

*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](mailto: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](mailto: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  
May 5, 2020**

**I. Call to Order  
II. Public Hearings**

- 1. Stratford Assets I, LLC** **Rezoning\***  
(R-1, Single Family Residential to DN-1, Downtown Low-Density Residential)  
502 NW 3<sup>rd</sup> Street ([RZ20-0007](#))
- 2. Brannon, Esslinger, & Crystal Creek Realty, LLC** **Rezoning\***  
(R-1, Single Family Residential to DN-3, Downtown High-Density Residential)  
306 SE 2<sup>nd</sup> Street ([RZ20-0011](#))
- 3. Bertrand** **Rezoning\***  
(A-1, Agricultural & R-E, Residential Estate to R-1, Single-Family Residential)  
1714 SW 2<sup>nd</sup> Street ([RZ20-0013](#))
- 4. Patton** **Rezoning\***  
(A-1, Agricultural to C-2, General Commercial)  
1580 East Centerton Blvd. ([RZ20-0016](#))

- |                                                                                                   |                         |
|---------------------------------------------------------------------------------------------------|-------------------------|
| <b>5. Hounds Lounge<br/>Animal Kennel</b><br>1280 SW Westpark Drive ( <a href="#">CU20-0014</a> ) | <b>Conditional Use*</b> |
|---------------------------------------------------------------------------------------------------|-------------------------|

### **III. Consent Agenda**

- |                                                                                                       |                                          |
|-------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>1. Lots 30-33, Block 7 of WA Burks Addition</b><br>NE Monroe Street ( <a href="#">PLA20-0015</a> ) | <b>Property Line Adjustment</b>          |
| <b>2. Lot 16, Block 2 of Armstrong Subdivision</b><br>SE C Street ( <a href="#">PLA20-0022</a> )      | <b>Property Line Adjustment</b>          |
| <b>3. City U</b><br>501 SE 3 <sup>rd</sup> Street ( <a href="#">LSD19-0021</a> )                      | <b>Large Scale Development Extension</b> |

### **IV. New Business**

- |                                                                                                                              |                                 |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>1. Lots 87-88 of Stonegate Subdivision</b><br>1580 East Centerton Boulevard ( <a href="#">LS20-0022</a> )                 | <b>Lot Split</b>                |
| <b>2. Lots 1-2 of Park Central Addition</b><br>E Central Avenue and SE 2 <sup>nd</sup> Street ( <a href="#">PLA20-0024</a> ) | <b>Property Line Adjustment</b> |
| <b>3. Intuitive Clinic</b><br>1580 East Centerton Blvd. ( <a href="#">LSD20-0021</a> )                                       | <b>Large Scale Development</b>  |
| <b>4. Arvest - I Street</b><br>1100 SW Regional Airport Blvd. ( <a href="#">LSD20-0023</a> )                                 | <b>Large Scale Development</b>  |
| <b>5. Park Central Apartments</b><br>321 SE 2 <sup>nd</sup> Street ( <a href="#">LSD20-0022</a> )                            | <b>Large Scale Development</b>  |
| <b>6. SOMO Garage</b><br>701 SE 8 <sup>th</sup> Street ( <a href="#">LSD20-0024</a> )                                        | <b>Large Scale Development</b>  |



# REZONING STAFF REPORT



## Stratford Assets I, LLC

502 NW 3<sup>rd</sup> Street

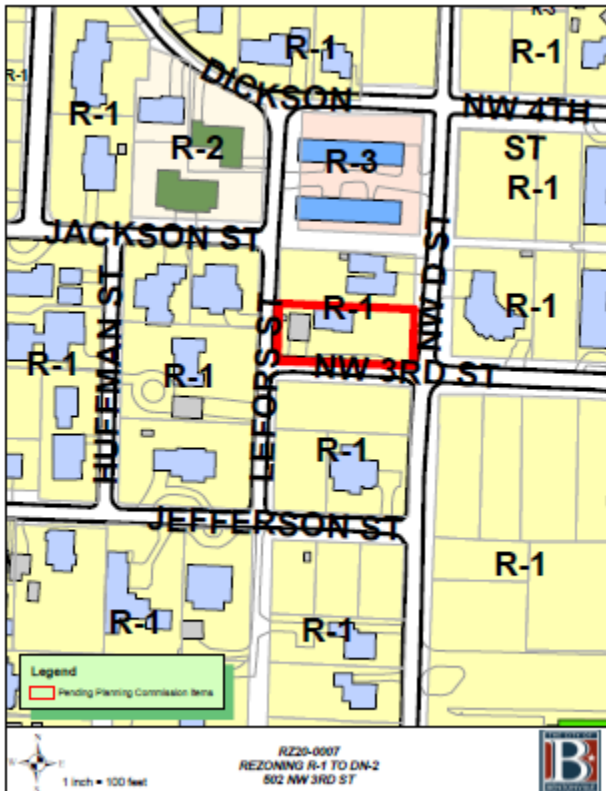
PC Date: 5/5/2020

Reviewer: Ali Worley, Planning Technician

|                                 |                                                                          |
|---------------------------------|--------------------------------------------------------------------------|
| Project Number                  | RZ20-0007                                                                |
| Applicant / Current Owner       | Stratford Assets I, LLC<br>211 Edgehill Road<br>Merion Station, PA 19066 |
| Site Area                       | 0.28 acres                                                               |
| Current Zoning                  | R-1, Single Family Residential                                           |
| Requested Zoning                | DN-1, Downtown Low-Density Residential                                   |
| Future Land Use Map Designation | Low Density Residential (LDR)                                            |

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

### Location Map



### Property Description

This property is located at 502 NW 3<sup>rd</sup> Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north, south, east, and west.

### Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties.

### Public Comment

Staff has received several public comments regarding this request in the form of phone calls, letters, and emails.

### Analysis

Originally, the applicant requested a rezoning to DN-2, Downtown Medium-Density Residential. However, on March 16, 2020, the applicant requested to amend the proposed rezoning to DN-1, Downtown Low-Density Residential. The DN-1 zoning district only allows single-family homes.

### Conclusion

Due to the site's compatibility with the Future Land Use Plan, its downtown location, and surrounding uses, staff recommends approval of the amended rezoning request to DN-1, Downtown Low-Density Residential.



**CEI Engineering Associates, Inc.**

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

February 10, 2020

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

**RE: 502 NW 3<sup>rd</sup> Street Rezoning Application**

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Stratford Assets, LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning of request for Benton County parcel #01-03159-000 from R-1, Single-family Residential to DN-2, Downtown Medium-density Residential. The property is approximately 0.27 acres located at 502 NW 3<sup>rd</sup> Street in Bentonville, AR.

This rezoning request is being proposed to allow flexibility of future redevelopment of the subject tract for a possible duplex, attached single family, or two family townhome construction. If approved, any proposed development will be consistent with the allowable uses under the current city of Bentonville zoning code for the DN-2 district. All necessary utilities for the proposed development are available on or adjacent to the subject tract and could serve the property without extending public utilities. Properties immediately surrounding the tract are zoned R-1 but within 500 feet there are several higher intensity zonings including R-2 and DN-2 properties and an R-3 zoned property within 100 feet to the north. With this in mind, we feel the DN-2 district will be compatible with the surrounding uses in a developing part of Bentonville.

Traffic generated by future development of the property would have limited impact on the surrounding local street network due to the small size of the property and limited development opportunities. Development of the property would be in keeping with access management standards of the city and any required rights of way would be dedicated with the redevelopment plan. Appearance of any redevelopment project would be in keeping with the surrounding neighborhood and current city requirements.

Thank you for your time and consideration in this matter.

Respectfully submitted,  
CEI Engineering Associates, Inc.

Nate Bachelor, PE  
Project Manager

*Providing Consolidated Land Development Services*

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

## Alison Worley

---

**From:** Jon Stanley  
**Sent:** Monday, April 06, 2020 10:18 AM  
**To:** Dana Davis; Dana Davis; Elaine Kerr; Elaine Kerr; Jim Grider ; Jim Grider; Joe Haynie; Joe Haynie (Jhhaynie1@gmail.com); Mary Jordan (mjordan@nwadg.com); Mike Jones (mjones@nwadg.com); Richard Binns; Richard Binns (Richard.Binns@edwardjones.com); Rod Sanders; Rod Sanders (rsanders@sandprop.com); Scott Eccleston; Scott Eccleston; Tyler Overstreet  
**Cc:** Alison Worley; Brian Bahr; Ellen Norvell  
**Subject:** FW: Opposed - Rezoning of 502 NW 3rd

PC Members,

Please see the below opposition the requested rezoning at this location. These will also be include in your PC agendas.  
Thanks



**Jon Stanley**  
Senior Planner  
305 SW A Street  
Bentonville, AR 72712  
Office: 479.271.3122  
Fax: 479.271-6807  
[www.bentonvillear.com](http://www.bentonvillear.com)

**From:** Lucy Kelley  
**Sent:** Monday, April 06, 2020 10:08 AM  
**To:** Elaine Kerr ; Jim Grider ; Joe Haynie ; Richard Binns ; Rod Sanders ; Scott Eccleston ; Dana Davis  
**Cc:** Jon Stanley ; Mary Line ; Virginia Germann ; Lucy Kelley  
**Subject:** Opposed - Rezoning of 502 NW 3rd

Dear Bentonville Planning Commission:

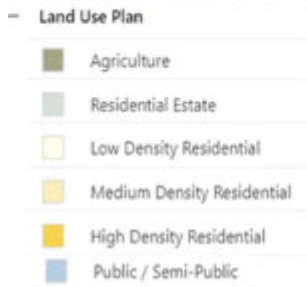
I am **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-1 because:

1. Property is designated as R1 in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.

2. We want to keep the character of this neighborhood as intended per Master Plan - Our downtown neighborhood is one of the only remaining that has large lots, old canopy trees and a quiet park-like setting...we would like it to remain that way...not every neighborhood downtown needs to be dense.

3. Rezoning to DN-1 has the strong potential of infringing the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.

4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.



Please consider the broader scope, the precedent, and longer term, negative impact that this decision has on this very special, unique legacy area within the downtown perimeter.

Thank you,

Lucy Kelley

707 Jefferson Street

## Alison Worley

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**From:** Ellen Norvell  
**Sent:** Tuesday, April 07, 2020 4:00 PM  
**To:** Alison Worley  
**Subject:** FW: Planning Commission

George has asked that this be forwarded to the Planning Commission members.

*Ellen*

---

**From:** George Spence <[george@clarkandspence.com](mailto:george@clarkandspence.com)>  
**Sent:** Tuesday, April 07, 2020 3:42 PM  
**To:** Stephanie Orman <[SOrman@bentonvillear.com](mailto:SOrman@bentonvillear.com)>; Ellen Norvell <[enorvell@bentonvillear.com](mailto:enorvell@bentonvillear.com)>  
**Cc:** Camille Thompson <[CThompson@bentonvillear.com](mailto:CThompson@bentonvillear.com)>; Tim Robinson <[TRobinson@bentonvillear.com](mailto:TRobinson@bentonvillear.com)>  
**Subject:** RE: Planning Commission

Same thing I said earlier. People are free to attend (respecting CDC guidelines) and comment. People are free to comment in writing by email (which has the advantage of not having a time limit). People are free to include in their comments that the item(s) they are concerned about should not be considered until we are back to more normal order.

The email as sent to the Mayor is a public comment for the Planning Commission meeting and should be forwarded to the Commission as a whole.

## George Spence

---

**From:** Stephanie Orman <[SOrman@bentonvillear.com](mailto:SOrman@bentonvillear.com)>  
**Sent:** Tuesday, April 7, 2020 3:30 PM  
**To:** Ellen Norvell <[enorvell@bentonvillear.com](mailto:enorvell@bentonvillear.com)>  
**Cc:** George Spence <[george@clarkandspence.com](mailto:george@clarkandspence.com)>  
**Subject:** FW: Planning Commission

**From:** Henry Green <[henry.green64@gmail.com](mailto:henry.green64@gmail.com)>  
**Sent:** Tuesday, April 07, 2020 3:27 PM  
**To:** Stephanie Orman <[SOrman@bentonvillear.com](mailto:SOrman@bentonvillear.com)>  
**Subject:** Fwd: Planning Commission

I am resending this message due to a delivery failure previously. Thanks

----- Forwarded message -----

**From:** Henry Green <[henry.green64@gmail.com](mailto:henry.green64@gmail.com)>  
**Date:** Tue, Apr 7, 2020 at 3:23 PM

Subject: Planning Commission

To: <[trobinson@bentonvillear.com](mailto:trobinson@bentonvillear.com)>, <[soraman@bentonvillear.com](mailto:soraman@bentonvillear.com)>

Ms. Mayor, Mr. council member, I write to voice my concern over the Planning commissions decision to not provide public electronic access to tonight' commission meeting. I have been told that there will not be electronic access to the meeting, as there was last week for the tech meeting. The only way the public can comment is by appearing in person. If it is too dangerous to hold court, or to allow taxpayers access to the city offices, then how is it ok for the Planning commission to in essence continue the agenda without consideration of public input?

Why do I care? well I am concerned about an agenda item that has generated a great deal of neighborhood dissent. Those families and property owners are in essence being told that they have to risk their health to participate in the process. Is it not the commissions role to hear the voice of the community? And is it not our right to speak at city meetings? And are these agenda items so critical that they cannot be held until the world clears up? or a process is perfected?

Thank you,

--

H.A. "Andy" Green  
Chief Experience Officer  
Mesa Verde, LLC & Ozark Production Services, LLC  
P.O. Box 2584  
Bentonville, AR 72712  
530-515-0424(cell)

Please remember, an email sent is not necessarily an email received.

--

H.A. "Andy" Green  
Chief Experience Officer  
Mesa Verde, LLC & Ozark Production Services, LLC  
P.O. Box 2584  
Bentonville, AR 72712  
530-515-0424(cell)

Please remember, an email sent is not necessarily an email received.

## Alison Worley

---

**From:** Jon Stanley  
**Sent:** Monday, April 06, 2020 10:19 AM  
**To:** Dana Davis; Dana Davis; Elaine Kerr; Elaine Kerr; Jim Grider ; Jim Grider; Joe Haynie; Joe Haynie (Jhhaynie1@gmail.com); Mary Jordan (mjordan@nwadg.com); Mike Jones (mjones@nwadg.com); Richard Binns; Richard Binns (Richard.Binns@edwardjones.com); Rod Sanders; Rod Sanders (rsanders@sandprop.com); Scott Eccleston; Scott Eccleston; Tyler Overstreet  
**Cc:** Alison Worley; Brian Bahr; Ellen Norvell  
**Subject:** FW: Rezoning of 502 NW 3rd, Bentonville

PC Members,

Please see the below opposition the requested rezoning at this location. These will also be include in your PC agendas.  
Thanks

Jon Stanley  
Senior Planner  
305 SW A Street  
Bentonville, AR 72712  
Office: 479.271.3122  
Fax: 479.271-6807  
[www.bentonvillear.com](http://www.bentonvillear.com)

-----Original Message-----

From: Jim Ward <flatrockpartners@gmail.com>  
Sent: Saturday, April 04, 2020 1:52 PM  
To: Elaine Kerr <ekerr@bentonvillear.com>; Jim Grider <jgrider@bentonvillear.com>; Joe Haynie <jhaynie@bentonvillear.com>; Richard Binns <rbinns@bentonvillear.com>; Rod Sanders <rsanders@bentonvillear.com>; Scott Eccleston <seccleston@bentonvillear.com>; Dana Davis <ddavis@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>  
Subject: Rezoning of 502 NW 3rd, Bentonville

Dear Bentonville Planning Commission:

As home owners living immediately across the street from 502 NW 3rd Street, we want to strenuously object to the rezoning being considered.

All the surrounding lots are currently R1 larger lots. We understand that we may be in an area of "planning" that encourages dense population but the REALITY of this neighborhood is one of larger houses and larger lots. Many of these, especially east of this proposed split, are new builds.

We have been professional real estate investors for over 20 years so we can understand a developer or owner trying to maximize their return.

However, that desire for more money should not be a deciding factor in zoning or we might as well not even have zoning.

Jim and Vergean Ward

416 NW 3rd

479-461-3890



## Alison Worley

---

**From:** Jon Stanley  
**Sent:** Monday, April 06, 2020 10:20 AM  
**To:** Dana Davis; Dana Davis; Elaine Kerr; Elaine Kerr; Jim Grider ; Jim Grider; Joe Haynie; Joe Haynie (Jhhaynie1@gmail.com); Mary Jordan (mjordan@nwadg.com); Mike Jones (mjones@nwadg.com); Richard Binns; Richard Binns (Richard.Binns@edwardjones.com); Rod Sanders; Rod Sanders (rsanders@sandprop.com); Scott Eccleston; Scott Eccleston; Tyler Overstreet  
**Cc:** Alison Worley; Brian Bahr; Ellen Norvell  
**Subject:** FW: Rezoning of 503 NW 3rd Street

PC Members,

Please see the below opposition the requested rezoning at this location. These will also be include in your PC agendas.  
Thanks



**Jon Stanley**  
Senior Planner  
305 SW A Street  
Bentonville, AR 72712  
Office: 479.271.3122  
Fax: 479.271-6807  
[www.bentonvillear.com](http://www.bentonvillear.com)

---

**From:** Susan Delacruz  
**Sent:** Saturday, April 04, 2020 11:15 AM  
**To:** Jon Stanley ; Elaine Kerr ; Jim Grider ; Joe Haynie ; Richard Binns ; Rod Sanders ; Scott Eccleston ; Dana Davis  
**Cc:** Keith & Mary Line  
**Subject:** Rezoning of 503 NW 3rd Street

Dear Bentonville Planning Commission:

We are opposed to the intent to rezone the property at 502 NW 3rd Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-1 because:

1. Property is designated as R1 in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.

2. We want to keep the character of this neighborhood as intended per Master Plan - Our downtown neighborhood is one of the only remaining that has large lots, old canopy trees and a quiet park-like setting...we would like it to remain that way...not every neighborhood downtown needs to be dense.
3. Rezoning to DN-1 has the strong potential of infringing the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

We bought our house on NW Jefferson in 2013. It's three houses down from Bogle Park. We were attracted to this street because of it's beauty and charm and are delighted to be a part of this lovely downtown neighborhood. We are saddened to see some of the lots around us that once housed single one or two story homes become crammed with two or three homes that are now up to three stories tall. Please consider all of our neighbors' concerns before making a decision that affects so many of your tax paying constituents. Thank you.

Susan Delacruz, 712 Jefferson Street

Sent from my iPhone

**Alison Worley**

---

**From:** Custom Covers <customcoversbyrae@gmail.com>  
**Sent:** Wednesday, March 04, 2020 10:17 AM  
**To:** Planning  
**Subject:** Property @ 502 NW 3rd st

I have to voice my concerns and complete disapproval of re-zoning the property at 502 NW 3rd st. If the property is divided the beautiful trees that are on that lot will end up cut down which is part if the charm of downtown. Not everyone wants to see another box house be put up against another one on a single lot. People in this neighborhood want this area to remain single family properties at low density.  
I hope the city starts looking at the box houses that are being built and realize you are allowing the charm of this town to be bought out.

Thank you,  
Robin Reagan

Sent from my iPhone

## NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

LOT 1, HUFFMAN'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "Y" AT PAGE 529, LESS AND EXCEPT THE NORTH 60 FEET.

The common description of the property is: 502 NW 3rd St Bentonville, AR

Proposed land use: Medium Density Residential (MDR)

The public hearing will be held March 17, 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Project is not in character with the neighborhood. Cannot believe property could/would meet zoning regulations

Signature and Physical Address

701 NW Jackson St  
Bentonville, AR  
72712

Signature and Physical Address

701 NW Jackson St.  
Bentonville, AR  
72712

February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

I am **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
3. Rezoning to medium density is an infringement on the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

Sam Fuller 310 Huffman St.

Signature & Physical Address



Land Use Plan

- Agriculture
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public / Semi-Public

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☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

OUR NEIGHBORHOOD HAS A  
DISTINCT PERSONALITY AND WE ARE  
NOT READY TO CHANGE IT FOR OUT OF STATE  
INVESTORS.

Sam Adams  
Signature and Physical Address

205 NW LEFORS  
BENTONVILLE AR 72712

Michael  
Signature and Physical Address

205 NW LEFORS ST  
BENTONVILLE AR 72712

February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

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Signed:

*Ronald + Angela McCormick*  
601 NW Jackson St.  
Bentonville, AR 72712

Signature & Physical Address



Land Use Plan

- Agriculture
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public / Semi-Public



February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

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Signed:

*Virginia Deanna + [Signature]*  
301 NW Jefor  
Bentonville AR 72712

Signature & Physical Address



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public



February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

I am **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
3. Rezoning to medium density is an infringement on the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

  
Signature & Physical Address  
303 NW D  
Bentonville, AR



Land Use Plan

- Agriculture
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public / Semi-Public

February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

We are **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
3. Rezoning to medium density is an infringement on the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

  
Signature & Physical Address  
416 NW 3<sup>rd</sup>  
Bentonville



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

I am **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
3. Rezoning to medium density is an infringement on the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

*Nancy Nolan* 500 NW Jefferson  
Signature & Physical Address Bentonville, AR 72712



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

February 24, 2020

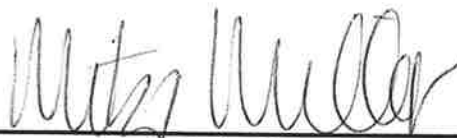
Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

We are **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
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4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

  
Signature & Physical Address  
301 Huffman St.



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

# NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

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

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

LOT 1, HUFFMAN'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "Y" AT PAGE 529, LESS AND EXCEPT THE NORTH 60 FEET.

The common description of the property is: 502 NW 3rd St Bentonville, AR

Proposed land use: Medium Density Residential (MDR)

The public hearing will be held March 17 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

*I very much want to keep the character of this neighborhood per Master Plan and with respect to legacy of Marilyn Dyke who cultivated the very unique character of this neighborhood*

*Brenda Compton*  
Signature and Physical Address

Signature and Physical Address

*209 NW D St  
Bentonville, AR  
72712*

## NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

LOT 1, HUFFMAN'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "Y" AT PAGE 529, LESS AND EXCEPT THE NORTH 60 FEET.

The common description of the property is: 502 NE 3rd St Bentonville, AR

Proposed land use: Medium Density Residential (MDR)

The public hearing will be held March 17, 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

I prefer SFH for our neighborhood...

Lucy Heller  
Signature and Physical Address  
600 NW Jefferson St.  
Bentonville, AR 72712

\_\_\_\_\_  
Signature and Physical Address



February 24, 2020

Mr. Jon Stanley  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

Dear Jon,

We are **opposed** to the intent to rezone the property at 502 NW 3<sup>rd</sup> Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
3. Rezoning to medium density is an infringement on the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

  
Signature & Physical Address  
600 NW Jefferson St.  
Bentonville, Ar 72712



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

From: Dave Burris <dpburris@gmail.com>  
Sent: Monday, February 24, 2020 10:19 AM  
To: Jon Stanley  
Subject: 501 NW 3rd Street - rezone

Jon,  
I am writing to let you know that as a neighbor, I am not in favor of the rezone from R-1 to DN-2. I feel the visions set forth in the Land Use plan confirm lower density residential, and feel this should be followed.

Rezoning would allow for townhouse or two family on this smaller lot, and the rezone seems to be an effort to maximize profits rather than maximize character. If their goal was to set back for a single family, DN-1 would have been the proper rezone.

Thank you.

--

Dave P Burris AIA  
LEED AP



From: Scott Crossett <scott@csarecruiters.com>  
Sent: Wednesday, March 04, 2020 4:43 PM  
To: Jon Stanley  
Cc: Lisa Crossett  
Subject: Oppose rezoning of 502 NW 3rd

Mr. Stanley,

I appreciate the work and considerations of the planning commission. As someone that lives within a few hundred yards, I want to express opposition of the rezoning request for 502 NW 3rd St. for several reasons.

First, this small strip of road is a high traffic area for R.E. Baker school before 8am and around 3pm. It may not be obvious from a map view, but if you travel this road during this time you will understand. Because of the traffic flow leaving the West parking lot of Old High that travels to the north (causing a bottleneck at the stop sign), the cars travelling East on Jefferson avoid the stop sign at the end of Jefferson by turning left onto LeFors and then turn right onto 3rd street (exactly where this property is located) to take kids to R.E. Baker or to head through the square on their way to work. Also, traffic coming from the north (Bella Vista Way and other connectors) weave through and turn from LeFors onto 3rd Street at this property to take kids to/from R.E. Baker and Old High. This property being rezoned would likely create additional driveways and possibly cars parked on the side of the road of an already distressed traffic situation before and after school. It is also a busy street for kids walking home from school. Second, if this property gets rezoned then the property directly across the street gets rezoned also, which will make that section of the road a complete mess, both from traffic, but also because it would be out of character with the neighborhood of single family homes that pride themselves on yards and organically increasing their property values.

Third, my family has lived at 208 NW F Street for 7 years. When we moved-in, we did not have drainage problems, but since downtown has developed, the drainage, flooding and overflows have started to become very problematic and the city needs to invest in drainage infrastructure in the Northwest quadrant of the square before allowing for greater density. The neighbor behind my house is still on septic tank (how is this possible?) and when her yard floods to my yard, her septic is spread everywhere. This needs to be planned for and it's starting to get crazy. When I say "flood", I'm talking about 2 feet deep of water covering my entire back yard and front yard because the 5 foot deep drainage ditch can't hold all the water that is directed to it from the square when we have hard rains or rains for extended periods. In the last few weeks, the planning commission I assume, approved subdividing a single lot on Jefferson Street into 3 lots and did not add drainage or run sewer to this neighbor on septic tank that adjoins these newly created properties, which makes very little sense to our neighbors.

Last, the property on 502 NW 3rd St. already has high-value as a single family dwelling. If the property owner does not wish to have a single family dwelling here, there is a market for someone that will purchase this property without rezoning it. There should not be an expectation that the city will turn all old homes into higher density without respect for the neighborhoods or current zoning standards. How could anyone confidently purchase a family home if they knew the city will always approve the property next door to be a condo at anyone's request and without strong cause...

Thank you for your consideration. Please don't start setting new precedence and hopefully some areas of the downtown can maintain boundaries for single family, including the Northwest quadrant surrounding Bogle Park.  
Glad to discuss any time. 479-466-7792

Scott Crossett  
479-464-4375  
Cameron Smith & Associates

3350 Pinnacle Hills Parkway, Suite 101  
Rogers, AR 72758  
<http://www.linkedin.com/in/scottcrossett>



# REZONING STAFF REPORT



## Brannon, Esslinger & Crystal Creek Realty, LLC

306 SE 2<sup>nd</sup> Street & 301,303, & 305 SE Henry

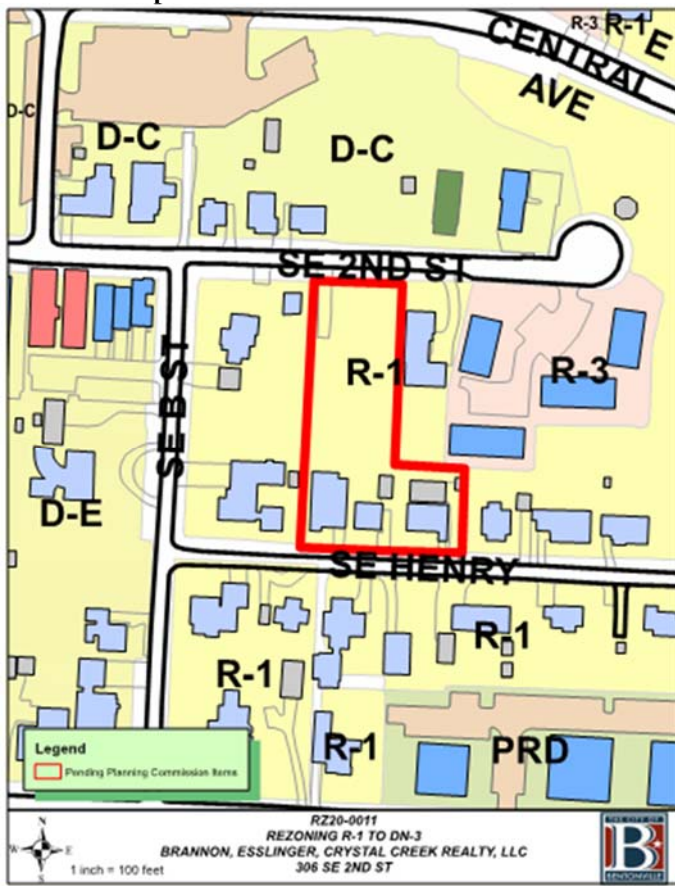
PC Date: 5/5/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Number                  | RZ20-0011                                                                                                                                                                                  |
| Applicant / Current Owner       | Brannon, 301 & 305 SE Henry<br>Bentonville AR, 72712<br>Cindy Esslinger<br>50 Llanon Dr.<br>Bella Vista AR, 72714<br>Crystal Creek Realty, LLC<br>10203 Sears Rd.<br>Bentonville, AR 72713 |
| Site Area                       | +/- 1.03 Acres                                                                                                                                                                             |
| Current Zoning                  | R-1, Single Family Residential                                                                                                                                                             |
| Requested Zoning                | DN-3, Downtown High Density Residential                                                                                                                                                    |
| Future Land Use Map Designation | High Density Residential (HDR)                                                                                                                                                             |

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

### Location Map



### Property Description

These properties are situated between SE 2<sup>nd</sup> Street and SE Henry. All properties are currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the east, west, and south, R-3 Medium-Density, to the east, and DC, Downtown Core, to the north.

### Relationship to the General Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas usually include higher density residential uses and may include amenities for residents such as parks, community centers, and resident-oriented commercial uses. While the DN-3 district allows for apartments and similar high density uses, the mid-block location of these properties would limit the densest development feasible to townhomes. Townhomes are differentiated from multi-family developments in that the units must be split onto separate lots for ownership after construction.

### Public Comment

Staff has received public comments regarding this request.

### Analysis

The site's compatibility with the Future Land Use Plan and proximity to the downtown area may justify a rezoning to DN-3, Downtown High Density Residential. According to the applicant's narrative, the intent of the proposed rezoning is to allow for future flexibility in redevelopment. Potential future uses could include single-family, duplex or townhome developments.

### Conclusion

Staff recommends approval of the rezoning request due to the site's compatibility with the Future Land Use Plan, the changing context of the surrounding uses, as well as the existing surrounding uses and zoning districts.

## **REZONING APPLICATION NARRATIVE**

Please accept this rezone request for 306 SE 2nd St., 301, 303 & 305 SE Henry St., 1.05 acres total, currently R-1, Single-Family Residential to proposed DN-3, Downtown High-Density Residential.

Explanation: As owners, Esslinger Trust (306 SE 2nd), Brannon (301 SE Henry), Crystal Creek Realty LLC/Willis (303 SE Henry), and Brannon (305 SE Henry), we request the rezone for future development, with no sales pending.

Reason: For future development. In accordance with the City's 2018 Community Plan, these properties conform to DN-3, Downtown High-Density Residential and to the Land Use Designation HD-R, High-Density Residential.

How it Relates: DN-3, Downtown High-Density Residential, recently approved multi-family to the West and proposed multi-family to the North. In addition, surrounding properties within a 200' radius of the proposed rezone are currently zoned R-1, Single-family Residential, R-3, Medium-Density Residential, DE, Downtown Edge, DC, Downtown Commercial, and PRD, Planned Residential Development. Land Use Designation is predominantly H-DR, High-Density Residential, followed by DT-C, Downtown Commercial, and two M-DR, Medium-Density Residential within the same 200' radius.

Use: To be addressed in development

Traffic: To be addressed in development

Signage: None required at this time

Appearance: None required at this time

Availability of water and sewer: All sites currently have water and sewer available.

## Alison Worley

---

**From:** sgalen@sbcglobal.net  
**Sent:** Monday, April 06, 2020 9:21 PM  
**To:** Planning  
**Subject:** April 7 Planning Commission meeting item  
**Attachments:** 07 APR 2020 Galen.pdf; SE B and 2nd.jpg

Hello,

Attached is our objection to the rezoning at 306 SE 2<sup>nd</sup> St., 301, 303 and 305 Henry St. I am also attaching a photo of the street on a recent weekday to document the current lack of parking.

As mentioned in our objection, this property would be better served as DN-2, Downtown Medium-Density.

Thanks for your consideration.

*Susie Galen*

sgalen@sbcglobal.net  
m: (479) 936-1440



## NOTICE OF INTENT TO REZONE

Esslinger Trust, Brannon, Crystal Creek Realty LLC, Millis, and Brannon

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential

to

DN-3, Downtown High-density Residential

The legal description of the property is as follows:

SEE ATTACHED (back of vicinity map)

The common description of the property is: 306 SE 2nd St., 301, 303, and 305 Henry St.

Proposed land use: Future development

The public hearing

will be held APRIL, 7 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

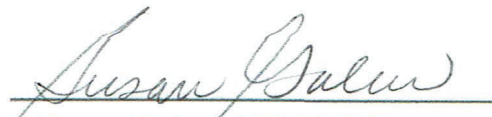
I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

- The property is located between two very narrow streets (SE 2<sup>nd</sup> and SE Henry). Increasing the traffic on these streets would be detrimental.
  - SE Henry has some sections in which two cars cannot currently pass each other safely.
  - SE 2<sup>nd</sup> ends in a cul-de-sac, with a senior citizen community
- Existing parking is abominable and adding multi-family housing would only exacerbate that problem. See attached photo of a recent weekday on SE 2<sup>nd</sup> Street. We are regularly unable to park in front of our own home.
- Surrounding lots are all single-family homes, making DN-3 high-density out of character with the existing neighborhood
- If the future plans are truly for townhomes as the densest residential use, then DN-2 Medium-density residential would be more appropriate

  
Steven Galen, 200 SE B St.

  
Susan Galen, 200 SE B St.







## Alison Worley

---

**From:** patsy rakes <prrraks@hotmail.com>  
**Sent:** Tuesday, April 07, 2020 3:01 PM  
**To:** Planning  
**Subject:** rezoning across from 306 s e henry st

86

Dear sir

Sent from [Mail](#) for Windows 10

I would like to express my concerns about the rezoning on henry street , proposed land use for future development of property at 306 s 2<sup>nd</sup> st, 301,303, and 305 henry st, I own and reside at 306 se henry which is directly across from the 3 lots being considered for downtown high density residential. I believe I own the most property adjoining the proposed lots – I too own 3 lots and object to the rezoning for a number of reasons. The street on se henry is not adequate for high traffic, not adequate for on street parking. This is a very nice single family residential area and very well kept up by owner residents. I was born on henry st over 86 years ago and hope to remain here and enjoy this current neighborhood for the remainder of my live, signature patsy ruth brewer rakes

## **Alison Worley**

---

**From:** Rob Sanders <rvsiii@gmail.com>  
**Sent:** Tuesday, April 07, 2020 4:49 PM  
**To:** Planning  
**Subject:** Rezoning 305 SE Heny

I sent a letter

In case you didn't receive it:

I am opposed to the rezoning

My property is adjacent  
307 Se Henry St

I am concerned about water drainage which is already a problem on that street All the water west of my house already drains into my yard and down my driveway and floods my garage. A new structure is probably going to make that worse.

I am concerned about privacy with multi level structure next to my house.

I am concerned about property values going down

I am concerned about traffic on that narrow street

Robert Sanders

Sent from my iPhone

April 7, 2020

To the Bentonville Planning Commission

RE: Zoning Application #RZ20-0011, Brannon, Esslinger, & Crystal Creek Realty, LLC, R-1 to DN-3.

My name is Robert Stoker. My wife and children and I live at 302 SE 2nd ST, immediately abutting the western boundary of the Esslinger parcel.

As you know, the Esslinger's together with their adjacent property owners to the south of their property are seeking to change their zoning designation from R-1 to DN-3.

We are opposed to this zoning request on the following grounds:

Our home, which was built in 1890, is listed on the National register of Historic Homes and may be negatively impacted by the up-zoning of the Esslinger, Brannon and Crystal Creek properties to a higher density use. Our home was built by a civil war veteran who was a one time treasurer of Benton County, an early merchant of Bentonville who owned several mercantile stores and who, with his business partners, was instrumental in bringing the first railroad into Bentonville, which in significant part contributed to Bentonville's early growth and establishment as an economic and governmental center in the area. The historical exterior architectural features of our home remain intact and unchanged from their initial construction. This property is quickly becoming one of a very few original pre 1910 homes remaining in Bentonville. It is now at threat to become overshadowed and forgotten amongst Bentonville's advance toward the future.

At this time, all homes to the south, east and north of ours are single family homes. Establishing DN-3 zoning will create a "hop-scotch" zoning environment in the vicinity of our home with a mix of R-1 and higher density zones.

We are not opposed to this change for the sake of fighting change. We fully appreciate many of the wonderful changes and developments that have led to a vibrant Bentonville that we all love. However, we are opposed to such continued densification in the vicinity of our home without a clear strategy and vision which specifically addresses and targets the protection of historic neighborhoods and the remaining iconic and culturally important historic homes that are disappearing from the downtown Bentonville landscapes. These homes, including ours, have been a foundational part of Bentonville that in great part are on their own responsible for so much of the interest by many to live in the downtown area. This foundation of historical homes and their immediately surrounding neighborhoods should continue to provide inspiration for a future Bentonville which protects, values, and highlights such important structures, features and neighborhoods.

Historically, across many municipalities around the country that have either pursued or allowed this type of spot or hop-scotch zoning have seen mixed results even with the best intentions. Many times terrible consequences have played out over time as in many cases historic R-1 zoned properties and their neighborhoods have experienced declining values and even blight as they have been surrounded by or infiltrated by higher density, less compatible uses. Too often, this has resulted in the loss of such important historic structures over time as they have been slowly demolished to make way for more "inspired" uses.

We believe the properties immediately to our east and south should be maintained as an important and historic neighborhood of predominantly R-1 zoned properties.



We currently enjoy our property and it's quiet privacy afforded by the R-1 zoning on ours and the surrounding properties to the east and south. We have already been negatively impacted by the higher densities now built up to our west.

The buildings to our west quite literally have blocked our view to the west, our yard is repeatedly infringed upon by inconsiderate drivers parking on our landscaping, bumping into our fence, knocking over a tree.

The high density development on our west has also created a very significant and serious drainage problem resulting from the design and installation of new curb and gutter on the west side of SE B street. That design, in violation of Bentonville development code, has redirected drainage from the west side of SE B street directly across the street and into our yard, changing the pre-existing and established drainage patterns and resulting in repeated flooding of our yard including flooding up against the foundation of our home which never happened prior to the townhome and office development to our west. The City engineering department is aware of this matter.

Further, we now have 24 hour security lighting on the new commercial buildings to our west which shines into our west facing windows all night long. Parking along SE B street forces vehicles to drive upon our lawn regularly and accidents have even occurred at our intersection due to increased traffic and inadequate road infrastructure and road widths which were not addressed by or through the construction to our west.

We are now concerned that new multilevel homes will be built up to 40' tall just across our fence on our east boundary as well and which will look right down into our backyard and home. Literally allowing people to look into our home and lives. This is a literal impact on our privacy.

Finally, there are significant and existing drainage patterns in the area that may be affected by high density development to our east. We need to be assured that development on the Esslinger property will not further adversely impact our property as have the developments which have thus far been built to our west.

Primarily because of the above stated risk of devaluation of our property value, but also due to these additional concerns, we are opposed to this rezoning request.

## NOTICE OF INTENT TO REZONE

**Esslinger Trust, Brannon, Crystal Creek Realty LLC/Willis, and Brannon**

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential



to

DN-3, Downtown High-density Residential



The legal description of the property is as follows:

SEE ATTACHED (back of vicinity map)

The common description of the property is: 306 SE 2nd St., 301, 303, and 305 Henry St.

