with the surrounding commercial uses, and the cemetery, being a public use, is unlikely to be affected either. Likewise, being mixed use, the development will be compatible with the small neighborhood to the northeast.

As for traffic, the property is located on S. Walton Boulevard/Hwy 71B, which is a major arterial roadway. Accordingly, Walton Boulevard should have more than adequate capacity to serve the needs of this project. As for signage, there is an existing pole sign on the property which the buyer would like to retain the use of. Otherwise, the buyer has not determined plans for signage yet. Lastly, as for water and sewer availability, there is a water line which runs along the West side of the property parallel to Walton Boulevard, and there is a eight inch (8") sewer line which runs along the East side of the Property.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

Thank you for considering this rezoning request. If you have any questions, do not hesitate to contact me at 479-636-2168.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

1106 West Poplar Street
Rogers, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

Real Estate, Construction & Lien Law, Land Use & Planning
Corporate & Commercial Law, Banking, Bankruptcy
Criminal Law, Family Law, Guardianships, Landlord-Tenant
Estate Planning, Elder Law, Probate, Trust Litigation
Civil Litigation, Commercial & Consumer Debt Collection

REZONING STAFF REPORT

City of Bentonville Community Development Building

SW Municipal Drive

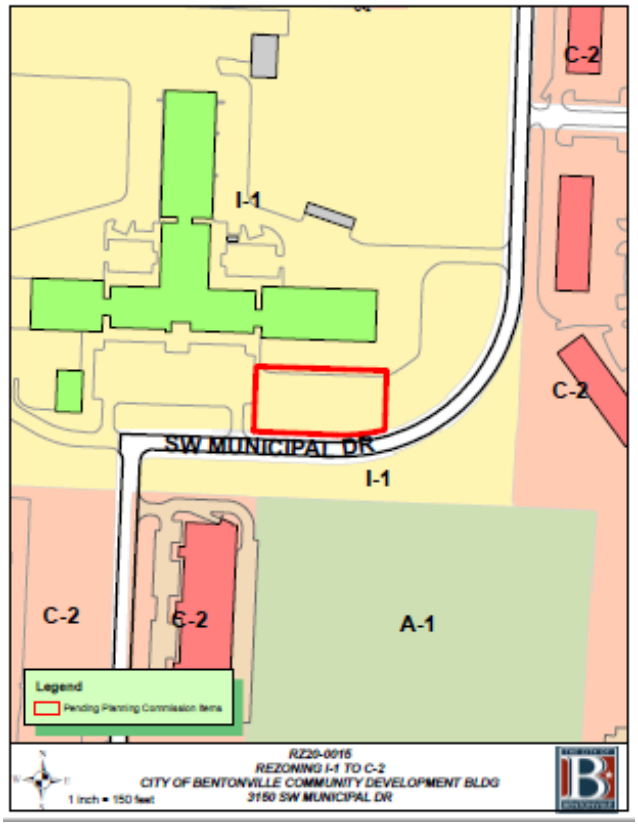
PC Date: 4/21/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ20-0015
Applicant / Current Owner	City of Bentonville 117 W Central Avenue Bentonville, AR 72712
Site Area	+/- 32.64 acres
Current Zoning	I-1, Light Industrial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Industrial (I)

https://arcg.is/08HvK8

Location Map



Property Description

The property is located at the southeast corner of the existing City Municipal Complex. Adjacent zonings are C-2, General Commercial, to the north, south, and east, A-1, Agricultural, to the south, and I-1, Light Industrial, to the west.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Light Industrial. These areas include low-impact manufacturing, large-scale storage, distribution, and warehousing facilities. Light industrial activities are typically characterized as having little or no environmental impact on surrounding properties.

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

According to the applicant's narrative, the reason for the request is so that the proposed building can meet the less stringent setbacks of the C-2 zoning district, rather than encroach in to the 30-foot setback deemed by the current zoning of I-1.

Conclusion

While the request is not consistent with the Land Use Plan, it is consistent with adjacent zonings and surrounding uses, therefore staff recommends approval.

MORRISON
SHIPLEY

Ellen Norvell
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

March 16, 2020

Re: City of Bentonville - Community Development Building
3150 SW Municipal Drive
Rezone Request

Dear Ms. Norvell:

Please accept this letter as a request to rezone a portion of the property described as the Bentonville Municipal Building and Site, Parcel ID 01-08930-000, containing approximately 32.64 acres.

The request for a rezone is due to the desired size and location of the new Community Development Building being placed along the southern portion of the site along the north right-of-way line of SW Municipal Drive and adjacent to the existing parking lot for the Municipal Building.

Current zoning of the property, I-1 light industrial, creates a 30' building setback line. The proposed building location exceeds this setback by approximately 9.4'. Rezoning a portion of the property that would incorporate the proposed building and parking lot addition to C-2, general commercial, would allow the front setback to be set at 20' and avoid encroachment into the setback line by the proposed structure.

If you have any questions or need additional information, please do not hesitate to call, 479-273-2209.

Sincerely,
Morrison Shipley Engineers, Inc.

Larry Grelle, Project Manager

CONDITIONAL USE STAFF REPORT

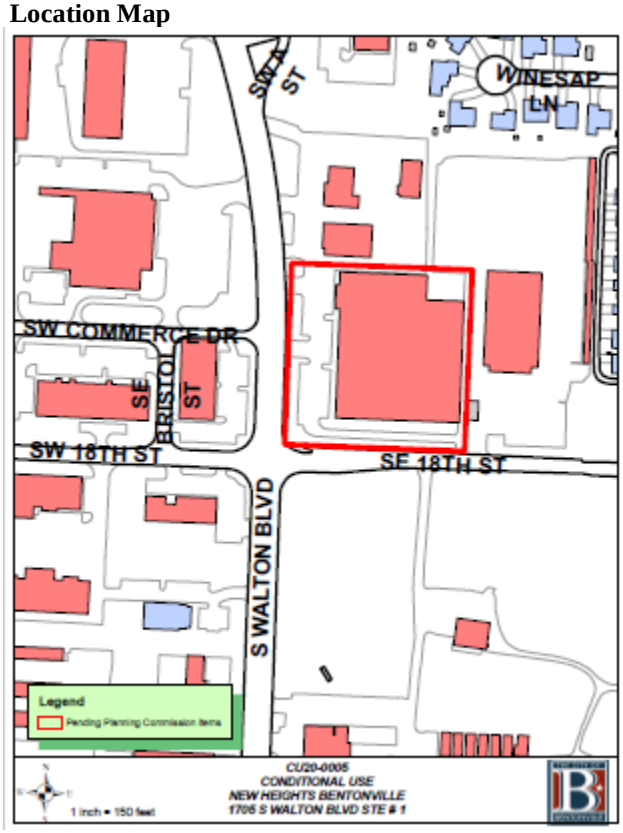
New Heights Church

1705 S Walton Boulevard, Suite 1
PC Date: 4/21/2020
Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0007
Applicant / Current Owner	1705, LLC 1705 S Walton Boulevard, Suite 3 Bentonville, AR 72712
Site Area	+/- 7.36 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The property is located east of S Walton Boulevard and north of SE 18th Street. It is currently zoned C-2, General Commercial. Religious facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description
According to the applicant's narrative, the hours of operation will be Monday-Friday 9:00am to 5:00pm and Sunday 8:00am-12:00pm. There will be about 50 visitors during the week and around 350 visitors on Sundays. The church plans on employing around six people. Existing parking will be utilized with no new parking proposed.

Public Notice
Staff has NOT received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:
1. This Conditional Use Permit shall be valid in perpetuity from 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.

• Narrative.
A typed narrative addressing each of the following items:

o Proposed use and reason for the proposed use.
A: church

o Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized.
A: see pictures attached

o Hours of operation, including days of the week.
A: Monday-friday 9-5, Sunday 8am-12pm

o Indoor and outdoor areas to be utilized
Indoor space.
A: indoor- church services, outdoor use-parking

o Planned indoor and outdoor structural changes.
A: outdoor N/A. Indoor- see plans, non structurual changes include, males and females ADA bathroom, and non structurual children's ministry rooms

o Parking needs required for the proposed use including existing and proposed-.
A: N/A as parking stays the same

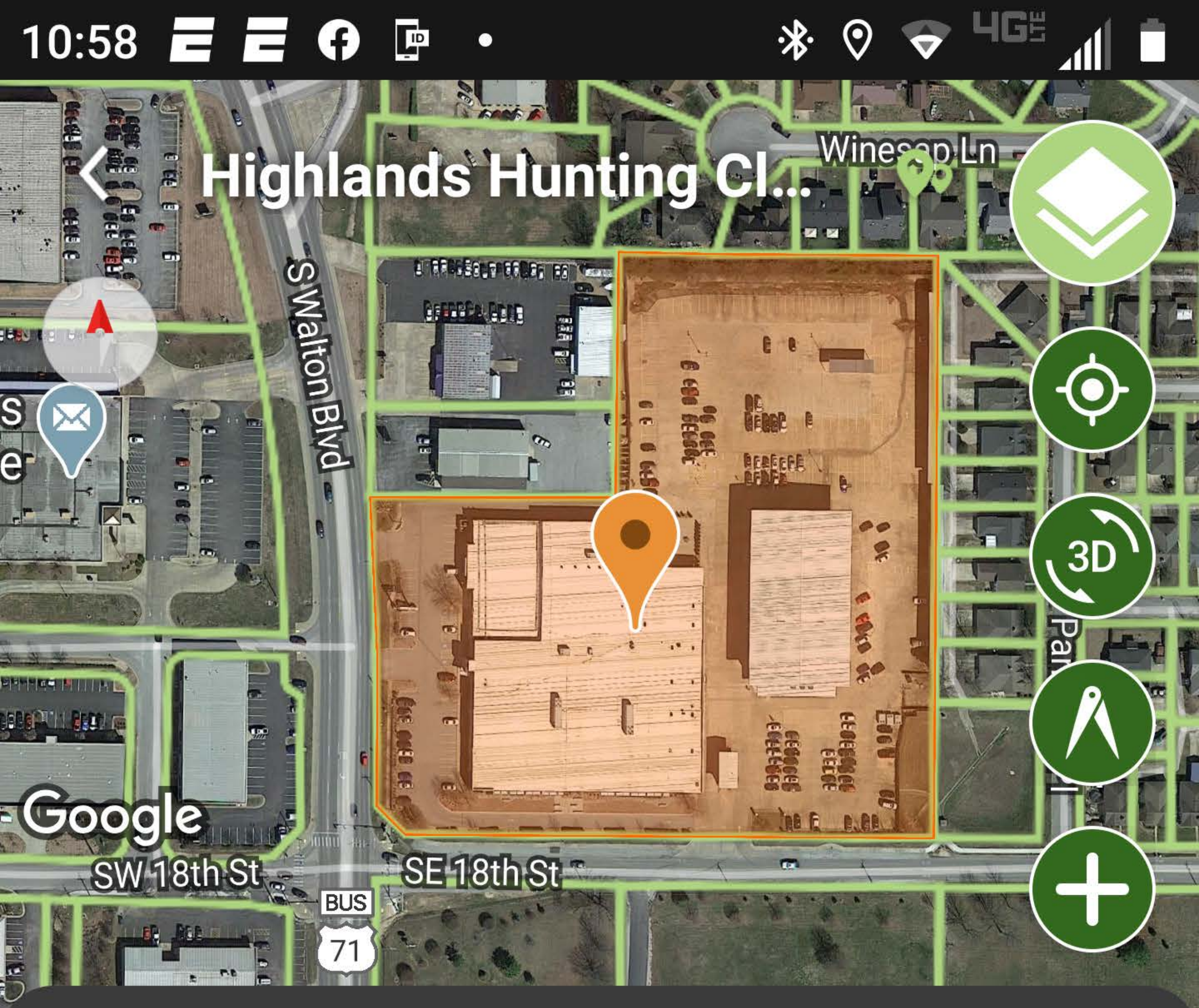
provide sketch of traffic flow and parking pattern (if applicable)
n/a

o Planned outdoor lighting changes-
A: N/A

o Anticipated patrons, clients, deliveries, and/or customers (average per day)
A: Monday-Friday - 50 or less
Sunday -350

o Proposed number of employees-
A: 6 employees

o Photographs of the property
A: see pictures attached



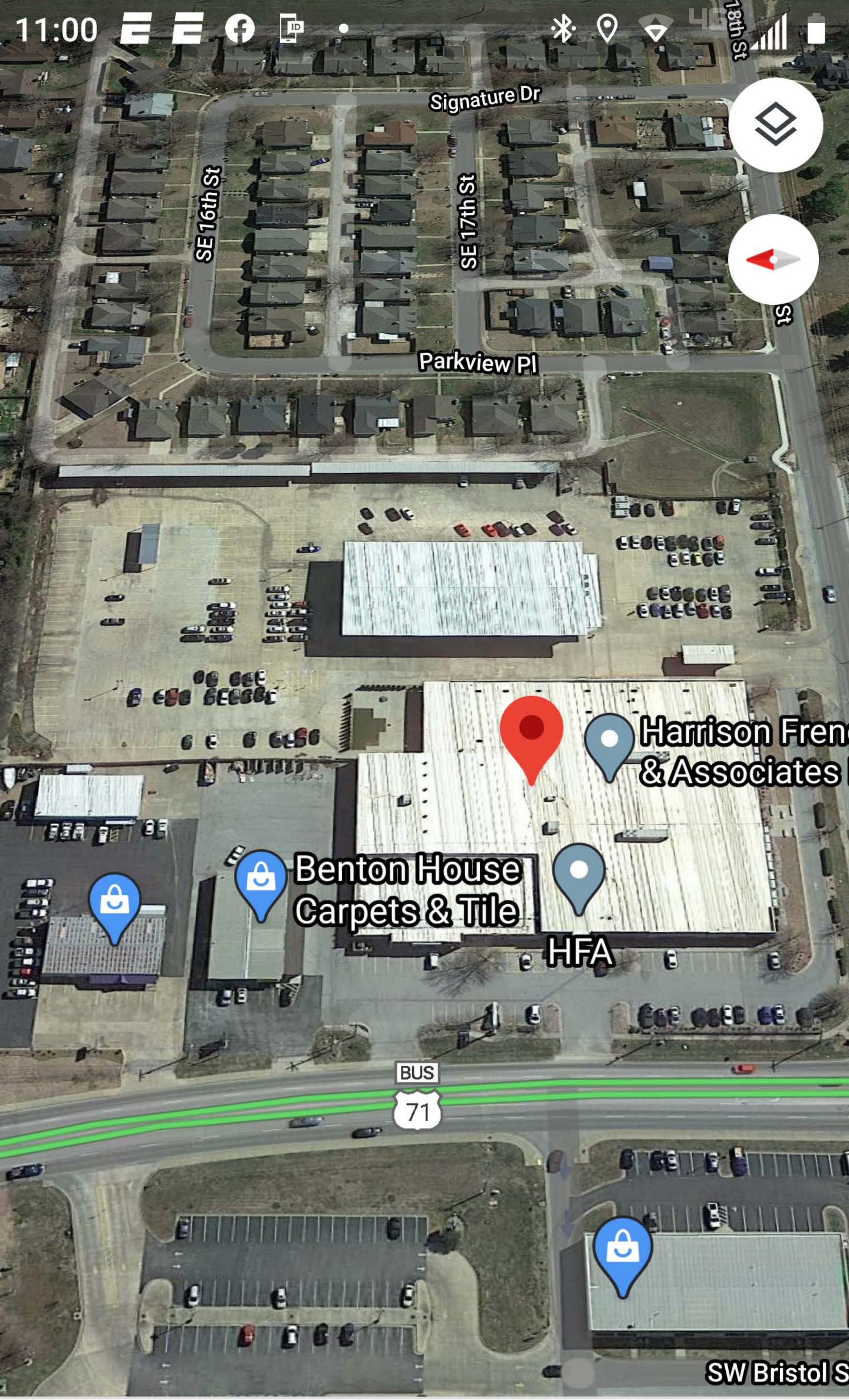
PROPERTY INFO

ADD SHAPE

Owner	1705 LLC
Address	1705 S WALTON BLVD BENTONVILLE, AR 72712
Area	7.42 Acres
Perimeter	0.47 miles

10:59
Google
© 2020 Google
CONNECTION
CHURCH
1705 US-71 BUS

10:59
Google
© 2020 Google
life CONNECTION CHURCH
life CONNECTION CHURCH
1705 US-71 BUS


11:00
Signature Dr
SE 16th St
SE 17th St
Parkview Pl
Harrison Fren
& Associates
Benton House
Carpets & Tile
HFA
BUS
71
SW Bristol S

CONDITIONAL USE STAFF REPORT

Featherston Road Church

SW Featherston Road & SW Regional Airport Boulevard

PC Date: 4/21/2020

Reviewer: Jon Stanley, Senior Planer

Project Number	CU20-0011
Applicant / Current Owner	Coughlin Family, LLC Coughlin, Cynthia H MGR PO Box 129 Centerton, AR 72719-0129
Site Area	+/- 12 acres
Current Zoning	C-2, General Commercial & C-1, Neighborhood Commercial
Future Land Use Map Designation	High Density Residential (HDR)
Requested Use	Religious Facility
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description

The property is located at the southeast corner of the intersection of SW Regional Airport Boulevard and SW Featherston Road. It is currently zoned C-2, General Commercial, and C-1, Neighborhood Commercial. The Future Land Use Plan depicts this property as High Density Residential. Religious facilities require a conditional use permit in all zoning districts.

