

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
Meeting Agenda
September 1, 2020**

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

- 1. Lot 45 of Dickson Addition** **Lot Split**
704 West Central Avenue ([LS20-0038](#))
- 2. Lot 20 of Lincoln and Rice Addition** **Property Line Adjustment**
704 NE 2nd Street ([PLA20-0044](#))

IV. New Business

- 1. Terrell** **Rezoning***
R-1, Single-Family Residential to R-3, Medium-Density Residential
NW 15th Street and Bella Vista Road ([RZ20-0029](#))
- 2. Alexander** **Rezoning***
A-1, Agricultural to R-1, Single-Family Residential
2002 Timber Trail ([RZ20-0035](#))

To see a full list of all pending Planning Commission items, please visit: <https://arcg.is/08HvK8>

- | | |
|---|---------------------------------------|
| <p>3. Casey
 A-1, Agricultural to R-O, Residential Office
 1117 SE 33rd Street. (RZ20-0036)</p> | <p>Rezoning*</p> |
| <p>4. Midwest Equipment
 Long-Term Temporary Use, Temporary Gravel Parking & Display Area
 1400 SW I Street (CU20-0034)</p> | <p>Conditional Use*</p> |
| <p>5. Mohawk Temporary Parking
 Temporary Use, Temporary Gravel Parking
 301 SE J Street (CU20-0035)</p> | <p>Conditional Use*</p> |
| <p>6. Walmart Mockup Building
 Temporary Structure
 309 SE Martin Luther King Junior Parkway (CU20-0036)</p> | <p>Conditional Use*</p> |
| <p>7. 805 SE C Street Lodging
 Lodging, Hotel/Motel
 805 SE C Street (CU20-0037)</p> | <p>Conditional Use*</p> |
| <p>8. Casey
 Personal Services
 1117 SE 33rd Street (CU20-0038)</p> | <p>Conditional Use*</p> |
| <p>9. Cyster
 Sec 1100.15 Sidewalk Requirements
 1108 NE D Street (WAV20-0013)</p> | <p>Wavier</p> |
| <p>10. Malies
 Sec 1100.02(7)(c) Access Management Standards
 702 NE A Street (WAV20-0015)</p> | <p>Wavier</p> |
| <p>11. Church of Christ of Latter Day Saints
 1101 McCollum Road (LSD20-0048)</p> | <p>Large Scale Development</p> |

VI. Other Business

Planning Commission
Minutes
August 18, 2020

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

Present: Richard Binns, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright
Staff: Ellen Norvell, Shelli Kerr, Jon Stanley, Tyler Overstreet, Dan Weese, Peter Farmer, and Mark Brightwell

Motion by Mr. Haynie, seconded by Mr. Sanders to approve the minutes of August 4, 2020 as written.
Approved 7-0

Old Business

Item #1

Group Home Ordinance

Opened public hearing

There were about five people spoke their objections, mostly regarding existing group homes.

Closed public hearing

There is extensive discussion amongst the Commissioners and staff.

Motion by Mr. Sanders, seconded by Ms. Kerr to amend the ordinance

Approved 7-0

New Business

Item #1

Detention Pond Ordinance

Danielle Semsrott reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #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

Tyler Overstreet reads the staff report. There are a few questions from Planning Commissioners.

Opened public hearing

There were about 10 people who spoke in objection to the rezoning.

Closed public hearing

The applicant is able to make comments and answer questions regarding the rezoning.

There is extensive discussion amongst Commissioners and staff.

Denied 7-0

Item #3

Brewer: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 1001 NW A Street, RZ20-0031

Tyler Overstreet reads the staff report.

Opened public hearing

There is one person who speaks.

Closed public hearing

The applicant is able to make comments and answer questions regarding the rezoning.

Approved 7-0

Item #4

Rainbow Homebuyers, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 202-204 SW E Street, RZ20-0030

Tyler Overstreet reads the staff report.

Opened public hearing

There were about five people who spoke in objection to the rezoning.

Closed public hearing

There is discussion amongst staff and Commissioners.

Denied 4-3

Mr. Davis, Mr. Haynie, Ms. Kerr, and Mr. Sanders vote against the rezoning.

Mr. Binns, Mr. Wright, and Mr. Hipp vote for the rezoning.

Item #5

Bentonville Plaza Land, LLC: Rezoning, C-3, Central Commercial to C-2, General Commercial, 1005 S Walton Boulevard, RZ20-0032

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #6

Clear T, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 408 SE D Street, RZ20-0034

Mr. Wright recuses himself.

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #7

Walmart Campus: Planned Unit Development, 301 SE J Street, PUD20-0002

Tyler Overstreet reads the staff report.

Mr. Haynie recuses himself.

Opened public hearing

Bill Watkins, representative, speaks.

Closed public hearing

Approved 6-0

Item #8

Bentonville Elementary K-4 #13: Conditional Use, Educational Facility, SW Barron Road & SW Opal Road, CU20-0032

Tyler Overstreet reads the staff report.

Mr. Hipp abstains.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #9

Church of the Nazarene Playground: Conditional Use, Long-Term Temporary Use, NW 3rd Street, CU20-0031

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #10

Price Coffee: Conditional Use, 3100 Price Coffee Road, CU20-0030

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst staff and Commissioners.

Approved 7-0

Item #11

Providence Village Phase II: Final Plat, Nomad Road, FP20-0001

Tyler Overstreet reads the staff report.

Approved 7-0

Item #12

Junk Brands: Large Scale Development, SW I Street, LSD20-0045

Tyler Overstreet reads the staff report.

There is discussion amongst staff and Commissioners.

Motion by Mr. Sanders, seconded by Mr. Binns to approve the Waiver Request: Building Material

Approved 7-0

Large Scale Development

Approved 7-0

Item #13

Bentonville Elementary K-4 #13: Large Scale Development, SW Barron Road & SW Opal Road, LSD20-0043

Tyler Overstreet reads the staff report.

Mr. Hipp abstains.

Motion by Mr. Binns, seconded by Mr. Haynie to approve the Waiver Request: Parking Placement

Approved 6-0

Large Scale Development

Approved 6-0

Other Business

Item #1

Discussion on R-3, Medium-Density Residential and R-4, High-Density Residential

Item #2

By-Laws Amendment

Motion by Ms. Kerr, seconded by Mr. Haynie to approve the amended by-laws

Approved 7-0

Motion by Mr. Haynie, seconded by Mr. Wright to adjourn

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of September 1, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- ❖ At the Technical Review meeting held on August 25, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 45 of Dickson Addition, 704 W Central Avenue, R-1, Single-Family Residential, LS19-0038

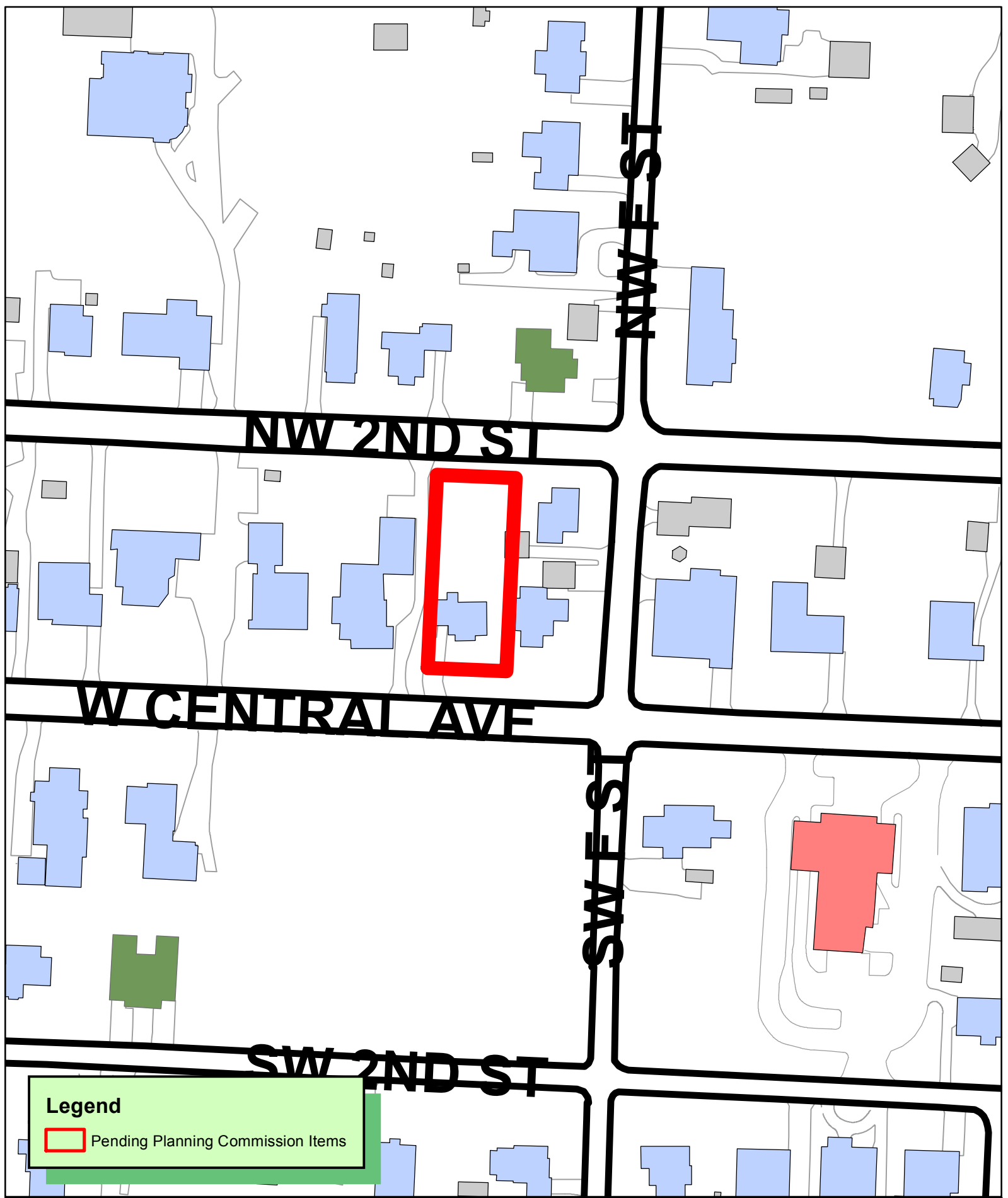
A lot split of Lot 9 that will create Lot 45 (+/- 0.24 acres) of Dickson Addition. The plat dedicates a 15-foot utility easement along West Central Avenue. Per the current Master Street Plan requirements, additional right-of-way is being dedicated along West Central Avenue and NW 2nd Street.

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

Property Line Adjustment: Lot 20 of Lincoln and Rice Addition, 704 NE 2nd, R-1, Single Family Residential, PLA20-0044

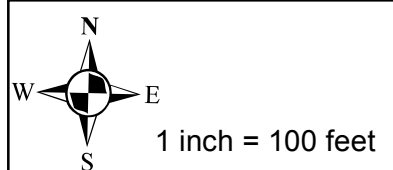
A property line adjustment of part of Lots 3 and 5 and all of Lot 4, Block 2 that will create new Lot 20 (+/- 0.29 acres) of Lincoln and Rice Addition. The plat dedicates a 15-foot utility easement along the entire frontage along NE 2nd Street. Right-of-way is adequate along NE 2nd Street.

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



Legend

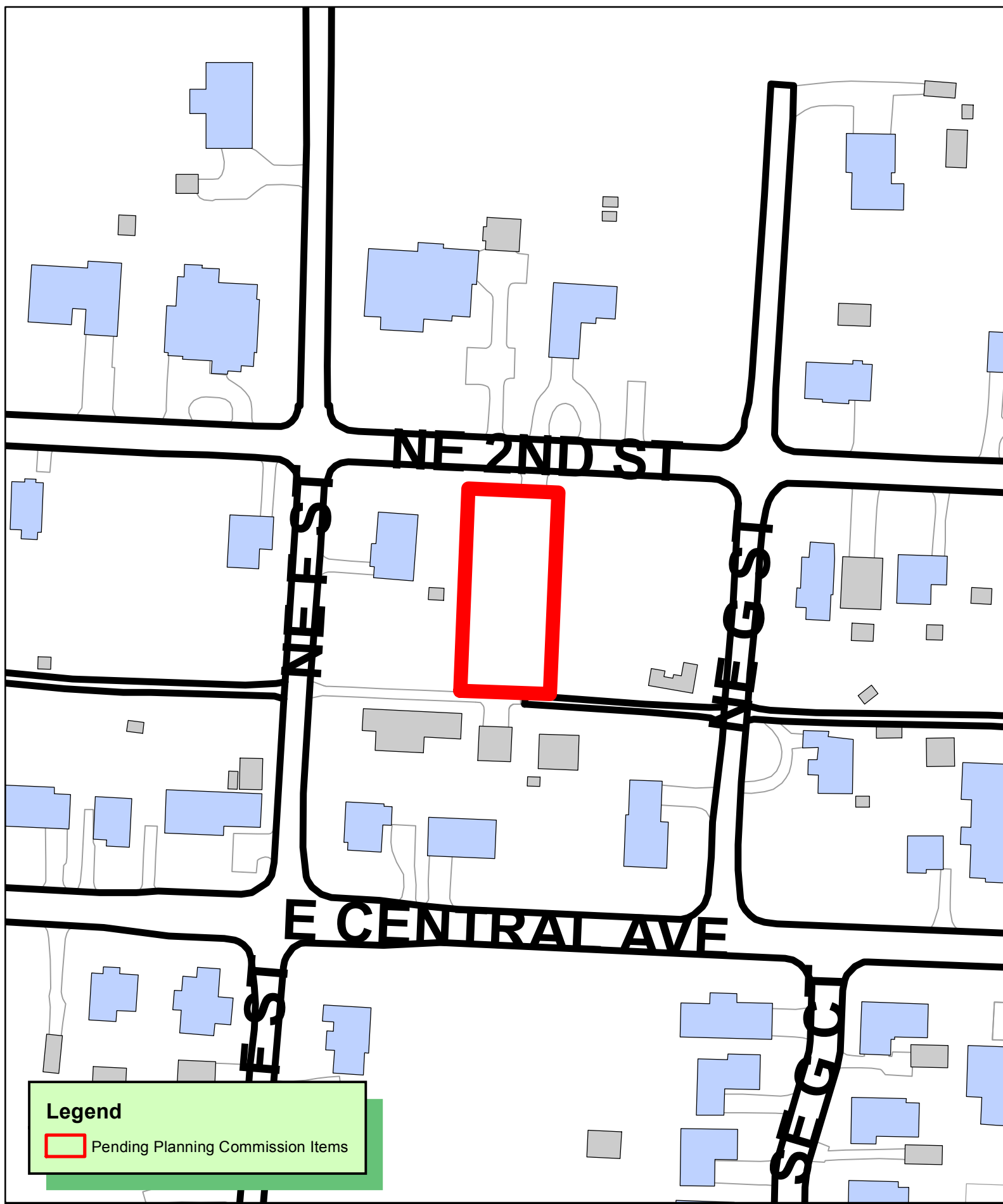
 Pending Planning Commission Items



LS20-0038
LOT SPLIT
DICKSONS ADDITION
704 W CENTRAL AVE

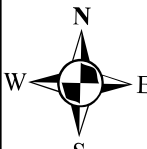


SHEET NO.
1 OF 1



Legend

 Pending Planning Commission Items


1 inch = 100 feet

PLA20-0044
PROPERTY LINE ADJUSTMENT
LINCOLN & RICE ADDITION
LOT 4 PART OF 3 & 5 BLOCK 2 CREATING LOT 20



LEGEND

- FOUND PIPE
- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- UTILITY EASEMENT
- FENCE (6' WOOD)
- OVERHEAD ELECTRIC
- CENTERLINE
- POWER POLE
- WATER METER
- GAS METER
- SEWER MANHOLE
- ELECTRIC

CITY REQUIRED NOTES:

- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- NO NEW INGRESS/EGRESS WILL BE PERMITTED TO N.E. 2ND STREET. ANY NEW INGRESS/EGRESS INTO THIS PROPERTY SHALL BE FROM THE PUBLIC ALLEY TO THE SOUTH.

NOTES

- PARENT DEED FILED IN DEED RECORD L2020 AT PAGE 19672.
- PROPERTY IS COUNTY TAX PARCEL #01-03246-000.
- THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1).
- ALL EASEMENTS AVAILABLE AT THE TIME OF THE SURVEY ARE SHOWN, TO FIND ALL IF ANY, WILL REQUIRE A TITLE SEARCH.
- ATLAS PAGE 362.
- BASIS OF BEARINGS IS TIED INTO STATE PLANE COORDINATES, ARKANSAS GRID NORTH.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS



PARENT DESCRIPTION

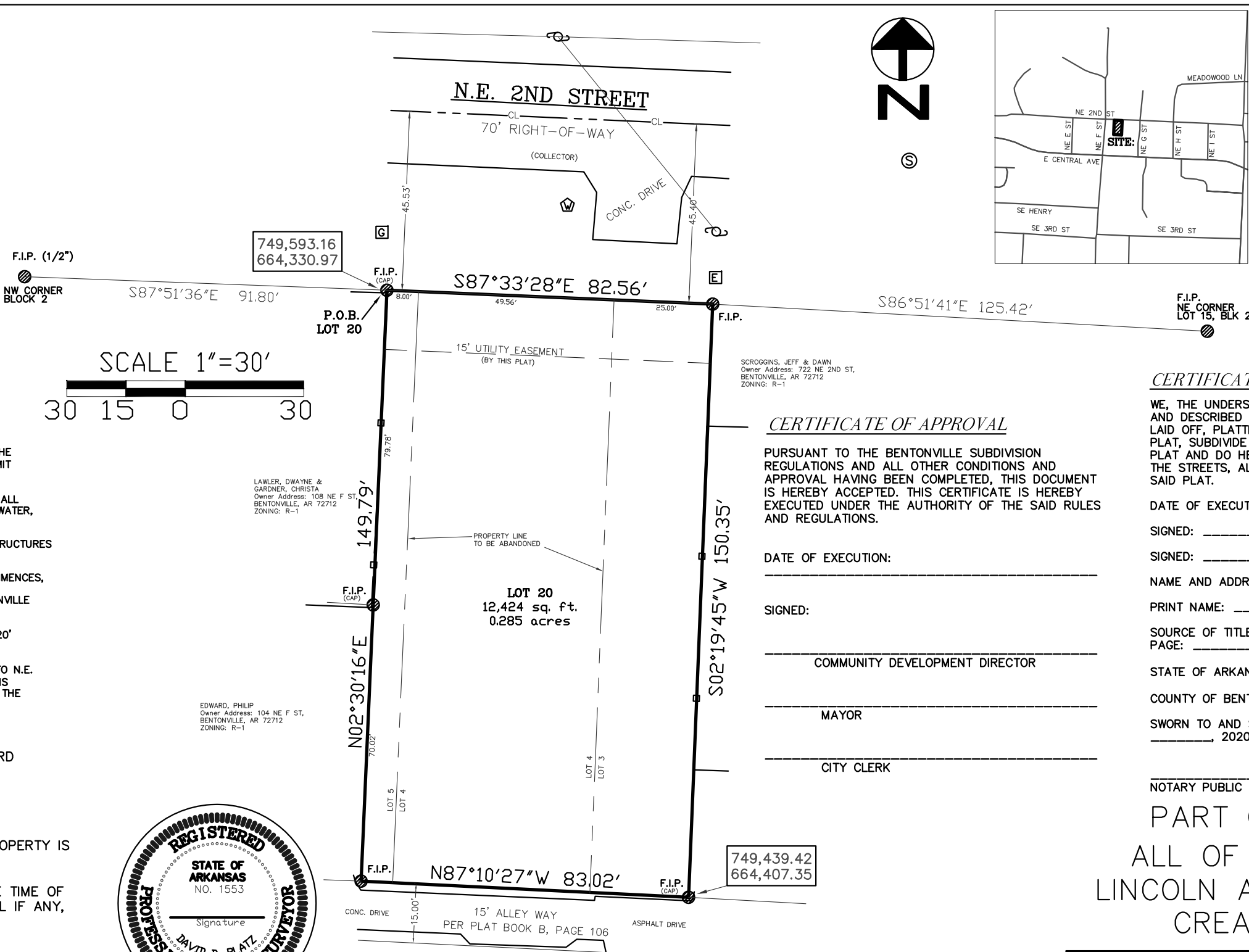
THE WEST 25 FEET OF LOT 3, ALL OF LOT 4, AND THE EAST 8 FEET OF LOT 5, ALL IN BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN BOOK L2020, AT PAGE 19672.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

PROPERTY DESCRIPTION- NEW LOT 20

LOT 20, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS FOUND IN PLAT RECORD B AT PAGE 106, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK TWO, THENCE SOUTH 87°51'36" EAST 91.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°33'28" EAST 82.56 FEET; THENCE SOUTH 02°19'45" WEST 150.35 FEET; THENCE NORTH 87°10'27" WEST 83.02 FEET; THENCE NORTH 02°30'16" EAST 149.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.285 ACRES MORE OR LESS.



CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____
SIGNED: _____
COMMUNITY DEVELOPMENT DIRECTOR
MAYOR
CITY CLERK

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 AND ADDRESS: _____
PRINT NAME: _____
SOURCE OF TITLE: D.R. _____
PAGE: _____
STATE OF ARKANSAS)
COUNTY OF BENTON)
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC SIGNATURE

PART OF LOT 3 & 5,
ALL OF LOT 4, BLOCK 2
LINCOLN AND RICE ADDITION
CREATING LOT 20

PROPERTY LINE ADJUSTMENT		REVISIONS		
OWNER:		No.:	BY:	DATE:
GEORGE T. & ELIZABETH L. JOHNSON 374 BELMONT ACRES CIR. TUMBLING SHOALS, AR 72581		#1	CITY	8/15/20
DRAWN BY:		DATE:		
DP/ZS		7/25/20		
CHECKED BY:		JOB No.:		
		2020268		
SCALE:		SHEET:		
1"=30'		1		

PROJECT NUMBER (PLA20-0044)

REZONING STAFF REPORT



Terrell

NW 15th Street and Bella Vista Road

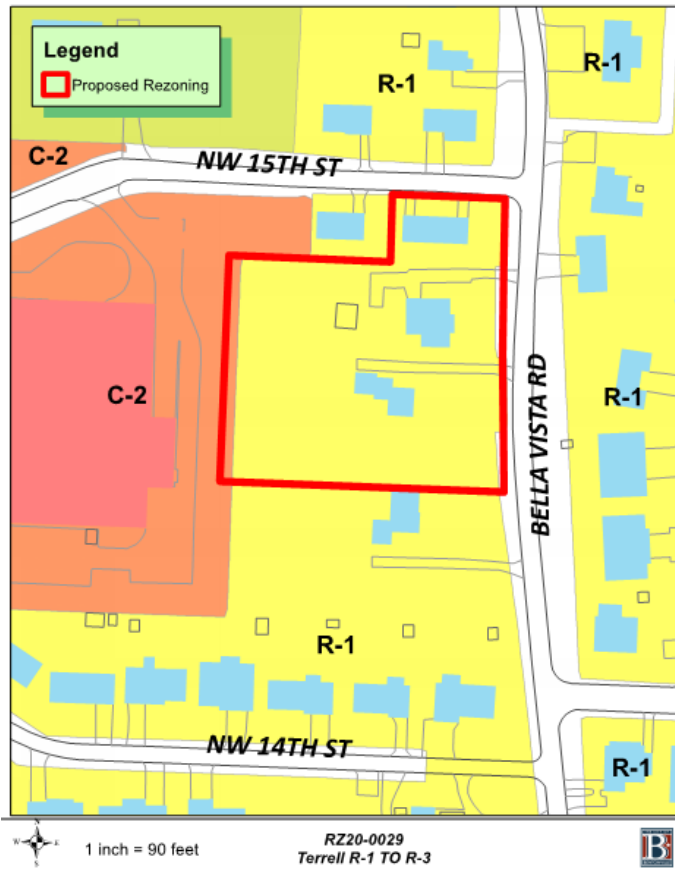
PC Date: 9/1/2020

Reviewer: Tyler Overstreet, Senior Planner,
AICP

Project Number	RZ20-0029
Applicant / Current Owner	Thomas and Judith Terrell PO Box 390 Bentonville, AR 72712
Site Area	+/- 2.00 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Single-Family Residential and Commercial

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

Location Map



Property Description

This property is located southwest of the intersection of NW 15th Street and Bella Vista Road. The property is currently zoned R-1, Single-Family Residential. The applicant applied for a General Plan Amendment to Mixed Use for this property in February of 2019. Upon further investigation, the legal description was incorrect on the ordinance that was adopted by City Council. As such, the current Future Land Use Classifications on this property are Low-Density Residential and Commercial. We can assume from the actions taken on the previous General Plan Amendment, though, that the intent of Planning Commission and City Council was a Mixed Use Land Use.

Relationship to the General Plan

The Land Use and Strategic Growth chapter of the Bentonville Community Plan depicts this property within the Infill Priority Area. The Plan states that urban infill opportunity sites can be used to accommodate Bentonville's projected growth over the next 20 years.

Public Comment

Staff has received general inquiries about the proposed rezoning but no formal public comment.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to build affordable, medium-density single-family units on the property. They also reference the importance of enhancing the North Walton corridor in line with the North Walton Enhancement Plan.

In addition, it is important to note that single-family development would not be permitted direct access onto Bella Vista Road, which is a Collector per the Master Street Plan.

Conclusion

The definition for the R-3, Medium-Density Residential, zoning district specifically references its potential use as a buffer between incompatible zoning districts, such as between commercial and residential zoned properties. In this case, the R-3 zoning district could serve as a buffer between the Walmart Neighborhood Market to the west and residential development to the east.

The definition of the R-3 zoning district, the site's adjacency to a Collector roadway, and the previous vote in favor of a Mixed Use land use all support the request for a rezoning to R-3, Medium-Density Residential. As noted within the Community Plan, urban infill opportunity sites are critical to supporting Bentonville's future population and employment growth. Staff recommends approval of the rezoning request.

Bella Vista Road Narrative

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: R3- Medium Density Residential

Explanation: Newell Development proposes to rezone the properties located at 701 NW 15th Street (Parcel # 01-01523-003), 1413 Bella Vista Road (Parcel # 01-01521-000), Bella Vista Road (Parcel # 01-01518-001) and 1409 Bella Vista Road (Parcel # 01-01518-000) from R1 to R3, in order to develop a real estate project in compliance with R3 development standards. The current owner is Thomas and Judith Terrell (Mailing Address: PO Box 390, Bentonville AR 72712) who endeavors to sell the property to Randall Hinton Development LLC. Newell Development will be the property developer.

Reason to Rezone: The rezone would allow for Randall Hinton Development LLC. to build affordable medium density single-family units in the enhancement plan area.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with design standards outlined in the N. Walton Enhancement and Future Land Use Plan.

Use: This residential development will complement and contribute to the N. Walton Enhancement Plan.

Traffic: The additional units should not impact current traffic patterns and could potentially encourage more pedestrian activity.

Signage: None proposed.

Appearance: Modern design standards will be used to update enhance the appearance of the N. Walton corridor.

Water/ Sewer/ Electric: On-Site

REZONING STAFF REPORT



Alexander

2002 Timber Trail

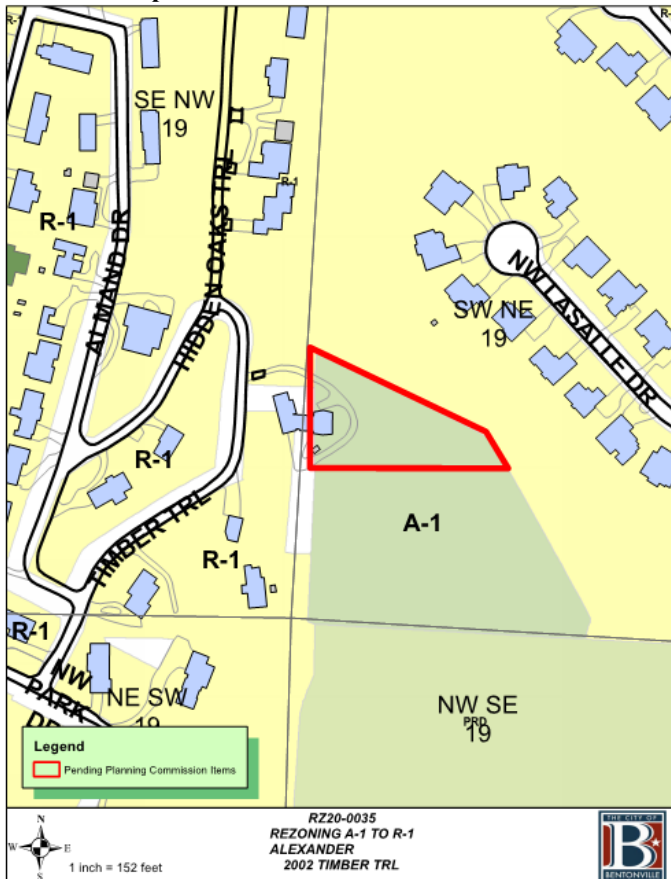
PC Date: 9/1/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0035
Applicant / Current Owner	Kimberly K. Alexander 2002 Timber Trail Bentonville, AR 72712
Site Area	+/- 2.04 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Open Space

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

Location Map



Property Description

This property is located at 2002 Timber Trail. It is currently zoned A-1, Agricultural. Adjacent zoning districts are R-1, Single Family Residential to the north, south and east and PRD (Red Barn Development) to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Open Space due to the challenging terrain associated with the parcel. The applicant has an existing single family home on the adjacent parcel which is shown as Low Density Residential on the Future Land Use Plan and desires to make this property compatible with the existing use.

Public Comment

Staff HAS received public comment regarding this request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to allow the existing home to conform to setbacks as it currently does not in the A-1 zoning district which requires 30 feet from all property lines. If the rezoning request to R-1, Single Family Residential is approved, a property line adjustment will be submitted to the Planning Department that would allow the owner to arrange the property lines in a manner that will make the existing home conform to the required setbacks of the R-1 district.

Conclusion

While the applicant's rezoning request to R-1, Single-Family Residential does not necessarily fit with the Open Space land use category, the surrounding context of the area may lend support to the rezoning request. A large lot single-family subdivision, as described within this application is right in line with the existing use of the property and other land uses in the vicinity.

Staff recommends approval of the rezoning request.



SWOPE ENGINEERING

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712
479-877-7388

July 23rd, 2020

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

Re: 2002 Timber Trail rezone to R-1

Dear Jon,

Please accept this narrative letter for the referenced request. The house at this address is built across an existing parcel line. The owner would like to properly position the property line to fit the house within normal building setbacks. The property line was also determined in a way that would allow a future public road to extend into this site.

The future road is part of a future plan to subdivide the remaining acreage behind this house. Once this house gets its lot line legally situated, further plans are in store for dividing the remaining land into lots with a public road ending in a cul-de-sac.

Thank you for your consideration of this request.

Sincerely,

Phil Swope, PE
Project Engineer

NOTICE OF INTENT TO REZONE

Arnold Luttrell

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

A-1, Agricultural

to

R-1, Single-family Residential

The legal description of the property is as follows:

A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH OF RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, THENCE ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 north 00°00'34" EAST A DISTANCE OF 275.61 FEET TO A FOUND IRON PIN, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE NORTH 00°00'34" EAST A DISTANCE OF 224.39 FEET TO A FOUND IRON

The common description of the property is: 2002 Timber Trail

Proposed land use: single family residential

The public hearing will be held September 1st 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:

Arnold does not own said property. The guardian is Robyn Nelson, you must contact her Paula Hutcherson

Signature and Physical Address

2102 Hidden Oaks
B'ville, AR 72712

Signature and Physical Address

REZONING STAFF REPORT



Casey

1117 SE 33rd Street

PC Date: 9/1/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0036
Applicant / Current Owner	Eric Casey
Site Area	.12 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-O, Residential Office
Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

1117 SE 33rd Street is the site of a residential structure and a detached garage. The property is zoned A-1, Agricultural with surrounding zonings of R-O, Residential Office to the east, C-2, General Commercial to the west and north, and A-1, Agricultural to the south. The property is located on the corner of SE K Street and SE 33rd Street, both listed as Local streets.

Relationship to the Bentonville Community Plan

The Bentonville Community Plan identifies this area as Priority Area 2, Infill. These areas represent an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas.

The Future Land Use map identifies this area as High-Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary significantly in terms of density depending on the 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.

Before the elimination of densities within the zoning code, R-O, Residential Office allowed for densities of 9-12 units per acre.

Public Comment

The city has received public comment on this request.

Analysis

The zoning request for R-O, Residential Office, is consistent with the Future Land Use map, as High-Density Residential and specifically within the definition as resident-oriented commercial uses. The adjacent property 1203 SE 33rd Street was zoned R-O, Residential Office on December 3, 2019. Planning Commission must consider the allowed uses in the R-O, Residential Office district, and its potential impacts on the surrounding properties. The current property usage is a locksmith shop that is consistent with uses identified in the R-O, Residential Office district under personal services. The actual size of the property being rezoned will be the limiting factor in any future development.

Conclusion

This request is consistent with the Future Land Use map, the Bentonville Community Plan, and past action taken by the Planning Commission. The staff has reviewed this application and recommends approval.

The property at 1117 SE 33rd St is applying to be rezoned.

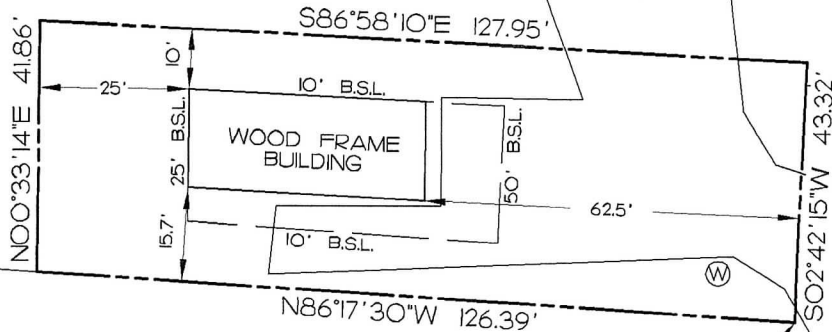
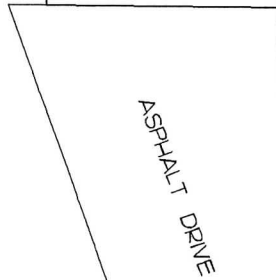
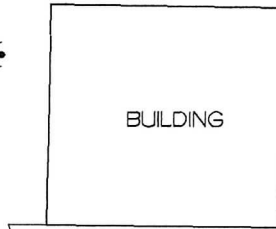
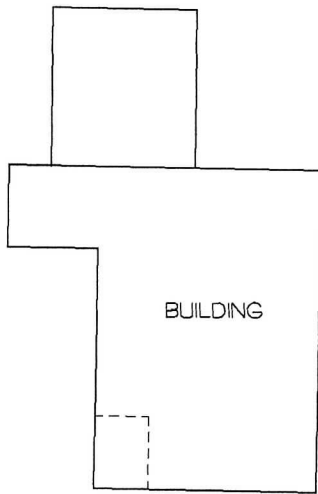
The business, Casey Lock and Key, has been on this property since 2005. We are asking to rezone only the part that the property is on per the enclosed survey. We are asking to rezone this property as Personal Services, Conditional Use, Residential Office Zoning.

This business, Casey Lock and Key, operates M-F from 9-5. No new construction is under consideration. Only the existing structures will be used for this business. Existing structure is a shop. There is already in existence a pavement for parking.

There will be no need for any different outdoor lighting changes.

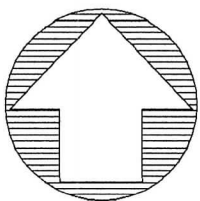
There is a variable client usage. Generally, 2-3 per hour. There is also a daily UPS and/or Fed EX delivery truck route.

There will be 1 full-time employee that will run that shop. In total, there are 4 full time employees. Three employees will be in vans in the NWAR area.



P.O.B.

SE 33RD ST.
40' R.O.W.



N.T.S.

EXHIBIT







CONDITIONAL USE STAFF REPORT



Midwest Equipment Temporary Gravel Parking

1400 SW I Street

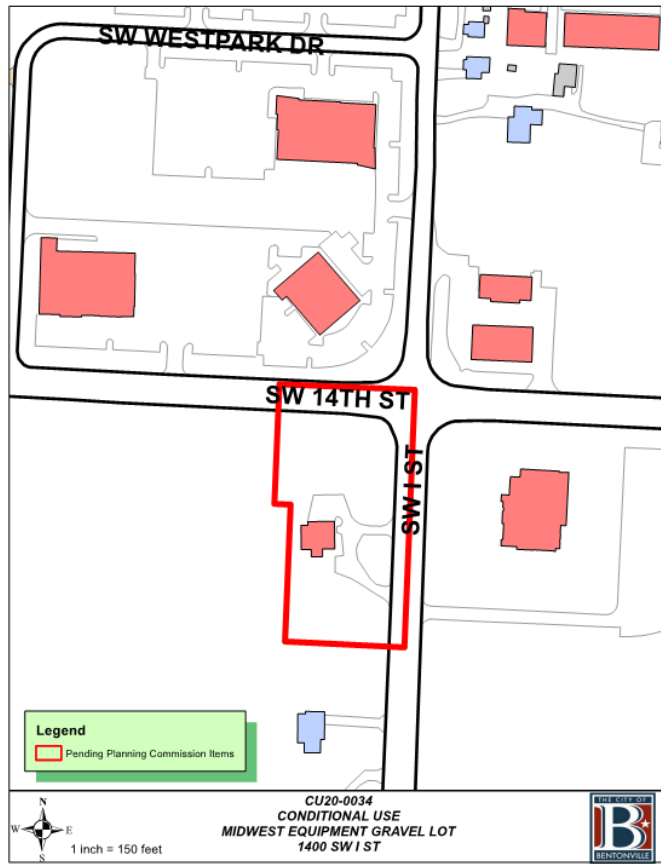
PC Date: 9/1/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0034
Applicant / Current Owner	Rone Family Trust 10243 Philpot Road Bentonville, AR 72713
Site Area	+/- 2.53 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Gravel Parking
Protective Covenants	N/A

<https://arcgis/08HvK8>

Location Map



Property Description

The property is located at 1400 SW I Street and is currently zoned C-2, General Commercial. The Future Land Use Plan currently depicts this property as Commercial.

Proposed Use Description

The applicant is requesting to allow for a temporary gravel parking facility to service Midwest Equipment. While the applicant understands the requirement of a large scale development for a permanent hard surface parking area, a temporary gravel parking facility would suffice until a more permanent parking lot can be designed, constructed and installed. Parking stalls and the edge of the gravel parking/display areas shall be delineated with a defined border until a permanent parking lot is constructed. It should be noted that there are gravel areas depicted on the applicants site plan that were pre-existing and the applicant expanded upon these areas with new gravel.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. Prior to expiration of this permit, the applicant shall apply, receive approval, and construct the permanent parking through Large Scale Development.
4. The applicant shall receive approval for a Flood Plain Development Permit prior to installation of the gravel parking.

Conditional Use Permit Narrative

- Proposed use and reason for the proposed use; **The proposed use for the conditional use permit is to allow gravel in the areas outlined in the attached site plan. This gravel will be used for a foundation for a concrete parking lot. Prior to pouring the concrete, we will need our contractors to fix drainage at the site after which they will prep the site for concrete with a gravel foundation.**
- 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.**
- Hours of operation, including days of the week; **Monday through Friday - 8 a.m. to 5:00 p.m.; Saturday – 8:00 a.m. to 12:00 p.m.; Sunday – closed.**
- Indoor and outdoor areas to be utilized; **See attached.**
- Planned indoor and outdoor structural changes; **See attached.**
- Parking needs required for the proposed use including existing and proposed - provide sketch of traffic flow and parking pattern (if applicable); **See attached.**
- Planned outdoor lighting changes; **Not applicable.**
- Anticipated patrons, clients, deliveries, and/or customers (average per day); **Anticipated patrons are retail customers. We anticipate approximately 20 customers per day. Deliveries are not taken at this location.**
- Proposed number of employees; **Three.**
- Photographs of the property; **See attached.**



SW 14TH ST

Property Boundary

Addition of a
Gravel Paved
Display Area

Pre-Existing
Concrete Drive

Existing
Structure

Addition of a
Gravel Paved
Display Area

Addition of a
Gravel Paved
Display Area

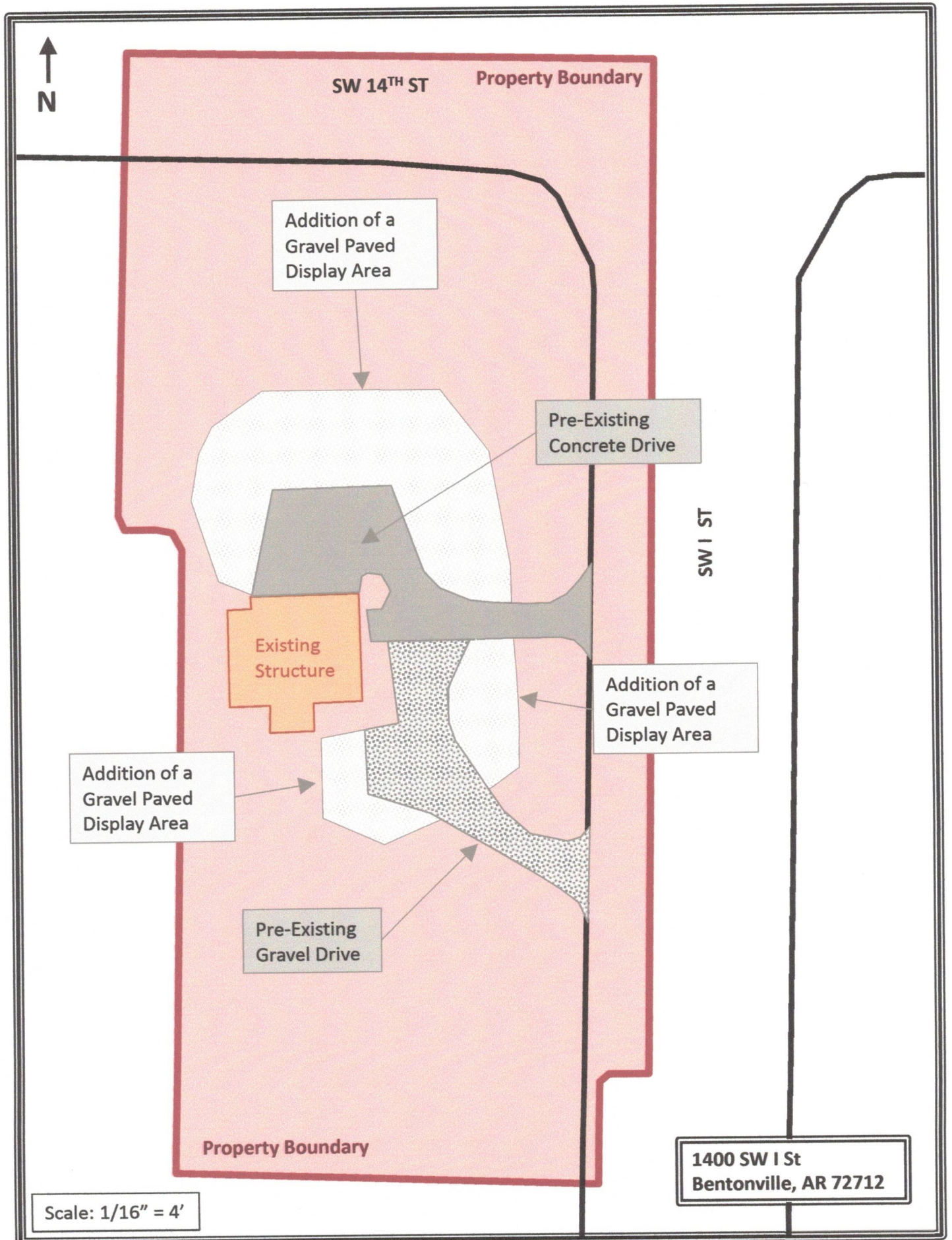
Pre-Existing
Gravel Drive

SW I ST

Property Boundary

1400 SW I St
Bentonville, AR 72712

Scale: 1/16" = 4'





SW 14TH ST

Property Boundary

Addition of a
Gravel Paved
Display Area

Pre-Existing
Concrete Drive

Parking
↓ ↓ ↓

Door

Existing
Structure

Enter

Exit

SW 1 ST

Addition of a
Gravel Paved
Display Area

Addition of a
Gravel Paved
Display Area

Pre-Existing
Gravel Drive

Property Boundary

1400 SW 1 St
Bentonville, AR 72712

Scale: 1/16" = 4'

CONDITIONAL USE STAFF REPORT



Mohawk Temporary Parking

301 SE J Street

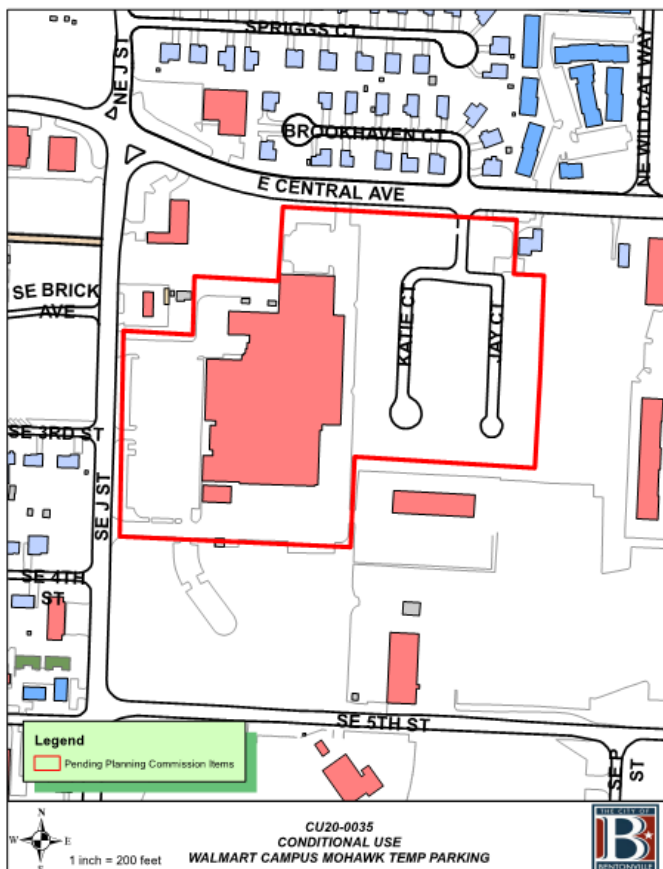
PC Date: 9/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0035
Applicant / Current Owner	Walmart Stores, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	+/- 6.18 Acres
Current Zoning	R-1, Single Family Residential & R-O, Residential Office
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Use/Gravel Parking Lot
Protective Covenants	N/A

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

Location Map



Property Description

This property is located south of E Central Avenue and north of the Walmart Campus PUD. The site is currently vacant, as all of the homes have been demolished on the site. The property is currently zoned R-1, Single-Family Residential and R-O, Residential Office. The Future Land Use Plan currently depicts this property as Commercial. Surrounding properties on the south side of E Central Avenue could generally be described as commercial and industrial.

