

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
August 18, 2020**

- I. Call to Order**
- II. Approval of the Minutes**
- III. Old Business**

- 1. Group Home Ordinance** **Public Hearing***

IV. New Business

- 1. Detention Pond Ordinance** **Public Hearing***
- 2. A&C Investments, LLC** **Rezoning***
R-1, Single-Family Residential to R-3, Medium-Density Residential
SW 18th Street & SW Birch Street ([RZ20-0033](#))
- 3. Brewer** **Rezoning***
1001 NW A Street ([RZ20-0031](#))
- 4. Rainbow Homebuyers, LLC** **Rezoning***
202-204 SW E Street ([RZ20-0030](#))

- | | |
|--|--|
| <p>5. Bentonville Plaza Land, LLC
 C-3, Central Commercial to C-2, General Commercial
 1005 South Walton Blvd. (RZ20-0032)</p> <p>6. Clear T, LLC
 R-1, Single-Family Residential to DN-2, Medium Density Residential
 408 SE D Street. (RZ20-0034)</p> <p>7. Walmart Campus
 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)</p> <p>8. Bentonville Elementary K-4 #13
 Educational Facility
 SW Barron and SW Opal (CU20-0032)</p> <p>9. Sooter Revocable Trust (Church of the Nazarene)
 Long-Term Temporary Use, Temporary Private Playground
 NW 3rd Street (CU20-0031)</p> <p>10. Price Coffee
 3100 Price Coffee Road (CU20-0030)</p> <p>11. Providence Village Phase II
 Nomad Road (FP20-0001)</p> <p>12. Junk Brands
 SW I Street (LSD20-0045)</p> <p>13. Bentonville Elementary K-4 #13
 SW Barron and SW Opal (LSD20-0043)</p> | <p>Rezoning*</p> <p>Rezoning*</p> <p>Planned Unit Development*</p> <p>Conditional Use*</p> <p>Conditional Use*</p> <p>Conditional Use *</p> <p>Final Plat</p> <p>Large Scale Development</p> <p>Large Scale Development</p> |
|--|--|
- V. **Other Business**
1. **R-3, Medium-Density Residential vs. R-4, High-Density Residential**
 2. **By-Laws Amendment**

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

REZONING STAFF REPORT



A&C Investments, LLC

SW 18th Street & SW Birch Street

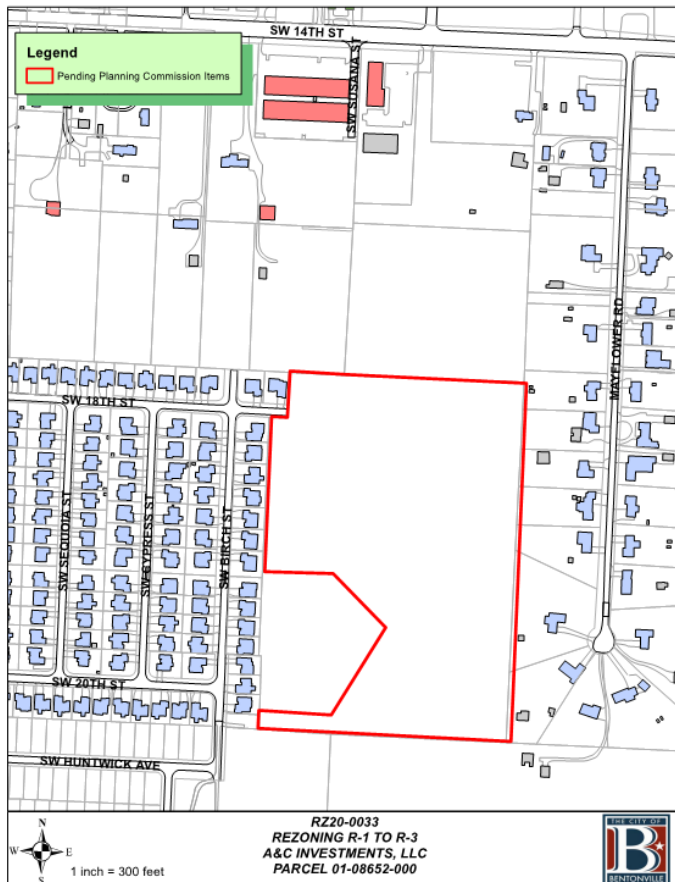
PC Date: 8/18/2020

Reviewer: Tyler Overstreet, Senior Planner,
AICP

Project Number	RZ20-0033
Applicant / Current Owner	A&C Investments, LLC 200 Commercial Street Centerton, AR 72719
Site Area	+/- 23.62 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

This property is located to the east of Windwood Subdivision Phase 6 at the end of SW 18th Street. The property is currently zoned R-1, Single-Family Residential, with a Future Land Use classification of 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. A large portion of the property is located within the 100-year floodplain and the floodway. In addition, there is a fifty-foot drainage easement on the western side of this tract to serve the detention pond to the southwest.

Relationship to the Bentonville Community Plan

The Bentonville Community Plan describes High-Density Residential areas as areas that support a variety of housing types that vary greatly in terms of scale and density. Within the Neighborhoods and Housing Chapter of the Community Plan, this property is located within an area of New Neighborhood Investment. According to the Plan, the City should encourage or require local housing diversity and compatible character within these areas (p. 60). The plan states, "Subdivisions should be encouraged to provide a variety of housing types in order to enhance market-rate affordability and allow residents to remain in their neighborhood as they age. All housing, regardless of type, should integrate contextually appropriate design elements and should avoid monotony."

Public Comment

Staff has received public comment on this request.

Analysis

Researching the surrounding context of this property reveals an area that currently provides a variety of housing types. Within a half mile of this development (as the crow flies), exists The Arbor (a PRD development), Sullivan Square (an R-4 development), Copperstone Apartments (an R-3 development), Royal Point Subdivision (zoned R-2), and Been Villas (zoned R-2). In addition, at the July 21st Planning Commission Meeting, Planning Commission approved an R-3 rezoning request directly adjacent to this property to the north. The area has set a standard to support a variety of zonings and housing types, in line with the Community Plan, as outlined above.

In addition, according to the 2012 Arkansas Fire Prevention Code, Volume 1, Appendix D, the maximum number of multi-family units (with fire suppression system) that could be constructed without a secondary means of access is 200, or a density of 8.5 units per acre. The maximum number of units without a fire suppression system or secondary means of access is 100, or 4.2 units per acre. In effect, the requirements for a secondary means of access restrict the allowable density of this lot.

REZONING STAFF REPORT

Conclusion

The Bentonville Community Plan also includes a section entitled Subdivision Design Characteristics. Key items listed include the need for street connectivity, a range of housing types, and connections to surrounding subdivisions. The Community Plan, Future Land Use classification, and surrounding development trends (both existing and future) justify an increase to higher density.

However, while the R-3 zoning classification lists its potential as a buffer between incompatible zoning districts, staff understands concerns regarding the connection to SW 18th Street to the west. As such, staff recommends that the applicant amend their request to rezone the property directly adjacent to the existing single-family subdivision to the west (approximately 3.8 acres) to R-2, Duplex and Patio Home Residential, and the remaining portion to R-3, Medium-Density Residential. This revision would provide a buffer between single-family and multi-family in the form of the R-2 zoning district and the future Collector Roadway.



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:

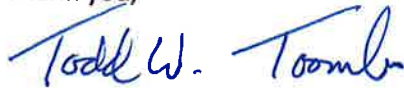
I am writing in reference to the requested rezoning of parcel number 01-08652-000 from R-1 to R-3 by A&C Investments, LLC. I would like to register our objections to this proposal.

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

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☐ 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

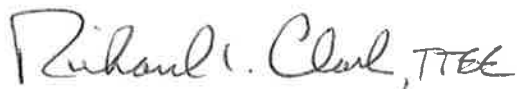
Fr: Richard L. and Eileen M. Clark
1805 SW Birch St
Bentonville, AR 72713

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.

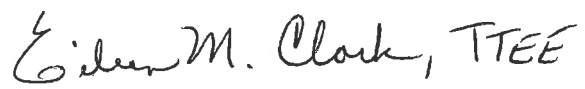
We don't know the number of units to be built, purported quality of the structures, whether sight and sound barriers to residential areas are suitable, the effect on traffic, and most importantly, the type of transients to be housed. Transients, not used pejoratively but as the temporary residents they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

NOTICE OF INTENT TO REZONE

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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:

We do not want apartments built behind us. Brings property value down, plus the land is very wet. Anything built behind us will have to be built up along with all of our adjoining properties so we won't flood.

Signature

Printed Name

Physical Address

Leah G. Martin

Leah G. Martin
1804 Mayflower Rd.

Even building single family homes will require a lot of property build-up so no one will flood more than we already do.

REZONING STAFF REPORT



Brewer

1001 NW A Street

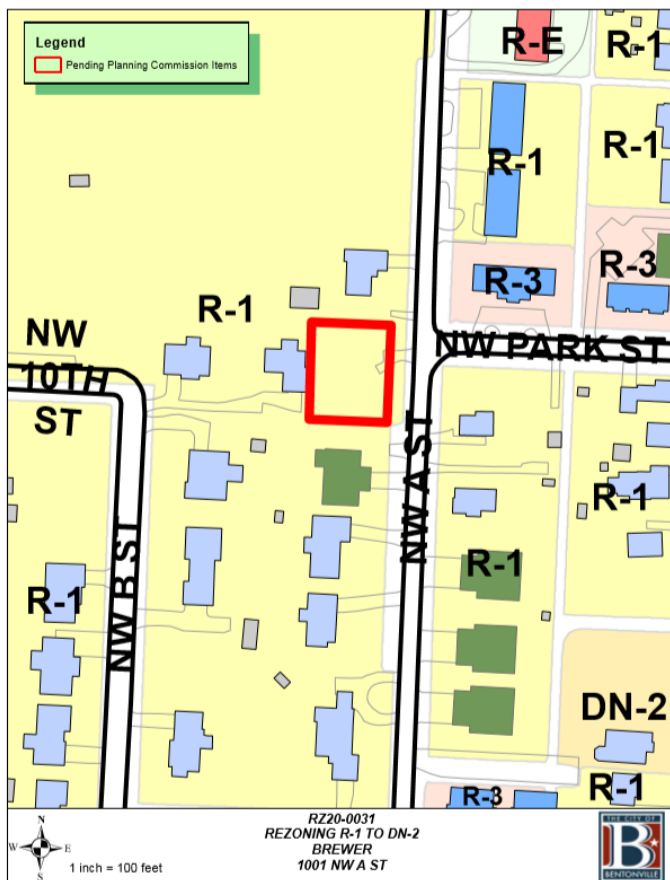
PC Date: 8/18/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0031
Applicant / Current Owner	Levi Brewer
Site Area	+/- 0.31 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

This property is located at 1001 NW A Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the north, west, south and R-3, Medium Density Residential to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan for this area is Medium Density Residential. Chapter 5, Neighborhoods and Housing, of the Community Plan classifies this area as neighborhood transformation, where existing neighborhoods are experiencing redevelopment due to several factors, including the age or condition of housing, proximity to other amenities, or the cost of the land. Goals within this section include providing various housing types to meet the spectrum of demands from Bentonville's diverse population. The intent is also to improve the character of the existing neighborhoods and ensure that future neighborhoods reflect a compatible and high level of design.

Public Comment

Staff has received comment regarding this request.

Analysis

1001 NW A Street is a vacant lot in an area experiencing redevelopment and zoning changes to support a variety of housing options. The area currently supports duplex, single-family, and small-scale apartments. This area will continue to infill new homes on existing vacant lots and redevelop when the existing housing stock has reached the end of use. The overall trend has been infill and redevelopment. An alley was vacated on the south side of this property in 1987, by resolution 1987-71. Any sewer, water, or other utility extensions required for development of this lot will be at the owner's expense.

Conclusion

The Bentonville Community Plan's Chapter 5, Neighborhoods and Housing, and the Future Land Use Map support this zoning request. Staff has reviewed this application and recommends approval.

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.

REZONING STAFF REPORT



Rainbow Homebuyers, LLC

202-204 SW E Street

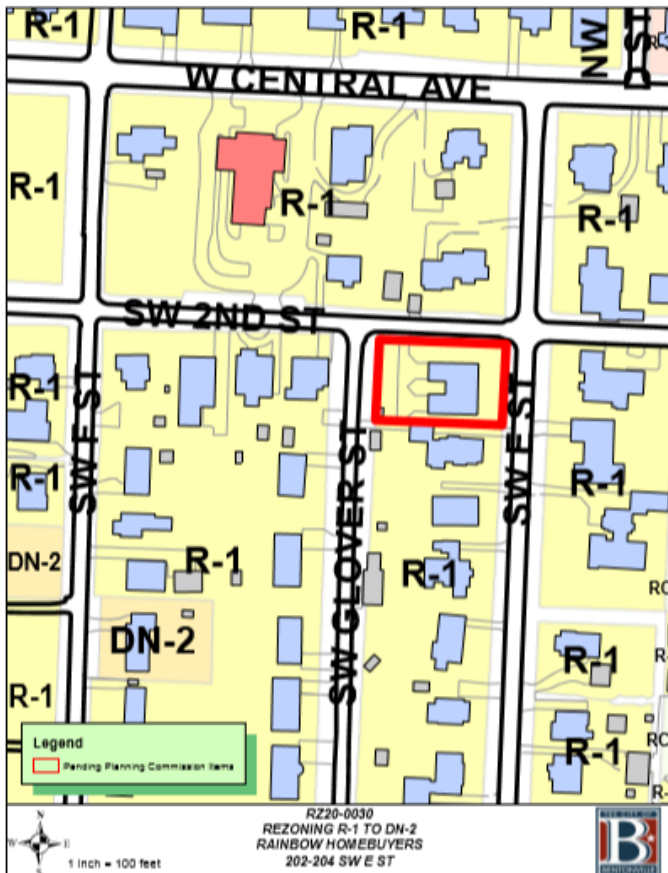
PC Date: 8/18/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0030
Applicant / Current Owner	Pamela Underwood
Site Area	+/- 0.36 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at 202-204 SW E Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the north, east, west, and south.

Relationship to the Bentonville Community Plan

The Future Land Use Plan for this area is Medium Density Residential. Within the Bentonville Community Plan, this area falls in Priority Area 1, Downtown Intensification, which highlights reinvestment in urban neighborhoods in and around the downtown. Chapter 5, Neighborhoods and Housing, of the Community Plan classifies this area as neighborhood transformation, where existing neighborhoods are experiencing redevelopment due to several factors, including the age or condition of housing, proximity to other amenities, or the cost of the land.

Public Comment

Staff has received comment regarding this request.

Analysis

202-204 SW E Street is an existing non-conformity for use, as a duplex in the R-1, Single Family Residential classification. The available records do not indicate when the original structure was constructed or if a conditional use permit was issued. During the conversion to the new code adopted in 2003, R-2, Low-Density Residential zoned property allowed duplexes by conditional use. R-1, Low-Density Pure Residential, R-1A, Single Family Residential, and R-2, Low-Density Residential properties were combined into the single zoning classification of R-1, Low-Density Residential. This general area has seen a transformation in housing choice and opportunity, redevelopment and rezoning for increased housing choices. Neighborhood transformation supports housing variety on a given block and throughout the neighborhood to support increased density and diversification of the housing stock, which appeals to a broader population segment. With higher density in units per acre, it increases business support in and around the downtown.

Conclusion

The Bentonville Community Plans Strategic Growth, Priority One, Downtown Intensification, Chapter 5, Neighborhoods and Housing, and the Future Land Use Map support this zoning request. Staff has reviewed this application and recommends approval.

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

The public hearing will be held August 18, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

The 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

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.

REZONING STAFF REPORT



Bentonville Plaza Land, LLC

1005 South Walton Boulevard

PC Date: 8/18/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0032
Applicant / Current Owner	Bentonville Plaza Land, LLC 6824 N. Robinson Road Oklahoma City, OK
Site Area	+/- 3.30 acres
Current Zoning	C-3, Mixed-Use Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at 1005 South Walton Boulevard, an Arterial road that runs north and south through the center of the city. It is currently zoned C-3, Mixed-Use Commercial. On August 4th, 2020 a preliminary plat was approved at this location for a commercial subdivision pending this rezoning request.

Relationship to the General Plan

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

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

The proposed zoning of C-2 is consistent with the Future Land Use Plan. C-2, General Commercial, areas should include uses that serve both nearby residents and those coming from other parts of the city or region. According to the applicant's narrative, the intent of the rezoning request is to provide food, beverage, retail, and other by-right uses for the property. Adjacent commercial developments to the north, south and west would also infer that a C-2, General Commercial zoning designation may be warranted.

Conclusion

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



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

REZONING STAFF REPORT



Clear T, LLC

408 SE D Street

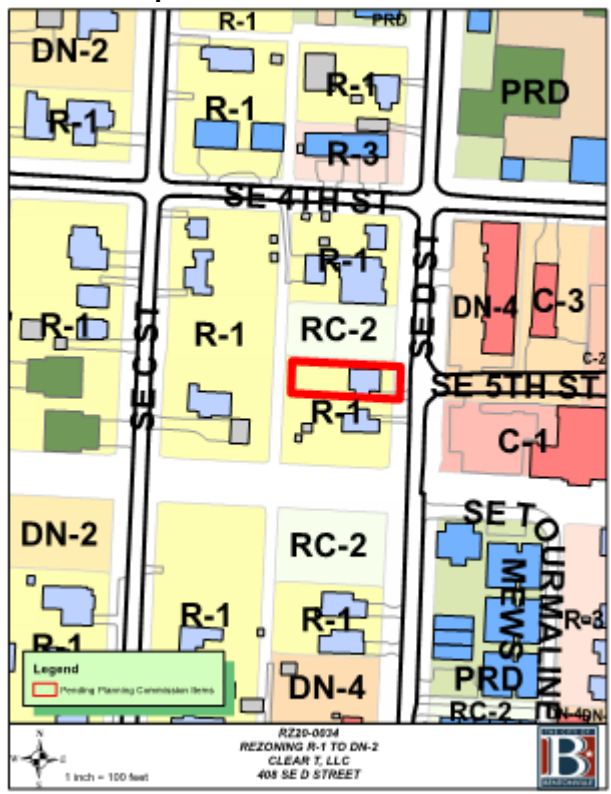
PC Date: 8/18/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0034
Applicant / Current Owner	Clear T, LLC PO Box 1948 Fayetteville, AR 72702
Site Area	0.17 +/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

This property is located at 408 SE D Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north and west. R-C2 to the south, and DN-4 and C-1 to the west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as High Density Residential. High-density residential areas include a variety of housing types ranging from single-family, apartments, condominium buildings, senior housing, and special types of group living. They may even include some mixed-use developments. 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. These areas are found both near Downtown and in some recent growth areas near the core of Downtown.

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

According to the applicant's narrative, their intent of the rezoning request is to construct a single-family attached structure on the lot (one structure, two units). This approach will allow for redevelopment of the property to occur while keeping the character and development patterns of the existing neighborhood intact. While the DN-2 district does allow for townhomes at the end of block, only single or two family residences would be allowed on this property due to its mid-block location.

Conclusion

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



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 stylized flourish.

Reginald Wright.

Reviewer: Tyler Overstreet, Senior Planner, AICP

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

Legend

 Pending Planning Commission Items

Map Labels:

- SE 5TH ST
- SE 8TH ST
- SE 14TH ST
- SE MARTIN LUTHER KING
- SE MARTIN LUTHER KING JR PKWY
- E CENTRAL AVE
- W MEDICAL WAY
- SE 10TH ST
- SE 12TH ST
- SE 13TH ST
- SE 15TH ST
- SE 16TH ST
- SE 17TH ST
- SE 18TH ST
- SE 19TH ST
- SE 20TH ST
- SE 21ST ST
- SE 22ND ST
- SE 23RD ST
- SE 24TH ST
- SE 25TH ST
- SE 26TH ST
- SE 27TH ST
- SE 28TH ST
- SE 29TH ST
- SE 30TH ST
- SE 31ST ST
- SE 32ND ST
- SE 33RD ST
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- SE 92ND ST
- SE 93RD ST
- SE 94TH ST
- SE 95TH ST
- SE 96TH ST
- SE 97TH ST
- SE 98TH ST
- SE 99TH ST
- SE 100TH ST

Scale: 1 inch = 650 feet

North Arrow: N

Map Title: PUD20-0002
PLANNED UNIT DEVELOPMENT
WALMART CAMPUS

Legend: Pending Planning Commission Items

Staff has received comments regarding this request.

REZONING STAFF REPORT

Conclusion

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 Commerce and Industry Chapter of the 2015 Bentonville Community Plan is of special importance to this project. The Chapter's Community-Wide Recommendations suggest the City require a high quality of design and make unique and interesting places. In addition, the chapter depicts this property as being within the East Side Walmart Employment Sector Area. The plan notes that this area should serve as a link between the western trail network (which includes Downtown and Crystal Bridges) and the eastern trail network (which includes NWACC and the City of Rogers).

This Planned Unit Development, through its use of unique design, open space, and pedestrian connectivity, meets the purpose and intent of the PUD ordinance and of the Commerce and Industry Chapter of the Community Plan. Staff recommends approval of this rezoning request.

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
Bentoville, 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.

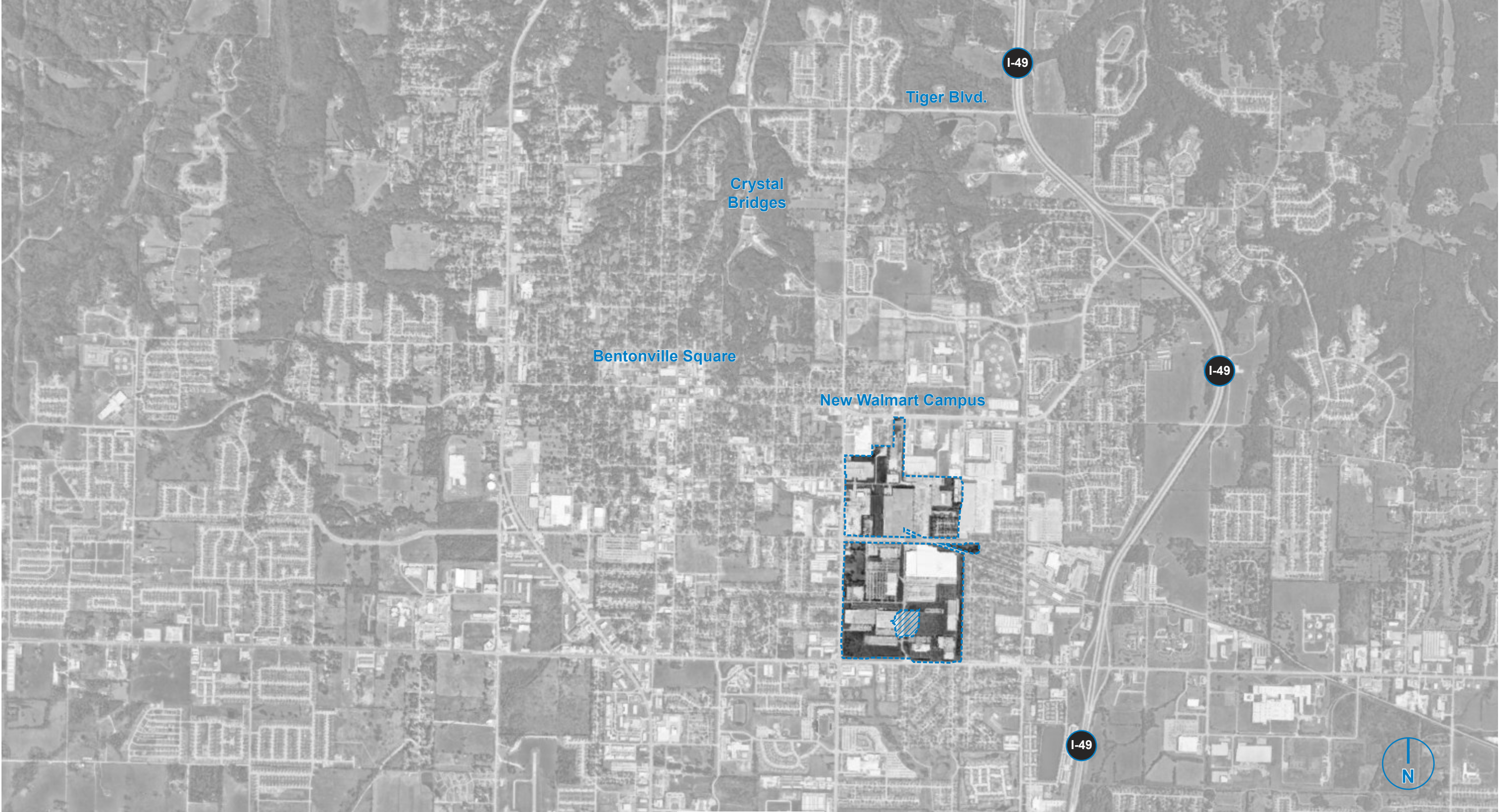
401.10(g)(3) PUD districts perimeter requirements.

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.

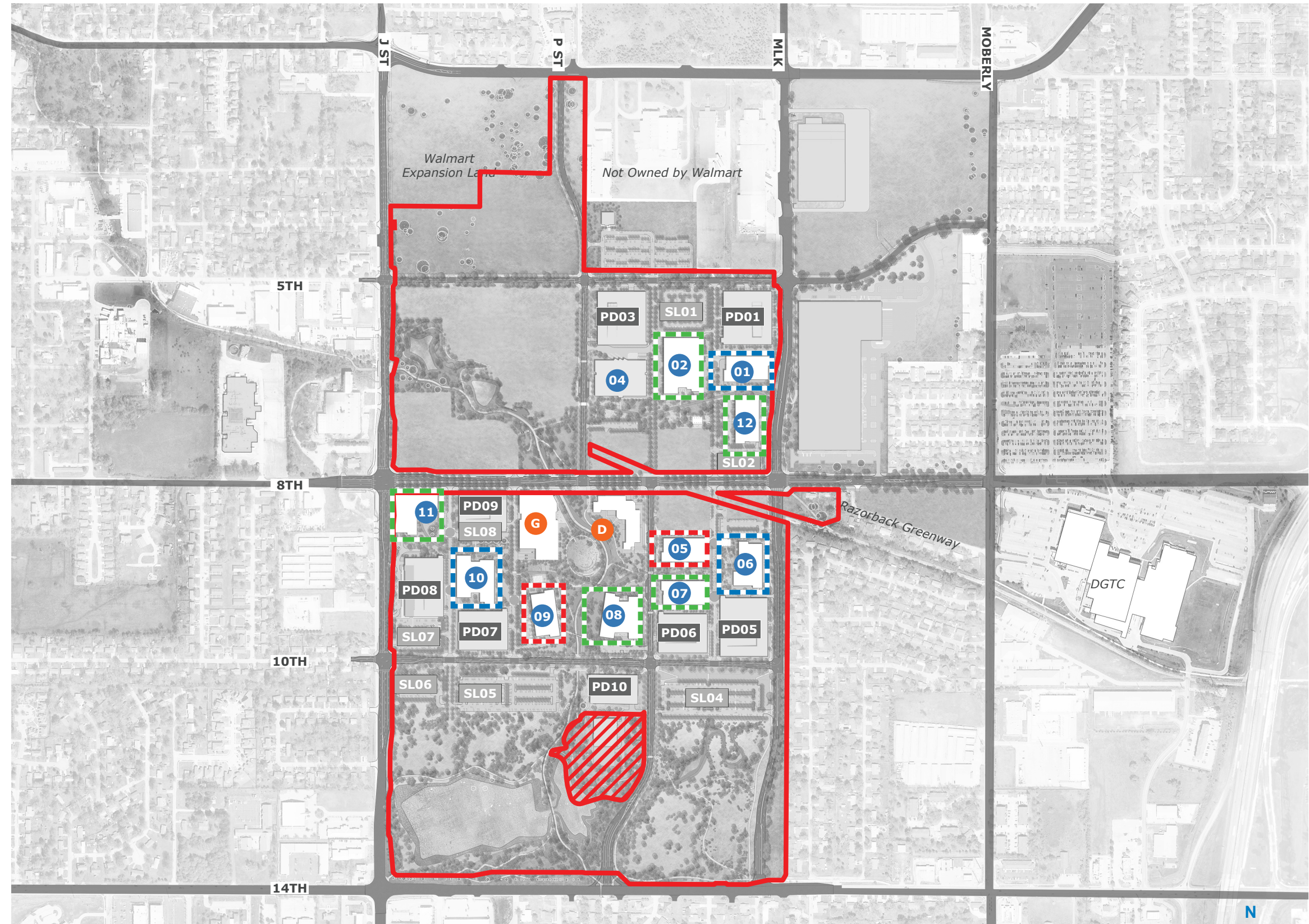
Refer to P25 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.



Google Maps

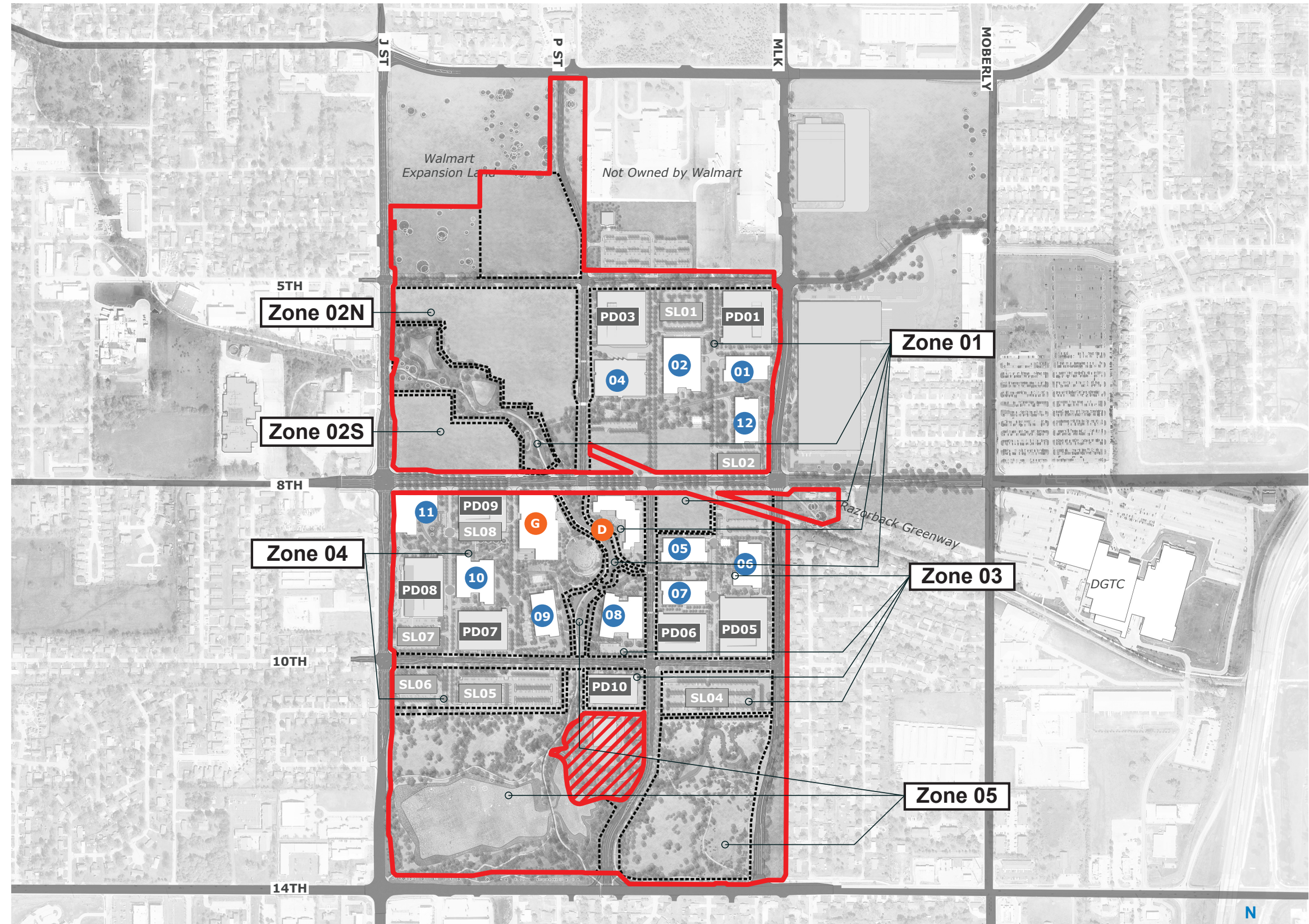


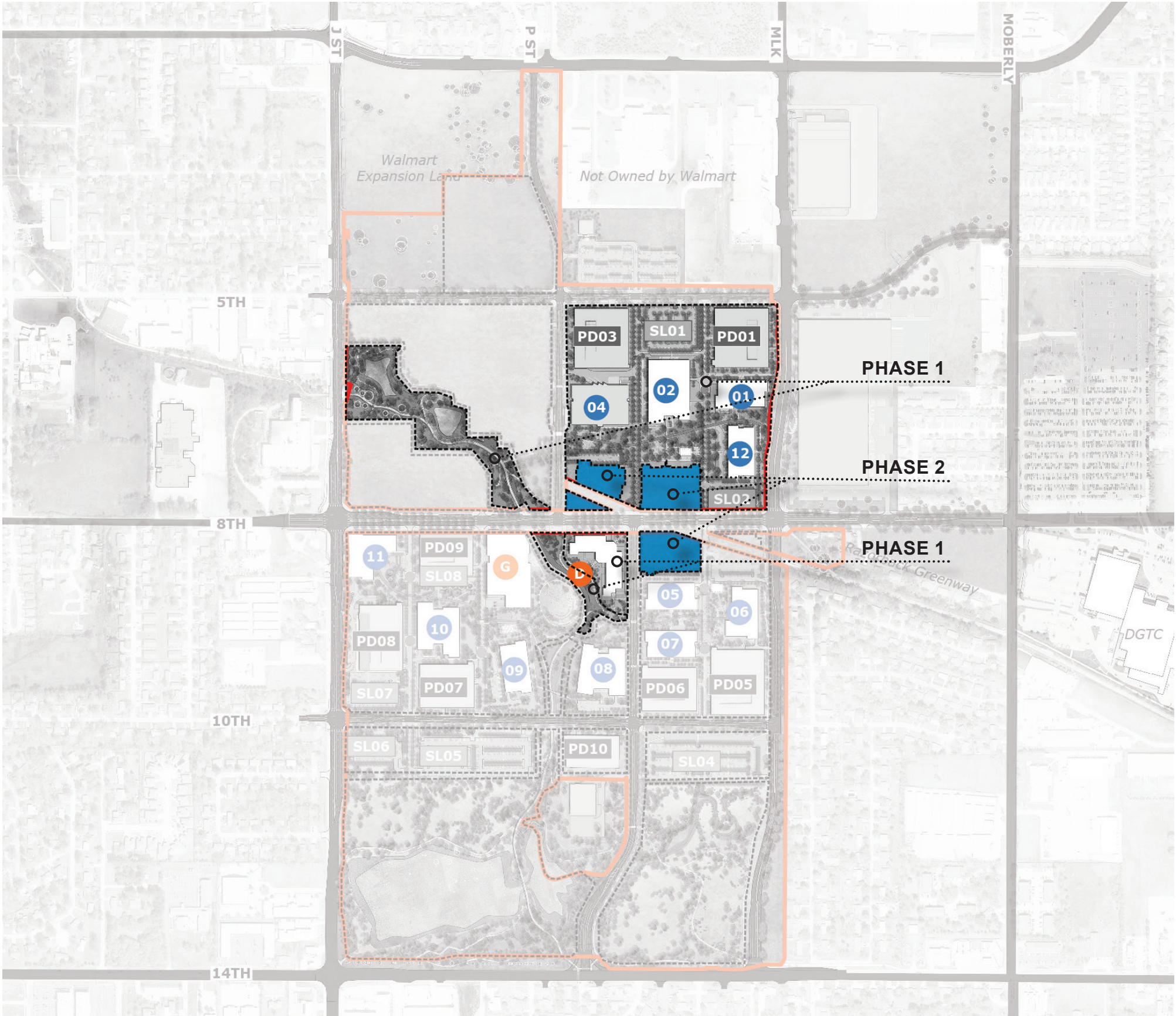
Google Maps

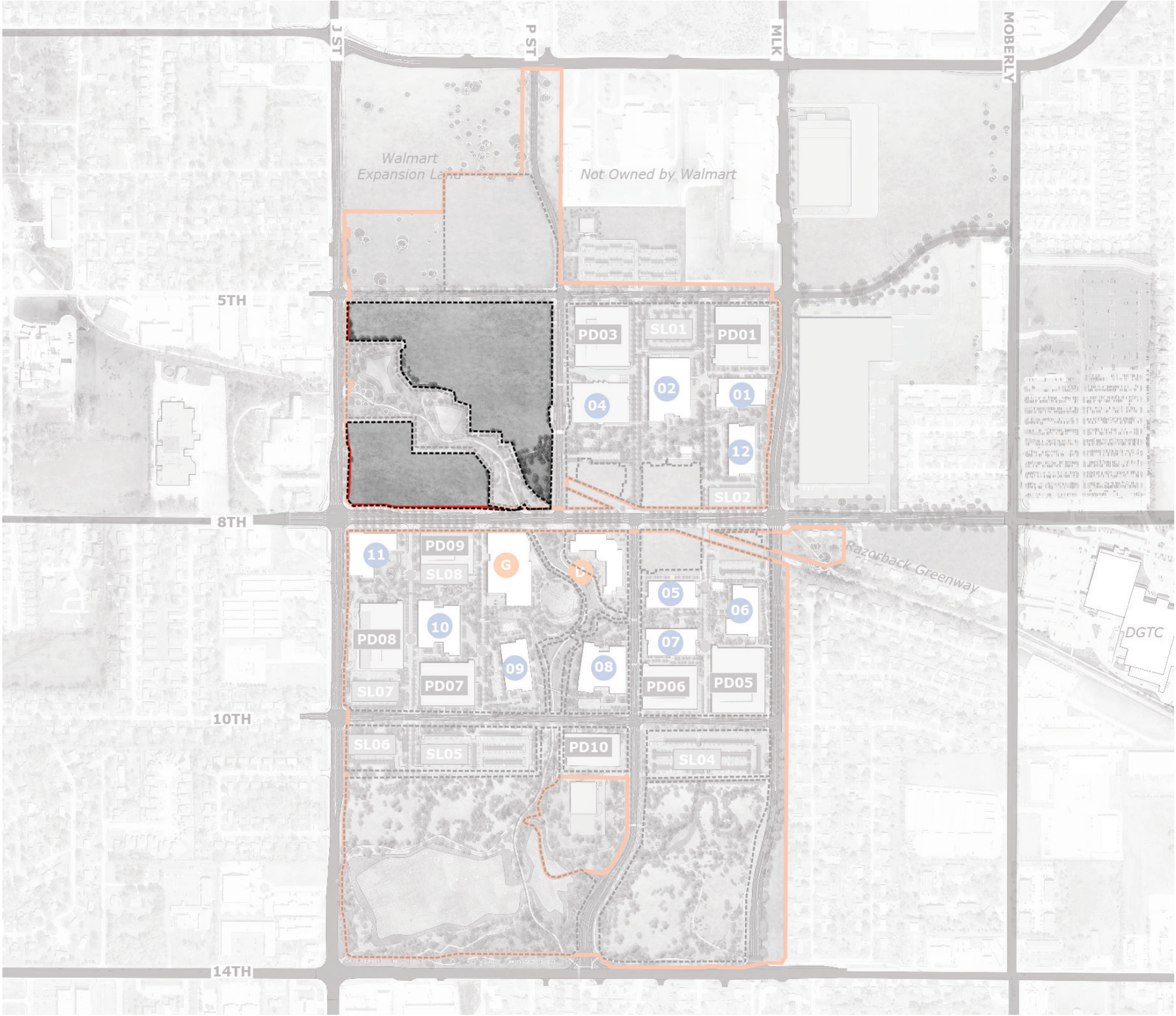


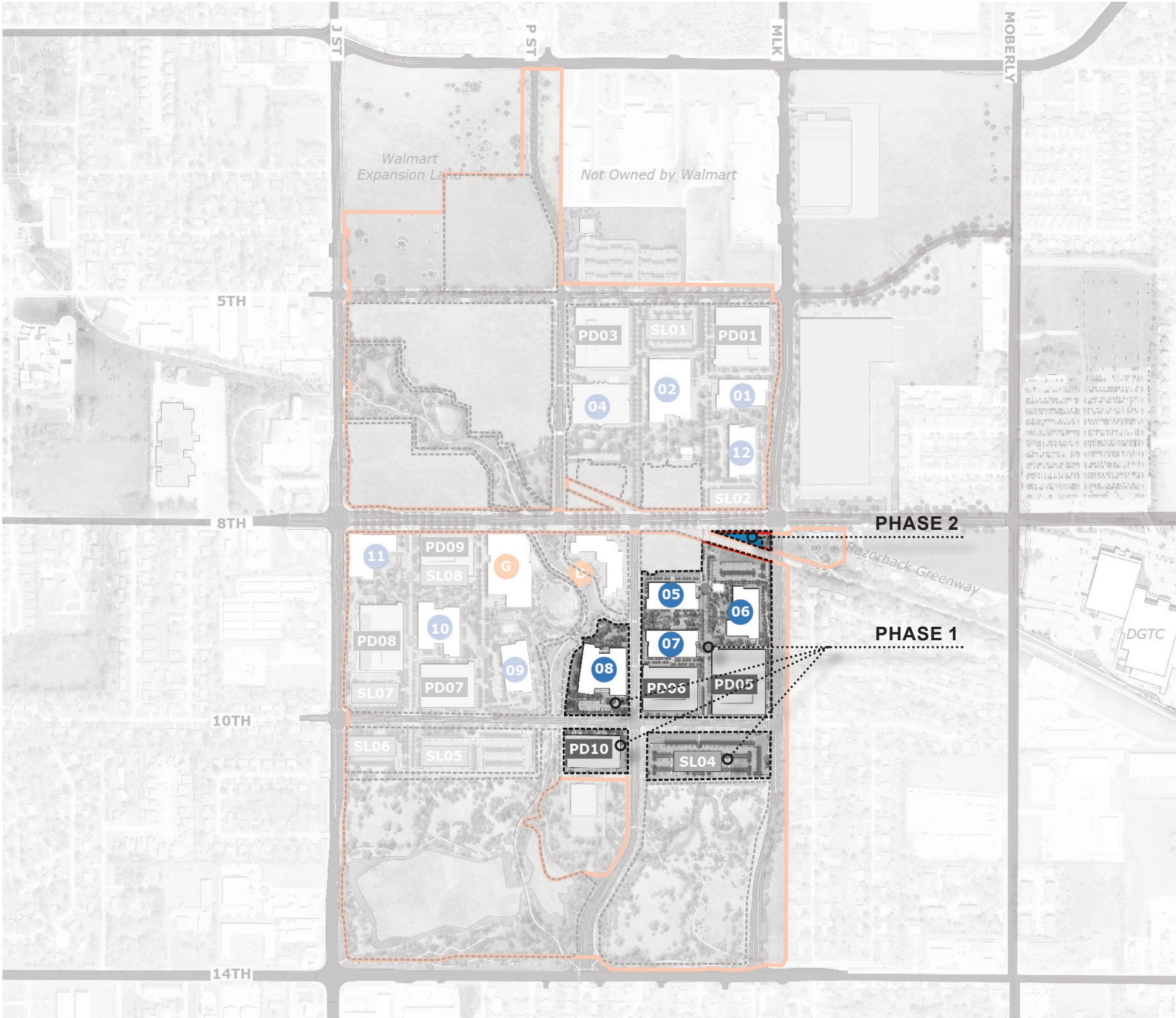
Legend

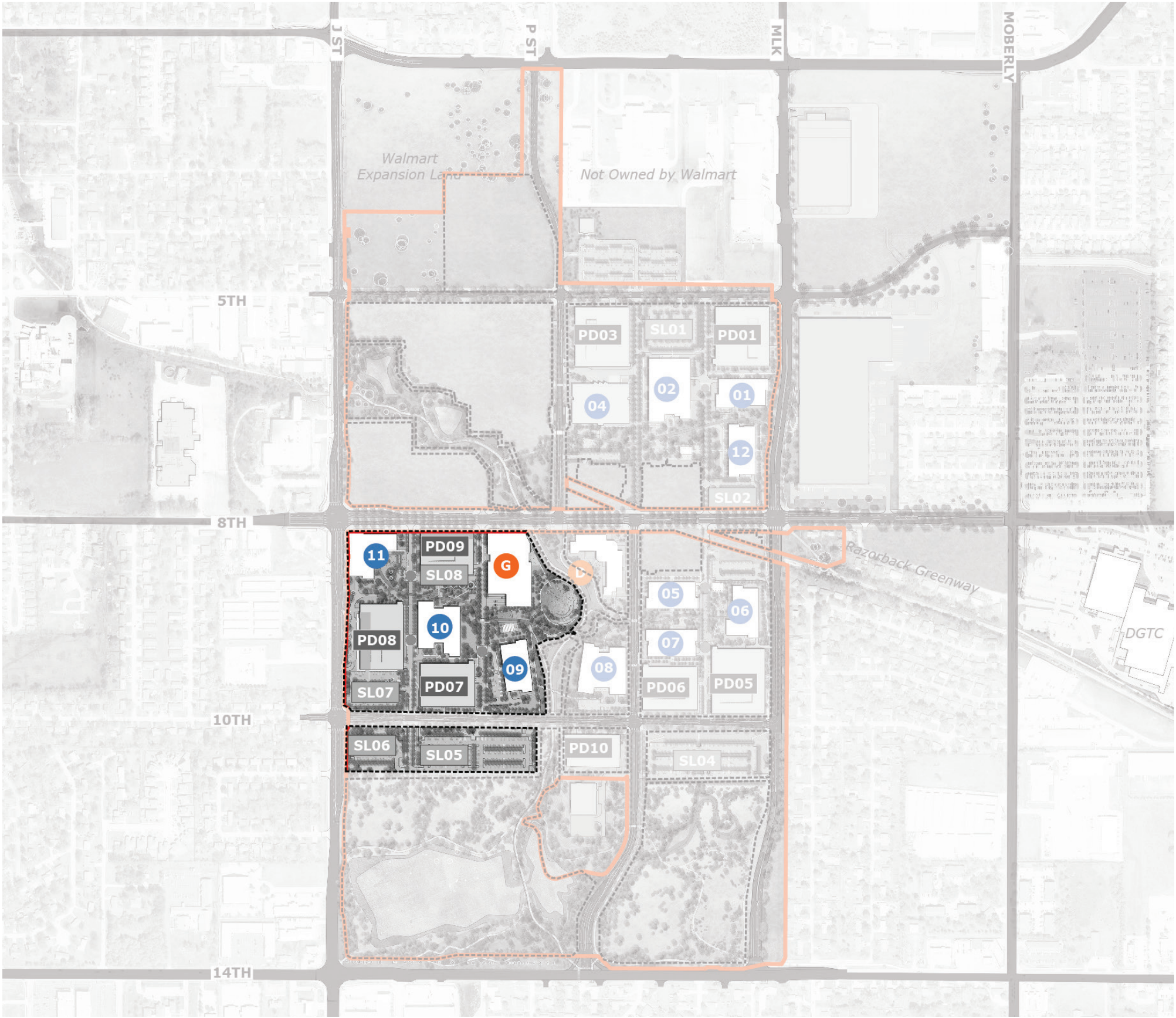
- # Office Building Number
- A Amenity & Support
- PD# Parking Deck
- SL# Surface Lot
- “Mill” Building
- “Foundry” Building
- “Collection” Building

