

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



**Planning Commission
Tech Review Agenda
August 18, 2020**

- I. Call to Order**
- II. Old Business**
- III. New Business**

- 1. A & C Investments, LLC Rezoning***
R-1, Single-Family Residential to R-3, Medium-Density Residential
SW 18th Street & SW Birch Street ([RZ20-0033](#))
 - Currently zoned R-1, Single Family Residential. The Future Land Use Plan currently depicts this property as High Density Residential.
 - Surrounding zoning districts are R-3 and Benton County to the north, R-1 to the east, A-1 and Benton County to the south, and R-1 to the west.
 - According to the applicant’s narrative, the intent of the rezoning request is to allow for higher density for future development. The Master Street Plan currently depicts a north/south Collector roadway running through the middle of the tract, which necessitated their request for higher density.
 - A large portion of the site is located within the floodplain and floodway, restricting the developable area.
 - The City of Bentonville Zoning Code definition for the R-3 zoning district (401.07.a.5) references it as a potential buffer or transition zoning district.
 - Staff has received public comment regarding this request.

- 2. Brewer** **Rezoning***
1001 NW A Street ([RZ20-0031](#))
- Currently zoned R-1, Single Family Residential. Requesting DN-2, Downtown Medium Density Residential.
 - Lot is vacant/undeveloped.
 - +/- 0.36 Acres
 - Land Use Plan supports Medium Density Residential
 - Adjacent zonings are R-1, Single Family Residential, to the north, west, and south and R-3, Medium Density Residential, to the east.
- 3. Rainbow Homebuyers, LLC** **Rezoning***
202-204 SW E Street ([RZ20-0030](#))
- Currently zoned R-1, Single Family Residential. Requesting DN-2, Downtown Medium Density Residential.
 - 202-204 SW E Street is an existing non-conformity for use as it is a duplex in the R-1, Single Family Residential, classification.
 - Adjacent zonings are R-1, Single Family Residential, to the north, east, west, and south.
 - Land Use Plan supports Medium Density Residential
 - +/- 0.36 Acres
- 4. Bentonville Plaza Land, LLC** **Rezoning***
C-3, Central Commercial to C-2, General Commercial
1005 South Walton Blvd. ([RZ20-0032](#))
- Currently zoned C-3, Central Commercial. The Future Land Use Plan currently depicts this property as General Commercial.
 - Adjacent zoning districts are C-2 to the west and south, C-3 to the north, and R-1 & R-3 to the east.
 - These lots have two zoning designations being C-2 and C-3 and according to the applicant's narrative, the intent of the rezoning request is to make these lots consistent throughout with the requested C-2 zoning designation to allow for a more uniform development to occur on the lots.
 - The Bentonville Community Plan describes General Commercial areas to include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed use developments are encouraged, but are not as high a priority in these areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized throughout the site design.
 - The proposed rezoning does align with the Future Land Use Plan and surrounding uses which may justify the rezoning request to C-2, General Commercial.
 - Staff has NOT received public comment regarding this rezoning request.

5. Clear T, LLC

Rezoning*

R-1, Single-Family Residential to DN-2, Medium Density Residential

408 SE D Street. ([RZ20-0034](#))

- Currently zoned R-1, Single Family Residential. The Future Land Use Plan currently depicts this property as High Density Residential.
- Adjacent zoning districts are RC-2, Central Residential – Moderate Density, to the north, R-1 Single Family Residential, to the south and west, and DN-4, Downtown Mixed-Use Residential, to the east.
- According to the applicant's narrative the intent of the rezoning request is to build a single-family attached residence on each of the two lots.
- The Bentonville Community Plan describes High Density Residential areas to include single-family, two-family, apartments, condos, senior housing and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers and resident-oriented commercial uses.
- The proposed rezoning does align with the Future Land Use Plan and surrounding uses which may justify the rezoning request to DN-2, Medium Density Residential

6. Walmart Campus

Planned Unit Development*

I-2 Heavy Industrial, R-3 Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial to PUD, Planned Unit Development

301 SE J Street ([PUD20-0002](#))

- Currently zoned I-2 Heavy Industrial, R-3 Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial. The Future Land Use Plan currently depicts this property as General Commercial.
- Adjacent zoning districts include R-1, R-4, C-2, and C-1 to the north, R-1, R-3, C-2, and C-1 to the east, R-1, R-O, and C-2 to the south, and R-O, C-1, C-2, R-1, I-2, and PUD to the west.
- A planned unit development for the construction of the Walmart Home Office Campus, a total of 12 commercial buildings, 10 parking decks, and 8 surface parking lots.
- The development is divided into five zones to be constructed in three phases. Depictions of each of the zones and a phasing plan are included within this packet.
- The development provides a total of 11,255 parking spaces.
- The Planned Unit Development depicts 15-foot setbacks along SE J Street and SE 14th Street, 10-foot setbacks along MLK, and 0-foot setbacks along SE 8th Street.
- The development depicts a total of 108 acres of open space, or 47% of the project area.
- According to the applicant's narrative the purpose of their Planned Unit Development is to provide a smart and sustainable design and a connected campus rooted in the community. The Campus seeks to meet these goals through the use of local materials, environmentally friendly design, connection with the Razorback Greenway and 8th Street, and building and architectural selections to serve as an extension of the existing community.
- The development provides a variety of materials such as architectural metal panel, wood finish, brick, glass, and precast concrete panels.

7. Bentonville Elementary K-4 #13

Conditional Use*

Educational Facility

SW Barron and SW Opal ([CU20-0032](#))

- Currently zoned A-1, Agricultural. Educational Facilities require a Conditional Use Permit regardless of zoning district.
- A conditional use permit to allow the construction of a new Bentonville K-4 Elementary School southeast of the intersection of SW Barron Road and SW Opal Road.
- The size and scope of the proposed use are expounded upon in the Bentonville Elementary Large Scale Development (LSD20-0043). According to the applicant's narrative, the facility will include approximately 90,000 square feet of space, parking for 148 visitors and staff, and accommodations for 700 students.
- The applicant requests that the Conditional Use Permit be issued in perpetuity.

8. Bentonville Elementary K-4 #13

Large Scale Development

SW Barron and SW Opal ([LSD20-0043](#))

- Currently zoned A-1, Agricultural. This property is pending a Conditional Use Permit approval per CU20-0032.
- A large scale development to construct an approximately 90,000 square foot elementary school southeast of the corners of SW Barron and SW Opal Roads. The development provides a total of 148 parking spaces, 53 more than the 95 required by ordinance.
- The development proposes street improvements and sidewalk along SW Barron Road and SW Opal Road. The applicant provided a preliminary traffic study to the Engineering Department.
- The development provides adequate landscaping in the form of a variety of shade and ornamental trees.
- The applicant's architectural elevations depict brick, stone, and architectural metal panel as the materials of the building.
- One waiver requested
 - A waiver from Article 1100, Section 1100.21, Large scale development design standards, Subsection (p), Parking placement, of the Land Development Code. Code requires that a maximum of 60% of all off-street parking spaces be located in front of the building. However, according to the applicant's narrative, due to security needs, it is critical that there be one primary, controlled entrance to the facility, necessitating the location of the parking.

9. Sooter Revocable Trust (Church of the Nazarene) Conditional Use*
Long-Term Temporary Use, Temporary Private Playground

NW 3rd Street ([CU20-0031](#))

- Currently zoned DC, Downtown Core, and is vacant/undeveloped. Adjacent properties to the north and west are zoned R-1. The eastern properties are zoned R-1 and DE, while the properties to the south are zoned DC. Temporary uses require a Conditional Use Permit in all zoning districts.
- A request to allow for a long-term temporary private children's playground.
- The playground is for the In His Image Learning Center that operates out of the Nazarene Church. Currently the center has a playground facility on the existing church property however they are requesting to temporarily relocate the playground to this location for a period of 15 months while the Peloton parking garage structure is under construction. After completion of the parking garage, the temporary playground will be removed and relocated to its permanent home back on the church property.
- A temporary mid-block crossing would be installed across NW 3rd Street to facilitate a safe street crossing for the children and staff when utilizing the playground. The crosswalk is temporary and will be removed once the parking garage construction is complete.
- A wood fence to provide separation, privacy, and containment would be installed along the north, east, and west side of the property and a vinyl-coated chain-link fence along the south side to provide containment and visibility into the playground from the church facility located to the south.
- Staff recommends this item be accepted for a period of 18 months from date of issuance of the Conditional Use Permit at which time the playground will be removed or the Conditional Use Permit should be revised.

10. Price Coffee Conditional Use *

3100 Price Coffee Road ([CU20-0030](#))

- It is zoned A-1, Agricultural. Surrounding uses are large lot residential and agricultural cultivation.
- The property is used as a rural aviation landing strip.
- The intent of the Conditional Use Permit is to provide three yurt/tipis for primitive camping on the site.
- Patrons will be limited to two nights per reservation, with reservations allowed any day of the week.
- The site may be occupied 24 hours per day. Restrooms and showers are on site for all patrons.
- Total number of patrons per day is expected to be 20 or less, and the site will have 1-2 employees to handle reservations, cleaning, and maintenance of the site.
- All improvements are temporary, in that they can be removed or taken down during major rain events. The showers and restrooms are outside of the identified hazard area.
- +/- 119.77 acres

11. Junk Brands

Large Scale Development

SW I Street ([LSD20-0045](#))

- Currently zoned I-2, Heavy Industrial. This property is located southwest of the intersection of SW I Street and Melissa Drive.
- A large scale development to construct an approximately 34,000 square foot warehousing, office, and manufacturing facility for Junk Brands. The development provides a total of 72 parking spaces, 8 more than the 64 required by ordinance.
- The development proposes street improvements to match recent improvements to SW I Street to the south. The development provides adequate landscaping along both street frontages and within the parking lot.
- The applicant's architectural elevations depict fiber cement panel, masonry veneer, and architectural metal panel as the materials on the building.
- Two waivers requested
 - A waiver from Article 1100, Section 1100.21, Large scale development design standards, Subsection (e), Building material, of the Land Development Code. Code requires that a minimum of 75% of the building material of all street-facing sides of industrial buildings be composed of a masonry product. According to the applicant's narrative, they designed their project with respect to the new development standards passed at the August 4th Planning Commission meeting.
 - A waiver from the Bentonville Drainage Manual for the detention of runoff in parking lots. Code requires that a maximum of 12 inches of depth of ponding can be detained a minimum of 20-feet from the structure. The applicant requests they be allowed to detain 1.8 feet of water 145 feet from the building in their truck court on the south side of the site.

12. The Reserve

Large Scale Development

SW Greenhouse Road and SW Regional Airport Boulevard ([LSD20-0002](#))

- Currently zoned PRD, Planned Residential Development.
- A large scale development to construct a total of 312 residential units in three phases. The units are divided between 13 1-bedroom apartment buildings, 10 2-bedroom apartment buildings, and 9 townhome clusters. 132 units are proposed in Phase I, 144 in Phase II, and 36 in Phase III. The development provides a total of 552 parking spaces.
- The development proposes the construction of a 10-foot trail section along the northern boundary of the project area to meet the requirements of the Master Trail Plan.
- The applicant provided a preliminary traffic study for Engineering Department review.
- The applicant's architectural elevations depict hardie panel and brick as the materials on the exterior of the multi-family units.

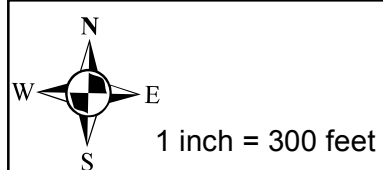
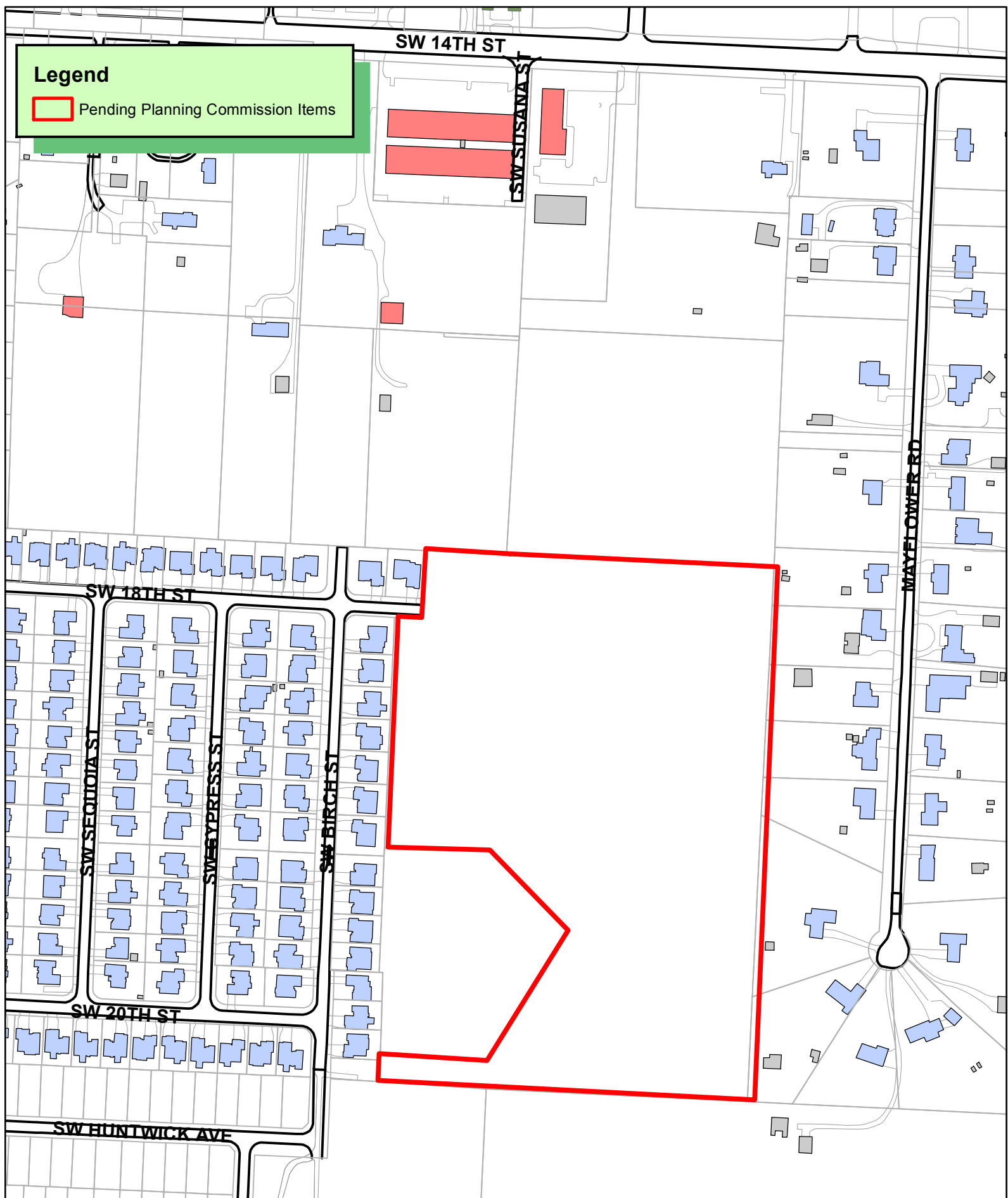
13. Lots 1-3, The Reserve Subdivision**Lot Split**SW Greenhouse Road and SW Regional Airport Boulevard ([LS20-0004](#))

- Currently zoned PRD, Planned Residential Development.
- A lot split of previously un-platted section land creating new Lots 1, 2, and 3 of The Reserve Subdivision.
- The plat dedicates additional utility easement to meet the requirements of the associated large scale development.
- The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan and to support the street improvements of the LSD.
- The plat shall dedicate a cross access easement over the top of the commercial drive connection to SW Regional Airport Boulevard.

14. Group Home Ordinance**Public Hearing*****15. Detention Pond Ordinance****Public Hearing*****IV. Other Business**

Legend

 Pending Planning Commission Items



RZ20-0033
REZONING R-1 TO R-3
A&C INVESTMENTS, LLC
PARCEL 01-08652-000





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

July 13, 2020

City of Bentonville
305 SW "A" Street
Bentonville, AR 7272
Attn: Development Services

Re: Rezoning Request for Parcel Number 01-08652-000

This letter is in regards to a proposed rezoning of Parcel Number 01-08652-000 and the following required information:

- The current owner of the property, A&C Investments, LLC, is requesting the Bentonville Planning Commission to consider rezoning the property at the east end of SW 18th Street, east of SW Birch Street and east of Windwood Subdivision Phase 6. The proposed request is to rezone from R-1 to R-3.
- The reason for the requested rezoning to R-3 is to increase the allowable density of future development. Per the Master Street Plan, a collector street will be required to be constructed with the development of the site. Therefore, higher density will be needed to help offset the street improvements.
- The property to the east and west is R-1. The property to the north is currently in the process of being rezoned to R-3. We feel that rezoning this property will be compatible with the surrounding zonings.
- The proposed use of the property is a residential development.
- The SW 18th Street stub-out currently provides access to the site. Also, a proposed Collector Street is planned to run north & south through the property, per the Master Street Plan. This development will not adversely affect the existing or proposed streets in the area.
- Water & sewer connections are currently available to the site. An 8" water main stub-out is located at the east end of 18th Street, and an 8" sewer main runs through the southern portion of the property.
- The potential to increase the population density in this area as a result of this rezoning would not adversely affect services.
- The current zoning does not allow the full potential of this lot to be built upon in a fashion that would serve the community.

Sincerely:

Charles A. Zardin, P.E.

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Dear Sirs:

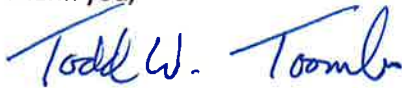
I am writing in reference to the requested rezoning of parcel number 01-08652-000 from R-1 to R-3 by A&C Investments, LLC. I would like to register our objections to this proposal.

We live at 1804 SW 18th Street directly next to the proposed development. When we purchased this home in December 2015, we were assured by the builder that this land would remain undeveloped and we specifically purchased this lot because it is located at the end of the development and would see very limited traffic. While we completely understand that circumstances change, what is now proposed under this rezoning request as I understand it would be much smaller homes on smaller lots and would require each home have access to an alleyway. This would be a significant departure from the type of homes in our subdivision currently. There is little doubt that this would have a very detrimental effect on our property values and would significantly increase the density and traffic.

We would prefer that this parcel remain zoned as R-1 so that if that parcel is to be developed, it maintains the overall look and structure of the current subdivision.

We appreciate your consideration in this matter. We will try to attend the public hearing on August 18th as well.

Thank you,



Todd W. Toombs
1804 SW 18th Street
Bentonville, AR 72713
(479) 283-9993

NOTICE OF INTENT TO REZONE

A&C Investments, LLC

has requested the Bentonville Planning

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

R-1

to

R-3

The legal description of the property is as follows:

See attached legal description.

The common description of the property is: Parcel Number 01-08652-000

Proposed land use: Residential

The public hearing will be held August 18th, 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:

IT ALLOWS MULTI FAMILY DEWELLINGS
THAT ARE NOT CURRENTLY ALLOWED AND WILL BRING PROPERTY VALUES
DOWN AND BRING HIGHER TRAFFIC & CRIME INTO MY NEIGHBORHOOD.
IN ADDITION WHEN I MOVED HERE IT BEING ZONED R-1 WAS PART OF
WHY I PURCHASED. IN THIS AREA.
Robert B. Whitworth Jr.
Signature

Printed Name

1804 SW BIRCH ST, BENTONVILLE, AR

Physical Address

72713

SO I WOULD NOT END-UP WITH THE ISSUES
& THE DEGRADING OF MY NEIGHBORHOOD & HOME,
ASSOCIATED WITH APARTMENT COMPLEXES.
BUILD SINGLE FAMILY HOMES ON IT AS ZONED NOW.
I AND MY WIFE ARE TOTALLY AGAINST THIS REQUEST.
TO REZONE THE PROPERTY

NOTICE OF INTENT TO REZONE

A&C Investments, LLC

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R-3

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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 STATEMENT

Richard L. Clark, TREC
Signature

RICHARD L. CLARK
Printed Name
1805 SW BIRCH ST BENTONVILLE
Physical Address

August 3, 2020

To: Bentonville Planning Commission

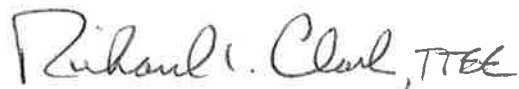
Fr: Richard L. and Eileen M. Clark
1805 SW Birch St
Bentonville, AR 72713

Since the developer provided no information in their notice about the type of structure(s) to be built, we are left to assume the worst: high density, low income housing may be in the offing.

We don't know the number of units to be built, purported quality of the structures, whether sight and sound barriers to residential areas are suitable, the effect on traffic, and most importantly, the type of transients to be housed. Transients, not used pejoratively but as the temporary residents they typically are.

Ours is an R-1 zoned single-family residence bordering the emanant development and we have the most to lose in quality of life and property value. Accordingly, absent convincing assurances otherwise, we reason that any development (not just low income) that does not conform to R-1 zoning will be detrimental to our way of life.

We oppose the rezoning of the stated property from R-1 to R-3.



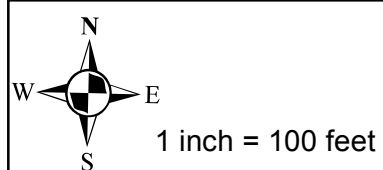
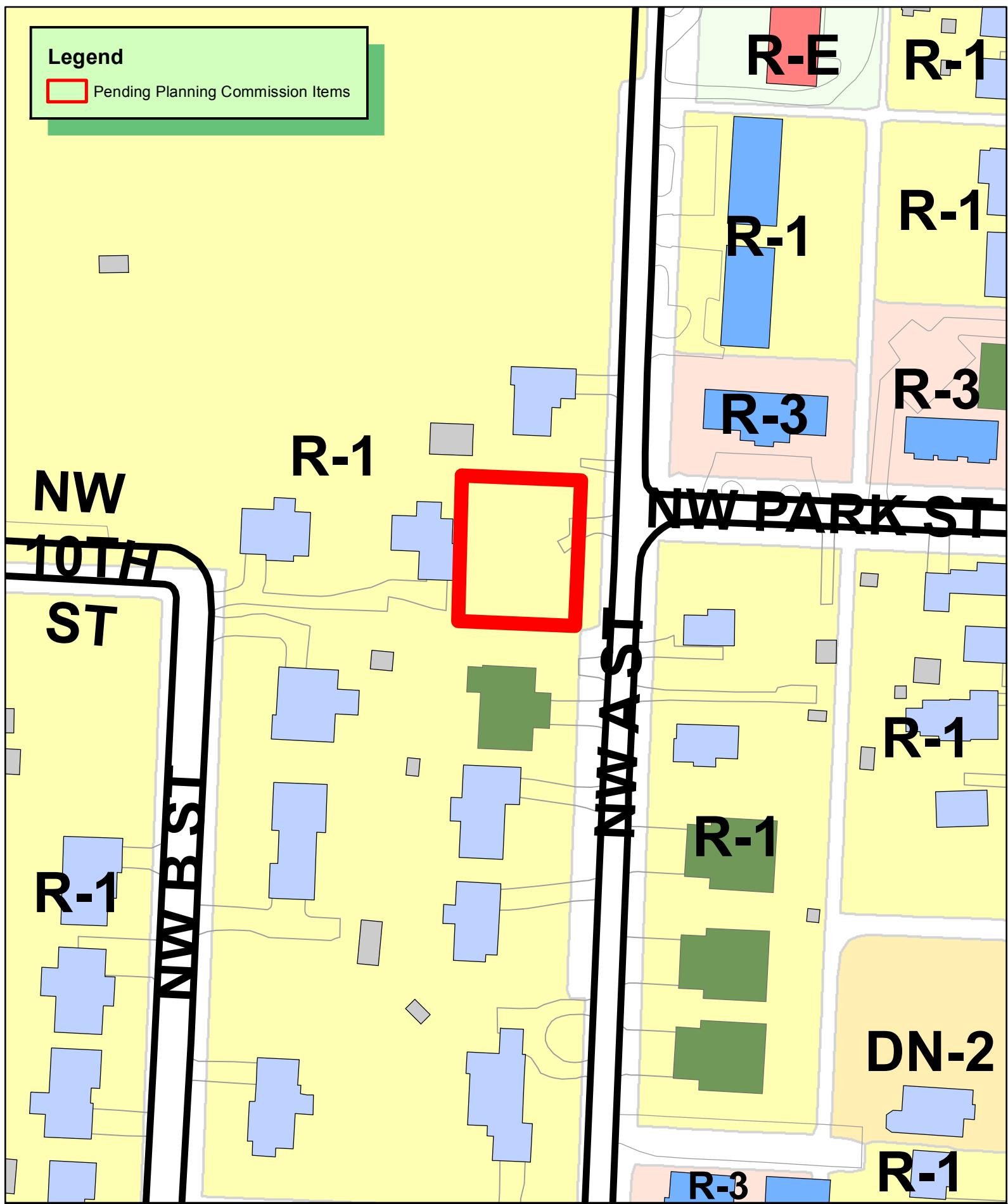
Richard L. Clark, Trustee



Eileen M. Clark, Trustee

Legend

 Pending Planning Commission Items



RZ20-0031
REZONING R-1 TO DN-2
BREWER
1001 NW A ST



Rezoning Narrative 1001 NW A St.

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Homeowners Levi & Cassidy Brewer (mailing address: 406 NW H St., Bentonville AR 72712) proposes to rezone the property at 1001 NW A St. (Parcel # 01- 02755-000) from R1 to DN2, in order to develop a single family home in compliance with DN2 standards. Cultured Construction LLC is the contracted builder for the home.

Reason to Rezone: There is a 13 ½ foot street right-of-way at the east side of the property, which affects the ability to achieve the intended outcome for Mr. & Mrs. Brewer's personal home according to their house plans. DN2 would allow for a reasonable front setback considering the extent of right-of-way.

Statement of how the property will relate to surrounding properties: The house plans proposed for the property will fit in form and scale with similar surrounding single-family homes. There also seems to be other DN2 zoned properties within a reasonable radius of the property.

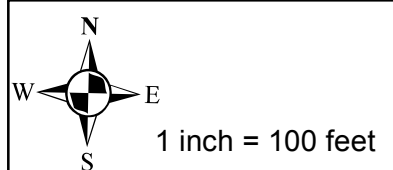
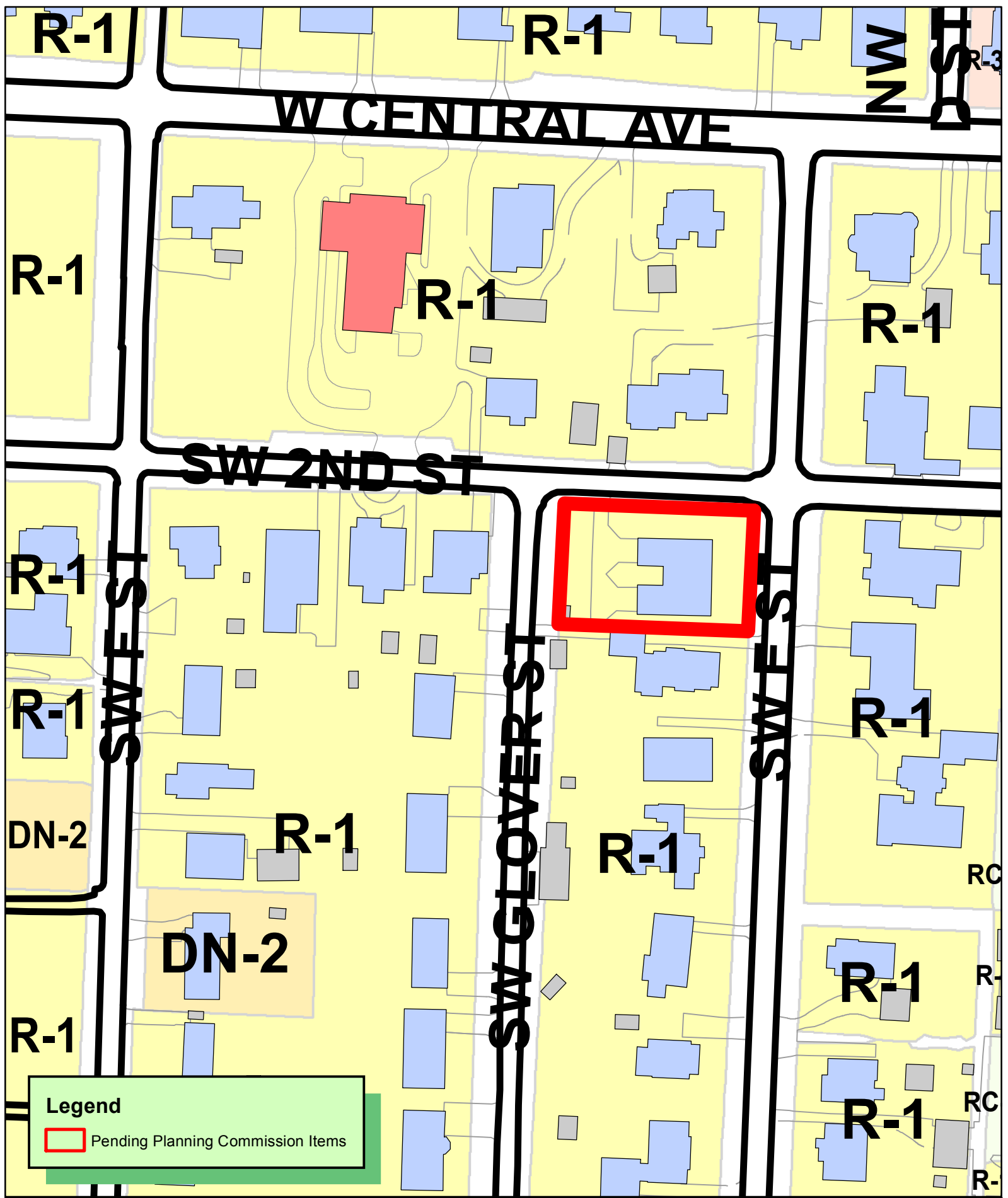
Use: This residential home will conform to the overall downtown plan.

Traffic: The home should not impact current traffic patterns along NW A St.

Signage: None proposed.

Appearance: Similar in style to other newly built single-family homes in the surrounding area.

Water/ Sewer/ Electric: Available at site.



RZ20-0030
REZONING R-1 TO DN-2
RAINBOW HOMEBUYERS
202-204 SW E ST



July 5, 2020

City of Bentonville
Planning Dept
305 SW "A" Street
Bentonville, AR 72712

RE: 202-204 SW "E" Street Rezoning Request Narrative
R-1 Current - DN-2 Requested

Dear Planning Commission:

Please accept this letter as a part of our application packet for a change in zoning designation for the address known as 202-204 SW E Street. Rainbow Homebuyers LLC is the owner of the property and the managing members are myself, Pamela Underwood and Karen Wilson. The county parcel number is 01-01693-000. As managing members, we are requesting a change in zoning from R-1, Single Family Residential to DN-2, Downtown Medium Density Residential. The property is 15,675 SF (.36 acre). This duplex property borders three streets - SW "E", SW 2nd Street and Glover Street. The frontage on SW "E" and Glover Street is 100 feet and the frontage on SW 2nd Street is 156.75' per deed book "L" at page 166. We purchased the property in 2007 and the property is not currently listed for sale. Its past and present use is a duplex rental which is an existing, non conforming use.

The zoning request is being proposed to allow for flexibility in future redevelopment of the subject tract to allow for attached homes or potentially a replat into two single family lots. All necessary utilities for the redevelopment are on the subject tract and could serve the new development. An 8 inch main water line is on the east side of Glover (near our property line) and an 8 inch sewer line is under the west side of Glover Street. The 4 inch water line that services our duplex is under the middle of SW "E" Street. The 8 inch sewer line that services our duplex is under the middle of SW 2nd Street. Additionally there is an 8" sewer line under SW "E" Street. Natural Gas runs along our side of SW 2nd Street. There is an abundance of utilities surrounding this site.

A majority of the properties in the immediate vicinity are zoned R-1 on SW "E" Street, Glover and SW 2nd. There are a few RC-2 zoned lots on SW "D" and SW "F" Streets. The Callison Lough Funeral Home located diagonal from our tract is zoned R-1. SW 2nd street is adjacent to the subject tract and is frequently traveled from Walton Blvd to SW "A" in lieu of W. Central Avenue. Both SW "E" and Glover Streets lead to the Walmart Home Office. Traffic generated by future development will have little effect due to the existing high traffic street - SW 2nd Street. Redevelopment on SW "E" between SW 2nd and SW 4th has been at a slower pace. Beyond the 400 block of SW "E" redevelopment has been occurring at a faster pace.

The current zoning, R-1 has limited redevelopment opportunities. Any redevelopment project would be in keeping with the surrounding neighborhood appearances and current city requirements. Thank you for your time and consideration in this matter.

Respectfully submitted,



Pamela Underwood, managing member
Rainbow Homebuyers LLC

NOTICE OF INTENT TO REZONE

Rainbow Homebuyers 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:

The North 100 Feet of Lot 13, Clark's Addition to the city of

Bentonville, Benton County Arkansas, as shown in Deed Book "L"

at page 166

The common description of the property is: 202-204 SW "E" Street

Proposed land use: Medium Density Residential

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

The proposed rezoning of this property will negatively impact surrounding neighbors and alter the current neighborhood aesthetics. The proposal is vague, but suggests tearing down a neighborhood home and creating multiple structures or a very large structure on an average size lot. The lot does not appear large enough to adequately accommodate that...

Signature

Printed Name

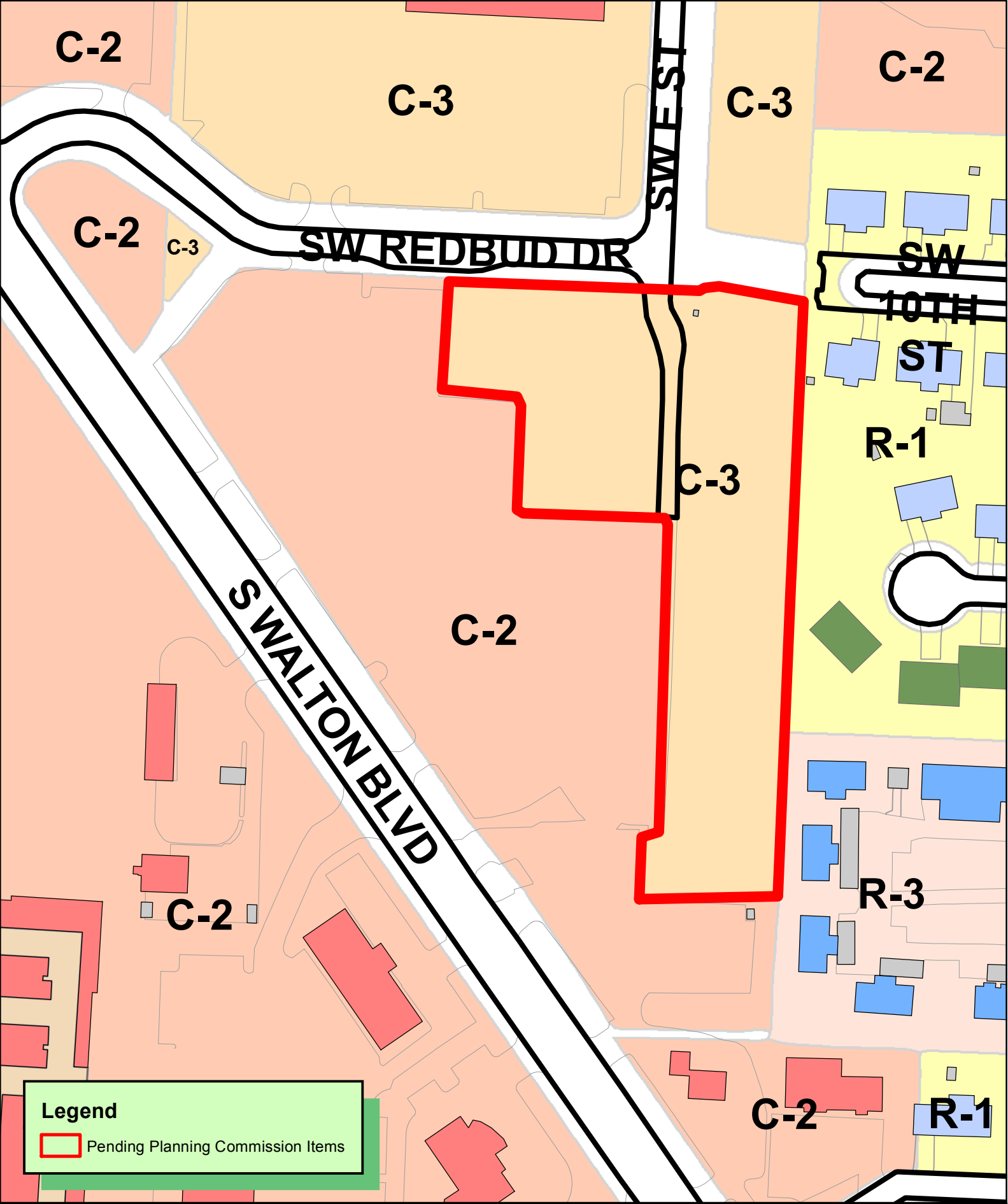
Physical Address

Michael Flanagan

604 SW 2nd St Bentonville AR 72712

Change, as well as the additional resident considerations like parking, waste, etc. As such we are opposed to this project. Our concerns and opposition are also shared by our neighbors, none of whom see the benefit of rezoning. While we appreciate supporting the transformation of Bentonville, and the desire to help it grow, inserting multi-unit properties within neighborhoods of single family residences seems more in line with business profitability. Zoning laws exist to maintain the original integrity of an area.

Thank you for your consideration.



Legend

Pending Planning Commission Items



 1 inch = 133 feet

RZ20-0032
REZONING C-3 TO C-2
BENTONVILLE PLAZA PARTNERS





July 13, 2020

RE: Bentonville Plaza Commercial Subdivision
Bentonville, AR

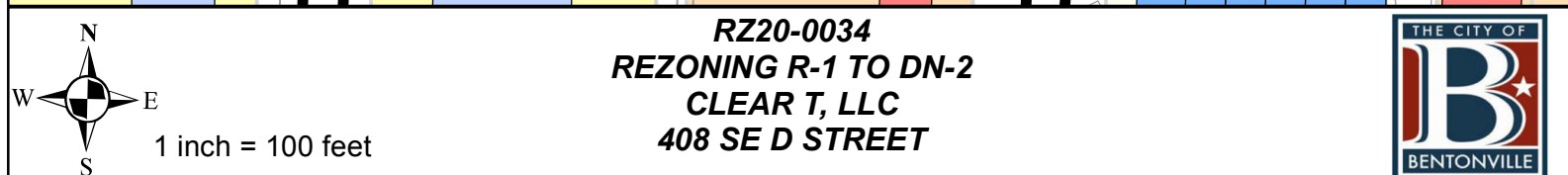
Dear Bentonville Planning Commission,

HFA has submitted for a preliminary plat for Bentonville Plaza Land, LLC for an approximately 8.64 acre site located at the SE intersection of S. Walton Blvd. & Redbud Drive. We are proposing to rezone the current C-3 portion of the site to C-2 so that the overall subdivision can be one uniform zone. While the future tenants of the site are unknown at this time, the lots will all comply with the overall C-2 zoning district. If I can provide any additional information on this rezone request, please let me know.

Sincerely,

Kelsey Kreher

Kelsey Kreher
Civil Team Lead
(816) 872-7190





July 13, 2020

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

RE: Rezoning Request-408 SE D street-Lot 15 block 2

To Whom It May Concern:

We, RB Group, Inc are requesting to rezone the above mentioned property from R-1 single family to Downtown Medium Density residential-DN-2. The goal is to construct 2 single family attached residences (one structure, two residences). The footprint will be similar to the existing single family attached residences that are along this block. Also, the design and scale will be compatible with the multi-family structures along D Street. The intent is to construct 2 townhomes that are primary 2 story with a bedroom/bonus room located on a 3rd story with an open deck. The Exterior materials will be James Hardie siding, brick and wood panel siding with a standing seam metal roof.

All utilities, water, gas, electricity, and sewer are available at the site. Should you have any questions or need additional information please contact us at 501-960-1296

Sincerely,

A handwritten signature in black ink, appearing to read 'RW', with a horizontal line extending to the right.

Reginald Wright.

CONTACTS

BLACK HILL ENERGY
Josh Knight
1301 Federal Way
PO Box 2129
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T
Scott Seaman
627 White Road
Springdale AR 72766
(479) 442-1967

Layne Rhodes
(479) 442-1977
lr159@att.com

COX COMMUNICATIONS
Kip Smith
4901 S. 48th Street
Springdale, AR 72762
(479) 717-3796
kip.smith@cox.com

FIRE DEPARTMENT
City of Bentonville
Brent Boydston, Fire Chief
800 S.W. “A” Street
Bentonville, AR 72712
(479) 271-5927

STREET DEPARTMENT
City of Bentonville
Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT
City of Bentonville
Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT
City of Bentonville
Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT
City of Bentonville
Nancy Busen
1901 N.E. “A” Street
Bentonville, AR 72712
(479) 271-3160

PLANNING DEPARTMENT
City of Bentonville
Ellen Norvell
305 S.W. “A” Street
Bentonville, AR
(479) 271-3122

CITY ENGINEER
City of Bentonville
Dan Weese
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5993

STORMWATER
City of Bentonville
Janet Paith
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5002
jpaith@bentonvillear.com

PROJECT NARRATIVE

P03 Written Description of PUD

OVERALL SITE

- P05 General Vicinity Map
- P06 Site Boundary
- P07 Master Plan | Building Types
- P08 Master Plan | Zones
- P09 Zone Map | LSD Package Zone 01
- P10 Zone Map | LSD Package Zone 02
- P11 Zone Map | LSD Package Zone 03
- P12 Zone Map | LSD Package Zone 04
- P13 Zone Map | LSD Package Zone 05
- P14 PUD Construction Phasing Plan

BOUNDARY SURVEY

P15 ROW & Setback Boundaries

STREET SECTIONS

- P16 Public City Street | SE J Street
- P17 Public City Street | SE Martin Luther King Jr Parkway
- P18 Public City Street | 8th Street
- P19 Public Ardot Street | SE 14th Street
- P20 Private Street | SE P Street
- P21 Private Street | SE 5th Street
- P22 Private Street | SE 10th Street

P23 Parking Lot Soil Depth

P24 Open Space Area

ZONE 01 - ELEVATIONS & MATERIALS

- P25 Office Building OF01 | Foundry
- P26 Office Building OF02 | Collection
- P27 Office Building OF12 | Collection
- P28 Office Building OF04 | Apparel Merchant Building
- P29 Building D-01 | Food Hall
- P30 Parking Garage | PD01
- P31 Parking Garage | PD03

ZONE 03 - ELEVATIONS & MATERIALS

- P32 Office Building OF05 | Mill
- P33 Office Building OF06 | Foundry
- P34 Office Building OF07 | Collection
- P35 Office Building OF08 | Collection
- P36 Parking Garage | PD05
- P37 Parking Garage | PD06
- P38 Parking Garage | PD10

ZONE 04 - ELEVATIONS & MATERIALS

- P39 Office Building OF09 | Mill
- P40 Office Building OF10 | Foundry
- P41 Office Building OF11 | Collection
- P42 Building G-04 | Auditorium, Conference and Training Center
- P43 Parking Garage | PD07
- P44 Parking Garage | PD08
- P45 Parking Garage | PD09



OWNER

Walmart

Bentonville, AR



ARCHITECT

Gensler

5005 Greenville Avenue
Dallas, TX 75206



ARCHITECT

Miller Boskus Lack

224 SE 2nd Street
Suite 200
Bentonville, AR 72712



PARKING AND ADVISORY

Walker Consultants

2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169



CIVIL ENGINEER

CEI

3108 SW Regency Parkway
Bentonville, AR 72712



CIVIL ENGINEER

Walter P Moore

1301 McKinney, Suite 1100
Houston, TX 77010



LANDSCAPE ARCHITECT

SWA

811 W. 7th Street
8th Floor
Los Angeles, CA 90017



Walmart Home Office Campus

PUD Submission
August 3, 2020

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart’s leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company’s commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 218 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P14.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P15, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands at the minimum rate of (1) shade tree per every six (6) parking spaces or fraction thereof and shall be located in the double row; and internal planting islands shall not be required. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P16-P22 Street Sections.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P16-P22 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P24, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P14, Phasing Plan, for additional details.

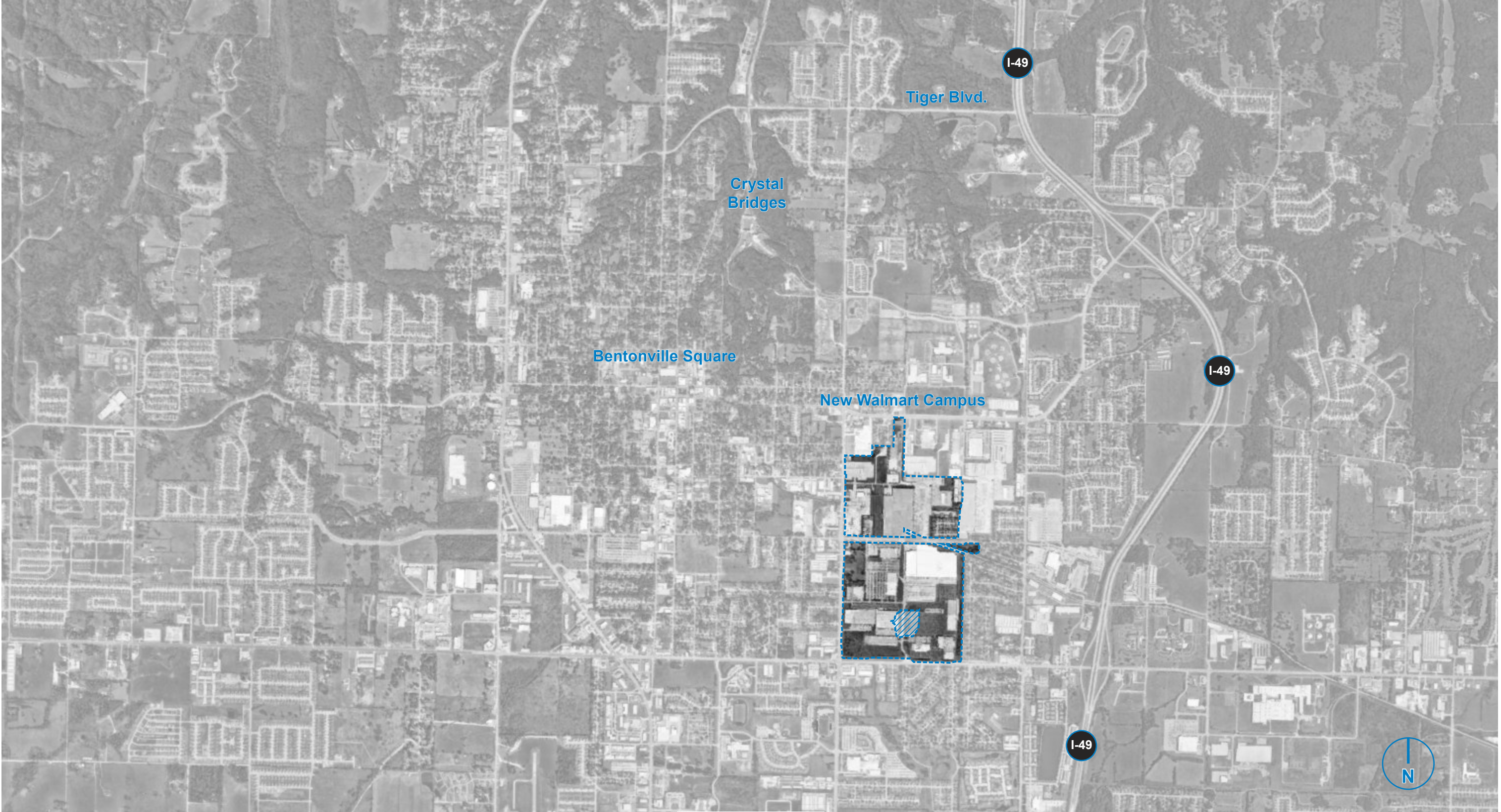
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

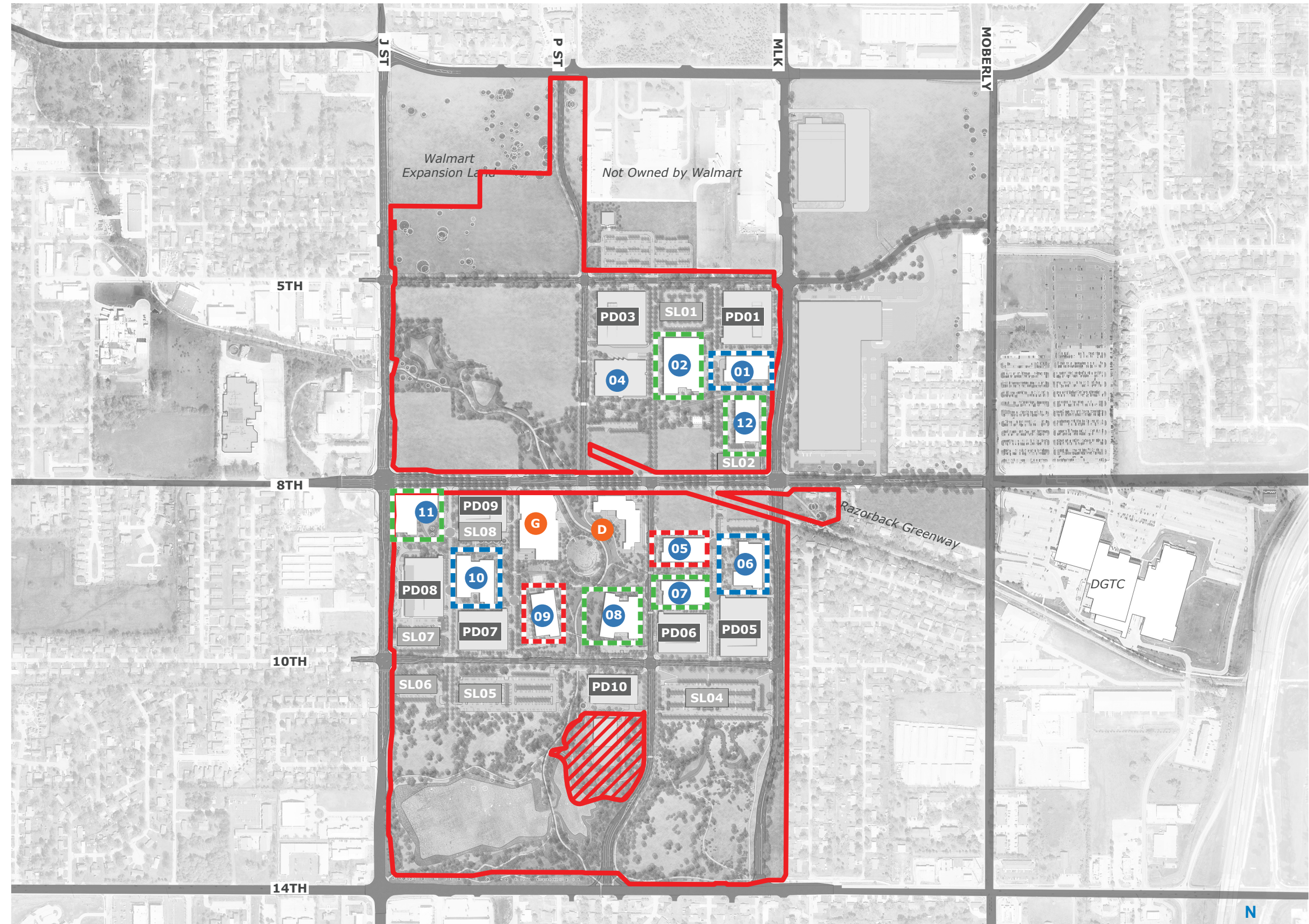
Refer to P25 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.