Proposed Use Description

A request to allow for a temporary laydown area, maintenance yard, and gravel parking for construction work on the Walmart Home Office Campus. The proposed hours of operation are 24 hours a day, 7 days a week while the campus is under construction. The applicant's site plan depicts a total of 198 vehicle spaces and temporary fencing along E Central Avenue. The applicant requests the Conditional Use Permit be issued for the duration of construction of the Home Office.

Public Notice

The city has not received public comment on this conditional use permit request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year after the filing of the Walmart Campus Final Plat.
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.



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 27, 2020

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

**RE: Walmart Campus Mohawk
Temporary Parking
Conditional Use Request**

To the City of Bentonville Planning Commission:

This is a conditional use request of 27 parcels, described below, owned by Wal-Mart Stores, Inc.

The proposed temporary use for these properties will be to provide a laydown area, maintenance yard and parking for the labor force that will work on the construction of the Walmart Home Office. Contractors will use the north part of the Mohawk building (301 SE J Street) for offices. The area east of the building will be utilized for parking. Currently, the site is vacant with only the streets and building foundations remaining. Due to the need for a laydown area, maintenance yard and temporary parking, a Conditional Use Permit is required.

A Site Plan is included with this narrative along with photos of the properties. The hours of operation will be 24 hours a day, 7 days a week when construction starts. The outdoor areas will be utilized as parking with the existing trees being protected by fencing.

The planned parking for this area is 198 passenger vehicle spaces for the labor force that will be working throughout the campus during construction. Deliveries to the site will be infrequent but we would like to plan for 1 delivery a week to establish a number of deliveries to the site. Parking lot lighting is not being proposed for this area.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jyoull@ceieng.com.

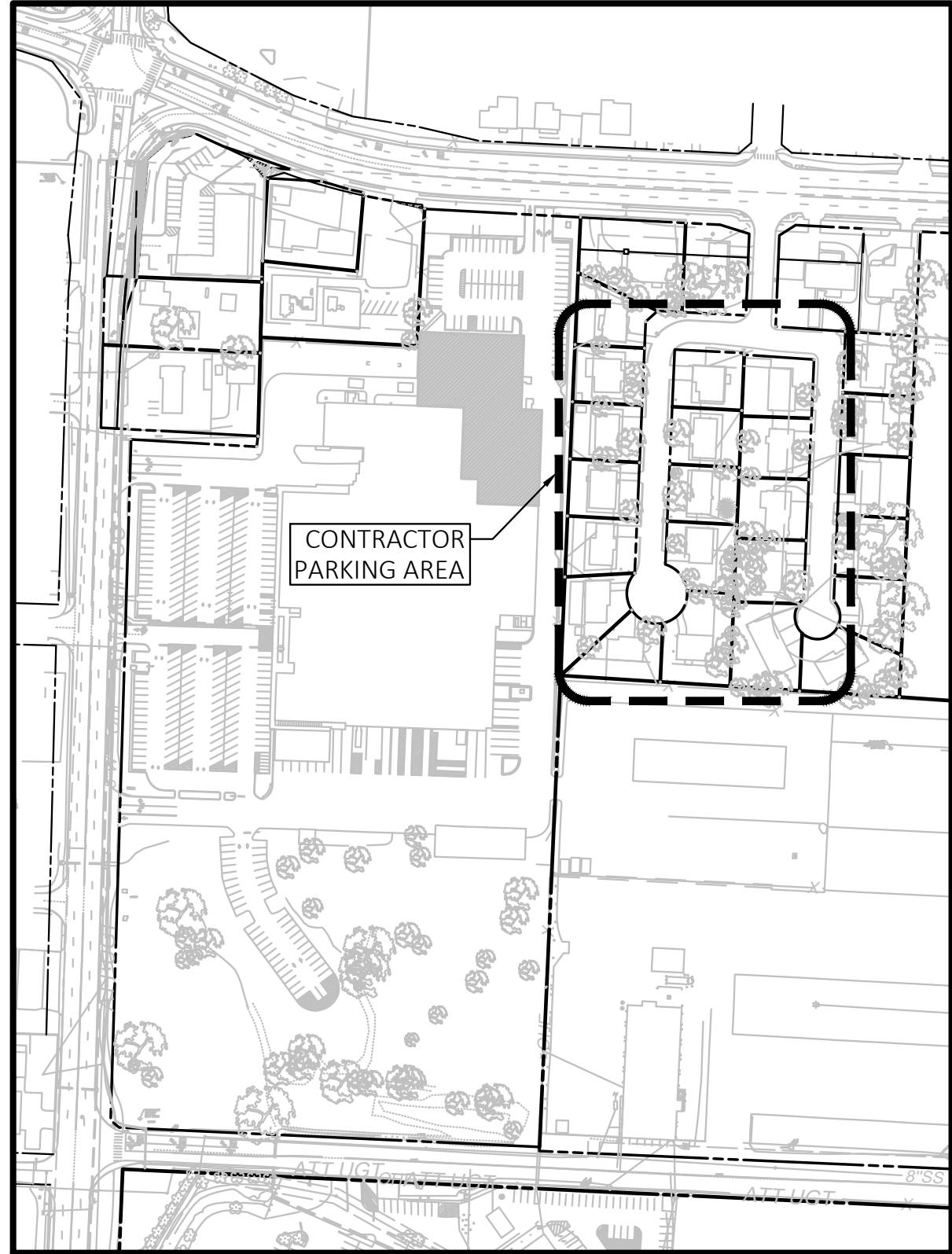
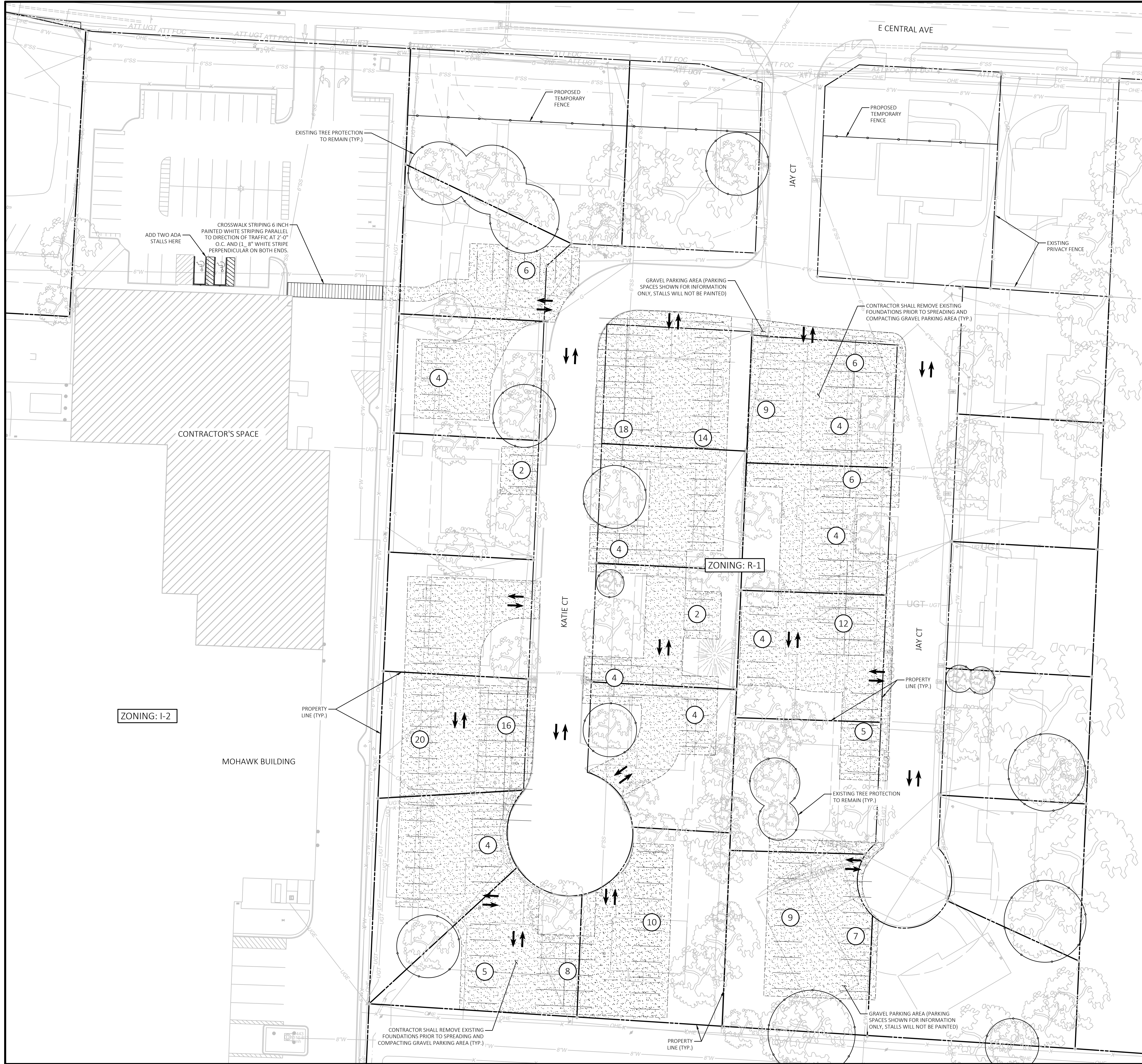
Respectfully submitted,
CEI Engineering Associates, Inc.

John Youll
Project Manager

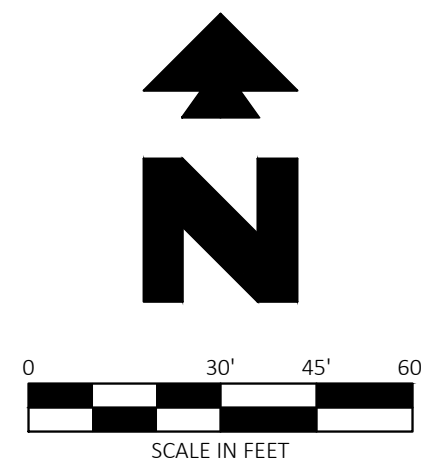
Enclosed:
Exhibit "A" property photos, and Site Plan

01-02458-000	01-02467-000	01-05232-000
01-02459-000	01-02468-000	01-05233-000
01-02460-000	01-03662-000	01-05234-000
01-02461-000	01-05226-000	01-05235-000
01-02462-000	01-05227-000	01-05236-000
01-02463-000	01-05228-000	01-05237-000
01-02464-000	01-05229-000	01-05238-000
01-02465-000	01-05230-000	01-05239-000
01-02466-000	01-05231-000	01-16417-000

JOB # 31378.0 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: MADAMS



KEY MAP
SCALE: 1" = 200'



SITE INFORMATION AND PARKING TABLE

CURRENT ZONING	R-1, SINGLE FAMILY RESIDENTIAL I-2, HEAVY INDUSTRIAL
TEMPORARY PARKING	189 SPACES

REVISIONS

NO.	DATE	DESCRIPTION

Engineering Associates, Inc.



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3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

CONTRACTOR PARKING

SITE PLAN

301 SE J STREET
BENTONVILLE, ARKANSAS



Save money. Live better.

INITIAL DESIGN		7/21/20	
N/A	JE	MDA	MDA
DPOR	PM	DES	DRW

JOB NO.: 31378.0
DWG NAME: 31378 Exhibit

DATE 7/21/20 4:45 PM EXHIBIT	SHEET NO. C-1.0
---------------------------------------	---------------------------

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Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.01



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12

PREPARED BY:



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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.02



Photo No. 13



Photo No. 14



Photo No. 15



Photo No. 16



Photo No. 17



Photo No. 18

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.03



Photo No. 19



Photo No. 20



Photo No. 21



Photo No. 22



Photo No. 23



Photo No. 24

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Bentonville, Arkansas

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.04



Photo No. 25



Photo No. 26



Photo No. 27



Photo No. 28



Photo No. 29



Photo No. 30

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.05



Photo No. 31



Photo No. 32



Photo No. 33



Photo No. 34



Photo No. 35



Photo No. 36

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.06



Photo No. 37



Photo No. 38



Photo No. 39



Photo No. 40



Photo No. 41



Photo No. 42

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.07



Photo No. 43



Photo No. 44



Photo No. 45



Photo No. 46



Photo No. 47



Photo No. 48

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.08



Photo No. 49



Photo No. 50



Photo No. 51



Photo No. 52



Photo No. 53



Photo No. 54

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.09



Photo No. 55



Photo No. 56



Photo No. 57



Photo No. 58



Photo No. 59

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3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.10

CONDITIONAL USE STAFF REPORT



Walmart Mockup Building

309 SE Martin Luther King Junior Parkway

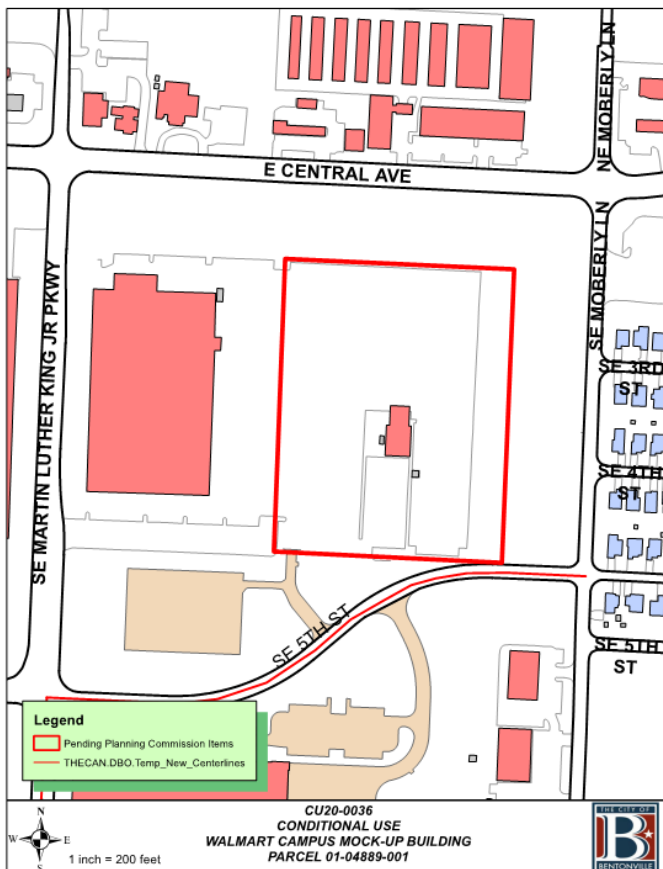
PC Date: 9/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0036
Applicant / Current Owner	Walmart Stores, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	+/- 9.52 Acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Structure
Protective Covenants	N/A

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

Location Map



Property Description

This property is located south of E Central Avenue and north of the previously approved Walmart Layout Center. The site is currently the location of an asphalt parking area. The property is currently zoned I-2, Heavy Industrial. The Future Land Use Map depicts the area as Commercial.

Proposed Use Description

A request to allow for the construction of a building shell mock up to display, construct and perform testing resembling the permanent Walmart Campus Buildings. The three story 60-foot by 60-foot structure shall be unoccupied and is only for the purposes of practicing construction and engineering testing. If the applicant ever wishes to occupy the building, they will need to acquire both a building permit and Large Scale Development approval.

The applicant proposes to construct the structure in an existing parking lot, reducing the number of available spaces by 44. The applicant anticipates a maximum of 50 visits to the site daily. The applicant's architectural elevations depict brick, metal panel, and glazing as the materials on the structure.

Public Notice

The city has not received public comment on this conditional use permit request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year after the filing of the Walmart Campus Final Plat.
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. Any attempt to occupy the building as a commercial use will require a building permit and Large Scale Development review and approval.



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 27, 2020

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

**RE: Walmart Campus Mock-Up Building Site
Conditional Use Request
309 SE Martin Luther King Jr. Pkwy**

To the City of Bentonville Planning Commission:

This is a conditional use request of parcel #01-04889-001 owned by Wal-Mart Stores, Inc.

This request for a 5-year Temporary Use is for a building shell mock up to display, construct, and perform engineered testing resembling the Walmart Campus office buildings. The three story 60' x 60' structure will be unoccupied and will be used as a display for dignitary evaluation of materials, refining construction techniques, and engineered testing methods.

The site is located within the existing parking lot at 309 SE Martin Luther King JR Parkway. The site is currently zoned Industrial, I-2. The site will be accessed from 5th Street and MLK periodically at night and daytime to evaluate building performance; therefore, the hours of operation are unlimited. Indoor and outdoor areas will be utilized for parking, construction material laydown during construction, and indoor display and material testing and evaluation.

There are approximately 426 existing parking spaces in the immediate area of the site and several parking spaces south of the site. Up to 44 spaces will be eliminated to construct the structure and provide vehicular circulation. Existing parking, to remain, will be utilized for dignitary evaluation, engineer testing, and contractors.

Existing parking lot lighting will remain, and any semi-permanent outdoor lighting changes proposed will not affect adjacent property owners negatively. Periodic deliveries are anticipated during construction and limited deliveries post construction. Dignitary or periodic visits to the site will be limited but may include 50 visits per day to establish an approximate number. No employees are anticipated since the building will be unoccupied except for periodic evaluations of construction materials and testing.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jeasterling@ceieng.com

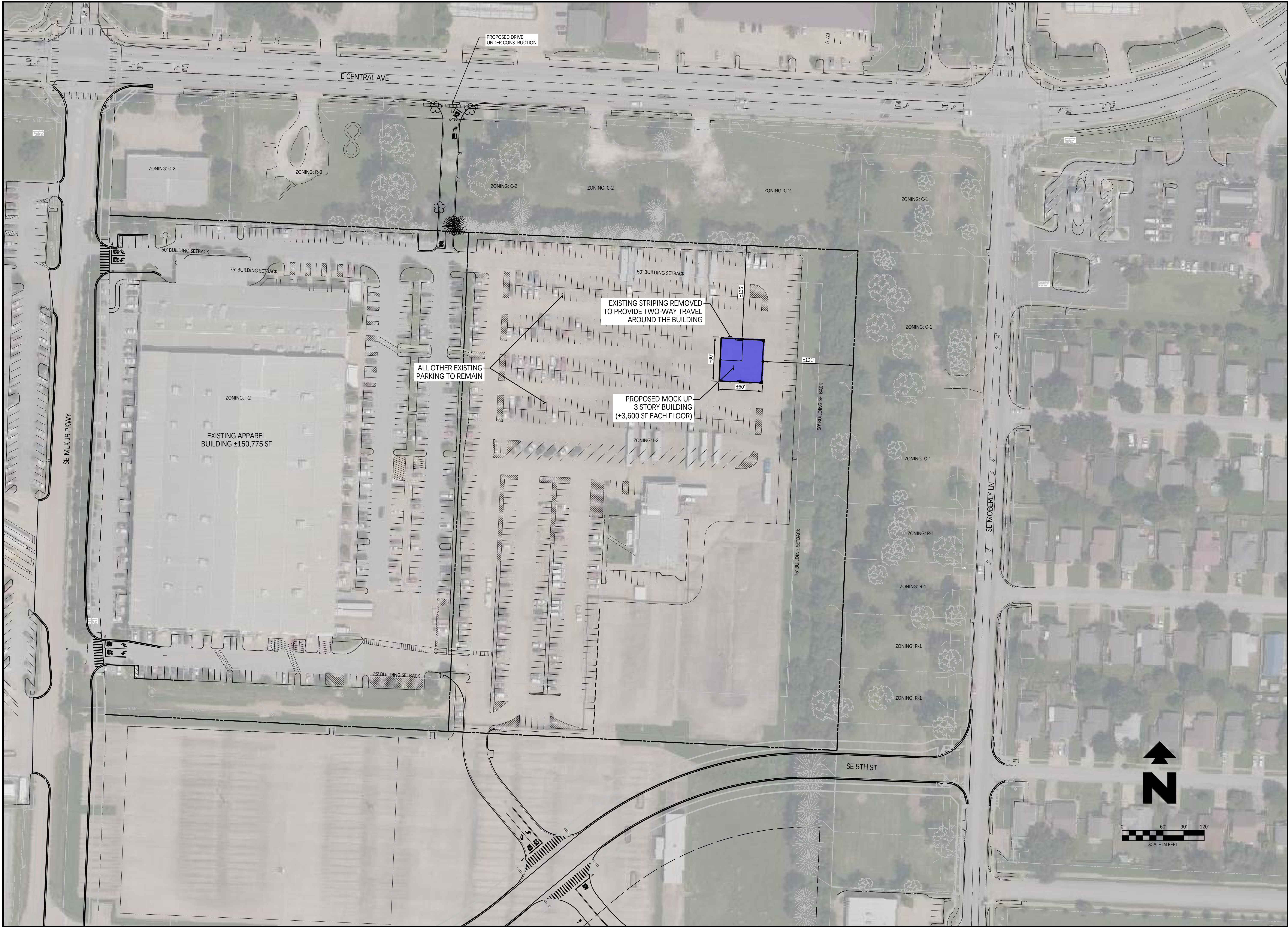
Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read 'John Easterling'.