Proposed land use: Future development

The public hearing will be held APRIL, 7 20 20 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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1. Attend the public hearing and express your views.
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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Development at the subject locations has reached capacity without unreasonably interfering with the quiet use and enjoyment of single family residents by this spot zoning.  
The streets are not suitable for this increase in development

Signature and Physical Address

Katharine Maltz  
207 SE 2<sup>nd</sup> Street  
Bentonville, AR 72712

Signature and Physical Address

4/1/2020

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

RE: Proposed rezoning 306 SE 2<sup>nd</sup> ST, 301, 303, 305 Henry St

We object to the rezoning to DN - 3

We live at 307 SE Henry Street and this property adjoins our home.

We object due to concerns about water drainage issues, privacy, property values and traffic.

I am very concerned about water drainage. We already have an issue with water drainage on that street. When we get one of our frequent deluges, the path of the water for everything west of my property drains into my yard (front and back), and then down my driveway. I had the city engineers out previously and followed their recommendations to try to improve this with limited success. It is unacceptable for new zoning to allow structures/ grading, etc. that might increase the water drainage that ends up against the foundation of my house.

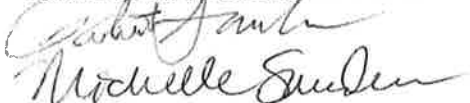
We are concerned about lack of privacy if multi-level buildings are built next door to our house. I don't want people on the 3<sup>rd</sup> floor sitting on decks overlooking my backyard.

I am concerned this will decrease my property value.

SE Henry Street is a narrow street and has a single vehicle bridge just east of the property in question. It is not designed to handle traffic. I drive this road every day of the week, and egress from the neighborhood to get to Central or J street is already very challenging. I am concerned for the safety of bikers and runners on our street- and there are numerous daily. My grandchildren and other children bike on this street. Huge numbers of bikers and runners cross Henry at the aforementioned single vehicle bridge on the greenway.

We object to the rezoning

Robert and Michelle Sanders

Handwritten signatures of Robert and Michelle Sanders in black ink. The signature for Robert is on top, and the signature for Michelle is below it.

**BENTONVILLE**

**COMMUNITY & ECONOMIC DEVELOPMENT**

**Reviewer:** Jon Stanley, Senior Planner

While the request is not consistent with the Future Land Use Plan, staff recommends approval of the rezoning request due to its compatibility with the surrounding residential zonings, adjacent existing development, and the applicants' intent to develop larger single-family lots.

**Legend**  
 Pending Planning Commission Items

R-1  
 R-E  
 A-1  
 PUD  
 R-O

EL CONTENTO DR  
 NW WINFIELD DR  
 NW 3RD ST  
 SW 2ND ST  
 FOX GLOVE LN

RZ20-0013  
 REZONING A-1 & R-E TO R-1  
 BERTRAND  
 1714 SW 2ND ST

1 inch = 150 feet

BERKELEY  
 CALIFORNIA





March 2, 2020

City of Bentonville  
305 SW A Street  
Bentonville, AR 72712

Re:     Parcels: 01-00899-000; 01-10473-000; & 15-15962-000  
       Rezone Request

Northwest Baptist Association and The Clarks are requesting to rezone their properties from Agricultural (A-1) and Residential Estate (R-E) to a mix of Residential Office (R-O) and Low Density Residential (R-1). The owners intend to sale the property to the future owners who would like to construct a small subdivision with intentions of living on the rear lots. Most of the property will be rezoned to R-1 with only the property fronting SW 2<sup>nd</sup> Street being rezoned to R-O. The intended use, signage, appearance and traffic will also be consistent with the surrounding neighborhoods. Based on concepts prepared to date, there are only two R-O lots proposed, one at 80'x180' and the other 100'x180'. The remaining will be broken up into a variety of sizes of single-family residential lots. The property has access to an existing 6" sewer main on the north side of the property and an 8" water main on the south side of the property that will serve the development.

Respectfully,  
**Morrison-Shipley Engineers, Inc.**

Patrick Foy, PE  
Project Manager

## Alison Worley

---

**From:** Ken Kelly <Ken.Kelly@fishtech.group>  
**Sent:** Monday, April 06, 2020 7:49 PM  
**To:** Planning  
**Cc:** barbarasgardens  
**Subject:** Proposed rezoning of Glynn and Jennifer Bertrand property (Parcels: 01-00899-000; 01-10473-000; & 15-15962-000)

As Bentonville residents for most of our lives, we appreciate the opportunity to share our thoughts with you today. We welcome any opportunity to improve Bentonville and each of its individual neighborhoods, and would like to ensure that this proposal does, indeed, improve surrounding neighborhoods, as well as Bentonville in general. As this proposal is not in line with the Future Land Use Plan, we would request that the committee ensure that this proposal is better for Bentonville than the proposed plan. We would like to use this time to voice a couple of concerns that we would like to be taken into consideration as you move forward. First, there is already a flooding issue for several houses on the west side of the Fox Glove subdivision, so we would kindly ask that you ensure your plans either help alleviate some of those issues or at least do not make them worse. We would also like to highlight the abundant green spaces around this area, and hope that you work to maintain as much green space as possible. Lastly, we would like to request that you keep the proposed housing requirements, at a minimum, in line with surrounding neighborhoods to continue to improve our community. This includes minimum square footage housing requirements, competitive housing prices at least in the current \$350,000 to \$550,000 range, and privacy covenants that maintain current privacy levels for all residents (privacy fencing, privacy screening with evergreens or other similar trees, etc.).

Regarding the proposed office at the front of the property, our primary concern is ensuring that traffic flows are not disruptive, and that the signage is not intrusive or unsightly to surrounding residents. Existing signage for the church already causes excessive lighting issues at night, and we ask that new signage does not add to that issue. Thank you very much for allowing us to voice our opinions and concerns.

Regards,  
Ken and Barbara Kelly

**Alison Worley**

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**From:** Wilson, Kevin <kevin.wilson@philips.com>  
**Sent:** Monday, April 06, 2020 2:06 PM  
**To:** Planning  
**Subject:** Proposed rezoning of Glynn and Jennifer Bertrand property

Planning Commission,

We welcome development that is consistent with the surrounding neighborhoods and increases the value and livability of the area. We ask that any development serves to protect and expand green space and enhances the community we share.

A quick check of Zillow.com indicates that valuations of homes that border this property range anywhere between \$350k and \$550k.

Best regards,

Kevin Wilson

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# REZONING STAFF REPORT



## Patton Family Revocable Trust

1580 East Centerton Blvd.

PC Date: 5/5/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------|
| Project Number                  | RZ20-0016                                                                                |
| Applicant / Current Owner       | Patton Family Revocable Trust<br>3401 SW 4 <sup>th</sup> Street<br>Bentonville, AR 72712 |
| Site Area                       | +/- 1.28 acres                                                                           |
| Current Zoning                  | A-1, Agricultural                                                                        |
| Requested Zoning                | C-2, General Commercial                                                                  |
| Future Land Use Map Designation | Residential Estates (RE)                                                                 |

<https://arcris/08HvK8>

### Location Map



### Property Description

This property is located at the southwest corner of the intersections of East Centerton Boulevard. & SW Tater Black Road. Adjacent zonings are R-2, Duplex & Patio Home Residential to the north, C-2, General Commercial to the east, -1 Agricultural to the west and west and City of Centerton to the south.

### Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. Residential Estate areas typically include large detached single-family homes and may include public uses that support residents. At the time the Future Land Use Plan was prepared, the property was un-developed, greater than one acre in size, and in close proximity to existing residential development. The area is suited for a more General Commercial land use classification. General commercial areas include uses that serve both nearby residents and those traveling from other parts of the city as well as the highway travelers.

### Public Comment

Staff has received public comment regarding this request. Please see the attached opposition letter.

### Analysis

While the proposed zoning of C-2 is not consistent with the Future Land Use Plan, this property will serve as a transition between the two-family duplex & patio home residences to the north and the 5 lane arterial road to the south. C-2, General Commercial, areas should 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, and services such as medical offices, hospitals and clinics.

### Conclusion

Staff recommends approval of the rezoning due to the site's location along an arterial street, adjacent zonings and uses. East Centerton Boulevard contains a number of commercial uses along the corridor.





March 30, 2020

Bentonville Current Planning  
305 SW A Street  
Bentonville, AR 72712

RE: Rezoning of Property for Intuitive Clinic  
CTA Job #20101900

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to C-2, General Commercial District. The property is currently owned by James M. Patton and Brenda D. Patton, Trustees, The Patton Family Revocable Trust. This group is under contract to sell a portion of their land holdings to Acquisition Advisors, LLC for the purpose of developing and medical office clinic.

Under the current zoning, a medical clinic is not allowed and this has prompted the request to C-2, General Commercial district which would allow a clinic "by right". This property is at the intersection of Tater Black Road and Centerton Blvd. (Hwy 102) where other commercial endeavors are located. Being a clinic, the traffic generated by this facility will be less intense than other sales related businesses in the area. There will be an emergency room at this facility that will be able to handle less critical emergency needs. There will be signage on the building with the possibility of a ground mounted monument sign as well. The building will be predominantly clad in brick and stone with some additional cast stone accents. Due to some other developments in the area and particularly across Tater Black, there is the ability for this property to connect to 8" sanitary sewer service and provide extensions to properties to the west. Additionally there is an 8" water line across Tater Black that will be extended to this site and to other properties to the west.

Overall this parcel is set for development with infrastructure in place, and will be an additional asset to the Bentonville community.

Thank you,

Barry R. Williams, ASLA

## NOTICE OF INTENT TO REZONE

The Patton Revocable Family Trust has requested the Bentonville Planning

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

A-1 to C-2

The legal description of the property is as follows:

See Attached

The common description of the property is: Northwest Corner of SW Tater Black Road and HWY 12

Proposed land use: Medical Clinic

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

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

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

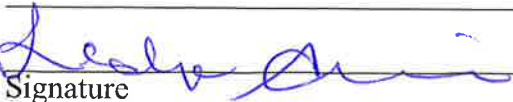
For more information, you may call the Planning Department at (479)271-3122 extension 2.

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

See attached

  
Signature

Leslie Smith  
Printed Name

Physical Address

Leslye Schiff  
7817 Oteka CV  
Austin, TX 78735  
4/22/20

RE: 4109 SW Shadow Rock Place  
Bentonville, AR

To Whom It May Concern:

This is in regard to the notice of intent to rezone. I object to the rezoning as I am concerned about the extra noise from people coming and going as well as the lighting that will now back up to my house. I also have concern with Ambulances entering the facility with sirens on.

Thank you,

  
Leslye Schiff

# CONDITIONAL USE STAFF REPORT



## The Hounds Lounge

1280 SW Westpark Dr

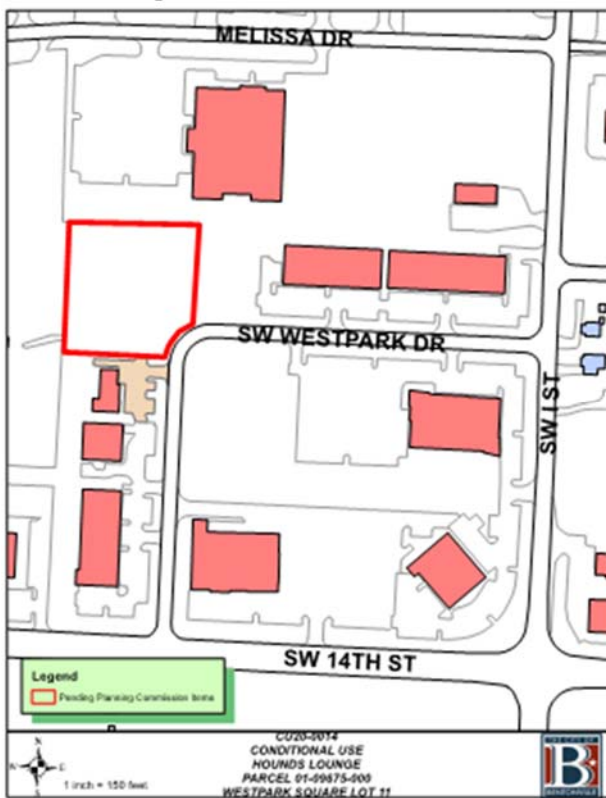
PC Date: 5/5/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

|                                 |                                                      |
|---------------------------------|------------------------------------------------------|
| Project Number                  | CU20-0014                                            |
| Applicant / Current Owner       | Dewey Johnson<br>PO Box 1793<br>Springdale, AR 72765 |
| Site Area                       | +/- 1.56 acres                                       |
| Current Zoning                  | C-2, General Commercial                              |
| Future Land Use Map Designation | Commercial (C)                                       |
| Requested Use                   | Animal Shelter or Kennel                             |
| Protective Covenants            | N/A                                                  |

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

### Location Map



### Property Description

This property is located on SW Westpark Drive, north of SW 14<sup>th</sup> Street and west of SW I Street. This property is zoned C-2, General Commercial. Animal Shelters or Kennels require a Conditional Use Permit in the C-2 Zoning District.

### Proposed Use Description

According to the applicant's narrative, they intend to construct and operate a canine boarding and daycare facility to be known as the Hounds Lounge. They intend to provide services such as daily boarding, overnight boarding, weekend and extended boarding, as well as grooming and other services.

Hours of operation will be Monday-Friday 7:00am to 7:00pm, Saturday 8:00am-6:00pm, Sunday, 11:00am-5:00pm. Facility will be staffed 24 hours per day for care and monitoring of guests. Indoor areas will include reception and support areas, but will mostly lend itself to suites for approximately 100 animals and a 3,520 square-foot indoor play area. Additionally, a 10,575 square-foot outdoor play area is proposed and will be fully screened with privacy fencing. An indoor veterinary clinic space of 1,870 square-feet with an additional 1,250 square-foot outdoor space dedicated to the veterinary clinic.

Proposed parking will be constructed with the building and includes 46 spaces. The applicant anticipates 70 customers per day and approximately 14-16 employees.

### Public Notice

Staff has received public notice regarding this request. All written public comments received shall be read into the record.

### Analysis

The Hounds Lounge combines several uses described within Section 201 of the Bentonville Zoning Code. The proposed use includes a veterinary clinic, personal services (doggie daycare), and a dog kennel. Because of the overnight sheltering of dogs, a Conditional Use Permit is required. Otherwise, both a daytime doggie day care and a veterinary clinic would be permitted by right on this property.

There are two existing dog kennel facilities within the City of Bentonville located on C-2 property, Dog Watch and Camp Bow Wow. These properties were previously granted Conditional Use Permits in 2003 and 2007 respectively. Dog Watch is located 100-feet from the nearest commercial use. Camp Bow Wow is located approximately 80-feet from the nearest commercial use. The City of Bentonville Code Enforcement Division has no records of noise, odor, or nuisance violations at either address. According to the applicant's conceptual site layout, the Hounds Lounge will be located approximately 90-feet from the nearest commercial use. The applicant proposes to provide additional screening from adjacent commercial properties. Staff recommends approval of this conditional use permit.



# CONDITIONAL USE STAFF REPORT

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## Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from the date of issuance. The Conditional Use Permit shall run for the life of the business.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to call for a public hearing to address any substantiated complaints found.
3. The applicant will have a chance to remediate any violations found to be in conflict with this conditional use permit and if they fail to comply, the conditional use permit may be revoked.
4. The applicant must provide a Type A Screen along their side and rear property lines. The Type A Screen mandates a 6-foot tall opaque screen with a 20-foot, evergreen, semi-opaque screen above. This is in excess of the Type D Screen required by the Development Code, which requires one shade tree every fifty feet along all side and rear property lines.



March 30, 2020

**City of Bentonville**

305 SW A Street  
Bentonville, AR 72712

Attn: Planning Department

**RE: Hounds Lounge Pet Resort & Spa Conditional Use Request**

**Dear Staff,**

This letter is in regards to a proposed Large-scale Development plan for a Hounds Lounge Pet Resort & Spa to be located at 1280 SW Westpark Drive. The site is a total of 1.56 acres and the applicant is proposing to put in an approximate 13,970 SF building with 46 parking spaces. **On behalf of the owners, we are requesting a conditional use permit to allow for the construction and operation of an animal shelter or kennel within C-2 zoning.** Below is additional information regarding the site development.

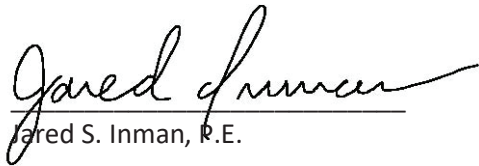
- **Proposed Use:** The intended use for the proposed development is for a canine boarding and daycare facility. The importance of domesticated canine pets in our society necessitates a need for facilities specifically designed and situated to serve the public. Hounds Lounge has developed, and operates, a model that provides for such need with currently four (4) such Hounds Lounge Resort and Spa facilities throughout the state. Three facilities are located in the greater Little Rock market and the newest location is in Fayetteville in NW Arkansas. We see a great need in the Bentonville community to serve the residents and provide for similar services with daily boarding, overnight boarding, weekend and extending boarding, as well as grooming and other such services owners want to provide for their family pets.
- **Site Plan:** A concept site plan is attached with this request, including proposed elevations, aerial imagery of the existing property, current adjacent uses, and an example of current facilities in Little Rock.
- **Hours of operation:**  
Monday – Friday: 7:00 AM - 7:00 PM  
Saturday: 8:00 AM - 6:00 PM  
Saturday: 11:00 AM - 5:00 PM  
(Facility will be staffed 24 hours/day for care and monitoring of guests)
- **Indoor/Outdoor Areas to be utilized:** Indoor use areas will include reception and support spaces for staff and customers. The majority of the area inside is planned to be utilized for boarding suites and a considerable indoor play area for dogs to be exercised in the event of inclement weather. The indoor boarding space occupies the majority of the area with suites for approximately 100 animals with indoor play areas of 3,520 sf. Additionally, about 10,575 sf of outdoor play area is proposed. All such areas will be fully screened with privacy fencing. 1,870 sf is allocated inside for a veterinary clinic space with additional outdoor exercise area of 1,250 sf for vet use.
- **Planned Indoor/Outdoor Structural Changes:** The current site is one of several remaining to be developed in this commercial subdivision. We anticipate needing to raise the site several feet to match the surrounding development. No existing structures exist on the site.

- **Proposed parking:** Parking proposed is approximately 46 spaces. 6-8 of these would be for veterinarian staff and customers, while Resort and Spa employees would need a maximum of 12-16 spaces. The remaining spaces would be for customer drop-off and pick-up. The current facilities we operate provide for similar such operations and the number of spaces proposed is more than sufficient for our business needs.
- **Planned Outdoor Lighting Changes:** Outdoor lighting would primarily consist of illumination of parking areas and minor illumination around the building. No outdoor use areas are envisioned being used after dark. All outdoor lighting would adhere to City Ordinance and be fully approved by City staff.
- **Anticipated patrons, clients, deliveries and/or customers (avg. per day):** 70 per day
- **Number of employees:** Approx. 14-16 employees
- **Photographs of Property:** Aerial Photo of empty lot is attached.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

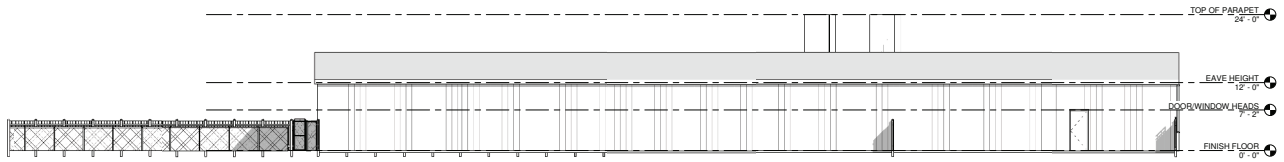


Jared S. Inman, P.E.

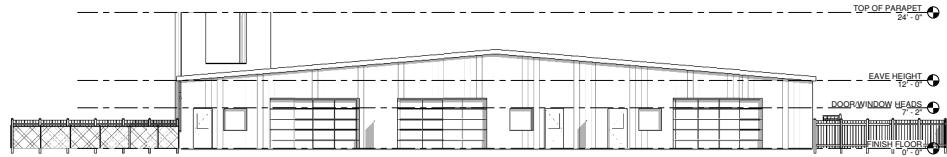




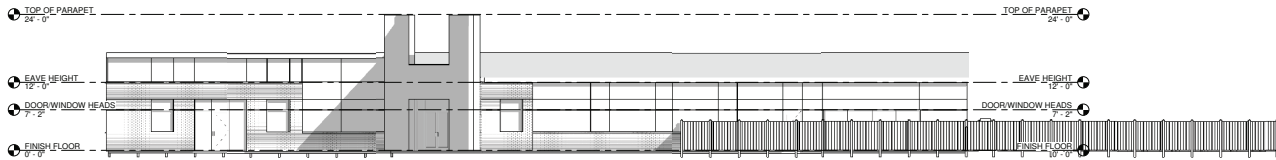
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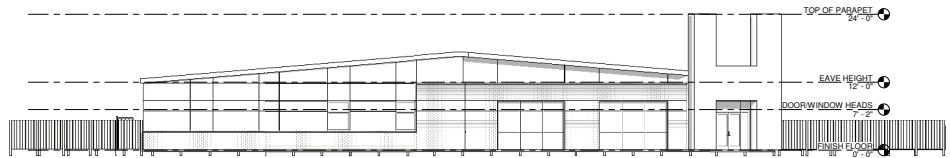
④ WEST ELEVATION  
SCALE = 1/8" = 1'-0"



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



② EAST ELEVATION  
SCALE = 1/8" = 1'-0"



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

SCALE



PRELIMINARY  
NOT FOR  
CONSTRUCTION

|          |                |
|----------|----------------|
| Revision | Description    |
| 1        | Initial Design |
| 2        | Final Design   |

KEY HOUSE LUNGE, BENTONVILLE  
LOT 11 - WESTPARK SQUARE  
BENTONVILLE, AR 72712  
HOUSE LUNGE  
1818 N. TAYLOR ST. #337  
LITTLE ROCK, AR 72207

|           |            |
|-----------|------------|
| DATE      | DRAWN BY   |
| 03/20/09  | Designer   |
| PROJECT # | CHECKED BY |
| 2010      | Checker    |

SHEET  
A2.1  
ELEVATIONS

## EXAMPLE OF HOUNDS LOUNGE IN LITTLE ROCK



boarding suites 2.jpg



DIY wash.JPG



NLR interior reception.jpg



North LR facade.jpg



**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

May 1, 2020

**City of Bentonville**

305 SW A Street  
Bentonville, AR 72712

Attn: Planning Department

**RE: Hounds Lounge Pet Resort & Spa Conditional Use Request (Addendum to Narrative)**

**Dear Staff,**

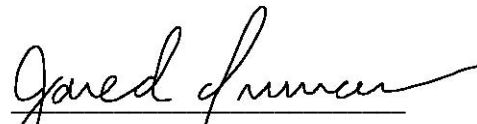
In response to comments at Technical Review hearing and subsequent communications with City of Bentonville Planning representatives, we would like to provide the supplemental information below as an addendum to the original narrative that was submitted.

Hounds Lounge, as part of their application for a Conditional Use, has asked that the attached Screening and sound attenuation plan be submitted. We are proposing to provide solid screening at all outdoor use areas and at side property lines fronting other commercially zoned properties. The majority of said screening will be comprised of 8' wood fence to better absorb sound, along with continuous landscape plantings at perimeter fences of outdoor use areas, as well as along South property line. A continuous landscape screen is proposed along the East property line. Sound attenuation panels will be added at North side of building and elsewhere as needed to help isolate and buffer noise transmission.

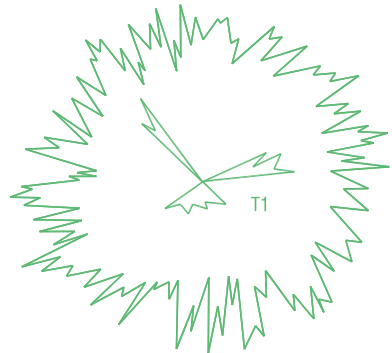
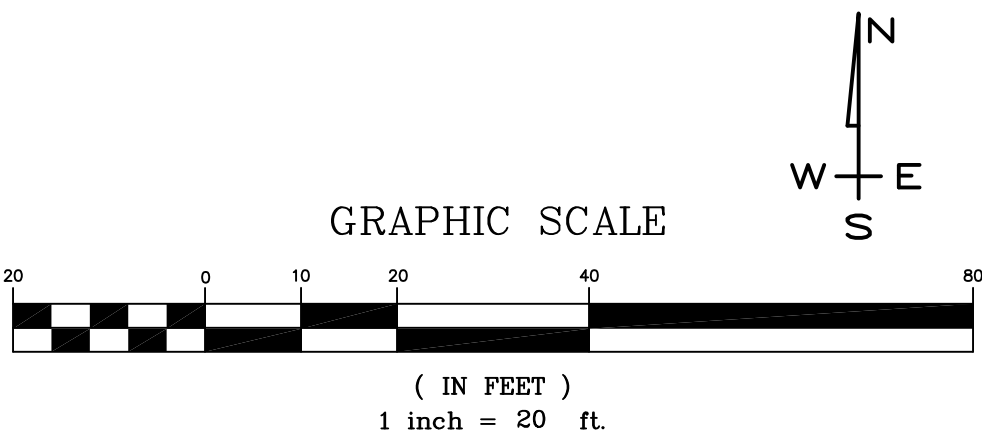
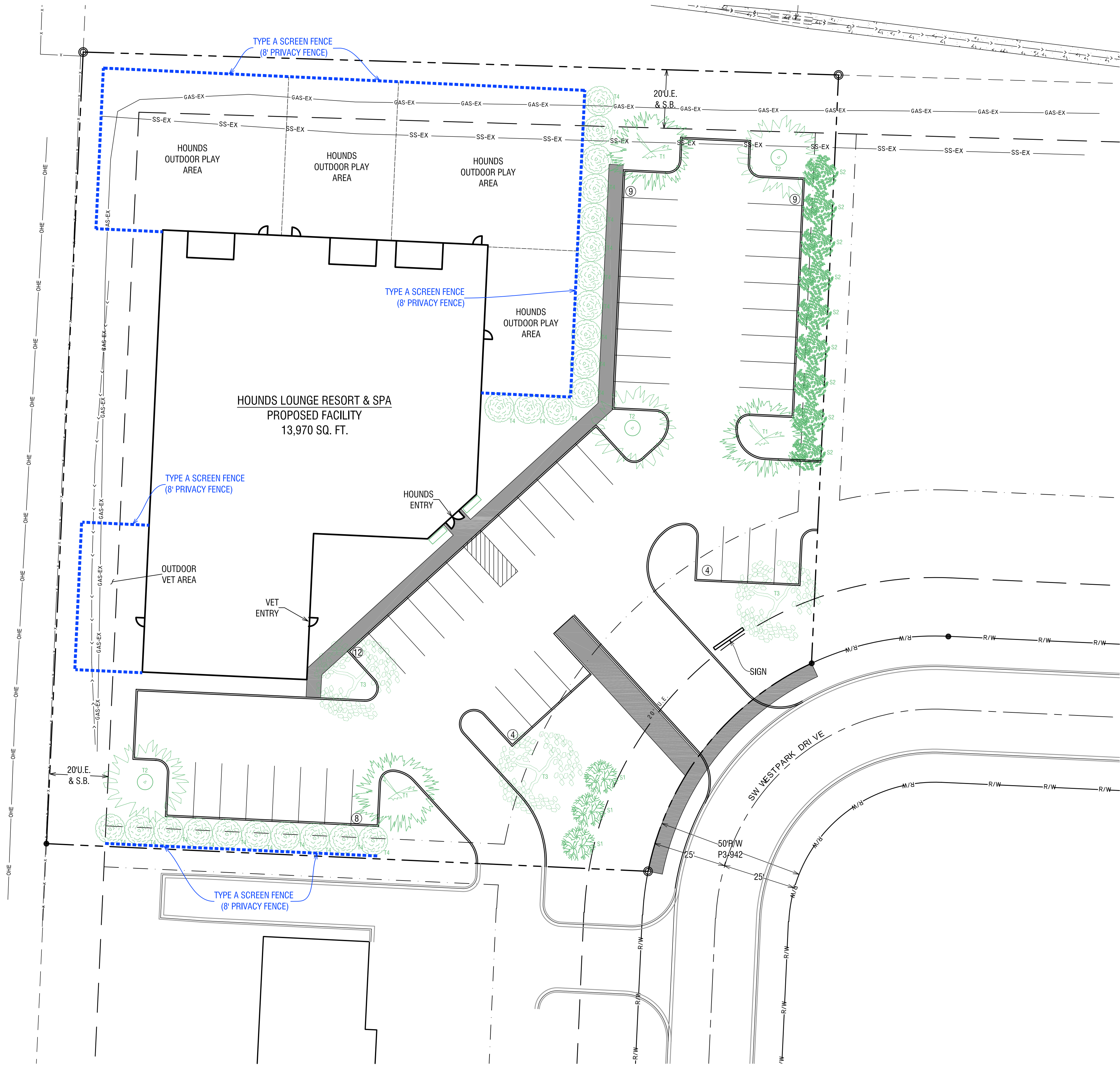
It is also our intent to provide additional supplemental information including letters from adjacent property owners at other Hounds Lounge locations as well as from Bentonville residents requesting such a facility who currently use the Fayetteville location. A video documenting current facilities and operations is also being prepared. Such additional information will be submitted by Monday 12:00 p.m. deadline.

We thank you for your consideration of this proposal and are available if you have any questions or comments.

Sincerely;

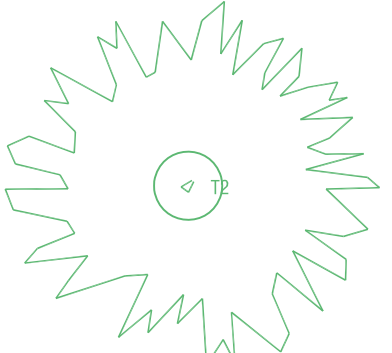
  
Jared S. Inman, P.E.





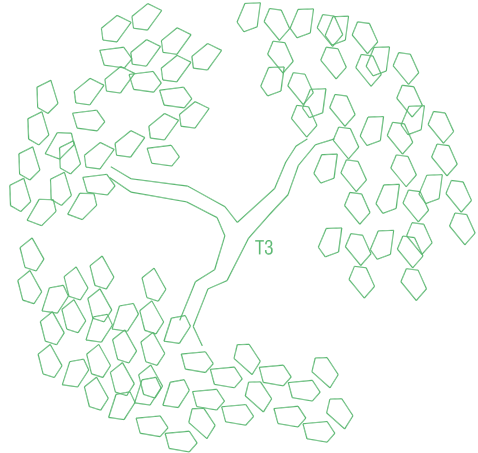
MAPLE - AUTUMN FANTASY  
2.5\"/>

3



ELM - CHINESE/LACEBARK  
2.5\"/>

3



GINKGO - PRESIDENTIAL GOLD  
2.5\"/>

3



ARBORVITEA - NIGRA AMERICAN  
8' TALL

25



BUTTERFLY BUSH  
3 GAL. & 18\"/>

3



MOCK ORANGE  
3 GAL. & 18\"/>

9

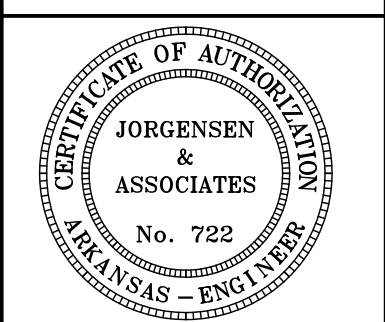


| LEGEND |                        |
|--------|------------------------|
| ✕      | CALCULATED POINT       |
| ●      | FOUND IRON PIN         |
| ○      | SET IRON PIN & CAP     |
| ○      | POWER POLE             |
| △      | CENTERLINE MARKER      |
| ⊙      | SEWER MANHOLE          |
| ⊕      | FIRE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

| PROJECT DETAILS                 |                                      |
|---------------------------------|--------------------------------------|
| PROJECT TITLE:<br>HOUNDS LOUNGE | PROJECT LOCATION:<br>BENTONVILLE, AR |

| REVISIONS |  |
|-----------|--|
|           |  |

DATE: 3.30.2020  
DRAWN BY: PMM  
PROJECT # 2020032  
FILE PATH: Z:\LSD\202032\SURVEY  
SHEET SIZE: 22" x 34"  
SCALE: 1" = 20'



| SHEET TITLE                |
|----------------------------|
| BASIC<br>LANDSCAPE<br>PLAN |
| SHEET NUMBER               |
| L1.00                      |



CITY OF BENTONVILLE PLANNING MEETING

# **HOUNDS** LOUNGE

PET RESORT AND SPA

## Table of Contents

Pg. 3-7 Letters of Support from current Hounds Lounge Neighbors

- *Clay Smith Neighboring, Property Owner & Landlord/Shared Drive & Parking*
- *Matt Chandler, Neighboring Property/Business Owner/Shared Driveway*
- *Dr. Laura Schluterman, Neighboring Business Owner/Shared Parking Lot*
- *Anthony Michaels, Neighboring Property/Business Owner/Shared Parking*
- *Kimberly Valentine, Neighboring Residential Property Owner/Shared Property Line*

Pg. 8- 14 Letters of Support from Hounds Lounge Clients that reside in Bentonville/Centerton

(232 Hounds Lounge Clients traveling from Bentonville/Rogers/Centerton/Bella Vista to utilize services in Fayetteville)

- *Heather Coon*
- *Megan Lauer*
- *Olivia Eddy*
- *Tina Parker*
- *Betty Eddy*
- *Tena Allen*
- *Natalie Burr (letter provided in support of Hounds Lounge in regard to noise concerns when going through conditional use application for Hounds Lounge West Little Rock)*

Pg. 15-18 Traffic and Subdivision Analysis (attached supporting videos of traffic counts during peak business times on Friday May 1, 2020)



Dear Bentonville Commissioners,

My name is Clay Smith and I serve as Property Manager and Lease Administrator for the Ashley Group Commercial Real Estate based out of North Little Rock, AR. We develop, own, and manage approximately 3 million square feet of retail space in 23 shopping centers in multiple states. It has come to my attention that Hounds Lounge, operated by Mandy Marshall and Justin Harris, are seeking a new location that may require a conditional use permit to open a location in Bentonville.

I represent the Landlord for the location in North Little Rock, AR where the Hounds Lounge has been a tenant since 2017. This particular location is in a strip center that is adjacent to an upper middle-class neighborhood with surrounding tenants that include a bank, restaurants, car wash, a state agency, hair salons, dental office, and a dry cleaner. The tenants enjoy 3 access points and cross access parking which has never been a problem for any of the parties onsite.

Since inception, Hounds Lounge of NLR has been a model tenant from a Landlord perspective and I have received no complaints regarding traffic, noise, odor, or parking issues from neighbors or adjacent tenants. A conditional use permit was issued by the City of North Little Rock for this location, which I can provide upon request.

Personally speaking, I travel to NWA on regular basis as I have two children in college at the U of A and participated in countless athletic events and visits with hotel stays in Bentonville and have used the Fayetteville Hounds Lounge location on many occasions. I have found this business model to be unique, successful, professionally run, well maintained, while providing a much-needed service to its communities.

My sincere belief is that if Hounds Lounge of Bentonville were allowed to operate, you will find that it will enhance your obvious efforts for new businesses to prosper and continue to benefit your community. If I can provide any further information, feel free to contact me directly.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Clay Smith'.

Clay Smith  
The Ashley Group  
Commercial Real Estate  
501.758.7745

**POWELL BROTHERS, INC. COMMERCIAL REAL ESTATE**

(501) 753-1555 • Fax (501) 753-1552 • Email: [mattchandler@sbcglobal.net](mailto:mattchandler@sbcglobal.net)

5509 Springvale Road, Suite B  
P.O. Box 94457 • North Little Rock • AR 72190

May 1, 2020

Dear City of Bentonville Commissioners:

My name is Matt Chandler and I own a multi-use, commercial strip center located at 7410 N. Hills Blvd, North Little Rock, AR. I have two tenants, a restaurant and a nail salon and then I myself personally own and operate a dry-cleaning service from this building as well nestled in between many commercial businesses and an upper/middle class neighborhood.

It has been brought to my attention that our direct neighbors, Hounds Lounge Pet Resort & Spa, owned and operated by Mandy Marshall & Justin Harris are seeking city approval for their fifth location in Bentonville, AR. I am writing this letter to speak from a personal perspective that as a neighboring business owner and land lord to diverse businesses in my strip center that Hounds Lounge has in absolutely no way negatively impacted our business since they opened in March 2018 but instead has greatly contributed to our subdivision both economically and with their ongoing community involvement.

I understand that there have been some voiced concerns and opposition regarding increased traffic, shared driveway concerns, untasteful odors and excessive dog barking that may negatively impact adjacent businesses to their prospective new Bentonville location. I can speak from personal experience that these concerns are valid but not an issue for both my customers and my tenants' customers. We share a driveway with Hounds Lounge and never has there been any concerns or issues with the shared driveway or parking, never have we experienced any odor issues nor have we witnessed any excessive barking that would disrupt a phone call in our parking lot, my wife who uses the salon or my friends and family that dine at the restaurant.

With that said, I'm proud to say that Hounds Lounge is my neighbor because they have a customer base that is upper middle class, respectful and courteous whereas Mandy and Justin run a professional business that they take pride in to ensure an exceptional customer experience for both dogs and humans. Hounds Lounge is a wonderful asset to our community and any future neighbor of Hounds Lounge would appreciate them as neighbors.

If you have any additional questions or I can provide any further information, please do not hesitate to reach out.

Thank you for your time and consideration of my neighbors.

Matt Chandler, CCIM  
President



Lauren Schluterman <laurenschluterman@gmail.com>  
To: Mandy Marshall <mandy@houndsloungeresort.com>

Sun, May 3, 2020 at 1:20 PM

To Whom It May Concern,

My business, Bowman Road Animal Clinic, is located within the same leased space with Hounds Lounge Pet Resort & Spa in West Little Rock. My clinic occupies 20% of the building, and the main dividing wall between our businesses is both of our reception areas. We also share a common dumpster located directly outside of my business' front door.

We found Hound Lounge to be excellent neighbors. We have had zero issues with noise or smells and they maintain the exterior of their facility nicely. Parking availability for our and their clients is also a non issue as their clients are parked for a very short time while they drop off or pick up their dogs. They employee friendly staff that are kind and easy to work with.

Kind Regards,

Dr. Lauren Schluterman

Bowman Road Animal Clinic  
1308 South Bowman Road Suite 7  
Little Rock, AR 72211  
501.223.3737

Anthony Michael

Sunday, May 3, 2020

Cross Eyed Pig BBQ

1701 Rebsamen Park Road

Little Rock, AR 72202

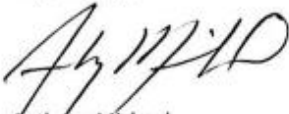
To whom it may concern,

I have been a neighboring business to the Hound Lounge here in Little Rock, Arkansas since their inception several years ago. As to the owner's character and manner in which they have handled themselves as a business neighbor I have no complaints.

At first, the neighborhood was worried about the noise issue from the dogs barking in the outside fenced area, but since the initial worry this has turned out to be a non-issue. As to traffic concerns due to people bringing and picking up their pets, it has never been an issue with us as their parking lot neighbor since people are only dropping off or picking up dogs momentarily. At most, we have seen only four to five customer cars at any time. Lastly, while some people in the neighborhood were concerned about the odor from the waste created by so many dogs, this has not been the case either.

I hope this information has been helpful in determining that the individuals operating the Hound Lounge run a first-class facility. If you need to talk to me directly, please feel free to contact me at your convenience.