Proposed Use Description

The applicant is requesting the conditional use permit for a 40,000 square foot religious facility at this location to serve an anticipated 730 parishioners and eight employees. According to the applicant's narrative, a 378-space parking lot with parking lot lighting is planned. Hours of operation will be as follows: Saturday service times will be 3:00pm to 7:30pm; Sunday service times will be 8:30am, 10:00am, 11:30am, 1:00pm, and 5:30pm; Wednesday service times will be 7:00pm. Normal weekday office hours will be Monday-Friday 9:00am to 5:00pm. The planned parking facilities should be adequate to accommodate any increase in traffic caused by the new use. This will be assessed at the time of large scale development submittal. The Planning Commission approved a lot split for this property on the April 7th agenda. It included three lots, one for the church and two out lots for potential future development.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. This Conditional Use Permit shall be valid for perpetuity of the business at this location only.
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. Only existing hard-surface parking areas are allowed to be utilized as parking. Parking on the grass is prohibited. Any development on site shall require large scale development application and approval.

CONDITIONAL USE PERMIT
BENTONVILLE PLANNING COMMISSION
BENTONVILLE, AR
APRIL 21, 2020

Submitted by
Featherston Rd. LLC
&

Members of the Bentonville Planning Commission:

On behalf of Featherston Rd. LLC, Olsson is formally requesting a conditional use permit to allow our client to construct an approximately 40,000 square foot church and associated parking. The site is zoned C-1 and C-2 and is located at the NE corner of SW Regional Airport Blvd and Featherston Rd.

A proposed lot split has been filled by Olsson for the property to split the current lot into three lots, two of which shall be purchased by Featherston Rd. LLC for the development of the church.

The church will be located on an 8.00-acre lot and a 1.11 acre out-lot will be used for future development and/or sale. The remaining 3.58 acres to be kept by the current property owner.

The current use of the land is that of empty pastureland with no existing structures.

Specific to the church, the proposed auditorium seats 730 attendees, employs approximately 8 daily staff members and typically has 3 to 5 volunteers assisting daily. Outside of church service times, daily visitors range anywhere from 1 to 5 visitors.

Daily deliveries are limited and only 1-2 deliveries are expected per day.

Indoor and outdoor uses shall be that of a church and associated parking lot, with proposed wall mounted lights along the building and proposed parking lot light poles adhering to the city of Bentonville's requirements.

The site is proposed to be accessed via SW Regional Airport Blvd. and Featherston Road. Both frontages are limited to one access point each. The preliminary site plan allows for 378 parking spaces. Based on our client's other church locations, an auditorium seating 730 attendees will require approximately 365 to 385 parking spaces.

The church hours shall be as follows:

- Saturday service times 4pm and 5:30pm.
    - Hours of operation approximately 3pm to 7:30pm.
- Sunday service times 8:30am, 10am, 11:30pm, 1pm, and 5:30pm.
    - Hours of operation approximately 7:30am to 7:30pm.
- Wednesday service times 7pm.
    - Hours of operation approximately 5:30pm to 9pm.
- Office hours during the week are 9am to 5pm Monday – Thursday

Accompanying this narrative and application are photographs of the existing site as well as a site plan identifying the location of proposed facilities and associated parking for the project.

Thank you for your time and consideration. For any further information, please contact Olsson so that we may help in any way.

Sincerely,

Dennis Blind, PLA
Senior Landscape Architect
Olsson
302 E. Milsap Road
Fayetteville, AR 72703
479-332-3956

Property Owner Consent Form

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712
479-271-3122

The COUGHLIN FAMILY LLC is the owner of the property located at the N.E. corner of the intersection of Featherston Road and S.W. Regional Airport Blvd., identified as Parcel Identification Number 01-07933-000, located in Benton County, Arkansas.

The proposed project for the site is a church.

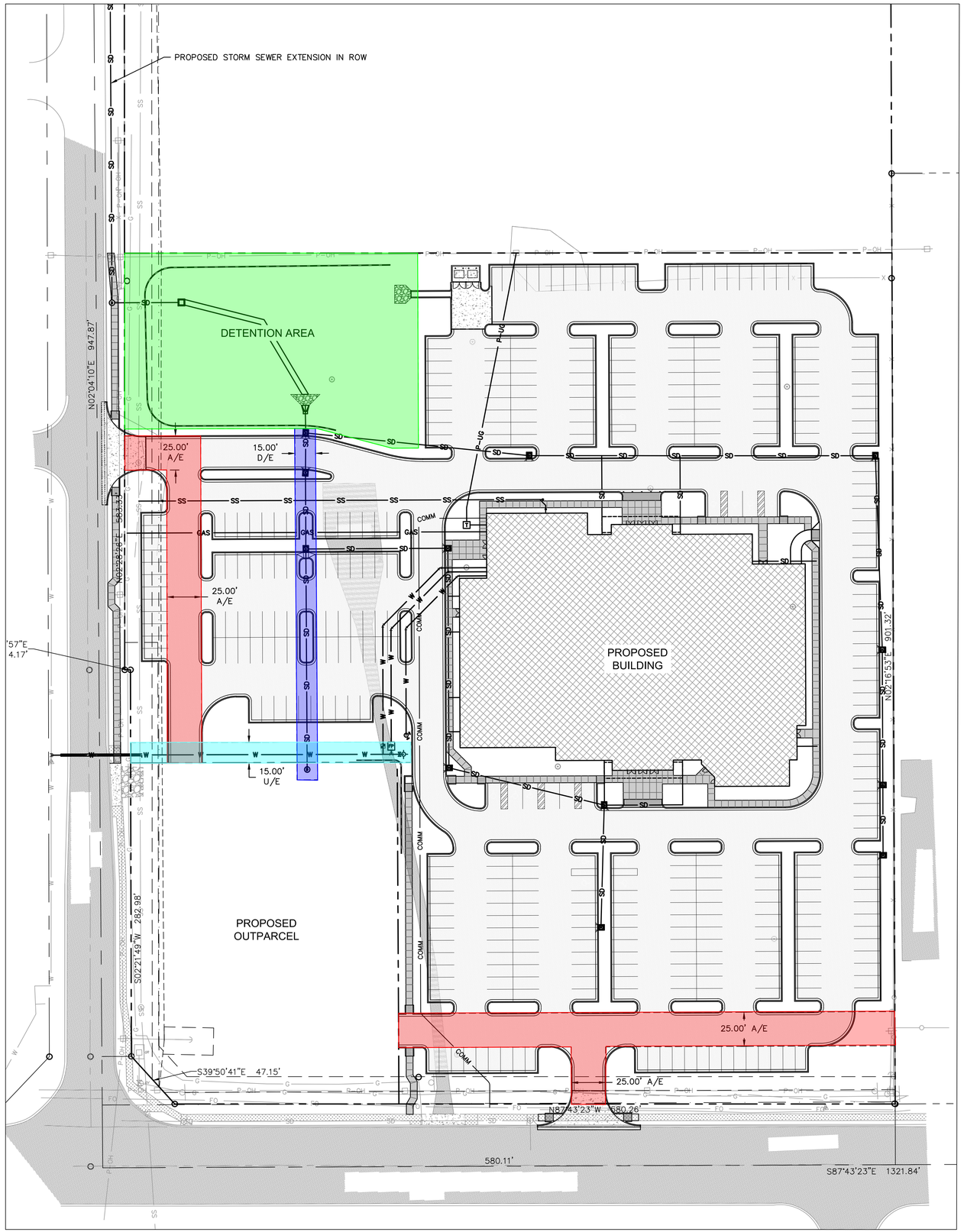
I certify that I am the owner of the property above and that I have read this form and consent to its filing.

Cynthia Coughlin
for Coughlin Family, LLC

3-4-2020
Date

** If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.

** If the property is owned by an LLC or similar type of entity please provide a Letter of Authorization verifying that the person who is signing this document is authorized to do so.



N

0' 20' 40' 80'
SCALE IN FEET

olsson

11600 Broadway Extension, Suite 300
Oklahoma City, OK 73116
TEL 405.242.6600 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SEED DEVELOPMENT
PRELIMINARY

BENTONVILLE, ARK

2020

drawn by:
checked by:
approved by:
QA/QC by:
project no.:
drawing no.:
date:

SHEET

DWG: F:\2020\0001-0500\020-0180\40-Design\Exhibits\202.02.19 - Preliminary Site Plan\C_SIT01_0200180.dwg USER: sbarkhimer
DATE: Feb 19, 2020 4:54pm XREFS: V_XTOPO_0200180 C_PBASE_0200180 Seed Development - Briargate Floor Plan-LC OMH - Structural Model - R19-rvt-1-FURNITURE PLAN V_XBNDY_0200180

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / **olsson.com**

CONDITIONAL USE STAFF REPORT

306 NE B Street Temporary Office

306 NE B Street
PC Date: 4/21/2020
Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0012
Applicant / Current Owner	302 NE B Street, LLC 6505 E Central Avenue #281 Wichita, KS 67206
Site Area	+/- 0.23 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	High Density Residential (HDR)
Requested Use	Temporary Use
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description
The property is located at 306 NE B Street. It is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north and east, DE, Downtown Edge, to the west, and DN-3, Downtown High-Density Residential, to the south. It is also important to note that the property immediately east is a four-plex, and the property immediately north is currently vacant.

Proposed Use Description
According to the applicant's narrative, an expected 8-12 employees are proposed to occupy the building weekdays from 7:00am-6:00pm, with occasional limited weekend hours. Parking needs are expected to be about 5-10 spaces, which includes existing on-site parking, as well as off-site parking, with some employees utilizing alternative transportation. Off-site parking will be public parking spaces at the nearby 21C Hotel.

Offices are not allowed by right or with a Conditional Use Permit in the R-1 zoning district. However, the applicant requests that this item be accepted for a period of one year from date of issuance. Temporary uses are allowed with a Conditional Use Permit in the current zoning district.

Public Notice
Staff has NOT received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:
1. This Conditional Use Permit shall be valid for one year from date of issuance.
2. This Conditional Use Permit shall not be extended past the one-year timeframe. If the applicant wishes to continue the use as an office, they shall seek a rezoning request.
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.

CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

April 15, 2020

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

RE: Conditional Use Permit Request - Amended
306 NE B St. Temporary Use

Dear Planning Commissioners:

Please accept this letter to accompany a formal amended application by 302 NE B Street LLC, a Walton family entity, for consideration of this request for a conditional use permit to allow a Long-Term Temporary Use of an existing single-family residential structure located at 306 NE B Street. Following are details of this request:

A. The owner is intending to utilize the structure as a temporary office for a period not to exceed 12 months from the time of issuance of the requested Conditional Use Permit.
B. The subject lot and surrounding properties are currently zoned R1, but none of the surrounding adjacent properties is currently permanently occupied or used as a single-family residence. See attached property Site Plan.
C. Applicant expects employees will generally be working within the hours of 7 AM to 6 PM with occasional limited weekend hours.
D. Employees will be working within the structure with no activities planned outdoors
E. No exterior modifications or renovations are intended. Only minor interior renovations, if any, are planned inside the structure other than the installation of typical office furnishings and related data cabling for computer networking.
F. Applicant intends to utilize the public parking accommodations at the nearby 21C Hotel. Applicant will also utilize existing on-site parking for mobility-impaired employees or guests with no additional parking improvements proposed. Parking needs expected to be 5 to 10 spaces, whether onsite or offsite, with some employees utilizing alternative transportation (cycling or walking).
G. No outdoor lighting additions or modifications are planned.
H. Site is intended only for use of applicant's employees and consultants. Occasional visitors for meetings, building cleaning and maintenance, deliveries, and similar visits are expected.
I. Facility is planned for 8 to 12 employees.
J. Aerial imagery and site photographs are attached.

Based on the limited number of permanent residents in the neighborhood and its proximity to the downtown core of Bentonville, we do not believe the requested use will negatively impact adjacent owners, residents, or citizens. Accompanying this letter and application are drawings demonstrating the location of the proposed facilities and the temporary gravel parking lot. Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me.

Respectfully Submitted,
CEI Engineering Inc.