John Easterling
Project Manager

Enclosed:
Exhibit "A" property photos and site plan

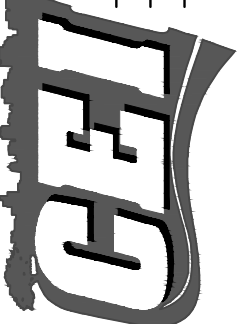
JOB # 31378.0 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: MADAMS



REVISIONS

NO.	DATE	DESCRIPTION

Engineering Associates, Inc.



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3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

CAMPUS MOCK UP

SITE PLAN

203 MLK JR PKWY
BENTONVILLE, ARKANSAS



Save money. Live better.

INITIAL DESIGN		7/21/20
WAH	JDY	MDA
DPOR	PM	DES

JOB NO.: 31378.0
DWG NAME: 31378 Exhibit

DATE 7/24/20 9:45 AM EXHIBIT	SHEET NO. C-1.0
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Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.01



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.02



Photo No. 13



Photo No. 14



Photo No. 15



Photo No. 16



Photo No. 17



Photo No. 18

PREPARED BY:



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Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.03



Photo No. 19



Photo No. 20



Photo No. 21



Photo No. 22



Photo No. 23



Photo No. 24

PREPARED BY:



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Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.04



Photo No. 25



Photo No. 26



Photo No. 27



Photo No. 28



Photo No. 29



Photo No. 30

PREPARED BY:



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Bentonville, Arkansas

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.05



Photo No. 31



Photo No. 32



Photo No. 33



Photo No. 34

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Bentonville, Arkansas

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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.06

CONDITIONAL USE STAFF REPORT



805 SE C Street Lodging

805 SE C Street

PC Date: 9/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0037
Applicant / Current Owner	Christina Gervasi
Site Area	+/- 1.05 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial
Requested Use	Lodging, Hotel/Motel
Protective Covenants	N/A

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

Location Map



Property Description

This property is located at 805 SE C Street. The property currently contains two single-family homes. The property is currently zoned DE, Downtown Edge with a Future Land Use Classification of Downtown Commercial.

The Bentonville Community Plan describes Downtown Commercial areas as those that include mixed-use developments with a focus on design character and pedestrian access.

Proposed Use Description

A request to allow for the construction of a 10 to 15 bedroom hotel at 805 SE C Street. According to the applicant's narrative, their intent is for the hotel to appear like a modern house from an architectural and contextual standpoint.

The applicant anticipates 10 to 15 patrons at any time and two to three employees daily. The applicant provided a proposed site plan within the packet. Any future development will meet the requirements of the Land Development Code.

Public Notice

The city has received inquiries from interested members of the public, but no formal comment.

Conditions of Approval

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

Conditional Use- Narrative:

5A - Proposed use and reason for proposed use

The proposed use for 805 SE C Street is a hotel. This will be a 10 to 15 bedroom hotel for businesses taking advantage of close proximity to the new Walmart headquarters as well as proximity to downtown hospitality. The hotel will appear more as a modern house from an architectural standpoint and will not have major signage.

5B - Site plan drawn to scale designating the property lines

Large Scale Development

5C - Hours of Operation, including days of the week

Hours of operation: 24 hours a day 7 days a week

5D - Indoor and Outdoor areas to be utilized

Large scale development

5E - Planned indoor and outdoor structural changes

Large scale development

5F - Parking needs required for proposed use including existing and proposed - provide a sketch of traffic flow and traffic pattern

Large scale development

5G - Planned Outdoor lighting changes

Large scale development

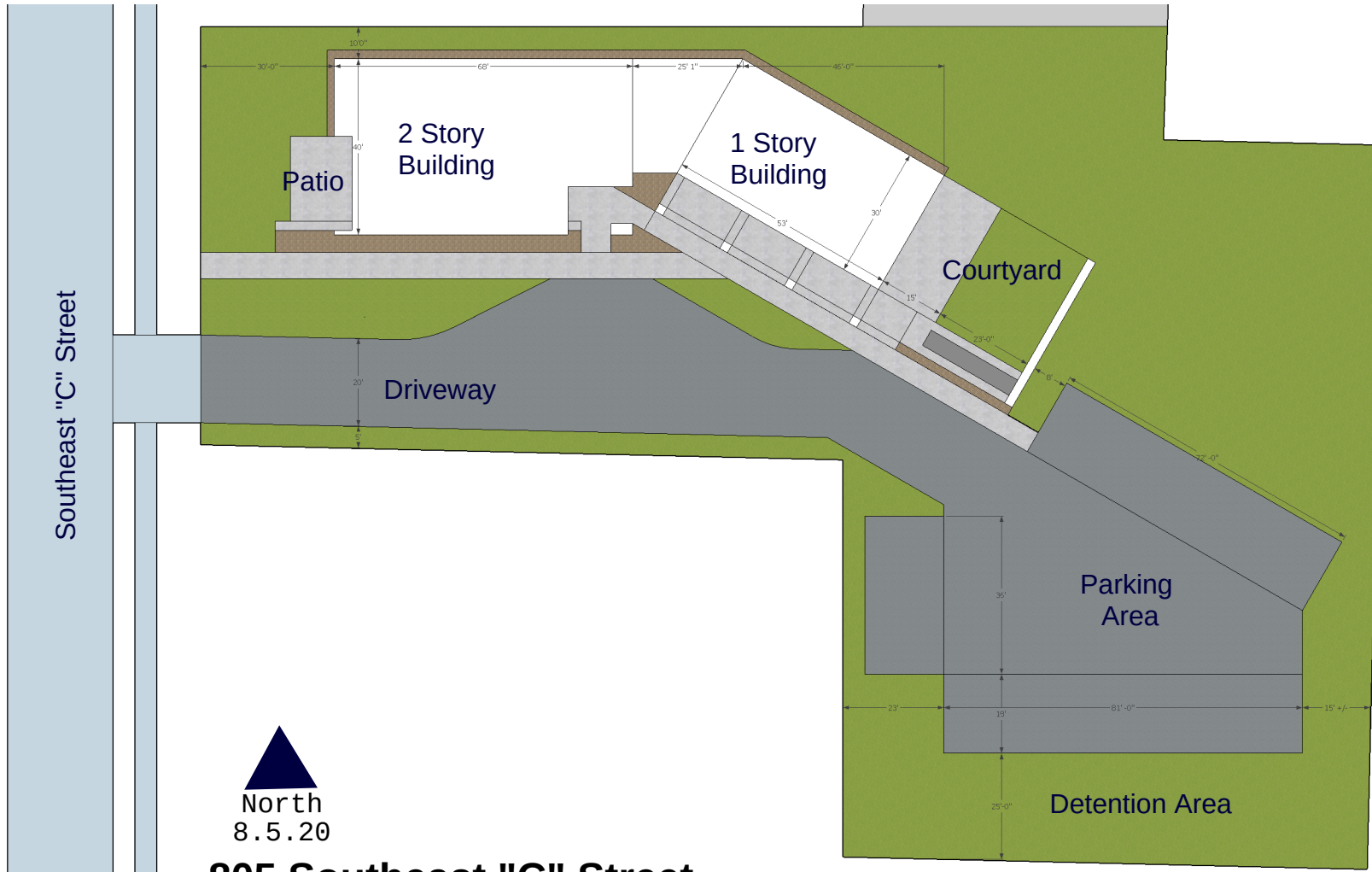
5H - Anticipated, patrons, clients and deliveries, and / or customers per day

The anticipated patrons for the hotel are professionals that are transient through the Northwest Arkansas region. 10 to 15 patrons are expected at a time and deliveries will be expected as some of the stays could be long term.

5I - Proposed number of employees

The number of employees to be hired for the property will average 2 to 3 daily and will never exceed 10.

5J - Photographs of the property - See Attachment




North
8.5.20
805 Southeast "C" Street
Bentonville, Arkansas

CONDITIONAL USE STAFF REPORT



Casey

1117 SE 33rd Street

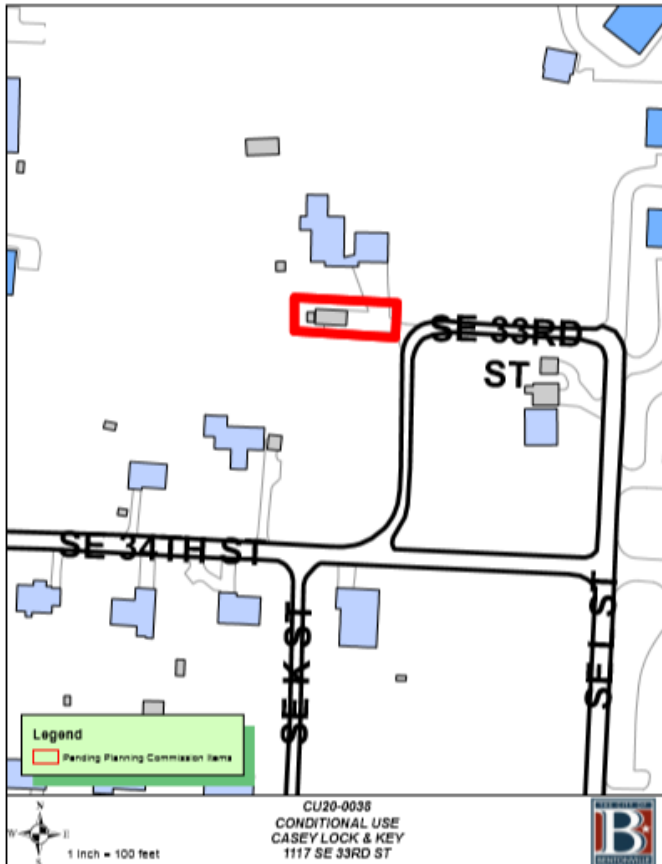
PC Date: 9/1/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	CU20-0038
Applicant / Current Owner	Eric Casey
Site Area	2.13 Acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	High Density Residential (HDR)
Requested Use	Personal Services
Protective Covenants	N/A

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

Location Map



Property Description

1117 SE 33rd Street is the site of a residential structure and a detached garage currently used as Casey Lock and Key, a locksmith business. The property is zoned A-1, Agricultural with surrounding zonings of R-O, Residential Office to the east, C-2, General Commercial to the west and north, and A-1, Agricultural to the south. The property is located on SE K Street and SE 33rd Street, both listed as Local streets.

The Future Land Use map identifies this area as High-Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary significantly in terms of density depending on the 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.

Before eliminating densities within the zoning code, R-O, Residential Office, allowed for densities of 9-12 units per acre.

Proposed Use Description

The applicant is requesting a Conditional Use Permit to bring the business into compliance with the current code. Personal services are establishments that provide non-medical services to individuals and lists locksmith as a specific use within personal services. The applicant states the business has been at the current location since 2005. The applicant has no plans to make any changes to this location. The City of Bentonville does not have any records of violations or complaints about this business at this location.

Public Notice

The city has not received public comment on 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.

The property at 1117 SE 33rd St is applying to be rezoned.

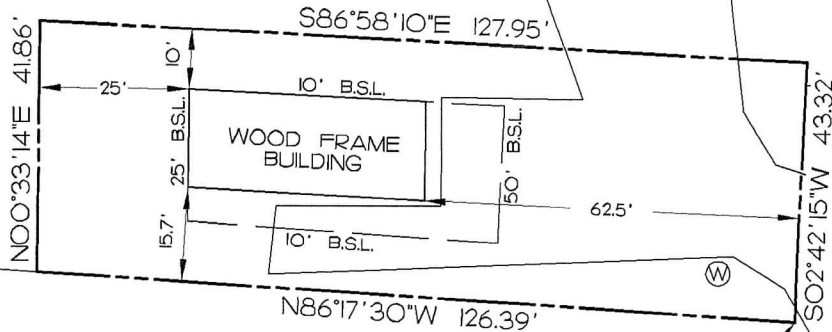
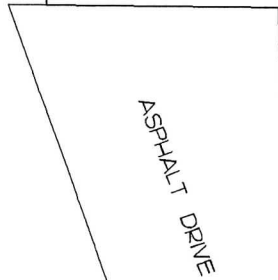
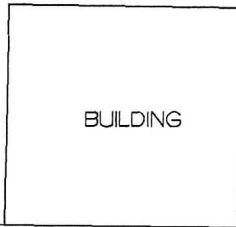
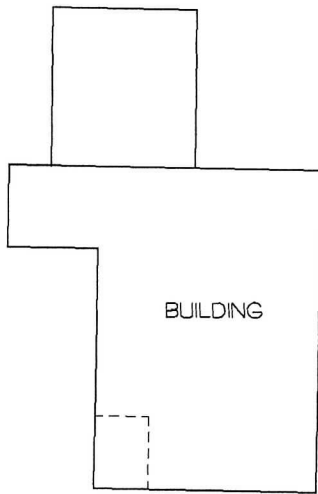
The business, Casey Lock and Key, has been on this property since 2005. We are asking to rezone only the part that the property is on per the enclosed survey. We are asking to rezone this property as Personal Services, Conditional Use, Residential Office Zoning.

This business, Casey Lock and Key, operates M-F from 9-5. No new construction is under consideration. Only the existing structures will be used for this business. Existing structure is a shop. There is already in existence a pavement for parking.

There will be no need for any different outdoor lighting changes.

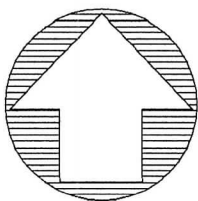
There is a variable client usage. Generally, 2-3 per hour. There is also a daily UPS and/or Fed EX delivery truck route.

There will be 1 full-time employee that will run that shop. In total, there are 4 full time employees. Three employees will be in vans in the NWAR area.



P.O.B.

SE 33RD ST.
40' R.O.W.



N.T.S.

EXHIBIT







WAIVER REQUEST STAFF REPORT



Cyster

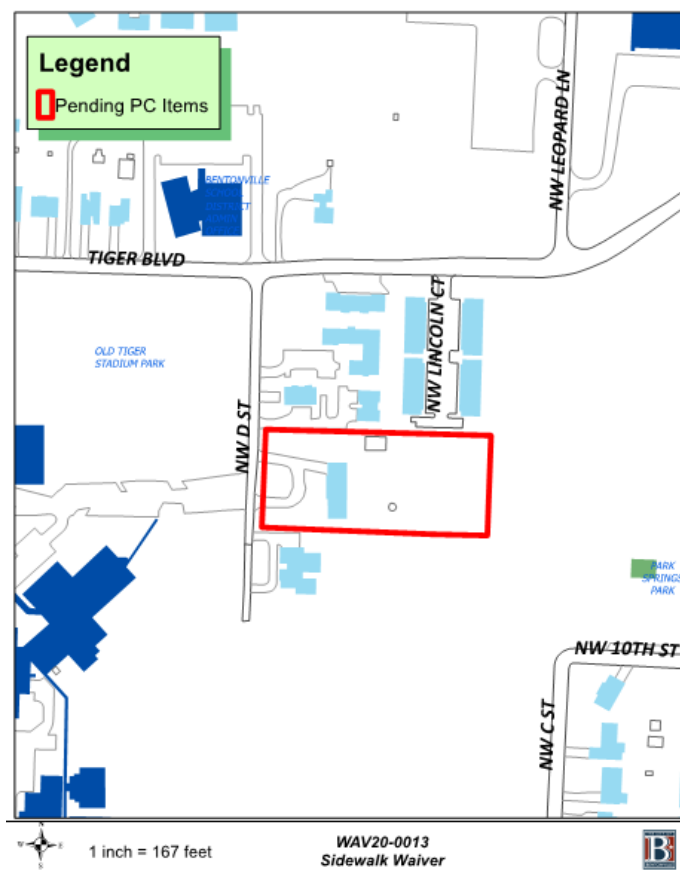
1108 NW D Street

PC Date: 9/1/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	WAV20-0013
Applicant / Current Owner	David & Layla Cyster 1108 NW D Street Bentonville, AR 72712
Site Area	+/- .95 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	High Density Residential (HDR)
Waiver Request	Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code

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



Property Description

This property is located at 1108 NW D Street just east of Tennie Russell Elementary. The property is currently zoned R-1, Single Family Residential.

Waiver Request

A waiver from Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code.

Analysis

The applicant requests a waiver from Section 1100.15, Sidewalk Requirements, of the Land Development Code. The review criteria for the granting of Sidewalk Waivers are specifically outlined in Section 1100.15.E.3 of the Land Development Code.

The applicant has submitted a fee-in-lieu request in the amount of \$5,175.00 for their sidewalk improvements. The applicant has requested to waive the five year deadline for fees-in-lieu so that it would not expire until the funds were spent appropriately.

Engineering and Planning Staff recommend acceptance of the fee-in-lieu and approval of the waiver request.

David & Layla Cyster
Property Owners
1108 NW D St
Bentonville
Arkansas, 72712

RE: Sidewalk Waiver Application

Dear Sirs,

We are writing in relation to the sidewalk that is required as per Article 900 at the front of our property on NW D St, opposite the Old Tiger Track. We are requesting this waiver and a fee in lieu of for a number of reasons, which we have detailed below.

Being British I am a huge fan of sidewalks and having a school opposite us I'm very aware safety needs to be key. However, I want to make sure that our city obligations are met of course although I also want to make sure that we are contributing to the area in building a sidewalk that is fit for purpose and able to be safely used by all. I have listed the considerations below:

- The current Greenway path ends at the school and then continues to a non-code narrow sidewalk as it passes in front of the track which after observation doesn't typically support the walking and cycle traffic mainly due to its width.
- In order for us to accommodate sidewalk, a number of mature trees would need to be removed from the property which we believe would conflict with 1300.02 (a) of Article 1300, the Tree Preservation and Protection act.
- There is also mains water access points that will need to be either moved or paved over.
- The sidewalk would require the removal of the historic property brick fencing pillars, a feature which we would like to keep if possible.
- Our neighbor, Tim Robinson's built his sidewalk during construction before the fee in lieu of came into effect. After speaking at length with Tim over this he agrees that his (and ours) sidewalk leads to a dead-end. We have never seen anyone using this as a path and we believe ours would be the same. Even if it connects to the North in years to come it will always lead to a dead-end.

We strongly agree with the implementation of sidewalks in the Bentonville area to allow the community to travel around town safely on foot or by bike. We do not however see the benefit of implementing a sidewalk to nowhere, especially in this instance where we are blessed with the benefits of the Greenway on the other side of the road.

Our request is that we are granted a fee in lieu of and use the money we would be spending on our sidewalk to widen and improve the greenway opposite.

We look forward to hearing from you in due course.

Kindest regards



David and Layla Cyster

Lot 1
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

Lot 2
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

1 Site
1"=30'-0"

NOTES:

11. This property is zoned R-1 (Single Family Residential) & R-3 (Medium Density Residential) according to the City of Bentonville Zoning Code, Article 401. Building setbacks for zone R-1 & R-3 are as follows:
 Garage, Street Facing (attached & detached) 30 ft. from property line the garage faces
 Garage, Side or Rear Facing (attached & detached) 20 ft. from front property line
 Side Interior 20 ft.
 Side Exterior 20 ft. (R-1) 10 ft. (R-3)
 Rear 25 ft.
 Easements: Where a utility easement extends beyond required setback, edge of utility easement shall be the setback.

Lot 1
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

Lot 2
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

Lot 1
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

Lot 2
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

Lot 2
Block Apple Addition
Parcel #01-16746-000
City of Bentonville
Zone R-1

Lot 1
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

Lot 2
Bentonville School District
Parcel #01-1633-000
City of Bentonville
Zone R-1

PRELIMINARY NOT FOR CONSTRUCTION

SURVEY INFORMATION PROVIDED BY

CEI Engineering Associates, Inc.

1001 S. BENTONVILLE
BENTONVILLE, AR 72717
PHONE (417) 255-1111
FAX (417) 255-1112

DATE: 08/05/16
REV. DATE:
DRAWN BY:
SHEET NUMBER: 0.1

J L Thompson
Design Group,
966 BEAR CREEK ROAD
BENTONVILLE, AR 72717
PHONE (417) 255-1111
FAX (417) 255-1112

Private Residence
1108 Northwest D Street
Bentonville, AR 72712

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WAIVER REQUEST STAFF REPORT



Malies

702 NE A Street

PC Date: 9/1/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	WAV20-0015
Applicant / Current Owner	Lisa Malies
Site Area	.18 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)
Waiver Request	1100.02(7)(c) Access Management

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



Property Description

702 NE A Street is zoned DN-2, Downtown Medium-Density Residential. Surrounding zonings are DN-2, Downtown Medium-Density Residential to the south and R-1, Single Family Residential to the north, east, and west. The property is currently vacant.

Waiver Request

The applicant requests a waiver to Section 1100.02(7)(c), Access Management Standards, Residential, and Subdivision Access. No residential lot shall be permitted direct access to a Collector, or a minor or major Arterial street. NE A Street is a Collector on the Master Street Plan.