Google Maps

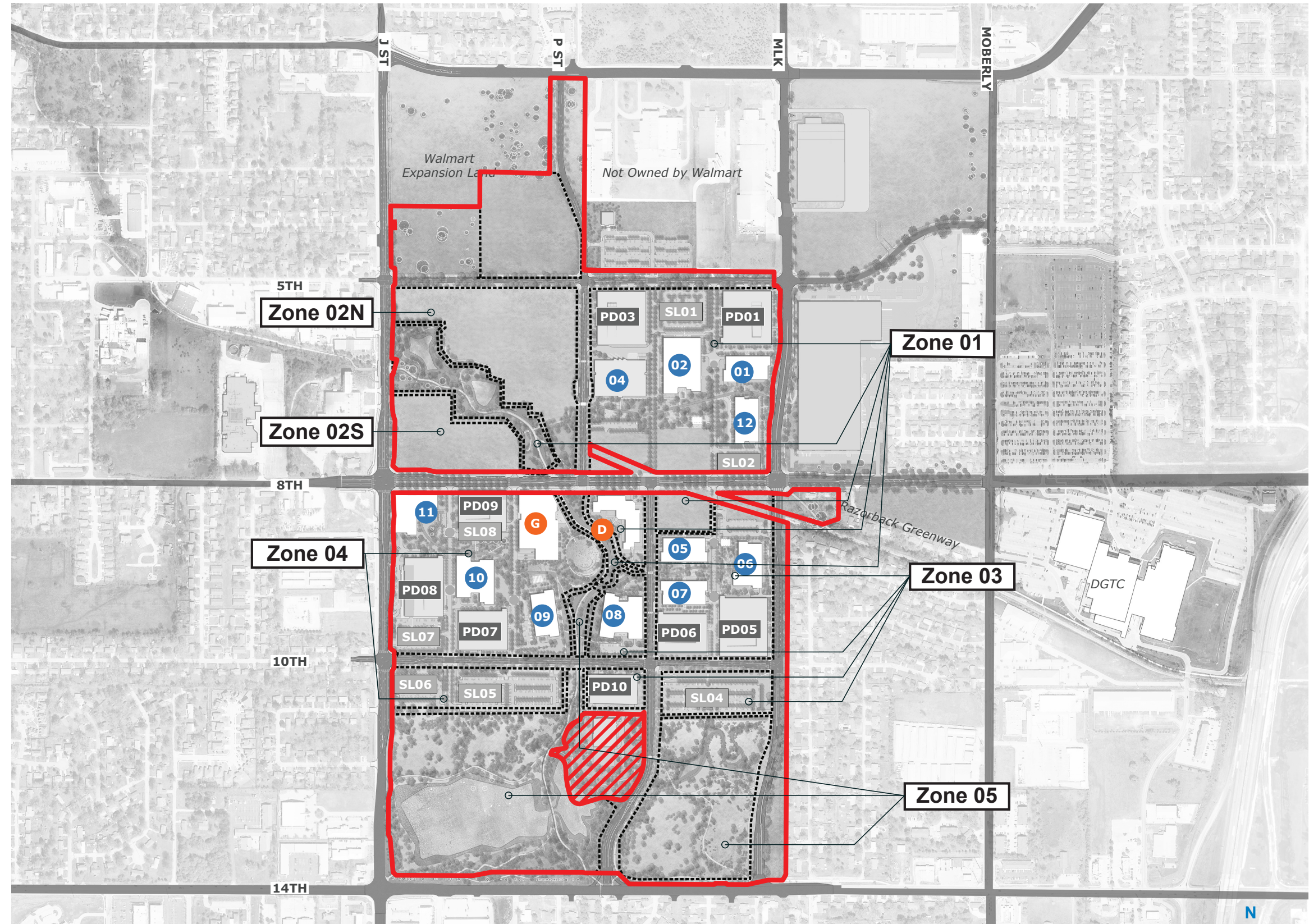


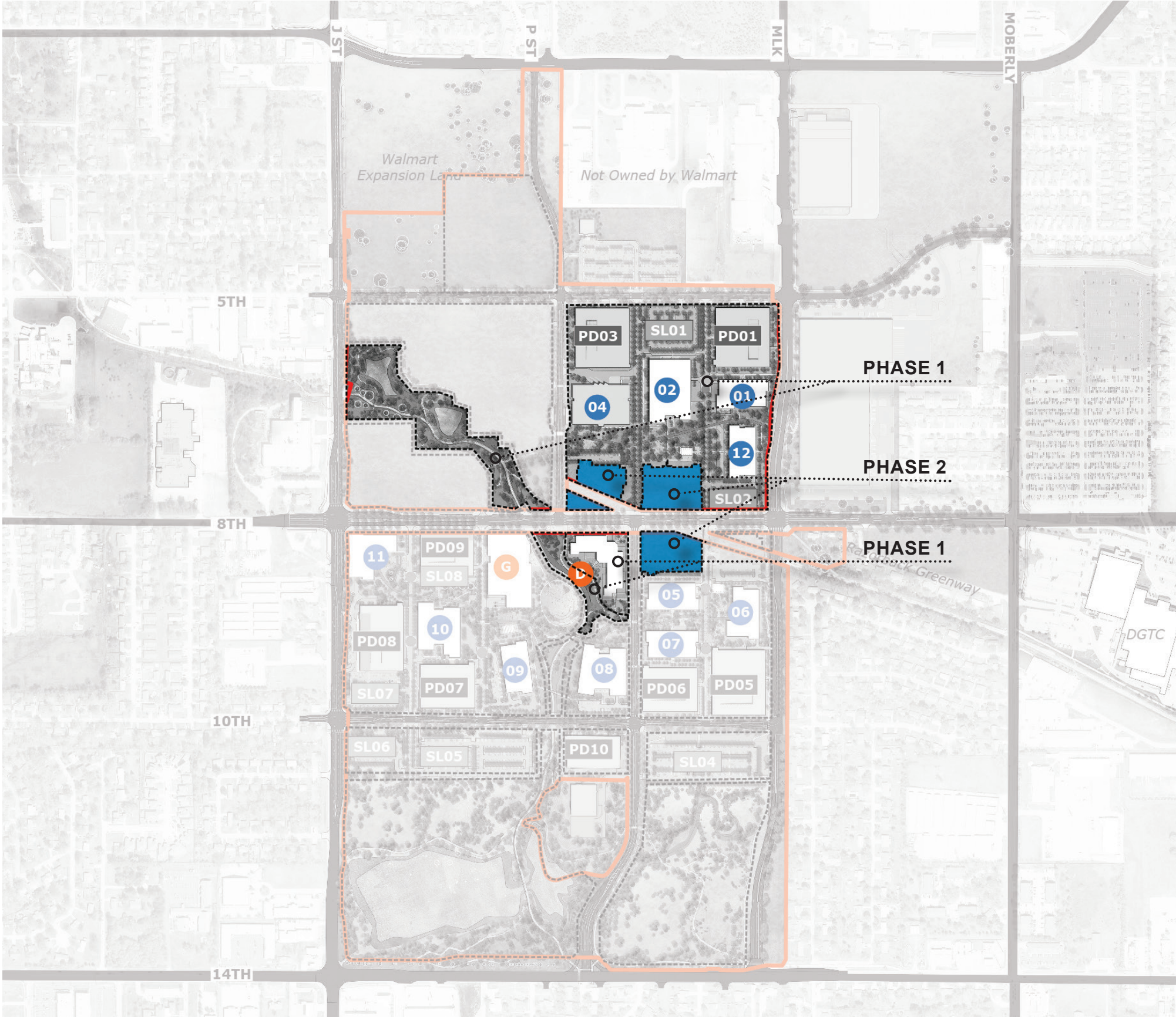
Google Maps

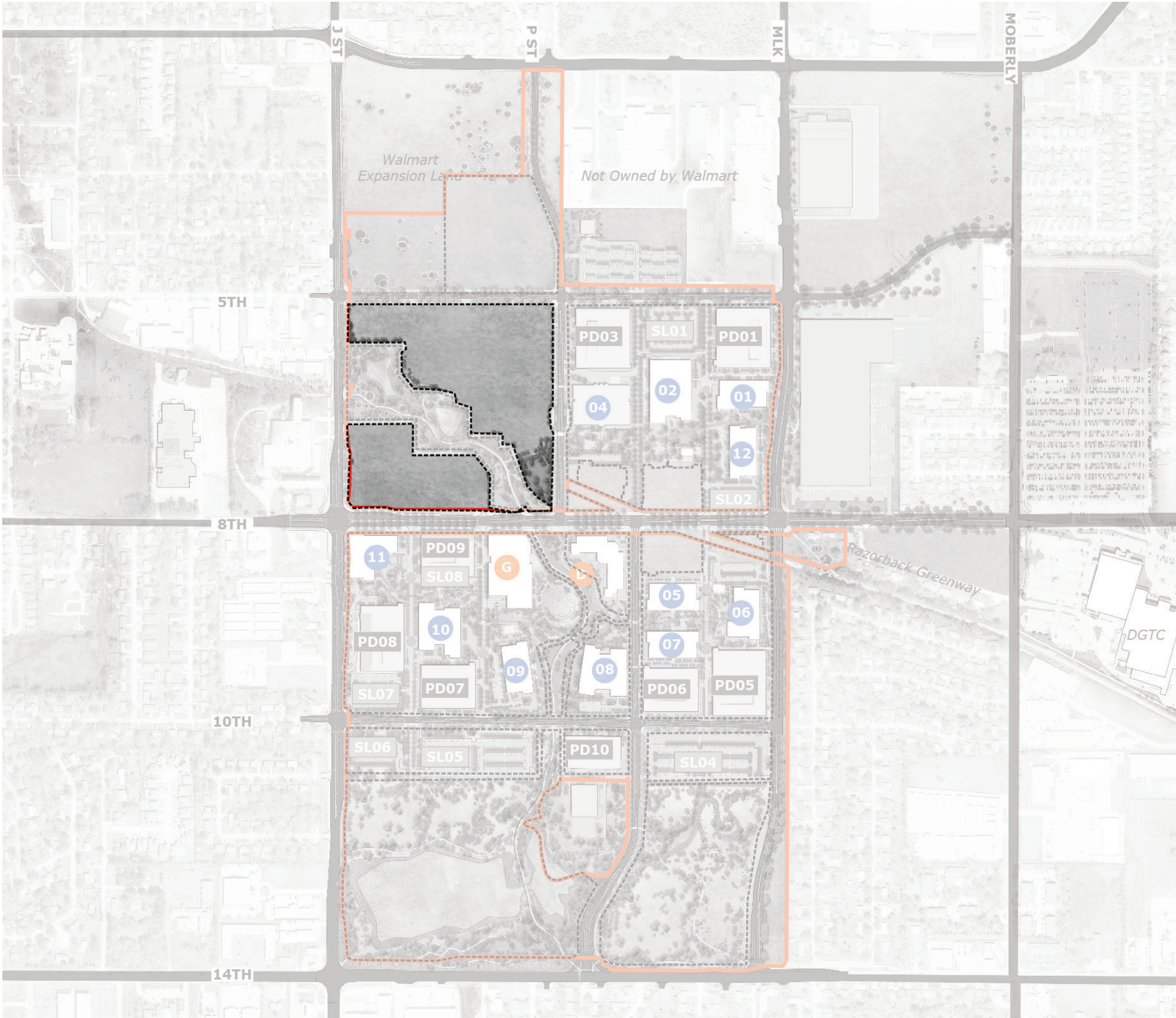


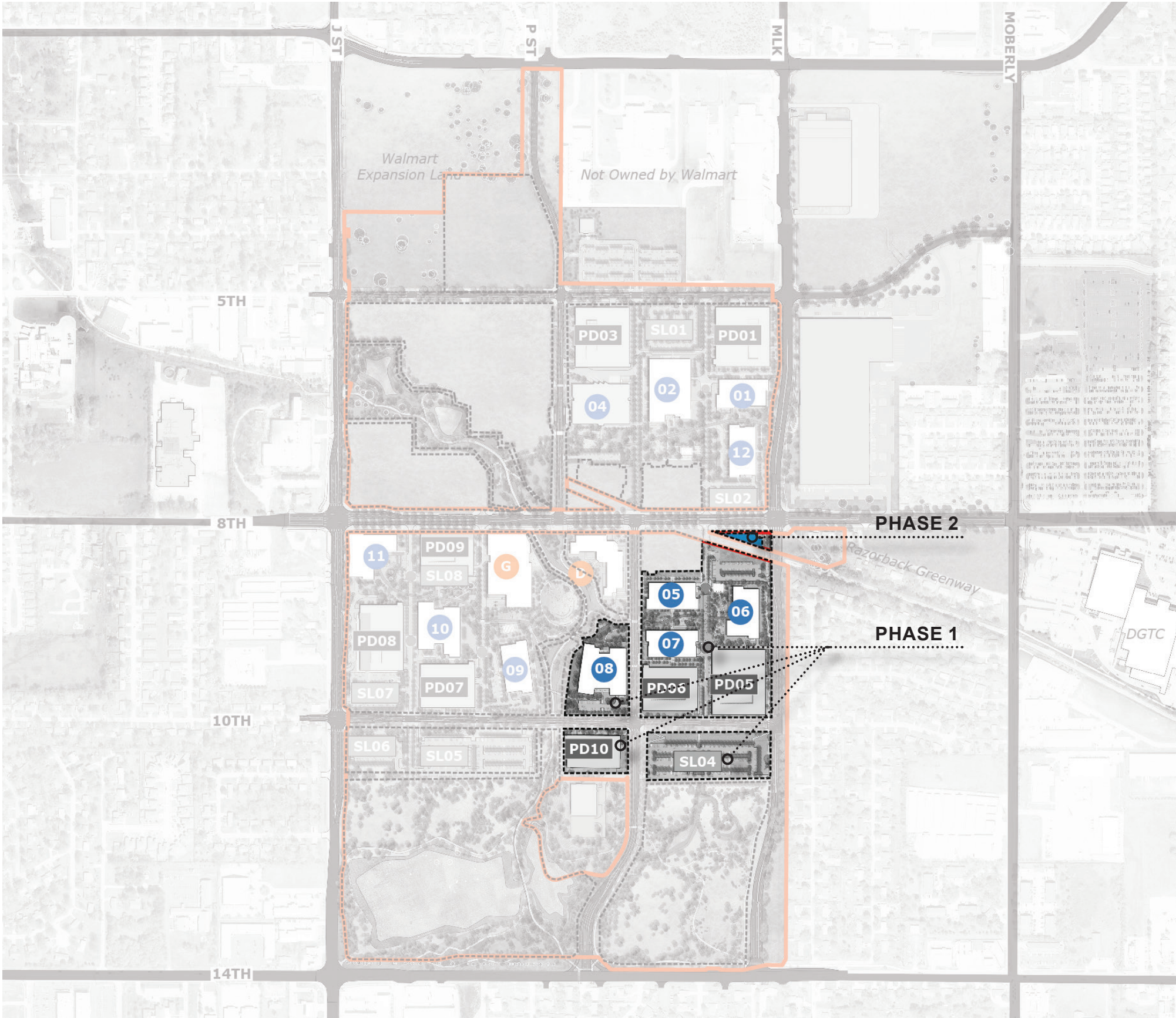
Legend

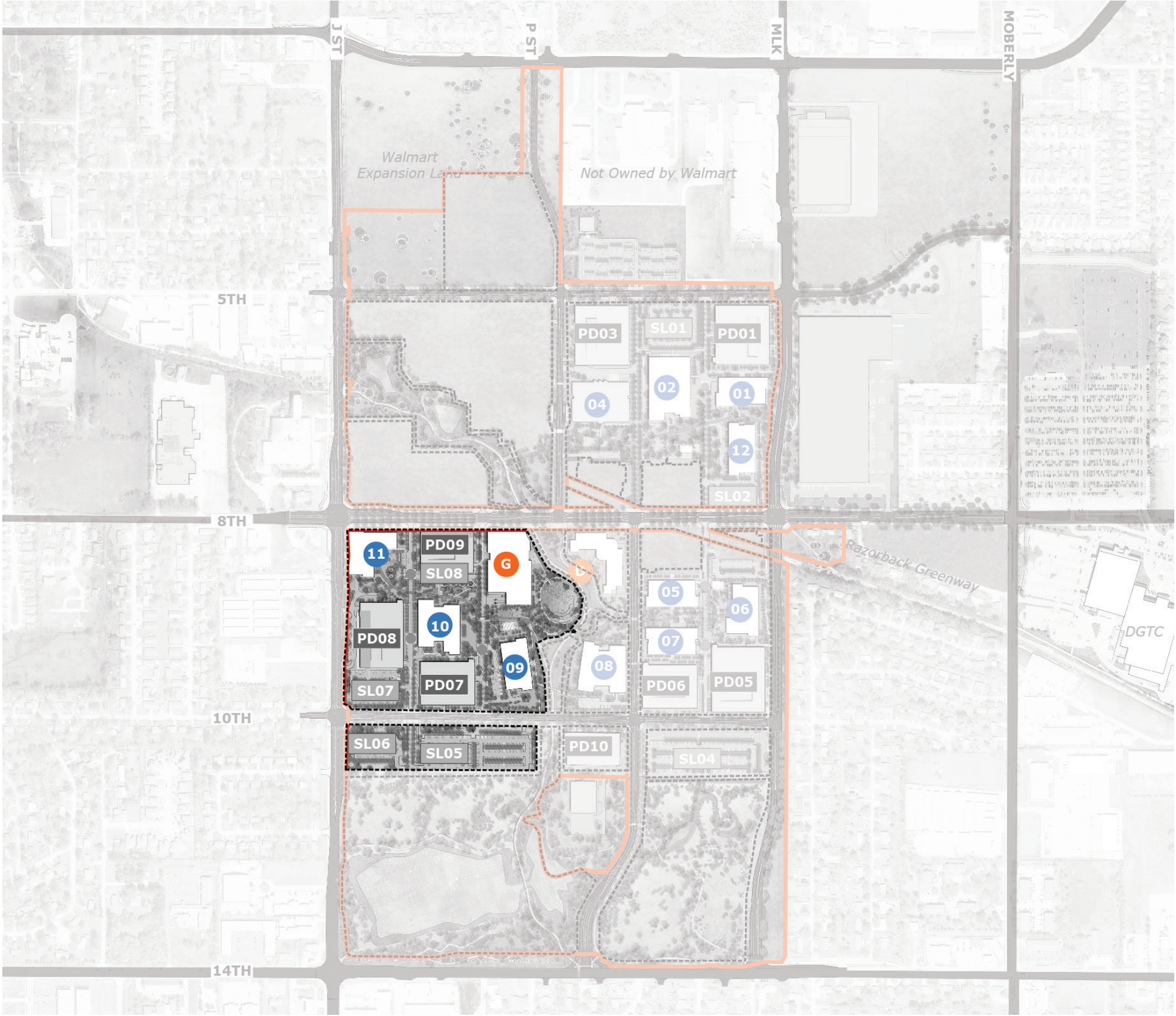
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- “Mill” Building
- “Foundry” Building
- “Collection” Building

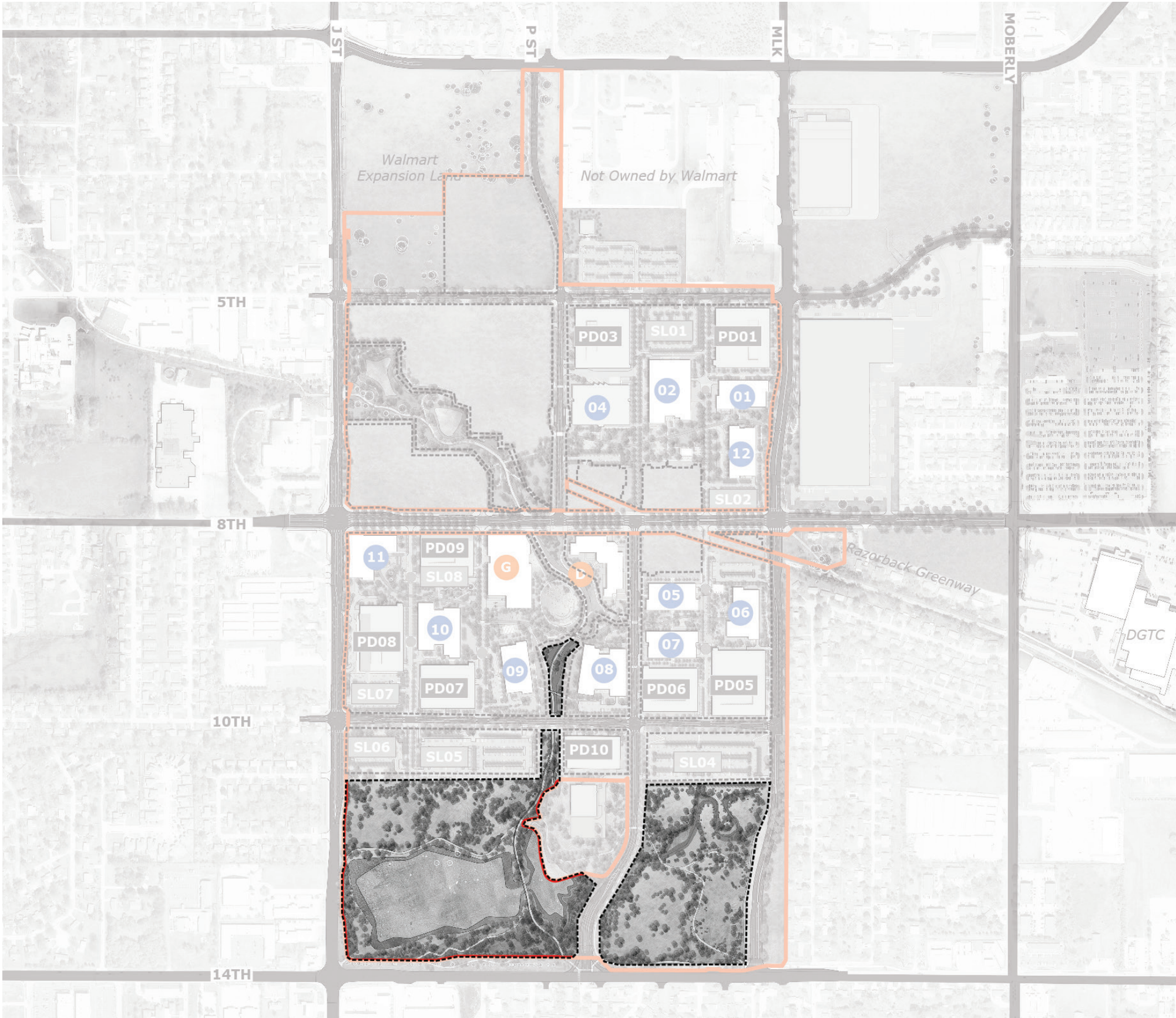


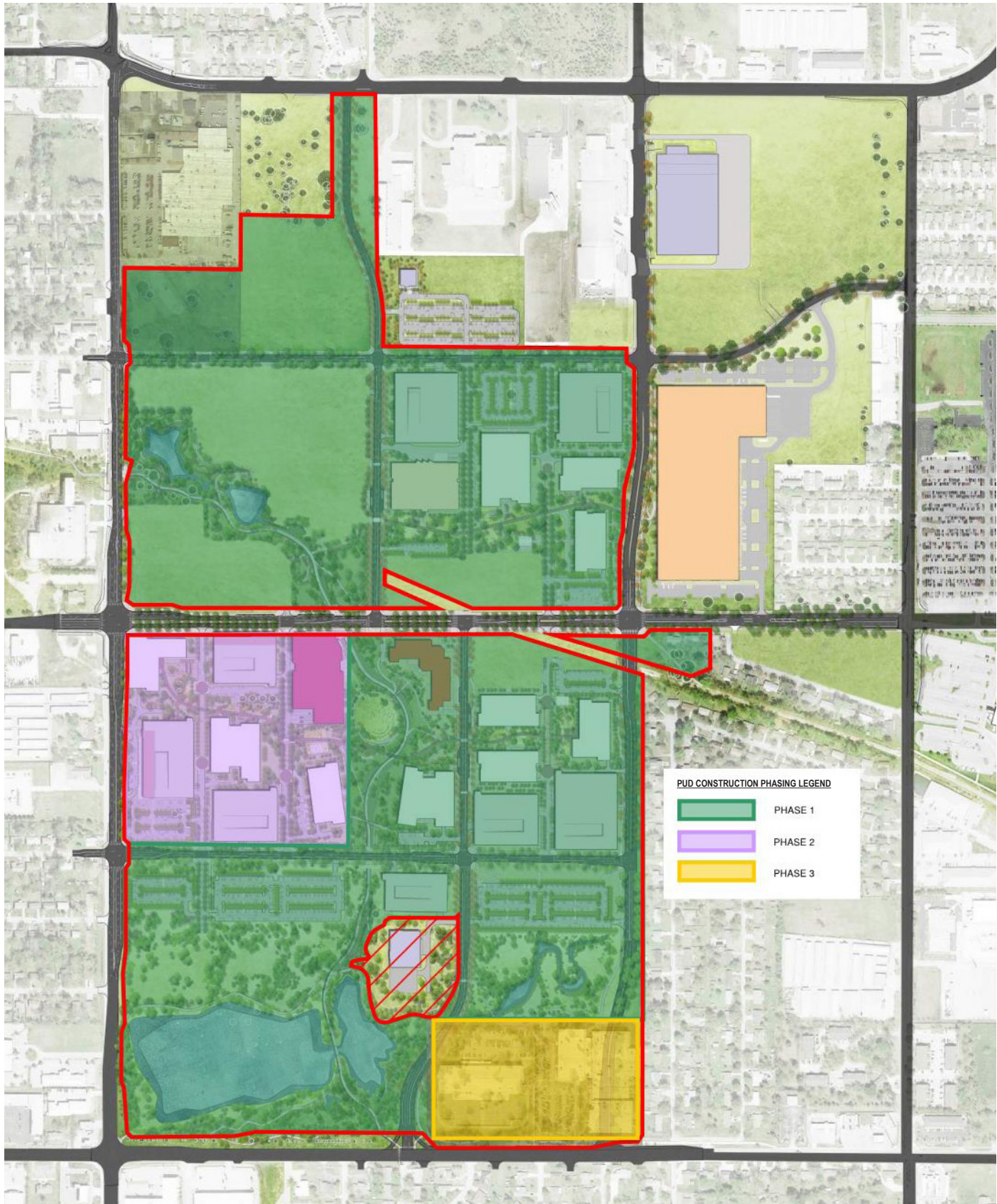




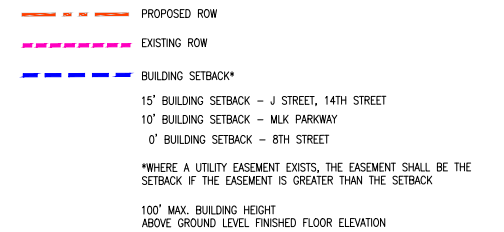


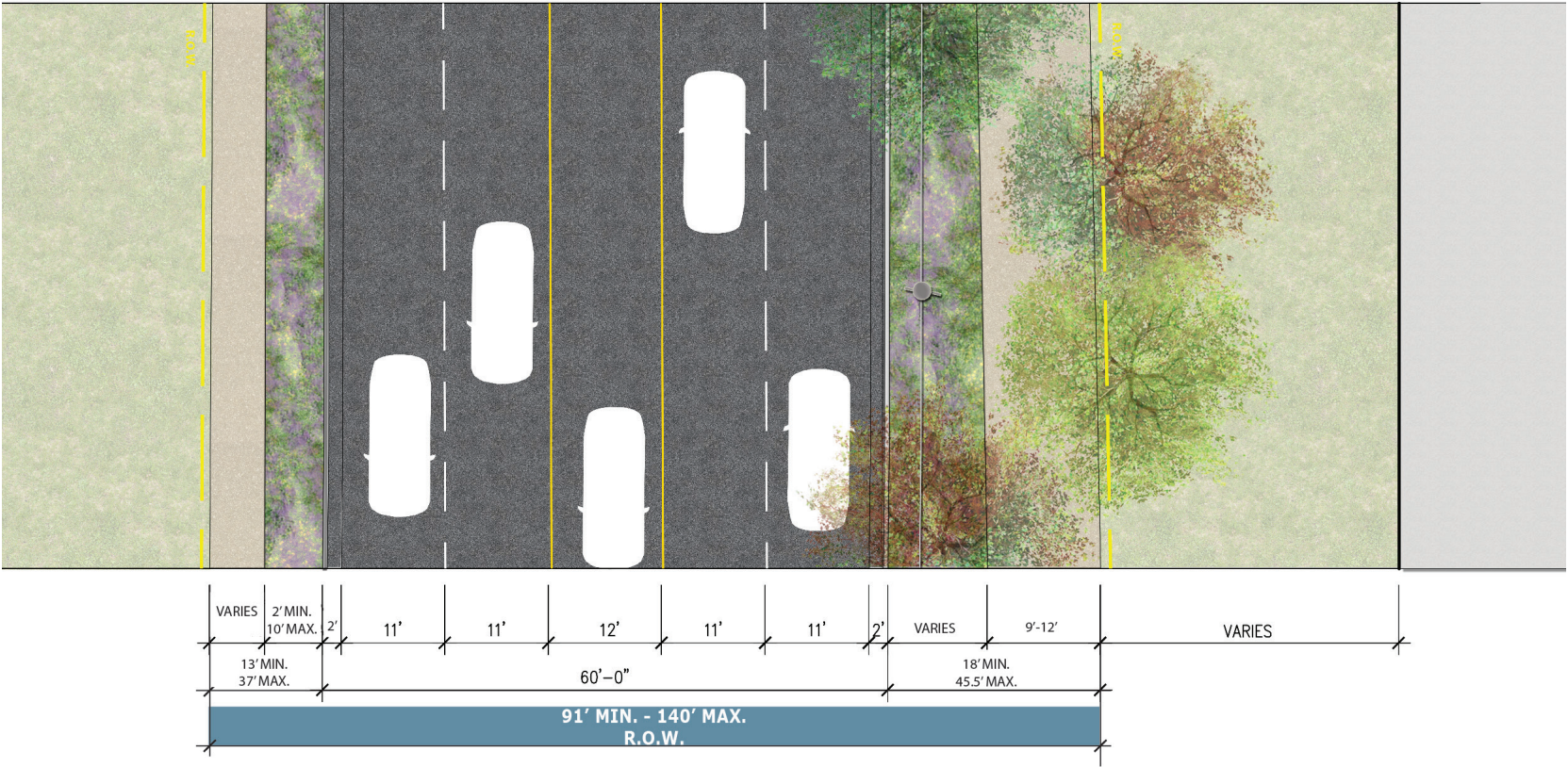
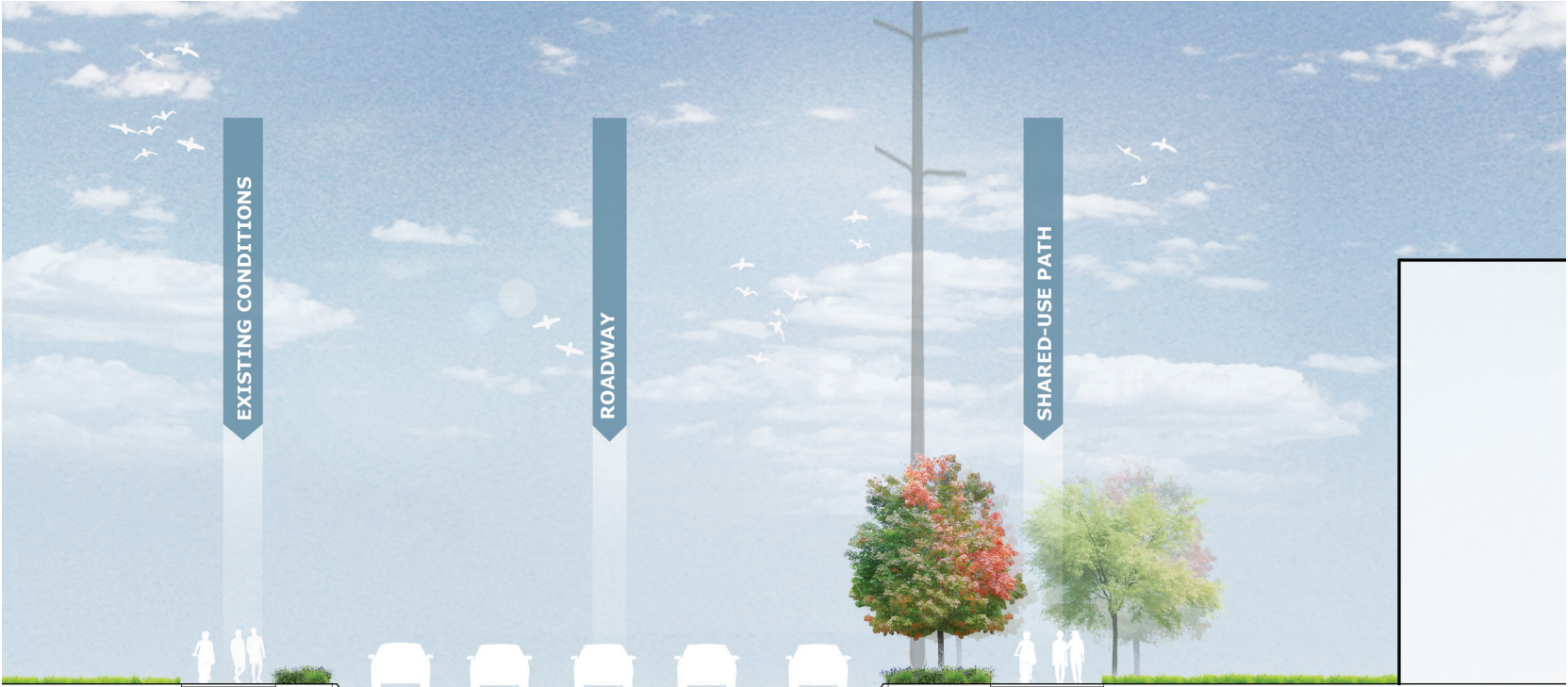






PHASE 1	
Required Parking Spaces:	4,395
Total Parking Spaces:	7,319
PHASE 2	
Required parking spaces:	2,816
Total parking spaces:	3,936
PHASE 3	
Required parking spaces:	0
Total parking spaces:	0





PROPOSED GUIDELINES

EAST

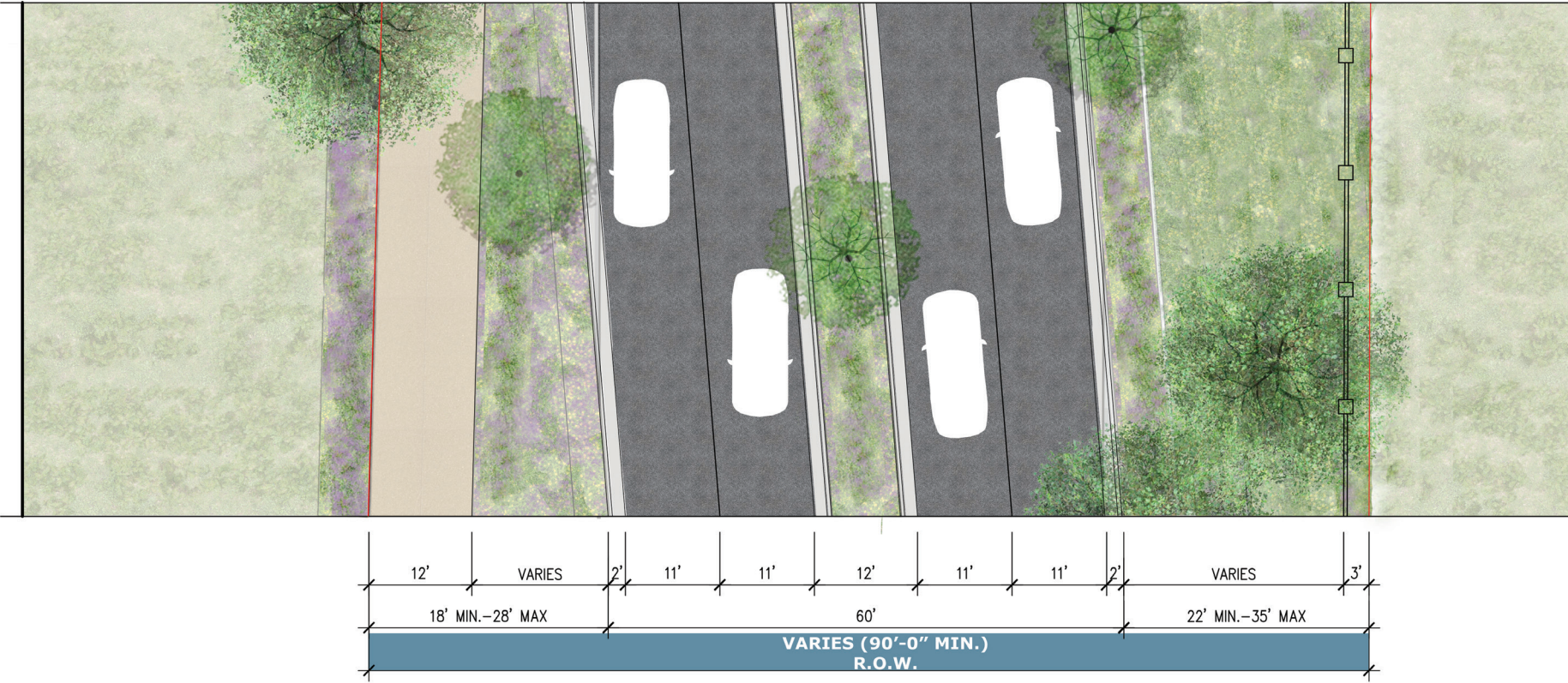
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted under overhead utilities shall not exceed a mature height of 25 feet.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

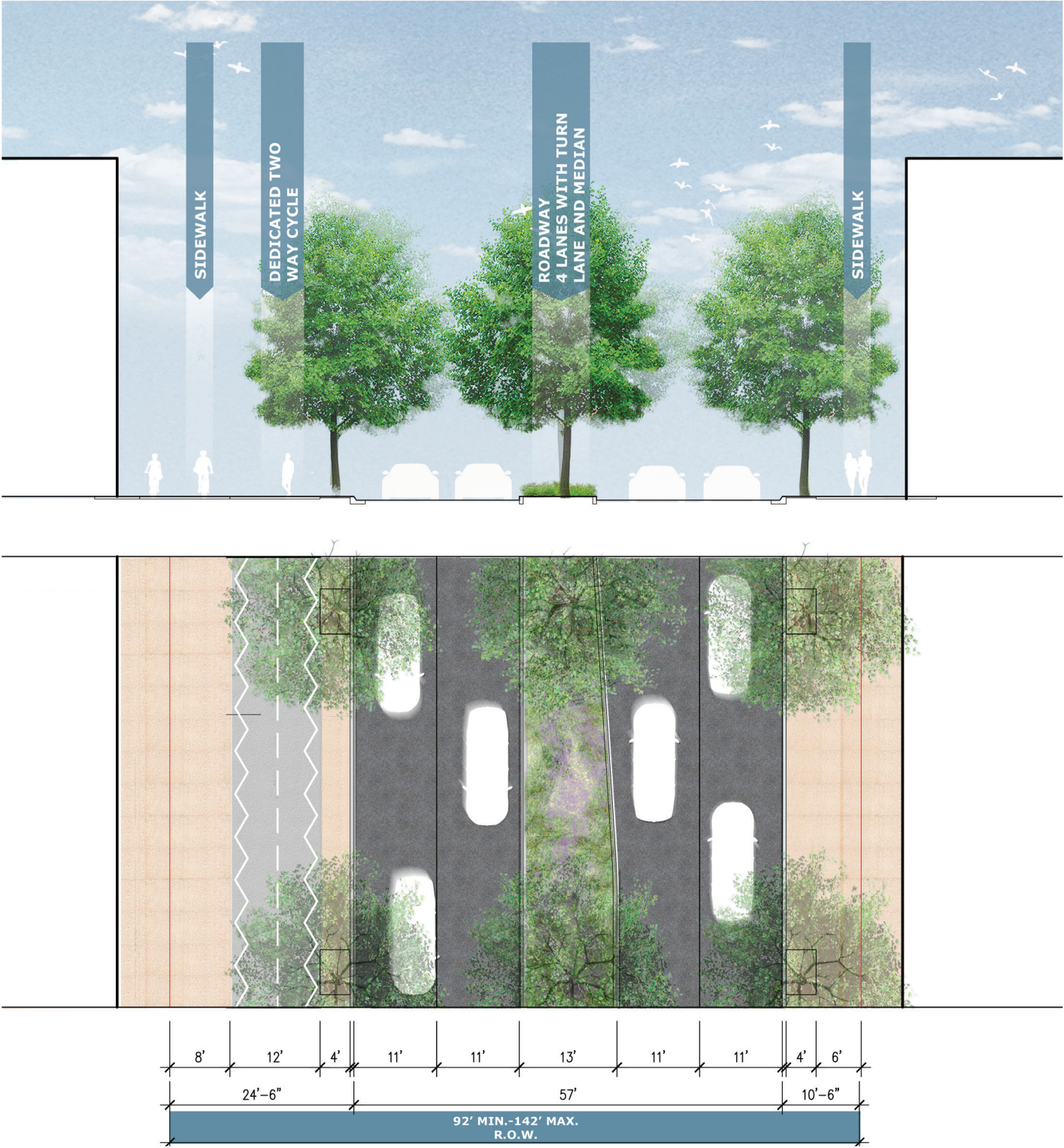


**PROPOSED GUIDELINES
EAST & WEST**

- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk (on west side only)
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.



*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

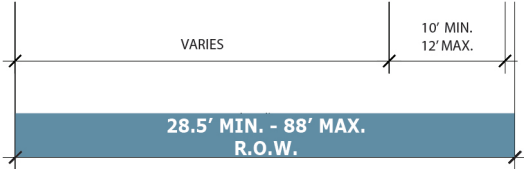
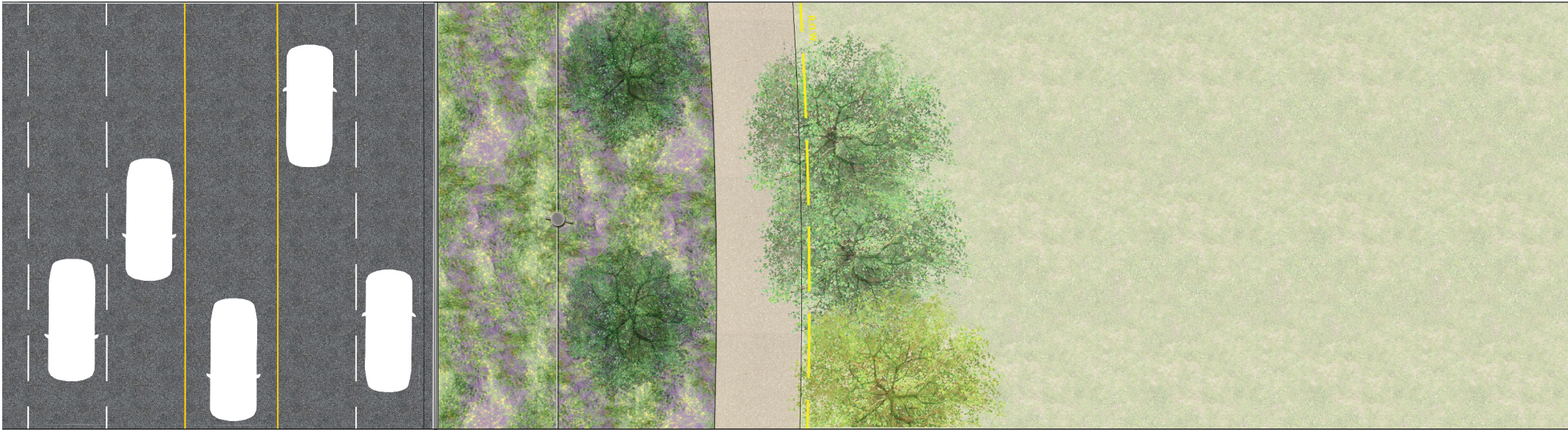


*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES
NORTH

- 8' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted under overhead utilities will be coordinated with AEP/SWEPCO.



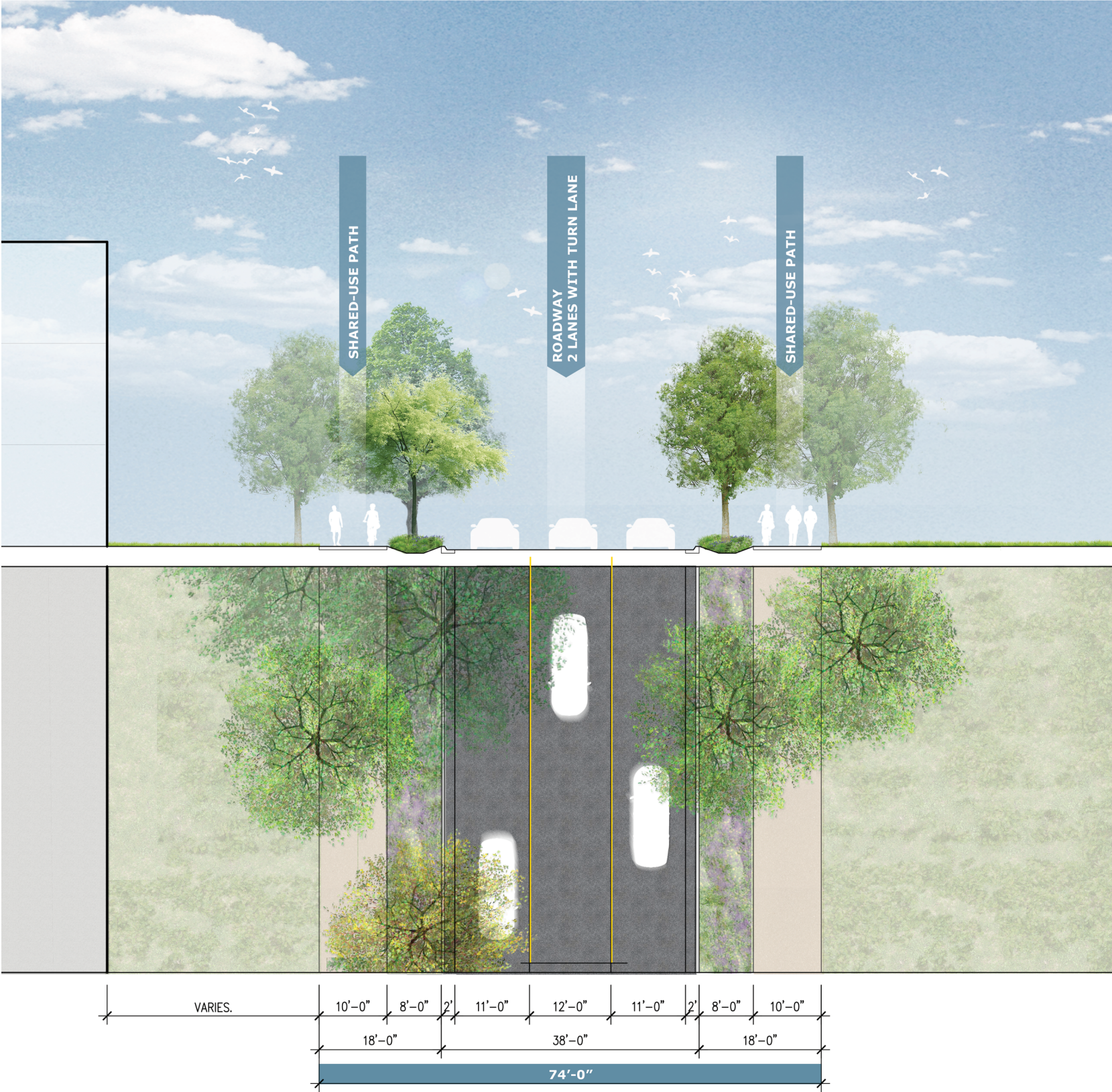
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

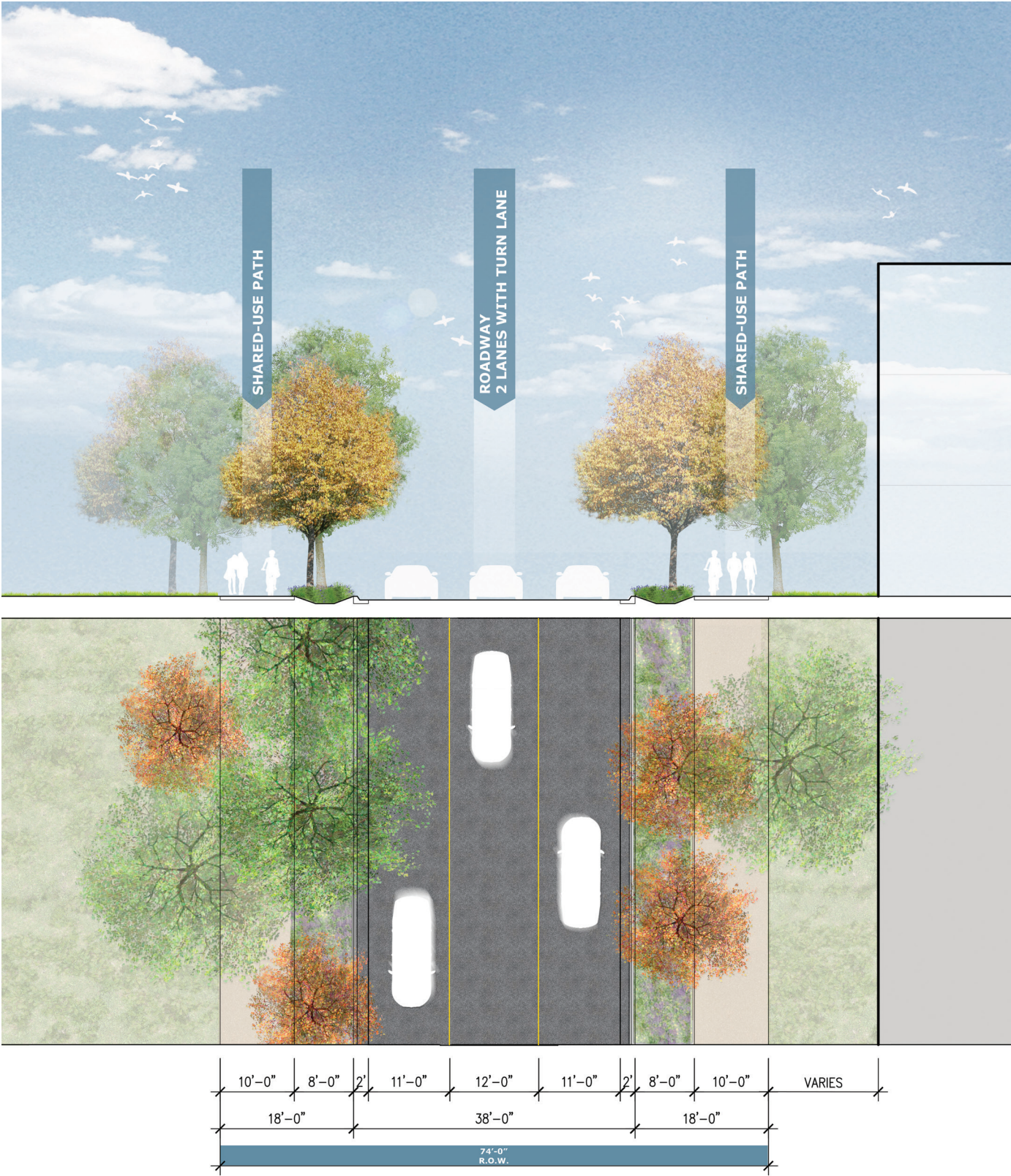
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



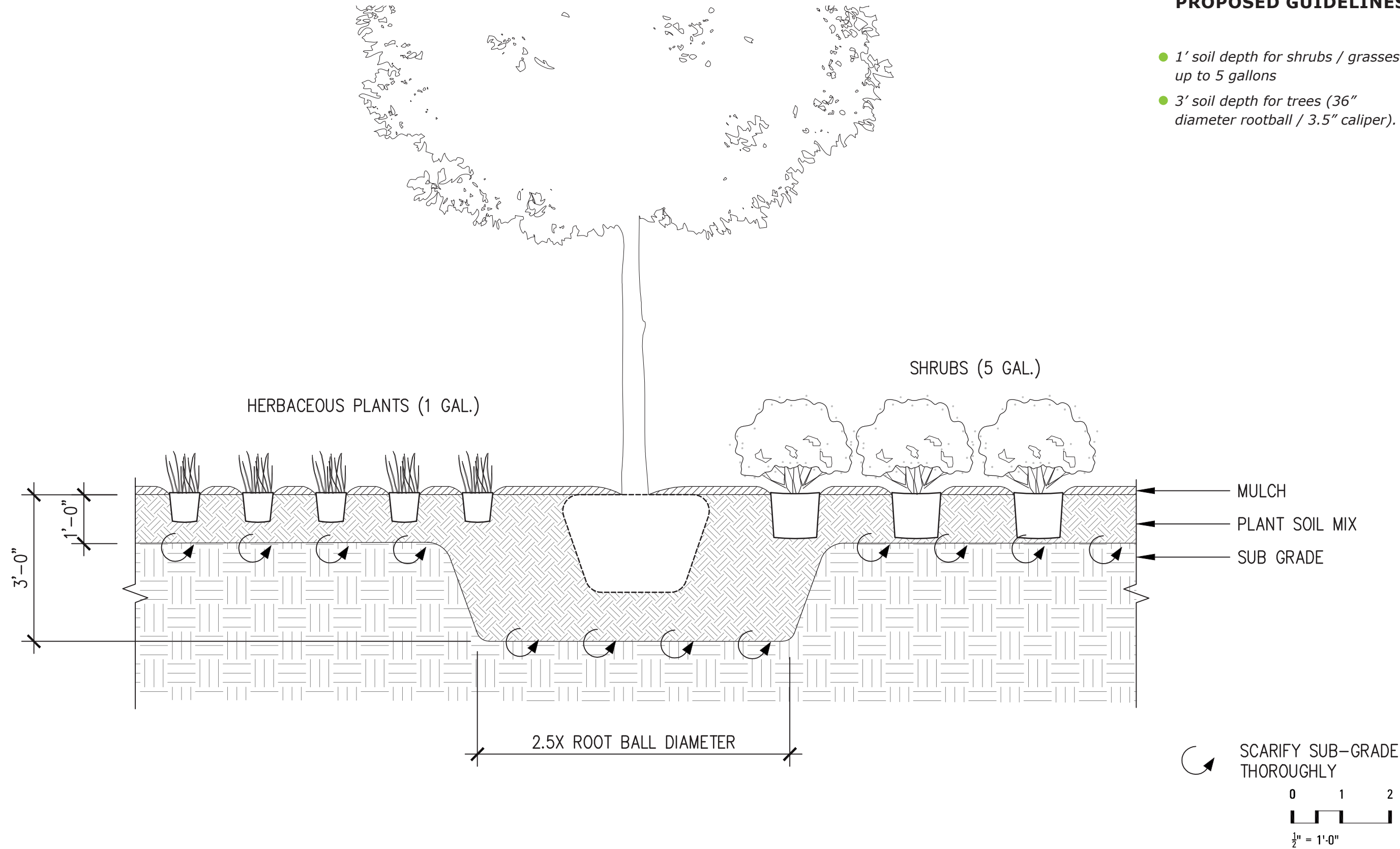
PROPOSED GUIDELINES

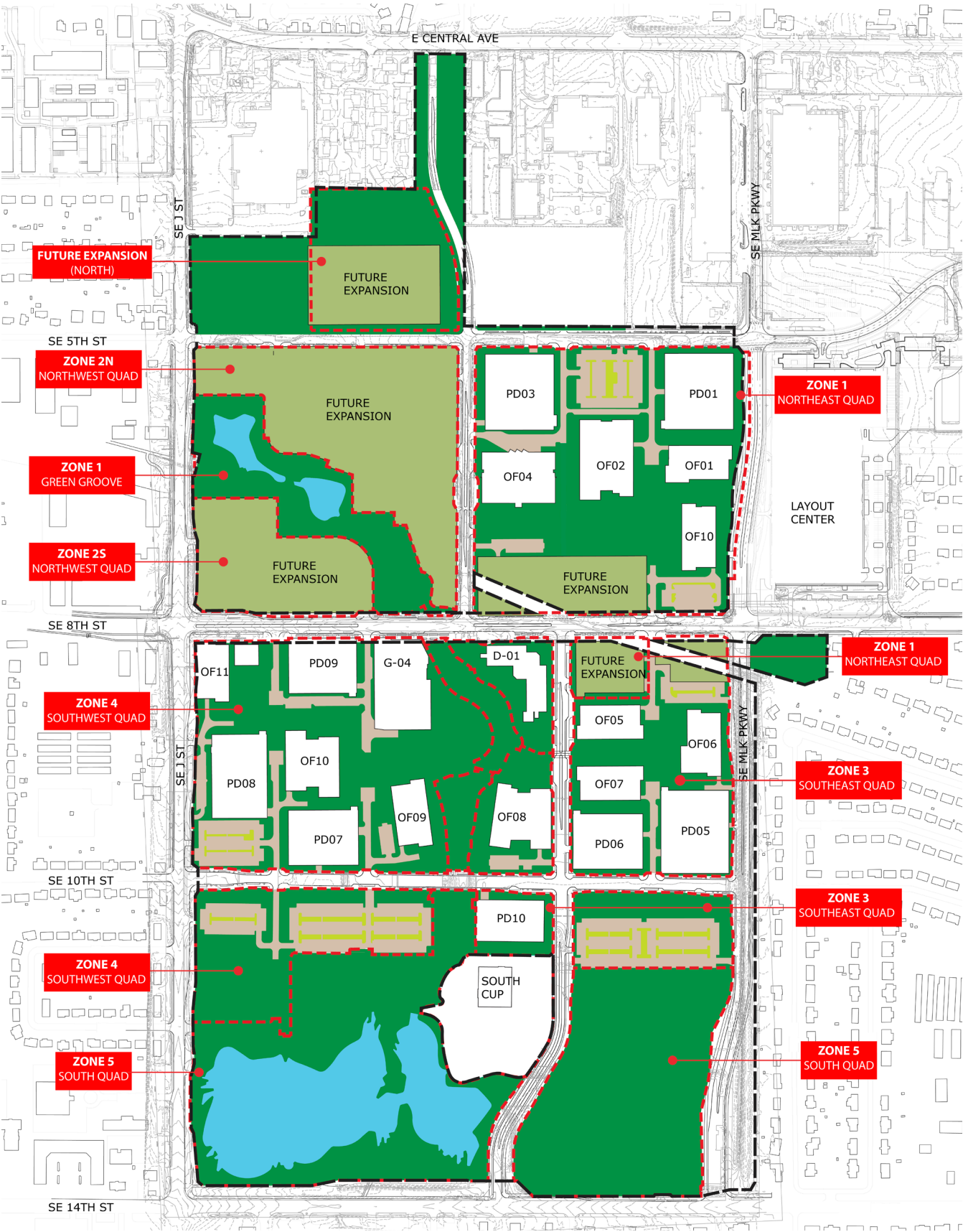
- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- 1' soil depth for shrubs / grasses up to 5 gallons
- 3' soil depth for trees (36" diameter rootball / 3.5" caliper).