Thomas C. Oppenheim

Thomas C. Oppenheim, P.E.
Department Manager – Local Development

306 NE B Street Conditional Use Permit Application, Temporary Use.

CONDITIONAL USE STAFF REPORT

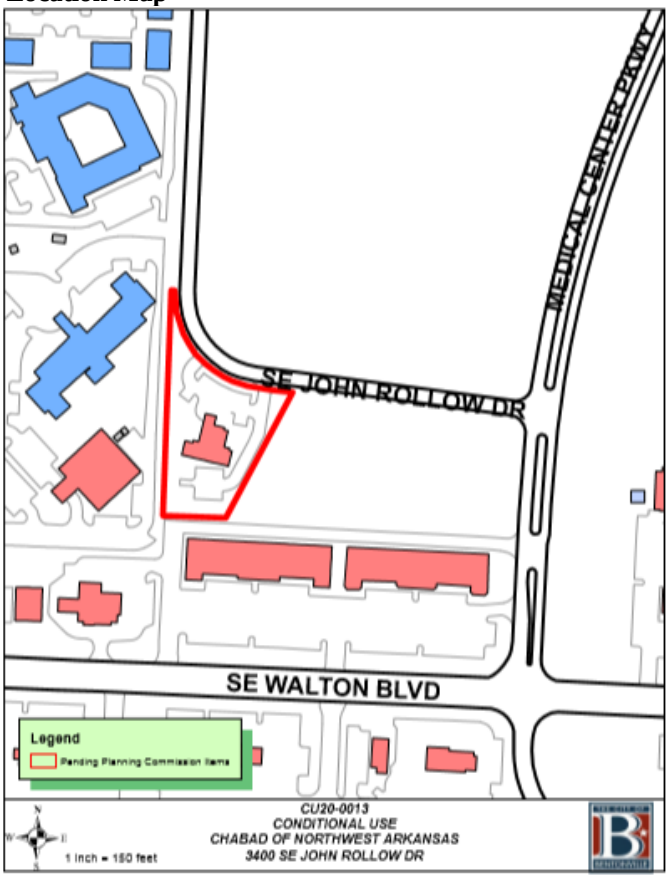
Chabad of NWA

3400 SE John Rollow Drive
PC Date: 4/21/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0013
Applicant / Current Owner	Chabad of Northwest Arkansas 5402 W Redbud Street Rogers, AR 72758
Site Area	+/- 1.2 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	None

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 3400 SE John Rollow Drive. It is currently zoned C-1, Neighborhood Commercial. Religious facilities require a conditional use permit in all zoning districts.

Proposed Use Description
Chabad of Northwest Arkansas is utilizing the existing property and structure at 3400 SE John Rollow Drive as a house of worship for the Jewish Community and as a location for community educational and social programs. The applicant has completed minor interior renovations to the building and landscaping requirements of the previously approved conditional use permit and satisfied all other requirements set forth by the Planning Commission meeting during the April 3, 2018 meeting. They are now seeking a renewal of the conditional use permit for perpetuity of the worship center at this location.

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

Public Notice
Staff has NOT received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. This Conditional Use Permit shall be valid for perpetuity of the worship center at this location, from the date of approval.
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. 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.

By the Grace of G-d

Narrative
Chabad of Northwest Arkansas

A. Chabad of Northwest Arkansas, Inc. proposes use of the property at 3400 SE John Rollow Drive, Bentonville, AR 72712 to be a House of Warship, providing prayer services, educational programs and social services. We propose the use of this building to be a place for the Jewish community to gather to pray; a place to have community educational and social programs through classes, programs and shared community meals.
B. See attached survey of the property, following the pictures.
C. Hours of operation will be Tue-Thu 7am-3pm. Friday evenings at sunset and Saturday 10am-3pm. possible usage on Sunday and Monday when needed for communal prayers.
D. The synagogue will use all of the indoor space, the outdoor patio and parking areas.
E. No further structural changes anticipated at this time. Renovations were completed to city's satisfaction. Landscaping requirements were met to city's satisfaction.
F. There are currently 26 existing parking spaces and 2 handicap spaces on site. Additional parking is not currently planned.
G. No further outdoor lighting is planned.
H. Anticipated patrons of 20 per weekday, up to 40 on weekends and 50-60 on Jewish holidays.
I. 2-3 employees will be working on site.
J. See attached photos. These photos predate the renovations. But only minor relocation of a few doors has taken place. Landscaping photos are current to prove meeting requirements.

Photo a. front of building with proposed sign.

cornerstone
CHILDREN'S ACADEMY

ENTER

ENTER

Consent Agenda Items

For Planning Commission meeting of April 21, 2020

Reviewer: Ali Worley, Planning Technician

- At the Technical Review meeting held on April 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.

Property Line Adjustment: Lots 148-154 of Willowbrook Farms Subdivision, Phase II, RLP Investments, Inc., SW Lucretia Road, R-1, Single Family Residential, *PLA20-0021*

A property line adjustment of Lots 115-118, 120-121, and 136 of Willowbrook Farms Subdivision, Phase II, creating new Lots 148-154. All newly created lots are +/- 0.37 acres. The plat dedicates 10-foot and 20-foot utility easements along the adjusted lot lines of Lots 149-151.

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

N
W E
S

1 inch = 174 feet

PLA20-0021
PROPERTY LINE ADJUSTMENT
WHILLOWBROOKE FARMS SUB PHASE 2

THE CITY OF BENTONVILLE

GENERAL NOTES:

- Basis of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on RT Kinematic (RTK) GNSS Observations from City of Bentonville GPS Monument #84, having published values of: Lat 36°20'09.79" N / Long 94°15'30.90" W and a Combined Scale Factor (Ground to Grid) = 0.999966638.
- Grid North Convergence: At the Northeast corner of the S1/2 NE1/4, Section 10, T19N, R31W, rotate from Grid North 01°18'51" to the Left for True North.
- Vertical Datum: NAVD88 (Geoid 12B). Site elevations are based on RTK GNSS observations from the City of Bentonville GPS Monument #84, having a published elevation of 1248.11 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0235K, Map Revised June 5, 2012, and by graphic plotting only; Lots 148-151 and Lots 152 and 153, all lie within Zone X, Areas determined to be outside the 0.2% annual chance floodplain. By graphic plotting only, Lot 154 lies within Zone X, Other Flood Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; and Zone X, Areas determined to be outside the 0.2% annual chance floodplain. This Land Surveyor and Morrison Shipley Engineers, Inc., assumes no liability for the correctness or use of the current cited flood map, or any available digital flood hazard data utilized to delineate the limits of potential flood hazard areas. Flood Hazard Maps are subject to be changed, updated, and revised, and the purchaser or other interested parties of any lots or lands along or adjacent to any flood hazard areas, should review current maps and satisfy themselves of the location and limits of any potential flood hazard areas, and any associated risk.
- Lot 154 is Common Area and will be owned and maintained by either the developer or the Property Owners Association.
- 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.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences or any other structures built within any Drainage or Utility Easement.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.

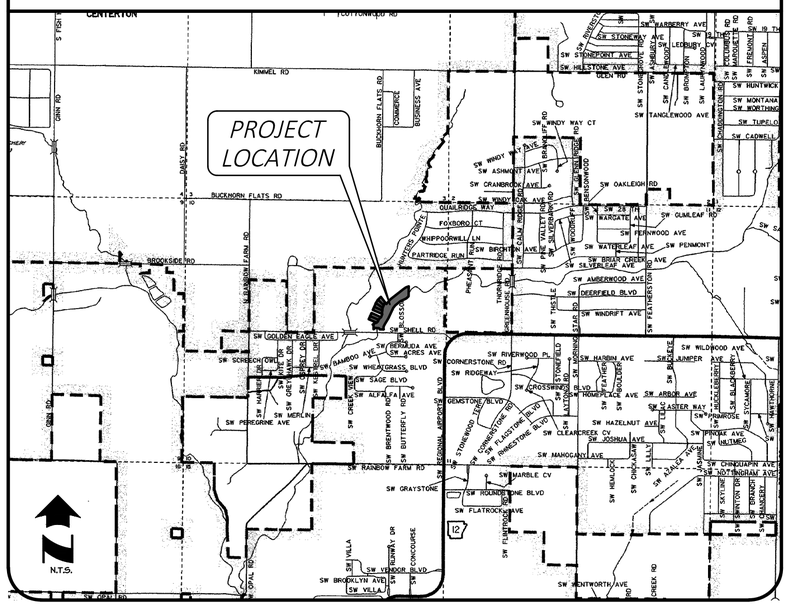
ENGINEERING NOTES - From Final Plat Book 2017, Page 937:

- Minimum Finish Floor Elevations: Minimum Finish Floor Elevations (FFE) are provided for lots that are adjacent to a public drainage structures, drainage easements, or flood hazard areas. The elevations shown are three-feet (3') above predicted 100-year flood elevation or one-foot (1') above the highest planned adjacent back of curb elevation. These Minimum Finish Floor Elevations (FFE) are intended to protect structures from damage from the adjacent public storm drainage facilities within drainage easements or adjacent flood hazard areas. However, sound engineering judgement should be utilized for each structure and each lot to prevent localized flooding due to inadequate site design.
- Any fill place in the building pad areas shall be tested for appropriate compaction by a Geotechnical Engineer.

SURVEYOR'S NOTES:

1. The distance annotated to the existing structures on Lots 150 and 153 is calculated, being a four-inch (4") offset from the as-surveyed exterior brick veneer and is a calculated measure to frame line per request by the client.
2. The Top of Foundation Finish Floor Elevation (FFE) of the existing structure on Lot 150 (previously Lot 117), Building Permit No. 19-0119, 3503 SW Lucretia Road, FFE Certification Report issued 4/29/2019, is 1230.0 feet (NAVD88).
3. The Top of Foundation Finish Floor Elevation (FFE) of the existing structure on Lot 153 (previously Lot 121), Building Permit No. 19-0150, 3603 SW Lucretia Road, FFE Certification Report issued 5/28/2019, is 1225.0 feet (NAVD88).

VICINITY MAP



PARENT TRACT DESCRIPTION:

Lots 115, 116, 117, 118, 120, and 121 of Willowbrook Farms Phase II, per record plat filed for record at Plat Book 2017 Page 937 and Lot 136 of Willowbrook Farms Phase II, per record plat filed as Land Document L201951024, Bentonville, Benton County, Arkansas.

CERTIFICATE OF APPROVAL:

Pursuant To The Bentonville Subdivision Regulations And All Other Conditions And Approval having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

Signed _____
City Clerk, City Of Bentonville

CERTIFICATE OF SURVEY ACCURACY

I, Keith A. Sikes, Hereby Certify That This Plat Correctly Represents A Boundary Survey made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Minimum Standards For Land Surveyors Have Been Met.

Date of Execution: April 06, 2020

FOR REVIEW

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

_____
Arkansas Professional Surveyor, #1507

Owner
RLP Developments, LLC
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

Owner
RLP Investments Inc
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

Engineer/Surveyor
Morrison-Shipley Engineers Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

Filing Block

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Source Of Title: Special Warranty Deed 2015 Page 13646
Source Of Title: PLAT 2017 Page 937
Source Of Title: PLAT L201951024

Signed: _____ Date of Execution: _____
Russel Lee Plumley, Manager
RLP Developments, LLC

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day _____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

Source Of Title: LLC Warranty Deed L201911354
Source Of Title: LLC Warranty Deed L201917840

Signed: _____ Date of Execution: _____
Russel L. Plumley, President
RLP Investments Inc

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day _____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

ATLAS PAGE 452

PROPERTY LINE ADJUSTMENT

being a Replat of Lots 115-118, 120, 121, & 136 Willowbrook Farms Subdivision, Phase II Creating LOTS 148-154 WILLOWBROOK FARMS SUBDIVISION, PHASE II

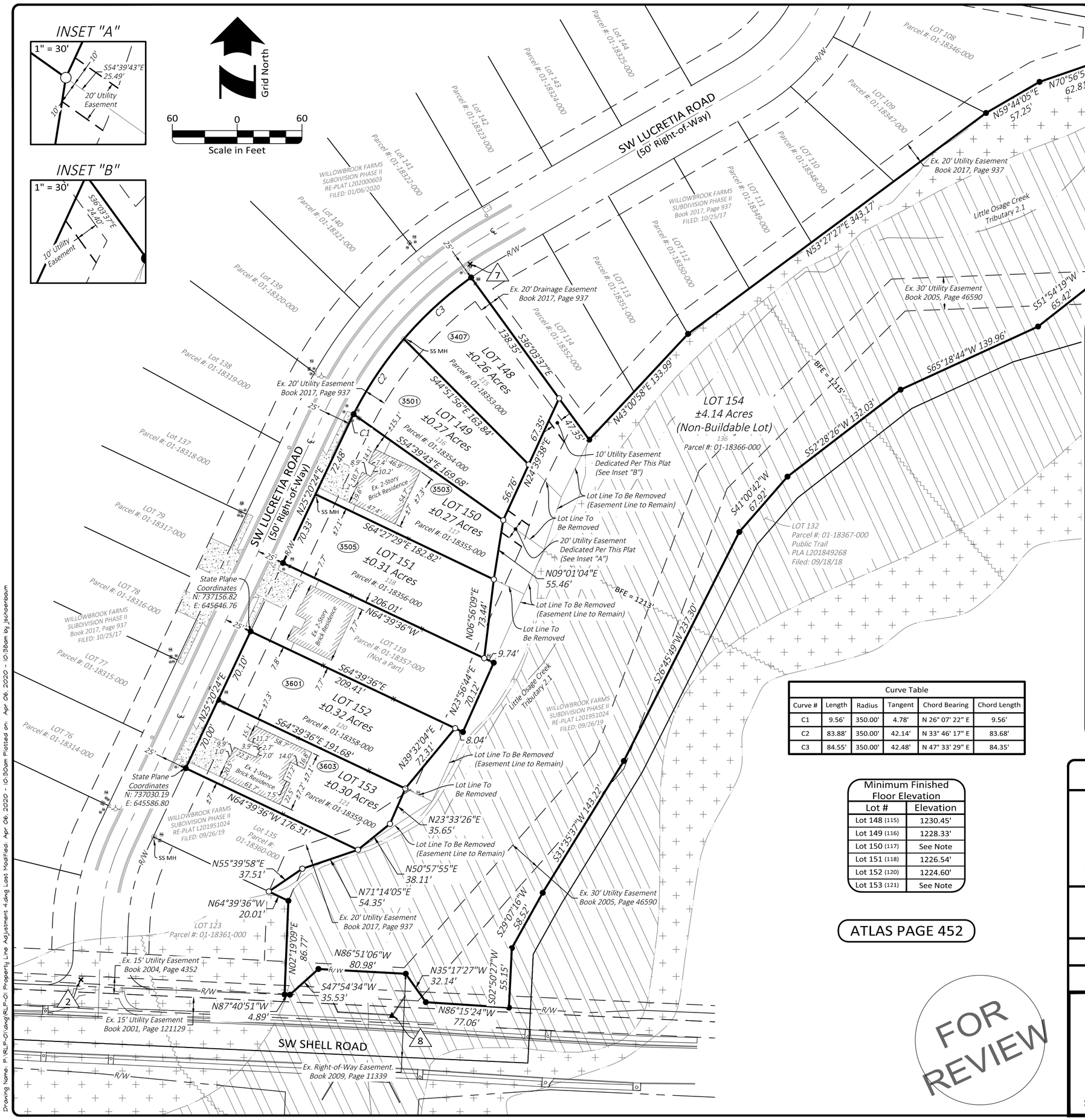
Bentonville, Benton County, Arkansas
City of Bentonville Project # LSD20-0018

Project No. RLP-01	Drawn By JDS Checked By KAS
Date 04.06.2020	Sheet 1 of 2

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Drawing Name: P:\RLP-01\dwg\RLP-01 Property Line Adjustment 4.dwg Last Modified: Apr 06, 2020 - 10:30am Plotted on: Apr 06, 2020 - 10:30am by jschoenbaum



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	9.56'	350.00'	4.78'	N 26° 07' 22" E	9.56'
C2	83.88'	350.00'	42.14'	N 33° 46' 17" E	83.68'
C3	84.55'	350.00'	42.48'	N 47° 33' 29" E	84.35'

Minimum Finished Floor Elevation	
Lot #	Elevation
Lot 148 (115)	1230.45'
Lot 149 (116)	1228.33'
Lot 150 (117)	See Note
Lot 151 (118)	1226.54'
Lot 152 (120)	1224.60'
Lot 153 (121)	See Note