Respectfully,



Anthony Michael

May 1, 2020

Dear Bentonville Planning Commissioners,

I first started taking my dog to Hounds Lounge Little Rock three years ago. Even though I live in North Little Rock, it was on the way to my job. A couple of months after I started taking him there, I switched jobs. This job was not in the same direction as Hounds Lounge, but I would still drive out of my way to take him two to three times a week. I soon found out they were planning on opening a location in North Little Rock. I was so happy because I could save so much time and gas. Come to find out, they were opening right behind my house.

I share a property line with Hounds Lounge North Little Rock. The back of their property lines up with the back of mine. When they first opened, they only had a chain link fence on the back side of the play yard. I could watch the dogs play from my back yard. A few months in they replaced that chain link fence with a wood fence to help dampen the noise even more. I have never had an issue with the noise, with the chain link fence or the wood fence. They comply with every noise ordinance the city has in place. They do not let the dogs outside before or after the noise restricted times. They are also very good at calming the dogs down if they get too rowdy. This does not happen often, but if it does it does not last long because of the trained staff.

There have not been any new or different smells since they moved in. Since they have been there, it has rained multiple times and we have had some very hot summers. The smell has always been nonexistent. I can hear them power washing the play area every evening if I am in my back yard, so I know they are always taking care of the property and making sure there is never an issue with the smell.

Hounds Lounge North Little Rock has been nothing but a joy to have as a neighbor. I have never had an issue with the noise or smell and even if I did have an issue, I know the owners and staff would do everything they possibly could to help resolve it. I believe Hounds Lounge has been a great asset to our community and I do not know what I would do without them.

If you have any more questions, feel free to reach out to me. I will be more than happy to answer any you might have.



Kimberly Valentine  
3 Toltec Cir.  
North Little Rock, AR 72116  
501-454-0133  
Kimtron200@sbcglobal.net

Heather Coon <hblacke@yahoo.com>  
To: fay@houndslounge.com

Thu, Apr 30, 2020 at 3:08 PM

4/30/20

To whom it may concern:

I just wanted to write and tell you about how much we love Hounds Lounge! We have never been able to board our dogs anywhere else where we have felt so comfortable leaving them. We see the love that each worker has for all dogs that stay there and how much they truly enjoy their jobs! When we greet our dogs after leaving them for a week, you can tell they are happy and have been well taken care of. In fact, each time we drop them off, they are excited to go! Each employee is kind and so helpful! The facility is immaculate and so clean! This is so important! The only thing that would be better for us is if they had a location in Bentonville, AR where we wouldn't have to drive so far. As of now, we will continue to make the drive to receive such amazing care for our dogs. Thanks Hound Lounge for giving us such ease of mind when having to leave our babies!

Sent from my iPhone



---

**Megan Lauer** <meganlauer7@gmail.com>  
To: fay@houndsloungeresort.com, fay@houndslounge.com

Sat, May 2, 2020 at 3:23 PM

Hello Hounds Lounge,

My husband and I are thankful that we found a very nice doggy daycare to bring our sweet boy to! It's incredibly comforting to know that our dog Shep is well taken care of when we are not with him. We love the updates, photos and how detailed your staff are when we pick Shep up from your facility. It really put my mind at ease knowing that you have a staff member on site even in the middle of the night. This is something that was a must for us!

He is always happy from the moment we pull into your parking lot and all wags when we come to pick him up.

As pet owners we have very high standards. When we moved to NWA from NC we had a difficult time finding a doggy daycare that fit all of our requirements. A incredibly clean facility that didn't smell like dirty dog, employees that stay over night with your fur baby in case of an emergency, a facility that was ready and available to give us a tour without calling ahead and no hesitation plus consistency each and every time.

Thank you Hounds Lounge!

Sincerely,

Michael and Megan Lauer

May 3, 2020

To whom it may concern,

Opening another Hound Lounge location especially in Bentonville would be very beneficial for us Hound Lounge customers. Even Though we would do anything for our fur baby like driving to Fayetteville for the Hound Lounge because we always have a very welcoming and safe experience there, there are reasons why moving closer to Bentonville would help us out. One reason being my fur baby would be able to go more and longer days than she already does because it would not be that far of a drive for us since we live in Centerton. Another reason it would save us as the customers time and money in gas if the drive was closer to where we live. There have been many times where our fur baby has not been able to go to the Hound Lounge in Fayetteville because we had other tasks going on that day that would not allow us to make the 45 minute drive from Centerton to pick her up or drop her off. Lastly, bringing the Hound Lounge to Bentonville would bring comfort to us in case of an emergency we would only be 10 to 15 minutes (depending on where the location is), to pick up our fur baby. For example, one day she had played too hard and we needed to pick her up because she was sick, we as dog parents felt bad because she was having to wait 45 minutes for us to be able to pick her up, even though she was all ready to come home. Therefore, I only see positives as a Hound Lounge customer in Centerton to bring a Hound Lounge to the Bentonville area. Thank you for taking your time to consider Bentonville as the next location for the Hound Lounge, as well as taking time to read this letter.

Sincerely,  
Cole and Mattison Loyal Hound Lounge Customers

May 3, 2020

To: City of Bentonville Planning Commissioners

RE: Hounds Lounge Pet Resort and Spa

Dear Commissioners,

I have been taking my elderly bulldog, Fenway, to the Hounds Lounge in Fayetteville for close to two years. I work for the Walmart Home Office, and when I travel he spends all his time facility.

I have lived in Bentonville for 10 years and that is the first facility where I felt my dog's needs have been taken into consideration. He takes medicine twice a day, he needs to be with smaller dogs (big dogs scare him), and he gets the love and attention that he deserves when I am out of town.

Driving to Fayetteville has always been inconvenient, and I would love to be able to take my dog to the facility for playtime while I am working (after quarantine, of course.) He just sits at home all day alone, until I come home from work and I would love the opportunity to live up his final years playing with his pupper friends. He is so social it makes me sad that he's home all alone while I am at work. But the commute to just take him to Hounds Lounge in Fayetteville for the day isn't feasible for me.

To have a location in Bentonville would save me time and will not only improve my personal quality of life, but my pupper's life as well. And it the location is extremely convenient because it's so close to the Home Office.

I am pleading with you – please allow Hounds Lounge to come to Bentonville. My friends and I would be extremely appreciative to have a place so close to our jobs and in the town we love.

Thank you for your consideration,

Tina Parker

[Tina.Parker@walmart.com](mailto:Tina.Parker@walmart.com)  
304 SW Bentonville, AR  
479-319-9733  
501-722-3557

May 2, 2020

To whom it may concern,

My family and I live in Centerton, Arkansas and we would be thrilled if Hounds Lounge opened up a location in Bentonville. Our Jingle Bell absolutely loves Hounds Lounge and the friends she has there. We do drive her back and forth between Centerton and Fayetteville so she can play with her friends and stay active. If a location were to open in Bentonville, it would make things much more convenient, and I do believe that opening a new location in Bentonville would not only benefit my family, but others as well.

A proud dog mom,

Betty Eddy



Tena Allen <tena.allen@saatchix.com>  
To: "mandy@houndslounge.com" <mandy@houndslounge.com>

Fri, May 1, 2020 at 10:00 AM

Bentonville planning commissioners,

I understand that you have the opportunity to open Hounds Lounge in your area, what a wonderful addition that would be for your community, in my humble opinion.

I live in Fayetteville and work in Springdale at a large agency, my clients, vendors and coworkers all agree that having Hounds Lounge in our community has been a life changer!!!

I've never felt safe leaving my dogs with anyone before, so I've missed a lot of after work events and social networking, until now. Hounds Lounge is the Bellagio of doggy daycare/spas, and I can't imagine managing my busy life without them now.

If you would like any additional information or details on my experience with Hounds Lounge please feel free to reach out.

Thank you



**Tena Allen**

Office Specialist

O: 479.575.0200

M: 479.871.0125

[605 West Lakeview Drive](#)

[Springdale AR, 72764](#)

[www.saatchix.com](http://www.saatchix.com)

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**Natalie Burr** <ncnelson87@gmail.com>  
To: kathywebb14@gmail.com  
Cc: mandy@houndslounge.com

Tue, Oct 16, 2018 at 11:36 AM

To Whom it May Concern,

I regret that I cannot be at the meeting in person tonight. I recently had a baby and need to stay at home with him. However, I would like to express my support for Hounds Lounge as both a neighbor and a customer.

I have lived in the neighborhood next to Hounds Lounge for the last five years and have been a customer at Hounds Lounge for a little over a year. On a personal level, Hounds Lounge has been a major blessing for our family, especially now that we have a new baby at home, and our dog has always been well cared for when she is there. I also feel that the business is an asset to our community and neighborhood. The owners have always been professional and personable, and the staff goes above and beyond in terms of customer service and care of the dogs. Hounds Lounge is also involved in a number of community events throughout the year. In my opinion, these are all attributes of a well-run business that is dedicated to improving and being involved in the surrounding community.

I personally have not heard any complaints from my neighbors about Hounds Lounge (specifically I have never heard anyone mention a noise issue) and as a neighbor to the business I have never had any issues myself. I have never been able to hear the dogs from my home or on my walks around the neighborhood.

I believe the success of Hounds Lounge has brought positive change to our neighborhood, and I hope they are able to continue their success with continued growth in our city. Please feel free to contact me with any questions. Thank you for your time.

Natalie N. Burr, MD

## Traffic & Subdivision Analysis- Attached Supporting Traffic Videos

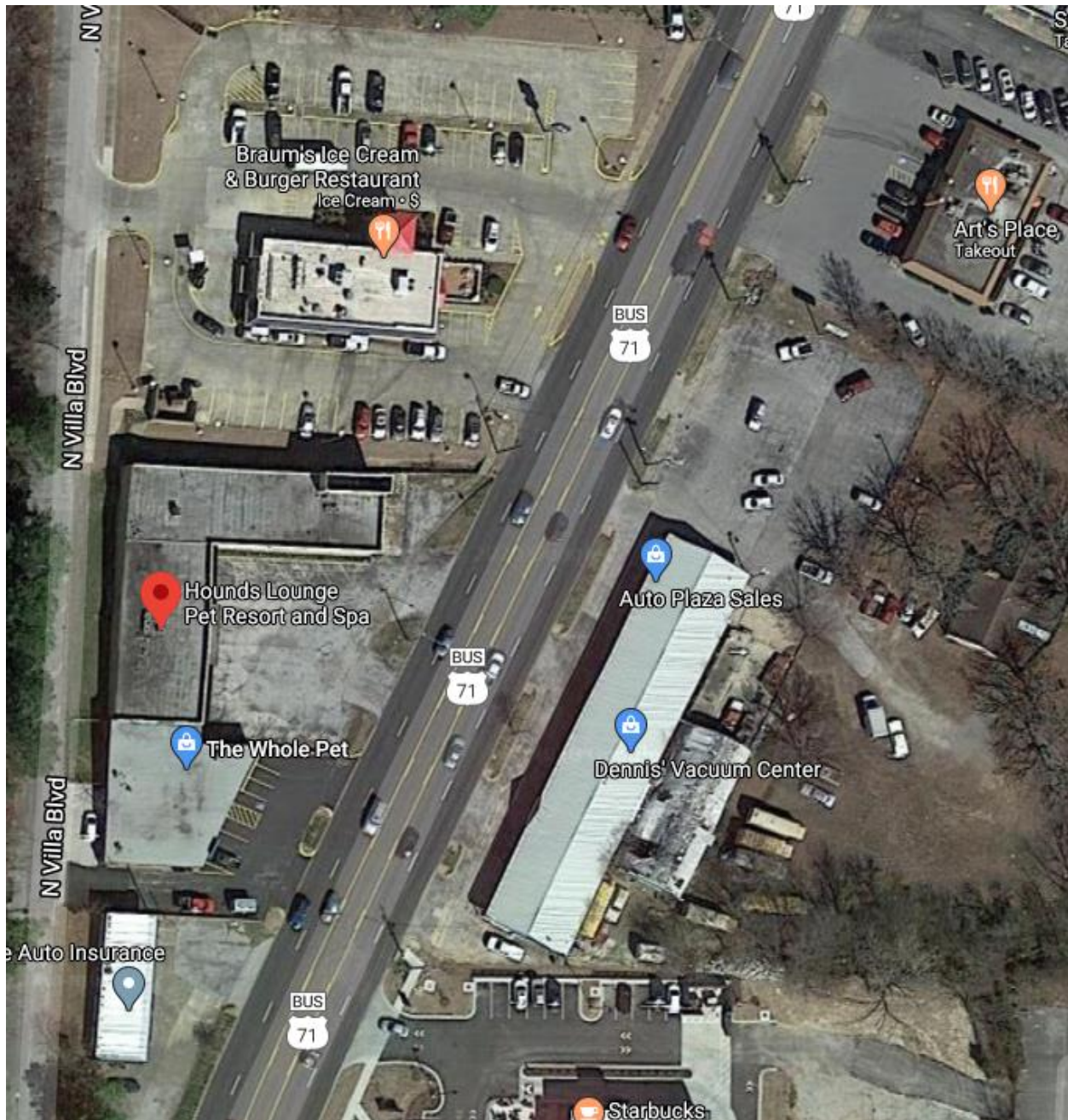
2.35 minute Video “timelapse\_20200501\_10\_05\_08”

**67 Dogs Checking Out during evening rush 4p-7p May 1, 2020**

Hounds Lounge Fayetteville

2407 N College Ave, Fayetteville AR 72703

Located on HWY 71B/ College Ave with commercial development surrounding on 3 sides



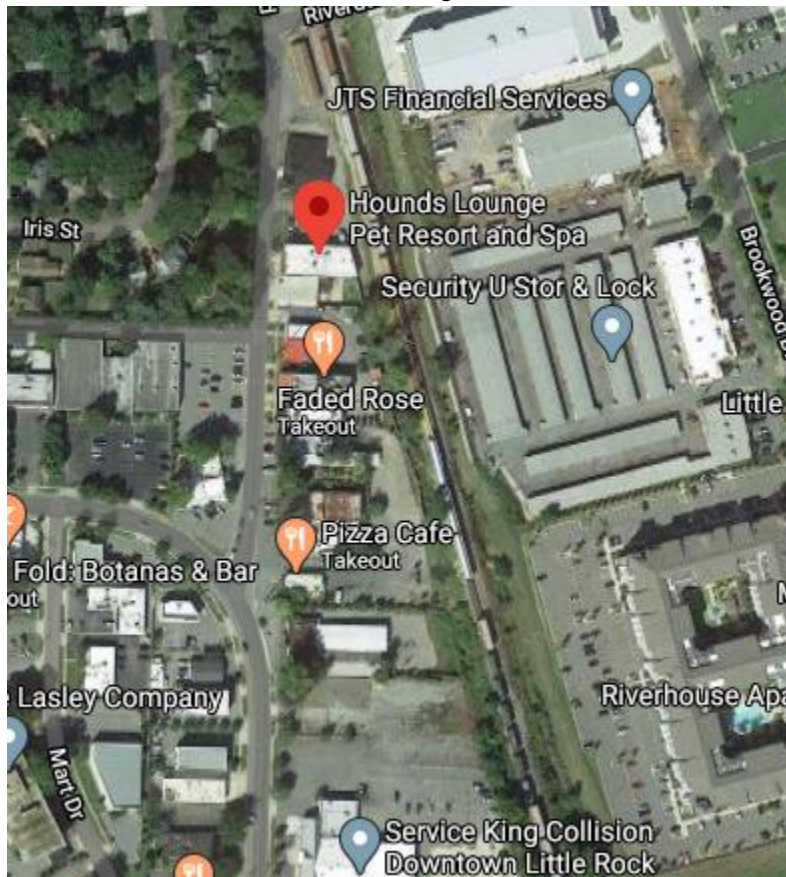
**2.05 minute Video “720p.mov”**

**53 Dogs Checked in during morning rush 7a-10a May 1, 2020**

Hounds Lounge Riverdale

1711 Rebsamen Park Rd, Little Rock AR 72202

*Located in a residential and commercial neighborhood*





**2.34 minute Video “NLRtimelapse.mp4”**

**54 dogs checking in morning rush 7a-10a May 1, 2020**

Hounds Lounge North Little Rock

7422 N Hills Blvd, N. Little Rock AR 72116

*Located in a residential and commercial neighborhood*



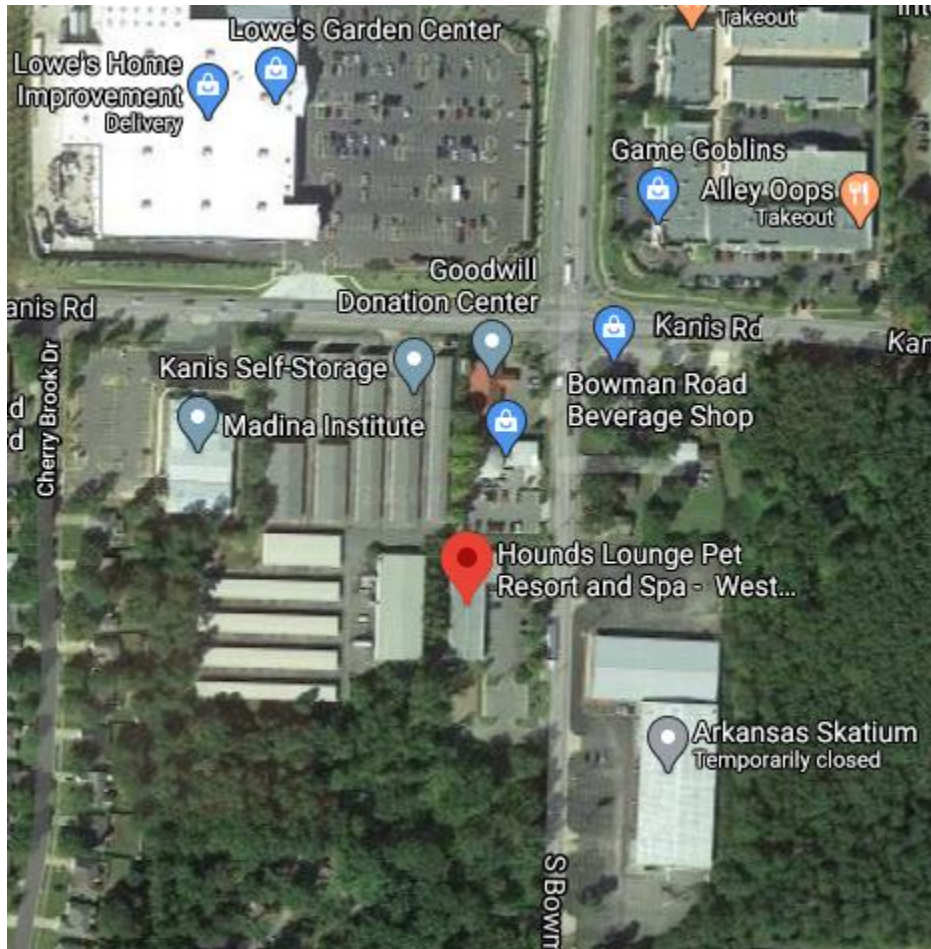


**NO Video – Multi-Entrance Driveway and abundant parking allowed for no proper footage**

Hounds Lounge West Little Rock

1308 S Bowman Rd, Little Rock AR 72211

*Located in a residential and commercial neighborhood*



**ANALYSIS OF THE FACTORS IN GRANTING A CONDITIONAL USE PERMIT AS  
APPLIED TO THE HOUNDS LOUNGE REQUEST FOR SAID PERMIT**

Prepared for Hounds Lounge by:  
Bryan S. Verneti  
Verneti Law Group, PLLC  
3900 East Central Ave  
Bentonville, AR 72712  
Telephone: (479) 235-6300  
Facsimile: (479) 235-6301

## **Introduction to Hounds Lounge.**

Hounds Lounge is a luxury pet resort and spa that has successfully opened and operated four locations, all located in Arkansas. They are not a national chain; they are an Arkansas company serving Arkansans.

The proposed facility in Bentonville will provide multiple services to the community including a veterinarian clinic, do-it-yourself dog washing stations, doggie daycare, grooming services, and luxury-overnight boarding.

Typically, Hounds Lounge anticipates 20-25 dogs as overnight boarders on a weeknight. That number increases to 40-50 on weekends.

## **Conditional Use Permit Request.**

Hounds Lounge requests a conditional use permit to operate in a C-2 Zone. The proposed location is 1289 SW Westpark Drive, which is located to the northwest of the back of the Aldi's grocery store located at the northwest corner of SW 14<sup>th</sup> Street and SW I Street.

Bentonville's zoning code describes a conditional use as follows:

"A conditional use is a use that conforms to the intent of the General Plan for a specific area and is *generally allowable*. The use may represent *potential* problems, however, with respect to its impact on *neighboring property* or to the *city as a whole*. For this reason, it requires a careful review of its location, design, configuration, and spatial impact to determine the desirability of allowing it on a particular site." - Bentonville Zoning Code Article 301, Section 30.06 (b)(2). *Emphasis added*.

Section 301.6(d) lists the standards that the Planning Commission should consider when deciding where or not to issue a Conditional Use Permit. Those standards are as follows:

- 1) The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
- 2) The proposed land use shall be compatible with other area properties located near it.
- 3) The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this chapter.
- 4) The proposed use shall be in conformance with all applicable provisions stated in this chapter for the district in which the use is to be located.
- 5) The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this chapter and ingress and egress and pedestrian ways shall be adequate.
- 6) Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
- 7) Landscaping and screening of the proposed use shall be in accordance with these regulations and the city of Bentonville landscaping regulations.

- 8) Proposed use signage shall be in accordance with the provisions of this chapter.
- 9) Open space located on the proposed use shall be maintained by the owner/developer.
- 10) The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this chapter.
- 11) The planning commission shall in no case authorize less than minimum requirements of the chapter relating to height, area, or setbacks.
- 12) The planning commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

Most of these standards require a “yes/no analysis”. For example, either the proposed signage complies with the applicable provisions or it does not. Either the proposed landscaping and screening are in accordance with the landscaping regulations or they are not.

Of the Standards listed above, numbers 1, 2, and 6 require the Planning Commission to make a qualitative analysis.

- Is the public health, safety, and welfare being protected?
- Is the proposed land use compatible with other area properties located near it?
- Have safeguards limiting noxious or offensive emissions (noise and smell) been adequately addressed by the proposal?

The answer to all three of these questions is “yes”.

### **Public Health, Safety, and Welfare.**

Will Hounds Lounge negatively impact the public health, safety, and welfare? A luxury dog care facility will not negatively impact any of these public concerns. There is no evidence that the public’s health will be put at risk by Hounds Lounge intended uses.

The dogs will be securely confined to the property. Unlike other doggie daycare and boarding facilities, Hounds Lounge does not walk the dogs off property. This minimizes disturbances to surrounding area and decreases the likelihood of an animal “escaping.”

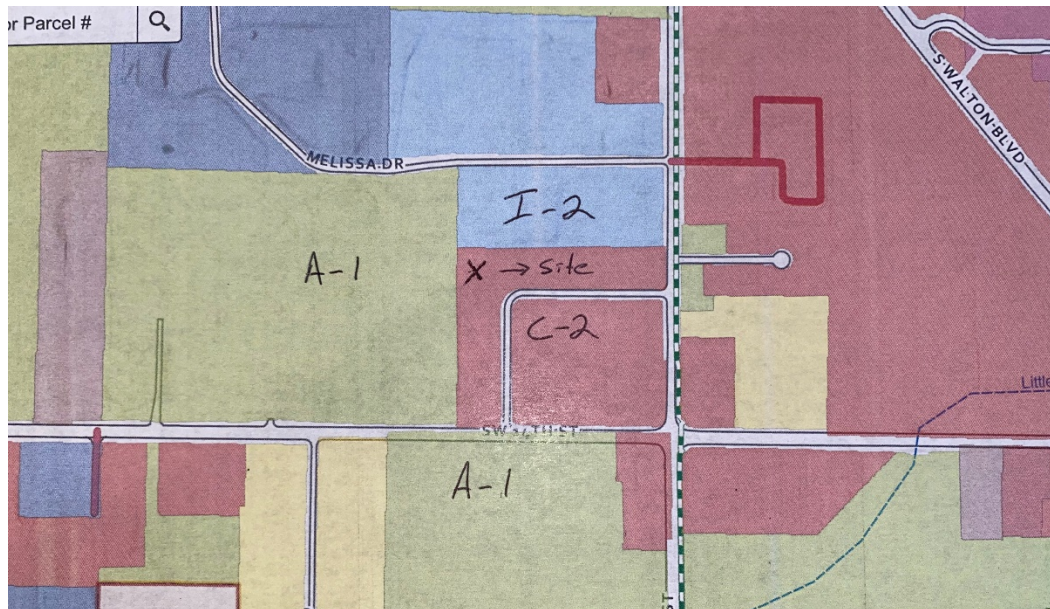
Furthermore, these are family pets, not trained security dogs. They are not illegally used as fighting dogs. Should a dog “escape” from the facility, it would not pose a risk to the surrounding area.

The dogs’ waste is properly disposed of. As the facility is manned 24 hours a day 7 days a week, any feces and urine is promptly disposed of. Hounds Lounge clientele will not tolerate a smelly, unsanitary facility from which their dogs return matted with fecal matter. Furthermore, despite being in densely populated areas, the other Hounds Lounge locations have never received a complaint regarding smell.

### **Proposed Land Use Compatibility with Other Area Properties.**

The proposed site is within a C-2 Zone (General Commercial) and is completely compatible with other near-by properties both inside and outside of said zone. Within the C-2 Zone there is an Aldi’s grocery store, a hair & nail salon, a 24-hour gym, a courier service, and vendor offices. A tattoo salon was located in the zone. There is currently a doctor’s office under construction.

This entire C-2 Zone is surrounded by areas zoned as A-1 (Agricultural) or I-2 (HEAVY Industrial).



The proposed site is boarded on the west by an A-1 Zone used by the government of Benton County as a storage location for defunct equipment and storm refuse (i.e. trees, stumps, tree limbs, etc.). This A-1 Zone is also used as a place where people dump unwanted items to be hauled off. Below is a photo of said A-1 Zone taken from the street looking west. Please note the debris piled along the property line. The gray building in the background is the Benton County juvenile justice and detention center.



The proposed site is boarded on the north by a Heavy Industrial Zone used by the Outdoor Cap company for manufacturing. The Benton County jail is located within a quarter mile of the site.

Directly to the south of the proposed site is a new office under construction by Dr. Bryan Sheehan, D.P.M. To the east of the proposed site (albeit, on the other side of a vacant lot) are office buildings occupied by vendors and a physical therapist.



A veterinarian office with accompanying luxury, dog-care facility and hotel is compatible with the uses of the surrounding properties. The front elevation of Hounds Lounge looks professional and is comparable to the other buildings in the area.

### **Safeguards for Unwanted Sounds and Smells.**

In discussing the safeguards necessary for limiting and mitigating any unwanted sounds or odors from Hounds Lounge, it is first necessary to discuss how much there actually is.

There are no noxious smells emitted from the other Hounds Lounge locations and will not be emitted from the Bentonville location.

Hounds Lounge caters to select clientele, pet owners that truly care about their pets' physical and mental wellbeing. As opposed to boarding their pets someplace that just warehouses them, these owners are willing to pay a little extra so that their dogs have regular contact with humans and other family pets.

Likewise, the clientele demands that the location be clean. Yes, dogs use the bathroom outside. However, the waste is immediately picked up. The outdoor play areas are under constant observation to insure cleanliness and the safety of the dogs. The artificial turf used in the outdoor-play areas is designed to be regularly cleaned.

Hounds Lounge locations are significantly quieter than other animal boarding facilities. This is not by chance; it is by design. There is a very good reason why the dogs at Hounds Lounge are quieter than dogs at a city pound or animal shelter.

Dogs housed at a pound or animal shelter are under an extreme amount of stress. They are lost, often injured or sick, scared, neglected, and lonely. It is these conditions that lead to the excessive barking that most people associate with dog care facilities. That is not the situation with Hounds Lounge.

The dogs cared for at Hounds Lounge are not under the stress that leads to excessive barking. They are well cared for, current on their shots (or they are not allowed to stay), healthy, and interact well with other dogs. Before the dogs are admitted to the doggie day care (the service that permits the dogs the most access to the outdoor-play areas) they undergo a temperament test. Dogs that bark excessively, are not permitted. Excessive barkers disrupt and agitate the other dogs.

While it is true that dogs do bark, the Hounds Lounge location is designed to minimize the amount of sound that escapes the property. Most of the outdoor-play areas are located on the northwest corner of the property which borders the A-1 and I-2 zones. This places significant distance between the office buildings to the east and the new doctor's office to the south.

Along the south and east property lines, Hounds Lounge is planting rows of trees to disperse any sound from the facility. Around all the outdoor-play areas, there will be 8' Class-A privacy fencing (once again as a sound mitigating measure). In addition to the privacy fencing

around the play areas, Hounds Lounge is constructing another 8' Class-A privacy fence between its building and Dr. Sheehan's building to the south.

In addition to the sound mitigation measures to the exterior of the building, Hounds Lounge will also use sound panels on the inside of the building to dampen any barking from the boarding area.

Hounds Lounge will not emit noxious odors to the other properties in the vicinity. Furthermore, to minimize any unwanted sound escaping from the facility, Hounds Lounge is taking the same steps that it has used in the past to successfully mitigate barking.

### **Other Concerns.**

Hounds Lounge would like to address some of the specific concerns that have been voiced in opposition to the conditional use permit.

- “100 loud annoying barking dogs all day and night”
  - As discussed above, Hounds Lounge is using the same sound mitigation measures that it has successfully used at its other locations.
  - It is very unlikely that there will be 100 barking dogs outside at any given time. The typical, anticipated overnight boarding numbers are between 20-50 dogs.
  - For the reasons discussed above, the dogs at Hound Lounge are not excessive barkers.
- Negative impact on “value of my property and business”
  - It is doubtful that a potential client would not use a service or product because said client hears a barking dog between getting out of a vehicle and entering a business.
- Parking is limited and will require cross access from neighboring properties.
  - The number of parking stalls complies with Bentonville's planning standards.
  - Based upon the current arrival and departure times of clients at other Hounds Lounge locations, the parking lot will be more than adequate.
  - Regardless of the type of business that is constructed on the site, it will require cross access from the neighboring properties. In fact, in order to obtain a certificate of occupancy, the neighboring properties will have to give an ingress/egress easement to the site.
- These types of businesses and animal shelters are in more remote areas.
  - The other Hounds Lounges are in commercial zones near heavily populated areas.
  - Animal shelters are in remote areas as they are public services that do not generate revenue to cover the building cost in more commercially viable areas.
  - To serve the community, Hounds Lounge needs to be centrally located to facilitate the daily access that some clients require.

**Conclusion.**

Hounds Lounge will bring to Bentonville a much-needed service and approximately 40 jobs. Despite the wild speculations of those who oppose the conditional use permit, Hounds Lounge will not devalue surrounding properties or businesses. There is no evidence to suggest that it will.

Hounds Lounge will be safe, secure, and sanitary. Noxious odors have never been a problem at the other Hounds Lounge locations and will not be a problem at the Bentonville location.

It is compatible with the surrounding area and will be an attractive buffer to the A-1 and I-2 bordering the C-2 zone in which it will be located. Hounds Lounge has taken the necessary precautions to mitigate any sound escaping the property.

For these reasons, Hounds Lounge believes that its request for a conditional use permit is appropriate and should be granted.

Monday, April 27, 2020

Re: Formal Objection to the Conditional Use request by Hounds Lounge

From: Dr. Bryan M. Sheehan

Dear Planning & Zoning Board of Bentonville, Arkansas,

I am hereby formally filing my Objection to the Conditional Use request by Hounds Lounge.

This business does not belong in a professional business development subdivision, specifically located at Westpark Drive; Westpark Square, Bentonville, Arkansas 72712. Legal description: Plat 5/21/01 P3-867 & 6/21/2001 P3-942.

I am Dr. Bryan M. Sheehan, the owner of the property next to the lot. My address is 1300 SW Westpark Drive, Bentonville. I am a Bentonville resident. I have invested my life's savings and the future of my practice, Ankle & Foot Centers of Mid-America, Inc., for the betterment of my family and the community.

I chose the site, a professional, quiet development, for many reasons. This is currently a low-traffic, peaceful development, which is important for the safety of my patient base, especially given the demographics are 90% over the age of 65 – with a large portion of that being in the 70's and 80's. Basically, a heavy geriatric patient base. A patient base that I love and am proud to take care of and serve.

You may wonder what initiated the decision to move my existing practice location here in Bentonville to one where I would own the building that I practice in? To develop it as a medical facility that is needed to serve the community. The decision to serve the community just as I have for the past 20 years at my other location In Grove, Oklahoma, where I also practice and brought to the town US Renal Care Dialysis Center and previously a Hyperbaric Wound Care Center. What initiated it? The answer is cancer.

I fought Oral Cancer, cancer of the base of tongue and throat, for 2 years. During treatment I planned that if I survived this battle, I would build something for my family in the future, something of value, both monetarily and intrinsically. Something that, in the future, if I am not as lucky and blessed by God, my family will own.

If Hounds Lounge, a dog kennel/shelter – no matter how you dress it up – is permitted, it will be dramatically devastating to the future professional development of the business park and the existing businesses. Imagine working, living, seeing your physician, your dentist or having surgery next to a place with a dog barking all day and night. That loud monotonous annoying sound that permeates your brain to the point you cannot even think straight.

**Now take that one loud constant annoying dog barking and multiply it by 100!**

**That's right, that is the number of dogs they want to house there.**

**100 loud annoying barking dogs all day and night. Would you want to be next to that all day? Would want to work next to that for the next twenty years? Would you build your business next to that nuisance? Would you put your family there?**

**No!**

**Hounds Lounge will be dramatically devastating to:**

1. The future professional development of the area and prospective businesses. No other professional business (medical / dental / law / vendor) will want to locate in such a development.
2. The value of my property and business in perpetuity.
3. The value of all surrounding existing properties, rents and contracts.
4. The health, both physically and mentally, of my patient base, future patient bases of other medical specialties and the community.
5. Existing business rental contracts. Businesses have already mentioned they would leave the development if this is allowed.
6. Tax dollar revenue from other businesses.
7. **The new home of Bentonville's City Hall.**

**Hounds Lounge will not improve the area.**

COVID-19 has been devastating to all of us, the nation and the world. But we have a plan and will survive, rebound and overcome.

If Hounds Lounge is granted Conditional Use, the development we will not rebound, we will not ever overcome.

We will not survive its direct devastating effect.

You will be responsible for putting the final nail in the coffin from which I, other owners, businesses and the development will never overcome.

If Hounds Lounge is granted Conditional Use, you will be giving all of us and the development a terminal diagnosis.

Respectfully,

Dr. Bryan M. Sheehan



## Alison Worley

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**From:** Ed Belto <ebelto@newmarkmtp.com>  
**Sent:** Tuesday, April 28, 2020 10:20 PM  
**To:** Planning  
**Cc:** Robert Harper; Joni Peterson; Joe Russ; Lee, Brooks (Ext. 154001); dhall@firstchoicesale.com; Kit Nowlin; Tammy Dulaney; Jon Cadieux; Paul.Mahan@outdoorcap.com; dr.sheehan@afcma.com; Peel Chronister  
**Subject:** Objection to the Conditional Use permitting of Hounds Lounge at Westpark

Planning Commission members,

As the landlord of 1000 and 1002 SW Westpark Dr., I want to object to the conditional use permit being considered for the lot at 1280 SW Westpark Drive (CU20-0014).

I am opposed to this use in that it does not conform to the surrounding property uses and will be a significant disturbance to the adjacent office and medical occupants and visitors.

In addition to the large facility they have planned, this group is planning a 10,575 square foot outdoor canine play area plus 1,250 sf outdoor area for the Vet clinic. Our biggest concern is the amount of noise and smell that comes from this type of business, especially from the outdoor play areas. They state that privacy fencing will be installed but this will do nothing to defeat the noise and smell. It is a well known and followed procedure that these types of businesses are located in more remote areas. This is true for most city animal shelters for the same reason.

Additionally, the parking appears limited given the amount of anticipated customers. It's my understanding that they will be required to obtain cross access from the two adjacent property owners, meaning all vehicles accessing this business will pass through the adjacent properties. This will be a significant disturbance to an otherwise quite professional office community.

My properties are within a very short distance from this lot (one ½ acre lot separation). 1000 and 1002 SW Westpark Drive are two office buildings comprising over 33,000 square feet of professional office space. They were constructed in 2004/2005. I have owned 1002 since 2008 and, along with my partners, we have owned 1000 since 2013. All but one tenant in both of these buildings are suppliers to Walmart and other major retailers. The other tenant is a physical therapist. Most of our tenants have been there for over 10 years and over half our tenants have had their business at Westpark since the buildings were constructed. I think that speaks highly to the quality of this office park and their appreciation of this location.

I understand that this type of use is permissible on a "conditional basis" but, I do not feel this use meets the standards as written by the City of Bentonville.

These are the standards of approval for Conditional Use permits from the City website. Please note #2 & #6.

(d) Standards for approval. In carrying out the purpose of this section, the commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the planning commission for each specific conditional use location. (1) The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected. (2) The proposed land use shall be compatible with other area properties located near it. (3) The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this chapter. Art. 301 Administration and Enforcement City of Bentonville® Zoning Code 301 - 9 (4) The proposed use shall be in conformance with all applicable provisions stated in this chapter for the district in which the use is to be located. (5) The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this chapter and ingress and egress

and pedestrian ways shall be adequate. (6) Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application. (7) Landscaping and screening of the proposed use shall be in accordance with these regulations and the city of Bentonville landscaping regulations. (8) Proposed use signage shall be in accordance with the provisions of this chapter. (9) Open space located on the proposed use shall be maintained by the owner/developer. (10) The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this chapter. (11) The planning commission shall in no case authorize less than minimum requirements of the chapter relating to height, area, or setbacks. (12) The planning commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

Thank you in advance for your anticipate consideration to my concerns. Your work for the City of Bentonville is greatly appreciated.

Ed Belto  
M 479.659.1260  
[Ebelto@gmail.com](mailto:Ebelto@gmail.com)

## **Alison Worley**

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**From:** Craig Soos <craig.soos@gmail.com>  
**Sent:** Thursday, April 30, 2020 3:44 PM  
**To:** Planning  
**Subject:** Westpark - Conditional Use Application for Hounds Lounge

Bentonville Planning Commission -

I would ask that you take a very hard look at the idea of having a business in the West Park area that houses Hounds over night and has out door play areas for them. I love Hounds and our family has always loved them - they are very loud at times and when together its a hound party. We also understand there is a time and place for Hounds. This type of business is need and important to Bentonville's growth, when placed in an appropriate area. The conditional use permit protects land owners like myself from creating on going conflicts with other land owners. I have supported the other projects in the area as they have come along and feel they are good for the area. This one has many reason it will create ongoing disruption for the current and future land owners of Westpark. Thanks for considering my thoughts on this application.

**I ask that you NOT allow the Hounds Lounge in Westpark by not agreeing to the Conditional Use Application for the business.**

Best,

Craig Soos

## Alison Worley

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**From:** Peterson, Joni <Joni.Peterson@dawnfoods.com>  
**Sent:** Thursday, April 30, 2020 8:28 PM  
**To:** Planning  
**Subject:** Objection to the Conditional Use permitting of Hounds Lounge at Westpark

Hello Planning Commission,

I am writing you on behalf of Dawn Food products, we currently lease a commercial space at 1002 SW Westpark Drive. I want to object to the conditional use permit being considered for the lot at 1280 SW Westpark Drive (CU20-0014). I am opposed to this use in that it does not conform to the surrounding property uses and will be a significant disturbance to my business as well as our customers.