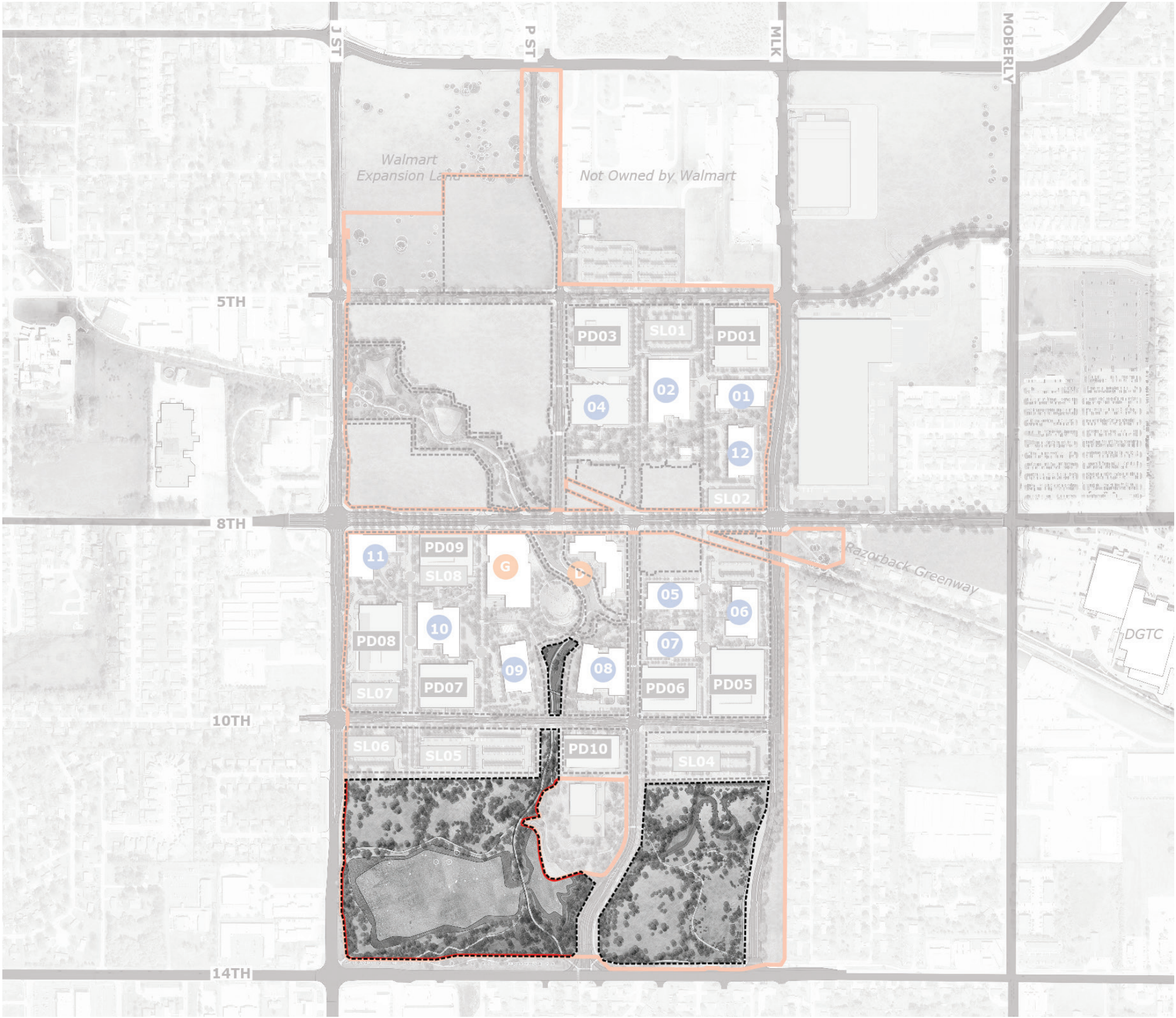


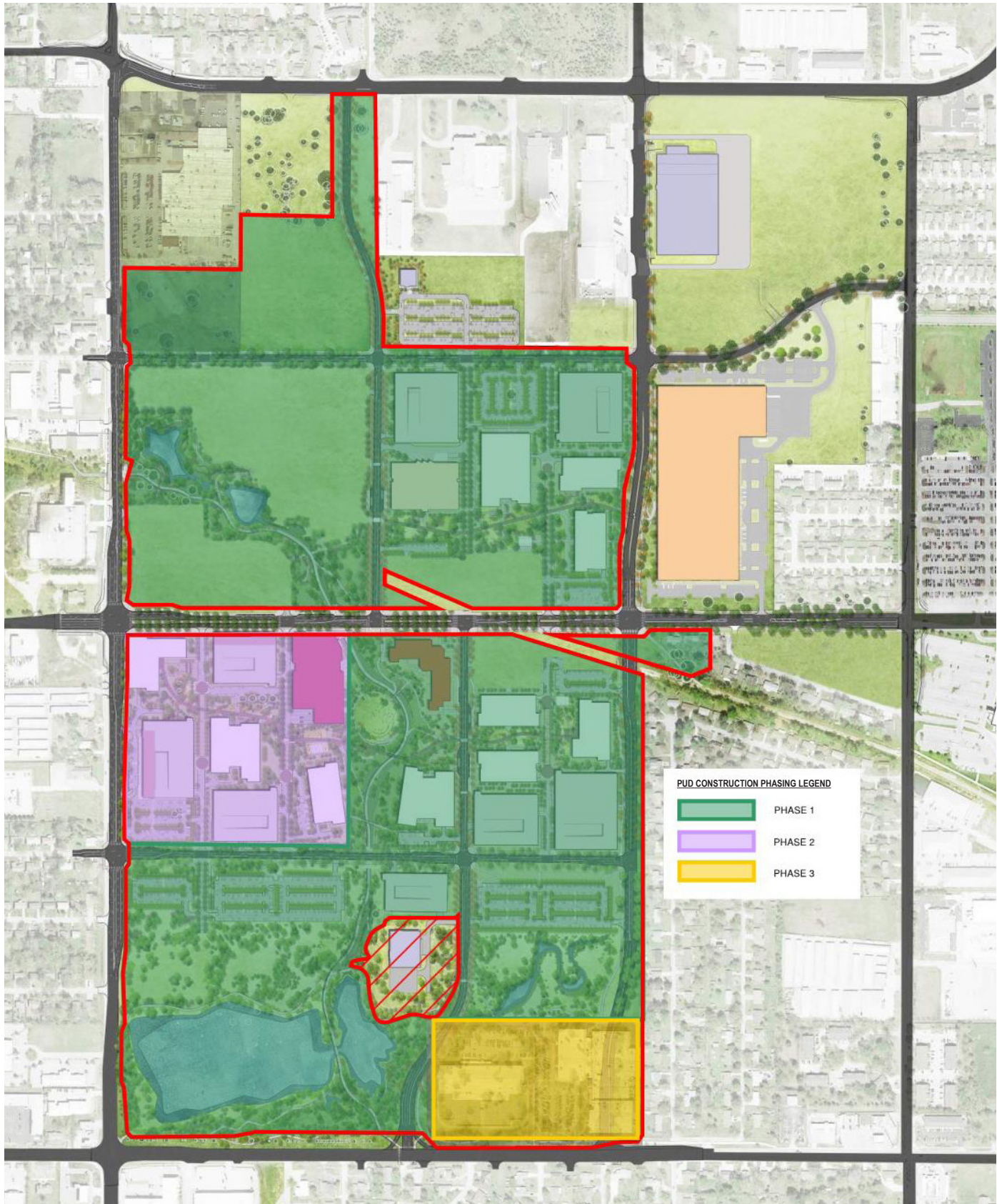




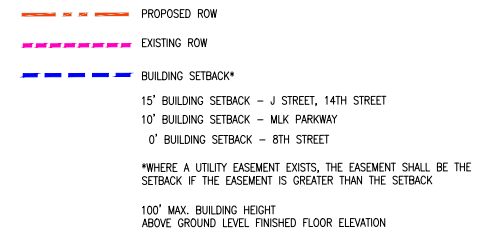


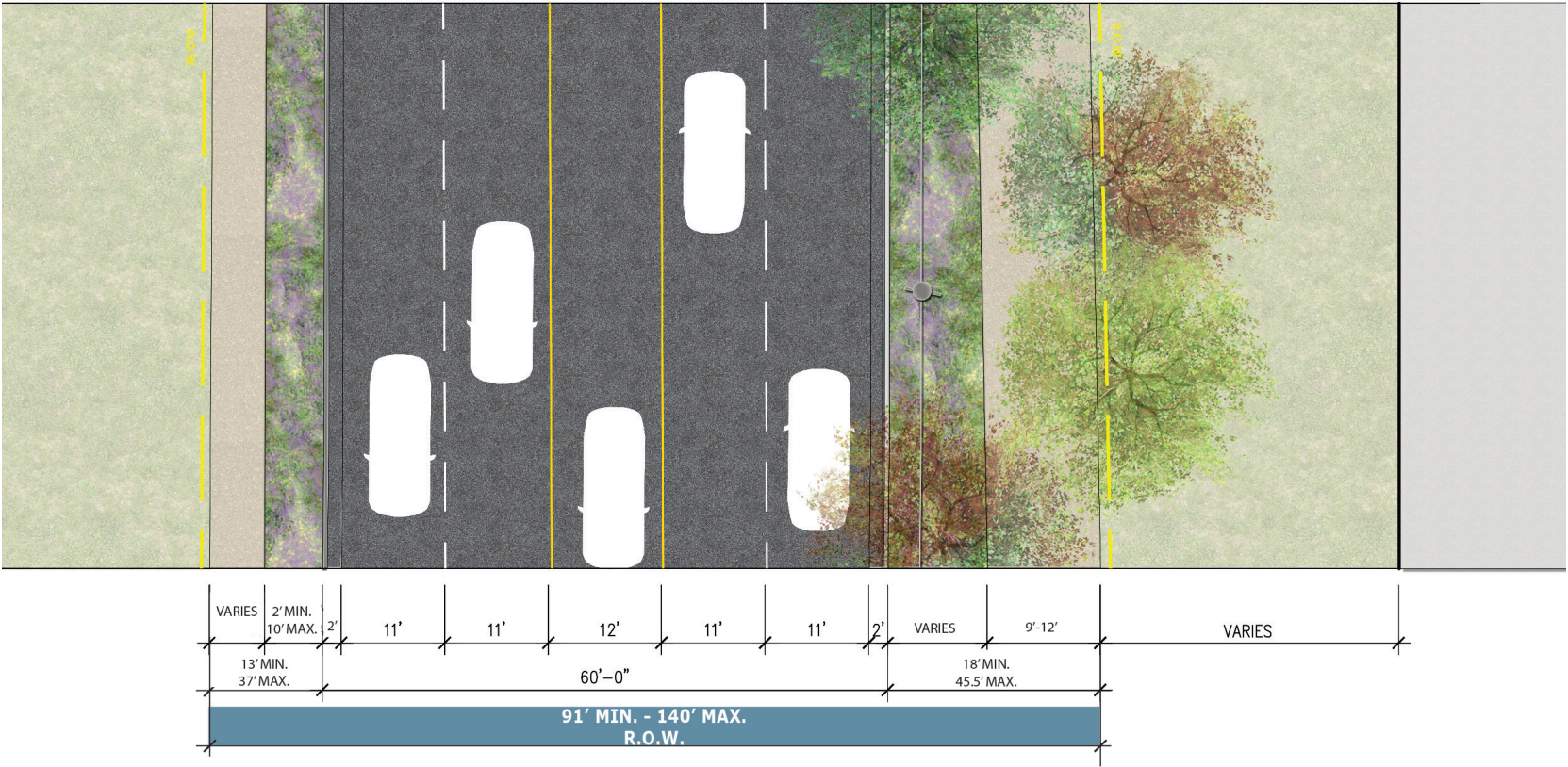
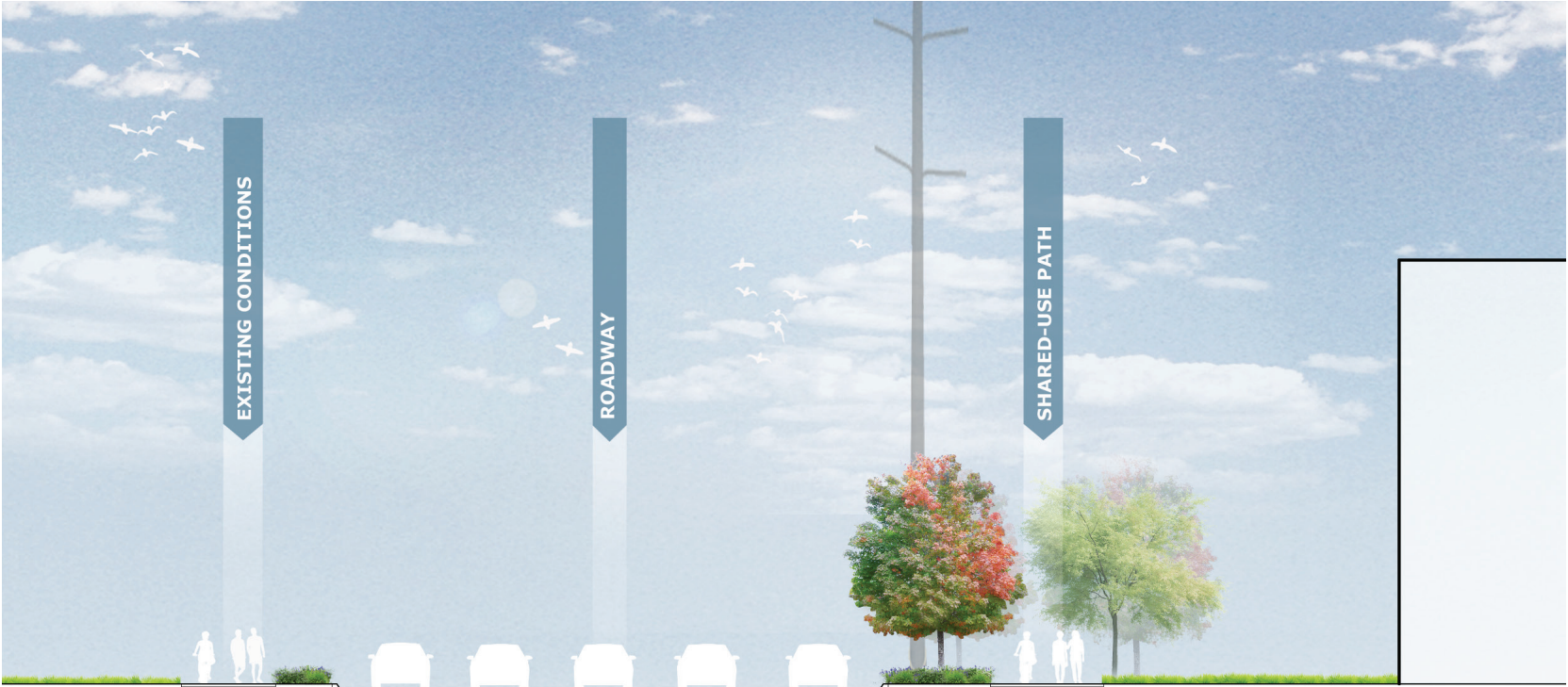






PHASE 1	
Required Parking Spaces:	4,395
Total Parking Spaces:	7,319
PHASE 2	
Required parking spaces:	2,816
Total parking spaces:	3,936
PHASE 3	
Required parking spaces:	0
Total parking spaces:	0





PROPOSED GUIDELINES

EAST

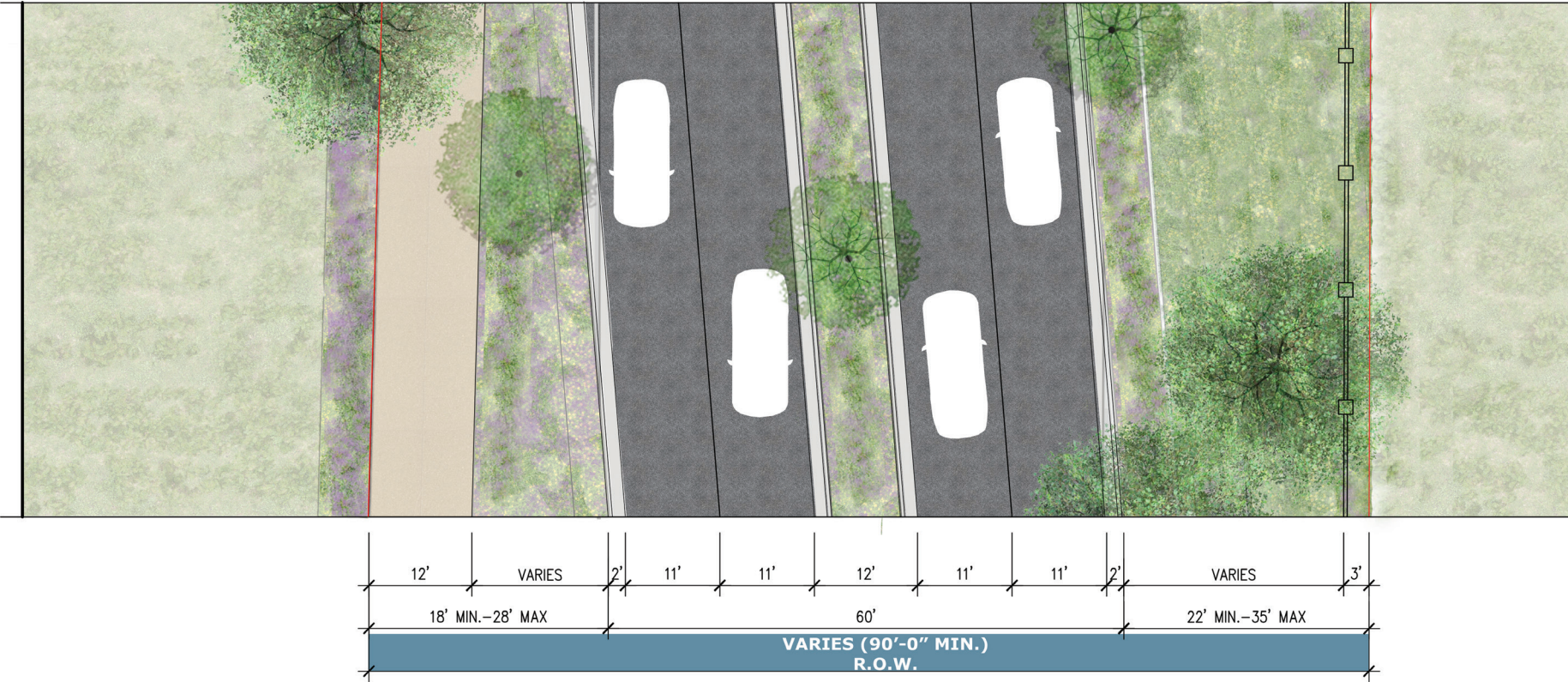
- 6' Min. wide green space curb zone
- 10' Min. wide shared-use sidewalk
Note: Reduced width where necessary to minimize impact to existing trees.
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.
- New trees planted 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

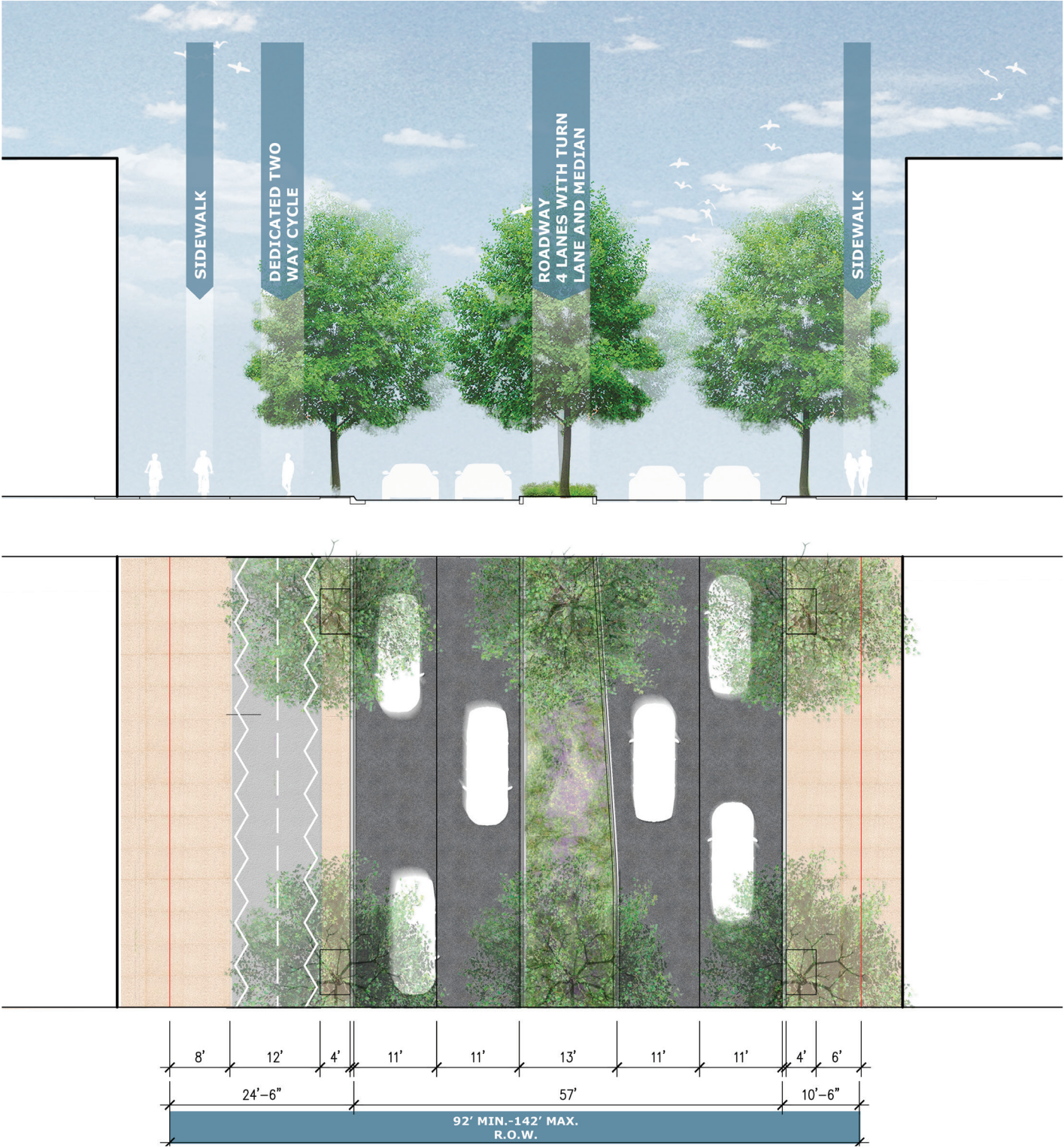


**PROPOSED GUIDELINES
EAST & WEST**

- 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



PROPOSED GUIDELINES

NORTH

- 4' wide paved curb zone
- 6' Min. wide sidewalk

SOUTH

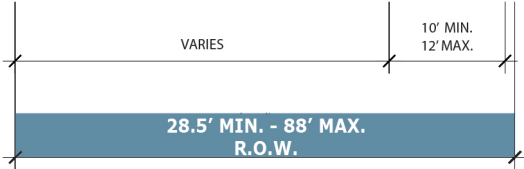
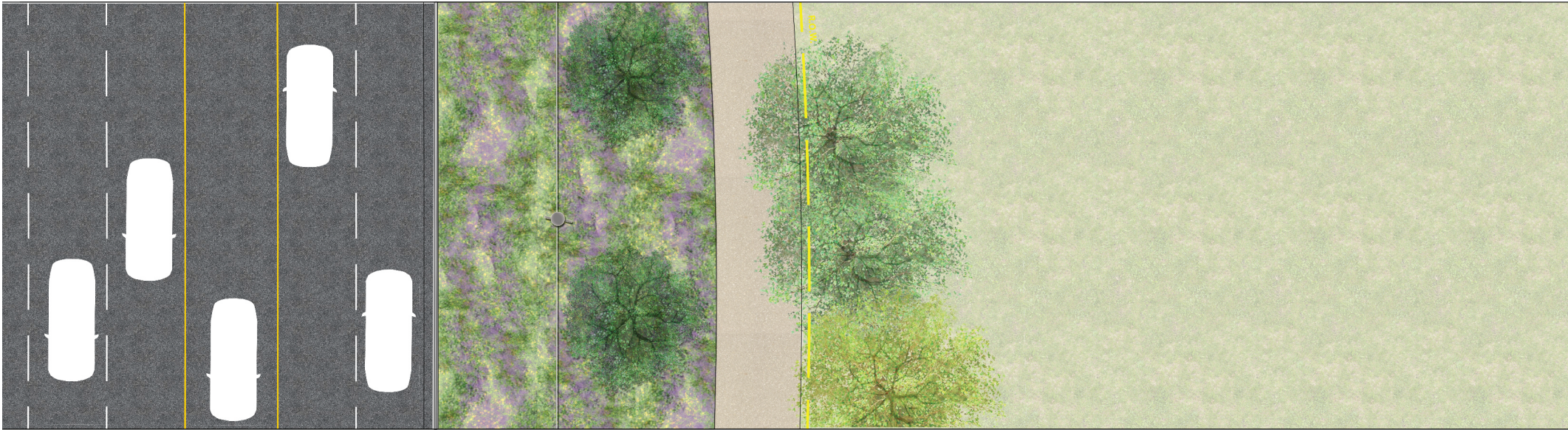
- 4' paved curb zone
- 12' wide two-way cycle path
- 8' Min. wide sidewalk
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*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.



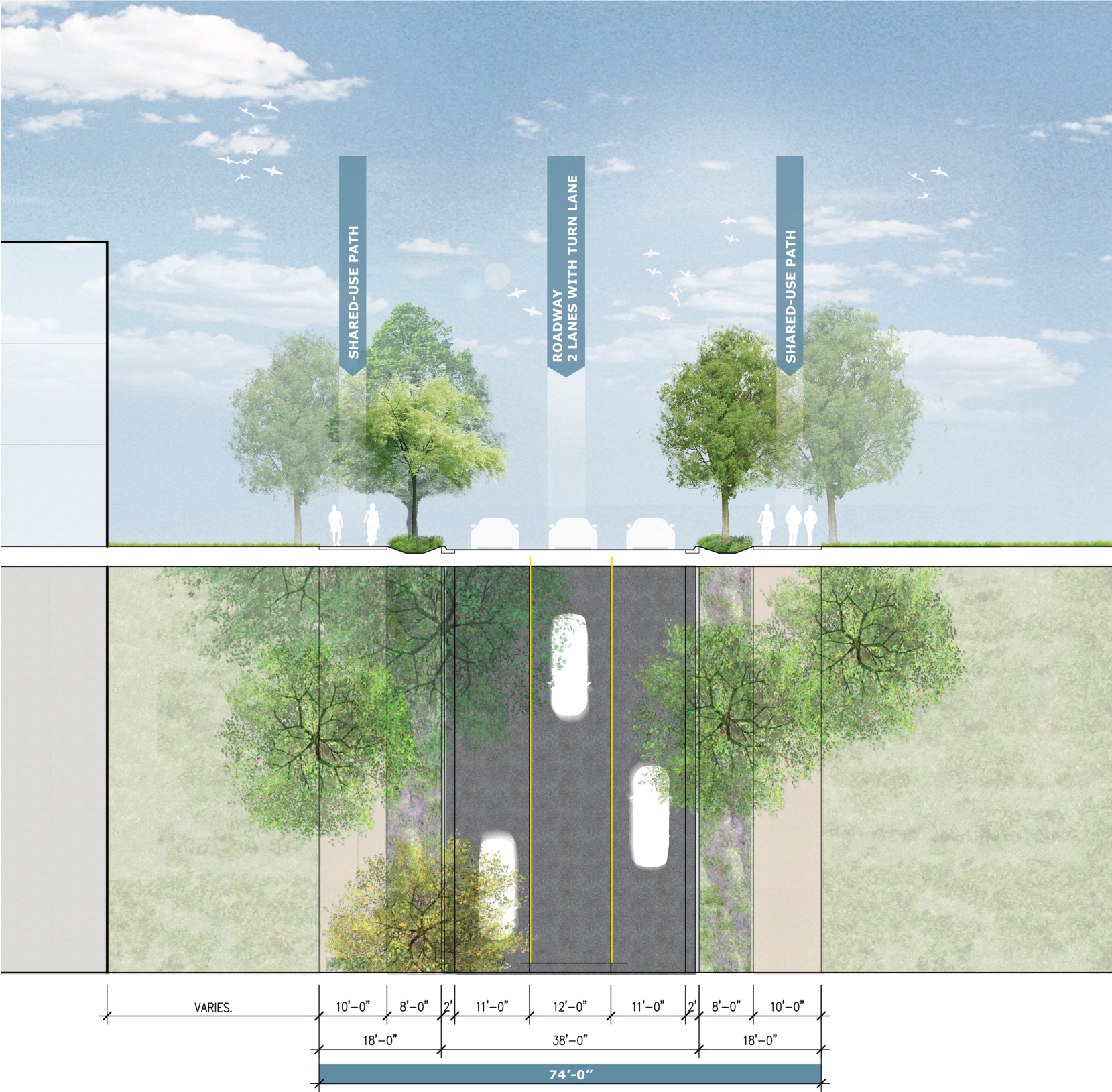
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents



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.

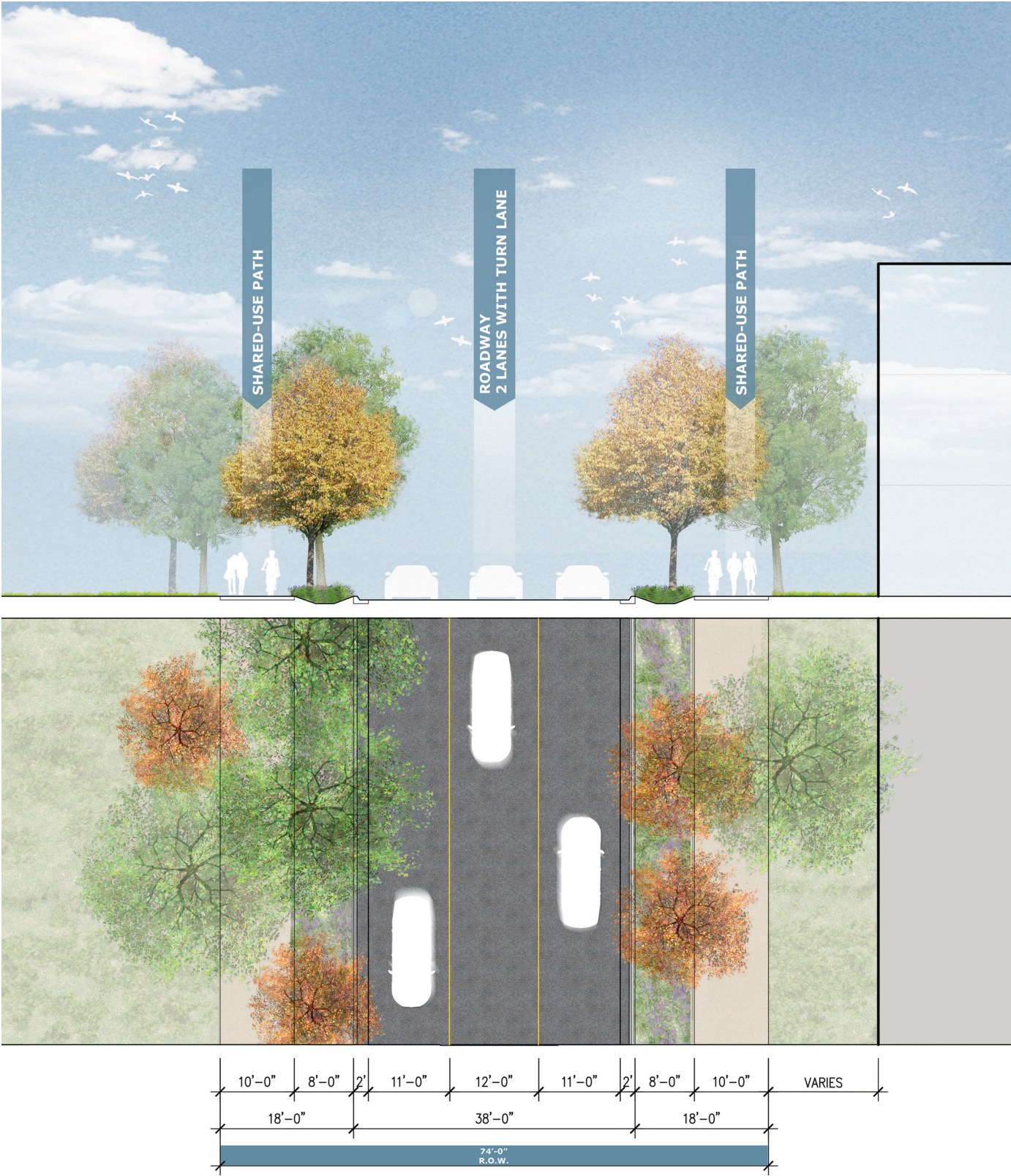
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



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



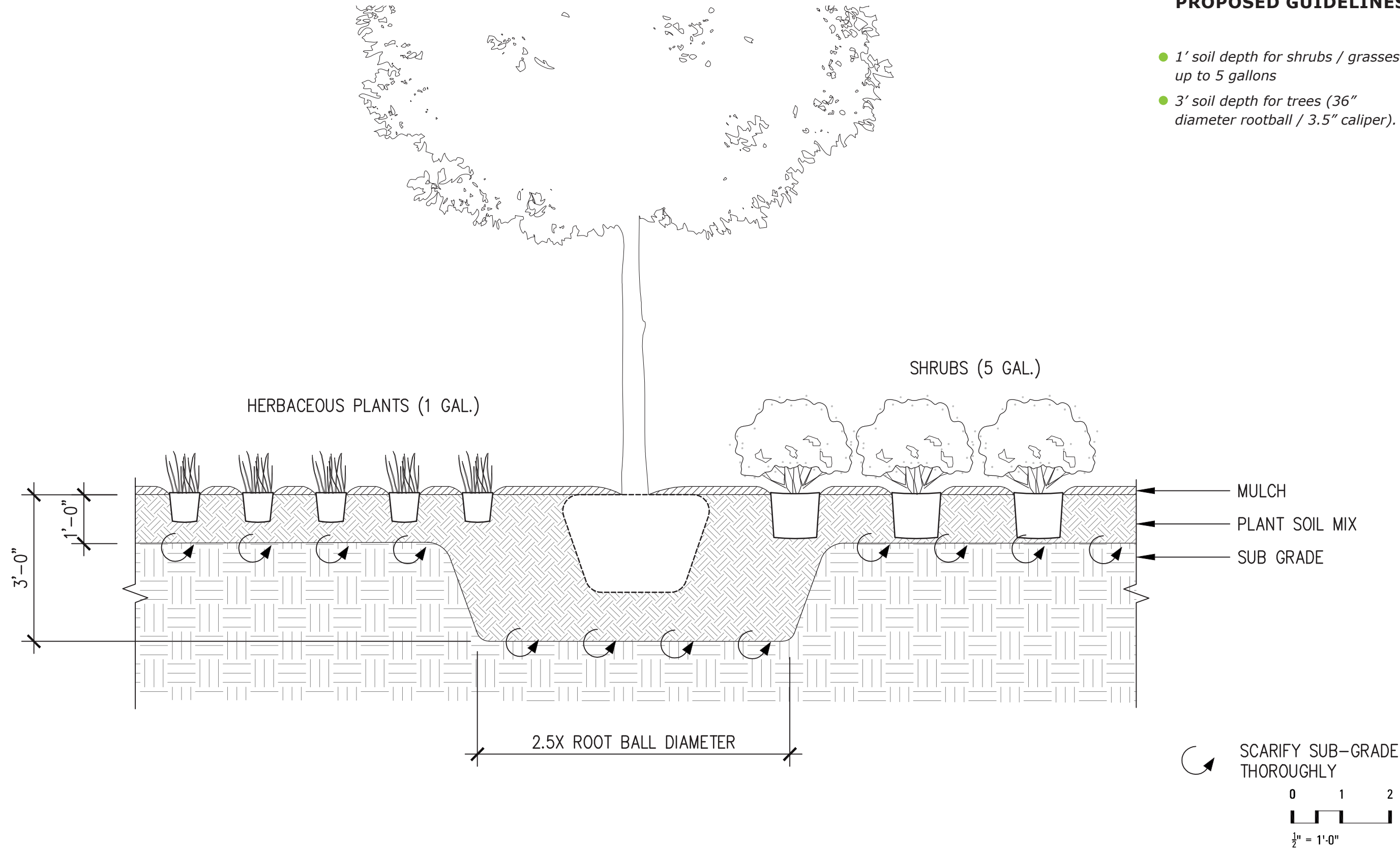
PROPOSED GUIDELINES

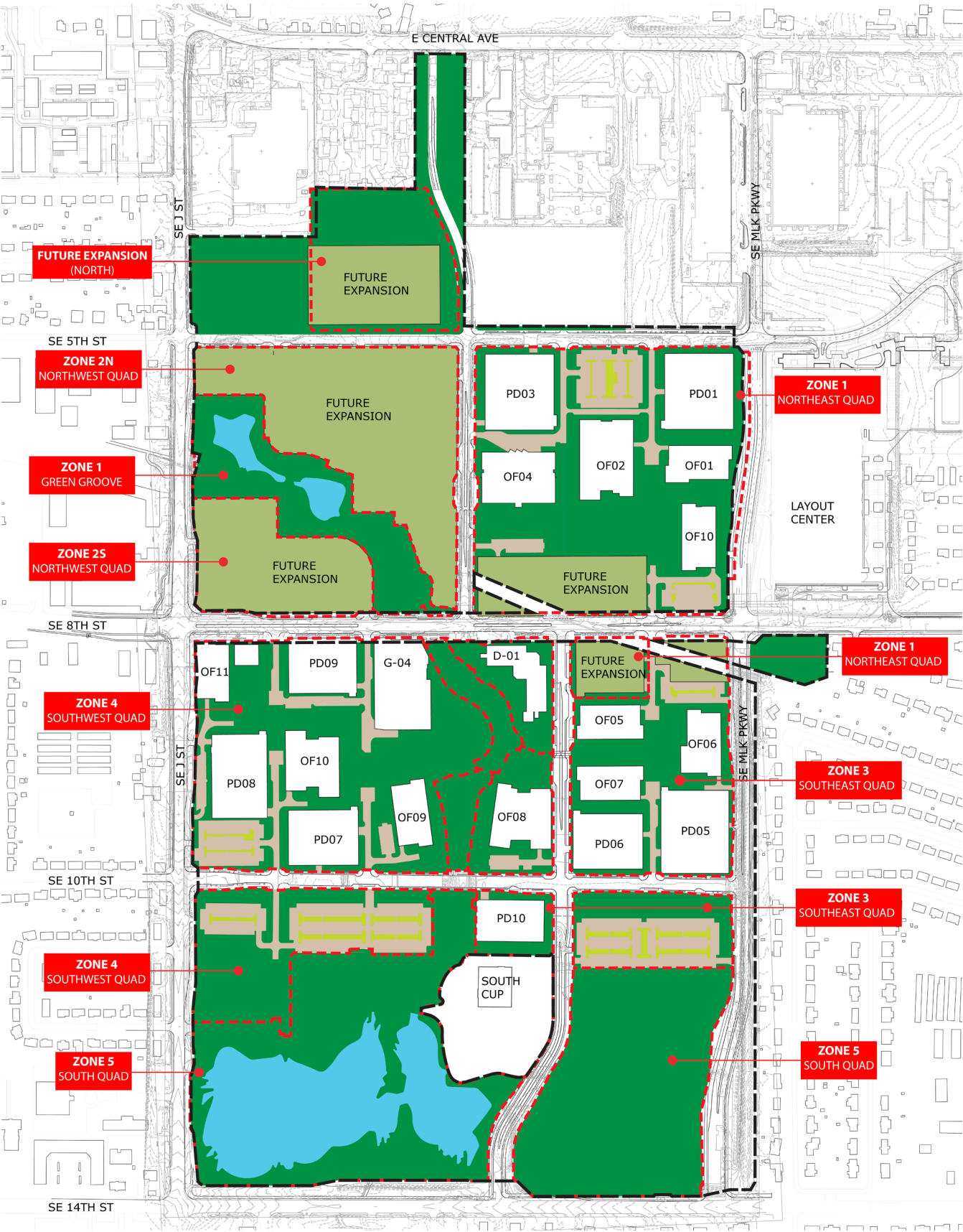
- 8' wide green space curb zone
- 10' Min. wide shared-use sidewalk on at least one side of the street
- Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.