ATLAS PAGE 452

FOR REVIEW

PROPERTY LINE ADJUSTMENT

being a Replat of Lots 115-118, 120, 121, & 136
Willowbrook Farms Subdivision, Phase II
Creating LOTS 148-154
WILLOWBROOK FARMS SUBDIVISION, PHASE II

Bentonville, Benton County, Arkansas
City of Bentonville Project # LSD20-0018

Project No. RLP-01	Drawn By JDS Checked By KAS
Date 04.06.2020	Sheet 2 of 2

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Drawing Name: P:\RLP-01\dwg\RLP-01 Property Line Adjustment 4.dwg Last Modified: Apr 06, 2020 - 10:30am Plotted on: Apr 06, 2020 - 10:30am by jschoenbaum

REZONING STAFF REPORT

The Reserve Bentonville

SW Regional Airport Boulevard & Greenhouse Road

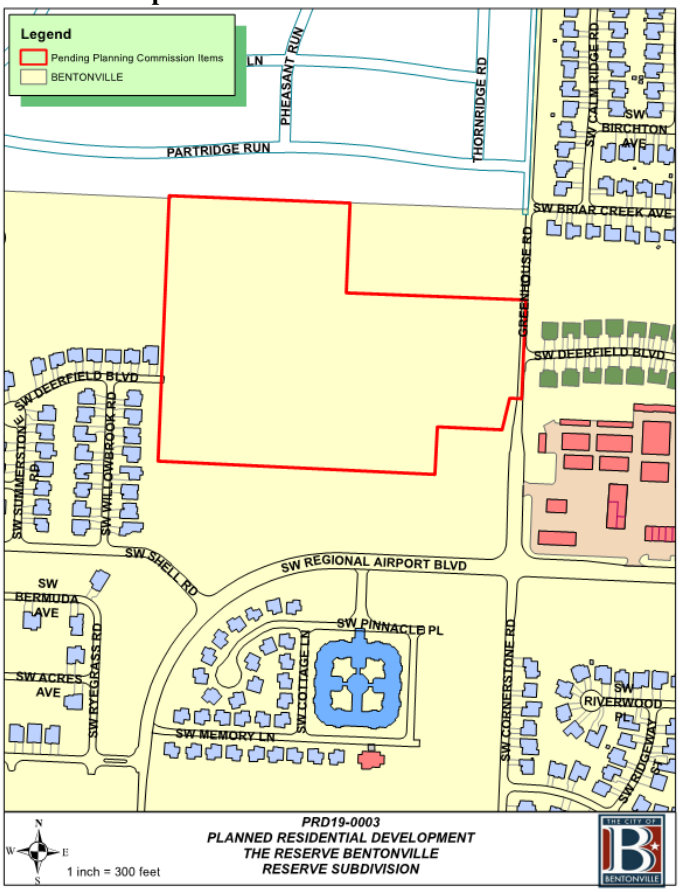
PC Date: 4/21/2020

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 Boulevard 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.

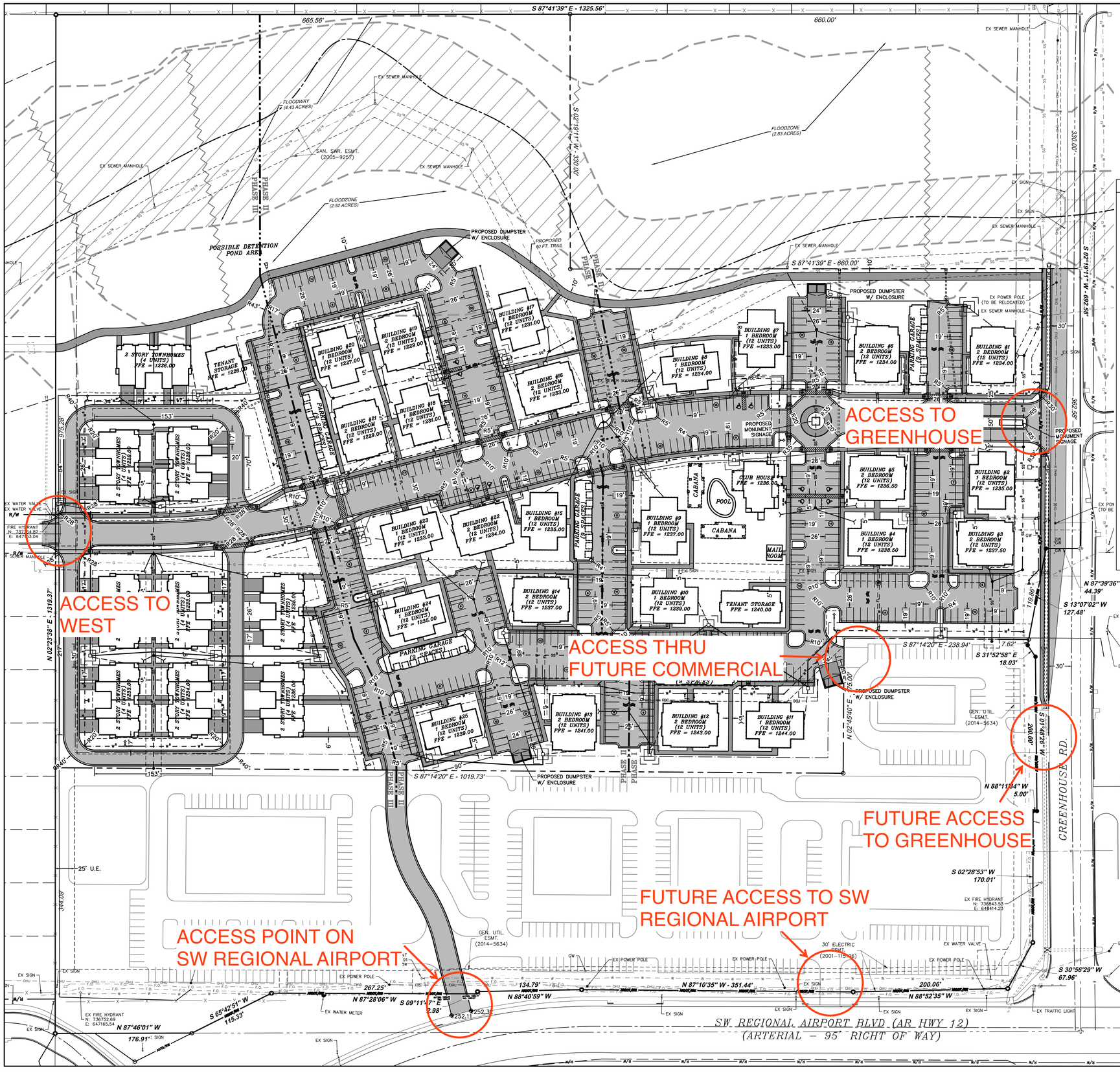
Relationship to the General Plan

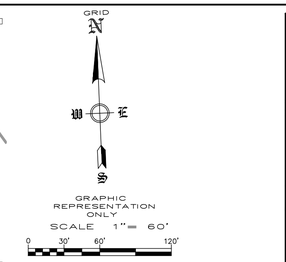
The Future Land Use Plan currently depicts this property as open space. Open space areas typically include undeveloped areas that are either actively preserved or have significant challenges to develop, such as flood plains or wetlands. While a portion of this property can be identified as such, there 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

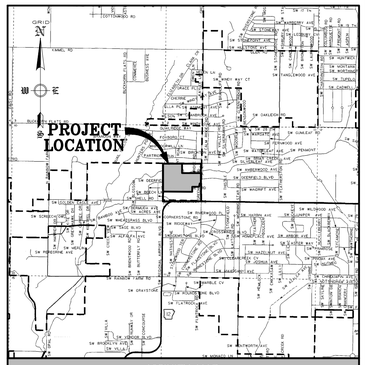
The proposed planned residential development is compatible with surrounding uses to the south and east. It will serve as a transition from the arterial streets that border the property to the south and east and single-family developments to the north and west. There is a 330-foot +/- existing floodplain between this property and the residential developments to the north that will serve as a natural buffer between the two uses. Site design, traffic and storm water concerns shall all be addressed at the time of large scale development. Staff recommends approval.





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



VICINITY MAP
N.T.S.

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:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. 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 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2020 ENGINEERING SERVICES, INC. 3-12-2020 1:38 PM
F:\ESI WORK\ - ENGINEERING PROJECTS\

SCALE: 1"=60'
DATE: Mar 12, 2020
ENGINEER: TJA
DRAWN BY: DBB
W.O. #: 19945

2

LARGE SCALE DEVELOPMENT STAFF REPORT

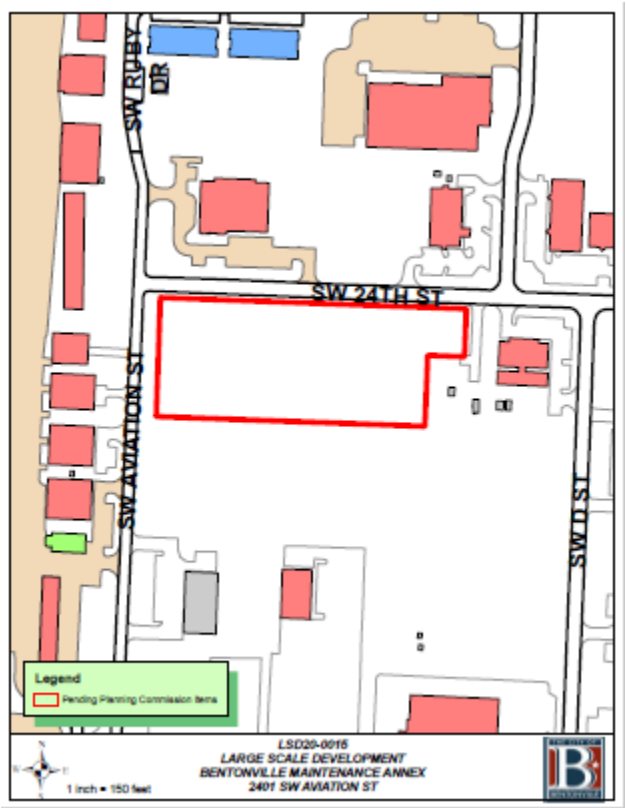
City of Bentonville Maintenance Annex

2401 SW Aviation Street
PC Date: 4/21/2020
Reviewer: Ali Worley, Planning Technician

Project Number	LSD20-0015
Applicant / Current Owner	City of Bentonville 117 W Central Avenue Bentonville, AR 72712
Site Area	+/- 3.25 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Industrial (I)
Development Type / Use	Maintenance Building

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at the southeast corner of SW Aviation Street and SW 24th Street. It is currently zoned C-2, General Commercial, with a Future Land Use Plan designation of Light Industrial.

Project Details
The applicant is proposing the development of a 12,789 square foot maintenance building. The development provides 32 total parking spaces and adequate landscaping. In addition, the development provides a bench and three bike racks for site amenities.

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
There is one waiver request associated with this project:

1. Waiver request from Section 1100.21.e, Building Materials, that requires 75% of each façade of the building to be made up of masonry material.
    - The applicant is requesting that the east and south-facing facades be made up of 24-gauge architectural prefinished metal panels.
    - According to the applicant's narrative, the prefinished metal panel system was recently used on the City of Bentonville's Municipal Complex and Osage Creekside Elementary School.
    - The applicant states that the north and west-facing façades surpass the 75% requirement. In addition, the wall at the east end of the building is planned for future expansion and masonry material is not practical.

Conclusion
In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code. However, due to the reasons outlined above regarding the waiver request, staff recommends approval of the waiver and the large scale development.

HJ

March 30, 2020

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

RE: Waiver Request for Commercial Design Standards
Maintenance Bays Building
Bentonville Maintenance Facility Annex

Dear Commissioners;

On behalf of the City of Bentonville, Hight Jackson Associates respectfully requests a waiver of the Commercial Design Standards on a portion of the complex required for Commercial Zoned properties. The property for this project is located to the southeast of the intersection of SW24th Street, and SW Aviation Drive. This waiver is in regard to the east and south facades of the building. Based on multiple factors, we believe adhering to the requirement of 75% primary material (masonry and painted fiber cement panels) for facades of the building is not practical for this building type. These façades (east and south face) of the building are not facing a street. The elevations currently shows a 3'-4" high brick wainscot with architectural prefinished metal panels above along with coiling overhead doors and man doors. The south end of the building is designed for future expansion. The building provides maintenance for vehicles and equipment along with office support space.

I would like to request a waiver to provide architectural prefinished metal panel system on the east and south sides of the building above the 3'-4" high brick wainscot as shown on the accompanying rendered elevations. There would also be some exposed architectural prefinished metal panels on the north and west side, but would be less than 25% of the primary finishes. This architectural prefinished metal panel system is visually attractive and was used on the recently completed Bentonville Public Works project. We have also provided architectural prefinished metal panel in several high profile projects in the area such as Bentonville Osage Creekside Elementary School, and Fayetteville High School just to mention a couple.

We provide the following conditions to support this waiver request:

- The north and west facing facades that face public streets surpasses the 75% acceptable materials per ordinance.
- The wall at the east end of the building is planned for future expansion. It would not be practical to install brick and fiber cement panels that will be removed. The proposed architectural prefinished metal panel system along with the 3'-4" high brick wainscot would be provided on this façade as well as the south face.

I greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Brian Jackson
Hight Jackson Associates

Hight Jackson ASSOCIATES
5201 Village Parkway, Suite 300 | Rogers, Arkansas 72758 | 479-464-4965 | www.hjarch.com

April 2020

Large Scale Development Plans

for

CITY OF BENTONVILLE MAINTENANCE COMPLEX ANNEX
2401 Southwest Aviation Street

Bentonville, Benton County, Arkansas

Issued For Review - 04.06.2020

FOR REVIEW

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

Owner/Developer
City Of Bentonville
Public Works Depart.
Contact: Mike Bender
3200 SW Municipal Drive
Phone: (479) 271.6873

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas The Subject Property Lies In Zone X - Areas Determined To Be Outside The 0.2% Annual Chance Floodplain. At The Current State Of The Property, Stagnant Water (Approximately .2' Deep) Lies In Predominantly The South Portion Of The Property After Significant Rain Events At The Time Of Survey.