Thank you,  
Joni

**JONI PETERSON**  
Vice President of Sales



3333 Sargent Rd. Jackson, MI 49201  
M +1 949-326-8703  
Internal Ext. 145-5821  
[www.dawnfoods.com](http://www.dawnfoods.com) | [joni.peterson@dawnfoods.com](mailto:joni.peterson@dawnfoods.com)

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Wednesday, April 28, 2020

Re: Formal Objection to the Conditional Use Permit request by Hounds Lounge

Dear Planning Commission Members of the city of Bentonville, AR,

This letter serves as my formal objection to the Conditional Use Permit request by Hounds Lounge for the property located on SW Westpark Drive. Legal Description: PLAT 5/21/01 P3-867 & 6/21/2001 P3-942.

We established our outpatient physical therapy practice at 1002 SW Westpark Drive in January, 2006 and have been operating at the location since. We are an independent family owned practice and have been very diligent and attentive to provide the highest standard of care in our sector. We must compete against others that are corporate, hospital, and physician owned. In short, health care corporations, physicians and hospitals have absolutely no financial incentive to refer patients to us. We only get patients from our hard-earned reputation. (Our efforts have been recently recognized by us being voted The Arkansas Democrat Gazette's Best of the Best in NWA in three categories.). **Our patients' appointments at our clinic must remain a preferential experience over the established corporate health care systems in order for our private practice to exist.**

I am convinced the present and future demographic and atmosphere of our place of operation can only be negatively affected with the addition of Hounds Lounge. The majority of our clientele arrive in pain, have difficulty walking, are experiencing a low point in life, and are quite frankly often in a bad mood. **The proximity of noise, odor, and increased traffic Hounds Lounge would bring to our location would be too much a disadvantage for our business to overcome.**

Please advise if there are any additional steps I must take for a formal and more effective objection.

Sincerely,

Joe Russ, Owner, Russ Physical Therapy





## **Alison Worley**

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**From:** Lee, Brooks (Ext. 154001) <Brooks.Lee@RNDC-USA.COM>  
**Sent:** Thursday, April 30, 2020 8:38 AM  
**To:** Planning  
**Subject:** Objection for the Hounds Lounge permitting for Westpark

Planning Commission,

I am a tenant of 1002 SW Westpark Drive Suite 2 and 4. I would like to file an objection to a dog kennel, Hounds Lounge, applying for a conditional use permit for the property in the lot next to my office. I am concerned with the increased noise and traffic.

As a vendor who calls on Walmart, we often have Walmart merchants in our office weekly. They use our facility, not just for meetings with us, but also to host their own meetings at our office. Our office location suits them due to the convenience, ease of access, quietness and professional decorum in our area. With the increased traffic from Planet Fitness being built in the last couple of years, traffic through the area is at maximum as it is. The poor ingress and egress of Westpark onto I Street with no traffic light already makes the area an inconvenience.

I am concerned that the addition of a dog kennel will degrade the appeal of the area for my customers and for me. The other dog parks and kennels in the area are all located away from other businesses and are set back away from the road. I would ask that this be taken into consideration. I am sure there are many other locations more suitable for this type of business.

Thank you for your time and for understanding the concerns of the business owners and tenants who have been conducting business in Bentonville for years already.

Sincerely,

**Brooks Lee**

CPSA, WSET 3

Director of Category Services

National Accounts

Republic National Distributing Company

1002 Westpark Drive Suite 4

Bentonville, AR 72712

[Brooks.Lee@RNDC-USA.com](mailto:Brooks.Lee@RNDC-USA.com)

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## Alison Worley

---

**From:** Tammy Dulaney <tdulaney@deltachildren.com>  
**Sent:** Thursday, April 30, 2020 12:14 PM  
**To:** Jon Cadieux; Alison Worley; Planning  
**Subject:** CU20-0014 - HOUNDS LOUNGE - May 5th Public Hearing

To Whom it may concern,

Delta has retained an office space within the 1000 SW Westpark complex over 15 years. We were one of the first suppliers to occupy an office space within this complex. We strongly oppose the Hounds Lounge being placed so close to the Westpark complex. As a supplier to Walmart and Sam's Club we hold meeting in our office and we feel that the proposed location of the Hounds Lounge will have adverse effects on our business.

Thanks,  
Tammy Dulaney  
Bentonville Office  
1000 SW Westpark Suite 16  
Bentonville AR 72712

Phone: (479) 464-5911

DELTA  CHILDREN



## Consent Agenda Items

For Planning Commission meeting of May 5, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on April 28, 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 30-32, Block 7, WA Burks Addition, Faciszewski, NE Monroe Street, DN-2 Downtown Medium-Density Residential, PLA20-0015**

Property line adjustment of Lots 25-27, Block 7 of WA Burks Addition, creating new Lots 30-33. Lots 30 and 31 are +/- 0.13 acres; Lot 33 is +/- 0.15 acres. An alley was vacated per separate ordinance on the south property line of new Lot 30, necessitating the need for this property line adjustment. The plat dedicates a 15-foot utility easement along NE Monroe Street on all lots.

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

### **Property Line Adjustment: Lot 16, Block 16, Armstrong Addition, Trainor, 305 SE C Street, R-1, Single-Family Residential, PLA20-0022**

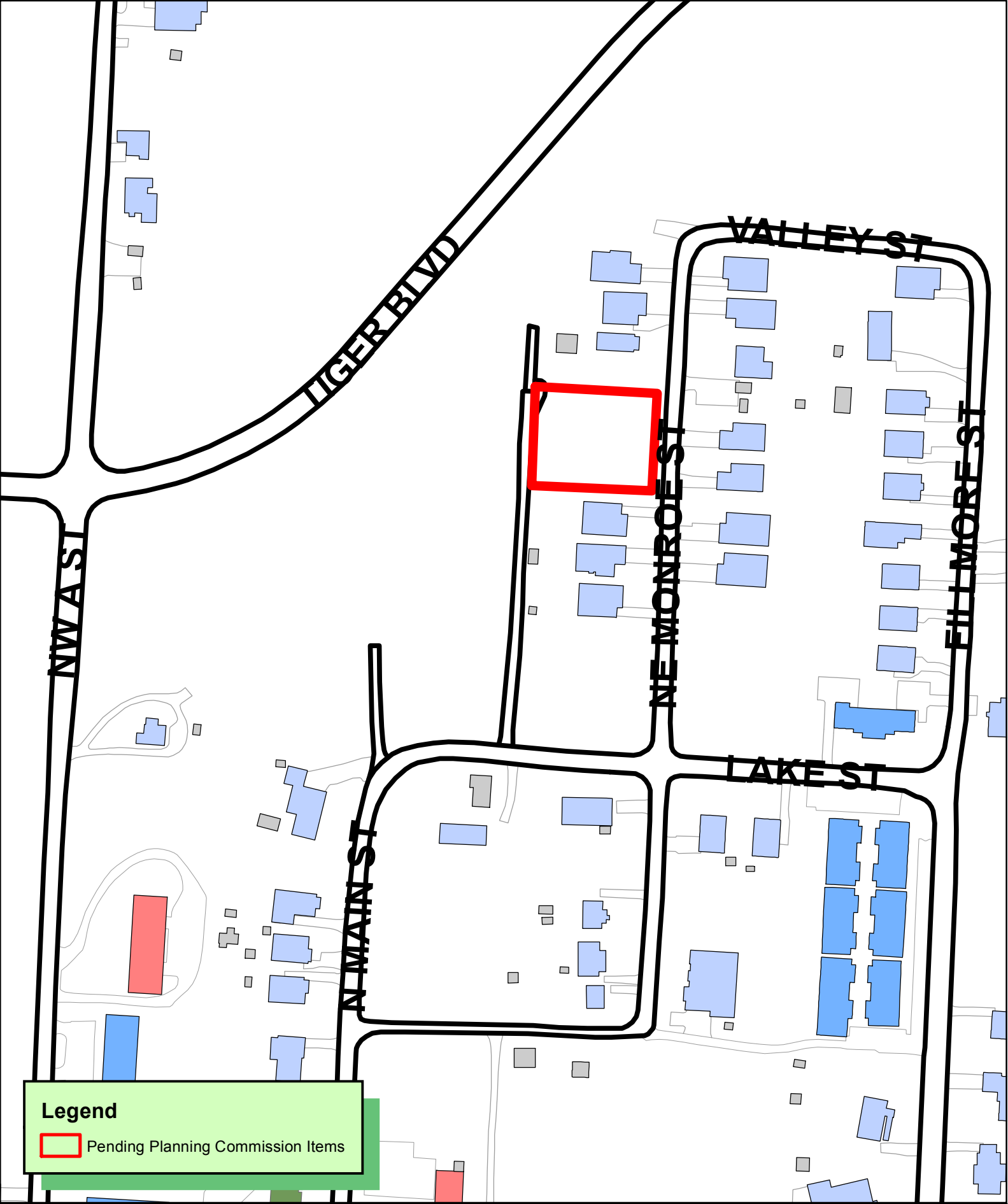
The applicant is replatting Lots 2-4, Block 2 Armstrong Subdivision into new lot 16, Block 16 Armstrong Subdivision. There is an approximate 661 square feet right of way dedication (R/W) along SE C Street to bring this lot in conformance of with the master street plan, which has SE C Street classified as a collector street, which requires 70' of R/W overall.

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

### **Large Scale Development Extension: City U, Bentonville Housing, LLC, PRD, Planned Residential Development, LSD19-0021**

This Large Scale Development was originally approved by Planning Commission on June 18, 2019. If approved, this extension will be valid for one year.

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



**Legend**

 Pending Planning Commission Items



1 inch = 150 feet

**PLA20-0015**  
**PROPERTY LINE ADJUSTMENT**  
**W A BURKS ADDITION**  
**LOTS 25-27 BLOCK 7 CREATING LOTS 30-32**





PARENT TRACT:

LOTS 25, 26, AND 27, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS.

NEW LOT 30 DESCRIPTION:

PART OF LOT 25, BLOCK 7 AND PART OF A VACATED ALLEY OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF SAID LOT 25, THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NE MONROE STREET S00°00'04"E 5.72 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S00°00'04"E 40.00 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°17'55"W 145.41 FEET, THENCE N00°08'54"E 40.34 FEET, THENCE S89°09'49"E 145.31 FEET TO THE POINT OF BEGINNING, CONTAINING 5,839.09 SQUARE FEET OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 31 DESCRIPTION:

PART OF LOTS 25 AND 26, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 26, THENCE S00°08'54"W 6.00 FEET TO THE POINT OF BEGINNING, THENCE S89°09'49"E 145.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE MONROE STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°00'04"E 40.01 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°09'49"W 145.31 FEET, THENCE N00°08'54"E 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5,810.43 SQUARE FEET OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 32 DESCRIPTION:

PART OF LOT 26 AND ALL OF LOT 27, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 27, THENCE S89°03'11"E 145.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE MONROE STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°00'04"E 45.73 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°09'49"W 145.20 FEET, THENCE N00°08'54"E 46.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,656.52 SQUARE FEET OR 0.15 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

GARAGE FRONT: 30 FEET  
FRONT YARD: 20 FEET  
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)  
REAR YARD: 25 FEET

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

8. 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.

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

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

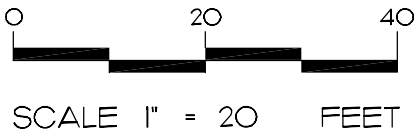
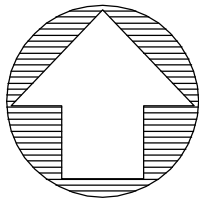
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO1370, ARKANSAS

DATE

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049



LEGEND

|  |                                 |
|--|---------------------------------|
|  | SET 1/2" REBAR W/CAP (LS #1370) |
|  | PROPERTY LINE                   |
|  | RIGHT-OF-WAY LINE               |
|  | CENTER LINE                     |
|  | EASEMENT LINE                   |

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: \_\_\_\_\_

SIGNED \_\_\_\_\_  
BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION: \_\_\_\_\_

SIGNED \_\_\_\_\_  
MAYOR, CITY OF BENTONVILLE

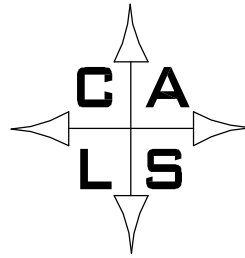
SIGNED \_\_\_\_\_  
CITY CLERK, CITY OF BENTONVILLE

ATLAS PAGE: NO. 319

CITY OF BENTONVILLE PROJECT #PLA 20-0015

CASTER & ASSOCIATES  
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
Telephone 479-268-4464



SCALE: 1" = 20'

DATE: 4-17-20

LOT LINE ADJUSTMENT OF  
LOTS 25, 26 & 27, BLOCK 7  
W.A. BURKS ADDITION  
CREATING LOTS 30, 31 & 32

NE MONROE STREET  
BENTONVILLE, BENTON COUNTY,  
ARKANSAS

|                 |                  |                    |                |
|-----------------|------------------|--------------------|----------------|
| JOB #<br>20-026 | DRAWN BY:<br>ASD | CHECK'D BY:<br>RJC | PAGE<br>1 OF 1 |
|-----------------|------------------|--------------------|----------------|



**SE HENRY**

**SE 3RD ST**

**SE 4TH ST**

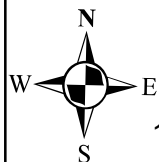
**SE 1ST ST**

**SE 2ND ST**

**SE 3RD ST**

**Legend**

 Pending Planning Commission Items

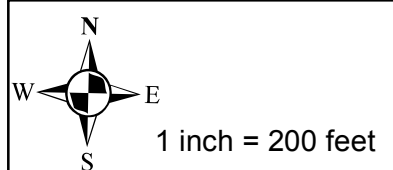
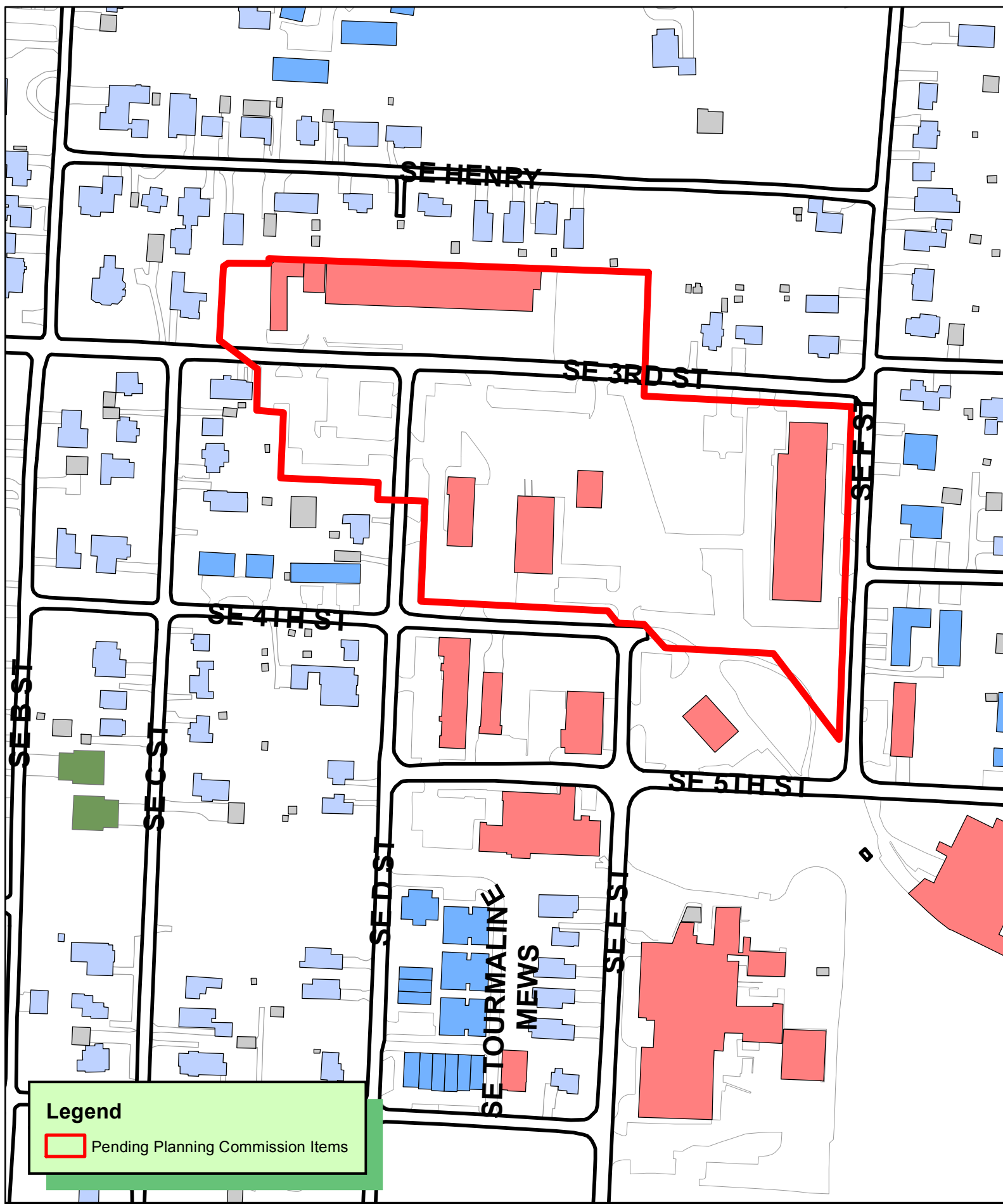


1 inch = 100 feet

**PLA20-0022**  
**PROPERTY LINE ADJUSTMENT**  
**ARMSTRONG SUBDIVISION**  
**PART OF LOTS 2-3-4 CREATING LOT 16 BLOCK 2**



|                                                                                                    |                  |                  |                |
|----------------------------------------------------------------------------------------------------|------------------|------------------|----------------|
| SCALE: 1" = 40'                                                                                    |                  | DATE: 4-14-20    |                |
| PROPERTY LINE ADJUSTMENT<br>PART LOTS 2, 3 & 4, BLK. 2<br>ARMSTRONG SUBDIVISION<br>CREATING LOT 16 |                  |                  |                |
| 305 SE "C" STREET<br>BENONVILLE, BENTON COUNTY,<br>ARKANSAS                                        |                  |                  |                |
| JOB #<br>20-027                                                                                    | DRAWN BY:<br>ASD | CHK'D BY:<br>RJC | PAGE<br>1 OF 1 |



LSD19-0021  
LARGE SCALE DEVELOPMENT  
CITY U





**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 Dept.  
305 SW A St.  
Bentonville, AR 72712

**RE: City U – LSD19-0021**

Dear Planning Commission:

Please accept this letter as a formal request by Bentonville Housing, LLC for a 6-month extension of the approved LSD for City U development at 501 SE 3rd Street in Bentonville, Arkansas. The date of Planning Commission approval for this LSD was June 18, 2019.

Thank you for your time and consideration of this matter. We look forward to discussion of this request with the commission. Should you have any questions, please do not hesitate to call.

Respectfully submitted,  
CEI Engineering Associates, Inc.

A handwritten signature in blue ink that reads "Nate Bachelor".

Nate Bachelor, PE  
Project Manager

*Providing Consolidated Land Development Services*

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA



# LOT SPLIT STAFF REPORT



## Lots 87 & 88 Stonegate Subdivision

1580 East Centerton Blvd.

PC Date: 5/5/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------|
| Project Number                  | LS20-0022                                                                                |
| Applicant / Current Owner       | Patton Family Revocable Trust<br>3401 SW 4 <sup>th</sup> Street<br>Bentonville, AR 72712 |
| Site Area                       | +/- 3.85 acres                                                                           |
| Current Zoning                  | A-1, Agricultural pending rezoning to C-2 on this PC agenda 5-5-20                       |
| Future Land Use Map Designation | Residential Estates (RE)                                                                 |

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

### Location Map



### Property Description

This approximately 3.85 acre property is located at the southwest corner of the intersections of East Centerton Boulevard. & SW Tater Black Road. Adjacent zonings are R-2, Duplex & Patio Home Residential to the north, C-2, General Commercial to the east, A-1 Agricultural to the west, and City of Centerton to the south.

### Project Details

A lot split of Lot 1 (+/- 3.85 acres) of Stonegate Subdivision, creating new Lot 87 (+/- 1.79 acres) and Lot 88 (+/- 1.28 acres) of Stonegate Subdivision. The plat dedicates various utility and access easements along both street frontages. The plat dedicates additional right-of-way along SW Tater Black Road (per the plat) and SW Centerton Boulevard (via separate document). Because these lots do not have access to public sewer, the applicant must receive ADH approval on a public main extension prior to filing.

### Waivers

There are no waivers requested with this lot split.

### Conclusion

This lot split does meet the minimum requirements of the subdivision regulations therefore staff recommends approval.

### Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. AHTD right-of-way dedication shall be completed before plat is filed.
4. ADH approval shall be received for the sewer main extension plans.

### NOTES

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

LOT SPLIT PLAT OF PART OF LOT 1 OF STONEGATE SUBDIVISION, CREATING LOT 87 AND LOT 88

DESCRIPTION PARENT:

PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;  
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 665.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE ALONG THE EAST LINE THEREOF S02°15'56"W 211.01 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°16'53"W 42.42 FEET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°23'19"W 622.92 FEET TO THE WEST LINE OF SAID LOT 1;  
THENCE ALONG SAID WEST LINE N02°14'44"E 212.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 87:

PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;  
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 368.14 FEET;  
THENCE LEAVING SAID NORTH LINE S02°57'28"W 211.81 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°23'19"W 365.50 FEET TO THE WEST LINE OF SAID LOT 1;  
THENCE ALONG SAID WEST LINE N02°14'44"E 212.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 88:

PART OF LOT 1 OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;  
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 368.14 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE S87°13'06"E 262.29 FEET;  
THENCE LEAVING SAID NORTH LINE S02°15'56"W 211.05 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°16'53"W 7.42 FEET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°23'19"W 257.42 FEET;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°57'28"E 211.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION OF PROPOSED TATER BLACK RIGHT OF WAY:

PART OF LOT 1 OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;  
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 630.43 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE S87°13'06"E 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE ALONG THE EAST LINE THEREOF S02°15'56"W 211.01 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°16'53"W 35.00 FEET;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°15'57"E 211.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: \_\_\_\_\_

BY: \_\_\_\_\_  
THE PATTON FAMILY REVOCABLE TRUST

\_\_\_\_\_  
(PRINT)

SOURCE OF TITLE: DEED RECORD 2006-2664

STATE OF ARKANSAS )  
                                  ) SS  
COUNTY OF BENTON )  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020  
MY COMMISSION EXPIRES:

NOTARY PUBLIC \_\_\_\_\_

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

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED A-1.

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.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD 2006-2664, DEED RECORD 2011-41344, PLAT RECORD 2005-1304 AND PLAT RECORD 2005-1353.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2000880-106, DATED JANUARY 15, 2020, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2000880-106, DATED JANUARY 15, 2020.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

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

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

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

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

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

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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: 04/17/2020

CRAFTON, TULL & ASSOCIATES, INC.  
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: \_\_\_\_\_  
KEVIN J. MONTGOMERY (AGENT)  
REGISTERED LAND SURVEYOR  
NO. 1460  
STATE OF ARKANSAS

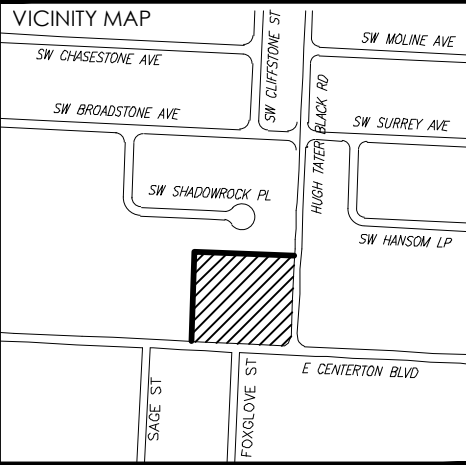
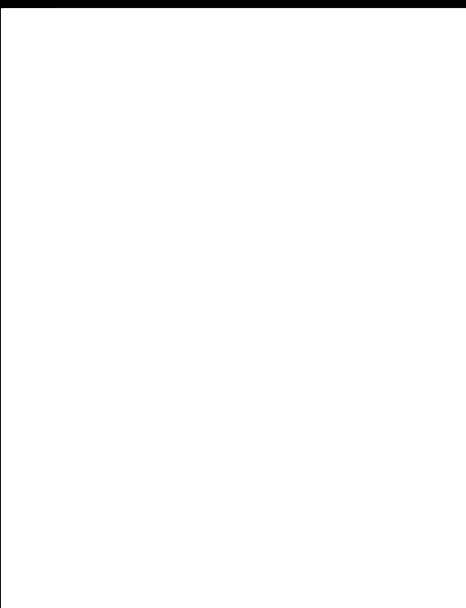
ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



ATLAS PAGE: 400

CITY OF BENTONVILLE  
PROJECT NUMBER: LS20-0022

RECORD INFORMATION



LOT SPLIT PLAT OF  
PART OF LOT 1  
STONEGATE SUBDIVISION  
CREATING LOT 87 AND LOT 88  
BENTONVILLE ARKANSAS

PREPARED FOR:  
ACQUISITION ADVISORS, LLC  
STATE PLAT CODE:  
500-20N-31W-0-34-220-04-1460

DATE: 04/17/2020  
PROJECT NO.: 20101900  
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 200  
Rogers, Arkansas 72756  
Crafton Tull  
architecture | engineering | surveying  
479.636.4838 | 479.631.6224 |  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
CRAFTON, TULL & ASSOCIATES, INC.  
No. 127  
© 2020 Crafton, Tull & Associates, Inc.

| DELTA | DESCRIPTION      | DATE       |
|-------|------------------|------------|
| 1     | REV PER COMMENTS | 04/17/2020 |
|       |                  |            |
|       |                  |            |
|       |                  |            |
|       |                  |            |
|       |                  |            |

SHEET NO.:

1 OF 2



DRAWING: G:\2010\1900\INTUBEN\INRASTRUCTURE\SURVEY\DWG\20101900\_SPLIT.DWG  
LAYOUT: LAYOUT2, LAST SAVED: KM676, 4/17/2020 12:28:05 PM  
LAST PLOTTED BY: KEVIN MONTGOMERY, 4/17/2020 12:28:57 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

ADJOINING PROPERTY OWNER INFORMATION

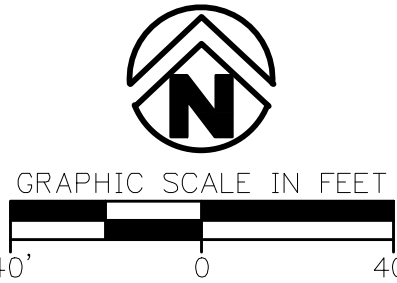
- [A] PARCEL 01-13251-002  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK AR 72203  
DEED RECORD 2011-41344
- [B] PARCEL 06-00085-048  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK AR 72203
- [C] PARCEL 06-00085-045  
SHIM, JAE YOUNG & JUNG SOUK  
1011 BRADSHAW ESTATES DR  
CANTON GA 30115-6536
- [D] PARCEL 06-00085-046  
SHIM, JAE YOUNG & JUNG SOUK  
1011 BRADSHAW ESTATES DR  
CANTON GA 30115-6536
- [E] PARCEL 01-13267-000  
DAKE LIVING TRUST, RONALD G  
14717 E AR 72 HWY  
GARFIELD AR 72732-9116
- [F] PARCEL PARCEL 01-13268-000  
SHADOW ROCK PLACE LLC  
7817 OTEKA COVE  
AUSTIN TX 78735-1825
- [G] PARCEL 01-13269-000  
CHESTER HILLS TOWNHOMES LLC  
WELDER, KERRI  
PO BOX 5143  
SPRINGDALE AR 72764-5143
- [H] PARCEL 01-13270-000  
CHESTER HILLS TOWNHOMES LLC  
WELDER, KERRI  
PO BOX 5143  
SPRINGDALE AR 72764-5143
- [I] PARCEL 01-13271-000  
NICKELL INVESTMENTS LLC  
3232 W DRAKESTONE ST  
FAYETTEVILLE AR 72704-6367
- [J] PARCEL 01-00942-186  
PATTON FAMILY REVOCABLE TRUST-JAMES M & BRENDA D  
3401 SW 4TH ST  
BENTONVILLE AR 72712-9139
- [K] PARCEL 01-00942-187  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK AR 72203

| PARCEL LINE TABLE |        |               |
|-------------------|--------|---------------|
| LINE #            | LENGTH | DIRECTION     |
| L1                | 42.42' | N87° 16' 53"W |
| L2                | 39.95' | N2° 14' 44"E  |
| L3                | 40.21' | S2° 15' 56"W  |
| L4                | 19.96' | N2° 46' 54"E  |
| L5                | 39.79' | S50° 40' 54"E |
| L6                | 9.02'  | S87° 13' 06"E |
| L7                | 15.00' | S2° 46' 54"W  |
| L8                | 13.98' | N87° 13' 06"W |
| L9                | 64.98' | N50° 40' 54"W |
| L10               | 26.73' | N87° 13' 06"W |
| L11               | 20.00' | N2° 46' 54"E  |
| L12               | 30.00' | N2° 57' 28"E  |

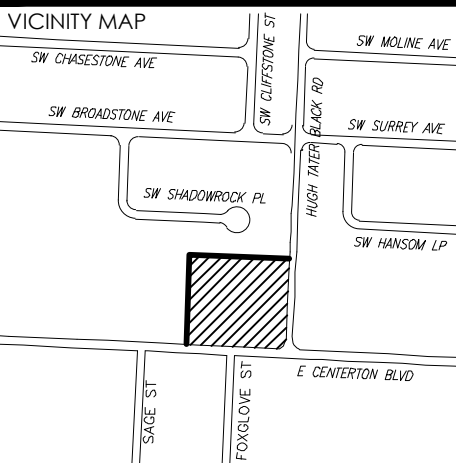
LEGEND

- FOUND IRON PIN  
FOUND R/W MONUMENT  
CALCULATED  
WATER VALVE  
FIRE HYDRANT  
SEWER MANHOLE  
LIGHT POLE  
ELEC. TRANSFORMER  
TELEPHONE PEDESTAL  
STORM INLET  
OR JCT BOX  
PROPERTY LINE  
RIGHT OF WAY LINE  
PROPOSED UTILITY EASEMENT  
PROPOSED ACCESS EASEMENT  
EASEMENT  
FENCE LINE  
CURB  
SIDEWALK

RECORD INFORMATION



BASIS OF BEARING: ARKANSAS STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE, NAD 83  
HORIZONTAL DATUM AND NAVD 88 VERTICAL  
DATUM DETERMINED BY GPS OBSERVATION ON  
THE CITY OF BENTONVILLE CONTROL  
MONUMENTS USING THEIR PUBLISHED VALUES.



SEAL

LOT SPLIT PLAT OF  
PART OF LOT 1  
STONEGATE SUBDIVISION  
CREATING LOT 87 AND LOT 88  
BENTONVILLE ARKANSAS

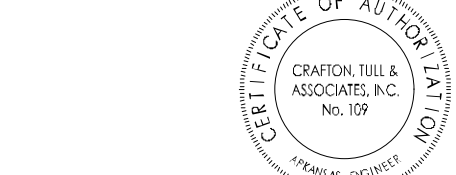
PREPARED FOR:  
ACQUISITION ADVISORS, LLC

STATE PLAT CODE:  
500-20N-31W-0-34-220-04-1460

DATE: 04/17/2020  
PROJECT NO.: 20101900  
CONTACT: K MONTGOMERY



CERTIFICATE OF AUTHORIZATION:



© 2020 Crafton, Tull & Associates, Inc.

| DELTA | DESCRIPTION      | DATE       |
|-------|------------------|------------|
| 1     | REV PER COMMENTS | 04/17/2020 |
|       |                  |            |
|       |                  |            |
|       |                  |            |
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|       |                  |            |
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SHEET NO.:

# PROPERTY LINE ADJUSTMENT STAFF REPORT



## Central Park Addition

321 SE 2<sup>nd</sup> Street

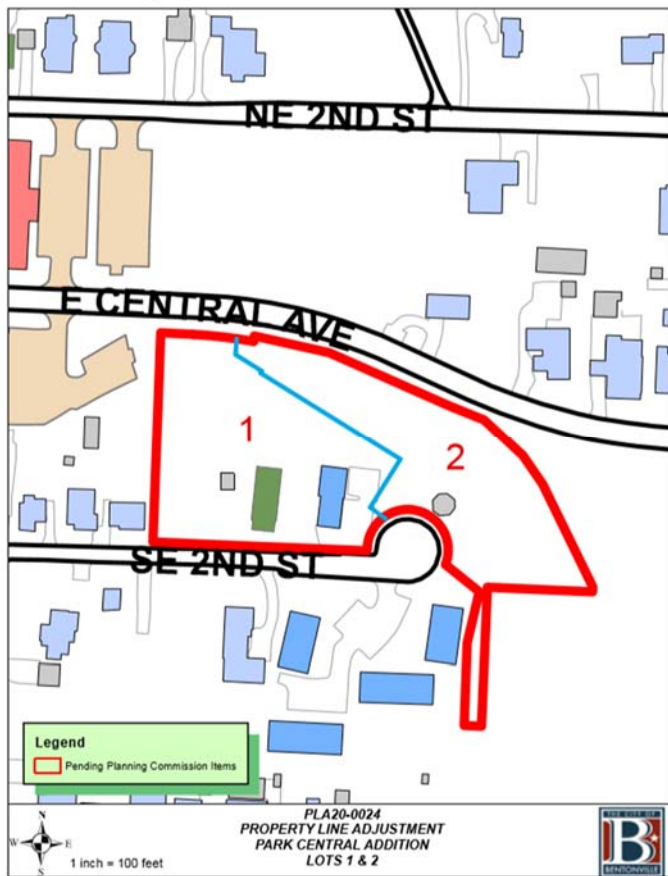
PC Date: 5/5/2020

Reviewer: Brian Bahr

|                                 |                     |
|---------------------------------|---------------------|
| Project Number                  | PLA20-0024          |
| Applicant / Current Owner       | Newell Development  |
| Site Area                       | +/- 2.42 acres      |
| Current Zoning                  | DC, Downtown Core   |
| Future Land Use Map Designation | Downtown Commercial |

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

### Location Map



### Property Description

The property is located at 321 SE 2nd Street. It is currently zoned D-C, Downtown Core with a Future Land Use Map designation of Downtown Commercial.

### Project Details

The applicant is replatting Lots Property line adjustment for parts of Lots 1A, 2A-1, 3A, Rodney Sanders Addition and Tract B Parkwood Addition and Parcels # 01-00541-002, 01-00398-000, 01-00398-001 creating news Lot 1 (+/- 1.22 acres) and Lot 2 (+/- 1.20 acres) of Park Central Addition. The applicant is dedicating utility easements and additional right of way (R/W) along SE 2<sup>nd</sup> Street. SE 2<sup>nd</sup> Street is classified as a local street with a 52' of R/W required overall.

This plat also is a part of a land swap with the city of Bentonville to facilitate the redevelopment of Town Branch Park.

### Waivers

There are no waivers for this property line adjustment.

### Analysis and Recommendation

This property line adjustment meets the minimum standards of the land development code and staff recommends approval.

### Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.



GENERAL NOTES:

- Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on Bentonville GPS Monument #7, having a published Latitude of: 36°21'50.51", and Longitude of: 94°11'47.60" West, Combined Scale Factor of 0.999970359 and a Convergence Angle of -1°16'41.42".
- Grid North Convergence:** At the southwest corner of Section 29, rotate from Grid North, 1°17'00" to the left for True (Geodetic) North.
- Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised: June 5, 2012, and by graphic plotting only, the subject property, or some part thereof, lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain; Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood and Floodway Areas in Zone AE. This surveyor and Morrison Shipley Engineers assume 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.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes marked through the Arkansas One-Call System and observed during the field survey. Existing utilities shown hereon were located by reasonable visual observed surface improvements, unless noted otherwise. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- Last Date of Field Survey:** March 13, 2020.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Before any work in the right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the r-o-w.
- 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](http://www.bentonvilleplanning.com) or call the Planning Department @ 479-271-3122.

SURVEY REFERENCES:

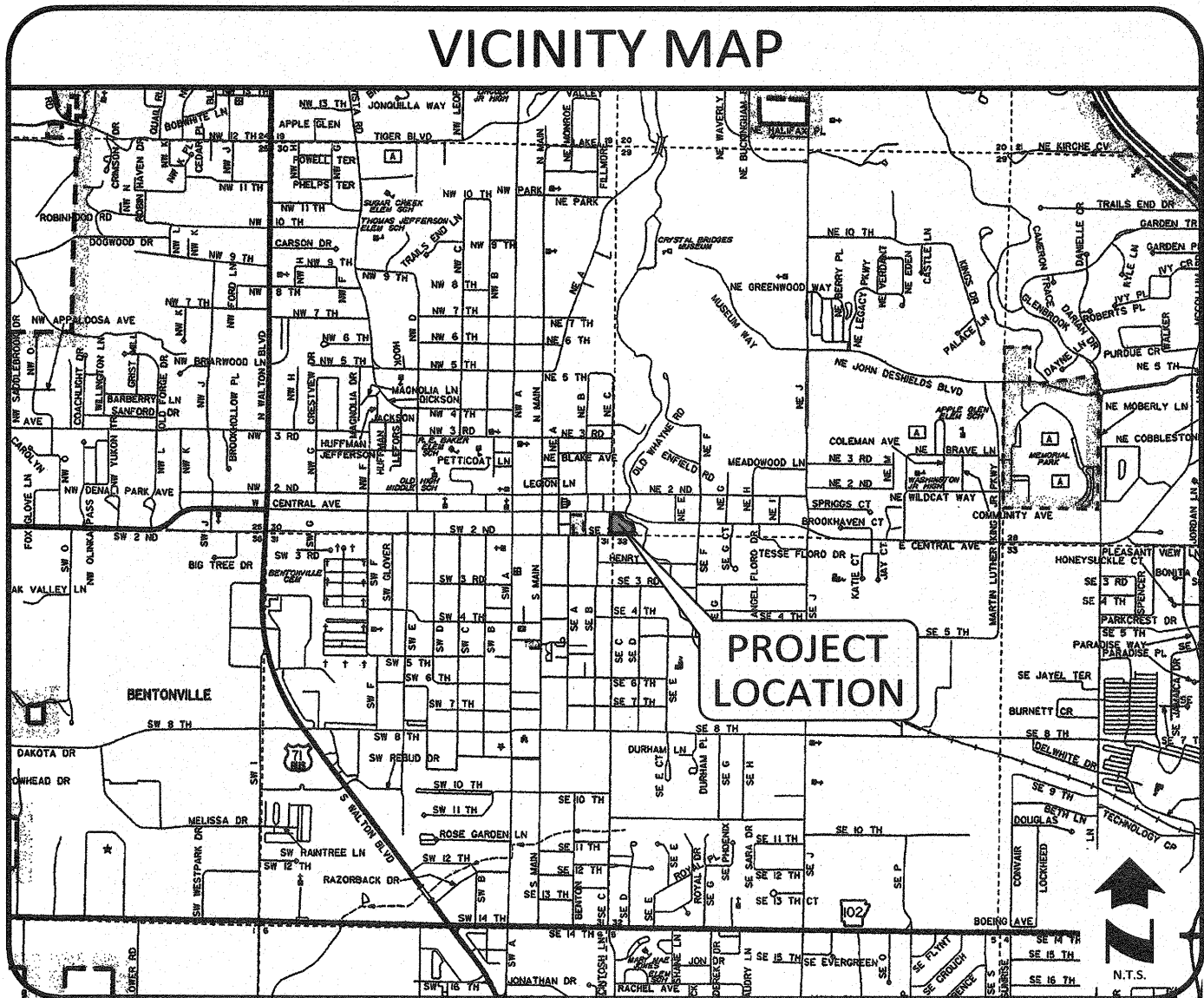
- Boundary Survey for Jack Hutcheson, prepared by Ronald L. Ridout, AR PS #529, Plat Book 2, page 137, filed April 28, 1981, Benton County, Arkansas.
- Boundary Survey for Dorothy Hudson, prepared by Ronald L. Ridout, AR PS #529, Plat Book 2, page 139, filed April 28, 1981, Benton County, Arkansas.
- Boundary Survey for Adeamae R. Stephens, prepared by Ronald L. Ridout, AR PS #529, Plat Book Z, page 139, filed April 28, 1981, Benton County, Arkansas.
- Survey and Replat, Lots 1, 2, and 3, Rodney Sanders Addition, prepared by Copelin Land Surveying and Thomas W. Copelin, AR PS #944, Plat Book 22L, page 197, filed March 14, 1997, Benton County, Arkansas.
- Informal Plat, Lots 1A, 2A, 3A, Rodney Sanders Addition, prepared by Northstar Engineering Consultants, Inc., and F. Lewis Steenken, AR PS #910, Plat Book 1, page 575, filed September 8, 1998, Benton County, Arkansas.
- Parkwood Addition Plat, Tracts A, B, C, & D, prepared by EDA and Michael B. Marie, AR PS #1174, Plat Book 2, page 152, filed May 28, 1999, Benton County, Arkansas.
- Replat of Lot 2A, Rodney D. Sanders Addition, prepared by EDA and Michael B. Marie, AR PS #1174, Plat Book 2, page 153, filed May 28, 1999, Benton County, Arkansas.
- Parkwood Addition Plat (Lot Line Adjustment), Tracts A, B, C, & D, prepared by EDA and Michael B. Marie, AR PS #1174, Plat Book 4, page 4, filed July 18, 2001, Benton County, Arkansas.
- Informal Plat, Bud's Addition, Lots 1, 2, 2A, 2B, & 3, prepared by Thomas W. Copelin, AR PS #944, Plat Book 4, page 598, filed March 26, 2002, Benton County, Arkansas. (See Surveyor's Note)
- Boundary & Topographic Survey for Prime Time Housing, LLC, prepared by Grant Nevill, AR PS #1636, State Plat Document #201312120007, date April 10, 2013.
- Boundary Survey for Specialized Real Estate, prepared by Morrison Shipley Engineers, Inc., and James L. Payne, AR PS #1698, State Plat Document #20171181246, date January 13, 2017.