*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)



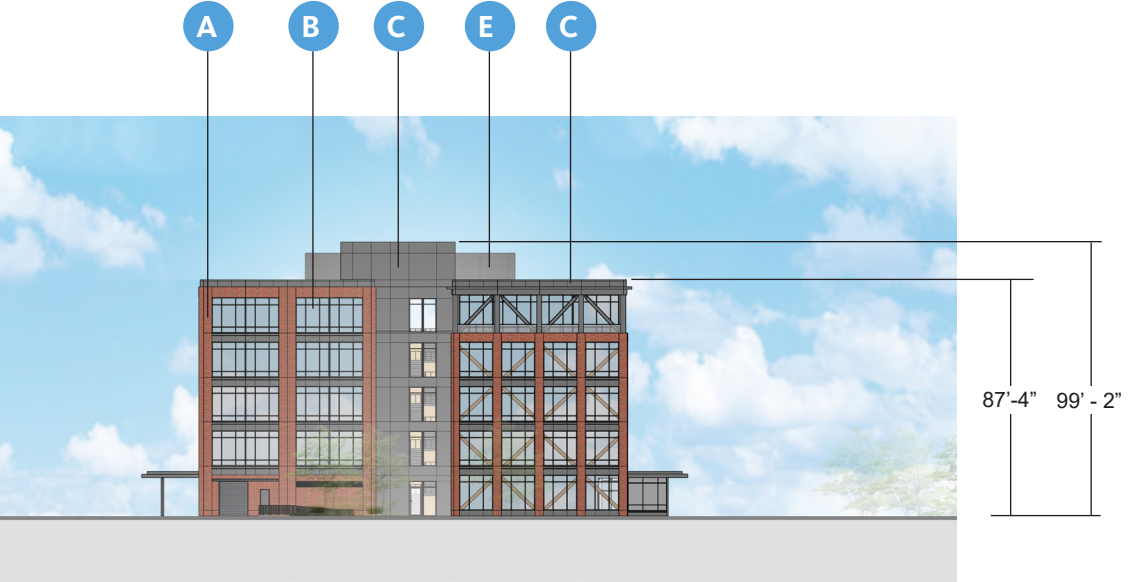
NORTH ELEVATION



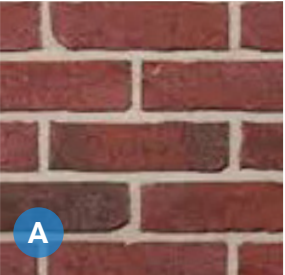
SOUTH ELEVATION



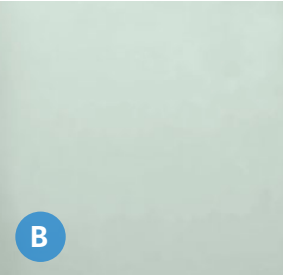
EAST ELEVATION



WEST ELEVATION



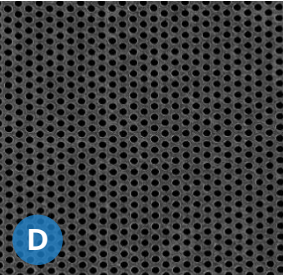
BR01- RED THIN BRICK



GL01- VISION GLASS



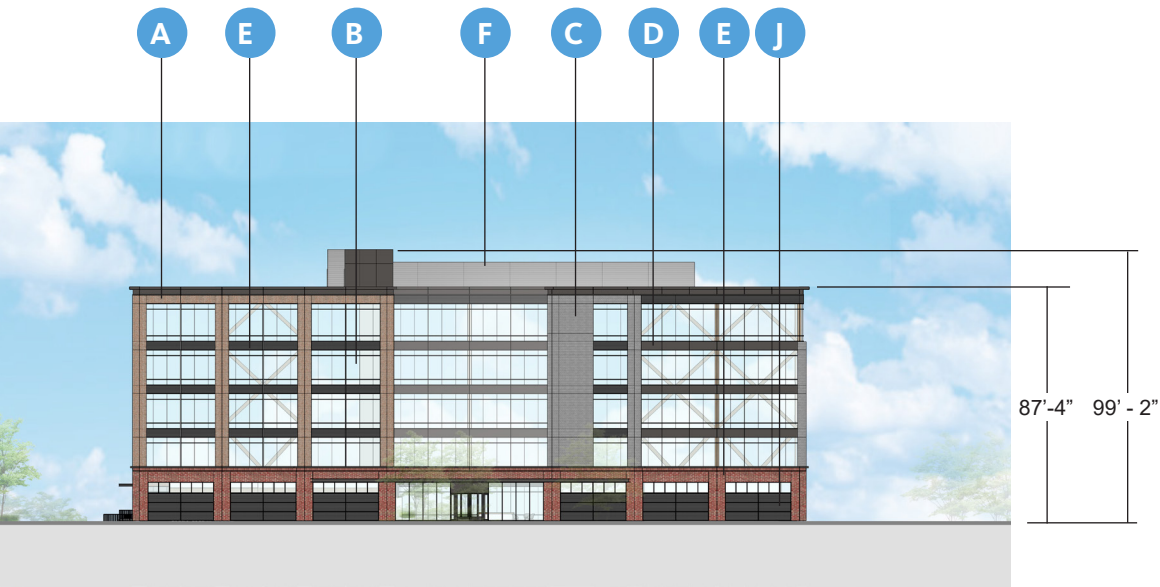
MP01- GRAY METAL
MINIMUM 24 GAUGE



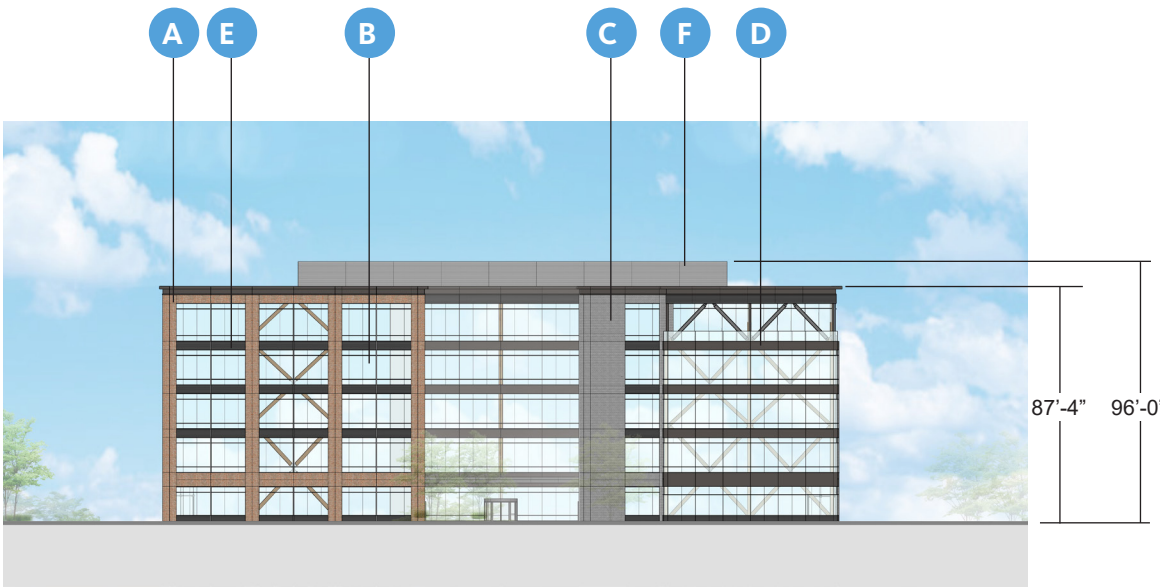
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



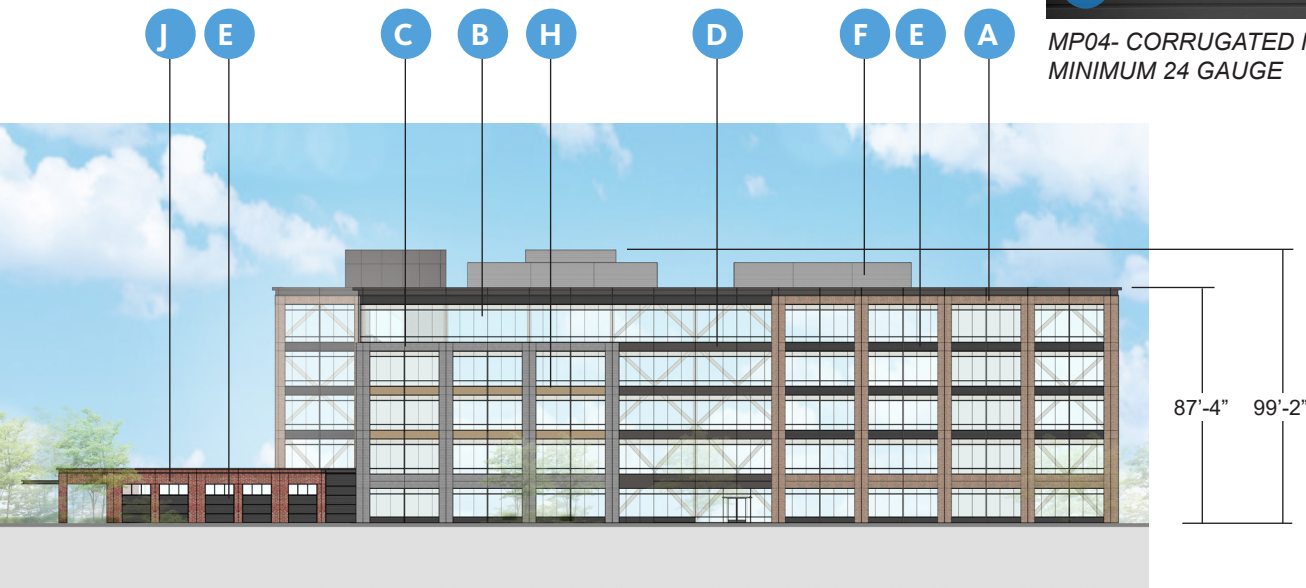
NORTH ELEVATION



SOUTH ELEVATION



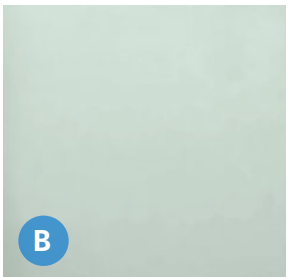
EAST ELEVATION



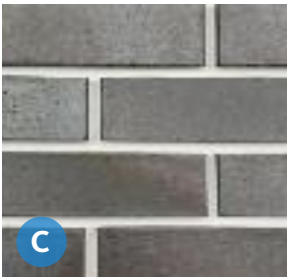
WEST ELEVATION



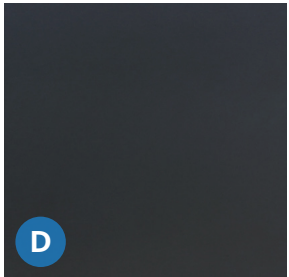
BR02- RED THIN BRICK



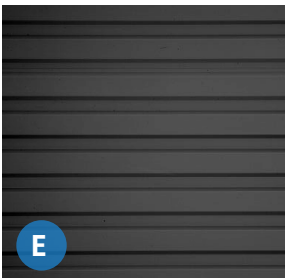
GL01- VISION GLASS



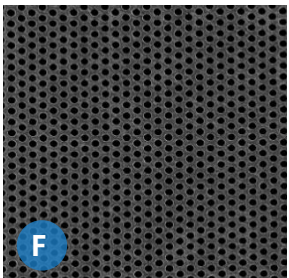
BR04- GRAY THIN BRICK



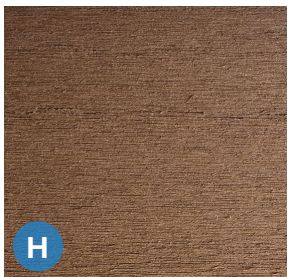
MP03- BLACK METAL
MINIMUM 24 GAUGE



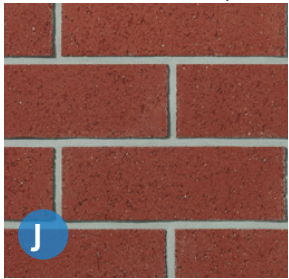
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



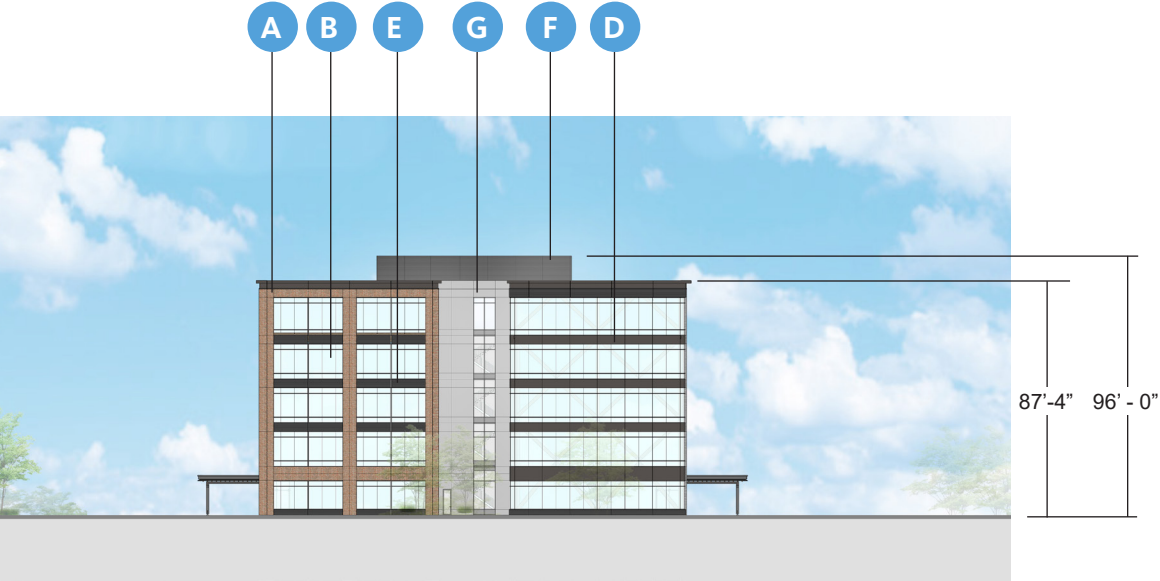
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



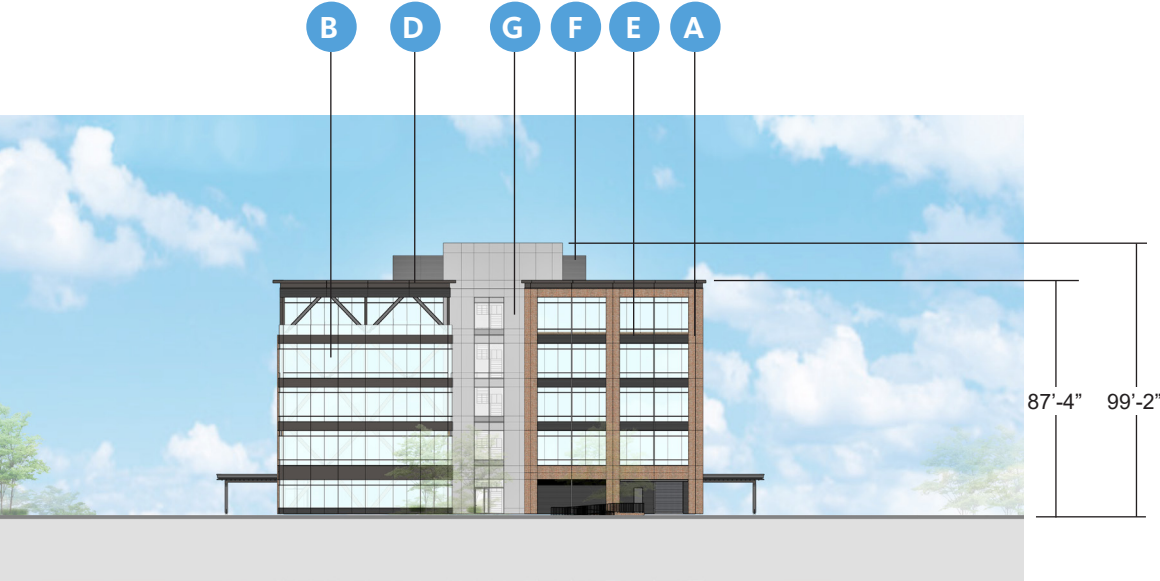
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



BR05- RED THIN BRICK



NORTH ELEVATION



SOUTH ELEVATION



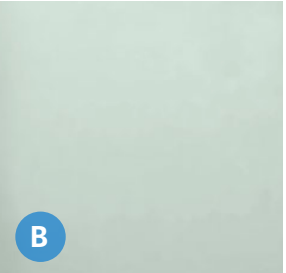
EAST ELEVATION



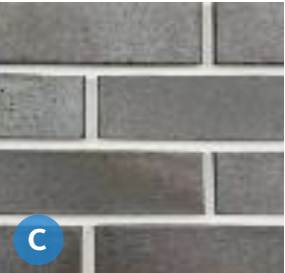
WEST ELEVATION



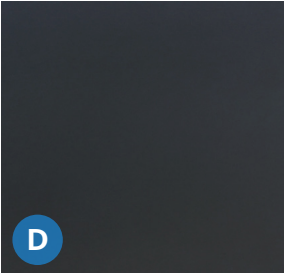
BR02- RED THIN BRICK



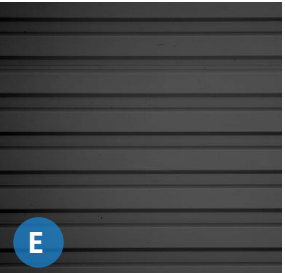
GL01- VISION GLASS



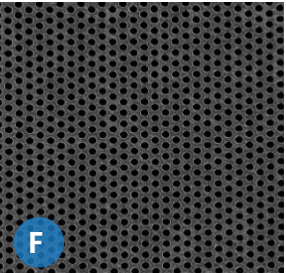
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



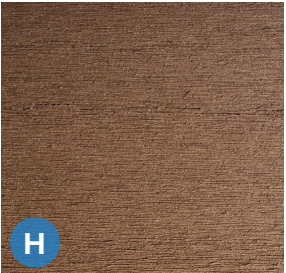
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



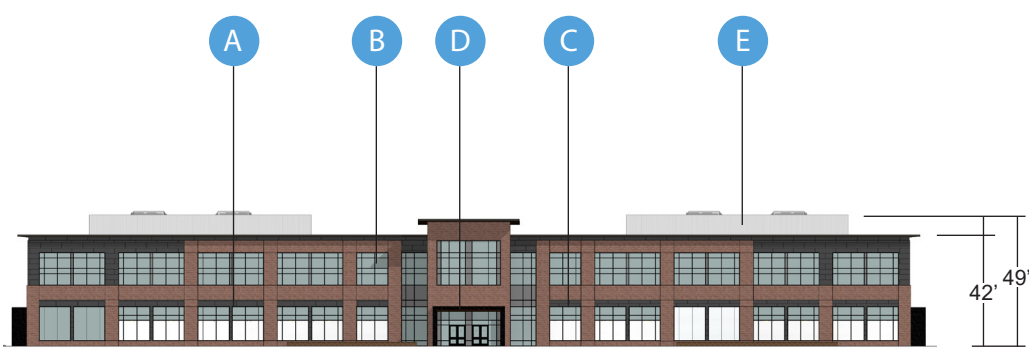
MP01- GRAY METAL
MINIMUM 24 GAUGE



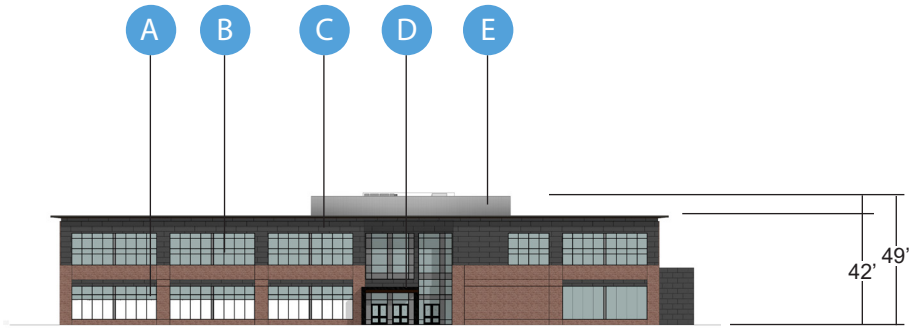
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



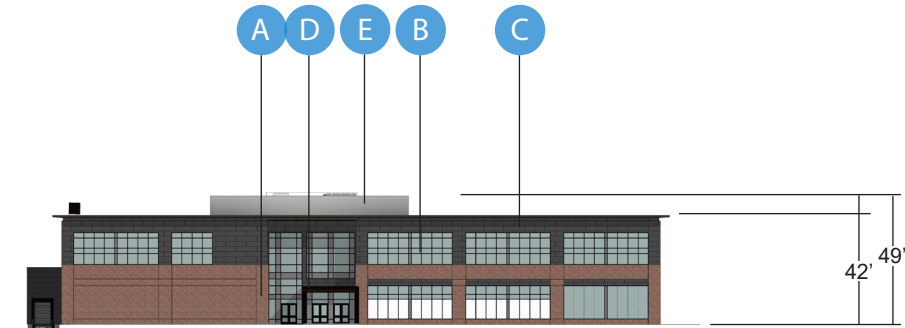
NORTH ELEVATION



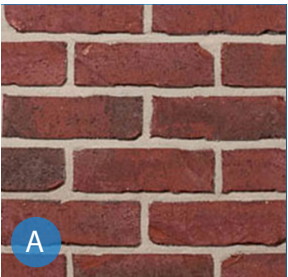
SOUTH ELEVATION



EAST ELEVATION



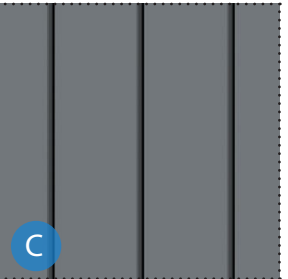
WEST ELEVATION



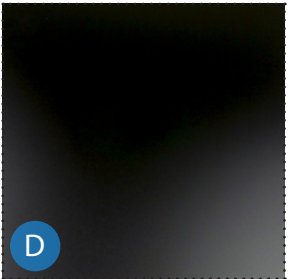
BR01- RED BRICK



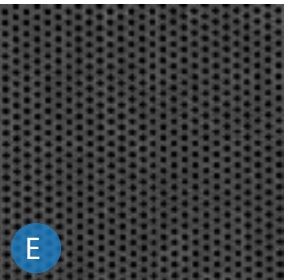
GL01- VISION GLASS



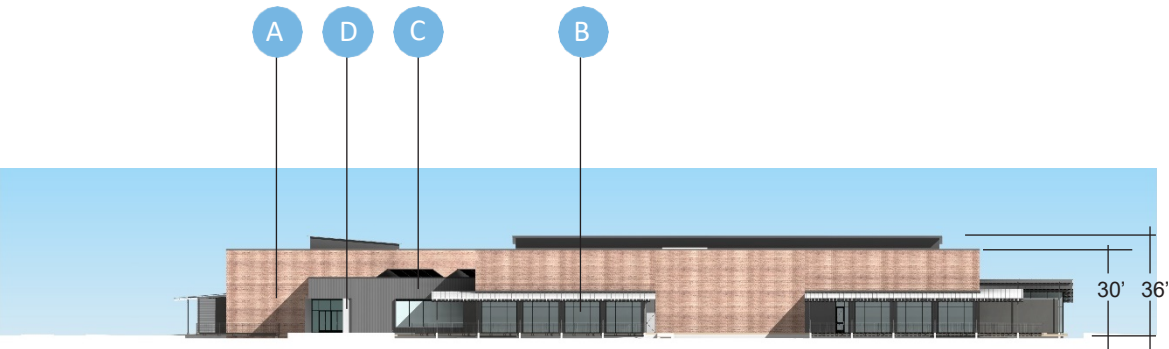
MP01- GRAY METAL
MINIMUM 24 GAUGE



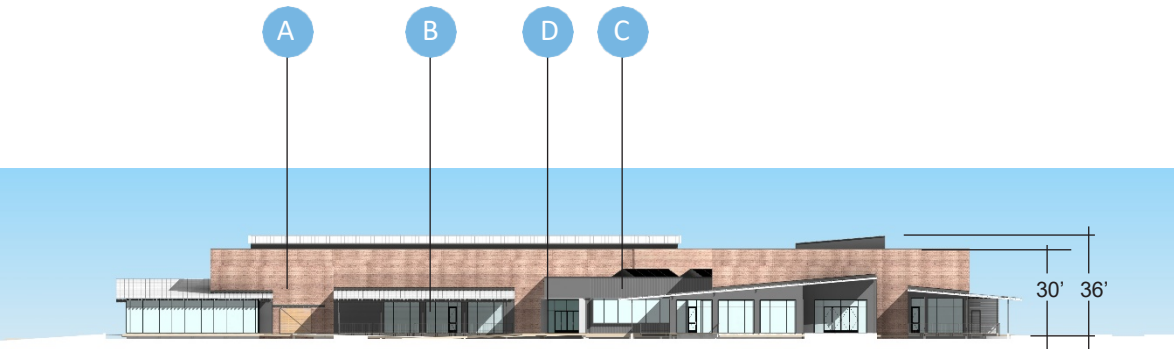
MP03- BLACK METAL
MINIMUM 24 GAUGE



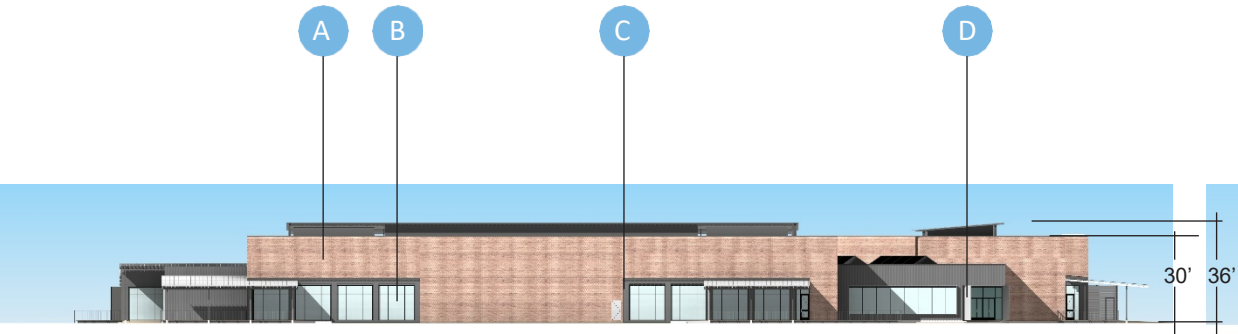
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



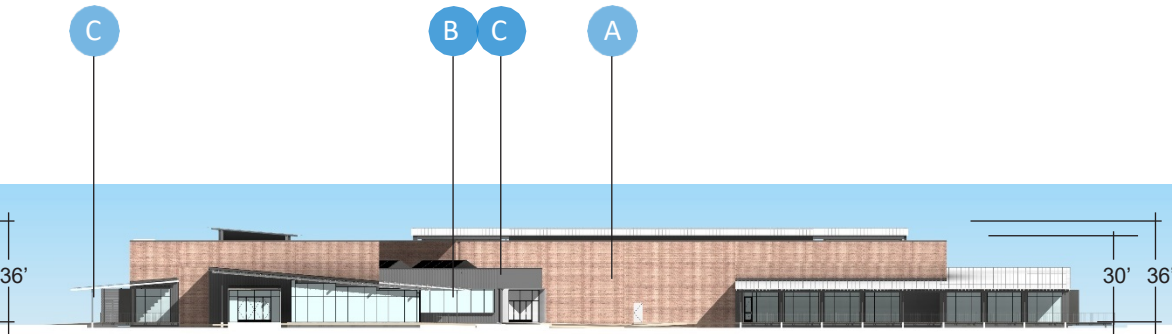
NORTH ELEVATION



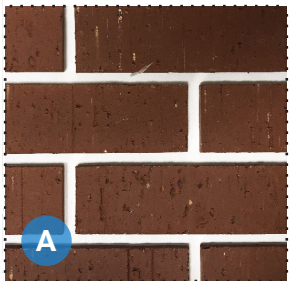
SOUTH ELEVATION



EAST ELEVATION



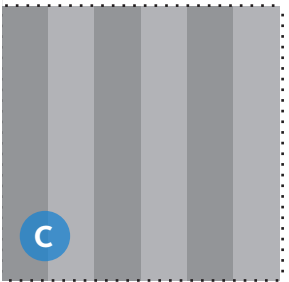
WEST ELEVATION



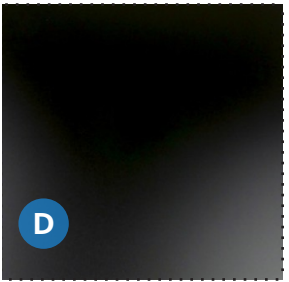
BR01- RED BRICK



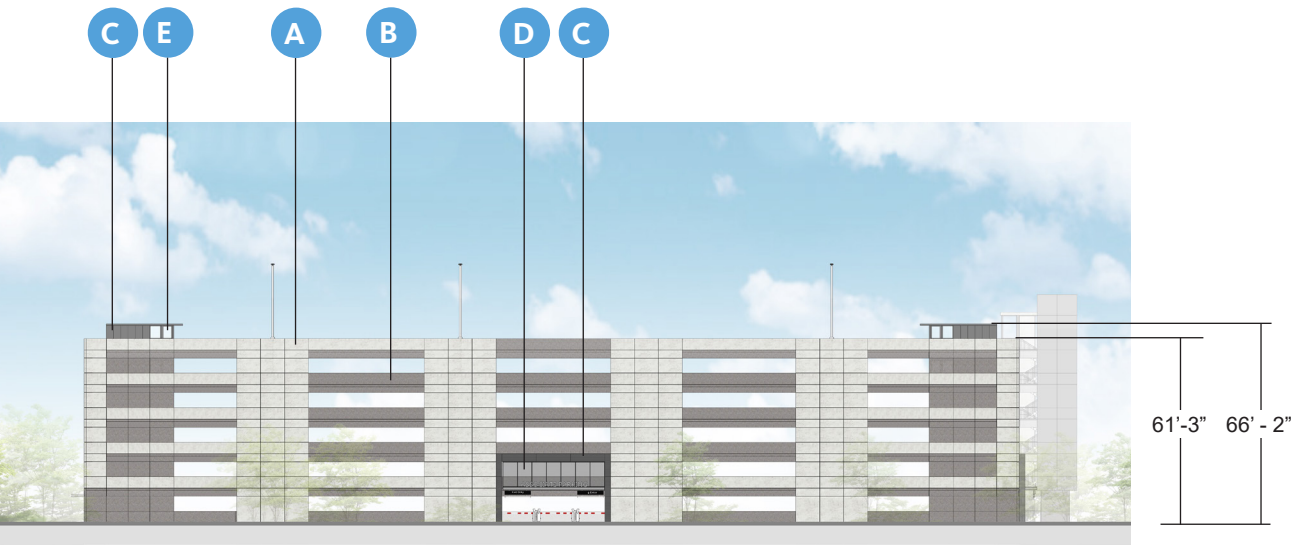
GL01- VISION GLASS



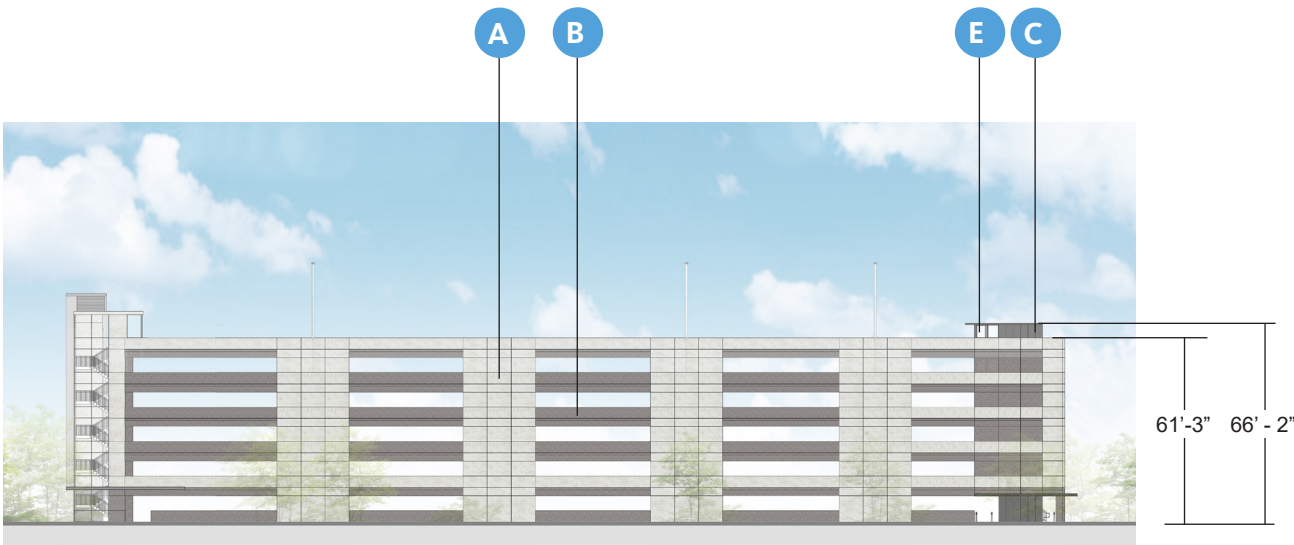
MP01- CONCEALED FASTENER
METAL PANEL
MINIMUM 24 GAUGE



MP02- DARK METAL
MINIMUM 24 GAUGE



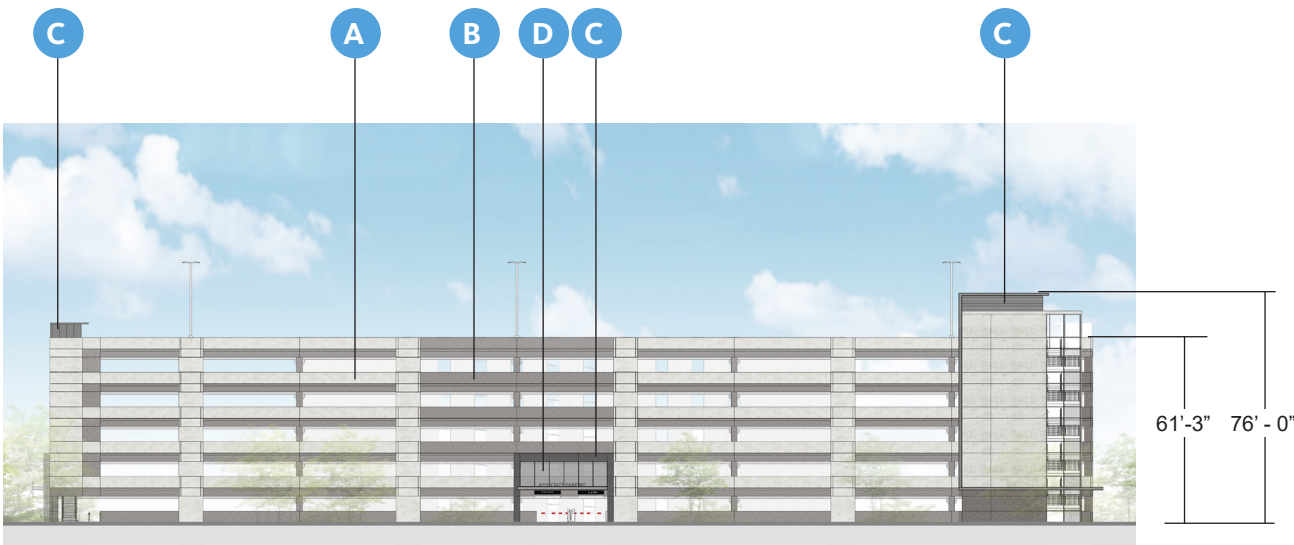
NORTH ELEVATION



SOUTH ELEVATION



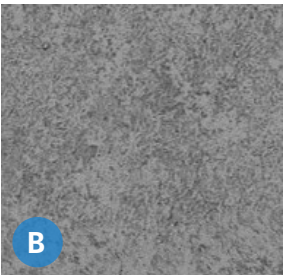
EAST ELEVATION



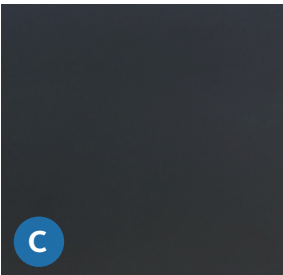
WEST ELEVATION



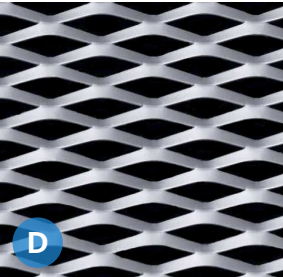
PC01- PRECAST LIGHT



PC02- PRECAST DARK



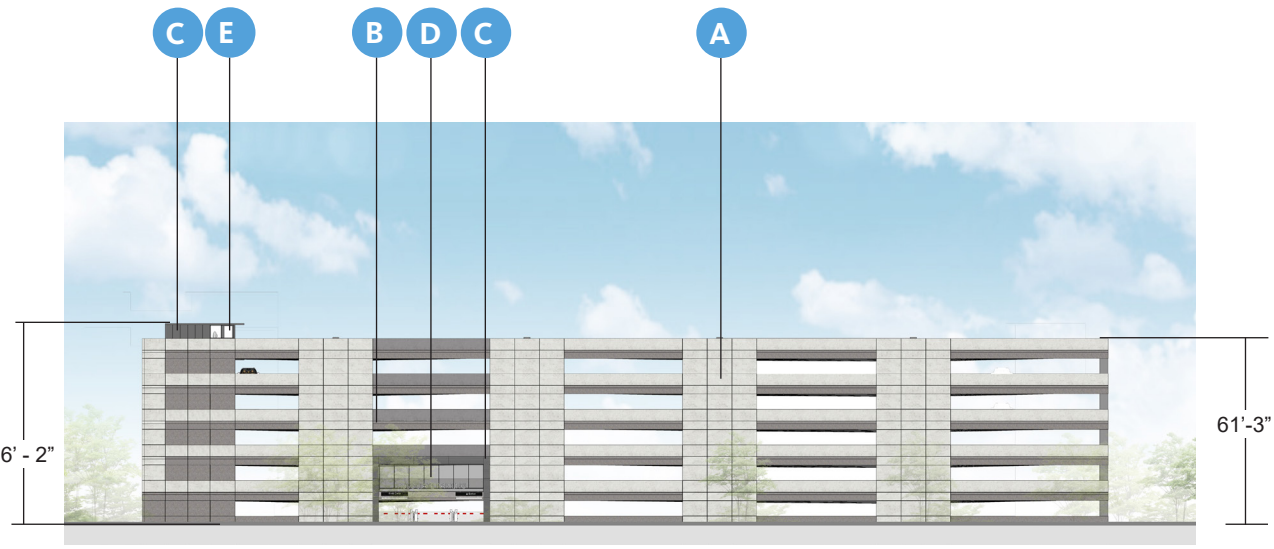
MP03- BLACK METAL
MINIMUM 24 GAUGE



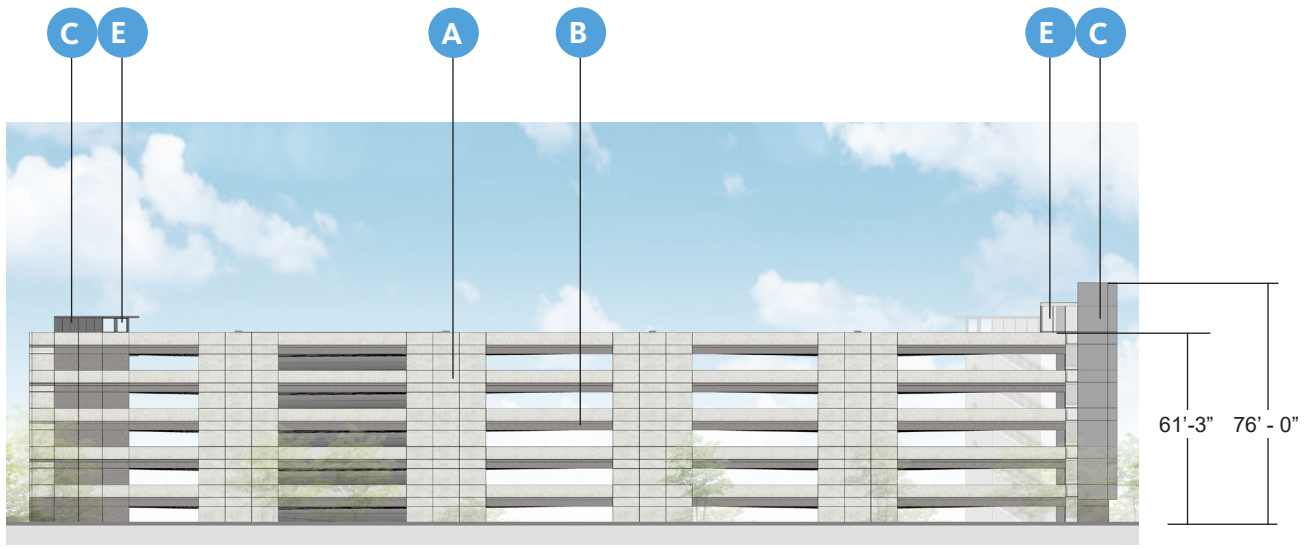
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



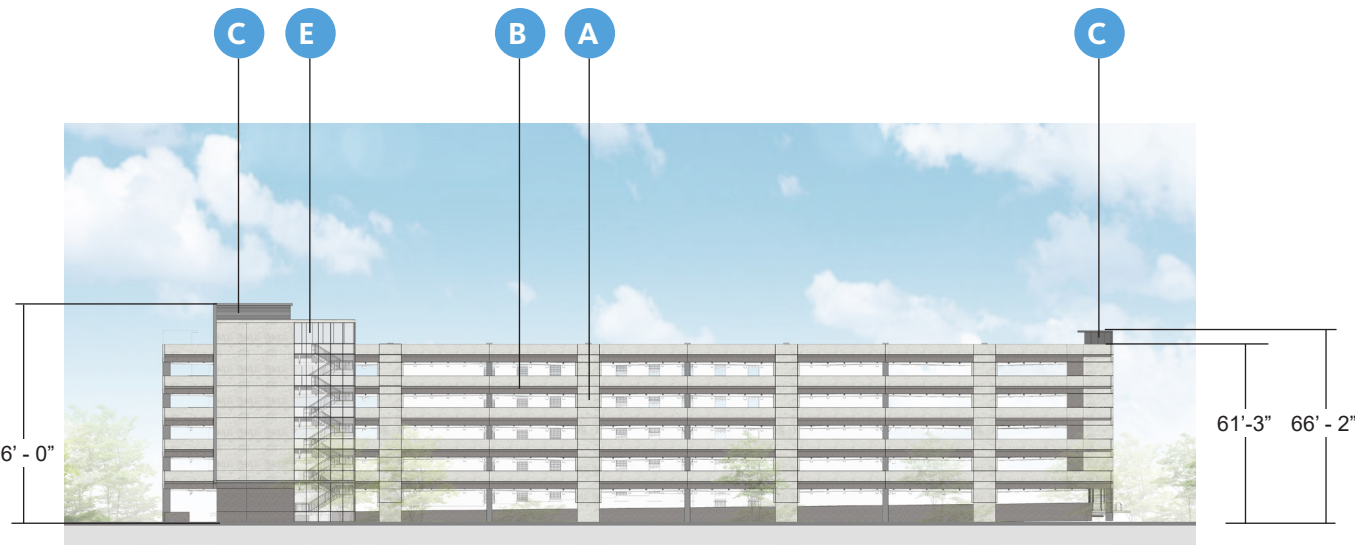
GL01- VISION GLASS



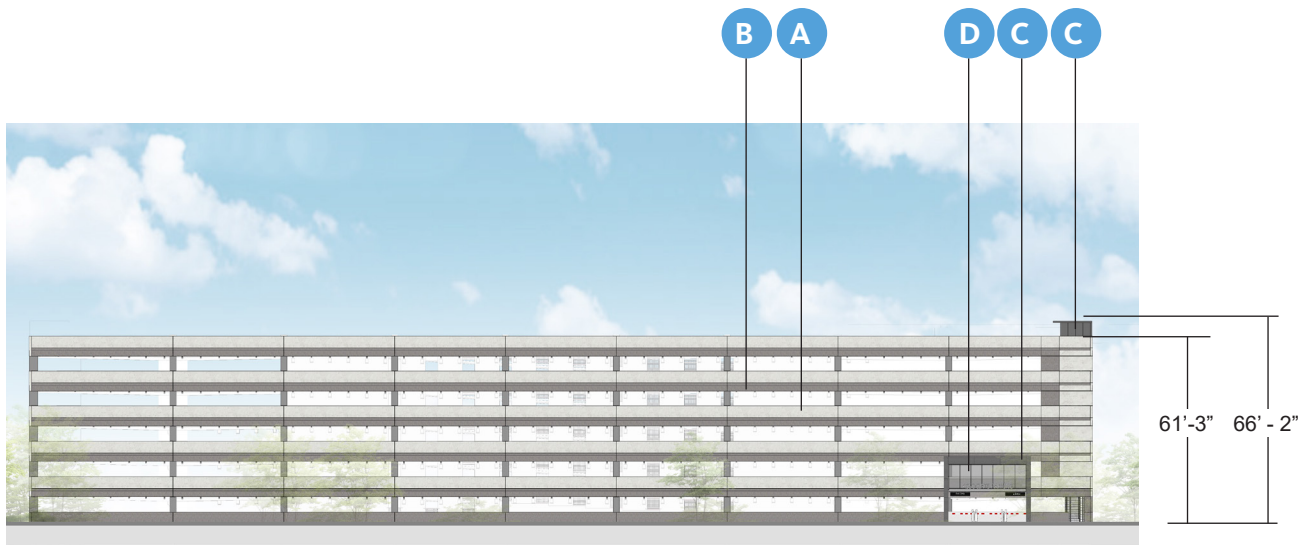
NORTH ELEVATION



SOUTH ELEVATION



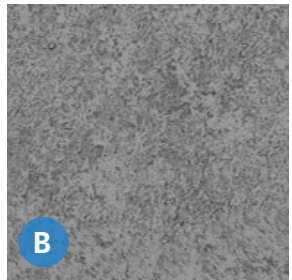
EAST ELEVATION



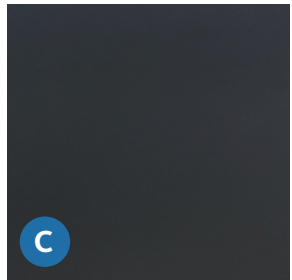
WEST ELEVATION



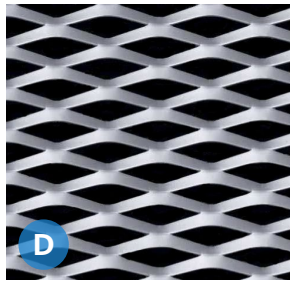
PC01- PRECAST LIGHT



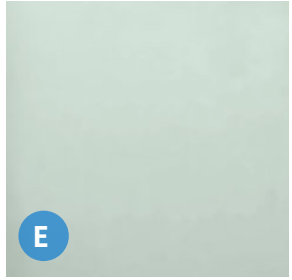
PC02- PRECAST DARK



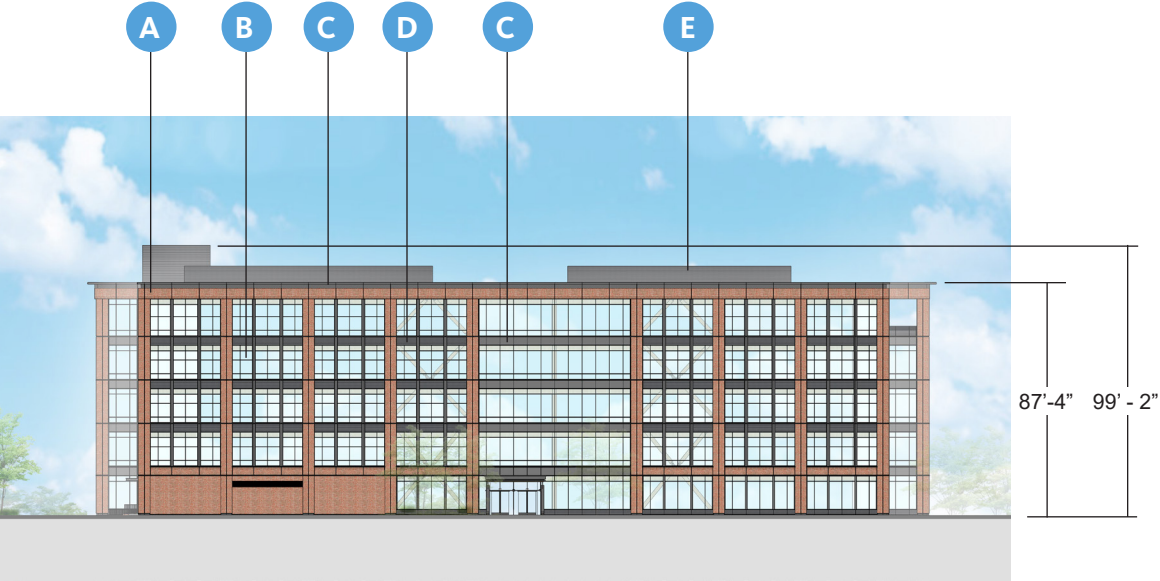
MP03- BLACK METAL
MINIMUM 24 GAUGE



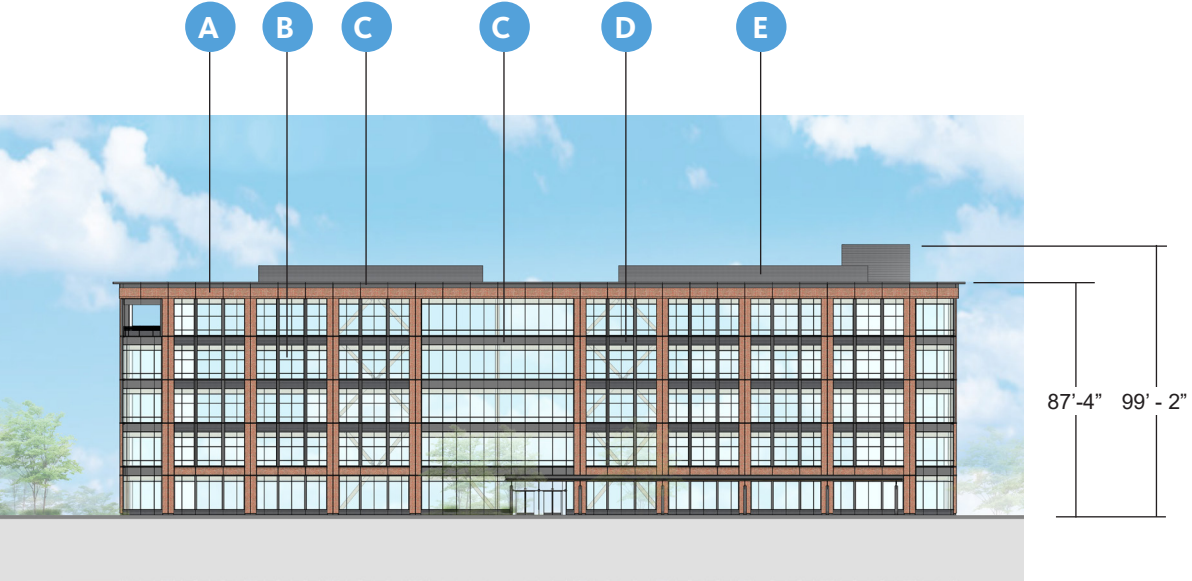
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