Analysis

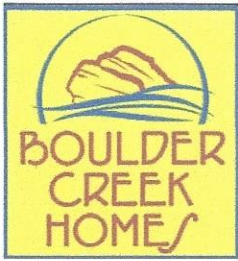
The original property was Lot 26, Block 24 of Deming's Second Addition. The property was zoned DN-2, Downtown Medium-Density Residential on July 18, 2017, from R-1, Single Family Residential. A lot split filed on December 12, 2017, created Lots 29-30, Block 24 of Deming's Second Addition. The plat had a 12-foot shared cross access easement along the rear lot line so that each lot could rear load their garages following the DN-2, Downtown Medium-Density Residential guidelines. With the construction of the first home and garage on Lot 30, the adjacent lot to the east, 201 NE 7th Street, had a fence constructed located 3.23 feet on Lot 26, Deming's Second Addition. Through research and conversations with the adjacent property owner, the fence had been in place for at least 26 years. In the opinion of Watkins, Boyer, Gray & Curry, PLLC, the owner of Lot 26, had little chance of getting the fence moved. With the loss of 3.23 feet from the 12-foot cross access easement, the passage of a vehicle is complicated.

The majority of residential homes along NE A Street have direct access. A Collector street intends to provide both access and circulation within residential, commercial, and industrial areas. Collectors differ from Arterials in that they provide more of a citywide circulation function, do not require as extensive access control, and penetrate residential neighborhoods, distributing trips from the neighborhood and local street system. Collectors are commonly located along neighborhood borders and collect traffic from residential areas and channel vehicles to major Arterials.

NE A Street, as a Collector, cuts through the heart of Deming's Second Addition. The city does not have plans for long term improvements on NE A Street, which in this area functions similar to a residential street. It does experience a higher volume of traffic for people looking to access the trail system and NE Tiger Boulevard. There is limited redevelopment potential north of 702 NE A Street, due to topography and the land being a part of Crystal Bridges or the Bentonville Park System.

Staff Recommendation

The staff has reviewed this waiver request and based on the analysis, and the numerous residential properties that already have direct access to NE A Street, staff recommends approval.



4508 NE Birchgrove Place
Bentonville AR 72712
Ph: 479-685-3063

July 23, 2020

Bentonville Planning Department

RE: Narrative for Waiver of Access Requirements at 702 NE A Street

Dear Planning Staff,

We are requesting a waiver from the Subdivision Code for Access for a future home at 702 NE A Street onto A Street. The narrative explaining the waiver is the attached letter prepared by Will A. Kellstrom of Watkins, Boyer, Gray & Curry, PLLC.

I have one item to add to the letter from Mr. Kellstrom. With the fence encroachment on our lot, and the presence of the garage's brick, eaves and gutters (see picture below), there is insufficient space to adequately pass through the easement with a vehicle.

Thank you for considering our request.

Sincerely,

Teri Malies



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

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

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

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

July 23, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

Re: Waiver of Access Requirements at 702 NE A Street

Dear Planning Staff:

This law firm has been retained by Teri Malies of Boulder Creek Homes, LLC in order to assist her in procuring a waiver of certain access regulations in the Bentonville Development Code. Specifically, our firm has been retained to opine on the feasibility of moving a certain fence line which encroaches onto the East side of the property. It is my opinion the fence has been in place long enough that my client has no right to request its removal.

The property in question is located on the corner of NE A Street and 7th Street. Ms. Malies obtained a lot split of the subject property in 2017, said lot split being enclosed with this letter. When she acquired that lot split, the City required Ms. Malies to provide a twelve foot access easement from 7th Street to the northern lot, or Lot 29, as designated on the lot split. The reason for this is that Section 1100.02(7)(c) of the Development Code prohibits residential homes from having direct access from collector streets. Because NE A Street is designated as a collector street in the Bentonville Master Street plan, Lot 29 was required instead to have access from 7th Street.

In the time since that easement was planned, Ms. Malies discovered that the fence line of the property adjacent to the east encroaches heavily onto the access easement, so much so that the easement is essentially unusable without moving the fence. My client has requested that the neighbor move his fence, but he has refused. Ms. Malies has even asked if she could remove the fence and replace it at her own cost, which the neighbor also refused. It is unknown how long this fence has been in place, but we believe it as been there at least as long as the current owner has owned the home, or, roughly 26 years. This period of time is sufficient for the owner of the neighboring property to claim either adverse possession or boundary by acquiescence as to the land on his side of the fence. In other words, the adjacent neighbor has already acquired ownership of the land on his side of the fence and did so long before my client acquired the property. For this reason, the planned access from 7th Street is no longer feasible.

Section 300.04 of the Development Code provides, in relevant part: "When, by the strict interpretation of these regulations, an applicant incurs undue restrictions on the physical property to be subdivided . . . a waiver for such requirements may be granted by the Planning Commission." Strict

Teri Malies-Waiver

Page 2

interpretation of 1100.02(7)(c) causes undue restrictions on this property. Because the access easement from 7th Street is essentially unusable without moving the encroaching fence, and because my client has no right to request that the fence be moved, the only feasible access to Lot 29 is from NE A Street. Granting access from NE A Street would not be in conflict with City planning goals, as the prohibition on residential access from collector streets is intended mainly for new development and new collector streets; NE A Street is an longstanding street with several residences on it having direct access. Lastly, allowing access to Lot 29 would be not be detrimental to the public health, safety or welfare or injurious to nearby lots, nor would it interfere with the orderly subdivision of land in the area because several homes on it already have direct access.

Thank you for considering this waiver request. If you have any questions, please contact Teri Malies or myself.

Sincerely,

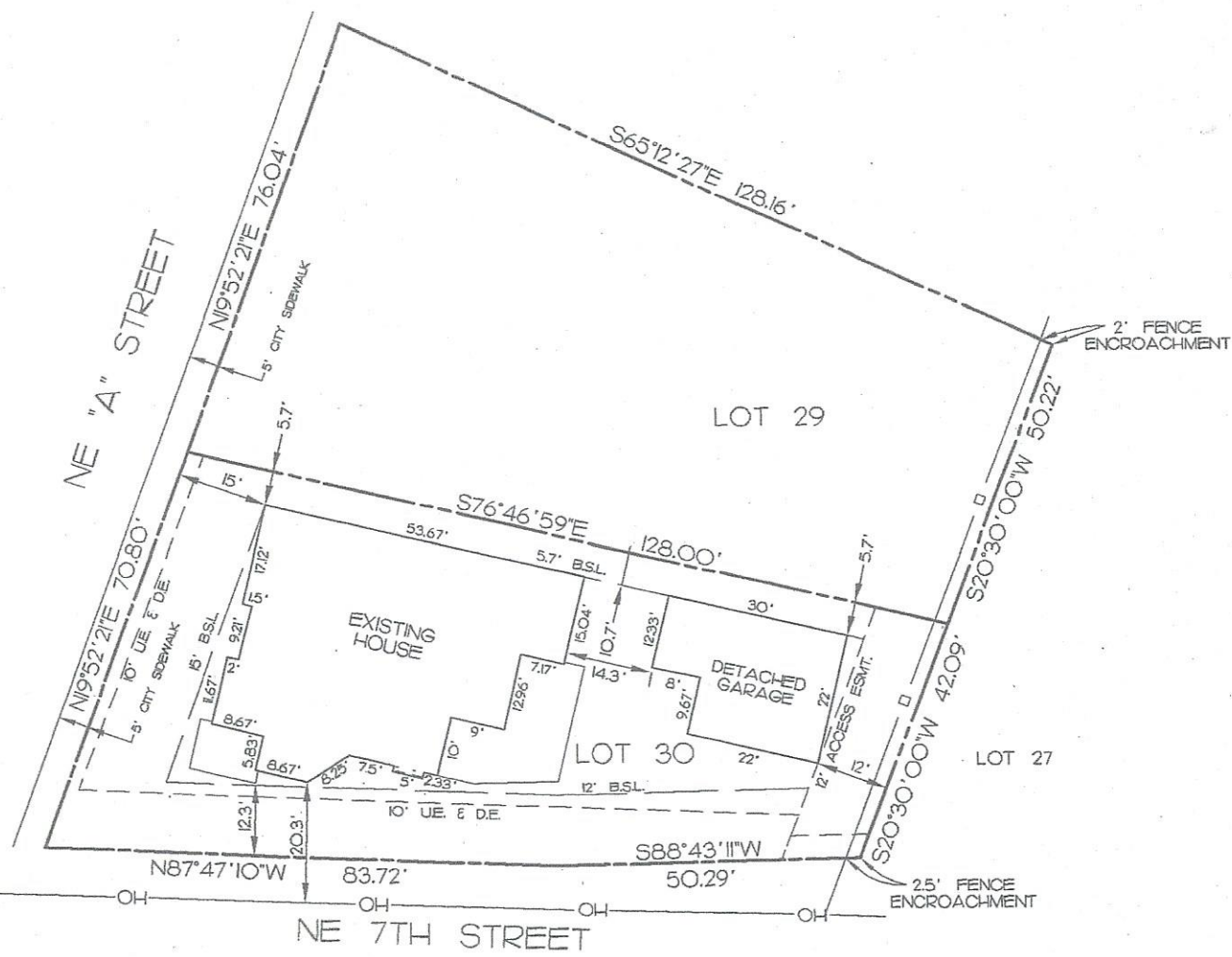
WATKINS, BOYER,
GRAY & CURRY, PLLC



Will A. Kellstrom

WK:

pc:



PLOT PLAN

LOT 30/29
DEMINGS 2ND ADDITION
700 NE "A" STREET

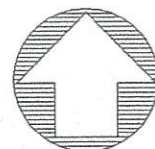
BUILDER
BOULDER CREEK
HOMES

LEGEND

- PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- ——— WOOD FENCE

**CASTER &
ASSOCIATES
LAND SURVEYING,
INC.**

2715 SE "I" STREET, SUITE
5
BENTONVILLE, AR 72712
TELEPHONE 479-268-4464



SCALE : 1" = 30 FEET

DRAWN
ASD

CHECKED
RJC

DATE
7-24-20

SCALE
1"=30'

JOB No.
18-128

LARGE SCALE DEVELOPMENT STAFF REPORT



Church of Christ of Latter Day Saints

1101 McCollum Road

PC Date: 9/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0048
Applicant / Current Owner	Church of Christ of Latter Day Saints
Site Area	+/- 18.5 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)
Development Type / Use	Religious Facility

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

Location Map



Property Description

This property is located at 1101 McCollum Road, south of Tiger Boulevard. The site is the current location of the Church of Christ of Latter Day Saints. The approximately 18.5 acre property is currently zoned R-1 Single-Family Residential.

Project Details

A large scale development to construct a new Bentonville Temple and associated parking. The temple is approximately 29,000 square feet in size and the development includes 98 additional parking stalls.

The development provides adequate perimeter and interior parking lot landscaping. The development provides more than the minimum number of trees required along the street frontage, but requests a landscape buffer width waiver. The development provides sidewalk along NE Kirche Cove and a 10-foot wide trail to meet the requirements of the Bike and Pedestrian Master Plan along McCollum Road. The exterior elevations depict precast concrete panel as the primary material of the building.

Projected Traffic Impact

The development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management requirements of the Land Development Code should accommodate any increases in traffic to the area.

Waivers

- Two waivers requested:
 - A waiver from Article 1400, Section 1400.06, Street Frontage Landscaping, of the Land Development Code. Along NE Kirche Cove, the applicant depicts a maximum encroachment into the required 20-foot street frontage landscape buffer of 3.5-feet. However, the remainder of the site's landscaping exceeds the requirements of the Land Development Code.
 - A waiver from Article 1100, Section 1100.18, Trail requirements and standards. The applicant requests a fee-in-lieu be accepted for the 10-foot wide trail required adjacent to their development in the amount of \$96,059.25. Due to the potential for future street improvements to McCollum Road, Engineering Staff supports the fee-in-lieu request.

Conclusion

The proposed development does not meet all requirements of the City of Bentonville Land Development Code due to the waiver requests. However, because the site exceeds the requirements of the Landscaping Article of the Land Development Code in terms of tree counts and caliper size both in the street frontage and interior to the site, staff feels they can support the first waiver. In addition, the potential for future improvements to McCollum Road lends support to the second waiver request. As such, staff recommends approval of the waivers and the large scale development.

August 17, 2020

Jon Stanley
City of Bentonville - Planning
305 SW A Street
Bentonville, AR 72712

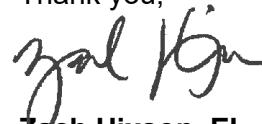
RE: LSD 20-0048 (Bentonville, Arkansas Temple) Waiver Request

Jon,

The above referenced project fronts Northeast Kirche Cove for approximately 420 linear feet. A 25' landscape buffer has been provided from back of curb to provide 20' of greenspace while accounting for a net loss of a required 5' sidewalk. A portion of proposed drive aisle pavement encroaches this landscape buffer by a maximum of 3.5' for a total of 50 linear feet of frontage, violating development code Section 1400.06(c). See attached exhibit maps for reference.

The remainder of the site meets or greatly exceeds the city's minimum landscape requirements. We ask that the site landscaping is considered in whole and request a waiver for the referenced code section.

Thank you,



Zach Hixson, EI
zhixson@mce.us.com
(479) 443-2377

Attachments: site plans

August 28, 2020

Tyler Overstreet
City of Bentonville - Planning
305 SW A Street
Bentonville, AR 72712

RE: LSD 20-0048 (Bentonville, Arkansas Temple) Waiver Request

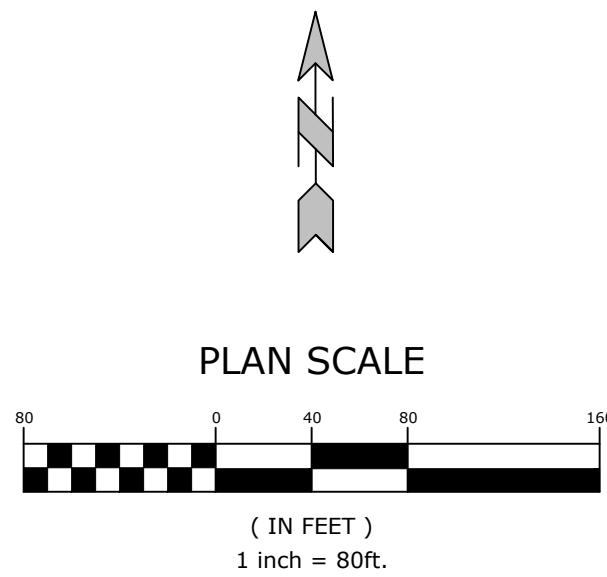
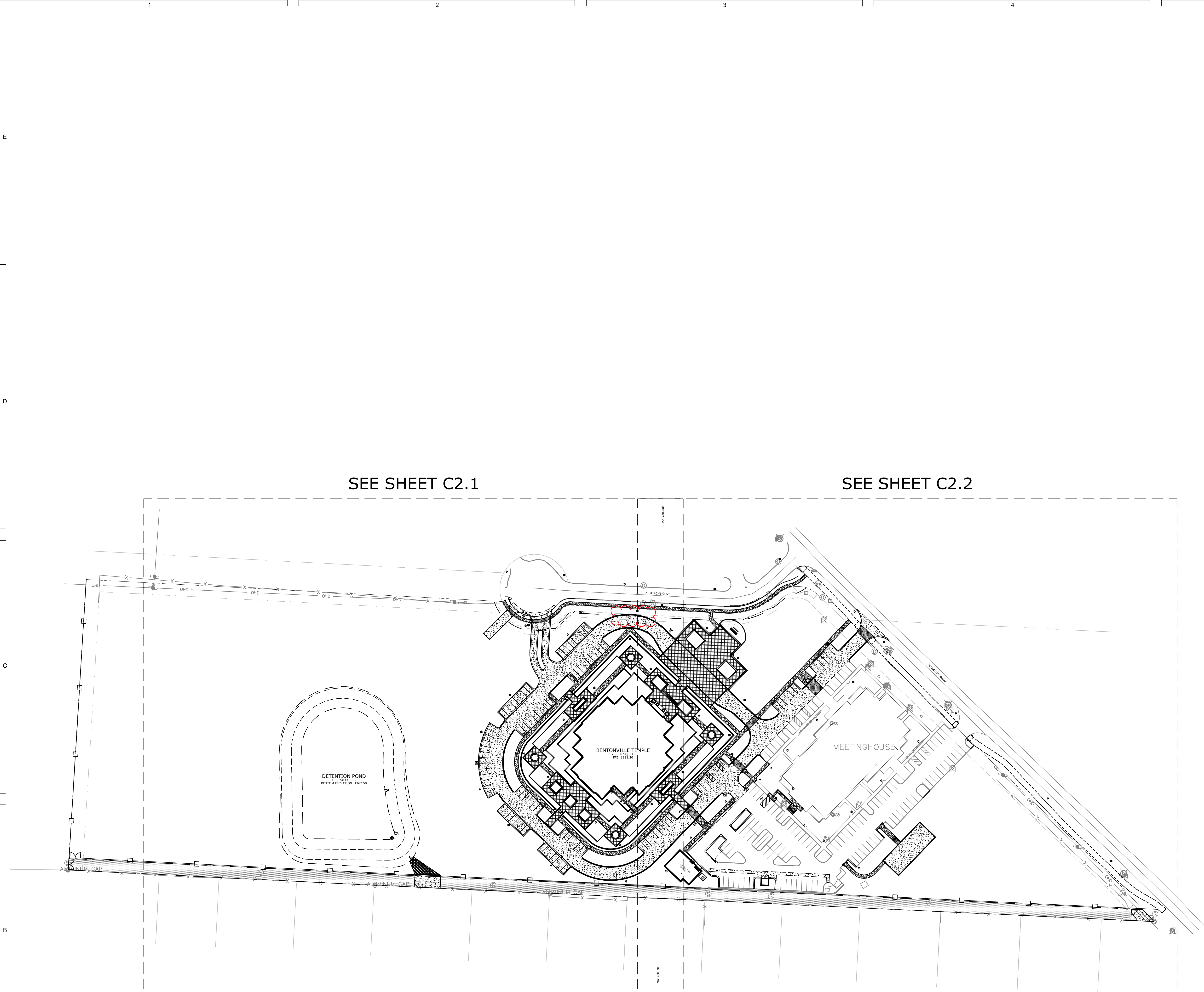
Tyler,

The above referenced project fronts McCollum Road for approximately 875 linear feet. A 10' shared use path is required by the City of Bentonville along this frontage. Discussions to de-map McCollum Road from ARDOT jurisdiction are ongoing, and the final decision on the matter will impact the final trial design. A waiver to Development Code Section 1100.18 – Trail Requirements is requested. It is proposed that the Owner of this project pay a fee-in-lieu for this portion of trail, so that the City can construct the trail at a later date in accordance with design plans submitted separately by the City's consultant engineer.

Thank you,

Zach Hixson, EI
zhixson@mce.us.com
(479) 443-2377

Attachments: Engineer's Cost Estimate for Trail (Fee-in-Lieu)



EXISTING LEGEND

---	PROPERTY LINE	⊙	SANITARY SEWER MH
---	RIGHT OF WAY	⊙	CLEAN-OUT
---	SANITARY SEWER LINE	⊙	DRAINAGE MH
---	WATER LINE	⊙	POWER POLE
---	GAS LINE	⊙	GUY WIRE w/ ANCHOR
---	UGT	⊙	GAS METER
---	UNDERGROUND TELEPHONE	⊙	GAS RISER
---	UGT	⊙	STREET LIGHT POLE
---	UNDERGROUND TELEVISION	⊙	TELEPHONE PEDESTAL
---	UNDERGROUND FIBER	⊙	CABLE TV PEDESTAL
---	OVERHEAD ELECTRIC	⊙	POST (AS NOTED)
---	FENCE	⊙	POST (AS NOTED)
---	ROAD CENTERLINE	⊙	BENCHMARK
---	DITCH FLOWLINE	⊙	FOUND IRON PIN (AS NOTED)
---	EASEMENT LINE	⊙	CONTROL POINT
---	SETBACK LINE	⊙	RR SPIKE
---	FIRE HYDRANT	⊙	BUSH
---	WATER METER	⊙	TREE
---	WATER VALVE	⊙	
---	WATER FAUCET	⊙	

PROPOSED LEGEND

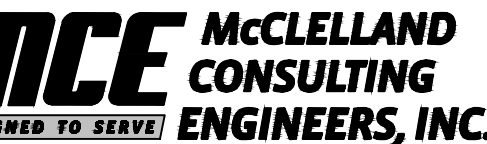
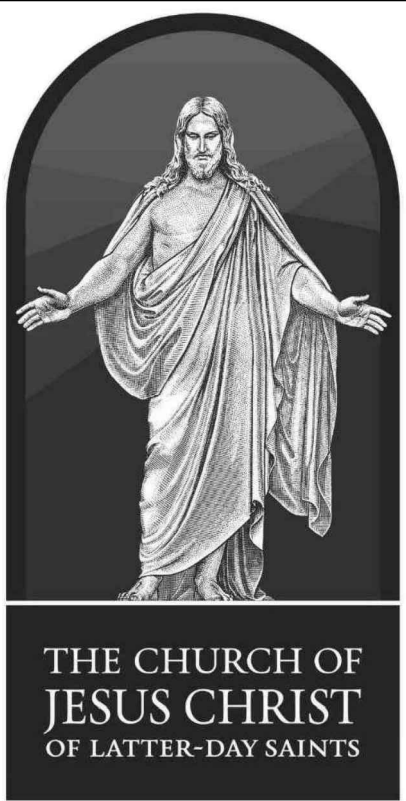
---	CURB AND GUTTER
---	EASEMENT
---	RETAINING WALL - SEE ARCH PLANS
---	PAINTED / THERMOPLASTIC STRIPING
---	MODULAR CONCRETE FENCE (SEE ARCH. PLANS)
---	CONCRETE PAVEMENT
---	GRAVEL SURFACE PAVEMENT
---	GRAVEL SURFACE PAVEMENT
---	INTEGRAL COLOR CONCRETE (PED XING) (SEE ARCH. PLANS)
---	CONCRETE PAVERS (SEE ARCH. PLANS)
---	CATCH BASIN
---	FLARED END SECTION
---	SANITARY SEWER MANHOLE
---	PARKING STALL COUNT
---	FIRE DEPARTMENT CONNECTION
---	FIRE HYDRANT
---	POST INDICATOR VALVE
---	WATER METER
---	LIGHT POLE (SEE PHOTOMETRIC PLANS)
---	ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY:
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- ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF BENTONVILLE PERMIT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND) SHALL BE SCREENED ON ALL SIDES WITH MATERIALS SIMILAR TO BUILDING.