SURVEYOR'S NOTE:

Corner monuments recovered during this retracement survey were found to agree with all referenced surveys, with the exception of the Bud's Addition Plat, Plat Book 4, page 598, prepared by Thomas W. Copelin.

The perimeter boundary and the description created from the survey of Bud's Addition describes course elements to be along and in harmony with the south and east lines of Parcel B, Parkwood Addition Plat Book 2, page 152. The corner monuments recovered for Bud's Addition were found to agree with the courses of that plat but were found to also create a survey gap of approximately foot feet (4'), initially being at the southeast corner of Lot 2, Howard's Addition, as monumented during survey by Ronald L. Ridout, Plat Book 2, page 139, filed 4/28/1981, and again along the easterly boundary of Parcel or Tract B, Parkwood Addition, Plat Book 2, page 152.

The survey and monuments found marking the boundary of Bud's Addition were not accepted for east boundary of Tract "B", Parkwood Addition, and Lot 2 of this plat.

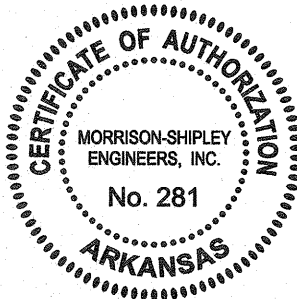


**OWNER**  
Trailside Partners, LLC  
PO Box 808  
Bentonville, AR 72712

**OWNER**  
City of Bentonville  
117 W. Central Avenue  
Bentonville, AR 72712

**ENGINEER**  
EDG  
216 W. Birch Street  
Rogers, AR 72756  
Contact: Brahm Driver  
Telephone: (501) 944-3090

**SURVEYOR**  
Morrison Shipley Engineers Inc  
2407 SW Cottonwood St.  
Bentonville, AR 72712  
Contact: Keith Sikes  
Telephone: (479)-273-2209



**MORRISON SHIPLEY**

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

CERTIFICATE OF APPROVAL

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

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_  
Community Development Director

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

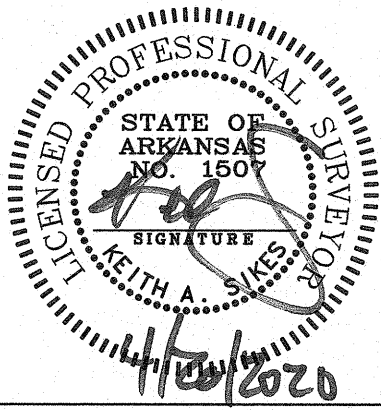
Signed: \_\_\_\_\_  
Mayor City of Bentonville

Signed: \_\_\_\_\_  
City Clerk,

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 20, 2020



Arkansas Professional Surveyor, #1507

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: Warranty Deed L201924178

TRAILSIDE PARTNERS, LLC

Osment Investments, LLC, Member of TRAILSIDE PARTNERS, LLC

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Ray Osment, Member of Osment Investments, LLC

State Of Arkansas

County Of \_\_\_\_\_

Sworn And Subscribed Before Me This Day \_\_\_\_\_ of \_\_\_\_\_, 2020.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Woodard Properties, LLC, Member of TRAILSIDE PARTNERS, LLC

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Randy Woodard, Member of Woodard Properties, LLC

State Of Arkansas

County Of \_\_\_\_\_

Sworn And Subscribed Before Me This Day \_\_\_\_\_ of \_\_\_\_\_, 2020.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Cadence Group, LLC, Member of TRAILSIDE PARTNERS, LLC

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Jacob Newell, Member of Cadence Group, LLC

State Of Arkansas

County Of \_\_\_\_\_

Sworn And Subscribed Before Me This Day \_\_\_\_\_ of \_\_\_\_\_, 2020.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

INFORMAL PLAT / LOT COMBINATION PLAT

creating Lot 1 & Lot 2  
PARK CENTRAL ADDITION

Bentonville, Benton County, Arkansas  
City of Bentonville Project # PLA20-0024

Project No. EDG-02

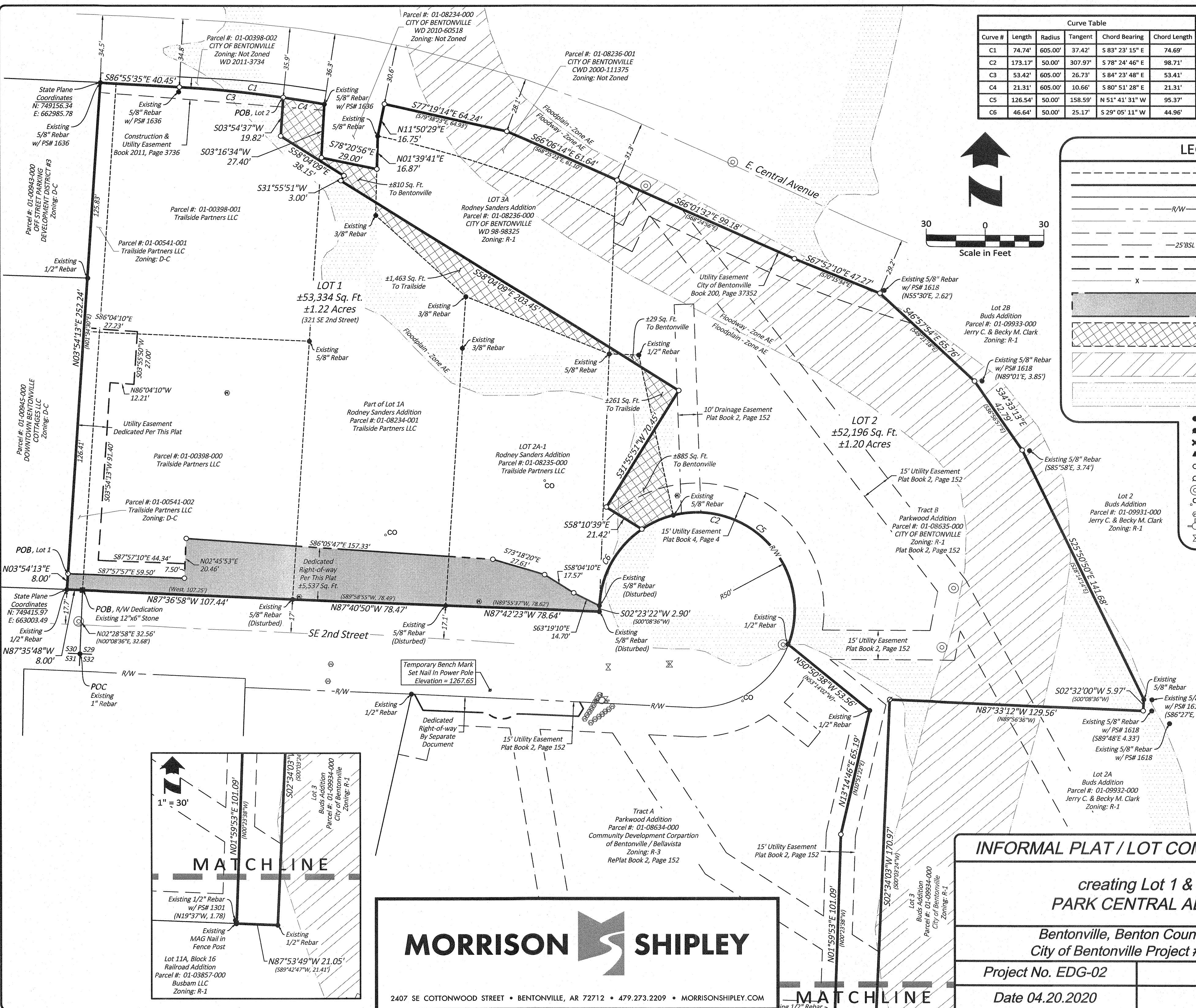
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Checked By KAS

Date 04.20.2020

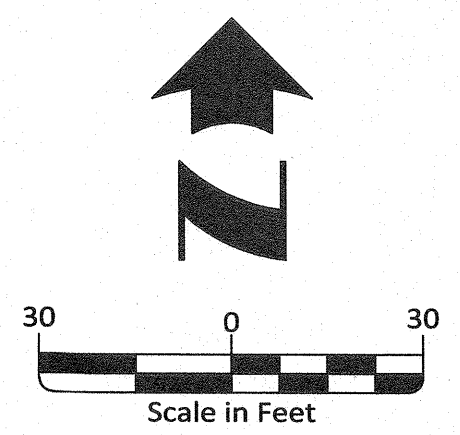
Sheet 1 of 3



Drawing Name: P:\EDG-02\ang\EDG-02 Platting List Modified on: Apr 20, 2020 - 10:55am by KShives



| Curve Table |         |         |         |                 |              |
|-------------|---------|---------|---------|-----------------|--------------|
| Curve #     | Length  | Radius  | Tangent | Chord Bearing   | Chord Length |
| C1          | 74.74'  | 605.00' | 37.42'  | S 83° 23' 15" E | 74.69'       |
| C2          | 173.17' | 50.00'  | 307.97' | S 78° 24' 46" E | 98.71'       |
| C3          | 53.42'  | 605.00' | 26.73'  | S 84° 23' 48" E | 53.41'       |
| C4          | 21.31'  | 605.00' | 10.66'  | S 80° 51' 28" E | 21.31'       |
| C5          | 126.54' | 50.00'  | 158.59' | N 51° 41' 31" W | 95.37'       |
| C6          | 46.64'  | 50.00'  | 25.17'  | S 29° 05' 11" W | 44.96'       |



**LEGEND**

Ex. Boundary Line Being Removed

Ex. Boundary Line

Ex. Adjacent Boundary Line

Ex. Right of Way Line

Ex. Road Centerline

Ex. Easement Line

Ex. Building Setback Line

Dedicated Right of Way Line

Dedicated Easement Line

Ex. Fence Line

Right-of-Way Dedication

Land Swap Areas

Ex. FEMA Floodway

Ex. FEMA Floodzone "AE"

Ex. Rebar

Ex. Nail

Ex. Chiseled "X"

Ex. Monument

Set 1/2" Rebar w/ PS# 1507 Cap

Set Mag Nail w/ PS# 1507 Washer

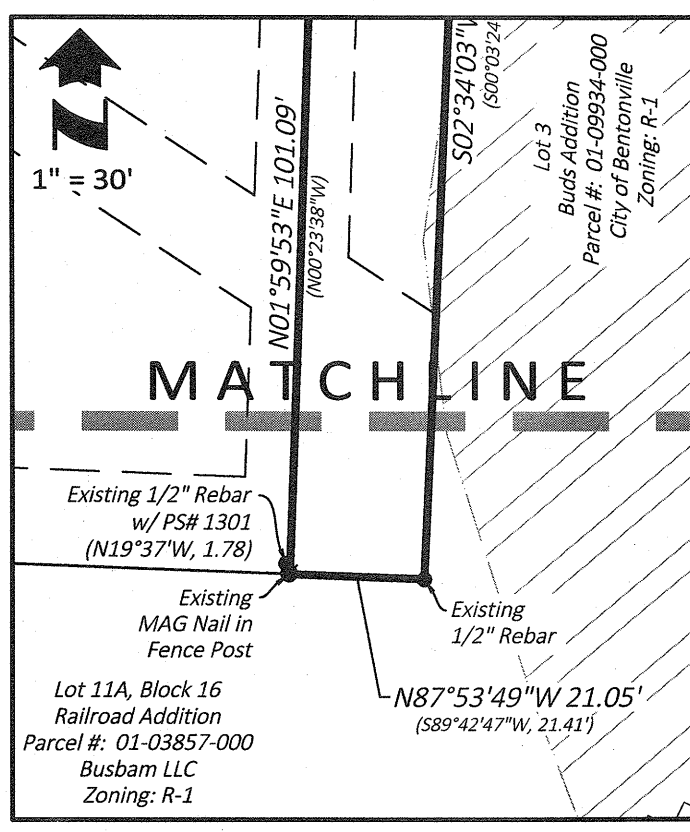
Ex. Sewer Manhole

Ex. Sewer Clean-Out

Ex. Water Meter

Ex. Fire Hydrant

Ex. Water Valve



**MORRISON SHIPLEY**

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

**INFORMAL PLAT / LOT COMBINATION PLAT**

creating Lot 1 & Lot 2  
**PARK CENTRAL ADDITION**

Bentonville, Benton County, Arkansas  
City of Bentonville Project # PLA20-0024

Project No. EDG-02

Date 04.20.2020

Drawn By JDS  
Checked By KAS

Sheet 2 of 3



PARENT TRACT LEGAL DESCRIPTIONS - Warranty Deed L201924178:

Tract 1:  
Part of the SW1/4 of the SW1/4 of Section 29, and part of the SE1/4 of the SE1/4 of Section 30, with all being located in Township 20 North, Range 30 West, Bentonville, Benton County, Arkansas, and being more particularly described as follows: Beginning at a point which is located N 00°08'36" E 32.68 feet from the SW corner of the SW1/4 of the SW1/4 of said described Section 29; thence West 8.00 feet; thence N 01°34'30" E 132.605 feet along the centerline of 16.00 feet in width vacated alley; thence East 115.25 feet; thence S 01°34'30" W 132.605 feet; thence West 107.25 feet to the point of beginning, as shown as Parcel One in Plat Record Z at page 139.

Tract 2:  
A part of the SW 1/4 of the SW 1/4 of Section 29, and a part of the SE 1/4 of the SE 1/4 of Section 30, with all being located in Township 20 North, Range 30 West in the City of Bentonville, Benton County, Arkansas, and being more particularly described as follows, to wit: From the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 29, run N00°08'36"E 32.68 feet; thence West 8.00 feet; run thence N01°34'30"E 132.61 feet to the Point of Beginning; thence N01°34'30" E 132.61 feet; thence S87°56'06"E 115.32 feet along the South right-of way line of East Central Street; thence S01°34'30"W 128.46 feet; thence West 115.25 feet to the Point of Beginning, with the East 8.00 feet of a 16.00 feet in width vacated alley along the West side of subject property included in description, as shown on Plat Record 29 Page 230.

LESS AND EXCEPT:  
A part of the SW 1/4 of the SW 1/4 of Section 29, and a part of the SE 1/4 of the SE 1/4 of Section 30, with all being located in Township 20 North, Range 30 West in the City of Bentonville, Benton County, Arkansas, being described in Warranty Deed 2004 10109 of the Circuit Clerk records, Benton County, Arkansas, Right of Way being described as follows: Beginning at a point on the South right-of-way line of East Central Avenue also being the Northwest Corner of the above said parcel of land; thence along the above said South line S 88°00'40"E 57.18 feet; thence continuing along the above said South line along a horizontal curve to the right, said curve having a radius of 497.00 feet, a length of 57.92 feet, a delta angle of 06°39'51" and a chord bearing and distance of S84°39'01"E 57.89 feet; thence leaving the above said South line S04°42'44"W 6.85 feet; thence along a horizontal curve to the left, said curve having a radius of 605.00 feet, a length of 74.74 feet, a delta angle of 07°04'40" and a chord bearing and distance of N84°02'09"W 40.13 feet; thence N01°54'35"E 4.75 feet to the Point of Beginning.

Tract 3:  
Lot 1A, Rodney D. Sanders Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record P1 at page 575.  
AND  
Lot 2A-1, Rodney D. Sanders Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record P2 at page 153.

LESS AND EXCEPT  
A part of Lot 1A of a Replat of Rod Sander's Addition to tbc City of Bentonville filed for record in the office of the Circuit Clerk in Benton County, Arkansas in Plat Book 1 at page 575, and referenced in WD 94-021224; right of way being described as follows: Beginning at a point on the South right of way line of East Central Avenue also being the Northwest corner of the above said Lot 1A; thence along the above said South line and along a horizontal curve to the right, said curve having a radius of 498.05 feet, a length of 31.95 feet, a delta angle of 03°40'31" and a chord bearing and distance of S79°28'51"E 31.94 feet; thence continuing along the above said South line S12°21'25"W 20.00 feet; thence leaving the above said South line S00°05'20"W 15.35 feet; thence N77°32'00"W 30.64 feet; thence N04°42'44"E 34.22 feet to the point of beginning and containing 1053 square feet.  
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.

PARENT TRACT LEGAL DESCRIPTION - Corrective Warranty Deed Book 2000, page 111375:

Part of the SW¼ of the SW¼ of Section 29, Township 20 North, Range 30 West, more particularly described as follows:  
From the Southwest corner of said SW¼ of the Southwest ¼ of Section 29, Township 20 North, Range 30 West North 0 degrees 8' 36" East 32.68', South 89 degrees 59' 12" East 107.32', North 1 degree 33' 40" East 132.65', North 1 degree 35' 22" East 128.41', and South 79 degrees 38' 23" East 30.75' to the point of beginning; Thence South 9 degrees 31' 11" West 16.75'; Thence along a nontangent curve having a radius of 522.95' and an arc length of 128.33'; Thence North 0 degrees 4' 13" East 18.97'; Thence North 68 degrees 25'23" West 61.40'; Thence North 79 degrees 38' 23" West 64.93' to the point of beginning containing .05 acres more or less.

PARENT TRACT LEGAL DESCRIPTION - Warranty Deed Book 1998, page 98325:

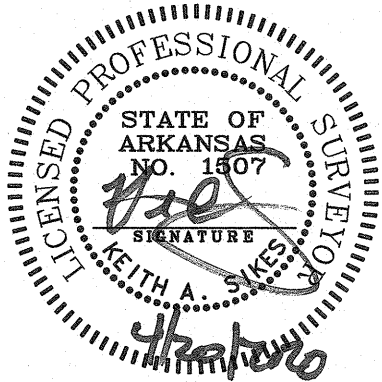
LOT 3A of Rodney Sanders Addition, Bentonville, Benton County, Arkansas as recorded in Plat Record P-001 575.

PARENT TRACT LEGAL DESCRIPTION - Warranty Deed Book 2000, page 69671:

Tract "B" of Parkwood Addition to Bentonville, Arkansas, as shown in Plat Record 2 at page 152, also described as follows: A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lots 5 & 6, Block 16, Railroad Addition; and part of the Easterly 115 feet of Lot 1, and part of Lot 2, both in Howard's Addition; and part of an abandoned alleyway between Railroad Addition and Howard's Addition, all as shown on a plat of survey, recorded in Plat Book 2, Page 139; and Tract "B" is also situated in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, and the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 32, all in Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit: Commencing at the Southwest Corner of Section 29, thence South 00°08'36" West 6.97 feet to a point; thence South 89°15'37" East 264.52 feet to a point; thence North 00°08'36" East 175.34 feet to the Point-of-Beginning; thence North 00°08'36" East 89.03 feet to a point; thence South 68°24'56" East 99.18 feet to a point; thence South 70°15'34" East 47.27 feet to a point; thence South 49°21'18" East 65.76 feet to a point; thence South 36°56'37" East 42.79 feet to a point; thence South 28°14'14" East 141.68 feet to a point; thence South 00°08'36" West 5.97 feet to a point; thence North 89°56'36" West 129.56 feet to a point; thence South 00°03'24" West 170.97 feet to a point; thence South 89°42'47" West 21.41 feet to a point; thence North 00°23'38" West 101.09 feet to a point; thence North 10°51'22" East 65.19 feet to a point; thence North 53°14'02" West 53.56 feet to a point; thence 108.68 feet along a non-tangential curve to the left, having a radius of 50.00 feet, an interior angle of 124°32'07", and a chord bearing and distance of North 43°50'57" West 88.51 feet to a point; thence non-tangent to the previous curve, North 14°22'07" West 83.80 feet to a point; thence North 89°56'36" West 15.00 feet to the Point-of-Beginning, containing 0.96 acres (41,969 sq. ft.), more or less, subject to all rights-of -way, servitudes, and easements, of record or fact .

MORRISON SHIPLEY

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



LOT 1 - Survey Description:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, and part of the East-half (E 1/2) of a 16' Alley vacated by Ordinance No. 266, Book 315, page 84, filed October 12, 1956, said 16' Alley being in part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 30, all in Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at an one-inch (1") rebar marking the Southwest Corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29; thence by bearing and distance (basis of bearing, Grid North) North 02°28'58" East a distance of 32.56 feet to a 12" x 6" stone; thence North 87°35'48" West a distance of 8.00 feet to a one-half inch (1/2") rebar marking the centerline of said 16' Alley vacated by Ordinance No. 266; thence North 03°54'13" East along said centerline a distance of 8.00 feet to the POINT OF BEGINNING; thence North 03°54'13" East continuing along said centerline a distance of 252.24 feet to a five-eighths inch (5/8") rebar with PS #1636 cap on the south right-of-way line of E. Central Avenue; thence leaving said centerline, South 86°55'35" East along said south right-of-way line a distance of 40.45 feet; thence 53.42 feet continuing along said south right-of-way line and the arc of a curve to the right, said curve having a radius of 605.00 feet and being subtended by a chord bearing and distance of South 84°23'48" East 53.41 feet; thence leaving said south right-of-way line, South 03°54'37" West a distance of 19.82 feet; thence South 58°04'09" East a distance of 38.15 feet; thence South 31°55'51" West a distance of 3.00 feet; thence South 58°04'09" East a distance of 203.45 feet; thence South 31°55'51" West a distance of 70.45 feet; thence South 58°10'39" East a distance of 21.42 feet to the north right-of-way line of SE 2<sup>nd</sup> Street, as that currently exist; thence 46.64 feet along said north right-of-way line and the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet and being subtended by a chord bearing and distance of South 29°05'11" West 44.96 feet; thence leaving said north right-of-way line, North 63°19'10" West along the proposed north right-of-way line of SE 2<sup>nd</sup> Street a distance of 14.70 feet; thence North 58°04'10" West continuing along said proposed north right-of-way line a distance of 17.57 feet; thence North 73°18'20" West continuing along said proposed north right-of-way line a distance of 27.61 feet; thence North 86°05'47" West continuing along said proposed north right-of-way line a distance of 157.33 feet; thence South 02°45'53" West continuing along said proposed north right-of-way line a distance of 20.46 feet; thence North 87°57'57" West continuing along said proposed north right-of-way line a distance of 59.50 feet to the Point of Beginning.

LOT 2 - Survey Description:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at an one-inch (1") rebar marking the Southwest Corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29; thence by bearing and distance (basis of bearing, Grid North) North 02°28'58" East a distance of 32.56 feet to a 12" x 6" stone; thence North 87°35'48" West a distance of 8.00 feet to a one-half inch (1/2") rebar marking the centerline of 16' Alley vacated by Ordinance No. 266, Book 315, page 84, filed October 12, 1956; thence North 03°54'13" East along said centerline a distance of 260.24 feet to a five-eighths inch (5/8") rebar with PS #1636 cap on the south right-of-way line of E. Central Avenue; thence leaving said centerline, South 86°55'35" East along said south right-of-way line a distance of 40.45 feet; thence 53.42 feet continuing along said south right-of-way line and the arc of a curve to the right, said curve having a radius of 605.00 feet and being subtended by a chord bearing and distance of South 84°23'48" East 53.41 feet to the POINT OF BEGINNING; thence 21.31 feet continuing along said south right-of-way line and the arc of a curve to the right, said curve having a radius of 605.00 feet and being subtended by a chord bearing and distance of South 80°51'28" East 21.31 feet; thence South 03°16'34" West continuing along said south right-of-way line a distance of 27.40 feet; thence South 78°20'56" East continuing along said south right-of-way line a distance of 29.00 feet; thence North 01°39'41" East continuing along said south right-of-way line a distance of 16.87 feet; thence North 11°50'29" East continuing along said south right-of-way line a distance of 16.75 feet; thence South 77°19'14" East continuing along said south right-of-way line a distance of 64.24 feet; thence South 66°06'14" East continuing along said south right-of-way line a distance of 61.64 feet; thence South 66°01'32" East continuing along said south right-of-way line a distance of 99.18 feet; thence South 67°52'10" East continuing along said south right-of-way line a distance of 47.27 feet; thence leaving said south right-of-way line, South 46°57'54" East a distance of 65.76 feet; thence South 34°33'13" East a distance of 42.79 feet; thence South 25°50'50" East a distance of 141.68 feet; thence South 02°32'00" West a distance of 5.97 feet; thence North 87°33'12" West a distance of 129.56 feet; thence South 02°34'03" West a distance of 170.97 feet; thence North 87°53'49" West a distance of 21.05 feet; thence North 01°59'53" East a distance of 101.09 feet; thence North 13°14'46" East a distance of 65.19 feet; thence North 50°50'38" West a distance of 53.56 feet to the easterly right-of-way of SE 2<sup>nd</sup> Street, as that currently exist; thence 126.54 feet along said easterly right-of-way line and the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet and being subtended by a chord bearing and distance of North 51°41'31" West 95.37 feet; thence leaving said easterly right-of-way, North 58°10'39" West a distance of 21.42 feet; thence North 31°55'51" East a distance of 70.45 feet; thence North 58°04'09" West a distance of 203.45 feet; thence North 31°55'51" East a distance of 3.00 feet; thence North 58°04'09" West a distance of 38.15 feet; thence North 03°54'37" East a distance of 19.82 feet to the Point of Beginning.

Right-of-way Dedication - Survey Description:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, and part of the East-half (E 1/2) of a 16' Alley vacated by Ordinance No. 266, Book 315, page 84, filed October 12, 1956, said 16' Alley being in part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 30, all in Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at an one-inch (1") rebar marking the Southwest Corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29; thence by bearing and distance (basis of bearing, Grid North) North 02°28'58" East a distance of 32.56 feet to a 12" x 6" stone and the POINT OF BEGINNING; thence North 87°35'48" West a distance of 8.00 feet to a one-half inch (1/2") rebar marking the centerline of said 16' Alley vacated by Ordinance No. 266; thence North 03°54'13" East along said centerline a distance of 8.00 feet; thence leaving said centerline, South 87°57'57" East a distance of 59.50 feet; thence North 02°45'53" East a distance of 20.46 feet; thence South 86°05'47" East a distance of 157.33 feet; thence South 73°18'20" East a distance of 27.61 feet; thence South 58°04'10" East a distance of 17.57 feet; thence South 63°19'10" East a distance of 14.70 feet; thence South 02°23'22" West a distance of 2.90 feet; thence North 87°42'23" West a distance of 78.64 feet; thence North 87°40'50" West a distance of 78.47 feet; thence North 87°36'58" West a distance of 107.44 feet to the Point of Beginning.

INFORMAL PLAT / LOT COMBINATION PLAT

creating Lot 1 & Lot 2  
PARK CENTRAL ADDITION

Bentonville, Benton County, Arkansas  
City of Bentonville Project # PLA20-0024

Project No. EDG-02

Drawn By JDS  
Checked By KAS

Date 04.20.2020

Sheet 3 of 3

# LARGE SCALE DEVELOPMENT STAFF REPORT



## Intuitive Clinic

1580 East Centerton Blvd.

PC Date: 5/5/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------|
| Project Number                  | LSD20-0021                                                                               |
| Applicant / Current Owner       | Patton Family Revocable Trust<br>3401 SW 4 <sup>th</sup> Street<br>Bentonville, AR 72712 |
| Site Area                       | +/- 1.28 acres                                                                           |
| Current Zoning                  | A-1, Agricultural pending rezoning to C-2 on this PC agenda 5-5-20                       |
| Future Land Use Map Designation | Residential Estates (RE)                                                                 |
| Development Type / Use          | Retail                                                                                   |

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

### Location Map



### Property Description

This property is located at the southwest corner of the intersections of E Centerton Boulevard. & SW Tater Black Road. Adjacent zonings are R-2, Duplex & Patio Home Residential to the north, C-2, General Commercial to the east, -1 Agricultural to the west and west and City of Centerton to the south.

### Project Details

The applicant is proposing the development of an 11,000 square foot medical clinic. The development provides 44 total parking spaces; 37 spaces are required. The development provides adequate landscaping in addition to three bike racks as site amenities. Cross access is being provided to the west and east across the site. The primary materials depicted on the architectural elevations are brick, stone, architectural metal panel and glass. Please note: If the road improvements are not installed along SW Tater Black Road with the approved KFC Development to the east, then this development will be responsible for their portion of the necessary road improvements.

### 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 no waivers requested with this development:

### Conclusion

In conclusion, this large scale development does meet the minimum requirements of the City of Bentonville's Land Development Code. As such, staff recommends approval of the item.



# INTUITIVE CLINIC

## BENTONVILLE, ARKANSAS

1580 E. CENTERTON BOULEVARD

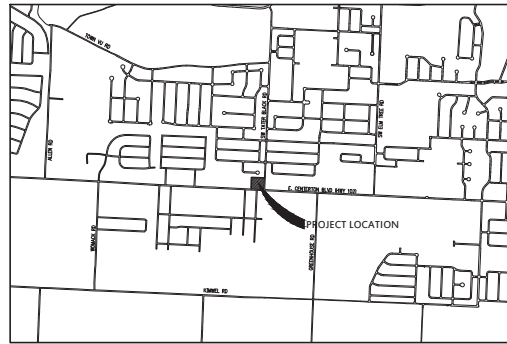
### LARGE SCALE DEVELOPMENT PLANS

#### LEGEND (EXISTING SYMBOLS)

| SYMBOLS                    | LINEWORK                         |
|----------------------------|----------------------------------|
| FOUND IRON PIN             | EASEMENT                         |
| LIGHT POLE                 | CURB                             |
| POWER POLE                 | INTERMEDIATE CONTOUR             |
| TELEPHONE PEDESTAL         | INDEX CONTOUR                    |
| TV PEDESTAL                | SANITARY SEWER LINE              |
| MANHOLE                    | GAS LINE                         |
| SANITARY SEWER CLEANOUT    | WATER LINE (SPECIFY SIZE & TYPE) |
| GAS METER                  | UGT                              |
| GAS VALVE                  | UNDERGROUND TELEPHONE            |
| STORM SEWER PIPE           | UGT                              |
| DOWN GUY                   | UNDERGROUND ELECTRIC             |
| WATER VALVE                | OHE                              |
| FIRE HYDRANT ASSEMBLY      | OVERHEAD ELECTRIC                |
| AIR RELEASE VALVE          | UGTV                             |
| FIRE DEPARTMENT CONNECTION | UNDERGROUND TELEVISION           |
| WATER METER                | OHTV                             |
| SPRINKLER HEAD             | OVERHEAD TELEVISION              |
| ELECTRIC PEDESTAL          | CHAIN LINK FENCE                 |
| GRATED INLET               | WOOD FENCE                       |
| DROP INLET                 | BARBED WIRE FENCE                |
| TREE                       | FIBER OPTIC                      |
| TREE TO BE REMOVED         | RIGHT OF WAY                     |
|                            | ROAD CENTERLINE                  |

#### LEGEND (CONSTRUCT)

| SYMBOLS                                              | LINEWORK               |
|------------------------------------------------------|------------------------|
| SET IRON PIN                                         | EASEMENT               |
| LIGHT POLE                                           | CURB                   |
| POWER POLE                                           | INTERMEDIATE CONTOUR   |
| TELEPHONE PEDESTAL                                   | INDEX CONTOUR          |
| TV PEDESTAL                                          | SANITARY SEWER LINE    |
| MANHOLE                                              | GAS LINE               |
| SANITARY SEWER CLEANOUT                              | WATER LINE             |
| GAS METER                                            | UGT                    |
| GAS VALVE                                            | UNDERGROUND TELEPHONE  |
| STORM SEWER PIPE                                     | UGT                    |
| STRUCTURE NUMBER                                     | UNDERGROUND ELECTRIC   |
| WATER VALVE                                          | OHE                    |
| FIRE HYDRANT ASSEMBLY                                | OVERHEAD ELECTRIC      |
| AIR RELEASE VALVE                                    | UGTV                   |
| FIRE DEPARTMENT CONNECTION                           | UNDERGROUND TELEVISION |
| WATER METER                                          | OHTV                   |
| BACK FLOW PREVENTER                                  | CHAIN LINK FENCE       |
| REDUCER                                              | WOOD FENCE             |
| RECTANGULAR DROP INLET                               | BARBED WIRE FENCE      |
| GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET) | FIBER OPTIC            |
| CIRCULAR DROP INLET                                  | RIGHT OF WAY           |
| GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET) | ROAD CENTERLINE        |



#### COVER SHEET, GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CASON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATIONS OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- 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.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, POSTOFFICES, OR OBSTRUCT CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS BEYOND THAT SCOPE CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON TULL & ASSOCIATES AND THE OWNER.
- ENRIGED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 11-5-307 AND 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC PERTAINING TO ANY WORK, INCIDENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGETIC ELECTRICAL LINE.

#### UTILITY CONTACTS

**ENGINEERING DEPARTMENT**  
CITY OF BENTONVILLE  
BEN PETERS  
315 S.W. "A" STREET  
BENTONVILLE, AR 72712  
PHONE: (479) 271-3168

**STREET DEPARTMENT**  
CITY OF BENTONVILLE  
117 W. CENTRAL  
BENTONVILLE, AR 72714  
PHONE: (479) 271-3130

**WATER**  
CITY OF BENTONVILLE  
501 SE 3RD  
BENTONVILLE, AR 72712  
PHONE: (479) 271-3140

**ELECTRIC**  
BENTONVILLE ELECTRIC UTILITY DEPT. (BEUD)  
501 SE 3RD  
BENTONVILLE, AR 72712  
PHONE: (479) 271-3140

#### PROJECT INFORMATION

**BUILDING SETBACK:** FRONT 20'  
SIDE 7'  
REAR 30'

**FINISHED FLOOR ELEV.** 1266.73

**SITE AREA:** 1.97 AC. (85,247 SQ.FT.)

**BUILDING SIZE:** 11,000 SQ. FT.

**BUILDING USAGE:** MEDICAL CLINIC

**ZONING:** A-1

**ATLAS PAGE #** 400

**BUILDING HEIGHT:** 27'-3"

**ADDRESS:** 1580 E. CENTERTON BLVD

**OWNER:** ACQUISITION ADVISORS LLC  
661 UNIVERSITY BLVD, SUITE 200  
JUPITER, FL 33458

**SITE ENGINEER:** CRAFTON TULL  
DANIEL ELLIS P.E.  
901 N. 47TH ST., SUITE 200  
ROGERS, AR 72756  
479-636-4838

#### SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ON-SITE AND OFF-SITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

#### FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0500702035K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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#### PROPERTY DESCRIPTION

**TITLE COMMITMENT DESCRIPTION:**  
LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304.

LESS AND EXCEPT THAT PORTION DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION, DATED AUGUST 10, 2011 IN DEED BOOK/PAGE 2011 4344, BEING MORE PARTICULARLY DESCRIBED AS PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 35, ALL BEING IN TOWNSHIP 20 NORTH, RANGE 10 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THENCE N 89°20'00" E ALONG THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34 A DISTANCE OF 38.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AUTO JOB 1482;  
THENCE S 87°42'27" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 680.25 FEET TO THE POINT OF BEGINNING;  
THENCE N 02°04'04" E A DISTANCE OF 23.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AUTO JOB 1482;  
THENCE S 87°23'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 622.02 FEET TO A POINT;  
THENCE S 89°20'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 85.00 FEET TO A POINT;  
THENCE S 89°24'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 693.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AUTO JOB 1482;  
THENCE S 02°04'04" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 24.38 FEET TO A POINT;  
THENCE S 87°23'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 137.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OR 29,862 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY AUTO REFERENCE AS JOB 08074.

**SURVEY DESCRIPTION:**  
PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;  
THENCE ALONG THE NORTH LINE THEREOF S87°20'00" E 465.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE ALONG SAID EAST LINE THEREOF S07°20'00" E 215.19 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 4344;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY THEREOF N07°20'00" E 45.42 FEET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY THEREOF N07°20'00" E 222.82 FEET TO THE WEST LINE OF SAID LOT 1;  
THENCE ALONG SAID WEST LINE THEREOF N07°20'00" E 212.81 FEET TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR IN FACT.

ALSO:  
PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;  
THENCE ALONG THE WEST LINE THEREOF N07°44'45" E 39.95 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY FOR HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 4344;  
THENCE ALONG SAID SOUTH LINE THEREOF S07°20'00" E 665.34 FEET TO THE EAST LINE OF SAID LOT 1;  
THENCE ALONG SAID EAST LINE THEREOF S07°20'00" E 40.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE SOUTH LINE THEREOF N07°20'00" E 665.33 FEET TO THE POINT OF BEGINNING, CONTAINING 4.01 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF HIGHWAY 102 AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR IN FACT.

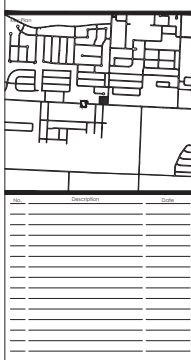
Arkansas One Call



Know what's below.  
Call before you dig.