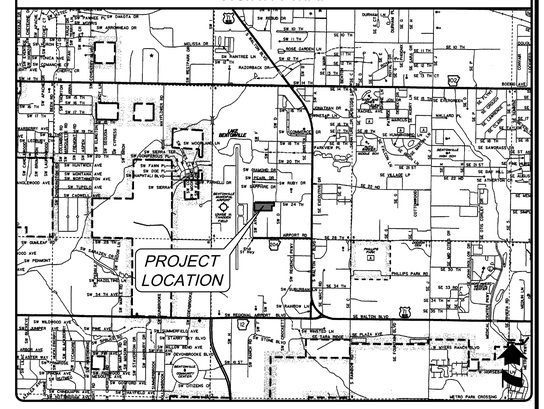
Map Number: 05007C0255K
Effective Date: June 05, 2012

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Zoning - General Commercial (C-2)
City Atlas Page #444

CITY PROJECT #LSD20-0015

VICINITY MAP



INDEX OF SHEETS

C0.0 Cover Sheet & Vicinity Map
C1.0 Construction Notes
C2.0 Demolition Plan
C3.0 Site Dimension Plan
C4.0 Grading Plan
C4.1 Drainage Plan
C4.2 Storm Drainage Profiles
C5.0 Erosion Control Plan
C5.1 Erosion Control Details
C6.0 Utility Plan
C7.0 Miscellaneous Details
C7.1 Outlet Structure Details
L1.0 Landscape Plan And Details

* Bentonville Water & Sewer Standard Details
** Bentonville Electric Layout Sheet & Standard Details

UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005
Email: Joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
CONTACT: SCOTT SEAMAN
PHONE: 479-442-1967
CONTACT: LAYNE RHODES
PHONE: 479-442-1977
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: PRESTON NEWBILL
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479-271-3159

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: 479-717-3796
Email: kip.smith@cox.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: 479-271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: ELLEN NORVELL
305 SW A St,
Bentonville, Ar 72712
PHONE: 479-271-5993

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: 479-271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: 479-271-6720

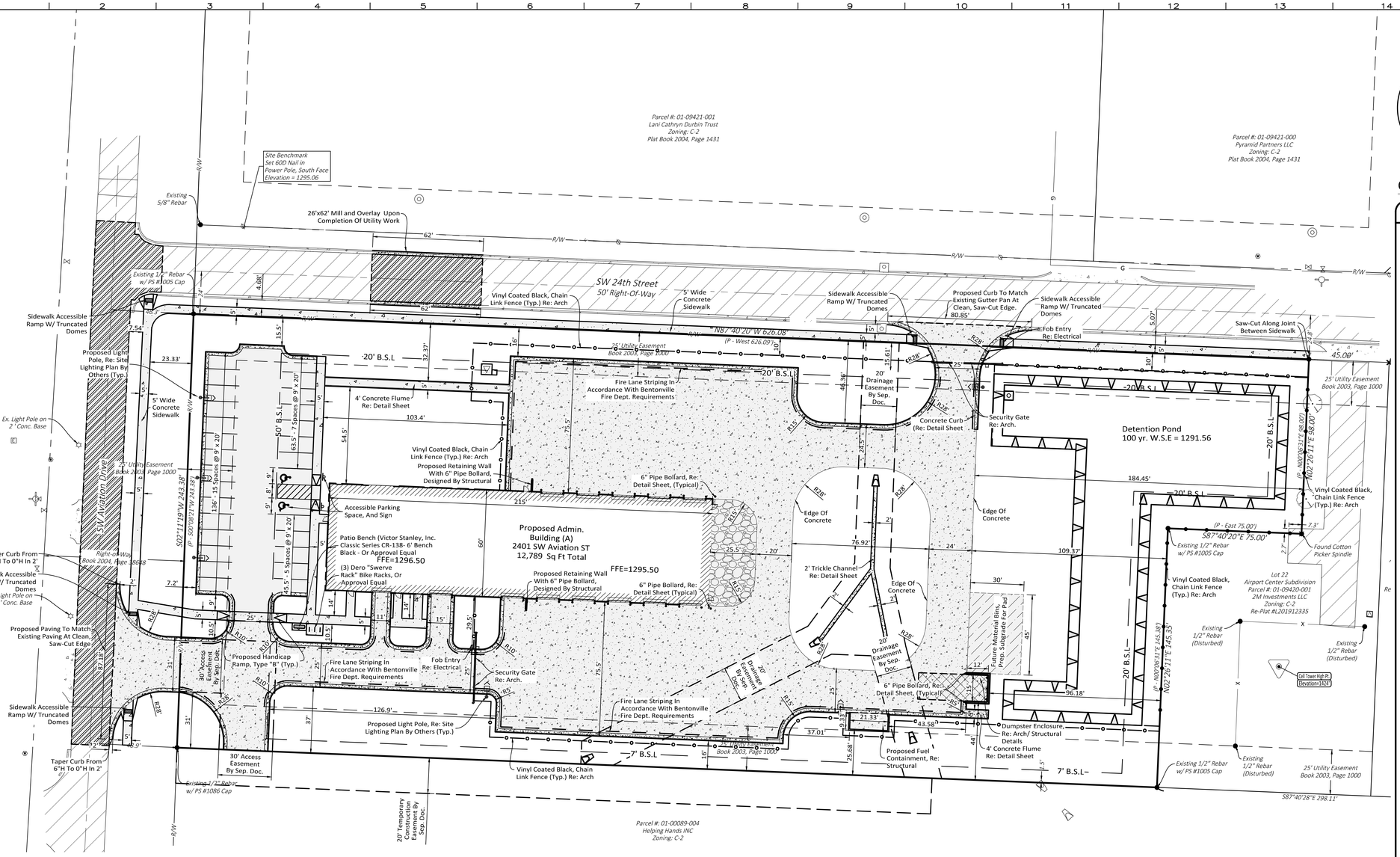
City Engineering
Contact: Dan Weese
PHONE: 479-271-5993

BUILDING INSPECTION
PHONE: 479-271-3125

STORMWATER
CONTACT: JANET PAITH
PHONE: 479-271-5002
jpaith@bentonvillear.com

CITY OF BENTONVILLE MAINTENANCE COMPLEX ANNEX

Drawing Name: P:\JUA-52 BTV Maintenance\dwg\JUA 52 Plan Set.dwg Last Modified: Apr 03, 2020 - 12:19pm Plotted on: Apr 06, 2020 - 11:56am by dwright



CITY ATLAS PAGE #444

LEGEND

- Proposed Building
- Type "A" Conc. Curb & Gutter
- Proposed Fire Lane Marking
- B.S.L. Building Setback Line
- Fire Hydrant
- Fire Department Conection
- Water Meter
- Backflow Preventer
- Transformer
- Proposed Asphalt Pavement
- Proposed Regular Duty Concrete Pavement
- Proposed Heavy Duty Concrete Pavement
- Proposed Heavy Duty Dumpster Pad
- Approximate Limits of Cold Milling w/ Asphalt Overlay 3.5" Min. Thickness Overlay ACHM Surface Course (ArDOT Type II or III)
- Proposed Gravel
- Proposed Handicap Ramp, Type "A" W/Detectable Warning Devices
- Proposed Handicap Ramp, Type "B"
- Existing Asphalt Pavement With Conc. Curb & Gutter
- Existing Concrete, As Noted
- Property Line
- R/W Right-Of-Way / Property Line
- x Existing Fence
- Existing Easement
- Existing Road Center Line
- Existing Right-Of-Way Line
- 20' BSL Existing Building Setback Line
- Existing Sanitary Sewer Manhole
- Existing Fire Hydrant
- Existing Water Valve
- Existing Gas Meter
- Existing Power Pole
- Existing Light Pole
- Existing Overhead Power Lines
- Existing Sign

FOR REVIEW

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 I Rogers, Arkansas 72758 I (479) 464-4965 I www.hjarch.com

A NEW FACILITY FOR
City Of Bentonville Maintenance Complex Annex
2401 SW Aviation Street
Bentonville, Arkansas

DRAWN BY: DKW
CHECK BY: PRF
ISSUE DATE: 04/06/2020
PROJECT NO. 1932

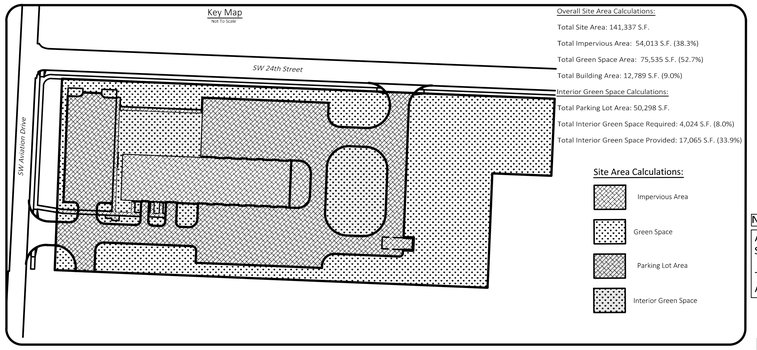
REVISION DATES
DATE DESCRIPTION

Zoning - General Commercial (C-2)					
Building Setbacks					
Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

PARKING SUMMARY

Description	Parking Requirement	Number of Spaces Required		Number of Spaces Provided
Business & Professional Office	One SpacePer 300 Sq Ft	19	37	29
Warehouse & Storage	5 Space 1 sp Per 2000 Sq Ft	18		
Total		37		29*
Accessible Spaces	Total Required	2		2
Accessible (AC) Spaces	Total Provided	2		2**

*Includes Accessible Spaces
**Includes Van Accessible Spaces



Overall Site Area Calculations:
Total Site Area: 141,337 S.F.
Total Impervious Area: 54,013 S.F. (38.3%)
Total Green Space Area: 75,535 S.F. (52.7%)
Total Building Area: 12,789 S.F. (9.0%)

Interior Green Space Calculations:
Total Parking Lot Area: 50,298 S.F.
Total Interior Green Space Required: 4,024 S.F. (8.0%)
Total Interior Green Space Provided: 17,065 S.F. (33.9%)

Note: Refer To Architecture Plans For Building Dimensions

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

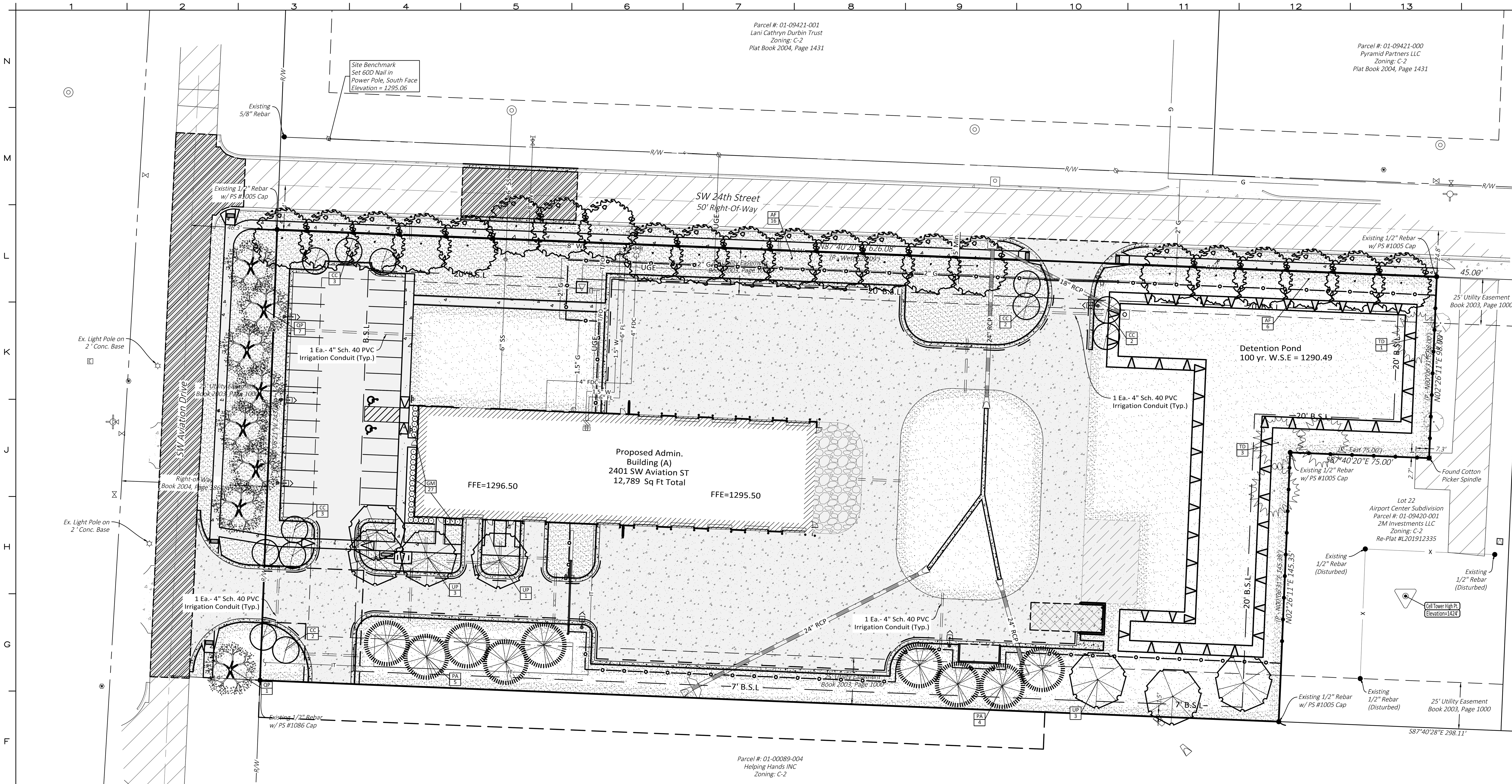
The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

CITY PROJECT #LSD20-0015

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

SITE DIMENSION PLAN
SHEET C3.0

COPYRIGHT 2020
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES,P.A. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT



CITY ATLAS PAGE #444

LEGEND

	Proposed Building
	Type "A" Conc. Curb & Gutter
	Proposed Fire Lane Marking
—B.S.L.—	Building Setback Line
	Fire Hydrant
	Fire Department Conection
	Water Meter
	Backflow Preventer
	Transformer
	Proposed Asphalt Pavement
	Proposed Regular Duty Concrete Pavement
	Proposed Heavy Duty Concrete Pavement
	Proposed Heavy Duty Dumpster Pad
	Approximate Limits of Cold Milling w/ Asphalt Overlay 3.5" Min. Thickness Overlay ACHM Surface Course (ArDOT Type II or III)
	Proposed Gravel
	Proposed Handicap Ramp, Type "A" W/Detectable Warning Devices
	Existing Asphalt Pavement With Conc. Curb & Gutter
	Existing Concrete, As Noted
	Property Line
R/W	Right-Of-Way / Property Line
X	Existing Fence
	Existing Easement
	Existing Road Center Line
	Existing Right-Of-Way Line
20' BSL	Existing Building Setback Line
	Existing Sanitary Sewer Manhole
	Existing Fire Hydrant
	Existing Water Valve
	Existing Gas Meter
	Existing Power Pole
	Existing Light Pole
	Existing Overhead Power Lines
	Existing Sign

Site Sodding Note:

All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 3:1 Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

PLANT SCHEDULE

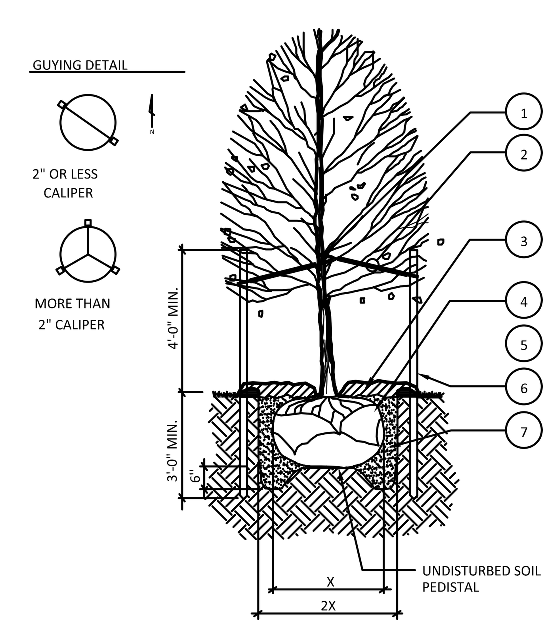
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AF	Acer x fremanii 'Autumn Blaze' / AUTUMN BLAZE MAPLE	B&B	2-1/2" Cal.		22
	QP	Quercus palustris / PIN OAK	B&B	2-1/2" Cal.		8
	PA	Picea abies / NORWAY SPRUCE	B&B	2-1/2" Cal.	8' min.	9
	UP	Ulmus parvifolia / LACEBARK ELM	B&B	2-1/2" Cal.		7
	CC	Cercis canadensis 'Oklahoma' / OKLAHOMA REDBUD	B&B	2" Cal.		8
	TD	Taxodium distichum / BALD CYPRESS	B&B	2-1/2" Cal.		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
⊙	GM	Buxus x 'Green Mountain' / Boxwood	5 Gal			27
SOD / SEED		Cynodon dactylon 'Tif 419 / Bermuda Grass				

LANDSCAPE REQUIREMENTS

Street Frontage	One Canopy Tree Per 20 Linear Feet of Frontage	Required	Provided
SW 24th Street	626' / 20 = 31 Trees	31	31
SW Aviation Drive	243' / 20 = 12 Trees	12	12
Parking Lot Requirements	One Shade Tree Per 125 SF of Interior Parking Lot Landscape Area (358 / 125 = 3 Trees)	3	3
Perimeter Landscaping Southern Boundary Eastern Boundary	One Canopy Tree Per 50 Linear Feet of Perimeter 550 / 50 = 13 Trees 243 / 50 = 6 Trees	 11 5	 11 5

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
9. 3-inch Brown River Rock, Minimum Of 2" Depth, And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
11. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
12. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.
13. Once Installed, Landscaping Shall Be Maintained In healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec 1400.5.C-10) .
14. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Edition Of ANSI A300 "Standards For All Tree Care" Shall Be Utilized For Maintenance Purposes. (Sec 1400.5.C-11).
15. 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).
16. 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).
17. All Proposed Trees Shall Be A Minimum Of 5' From All Public Utilities'.