SITE DATA

OVERALL SITE AREA	811,175 S.F.	18.62 AC
PROPOSED PARKING SPACES	REQUIRED	PROVIDED
9' x 19' STALLS	24	98
ADA ASSESSABLE STALLS	1	5
TOTAL (1 PER 4 SEATS; 100 SEATS)	25	103
EXIST + PROPOSED PARKING SPACES	EXISTING	PROVIDED
9' x 19' STALLS	262	211
ADA ASSESSABLE STALLS	8	13
TOTAL	270	224
ZONING	R-1	
FRONT SETBACK	20'	
REAR SETBACK	25'	
SIDE SETBACK	20'	



1500 E. STEARNS STREET
FAIRFIELD, AR 72710

470.443.2377
MCE@MCE.COM

REV DATE DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
DATE: 07-27-2020

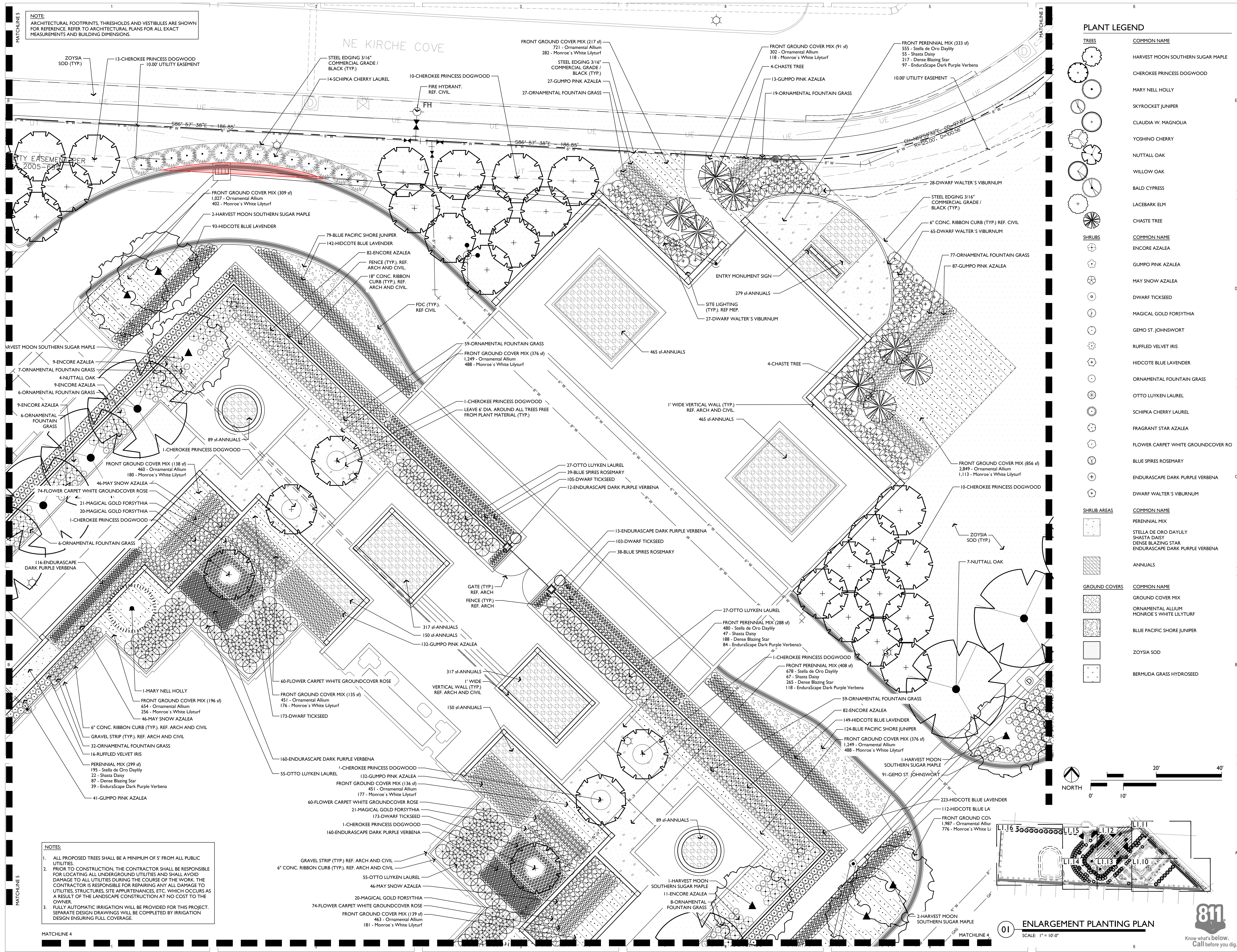
BENTONVILLE, ARKANSAS TEMPLE

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
BENTONVILLE, ARKANSAS 72712
2ND LSD SUBMITTAL

OVERALL SITE PLAN

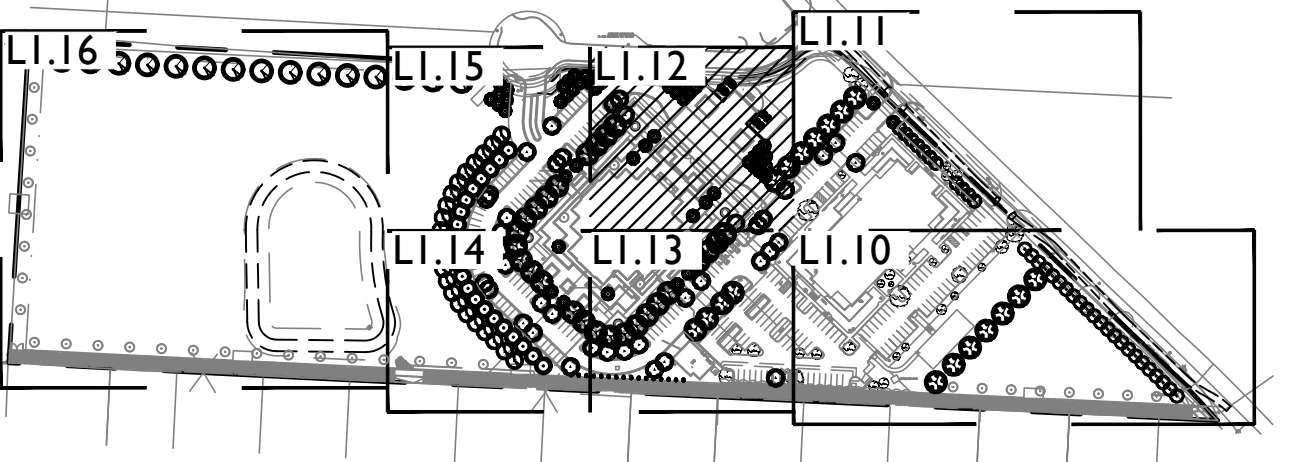
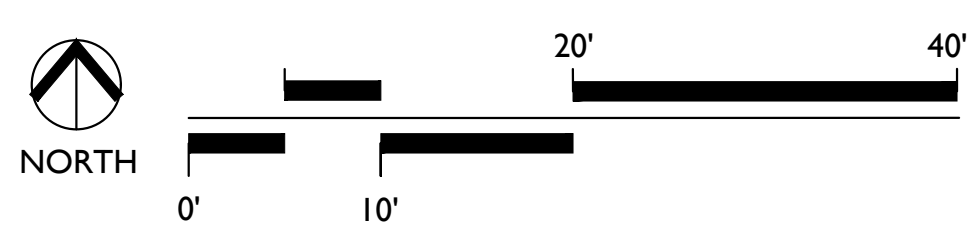
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LSD20-0048

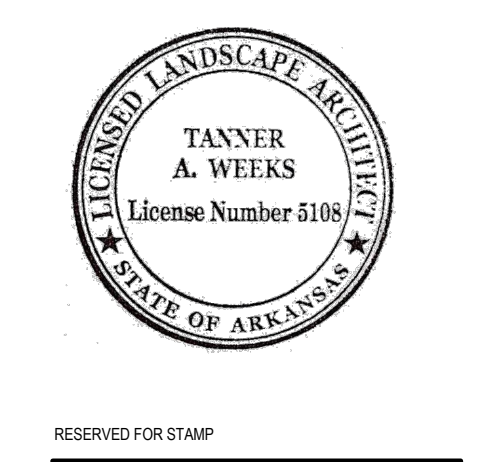
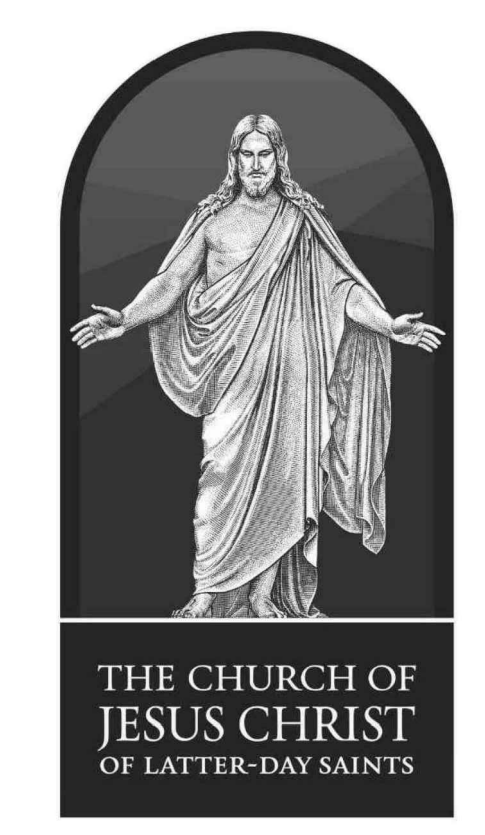


PLANT LEGEND

TREES	COMMON NAME
[Symbol]	HARVEST MOON SOUTHERN SUGAR MAPLE
[Symbol]	CHEROKEE PRINCESS DOGWOOD
[Symbol]	MARY NELL HOLLY
[Symbol]	SKYROCKET JUNIPER
[Symbol]	CLAUDIA W. MAGNOLIA
[Symbol]	YOSHINO CHERRY
[Symbol]	NUTTALL OAK
[Symbol]	WILLOW OAK
[Symbol]	BALD CYPRESS
[Symbol]	LACEBARK ELM
[Symbol]	CHASTE TREE
SHRUBS	COMMON NAME
[Symbol]	ENCORE AZALEA
[Symbol]	GUMPO PINK AZALEA
[Symbol]	MAY SNOW AZALEA
[Symbol]	DWARF TICKSEED
[Symbol]	MAGICAL GOLD FORSYTHIA
[Symbol]	GEMO ST. JOHNSWORT
[Symbol]	RUFFLED VELVET IRIS
[Symbol]	HIDCOTE BLUE LAVENDER
[Symbol]	ORNAMENTAL FOUNTAIN GRASS
[Symbol]	OTTO LUYKEN LAUREL
[Symbol]	SCHIPKA CHERRY LAUREL
[Symbol]	FRAGRANT STAR AZALEA
[Symbol]	FLOWER CARPET WHITE GROUNDCOVER RO
[Symbol]	BLUE SPIRES ROSEMARY
[Symbol]	ENDURASCAPE DARK PURPLE VERBENA
[Symbol]	DWARF WALTER'S VIBURNUM
SHRUB AREAS	COMMON NAME
[Symbol]	PERENNIAL MIX
[Symbol]	STELLA DE ORO DAYLILY
[Symbol]	SHASTA DAISY
[Symbol]	DENSE BLAZING STAR
[Symbol]	ENDURASCAPE DARK PURPLE VERBENA
[Symbol]	ANNUALS
GROUND COVERS	COMMON NAME
[Symbol]	GROUND COVER MIX
[Symbol]	ORNAMENTAL ALLIUM
[Symbol]	MONROE'S WHITE LILYTURF
[Symbol]	BLUE PACIFIC SHORE JUNIPER
[Symbol]	ZOYSIA SOD
[Symbol]	BERMUDA GRASS HYDROSEED



01 ENLARGEMENT PLANTING PLAN
SCALE: 1" = 10'-0"



E | D | G
Ecological Design Group, Inc.
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

REV DATE DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

1101 MCCOLLUM DRIVE BENTONVILLE, ARKANSAS
2ND LSD SUBMITTAL



MCE McCLELLAN
CONSULTING
ENGINEERS,
DESIGNED TO SERVE

REV	DATE	DESCRIPTION
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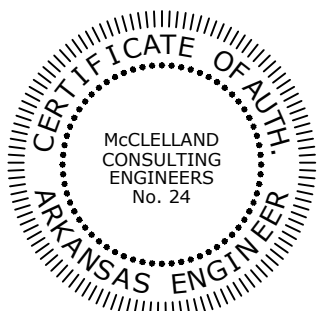
BENTONVILLE, ARKANSAS TEMPLE

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
BENTONVILLE, ARKANSAS 72712
2ND LSD SUBMITTAL

COVER SHEET

C0.0

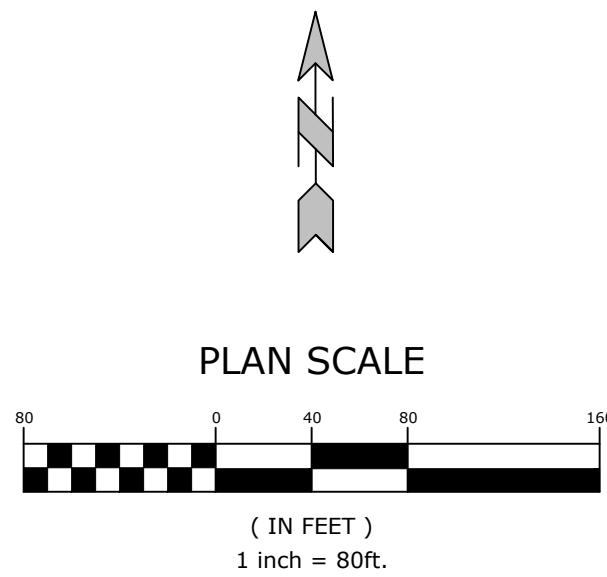
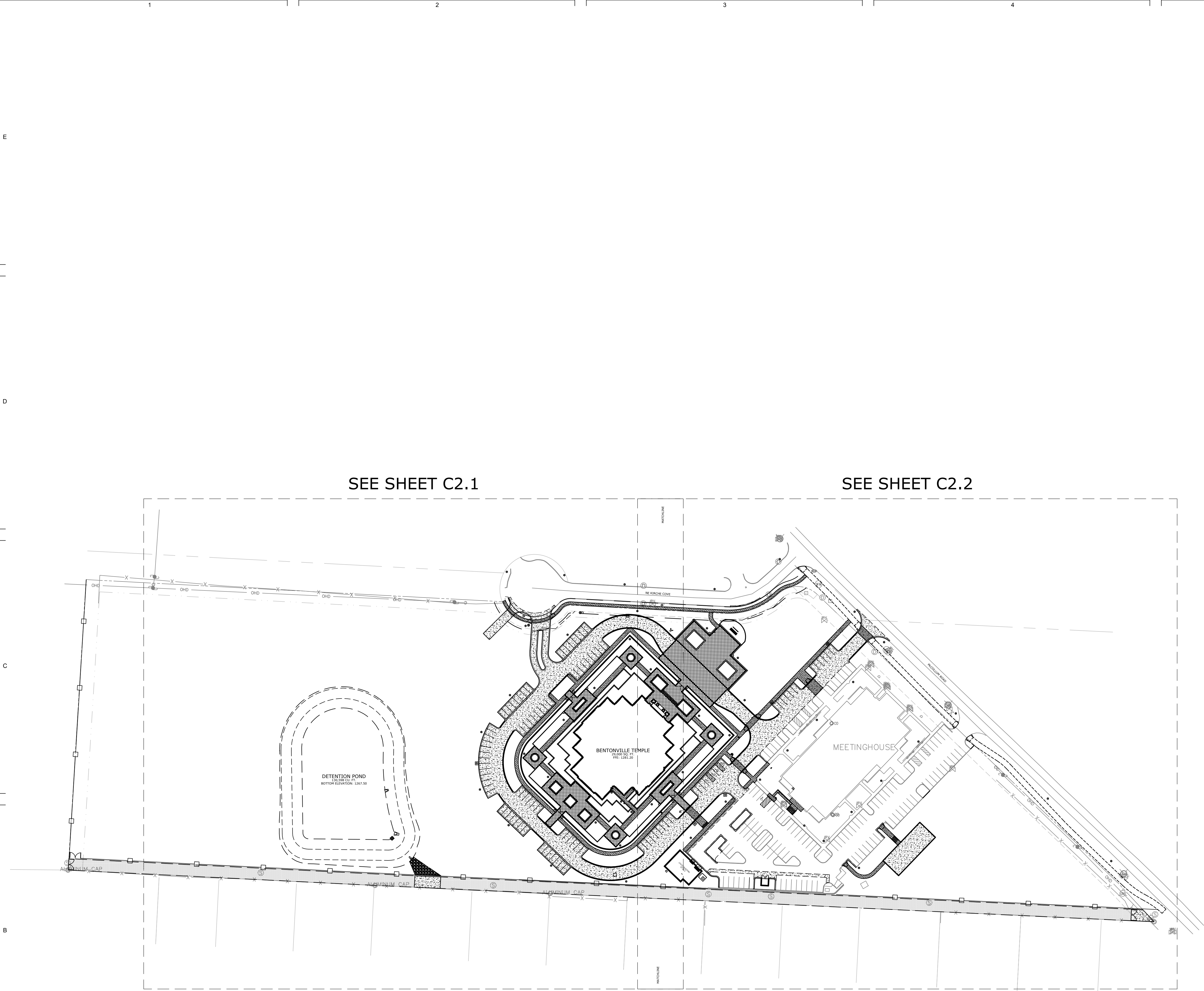
| SD20-004



VICINITY MAP

August 17, 2020
MCE PROJECT NUMBER 20-2108





EXISTING LEGEND

- PROPERTY LINE
- R/W RIGHT OF WAY
- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- UGTV UNDERGROUND TELEVISION
- UFO UNDERGROUND FIBER
- OHE OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- SETBACK LINE
- WATER METER
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- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

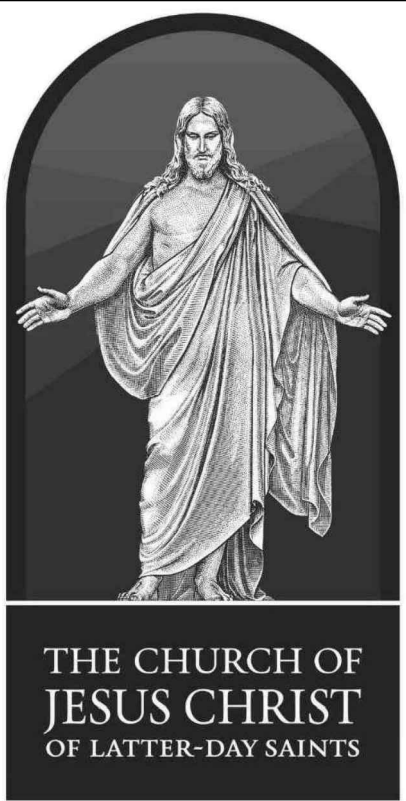
- CURB AND GUTTER
- EASEMENT
- RETAINING WALL - SEE ARCH PLANS
- PAINTED / THERMOPLASTIC STRIPING
- MODULAR CONCRETE FENCE (SEE ARCH. PLANS)
- CONCRETE PAVEMENT
- SIDEWALK PAVEMENT
- GRAVEL SURFACE PAVEMENT
- INTEGRAL COLOR CONCRETE (PED XING) (SEE ARCH. PLANS)
- CONCRETE PAVERS (SEE ARCH. PLANS)
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GENERAL SITE NOTES

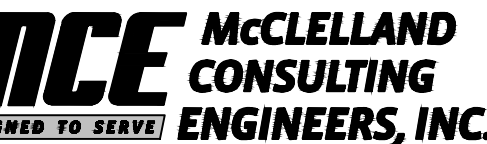
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TOTAL	270	224
ZONING	R-1	
FRONT SETBACK	20'	
REAR SETBACK	25'	
SIDE SETBACK	20'	



NOT FOR CONSTRUCTION



1500 E. STEARNS STREET
FAIRFIELD, AR 72703

470.443.2377
MCE@MCE.COM

REV DATE DESCRIPTION

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CLIENT NUMBER: 50148977519
DATE: 07-27-2020