INTUITIVE CLINIC  
BENTONVILLE, ARKANSAS



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PROJECT NO. 20121003  
ISSUE DATE: 04/10/2015  
CONTRACT: B. WELLBANK  
DRAWN BY:  
CHECKED BY:  
DESIGNED BY:  
IN CHARGE:  
APPROVED BY:  
SEAL NO. 107  
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CITY PROJECT #152 20-XXXX

COVER SHEET

C-001



**SYMBOLS**

○ FOUND IRON PIN

**LEGEND (EXISTING SYMBOLS)**

**LINEWORK**

CURB

RIGHT OF WAY

ROAD CENTERLINE

**SYMBOLS**

● SET IRON PIN

**LEGEND (CONSTRUCT)**

**LINEWORK**

CURB

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

1. PARCEL #01-13270-000  
OWNER: CHESTER HILLS TOWNHOMES LLC  
ADDRESS: 4102SW SHADOWBROOK PL  
ACRES: 0.22  
ZONED: R-2
2. PARCEL #06-03808-000  
OWNER: MPG INVESTMENT PROPERTIES LLC  
ADDRESS: 101 #603 SAGE ST  
ACRES: 0.25  
ZONED: R-3 (CENTERTON)
3. PARCEL #06-03839-000  
OWNER: PURAM, ANIL KUMAR & NAGAYOTHY  
ADDRESS: 100/102 FOXGLOVE ST  
ACRES: 0.26  
ZONED: R-3 (CENTERTON)
4. PARCEL #06-03850-000  
OWNER: MPG INVESTMENT PROPERTIES LLC  
ADDRESS: 101/103 FOXGLOVE ST  
ACRES: 0.27  
ZONED: R-3 (CENTERTON)
5. PARCEL #01-10078-001  
OWNER: JONES, TERRY & JONES, ROGER  
ADDRESS: 4005 SW HANSON LOOP  
ACRES: 0.44  
ZONED: R-O

101 N. 47th St., Suite 200  
Bentonville, Arkansas 72716  
**Crafton Tull**  
architecture | engineering | surveying  
479.636.4838 | 479.631.6224 |  
www.craftontull.com

CRAFTON TULL & ASSOCIATES, INC.  
No. 100

GRAPHIC SCALE IN FEET  
50' 0 50'

**INTUITIVE CLINIC**  
BENTONVILLE, ARKANSAS

DATE: 04/27/2025  
BY: [Signature]  
CHECKED BY: [Signature]

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

PROJECT NO: 20101900  
SHEET DATE: 04/27/2025  
CONTRACT: B. WILLIAMS  
DRAWN BY: [Signature]

**PRELIMINARY PLANS**

CITY PROJECT #1SD 20-XXXX

OVERALL SITE PLAN (COLOR)

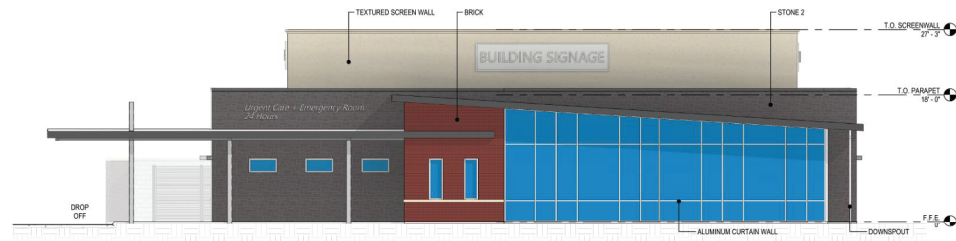
**C-101**



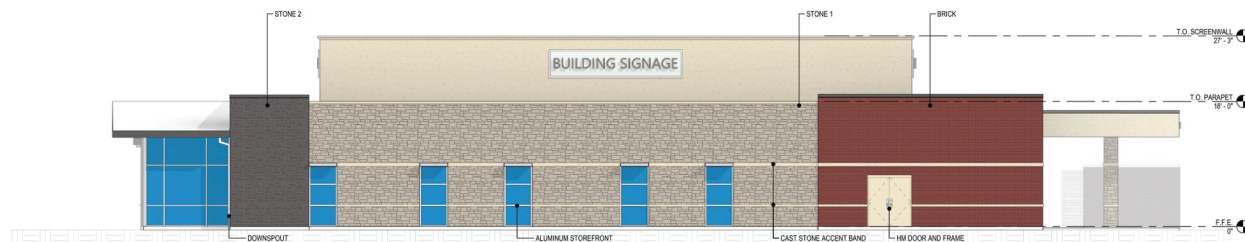




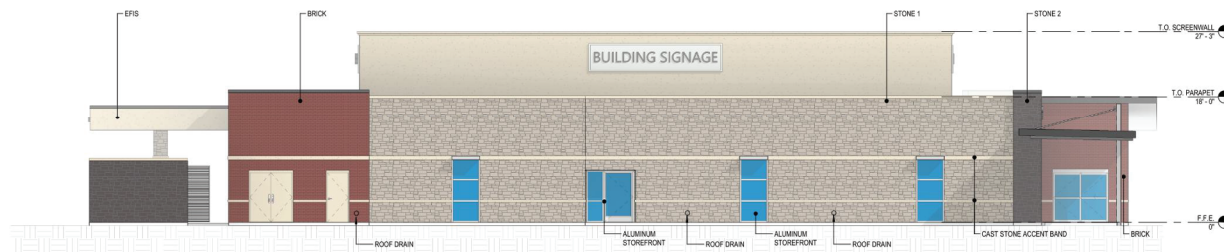
C 103



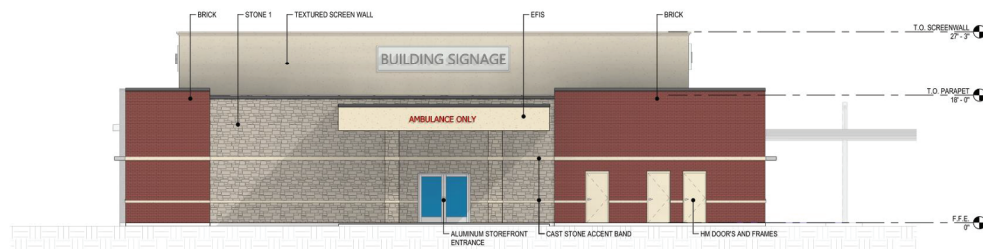
**01 South - Elevation**  
SD-4 SCALE: 1/8" = 1'-0"



**02 East - Elevation**  
SD-4 SCALE: 1/8" = 1'-0"



**03 West - Elevation**  
SD-4 SCALE: 1/8" = 1'-0"



**04 North - Elevation**  
SD-4 SCALE: 1/8" = 1'-0"

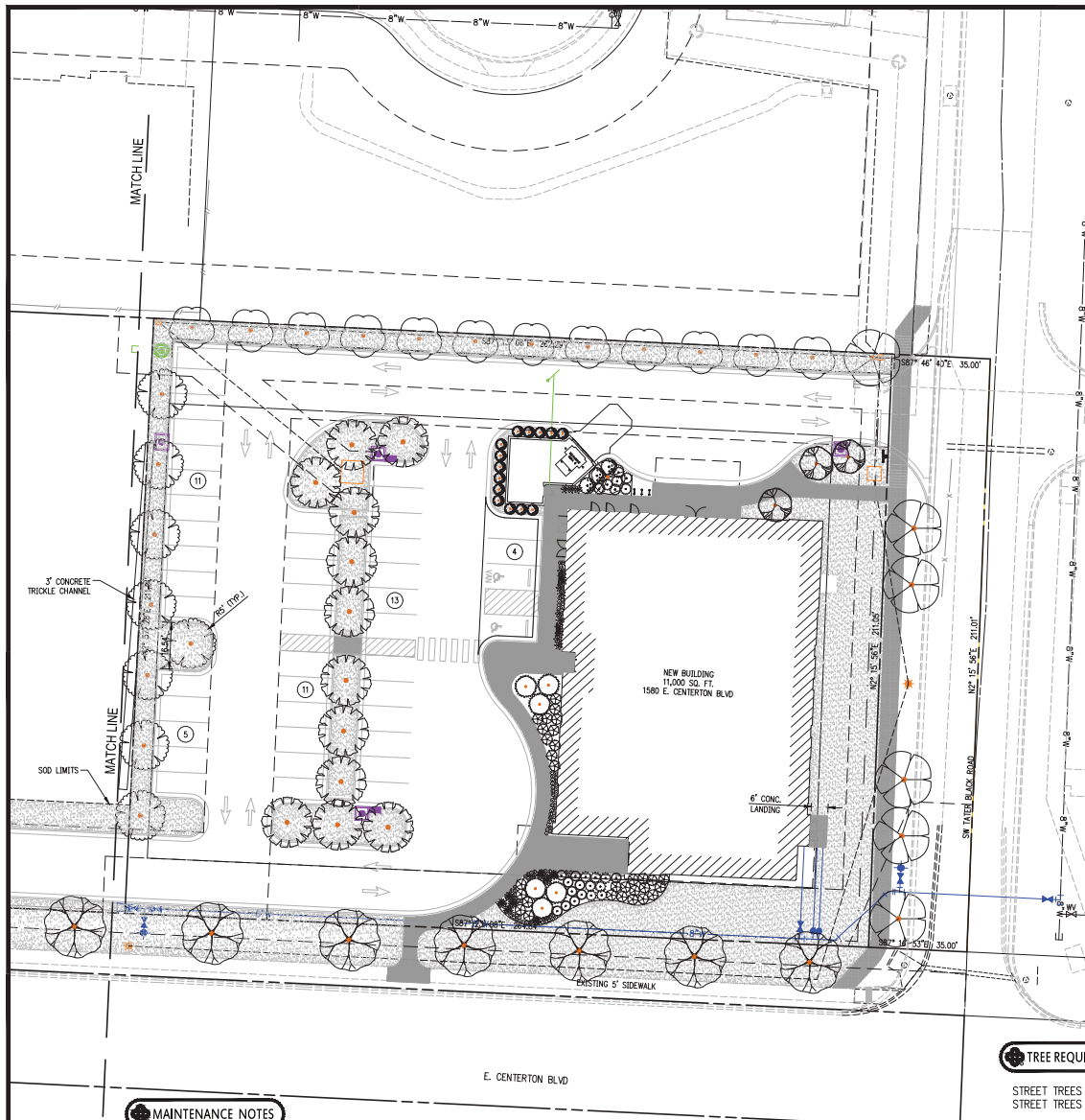
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NOT FOR  
CONSTRUCTION

SEAL:  
PROJECT NUMBER: SD19190  
DATE: 02/12/2020  
SHEET TITLE AND NUMBER:

**SD-4**  
SCHEMATIC ARCHITECTURAL  
ELEVATIONS





### MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

### PLANT LEGEND

| DECIDUOUS ORNAMENTAL |                                                                    | QTY      | BOTANICAL / COMMON NAME | CONT         | CAL             | SIZE    |
|----------------------|--------------------------------------------------------------------|----------|-------------------------|--------------|-----------------|---------|
| 12                   | CERES CANADENSIS / OKLAHOMA REDBUD                                 | B & B    | 2" CAL                  | 8' HT. MIN.  |                 |         |
| 1                    | COTINUS OBOVATUS / AMERICAN SMOKE TREE                             | B & B    | 2" CAL                  | 8' HT. MIN.  |                 |         |
| 3                    | LIRIODENDRON TULIPIFERA / TULIP TREE                               | B & B    | 2.5" CAL                | 8'-10' HT.   |                 |         |
| 8                    | ZELKOVA SERRATA / MUSHASHINO / SAWLEAF ZELKOVA                     | B & B    | 2.5" CAL                | 8'-10' HT.   |                 |         |
| EVERGREEN TREES      |                                                                    | QTY      | BOTANICAL / COMMON NAME | CONT         | CAL             | SIZE    |
| 6                    | JUNIPERUS VIRGINIANA 'BROCKE' / BROCKE COLUMNAR CEDAR              | B & B    | 2" CAL                  | 6'-8' HT.    |                 |         |
| 14                   | THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE                  | B & B    | 2" CAL                  |              |                 |         |
| PARKING LOT TREES    |                                                                    | QTY      | BOTANICAL / COMMON NAME | CONT         | CAL             | SIZE    |
| 12                   | PISTACIA CHINENSIS / CHINESE PISTACHE                              | B & B    | 2.5" CAL                | 8'-10' HT.   |                 |         |
| STREET TREES         |                                                                    | QTY      | BOTANICAL / COMMON NAME | CONT         | CAL             | SIZE    |
| 6                    | QUERCUS BILBOA / MADENHAR TREE                                     | B & B    | 2.5" CAL                | 8'-10' HT.   |                 |         |
| 11                   | QUERCUS RUBRA / RED OAK                                            | B & B    | 2.5" CAL                | 8'-10' HT.   |                 |         |
| SHRUBS               |                                                                    | QTY      | BOTANICAL / COMMON NAME | SIZE         | HEIGHT          | HEIGHT  |
| 10                   | AZALEA GLEN DALE HYBRID / FASHION / FASHION AZALEA                 | 3 GAL    |                         |              |                 |         |
| 14                   | CALAMAGROSTIS X ACUTIFLORA 'KARL FOENSTER' / FEATHER REED GRASS    | 3 GAL    |                         | 24" HT. MIN. | 15" SPREAD MIN. |         |
| 3                    | HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA            | 5 GAL    |                         |              |                 |         |
| 7                    | ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY                     | 3 GAL    |                         | 18" HT. MIN. | 18" SPREAD MIN. |         |
| 10                   | ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPRICE       | 3 GAL    |                         | 18" HT. MIN. | 18" SPREAD MIN. |         |
| 7                    | JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC SHORE JUNIPER | 7 GALLON |                         |              |                 |         |
| 79                   | LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURT                     | 1 GAL    |                         | 12" HT. MIN. | 9" SPREAD MIN.  |         |
| 8                    | MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO GRASS                        | 3 GAL    |                         | 30" HT. MIN. | 18" SPREAD MIN. |         |
| GROUND COVERS        |                                                                    | QTY      | BOTANICAL / COMMON NAME | CONT         | FIELD           | SPACING |
| 22,019 SF            | ZOYSIA JAPONICA 'EL TORO' / EL TORO                                | S.F.     |                         |              |                 |         |

### SITE CALCULATIONS

TOTAL SITE AREA= 1.284 ACRES (55,768 SQ.FT)  
GREENSPACE AREA= 0.334 ACRES (14,263 SQ.FT)  
TOTAL IMPERVIOUS AREA= 0.950 ACRES (41,505 SQ.FT)  
GREENSPACE PERCENTAGE= 26%

### TREE REQUIREMENTS

STREET TREES REQUIRED: 476 LF / 20 = 24 TREES  
STREET TREES PROVIDED: 17 TREES

WEST PERIMETER TREES REQUIRED: 210 LF / 40 = 5 TREES  
WEST PERIMETER TREES PROVIDED: 7

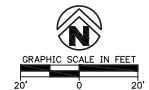
NORTH PERIMETER TREES REQUIRED: 265 LF / 40 = 7 TREES  
NORTH PERIMETER TREES PROVIDED: 12

PARKING LOT TREES REQUIRED: INTERIOR GREEN SPACE = 3,960 SQ.FT.  
3,960 SQ.FT. / 125 SQ.FT. = 32 TREES REQUIRED  
PARKING LOT TREES PROVIDED: = 13 TREES

TOTAL TREES REQUIRED = 68  
TOTAL TREES PROVIDED = 73

### LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PUBLIC UTILITY.
3. WHERE POTENTIAL LANDSCAPE AND UTILITY CONFLICTS MAY OCCUR, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITY LOCATIONS.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
7. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
8. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL, TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 4" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
9. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
10. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
12. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMAUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE. IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
13. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
14. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.



INTUITIVE CLINIC  
BENTONVILLE, ARKANSAS



| DATE | DESCRIPTION | DATE |
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PROJECT NO. 20101000  
SHEET NO. 04/27/2009  
CONTRACT: B. WELLBANK  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 04/27/2009  
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

CITY PROJECT #13D 20-XXXX  
PLANTING PLAN (EAST)



- 
- TREE REQUIREMENTS

 **PLANT LEGEND**

## SITE CALCULATIONS

LANDSCAPE NOTES

- L-102



# LARGE SCALE DEVELOPMENT STAFF REPORT



## Arvest – I Street

1100 SW Regional Airport Blvd.

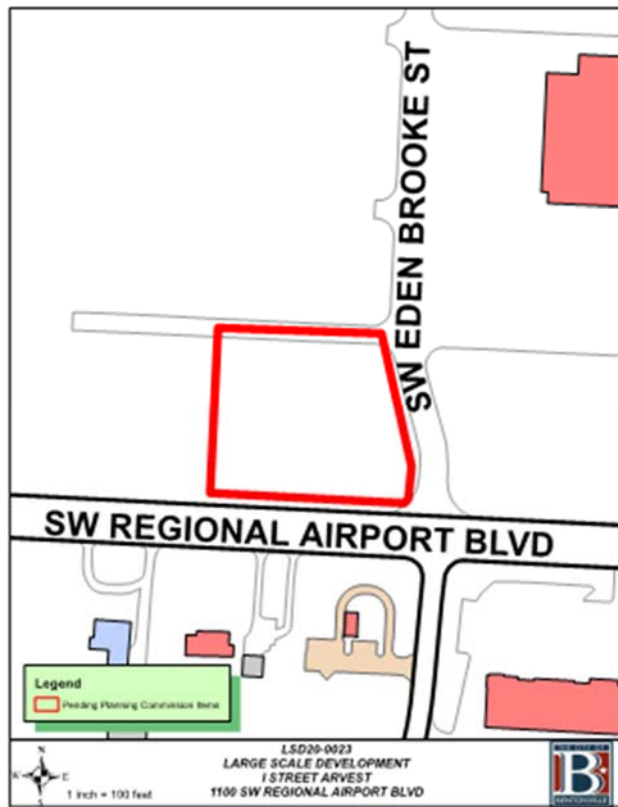
PC Date: 5/5/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                         |
|---------------------------------|---------------------------------------------------------|
| Project Number                  | LSD20-0023                                              |
| Applicant / Current Owner       | Arvest Bank<br>201 NE A Street<br>Bentonville, AR 72712 |
| Site Area                       | +/- 1.18 acres                                          |
| Current Zoning                  | C-2, General Commercial                                 |
| Future Land Use Map Designation | High Density Residential (HDR)                          |
| Development Type / Use          | Financial Institution                                   |

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

### Location Map



### Property Description

This property is located at the southwest corner of the intersections of SW Regional Airport Blvd. and SE Eden Brooke Street. The property is zoned C-2, General Commercial and is surrounded by C-2 zoned properties in all directions.

### Project Details

The applicant is proposing the development of a 3,000 square foot financial institution. The development provides 34 total parking spaces; 10 spaces are required. Adequate landscaping is being provided. Cross access to the properties to the west is existing. A bike rack and bench are provided as site amenities. The primary materials depicted on the architectural elevations are brick, fiber cement panel, architectural metal panel and glass.

### 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 requested with this development:

- o Article 1400, Section 1400.08 Interior Landscaping Requirements. (f) Planting Islands, (2) Internal planting islands (b.) Number of trees required.

The applicant requests to only plant one of the two required shaded trees in each of the three required interior planting islands due to security concerns however they are proposing to locate these 3 trees at other location on the site.

### Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code due to the waiver request however, the proposed materials meet the intent of the Land Development Code, of high quality and consistent with surrounding developments. As such, staff recommends approval of the item.



ENGINEERS ■ SURVEYORS ■ PLANNERS  
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

3108 S.W. Regency Parkway, Suite 2  
Bentonville, AR 72712

479.273.9472 Fax 479.273.0844

April 16, 2020

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

**Project #:** LSD20-0023  
**Request:** Large Scale Development – Landscape Waiver  
**Proj. Name:** I Street Arvest

Bentonville Planning Commissioners,

This is a formal request for a waiver of City Code, Sec. 1400.08 Interior parking lot landscaping required. (f) *Planting islands*. (2) *Internal planting islands*. (b.) *Number of trees required*. "Internal planting islands shall contain a minimum of two (2) shade trees." We formally petition the Planning Commission for a waiver of the use of one (1) shade trees within the islands and one (1) shade tree located elsewhere on the site due to light poles within each island presenting a utility conflict. Having two (2) shade trees within these interior planting islands will also create a security concern for the proposed financial services business by limiting visibility. We are proposing one (1) tree from each island be relocated elsewhere on site. One (1) is proposed in addition to the western perimeter tree count, and the other two (2) are proposed to flank the sidewalk near the seating plaza. These placements will gain similar benefits to the site by increasing the tree canopy along the western parking stalls and by providing additional tree canopy near the drive isle and sidewalk towards Southwest corner of parking lot. Furthermore, we are proposing four (4) additional trees to our landscape plan. These trees will flank the southern building corners and either side of the building entrance.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

Respectfully submitted,  
**CEI Engineering Associates, Inc.**

Nate Bachelor, PE  
Project Manager

*Providing Consolidated Land Development Services*

CALIFORNIA ■ ARIZONA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

1100 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR, 72713

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

**TOPOGRAPHY:** DEVELOPMENT CONSULTANTS, INC.  
609 W. DICKSON ST, SUITE 205A  
FAYETTEVILLE, AR 72701  
(479) 444-7880

CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM

- |    |                                                                                                                                                                                                                                                                                                                                                                        |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. | ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER'S DEVELOPER SITE WORK SPECIFICATIONS.                                                                                                                                                                                                                                                          |
| B. | CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, EXISTING UTILITIES, EXISTING FOUNDATIONS, EXISTING STORM SEWERS AND OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.                                                                                                                                                        |
| C. | CONTRACTOR SHALL BE REMOVAL AND DISPOSAL OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF MATERIALS TO A REMEDIATION WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING DISPOSAL OF MATERIALS.                                                                                                   |
| D. | CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF MATERIALS TO A REMEDIATION WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING DISPOSAL OF MATERIALS.                                                                                                             |
| E. | THE GENERAL CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID SOLELY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT.                                                                                                                                                                                   |
| F. | BARRIADOS/CLASABAR: THE DESIGNING REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. |
| G. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.                                                                                                                                                               |
| H. | ALL CONSTRUCTION IS STATE HIGHWAY DEPARTMENT HIGHWAY OR MAY BE SUBJECT TO THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.                                                                                                                             |

|               |     |
|---------------|-----|
| NORTH SETBACK | 20' |
| EAST SETBACK  | 7'  |
| SOUTH SETBACK | 50' |
| WEST SETBACK  | 7'  |

WETLANDS NOT ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPUS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR REGULATIONS AND ANY VIOLATION WILL BE SUBJECT TO THE SAME PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/OWNER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

2. **RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND MATERIALS BASIS) ACCESS TO THE PROJECT SITE, INCLUDING ACCESS TO THE PROJECT WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. THE ENGINEER'S FEE FOR RESIDENT ENGINEERING SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY VIOLATION / CONSTRUCTION CONFERENCE AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED  
ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD  
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.  
MAP NUMBER : 05007C0255K  
MAP REVISED: JUNE 5, 2012

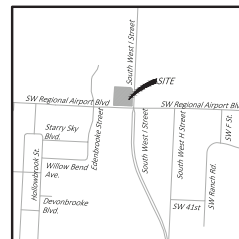
LOT 20, UPTOWN VILLAGE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN  
ON REPLAT OF LOTS 1 - 10 OF UPTOWN VILLAGE SUBDIVISION, AS RECORDED IN PLAT BOOK 2013 AT  
PAGE 317.

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

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE  
ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN  
(479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE  
BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.  
FOR WATER UTILITIES, CALL 479-271-3140 OR EMAIL  
WATERSEWER@BENTONVILLE.COM

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

|                   |     |
|-------------------|-----|
| CURRENT ZONING    | C-2 |
| PROPOSED ZONING   | C-2 |
| CONSTRUCTION TYPE | 5-B |
| SPRINKLERED       | NO  |



### Vicinity Map

Latitude: 36°20'S.82°W  
Longitude: 94°13'23.44"W

NAME: NATE L. BACHELOR  
ENGINEER OF RECORD  
PROJECT MANAGER  
EMAIL: NBACHELOR@CEIENG.COM  
PHONE: (479) 273-9472

NAME: DEREK HILEMAN  
CONSTRUCTION COORDINATOR  
DHILEMAN@CEIENG.COM  
PHONE: (479) 502-6823

NAME: LORRIE SMITH  
EMAIL: LSMITH@HJARCH.COM  
ADDRESS: HIGHT JACKSON ASSOCIATES  
5201 W VILLAGE PARKWAY, SUITE 300  
ROGERS, AR 72758  
PHONE: (479)464-4965

NAME: JEFF MEAD  
EMAIL: JMEAD@ARVEST.COM  
ADDRESS: ARVEST BANK  
201 NE A STREET  
BENTONVILLE, AR 72712  
PHONE: (479) 271-1294

- C0.0 - COVER SHEET
- C1.0 - EROSION CONTROL PLAN
- C2.0 - SITE PLAN
  - C2.1 - DIMENSION PLAN
  - C2.2 - UTILITY PLAN
- C3.0 - GRADING & DRAINAGE PLAN
- C4.0 - LANDSCAPE PLAN
  - C4.1 - LANDSCAPE ENLARGEMENTS
  - C4.2 - LANDSCAPE SCHEDULES & DETAILS
- C5.1 - EROSION & DRAINAGE DETAILS
- C5.2 - SITE DETAILS

1. SURVEY
2. CITY OF BENTONVILLE STANDARD  
WATER & SEWER GENERAL  
DETAILS SHEET 1
3. CITY OF BENTONVILLE STANDARD  
WATER & SEWER GENERAL  
DETAILS SHEET 2
4. CITY OF BENTONVILLE STANDARD  
WATER DETAIL SHEET 1
5. CITY OF BENTONVILLE STANDARD  
WATER DETAIL SHEET 2
6. CITY OF BENTONVILLE STANDARD  
SEWER DETAIL SHEET 2
7. BEUD ELECTRIC DETAIL SHEET 1
8. BEUD ELECTRIC DETAIL SHEET 2
9. BEUD ELECTRIC DETAIL SHEET 3
10. BEUD ELECTRIC LAYOUT SHEET E

| PLANNING                                                                                                                              | ARCHITECT/DESIGNER OF RECORD                                                                                                                                   | CO-ORDINATIONS                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CITY OF BENTONVILLE<br>800 W. ALSTED<br>BENTONVILLE, AR 72712<br>ELLEN NORVELL<br>CITY ENGINEER                                       | 4845 E.W. MARSHALL, SUITE 873<br>BENTONVILLE, AR 72705<br>PHONE: 501-661-2662<br>FAX: 501-661-2663<br>ADAM PARKER                                              | 4001 S. EAST STREET<br>SPRINGDALE, AR 72762<br>PHONE: 479-371-3796<br>KR SMITH<br>KARL COLLIER                                                                                     |
| CITY OF BENTONVILLE<br>300 S. WINDMILL DRIVE<br>BENTONVILLE, AR 72712<br>DAN WEISE                                                    | <b>WATER DEPT.</b><br>CITY OF BENTONVILLE<br>300 S. WINDMILL DRIVE<br>BENTONVILLE, AR 72712<br>PRESIDENT<br>PHONE: (479) 271-3144<br>PARKER@BENTONVILLE-AR.GOV | <b>CAROL COLLIER</b><br>CITY OF BENTONVILLE<br>BENTONVILLE, AR 72712<br>PHONE: 479-376-6105<br>DEREK THURMAN<br>DTHURMAN@CAROLLECC.COM                                             |
| <b>STREET DEPT.</b><br>CITY OF BENTONVILLE<br>300 S. WINDMILL DRIVE<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3130<br>TOM TAYLOR   | <b>STORM WATER</b><br>CITY OF BENTONVILLE<br>300 S. WINDMILL DRIVE<br>BENTONVILLE, AR 72712<br>JANET HATH<br>PHONE: 479-271-5002<br>JPATHT@BENTONVILLE-AR.GOV  | <b>TELEPHONE</b><br>CITY OF BENTONVILLE<br>627 WHITE ROAD<br>SPRINGDALE, AR 72766<br>SUE GLENN<br>PHONE: (479) 426-1867<br>SUTS1@BAT.COM<br>PHONE: (479) 426-1877<br>SUTS2@BAT.COM |
| <b>DEPT. DEPT.</b><br>800 W. ALSTED<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-5857<br>BENNY KIRCHOFF<br>CITY CHIEF                 | <b>BENTONVILLE ELECTRIC</b><br>300 S. WINDMILL DRIVE<br>BENTONVILLE, AR 72712<br>CHARLIE BARNES<br>PHONE: (479) 271-3159                                       | <b>GAS</b><br>BENTONVILLE ENERGY<br>1200 S. JACKSON HWY. PO BOX 2128<br>LITTLE ROCK, AR 72206<br>PHONE: (501) 333-7005<br>JOSH HIGHT<br>JSHIGHT@BENTONVILLE-AR.GOV                 |
| <b>WATERWATER DEPT.</b><br>CITY OF BENTONVILLE<br>300 S. WINDMILL DRIVE<br>BENTONVILLE, AR 72712<br>NANCY BUSEN<br>BENTONVILLE-AR.GOV |                                                                                                                                                                |                                                                                                                                                                                    |



Know what's **below**.  
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Bentonville, AR 72713 FAX (479) 273-0844



04/20/2020

Arkansas \* California \* Minnesota \* Pennsylvania \* Texas

**Hight Jackson**  
ASSOCIATES  
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72751 | (479) 464-4665 | [www.hjarch.com](http://www.hjarch.com)

A NEW BRANCH FOR  
**ARVEST - 1 STREET**  
Bentonville, AR 72713

DRAWN BY:  
**ALH**

CHECK BY:  
**NLB**

ISSUE DATE

03/04/20

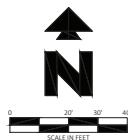
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PROJECT NO.  
1953

S H E E T  
C0.0

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PROJECT: A NEW BRANCH FOR ----- 1100 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR, 72713



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

| EXISTING LEGEND |                                 |                                                                |
|-----------------|---------------------------------|----------------------------------------------------------------|
| —               | NORTH OR ELECTRIC               | — OH17 — OVERHEAD TELEPHONE                                    |
| —               | WATER                           | — OH18 — OVERHEAD TV                                           |
| —               | OVERHEAD                        | — TSY — SANITARY SINKER                                        |
| —               | SOUTH OR SEWER                  | — UGE — UNDERGROUND ELECTRIC                                   |
| —               | TELEPHONE                       | — UGT — UNDERGROUND TELEPHONE                                  |
| —               | UNDERGROUND                     | — UGTW — UNDERGROUND TV                                        |
| —               | WEST OR WATER                   | — X'W — WATER                                                  |
| —               | PROPERTY LINE                   |                                                                |
| —               | RIGHT OF WAY LINE               |                                                                |
| —               | STORM DRAIN                     |                                                                |
| —               | GAS                             | — 5-10-11 50.5 — TRIST ONE<br>5' - 10' DEGREE OF TRINK IN FEET |
| —               | OVERHEAD ELECTRIC               | — 10 - 20' DEGREE OF TRINK IN FEET                             |
| —               | OVERHEAD ELECTRIC AND TELEPHONE | — 20 - 30' DEGREE OF TRINK IN FEET                             |
| —               |                                 | — 30.5' - ELEVATION AT BASE OF TRIST                           |

**PROPOSED LEGEND**

|                                                                                     |                                                  |                                                                                     |                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|------------------|
|  | PROPERTY LINE/RIGHT OF WAY LINE                  |  | CURB INLET       |
|  | CONCRETE CURB AND GUTTER. SEE<br>DETAIL GLA/018. |                                                                                     |                  |
|  | BUILDING CONTROL POINT                           |                                                                                     |                  |
|  | PROPOSED PARKING SPACES                          |                                                                                     |                  |
|  | LIMITS OF SIDEWALKS AND CONCRETE APRONS          |  | LIMITS OF PAVERS |

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADIUS SHALL BE 3" OR 10", AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SPECIFIED, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 01C. OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVEWAYS. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 01D.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 095.

## SITE NOTES

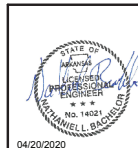
- 028 TRANSFORMER PAD PER ELECTRIC COMPANY AND/OR ARCHITECTURAL PLANS.  
029 TRASH DUMPSTER ENCLOSURE PER ARCH PLANS AND DETAILS.  
146 MOVEMENT SIGN (PERMITTED TO SEPARATELY).  
218 TAPES CLIMB 6 INCHES TO 2 INCHES OVER 2 FEET.  
70A TAP POLY AND LIGHT PER ARCH PLANS AND DETAILS.  
70B BENCH SEATING, 6 VICTOR STANLEY "CLASSIC" (MODEL BC-3C) OR APPROVED EQUAL.  
70C BENCH PER ARCH PLANS AND DETAILS.  
70D ELECTRICAL TRANSFORMER ENCLOSURE.  
70E BIVE BRICK AND CONCRETE PAD PER ARCH PLANS AND DETAILS.  
70F BRICK PAVES PAD FOR BENCH SEATING PER ARCH PLANS AND DETAILS.  
70I SITE LIGHTING PER ARCH PLANS AND DETAILS.

□ SITE DETAILS

- |     |                                             |
|-----|---------------------------------------------|
| 01A | TYP E & CONCRETE CURB AND GUTTER            |
| 01B | TYP E & CONCRETE INTEGRAL CURB AND GUTTER   |
| 02A | PRECAST CONCRETE WHEEL STOP                 |
| 03D | CONCRETE SIDEWALK                           |
| 03M | HEAVY CHAIR RAMP IN SIDEWALK                |
| 08C | HEAVY CUTOB CONCRETE PAVING                 |
| 08E | STANDARD CUTOB CONCRETE PAVING              |
| 08F | NO DEGREE PARKING SPACE STRIPING            |
| 09F | 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING |
| 09S | ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN    |
| 09U | ACCESSIBLE PARKING SYMBOL                   |
| 10B | STOP BAR                                    |
| 12C | STOP SIGN                                   |
| 70D | DO NOT ENTER PAVEMENT MARKING               |
| 70H | BRICK PAVEMENT INLAY                        |

CITY OF BENTONVILLE NOTES:

1. ANY NEW BUILDING WILL REQUIRE THAT IT BE CUT-OFF 8-U-G (WITH A U RATING OF Q) AND APPROVED BY THE PLANNING DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
4. ALL FENCING WILL REQUIRE A SEPARATE PERMIT.
5. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
6. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



|                 |              |          |     |
|-----------------|--------------|----------|-----|
| 31463           | 4/20/20      | REV-1    | NLB |
| CEI PROJECT NO. | INITIAL DATE | REV DATE | PM  |

**CEI** Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2  
Bentonville, AR 72713

(479) 723-9472  
FAX (479) 723-0844

*SITE PLAN*

**Hight Jackson**  
ASSOCIATES  
5201 W Village Parkway, Suite 300, Rogers, Arkansas 72751 | (479) 464-4965 | [www.hjarch.com](http://www.hjarch.com)

A NEW BRANCH FOR  
ARVEST - I STREET

DRIVER BY:  
**ALH**

CHECK BY:  
**NLB**

ISSUE DATE:  
**03/04/20**

PROJECT NO.  
1953

S H E E T

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\* 3 OF THE PARKING ISLAND TREES HAVE BEEN LOCATED ELSEWHERE ON SITE AND WAIVER HAS BEEN REQUESTED

NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF  
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING  
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



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

**PROPOSED LEGEND**

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|  | BOUNDARY LINE       |
|  | STORM DRAIN         |
|  | INTERIOR GREENSPACE |

| GENERAL NOTES |                                                                                   |
|---------------|-----------------------------------------------------------------------------------|
| A.            | SEE LANDSCAPE SCHEDULES & DETAILS (SHEET C4.2) FOR LANDSCAPE NOTES AND DETAILS.   |
| B.            | SEE LANDSCAPE PLAN - ENLARGEMENTS (SHEET C4.1) FOR PLANT SCHEDULE AND QUANTITIES. |

| SITE NOTES |                                                                   |
|------------|-------------------------------------------------------------------|
| 76C        | 4" PVC IRRIGATION SLEEVE                                          |
| 77A        | BENCH; SEE SITE PLAN                                              |
| 77B        | NATIVE FIELDSTONE BOULDER: SIZE VARIES, MUST BE APPROVED BY OWNER |
| 77C        | BROWN STEEL EDGING MUST BE APPROVED BY OWNER                      |
| 77D        | NATIVE FLAGSTONE STEPPING STONES                                  |

## SITE DETAILS

**CITY OF BENTONVILLE LANDSCAPE NOTES**

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT SHALL BE REPLACED. (SIC 1400.5 C-10.1)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS PRACTICED BY THE LATEST RESEARCH AND WRITTEN GUIDELINES FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SIC 1400.5 C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS PRACTICED BY THE LATEST RESEARCH AND WRITTEN GUIDELINES FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SIC 1400.5 C-12)

ALL PLANT MATERIAL, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS, LIME JUNCER OR SPERMATOPHYTES, SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. THE PLANTING SPECIES, ONE HUNDRED PERCENT (100%) OF WHICH PLANT MATERIAL IS STRONGLY RECOMMENDED. (SIC 1400.5 C-13)

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

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

ALL TREE PLANTINGS IN THE PUBLIC RIGHT OF WAY SHALL BE 4" CALIBER AND THE LONEST LIMB SHALL BE 60" OR HIGHER IN FINAL GRADE AT TIME OF PLANTING.