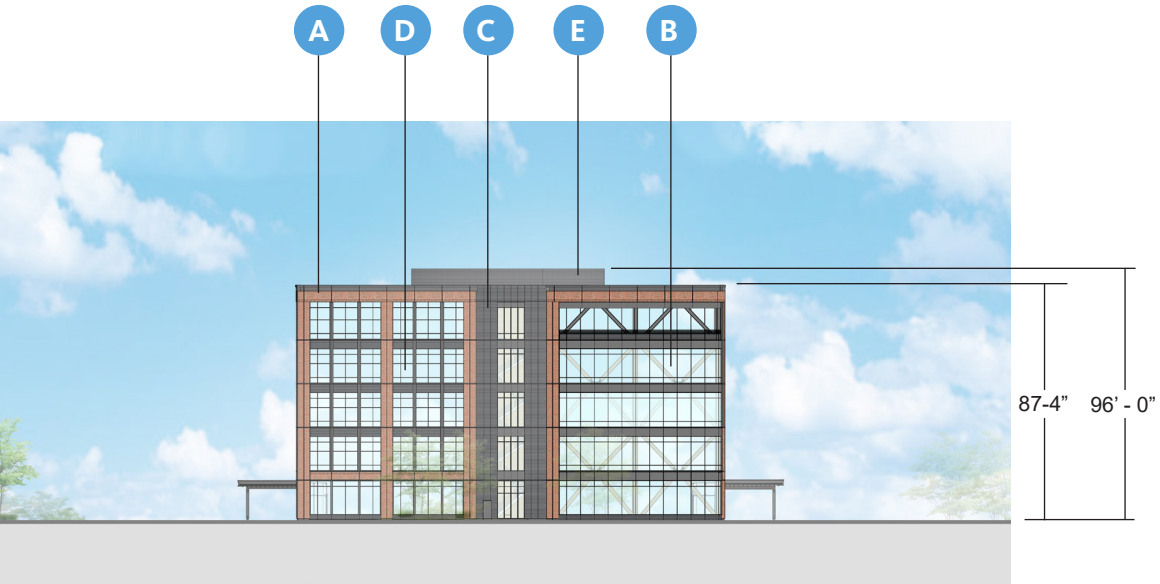
GL01- VISION GLASS



NORTH ELEVATION



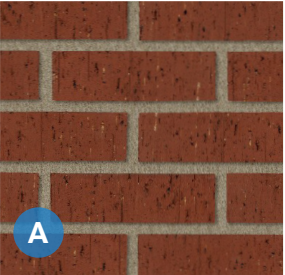
SOUTH ELEVATION



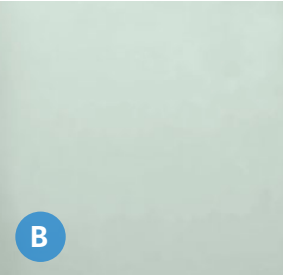
EAST ELEVATION



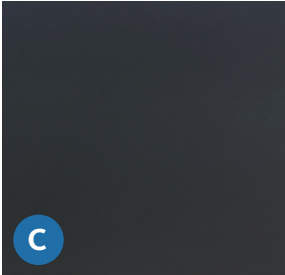
WEST ELEVATION



BR01- RED THIN BRICK



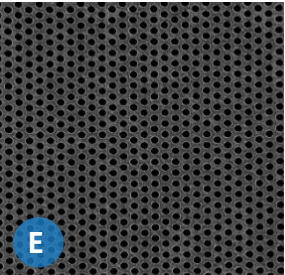
GL01- VISION GLASS



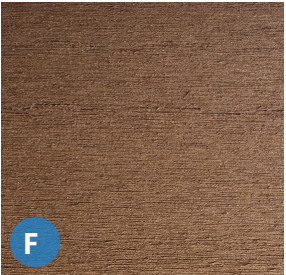
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



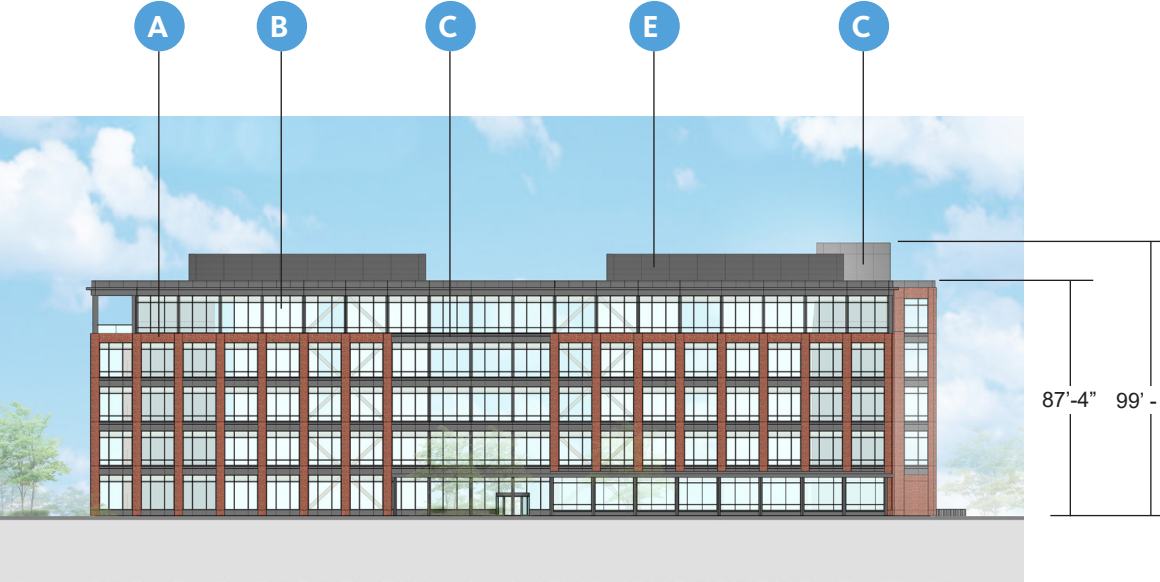
NORTH ELEVATION



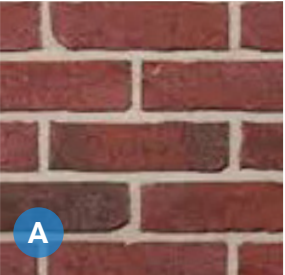
SOUTH ELEVATION



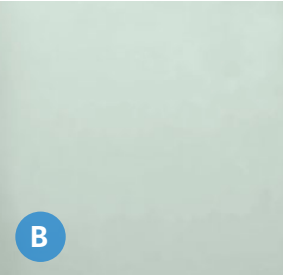
EAST ELEVATION



WEST ELEVATION



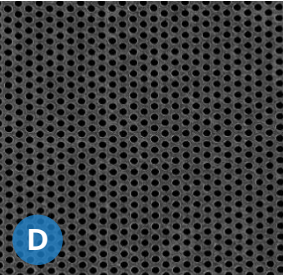
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL
MINIMUM 24 GAUGE



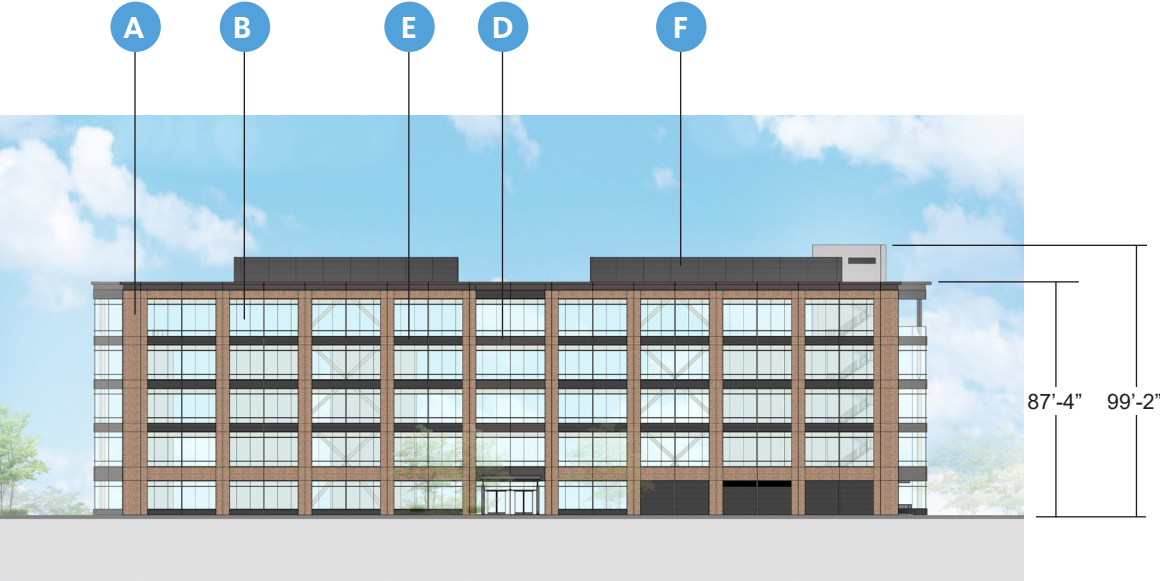
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



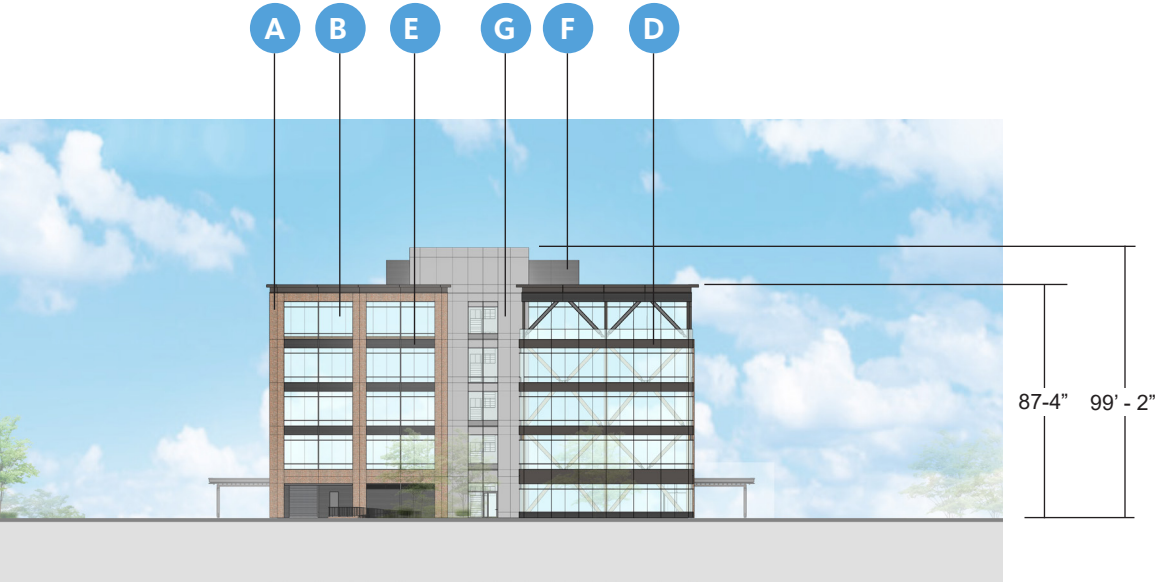
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



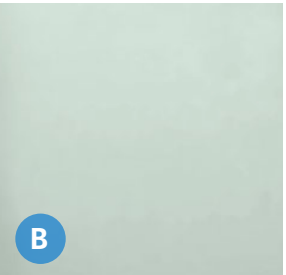
EAST ELEVATION



WEST ELEVATION



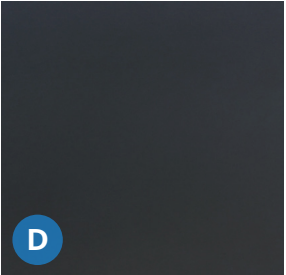
BR02- RED THIN BRICK



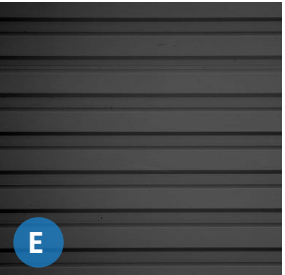
GL01- VISION GLASS



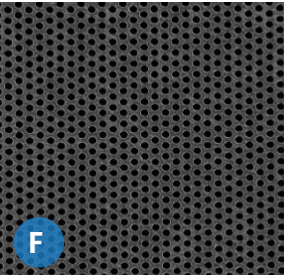
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



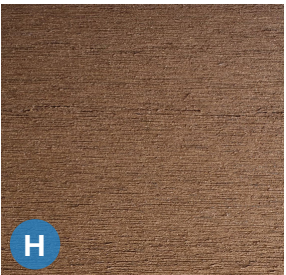
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



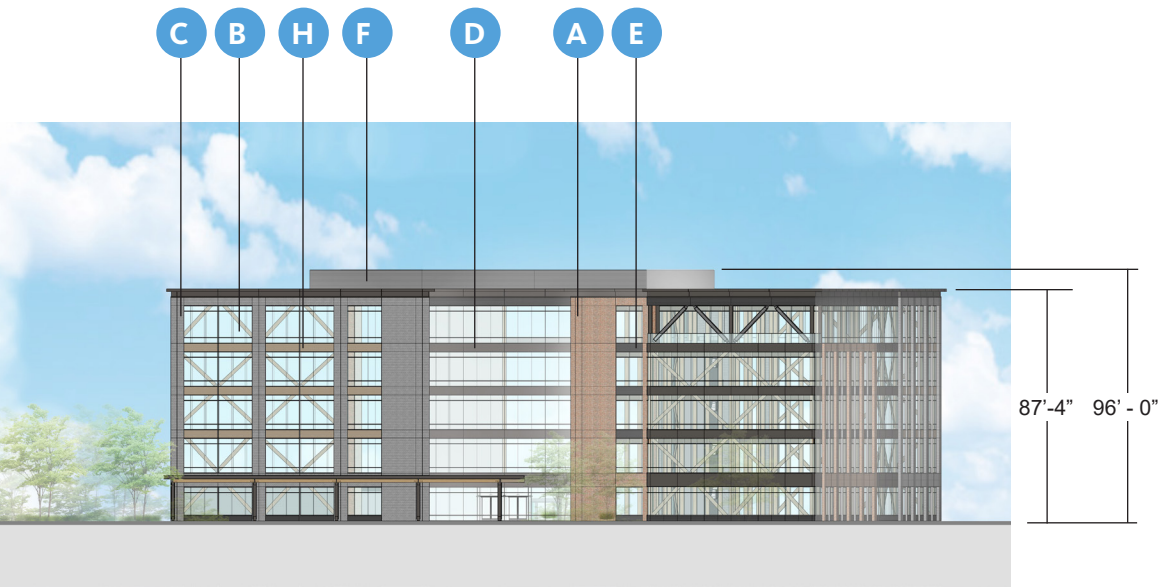
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



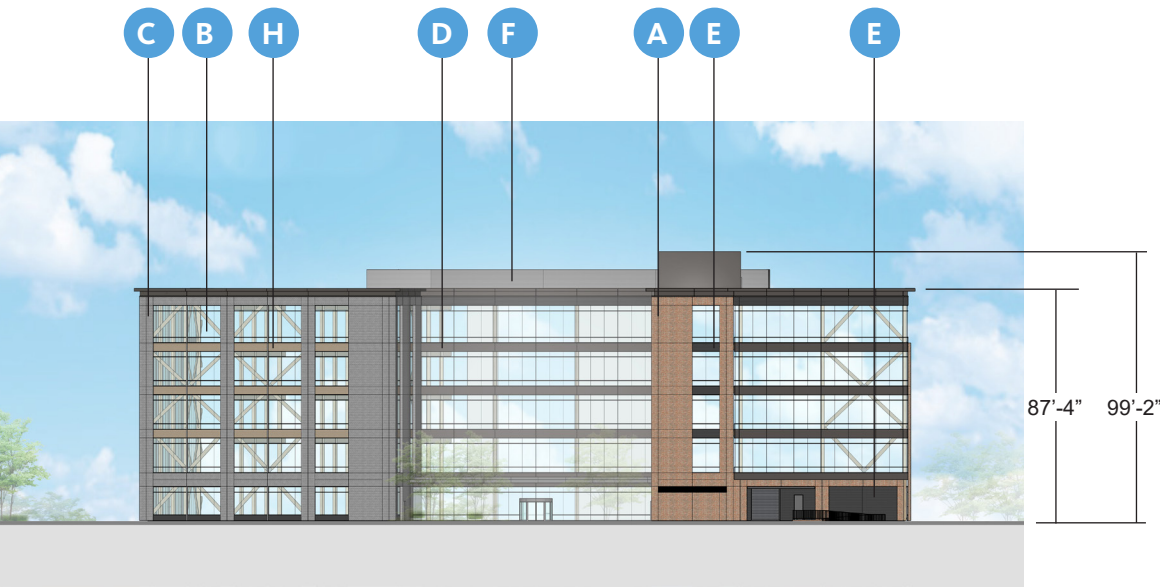
MP01- GRAY METAL
MINIMUM 24 GAUGE



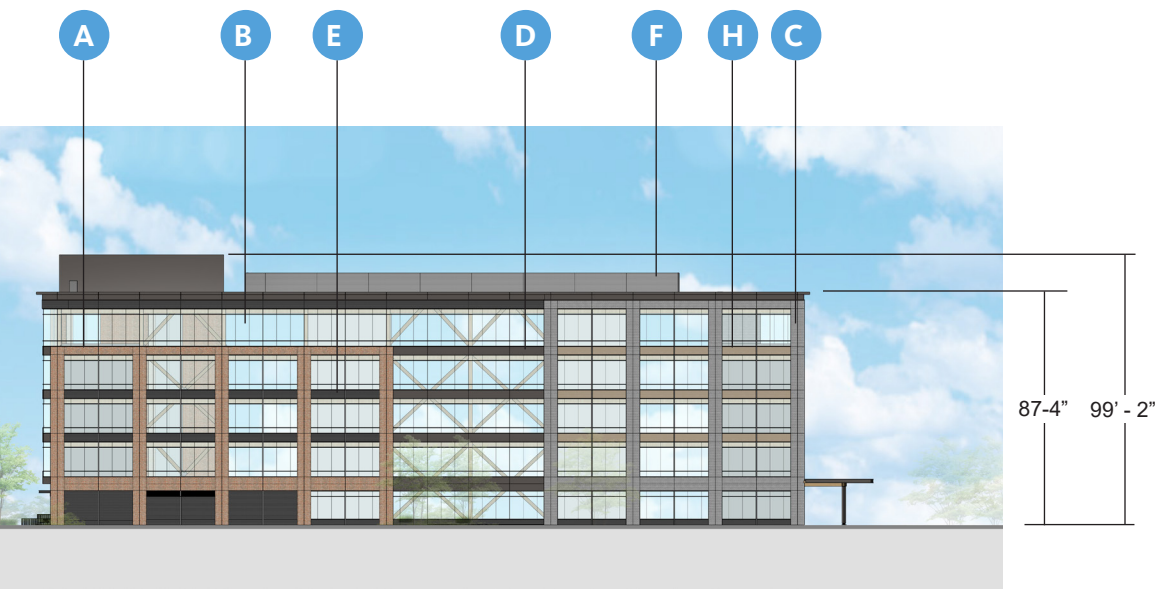
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



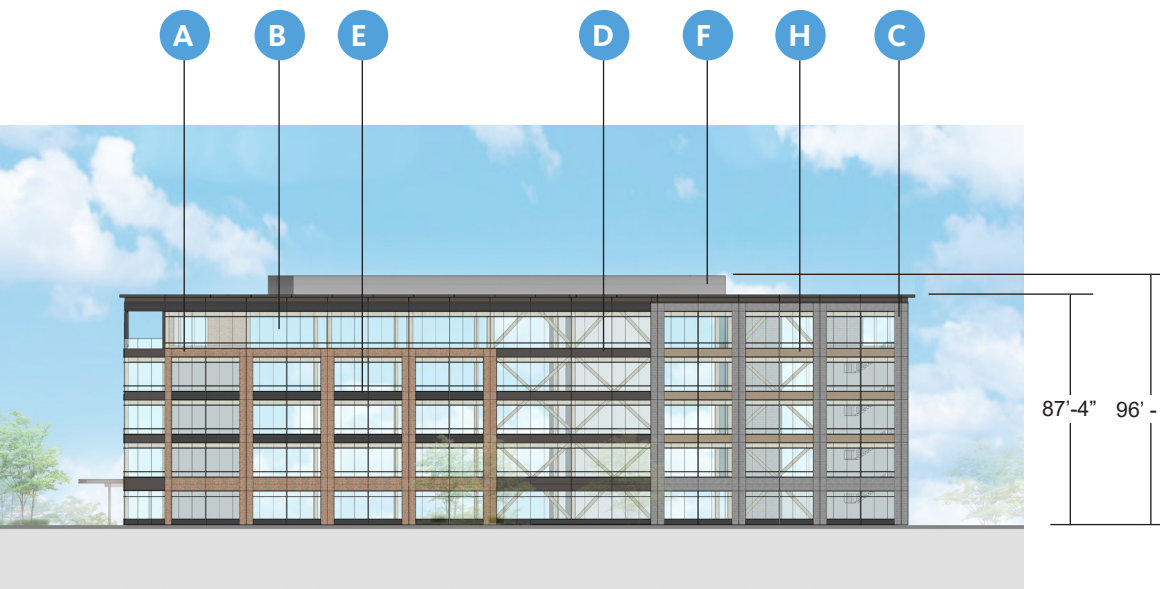
NORTH ELEVATION



SOUTH ELEVATION



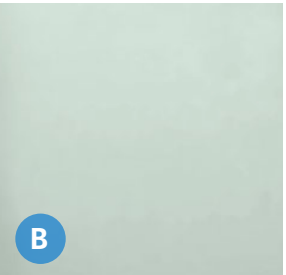
EAST ELEVATION



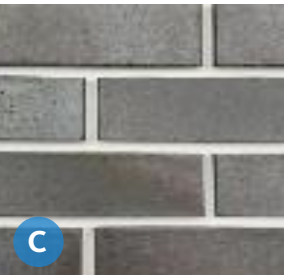
WEST ELEVATION



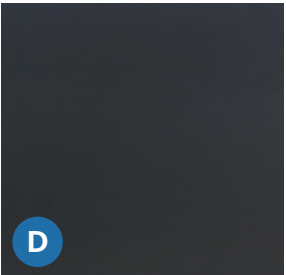
BR02- RED THIN BRICK



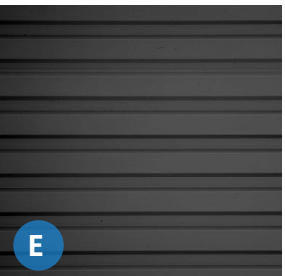
GL01- VISION GLASS



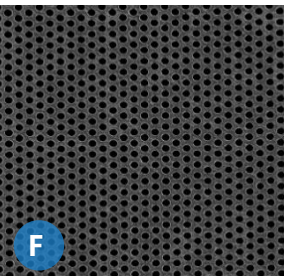
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



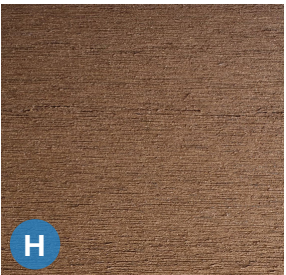
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



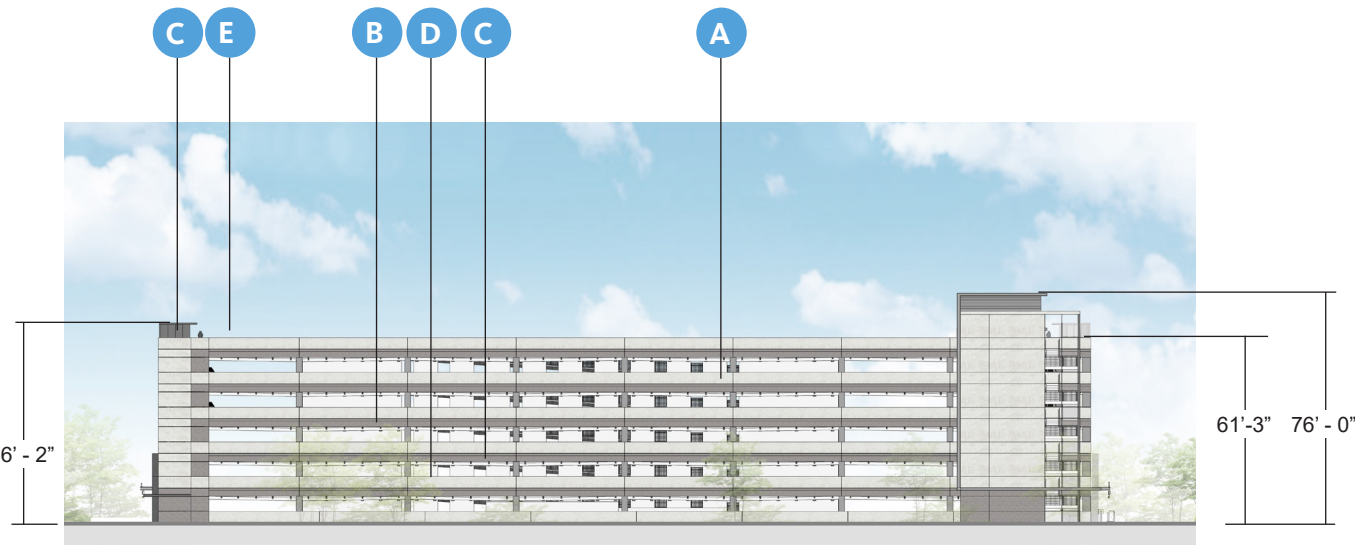
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



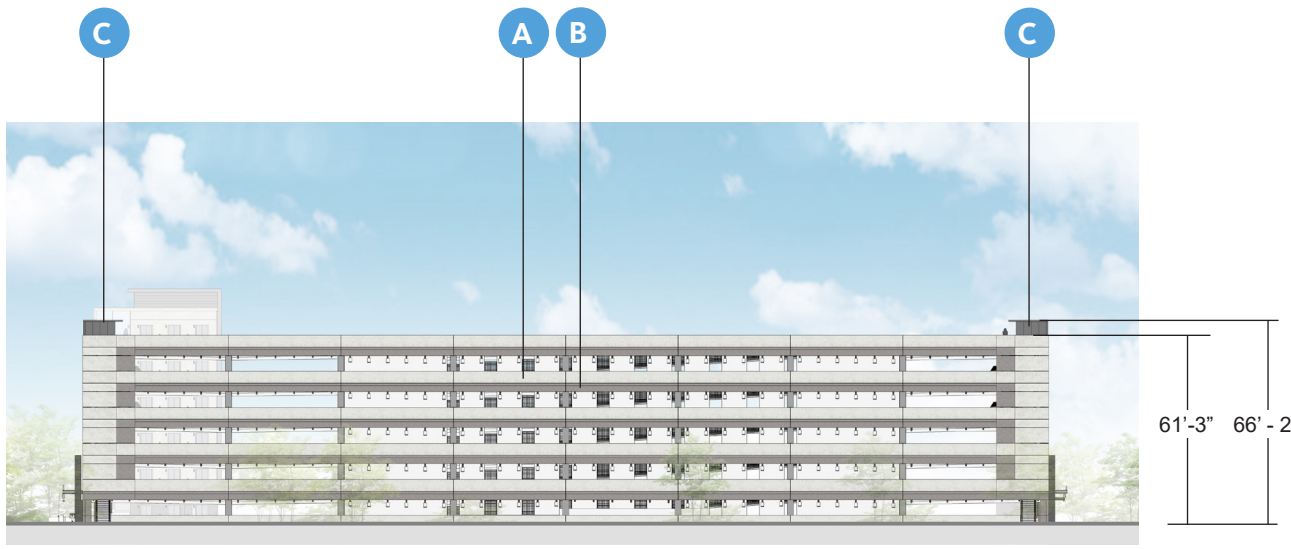
MP01- GRAY METAL
MINIMUM 24 GAUGE



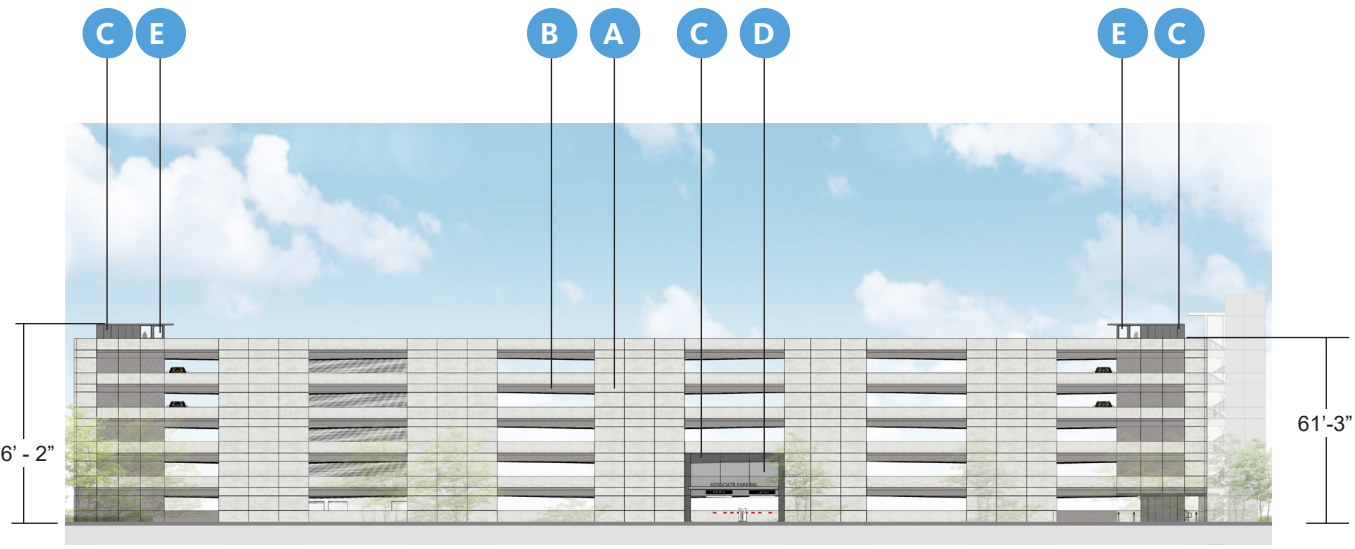
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



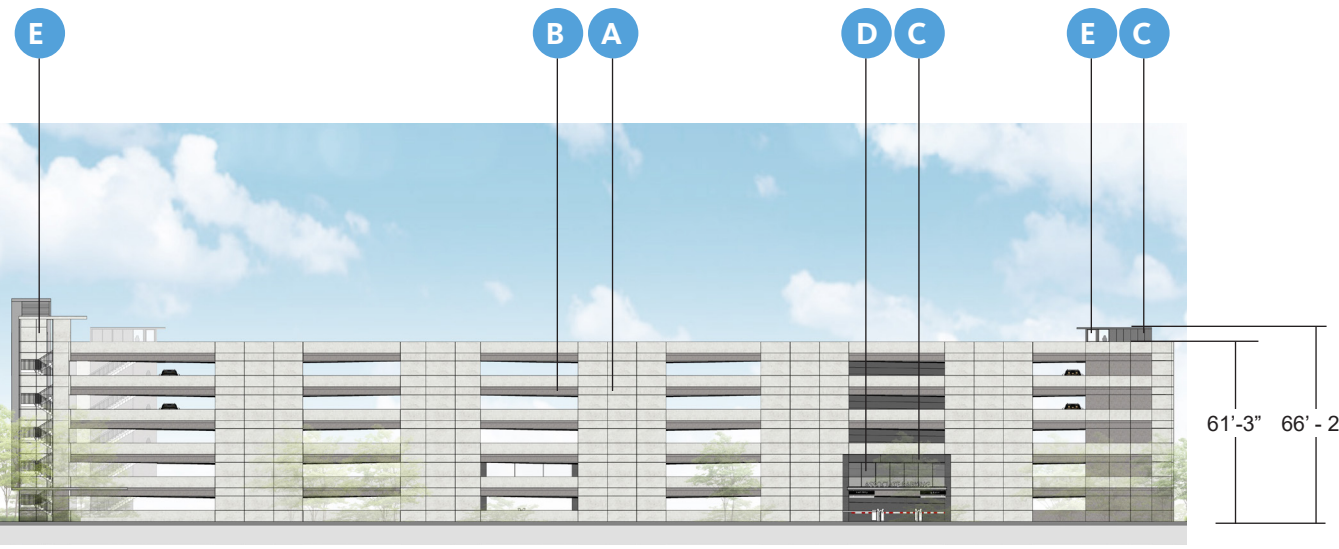
NORTH ELEVATION



SOUTH ELEVATION



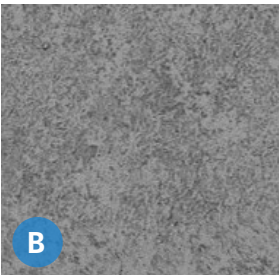
EAST ELEVATION



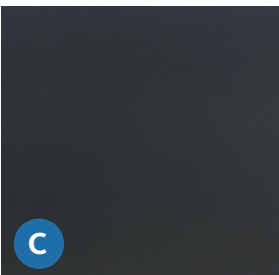
WEST ELEVATION



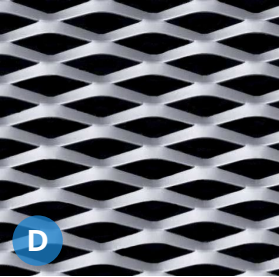
PC01- PRECAST LIGHT



PC02- PRECAST DARK



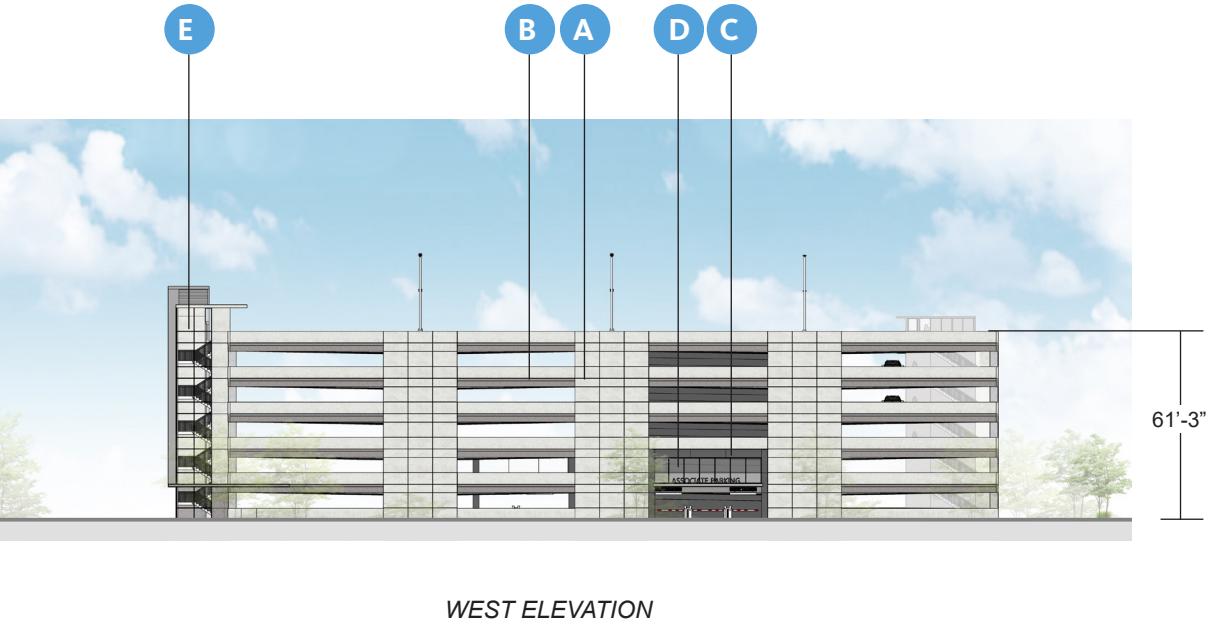
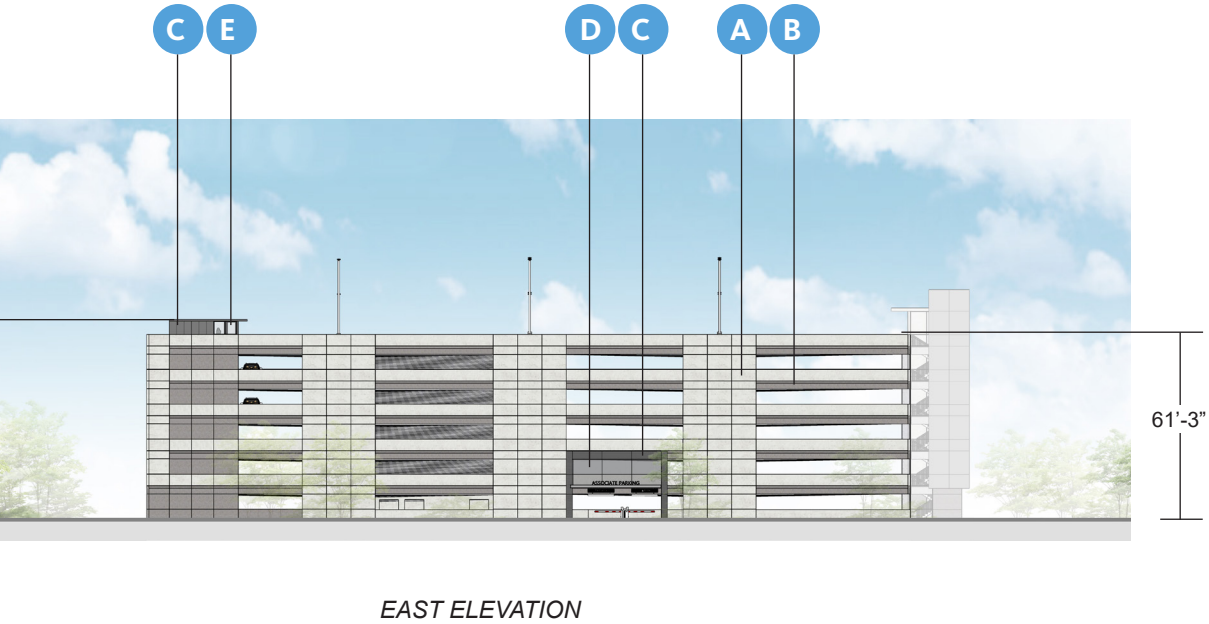
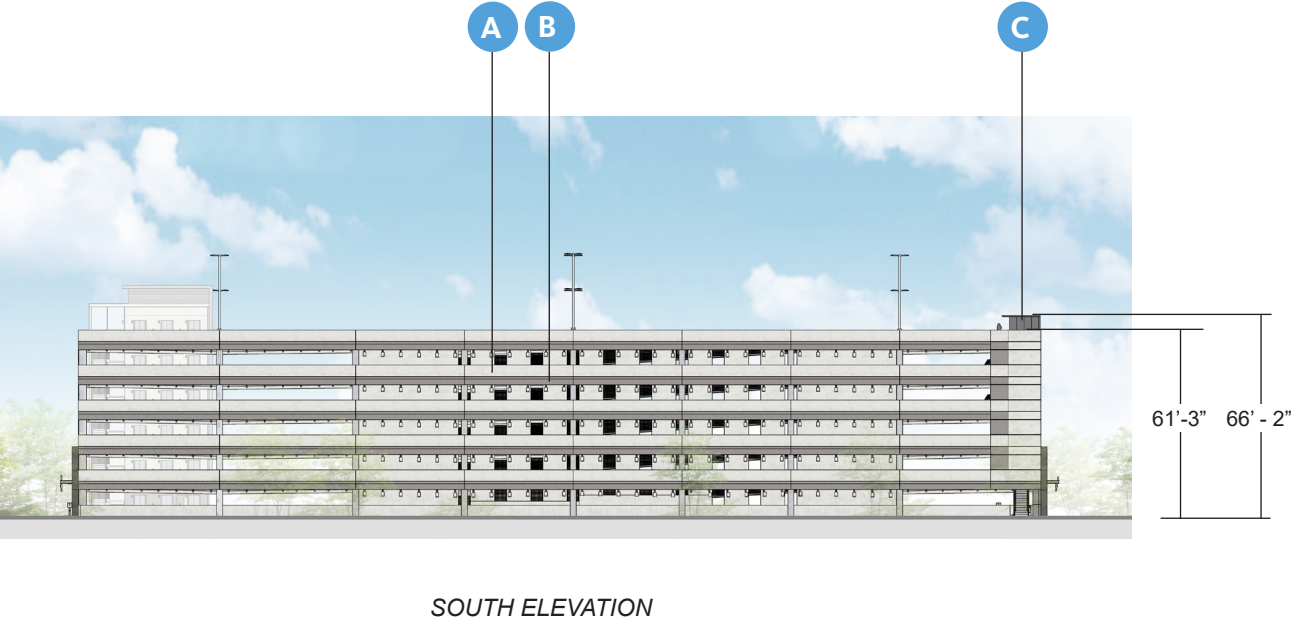
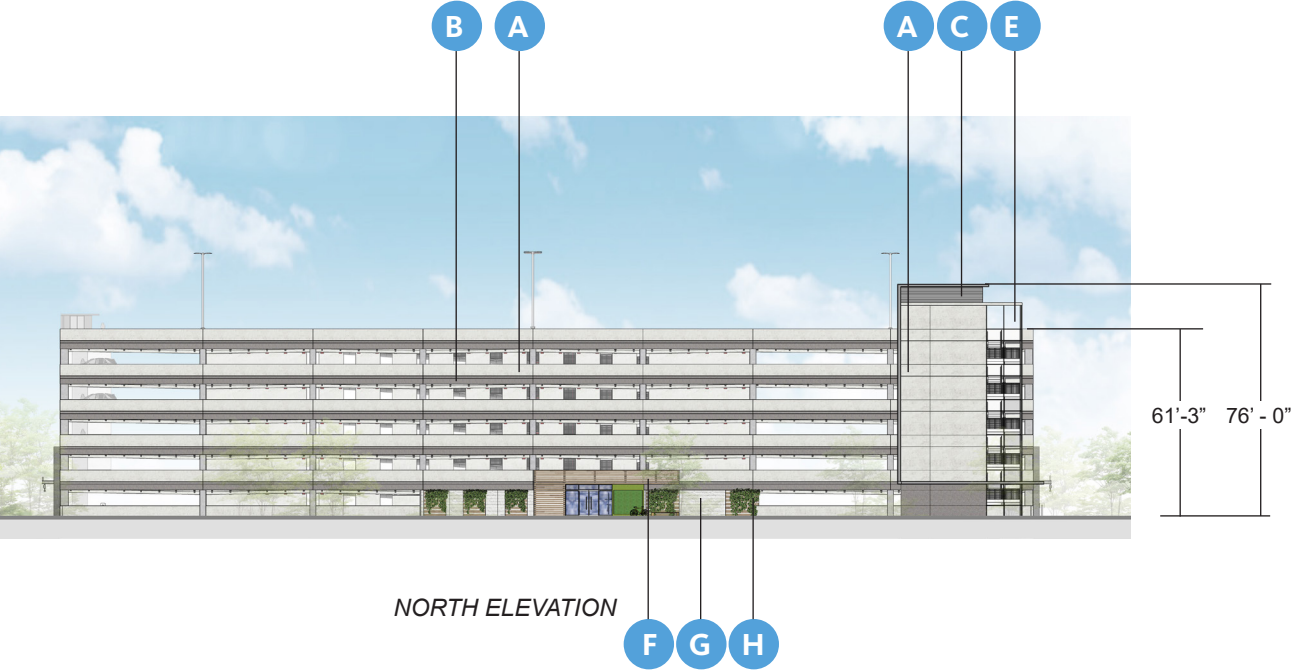
MP03- BLACK METAL
MINIMUM 24 GAUGE



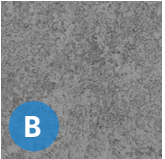
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



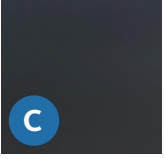
GL01- VISION GLASS



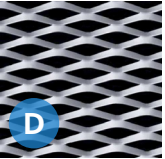
PC01- PRECAST LIGHT



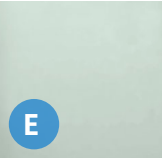
PC02- PRECAST DARK



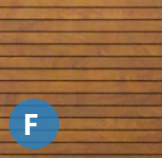
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