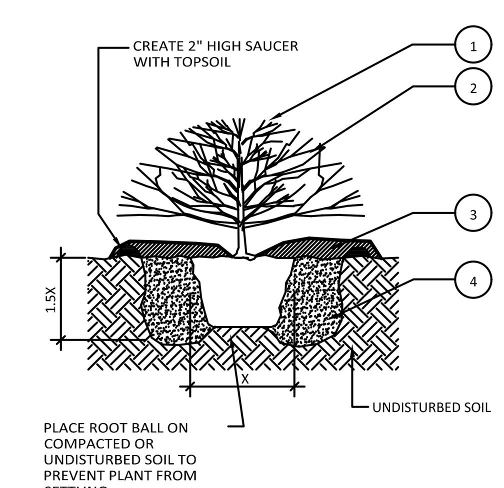
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL — LD 01
N.T.S.



SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING 1-1/4" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL — LD 02
N.T.S.

CITY PROJECT #LSD20-0015

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

FOR REVIEW
REGISTERED LANDSCAPE ARCHITECT M. DIRK THIBODAUX 5142 STATE OF ARKANSAS
03.10.2020

HightJackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
City Of Bentonville Maintenance Complex Annex
2401 SW Aviation Street
Bentonville, Arkansas

DRAWN BY: DKW
CHECK BY: PRF
ISSUE DATE: 04/06/2020
PROJECT NO. 1932
REVISION DATES
DATE DESCRIPTION

LANDSCAPE PLAN AND DETAILS
SHEET L1.0

COPYRIGHT 2020
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES.PA. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT

1 North Elevation
NTS

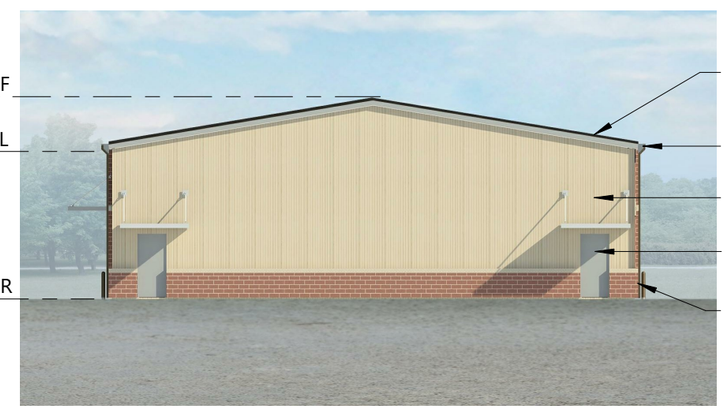
MATERIAL PERCENTAGES:
BRICK AND FIBER CEMENT PANELS = 75%
ARCH. METAL PANELS = 25%

2 South Elevation
NTS

MATERIAL PERCENTAGES:
BRICK = 18%
ARCH. METAL PANELS = 82%

3 West Elevation
NTS

MATERIAL PERCENTAGES:
BRICK AND FIBER CEMENT PANELS = 86%
ARCH. METAL PANELS = 14%



4 East Elevation
NTS

MATERIAL PERCENTAGES:
BRICK = 17%
ARCH. METAL PANELS = 83%

B'VILLE MAINT. FACILITY ANNEX

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

ISSUE DATE
03/19/2020

REVISION DATE

PROJECT NO.
1932.1

DRAWING REFERENCE
Approver

SUPPLEMENTAL DRAWING
A9.1

COPYRIGHT 2020
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES,P.A. USE OR REPRODUCTION IS WITHOUT WRITTEN CONSENT

LARGE SCALE DEVELOPMENT STAFF REPORT

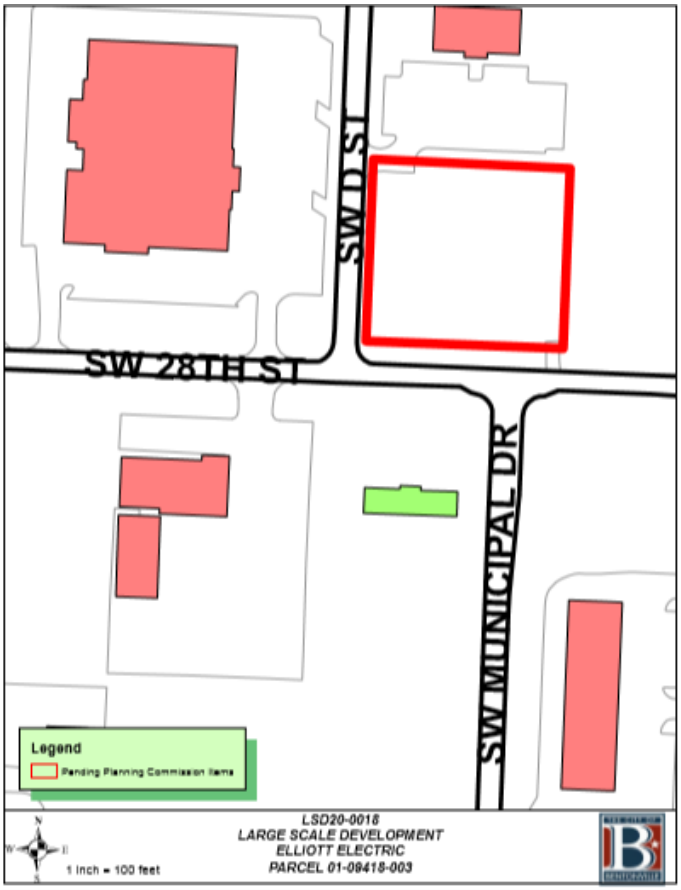
Elliott Electric

320 SW 28th Street
PC Date: 4/21/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0018
Applicant / Current Owner	Elliott Partners, LTD 2526 East Stallings Drive Nacogdoches TX, 75964
Site Area	+/- 1.16 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Retail

https://arcg.is/08HvK8

Location Map



Property Description
This project is located at 320 SW 28th Street and is currently zoned C-2, General Commercial, with a Future Land Use Map designation of Office. The Office designation allows for a wide variety of office and small scale commercial uses.

Project Details
The applicant is proposing the development of an 11,495 square foot office, retail and warehouse/storage facility. The development provides 29 total parking spaces; 21 spaces are required. Adequate landscaping is being provided. Cross access is being provided to the north and east. A bike rack and bench are provided as site amenities. The primary material depicted on the architectural elevations are brick and split faced CMU on all façades.

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
There are two waivers requested with this development:

1. The applicant has requested a waiver from Section 1200.02.a, Indirect access to substandard street. Said street being SW 28th Street. Engineering staff is in support of this wavier request.
2. The applicant has requested a waiver from Section 1200.02.a, Indirect access to substandard street. Said street being SW D Street. Engineering staff is not in support of this wavier request.

Conclusion
In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code. As such, staff recommends denial of or a motion to table the item to allow the applicant to address the required street improvements along SW D Street.

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

April 15, 2020

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

RE: Elliott Electric waiver for street improvements on 28th street

Dear Planning Commissioners,

The Applicant, Elliott Electric would like to request a waiver from street improvements on SW 28th Street, which is classified as an Arterial per the Bentonville Master Street Plan. An Arterial street requires a minimum 90' ROW, and 60' from BOC to BOC with 8' greenspace and 6' sidewalk. Currently, there exists 100' of ROW and 24' of asphalt. As required by the Large Scale Development Plan, the Applicant will construct the 6' sidewalk, curb and gutter, and dedicate the required Right-of-Way. The decrease in ROW is a result of Past regulations dictating that highways traveling to an airport follow certain criteria, however after conversing with city staff; this is no longer the case.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, In

Jake Chavis, E.I.
Project Engineer

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

April 15, 2020

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

RE: Elliott Electric waiver for street improvements on Dth street

Dear Planning Commissioners,

The Applicant, Elliott Electric, would like to request a waiver from street improvements on SW D Street, which is classified as a Collector per the Bentonville Master Street Plan. A Collector street requires a minimum 70' Right-of-Way, and 38' from back-of-curb to back-of-curb, with a 9' greenspace and a 6' sidewalk. Currently, there exists a 50' ROW and 30' from back-of-curb to back-of-curb. As required by the Large Scale Development Plan, the Applicant will construct the 6' sidewalk and dedicate the required Right-of-Way. There is also an existing fire hydrant assembly that would need to be relocated if the Applicant is required to improve D street to Master Street Plan standards, and the Applicant asserts that this is an undue cost due to its location being an existing condition that was not created by the Applicant or a result of the proposed development.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, In

Jake Chavis, E.I.
Project Engineer

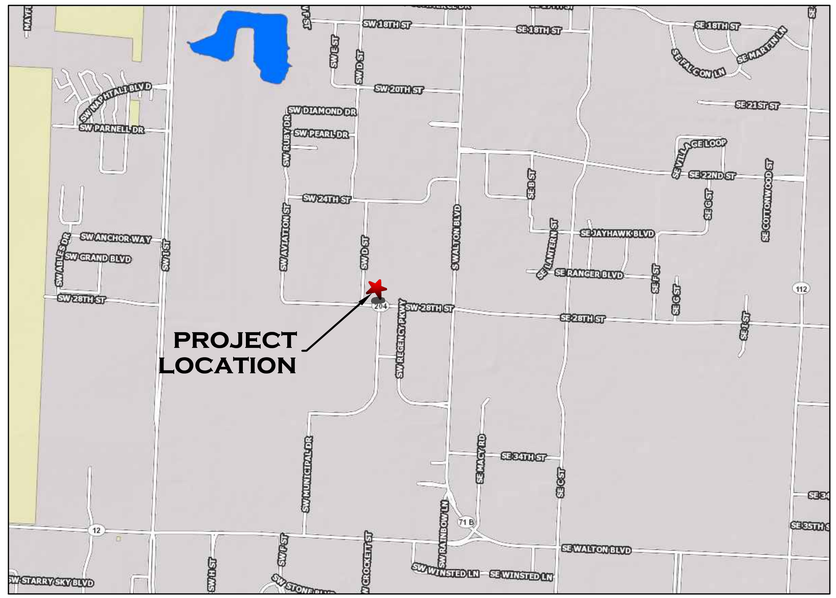
ELLIOTT ELECTRIC

320 SW 28TH ST - BENTONVILLE, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THE 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.
15. 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.
16. 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.



VICINITY MAP
N.T.S.
NORTH

INDEX OF DRAWINGS

1	COVER SHEET
2	SITE PLAN
3	SIGHT DISTANCE TRIANGLE ILLUSTRATION
4	UTILITY PLAN
5	GRADING PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8-12	CITY WATER + SEWER DETAILS
13-15	ELECTRIC DETAILS
16-18	CIVIL DETAILS

PARCEL NUMBER:	01-09418-003
PROJECT SITE ADDRESS:	320 SW 28TH ST BENTONVILLE, ARKANSAS 72712
ZONING CLASSIFICATION:	C-2 GENERAL COMMERCIAL
PROPOSED USE:	ELECTRICAL SUPPLY
TOTAL SITE AREA:	1.16 ACRES +/-
OWNER/DEVELOPER:	ELLIOTT PARTNERS LTD 2526 N STALLINGS DR NACOGDOCHES TX 75964
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 FAX: (479) 521-9350
ARCHITECT:	DAVE BURRIS BURRIS ARCHITECTURE 820 TIGER BLVD SUITE 4 BENTONVILLE, AR 72712 PHONE: (479) 319-6045

BASIS OF ELEVATION:
CITY GPS MONUMENT #74
NAVD 88

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
(NAD 83 HORIZONTAL DATUM)

BUILDING SETBACKS:

FRONT	50ft WITH PARKING IN FRONT
FRONT	20ft WITH NO PARKING IN FRONT
SIDE	07ft ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE	30ft ADJACENT TO RESIDENTIAL DISTRICT
REAR	20ft ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR	30ft ADJACENT TO RESIDENTIAL DISTRICT

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

EXISTING DEED DESCRIPTION (B. L2019, P. 60028):
LOT 9 OF A SPLIT OF LOT 7, AIRPORT CENTER SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P4 AT PAGE 176. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

WAREHOUSE AND STORAGE:
- 5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA UP TO 50,000 SQ. FT.

WAREHOUSE SQUARE FOOTAGE:	8410
SPACES REQUIRED:	9

BUSINESS AND PROFESSIONAL OFFICE:
- 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA

OFFICE SQUARE FOOTAGE:	345
SPACES REQUIRED:	1

GENERAL BUSINESS AND RETAIL SALES:
- 1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA

GENERAL BUSINESS SQUARE FOOTAGE:	2740
SPACES REQUIRED:	11
TOTAL SPACES REQUIRED:	21
STANDARD SPACES PROVIDED:	27
ADA PARKING REQUIRED/PROVIDED:	2
TOTAL PARKING PROVIDED:	29

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.

3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
CABLE:	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796 EMAIL: KIP.SMITH@COX.NET
TELEPHONE:	AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 479-442-1977 EMAIL: LR159@ATT.COM
ELECTRIC:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159
FIRE:	CITY OF BENTONVILLE BRENT BOYDSTON FIRE CHIEF 800 S.W. 'A' ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906
CODE ENFORCEMENT:	BENTONVILLE CODE ENFORCEMENT DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3107 FAX (479) 271-5906
STREET DEPT:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130
WASTE WATER:	CITY OF BENTONVILLE NANCY BUSEN 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3161
WATER/SEWER:	CITY OF BENTONVILLE PRESTON NEWBILL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
PLANNING:	CITY OF BENTONVILLE BRIAN BAHR 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE DAN WEESE 117 W CENTRAL AVE BENTONVILLE, AR 72712 PHONE: (479) 271-3168
POLICE:	BENTONVILLE POLICE DEPT 908 SE 14TH ST BENTONVILLE, AR 72712 PHONE: (479) 271-3173 FAX: (479) 271-3187
STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-5002 EMAIL: JPAITH@BENTONVILLEAR.COM

LSD20-0018

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
4/2/2020
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

Copyright © 2020 Bates & Associates, Inc.