**Hight Jackson**  
ASSOCIATES  
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72751 | (479) 454-9965 | [www.hjtarch.com](http://www.hjtarch.com)

A NEW BRANCH FOR  
**ARVEST - 1 STREET**  
1100 SW REGIONAL AIRPORT BLVD BEE

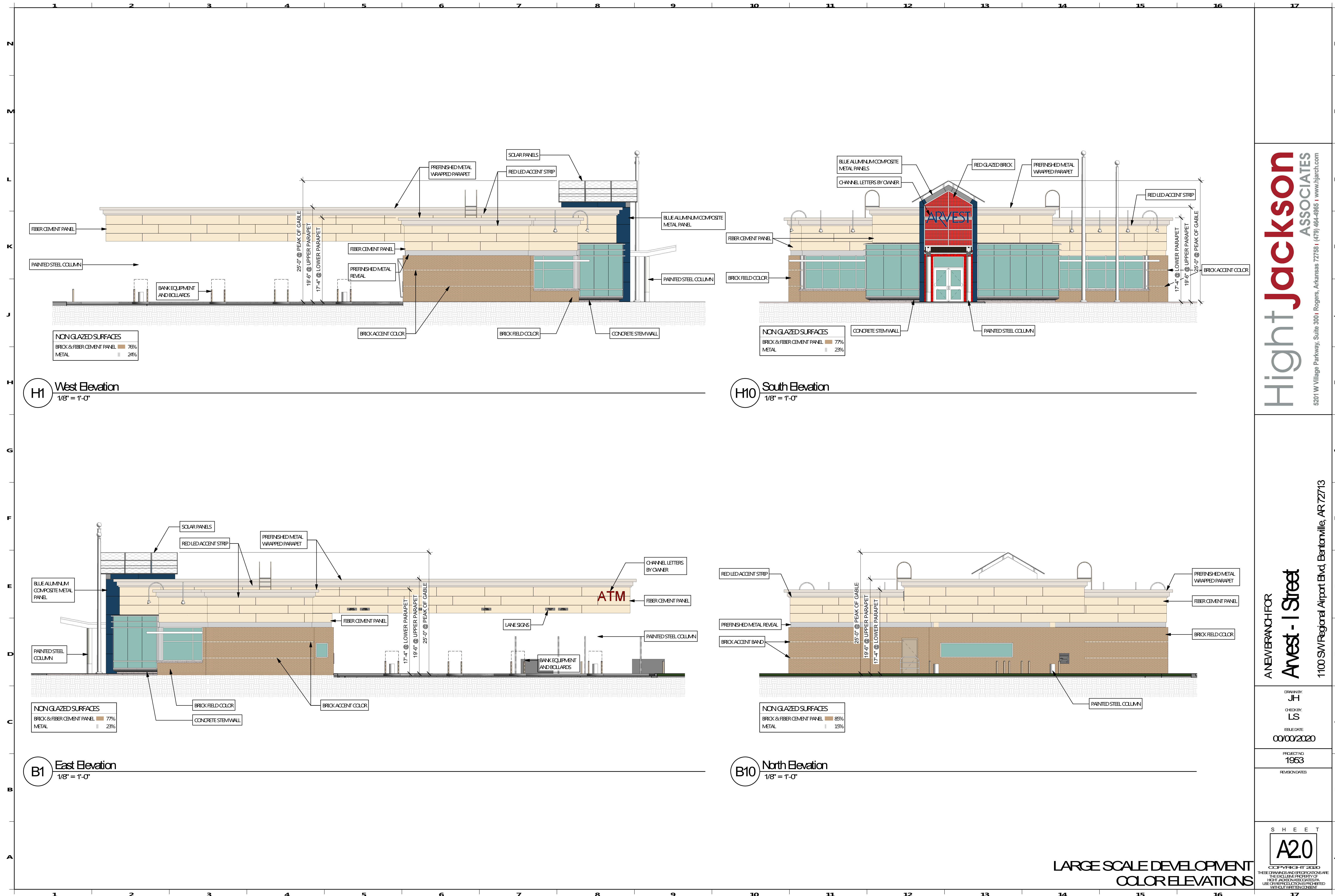
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CHECK BY:  
**NLB**  
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**03/04/20**  
PROJECT NO:  
**1953**

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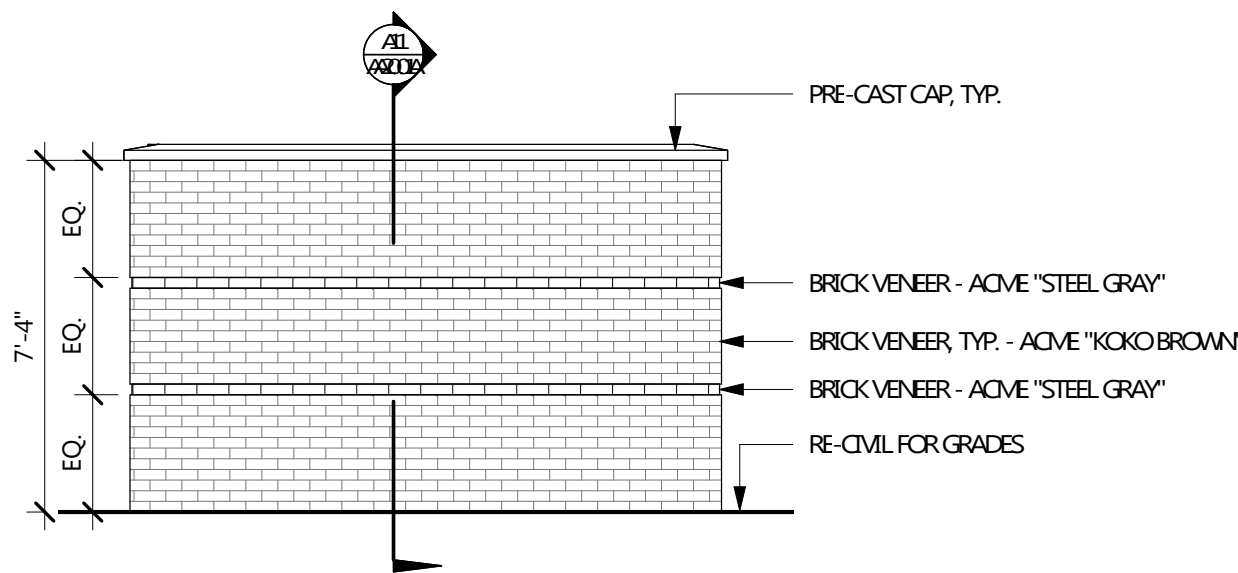
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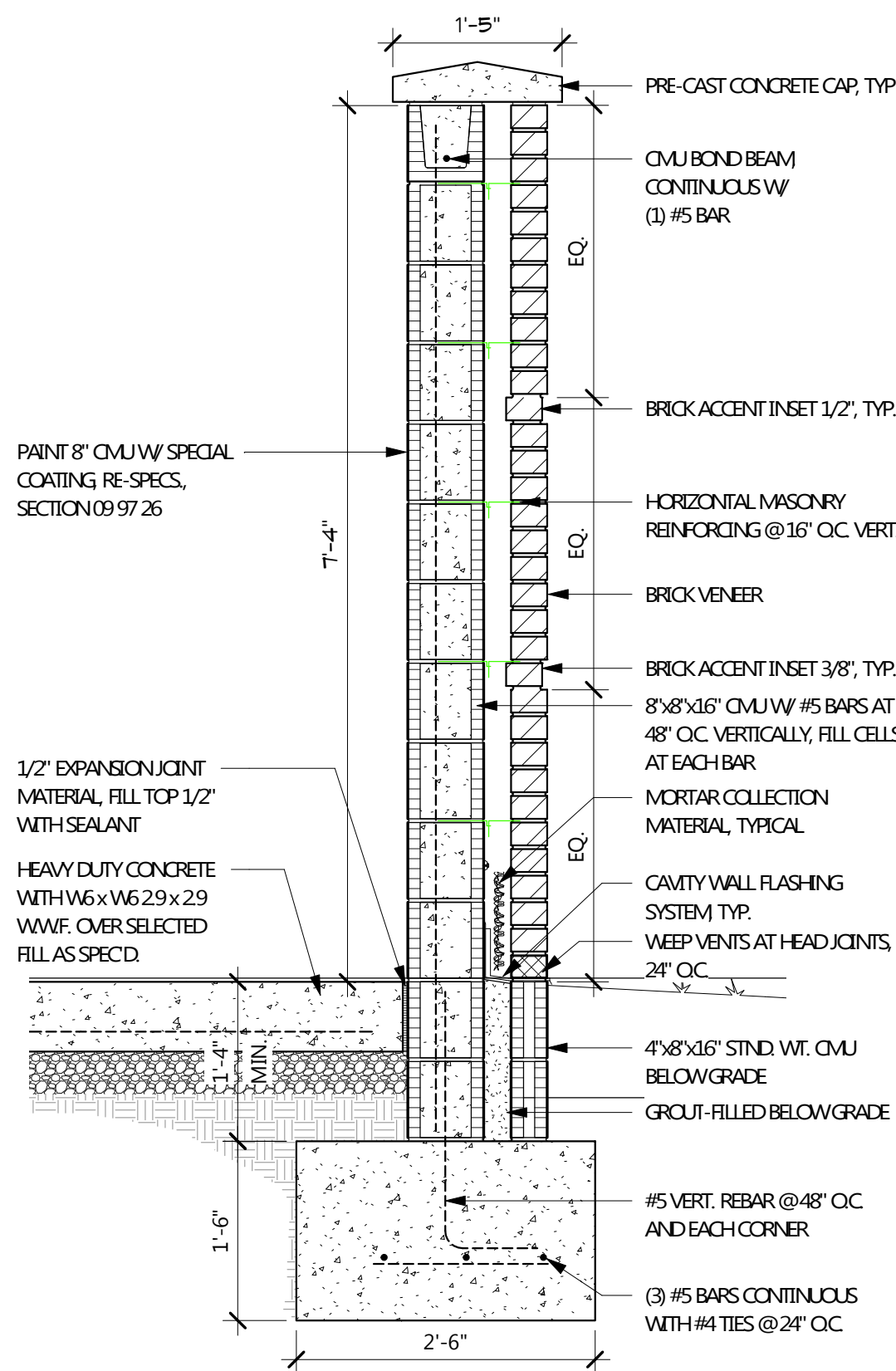






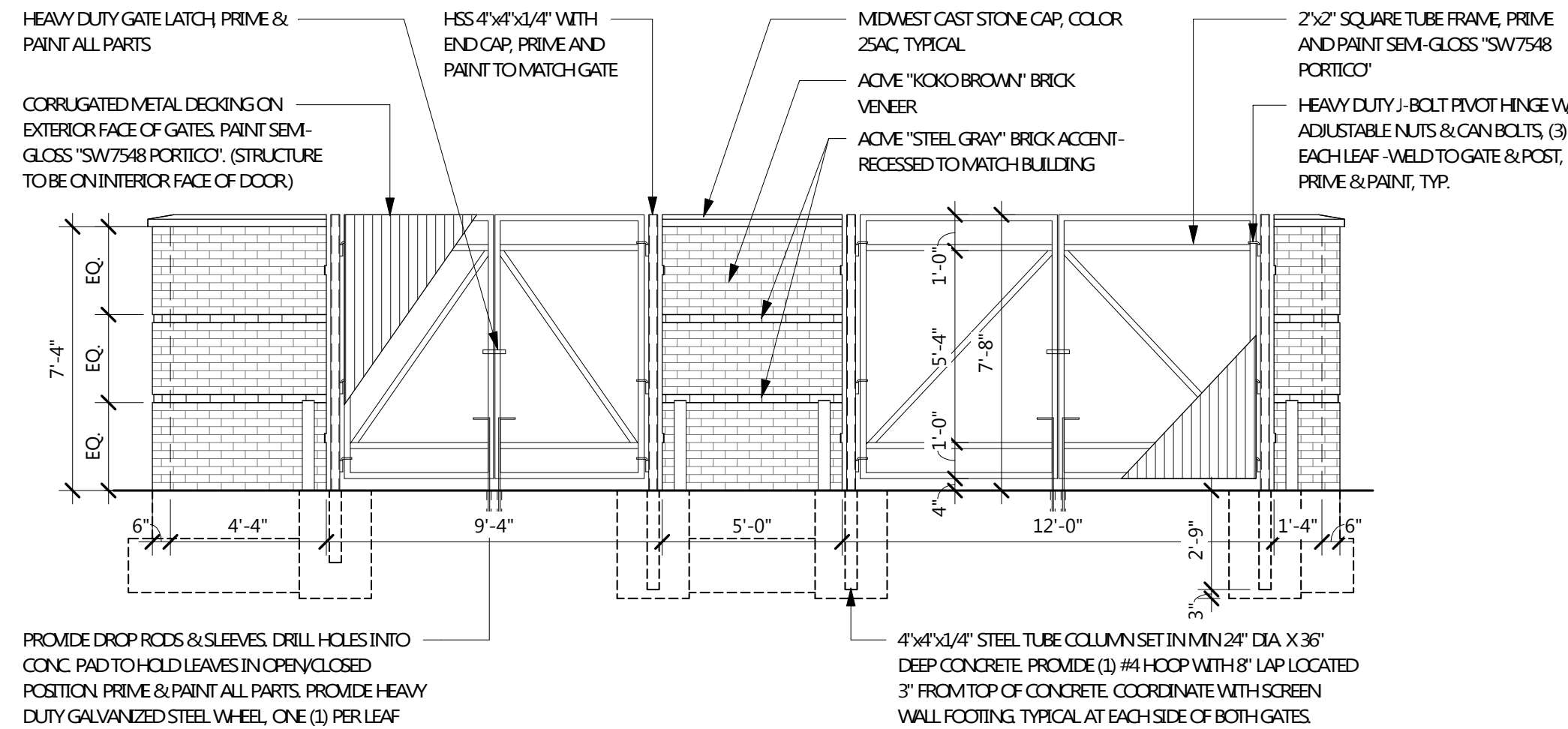
Dumpster/Generator Enclosure Elevation

1/4" = 1'-0"



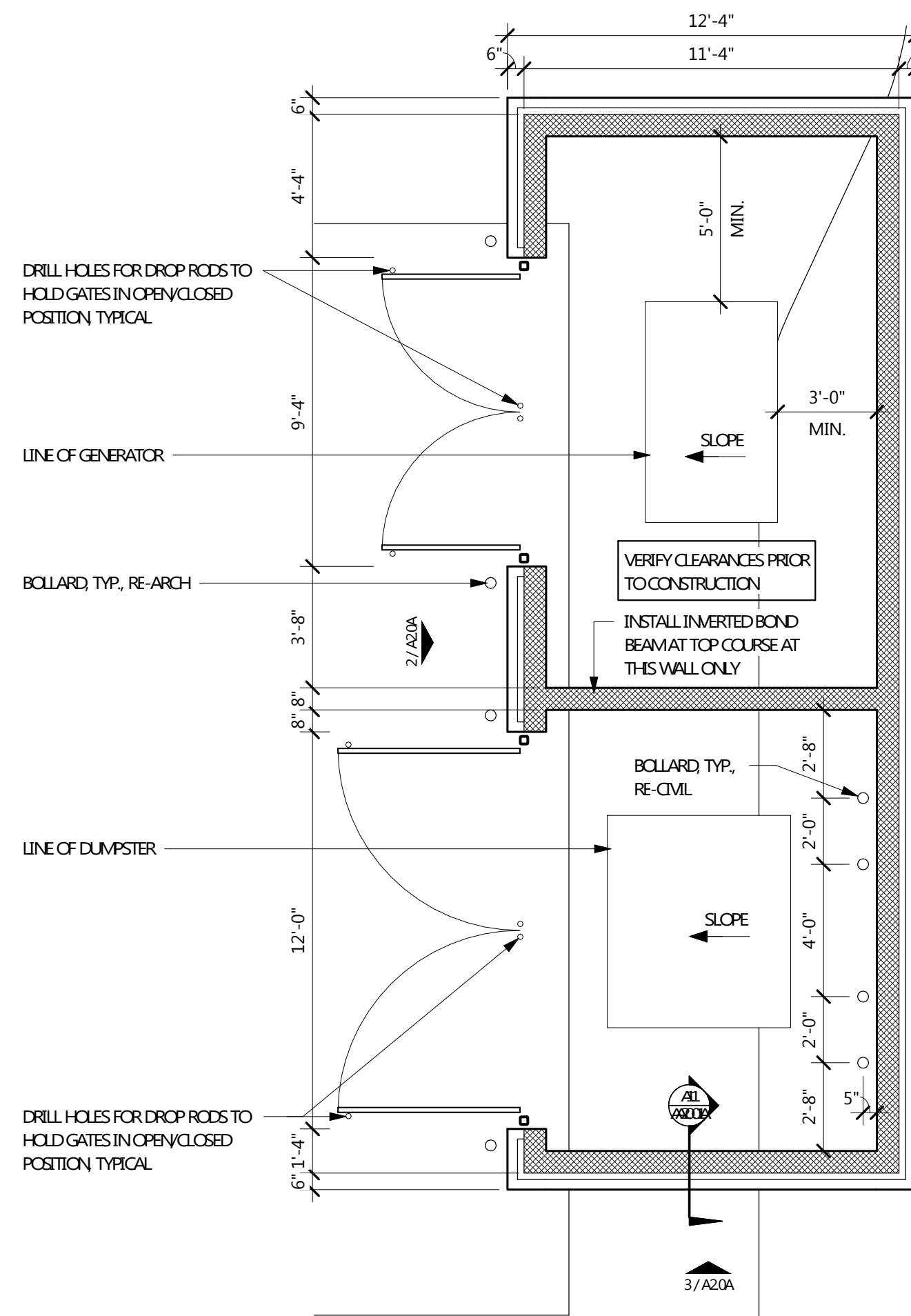
Dumpster Enclosure Wall Section

3/4" = 1'-0"



Dumpster/Generator Enclosure Elevation

1/4" = 1'-0"



Dumpster/Generator Enclosure

1/4" = 1'-0"

LARGE SCALE DEVELOPMENT  
DUMPSTER ENCLOSURE

# LARGE SCALE DEVELOPMENT STAFF REPORT



## Park Central Apartments

321 SE 2<sup>nd</sup> Street

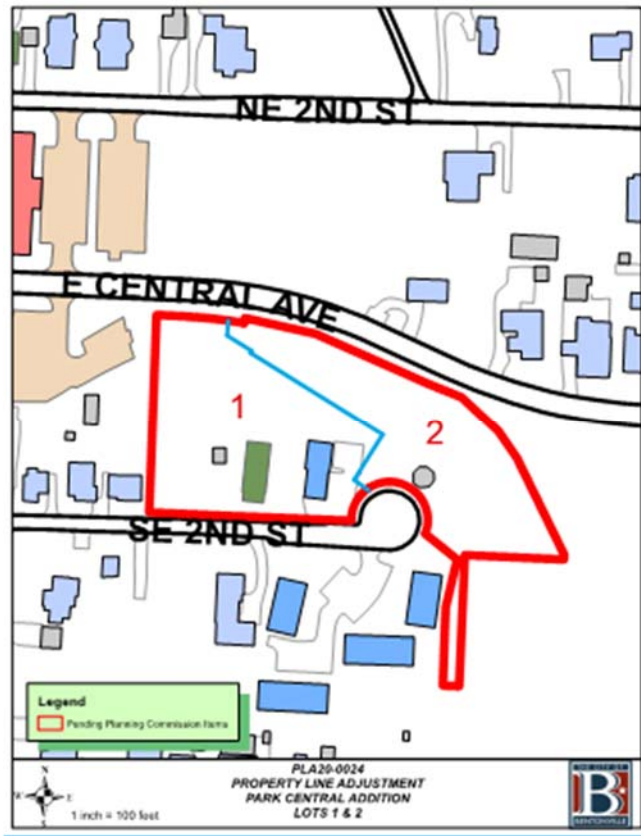
PC Date: 5/5/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                                                                                   |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Project Number                  | LSD20-0022                                                                                                                        |
| Applicant / Current Owner       | Trailside Partners, LLC<br>PO Box 808<br>Bentonville, AR 72712<br>&<br>PBR Holdings, LLC,<br>PO Box 3450<br>Bentonville, AR 72712 |
| Site Area                       | +/- 1.18 acres                                                                                                                    |
| Current Zoning                  | DC, Downtown Core                                                                                                                 |
| Future Land Use Map Designation | Downtown Commercial                                                                                                               |
| Development Type / Use          | Mixed-Use Development                                                                                                             |

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

### Location Map



### Property Description

This property is located at 321 SE 2<sup>nd</sup> Street in the DC zoning district.

### Project Details

The applicant is proposing the development of a mixed-use development consisting of 4,000 sq. ft. of first floor office and retail space and 74 residential units on the upper 3 floors with a maximum proposed height of 64 feet. The development provides 79 of their required 82 parking spaces. Seventeen of these are public spaces provided along SE 2<sup>nd</sup> Street. The primary exterior materials consist of brick veneer, painted fiber cement panel, architectural steel and glass. The development provides a bike rack and a large terraced gathering place/pedestrian plaza with site furniture adjacent to the public right of way along E. Central Avenue and Town Branch Park trail. Adequate landscaping is provided.

### 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 three waivers requested with this development:

- o *Article 501, Section 501.06 Number of Off-Street Parking Spaces Required.(d) downtown zoning districts, (1) new structures.* The applicant request a waiver for 3 of the required 82 parking spaces proposing to provide 79 spaces to serve the development.
- o *Article 1100, Section 1100.15 Sidewalk Requirements. (d) requirements/width.* The applicant request a waiver to construct an 8' wide sidewalk along SE 2<sup>nd</sup> Street.
- o *Article 1100, Section 1100.15 Sidewalk Requirements. (d) requirements/width.* The applicant request a waiver to construct an 8' wide sidewalk along E. Central Ave.

### Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code due to the waiver requests. The public gathering place is very inviting, adjacent to the public way acting as an extension of the public sidewalk and promotes an urban environment all while providing a variety of housing types that are needed within the downtown area. As such, staff recommends approval of the item.





Ecological Design Group, Inc  
216 W Birch Street  
Rogers, AR 72756

## D/C Parking Waiver Request

**To:** City of Bentonville  
**From:** Trailside Partners, LLC  
**Date:** March 30, 2020  
**Re:** Park Central

---

On behalf of Trailside Partners LLC, Ecological Design Group, Inc. (EDG) is submitting this downtown core unit/parking count Waiver Request as part of the LSD Submittal. This waiver is requested to allow fewer parking spaces than allowed per downtown core requirements.

### D/C Parking Waiver Requests

- City of Bentonville:
  - Article 501 Off-Street Parking and Loading, Section 501.06 of the City of Bentonville Zoning Code requires that the first floor of a newly constructed building above 3000 square feet provide one parking space for every 500 sf. The lower level has 3,996 square feet of developed space equaling 8 total spaces required for the first floor. One parking space per unit is required for the remaining levels equaling 74 spaces. Therefore, a total of 82 spaces are needed to meet the downtown core parking code. We are currently providing 79 parking spaces. Newell Development, representative of Trailside Partners, has built and is currently managing (5) multi-family developments in the Downtown Core and Downtown Edge zoning districts throughout the Bentonville city core equaling a total of 67 units. (9) out of the 67 residents are either part time residence, have no car, or travel greater than 50% of the time equaling 13% of the occupants which require the minimal need for parking. With this data in mind and the overall goal to achieve a dense, walkable downtown Bentonville the applicant is requesting a waiver for Section 501.06 to approve (3) fewer parking stalls than the (82) required to meet code.

If you need any additional information or have any questions, please do not hesitate to contact me at (214) 532-1959.

Sincerely,

Ecological Design Group, Inc.

Jon Raney



Ecological Design Group, Inc  
216 W Birch Street  
Rogers, AR 72756

## D/C Sidewalk Width Waiver Request

**To:** City of Bentonville  
**From:** Trailside Partners, LLC  
**Date:** April 20, 2020  
**Re:** Park Central

---

On behalf of Trailside Partners LLC, Ecological Design Group, Inc. (EDG) is submitting this downtown core sidewalk Waiver Request as part of the LSD Submittal. This waiver is requested to allow the construction of an 8' sidewalk instead of the required 12' sidewalk on SE 2<sup>nd</sup> Street and to maintain the existing recently constructed 6ft sidewalk along Central Ave.

### D/C Sidewalk Width Waiver Requests

- City of Bentonville:
  - o Article 1100 Development Standards, Section 23 Downtown (D) District Design Standards of the City of Bentonville Land Development Code requires a 12' sidewalk added to any new construction to the Downtown Core.
  - o SE 2<sup>nd</sup> Street: The applicant is requesting a waiver for Section 23, specifically the sidewalk width requirement, due to the fact that the SE 2<sup>nd</sup> street is a secondary residential street with no connecting sidewalk due to the single family residences to the East. The sidewalk will not become a major walking/biking path and will mostly be used by those who will be parking at Park Central or the adjacent Towne Branch Park. We are requesting an 8' sidewalk be approved instead.
  - o Central Ave.: The applicant is requesting a waiver for Section 23, specifically the sidewalk width requirement, due to the fact that there is an existing recently constructed 6ft sidewalk along this frontage as well as significant utility infrastructure that would inhibit a 12ft sidewalk the entire length of the property frontage. If a 12ft sidewalk were constructed along this property frontage it would create a very short transition from 6ft sidewalk to 12ft sidewalk and then back to 6ft, which would be undesirable functionally and aesthetically. We are requesting that the 6ft existing sidewalk be maintained instead of constructing a new 12ft sidewalk along the central ave frontage.

If you need any additional information or have any questions, please do not hesitate to contact me at (501) 944-3090.

Sincerely,

Ecological Design Group, Inc.

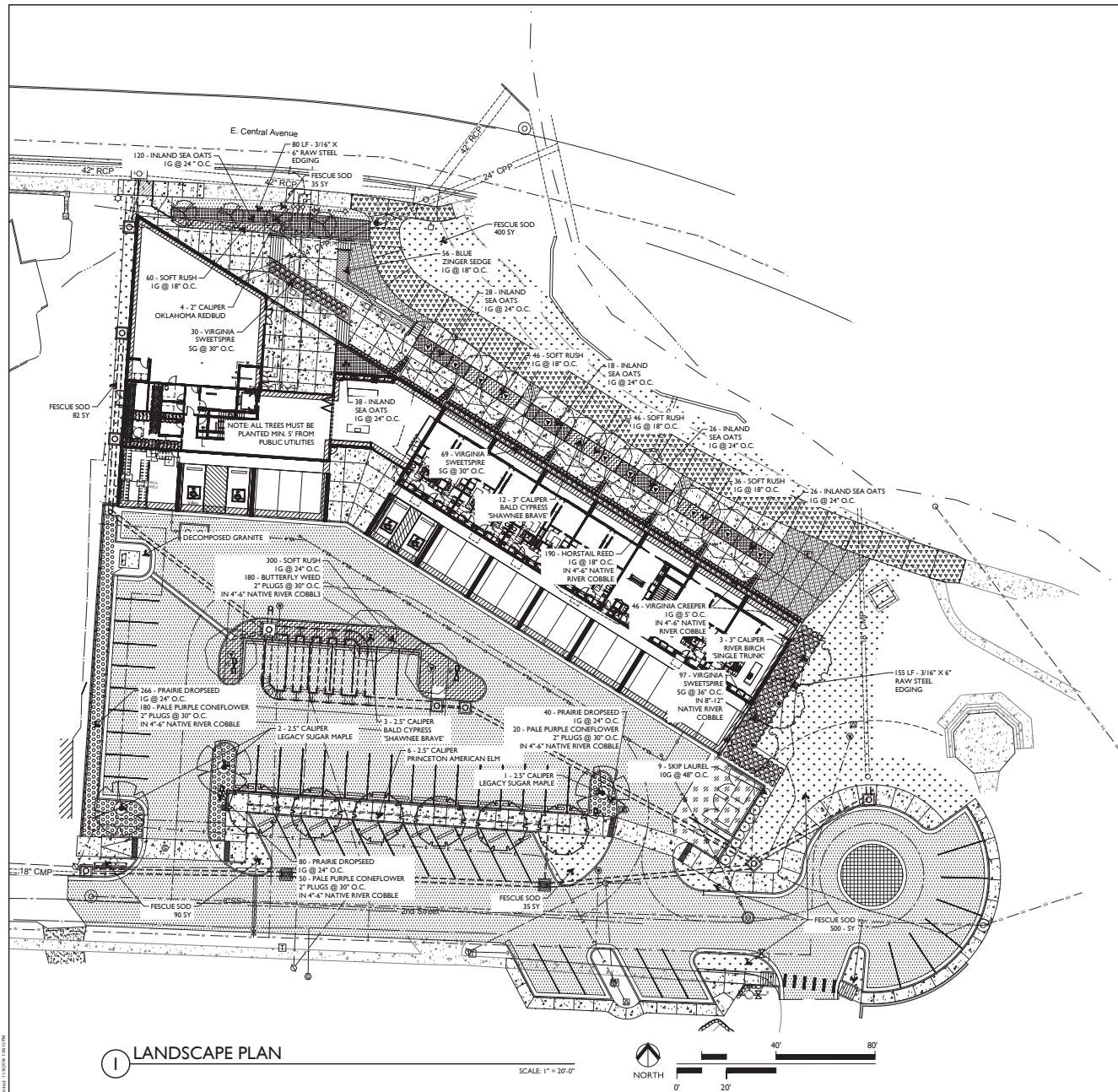
Brahm Driver, PE

**April 20, 2020**









**L1.00**  
LSD20-0022

Hufft

PROJECT INFORMATION:  
MAR 30, 2020- PARK  
CENTRAL APARTMENTS  
300 SE 2nd Street

OWNER:  
TRILSIDE PARTNERS LLC  
215 Elm Street  
Baltimore, MD 21202

ARCHITECT:  
HUFFT  
413 SE 5th Street  
Baltimore, MD 21202  
P: 410-552-0800  
www.hufft.com

CIVIL & LANDSCAPE:  
ECOLOGICAL DESIGN GROUP  
141 South 1st Street  
Rivers, MD 20715  
P: 202-370-0200

STRUCTURAL:  
MARTIN & MARTIN ENGINEERS  
100 E Main St  
Baltimore, MD 21202  
P: 410-407-0840

MEP:  
OMNI ENGINEERS  
300 N. 1st St  
Rivers, MD 20715  
P: 410-588-7073

S CONSULTANT DISCIPLINE:  
CONSULTANT  
Address

E CONSULTANT DISCIPLINE:  
CONSULTANT  
Address

KEY PLAN

ISSUE:  
LARGE SCALE  
DEVELOPMENT  
MAR 30, 2020

REVISION SCHEDULE  
NO DATE ISSUE

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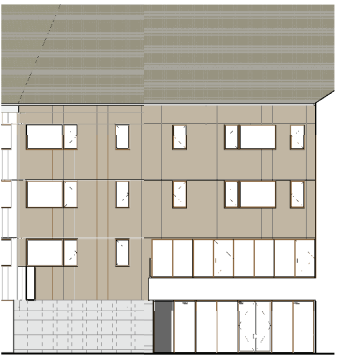
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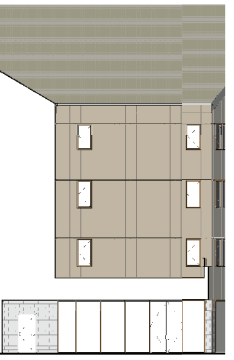
Drawn by Author

EXTERIOR ELEVATIONS

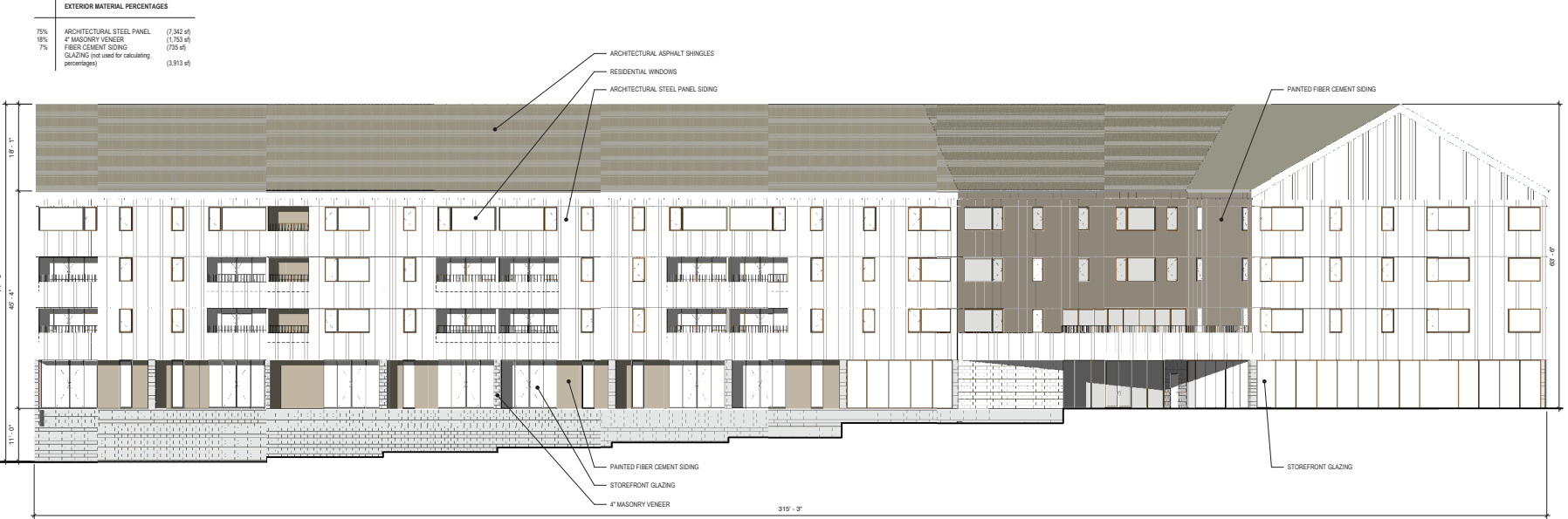
xLSD01



3 LSD - NORTH COURTYARD ELEVATION  
1/32" = 1'-0" RE: 1/A101



2 LSD - EAST COURTYARD ELEVATION  
1/32" = 1'-0" RE: 1/A101



1 LSD - NORTHEAST ELEVATION  
1/32" = 1'-0" RE: 1/A101

| EXTERIOR MATERIAL PERCENTAGES |                                                |            |
|-------------------------------|------------------------------------------------|------------|
| 75%                           | ARCHITECTURAL STEEL PANEL                      | (7,342 sf) |
| 15%                           | 4" MASONRY VENEER                              | (1,753 sf) |
| 7%                            | FIBER CEMENT SIDING                            | (735 sf)   |
|                               | GLAZING (not used for calculating percentages) | (3,913 sf) |

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Drawn By: eb

### EXTERIOR ELEVATIONS

**xLSD02**

Architectural elevation drawing of a building facade. The drawing includes the following material callouts and dimensions:

- 15% 4" MASONRY VENEER (883 sf)
- 2% FIBER CEMENT SIDING (118 sf)
- GLAZING (not used for calculating percentages) (759 sf)
- ARCHITECTURAL ASPHALT SHINGLES
- RESIDENTIAL WINDOWS
- ARCHITECTURAL STEEL PANEL SIDING
- FIBER CEMENT SIDING
- 63' - 0"
- 117' - 10"
- 4" MASONRY VENEER

#### 4 LSD - WEST ELEVATION

Architectural elevation drawing of the exterior of the building. The drawing shows a gabled roof structure. The upper portion of the facade is labeled "RESIDENTIAL WINDOWS" and "ARCHITECTURAL STEEL PANEL SIDING". The lower portion of the facade is labeled "4\" MASONRY VENEER". The drawing includes a vertical dimension line on the left side indicating a height of 60'-0\" and a horizontal dimension line at the bottom indicating a width of 60'-0\".

3 LSD - EAST ELEVATION  
3/32" = 1'-0" RE: 1/A101

ARCHITECTURAL ASPHALT SHINGLES

RESIDENTIAL WINDOWS

ARCHITECTURAL STEEL PANEL SIDING

FIBER CEMENT SIDING

4" MASONRY VENEER

90' - 0"

This architectural elevation drawing shows a building facade with various materials and window types. The top section features architectural asphalt shingles. Below this, there are residential windows and architectural steel panel siding. The main body of the building is clad in fiber cement siding, with a section of 4-inch masonry veneer at the base. The drawing includes a scale bar indicating 90 feet.

**2** **LSD - SOUTH ELEVATION**  
3/32" = 1'-0" RE: 1/A101

# 1 LSD - SOUTHWEST ELEVATION





NORTHWEST CORNER

# Hufft

**PROJECT INFORMATION:**  
**MAR 30, 2020-PARK**  
**CENTRAL APARTMENTS**  
300 SE 2nd Street

**OWNER:**  
TRAILSIDE PARTNERS LLC.  
215 Main St.  
Baltimore, MD 21201

**ARCHITECT:**  
HUFFT  
413 SE 5th Street  
Baltimore, MD 21212  
P: 410-652-0865  
www.hufft.com

**CIVIL & LANDSCAPE:**  
ECOLOGICAL DESIGN GROUP  
141 South 1st Street  
Rivers, MD 21225  
P: 410-370-0263

**STRUCTURAL:**  
MARTIN & MARTIN ENGINEERS  
100 E Main St.  
Baltimore, MD 21213  
P: 410-457-0845

**MEP:**  
OMNI ENGINEERS  
300 N. 1st St.  
Rivers, MD 21225  
P: 410-368-7073

**S CONSULTANT DISCIPLINE:**  
CONSULTANT  
Address

**E CONSULTANT DISCIPLINE:**  
CONSULTANT  
Address

**KEY PLAN:**

**ISSUE:**  
**LARGE SCALE**  
**DEVELOPMENT**  
**MAR 30, 2020**

**REVISION SCHEDULE:**  
NO DATE ISSUE

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Drawn by: 40

RENDERINGS

xLSD03





NORTH FACADE



NE FACADE



PUBLIC TERRACE



SEMI-PRIVATE TERRACES

# Hufft

PROJECT INFORMATION  
MAR 30, 2020- PARK  
CENTRAL APARTMENTS  
300 SE 2nd Street

OWNER  
TRAILSIDE PARTNERS LLC

ARCHITECT  
HUFFT

403 SE 5th Street  
Baltimore, MD 21212  
P: 410-682-0800  
www.hufft.com

CIVIL & LANDSCAPE  
ECOLOGICAL DESIGN GROUP

104 South 1st Street  
Rivers, MD 21275  
P: 410-385-2020

STRUCTURAL  
MARTIN & MARTIN ENGINEERS

100 E Main St  
Baltimore, MD 21213  
P: 410-407-0840

MEP  
OMNI ENGINEERS

300 N 1st St  
Rivers, MD 21275  
P: 410-385-2020

S CONSULTANT DISCIPLINE:  
CONSULTANT

Address

S CONSULTANT DISCIPLINE:  
CONSULTANT

Address

KEY PLAN

ISSUE

LARGE SCALE  
DEVELOPMENT  
MAR 30, 2020

REVISION SCHEDULE

NO DATE ISSUE

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RENDERINGS

xLSD04

**xLSD05**

# LARGE SCALE DEVELOPMENT STAFF REPORT



## SOMO Garage

701 SE 8<sup>th</sup> Street

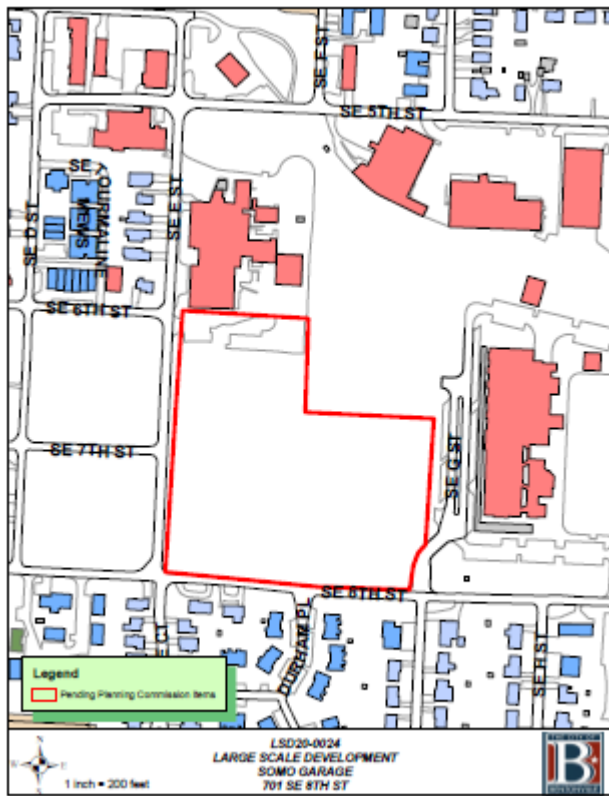
PC Date: 5/5/2020

Reviewer: Ali Worley, Planning Technician

|                                 |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|
| Project Number                  | LSD20-0024                                                                              |
| Applicant / Current Owner       | Crystal Bridges Museum of American Art, Inc.<br>600 Museum Way<br>Bentonville, AR 72712 |
| Site Area                       | +/- 18.76 acres                                                                         |
| Current Zoning                  | PUD, Planned Unit Development                                                           |
| Future Land Use Map Designation | Commercial (C)                                                                          |
| Development Type / Use          | Parking Garage                                                                          |

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

### Location Map



### Property Description

The property is located at 701 SE 8<sup>th</sup> Street. It is currently zoned PUD, Planned Unit Development, with a Future Land Use Plan designation of Downtown Commercial.

### Project Details

The applicant is proposing the development of a 71,272 square foot parking garage to serve the Momentary site, as well as development in future phases. It is part of Phase 1 of the approved SOMO Planned Unit Development. The development provides 400 total parking spaces and adequate landscaping.

### 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 all facades be made up of Aluminum Foam metal panel.
  - According to the applicant's narrative, the Aluminum Foam metal panel contributes to design consistency of the surrounding area, including the Momentary as well as the Market District.
  - In addition, the applicant states that the porosity of the material allows the garage to appear enclosed while also complying with the openness requirements for an open-air garage.

### 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.

May 1, 2020

To: City of Bentonville, Planning Department

RE: **Requested Waiver from Land Development Code**

This letter concerns the construction of the SOMO (South of Momentary) parking garage. This garage is part of the recently approved SOMO PUD. The owner of the property, Crystal Bridges Museum of American Art (CBMAA), is requesting a waiver from Article 1100.21-e "Building Material" of the Land Development Code. The Code states that "The primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone." CBMAA is requesting a waiver for this section of the Ordinance to allow for a metal panel, specifically an Aluminum Foam panel, to be used as the primary material.