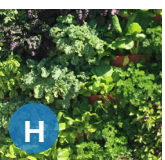
GL01- VISION GLASS



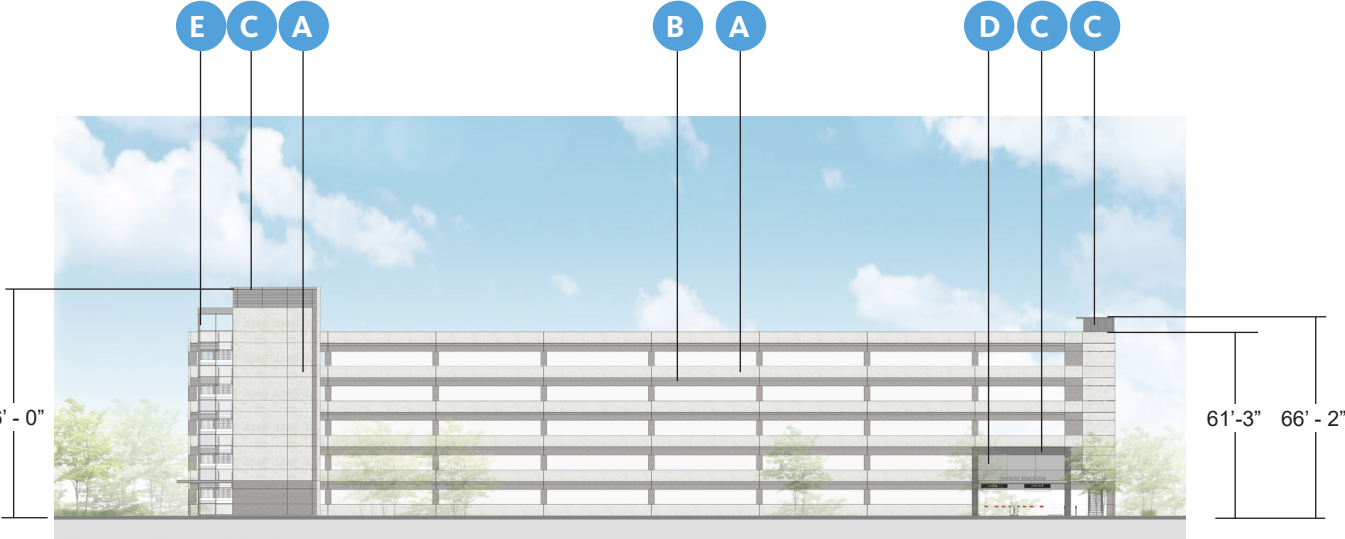
WD01 - WOOD VENEER



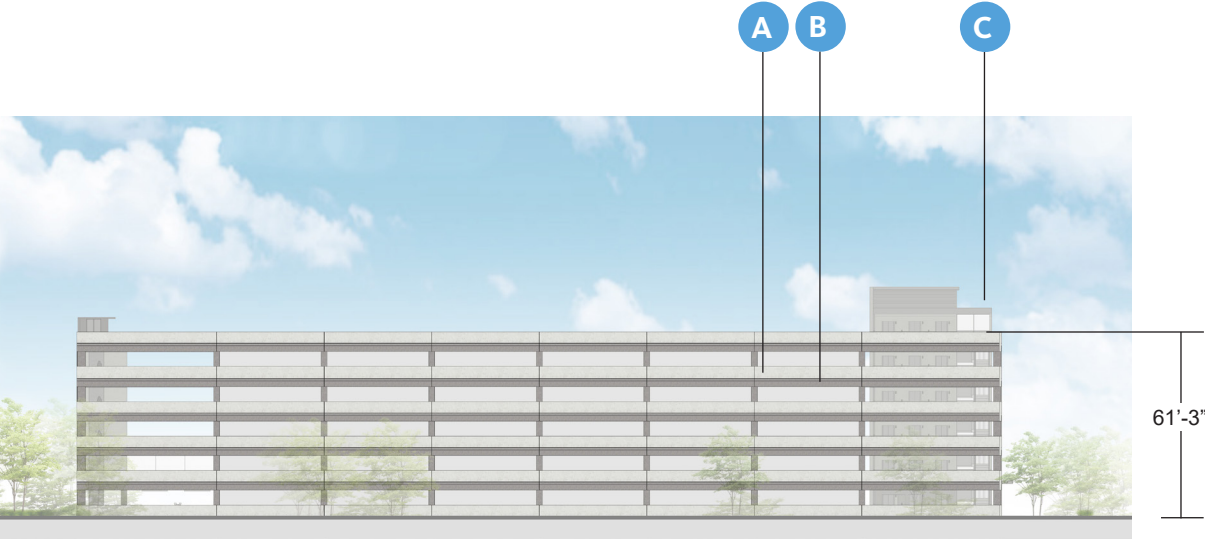
BR01 - BRICK VENEER



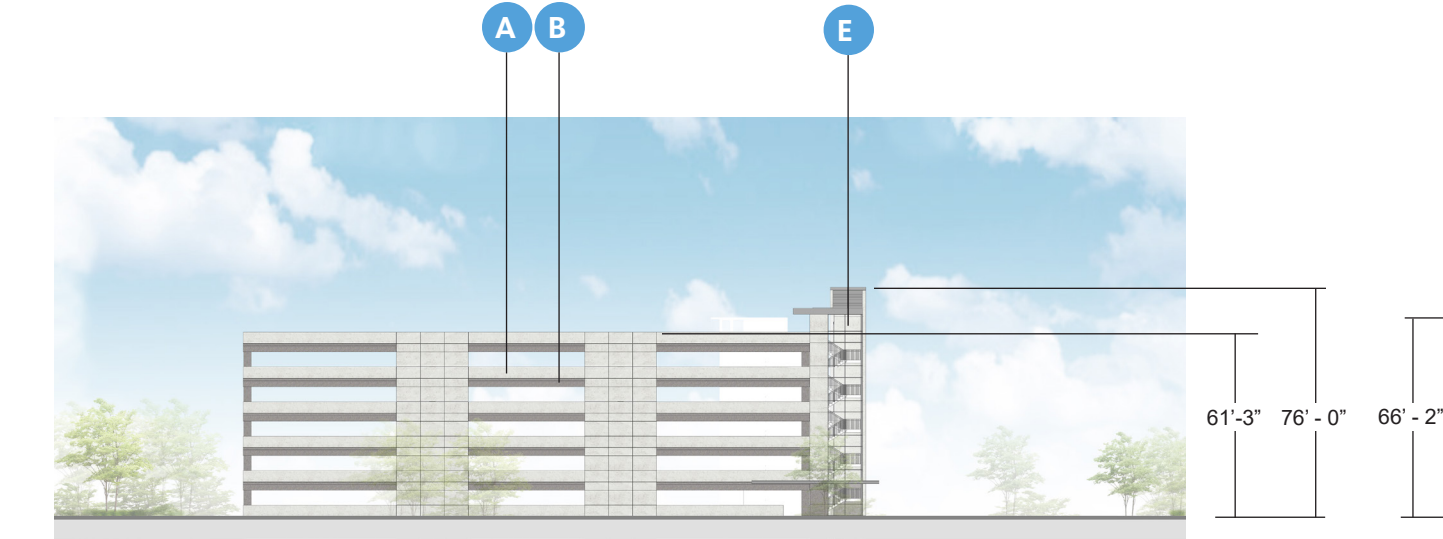
WC01 - GREEN WALL



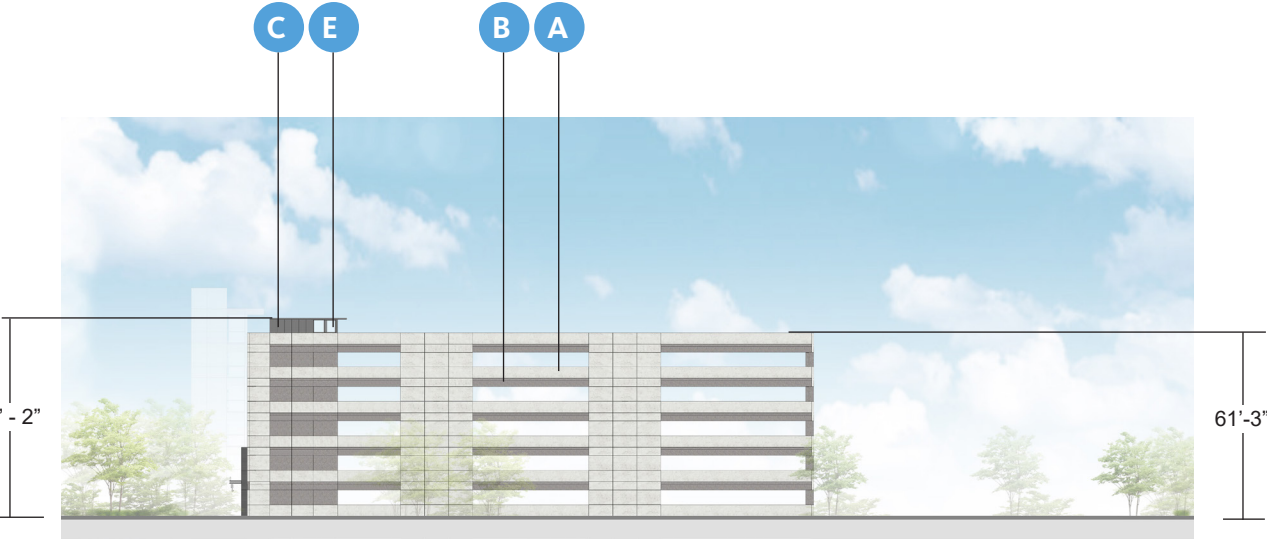
NORTH ELEVATION



SOUTH ELEVATION



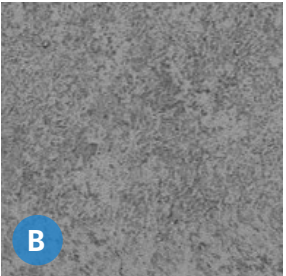
EAST ELEVATION



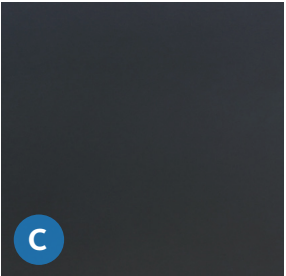
WEST ELEVATION



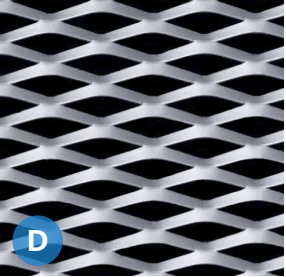
PC01- PRECAST LIGHT



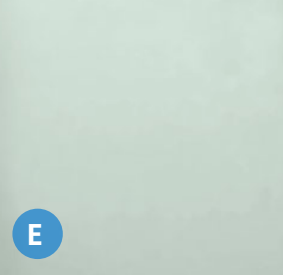
PC02- PRECAST DARK



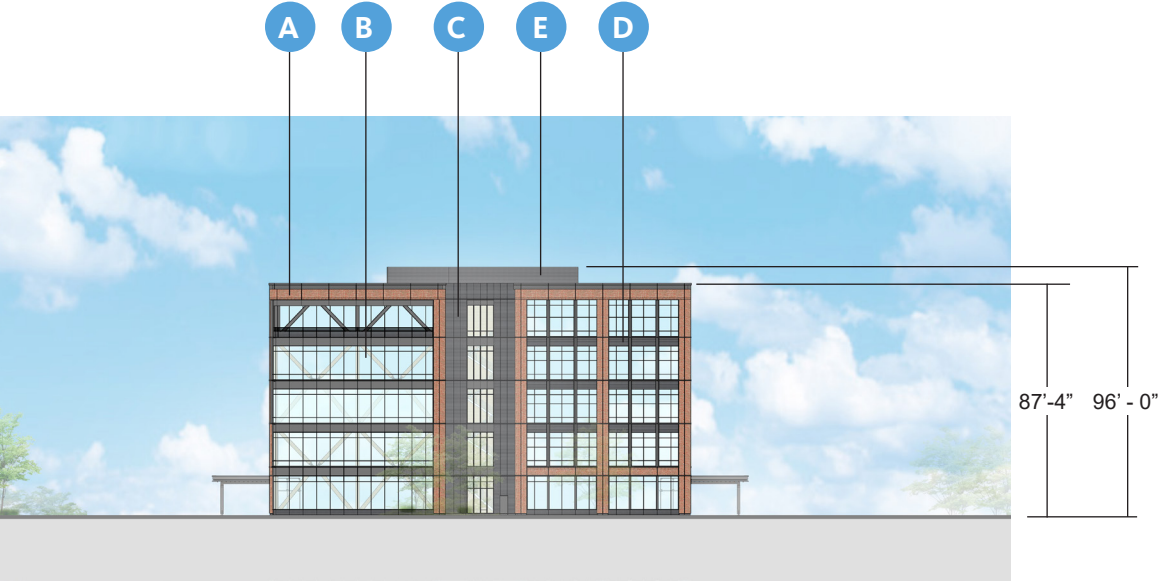
MP03- BLACK METAL
MINIMUM 24 GAUGE



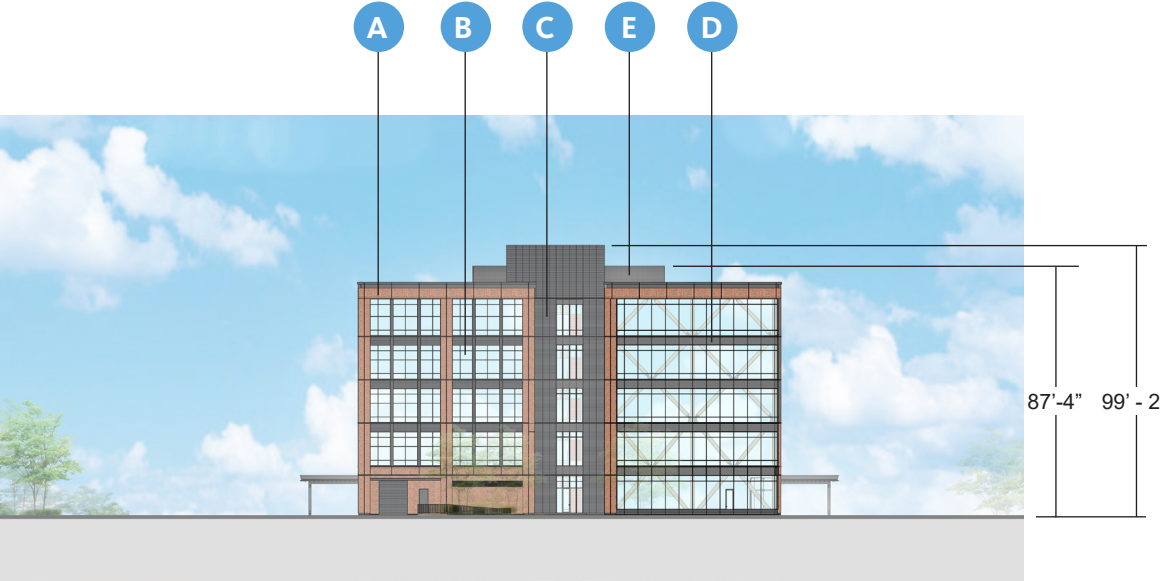
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



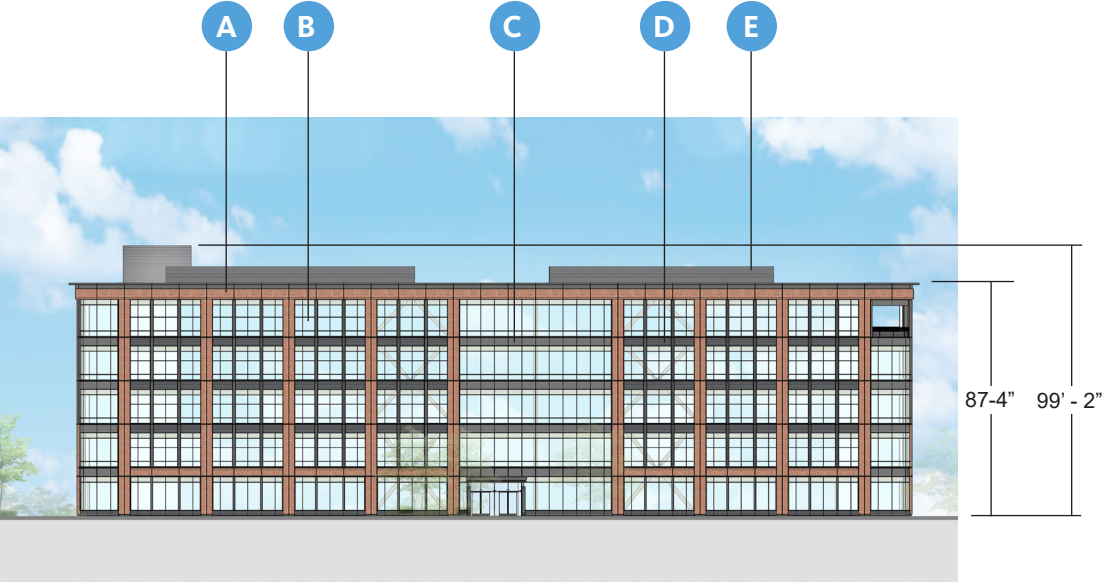
GL01- VISION GLASS



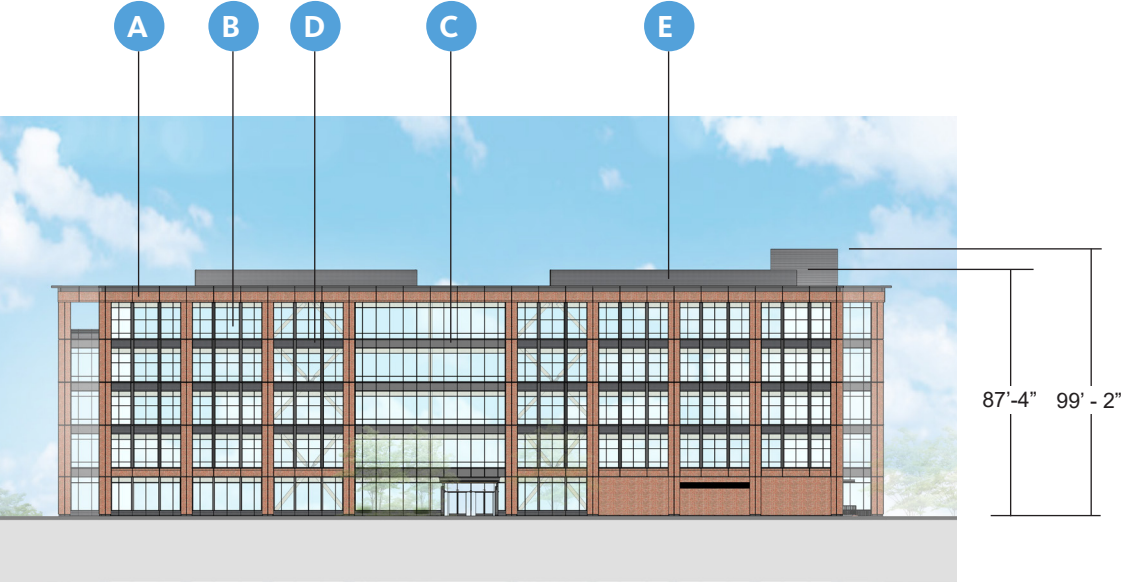
NORTH ELEVATION



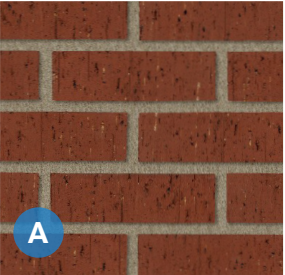
SOUTH ELEVATION



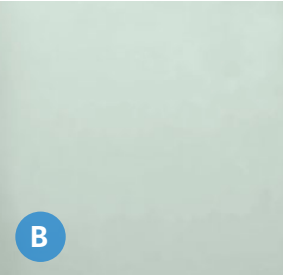
EAST ELEVATION



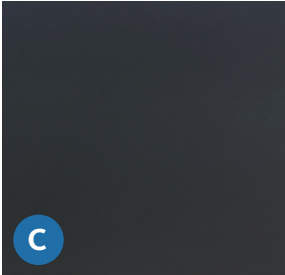
WEST ELEVATION



BR01- RED THIN BRICK



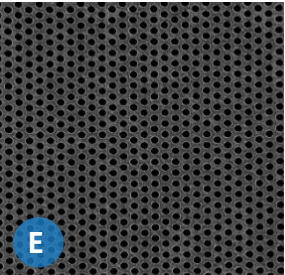
GL01- VISION GLASS



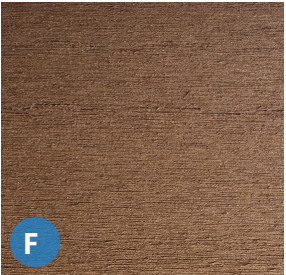
MP03- BLACK METAL
MINIMUM 24 GAUGE



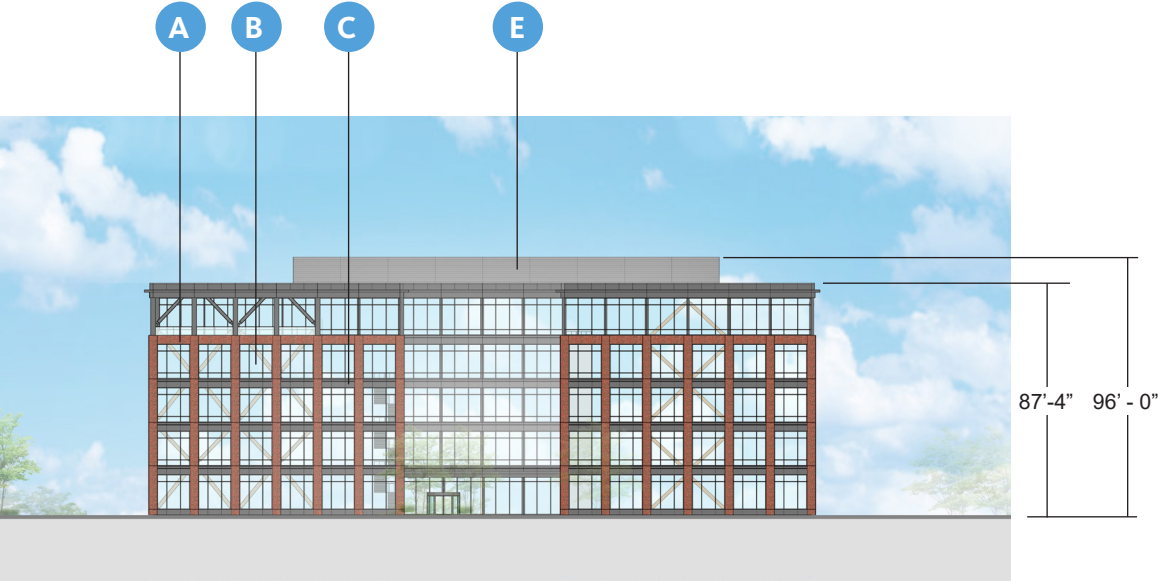
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



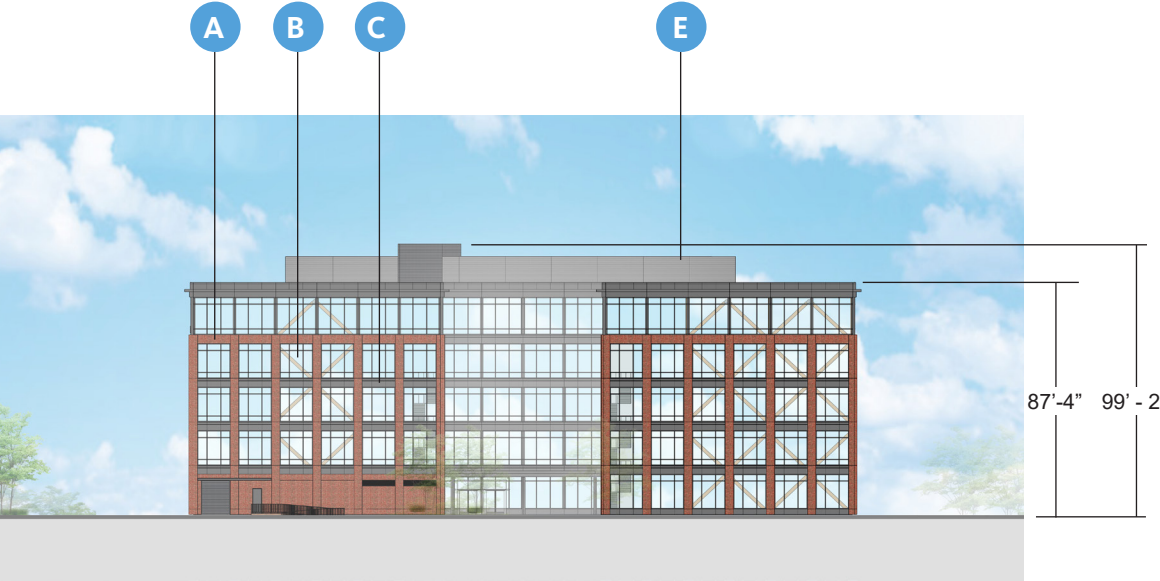
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



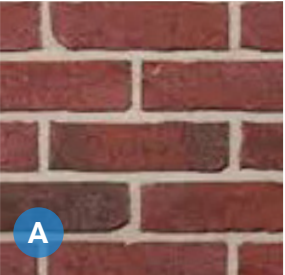
SOUTH ELEVATION



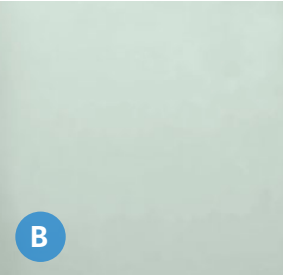
EAST ELEVATION



WEST ELEVATION



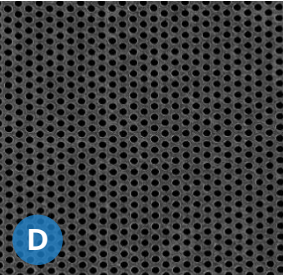
BR01- RED THIN BRICK



GL01- VISION GLASS



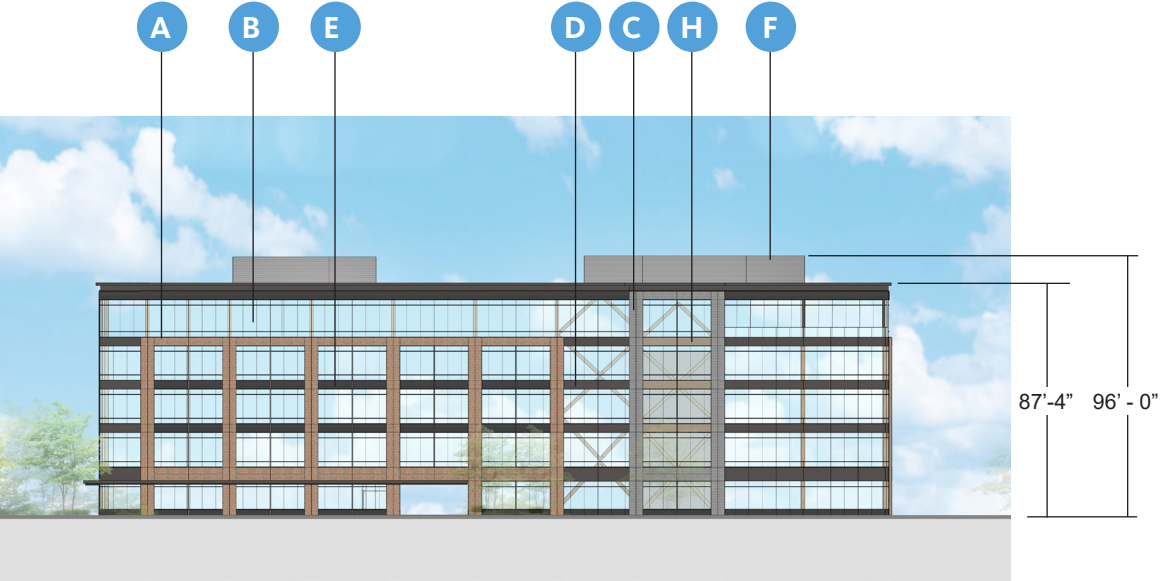
MP01- GRAY METAL
MINIMUM 24 GAUGE



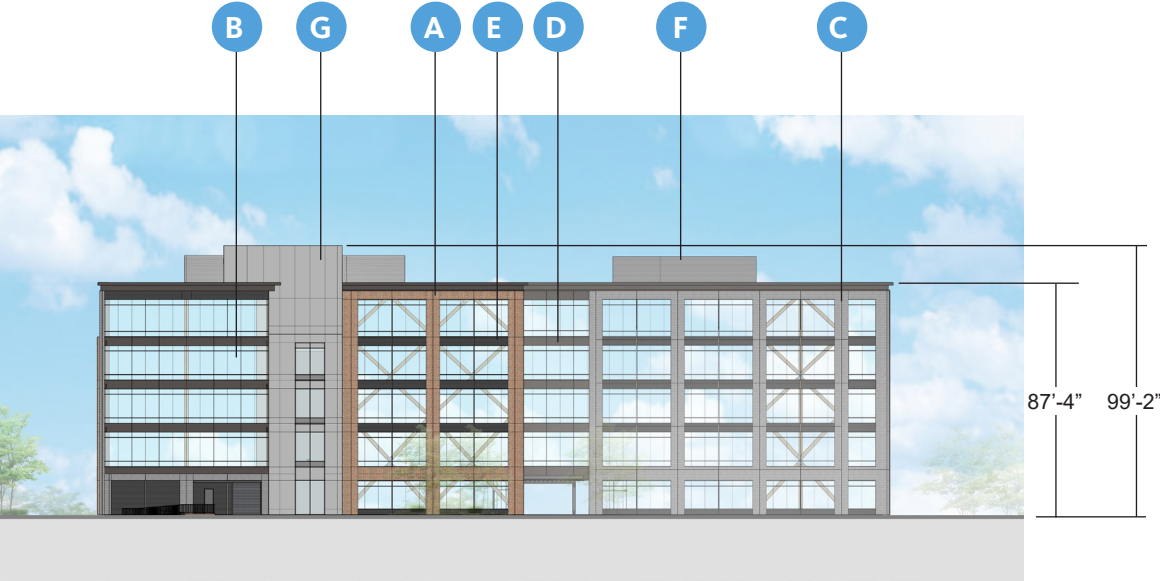
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



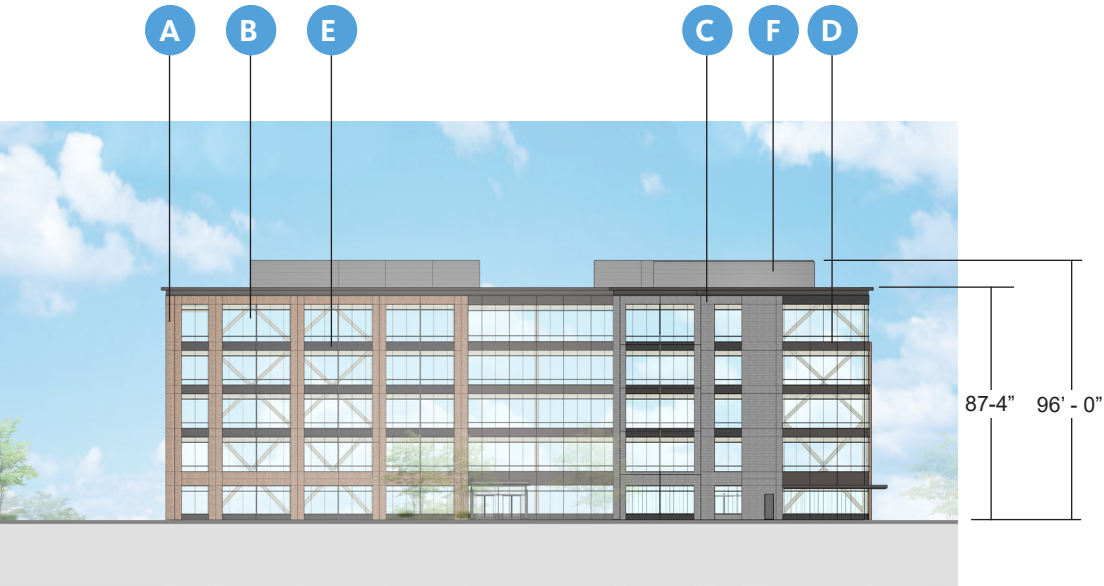
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



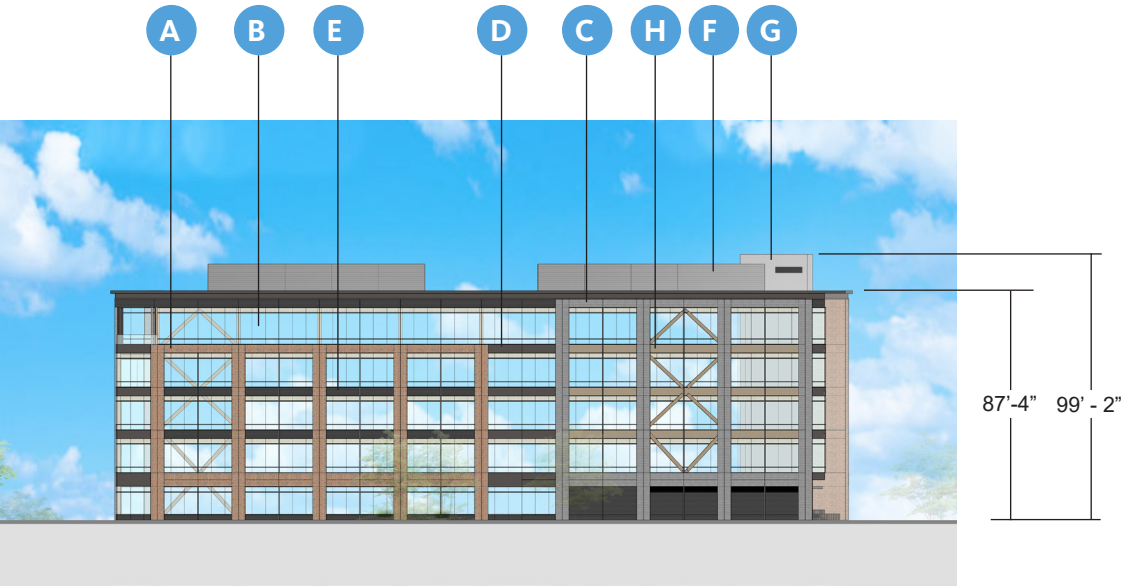
NORTH ELEVATION



SOUTH ELEVATION



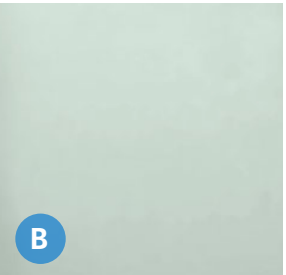
EAST ELEVATION



WEST ELEVATION



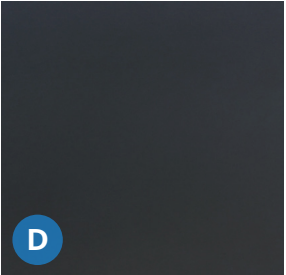
BR02- RED THIN BRICK



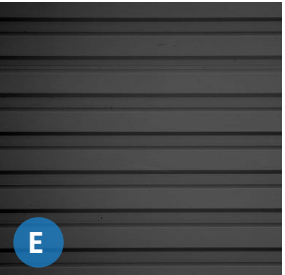
GL01- VISION GLASS



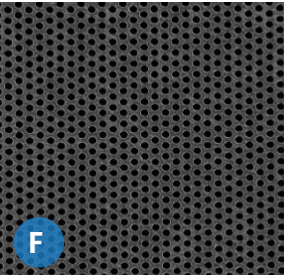
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



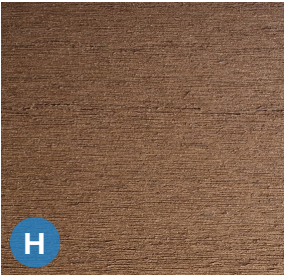
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



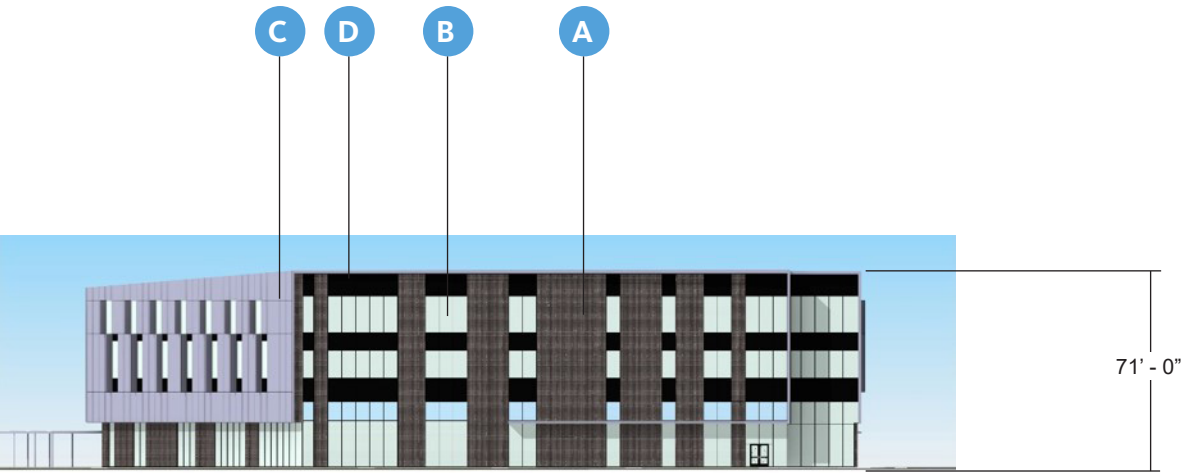
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



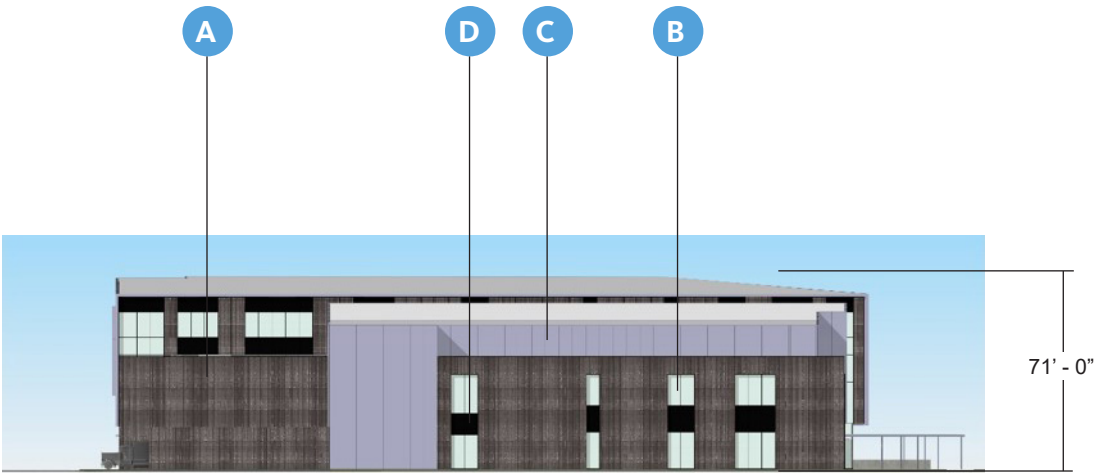
MP01- GRAY METAL
MINIMUM 24 GAUGE



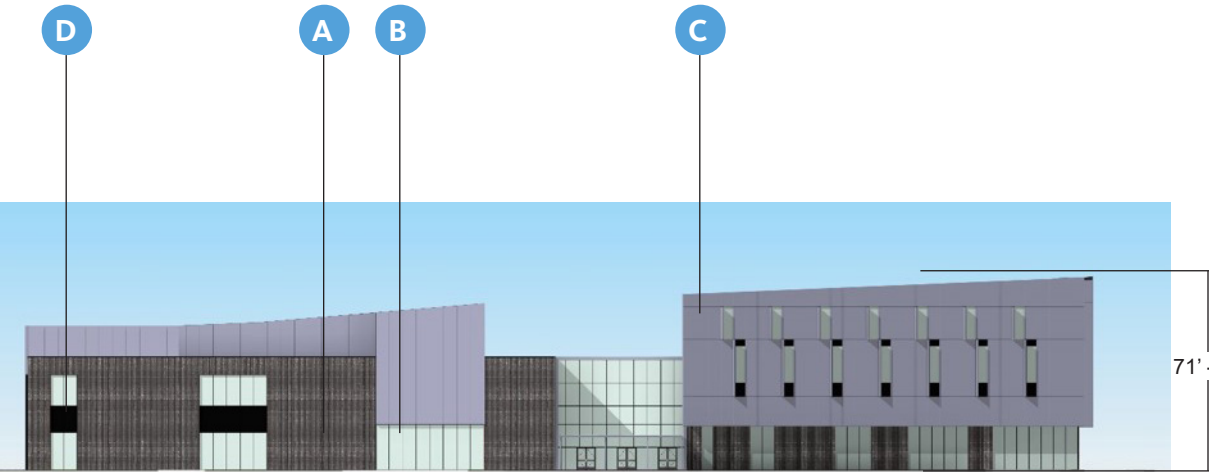
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



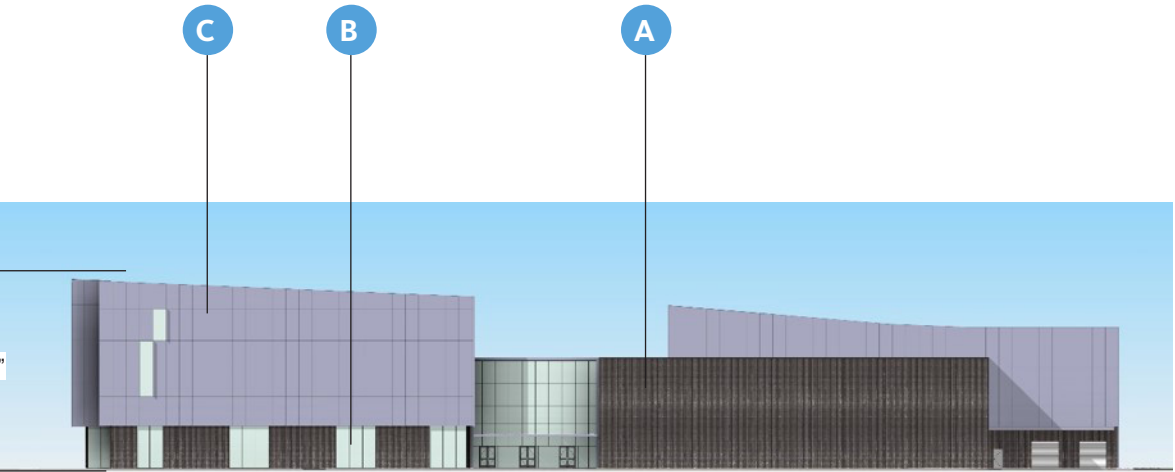
NORTH ELEVATION



SOUTH ELEVATION



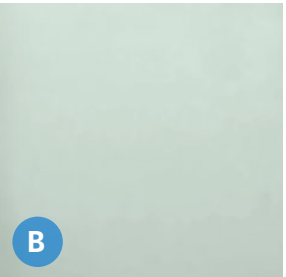
EAST ELEVATION



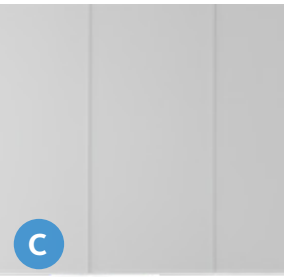
WEST ELEVATION



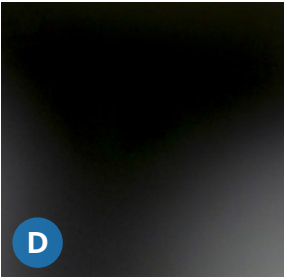
BR01 - GREY BRICK



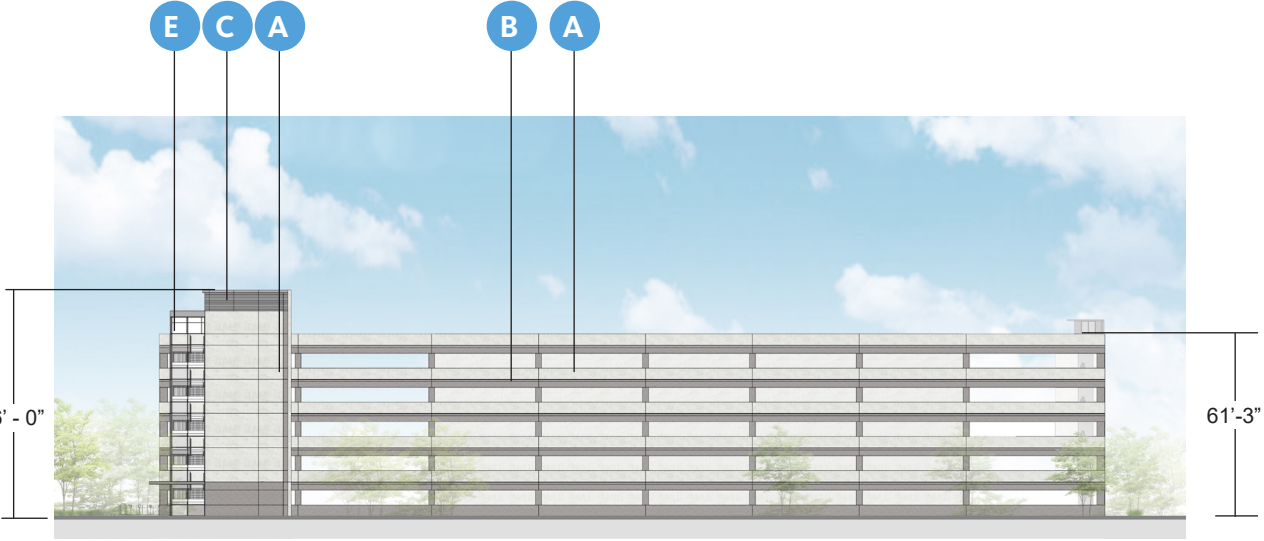
GL01 - VISION GLASS



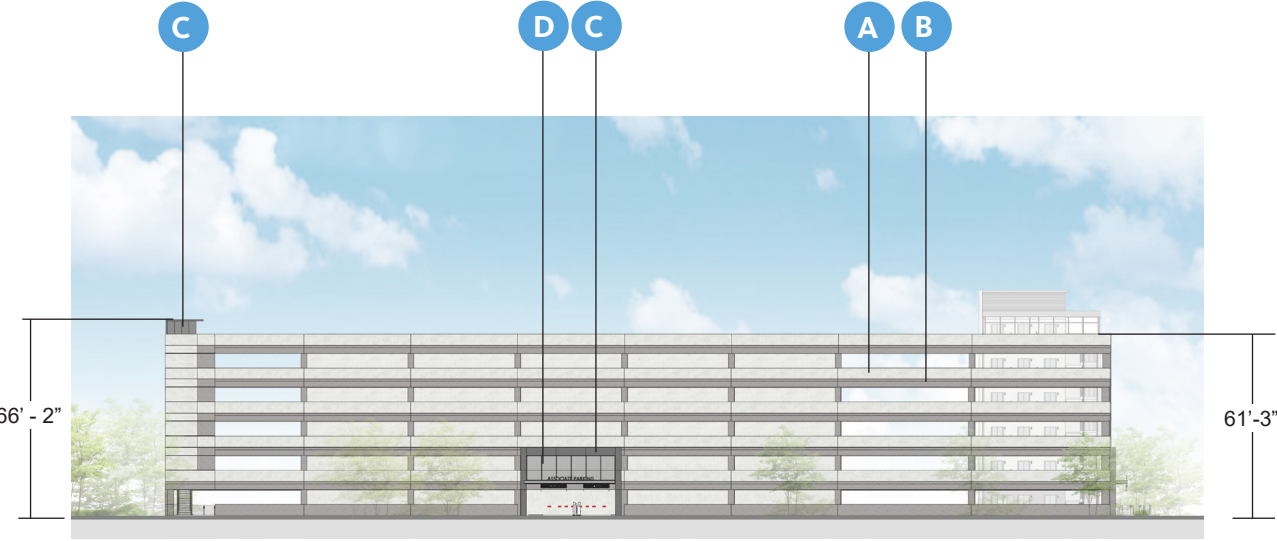
MP01 - CONCEALED PANEL
METAL FASTENER
MINIMUM 24 GAUGE



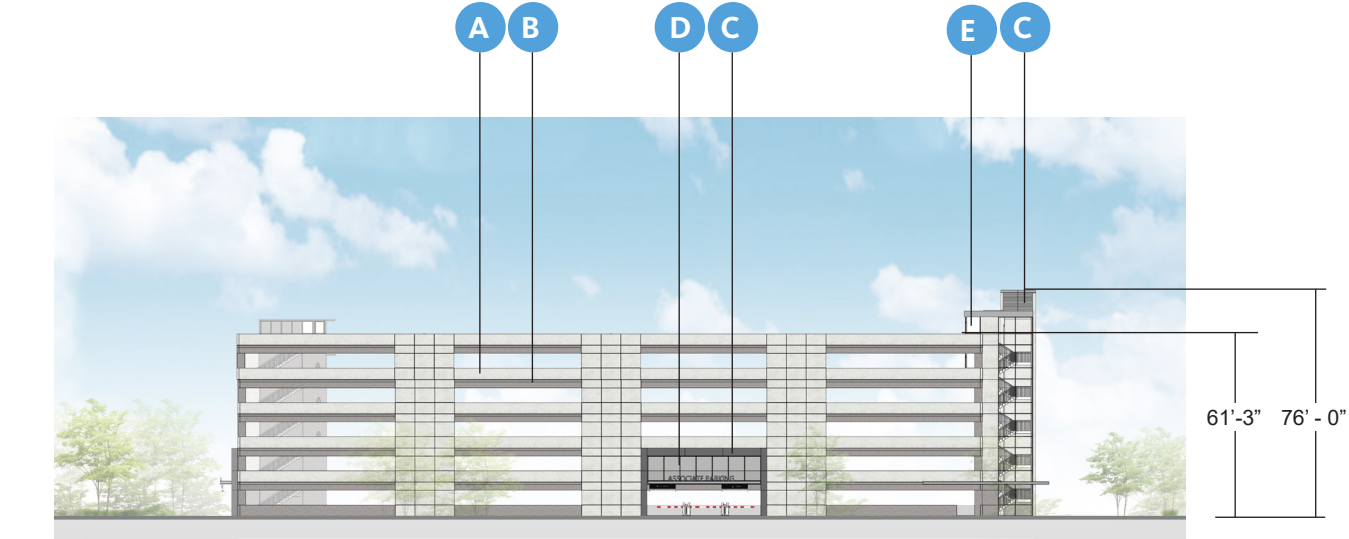
MP02 - DARK METAL
MINIMUM 24 GAUGE



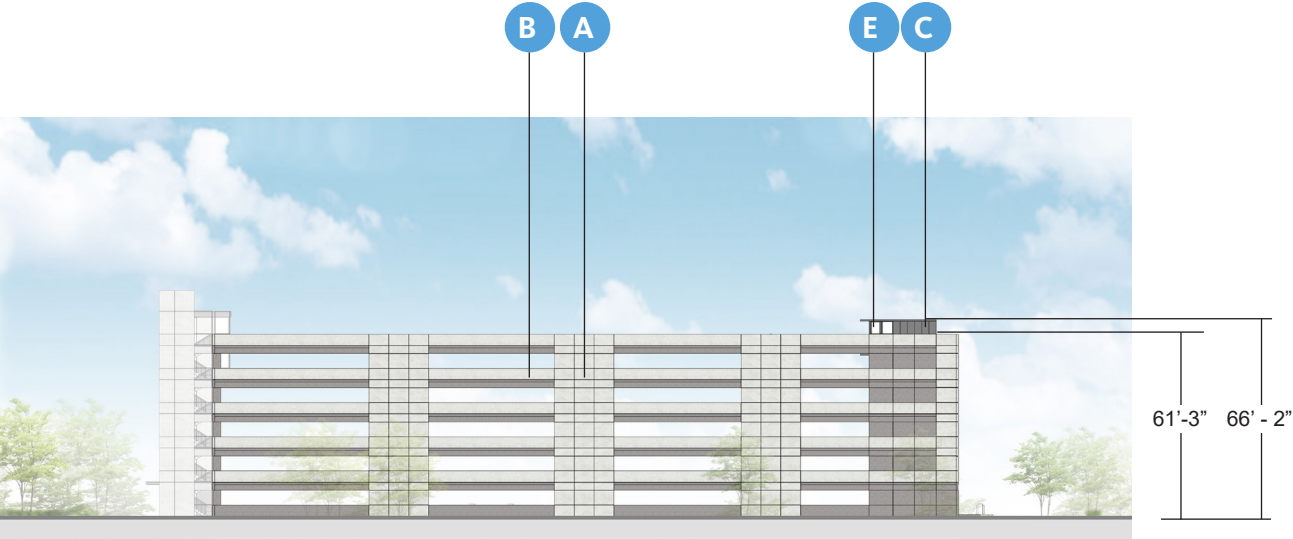
NORTH ELEVATION



SOUTH ELEVATION



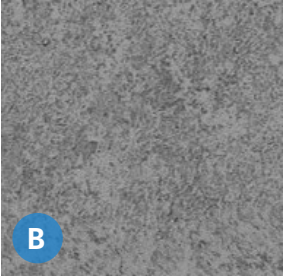
EAST ELEVATION



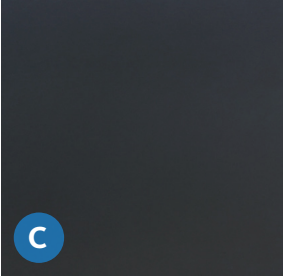
WEST ELEVATION



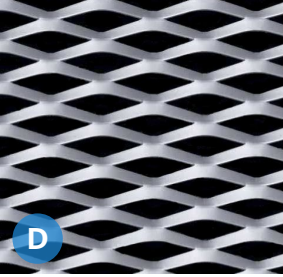
PC01- PRECAST LIGHT



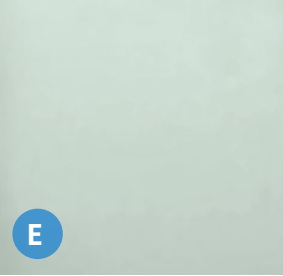
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE

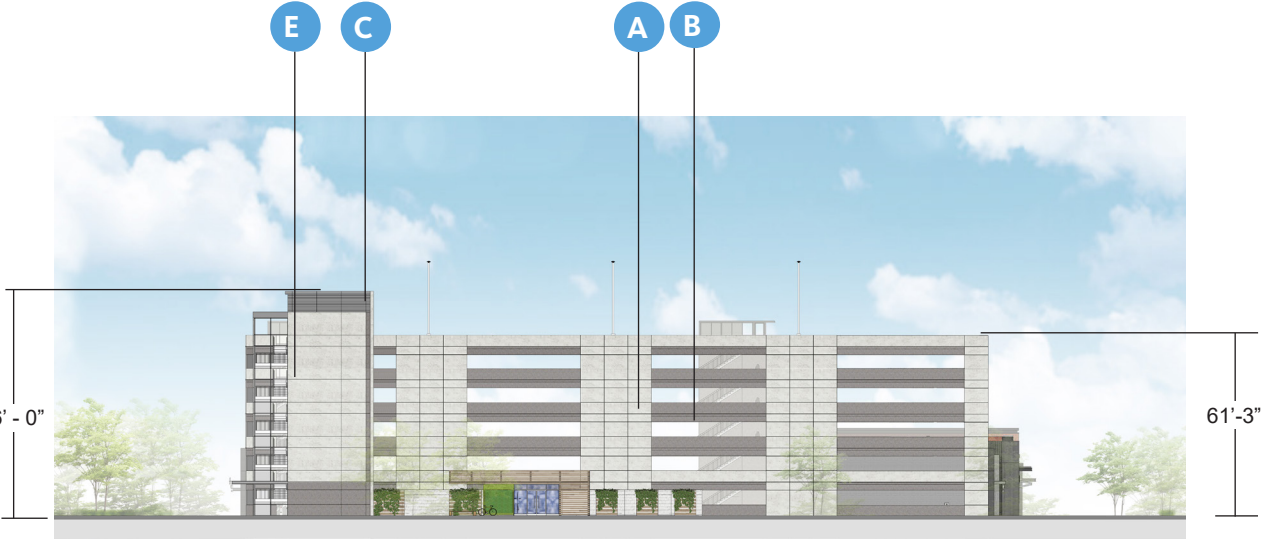


MP06 - EXPANDED METAL
MINIMUM 24 GAUGE

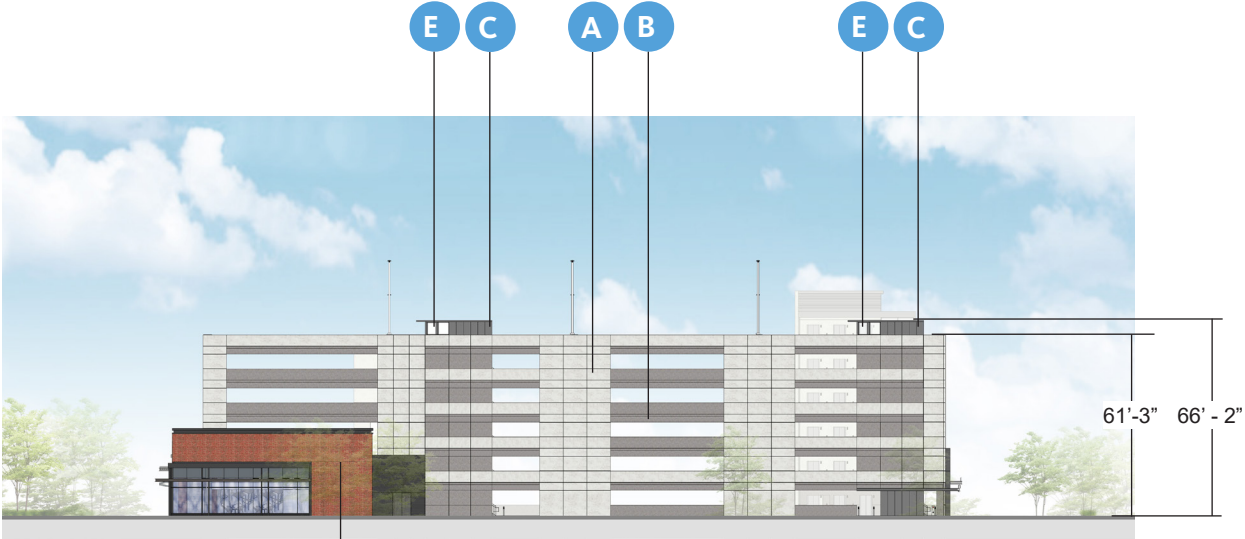


GL01- VISION GLASS

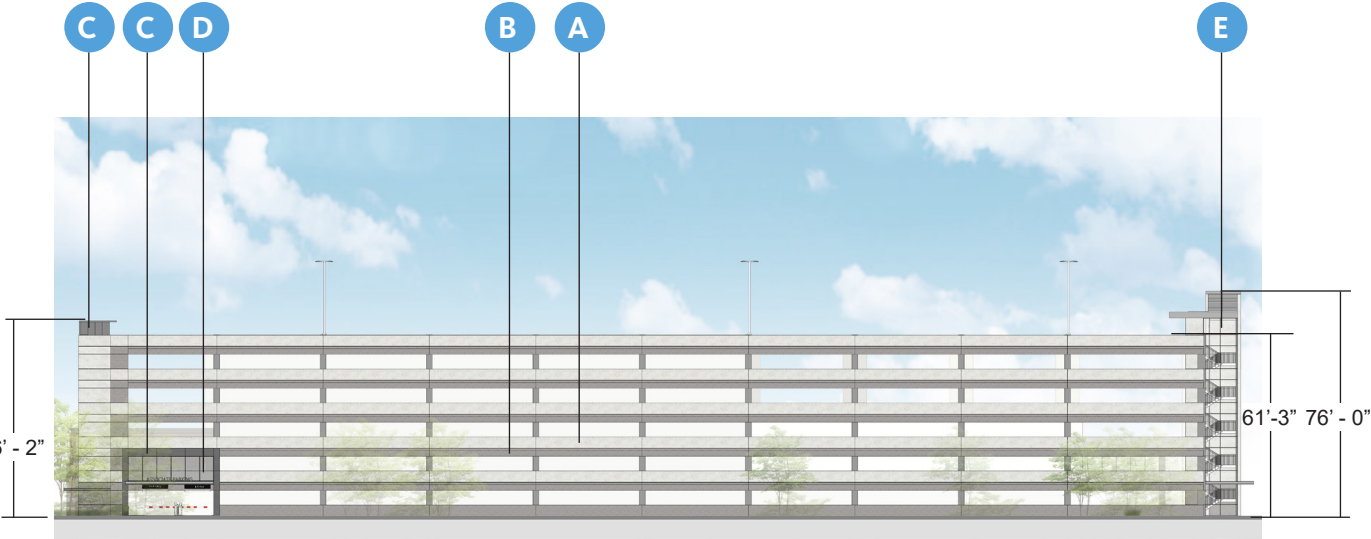
MP03- BLACK METAL
MINIMUM 24 GAUGE



NORTH ELEVATION



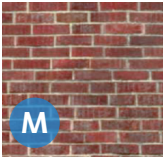
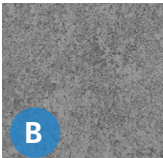
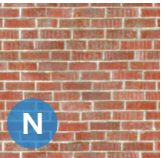
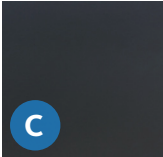
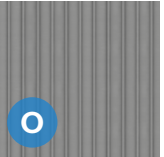
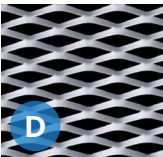
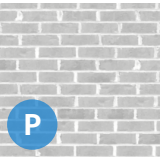
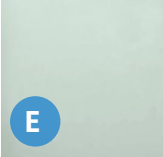
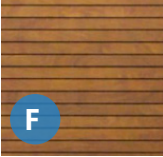
SOUTH ELEVATION

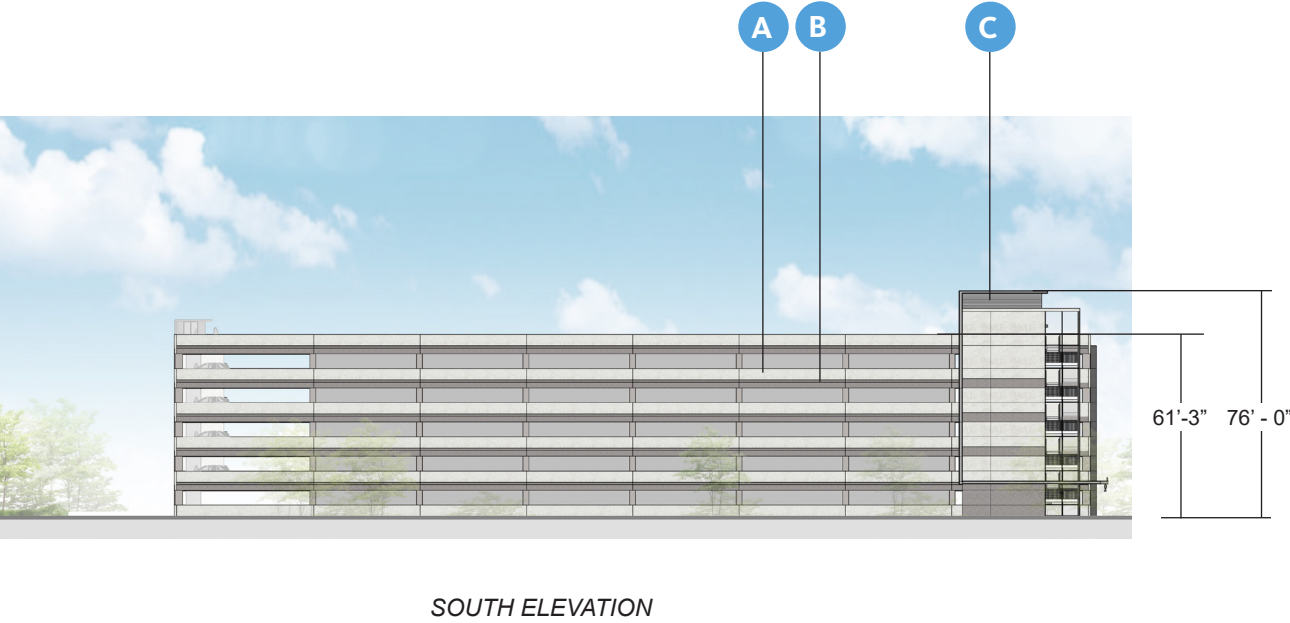
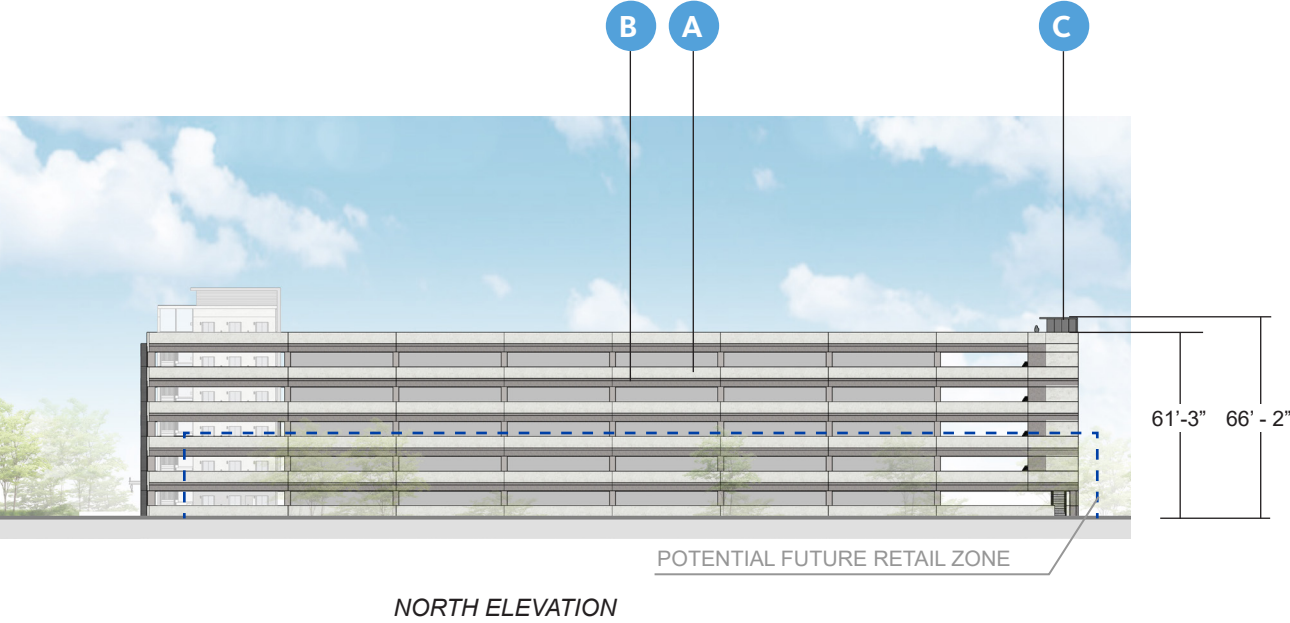


EAST ELEVATION

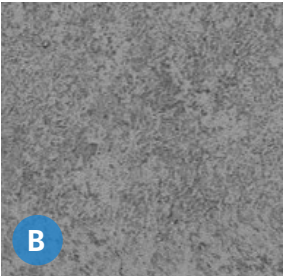


WEST ELEVATION

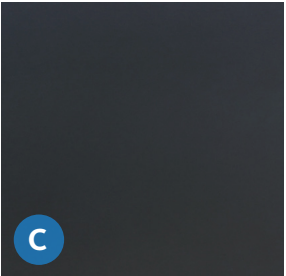
 A PC01- PRECAST LIGHT	 M BR05 - BRICK VENEER
 B PC02- PRECAST DARK	 N BR06 - BRICK VENEER
 C MP03- BLACK METAL MINIMUM 24 GAUGE	 O MP07 - METAL SIDING MINIMUM 24 GAUGE
 D MP06 - EXPANDED METAL MINIMUM 24 GAUGE	 P BR07 - BRICK VENEER
 E GL01- VISION GLASS	
 F WD01 - WOOD VENEER	
 J BR02 - BRICK VENEER	



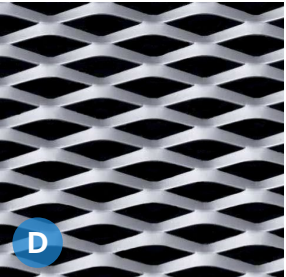
PC01- PRECAST LIGHT



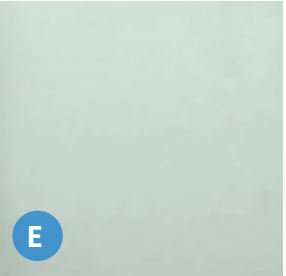
PC02- PRECAST DARK



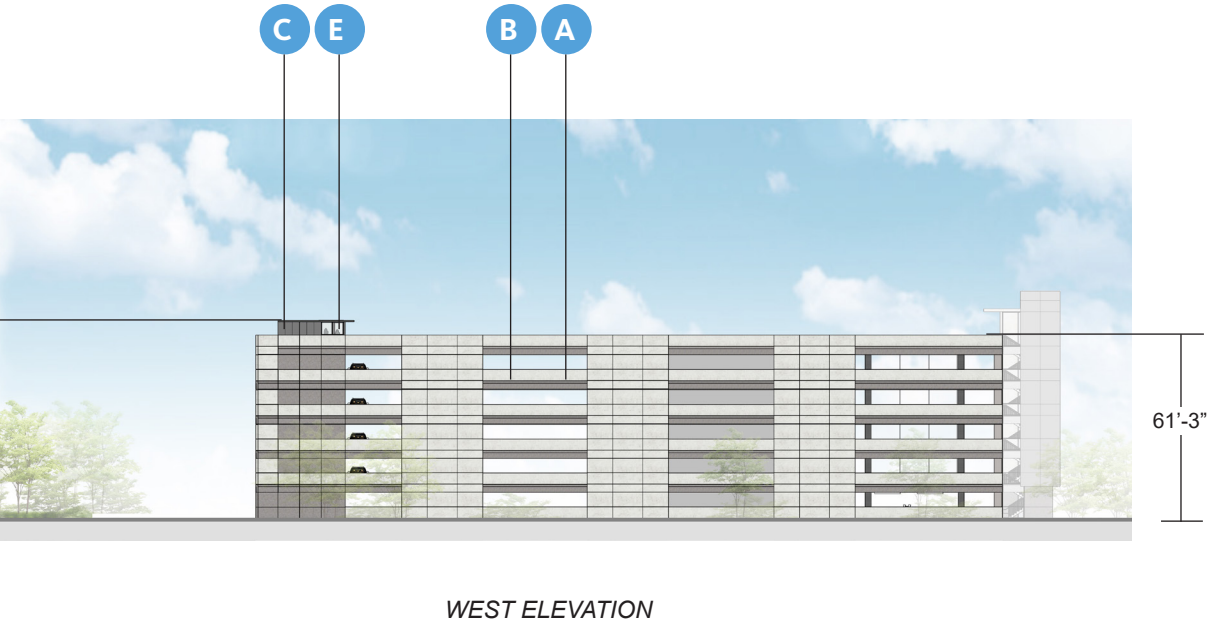
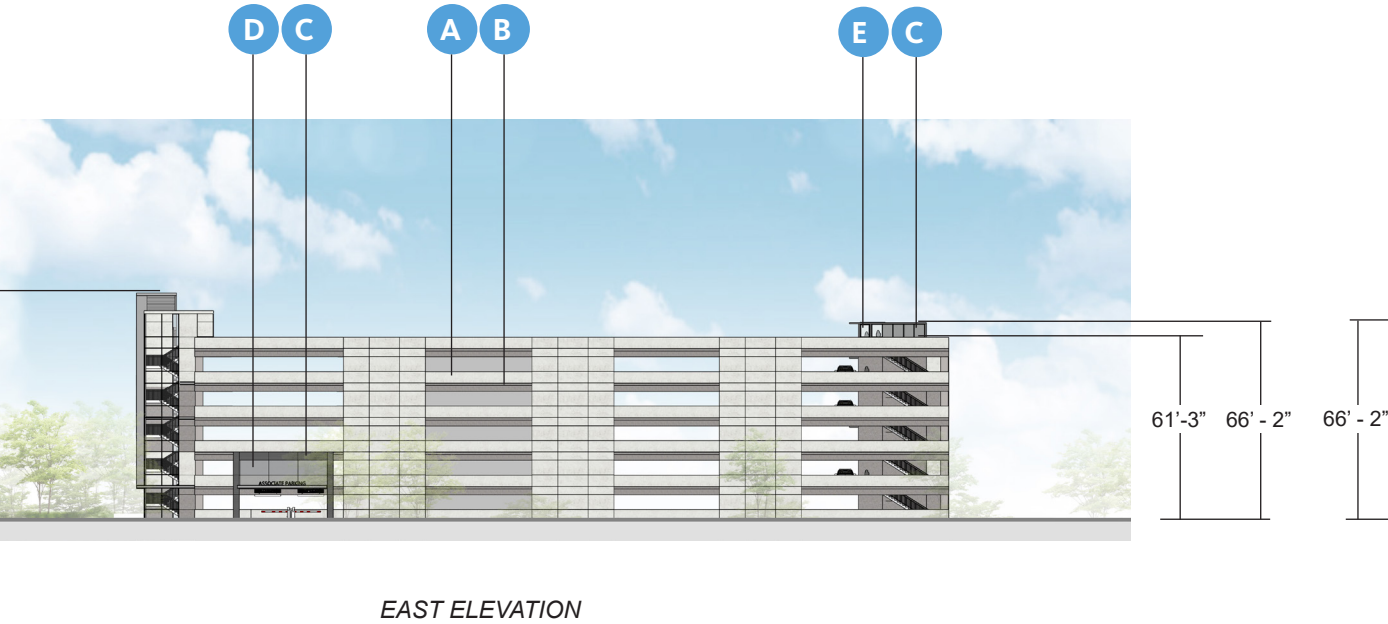
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



NOTICE OF INTENT TO REZONE

Wal-Mart Stores, East, LP

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

I-2, Heavy Industrial, C-2, R-1, R-2 & R-0

to

PUD, Planned Unit Development

The legal description of the property is as follows:

See attached legal descriptions.

The common description of the property is: 1903 SE 10th Street

Proposed land use: Campus Office and related uses

The public hearing will be held August 18, 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Signature and Physical Address

Signature and Physical Address

1404 SE 5 Street, Bentonville,

AR 72712



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☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Signature and Physical Address

1702 E. Central Ave
Bentonville, AR

Signature and Physical Address

CONDITIONAL USE STAFF REPORT



Bentonville Elementary K-4

#13

SW Barron and SW Opal

PC Date: 8/18/2020

Reviewer: Tyler Overstreet, Senior Planner,
AICP

Project Number	CU20-0032
Applicant / Current Owner	Bentonville School District #6 500 Tiger Boulevard Bentonville, AR 72712
Site Area	+/- 30 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Requested Use	Educational Facility
Protective Covenants	N/A

Property Description

This property is located southeast of the intersection of SW Barron and SW Opal Roads. The property is currently zoned A-1, Agricultural. Educational Facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description

A conditional use permit to allow the construction of a new Bentonville K-4 Elementary School. The size and scope of the proposed use are expounded upon in the Bentonville Elementary Large Scale Development (LSD20-0043). Generally, the large scale development meets the requirements and intent of the Land Development Code. 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.

Public Notice

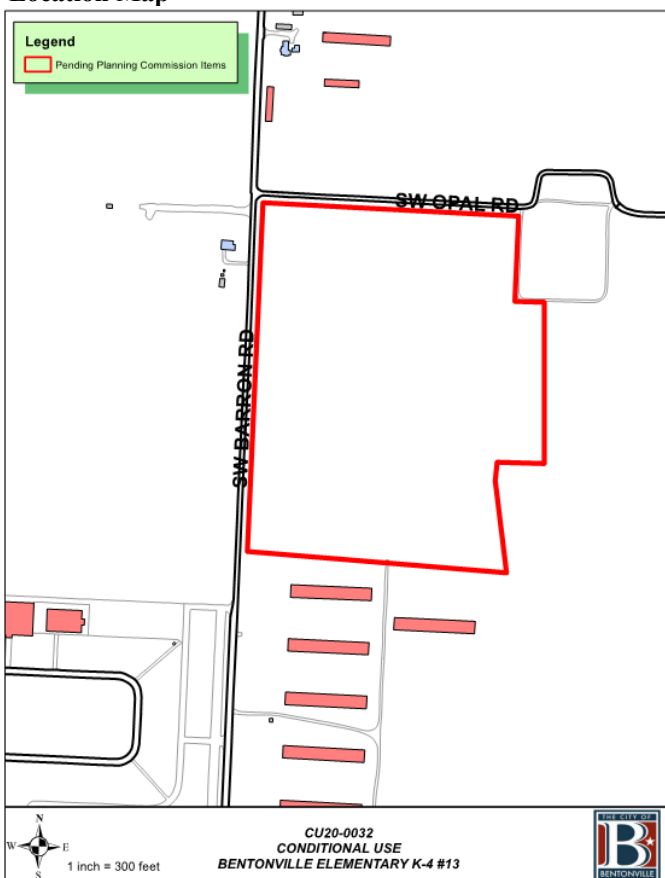
Staff has not received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use.
3. The construction of the proposed use requires Large Scale Development approval.

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

Location Map





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.

2407 S.E. Cottonwood Street
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.

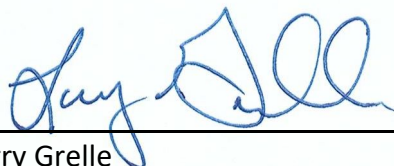
- E. The site is open pasture with some fencing, trees, and brush along both right of ways.

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
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



Southwest corner of property looking north and north east



Southwest corner of property looking east

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



Northwest corner of property looking east and southeast



Southwest corner of Cemetery property looking south

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



Southwest corner of Cemetery property looking southwest



Southwest corner of Cemetery property looking northwest

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com



Southwest corner of Cemetery property looking north

2407 S.E. Cottonwood Street
Bentonville, AR 72712
479.273.2209 ■ Fax 479.273.2553
Morrisonshipley.com

CONDITIONAL USE STAFF REPORT



Sooter Revocable Trust (Church of Nazarene Playground)

NW 3rd Street

PC Date: 8/18/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0031
Applicant / Current Owner	Sooter Revocable Trust 204 Devon Green Bentonville, AR 72712
Site Area	+/- 0.35 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	High Density Residential (HDR)
Requested Use	Long-Term Temporary Use, Temporary Private Playground

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

Location Map



Property Description

This property is located immediately north of the Nazarene Church on NW 3rd Street. It is zoned DC, Downtown Core, and is currently 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.

Proposed Use Description and Analysis

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.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for 18 months unless an extension is requested by applicant and granted by Planning Commission.
2. Upon completion, the site shall be restored to its originally state.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.
4. The mid-block crossing shall be approved by the Traffic, Safety & Signage Committee.



*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.

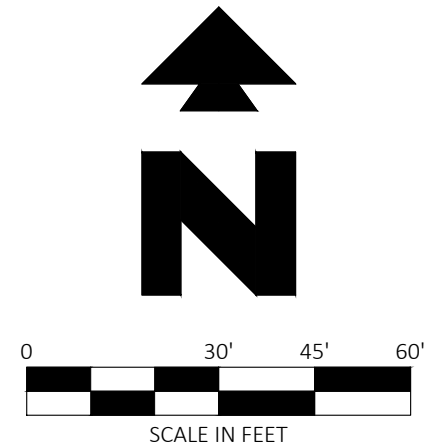
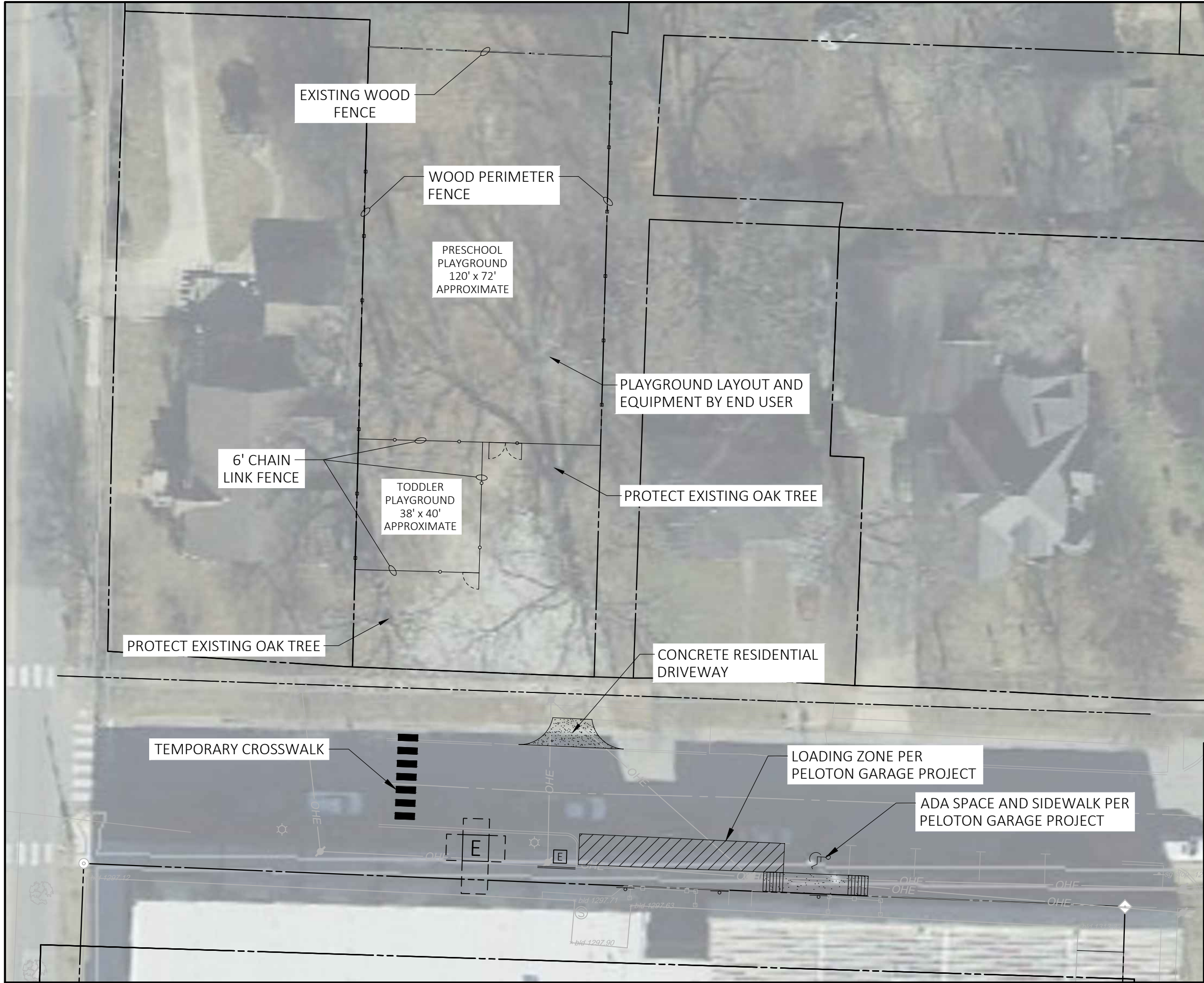
This playground will be for private use by the learning center only, no public access. The proposed hours of operation for the playground are 7:00 a.m. to 4:00 p.m. Monday through Friday. No new structures, lighting, or parking areas are proposed on the property in conjunction with the conditional use 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
Bentonville, AR 72712

(479)273-9472
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. ----
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CONDITIONAL USE STAFF REPORT



Price Coffee

3100 Price Coffee Road

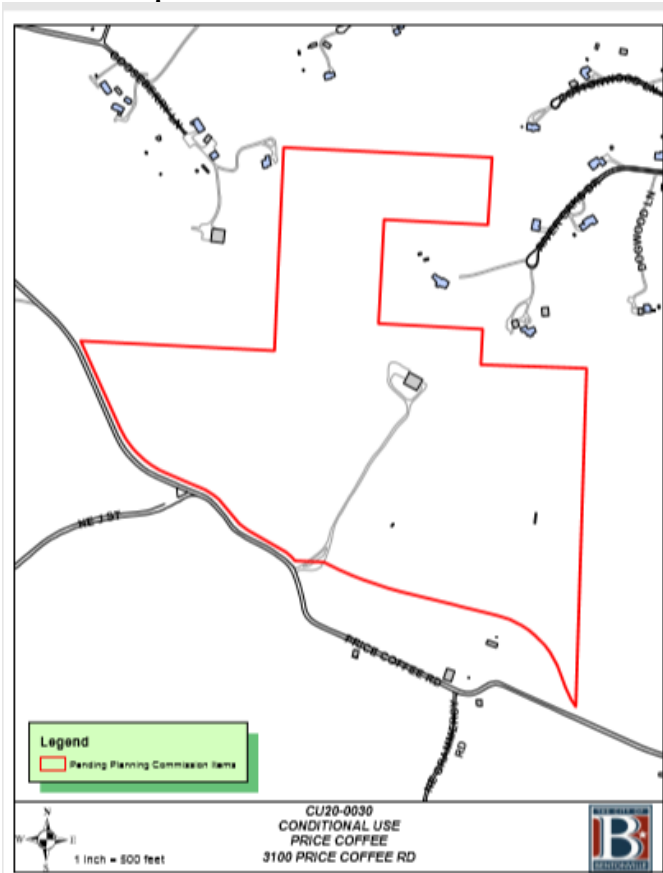
PC Date: 8/18/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	CU20-0030
Applicant / Current Owner	Brenda Anderson 702 SE 5 th Street, Suite 34 Bentonville, AR 72712
Site Area	+/- 119.77 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Requested Use	Section 601.25 Temporary Uses and Structures
Protective Covenants	N/A

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

Location Map



Property Description

This property is located at the juncture of NE J Street and Price Coffee Road. 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.

Proposed Use Description

According to the applicant's narrative, the conditional use permit intends to provide three yurt/tipis for primitive camping. It will provide campers the opportunity to experience social distancing while enjoying the great outdoors. The site lends itself to numerous possible yurt and tipi locations. The drawing submitted identifies the proposed locations but does not limit the applicant from placing the temporary structures outside of the proposed locations. Soil conditions, terrain, and hazard areas can have an overall impact on placement.

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. Outdoor lighting will be via low voltage solar lighting and will not affect any of the surrounding properties. The 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 significant rain events. The showers and restrooms are outside of the identified hazard area.

The Bentonville Community Plan, A Vision for Open Spaces, recommends providing the recreational and open space needs of an increasingly diverse population. The plan recommends that we must continuously monitor preferences for different types of facilities and programs. Also, within the plan, it calls for preserving the environment by minimizing impactful runoff while preserving open space and floodplains. This property lends itself to low impact development, as proposed in this request. Little Sugar Creek bisects this property, and the floodway and floodplain affect the majority of the lowland areas of this property. With its proximity to the amenities of Bentonville and the surrounding communities, it is an ideal location for patrons to enjoy the region's benefits.

Public Notice

Staff has not received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use.
3. No structures in the floodway, a Floodplain Permit is required through the Engineering Department for development on the site and must meet the requirements of Article 1500, Flood Damage Prevention.

- 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







AREA OF MINIMAL FLOOD HAZARD *Zone X*

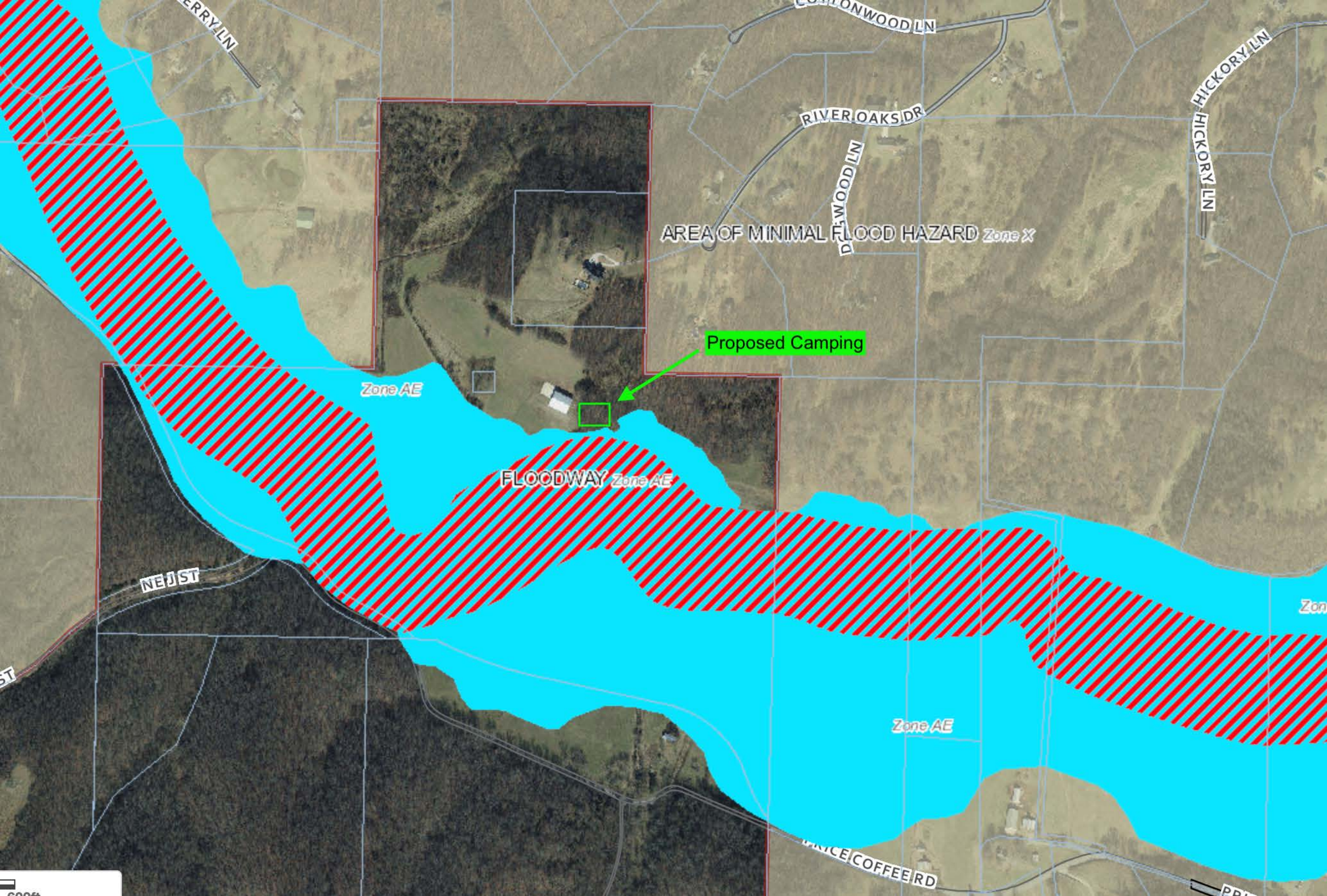
This is an aerial photograph of a landscape. In the upper left, there is a house with a white roof and a smaller tan structure attached to it. The house is labeled with a house icon and the number 3100. To the right of the house is a rectangular area outlined in green, labeled 'PROPOSED CAMPING AREA'. Below this area is a large, irregularly shaped region filled with a red diagonal hatching pattern, labeled 'FLOODWAY Zone AE'. To the right of this hatched area is a solid blue region labeled 'Zone AE'. The background consists of a mix of green grass and brown, leafless trees.

 3100

PROPOSED CAMPING AREA

Zone AE

FLOODWAY *Zone AE*



ERRY LN

COTTONWOOD LN

HICKORY LN

RIVER OAKS DR

D. WOOD LN

AREA OF MINIMAL FLOOD HAZARD Zone X

Proposed Camping

Zone AE

FLOODWAY Zone AE

NE J ST

Zone AE

PRICE COFFEE RD

0 100 200
feet

FINAL PLAT STAFF REPORT



Providence Village Phase 2

Nomad Road

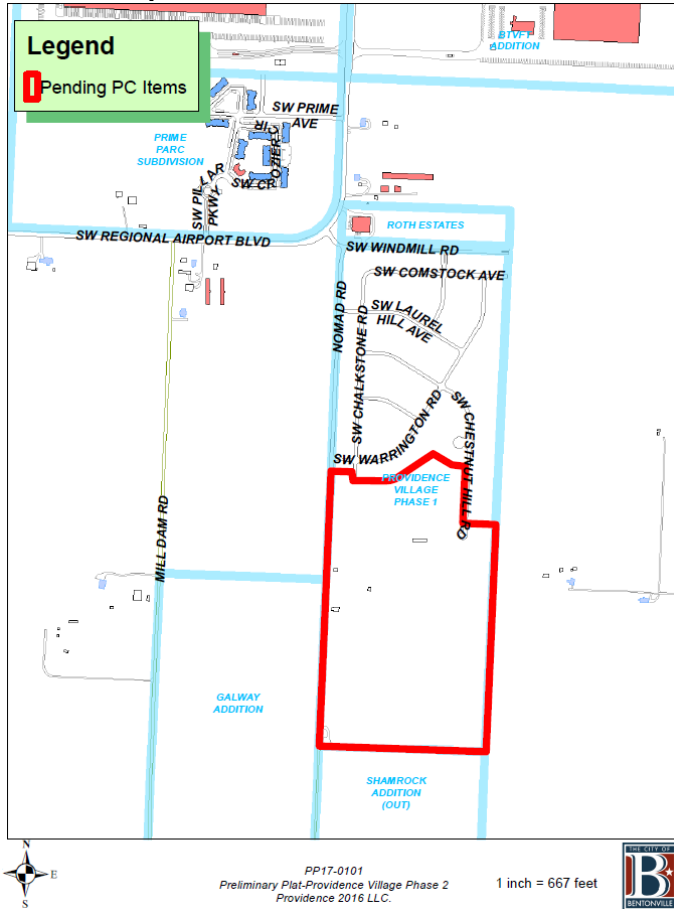
PC Date: 8/18/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	FP20-0001
Applicant / Current Owner	Providence 2016 LLC 4058 North College Ave, Suite 300 Fayetteville, AR 72712
Site Area	+/- 23.87 Acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is located in the Providence Village Subdivision, south of Windmill Road. The approximately 24 acre tract of land is zoned R-1, Single Family Residential.

Project Details

The final plat consists of ninety-nine (99) single-family lots with an average lot size of 7,880 square feet. The plat dedicates various 50-foot & 52-foot public street rights-of-ways within the subdivision and various public utility easements to serve the development.

All non-bondable items and guarantees of improvements must be completed and a final inspection performed and approved prior to final plat approval.

Waivers

There are no waivers requested with this final plat.

Analysis and Recommendation

The plat does meet the minimum requirements of the subdivision regulations therefore staff recommends approval.