ENGINEER: G. Bates
DRAWN BY: J. YOUNG

REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITTAL	2/21/2020
REVISIONS PER PRE-APPLICATION CONFERENCE COMMENTS	3/16/2020
REVISIONS PER TECHNICAL REVIEW COMMENTS	4/2/2020

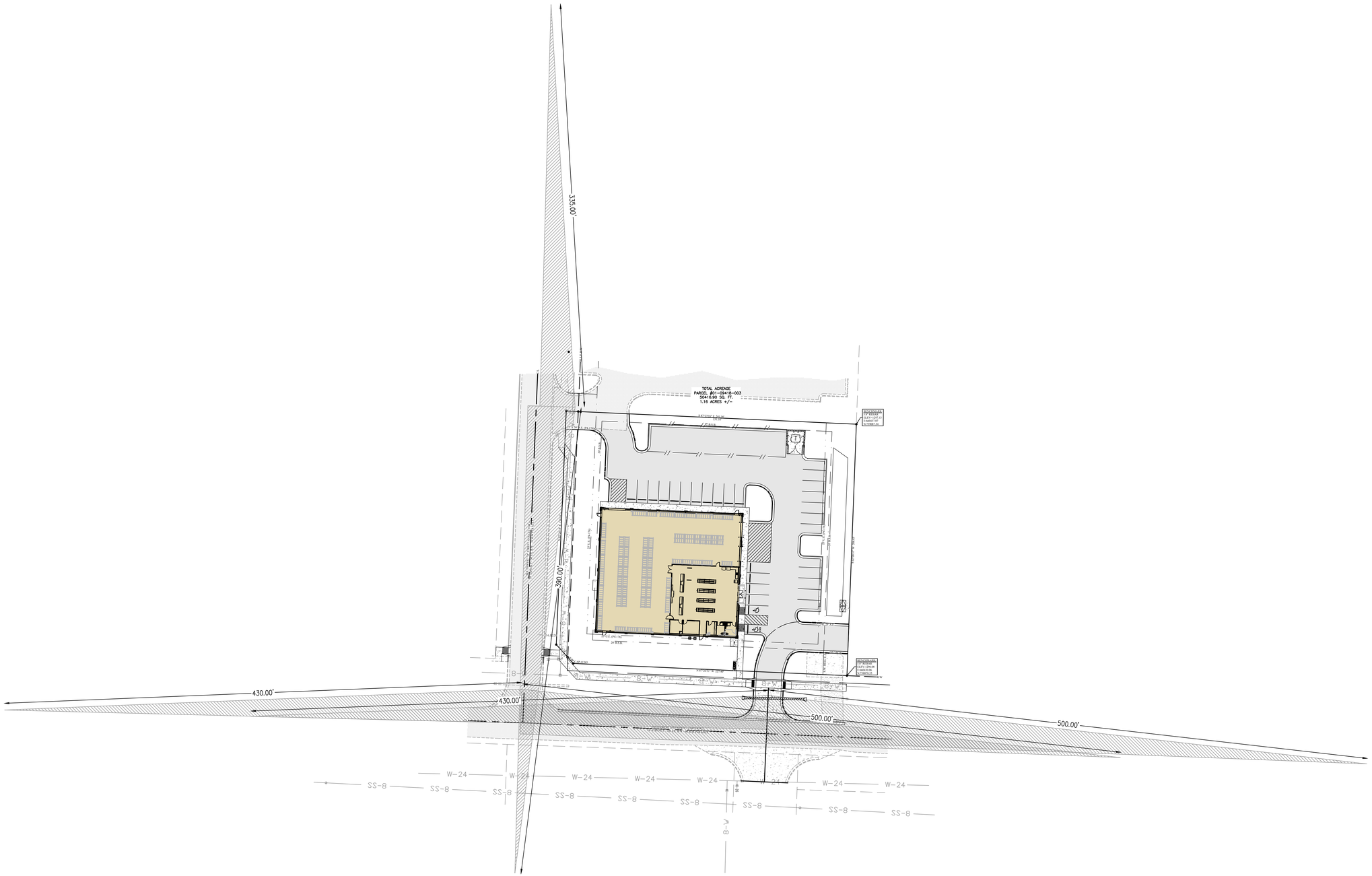
ELLIOTT ELECTRIC SUPPLY
LARGE SCALE DEVELOPMENT PLANS
COVER SHEET
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO. 19-365

DRAWING NO. 01

Drawing Name: 16\100\16-100\Engineering\01 Cover.dwg
Scale: 1=1 (PS) Area Used: BATES-AR w signature, 24x36, COA BBA
Date: 5/9/2017 Time: 9:14 am



CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

N

0 40 80
GRAPHIC SCALE IN FEET

Time: 2:18 pm
Scale: 1=20(PS)
Date: 1/20/2017

Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: base, COA BBA, 24X36

LSD20-0018

PROJECT NO 19-365

DRAWING NO 03

Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

ELLIOTT ELECTRIC SUPPLY
LARGE SCALE DEVELOPMENT PLANS

SIGHT TRIANGLE

BENTONVILLE, ARKANSAS

REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITTAL	2/21/2020
REVISIONS PER PRE-APPLICATION CONFERENCE COMMENTS	3/16/2020
REVISIONS PER TECHNICAL REVIEW COMMENTS	4/2/2020

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
4/2/2020

CERTIFICATE OF AUTHORITY NO.
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

DRAWN BY: J. YOUNG
ENGINEER: G. Bates

Copyright © 2020 Bates & Associates, Inc.

LANDSCAPE CALCULATIONS:

FRONTAGE AT RIGHT OF WAY: 439 LF
RATIO OF 1 TREE PER 20' FRONTAGE = 22 STREET TREES REQUIRED

PROPERTY LINE LENGTH AT BACK & SIDES: 440 LF
RATIO OF 1 TREE PER 50' BACK & SIDES = 9 TREES REQUIRED

PROPERTY ZONING: C-2 GENERAL COMMERCIAL
SCREENING REQUIRED: TYPE D
TYPE D ALLOWS LANDSCAPING AS SCREENING

TREE INVENTORY: NO TREES EXISTING ON- SITE

PARKING AREA: SPACES & ADJOINING AISLE AREA: 12,570 SF
INTERIOR GREENSPACE REQUIREMENT BY CODE METRIC = 8%
INTERIOR GREENSPACE REQUIRED = 1,006 SF
29 PARKING SPACES = (2) 9' X 19' LANDSCAPE ISLANDS

TOTAL: 33 TREES REQUIRED UNDER CODE
33 TREES PLANTED

NO TREE PRESERVATION CREDITS APPLIED FOR

LANDSCAPE NOTES:

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

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

TREE REMOVAL GUARANTEE STATEMENT: 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 MATERIAL: 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)

UTILITY CONFLICTS: WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

UTILITY NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

COB PROJECT NOTE: PLEASE ADD CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER TO THE BOTTOM RIGHT CORNER OF ALL PLAN SHEETS.

IRRIGATION TO BE PROVIDED BY HOSE BIB

ALL DISTURBED GROUND TO BE SODDED FULL COVERAGE WITH BERMUDA SOD

INSTALL STEEL EDGING TO DELINEATE PLANTER BED

PLANT ISLAND PREPARATION: PLANT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 3' AND BACKFILLED WITH GRADE A LOAMY TOPSOIL. PERFORM DRAINAGE PERK TEST PRIOR TO BACKFILLING TOPSOIL 6" OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS THEN INSTALL DRAINAGE PIPE.

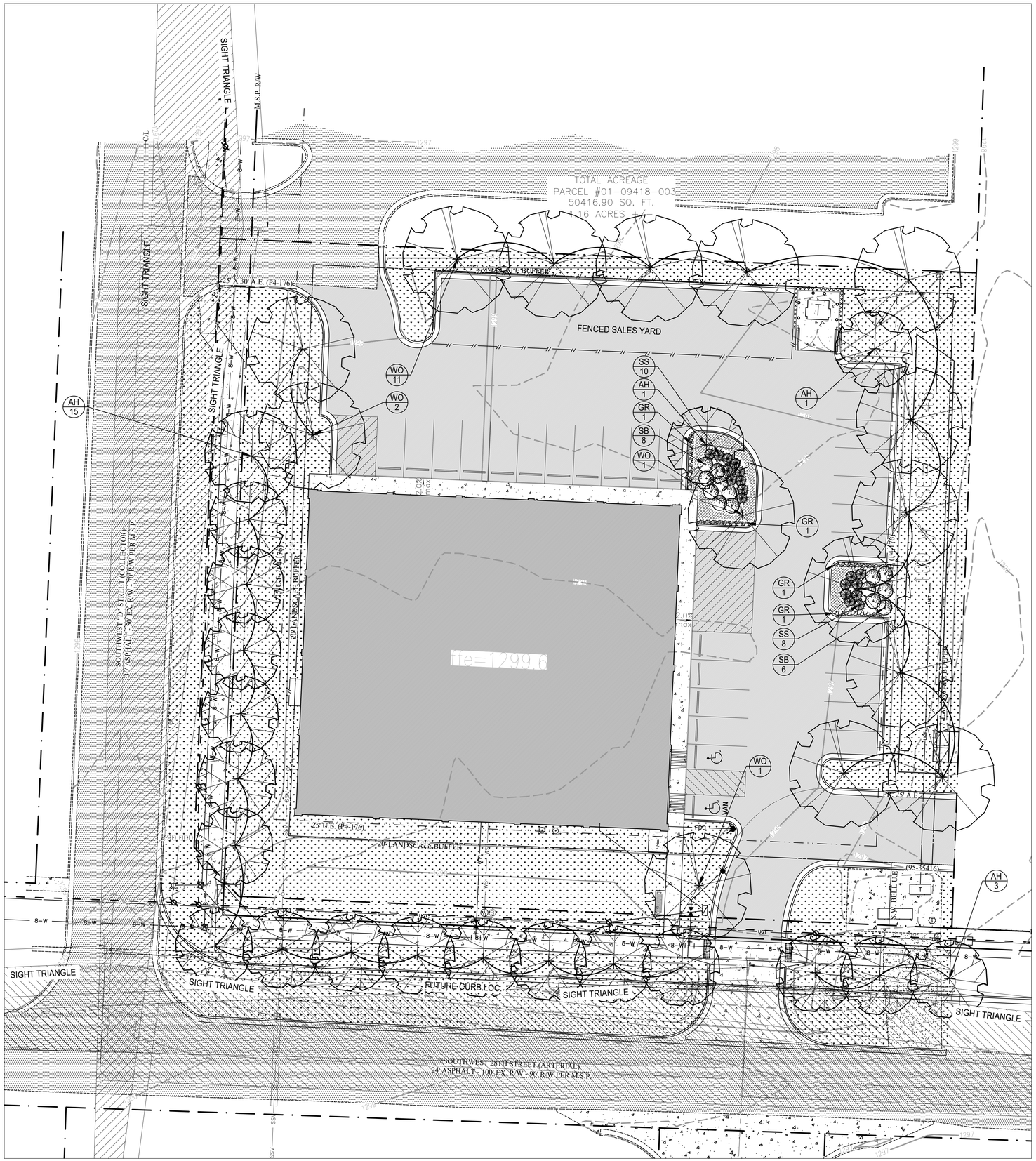
ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED

NO LANDSCAPING SHALL BE WITHIN SIGHT TRIANGLES WITHIN 42" AND 90" ABOVE FINISH GRADE

PLANTING SCHEDULE & SYMBOL KEY

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	NOTE
	WO	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL.	15	
	AH	AMER. HORNBEAM	CARPINUS CAROLINIANA	2.5" CAL.	20	
	SB	SPICE BUSH	LINDERA BENZOIN	3 GAL. & 18" TALL	14	
	SS	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL	18	
	GR	SEED, SOD, OR EX'G GRASS			23,677 SF	
	MU	MULCHED PLANTING BED			800 SF	
	GR	GRAVEL "STEP STRIP"	18" WIDE BY 3" DEEP		100 SF	.75" TO 1.25" DIAM. BROWN RIVER GRAVEL A.K.A. "CHOCOLATE ROCK"



Outdoor Rooms, PLLC
Alan Ostner, ASLA, PLA
Professional Landscape Architect
Ark. License #5204
Fayetteville, AR
C: 479.387.7900
E: alan.72701@gmail.com

Date: APRIL 6, 2020

0' 8' 16' 32'

Scale: 1/16" = 1'

NORTH

Revisions:

Elliott Electric

Bentonville, AR

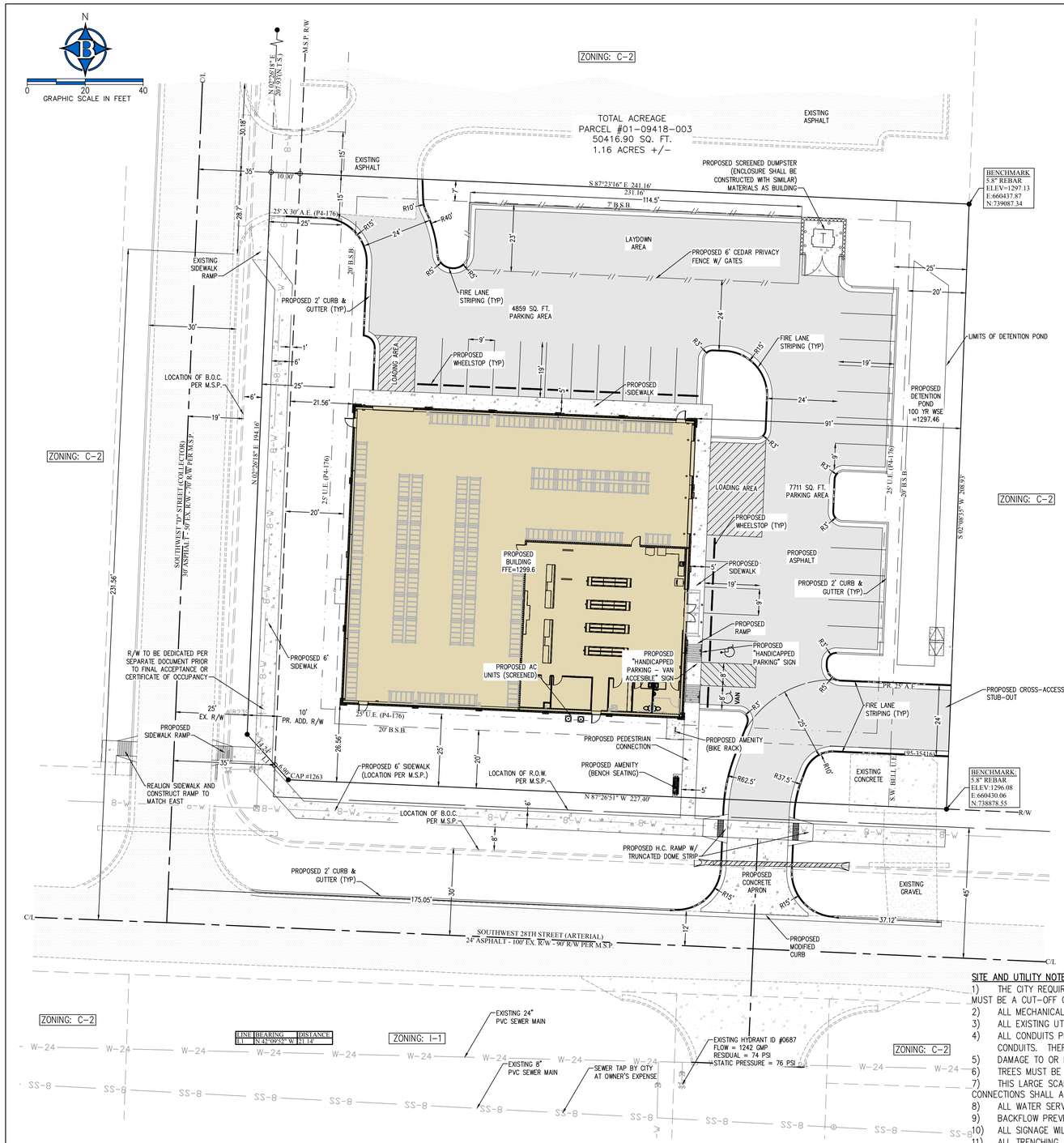
FOR APPROVAL PURPOSES ONLY

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
ALAN OSTNER
No. 5204
STATE OF ARKANSAS

TREE & LANDSCAPE PLAN

SHEET NUMBER
L-01



LINE	BEARING	DISTANCE
L1	N 42°09'52" W	21.14'

PROPOSED	LEGEND EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
CATV	CATV	CABLE TV (UNDERGROUND)
	CATV	CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DUMPSTER
		EASEMENT
	UGE	ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		GAS METER/VALVE
		IRON PIN - (RE-BAR)
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
	S	SANITARY SEWER MANHOLE
SS-8	SS-8	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STORM INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		WATER MAIN FIRE DEPT. CONN.
	W	WATER MAIN PIPE
		WATER MAIN THRUST BLOCK
	W	WATER METER
	W	WATER METER (IRRIGATION)
		WATER VALVE

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

WAREHOUSE AND STORAGE:
- 5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA UP TO 50,000 SQ. FT.