ZONE 1
AREA: 34.0 acres
OPEN SPACE: 14.4 acres
OPEN SPACE PERCENTAGE: 42%
(22% ABOVE REQUIREMENT)
FUTURE EXPANSION AREA: 5.6 acres

ZONE 1 - GREEN GROOVE
AREA: 11.0 acres
OPEN SPACE: 9.8 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2S
AREA: 7.7 acres
FUTURE EXPANSION AREA: 7.7 acres

ZONE 2N
AREA: 16.2 acres
FUTURE EXPANSION AREA: 16.2 acres

ZONE 3
AREA: 24.8 acres
OPEN SPACE: 11.3 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)
FUTURE EXPANSION AREA: 1.04 acres

ZONE 4
AREA: 38.6 acres
OPEN SPACE: 18.2 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 5
AREA: 48.5 acres
OPEN SPACE: 36.0 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

FUTURE EXPANSION (NORTH)
AREA: 9.2 acres
OPEN SPACE: 4.4 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)
FUTURE EXPANSION AREA: 4.9 acres

TOTAL AREA: 231 ACRES
OPEN SPACE: 108.6 acres
TOTAL OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

- KEY**
- OPEN SPACE AREA -
SOFTSCAPE OR PEDESTRIAN
HARDSCAPE
 - OPEN SPACE AREA -
POND OR SEASONAL
WATERWAY
 - FUTURE EXPANSION ZONE
(NOT INCLUDED IN OPEN
SPACE AREA)
 - PARKING LOT/VEHICULAR
PAVING AREA
(NOT INCLUDED IN OPEN
SPACE AREA)
 - PARKING LOT PLANTING
(NOT INCLUDED IN OPEN
SPACE AREA)



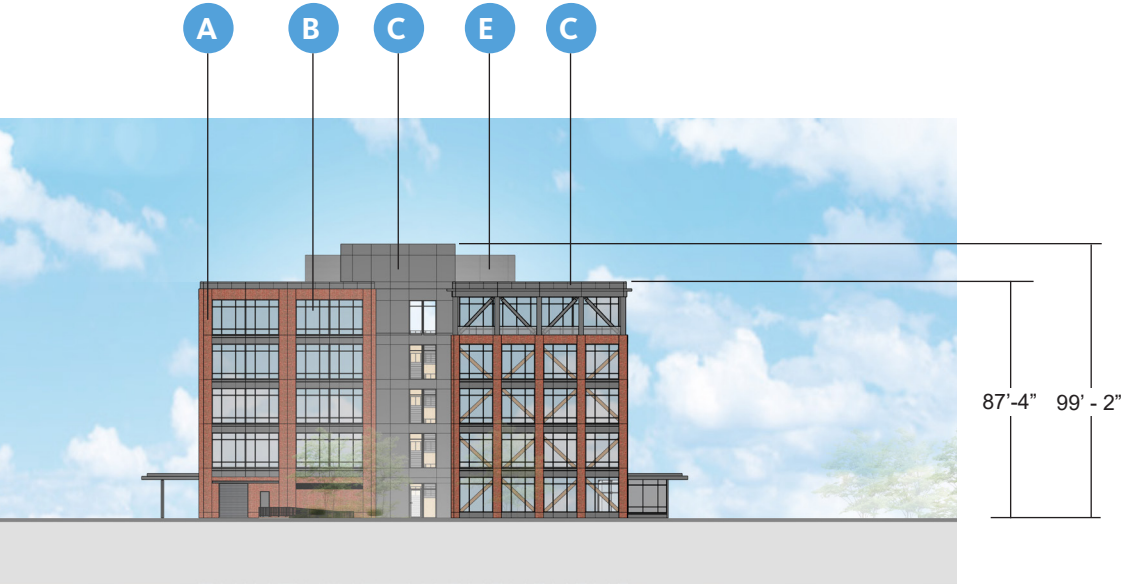
NORTH ELEVATION



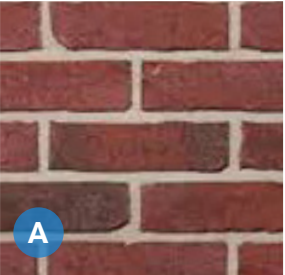
SOUTH ELEVATION



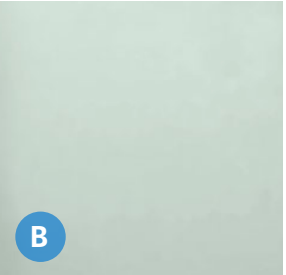
EAST ELEVATION



WEST ELEVATION



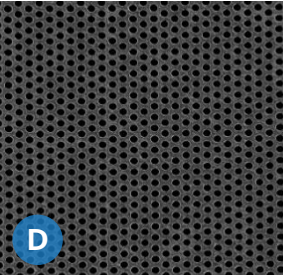
BR01- RED THIN BRICK



GL01- VISION GLASS



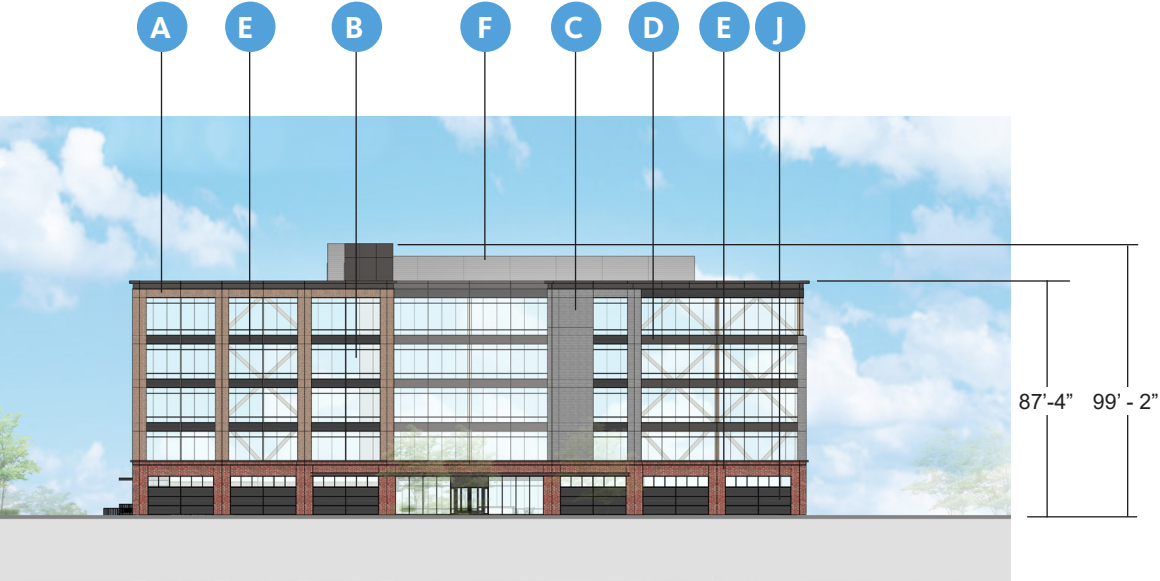
MP01- GRAY METAL
MINIMUM 24 GAUGE



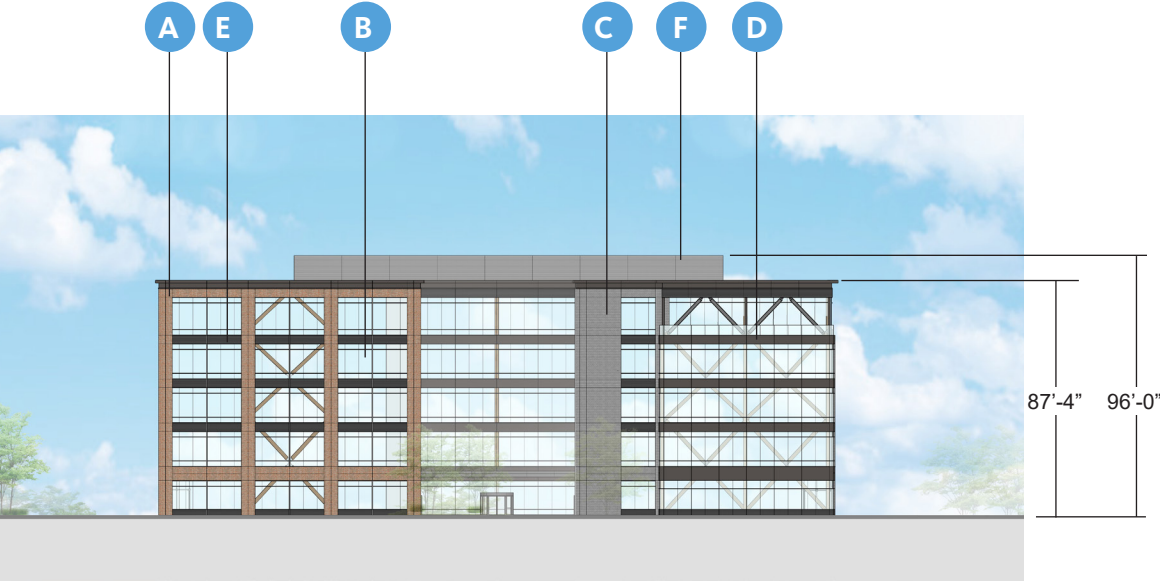
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



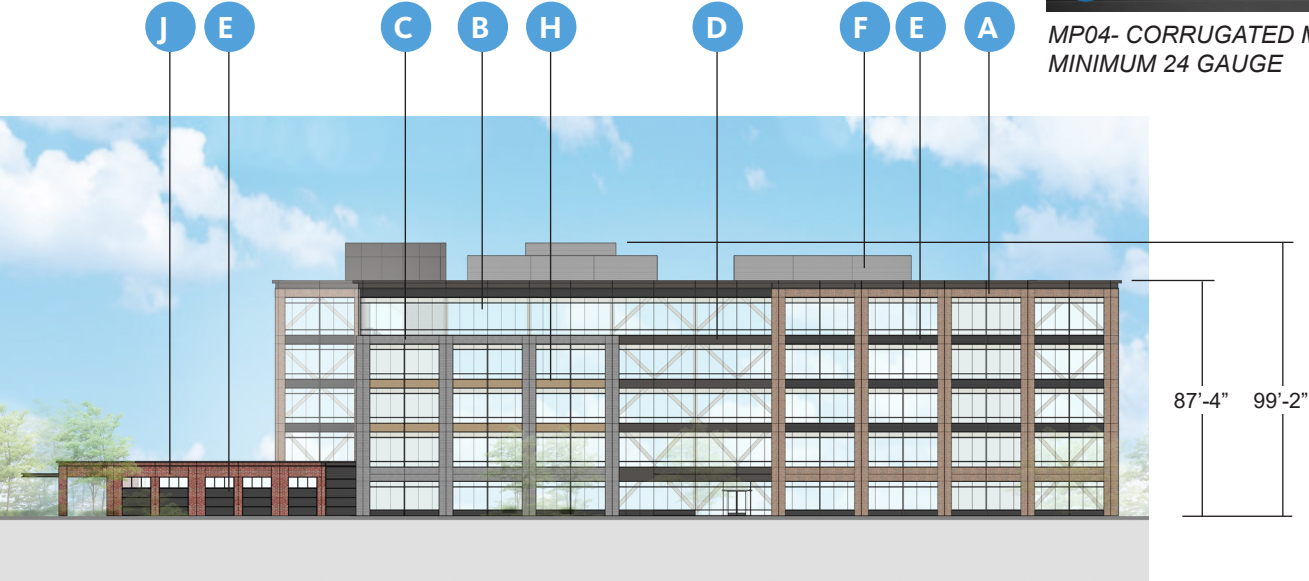
NORTH ELEVATION



SOUTH ELEVATION



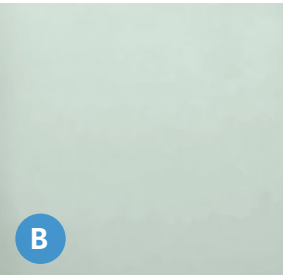
EAST ELEVATION



WEST ELEVATION



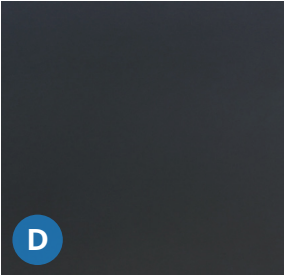
BR02- RED THIN BRICK



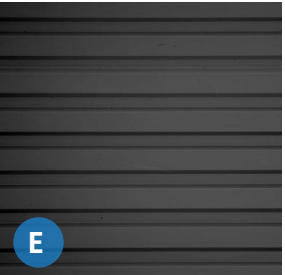
GL01- VISION GLASS



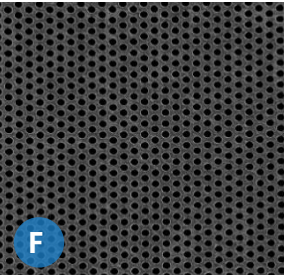
BR04- GRAY THIN BRICK



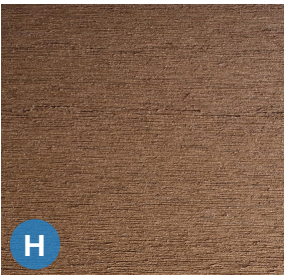
MP03- BLACK METAL
MINIMUM 24 GAUGE



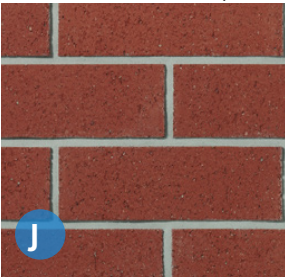
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



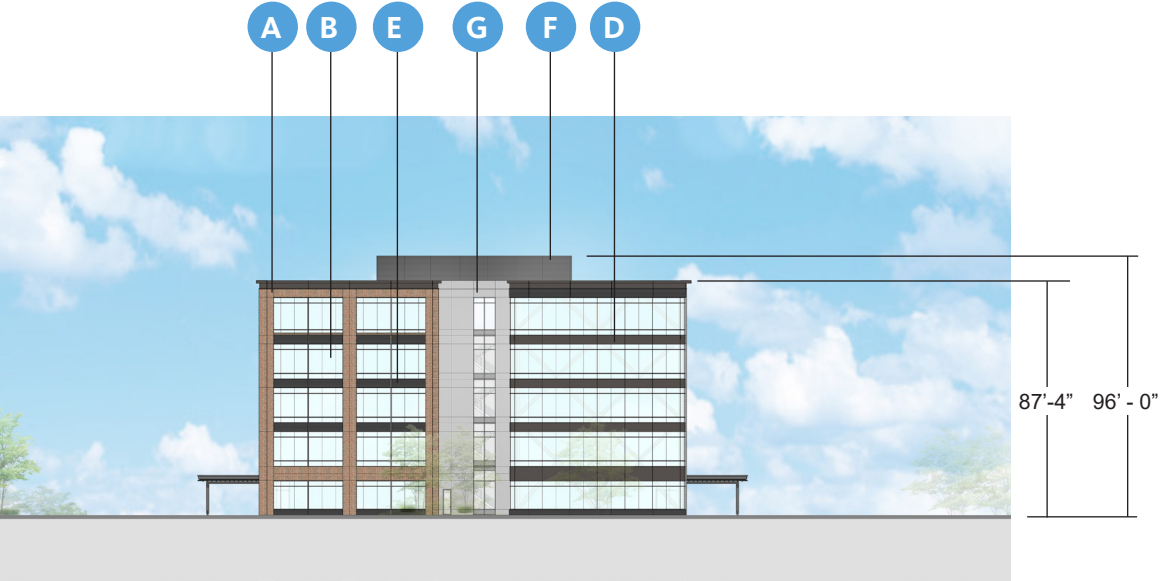
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



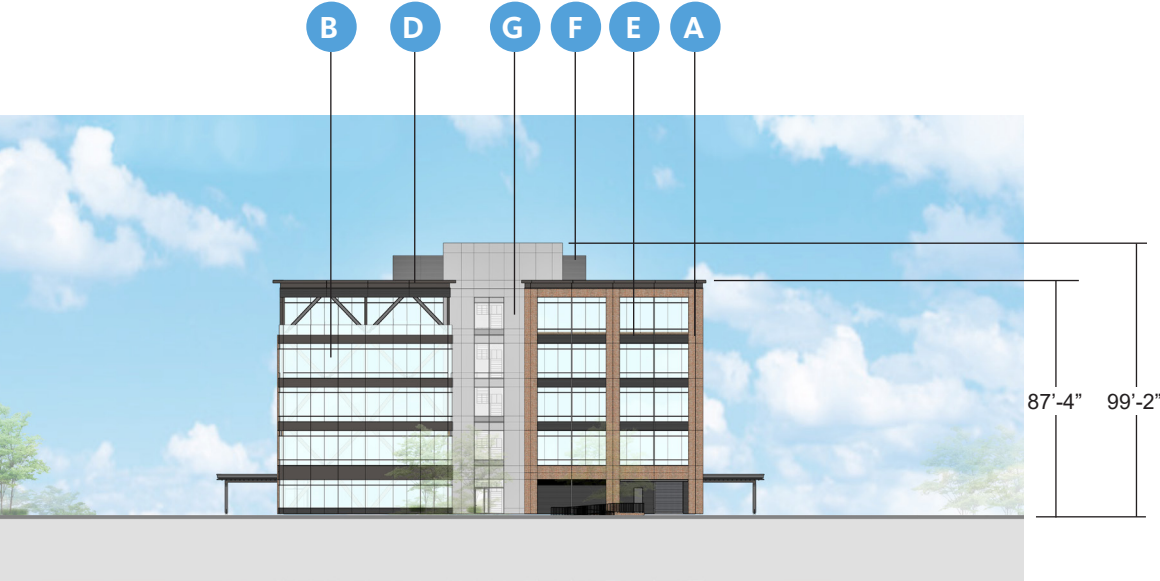
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



BR05- RED THIN BRICK



NORTH ELEVATION



SOUTH ELEVATION



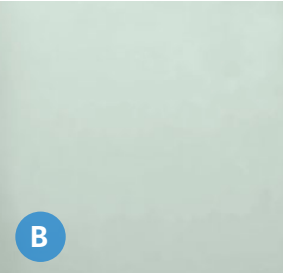
EAST ELEVATION



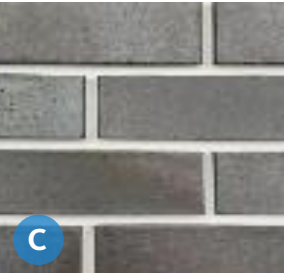
WEST ELEVATION



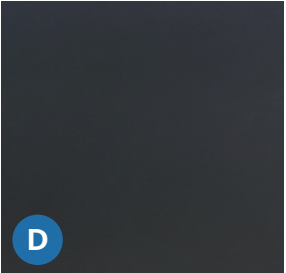
BR02- RED THIN BRICK



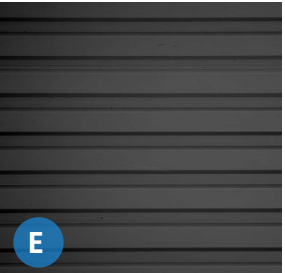
GL01- VISION GLASS



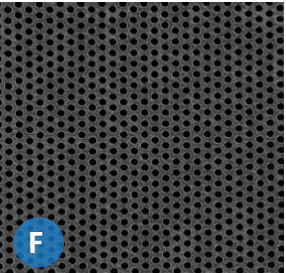
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



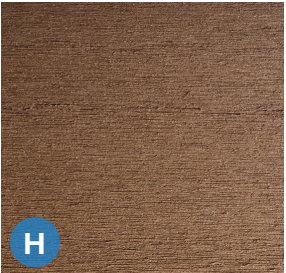
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



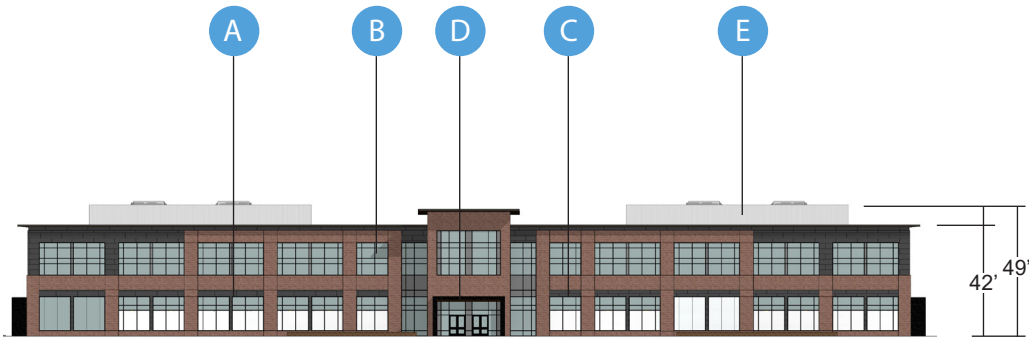
MP01- GRAY METAL
MINIMUM 24 GAUGE



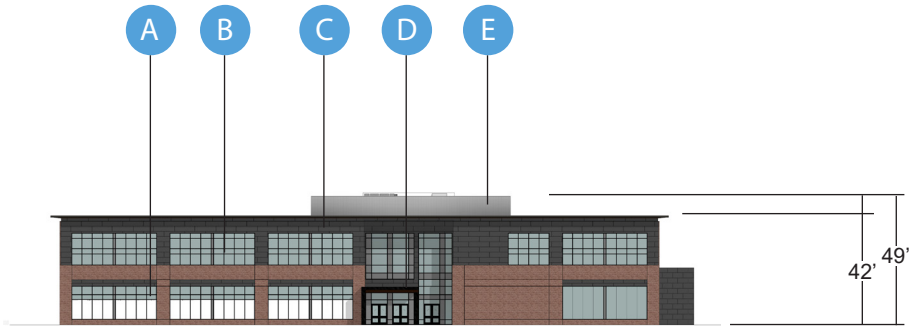
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



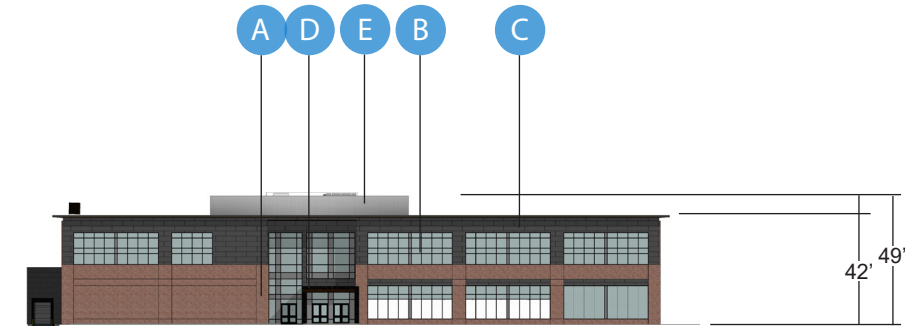
NORTH ELEVATION



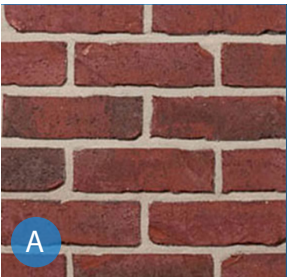
SOUTH ELEVATION



EAST ELEVATION



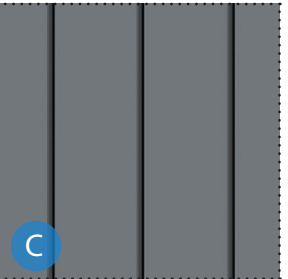
WEST ELEVATION



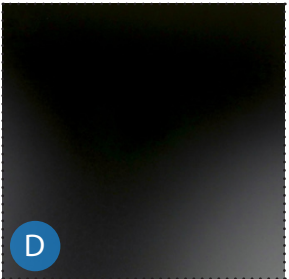
BR01- RED BRICK



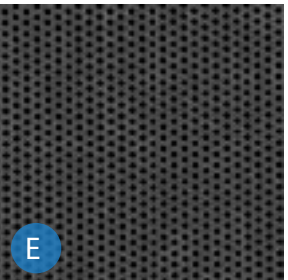
GL01- VISION GLASS



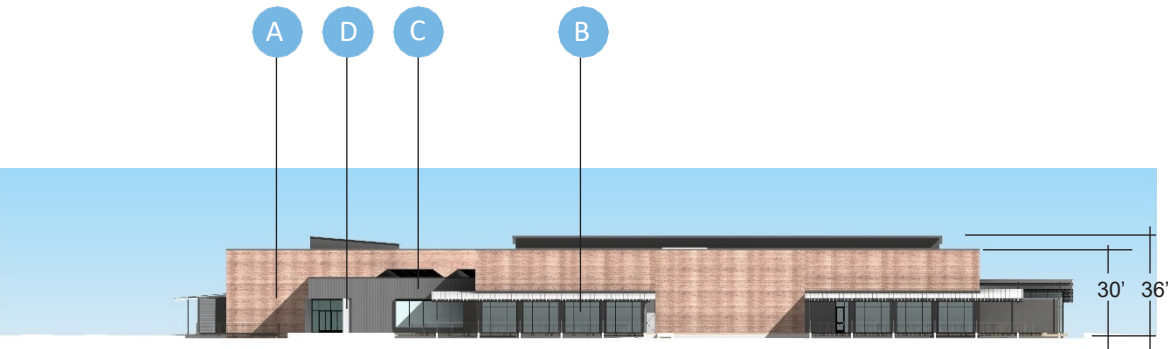
MP01- GRAY METAL
MINIMUM 24 GAUGE



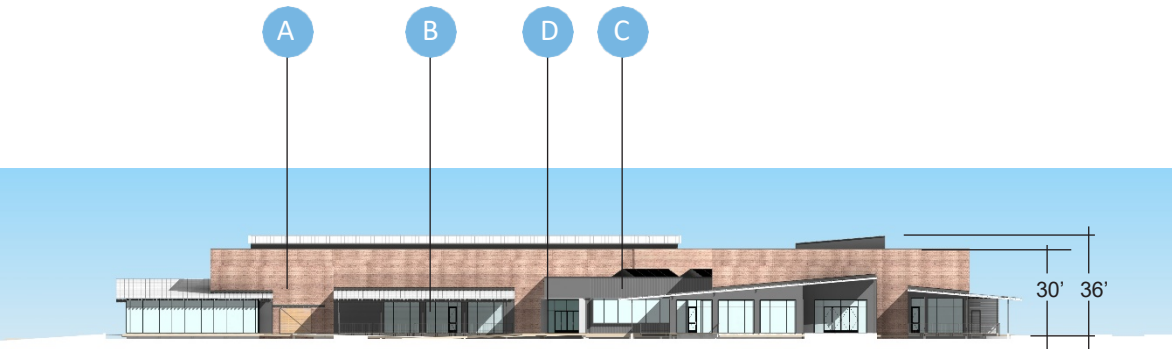
MP03- BLACK METAL
MINIMUM 24 GAUGE



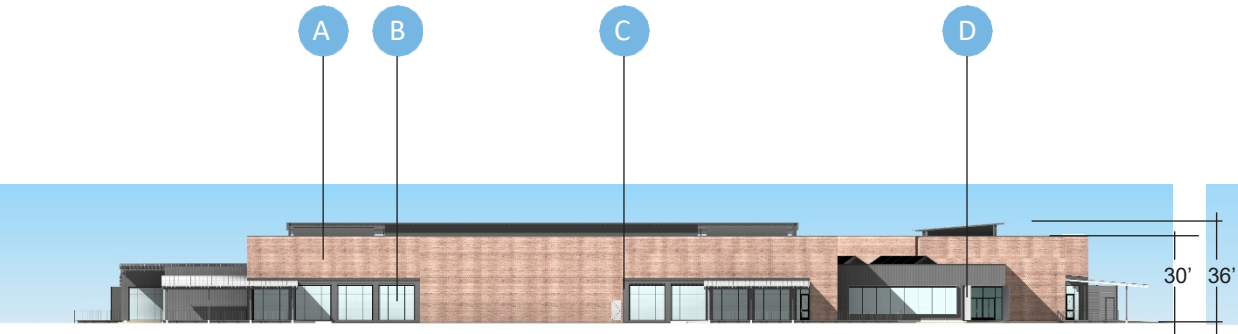
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



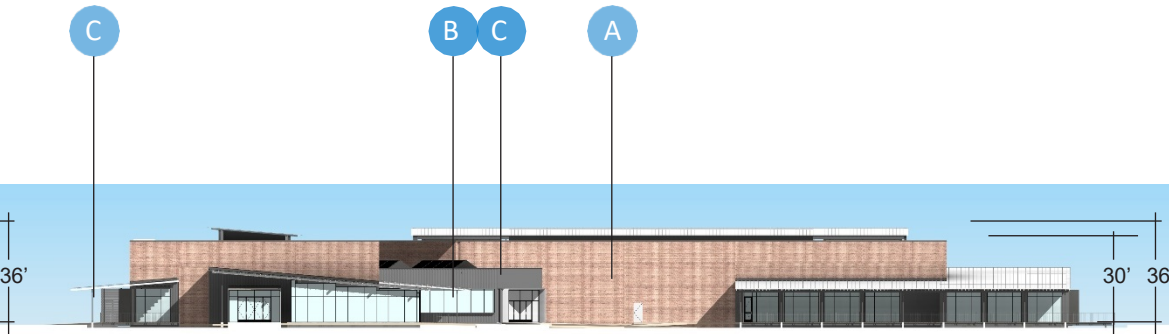
NORTH ELEVATION



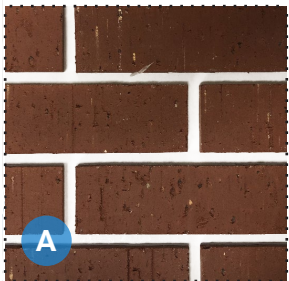
SOUTH ELEVATION



EAST ELEVATION



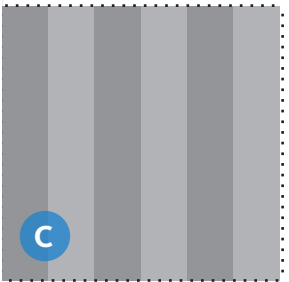
WEST ELEVATION



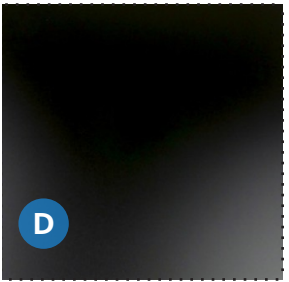
BR01- RED BRICK



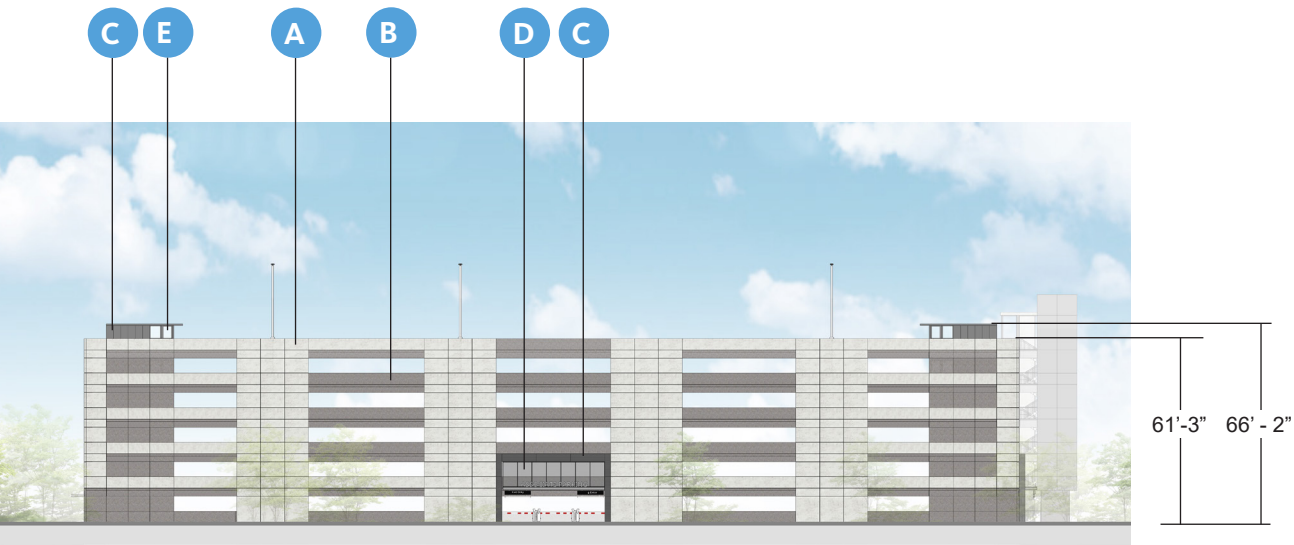
GL01- VISION GLASS



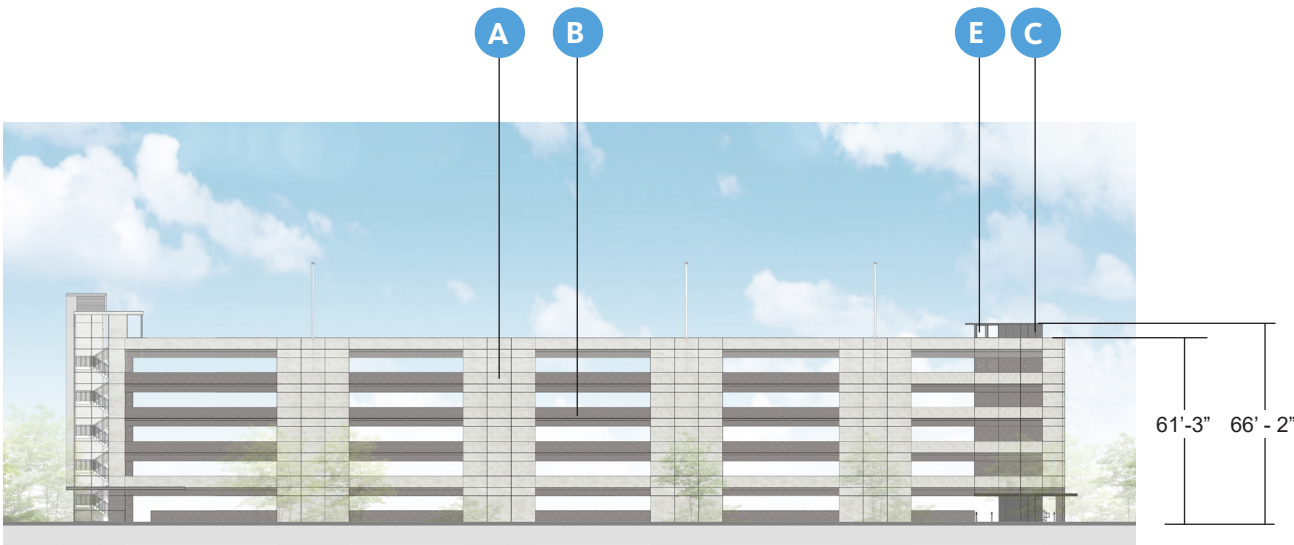
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



MP02- DARK METAL
MINIMUM 24 GAUGE



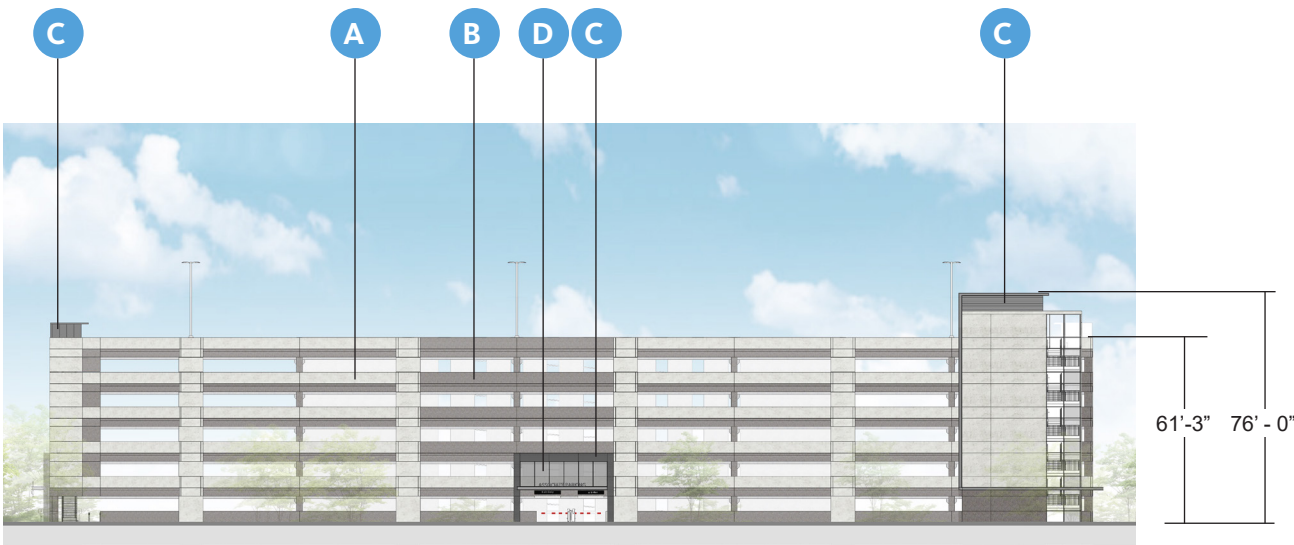
NORTH ELEVATION



SOUTH ELEVATION



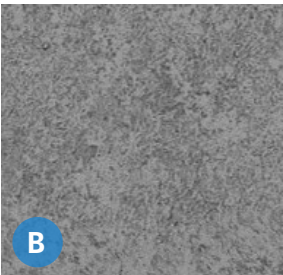
EAST ELEVATION



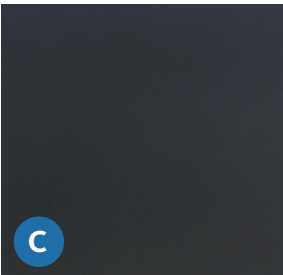
WEST ELEVATION



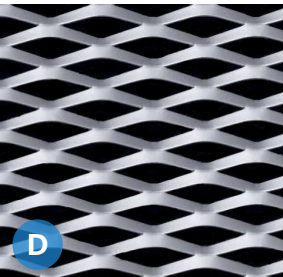
PC01- PRECAST LIGHT



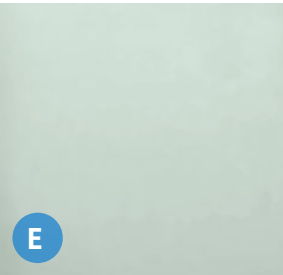
PC02- PRECAST DARK



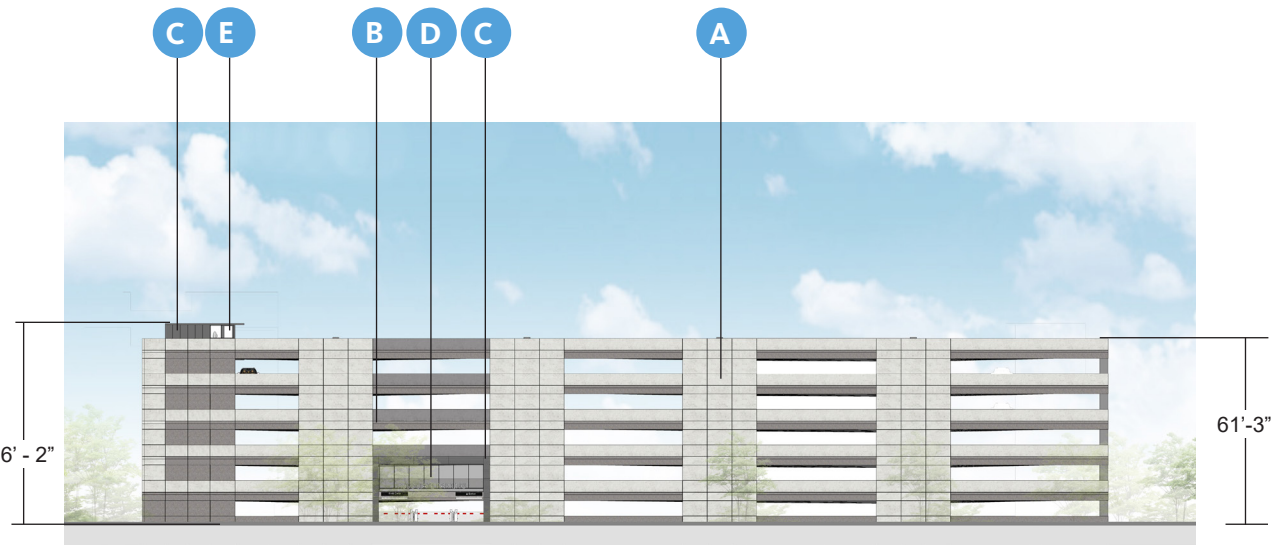
MP03- BLACK METAL
MINIMUM 24 GAUGE



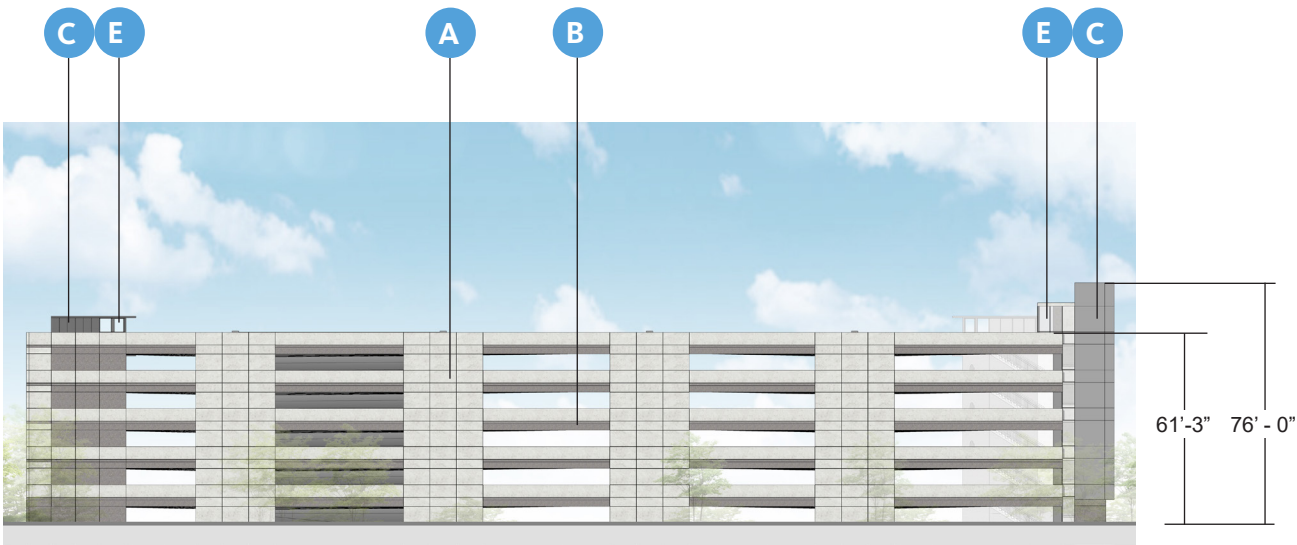
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



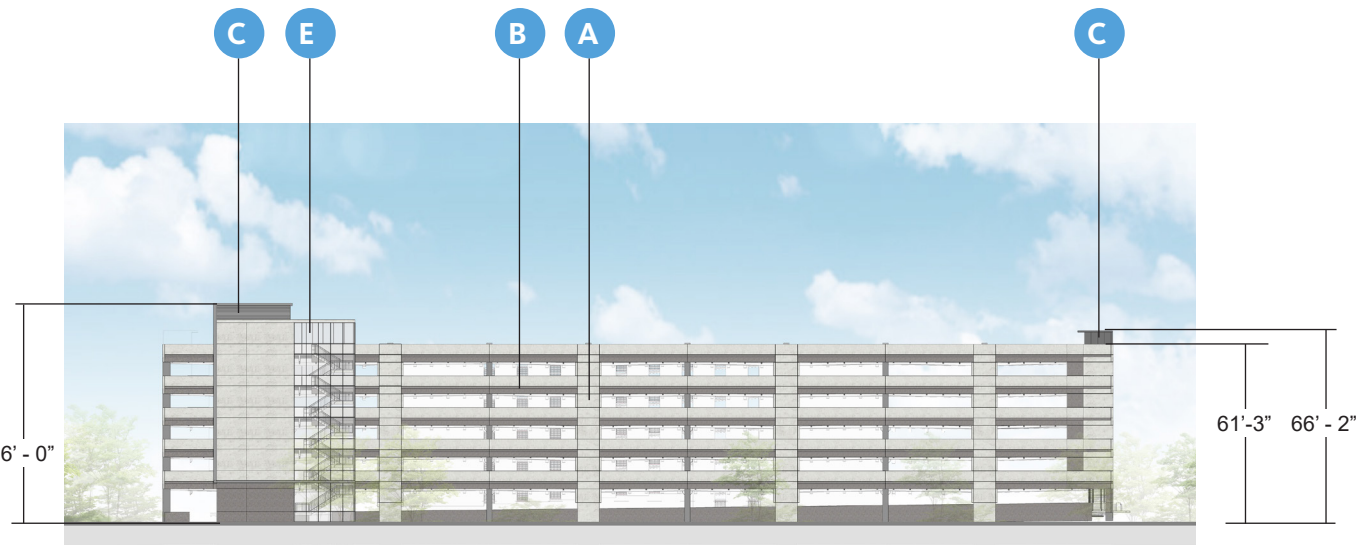
GL01- VISION GLASS



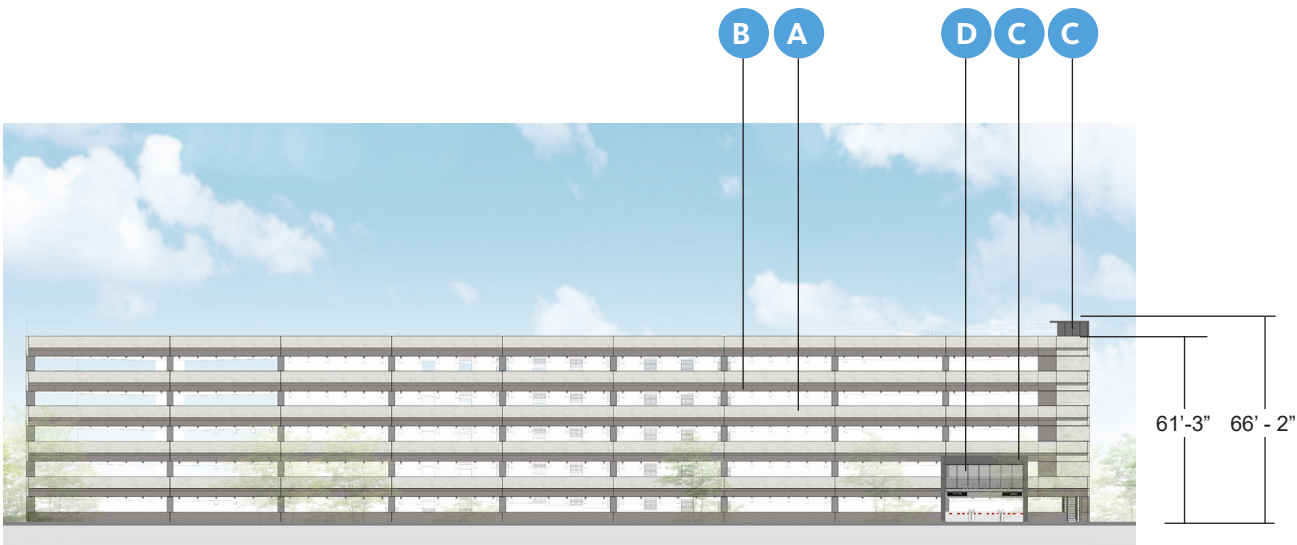
NORTH ELEVATION



SOUTH ELEVATION



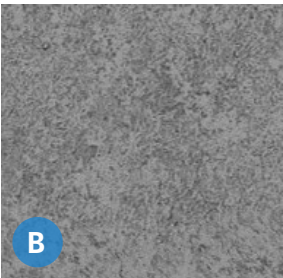
EAST ELEVATION



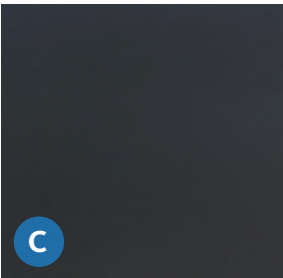
WEST ELEVATION



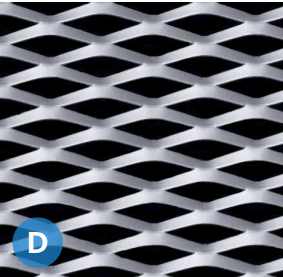
PC01- PRECAST LIGHT



PC02- PRECAST DARK



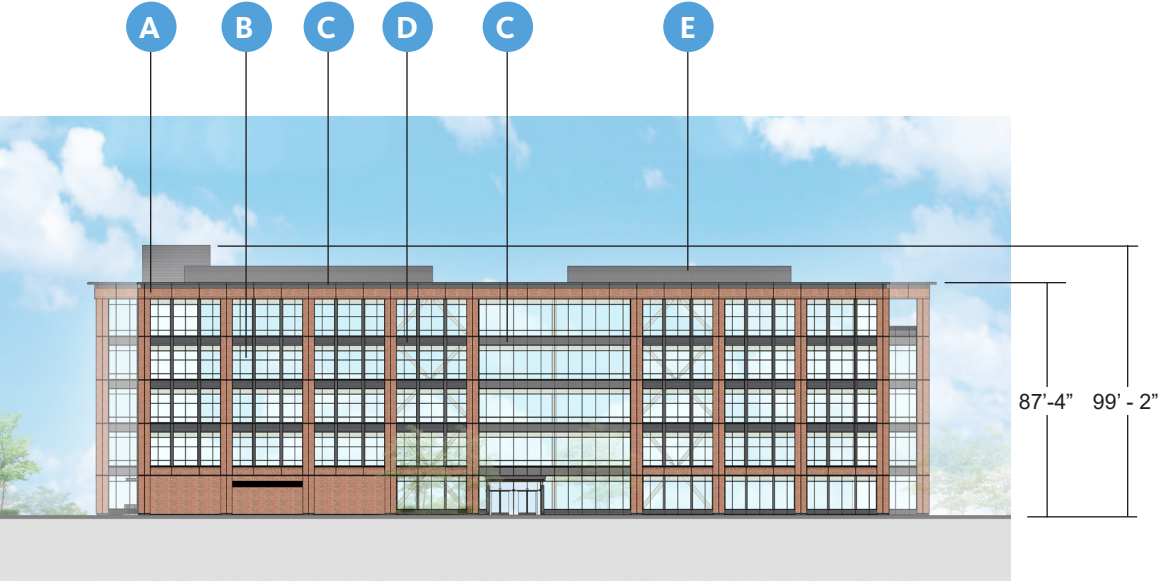
MP03- BLACK METAL
MINIMUM 24 GAUGE



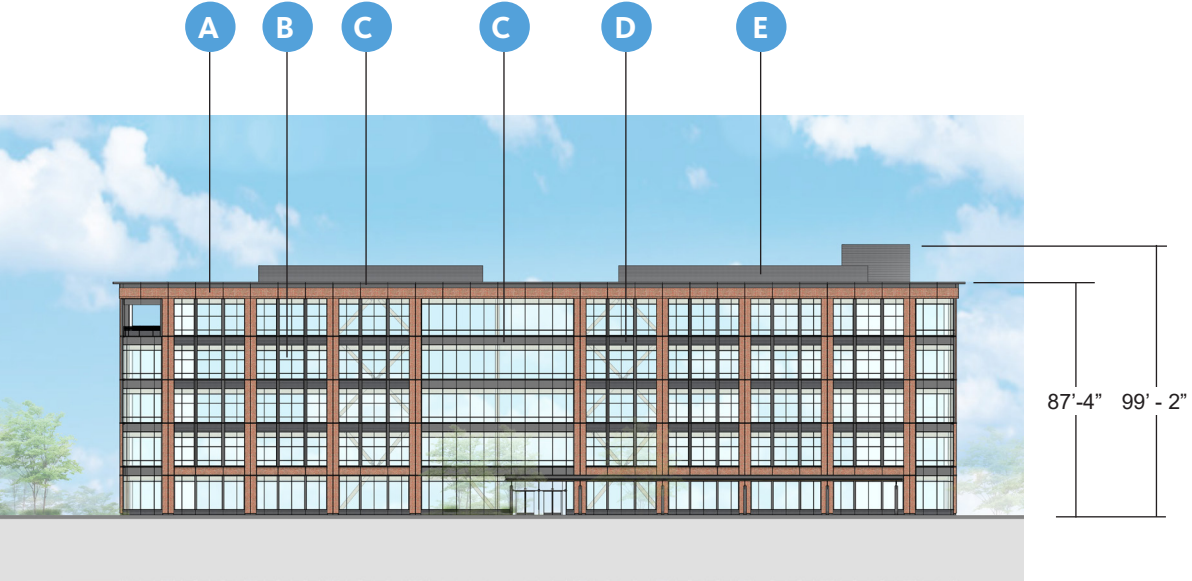
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



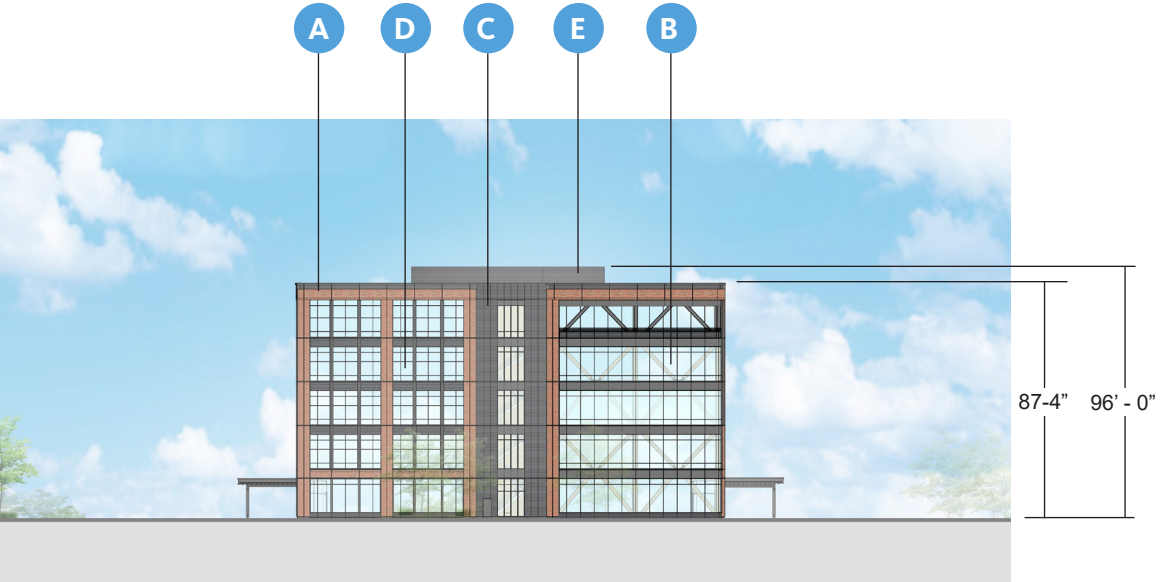
GL01- VISION GLASS



NORTH ELEVATION



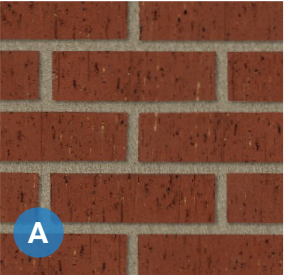
SOUTH ELEVATION



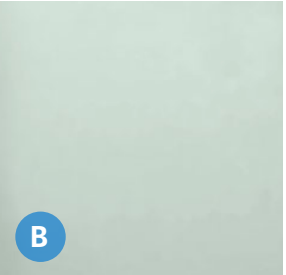
EAST ELEVATION



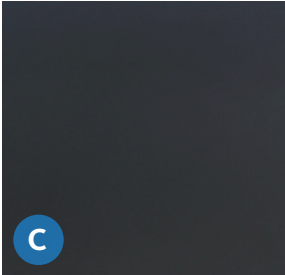
WEST ELEVATION



BR01- RED THIN BRICK



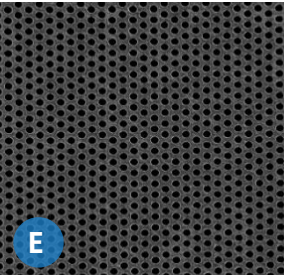
GL01- VISION GLASS



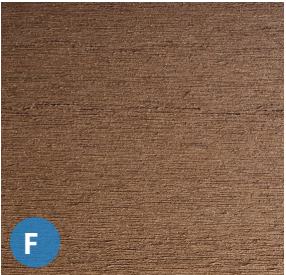
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



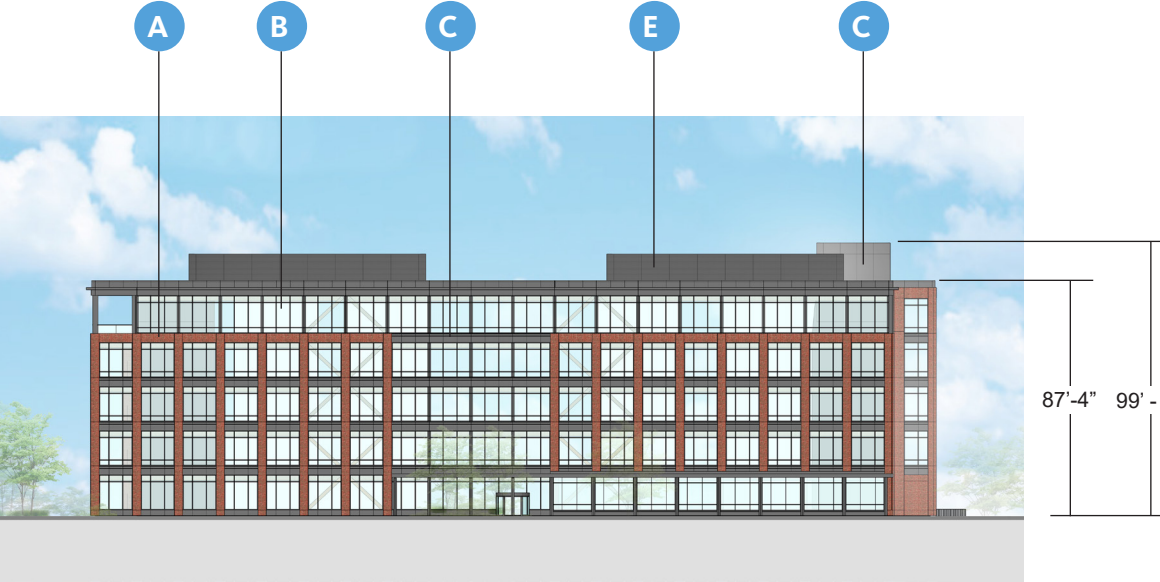
NORTH ELEVATION



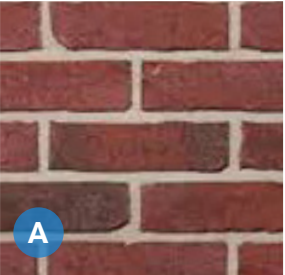
SOUTH ELEVATION



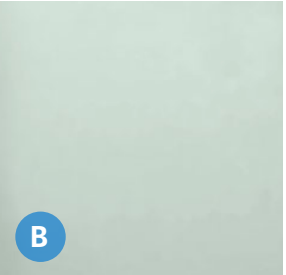
EAST ELEVATION



WEST ELEVATION



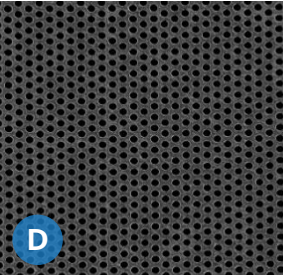
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



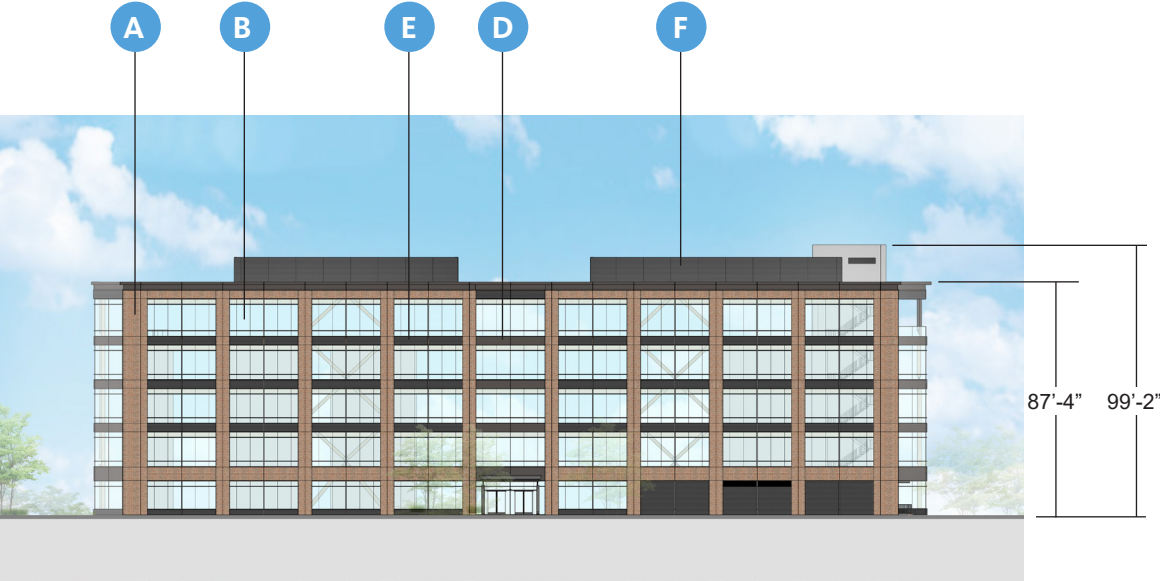
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