Standard Conditions of Approval

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

NOTES

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

DRAWING: G:\17106300-PROVIDENCE\INFRASTRUCTURE\SURVEY\DWG\17106300_PH2_FINAL_PLAT.DWG
LAYOUT: LAYOUT1, LAST SAVED: 06/26/2020 2:49:19 PM
LAST PLOTTED BY: KEVIN J. MONTGOMERY, 06/22/2020 3:00:49 PM, PLOTTED BY: C:\VALID ON HARD COPY ONLY

LOT ADDRESS TABLE	
LOT NO.	ADDRESS
1	6602 SW CHALKSTONE RD
2	6604 SW CHALKSTONE RD
3	6608 SW CHALKSTONE RD
4	6700 SW CHALKSTONE RD
5	6702 SW CHALKSTONE RD
6	6704 SW CHALKSTONE RD
7	6706 SW CHALKSTONE RD
8	6800 SW CHALKSTONE RD
9	6802 SW CHALKSTONE RD
10	6804 SW CHALKSTONE RD
11	6806 SW CHALKSTONE RD
12	6900 SW CHALKSTONE RD
13	6902 SW CHALKSTONE RD
14	6904 SW CHALKSTONE RD
15	7000 SW CHALKSTONE RD
16	7002 SW CHALKSTONE RD
17	7004 SW CHALKSTONE RD
18	7006 SW CHALKSTONE RD
19	4406 SW LEXINGTON AVE
20	4228 SW LEXINGTON AVE
21	4226 SW LEXINGTON AVE
22	4224 SW LEXINGTON AVE
23	4222 SW LEXINGTON AVE
24	4220 SW LEXINGTON AVE
25	4218 SW LEXINGTON AVE
26	4216 SW LEXINGTON AVE
27	4214 SW LEXINGTON AVE
28	4212 SW LEXINGTON AVE
29	4210 SW LEXINGTON AVE
30	4208 SW LEXINGTON AVE
31	4200 SW LEXINGTON AVE
32	6701 SW CHALKSTONE RD
33	6703 SW CHALKSTONE RD
34	6705 SW CHALKSTONE RD
35	6801 SW CHALKSTONE RD
36	6803 SW CHALKSTONE RD
37	6805 SW CHALKSTONE RD
38	6807 SW CHALKSTONE RD
39	6901 SW CHALKSTONE RD
40	6903 SW CHALKSTONE RD
41	6905 SW CHALKSTONE RD
42	6904 SW PILGRIM RD
43	6902 SW PILGRIM RD
44	6900 SW PILGRIM RD
45	6806 SW PILGRIM RD
46	6804 SW PILGRIM RD
47	6802 SW PILGRIM RD
48	6800 SW PILGRIM RD
49	6706 SW PILGRIM RD
50	6704 SW PILGRIM RD
51	6702 SW PILGRIM RD
52	6701 SW PILGRIM RD
53	6703 SW PILGRIM RD
54	6705 SW PILGRIM RD
55	6801 SW PILGRIM RD
56	6803 SW PILGRIM RD
57	6805 SW PILGRIM RD
58	6807 SW PILGRIM RD
59	6901 SW PILGRIM RD
60	6903 SW PILGRIM RD
61	6905 SW PILGRIM RD
62	6904 SW WHITMARSH RD
63	6902 SW WHITMARSH RD
64	6900 SW WHITMARSH RD
65	6806 SW WHITMARSH RD
66	6804 SW WHITMARSH RD
67	6802 SW WHITMARSH RD
68	6800 SW WHITMARSH RD
69	6708 SW WHITMARSH RD
70	6706 SW WHITMARSH RD
71	6704 SW WHITMARSH RD
72	6700 SW WHITMARSH RD
73	6701 SW WHITMARSH RD
74	6703 SW WHITMARSH RD
75	6705 SW WHITMARSH RD
76	6707 SW WHITMARSH RD
77	6709 SW WHITMARSH RD
78	6801 SW WHITMARSH RD
79	6803 SW WHITMARSH RD
80	6805 SW WHITMARSH RD
81	6807 SW WHITMARSH RD
82	6901 SW WHITMARSH RD
83	6903 SW WHITMARSH RD
84	6905 SW WHITMARSH RD
85	6702 SW CHESTNUT HILL RD
86	6704 SW CHESTNUT HILL RD
87	6706 SW CHESTNUT HILL RD
88	6708 SW CHESTNUT HILL RD
89	4205 SW LENOX AVE
90	4207 SW LENOX AVE
91	4301 SW LENOX AVE
92	4303 SW LENOX AVE
93	4305 SW LENOX AVE
94	4307 SW LENOX AVE
95	4309 SW LENOX AVE
96	4401 SW LENOX AVE
97	4403 SW LENOX AVE
98	4405 SW LENOX AVE
99	4407 SW LENOX AVE

ADJOINING PROPERTY OWNER INFORMATION

- A

PARCEL 01-17946-000
THOMAS, WILLIAM & SOPHIA
6600 SW CHALKSTONE RD
BENTONVILLE, AR
- B

PARCEL 01-17967-000
LEWIS, JOHN B
4211 SW ATLANTIC CT
BENTONVILLE, AR
- C

PARCEL 01-17966-000
CHAVEZ, RICHARD
4209 SW ATLANTIC CT
BENTONVILLE, AR
- D

PARCEL 01-17965-000
BONHAM, KENLEY
6709 SW CHESTNUT HILL RD
BENTONVILLE, AR
- E

PARCEL 01-18025-000
PROVIDENCE VILLAGE PROPERTY OWNERS ASSOCIATION
SW ATLANTIC AVE
BENTONVILLE, AR
- F

PARCEL 01-08215-340
AMAZING LAND COMPANY LLC
9207 S MORNING STAR RD
BENTONVILLE, AR
- G

PARCEL 01-08215-341
DANIEL, RUSSELL & JAMIE
S MORNING STAR RD
BENTONVILLE, AR
- H

PARCEL 01-08215-350
WILLIS TRUST, MAURICE F & WILLIS TRUST, PAMELA W
10203 SEARS RD
BENTONVILLE, AR
- I

PARCEL 15-18538-000
ROACH, JUSTIN & AMY
10500 SEARS RD
BENTONVILLE, AR
- J

PARCEL 15-18537-000
JONES, CHRISTOPHER M & ANDREA L
9420 NOMAD RD
CENTERTON AR 72719-9502

ZONE R-1 SETBACK TABLE	
FRONT	20 FEET
REAR	25 FEET
SIDE-INTERIOR	7 FEET
SIDE-EXTERIOR	20 FEET

FINAL PLAT PROVIDENCE VILLAGE
PHASE II

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF 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: _____

SOURCE OF TITLE: DEED RECORD 2015-72459 AND PLAT RECORD 2017-20

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

NOTARY PUBLIC _____

DESCRIPTION:

LOT 189 OF THE FINAL PLAT OF PROVIDENCE VILLAGE, AS PER PLAT BOOK 2017 AT PAGE 20 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 189 OF SAID FINAL PLAT OF PROVIDENCE VILLAGE; THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING TEN COURSES:
THENCE S87°24'33"E 128.31 FEET;
THENCE S02°20'46"W 66.20 FEET;
THENCE S87°26'09"E 212.64 FEET;
THENCE 13.11 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 85.00 FEET AND A LONG CHORD OF N88°14'41"E 13.09 FEET;
THENCE N83°44'56"E 84.70 FEET;
THENCE 37.07 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 85.00 FEET AND A LONG CHORD OF N71°15'06"E 36.78 FEET;
THENCE N58°46'45"E 310.06 FEET;
THENCE 37.16 FEET ALONG A CURVE TO THE LEFT *WITH A RADIUS OF 85.00 FEET AND A LONG CHORD OF N46°16'38"E 36.86 FEET;
THENCE S63°40'00"E 170.38 FEET;
THENCE S82°13'39"E 108.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 189, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF SW CHESTNUT HILL ROAD, AS PER PLAT BOOK 2017 AT PAGE 20;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°35'13"W 444.89 FEET TO A POINT ON THE EAST LINE OF SAID LOT 189;
THENCE ALONG SAID EAST LINE THE FOLLOWING THREE COURSES:
THENCE S87°23'24"E 263.18 FEET;
THENCE S02°42'11"W 474.66 FEET;
THENCE S02°39'02"W 1316.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 189;
THENCE ALONG THE SOUTH LINE THEREOF N87°58'23"W 1277.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 189, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF SW NOMAD ROAD, AS PER PLAT BOOK 2017 AT PAGE 20;
THENCE ALONG SAID EAST RIGHT-OF-WAY N02°30'33"E 1320.12 FEET;
THENCE ALONG SAID EAST RIGHT-OF-WAY N02°30'49"E 846.26 FEET TO THE POINT OF BEGINNING, CONTAINING 61.83 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SURVEY NOTES:

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

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEED AND PLAT AND NO OTHERS: DEED RECORD 2015-72459 AND PLAT RECORD 2017-20.

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF THE BUILDINGS TO BE CONSTRUCTED.

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

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

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

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND NONE OF THE PROPERTY IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0245K, EFFECTIVE DATE JUNE 05, 2012.

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

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

SIDEWALK CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER OR OWNER/DEVELOPER AT THE TIME OF BUILDING PERMIT ISSUANCE AND IN ACCORDANCE WITH THE CITY OF BENTONVILLE DESIGN STANDARDS. HANDICAP ACCESSIBLE RAMPS AND SIDEWALKS ALONG ALL NON-BUILDABLE LOT FRONTAGES SHALL BE CONSTRUCTED BY THE DEVELOPER. ANY DAMAGE THAT OCCURS WITHIN THE RIGHT-OF-WAY DURING THE HOME/LOT CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE HOME/BUILDER OR OWNER/DEVELOPER TO REPLACE TO CITY STANDARDS. THIS INCLUDES ANY EXISTING SIDEWALKS OR ADA RAMPS THAT ARE DAMAGED.

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____ XX/XX/2020

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

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



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

RECORD INFORMATION

SITE OWNER:
PROVIDENCE 2016 LLC
599 S HORSEBARN RD STE 102
ROGERS AR 72758-8711

VICINITY MAP



SEAL

FINAL PLAT OF PROVIDENCE
VILLAGE PHASE 2

BENTONVILLE ARKANSAS

PREPARED FOR:
PROVIDENCE 2016 LLC

STATE PLAT CODE:
500-19N-31W-0-22-102-04-1460

DATE: 02/07/2020
PROJECT NO: 17106300
CONTACT: K MONTGOMERY



CERTIFICATE OF AUTHORIZATION:

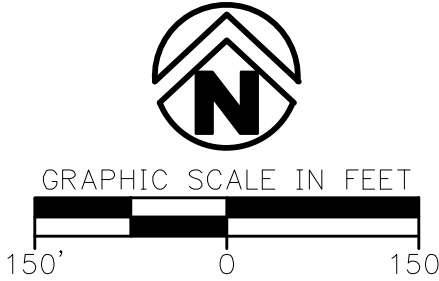


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DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	02/07/2020
2	REV PER CITY COMMENTS	06/22/2020

SHEET NO.:

RECORD INFORMATION



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

VICINITY MAP



SEAL

FINAL PLAT OF PROVIDENCE VILLAGE PHASE 2

BENTONVILLE ARKANSAS

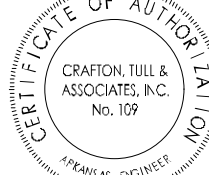
PREPARED FOR:
PROVIDENCE 2016 LLC

STATE PLAT CODE:
500-19N-31W-0-22-102-04-1460

DATE: 02/07/2020
PROJECT NO.: 17106300
CONTACT: K MONTGOMERY

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

CERTIFICATE OF AUTHORIZATION:



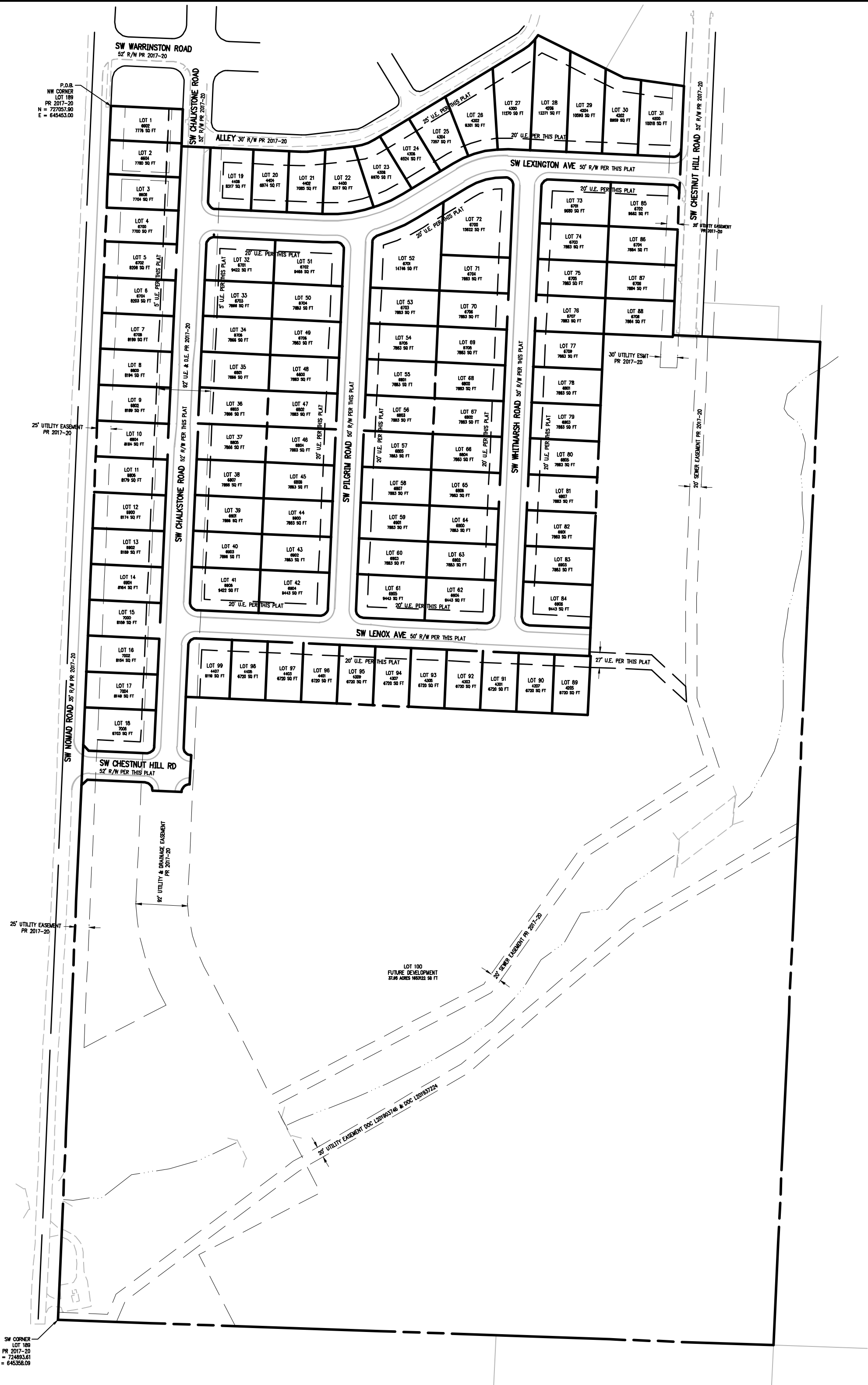
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DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	02/07/2020
2	REV PER CITY COMMENTS	06/22/2020

SHEET NO.:

2 OF 4

CITY OF BENTONVILLE
PROJECT NUMBER:
FP20-0001



P.O.B.
NW CORNER
LOT 189
PR 2017-20
N = 727057.50
E = 645453.00

25' UTILITY EASEMENT
PR 2017-20

SW WALNUT ROAD 50' R/W PR 2017-20

25' UTILITY EASEMENT
PR 2017-20

SW CORNER
LOT 189
PR 2017-20
N = 727057.50
E = 645453.00

LOT 100
FUTURE DEVELOPMENT
2.50 ACRES 108000 SQ FT

25' UTILITY EASEMENT DOG LEASH 31'60 & 31'60 LEASH 224

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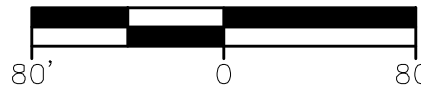
P.O.B.
NW CORNER
LOT 189
PR 2017-20
N = 727057.90
E = 645453.00



RECORD INFORMATION



GRAPHIC SCALE IN FEET



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

VICINITY MAP



SEAL

FINAL PLAT OF PROVIDENCE
VILLAGE PHASE 2

BENTONVILLE ARKANSAS

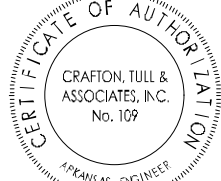
PREPARED FOR:
PROVIDENCE 2016 LLC

STATE PLAT CODE:
500-19N-31W-0-22-102-04-1460

DATE: 02/07/2020
PROJECT NO.: 17106300
CONTACT: K MONTGOMERY

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CERTIFICATE OF AUTHORIZATION:



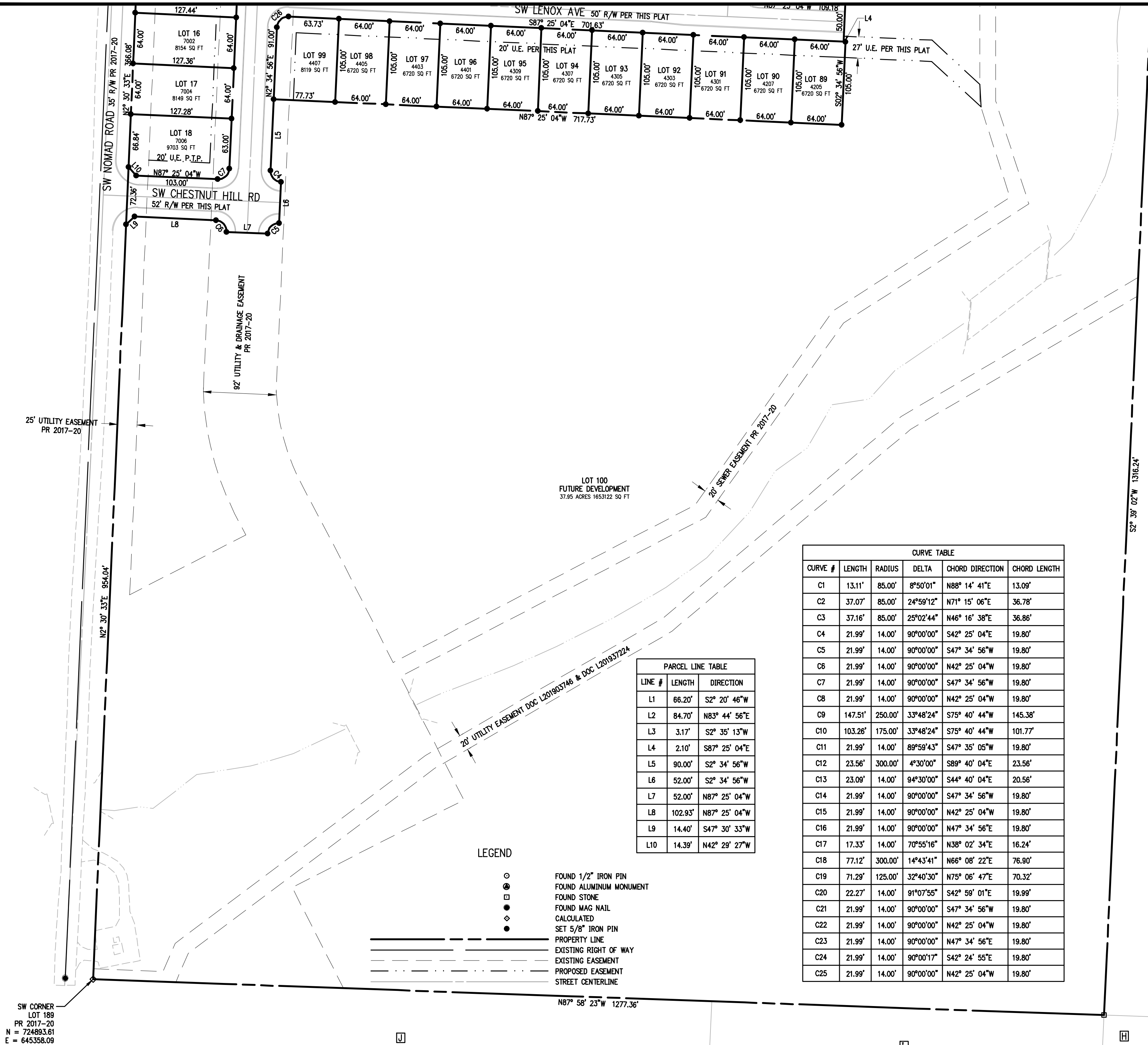
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DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	02/07/2020
2	REV PER CITY COMMENTS	06/22/2020

SHEET NO.:

CITY OF BENTONVILLE
PROJECT NUMBER:
FP20-0001

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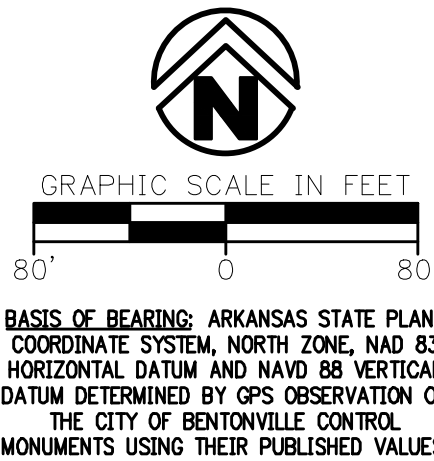
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	66.20'	S2° 20' 46"W
L2	84.70'	N83° 44' 56"E
L3	3.17'	S2° 35' 13"W
L4	2.10'	S87° 25' 04"E
L5	90.00'	S2° 34' 56"W
L6	52.00'	S2° 34' 56"W
L7	52.00'	N87° 25' 04"W
L8	102.93'	N87° 25' 04"W
L9	14.40'	S47° 30' 33"W
L10	14.39'	N42° 29' 27"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	13.11'	85.00'	8°50'01"	N88° 14' 41"E	13.09'
C2	37.07'	85.00'	24°59'12"	N71° 15' 06"E	36.78'
C3	37.16'	85.00'	25°02'44"	N46° 16' 38"E	36.86'
C4	21.99'	14.00'	90°00'00"	S42° 25' 04"E	19.80'
C5	21.99'	14.00'	90°00'00"	S47° 34' 56"W	19.80'
C6	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C7	21.99'	14.00'	90°00'00"	S47° 34' 56"W	19.80'
C8	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C9	147.51'	250.00'	33°48'24"	S75° 40' 44"W	145.38'
C10	103.26'	175.00'	33°48'24"	S75° 40' 44"W	101.77'
C11	21.99'	14.00'	89°59'43"	S47° 35' 05"W	19.80'
C12	23.56'	300.00'	4°30'00"	S89° 40' 04"E	23.56'
C13	23.09'	14.00'	94°30'00"	S44° 40' 04"E	20.56'
C14	21.99'	14.00'	90°00'00"	S47° 34' 56"W	19.80'
C15	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C16	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C17	17.33'	14.00'	70°55'16"	N38° 02' 34"E	16.24'
C18	77.12'	300.00'	14°43'41"	N66° 08' 22"E	76.90'
C19	71.29'	125.00'	32°40'30"	N75° 06' 47"E	70.32'
C20	22.27'	14.00'	91°07'55"	S42° 59' 01"E	19.99'
C21	21.99'	14.00'	90°00'00"	S47° 34' 56"W	19.80'
C22	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C23	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C24	21.99'	14.00'	90°00'17"	S42° 24' 55"E	19.80'
C25	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'

LEGEND

- FOUND 1/2" IRON PIN
- FOUND ALUMINUM MONUMENT
- FOUND STONE
- FOUND MAG NAIL
- CALCULATED
- SET 5/8" IRON PIN
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- - - EXISTING EASEMENT
- · - · - PROPOSED EASEMENT
- STREET CENTERLINE

RECORD INFORMATION



BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON
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VICINITY MAP



SEAL

FINAL PLAT OF PROVIDENCE
VILLAGE PHASE 2

BENTONVILLE ARKANSAS

PREPARED FOR:
PROVIDENCE 2016 LLC

STATE PLAT CODE:
500-19N-31W-0-22-102-04-1460

DATE: 02/07/2020
PROJECT NO: 17106300
CONTACT: K MONTGOMERY

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CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC.
No. 127
ARKANSAS ENGINEER

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DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	02/07/2020
2	REV PER CITY COMMENTS	06/22/2020

SHEET NO.:

CITY OF BENTONVILLE
PROJECT NUMBER:
FP20-0001

LARGE SCALE DEVELOPMENT STAFF REPORT



Junk Brands

SW I Street

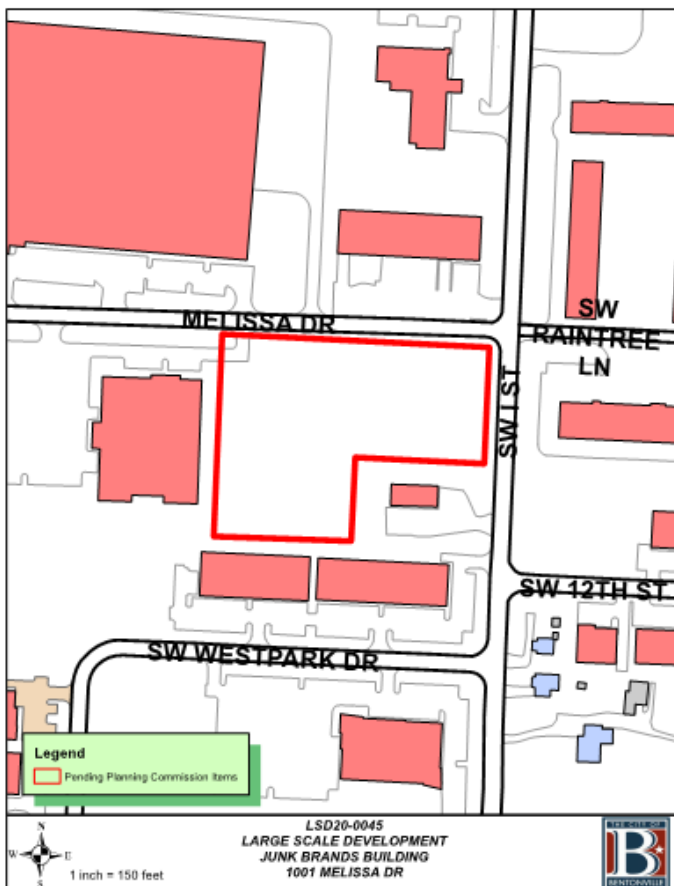
PC Date: 8/18/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0045
Applicant / Current Owner	M&M Business Holdings, LLC 1201 Melissa Drive Bentonville, AR 72712
Site Area	+/- 3 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Industrial (I)
Development Type / Use	Office, Warehousing, and Manufacturing

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

Location Map



Property Description

This property is located southwest of the intersection of SW I Street and Melissa Drive. The property is currently zoned I-2, Heavy Industrial with a Future Land Use classification of General Commercial.

Project Details

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 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.

Projected Traffic Impact

The proposed development has the potential to impact traffic in the area. However, the site's compliance with the City of Bentonville's access management and off-site improvements sections of the Land Development Code should help accommodate traffic in the area.

Waivers

- One waiver 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.

Conclusion

Due to the waiver request, the proposed development does not meet the minimum requirements of the Land Development Code. However, through the building's use of a variety of materials and articulation methods, the development meets the intent of the current code and the requirements of the revised code. Staff recommends approval of the waiver request and large scale development.



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

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

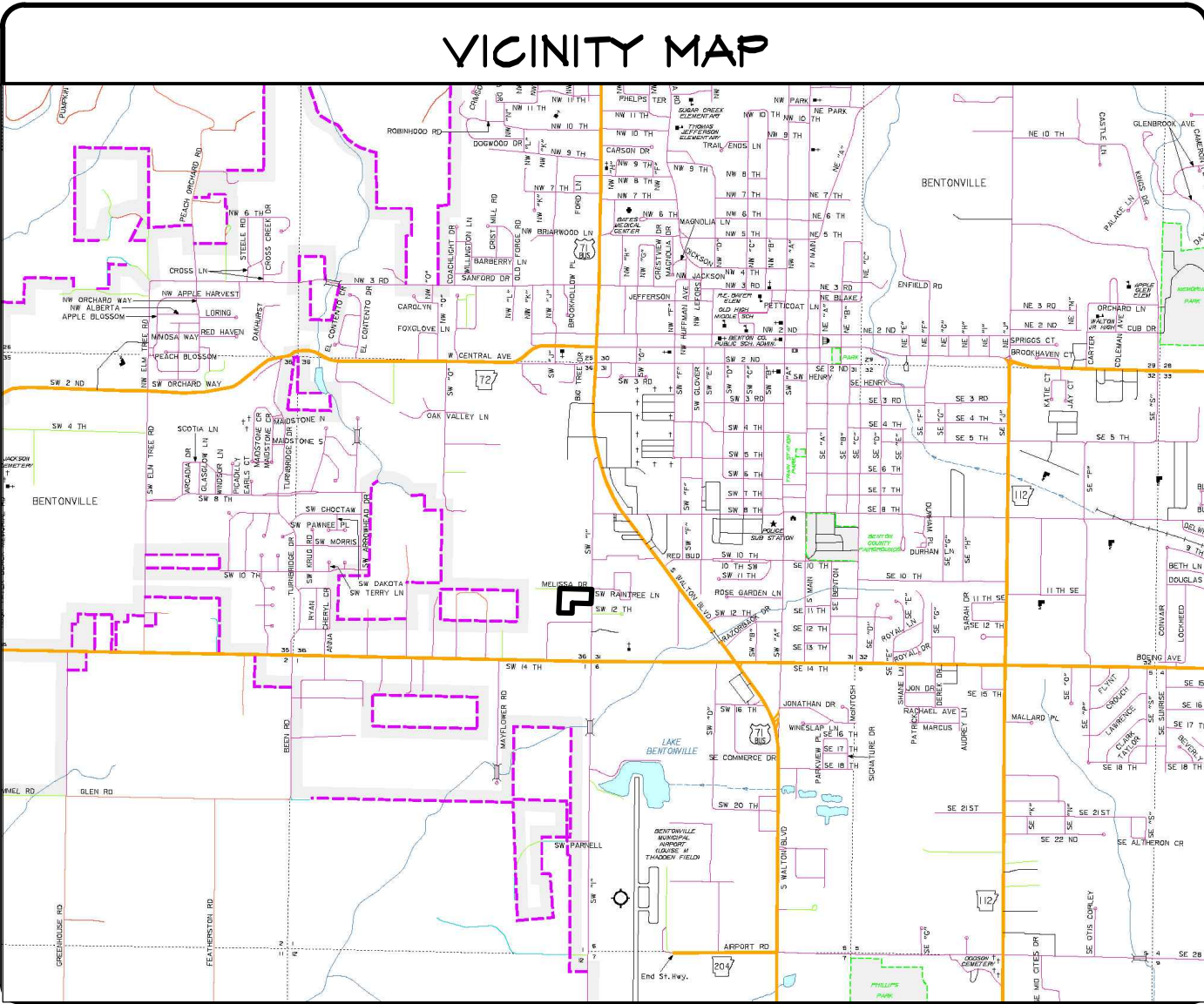
August, 2020

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
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 - 8 Utility Plan
 - * Bentonville Water & Sewer Standard Details
 - 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.

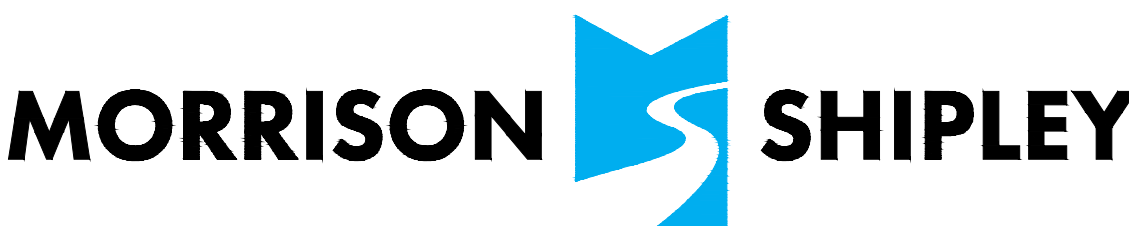
Map Number: 500TC0255K

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

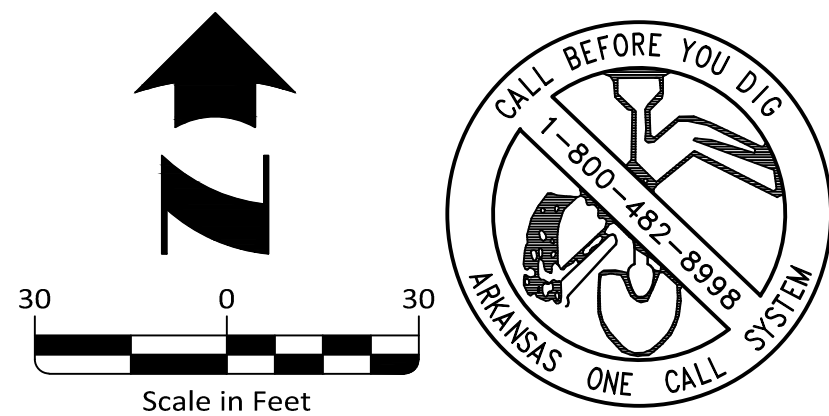
FOR
REVIEW



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Zoning - Industrial Districts (I-2)
City Atlas Page #402
CITY PROJECT #LSD20-0045

JUNK BRANDS
BENTONVILLE, ARKANSAS



Site General Notes:

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

Sheet No.

3

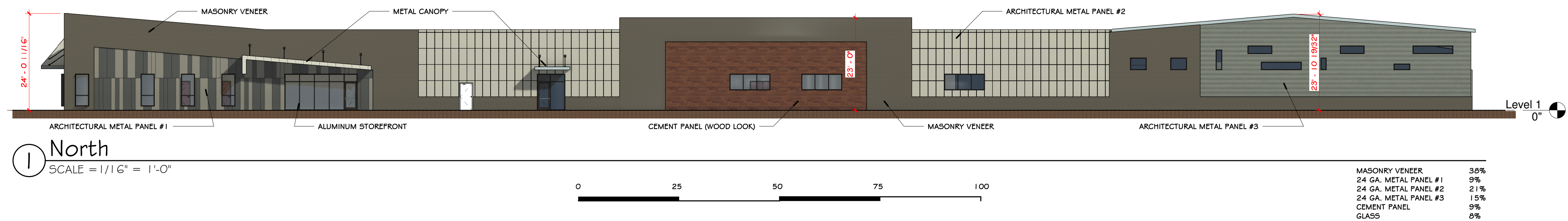
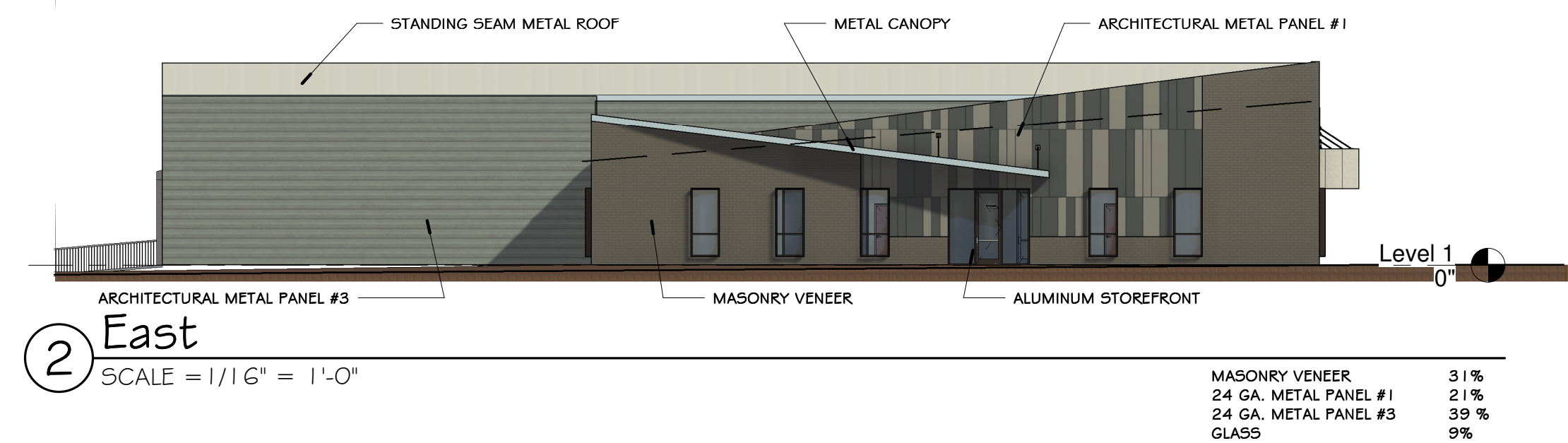
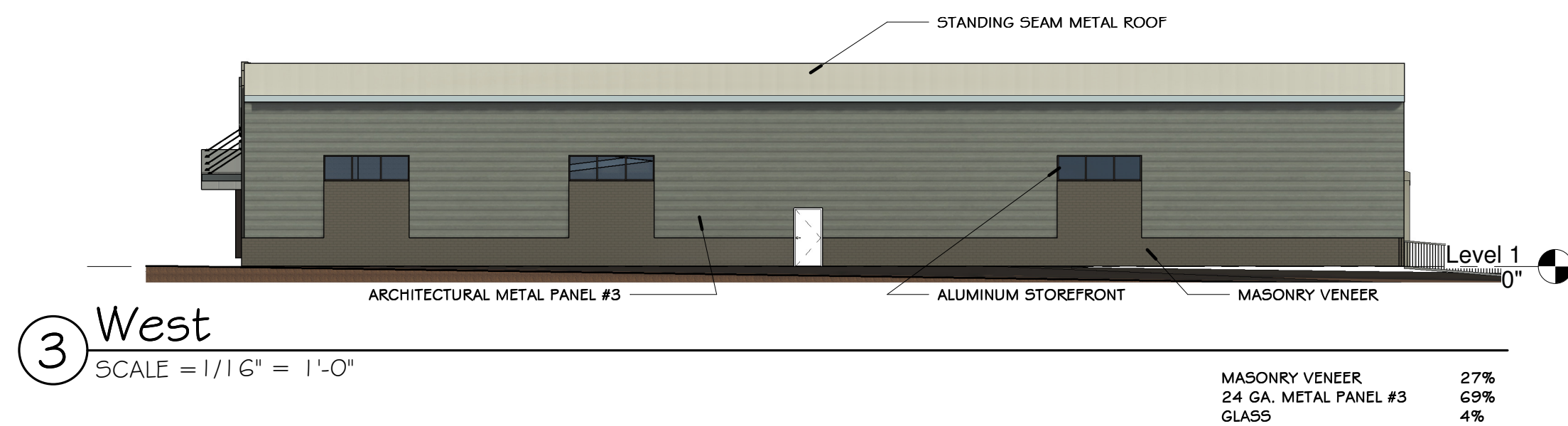
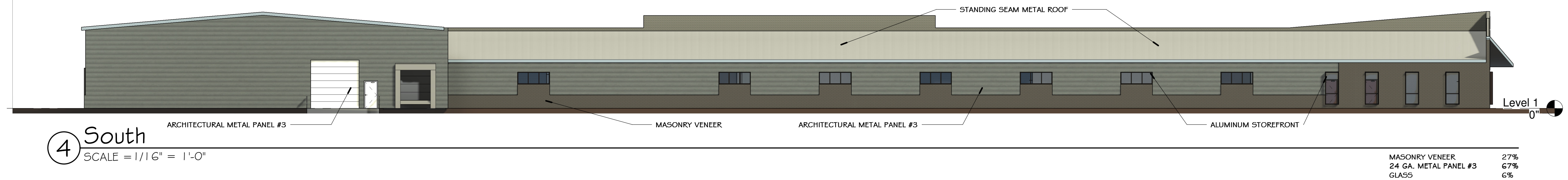
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✓ of

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

Description

Rev. #

Date

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

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

DATE

07/06/20

DRAWN BY

ELP

PROJECT #

2023

CHECKED BY

JTK

SHEET

A2.1

ELEVATIONS

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LARGE SCALE DEVELOPMENT STAFF REPORT



Bentonville Elementary K-4

#13

SW Barron and SW Opal

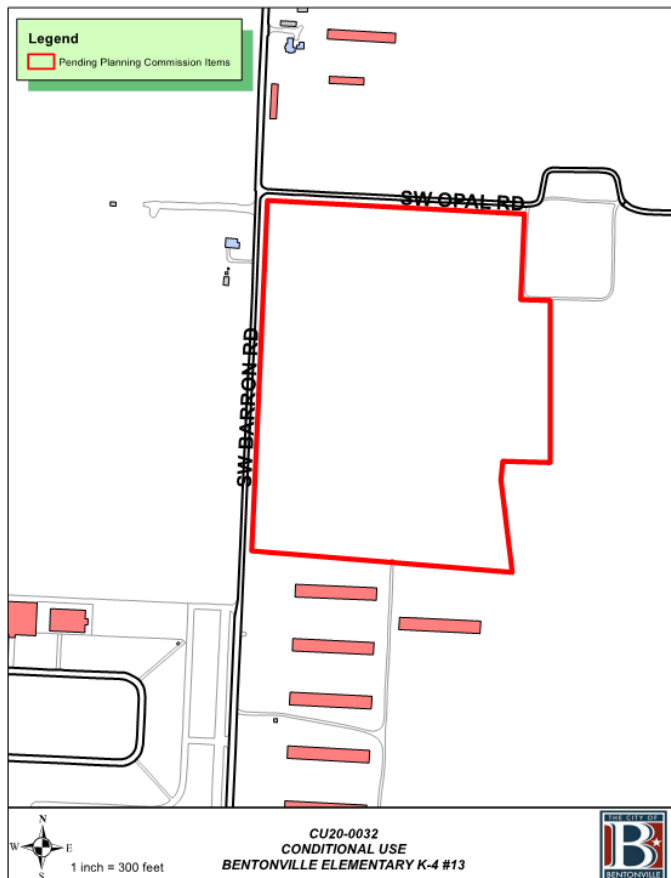
PC Date: 8/18/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0043
Applicant / Current Owner	Bentonville School District #6 500 Tiger Boulevard Bentonville, AR 72712
Site Area	+/- 30 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Educational Facility

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

Location Map



Property Description

This property is located southeast of the intersection of SW Barron and SW Opal Roads. The property is currently zoned A-1, Agricultural. This proposed use is currently pending Conditional Use Permit approval (CU20-0032).

Project Details

A large scale development to construct an approximately 90,000 square foot elementary school. 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 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.

Projected Traffic Impact

The proposed development has the potential to impact traffic in the area. However, the site's compliance with the City of Bentonville's access management and off-site improvements sections of the Land Development Code should help accommodate traffic in the area.

Waivers

- 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.

Conclusion

Due to the waiver request, the proposed development does not meet the minimum requirements of the Land Development Code. However, due to the security and safety needs of the proposed school, staff recommends the waiver request for approval. As such, staff recommends the Large Scale Development for approval.



MORRISON SHIPLEY

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

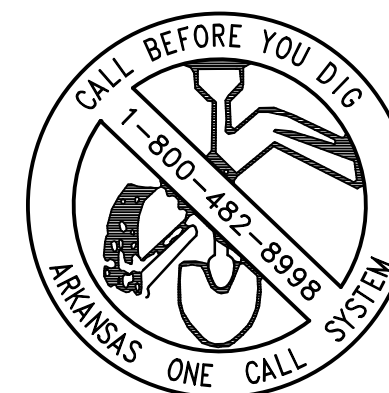
5301 SW BARRON ROAD

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

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

ELECTRICAL
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
CONTACT: ELLEN NORVELL
305 SW A ST.
PHONE: (479) 271-5993

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

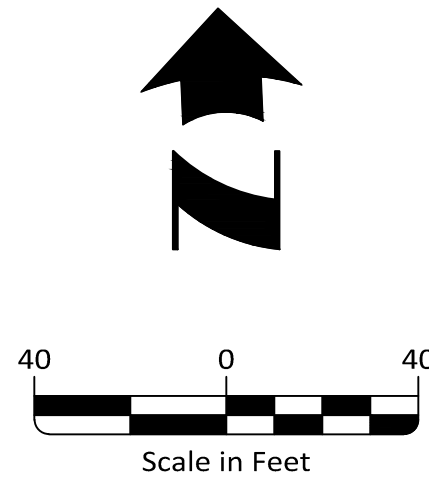
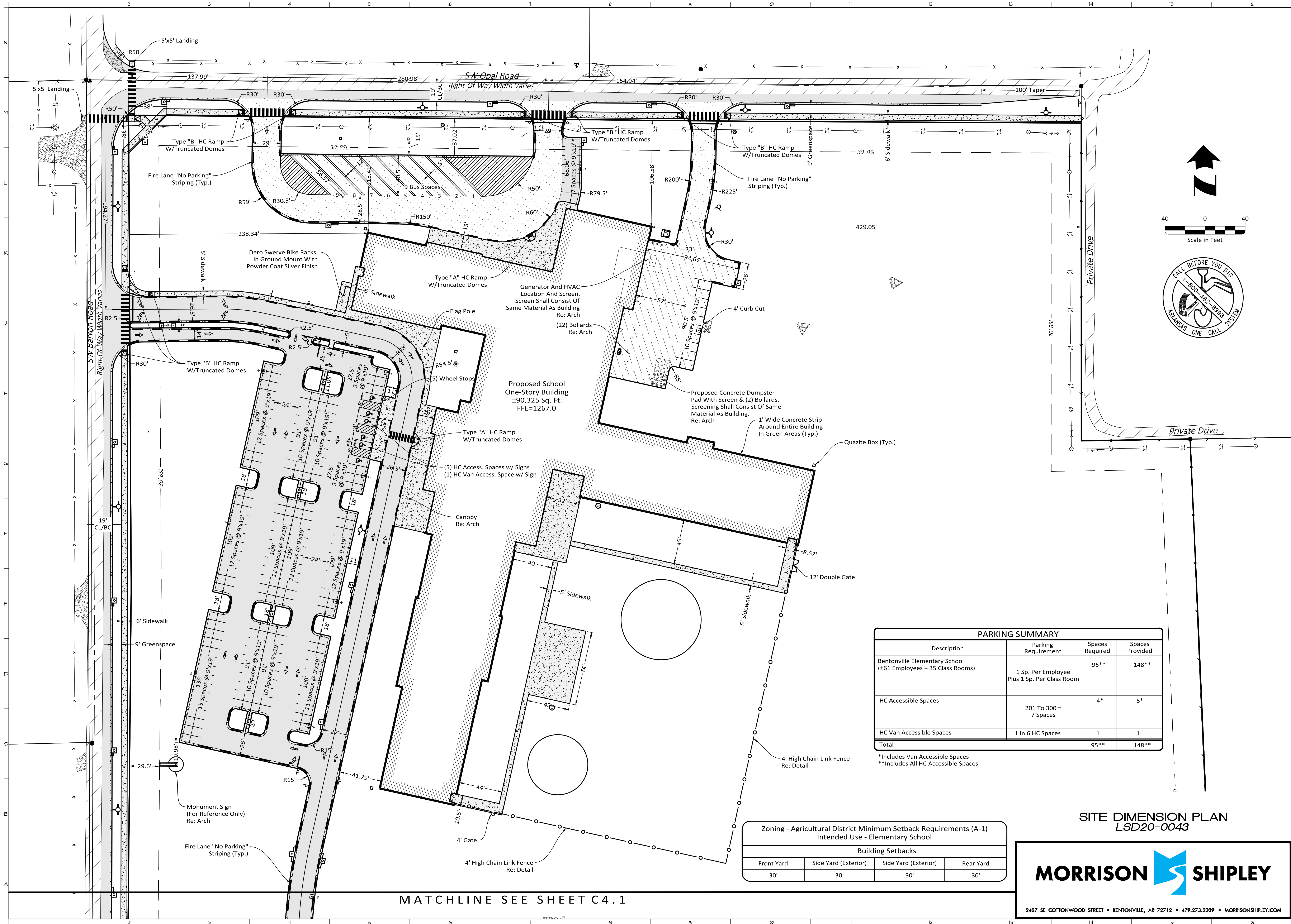
PUBLIC WORKS
CONTACT: MIKE BENDER