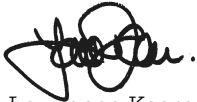
Under Article 1100.21-g "Building Compatibility", the Code also states that "All commercial structures shall be designed in a manner compatible with other structures in the surrounding vicinity. The exterior building design, including roof style, color, materials, architectural form and detailing, shall be consistent among buildings in a common commercial development...". The SOMO Parking Garage is part of the larger Momentary development, within the recently established "Market District" of Bentonville. As a former industrial neighborhood with many industrial buildings that have been carefully adaptively reused for new purposes, the Market District has maintained an industrial aesthetic. The Aluminum Foam cladding on the parking garage will contribute to the design consistency of the neighborhood.

Aluminum Foam is not only a durable material with an industrial aesthetic, but it also has precedent of being used for cultural institutions. In Milan, Italy, the Prada Foundation features a façade that is primarily comprised of this material.

In addition, the Aluminum Foam product is a strong and lightweight material. The porosity allows the garage to appear somewhat enclosed while also complying with the openness requirements for an open-air garage. The aluminum foam is also a sustainable material and contains up to 100% recycled content. Because it is aluminum, it is naturally corrosion resistant.

Thank you for considering our request.

Sincerely,



Lawrence Kearns, FAIA



# LARGE SCALE DEVELOPMENT PLANS

# SOMO GARAGE

# 701 SE 8TH STREET

## BENTONVILLE, ARKANSAS

### GENERAL NOTES:

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
  
TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.  
3108 S.W. REGENCY PARKWAY, SUITE 2  
BENTONVILLE, AR 72712  
(479) 273-0472
- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER MONITORS AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINGUOUS BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR ON NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. COMPOUND WETLANDS IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEER (ON A TIME AND FREQUENCY BASIS ACCORDING TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS AT THE COMPLETION OF CONSTRUCTION). THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONVICTIONS AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

### FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X" OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTONVILLE, ARKANSAS.  
MAP NUMBER: 0505050505  
MAP REVISED: 05/05/2011

### LEGAL DESCRIPTION

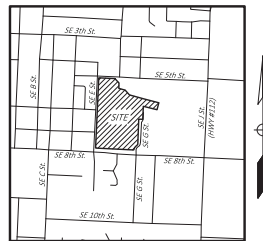
PARENT TRACT: LEGAL DESCRIPTION: HENCEFORTH KNOWN AS LOT 7 OF ACQUITTARY ADDITION

A 10.75 acre tract of land situated in the NW 1/4 of Section 32, Township 20 North, Range 30 West, being all of Block "O" and the North Half of Block "N" of Orchard Addition, described in Deed Book 2016, Page 1080, a portion of the south half of "O" described in Instrument Deed 2010080120, aforementioned Lot 2 of Market Addition as recorded in Plat Book 2016, Page 430, all of Lot 4 of Market Addition, Plat Instrument L201080120, a portion of Block M and N of Orchard Addition, described in Deed Instrument L201080120, all being within the City of Bentonville and recorded in records of Benton County, Arkansas, more particularly known as, and being described by metes and bounds with the bearings based on NAD 83, Arkansas State Plane Coordinate System, North Zone, derived from an observation from CEI base and compared to Trimble RTK Real-time processing service from an on-the-ground survey performed on 04/10/2024 after plat is approved by CEI Engineering Associates, Inc. as follows:

COMMENCING at the Northeast corner of SE "O" Street per Plat Book 2017, Page 775 being a mag nail with washer (S 1789) found;  
THENCE along the North Right-of-Way line, North 87°57'45" West, 89.00 feet to a found mag nail with washer (S 1883), being the common corner of three tracts, Lot 4 of Orchard Addition to the City of Bentonville recorded in aforementioned Instrument Deed L201080120, aforementioned Lot 2 of Market Addition, and said Right-of-Way of SE "O" Street, also being the POINT OF BEGINNING;  
THENCE along said Right-of-Way the following as (R) courses:  
1. North 87°57'12" West, 68.48 feet to a set rebar (all set rebar described herein are 5/8" rebar with cap stamped "1 BARNETT AR 1666")  
2. South 02°05'57" West, 48.21 feet to a 5/8" Rebar found, continuing for a total distance of 420.59 to a 5/8" Rebar (S 1789) found, being the common point of a tangent curve to the right having a central angle of 49°27'28", a radius of 27.50 feet, and a chord that bears South 24°46'59" West with a chord distance of 21.21 feet;  
3. Along the arc of said curve Southwesterly 21.78 feet to a 5/8" Rebar (S 1789) found;  
4. South 47°28'18" West, 33.61 feet to a 5/8" Rebar (S 1789) found, being the common point of a tangent curve to the left having a central angle of 53°54'59", a radius of 111.50 feet, and a chord that bears South 30°40'59" West with a chord distance of 64.41 feet;  
5. Along the arc of said curve Southwesterly 65.34 feet to a 5/8" Rebar (S 1789) found, being the common point of a tangent curve to the right having a central angle of 78°46'05", a radius of 10.00 feet, and a chord that bears South 49°25'27" West with a chord distance of 12.40 feet;  
6. Along the arc of said curve Southwesterly 13.75 feet to a set rebar, being a point on the North Right-of-Way line of SE "O" Street;  
THENCE along said Right-of-Way, North 87°57'12" West, 104.88 feet to a set rebar;  
THENCE North 78°18'26" West, 10.60 feet to a set rebar, being a point on the East Right-of-Way line of SE "O" Street;  
THENCE along said Right-of-Way, North 87°57'12" East, 471.07 feet to a set rebar;  
THENCE North 02°07'12" East, 775.21 feet to a set rebar, being a point on the South Right-of-Way line of SE "O" Street;  
THENCE along said Right-of-Way line, South 87°27'27" East, 278.60 feet to a set rebar, being a point on the Western boundary of a tract of land granted to the City of Bentonville, Arkansas as described and recorded in Deed Book 98, Page 680B, Records of Benton County, Arkansas;  
THENCE along said Western boundary the following as (R) courses:  
1. South 02°15'38" West, 102.30 feet to a set rebar;  
2. South 02°15'38" West, 92.44 feet to a set rebar;  
3. South 74°30'58" East, 112.37 feet to a set rebar;  
4. South 44°12'07" East, 109.35 feet to a set rebar;  
5. South 74°34'58" East, 251.27 feet to a set rebar;  
6. South 79°57'31" East, 267.59 feet to a set rebar, being the northern most northwest corner of aforementioned Lot 4 of Food Hub Addition;  
THENCE along the western boundary of said Lot 4, the following:  
1. South 14°40'07" West, 121.67 feet to a mag nail S 15316 found;  
2. North 78°18'26" West, 240.86 feet to a set rebar;  
3. South 02°14'57" West, 12.33 feet to a set rebar;  
4. South 02°15'47" West, 142.13 feet to a set rebar (all set rebar described are 5/8" rebar with cap stamped "1 BARNETT AR 1666")  
THENCE South 02°15'47" West, 66.24 feet to the POINT OF BEGINNING and containing 817.37 square feet or 18.76 acres, more or less.

LSD20-0024

|                   |     |
|-------------------|-----|
| CURRENT ZONING    | PUD |
| PROPOSED ZONING   | PUD |
| CONSTRUCTION TYPE | 1B  |
| SPRINKLERED       | YES |



Vicinity Map

Not to Scale  
Latitude: 36°21'58"N  
Longitude: 94°12'7"W

### CEI CONTACT:

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SCOTT ELLISTON, DIRECTOR OF OPERATIONS  
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WE ARCHITECTS  
CALLY VARNAR, AIA  
CALL@WEARCHITECTS.COM  
(512) 574-5079

### ARCHITECT CONTACT:

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CALLY VARNAR, AIA  
CALL@WEARCHITECTS.COM  
(512) 574-5079

### PLAN INDEX:

- C2.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING PLAN
- C3.1 STORM PROFILE
- C4.0 EROSION CONTROL PLAN 1
- C4.1 EROSION CONTROL PLAN 2
- C4.2 EROSION CONTROL NOTES & DETAILS
- C5.0 UTILITY PLAN
- C5.1 UTILITY PLAN & PROFILE 1
- C5.2 UTILITY PLAN & PROFILE 2
- C6.0 DETAIL SHEET 1

### ASSOCIATED PLAN INDEX

- 1. SURVEY
- 2. LANDSCAPE PLAN
- 3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1
- 4. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2
- 5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1
- 6. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2
- 7. BEUL ELECTRIC DETAIL SHEET 1
- 8. BEUL ELECTRIC DETAIL SHEET 2
- 9. BEUL ELECTRIC DETAIL SHEET 3
- 10. BEUL ELECTRIC LAYOUT SHEET 1

### RESOURCE LIST:

| CITY OF BENTONVILLE   | WASTEWATER DEPARTMENT | STREET DEPARTMENT     |
|-----------------------|-----------------------|-----------------------|
| PAVING & RECREATION   | DANNY RIZZO           | TERRY DAVIS           |
| DAVID WRIGHT          | 3200 SW MUNICIPAL DR  | 3200 SW MUNICIPAL DR  |
| 215 SW A ST           | BENTONVILLE, AR 72712 | BENTONVILLE, AR 72712 |
| PHONE: (479) 273-3160 | PHONE: (479) 273-3160 | PHONE: (479) 273-3130 |
| CITY OF BENTONVILLE   | ELECTRIC DEPARTMENT   | NATURAL GAS           |
| CITY ENGINEER         | PHONE: (479) 444-7275 | BRICK FLEX ENERGY     |
| DAN WISE              | 3200 SW MUNICIPAL DR  | JOSHUA KNIGHT         |
| 3200 SW MUNICIPAL DR  | BENTONVILLE, AR 72712 | 1361 FEDERAL HWY      |
| BENTONVILLE, AR 72712 | PHONE: (479) 273-3159 | LOWELL, AR 72465      |
| PHONE: (479) 273-5993 | STORMWATER            | PHONE: (479) 333-0005 |
| JOE PRUITT            | 3200 SW MUNICIPAL DR  | TELEPHONE             |
| PLANNING DEPARTMENT   | AT&T                  | 627 WEST ROAD         |
| ELLEN POWELL          | BENTONVILLE, AR       | SPRINGDALE, AR 72766  |
| 305 S.W. A STREET     | PHONE: (479) 273-5002 | SCOTT SKAMAN          |
| BENTONVILLE, AR 72712 | PHONE: (479) 273-3122 | PHONE: (479) 442-1967 |
| PHONE: (479) 273-3122 | FIRE DEPARTMENT       | LAINE RUCKES          |
| WATER DEPARTMENT      | FIRE CHIEF            | PHONE: (479) 442-1977 |
| PRETOR BOWMAN         | 800 S.W. A STREET     | CABLE                 |
| 3200 SW MUNICIPAL DR  | BENTONVILLE, AR 72712 | COMUNICATIONS         |
| BENTONVILLE, AR 72712 | PHONE: (479) 273-1987 | KIP SMITH             |
| PHONE: (479) 273-3140 |                       | 4801 S. 4TH STREET    |
|                       |                       | SPRINGDALE, AR 72762  |
|                       |                       | PHONE: (479) 273-0796 |



Know what's below.  
Call before you dig.



ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS  
3108 S.W. REGENCY PARKWAY, SUITE 2  
Bentonville, AR 72712  
(479) 273-0472  
FAX (479) 273-0844



04/20/2024

Arkansas \* California \* Minnesota \* Pennsylvania \* Texas

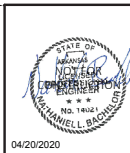
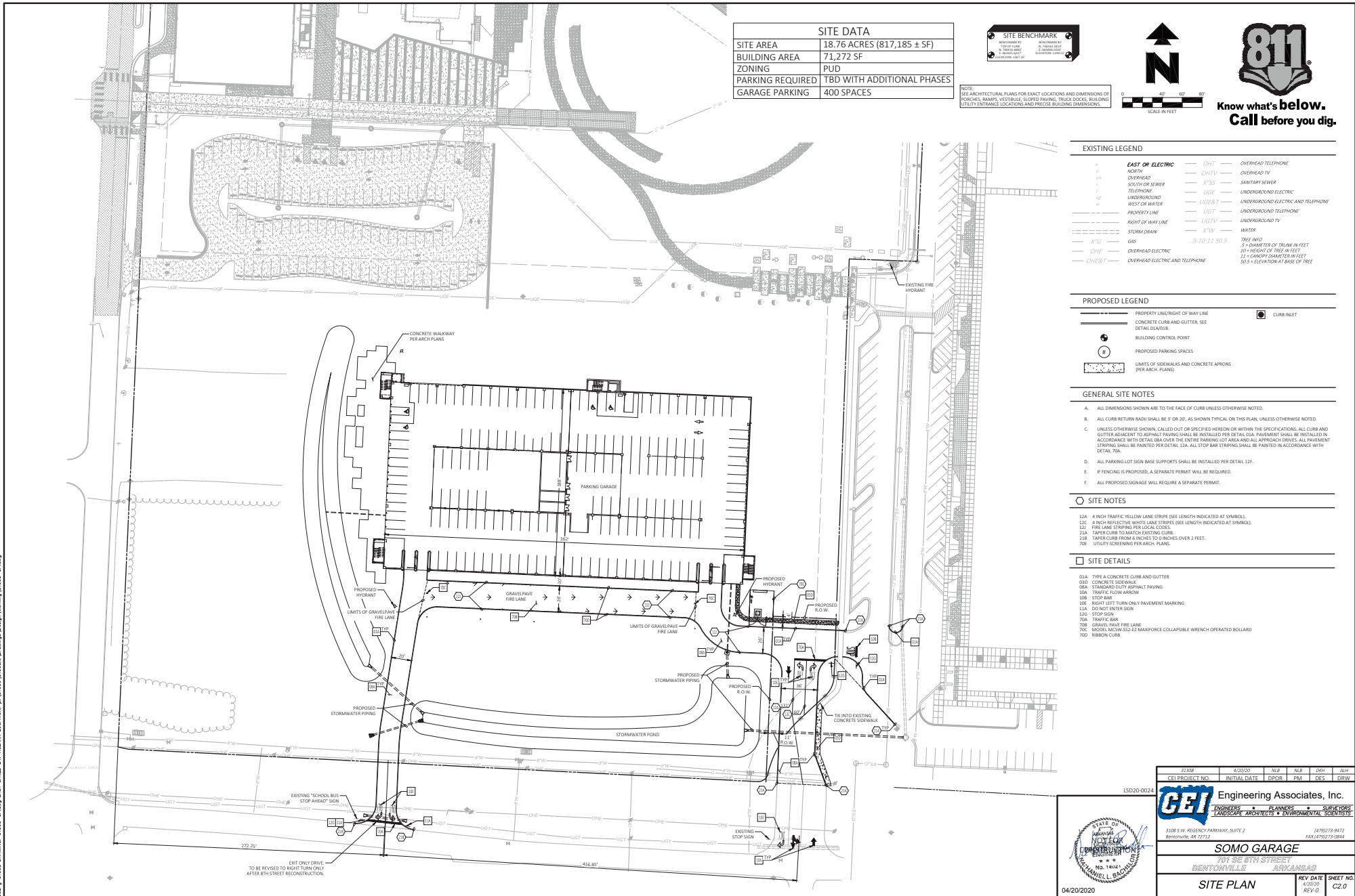
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LSD20-0024

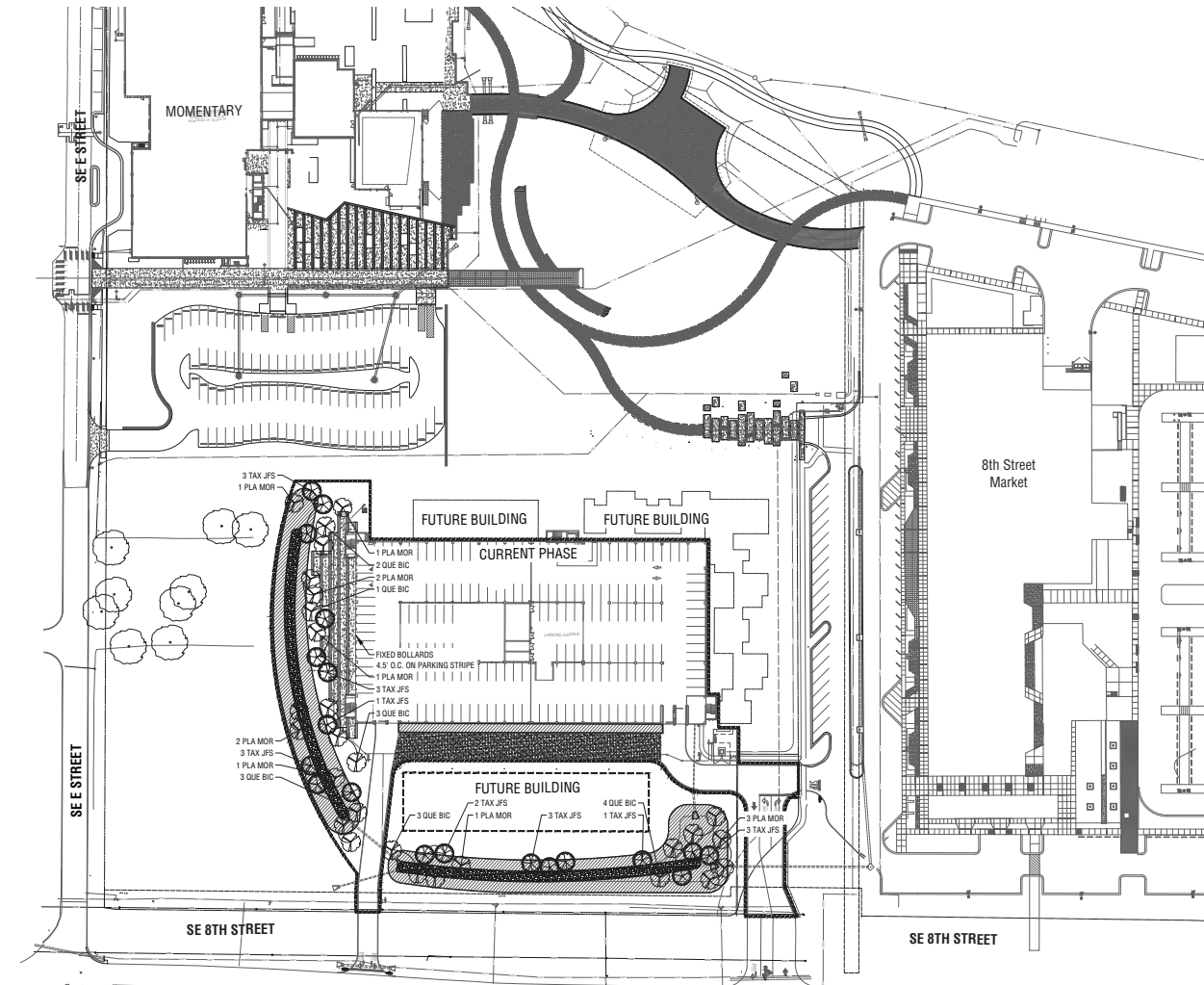
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PROJECT: SOMO GARAGE 701 SE 8TH STREET BENTONVILLE, ARKANSAS

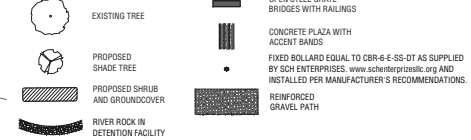
2020 21008 GARAGE 21008-SP-002 LAST SALVED BY: ALCAN LCC/21008-SP-002 21008-01 Garage Design Working 21008-SP-002



|                                                                                                                                |              |                     |                   |     |     |
|--------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|-------------------|-----|-----|
| 21008                                                                                                                          | 4/20/20      | N/D                 | N/D               | ORH | ALW |
| CEI PROJECT NO.                                                                                                                | INITIAL DATE | DPOR                | PA                | DES | DRW |
| LS020-0024                                                                                                                     |              |                     |                   |     |     |
| <b>CEI Engineering Associates, Inc.</b><br>ENGINEERS • PLANNERS • SURVEYORS<br>LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS |              |                     |                   |     |     |
| 3109 S.W. REGENCY PARKWAY, SUITE 2<br>BENTONVILLE, AR 72712<br>(479) 273-9472<br>FAX (479) 273-0844                            |              |                     |                   |     |     |
| <b>SOMO GARAGE</b><br>701 SE 8TH STREET<br>BENTONVILLE, ARKANSAS                                                               |              |                     |                   |     |     |
| <b>SITE PLAN</b>                                                                                                               |              | REV DATE<br>4/20/20 | SHEET NO.<br>C2.0 |     |     |
| © 2020 CEI ENGINEERING ASSOCIATES, INC.                                                                                        |              |                     |                   |     |     |



# LEGEND



## LANDSCAPE REQUIREMENTS

### 1400.6 STREET FRONTAGE BUFFER LANDSCAPING

PROPOSED - THE PARKING STRUCTURE IS LOCATED 175' FROM THE 8TH STREET R.O.W. AND 260' FROM THE E STREET R.O.W. BASED ON THE INTENT OF THE LANDSCAPE ORDINANCE. PLANTING IS PROPOSED NEAR THE BASE OF THE BUILDING AND ALONG THE DETENTION FACILITY AT 8TH STREET. IN ORDER TO ACCOMMODATE THE FINAL DESIGN AND LAYOUT OF THE FUTURE BUILDINGS AND THEIR EFFICIENT CONSTRUCTION ON THE SITE, STREET FRONTAGE BUFFER AND PERIMETER LANDSCAPING AND SCREENING (PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, ARTICLE 1400 - LANDSCAPING) WILL BE PROVIDED ALONG 8TH STREET IN THE PROPORTION OF THE DEVELOPED AREA OF THE SITE IN THIS PHASE 130,000 SF. OF THE 340,000 SF. SITE. (38.2%)

REQUIRED - 20'-0" LANDSCAPE BUFFER  
PROVIDED - 30'-50' VARIABLE WIDTH LANDSCAPE BUFFER

REQUIRED - (1) SHADE TREE PER (20) L.F. OF STREET FRONTAGE  
- 8TH STREET: 705 L.F.  
- E STREET: 448 L.F.  
- 705 L.F. + 448 L.F. = 1153 L.F. x 38.2% = 448 L.F. / 20 = 23 TREES REQUIRED  
PROVIDED - 8TH STREET: 23 TREES WITHIN LANDSCAPE BUFFER

1400.7 PERIMETER LANDSCAPING AND SCREENING  
REQUIRED - NOT REQUIRED IN THIS PHASE

1400.11 TREE PRESERVATION CREDITS  
EXISTING TREES ARE NOT CREDITED TOWARDS CALCULATION BECAUSE THEY MAY BE REMOVED FOR FUTURE DEVELOPMENTS.

ADDITIONAL SITE LANDSCAPING  
PROVIDED - 24 SHADE TREES  
- 700+ FEET OF PLANTED BIOSWALE

## GENERAL NOTES:

- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.
- ALL AREAS NOTED AS "LAWN ON PLAN" AND ALL OTHER AREAS ON SITE WHICH ARE NOT OTHERWISE DESIGNATED AND ARE DAMAGED BY CONSTRUCTION, ARE TO BE PLANTED WITH SOLID SOO BERMUDA GRASS.
- FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
- IRRIGATION SYSTEM SHALL BE INSTALLED PER THE CITY OF BENTONVILLE CODES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TREES, SHRUBS AND GROUND COVER AREAS SHALL BE IRRIGATED ON SEPARATE ZONES FROM LAWN AREAS, AND DRIP ZONES SHALL BE SEPARATE FROM SPRAY/ROTARY ZONES.
- IRRIGATION SERVICE LINE BY C.O.B. TO BE AT OWNER'S EXPENSE.
- FOLLOWING THE CONTRACTORS MAINTENANCE AGREEMENT, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING IN HEALTHY LIVING CONDITION WITH THE REPLACEMENT OF ALL DEAD PLANT MATERIAL.
- NO TREES TO BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- NO TREE MAY BE PLANTED WITHIN 5'-0" OF A PUBLIC UTILITY LINE.
- NOTHING SHALL BE PLACED WITHIN THE SIGHT TRIANGLES INDICATED ON THE DRAWINGS BETWEEN THE HEIGHTS OF 30' AND 60'.
- TREES WITHIN RIGHT OF WAY TO BE LIMBED TO 6'-0" MINIMUM.
- FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THAT WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

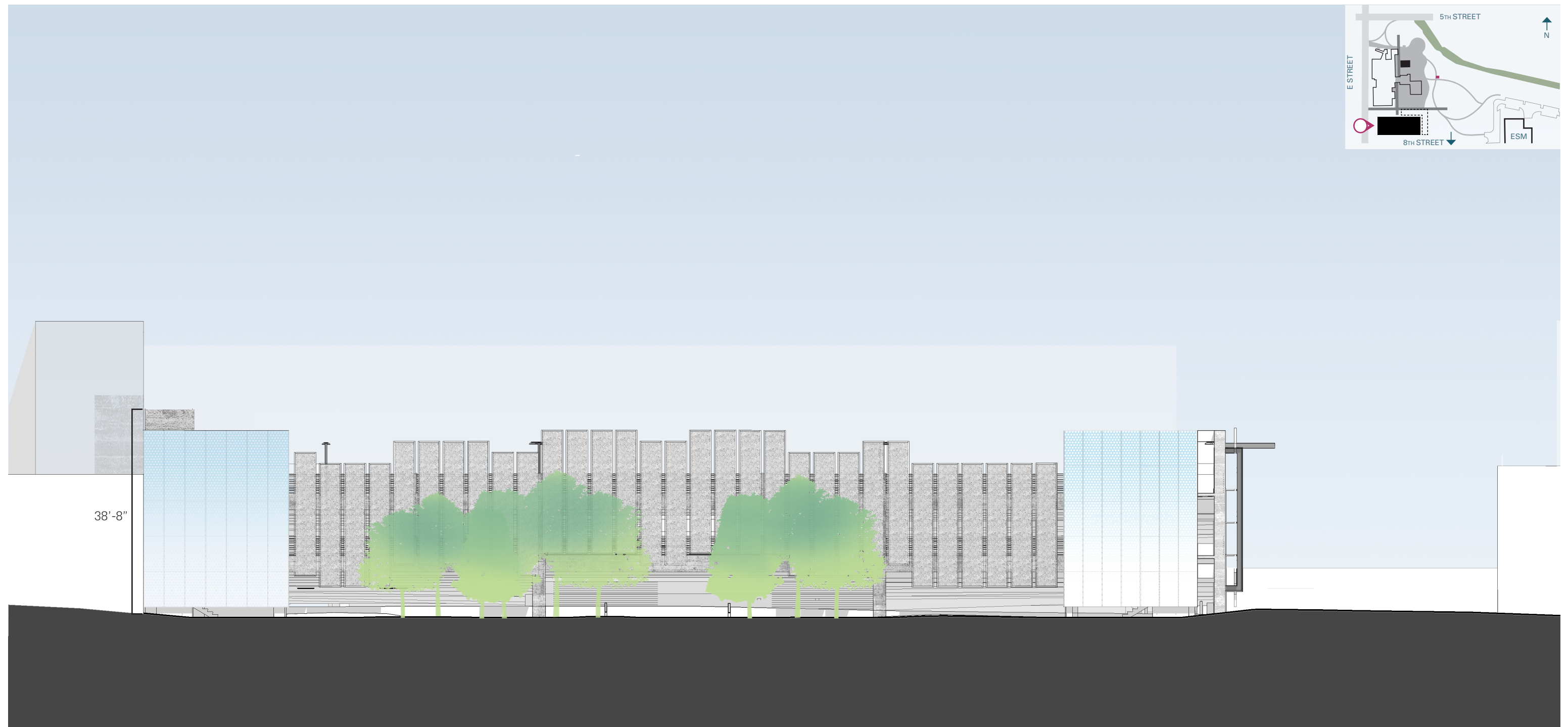
## PLANT LIST

| KEY     | QUAN | UNIT | NAME                                  | SIZE  | ROOT | REMARKS |
|---------|------|------|---------------------------------------|-------|------|---------|
| PLA MOR | 12   | EA.  | PLATANUS x ACERIFOLIA 'MORTON CIRCLE' | 3" CP | B&B  |         |
| QUE BIC | 16   | EA.  | QUERCUS BICOLOR                       | 3" CP | B&B  |         |
| TAX JFS | 19   | EA.  | TAXODIUM DISTICHUM 'JFS-SSDP'         | 3" CP | B&B  |         |
|         |      |      | GREEN WHISPER SALICODENDRON (BS)      |       |      |         |

- HEIGHT: CP: CALIPER, C: CONTAINER, MT: MULTI-TRUNK, FTL: FULL TO GROUND
- O.C. INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
- MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 0% RANGE.
- QUANTITIES ON PLANT LIST ARE FOR CONFORMANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
- 4" CALIPER TREES AND LARGER TO BE LIMBED 8" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
- ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.
- TREES MARKED WITH (BS) AFTER NAME TO BE SELECTED FROM BOLD SPRINGS NURSERY CURRENT STOCK. 1306 COLUMBUS HWY., HAWKINSVILLE, GA 31036 478.783.4075







35% Glass - 9% Concrete - 56% Metal Panels

**K. West Elevation**

**SOMO Parking Garage**

LSD20-0024

**wkarch**  
Wheeler Kearns Architects

Page 1



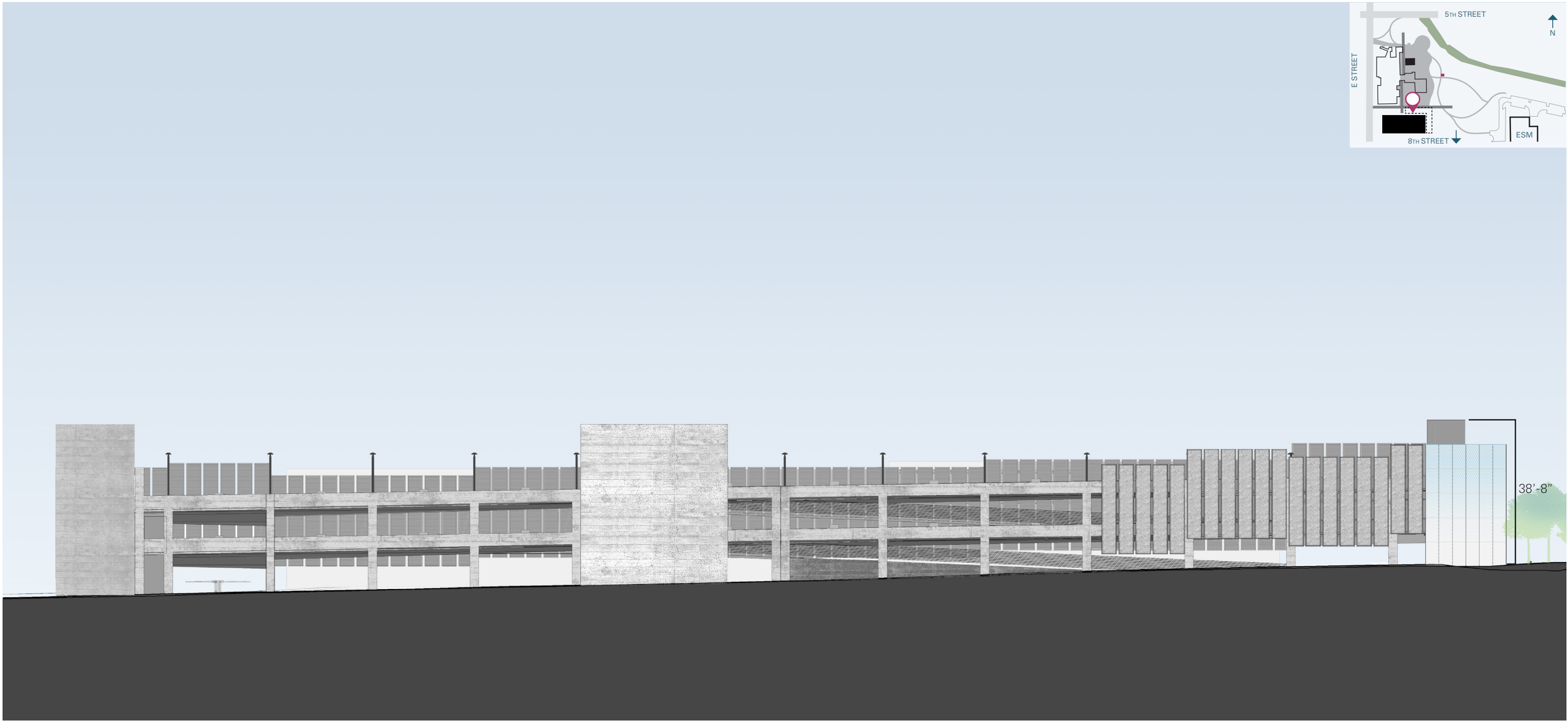


8% Glass - 6% Concrete - 86% Metal Panels

**K. South Elevation**

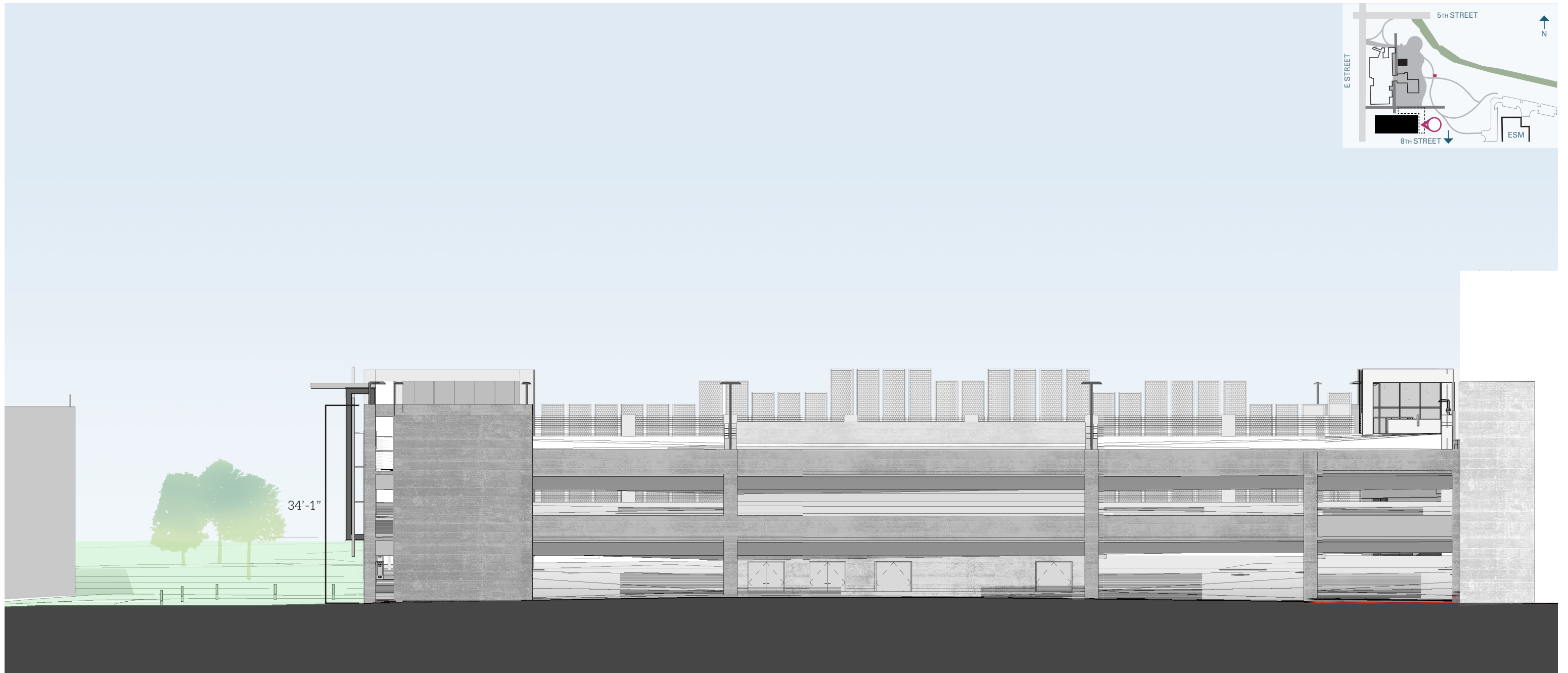
**SOMO Parking Garage**

LSD20-0024



7% Glass - 63% Concrete - 30% Metal Panels





0% Glass - 100% Concrete - 0% Metal Panels

**K. East Elevation**

**SOMO Parking Garage**

LSD20-0024

**wkarch**  
Wheeler Kearns Architects

Page 4

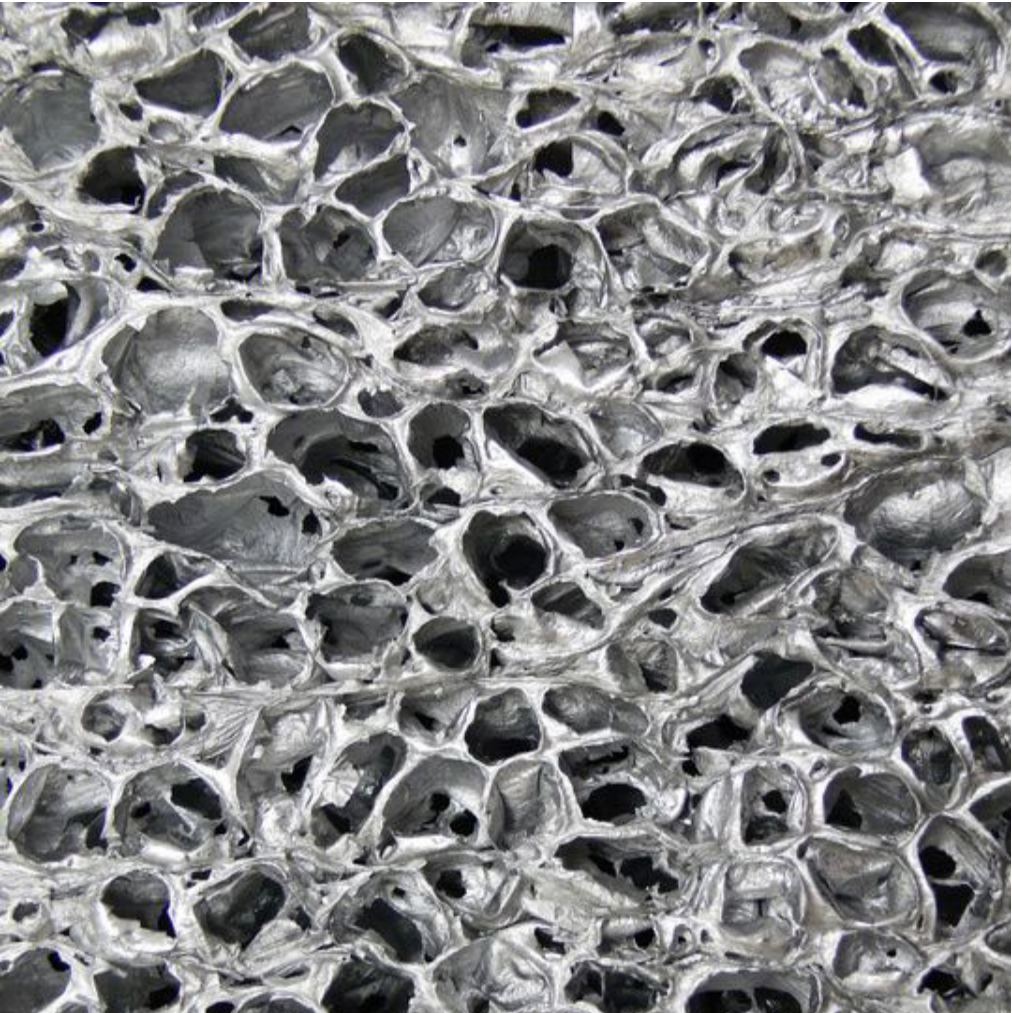




Clear Glass



Concrete



Aluminum Foam Panels

**K. Proposed New Materials & Colors**

**SOMO Parking Garage**