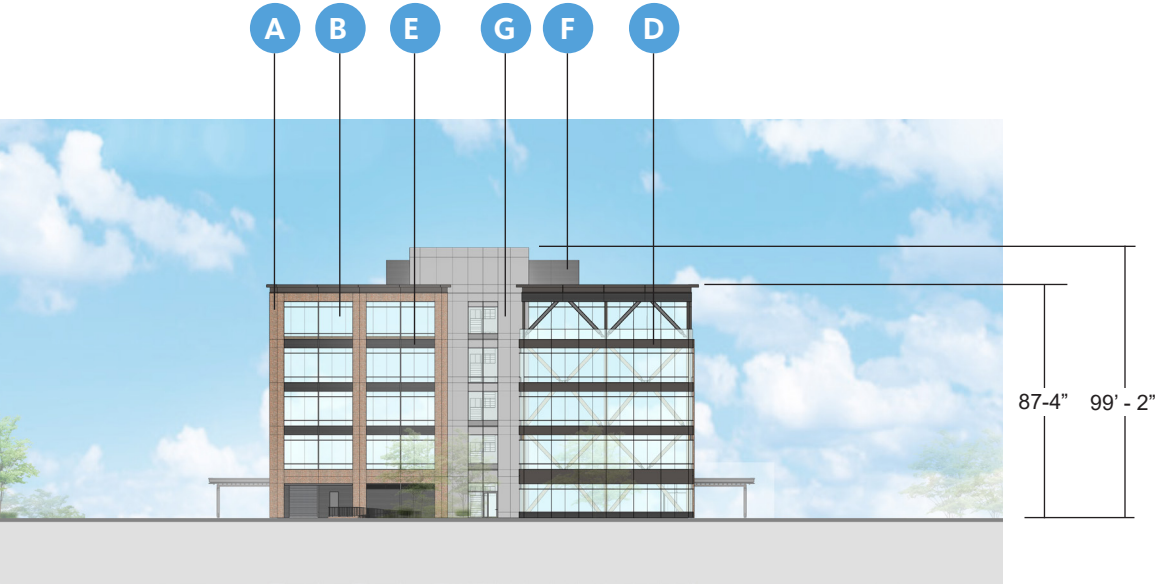
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



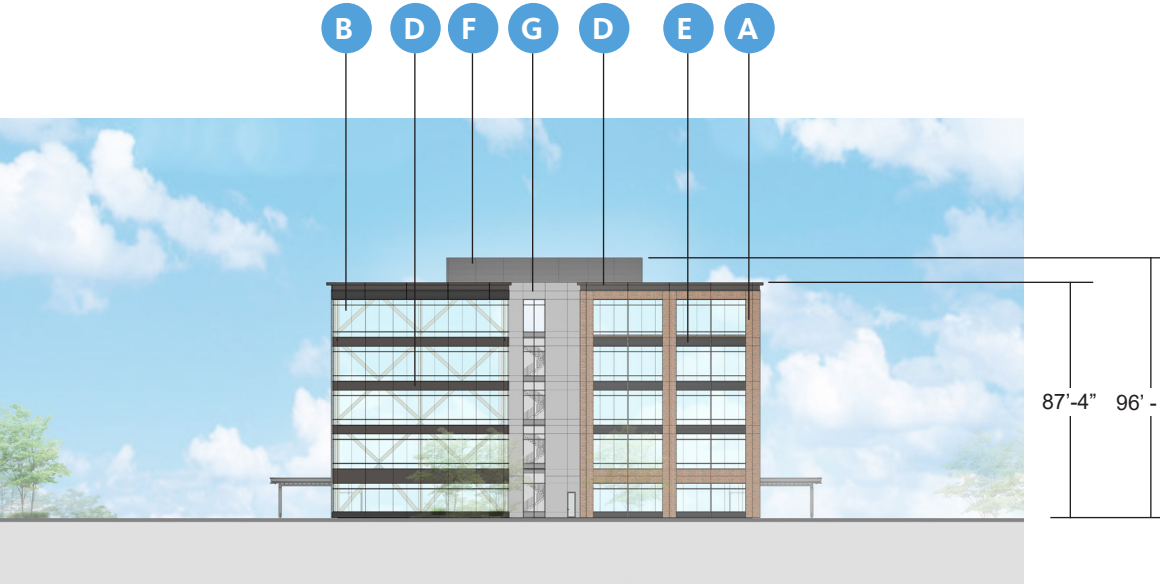
NORTH ELEVATION



SOUTH ELEVATION



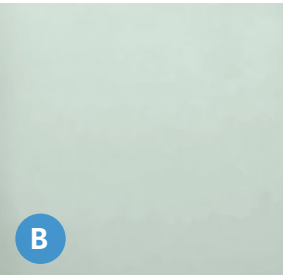
EAST ELEVATION



WEST ELEVATION



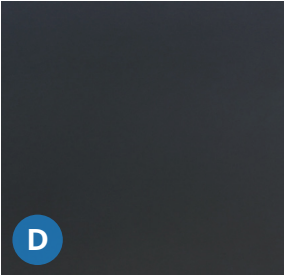
BR02- RED THIN BRICK



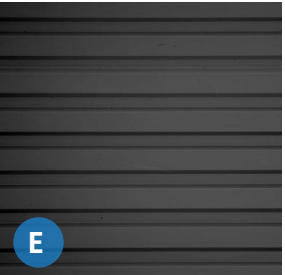
GL01- VISION GLASS



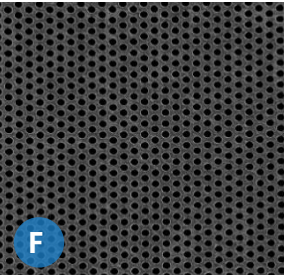
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



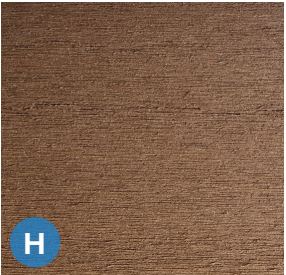
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



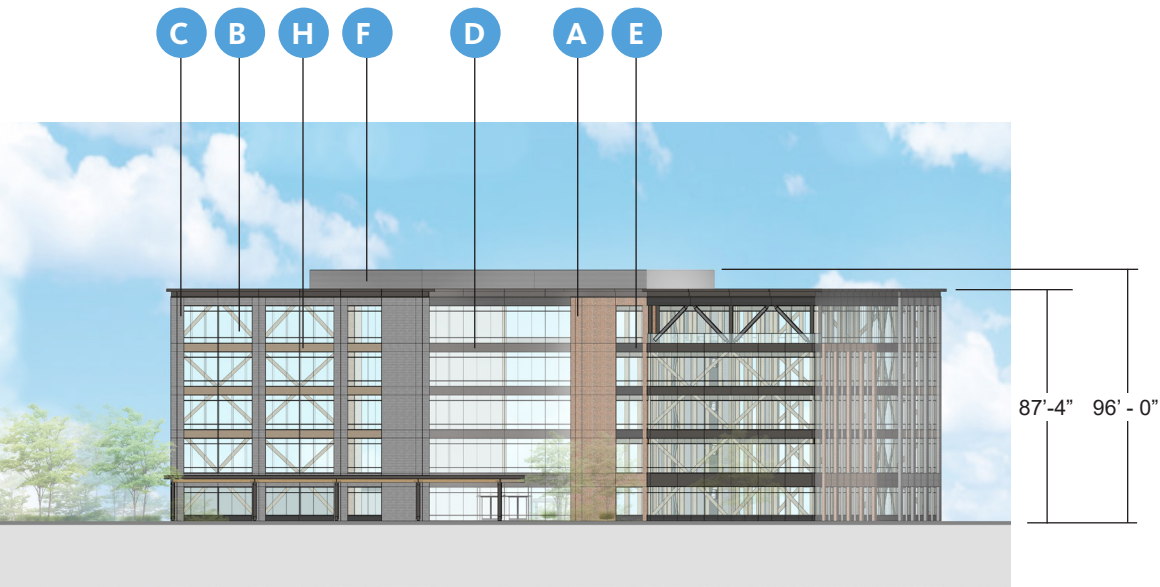
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



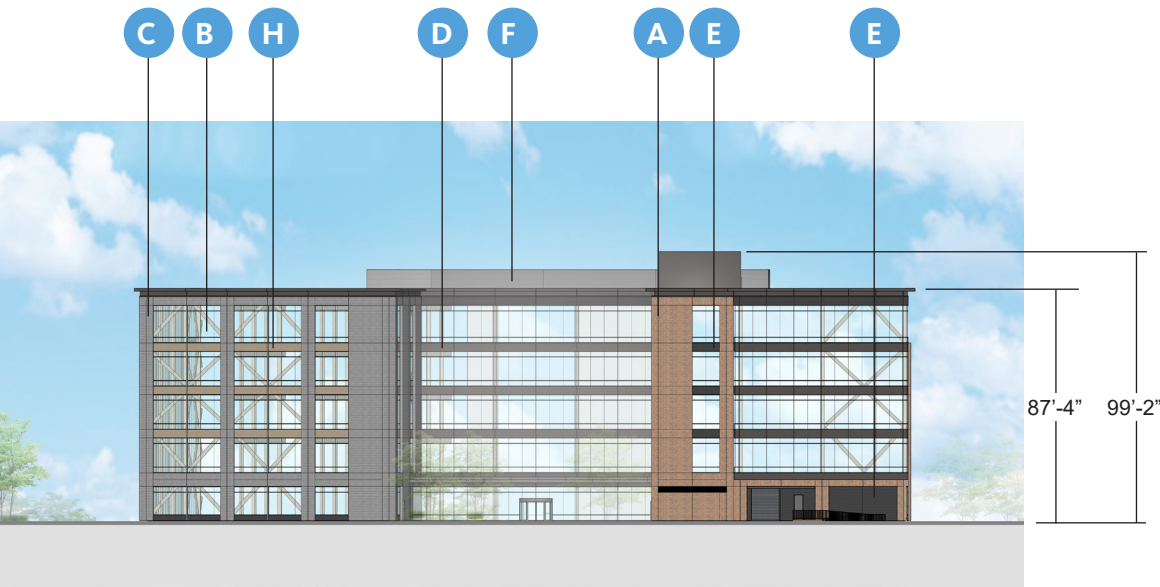
MP01- GRAY METAL
MINIMUM 24 GAUGE



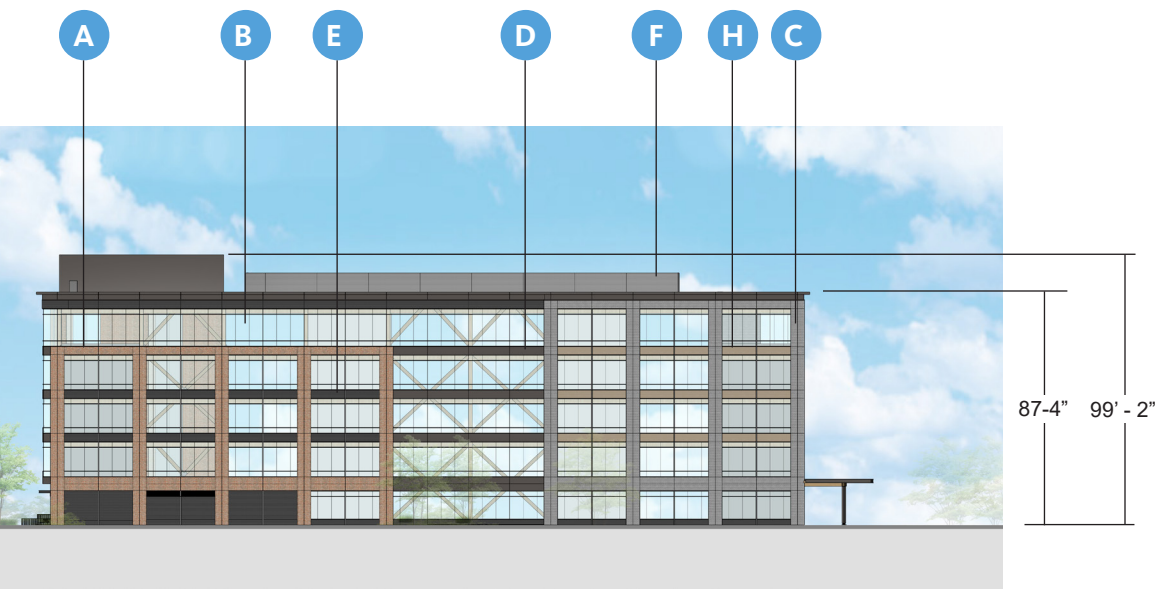
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



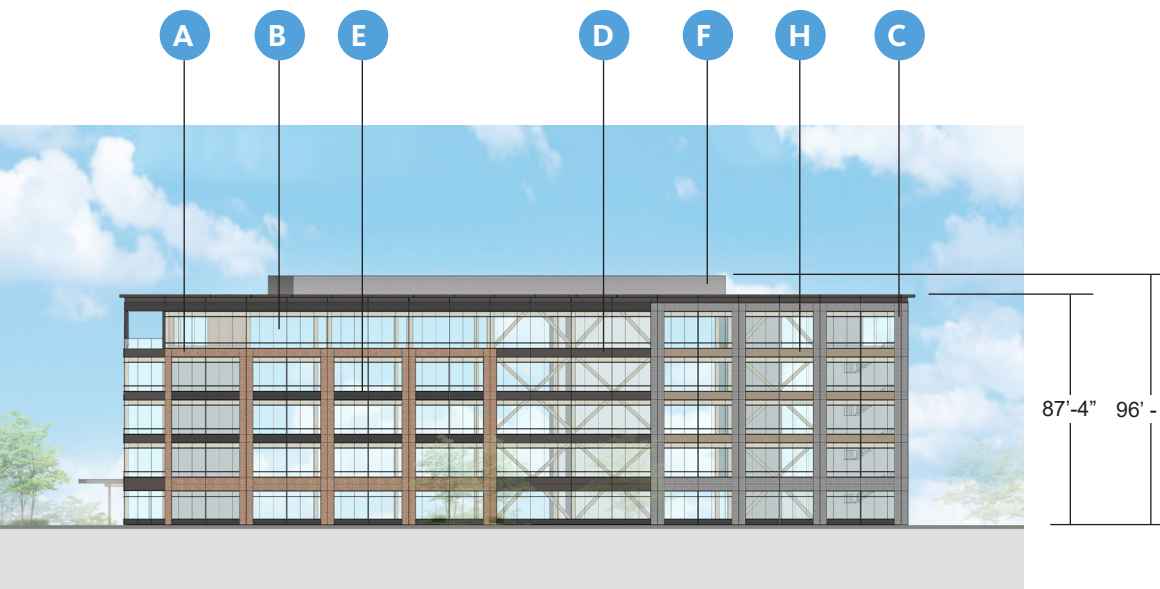
NORTH ELEVATION



SOUTH ELEVATION



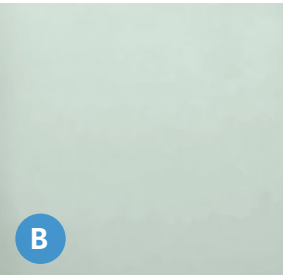
EAST ELEVATION



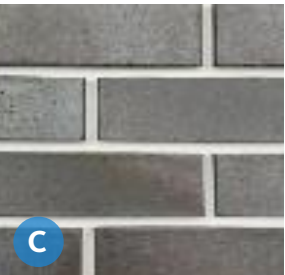
WEST ELEVATION



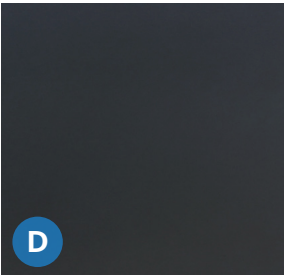
BR02- RED THIN BRICK



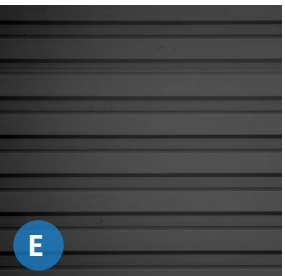
GL01- VISION GLASS



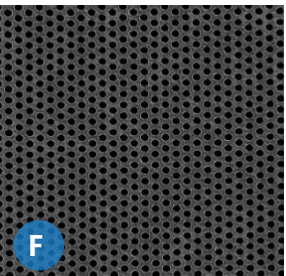
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



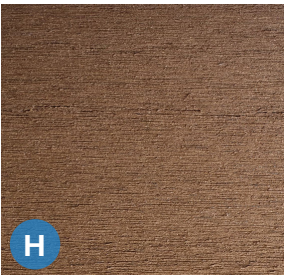
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



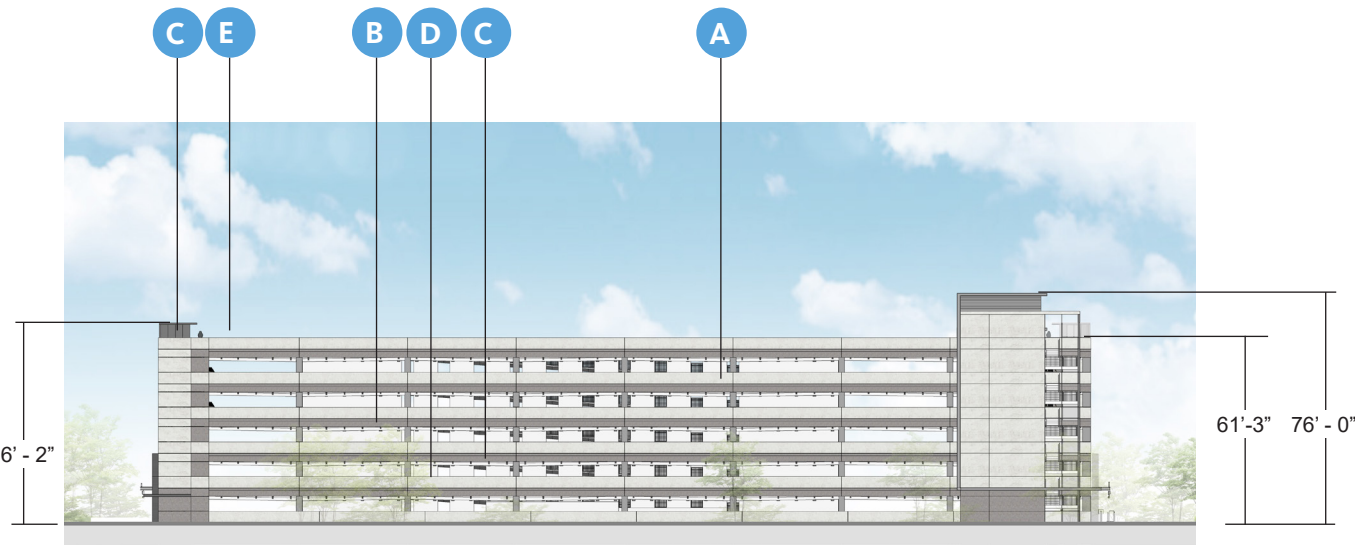
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



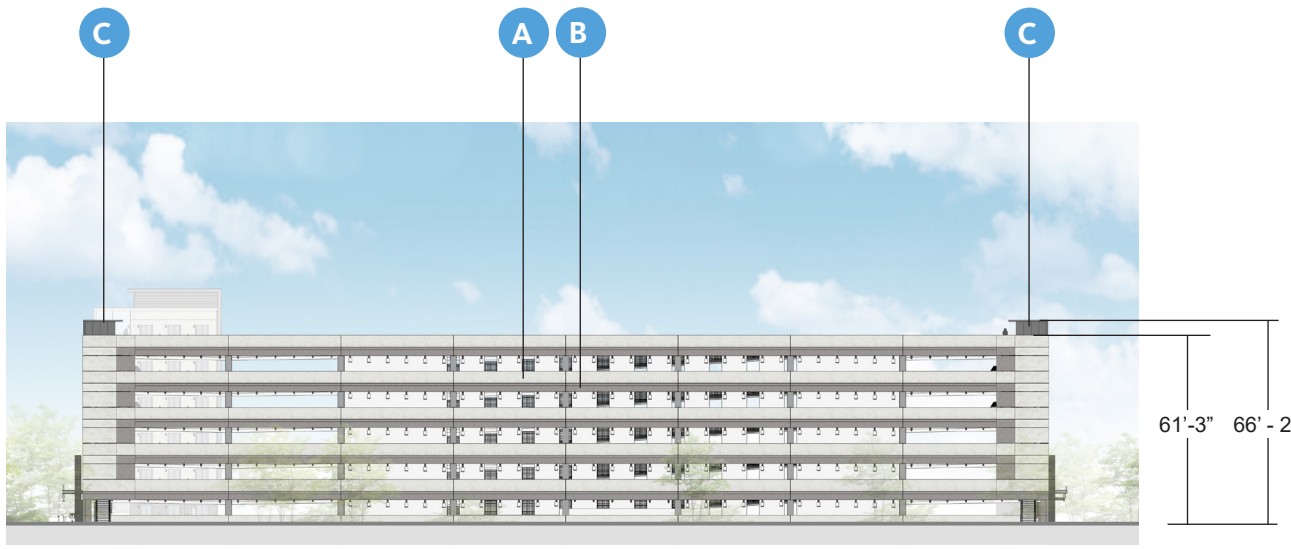
MP01- GRAY METAL
MINIMUM 24 GAUGE



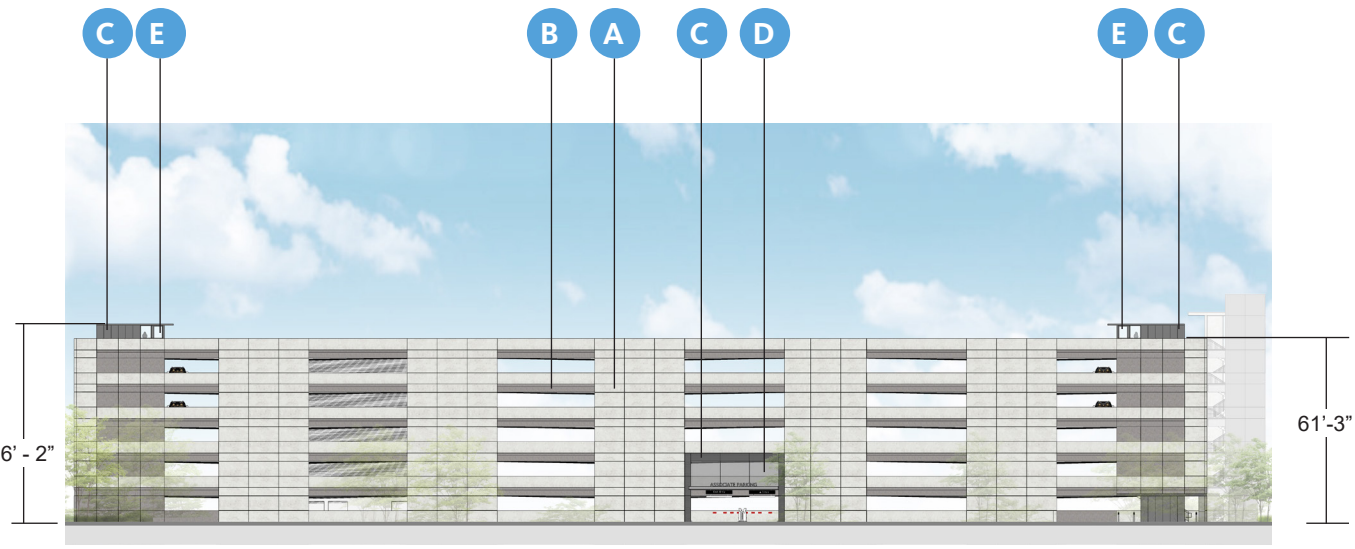
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



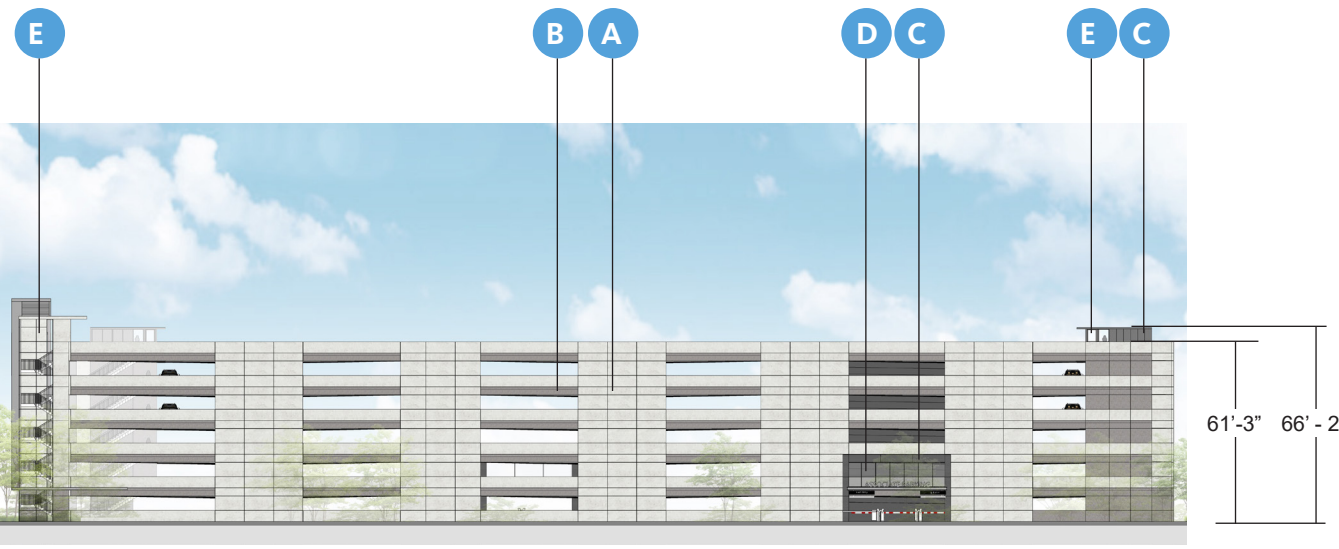
NORTH ELEVATION



SOUTH ELEVATION



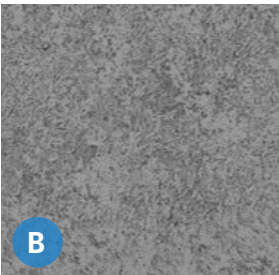
EAST ELEVATION



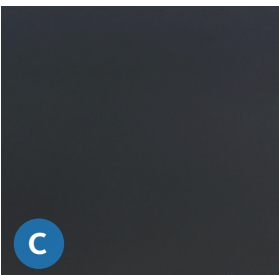
WEST ELEVATION



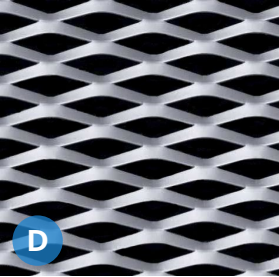
PC01- PRECAST LIGHT



PC02- PRECAST DARK



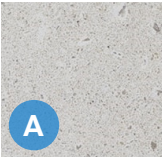
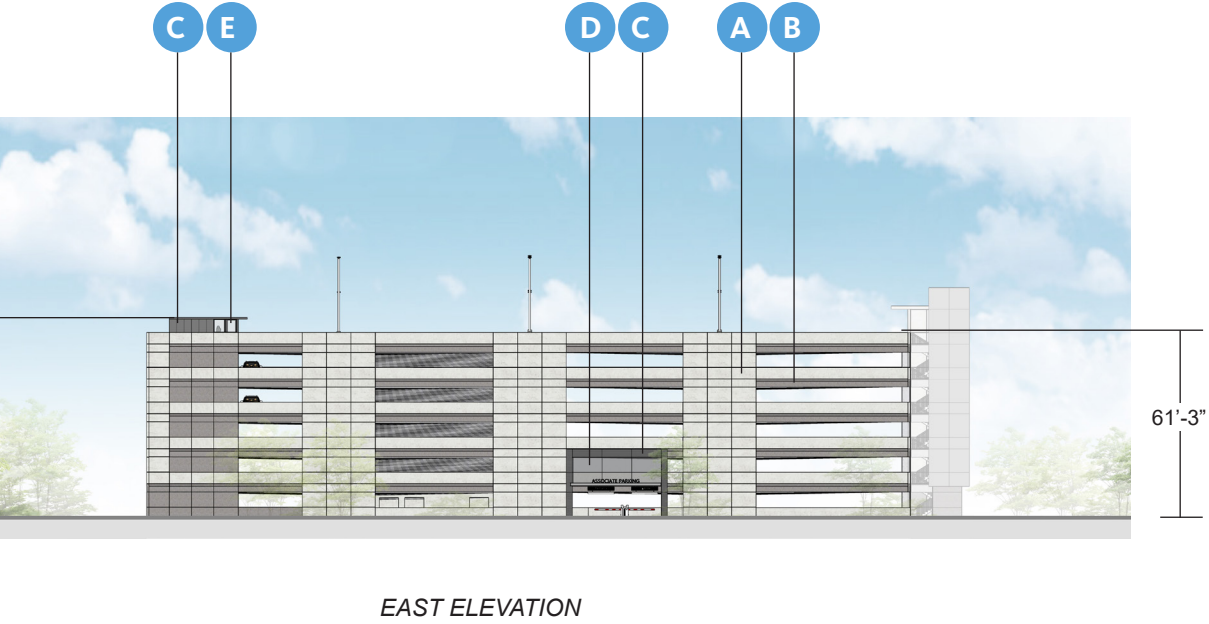
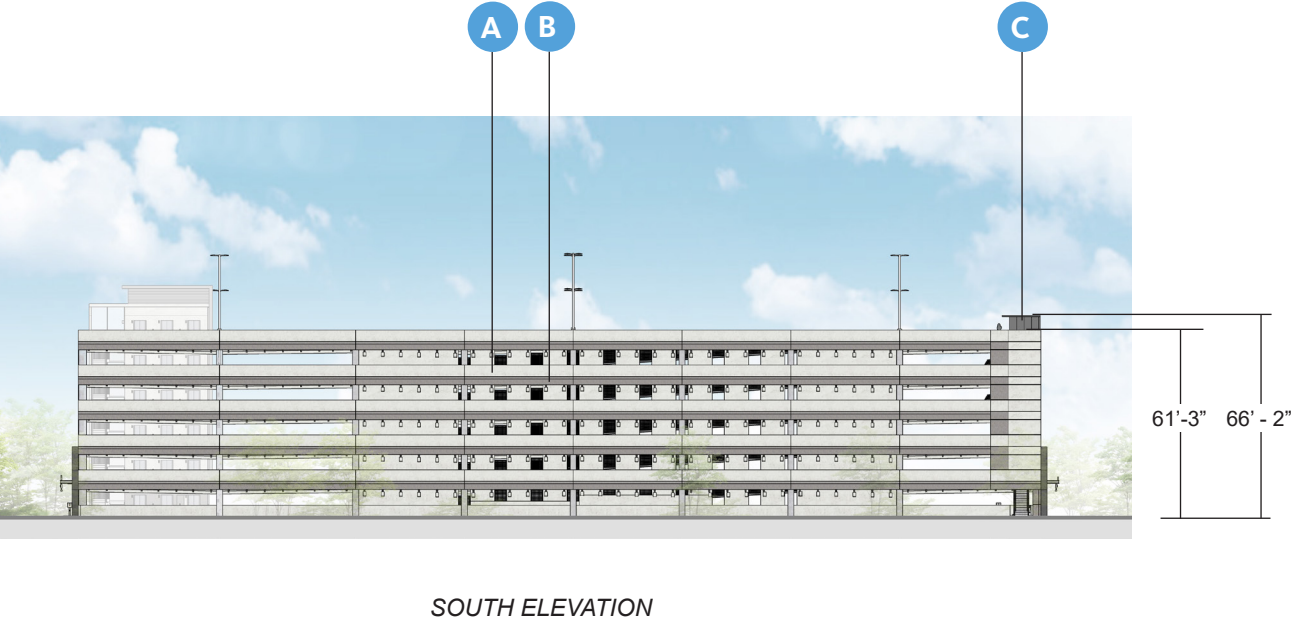
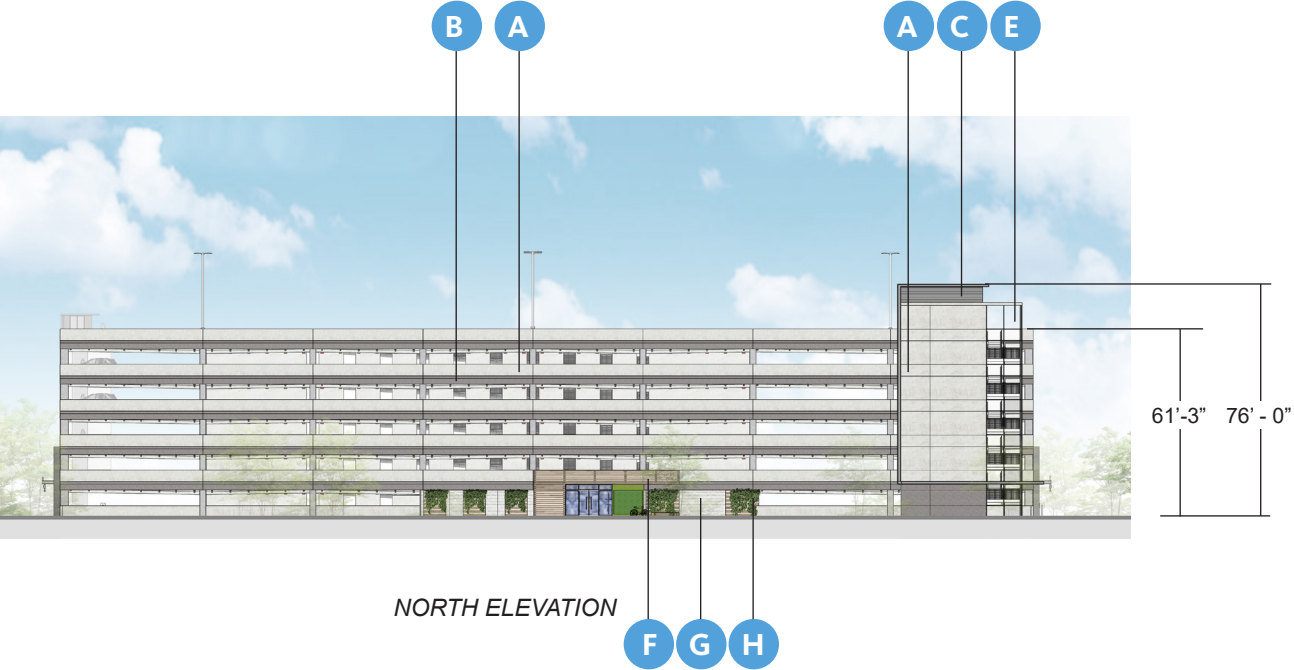
MP03- BLACK METAL
MINIMUM 24 GAUGE



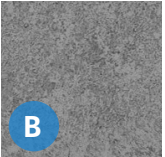
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



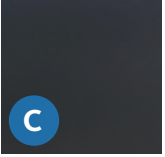
GL01- VISION GLASS



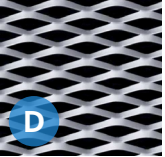
PC01- PRECAST LIGHT



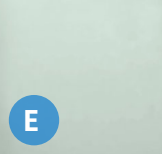
PC02- PRECAST DARK



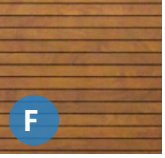
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



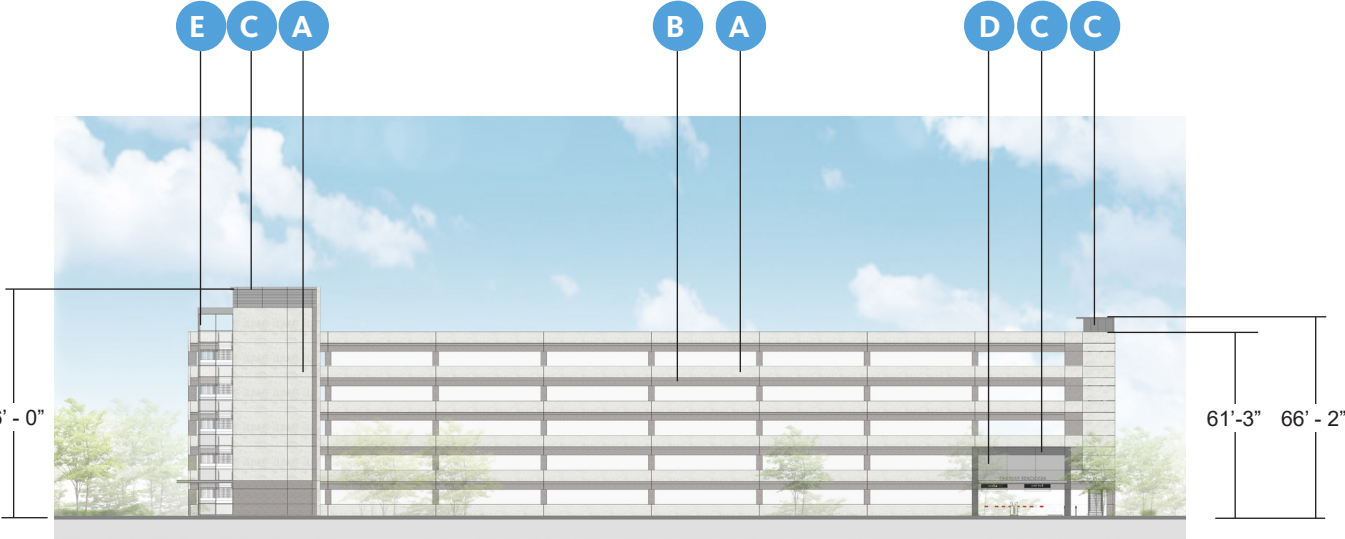
WD01 - WOOD VENEER



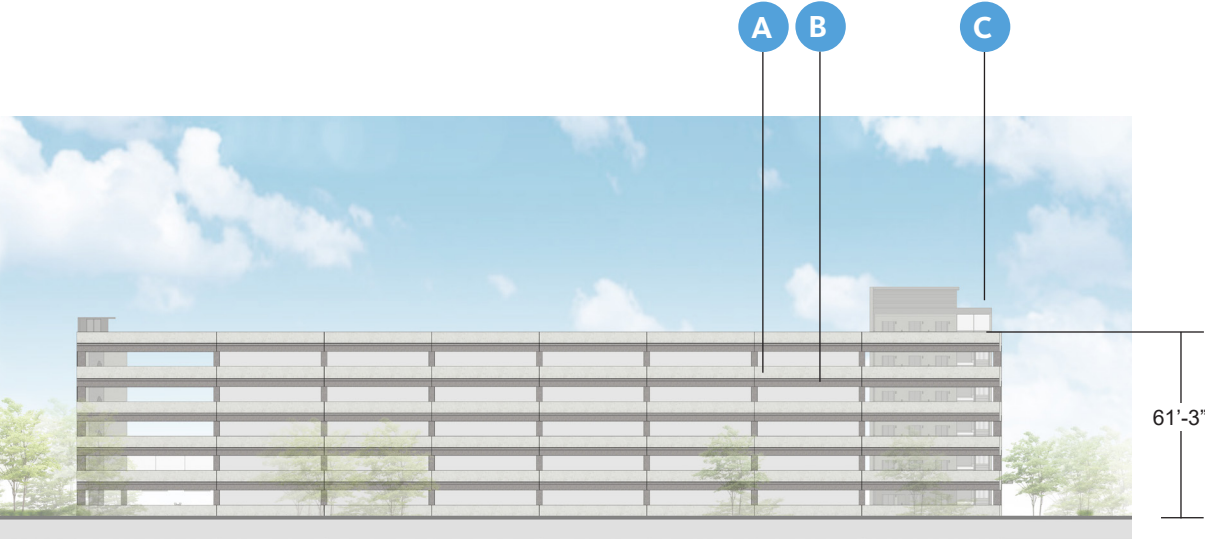
BR01 - BRICK VENEER



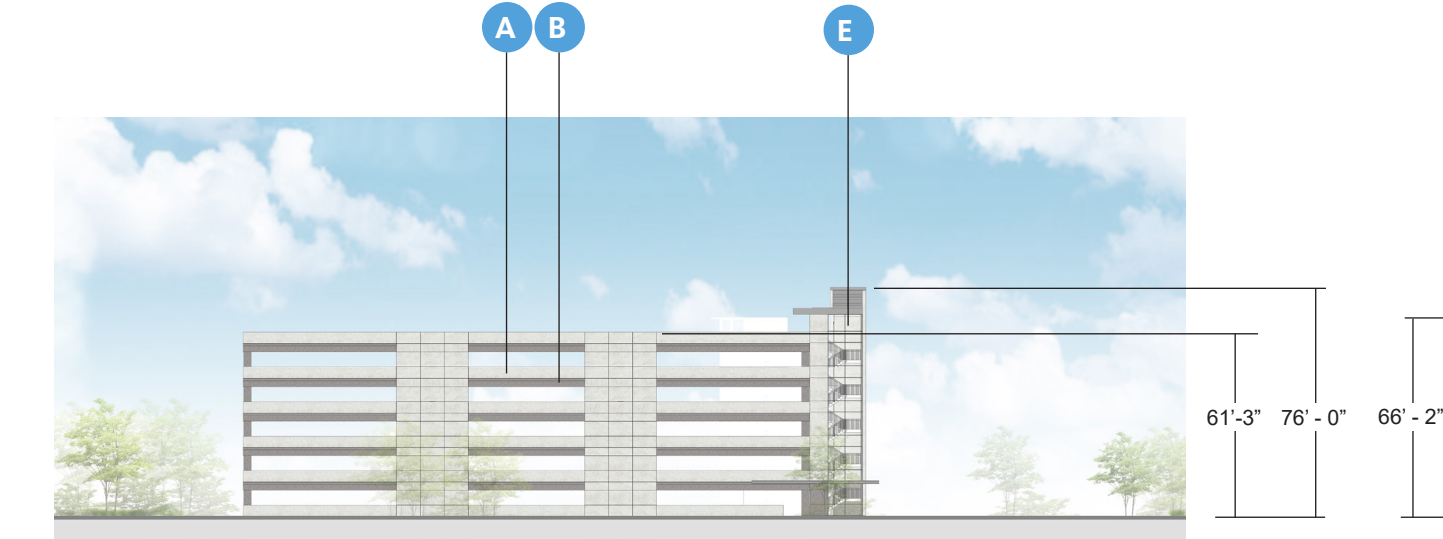
WC01 - GREEN WALL



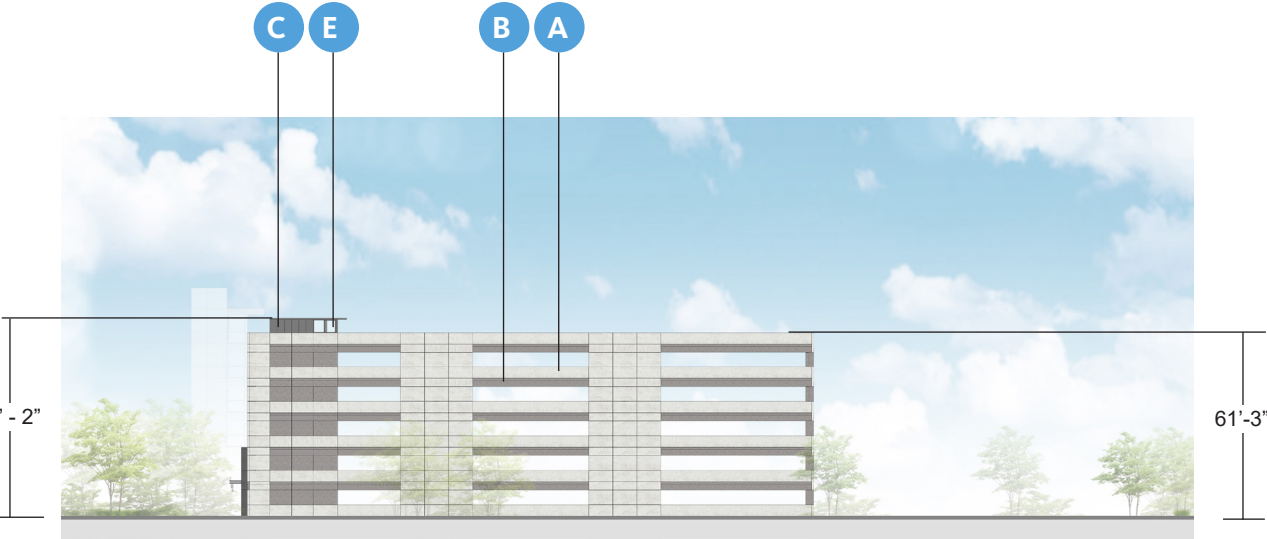
NORTH ELEVATION



SOUTH ELEVATION



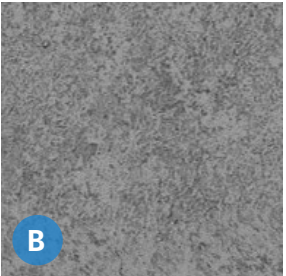
EAST ELEVATION



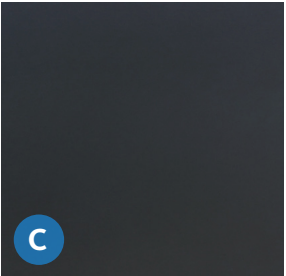
WEST ELEVATION



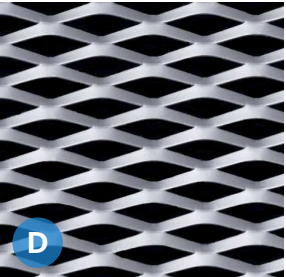
PC01- PRECAST LIGHT



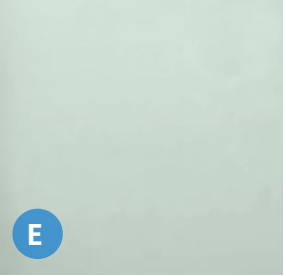
PC02- PRECAST DARK



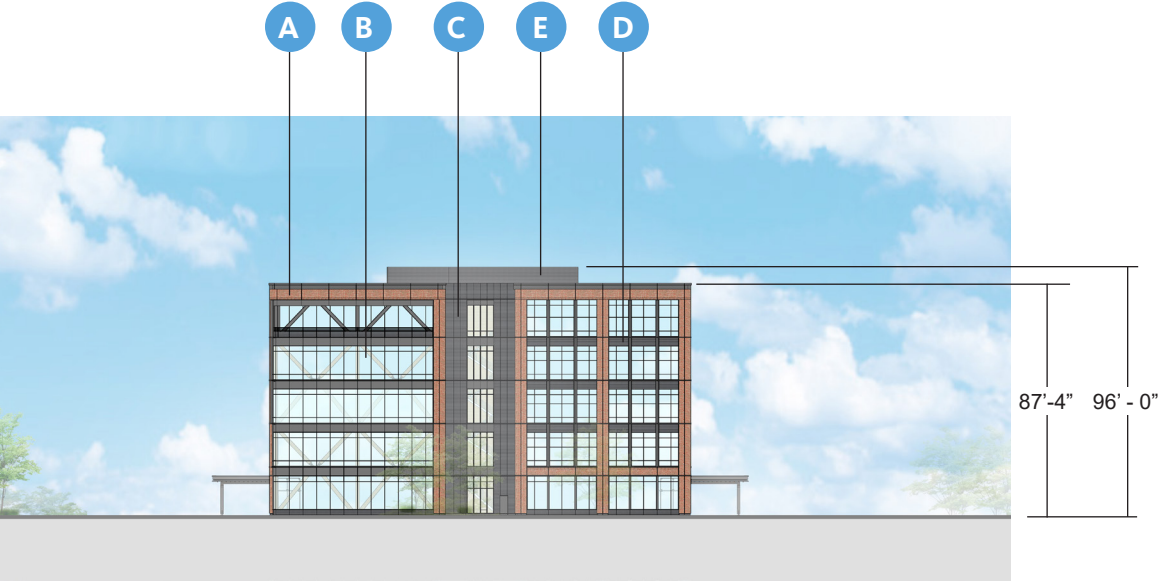
MP03- BLACK METAL
MINIMUM 24 GAUGE



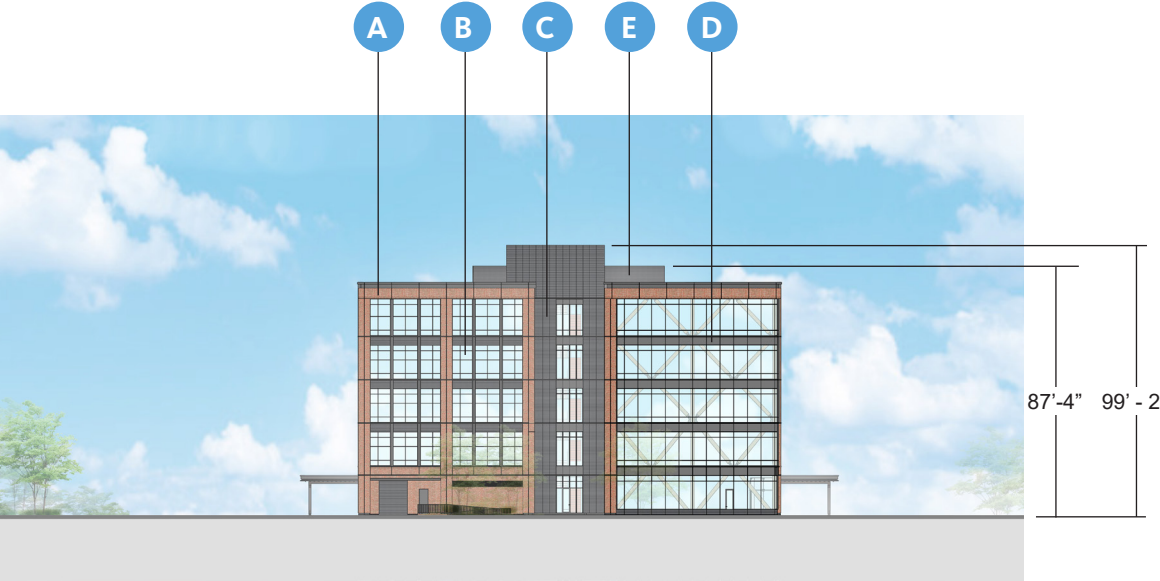
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



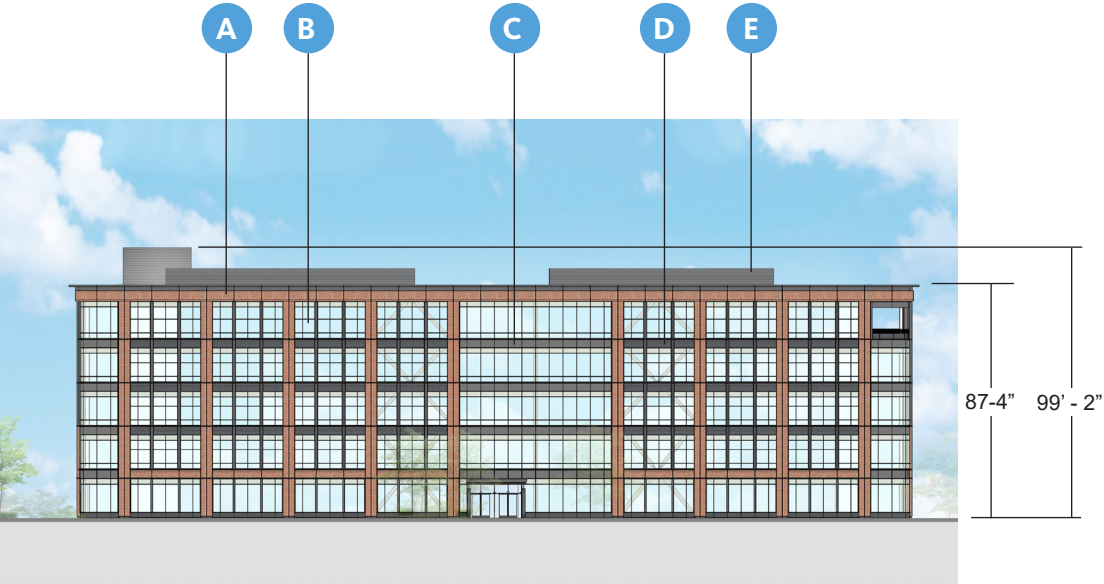
GL01- VISION GLASS



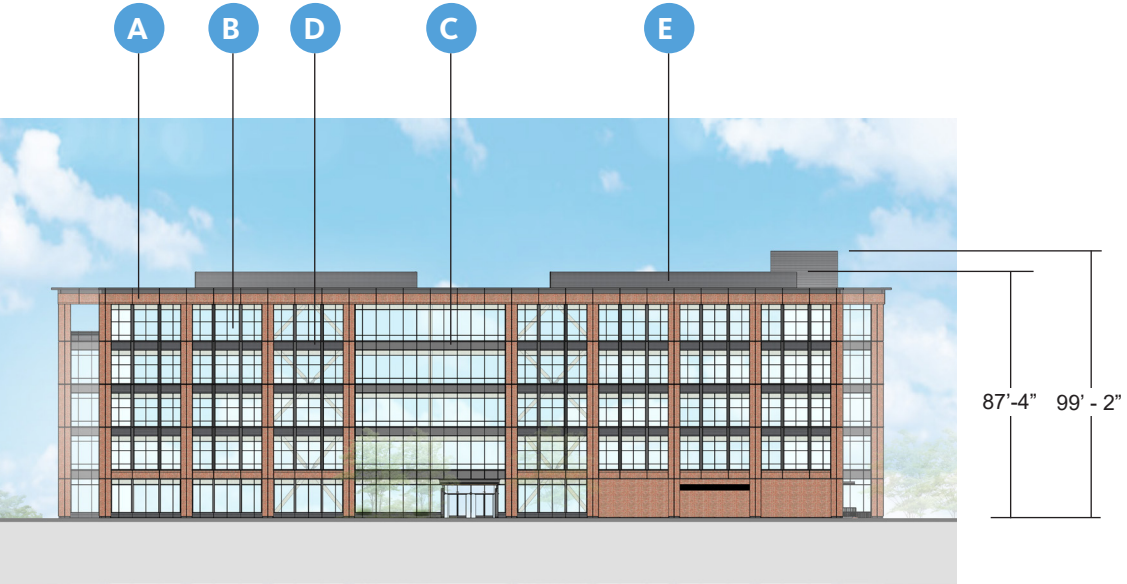
NORTH ELEVATION



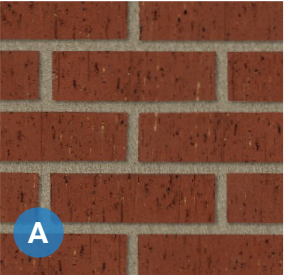
SOUTH ELEVATION



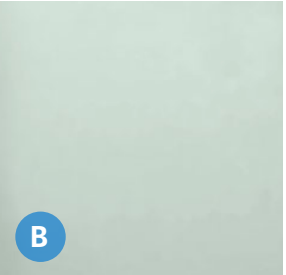
EAST ELEVATION



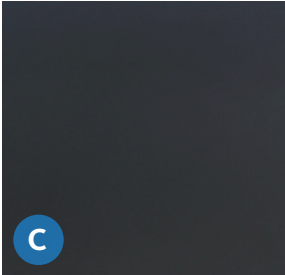
WEST ELEVATION



BR01- RED THIN BRICK



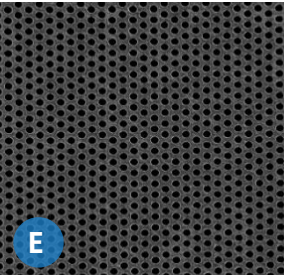
GL01- VISION GLASS



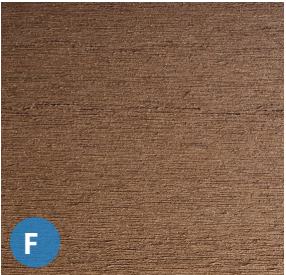
MP03- BLACK METAL
MINIMUM 24 GAUGE



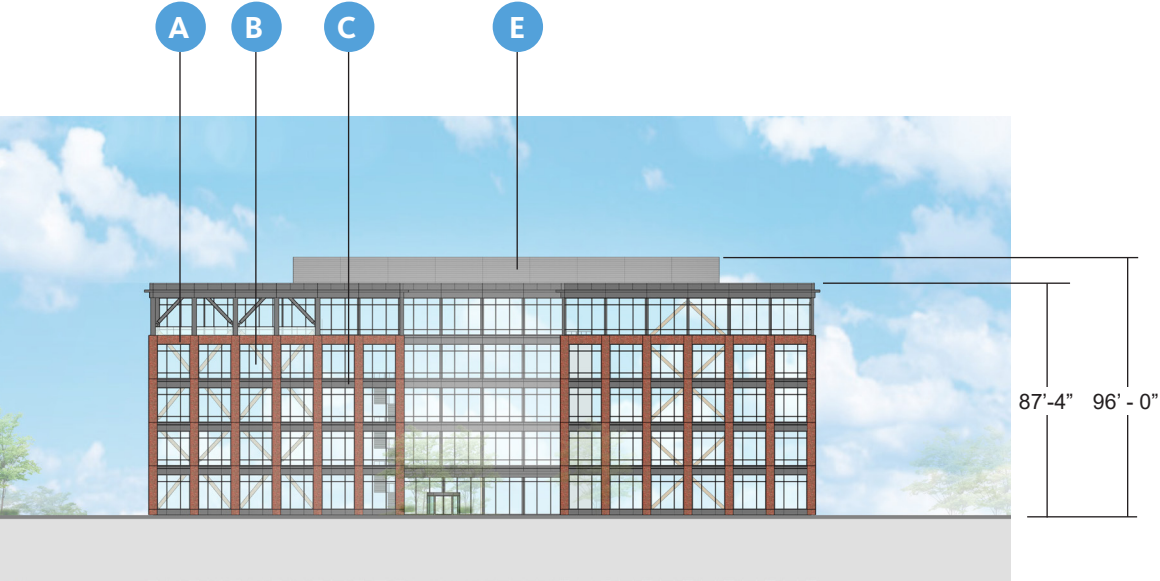
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