CITY ENGINEER
CONTACT: DAN WEESE
PHONE: (479) 271-5993

BUILDING INSPECTION
PHONE: (479) 271-3125

STORMWATER
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



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

PRELIMINARY
Not For Construction

ISSUED FOR
REVIEW

Hight Jackson
ASSOCIATES

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

NEW FACILITY FOR

Bentonville Elementary K-4 #13
Site Package

5301 SW Barron Rd, Bentonville, AR 72713

DRAWN BY:
TJL/TBL

CHECK BY:
LMG

ISSUE DATE
07/13/2020

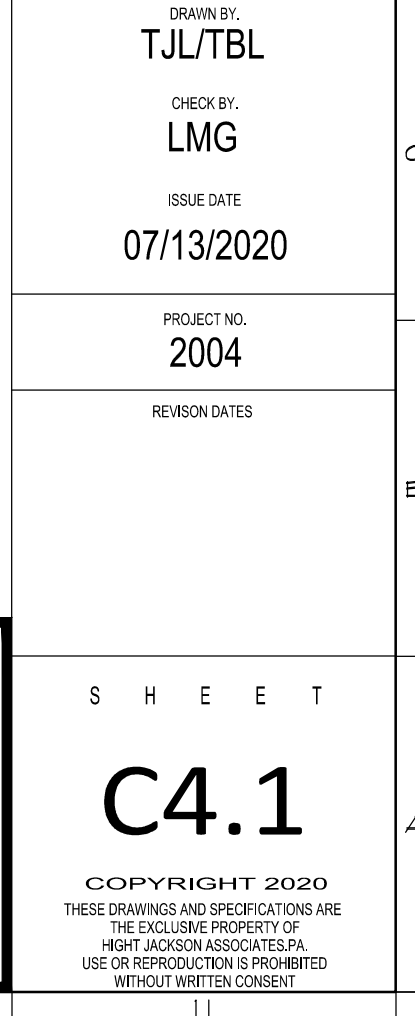
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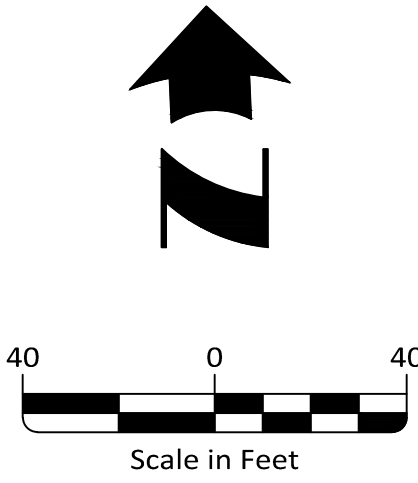
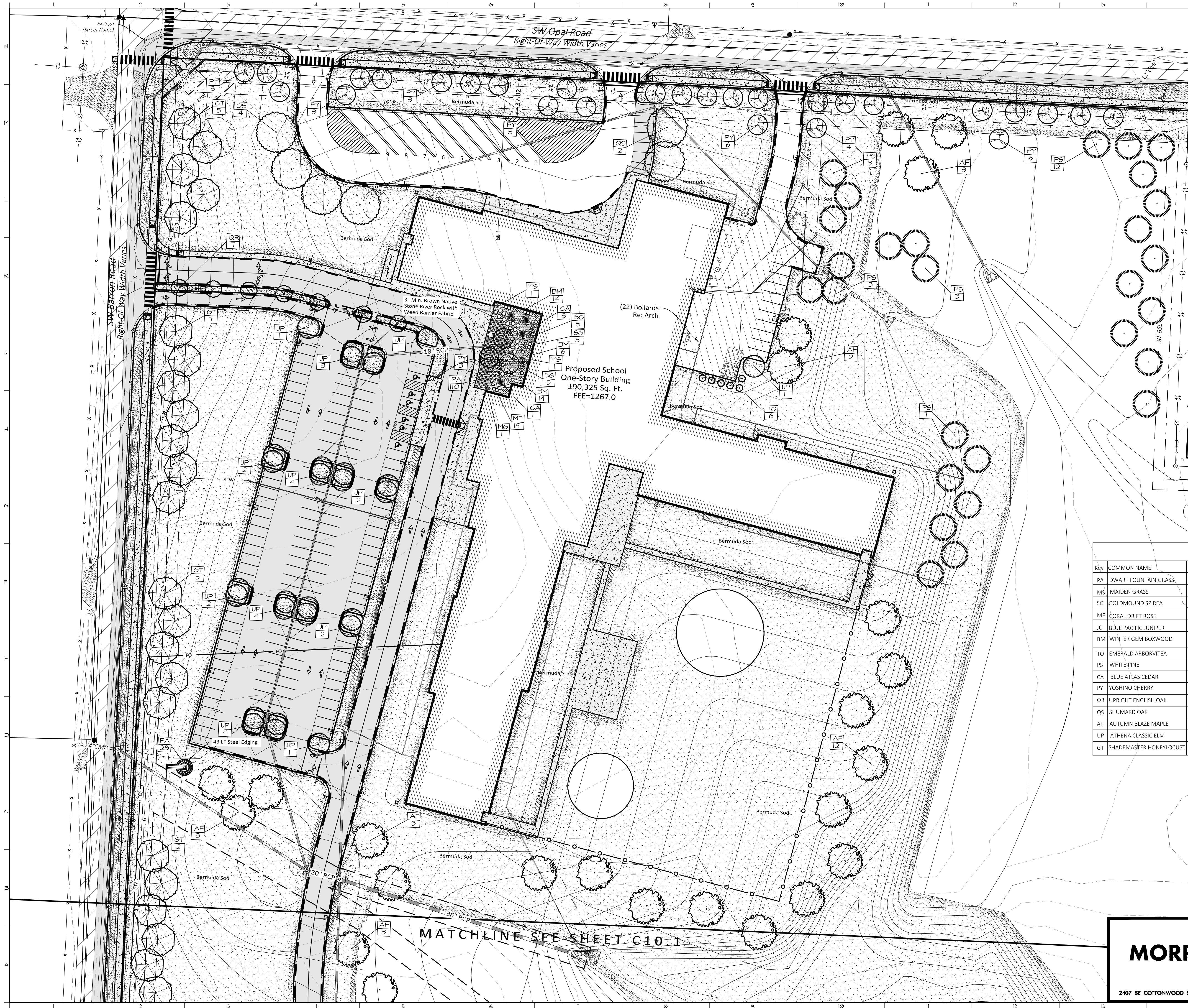
REVISION DATES

S H E E T

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Landscape Requirements:

Street Frontage: 1 tree per 25 LF
SW Barron Street 1293 / 25 = 52 required street trees
Provided: 52

SW Opal Rd 950 LF / 25 = 38 required street trees
Provided: 38

Perimeter Landscaping: 1 tree per 50 LF
1609 LF / 50 = 32 required perimeter trees along east
965 LF / 50 = 19 required perimeter trees along south
Provided: 51

Island trees:
Required: 28
Provided: 28

PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PA	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	1 Gallon	2' O.C.	138
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	As Shown	3
SG	GOLDMOUND SPIREA	Spiraea X 'Goldmound'	5 Gallon	3' O.C.	15
MF	CORAL DRIFT ROSE	Rosa 'Meidrifora'	5 Gallon	3' O.C.	19
JC	BLUE PACIFIC JUNIPER	Juniperus conferta 'Blue Pacific'	5 Gallon	5' O.C.	24
BM	WINTER GEM BOXWOOD	Buxus microphylla japonica 'Winter Gem'	5 Gallon	3' O.C.	34
TO	EMERALD ARBORVITEA	Thuja occidentalis 'Emerald'	8' B&B (Min.)	As Shown	6
PS	WHITE PINE	Pinus strobus	8' B&B (Min.)	As Shown	28
CA	BLUE ATLAS CEDAR	Cedrus atlantica glauca	8'-10' B&B (Min.)	As Shown	3
PY	YOSHINO CHERRY	Prunus x yedoensis	2" Cal. B&B	As Shown	36
QP	UPRIGHT ENGLISH OAK	Quercus robur 'Fastigiata'	2-1/2" Cal. B&B	As Shown	7
GS	SHUMARD OAK	Quercus shumardii	2-1/2" Cal. B&B	As Shown	13
AF	AUTUMN BLAZE MAPLE	Acer x fremanii 'Autumn Blaze'	2-1/2" Cal. B&B	As Shown	25
UP	ATHENA CLASSIC ELM	Ulmus parvifolia 'Elmer I'	2-1/2" Cal. B&B	As Shown	27
GT	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Shademaster'	2-1/2" Cal. B&B	As Shown	35

LANDSCAPE PLAN
LSD20-0043

MORRISON

SHIPLEY

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

PRELIMINARY
Not For Construction

ISSUED FOR
REVIEW

Hight Jackson
ASSOCIATES

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

NEW FACILITY FOR
Bentonville Elementary K-4 #13
Site Package
5301 SW Barron Rd, Bentonville, AR 72713

DRAWN BY:
TJL/TBL

CHECK BY:
LMG

ISSUE DATE:
07/13/2020

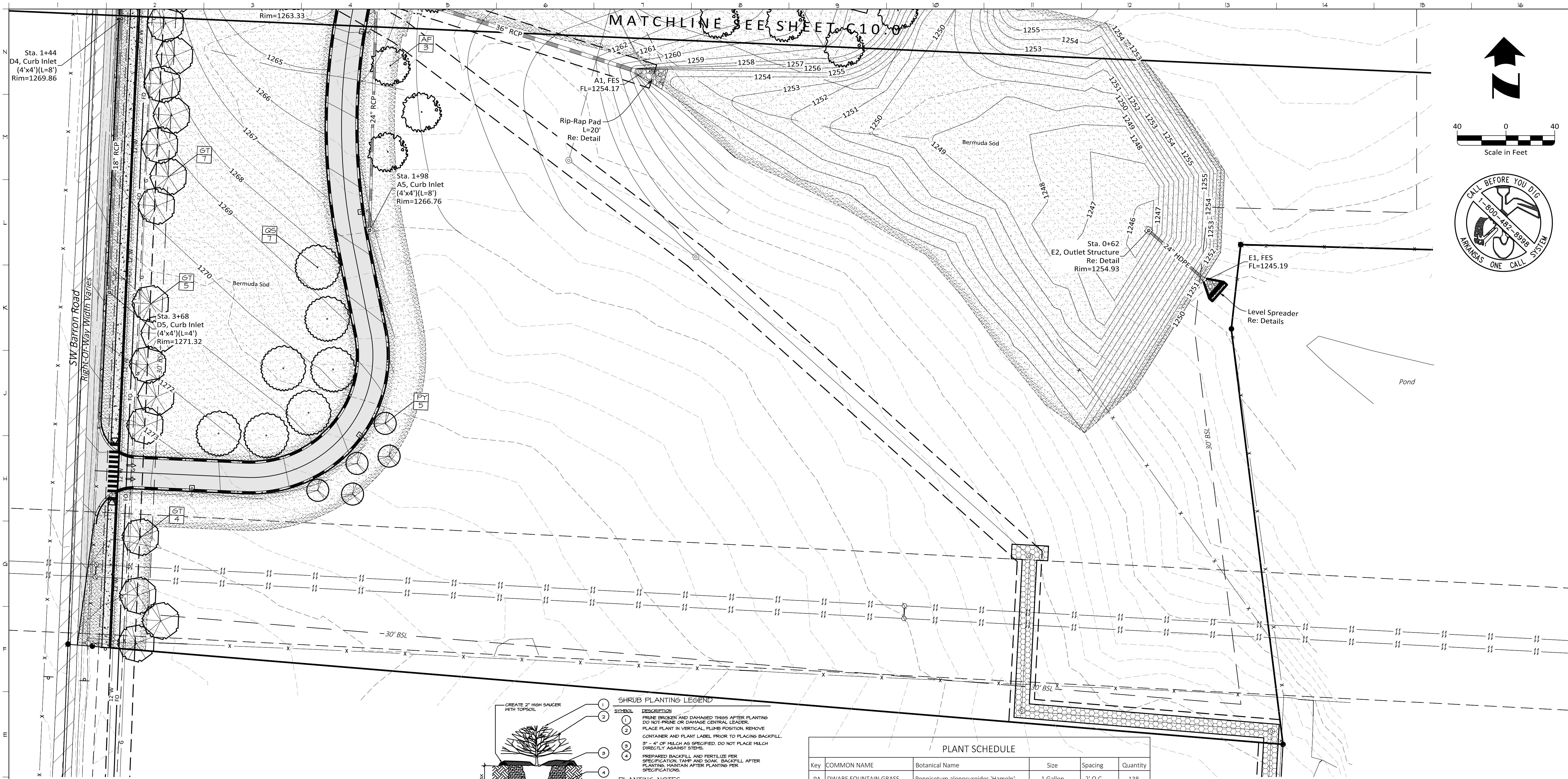
PROJECT NO.
2004

REVISION DATES

SHEET

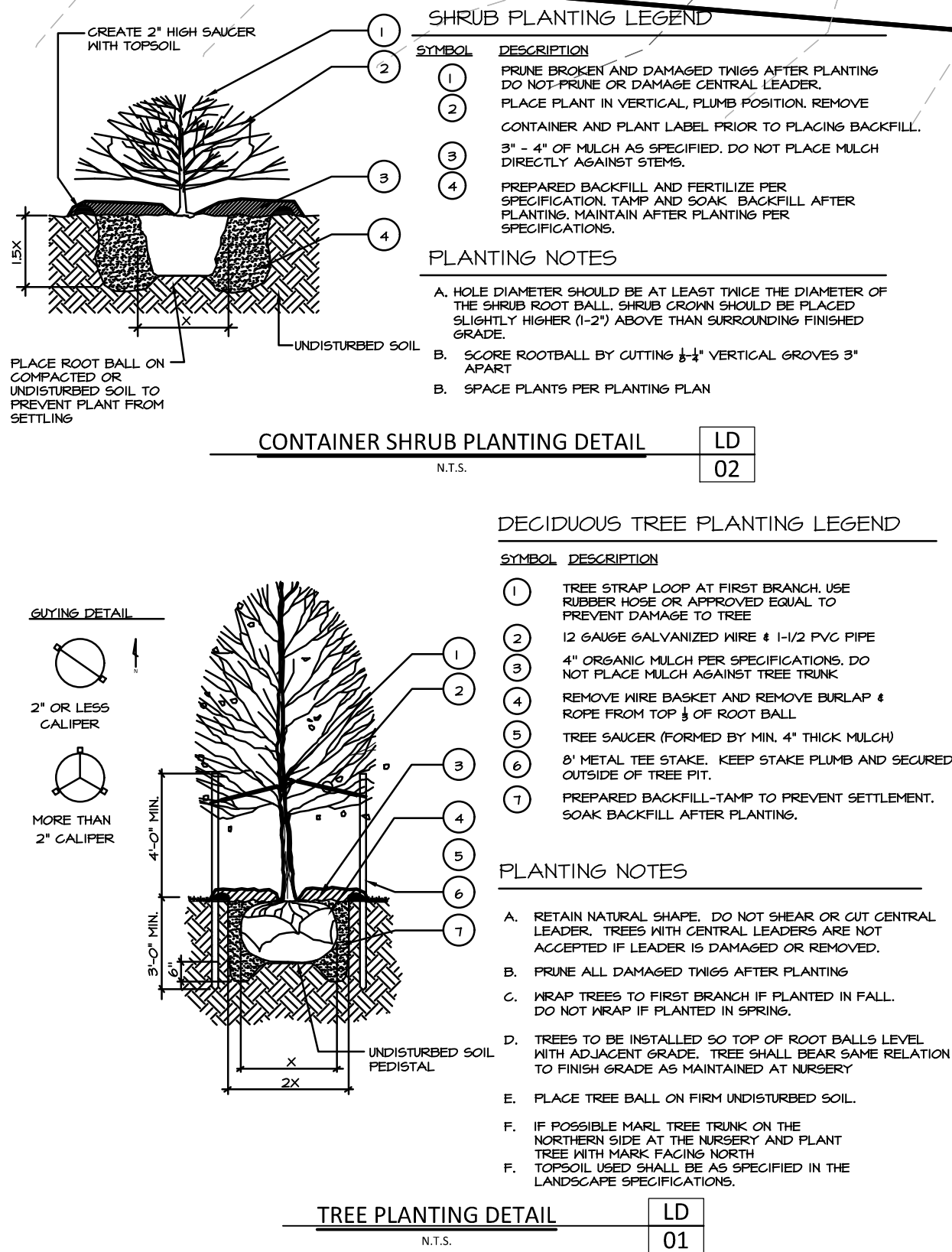
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Landscape Plan General Notes:

- 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 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 Preventer. 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)
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- Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.



PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PA	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	1 Gallon	2' O.C.	138
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	As Shown	3
SG	GOLDMOUND SPIREA	Spiraea X 'Goldmound'	5 Gallon	3' O.C.	15
MF	CORAL DRIFT ROSE	Rosa 'Meidrifora'	5 Gallon	3' O.C.	19
JC	BLUE PACIFIC JUNIPER	Juniperus conferta 'Blue Pacific'	5 Gallon	5' O.C.	24
BM	WINTER GEM BOXWOOD	Buxus microphylla japonica 'Winter Gem'	5 Gallon	3' O.C.	34
TO	EMERALD ARBORVITEA	Thuja occidentalis 'Emerald'	8' B&B (Min.)	As Shown	6
PS	WHITE PINE	Pinus strobus	8' B&B (Min.)	As Shown	28
CA	BLUE ATLAS CEDAR	Cedrus atlantica glauca	8'-10' B&B (Min.)	As Shown	3
PY	YOSHINO CHERRY	Prunus x yedoensis	2\" Cal. B&B	As Shown	36
QR	UPRIGHT ENGLISH OAK	Quercus robur 'Fastigiata'	2-1/2\" Cal. B&B	As Shown	7
QS	SHUMARD OAK	Quercus shumardii	2-1/2\" Cal. B&B	As Shown	13
AF	AUTUMN BLAZE MAPLE	Acer x fremanii 'Autumn Blaze'	2-1/2\" Cal. B&B	As Shown	25
UP	ATHENA CLASSIC ELM	Ulmus parvifolia 'Elmer I'	2-1/2\" Cal. B&B	As Shown	27
GT	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Shademaster'	2-1/2\" Cal. B&B	As Shown	35

Site Seeding Note:

All Disturbed Areas To Be Seeded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 S.F. And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 S.F. The Area Must Also Be Mulched. If The Seeded Areas Are 20% Or Greater Slope, Erosion Control Mat Shall Be Installed. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

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Landscape Requirements:

Street Frontage: 1 tree per 25 LF
SW Barron Street 1293 / 25 = 52 required street trees
Provided: 52

SW Opal Rd 950 LF / 25 = 38 required street trees
Provided: 38

Perimeter Landscaping: 1 tree per 50 LF
1609 LF / 50 = 32 required perimeter trees along east
965 LF / 50 = 19 required perimeter trees along south
Provided: 51

Island trees:
Required: 28
Provided: 28

LANDSCAPE PLAN

LSD20-0043

MORRISON SHIPLEY

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

NEW FACILITY FOR

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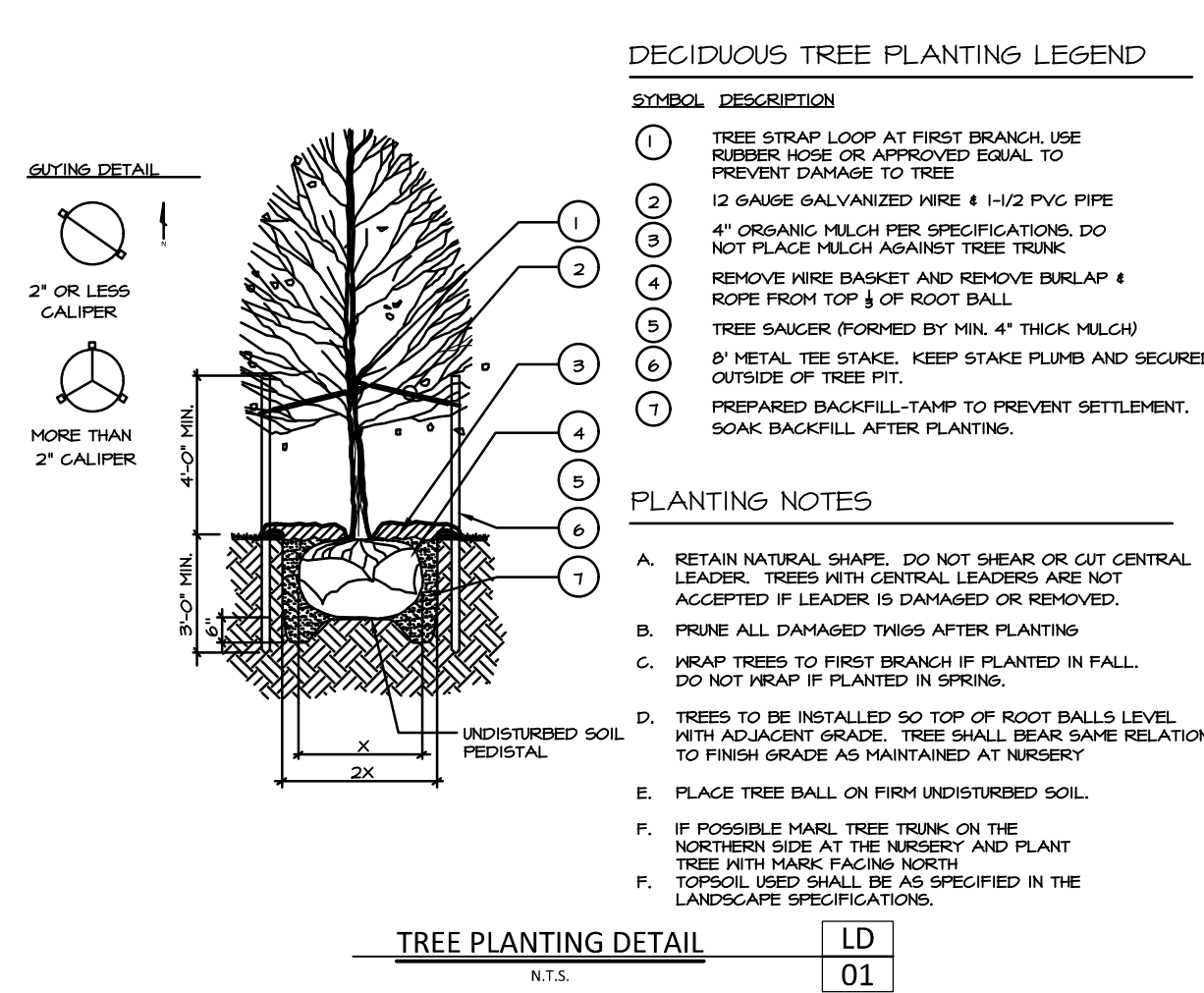
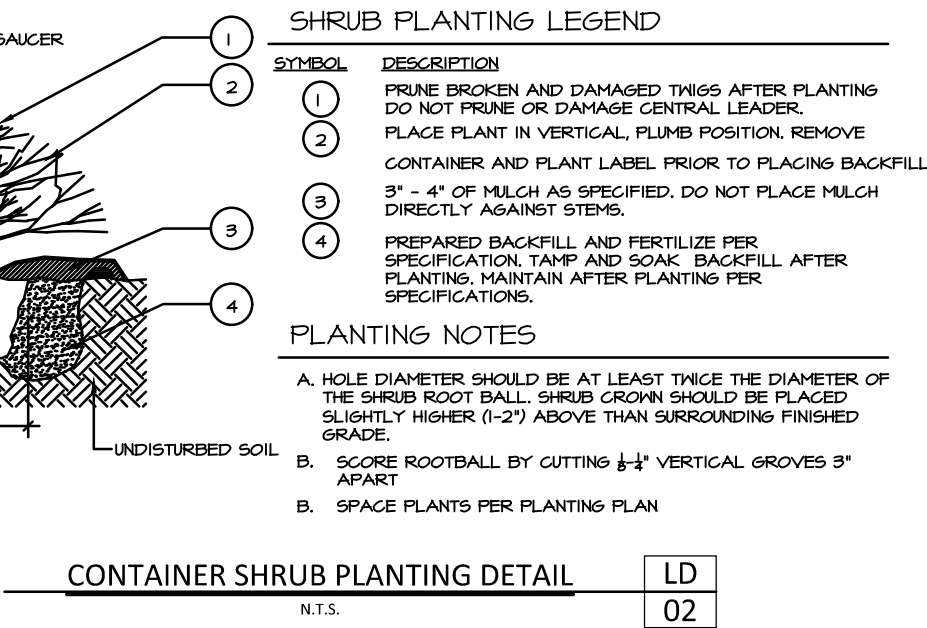
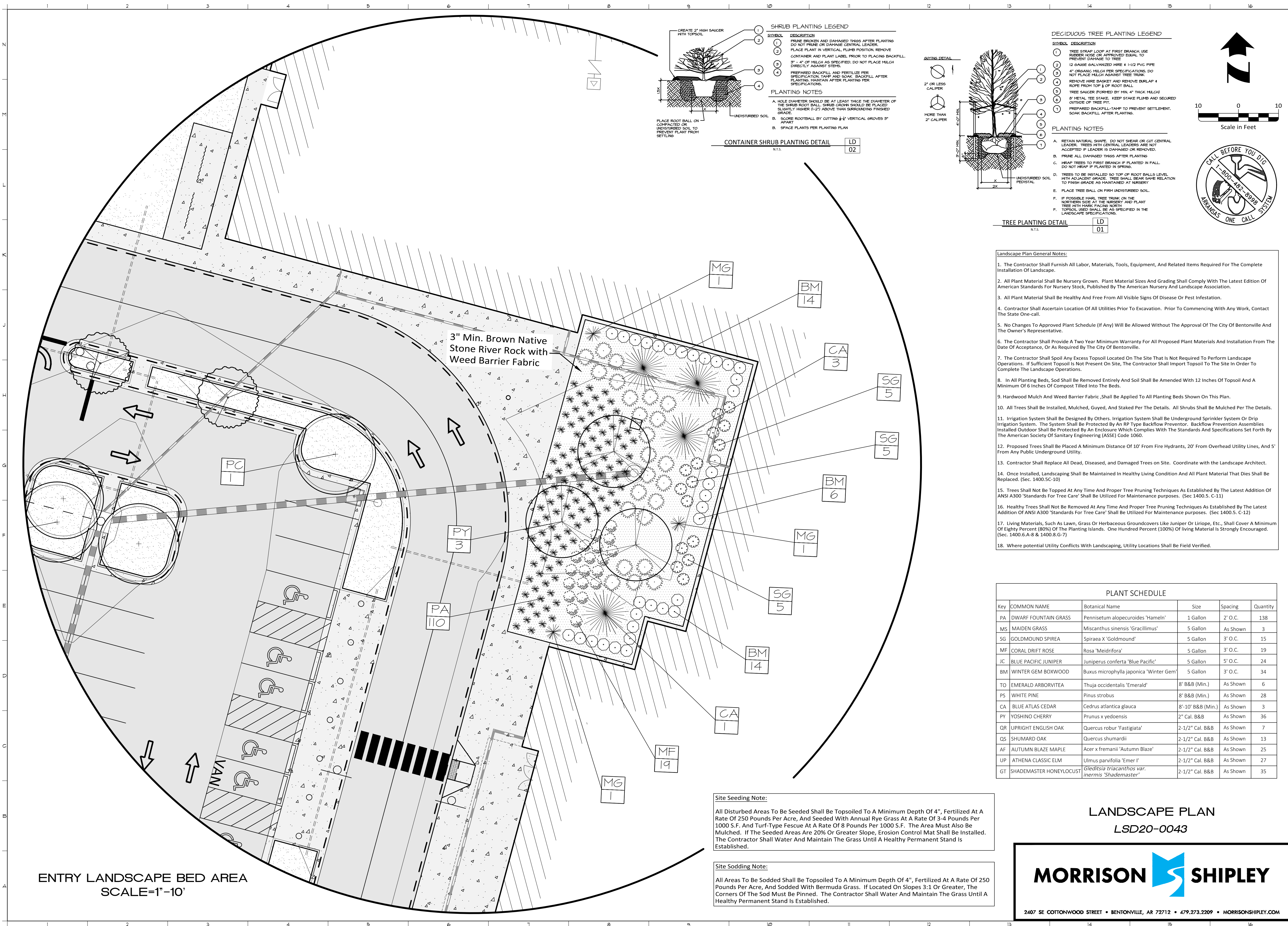
PRELIMINARY
Not For Construction

ISSUED FOR
REVIEW

Hight Jackson
ASSOCIATES

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





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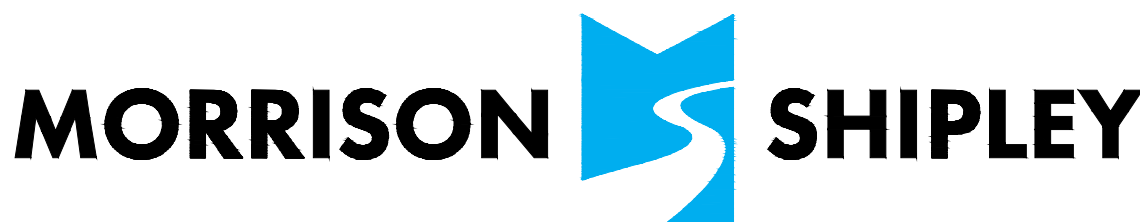
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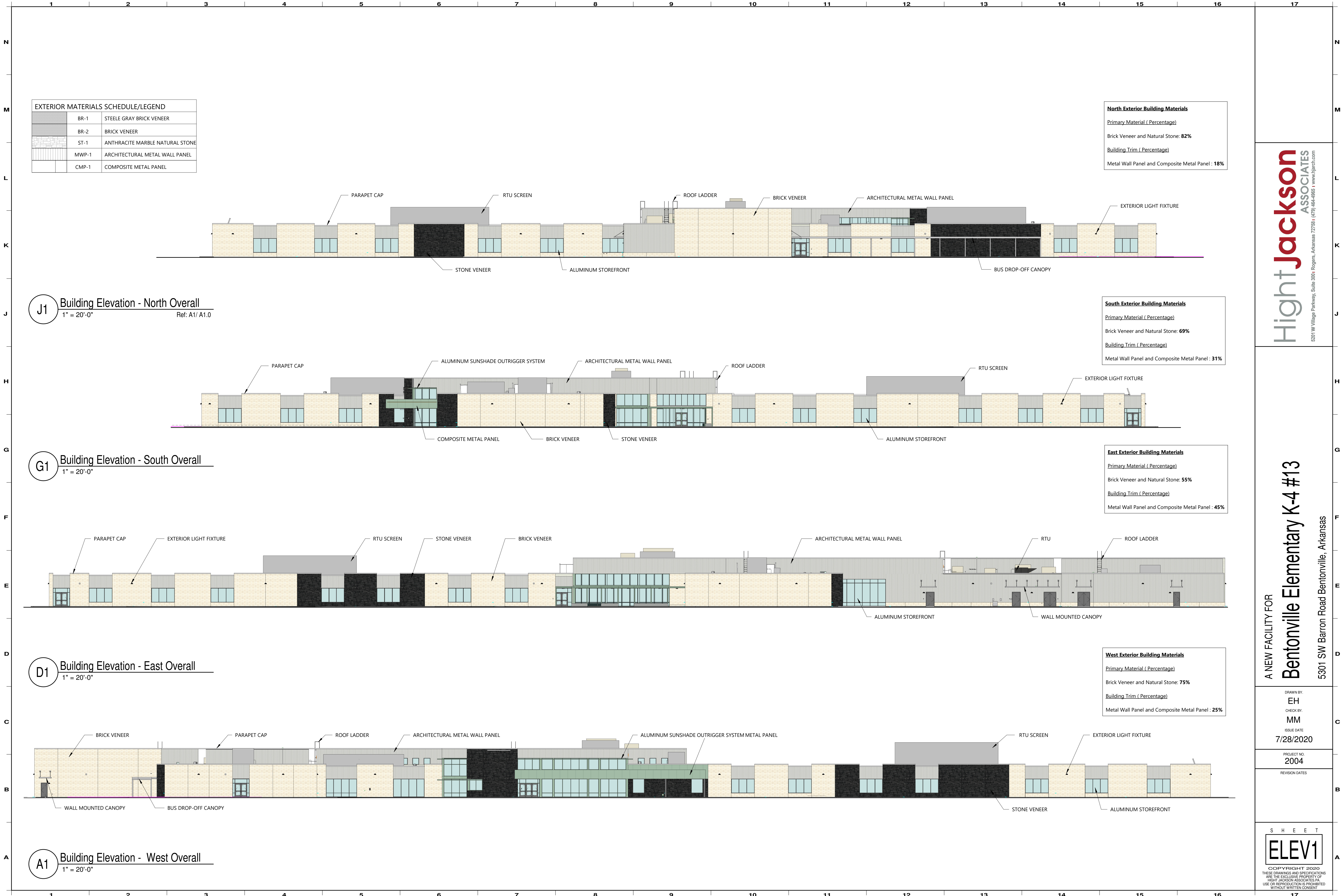
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LANDSCAPE PLAN
LSD20-0043



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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:
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REVISION DATES

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ELEV2
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R-3, Medium Density Residential



The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	70'	50%	55%
	Townhouse unit	2,500	-	25'	-	-
	Townhouse structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Residential Tree Planting: For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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R-3, Medium Density Residential

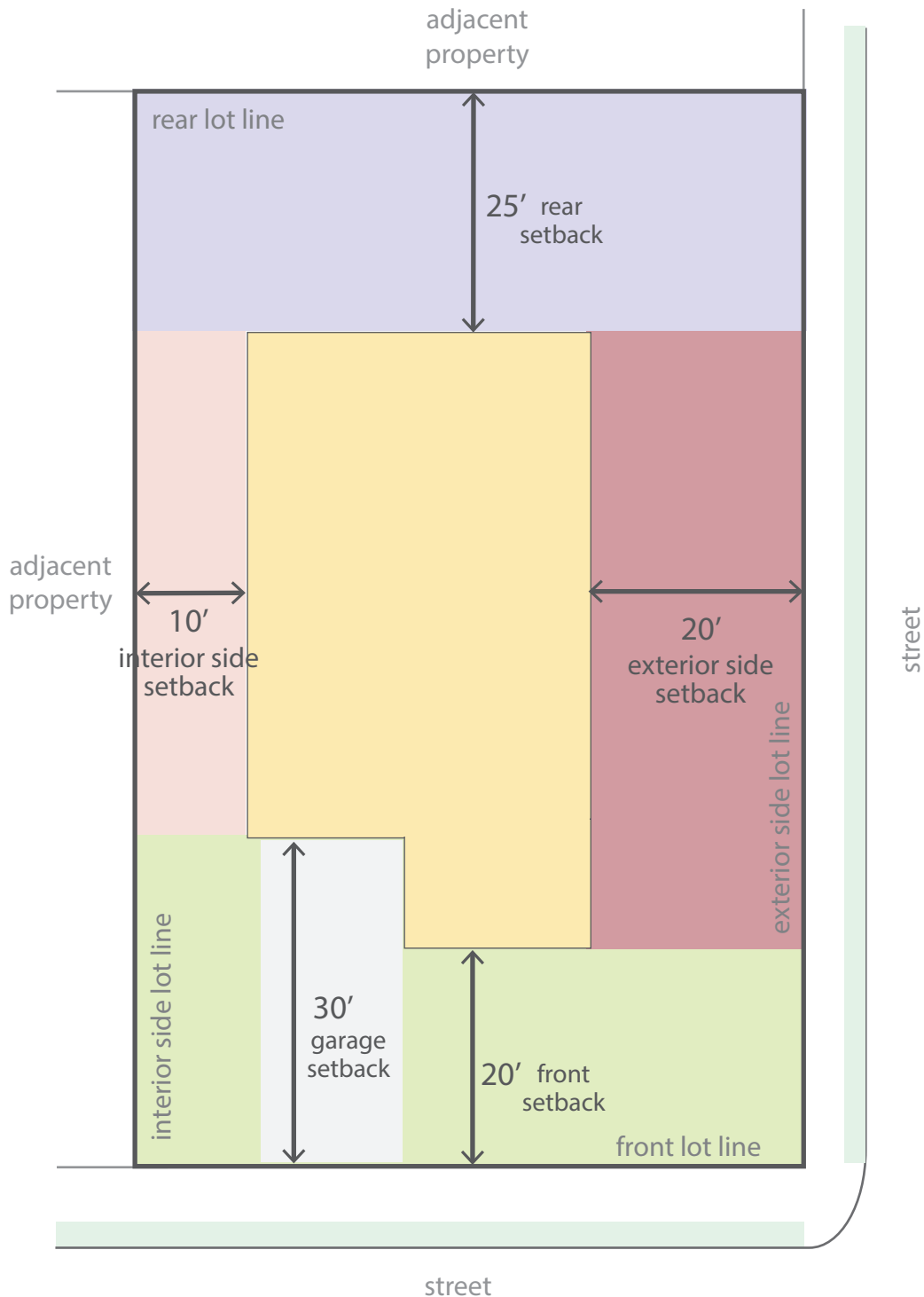
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care - residential (4 children) Retail Mobile food vendor	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Public Aquarium Community center Country club Educational facility Golf course Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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R-3, Medium Density Residential

Setback Illustration



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R-4, High Density Residential



The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-4	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	65'	50%	55%
	Townhouse unit	2,500	-	25'	-	-
	Townhouse structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

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R-4	All	20'	10'	20'	25'

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R-4, High Density Residential

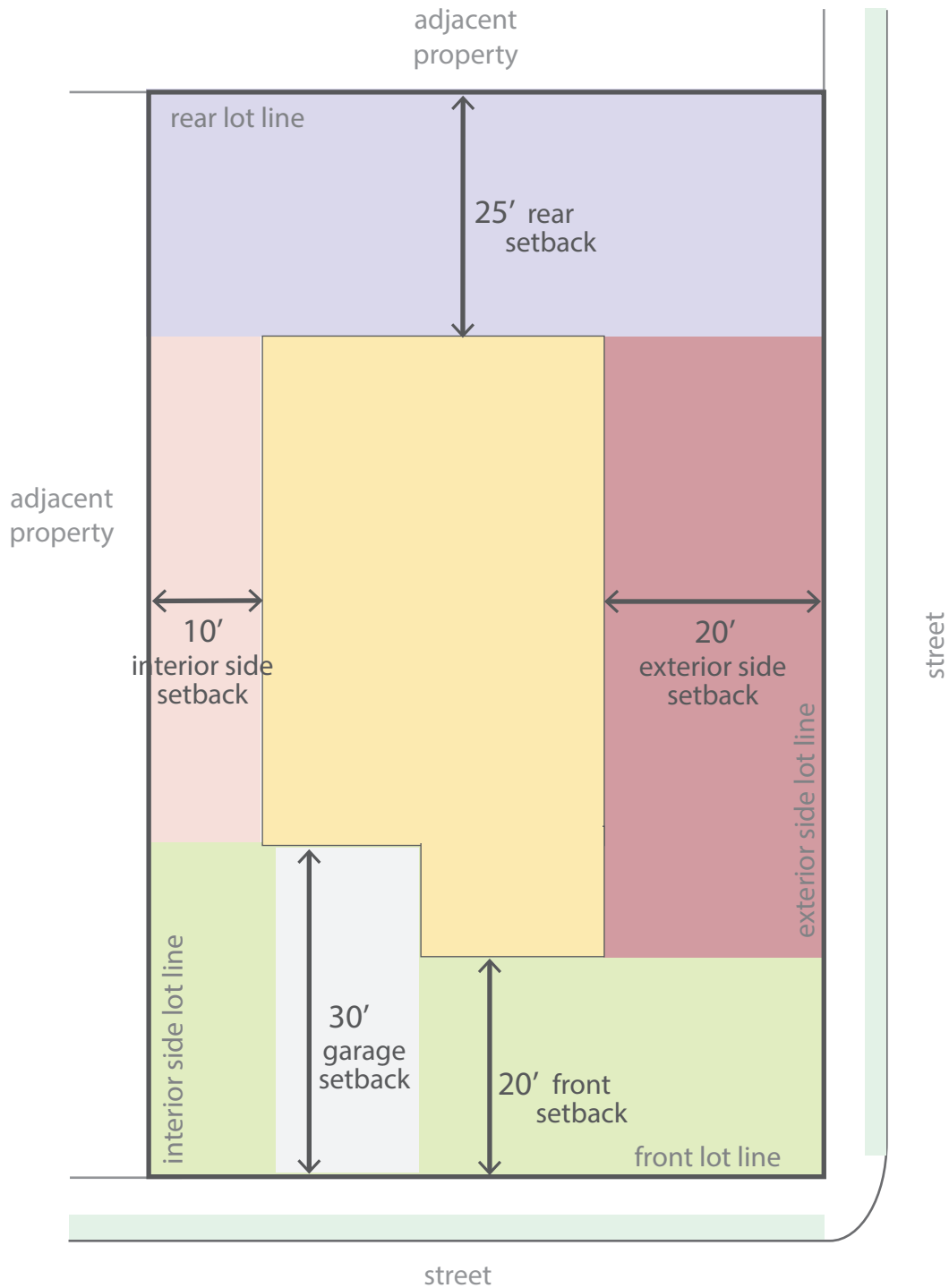
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R-4, High Density Residential

Setback Illustration



Rod Sanders

308 SW 3rd
Bentonville, AR 72712
479.644.4070

September 9, 2019

Dana Davis

Chairman, Bentonville Planning Commission
Bentonville, Arkansas

Dana:

This letter serves as a request to amend the bylaws in regards to start times for the monthly Bentonville Planning Commission.

The meetings occur on the 1st and 3rd Tuesday of each month at 5 pm and I am requesting they be moved to 4 p.m. on the 1st and 3rd Tuesday of each month.

Respectfully submitted,

Rod Sanders

Cc: Tyler Overstreet

**BY-LAWS
BENTONVILLE PLANNING COMMISSION**

Article 1 Member, Term, Attending to Duties

- 1.1 The Members and term of office shall be as stipulated by the most recent city ordinances or as amended.
- 1.2 When a new member is appointed to the commission the position number he or she is filling will be so designated at the time of appointment.
- 1.3 Missing three (3) consecutive regularly scheduled meetings, to include both, Planning Commission and/or Technical Review meetings or a total of six (6) meetings combined in a calendar year, except in extraordinary cases, may, at the recommendation of the commission, constitute cause for removal by the city council.
- 1.4 Members should advise the secretary or planning staff before the meeting date if they expect to be absent or late.

Article 2 Officers, Election and Term, Duties, Chairing the Meeting, Signing for the Commission.

- 2.1 The members shall elect a chairman, vice-chairman and a secretary at the administrative meeting in December, and the term of office shall be until the next officers have been elected.
- 2.2 The chairman shall preside at meetings and hearings and shall decide points of order or procedure, following Robert's Rules of Order. The chair may designate a parliamentarian to keep the meeting running in an orderly fashion.
- 2.3 In case the chairman is absent, the vice-chairman shall assume the duties as chair; next comes the secretary. If all three are absent and a quorum is present, those members shall elect from among themselves a chairman and secretary and proceed.
- 2.4 The secretary shall be responsible for the following tasks; however, (s) he may delegate authority for performing them to another member or employee of the planning department;
 - 2.4.1 Bring an up-to-date copy of the by-laws and appointing orders (names, addresses, term dates, and committee lists) to every meeting.
 - 2.4.2 Prepare the minutes of meetings and public hearings.
 - 2.4.3 Distribute minutes of regular meetings, special meetings and public hearings to all Commission members prior to next regularly scheduled meeting.
 - 2.4.4 Hand deliver, mail, email or otherwise digitally notify the proposed order of business items and notice of regular meetings, and the purpose and notice of special meetings.
 - 2.4.5 Keep up with priority correspondence and inspect the files; complete filings with city officials as required. Routine matters will normally be delegated to the employee (s) of the planning department.
 - 2.4.6 Place notices of public hearing and legal advertising.
- 2.5 When adopting all or a part of the comprehensive city plan for all or any part of the incorporated territory which takes the certifying signature of the chairman, the material shall be signed by the appointed chairman or the acting chairman.
 - 2.5.1 In lesser matters and when agreed to by the members, the chair shall delegate the authority for certifying specific commission actions to another officer. Routine matters will normally be the duty of the planning department.
 - 2.5.2 In the event the planning commission takes action accompanied by restrictions or conditions that must be met before that action is to be certified and carried into effect, the planning staff will assure satisfaction of these conditions.

Article 3 Meeting scheduling, Quorum, Majority, Order of Business, Public Hearings

- 3.1 Commission meetings shall be open to the public as provided by the Arkansas Freedom of Information Act.
 - 3.1.1. The regular meetings of the planning commission shall be on the first and third Tuesday of each month at ~~45:00~~ **4:00 p.m.** in the Planning Commission Chambers of the Bentonville Community Development Building located at 305 SW A Street.
 - 3.1.2. Special meetings may be called at any time by the chairman or any three members.
- 3.2. No formal business shall be conducted without a quorum and no member may vote by proxy.
 - 3.2.1 A quorum shall exist when a majority of the appointive members are present.
 - 3.2.2 The affirmative vote of a simple majority of those members present shall carry any motion or resolution, except as otherwise stated. The chairman shall have a vote at all times.
 - 3.2.3 The mayor shall be an ex-officio member (or any ex-officio member) and shall not be counted in arriving at quorum.
- 3.3 The order of business shall follow the distributed agenda unless otherwise agreed to by the members.
- 3.4 Public hearings shall be conducted (formally), and the chair shall make all rulings and determinations regarding the scope of the inquiry, the admissibility of evidence, the order in which evidence, objections and arguments will be heard, and other like matters, except that other members shall be privileged to make inquiries personally and to call for a vote on any ruling of the chair, whereupon the vote shall determine the rule. It shall be the purpose of the chair to entertain the presentation of sufficient matter to do substantial justice to all concerned parties to the proceedings. It is not the intent in the public hearing to defy the members and their responsibilities as spokesmen for the public view on public issues, but rather to develop them in this role. Final or official action shall be taken only in regular meetings unless the public hearing is continued to a special session of the planning commission after the hearing.
- 3.5 A rehearing shall be called if there is substantial information indicating a factual error, omission or oversight in the first consideration or at the request of city council. A request for a rehearing must be made in writing and must state the factual error, omission or oversight asserted as the basis for a rehearing. A request of a rehearing must be filed with the community development director within 30 days from the date of final action on the matter by planning commission.
- 3.6 One meeting per year will be reserved for administrative items. No development items will be heard at this meeting. The 2nd meeting during the month of December will be reserved for administrative items of the planning commission.

Article 4 Consent Agenda

- 4.1 The community development director or his/her designee is authorized to prepare for each meeting a consent agenda for consideration by the planning commission.
- 4.2 Items may be placed on the consent agenda if it is non-controversial, the item does not require a public hearing and staff and applicant agree on the findings and conditions of approval.
- 4.3 The following procedure will generally be followed by the planning commission when considering consent agenda items:
 - 4.3.1 Introduction of the consent agenda items by the chair.
 - 4.3.2 Any commissioner or member of the public may request that an item be removed from the consent agenda. The reason for the request shall be stated. Such request need not be seconded.

- 4.3.3 The chair shall determine if the item removed from the consent agenda can be expeditiously resolved or be placed at the end of the regular agenda. The public hearing on each item, which has been removed from consent, shall be limited to the issues raised by those requesting removal.
- 4.3.4 After any item(s) has been removed from the consent agenda, the chair may call for a motion to approve the item(s) remaining on the consent agenda.
- 4.3.5 Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by a roll call vote of the commissioners.

Article 5 Committees

- 5.1 The chairman may establish standing, special, or advisory committees. Committee members may be persons other than member of the planning commission, but a commission member shall be named as either active or ex officio chairman of each committee. The chairman shall be obliged to follow Robert's Rules of Order.
- 5.2 Meetings shall be called by the chairman of the committee, or a majority of the membership of the committee, notifying the others.

Article 6 Records, Action, Studies, Recommendations, Public Access

- 6.1 The planning department shall keep a file including, among other things, studies, plans, reports and recommendations made by the commission members and planning department staff in the discharge of its duties and responsibilities.
- 6.2 Records shall be kept open to the public, available without fees or delays, subject only to the necessity for good order and discipline in the office of the planning department.

Article 7 Changes to These By-Laws, Timing, 2/3 Majority

- 7.1 These by-laws shall be adopted, and later suspended, changed, or canceled only after an affirmative vote of 2/3rds of the membership of the planning commission. Amendments shall be proposed in writing at a regular meeting and moved for action at a following meeting, unless ten days notice and the written amendment itself have been given to all members, in which case motion may be made at a special meeting ten days after all the members have received the proposed change to these by-laws.

PLANNING COMMISSION ACTION: by majority of the appointed members so voting, these by-laws for the Bentonville Planning Commission are approved.

REVISED AND ADOPTED BY THE CITY OF BENTONVILLE PLANNING COMMISSION THIS 6TH DAY OF MARCH, 2018.

ATTEST:

Secretary

Chair

Amended 2/11/77
 5/19/98
 2/03/04
 12/28/05
 3/20/07
 3/6/18
 08/18/20