WAREHOUSE SQUARE FOOTAGE:	8410
SPACES REQUIRED:	9

BUSINESS AND PROFESSIONAL OFFICE:
- 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA

OFFICE SQUARE FOOTAGE:	345
SPACES REQUIRED:	1

GENERAL BUSINESS AND RETAIL SALES:
- 1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA

GENERAL BUSINESS SQUARE FOOTAGE:	2740
SPACES REQUIRED:	11
TOTAL SPACES REQUIRED:	21
STANDARD SPACES PROVIDED:	27
ADA PARKING REQUIRED/PROVIDED:	2
TOTAL PARKING PROVIDED:	29

BUILDING SETBACKS:

FRONT	50ft WITH PARKING IN FRONT
FRONT	20ft WITH NO PARKING IN FRONT
SIDE	07ft ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE	30ft ADJACENT TO RESIDENTIAL DISTRICT
REAR	20ft ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR	30ft ADJACENT TO RESIDENTIAL DISTRICT

ADJACENT LAND OWNERS:

1) SINGLE PARENT SCHOLARSHIP FUND OF BENTON COUNTY
2601 SW D ST
BENTONVILLE AR 72712-8357
PARCEL #01-09418-002
ZONED: C-2

2) 28TH STREET VENTURE LLC
1417 N ADDINGTON AVE
FAYETTEVILLE AR 72703
PARCEL #01-15873-001
ZONED: C-2

3) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
PARCEL #01-15873-001
ZONED: C-2

4) ERIC D & KENDRA A TRUSTEES
1705 NW 3RD
BENTONVILLE AR 72712
PARCEL #01-08931-010
ZONED: N/A (R.O.W.)

5) ERIC D & KENDRA A TRUSTEES
1705 NW 3RD
BENTONVILLE AR 72712
PARCEL #01-08930-000
ZONED: C-2

6) KEELING COMPANY
PO BOX 15310
LITTLE ROCK AR 72231-5310
PARCEL #01-08929-000
ZONED: C-2

7) CITY OF BENTONVILLE
117 W CENTRAL AVE
BENTONVILLE, AR 72712-5256
PARCEL #01-16535-200
ZONED: N/A (R.O.W.)

8) HELPING HANDS INC
2602 SW D ST
BENTONVILLE AR 72712-6780
PARCEL #01-00089-004
ZONED: C-2

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3) 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 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6) TREES MUST BE LOCATED 10' FROM PUBLIC UTILITIES.
7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
12) 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.
13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15) 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.
16) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
18) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
20) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
21) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

SITE COVERAGE NOTE - C-2 ZONING

	SQUARE FEET	PERCENTAGE
IMPERVIOUS SURFACE	35416	70%
PERVIOUS SURFACE	15271	30%
TOTAL SQUARE FEET	50417	100%

PARKING LOT LANDSCAPE ARE REQUIREMENTS:

SEC. 1400.08 - INTERIOR PARKING LOT LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	12571 SQ. FT	
LANDSCAPING AREA REQUIRED:	8.0%	(1006 SQ. FT.)
LANDSCAPING AREA PROVIDED:	8.2%	(1038 SQ. FT.)

SITE AMENITY NOTE:
PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

LSD20-0018

Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: base, COA, BBA, 24X36
Time: 2:18 pm
Scale: 1" = 20' (PS)
Date: 1/20/2017

ENGINEER: G. Bates
DRAWN BY: J. YOUNG

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
4/2/2020
CERTIFICATE OF AUTHORITY NO. BATES & ASSOCIATES, INC. #335
ARKANSAS ENGINEER

Copyright © 2020 Bates & Associates, Inc.

REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITTAL	2/21/2020
REVISIONS PER PRE-APPLICATION CONFERENCE COMMENTS	3/16/2020
REVISIONS PER TECHNICAL REVIEW COMMENTS	4/2/2020

ELLIOTT ELECTRIC SUPPLY
LARGE SCALE DEVELOPMENT PLANS
SITE PLAN
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.nwbatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO. 19-365

DRAWING NO. 02

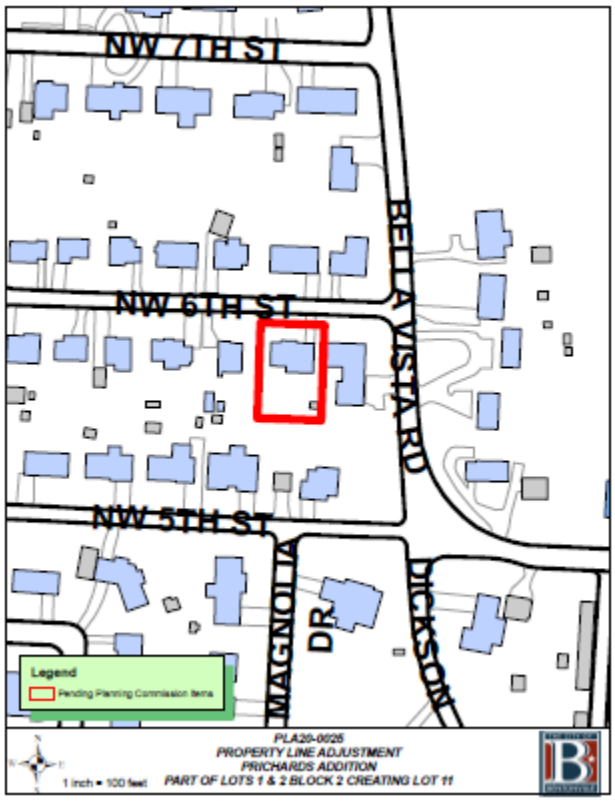
WAIVER REQUEST STAFF REPORT

Pritchard's Addition

703 NW 6th Street
PC Date: 4/21/2020
Reviewer: Ali Worley, Planning Technician

Project Number	PLA20-0025
Applicant / Current Owner	Holland Family Trust 17 Copperfield Bentonville, AR 72712
Site Area	+/- 0.26 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.16.b, Right-of-Way Dedication, of the Land Development Code

https://arcg.is/08HvK8



Property Description
The property is located at 703 NW 6th Street. It is currently zoned R-1, Single Family Residential, with a Future Land Use Map designation of Low Density Residential.

Waiver Request
Per Section 1100.16.b, Right-of-Way Dedication, of the Land Development Code, incidental subdivisions shall dedicate sufficient right-of-way to bring those streets adjacent to the development into conformance with the right-of-way requirements of the most recently adopted Master Street Plan. The applicant is requesting to waive +/- 5 feet of right-of-way along NW 6th Street, designated a Local street per the Master Street Plan.

Analysis
According to the applicant's narrative, NW 6th Street ends in a cul-de-sac and future development is highly unlikely. In addition, other properties have not had to dedicate right-of-way. NW 6th Street functions as a residential street, only serving the residents on that street (19 houses) plus normal deliveries for such residents.

Staff Recommendation
In conclusion, both Planning and Engineering staff recommend approval of the waiver request due to the reasons listed above.

To: Bentonville Planning Committee

Date: April 13, 2020

From: Eric Holland

Re: Request for Waiver of dedicated right of way

Requesting the city waive the requirement for a right of way at address 703 NW 6th Street, Bentonville, AR. 72712 (Parcel# 01-03687-000)

- The street is a short cul de sac street with houses at the end and future development highly unlikely
- NW 6th Street is not a through street and very unlikely to ever become one with houses at the end and Decision Point behind them. The street only serves the residents on the street
- There's currently a ditch on each side of the street and very little yard frontage as it is currently
- Other properties along the street have not had to dedicate right of way

Respectfully,

Eric Holland

CITY NOTES:

1. 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.

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

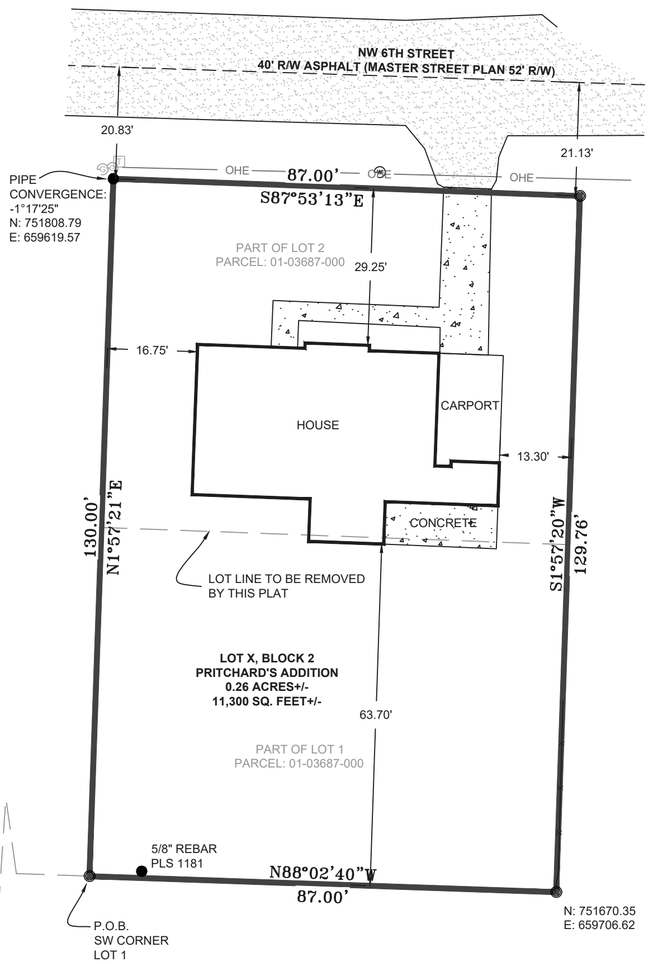
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

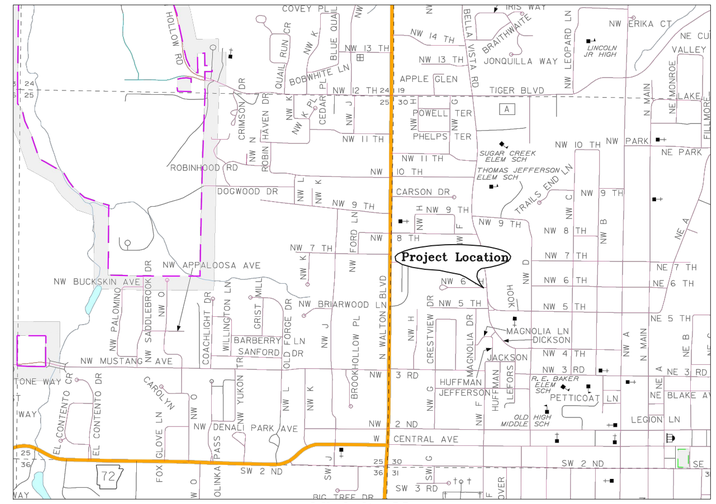
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

N

20' 0 20'

SCALE: 1" = 20'





Vicinity Map
N.T.S.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
ERIC HOLLAND DATE

SIGNED: _____
JAN HOLLAND DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYING ACCURACY.

I, MATTHEW JAMES, 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: _____
REGISTERED LAND SURVEYOR
NO. 1845 STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION 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

PARENT DESCRIPTION:
THE WEST 87 FEET OF LOTS 1 AND 2, BLOCK 2, PRITCHARD'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

LOT X DESCRIPTION:
THE WEST 87 FEET OF LOTS 1 AND 2, BLOCK 2, PRITCHARD'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF PRITCHARDS ADDITION; THENCE NORTH 01°57'21" EAST A DISTANCE OF 130.00 FEET TO A FOUND PIPE; THENCE SOUTH 87°53'13" EAST A DISTANCE OF 87.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 01°57'20" WEST A DISTANCE OF 129.76 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 88°02'40" WEST TO THE POINT OF BEGINNING CONTAINING 0.26 ACRES OR 11,300 SQUARE FEET MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, L202004117 at the Office of the Circuit Clerk Benton County, Arkansas..

4. Basis of Bearings: Arkansas State Plane System North Zone (NAD 83).

5. This survey is valid only if the drawing includes the seal and signature of the surveyor.

6. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."

7. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

8. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

9. This property is zoned R-1 (residential).

10. Building setbacks for zone R-1 are as follows:

Front	20 Feet
Side (Interior)	7 Feet
Side (R.O.W)	20 Feet
Rear	25 Feet

Garage, street facing: 30 Feet from the property line the garage faces
Garage, side-or-rear-loading: 20 Feet from the property line.

11. Subsurface and environmental conditions were not examined nor considered a part of this survey.

12. (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date 09/28/2007.

Recording Information

Job Number: 20-083 LOT LINE ADJ
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 03/19/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

SOME SYMBOLS/LINE TYPES MAY OR MAY NOT BE FOUND IN THE DRAWING

- (XXX.XX') RECORD DISTANCE
- (N0°XX'XX"E) RECORD BEARING
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (5/8" REBAR)
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER

SHEET NO.
1 OF 1

LOT LINE ADJUSTMENT

CREATING LOT X OF BLOCK 2 PRITCHARD'S ADDITION

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

CITY OF BENTONVILLE PROJECT NUMBER: LSXXXXXXXX