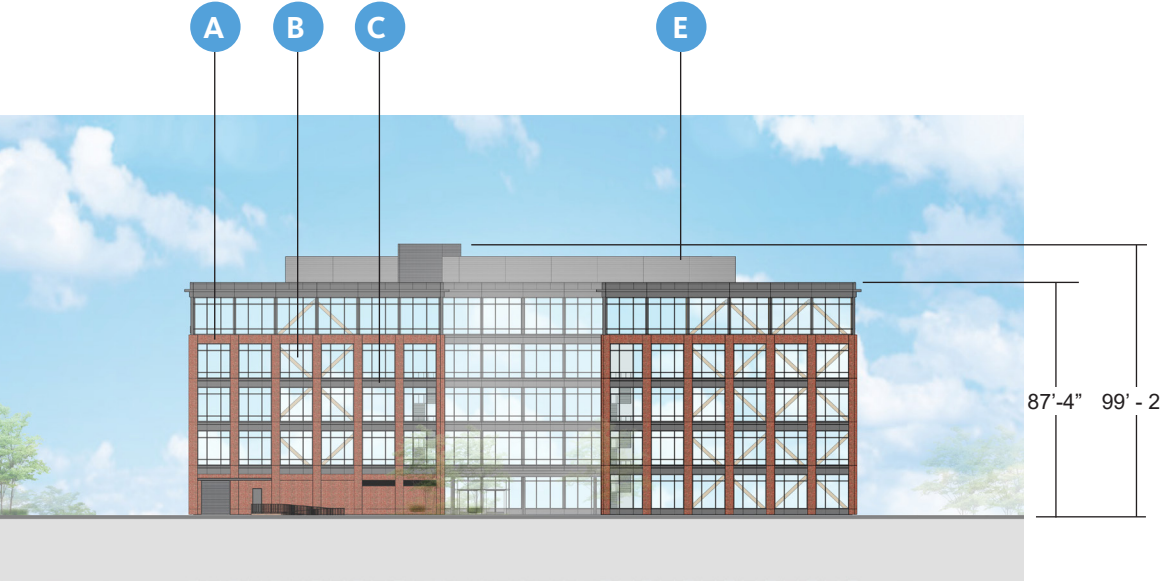
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



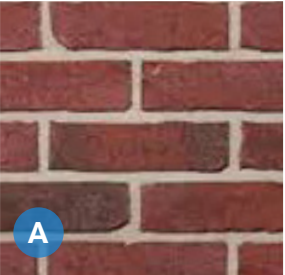
SOUTH ELEVATION



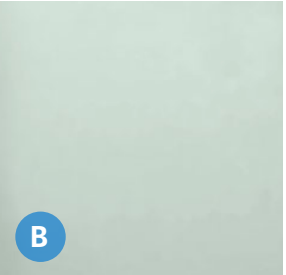
EAST ELEVATION



WEST ELEVATION



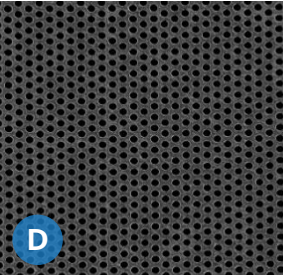
BR01- RED THIN BRICK



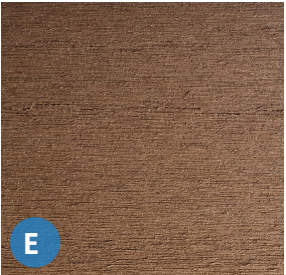
GL01- VISION GLASS



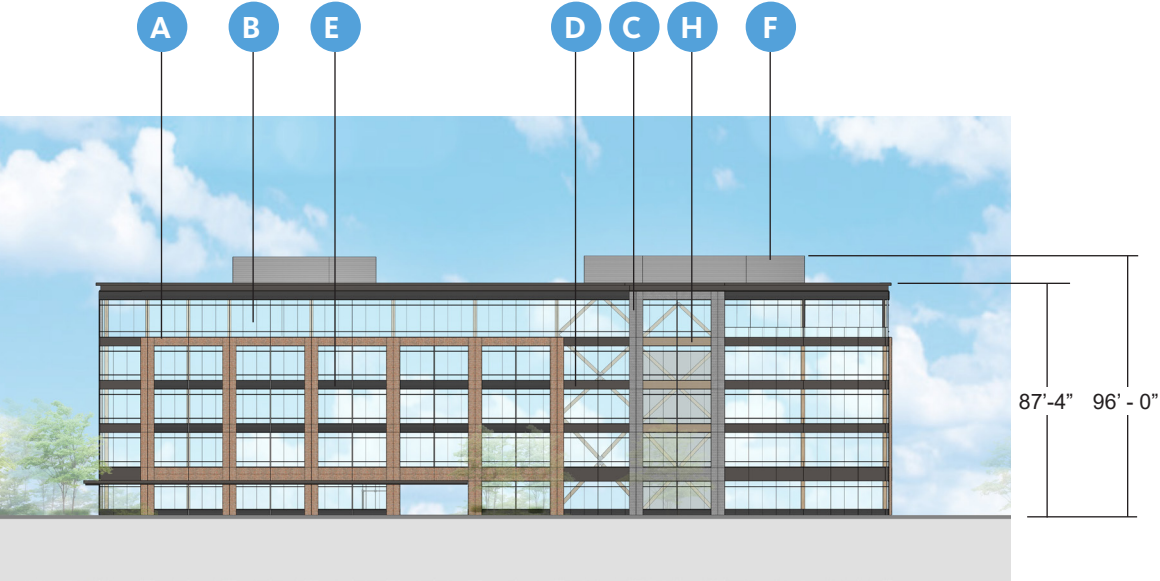
MP01- GRAY METAL
MINIMUM 24 GAUGE



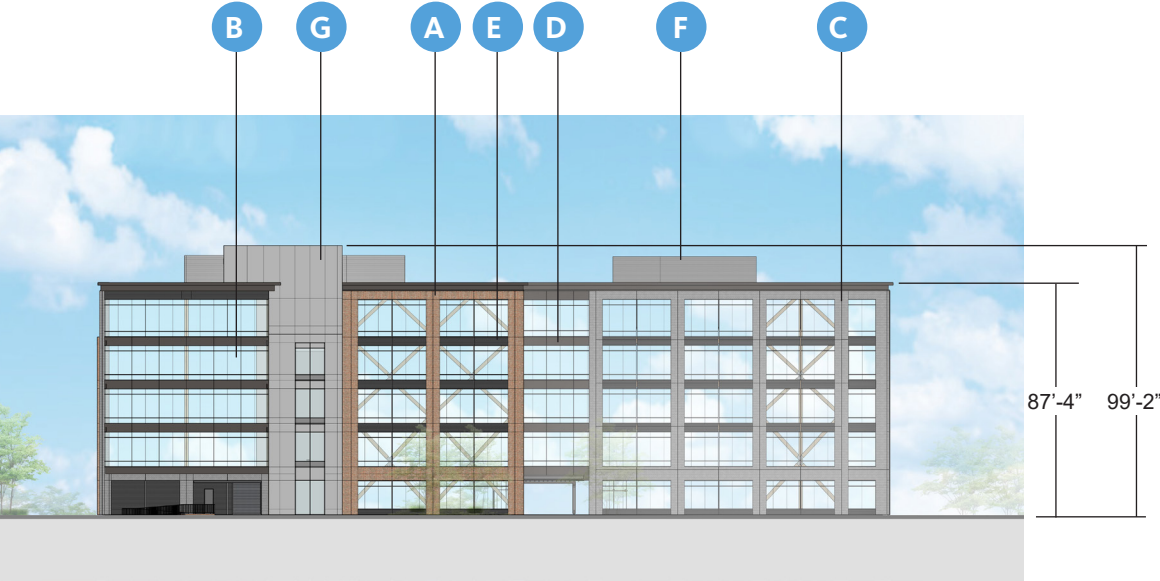
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



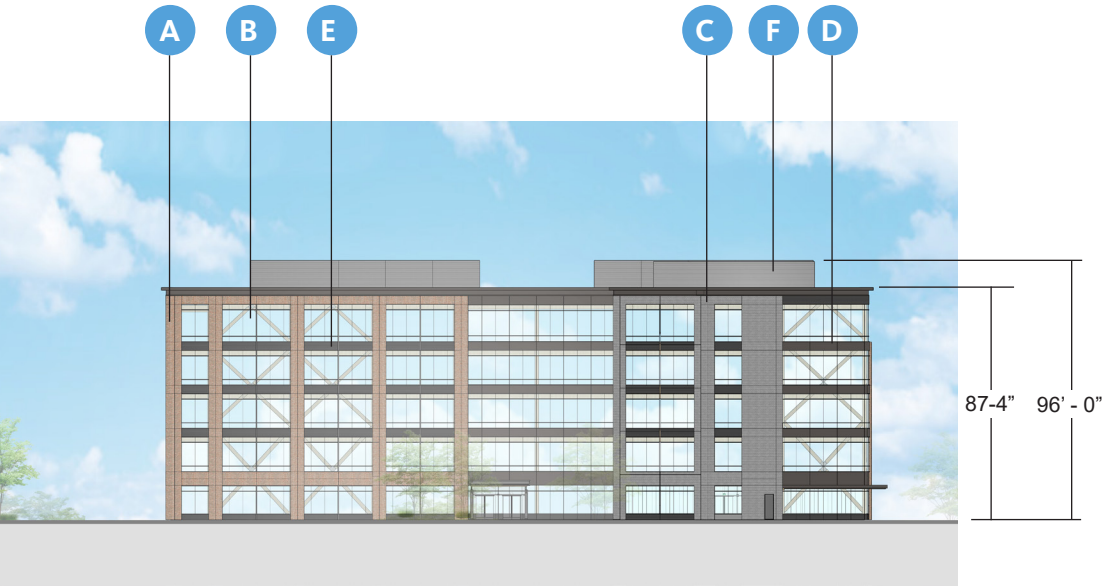
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



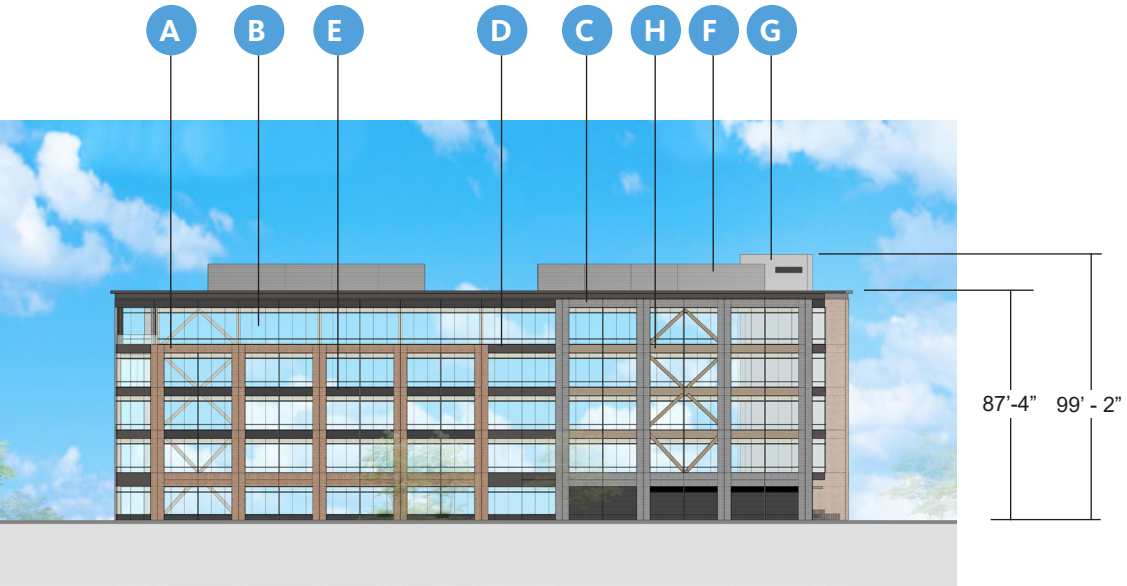
NORTH ELEVATION



SOUTH ELEVATION



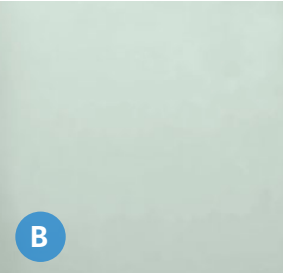
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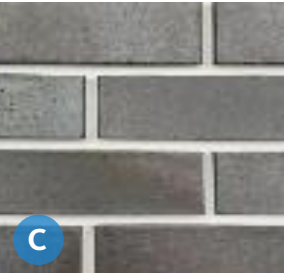
WEST ELEVATION



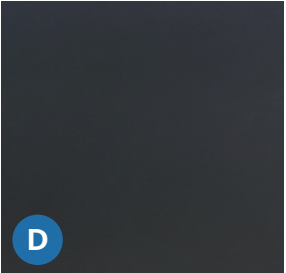
BR02- RED THIN BRICK



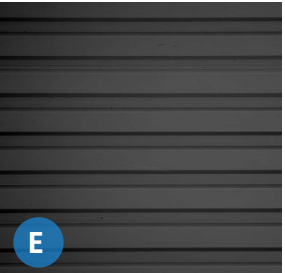
GL01- VISION GLASS



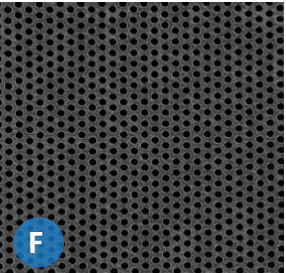
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



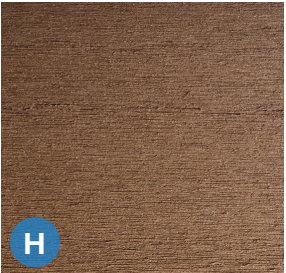
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



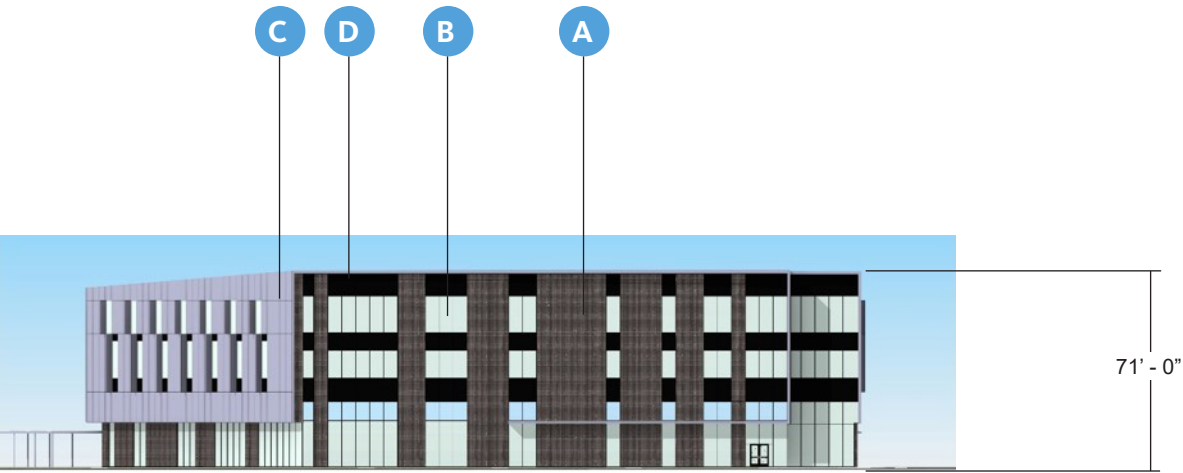
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



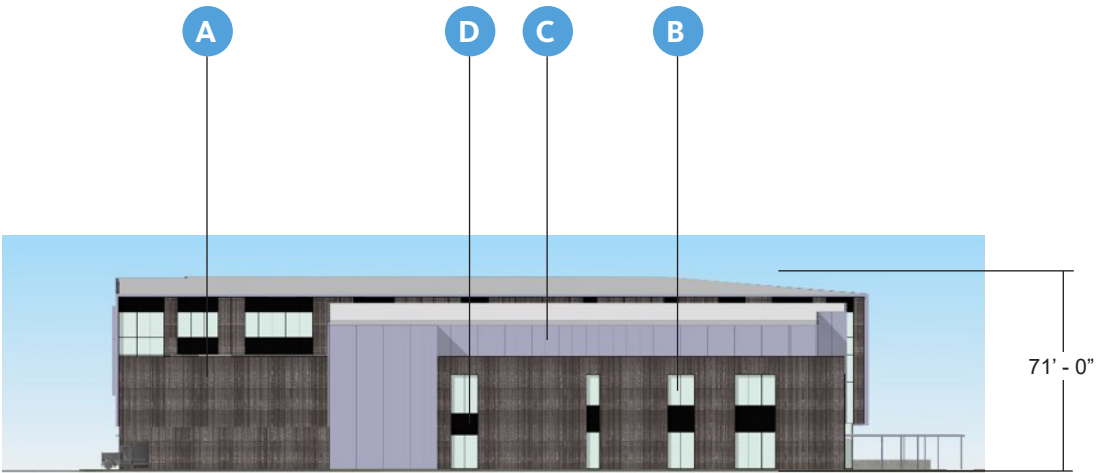
MP01- GRAY METAL
MINIMUM 24 GAUGE



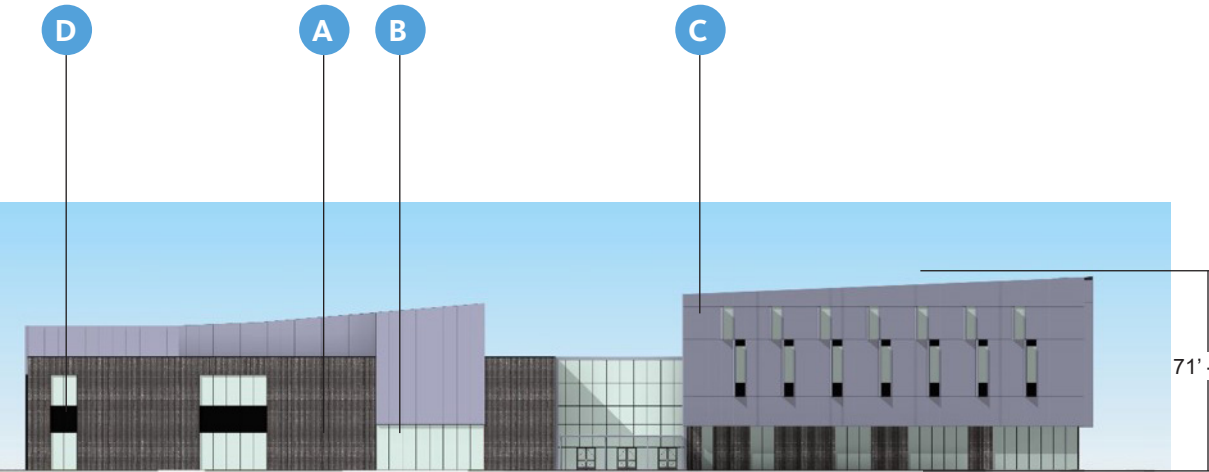
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



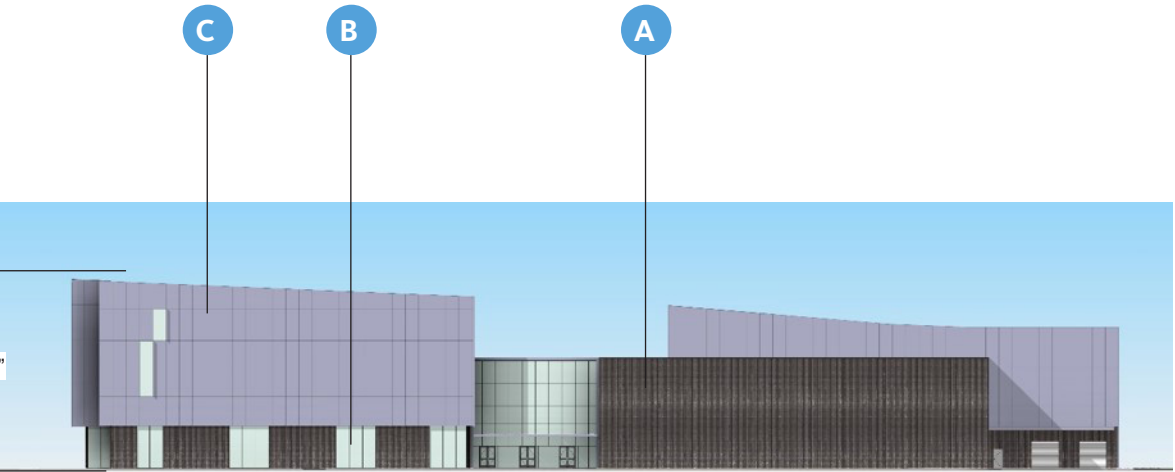
NORTH ELEVATION



SOUTH ELEVATION



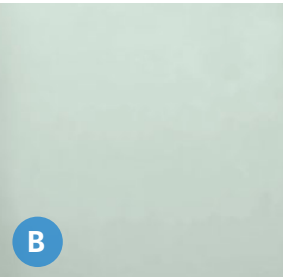
EAST ELEVATION



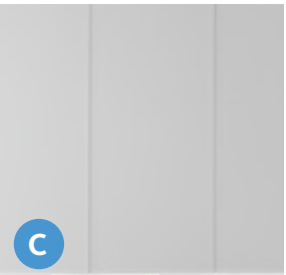
WEST ELEVATION



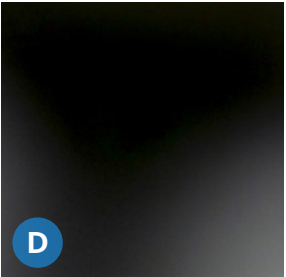
BR01 - GREY BRICK



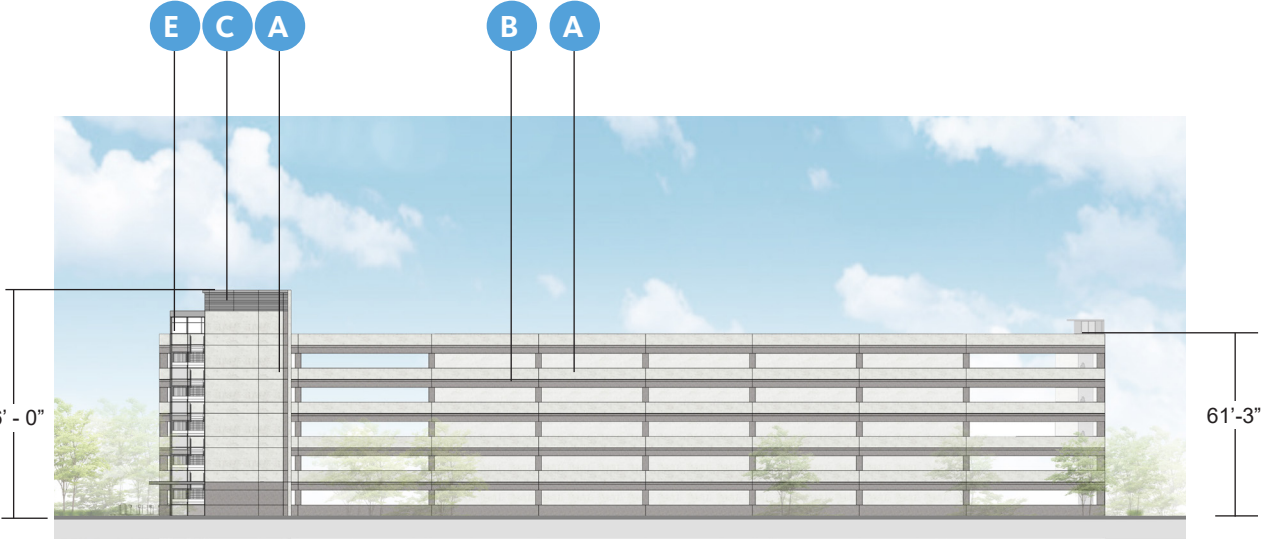
GL01 - VISION GLASS



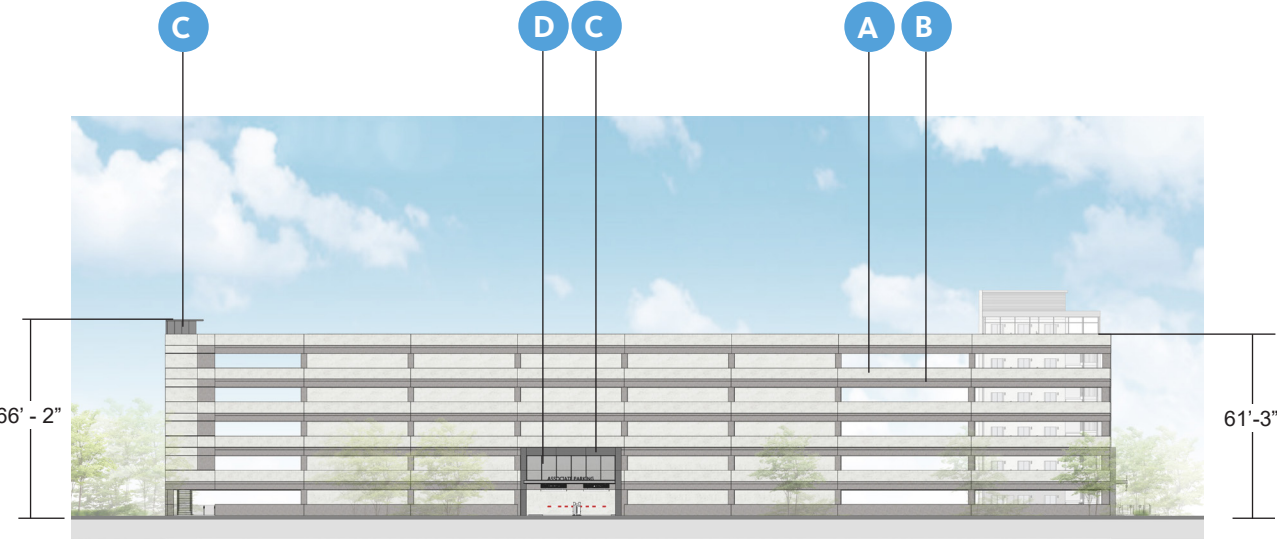
MP01 - CONCEALED PANEL
METAL FASTENER
MINIMUM 24 GAUGE



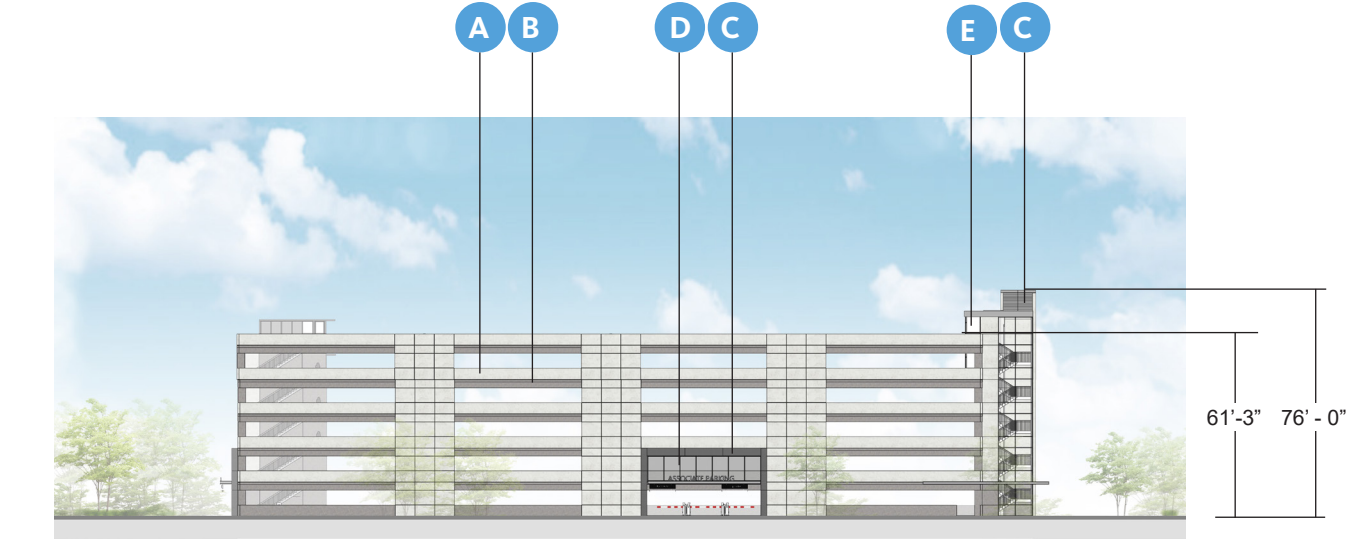
MP02 - DARK METAL
MINIMUM 24 GAUGE



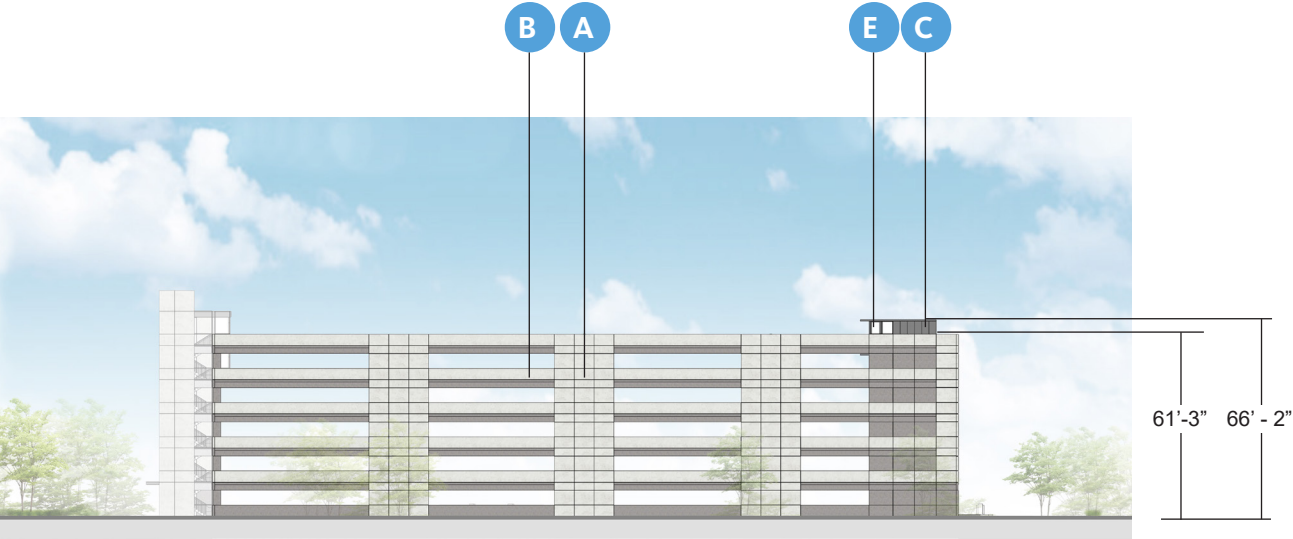
NORTH ELEVATION



SOUTH ELEVATION



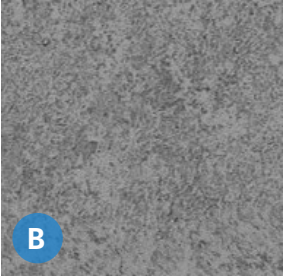
EAST ELEVATION



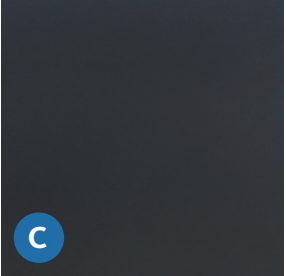
WEST ELEVATION



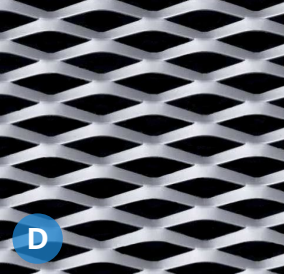
PC01- PRECAST LIGHT



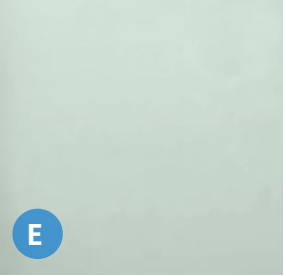
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE

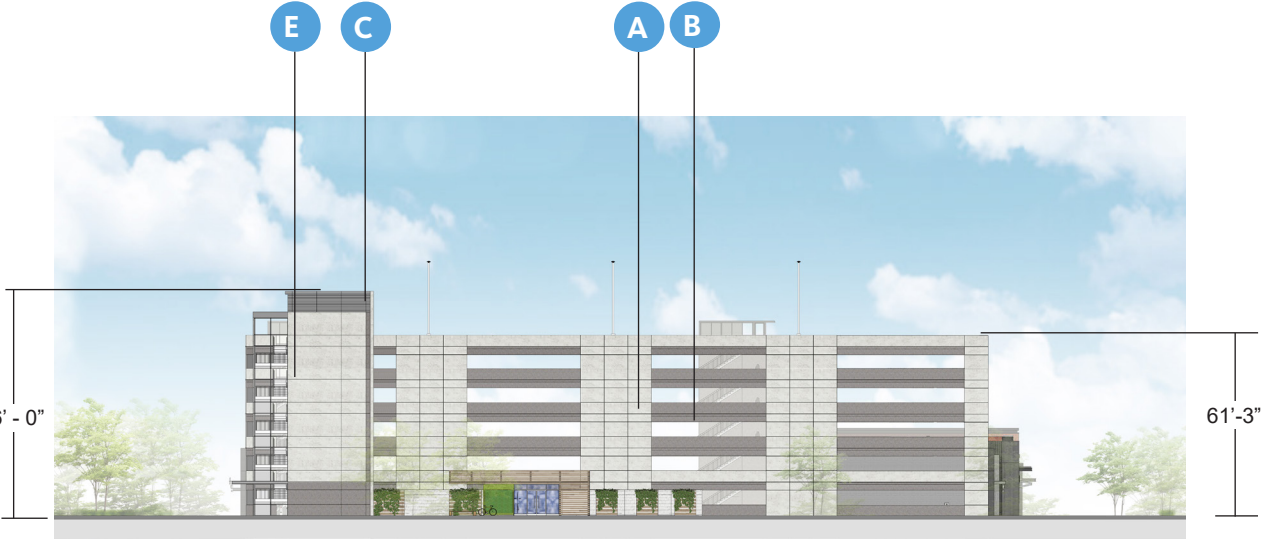


MP06 - EXPANDED METAL
MINIMUM 24 GAUGE

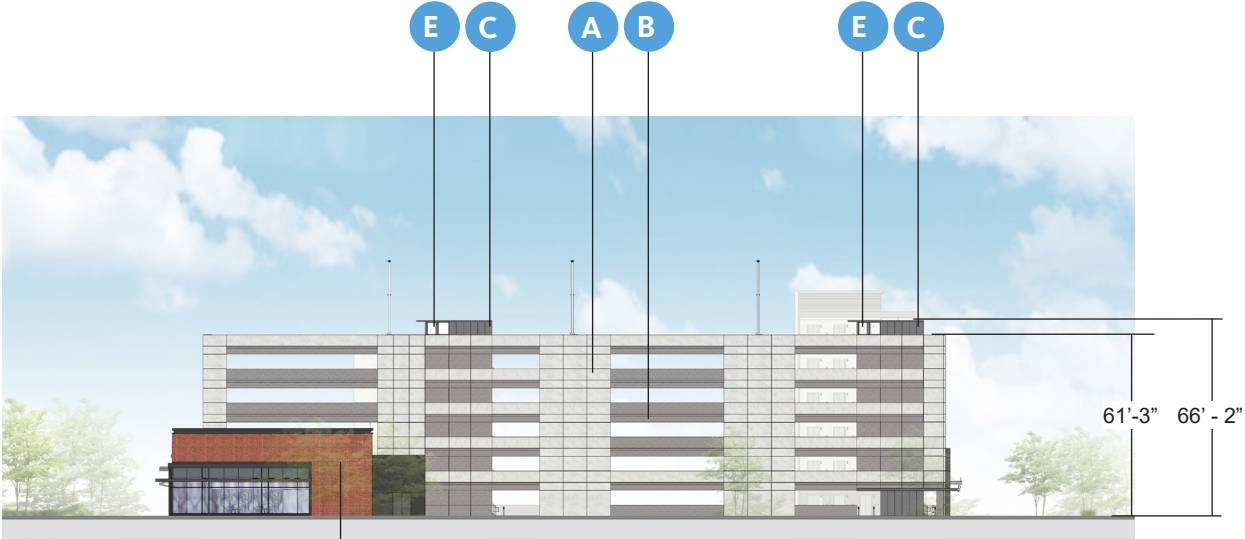


GL01- VISION GLASS

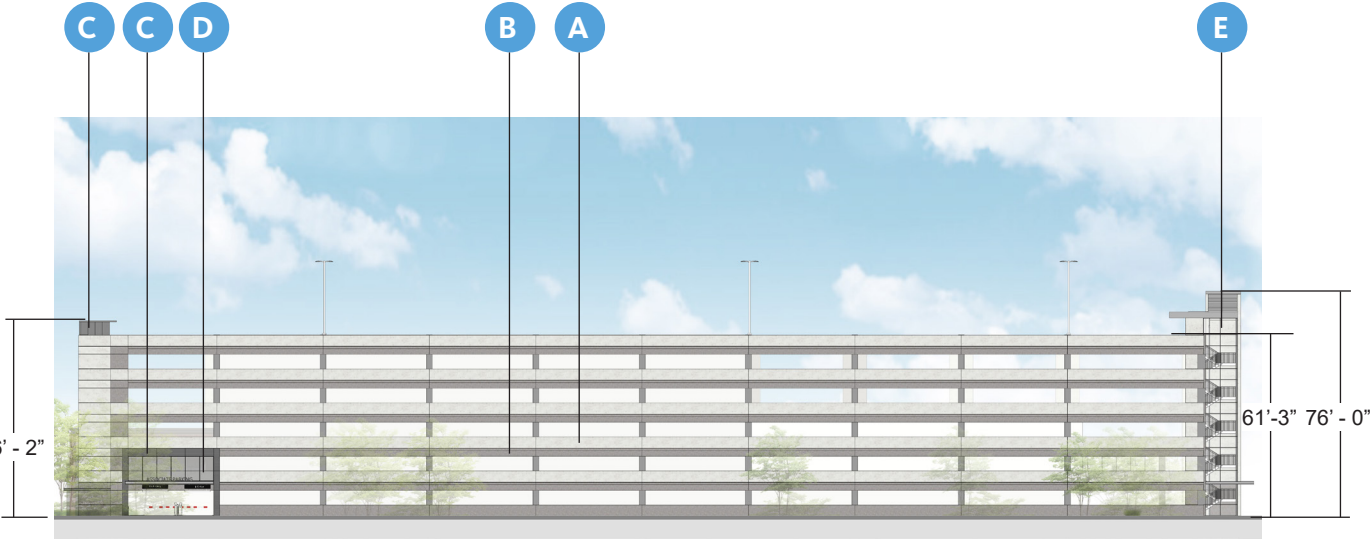
MP03- BLACK METAL
MINIMUM 24 GAUGE



NORTH ELEVATION



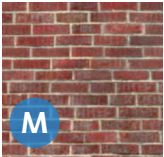
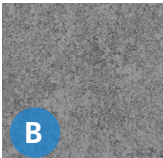
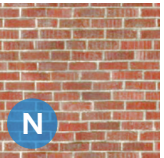
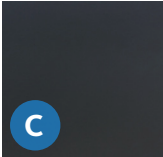
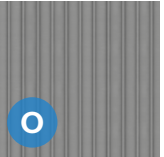
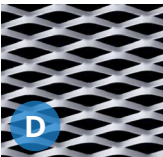
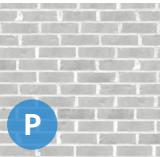
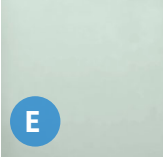
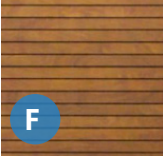
SOUTH ELEVATION

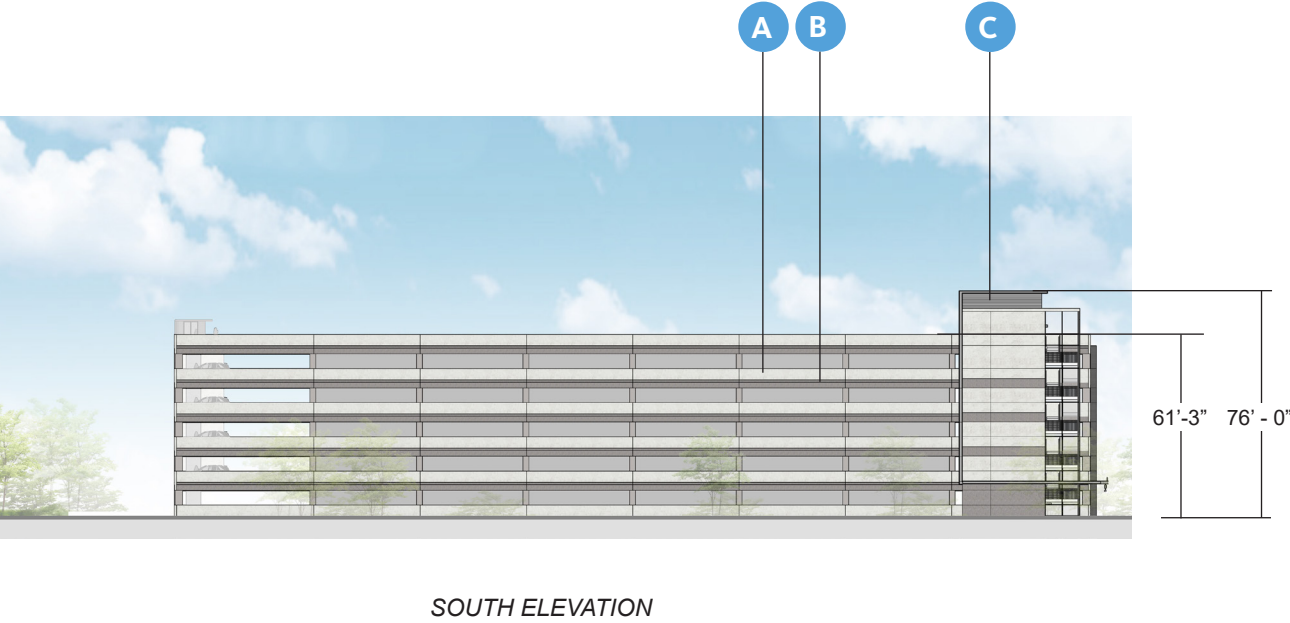
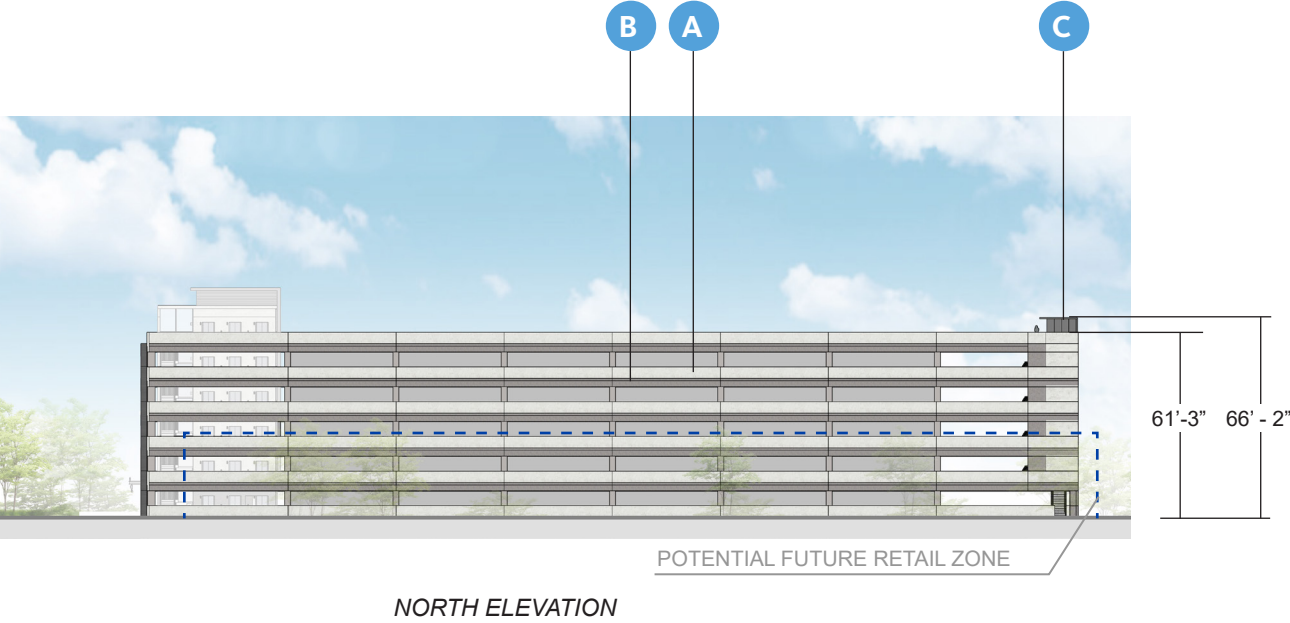


EAST ELEVATION

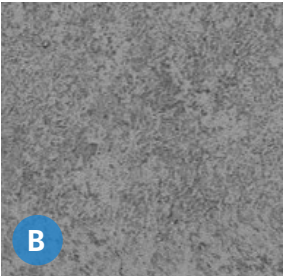


WEST ELEVATION

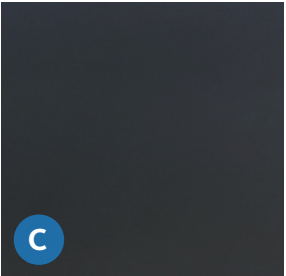
 A PC01- PRECAST LIGHT	 M BR05 - BRICK VENEER
 B PC02- PRECAST DARK	 N BR06 - BRICK VENEER
 C MP03- BLACK METAL MINIMUM 24 GAUGE	 O MP07 - METAL SIDING MINIMUM 24 GAUGE
 D MP06 - EXPANDED METAL MINIMUM 24 GAUGE	 P BR07 - BRICK VENEER
 E GL01- VISION GLASS	
 F WD01 - WOOD VENEER	
 J BR02 - BRICK VENEER	



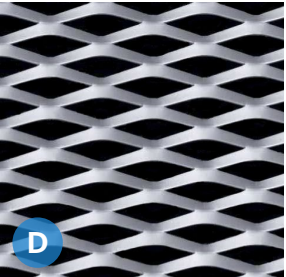
PC01- PRECAST LIGHT



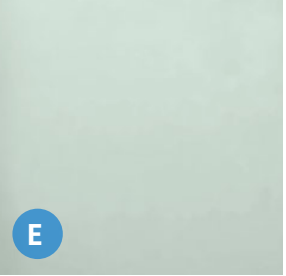
PC02- PRECAST DARK



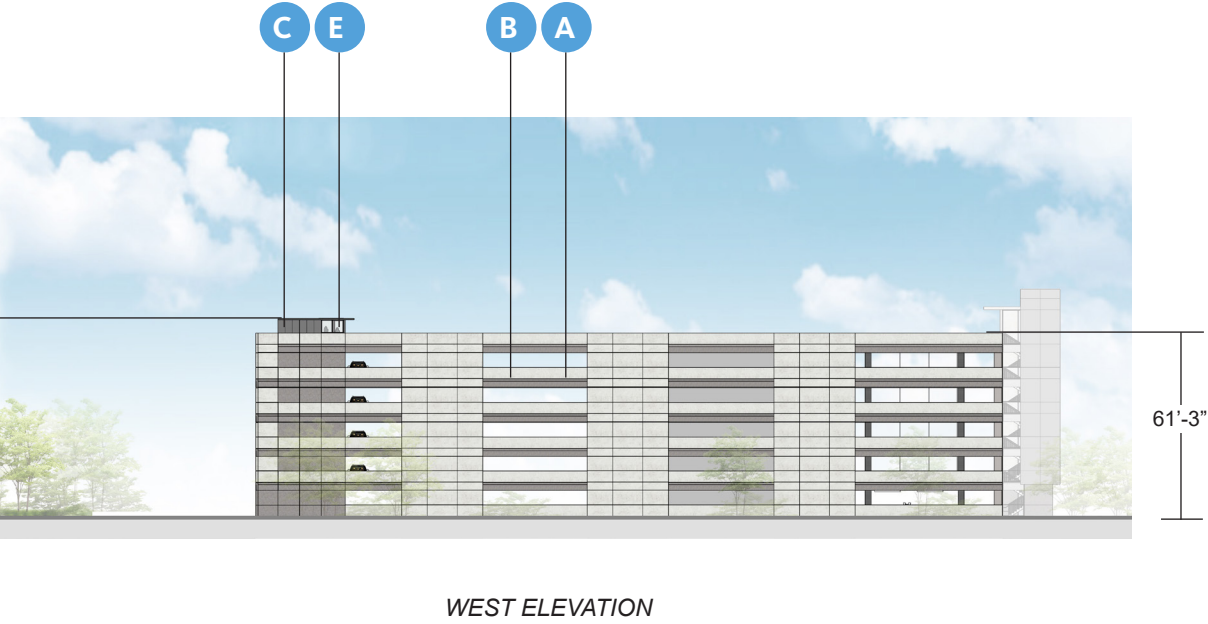
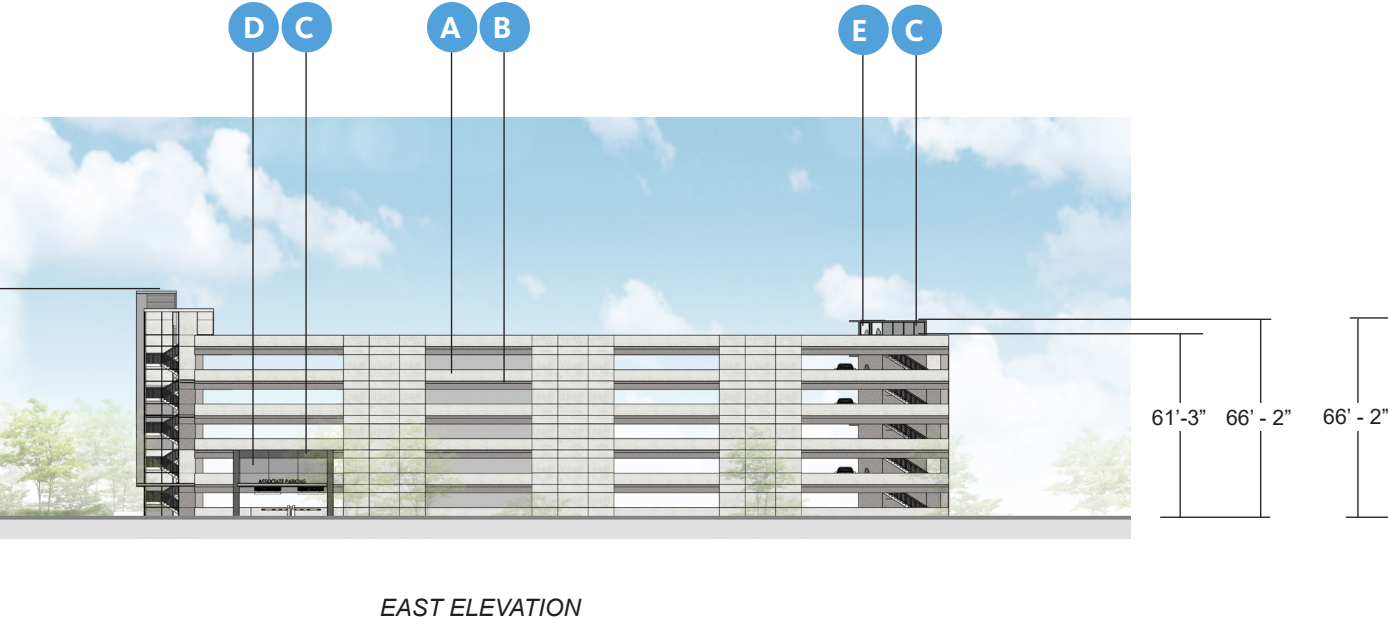
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE

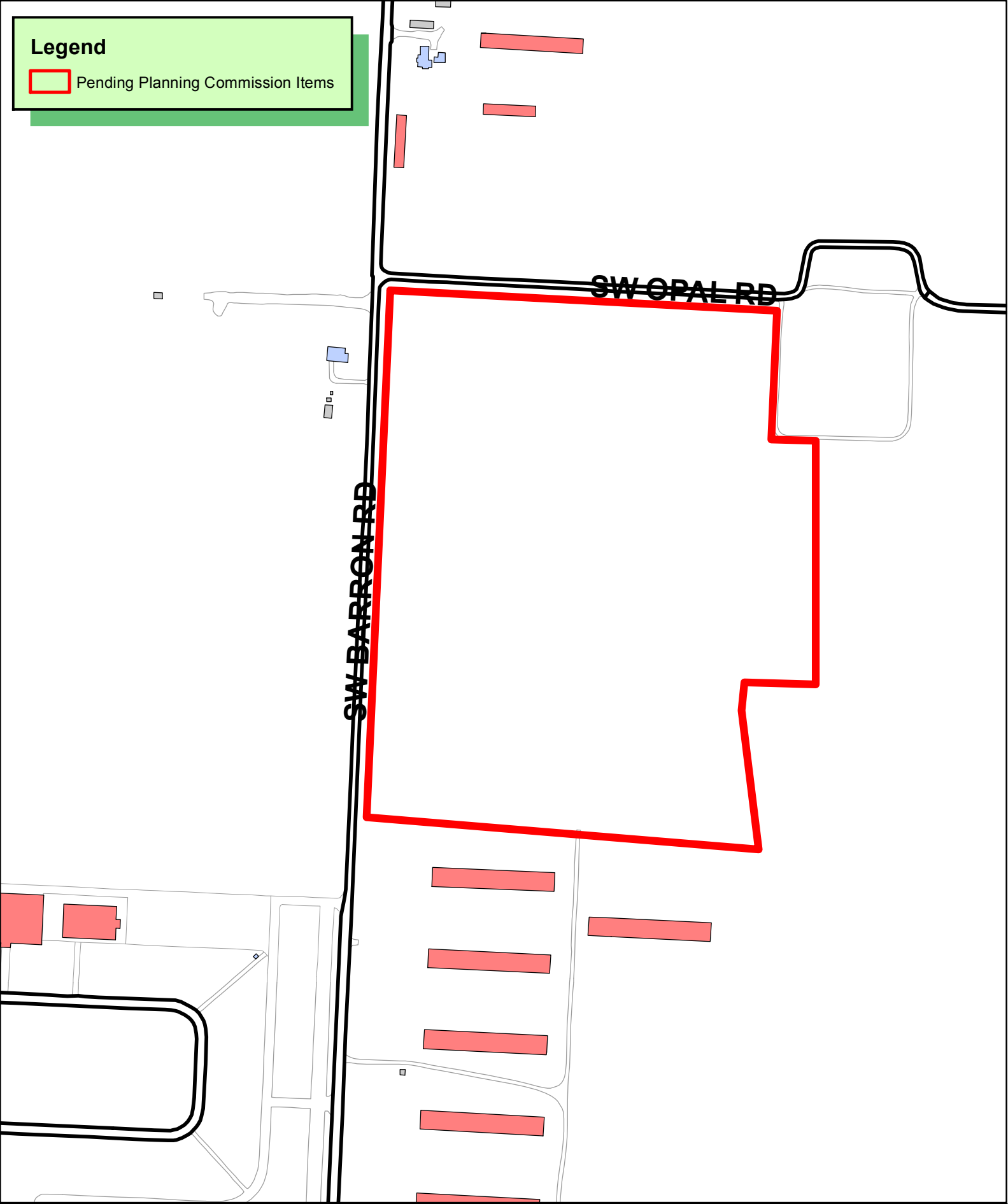


GL01- VISION GLASS



Legend

 Pending Planning Commission Items



1 inch = 300 feet

CU20-0032
CONDITIONAL USE
BENTONVILLE ELEMENTARY K-4 #13





July 10, 2020
Mr. Jon Stanley
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: *Bentonville School District #6*
 K-4 Elementary School – SW Barron Road and SW Opal Road
 Conditional Use Narrative

Dear Mr. Stanley:

On behalf of the Bentonville School District, please find below, a narrative addressing the required items under the Conditional Use Checklist.

- A. The proposed use of this project is a Kindergarten thru 4th grade Elementary educational facility for the Bentonville Public School District. The reason for the proposed use is the population growth in the City of Bentonville which has led to overcrowding in the school district's current facilities.
- B. See Civil Overall Site Plan for a scaled plan showing property lines, proposed structures, and areas to be utilized. There are no known existing structures on the site.
- C. Hours of operation for the Elementary School will typically be Monday through Friday, 7:00 am to 4:00 pm. There will be isolated times when the facility is used after hours for school/public functions.
- D. The facility will use most of the site located in the southeast corner of SW Barron Road and SW Opal Road. The building contains approximately 90,325 square feet of space including instructional classrooms, music and art rooms, a media center/library, computer labs, science labs, physical education and gym facilities, administration offices, commercial kitchen facility, and a commons space that will typically serve as the student cafeteria on a daily basis while providing flexibility as a gather space for the student body for presentations.

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Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com

Outside of the building footprint, on the west is the drive and parking area for parent drop-off/pick-up of students as well as a visitor/staff parking lot. This parking area enters from and exits onto SW Barron Road. On the north is the bus drop-off/pick-up of students as well as bus parking. This parking area enters from and exits onto the SW Opal Road.

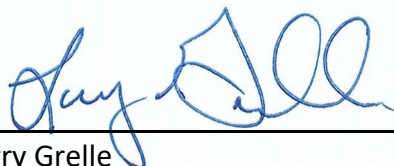
- E. The site is open pasture with some fencing, trees, and brush along both right of ways.

The site will be graded to allow construction of the building and drives but will maintain the natural slope of the site from the northwest to southeast.

- F. The site contains no existing parking. All parking will be new to accommodate staff and visitors to the new Elementary School facility. Parking for up to 148 visitors and staff has been provided for this facility.
- G. The new facility will incorporate full cut-off parking lot lights for all parking areas. The building will have lighting for all access and egress points along with general lighting for security reasons. Building lighting will also be full cut-off type fixtures.
- H. The Elementary school facility has been designed to accommodate 700 students. The facility will also have small numbers of visitors each day, primarily parents of the school students. Deliveries will be made to the commercial kitchen facility approximately 3 times a week, typically early mornings.
- I. This facility will employ approximately 50 staff.
- J. Please see attached photographs of the property on which the Elementary school will be constructed.

Sincerely,

Morrison Shipley Engineers, Inc.



Larry Grelle
Project Manager

2407 S.E. Cottonwood Street
Bentonville, AR 72712
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Southwest corner of property looking north and north east



Southwest corner of property looking east

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Northwest corner of property looking east and southeast



Southwest corner of Cemetery property looking south

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Southwest corner of Cemetery property looking southwest



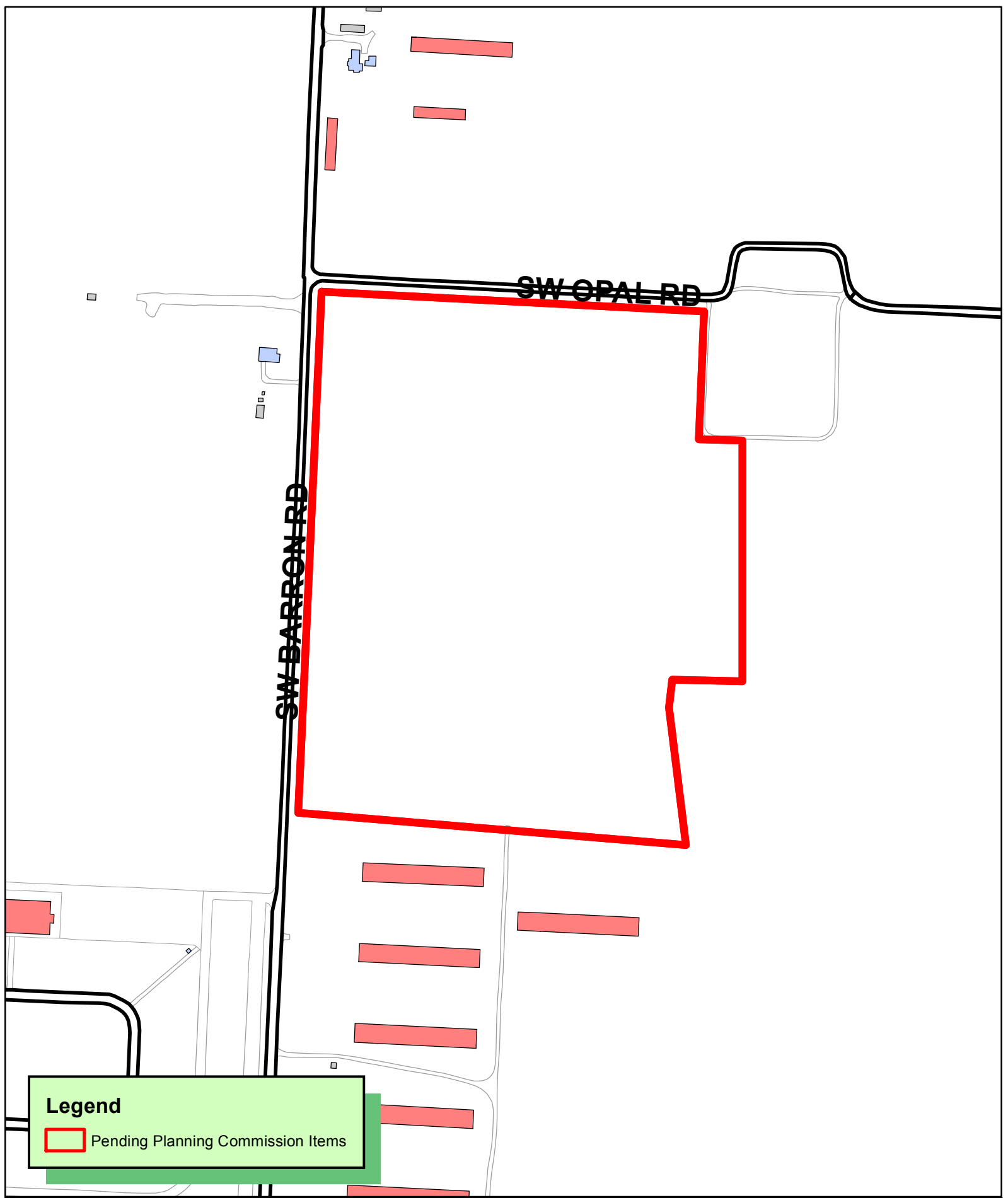
Southwest corner of Cemetery property looking northwest

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Southwest corner of Cemetery property looking north

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Morrisonshipley.com



LSD20-0043
LARGE SCALE DEVELOPMENT
BENTONVILLE ELEMENTARY K-4 #13
5301 SW BARRON RD





Mr. Tyler Overstreet
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

August 3, 2020

**Re: *Bentonville School District
Bentonville Elementary School #13
Parking Lot Waiver Request***

Mr. Overstreet:

On behalf of the Bentonville School District, we respectfully request a waiver from the Development Standards, Art. 1100.21.p. The proposed development for the construction of a 90,325 sf Elementary classroom building and associated parking on a 30-acre site was submitted for approval by the Planning Commission on July 13, 2020. Per the Development Standards: *No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms.*

The School District is requesting a waiver to locate parking as designed to provide security on the school campus. Only the main entry door allows public access into the building to create a control point for all individuals entering the school, therefore the majority of the parking needs to be located to utilize the main entry doors. Due to other site functions of pick-up and drop-off routing and bus routes these routes need to function as circulation only and not have parking associated with them. When possible, support staff parking has been provided on the service sides of the building. In addition, the submitted design is similar to Osage Elementary School parking and functions for precedent.

In conclusion, the School District is requesting a waiver to allow deviation from the 60% parking requirement. Please consider this waiver request on the proposed site design. If you have any questions or need additional information, please call.

Sincerely,

Morrison Shipley Engineers, Inc.

Larry Grelle,
Project Manager

Large Scale Development Plans

BENTONVILLE ELEMENTARY

K-4 #13 SCHOOL

5301 SW BARRON ROAD

Bentonville, Benton County, Arkansas

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

Effective Date: June 5, 2012

FOR
REVIEW



MORRISON  **SHIPLEY**

CITY PROJECT #LSD20-0043

CITY ATLAS PAGE #522

[illegible]

C0.0	Cover Sheet, Vicinity Map, & Index of Sheets
C1.0	Boundary Survey
C2.0	Overall Site Layout
C2.1	Typical Street Sections
C3.0	Demolition Plan
C4.0-C4.1	Site Dimension Plan
C5.0-C5.1	Striping & Signage Plan
C6.0-C6.1	Grading Plan
C7.0-C7.1	Drainage Plan
C7.2	Storm Drain Profiles
	Storm Drain Line A, A-1, B, and C
C7.3	Storm Drain Profiles
	Storm Drain Line D, D-1, E, and F
C8.0-C8.1	Erosion Control Plan
C8.2	Offsite Erosion Control Plan
C8.3	Erosion Control Details
C9.0-C9.1	Utility Plan
C9.2	Offsite Utility Plan
C9.3	Sanitary Sewer Profile
	Sanitary Sewer Line A
C10.0-C10.2	Landscape Plan
***	City of Bentonville Water and Sewer Details
C11.0-11.3	Miscellaneous Details

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

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

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

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

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

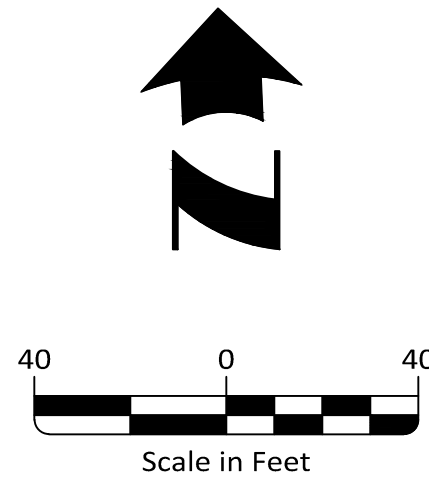
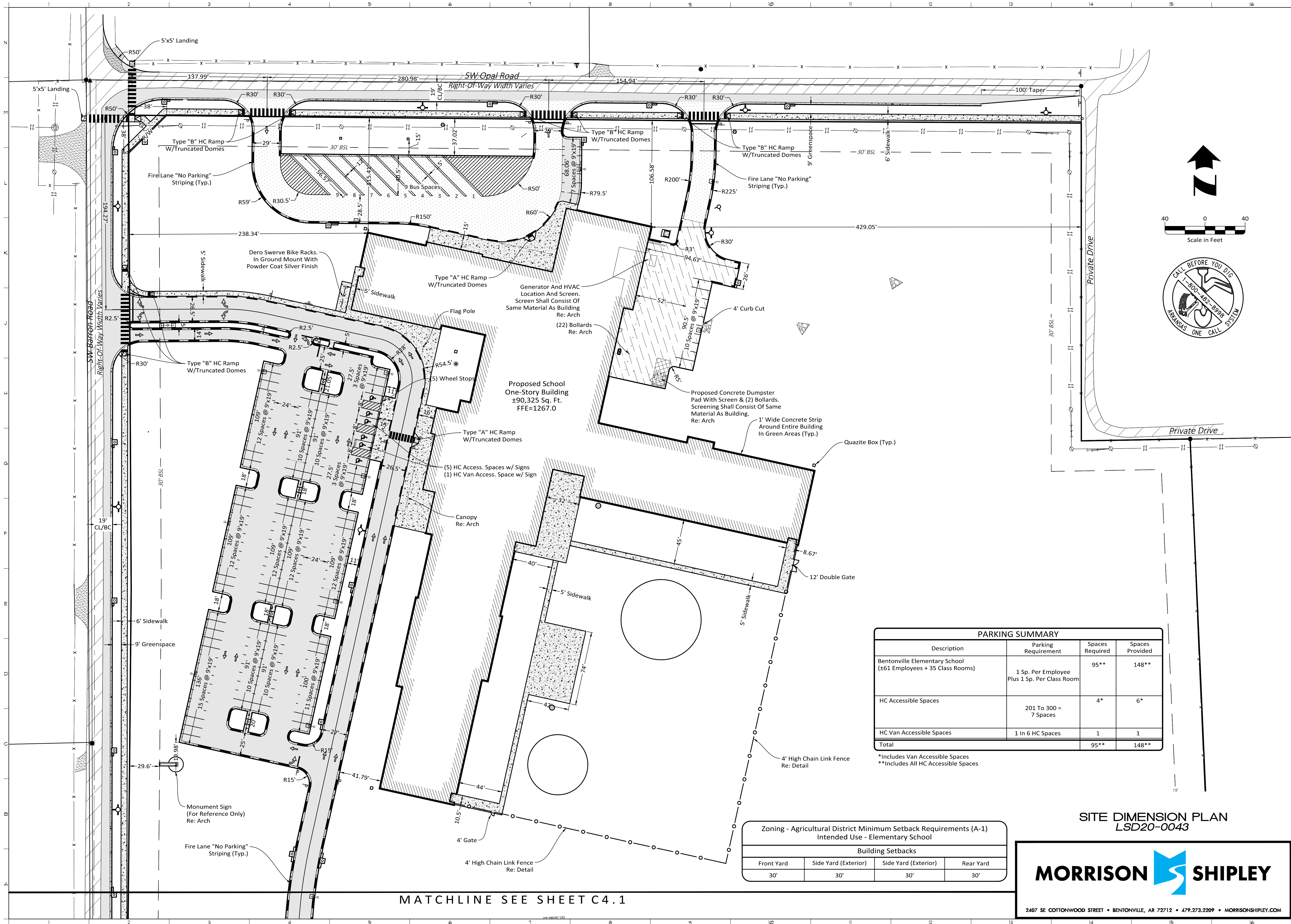
WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3160

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

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

CITY OF BENTONVILLE	
3200 S.W. MUNICIPAL DRIVE	
BENTONVILLE, ARKANSAS 72712	
CITY PLANNING	CITY ENGINEER
CONTACT: ELLEN NORVELL	CONTACT: DAN WEESE
305 SW A ST.	PHONE: (479) 271-5993
PHONE: (479) 271-5993	
STREET DEPARTMENT	BUILDING INSPECTION
CONTACT: TONY DAVIS	PHONE: (479) 271-3125
PHONE: (479) 271-3130	
PUBLIC WORKS	STORMWATER
CONTACT: MIKE BENDER	CONTACT: JANET PAITH
	PHONE: (479) 271-5002
	jpaith@bentonvillear.com

Bentonville Elementary K-4 #13
5301 SW Barron Road



PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
Bentonville Elementary School (±61 Employees + 35 Class Rooms)	1 Sp. Per Employee Plus 1 Sp. Per Class Room	95**	148**
HC Accessible Spaces	201 To 300 = 7 Spaces	4*	6*
HC Van Accessible Spaces	1 In 6 HC Spaces	1	1
Total		95**	148**

*Includes Van Accessible Spaces
**Includes All HC Accessible Spaces

Zoning - Agricultural District Minimum Setback Requirements (A-1) Intended Use - Elementary School			
Building Setbacks			
Front Yard	Side Yard (Exterior)	Side Yard (Exterior)	Rear Yard
30'	30'	30'	30'

SITE DIMENSION PLAN
LSD20-0043



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ASSOCIATES

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LMG

ISSUE DATE:
07/13/2020

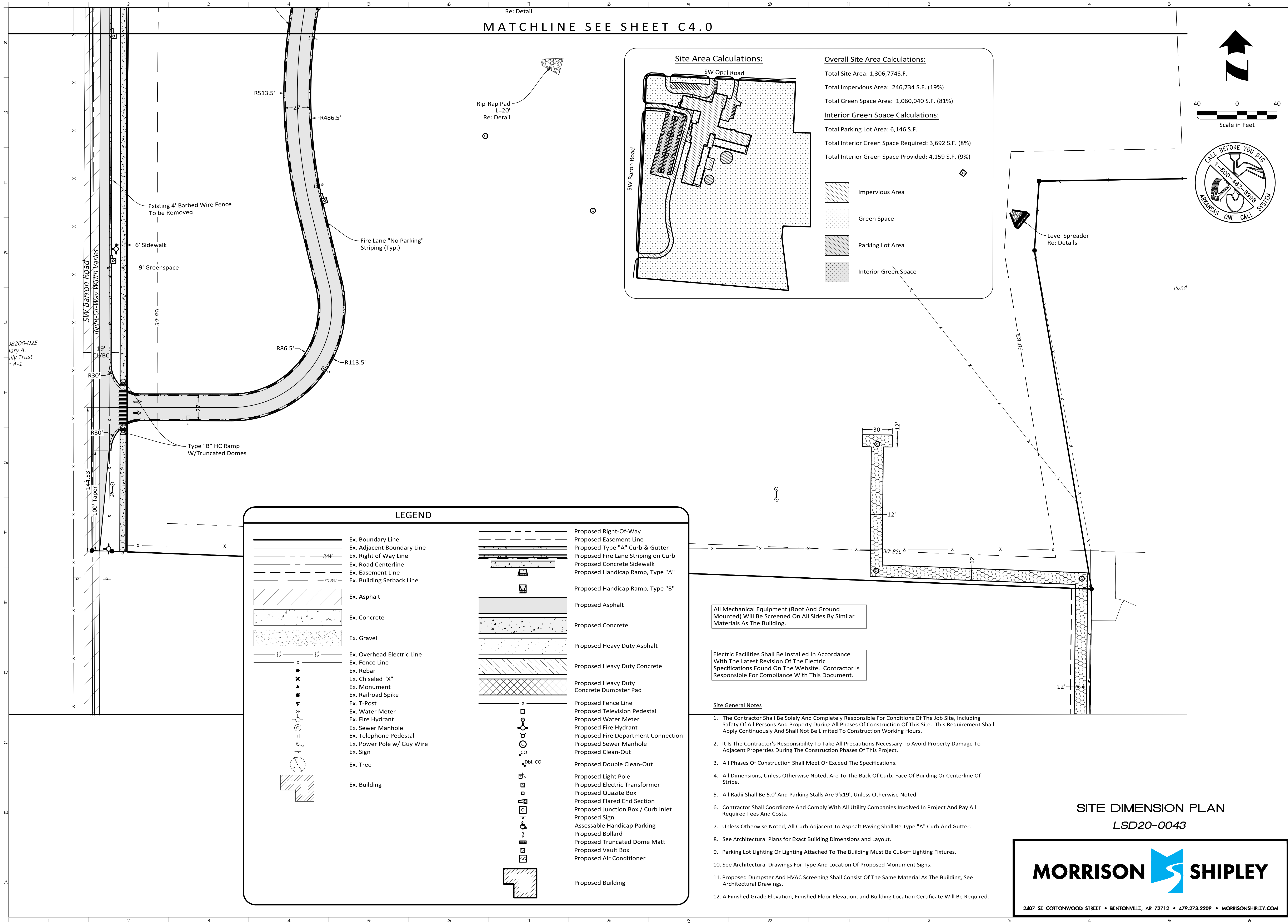
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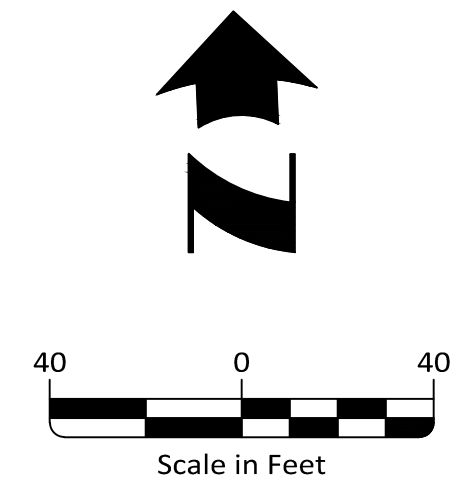
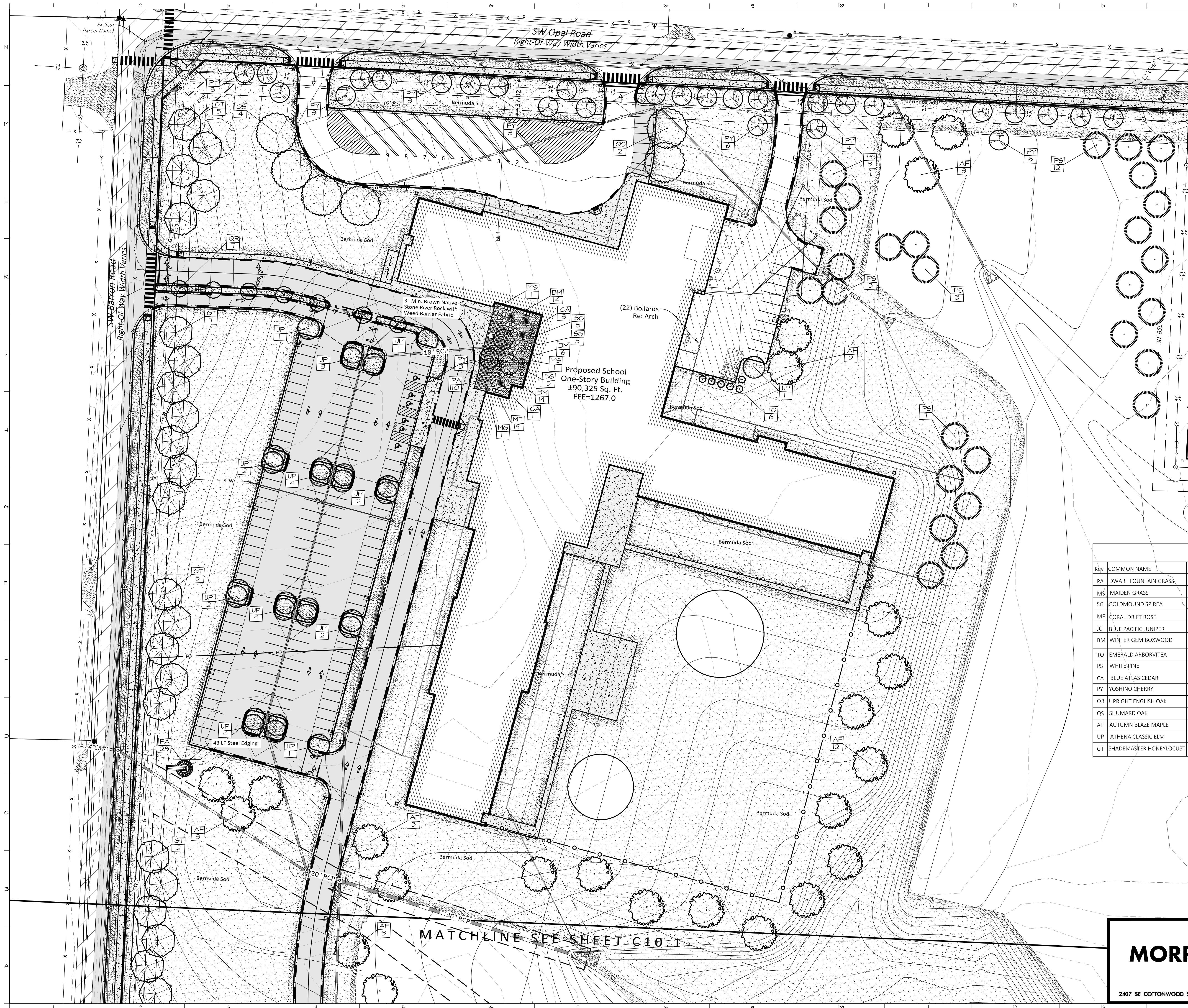
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LANDSCAPE PLAN
LSD20-0043

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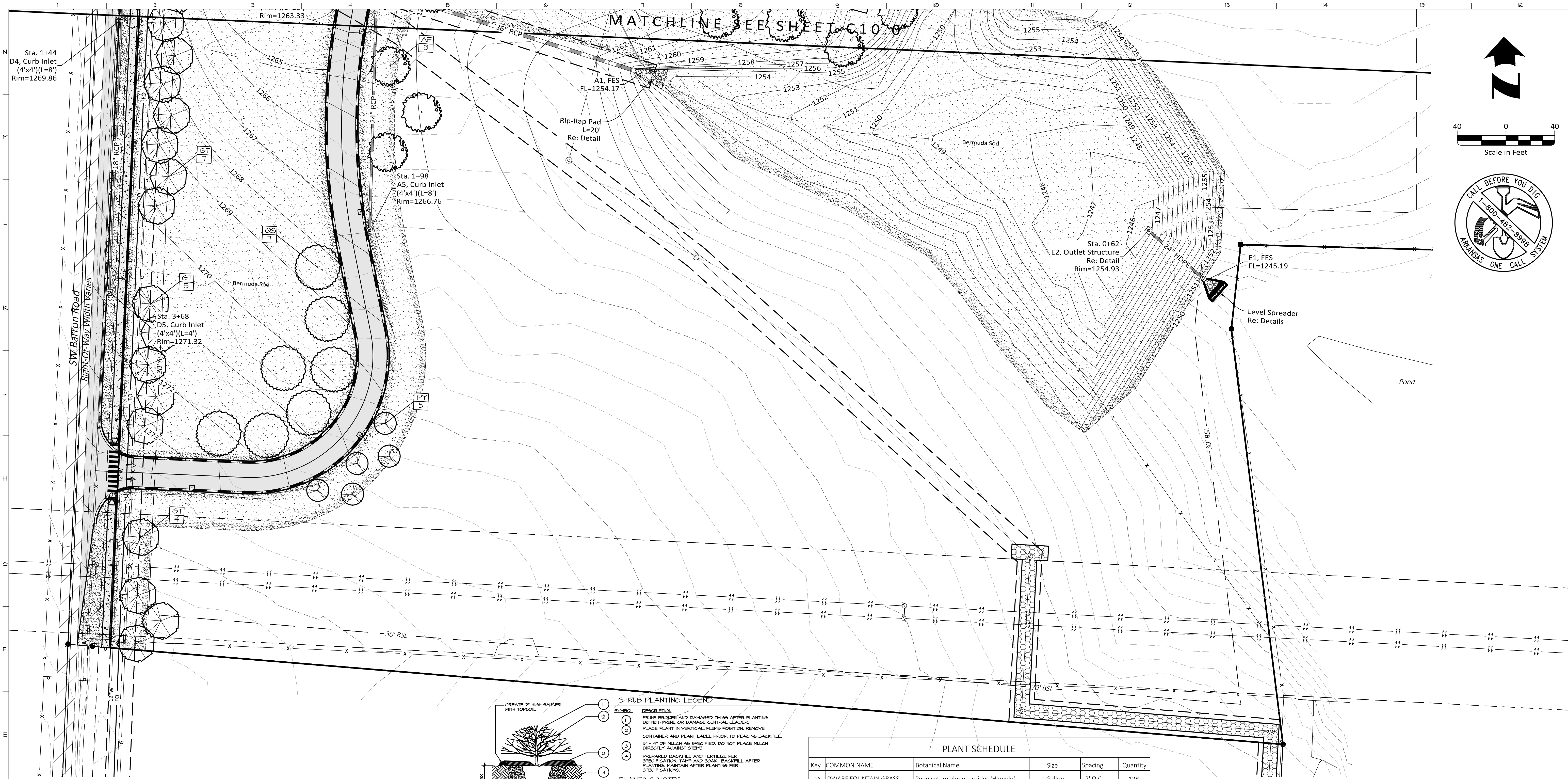
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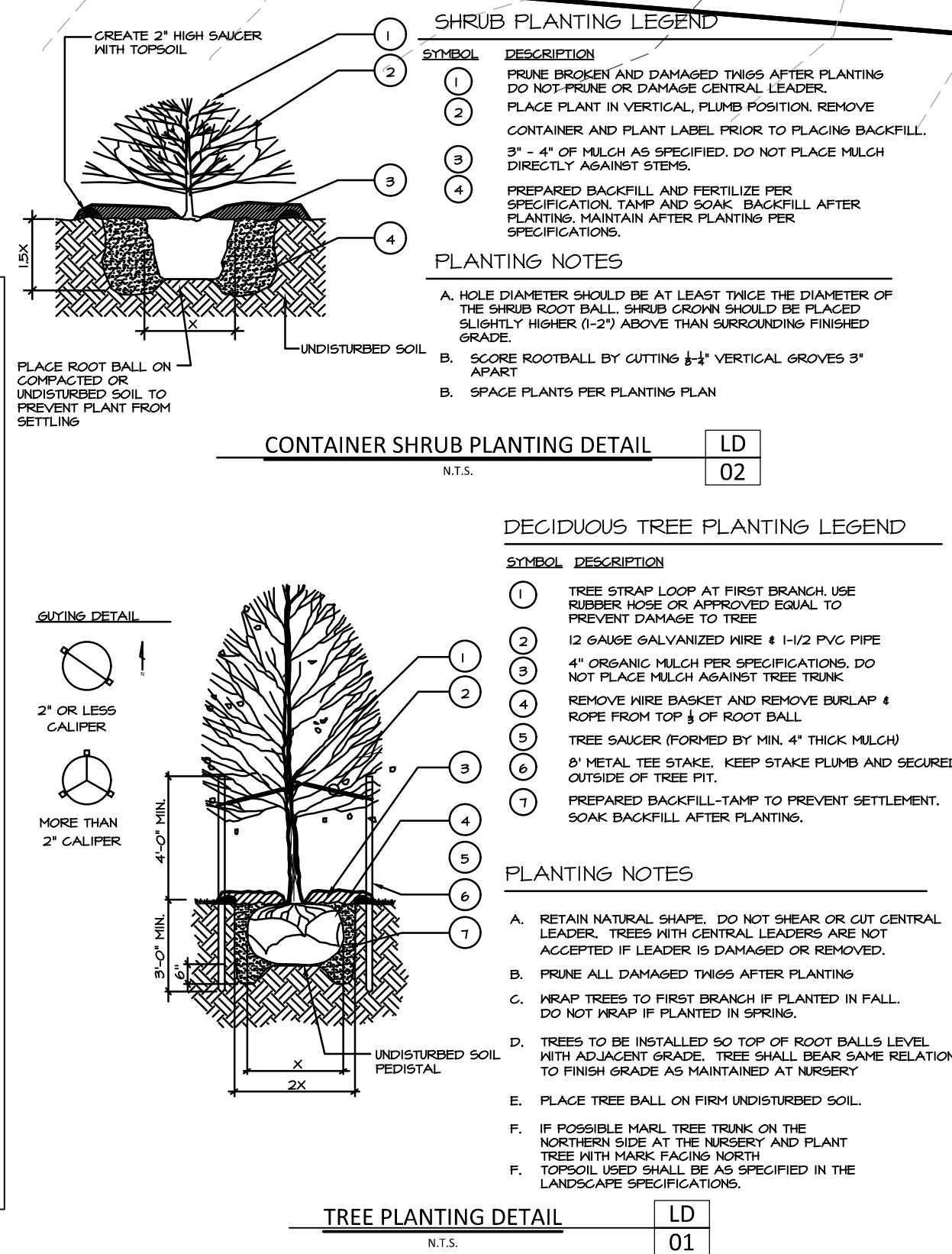
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LANDSCAPE PLAN
LSD20-0043

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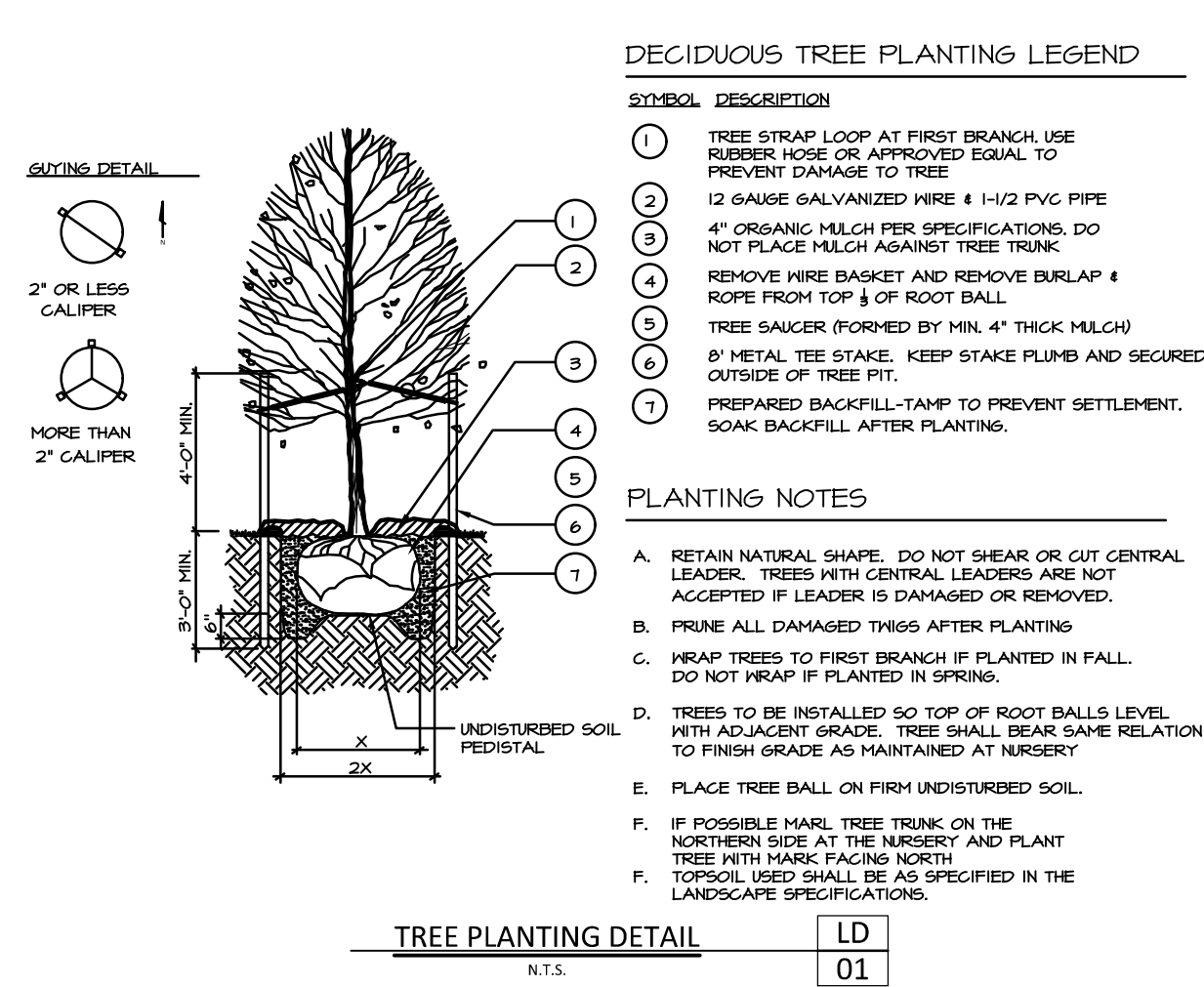
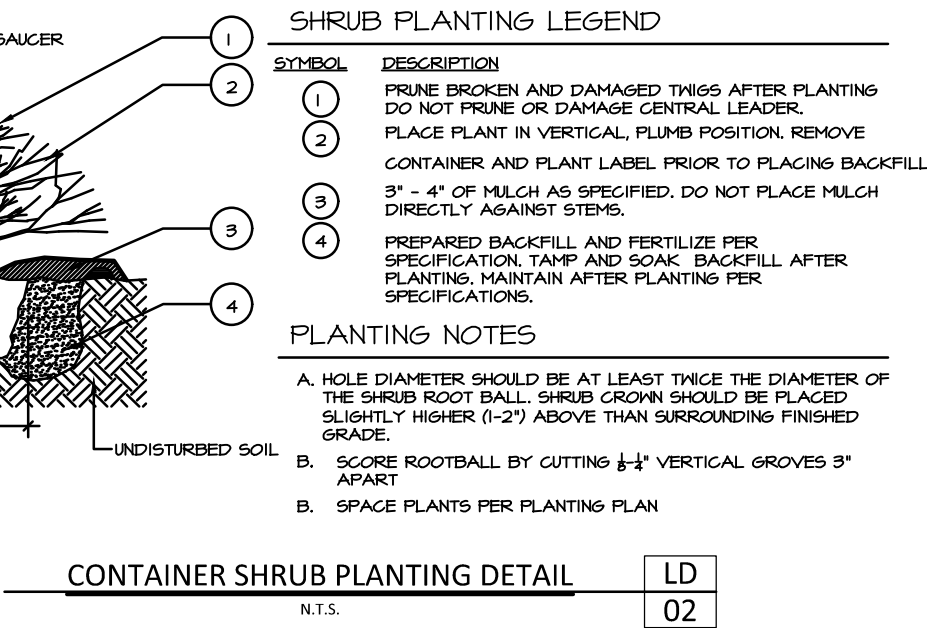
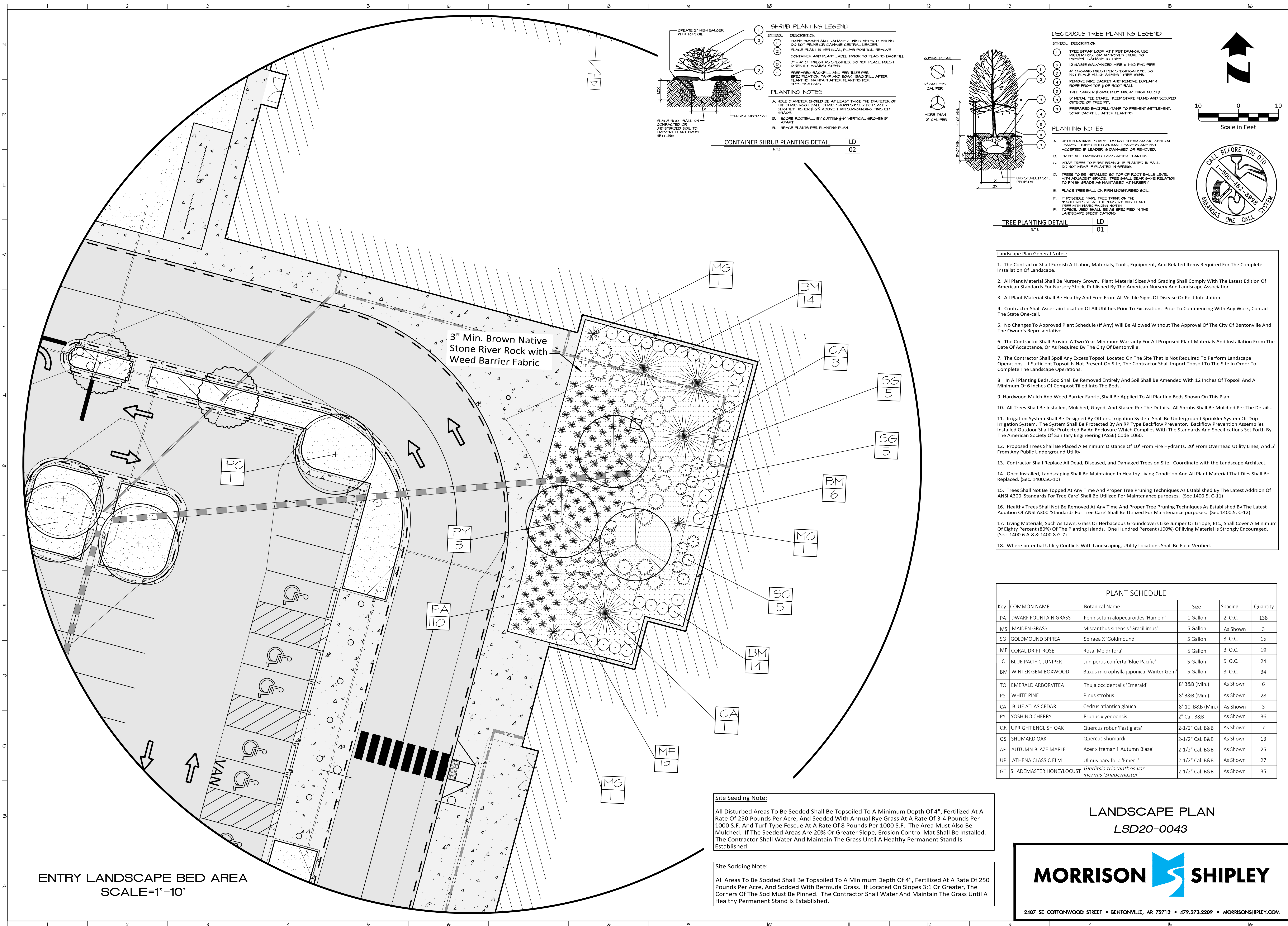
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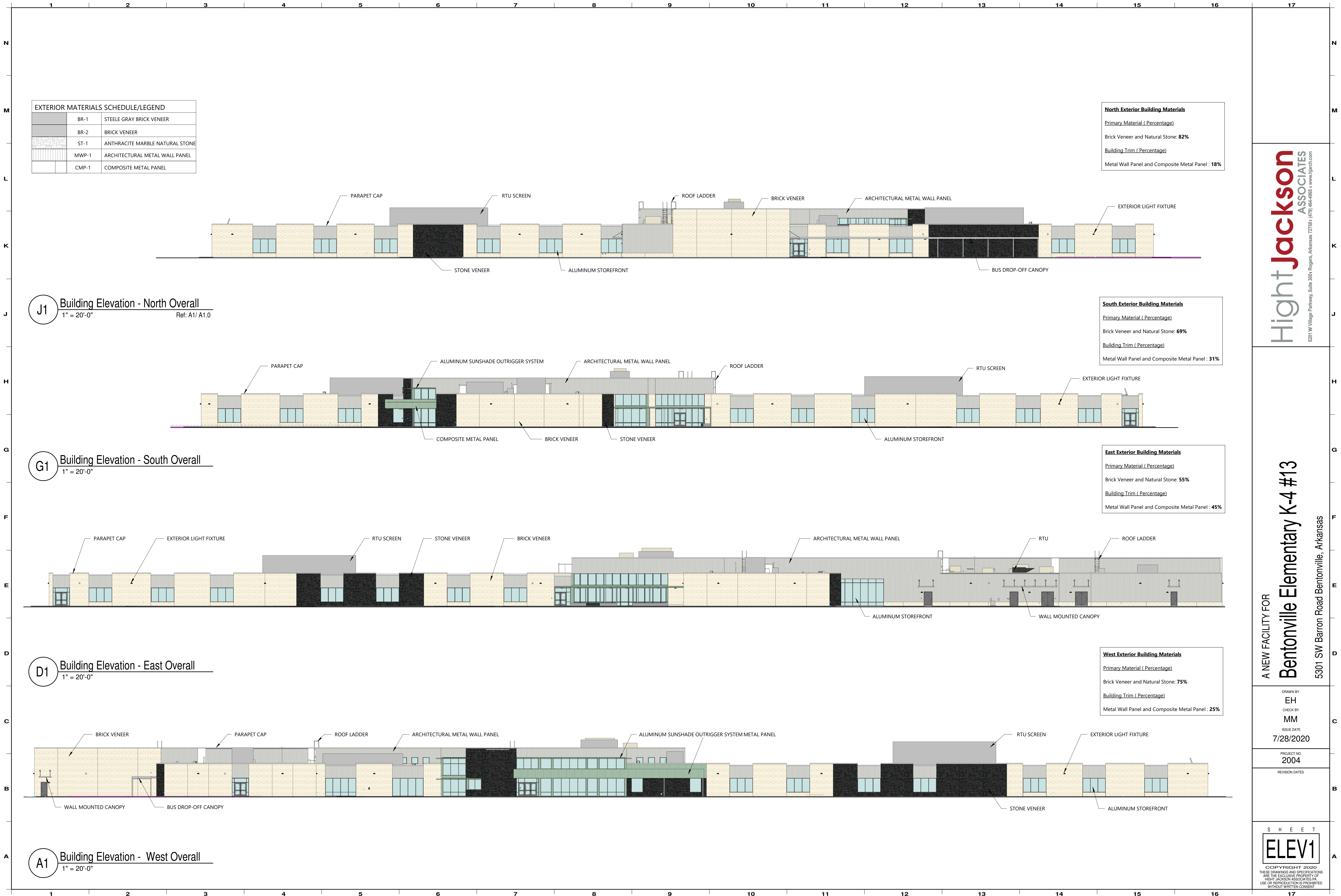
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DRAWN BY: T.JL/TBL
CHECKED BY: LMG
ISSUE DATE: 07/13/2020
PROJECT NO.: 2004
REVISION DATES:

SHEET
C10.2

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Exterior View Looking Southeast



Exterior View Looking Northwest



Exterior View Looking Northeast

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4865 | www.hjarc.com

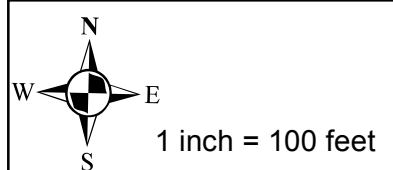
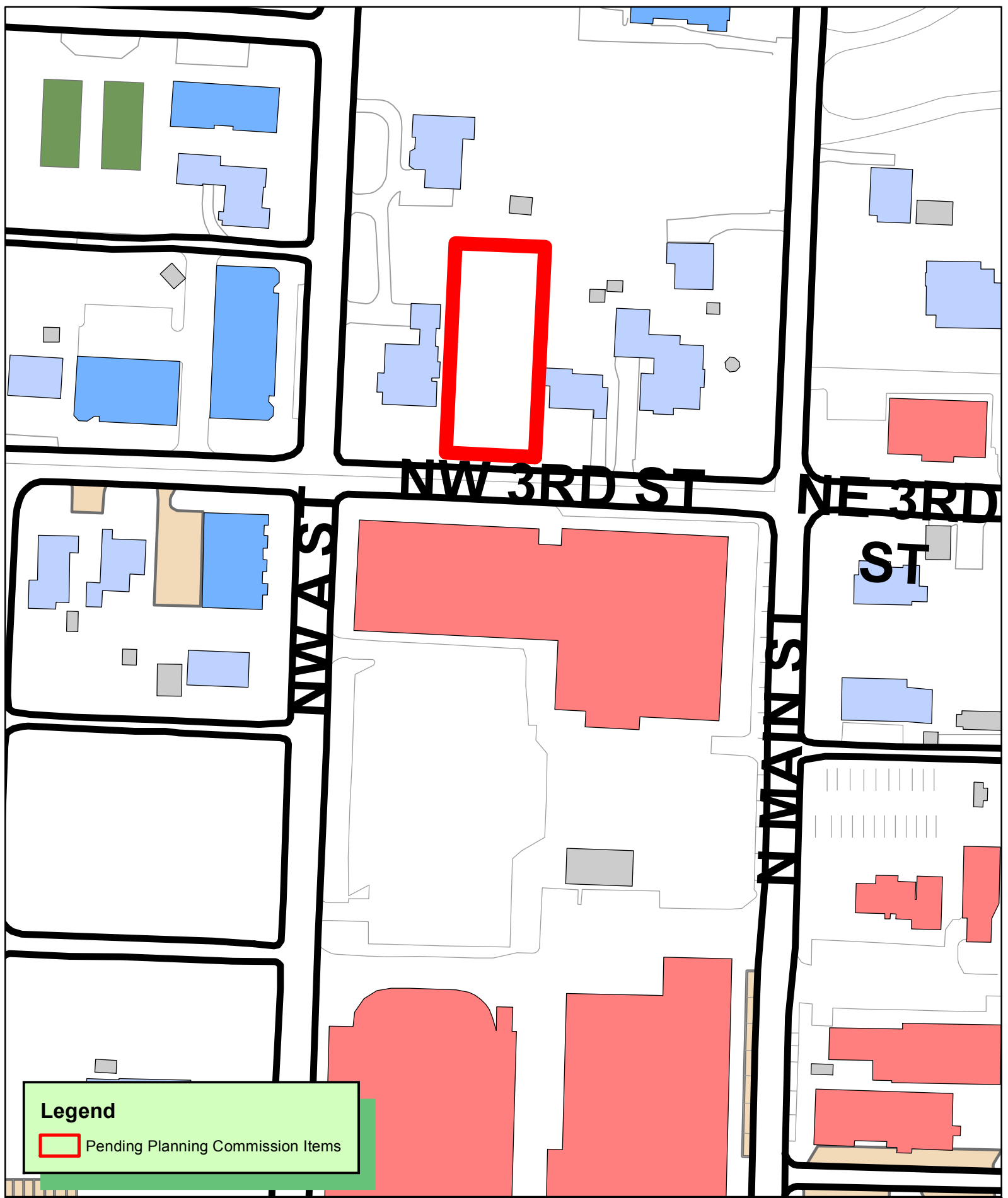
A NEW FACILITY FOR
Bentonville Elementary K-4 #13
SW Barron Road Bentonville, Arkansas

DRAWN BY:
EH
CHECK BY:
MM
ISSUE DATE:
6/23/2020

PROJECT NO:
2004

REVISION DATES

S H E E T
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CU20-0031
CONDITIONAL USE
NAZARENE CHURCH PLAYGROUND
PARCEL 01-02103-000





*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

July 8, 2020

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

**RE: Conditional Use Permit Request
106 NW 3rd Street**

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by Sooter Revocable Trust for consideration of this request for a conditional use permit to allow a children's playground associated with the child care facility use by In His Image Learning Center operated by Bentonville Church of the Nazarene. The playground would be operational for approximately 15 months while the Peloton Garage construction is completed. At that time, the permanent playground on the church property would be operational.

As shown in the attached schematic drawing of the property, the request includes a temporary midblock crossing be installed to facilitate safe access for children and instructors crossing the street to the church building. The location of the temporary crosswalk provides appropriate visibility for pedestrians and motorists to insure a safe access across the street. NW 3rd Street is bound on both ends of this block by existing stop signs so any motorists using this portion of the property will be traveling at speeds below the posted 25mph speed limit. At the end of the use of the property, the striping for the midblock crossing will be removed.

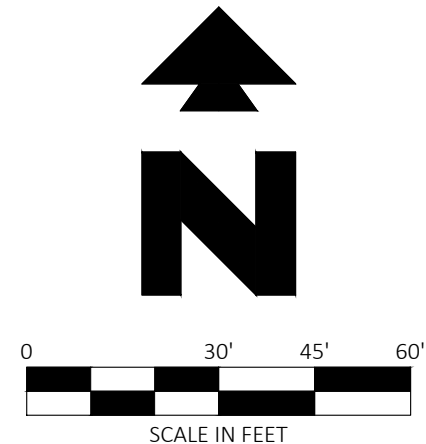
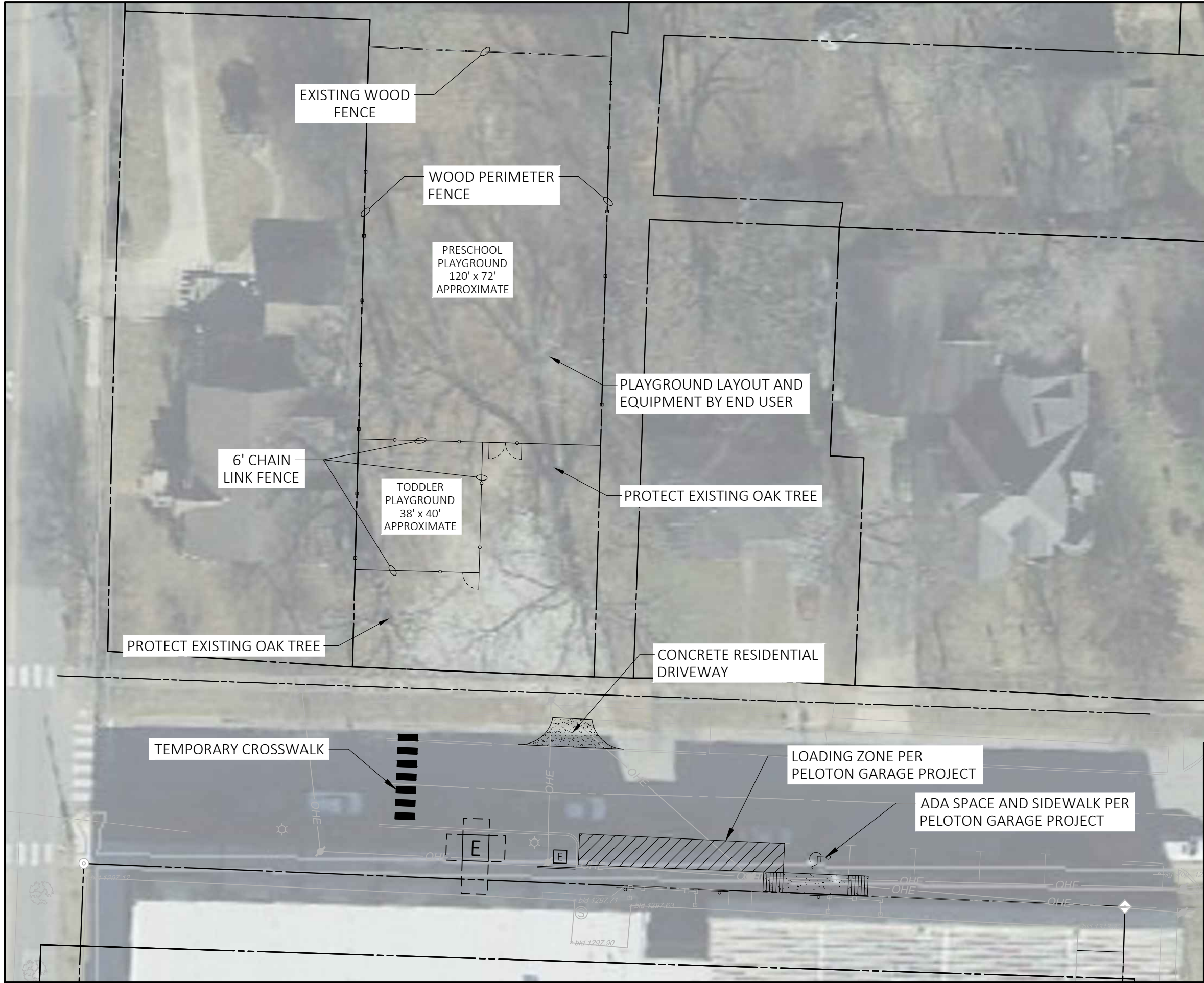
This playground will be for private use by the learning center only, no public access. The proposed hours of operation for the playground are 7:00 a.m. to 4:00 p.m. Monday through Friday. No new structures, lighting, or parking areas are proposed on the property in conjunction with the conditional use request. However, the drawings do indicate improvement to the existing gravel driveway to replace that surface with concrete meeting the residential driveway standards of the City of Bentonville. This will allow playground equipment to be brought to the site for the temporary playground use. The existing sidewalk is in fair condition and will remain. Note that the actual play areas within the lot will be fenced in for safety and screening from the neighboring residential uses. The fencing facing 3rd Street will be chain link to allow for safe visibility of the children within the space. Screening along the sides and rear of the lot will be wood privacy style fencing.

Respectfully Submitted,
CEI Engineering Inc.

Nate Bachelor, PE
Project Manager

A handwritten signature in blue ink that reads 'Nate Bachelor'. The signature is written in a cursive, flowing style.

JOB # 31410 DRAWING: 31410- CUP Site Plan.dwg LAST SAVED BY: SHAUN

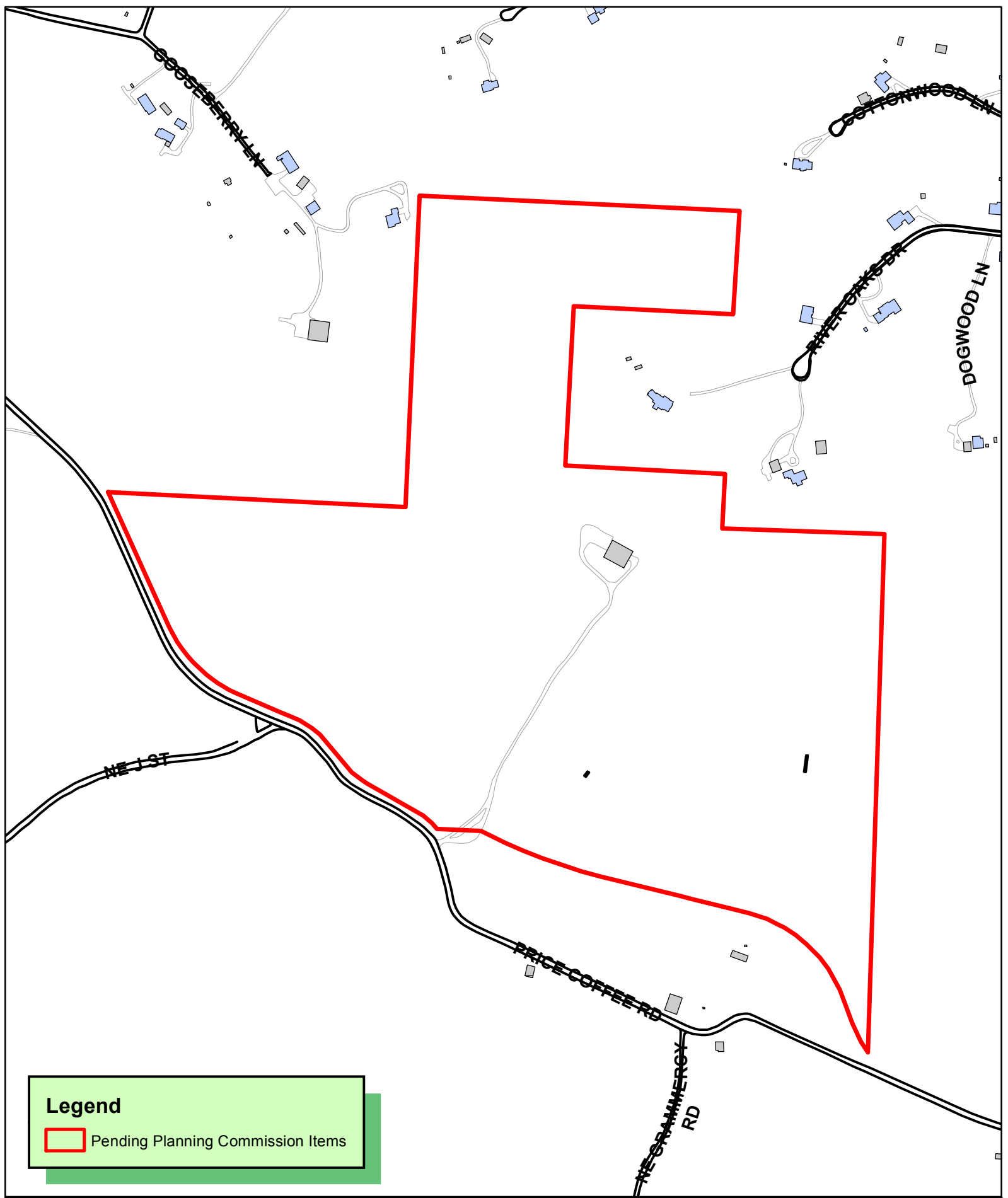


NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

31410	7/2/20	NLB	NLB	RJC	RJC
CEI PROJECT NO.	DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2				(479)273-9472	
Bentonville, AR 72712				FAX (479)273-0844	
CHURCH OF THE NAZARENE					
106 NW 3RD STREET					
BENTONVILLE			ARKANSAS		
CUP SITE PLAN			REV DATE 7/10/20 REV-1		SHEET NO. -----







Legend

 Pending Planning Commission Items

N
W E
S

1 inch = 500 feet

CU20-0030
CONDITIONAL USE
PRICE COFFEE
3100 PRICE COFFEE RD



- Proposed use and reason for the proposed use;

In an effort to promote social distancing recreational options late summer and fall 2020, we are proposing primitive camping sites on private property. Summit Aviation is utilizing the open lands at the farthest north area of Bentonville city limits (originally planned as a city park when owned by the City of Bentonville). These sites are not within view of any other property owners. A restroom facility resides in the updated city barn. Use of the up to 3 yurt/tipis will be limited to 2 nights upon reservation only.

-Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;

See attached site plan.

-Hours of operation, including days of the week;

24-7

-Indoor and outdoor areas to be utilized;

Restroom and shower facilities will be with the lone structure on the site. All Tipis will be located around the tree lines in the shaded areas of the property.

-Planned indoor and outdoor structural changes;

None

-Parking needs required for the proposed use including existing and proposed/provide sketch of traffic flow and parking pattern (if applicable);

See attached plan. Parking will be throughout the property near the Tipi sites.

-Planned outdoor lighting changes

Solar landscaping lighting will be used to light paths near the Tipi sites and paths leading to restroom facilities.

-Anticipated patrons, clients, deliveries, and/or customers (average per day);

10-20

-Proposed number of employees;

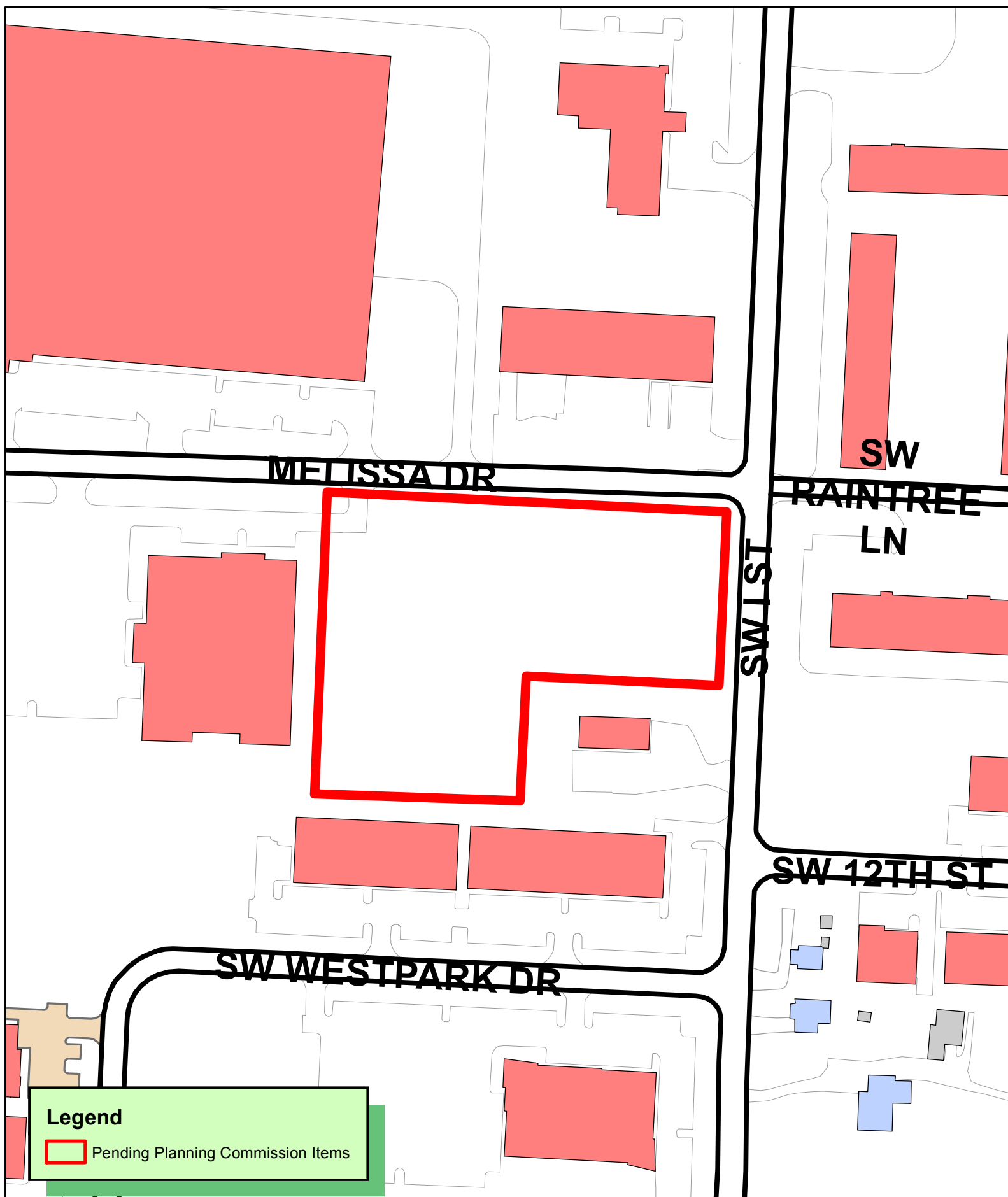
1-2

-Photographs of the property



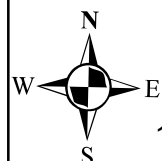






Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD20-0045
LARGE SCALE DEVELOPMENT
JUNK BRANDS BUILDING
1001 MELISSA DR



Drawing Name: P:\JunkBrands\1001Melissa\1001Melissa.dwg User: jknight Date: Aug 03, 2020 Time: 11:30am Plotted on: Aug 03, 2020 Time: 11:30am By: jknight

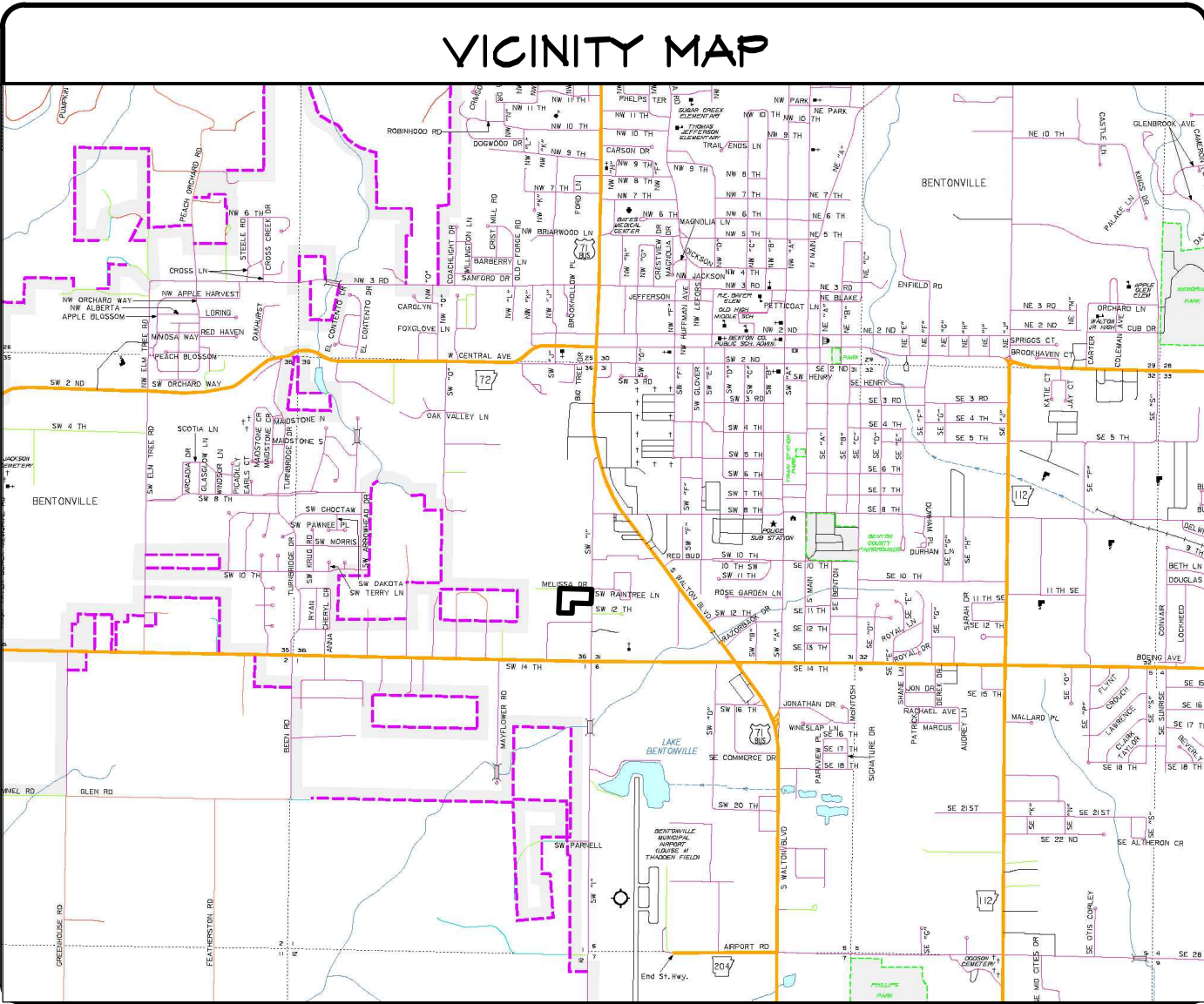
August, 2020

Large Scale Development Plans

for

Junk Brands 1001 Melissa Drive

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

- 1 Cover Sheet & Vicinity Map
 - 2 Demolition Plan
 - 3 Site Dimension Plan
 - 4 Grading Plan
 - 5 Storm Drainage Profiles
 - 6 Erosion Control Plan
 - 7 Erosion Control Details
 - 8 Utility Plan
 - * Bentonville Water & Sewer Standard Details
 - 9 Landscape Plan
 - 10 Miscellaneous Details
 - 11 Miscellaneous Details
 - 12 Underground Detention Details
 - 13 Underground Detention Details
- ** Bentonville Electric Layout Sheet & Standard Details

UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: 479-333-7005 Email: Joshua.knight@blackhillscorp.com	CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48th STREET SPRINGDALE, ARKANSAS PHONE: 479-717-3796 Email: kip.smith@cox.com
TELEPHONE AT&T CONTACT: SCOTT SEAMAN PHONE: 479-442-1967 CONTACT: LAYNE RHODES PHONE: 479-442-1977 627 WHITE ROAD SPRINGDALE, ARKANSAS 72766	WASTEWATER CITY OF BENTONVILLE CONTACT: NANCY BUSEN 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: 479-271-3160
WATER & SEWER CITY OF BENTONVILLE CONTACT: PRESTON NEWBILL 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: 479-271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: 479-271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: 479-271-3159	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	City Engineering Contact: Dan Weese PHONE: 479-271-5993
CITY PLANNING CONTACT: ELLEN NORVELL 305 SW A St, Bentonville, Ar 72712 PHONE: 479-271-5993	BUILDING INSPECTION PHONE: 479-271-3125
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: 479-271-3130	STORMWATER CONTACT: JANET PAITH PHONE: 479-271-5002 jpaith@bentonvillear.com
PUBLIC WORKS CONTACT: MIKE BENDER PHONE: 479-271-6720	

Survey Description:

A Part of Lot 6, Laurel Acres, as record at Plat Book K Page 661 in the office of the Circuit Clerk of Benton County, Arkansas, situated in Bentonville, Arkansas and more particularly described as follows:

Beginning at a one inch pipe marking the Southwest Corner of Lot 6, Laurel Acres, thence along the West line of Lot 6, North 02°02'13" East a distance of 364.26 to the Northwest Corner of Lot 6 and the South Right of Way of Melissa Drive; thence along said Right of Way, South 88°15'27" East a distance of 482.03 to the Northwest corner of Warranty Deed Book 2006 Page 32099; thence along the West line of said Warranty Deed, South 02°30'39" West a distance of 212.67 to the North line of Tract 2 as depicted on Plat Record 7-85; thence along said North line, North 88°25'58" West through a three-eighths (3/8") rebar for a distance of 283.14 feet to the Northwest corner of Warranty Deed Book 686 Page 299; thence along the West line of said Warranty Deed, South 01°58'40" West a distance of 150.07 feet to the South line of Lot 6; thence along said South line, North 88°26'57" a distance of 197.30 feet to the Point of Beginning.

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

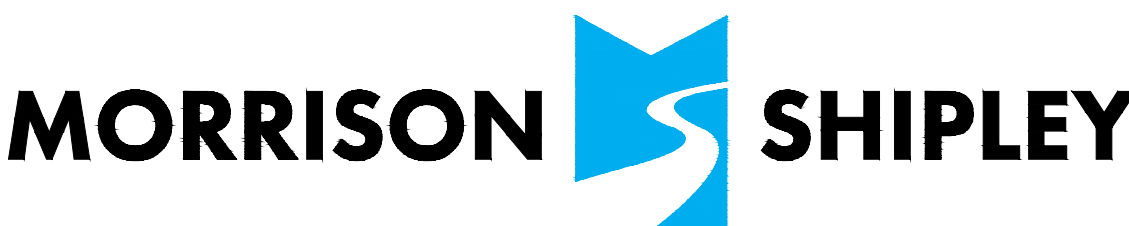
Map Number: 500TC0255K

Effective Date: June 05, 2012

Owner/Developer
Mr. Paul Mahan
M&M Business Holdings, LLC
1201 Melissa Drive
Bentonville, AR 72712
Phone: 479-464-1122

Issued For Review - 08.03.2020

FOR
REVIEW

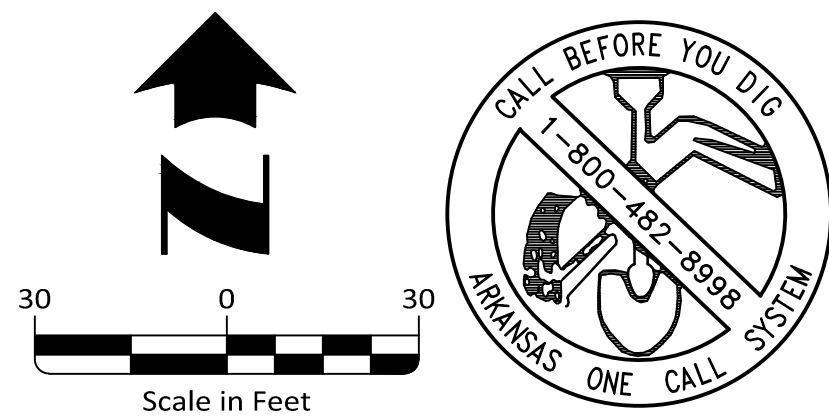


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Zoning - Industrial Districts (I-2)
City Atlas Page #402

CITY PROJECT #LSD20-0045

JUNK BRANDS
BENTONVILLE, ARKANSAS



1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans For Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. No Known Proposed Signs At This Time.
9. All Construction Shall Conform To The City Of Bentonville Development Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City Of Bentonville Details And Specifications.
12. The Proposed Community Design Features For This Project Are Two Dero Swerve Bike Racks And Victor Stanley Patio Bench.

*Includes Accessible Spaces
**Includes Van Accessible Spaces

CITY PROJECT #LSD20-0045

MORRISON  **SHIPLEY**

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FOR
REVIEW

<i>Junk Brands</i> 1001 MELISSA DRIVE
<i>Bentonville, Benton County, Arkansas</i>

Junk Brands
1001 MELISSA DRIVE

Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN

Issued for Review – 08.03.2020

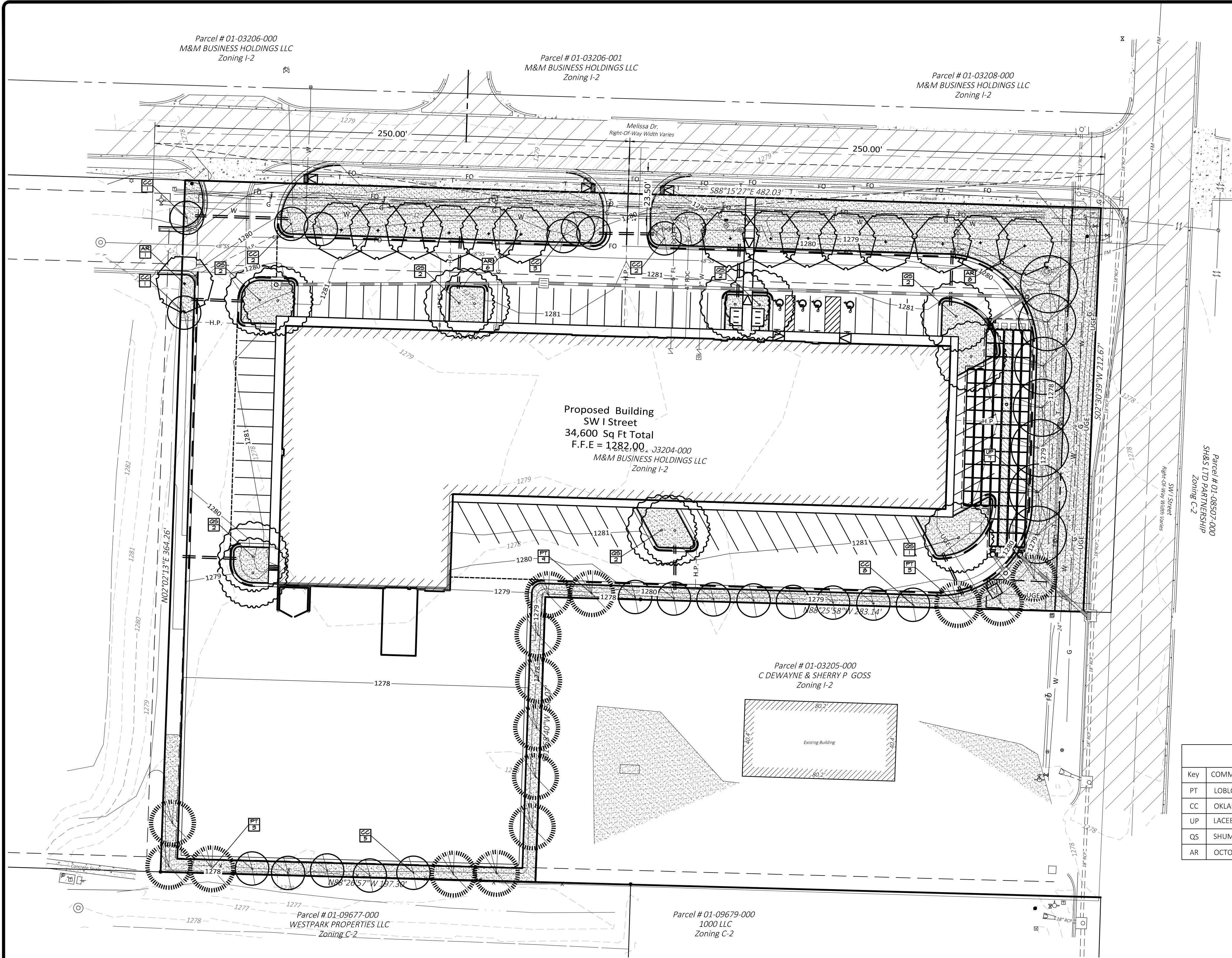
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4.

Drawing Name: P:\M&B-01\2020\11\13\1200-11\13\1200-11.dwg Plot Date: 08/03/2020 - 11:13:00 AM Plotter: HP DesignJet T1100 Plot Size: 36x48 inches Plot Scale: 1" = 30' Plot Orientation: Landscape



- Landscape Plan General Notes:**
- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
 - All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
 - All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
 - Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing Work With Any Work, Contact The State One-call.
 - No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
 - The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
 - The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
 - In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
 - Hardwood Mulch And Weed Barrier Fabric Shall Be Applied To All Planting Beds Shown On This Plan.
 - All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
 - Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
 - Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
 - Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.
 - Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
 - Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec. 1400.5. C-11)
 - Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec. 1400.5. C-12)
 - Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriodie, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of Living Material Is Strongly Encouraged. (Sec. 1400.6A-8 & 1400.8.G-7)
 - Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.
 - All Trees Planted In The Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 60' Or Higher From Final Grade At Time Of Planting.

LEGEND

	Proposed Lot Line		Ex. Boundary Line
	Proposed Right of Way Line		Ex. Adjacent Boundary Line
	Proposed Road Centerline		Ex. Right of Way Line
	Proposed Easement Line		Ex. Road Centerline
	Proposed Building Setback Line		Ex. Easement Line
	Proposed Type "A" Curb & Gutter		Ex. Building Setback Line
	Proposed Fire Lane Striping on Curb		Ex. Asphalt
	Proposed Concrete Sidewalk		Ex. Concrete
	Proposed Handicap Ramp, Type "A"		Ex. Water Line
	Proposed Handicap Ramp, Type "B"		Ex. Sanitary Sewer Line
	Proposed Asphalt		Ex. Gas Line
	Proposed Concrete		Ex. Telephone Line
	Proposed Heavy Duty Asphalt		Ex. Overhead Telephone Line
	Proposed Heavy Duty Concrete		Ex. Fiber Optic Line
	Proposed Heavy Duty Concrete Dumpster Pad		Ex. Underground Electric Line
	Sight Triangle		Ex. Overhead Electric Line
	Proposed Sign		Ex. Fence Line
	Assessable Handicap Parking		Ex. Contours
	Proposed Truncated Dome Matt		
	Proposed Building		

Landscape Requirements:

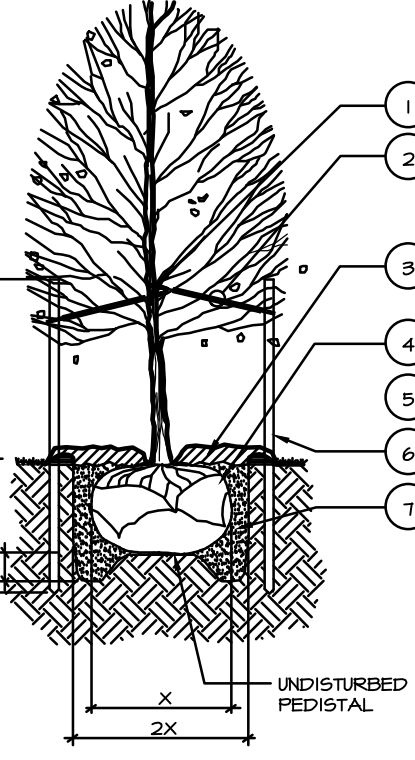
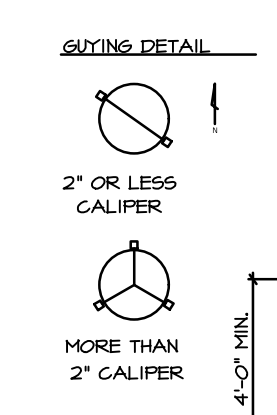
Street Frontage: 1 tree per 20 LF
Melissa Drive: 482 / 20 = 24 required street trees
Provided: 24

SW "I" Street 212 LF / 20 = 10 required street trees
Provided: 10

Perimeter Landscaping: 1 tree per 50 LF
1207 LF / 50 = 24 required perimeter trees
Provided: 24

Island trees:
Required: 13
Provided: 13

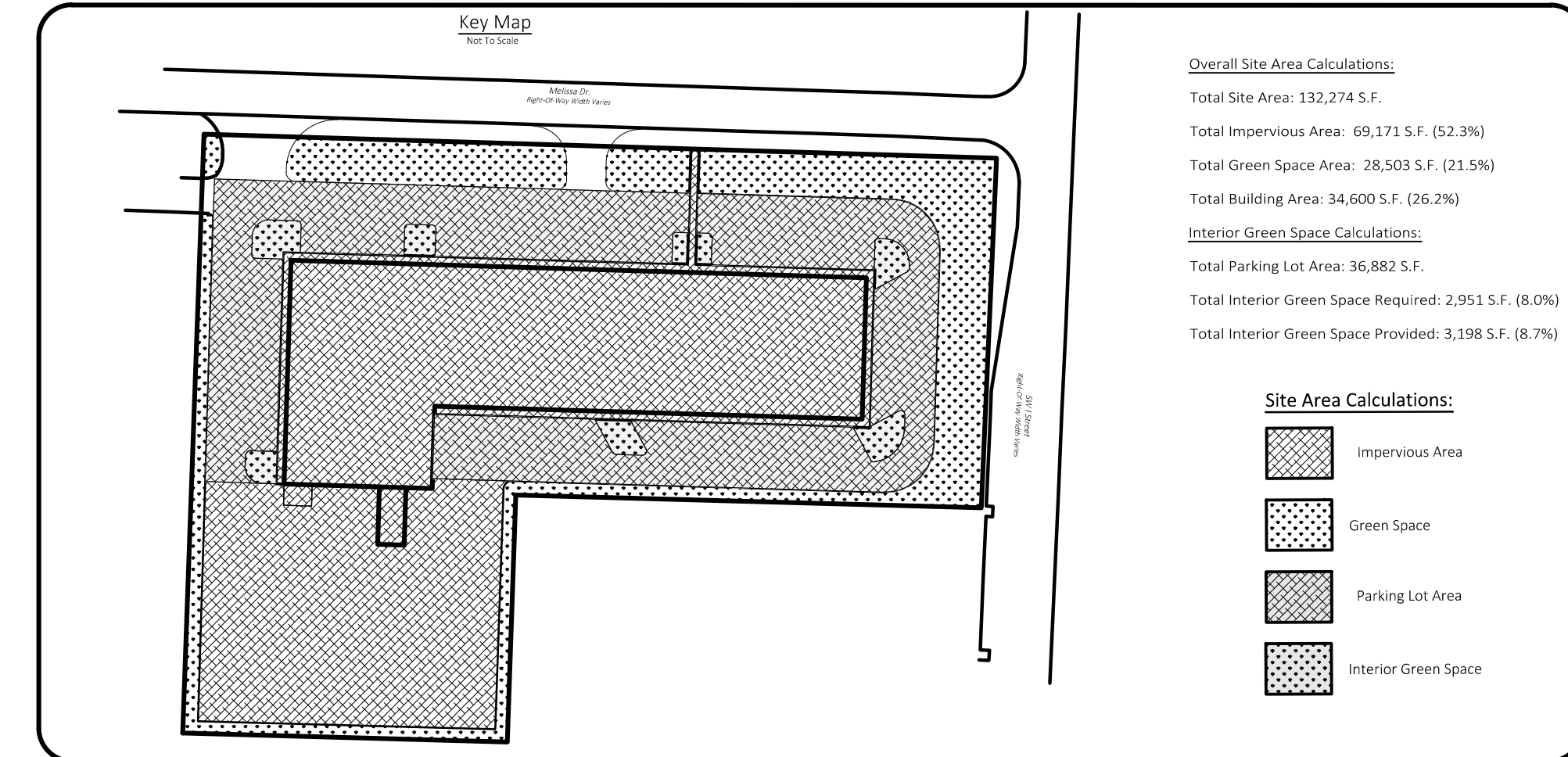
PLANT SCHEDULE				
Key	COMMON NAME	Botanical Name	Size	Quantity
PT	LOBLOLLY PINE	Pinus taeda	6'-8' B&B (Min.)	15
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	21
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	7
OS	SHUMARD OAK	Quercus 'Shumardii'	2-1/2" Cal. B&B	13
AR	OCTOBER GLORY MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	15



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

- PLANTING NOTES**
- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
 - PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
 - TREES TO BE INSTALLED 50" TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY.
 - PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
 - IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH.
 - TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL
N.T.S.



Overall Site Area Calculations:

Total Site Area: 132,274 S.F.
Total Impervious Area: 69,171 S.F. (52.3%)
Total Green Space Area: 28,503 S.F. (21.5%)
Total Building Area: 34,600 S.F. (26.2%)

Interior Green Space Calculations:

Total Parking Lot Area: 36,882 S.F.
Total Interior Green Space Required: 2,951 S.F. (8.0%)
Total Interior Green Space Provided: 3,198 S.F. (8.7%)

Site Area Calculations:	
	Impervious Area
	Green Space
	Parking Lot Area
	Interior Green Space

Revision	By	Date

MORRISON SHIPLEY

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FOR REVIEW

Drawn By: DKW	Vertical Scale: -
Approved By: LMG	Horizontal Scale: 1" = 30'
Date: 07/09/2020	Plotting Scale: 1
Project No.: MMB-01	Drawing Name: LANDSCAPE

Junk Brands
1001 MELISSA DRIVE
Bentonville, Benton County, Arkansas

SITE LANDSCAPE PLAN

Issued for Review - 08.03.2020

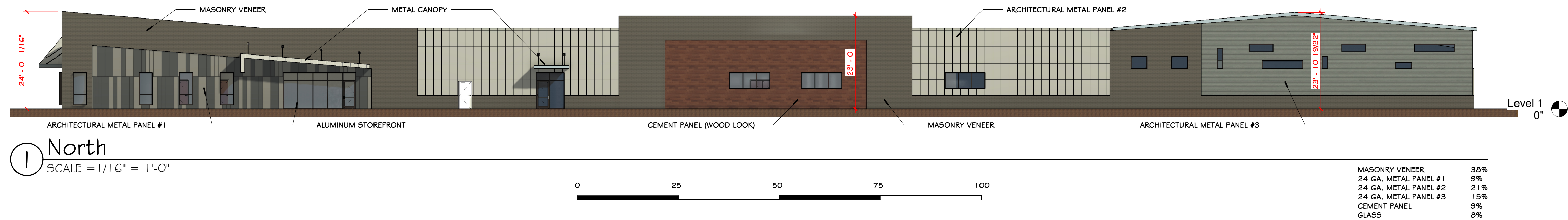
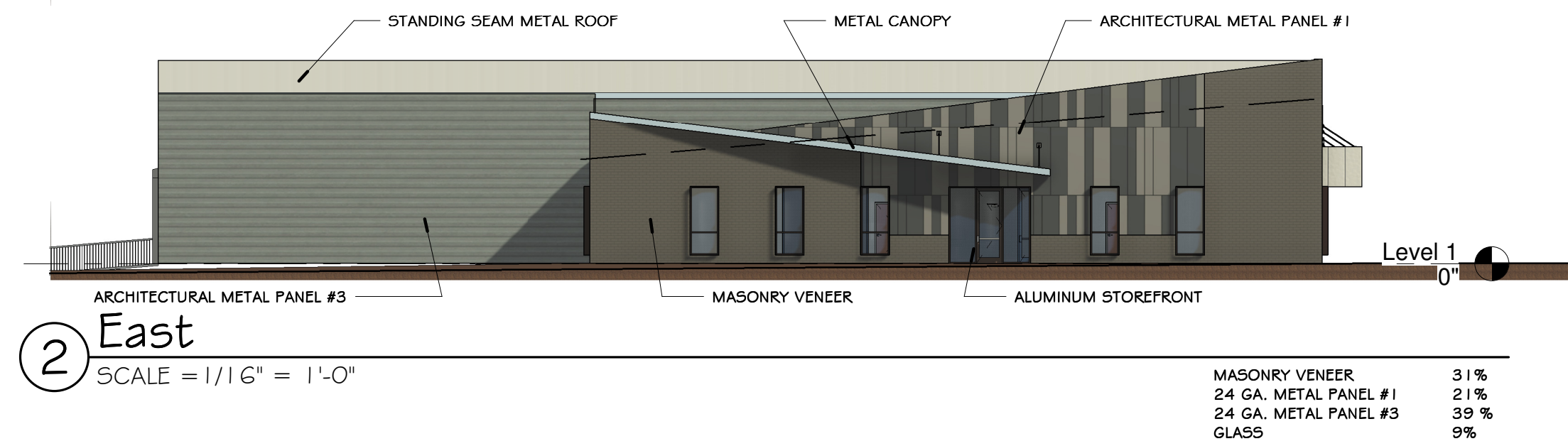
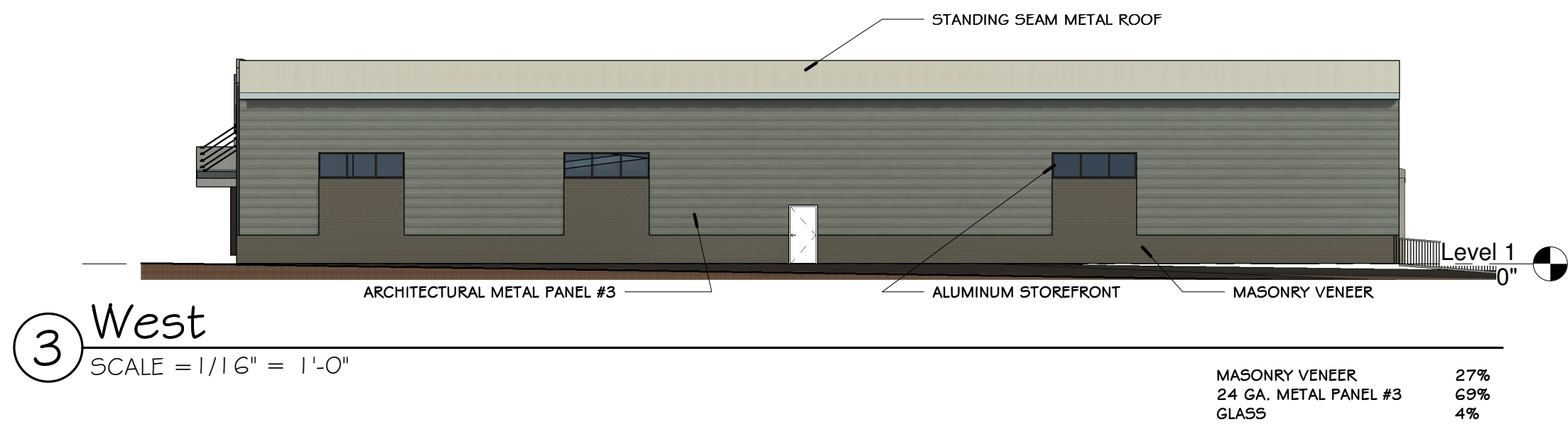
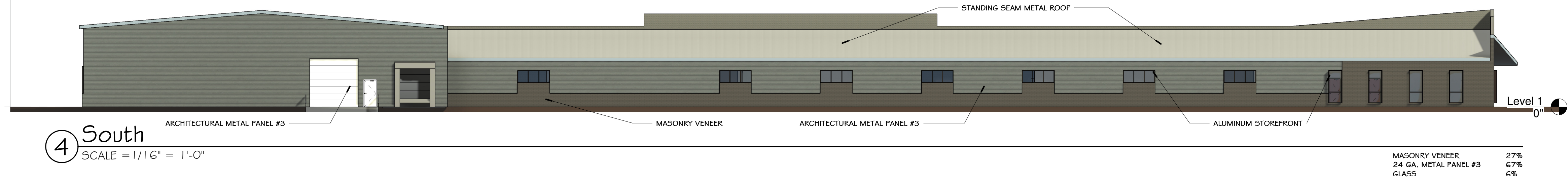
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of

CITY PROJECT #LSD20-0045

1/16" = 1'-0" 7/23/2020 11:14:34 AM S:\2023 Junk Brands-M&M-New Warehouse Facility\New Junk Brands- Bentonville.rvt



⑤ NORTHEAST PERSPECTIVE
SCALE =



CITY OF BENTONVILLE PROJECT NUMBER
LSD20-0045

SEAL



KEY ARCHITECTURE INC.

P.O. BOX 748 FAYETTEVILLE, ARKANSAS 72702
PH: 479.444.6066 FAX: 479.444.1445

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule	
Rev. #	Description
Date	

NEW JUNK BRAND FACILITY
1001 MELISSA DR.
BENTONVILLE, AR 72712

M&M BUSINESS HOLDINGS, LLC
201 MELISSA DRIVE
BENTONVILLE, AR 72712

DATE	DRAWN BY
07/06/20	ELP
PROJECT #	CHECKED BY
2023	JTK

SHEET
A2.1
ELEVATIONS

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is prohibited without written consent.









MORRISON SHIPLEY

Mr. Tyler Overstreet
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

August 3, 2020

**Re: Junk Brands Building
Building Waiver Request**

Mr. Overstreet:

On behalf of the M&M Business Holdings, LLC, we respectfully request a waiver from the Land Development Code. The proposed development for the construction of a 34,600-sf building and associated parking on a 3-acre site was submitted for approval by the Planning Commission on July 13, 2020.

The owner is requesting a waiver on the percentage of exterior masonry material required in section 1100.21-e of the current development standards for all the street facing facades on this project. We have made our material selections and percentages using the proposed attachment E amendments to the Development Standards. It is our understanding that these amendments are expected to be approved prior to the Planning Commission meeting date scheduled for this project. We are using the amendments as our design guidelines with the understanding that if they are not passed, we will need to revise to meet the existing development standards.

In conclusion, M&M Business Holdings, LLC is requesting a waiver to allow for the proposed materials to meet the proposed amendment to the Development Standards. Please consider this waiver request on the proposed site design. If you have any questions or need additional information, please call.

Sincerely,

Morrison Shipley Engineers, Inc.

Larry Grelle,
Project Manager



August 3, 2020

Peter Farmer
City of Bentonville
3200 SW Municipal Dr.
Bentonville, AR 72712

RE: *Junk Brand Drainage Report*
 1001 Melissa Drive
 Bentonville, Arkansas

Mr. Farmer,

Along with the drainage report for the referenced project, please accept this written statement regarding stormwater requirements for the proposed development. We are respectfully asking for a waiver to detain more than 12 inches of runoff in the truck court on the south side of the proposed development. According to Bentonville's Drainage Manual, detention is permitted in parking lots to a maximum depth of 12 inches and a minimum of 20 feet from the building. Although this is not a parking lot, we are using this requirement as a go by. In the 100-year event, ponding will have more than 50 feet from the building and will be 1.8 feet in depth at the outfall which is 145 feet from building. We have looked at multiple scenarios of detaining the runoff and found this to be the most realistic option and still be able to provide the building square footage and truck turn around area.

Please let me know if you have any questions or concerns.

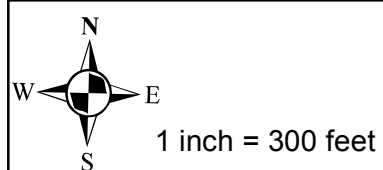
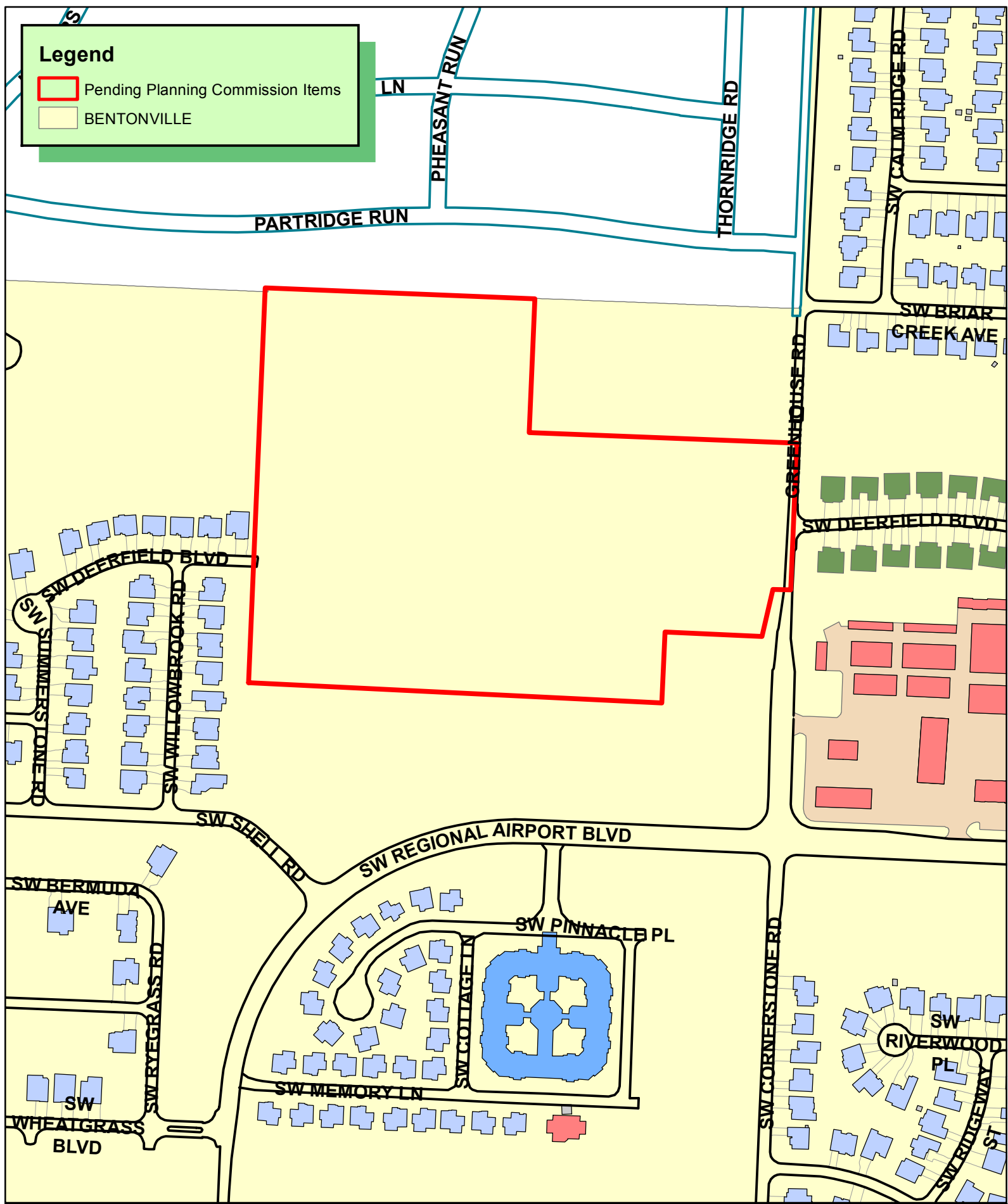
Sincerely,
Morrison-Shipley Engineers, Inc.

DRAFT

Patrick Foy P.E.
Project Engineer

Legend

-  Pending Planning Commission Items
-  BENTONVILLE



LSD20-0003
LARGE SCALE DEVELOPMENT
THE RESERVE BENTONVILLE



PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

THE RESERVE - BENTONVILLE

IN THE CITY OF

BENTONVILLE, ARKANSAS

CONTACT LIST	
BLACK HILL ENERGY:	JOSE CONTRERAS 1255 N. 13TH STREET ROGERS, AR 72756 (479) 877-0428
AT&T:	SCOTT SEAMAN 827 WHITE ROAD SPRINGDALE, AR 72766 (479) 442-1987 OR LAYNE RHODES, LR158@ATT.COM (479) 442-1977
COX COMMUNICATIONS:	KIP SMITH 4801 S. 48TH STREET SPRINGDALE, AR 72762 (479) 217-3796, KIP.SMITH@COX.COM
ORE DEPT.:	CITY OF BENTONVILLE JAKE FEMSTER 305 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-3108
STREET DEPT.:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3130
WATER DEPT.:	CITY OF BENTONVILLE PRESTON NEWELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3140
ELECTRIC DEPT.:	CITY OF BENTONVILLE TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3135
WASTEWATER DEPT.:	CITY OF BENTONVILLE NANCY BUSEN 1901 N.E. "A" STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE ELLEN NORWELL 305 S.W. "A" STREET BENTONVILLE, AR (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE ELLEN NORWELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-3168
STORMWATER:	CITY OF BENTONVILLE JANET PATH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-5002, JPATH@BENTONVILLEAR.COM



INDEX OF SHEETS	
SHEET No.	DESCRIPTION
0	COVER SHEET
1	EXISTING CONDITIONS
2	LSD
3	GRADING PLAN
4	STORM DRAINAGE PLAN
5	STORM DRAINAGE PROFILES
6-7	TYPICAL DETAILS
8-9	UTILITY PLAN
10-11	SANITARY SEWER PROFILES
12-16	CITY OF BENTONVILLE WATER & SEWER DETAILS
17	PAVING PLAN
18-19	STORM WATER POLLUTION PREVENTION PLAN
20	LANDSCAPE PLAN

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF BENTONVILLE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

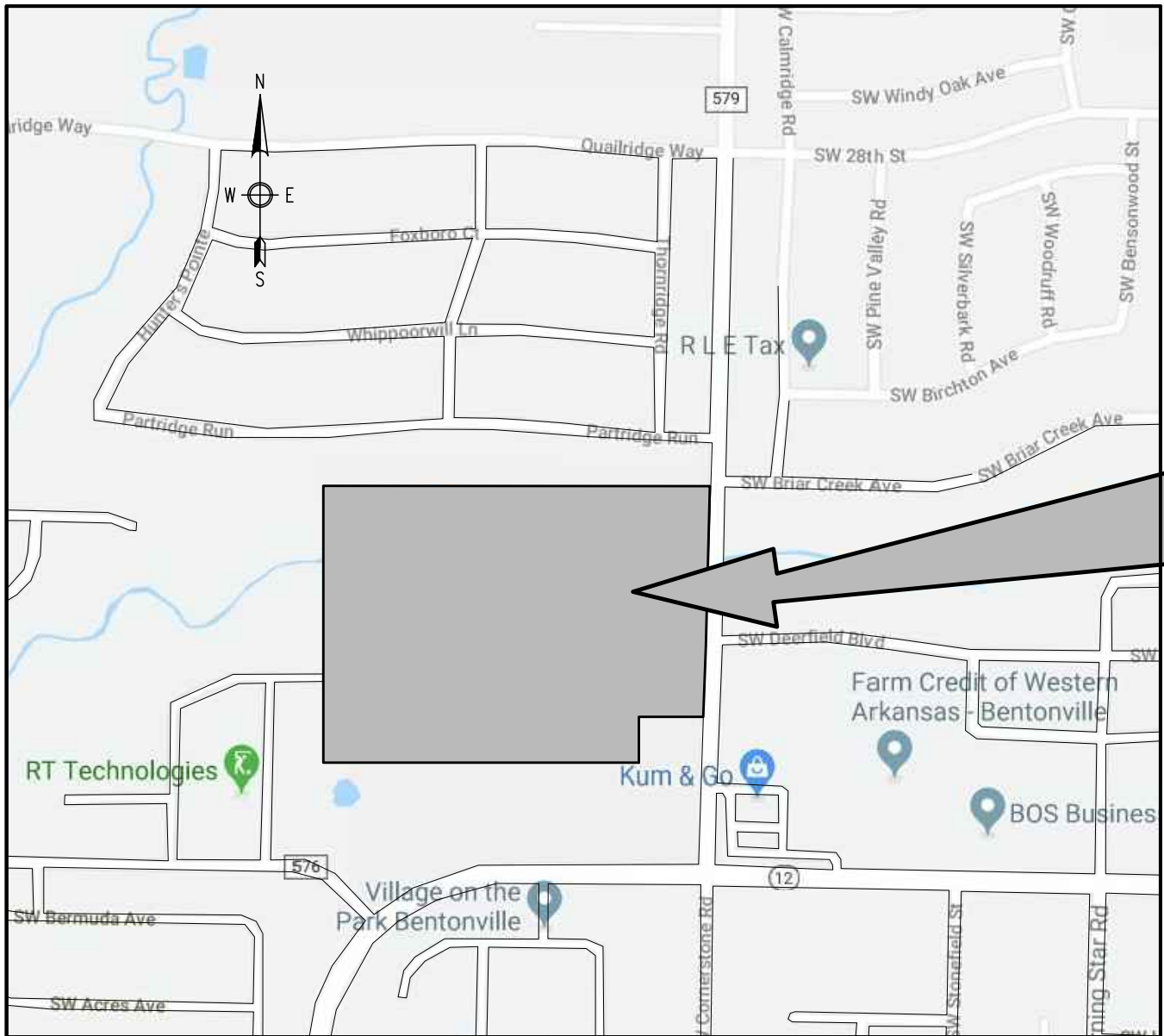
CITY PROJECT#
LSD20-0002

August 3, 2020

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

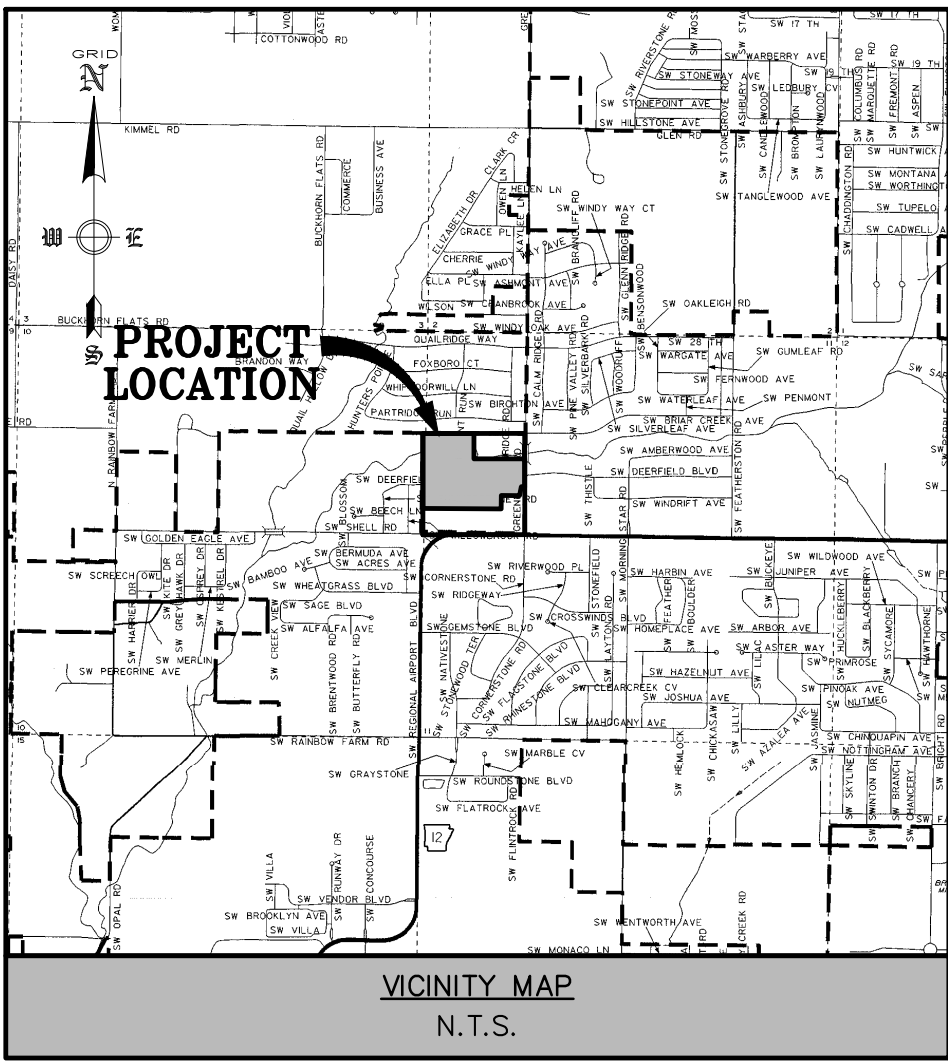


PROJECT
LOCATION

VICINITY MAP

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

- NOTES:
- 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. (CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS DATED AUGUST 12, 2008, ORDINANCE - 2008-64, ADH #67501 - JUNE 16, 2008)
 - 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 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
 - THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.



PARCEL NUMBER: 01-07937-010

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

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

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

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

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

PARKING REQUIRED: APARTMENTS: 2 SPACES/RESIDENTIAL UNIT
276 UNITS X 2 = 552 REQUIRED SPACES (INCLUDING 2% OF TOTAL REQUIRED SPACES TO BE A.D.A. COMPLIANT)
TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE

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

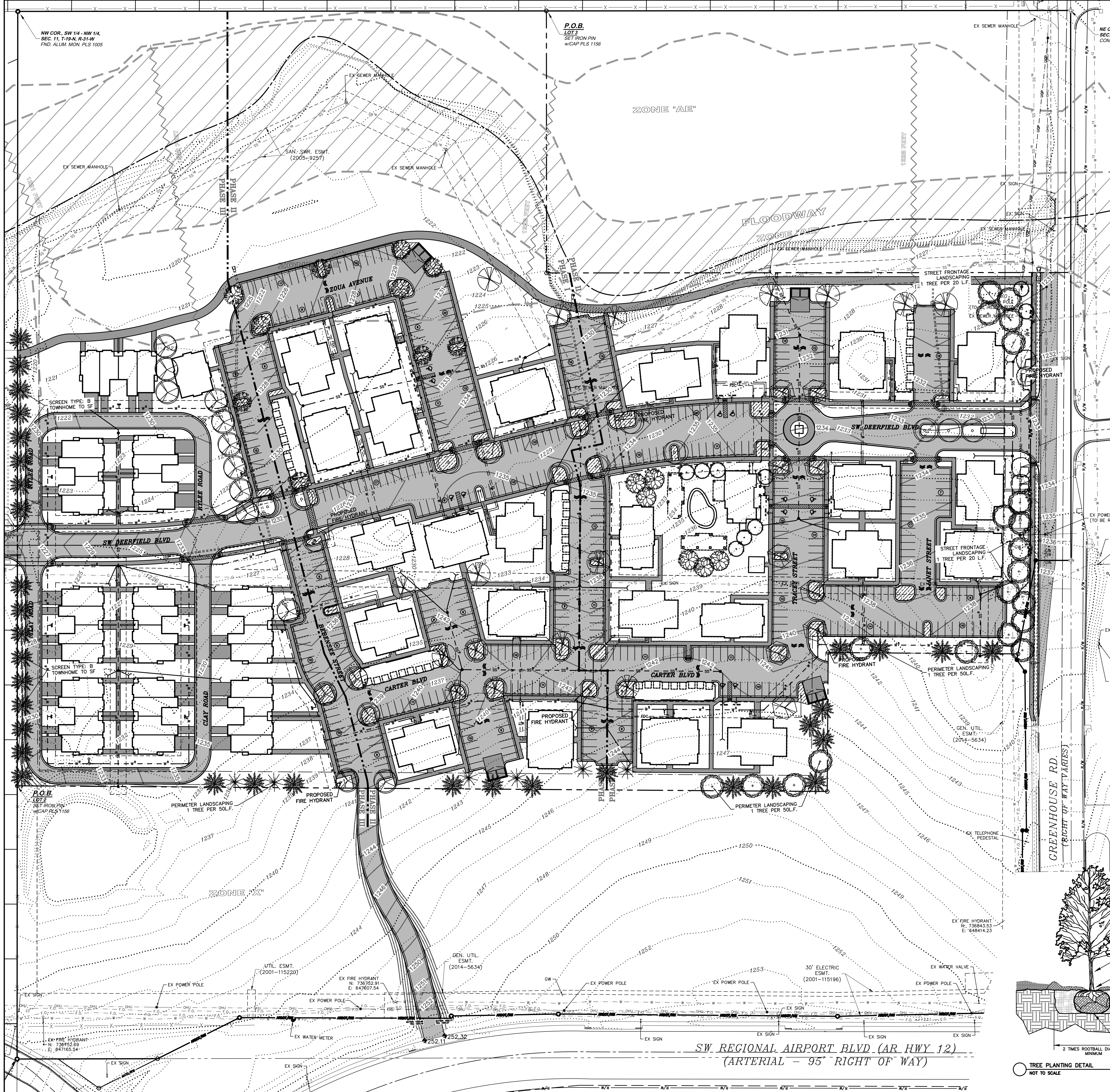
RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.7 ACRES = 17.1 UNITS/ACRE
PHASE II APARTMENTS
144 UNITS/8.6 ACRES = 16.7 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

PROPOSED RESIDENTIAL BUILDINGS	
BUILDING TYPE	TOTAL UNITS
13 BUILDINGS - 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 156 RESIDENTIAL UNITS
10 BUILDINGS - 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 120 RESIDENTIAL UNITS
9 BUILDINGS - TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

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

NOTE:

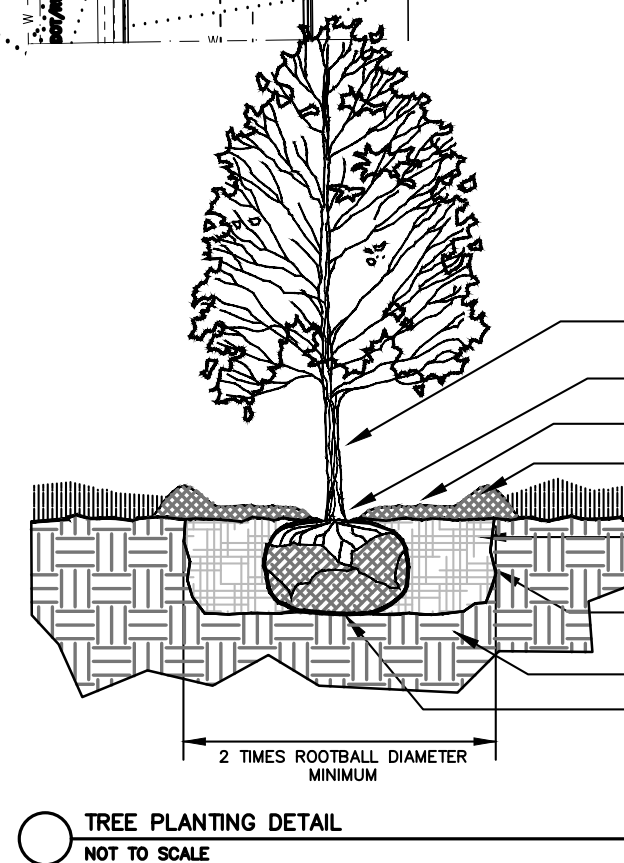
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE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



INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	SIZE
	LITTLELEAF LINDEN	Tilia Cordata	8	3" Cal & B
	CHINESE PISTACHE	Pistacia chinensis	6	3" Cal & B
	WILLOW OAK	Quercus phellos	8	3" Cal & B
	SHORT LEAF PINE	Pinus echinata	28	3" Cal & B
	LACEBARK ELM	Ulmus parvifolia	8	1" Cal & B
	RED MAPLE	Acer rubrum	7	2" Cal & B
	EASTERN WHITE PINE	Pinus strobus	6	2" Cal & B
	SUGAR MAPLE	Acer saccharum	8	3" Cal & B
	NORTHERN RED OAK	Quercus rubra	5	3" Cal & B
	BLACK GUM	Nyssa sylvatica	20	3" Cal & B
	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	4	3" Cal & B
	EASTERN REDBUD	Cercia canadensis	4	1.5" Cal & B

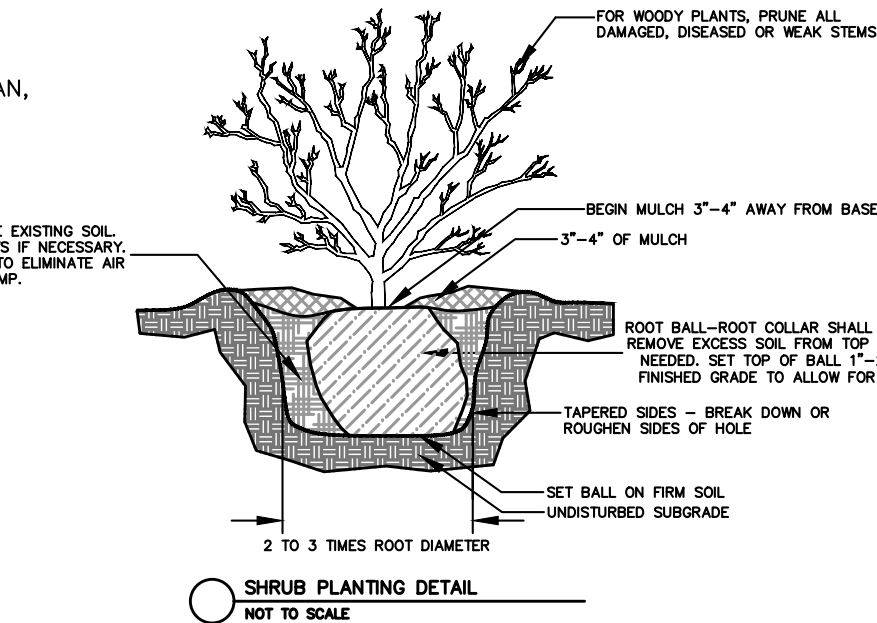
- NOTES:
- HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
 - EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
 - SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
 - CHOCOLATE LANDSCAPE ROCK AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
 - NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING.
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 - CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE.
 - ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF CHOCOLATE LANDSCAPE ROCK AT TIME OF INSTALLATION.
 - SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2".
 - SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 18".
 - ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
 - TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 - TREES SHALL BE AT LEAST (5) FIVE FEET FROM ANY UTILITY MAIN LINES.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
 - PRESERVED TREES TO BE LIMBED UP TO 8" MIN. USE PRUNING AND MAINTENANCE STANDARDS FROM ANSI A300 "STANDARDS FOR TREE CARE"

- NOTES:
- WHERE THERE IS POTENTIAL UTILITY CONFLICTS DUE TO THIS PLAN, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

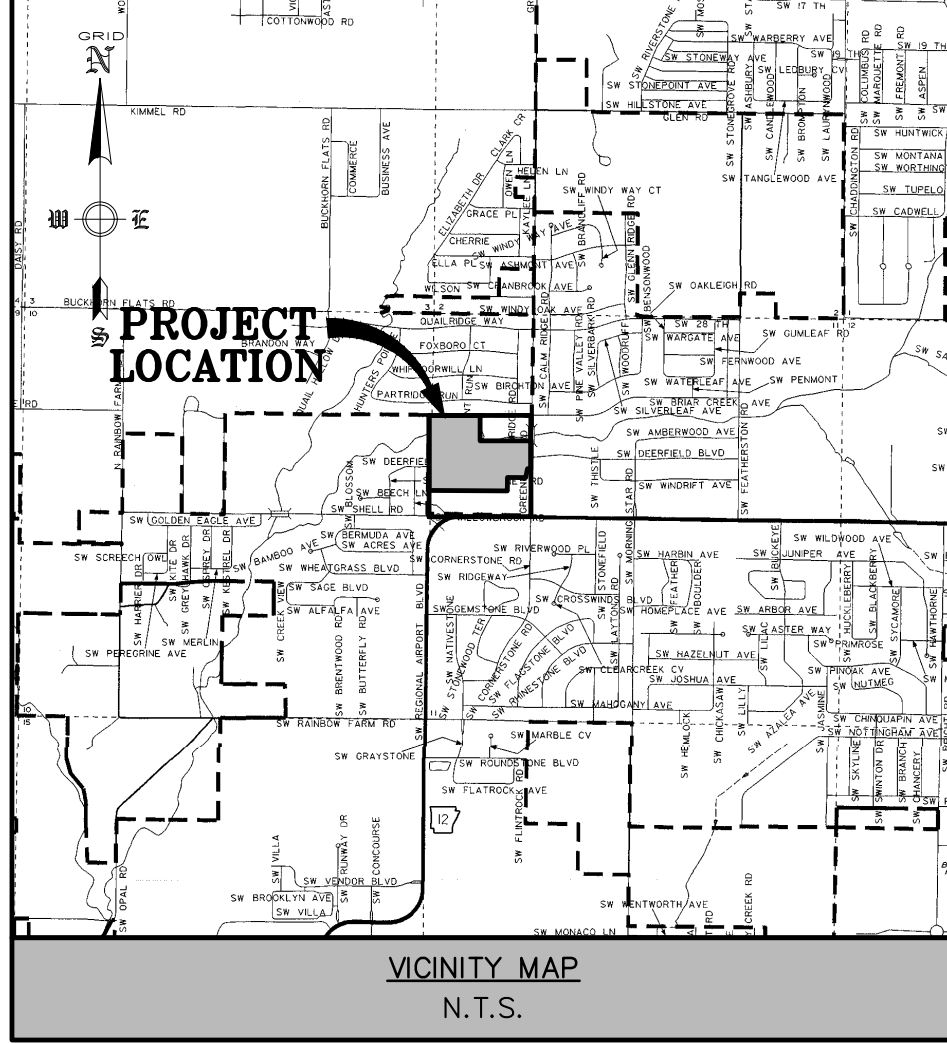


- SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT
- BEGIN MULCH 3" TO 4" AWAY FROM TRUNK
- 4" OF ORGANIC SHREDED GROUND HAWKWOOD MULCH
- BUILD 4" HIGH EARTHEN OR MULCH RING AT THE OUTER EDGE OF THE TREE'S DIAPHRANE
- EXCAVATE AND REPLACE EXISTING SOIL WITH COMPOST MIXTURE. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
- WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.
- UNDISTURBED SUBGRADE
- SET BALL ON FIRM OR UNDISTURBED SOIL

- NOTES:
- TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
 - THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 - REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 - ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL, CUT AWAY OR REMOVE BURLAP IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
 - REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS.



- SHRUB PLANTING DETAIL
- NOT TO SCALE



OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
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1207 S. OLD MISSOURI ROAD
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EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

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

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



1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



3 SIDE ELEVATION 1 - PRESENTATION SIDE 2 SIMILAR
1/8" = 1'-0"

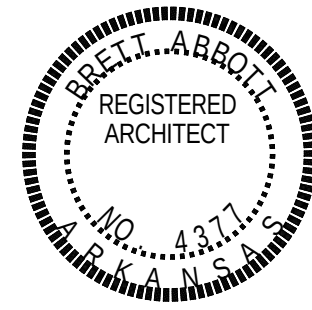


WALL MATERIAL BREAKDOWN SCHEDULE - 1 BEDROOM APARTMENTS

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	280 SF	14%
FRONT ELEVATION	BRICK (PAINT)	1000 SF	49%
FRONT ELEVATION	HARDIE (PAINT)	780 SF	38%
TOTAL AREA =		2,060 SF	
SIDE 1 ELEVATION	OPENING	340 SF	20%
SIDE 1 ELEVATION	BRICK (PAINT)	700 SF	41%
SIDE 1 ELEVATION	HARDIE (PAINT)	675 SF	39%
TOTAL AREA =		1,715 SF	
SIDE 2 ELEVATION	OPENING	340 SF	20%
SIDE 2 ELEVATION	BRICK (PAINT)	700 SF	41%
SIDE 2 ELEVATION	HARDIE (PAINT)	675 SF	39%
TOTAL AREA =		1,715 SF	
REAR ELEVATION	OPENING	280 SF	14%
REAR ELEVATION	BRICK (PAINT)	1000 SF	49%
REAR ELEVATION	HARDIE (PAINT)	780 SF	38%
TOTAL AREA =		2,060 SF	
TOTAL FACADE AREA		7,550 SF	
TOTALS			
	OPENING	1,240 SF	16%
	BRICK (PAINT)	3,400 SF	45%
	HARDIE (PAINT)	2,910 SF	39%

PROPOSED PROJECT FOR:
THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



PRESENTATION
- 1 BEDROOM
APTS.

Seal

Revisions

Date

1.31.20

Project

19.100

PR-1B

blue ROCK
design · build
479-459-2838 - bluerockdesignbuild@gmail.com



1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



3 SIDE 1 ELEVATION - PRESENTATION SIDE 2 SIMILAR
1/8" = 1'-0"

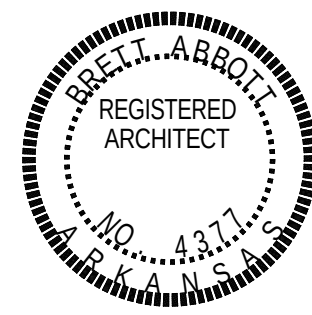


WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	340 SF	17%
FRONT ELEVATION	BRICK (PAINT)	855 SF	42%
FRONT ELEVATION	HARDIE (PAINT)	830 SF	41%
TOTAL AREA =		2,025 SF	
SIDE 1 ELEVATION	OPENING	430 SF	23%
SIDE 1 ELEVATION	BRICK (PAINT)	790 SF	42%
SIDE 1 ELEVATION	HARDIE (PAINT)	680 SF	35%
TOTAL AREA =		1,900 SF	
SIDE 2 ELEVATION	OPENING	430 SF	23%
SIDE 2 ELEVATION	BRICK (PAINT)	790 SF	42%
SIDE 2 ELEVATION	HARDIE (PAINT)	680 SF	35%
TOTAL AREA =		1,900 SF	
REAR ELEVATION	OPENING	340 SF	17%
REAR ELEVATION	BRICK (PAINT)	855 SF	42%
REAR ELEVATION	HARDIE (PAINT)	830 SF	41%
TOTAL AREA =		2,025 SF	
TOTAL FACADE AREA		7,850 SF	
TOTALS			
	OPENING	1,540 SF	20%
	BRICK (PAINT)	3,290 SF	42%
	HARDIE (PAINT)	3,020 SF	38%

PROPOSED PROJECT FOR:
THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



PRESENTATION
- 2 BEDROOM
APTS

Seal

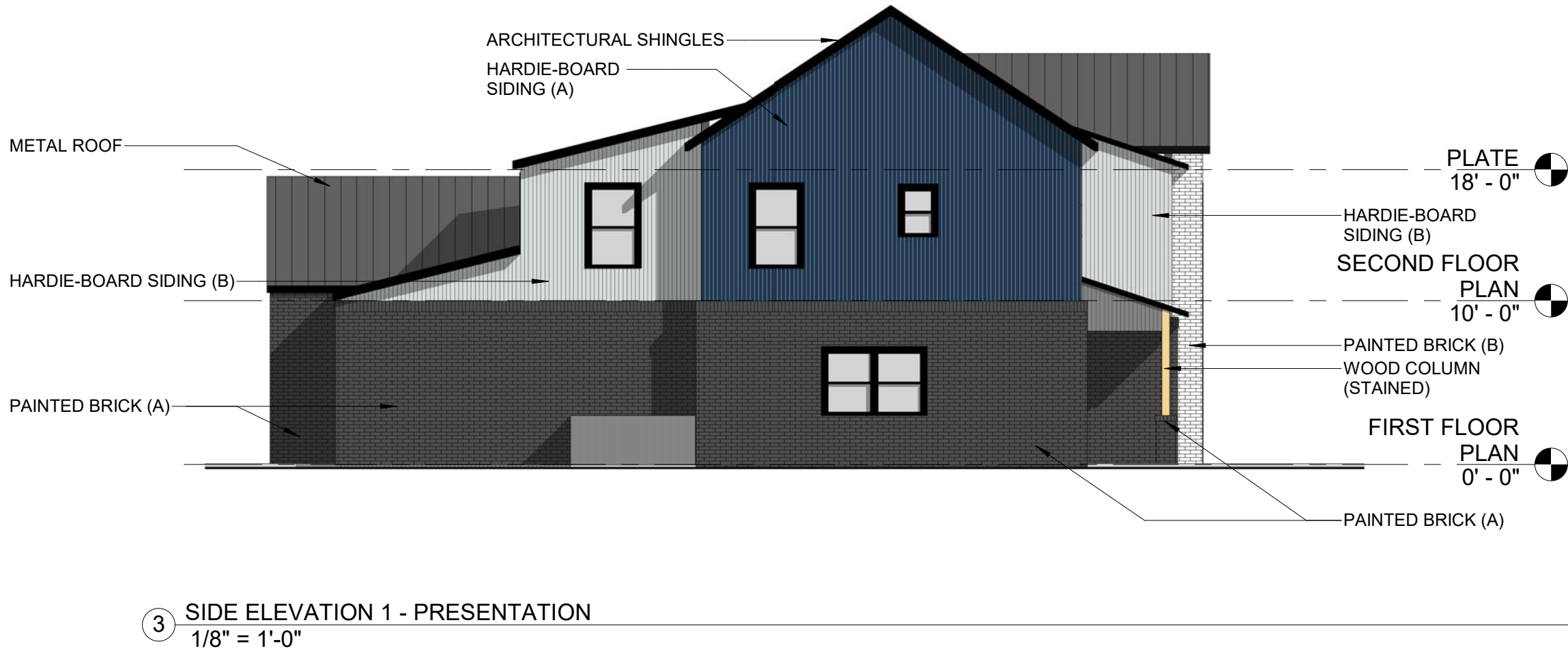
Revisions

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Project
19.100

PR-2B

blue ROCK
design · build
479-459-2838 · bluerockdesignbuild@gmail.com

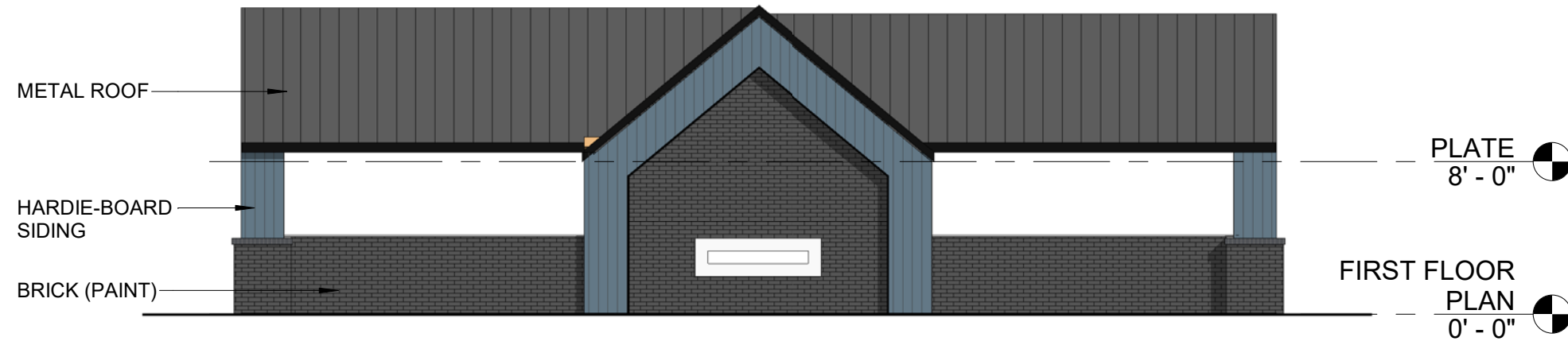


WALL MATERIAL BREAKDOWN SCHEDULE - 4 PLEX BUILDING

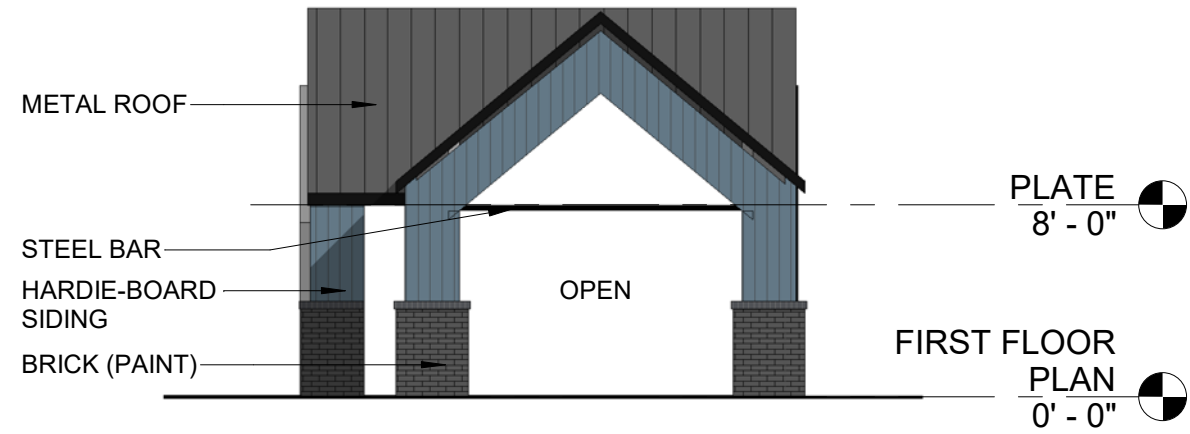
DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	390 SF	20%
FRONT ELEVATION	BRICK (PAINT)	820 SF	44%
FRONT ELEVATION	HARDIE (PAINT)	690 SF	36%
TOTAL AREA =		1,900 SF	
SIDE 1 ELEVATION	OPENING	70 SF	7%
SIDE 1 ELEVATION	BRICK (PAINT)	525 SF	50%
SIDE 1 ELEVATION	HARDIE (PAINT)	450 SF	43%
TOTAL AREA =		1,045 SF	
SIDE 2 ELEVATION	OPENING	70 SF	7%
SIDE 2 ELEVATION	BRICK (PAINT)	525 SF	50%
SIDE 2 ELEVATION	HARDIE (PAINT)	450 SF	43%
TOTAL AREA =		1,045 SF	
REAR ELEVATION	OPENING	480 SF	31%
REAR ELEVATION	BRICK (PAINT)	660 SF	43%
REAR ELEVATION	HARDIE (PAINT)	400 SF	26%
TOTAL AREA =		1,540 SF	
TOTAL FACADE AREA		5,530	
TOTALS			
	OPENING	1,010 SF	18%
	BRICK (PAINT)	2,530 SF	46%
	HARDIE (PAINT)	1,990 SF	36%



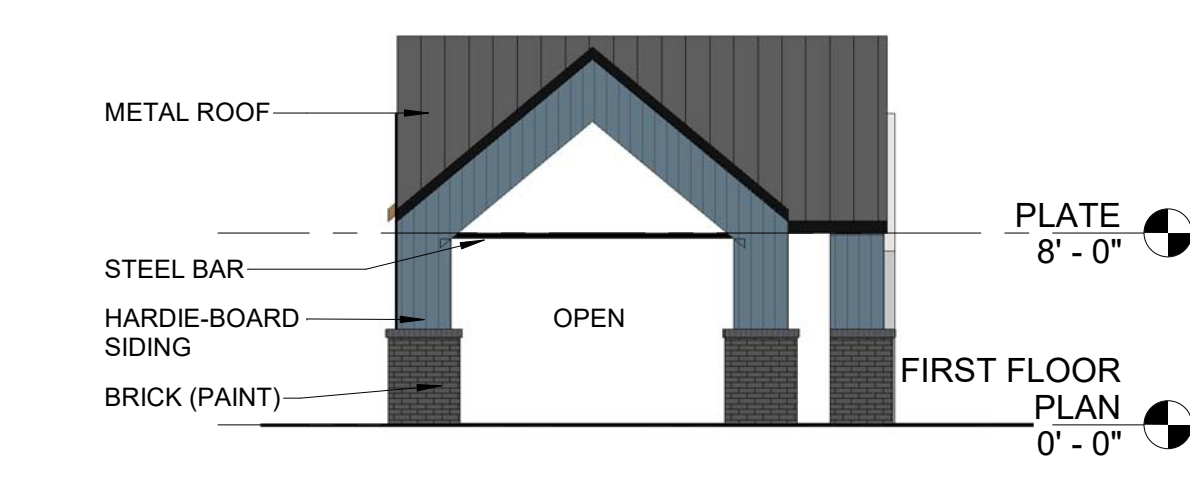
① FRONT ELEVATION - PRESENTATION
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② REAR ELEVATION - PRESENTATION
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③ SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"



④ SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

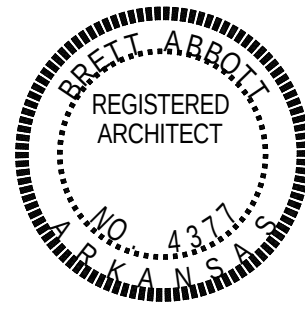


WALL MATERIAL BREAKDOWN SCHEDULE - CABANA BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	BRICK (PAINT)	250 SF	76%
FRONT ELEVATION	HARDIE (PAINT)	80 SF	24%
TOTAL AREA =		330 SF	
SIDE 1 ELEVATION	BRICK (PAINT)	35 SF	33%
SIDE 1 ELEVATION	HARDIE (PAINT)	70 SF	67%
TOTAL AREA =		105 SF	
SIDE 2 ELEVATION	BRICK (PAINT)	35 SF	33%
SIDE 2 ELEVATION	HARDIE (PAINT)	70 SF	67%
TOTAL AREA =		105 SF	
REAR ELEVATION	BRICK (PAINT)	270 SF	73%
REAR ELEVATION	HARDIE (PAINT)	100 SF	27%
TOTAL AREA =		370 SF	
TOTAL FACADE AREA		910 SF	
TOTALS			
	BRICK (PAINT)	590 SF	65%
	HARDIE (PAINT)	320 SF	35%

PROPOSED PROJECT FOR:
THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



PRESENTATION
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Revisions

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Project

19.100

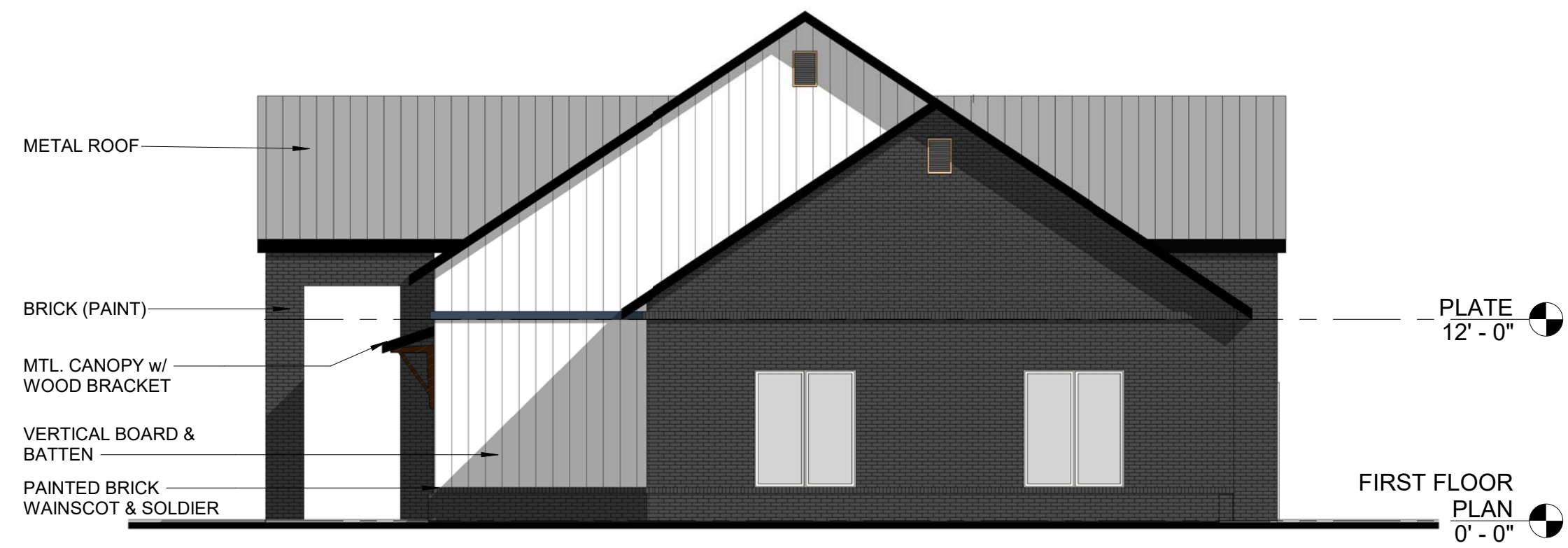
PR-CA



① FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



② REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



③ SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

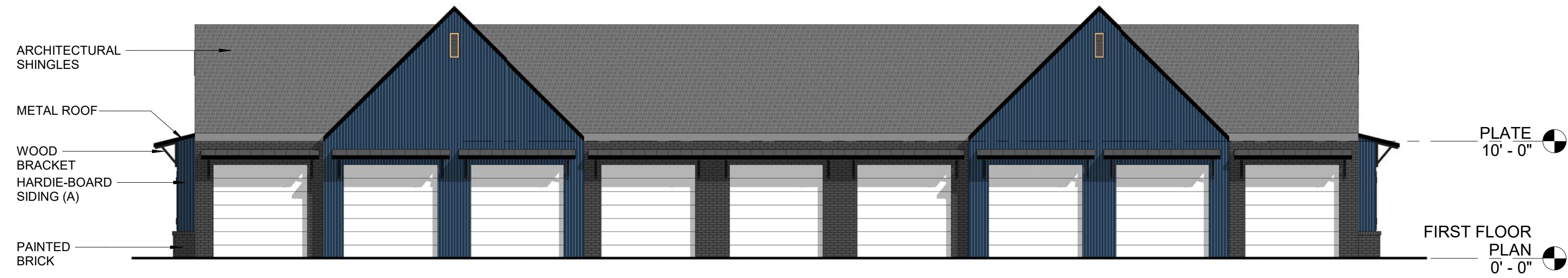


④ SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

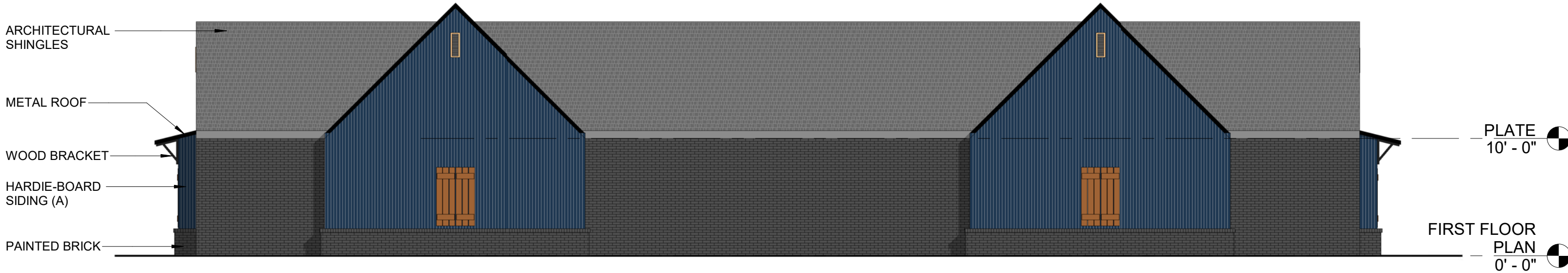


WALL MATERIAL BREAKDOWN SCHEDULE - CLUBHOUSE BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	240 SF	22%
FRONT ELEVATION	BRICK (PAINT)	595 SF	53%
FRONT ELEVATION	HARDIE (PAINT)	280 SF	25%
TOTAL AREA =		1,115 SF	
SIDE 1 ELEVATION	OPENING	90 SF	8%
SIDE 1 ELEVATION	BRICK (PAINT)	725 SF	62%
SIDE 1 ELEVATION	HARDIE (PAINT)	345 SF	30%
TOTAL AREA =		1,160 SF	
SIDE 2 ELEVATION	OPENING	90 SF	8%
SIDE 2 ELEVATION	BRICK (PAINT)	725 SF	62%
SIDE 2 ELEVATION	HARDIE (PAINT)	345 SF	30%
TOTAL AREA =		1,160 SF	
REAR ELEVATION	OPENING	325 SF	30%
REAR ELEVATION	BRICK (PAINT)	450 SF	41%
REAR ELEVATION	HARDIE (PAINT)	310 SF	29%
TOTAL AREA =		1,085 SF	
TOTAL FACADE AREA		4,520 SF	
TOTALS			
	OPENING	745 SF	16%
	BRICK (PAINT)	2,495 SF	55%
	HARDIE (PAINT)	1,280 SF	29%



1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



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

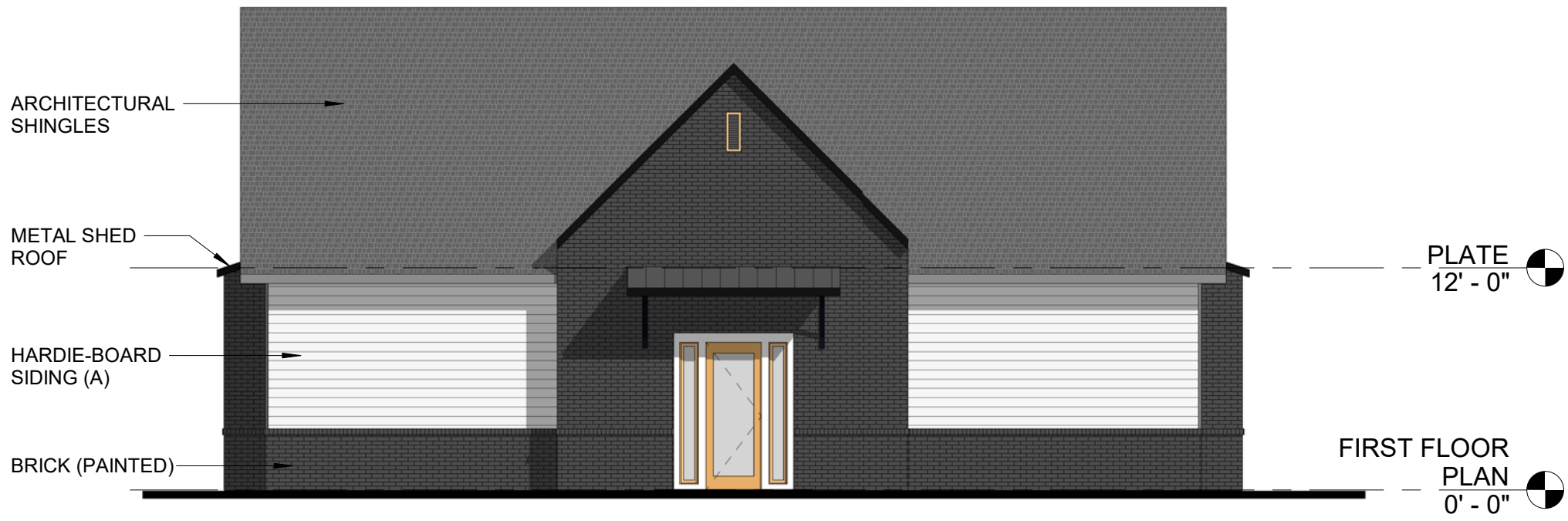


4 SIDE 2 ELEVATION - PRESENTATION
1/8" = 1'-0"



WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	580 SF	47%
FRONT ELEVATION	BRICK (PAINT)	245 SF	20%
FRONT ELEVATION	HARDIE (PAINT)	420 SF	33%
TOTAL AREA =		1,245 SF	
SIDE 1 ELEVATION	OPENING	20 SF	6%
SIDE 1 ELEVATION	BRICK (PAINT)	190 SF	61%
SIDE 1 ELEVATION	HARDIE (PAINT)	100 SF	33%
TOTAL AREA =		310 SF	
SIDE 2 ELEVATION	OPENING	20 SF	6%
SIDE 2 ELEVATION	BRICK (PAINT)	190 SF	61%
SIDE 2 ELEVATION	HARDIE (PAINT)	100 SF	33%
TOTAL AREA =		310 SF	
REAR ELEVATION	OPENING	35 SF	3%
REAR ELEVATION	BRICK (PAINT)	660 SF	53%
REAR ELEVATION	HARDIE (PAINT)	550 SF	44%
TOTAL AREA =		1,245 SF	
TOTAL FACADE AREA		3,110 SF	
TOTALS			
	OPENING	655 SF	21%
	BRICK (PAINT)	1,285 SF	41%
	HARDIE (PAINT)	1,170 SF	38%



① FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



② REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



③ SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"



④ SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

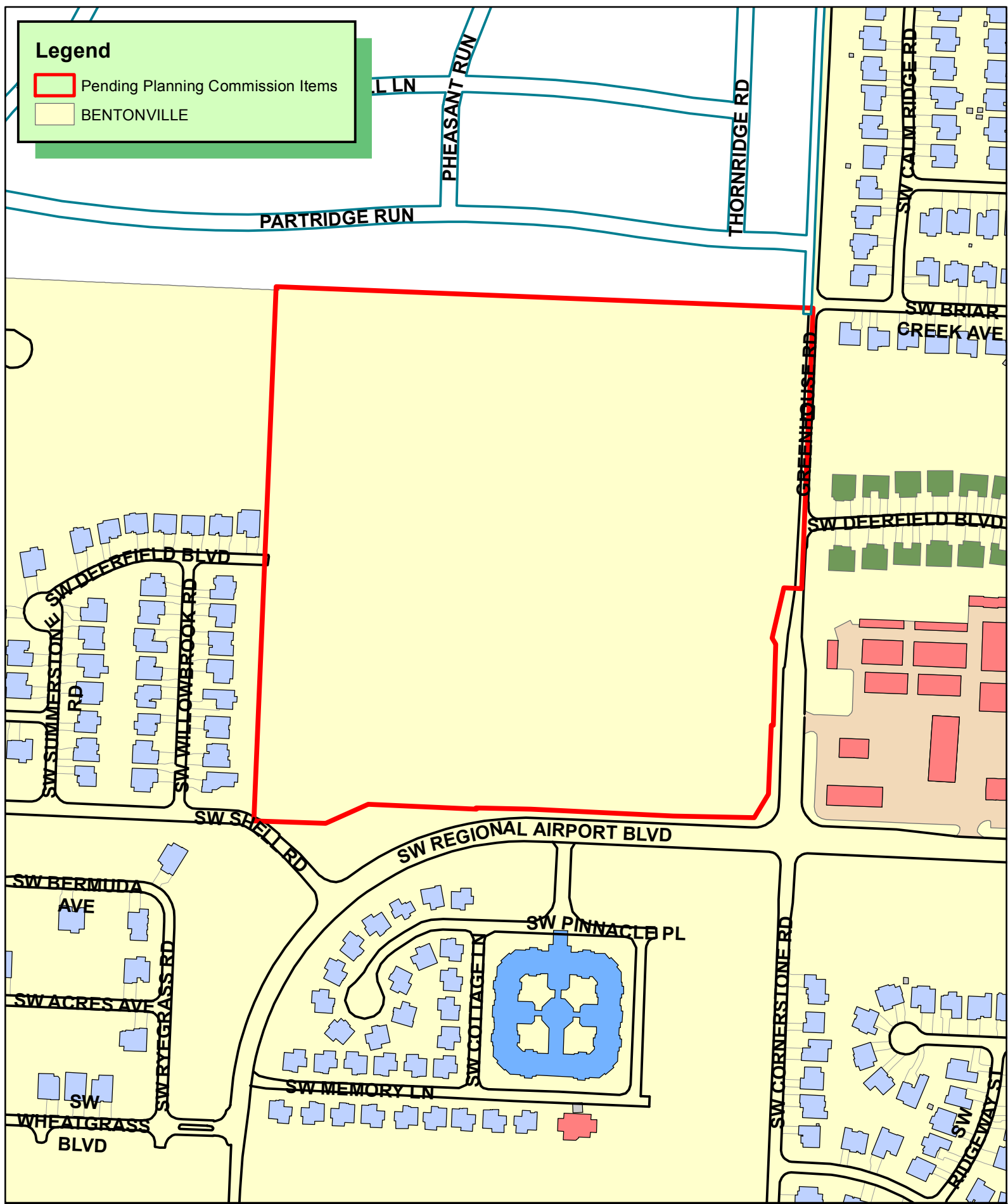


WALL MATERIAL BREAKDOWN SCHEDULE - STORAGE BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	55 SF	8%
FRONT ELEVATION	BRICK (PAINT)	385 SF	56%
FRONT ELEVATION	HARDIE (PAINT)	245 SF	36%
TOTAL AREA =		685 SF	
SIDE 1 ELEVATION	OPENING	40 SF	6%
SIDE 1 ELEVATION	BRICK (PAINT)	350 SF	47%
SIDE 1 ELEVATION	HARDIE (PAINT)	350 SF	47%
TOTAL AREA =		740 SF	
SIDE 2 ELEVATION	OPENING	40 SF	6%
SIDE 2 ELEVATION	BRICK (PAINT)	350 SF	47%
SIDE 2 ELEVATION	HARDIE (PAINT)	350 SF	47%
TOTAL AREA =		740 SF	
REAR ELEVATION	OPENING	55 SF	9%
REAR ELEVATION	BRICK (PAINT)	300 SF	50%
REAR ELEVATION	HARDIE (PAINT)	245 SF	41%
TOTAL AREA =		600 SF	
TOTAL FACADE AREA		2,765	
TOTALS			
	OPENING	190 SF	7%
	BRICK (PAINT)	1,385 SF	50%
	HARDIE (PAINT)	1,190 SF	43%

Legend

-  Pending Planning Commission Items
-  BENTONVILLE



**LS20-0004
LOT SPLIT
THE RESERVE SUBDIVISION
CREATING LOTS 1-3**



LOT SPLIT

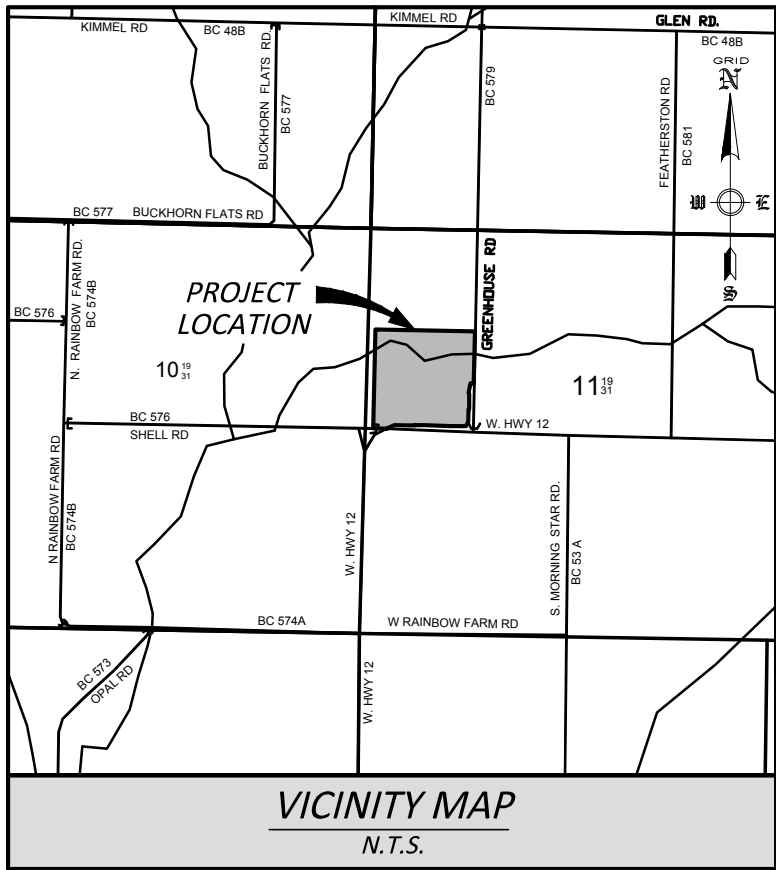
THE RESERVE SUBDIVISION

CREATING LOTS 1, 2 & 3

IN THE CITY OF
BENTONVILLE, ARKANSAS

WORK ORDER #

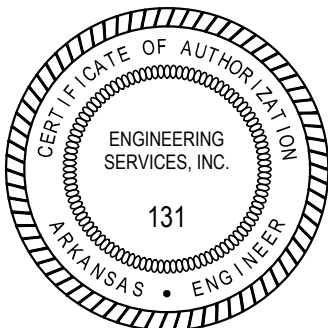
19945



BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM



SHEET 1 of 2

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE', DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE F.I.R.M. MAP # 05007C0235K, PANEL 235 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 646,618 FEET.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

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

ALL EXTERIOR LOT LINES HAVE A 20' U.E. AND ALL INTERIOR LOT LINES HAVE A 15' U.E. CENTERED ON THE LOT LINE.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- A. **WARRANTY DEED:** PAUL W. OLLAR AND SUE L. OLLAR, RECORDED JULY 8, 1996, FILE 96-55361.
- B. **WARRANTY DEED:** ARKANSAS STATE HIGHWAY COMMISSION, RECORDED APRIL 11, 2014, BOOK 2014, PAGE 18113.
- C. **ALTA/NSPS SURVEY:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, JOB NO. 18168, DATED MAY 25, 2018.

SURVEY DESCRIPTION - PARENT TRACT:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 1319.37 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 1325.56 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NW 1/4, SAID POINT BEING A COMPUTED POINT IN GREENHOUSE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 AND ALONG GREENHOUSE ROAD, S02°19'11"W A DISTANCE OF 692.58 FEET TO A COMPUTED POINT ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE LEAVING SAID EAST LINE AND GREENHOUSE ROAD AND ALONG SAID RIGHT OF WAY, N87°39'36"W A DISTANCE OF 44.39 FEET TO A FOUND IRON PIN WITH CAP "GARVER LLC 1392"; THENCE S13°07'02"W A DISTANCE OF 127.48 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 38.02 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 1:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.55 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 2:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°23'38"E A DISTANCE OF 975.28 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 665.56 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°19'11"W A DISTANCE OF 330.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°41'39"E A DISTANCE OF 660.00 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 AND A COMPUTED POINT IN GREENHOUSE ROAD; THENCE ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 AND ALONG GREENHOUSE ROAD, S02°19'11"W A DISTANCE OF 362.58 FEET TO A COMPUTED POINT ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE LEAVING SAID EAST LINE AND GREENHOUSE ROAD AND ALONG SAID RIGHT OF WAY, N87°39'36"W A DISTANCE OF 44.39 FEET TO A FOUND IRON PIN WITH CAP "GARVER LLC 1392"; THENCE S13°07'02"W A DISTANCE OF 119.86 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID RIGHT OF WAY, N87°14'20"W A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°45'40"W A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°14'20"W A DISTANCE OF 1019.73 FEET TO THE **POINT OF BEGINNING**, CONTAINING 23.47 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - LOT 3:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 1319.37 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 665.56 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID NORTH LINE, S87°41'39"E A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NW 1/4, SAID POINT BEING A COMPUTED POINT IN GREENHOUSE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 AND ALONG GREENHOUSE ROAD, S02°19'11"W A DISTANCE OF 330.00 FEET TO A COMPUTED POINT; THENCE LEAVING SAID EAST LINE AND GREENHOUSE ROAD, N87°41'39"W A DISTANCE OF 660.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°19'11"E A DISTANCE OF 330.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS 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: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. 96-55361.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2019

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL:

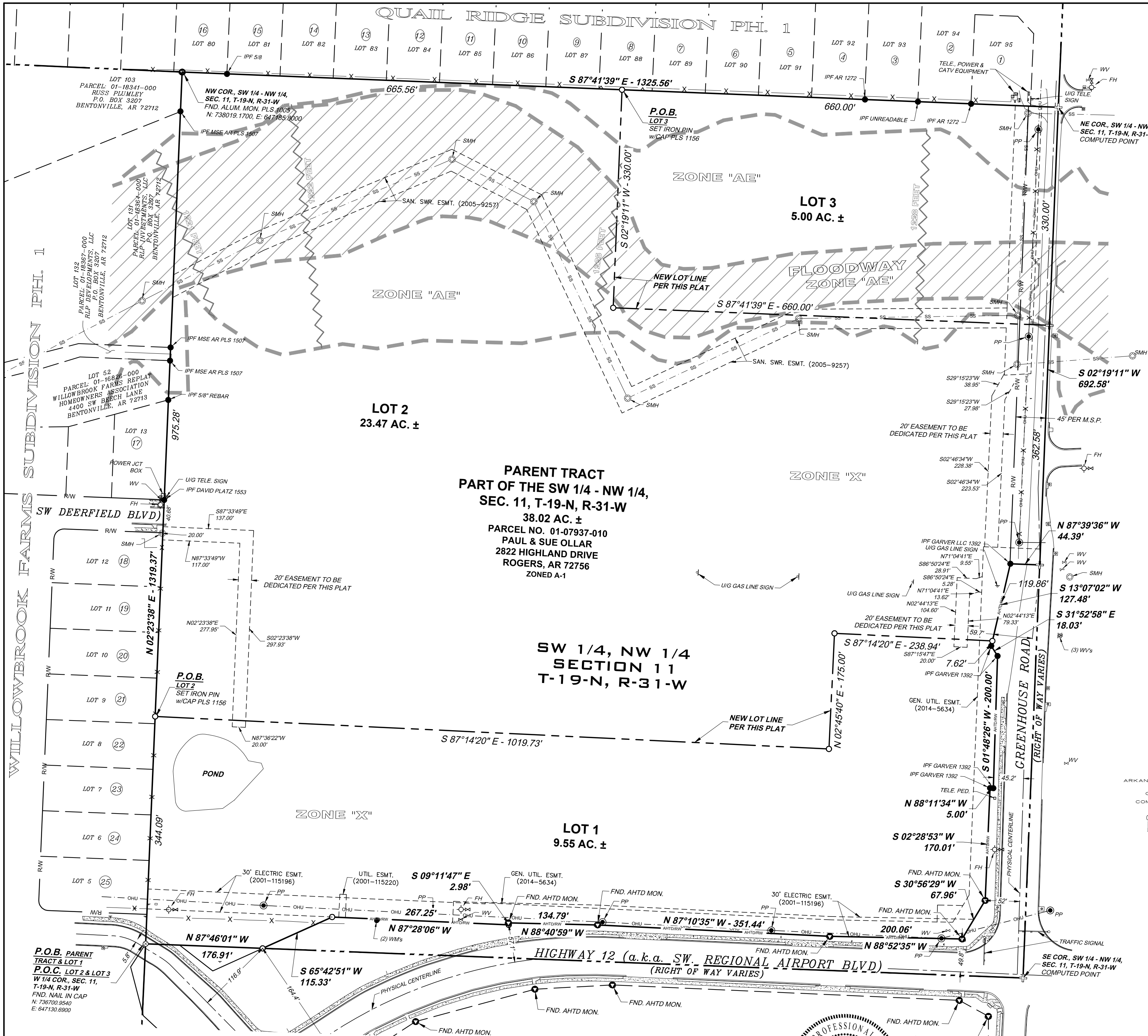
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

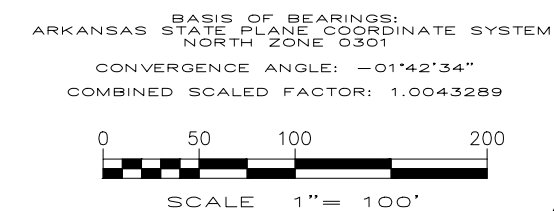
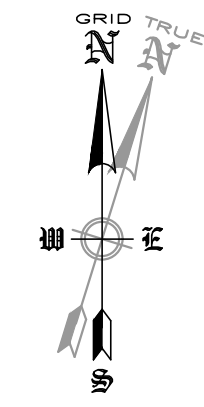


ADJACENT OWNERS

- ① PARCEL: 06-02661-000
SCOTT & KATIE RUFFNER
1760 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ② PARCEL: 06-02660-000
CASSIE & ALEXANDER BELL
1750 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ③ PARCEL: 06-02659-000
JAMES GBEDEY
1740 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ④ PARCEL: 06-02658-000
RICK & RITA RACHEL
1730 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑤ PARCEL: 06-02657-000
RANDY & JULIE CLEMENS
1720 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑥ PARCEL: 06-02656-000
STEVEN & PAULA SHORT
1710 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑦ PARCEL: 06-02655-000
DESIREE DE MELO & ROGER ROIZ
1700 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑧ PARCEL: 06-02654-000
ALAN & SUSAN KOLSTAD
1670 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑨ PARCEL: 06-02653-000
RAY & CYNTHIA PFEIFLER
1660 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑩ PARCEL: 06-02652-000
WILLIAM & TINA DOUCHERTY
1650 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑪ PARCEL: 06-02651-000
BRADLEY & ALICIA HOEFT
1640 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑫ PARCEL: 06-02650-000
SCOTT & AMY MACKENZIE
1630 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑬ PARCEL: 06-02649-000
DUONG FAMILY TRUST
1620 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑭ PARCEL: 06-02648-000
MANUEL CERVANTES &
CARMEN HERNANDEZ
1610 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑮ PARCEL: 06-02647-000
BENDER FAMILY TRUST
1600 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑯ PARCEL: 06-02646-000
MARLEY JOINT REV. TRUST
1550 PARTRIDGE RUN
BENTONVILLE, AR 72713
- ⑰ PARCEL: 01-16788-000
DANIEL & CYNTHIA KARNISH
4000 SW DEERFIELD BLVD.
BENTONVILLE, AR 72713
- ⑱ PARCEL: 01-16787-000
CARIKAPATI REV. TRUST
3501 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ⑲ PARCEL: 01-16786-000
PENICK REV. TRUST
3503 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ⑳ PARCEL: 01-16785-000
RAJEEV MOHANKUMAR
3505 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ㉑ PARCEL: 01-16784-000
DEBORAH MITCHELL
3507 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ㉒ PARCEL: 01-16783-000
BERTIN & TINE FEUTCHA
3601 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ㉓ PARCEL: 01-16782-000
SARAH PUGH
3603 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ㉔ PARCEL: 01-16781-000
SRINATH SUBRAMANI
3605 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713
- ㉕ PARCEL: 01-16780-000
BRIAN & AMELIA JACKSON
3607 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

LEGEND

	PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
	AHTD RIGHT OF WAY LINE		P.O.B.	POINT OF BEGINNING
	40 ACRE LINE			FOUND ALUMINUM MONUMENT
	ADJACENT OWNER			IPF - IRON PIN SET W/ CAP "PLS 1156"
	EASEMENT (AS NOTED)			IPF - IRON PIN SET W/ CAP "PLS 1156"
	RIGHT-OF-WAY			FOUND NAIL (TYPE AS NOTED)
	PHYSICAL CENTERLINE OF ROAD			COMPUTED POINT
	FENCE LINE			SANITARY SEWER MANHOLE (SMH)
	OVERHEAD UTILITIES			WATER METER (WM)
	SANITARY SEWER LINE			POWER POLE
				FIRE HYDRANT
				WATER VALVE



OWNER:

PAUL & SUE OLLAR
2822 HIGHLAND DR.
ROGERS, AR 72756

SURVEYOR:

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

WORK ORDER #:

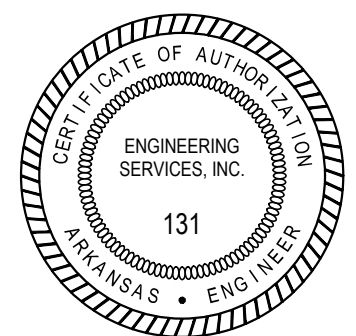
19949

CITY ZONING:

A-1

SETBACKS:

FRONT - 30'
SIDE - 30'
REAR - 30'



CITY OF BENTONVILLE PROJECT NUMBER LS20-0004

LOT SPLIT

FOR PAUL & SUE OLLAR

BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=100' DATE: August 3, 2020 DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 19945 SHEET 2 of 2

PLAT CODE: 500-19N-31W-0-11-430-04-1156

NOTE:

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

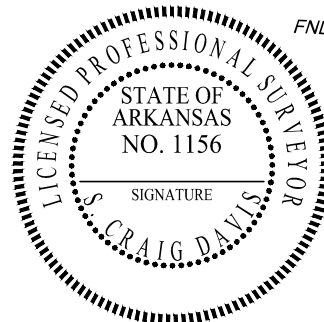
CERTIFICATE SURVEYING ACCURACY:

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

DATE OF EXECUTION:

SIGNED:

S. CRAIG DAVIS, AR PLS 1156



ORDINANCE STAFF REPORT



Group Home Ordinance

PC Date: 8/18/2020

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

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

Bentonville's Zoning Code does not currently regulated group homes. After receiving requests to locate group homes in residential neighborhoods, the city retained legal counsel to prepare regulations that preserve the character of residential neighborhoods while complying with the Federal Fair Housing Amendment Act of 1988.

The proposed ordinance recommends the following:

- Revise the definition of “family” to better address how unrelated mentally or physically handicapped persons are afforded equal access to housing.
- Establish a definition for “group home.”
- Allow applicants to request for accommodation to afford handicapped persons equal access to housing pursuant to the Federal Fair Housing Amendment Act of 1988.
- Allow group homes by-right in commercial districts and only with a conditional use in residential districts.
- Establish review criteria for conditional use requests that includes:
 - Impacts to the neighborhood
 - Spacing of existing similar facilities
 - Zoning and land use patterns
 - Number of individuals served, employees and services proposed
 - Need and provision for public transportation
 - Access to support services
 - Availability of adequate on-site parking
- Include presumption that conditional use requests for up to six handicapped persons would be granted if meeting all other requirements.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF BENTONVILLE, ARKANSAS, PROVIDING FOR DEFINITIONS AND LAND USE REGULATIONS RELATED TO CERTAIN RESIDENTIAL USES.

WHEREAS, the Bentonville Planning Commission and City Council have determined that it is appropriate to make certain modifications to several sections of the Zoning Code of the City of Bentonville, Arkansas, related to certain uses which are residential in nature; and

WHEREAS, the proposed modifications were presented and discussed at a public hearing of the Bentonville Planning Commission where the Planning Commission voted to recommend approval of the modifications; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BENTONVILLE, ARKANSAS:

Section 1: That Article 201 Definitions shall be and is hereby amended by deleting the definition of “family” in its entirety and replacing with a new definition to read as follows:

Family: In addition to customary domestic servants, family shall mean the following: (1) An individual or two (2) or more persons related by blood, marriage, or adoption, maintaining a common household in a dwelling unit; or (2) a group of not more than four (4) persons who are not related by blood, marriage, or adoption, living together as a common household in a dwelling unit. The City is defining family for the purpose of preserving the character of residential neighborhoods by controlling population density, noise disturbance, and traffic congestion, and shall not be applied so as to prevent the city from making reasonable accommodation where the city determines it necessary to afford handicapped persons living together in a household equal access to housing pursuant to the Federal Fair Housing Amendments Act of 1988.

Section 2: That Article 201 Definitions shall be and is hereby amended by adding the following definition of “group home” to read as follows:

Group Home: A facility that does not fall within another defined facility category within this Article and which provides housing in a family-like environment to more than four (4) handicapped individuals.

Section 3. That Article 301 Administration and Enforcement shall be and is hereby amended to provide for the addition of a new sub-section to read as follows:

***Sec. 301.11 Accommodation.** Should an applicant believe that circumstances make it necessary to seek an accommodation from the requirements of this Code to afford handicapped persons equal access to housing pursuant to the Federal Fair Housing Amendment Act of 1988, the applicant is responsible for submitting a request to the Bentonville Planning Staff setting forth in detail the needed accommodation. The request shall subsequently be referred to the Planning Commission for a decision on the request.*

Section 4: That Article 401 Zoning Regulations, Section 401.05 Table of Uses shall be and is hereby amended by adding the land use “group home” to the Table of Uses and allowing “group home” with a conditional use in all agriculture, residential, downtown residential, and industrial zoning districts and by right in all commercial and downtown commercial zoning districts.

Section 5. That Article 601 Use Regulations shall be and is hereby amended by adding the following as Sec. 601.32 Group Homes to read as follows.

Sec. 601.32 Group homes.

(a) Conditional use permit required. No person or business shall operate a group home within the city limits without a valid conditional use permit, except in zoning districts where the use is allowed by right.

(b) Neighborhood impacts. Separation, spacing, and procedural requirements for group homes will be determined by the Planning Commission so as not to adversely impact the surrounding properties in the neighborhood. For this Section, a “neighborhood” shall be defined as an area incorporating all properties lying within 1,500 feet of the site, unless the Commission determines that a different area is more appropriate, for which the permit is requested.

(c) Review criteria. The planning commission shall consider during its review of a group home the following, but not limited to:

- (1) Spacing of existing similar facilities.*
- (2) Existing zoning and land use patterns.*
- (3) The maximum number of individuals proposed to be served, the number of employees proposed, and the type of services, being proposed.*
- (4) The need and provision for readily accessible public or quasi-public transportation.*
- (5) Access to needed support services such as social services agencies, employment agencies, and medical service providers.*
- (6) Availability of adequate on-site parking.*
- (7) There shall be a presumption that a conditional use permit for a group home of five (5); or six (6); ~~seven (7)~~; ~~or eight (8)~~ handicapped persons will be granted if all ordinance requirements are met except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.*

(e) Fire Marshal approval. The fire marshal must approve the use of any structure proposed as a group home.

(f) State requirements. Group Homes shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

Section 7. That all ordinances or parts of ordinances in conflict herewith should be and the same are hereby repealed.

Section 8. Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2020.

Approved:

ATTEST:

Stephanie Orman, Mayor

City Clerk

DRAFT

ORDINANCE STAFF REPORT



Detention Pond Amendment

PC Date: 8/18/2020

Reviewer: Brian Bahr, Planning Services Manager

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

History

In 2005, City Council adopted Ordinance No. 2005-101 that set a deadline of September 10, 2005 for detention and retention ponds to be deeded to the city for ownership and maintenance.

Issue

During the growth and development of Bentonville over the last fifteen years since Ordinance 2005-101 was adopted, code enforcement, engineering, and planning have dealt with maintenance and mowing issues with detention and retention ponds.

City staff has identified fourteen ponds that have become attractive nuisances for the subdivisions in which they provide stormwater control. Through property owner changes, failed LLC's and POA's, city staff has used all means necessary to address the concerns of the residents while balancing the needs of the city cost-effectively.

Recommendation

Staff requests the deed deadline be changed from September 10, 2005 to November 20, 2020. This allows the city to accept these fourteen ponds to ensure repairs and maintenance can occur for a publicly owned property.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF BENTONVILLE, ARKANSAS, PROVIDING FOR DETENTION POND OWNERSHIP AND MAINTENANCE.

WHEREAS, Ordinance No. 2005-101 established regulations of ownership of detention and retention ponds, and,

WHEREAS, the city wishes to allow detention and retention pond owners to be able to deed said property to the city in order for the city to assume maintenance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BENTONVILLE, ARKANSAS:

Section 1: That Article 300.02(e) *Detention and Retention Ponds – ownership and maintenance* shall be and is hereby amended with the following change, strikethrough to be removed, underlined to be added:

- (1) *Residential subdivisions*. Stormwater detention and retention ponds deeded to the city by ~~September 10, 2005~~ November 30, 2020 shall be owned and maintained by the City. After ~~September 10, 2005~~ November 30, 2020, stormwater detention and retention ponds in new residential subdivisions shall remain under the ownership and maintenance of the property owner during development. Stormwater detention and retention ponds shall be deeded to the property owner's association upon filing of the final plat. Maintenance of the facilities shall be the responsibility of the property owner's association.

Section 2: That all ordinances or parts of ordinances in conflict herewith should be and the same are hereby repealed.

Section 3. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2020.

Approved:

ATTEST:

Stephanie Orman, Mayor

City Clerk