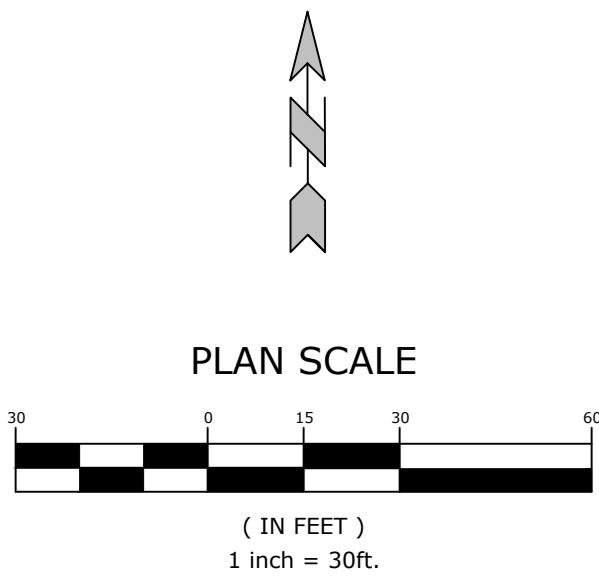
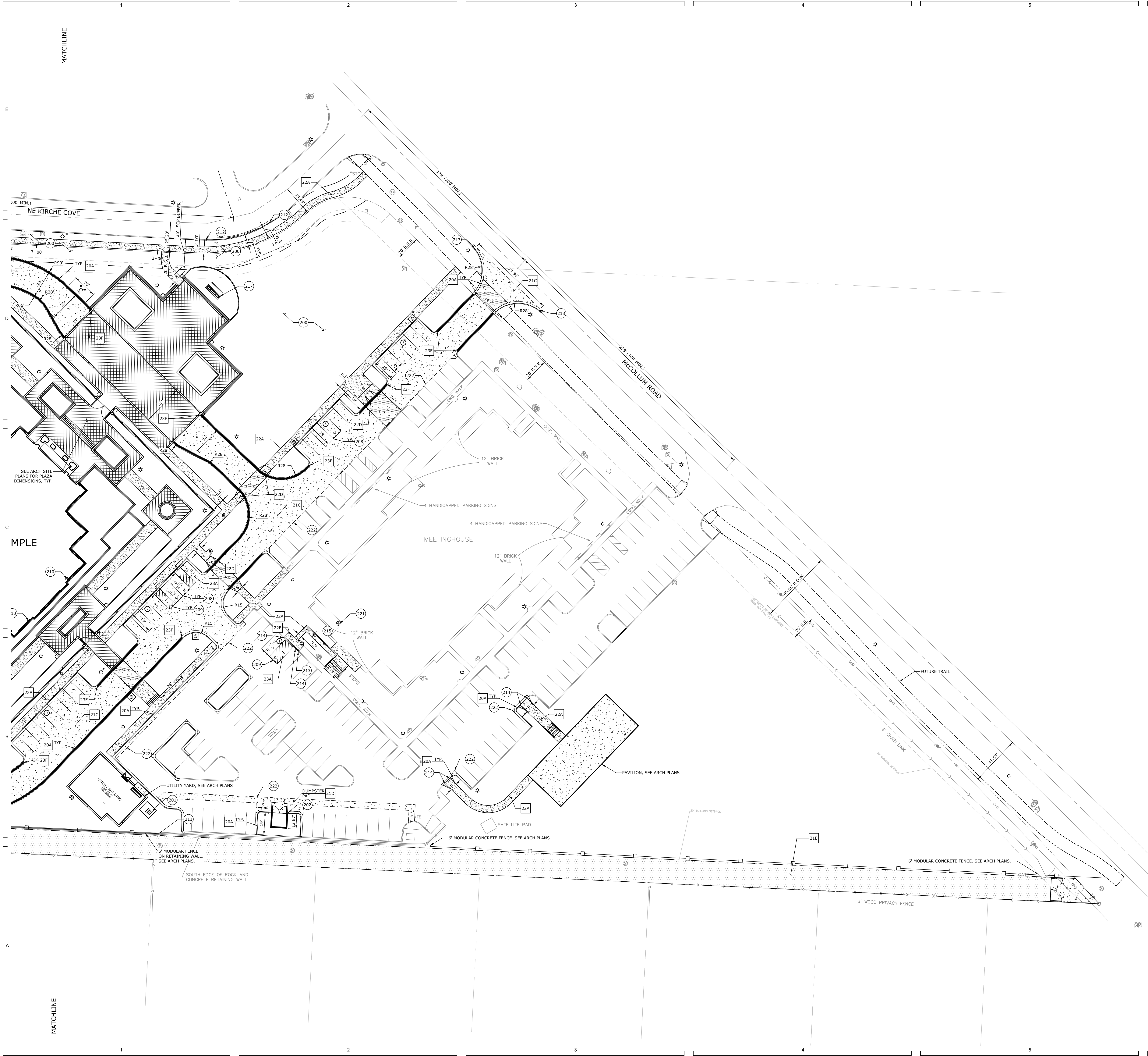
BENTONVILLE, ARKANSAS TEMPLE

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
BENTONVILLE, ARKANSAS 72712
2ND LSD SUBMITTAL

OVERALL SITE PLAN

C2.0

LSD20-0048



EXISTING LEGEND

- PROPERTY LINE
- R/W RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGT UNDERGROUND ELECTRIC
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SITE KEYNOTES

- 200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 202 TRASH ENCLOSURE TO MATCH BUILDING MATERIALS (SEE ARCH. PLANS)
- 208 4" WIDE PAINTED PARKING STRIPES (WHITE)
- 209 4" WIDE PAINTED STRIPES, 24" O.C. @ 45° (WHITE)
- 210 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
- 211 RETAINING WALL (SEE GRADING PLAN)
- 212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
- 213 TAPER CURB TO MATCH EXISTING
- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
- 215 HANDRAIL (SEE ARCH. PLANS)
- 217 MONUMENT SIGN (SEE ARCH. PLANS)
- 221 POINT OF RELOCATION
- 222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

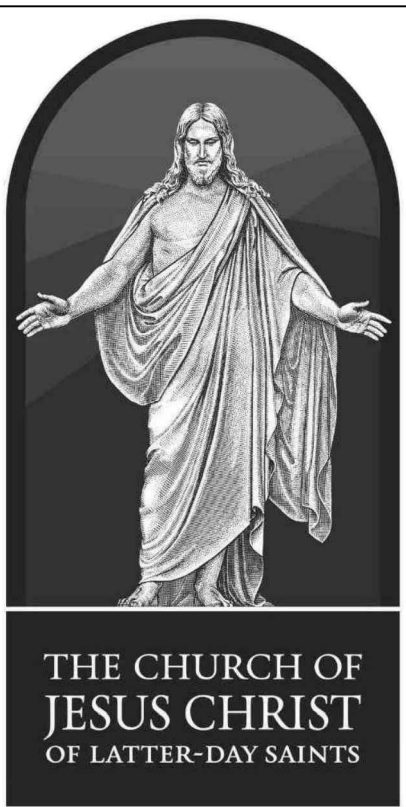
SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 21D HEAVY DUTY CONCRETE PAVEMENT
- 21E GRAVEL SURFACE
- 22A CONCRETE SIDEWALK
- 22D PEDESTRIAN RAMP (PERPENDICULAR)
- 22F PEDESTRIAN RAMP (PARALLEL)
- 23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
- 23F ACCESSIBLE PARKING SYMBOL
- 23F FIRE LANE STRIPING
- 25C WHEEL STOP

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MCE@MCE.COM

REV DATE DESCRIPTION

VCBO NUMBER: 19612
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BENTONVILLE, ARKANSAS TEMPLE
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
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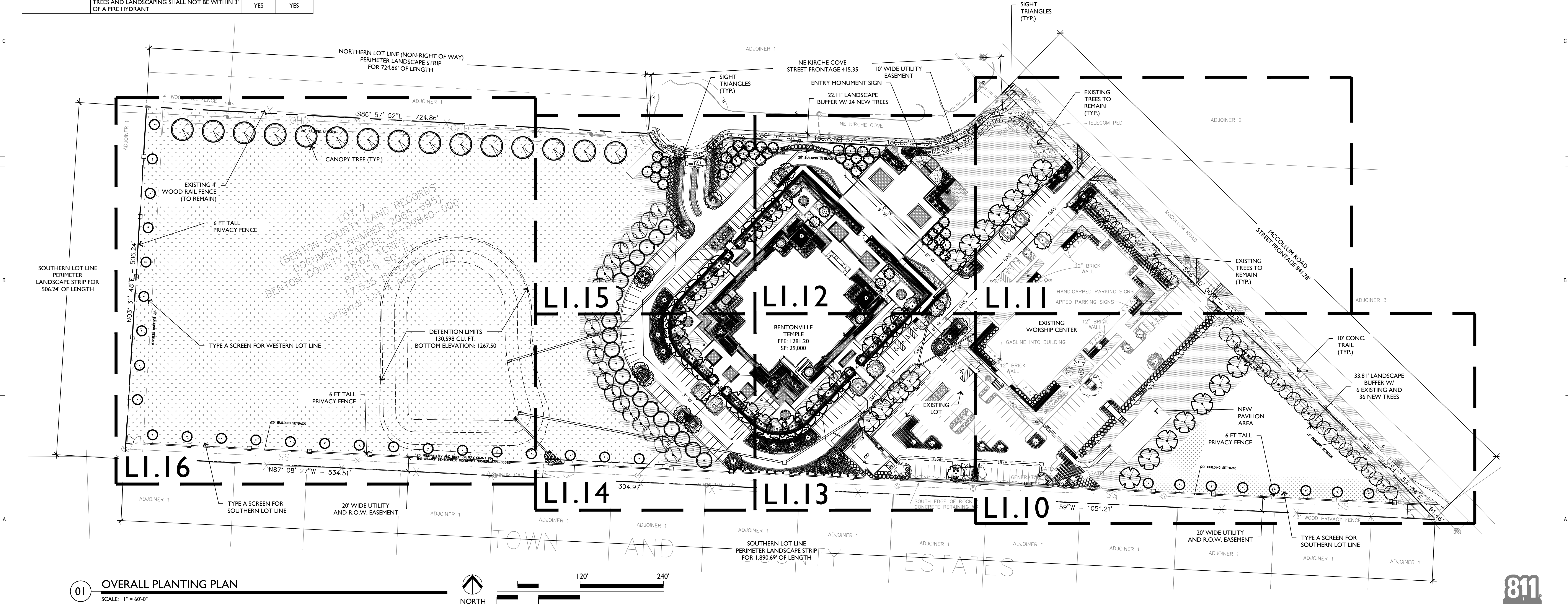
SITE PLAN - EAST

C2.2
LSD20-0048

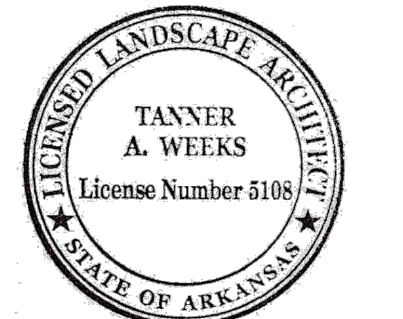
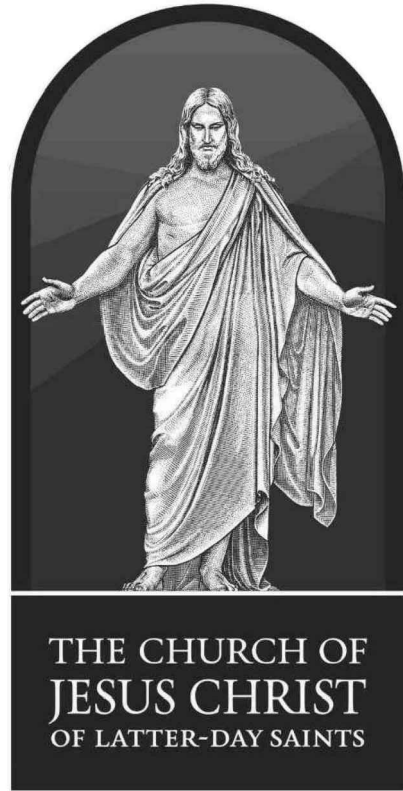
CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
STREET FRONTAGE		REQUIRED	PROVIDED
MCCOLLUM ROAD		MIN. 20 FT BUFFER	YES
NE KIRCHE COVE		MIN. 20 FT BUFFER	YES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE		ONE (1) TREE PER 20 LF. OF LENGTH: 1,890.69 / 20 = 94.545 ~ 95 TREES REQUIRED	38 TREES
WESTERN LOT LINE		ONE (1) TREE PER 20 LF. OF LENGTH: 506.24 / 20 = 25.312 ~ 26 TREES REQUIRED	10 TREES
NORTHERN LOT LINE (NON-RIGHT OF WAY)		ONE (1) TREE PER 20 LF. OF LENGTH: 724.86 / 20 = 36.243 ~ 37 TREES REQUIRED	15 TREES
INTERIOR PARKING LOT LANDSCAPING			
REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 63,228 SF		4,026 SF	4,458 SF
PLANTING ISLANDS		MAX. SPACING OF 15 SPACES APART	YES
INTERNAL PLANTING ISLANDS		AT ENDS OF ALL PARKING ROWS	YES
EXTERNAL PLANTING ISLANDS		MIN. SIZE OF 18' X 18'	YES
CONTINUOUS PLANTING ISLAND		MIN. OF 1 TREE EACH	YES
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE		SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES
WESTERN LOT LINE		SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES
TREE PRESERVATION CREDITS			
LANDSCAPE AND UTILITY REQUIREMENTS			
TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'		YES	YES
TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES		YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER, AND 3' FROM OTHER SIDES.		YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT		YES	YES

NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

NOTES:
1. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
3. FULLY AUTOMATIC IRRIGATION WILL BE PROVIDED FOR THIS PROJECT. SEPARATE DESIGN DRAWINGS WILL BE COMPLETED BY IRRIGATION DESIGN ENSURING FULL COVERAGE.



01 OVERALL PLANTING PLAN
SCALE: 1" = 60'-0"



RESERVED FOR STAMP

E | D | G
Ecological Design Group, Inc.
www.ecologicaleg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

RESERVED FOR CONSULTANT LOGO

REV DATE DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

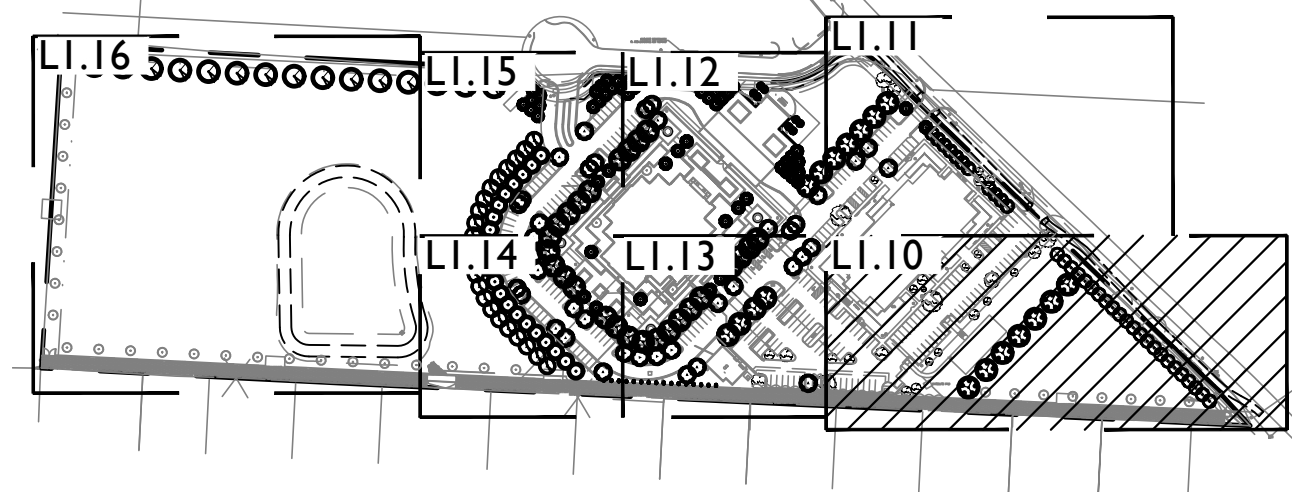
BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

OVERALL PLANTING PLAN

L1.00
LSD20-0048

NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

- NOTES:
1. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
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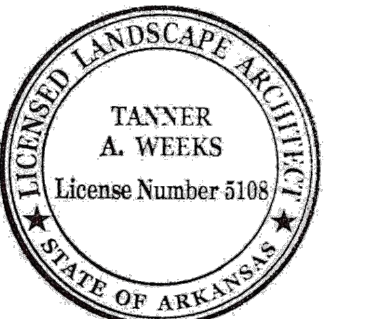
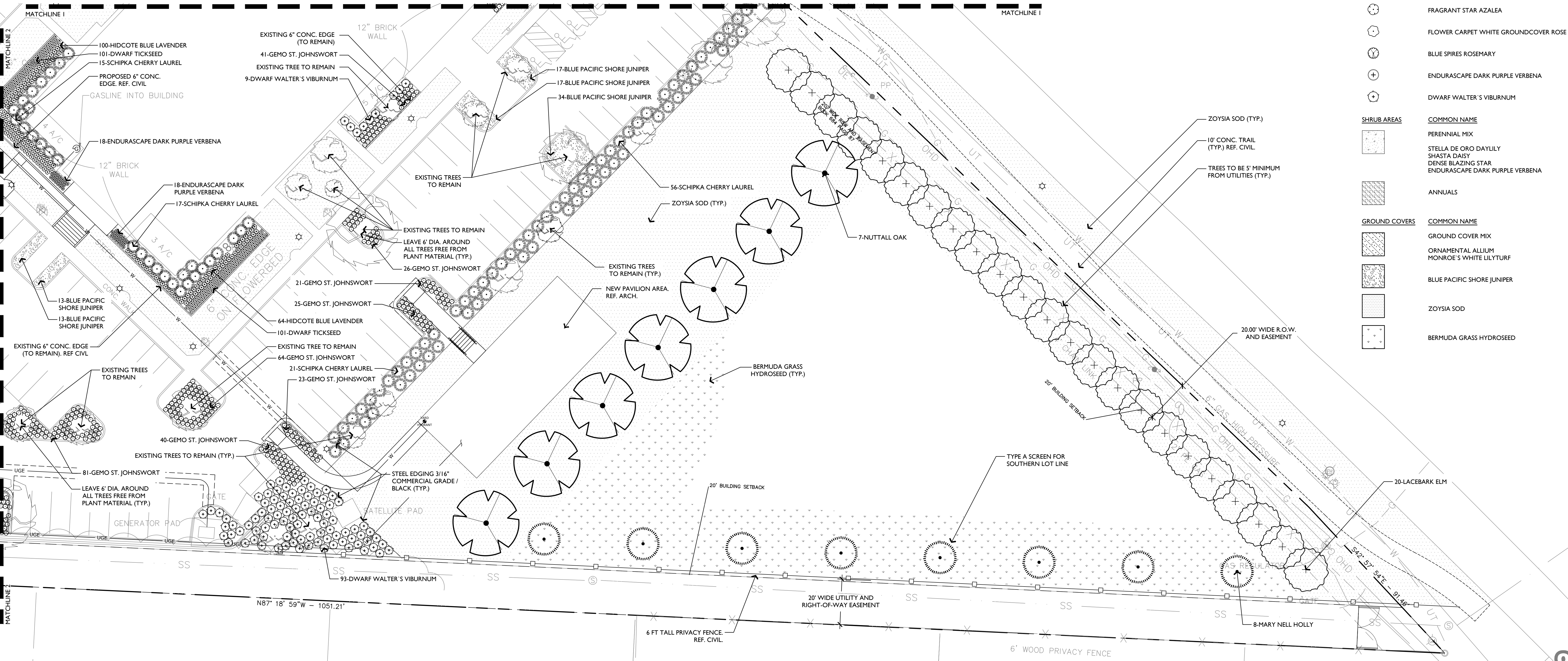
PLANT LEGEND

TREES	COMMON NAME
	HARVEST MOON SOUTHERN SUGAR MAPLE
	CHEROKEE PRINCESS DOGWOOD
	MARY NELL HOLLY
	SKYROCKET JUNIPER
	CLAUDIA W. MAGNOLIA
	YOSHINO CHERRY
	NUTTALL OAK
	WILLOW OAK
	BALD CYPRESS
	LACEBARK ELM
	CHASTE TREE

SHRUBS	COMMON NAME
	ENCORE AZALEA
	GUMPO PINK AZALEA
	MAY SNOW AZALEA
	DWARF TICKSEED
	MAGICAL GOLD FORSYTHIA
	GEMO ST. JOHNSWORT
	RUFFLED VELVET IRIS
	HIDCOTE BLUE LAVENDER
	ORNAMENTAL FOUNTAIN GRASS
	OTTO LUYKEN LAUREL
	SCHIPKA CHERRY LAUREL
	FRAGRANT STAR AZALEA
	FLOWER CARPET WHITE GROUNDCOVER ROSE
	BLUE SPIRES ROSEMARY
	ENDURASCAPE DARK PURPLE VERBENA
	DWARF WALTER'S VIBURNUM

SHRUB AREAS	COMMON NAME
	PERENNIAL MIX
	STELLA DE ORO DAYLILY
	SHASTA DAISY
	DENSE BLAZING STAR
	ENDURASCAPE DARK PURPLE VERBENA
	ANNUALS

GROUND COVERS	COMMON NAME
	GROUND COVER MIX
	ORNAMENTAL ALLIUM
	MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED



RESERVED FOR STAMP

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Ecological Design Group, Inc.
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

RESERVED FOR CONSULTANT LOGO

REV	DATE	DESCRIPTION
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VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

ENLARGEMENT PLANTING PLAN
L1.10
LSD20-0048

NOTES:

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TREES	COMMON NAME
	HARVEST MOON SOUTHERN SUGAR MAPLE
	CHEROKEE PRINCESS DOGWOOD
	MARY NELL HOLLY
	SKYROCKET JUNIPER
	CLAUDIA W. MAGNOLIA
	YOSHINO CHERRY
	NUTTALL OAK
	WILLOW OAK
	BALD CYPRESS
	LACEBARK ELM
	CHASTE TREE
SHRUBS	COMMON NAME
	ENCORE AZALEA
	GUMPO PINK AZALEA
	MAY SNOW AZALEA
	DWARF TICKSEED
	MAGICAL GOLD FORSYTHIA
	GEMO ST. JOHNSWORT
	RUFFLED VELVET IRIS
	HIDCOTE BLUE LAVENDER
	ORNAMENTAL FOUNTAIN GRASS
	OTTO LUYKEN LAUREL
	SCHIPKA CHERRY LAUREL
	FRAGRANT STAR AZALEA
	FLOWER CARPET WHITE GROUNDCOVER ROSE
	BLUE SPIRES ROSEMARY
	ENDURASCAPE DARK PURPLE VERBENA
	DWARF WALTER'S VIBURNUM

PERENNIAL MIX

STELLA DE ORO DAYLILY
SHASTA DAISY
DENSE BLAZING STAR
ENDURASCAPE DARK PURPLE VERBENA

<u>GROUND COVERS</u>	<u>COMMON NAME</u>
	GROUND COVER MIX
	ORNAMENTAL ALLIUM MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED



RESERVED FOR CONSULTANT LOGO

REV	DATE	DESCRIPTION
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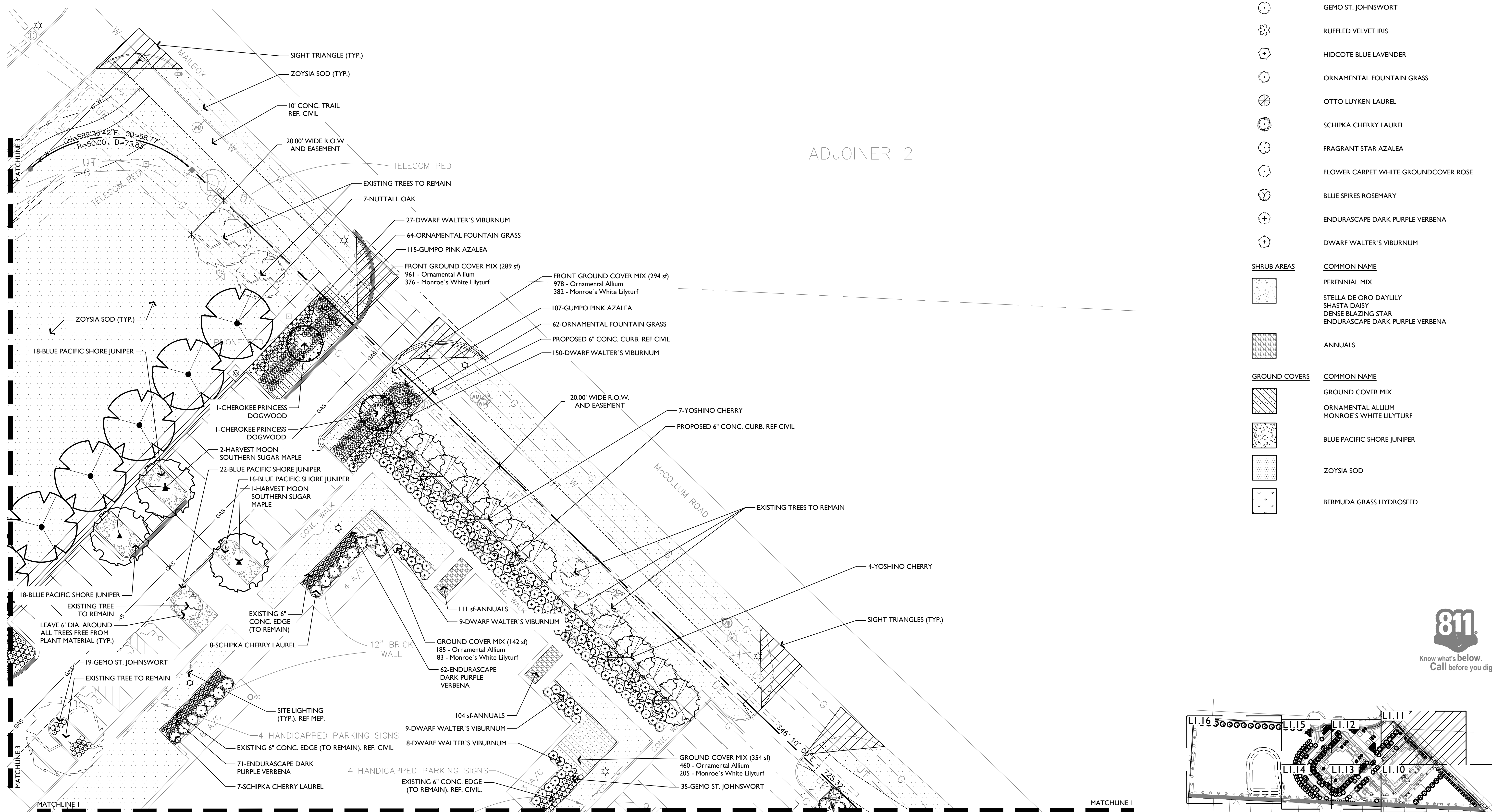
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CITY NUMBER:
DATE: AUGUST 24, 2002

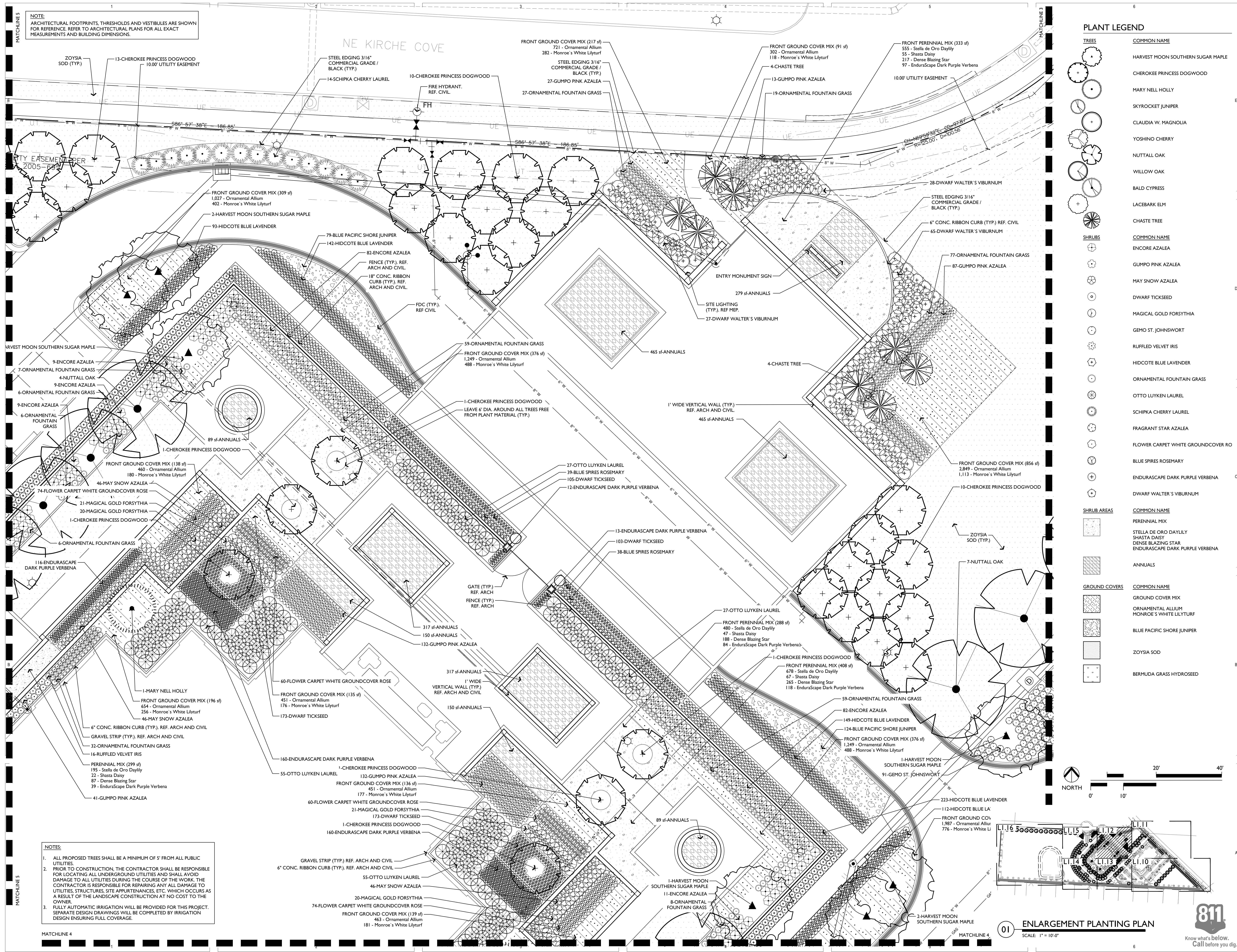
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McOLLUM DRIVE, BENTONVILLE, AR 72712

CONSTRUCTION DOCUMENTS

ENLARGEMENT PLANTING
PLAN

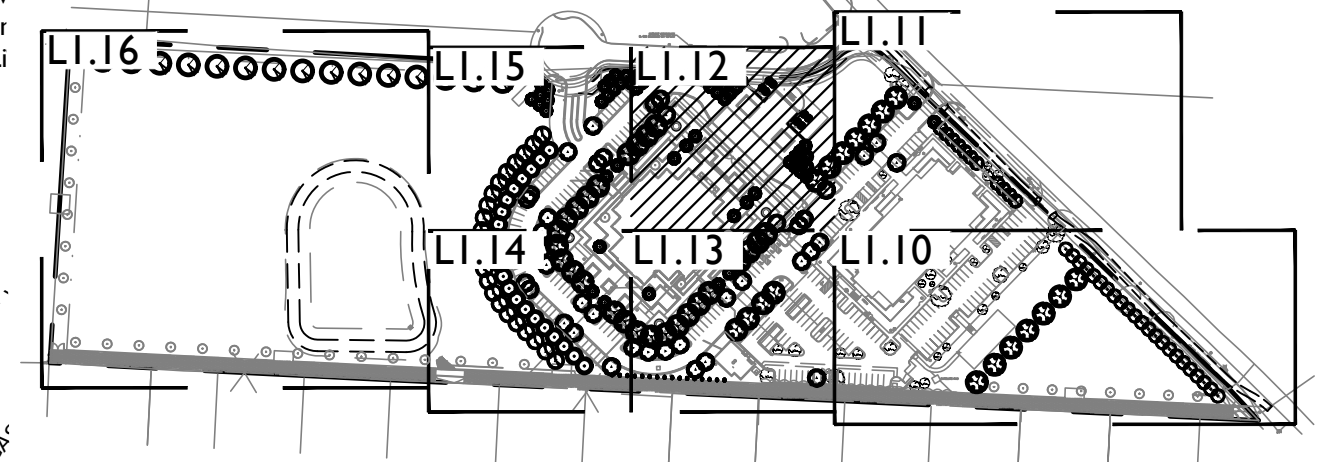
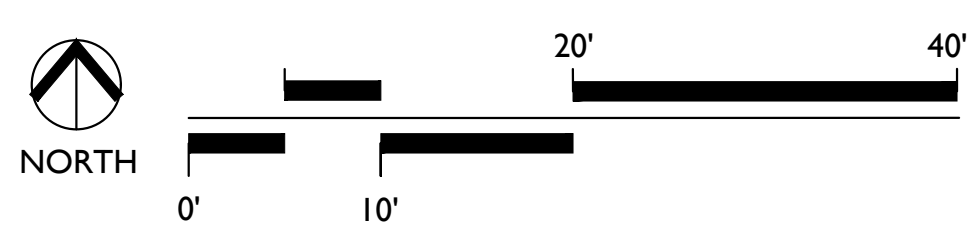
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LSD20-0048



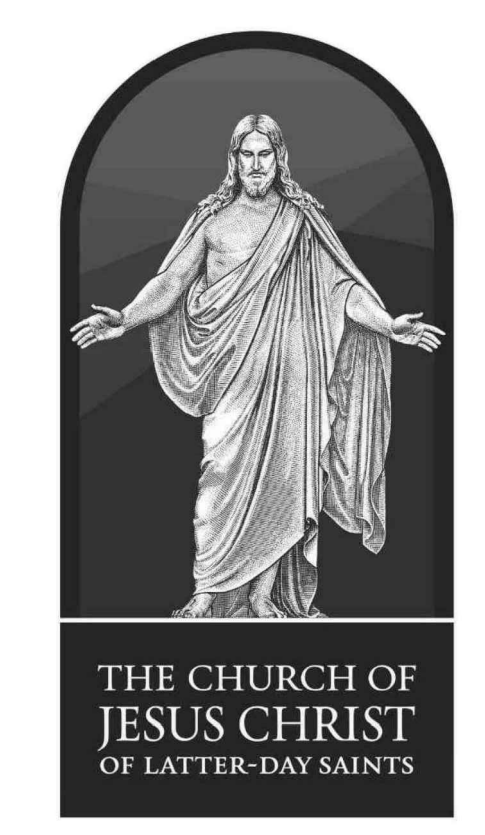


PLANT LEGEND

TREES	COMMON NAME
	HARVEST MOON SOUTHERN SUGAR MAPLE
	CHEROKEE PRINCESS DOGWOOD
	MARY NELL HOLLY
	SKYROCKET JUNIPER
	CLAUDIA W. MAGNOLIA
	YOSHINO CHERRY
	NUTTALL OAK
	WILLOW OAK
	BALD CYPRESS
	LACEBARK ELM
	CHASTE TREE
SHRUBS	COMMON NAME
	ENCORE AZALEA
	GUMPO PINK AZALEA
	MAY SNOW AZALEA
	DWARF TICKSEED
	MAGICAL GOLD FORSYTHIA
	GEMO ST. JOHNSWORT
	RUFFLED VELVET IRIS
	HIDCOTE BLUE LAVENDER
	ORNAMENTAL FOUNTAIN GRASS
	OTTO LUYKEN LAUREL
	SCHIPKA CHERRY LAUREL
	FRAGRANT STAR AZALEA
	FLOWER CARPET WHITE GROUNDCOVER ROSE
	BLUE SPIRES ROSEMARY
	ENDURASCAPE DARK PURPLE VERBENA
	DWARF WALTER'S VIBURNUM
SHRUB AREAS	COMMON NAME
	PERENNIAL MIX
	STELLA DE ORO DAYLILY
	SHASTA DAISY
	DENSE BLAZING STAR
	ENDURASCAPE DARK PURPLE VERBENA
GROUND COVERS	COMMON NAME
	GROUND COVER MIX
	ORNAMENTAL ALLIUM
	MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED



01 ENLARGEMENT PLANTING PLAN
SCALE: 1" = 10'-0"



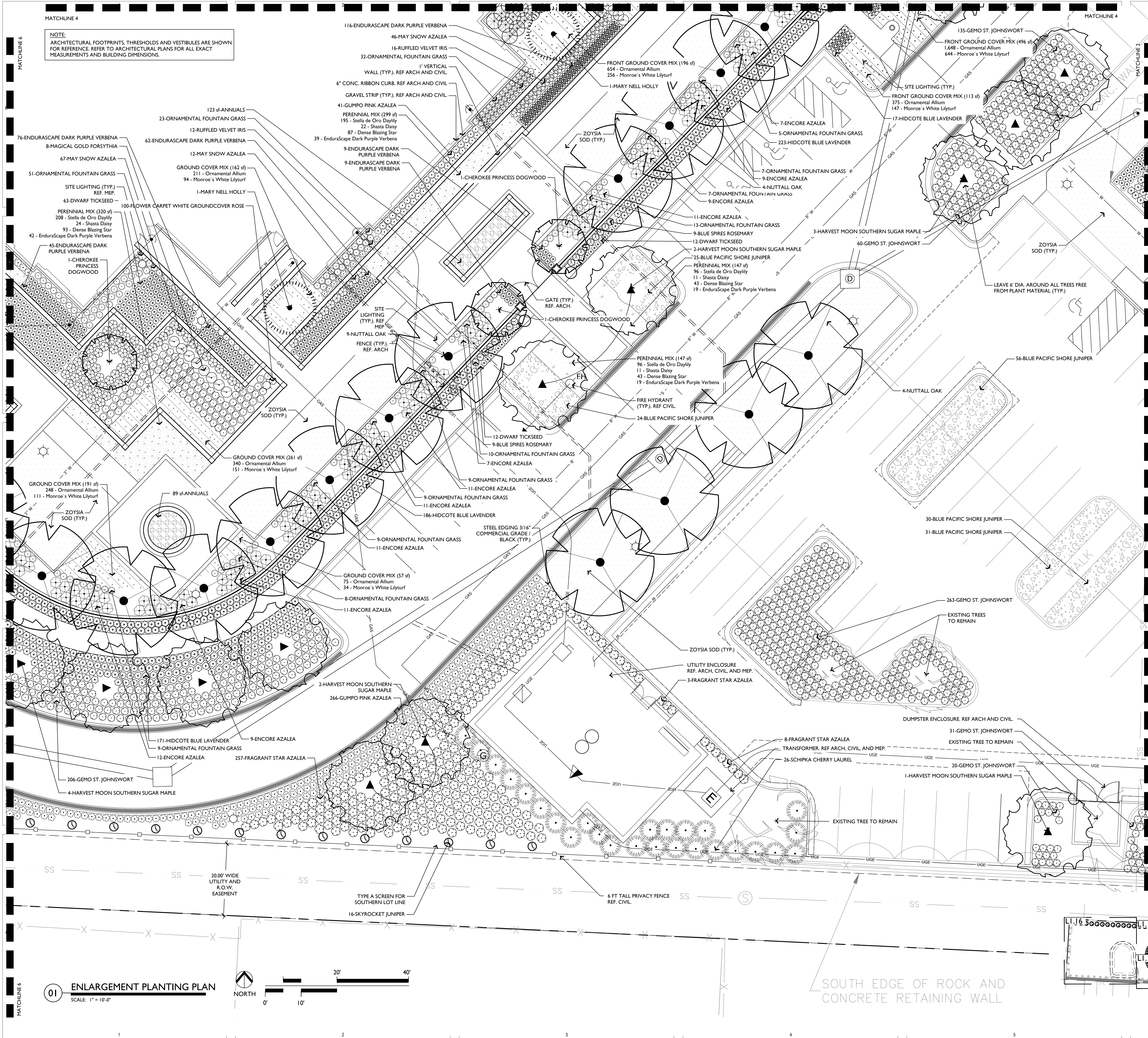
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phone: 501 378 0200
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REV DATE DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
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DATE: AUGUST 24, 2020

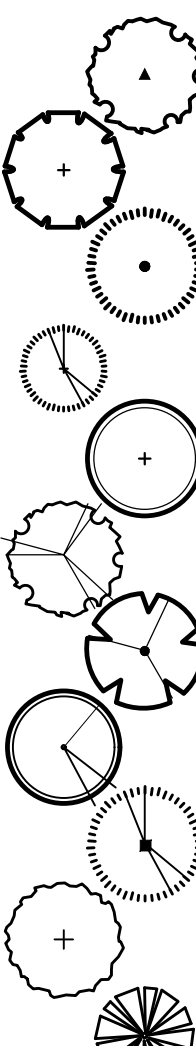
BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

ENLARGEMENT PLANTING PLAN
L1.12
LSD20-0048



PLANT LEGEND

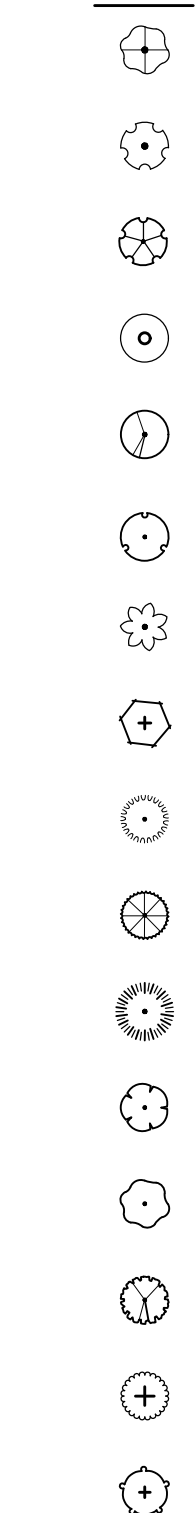
TREES



COMMON NAME

- HARVEST MOON SOUTHERN SUGAR MAPLE
- CHEROKEE PRINCESS DOGWOOD
- MARY NELL HOLLY
- SKYROCKET JUNIPER
- CLAUDIA W. MAGNOLIA
- YOSHINO CHERRY
- NUTTALL OAK
- WILLOW OAK
- BALD CYPRESS
- LACEBARK ELM
- CHASTE TREE
- GUMPO PINK AZALEA
- MAY SNOW AZALEA
- DWARF TICKSEED
- MAGICAL GOLD FORSYTHIA
- GEMO ST. JOHNSWORT
- RUFFLED VELVET IRIS
- HIDCOTE BLUE LAVENDER
- ORNAMENTAL FOUNTAIN GRASS
- OTTO LUYKEN LAUREL
- SCHIPKA CHERRY LAUREL
- FRAGRANT STAR AZALEA
- FLOWER CARPET WHITE GROUNDCOVER RC
- BLUE SPIRES ROSEMARY
- ENDURASCAPE DARK PURPLE VERBENA
- DWARF WALTER'S VIBURNUM

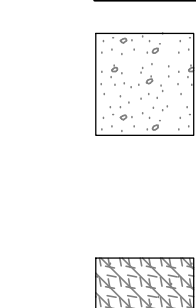
SHRUBS



COMMON NAME

- ENCORE AZALEA
- GUMPO PINK AZALEA
- MAY SNOW AZALEA
- DWARF TICKSEED
- MAGICAL GOLD FORSYTHIA
- GEMO ST. JOHNSWORT
- RUFFLED VELVET IRIS
- HIDCOTE BLUE LAVENDER
- ORNAMENTAL FOUNTAIN GRASS
- OTTO LUYKEN LAUREL
- SCHIPKA CHERRY LAUREL
- FRAGRANT STAR AZALEA
- FLOWER CARPET WHITE GROUNDCOVER RC
- BLUE SPIRES ROSEMARY
- ENDURASCAPE DARK PURPLE VERBENA
- DWARF WALTER'S VIBURNUM

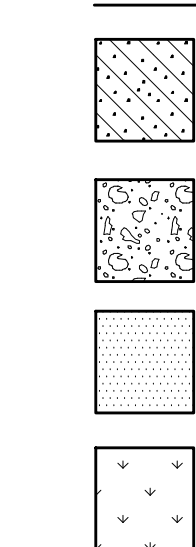
SHRUB AREAS



COMMON NAME

- PERENNIAL MIX
- STELLA DE ORO DAYLILY
- DENSE BLAZING STAR
- ENDURASCAPE DARK PURPLE VERBENA
- ANNUALS

GROUND COVERS

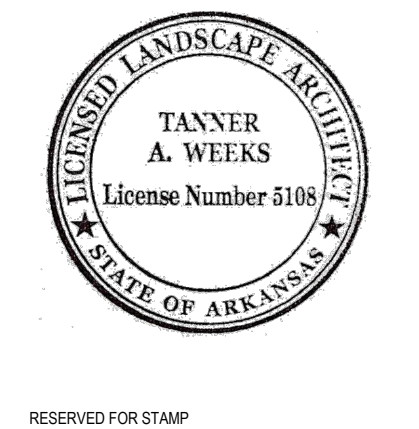
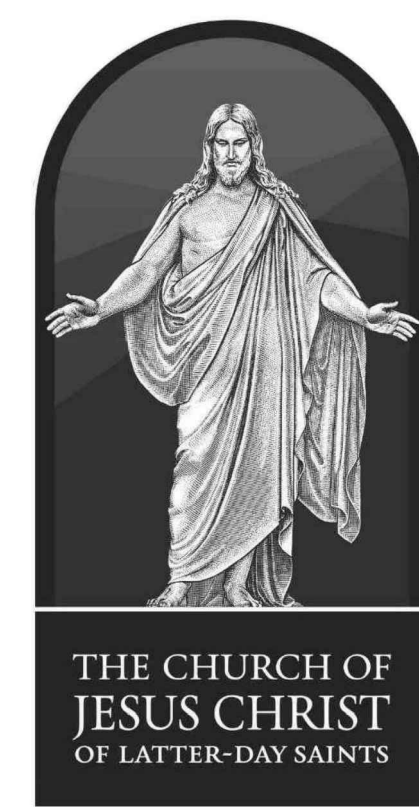


COMMON NAME

- GROUND COVER MIX
- ORNAMENTAL ALLIUM
- MONROE'S WHITE LILYTURF
- BLUE PACIFIC SHORE JUNIPER
- ZOYSIA SOD
- BERMUDA GRASS HYDROSEED

NOTES

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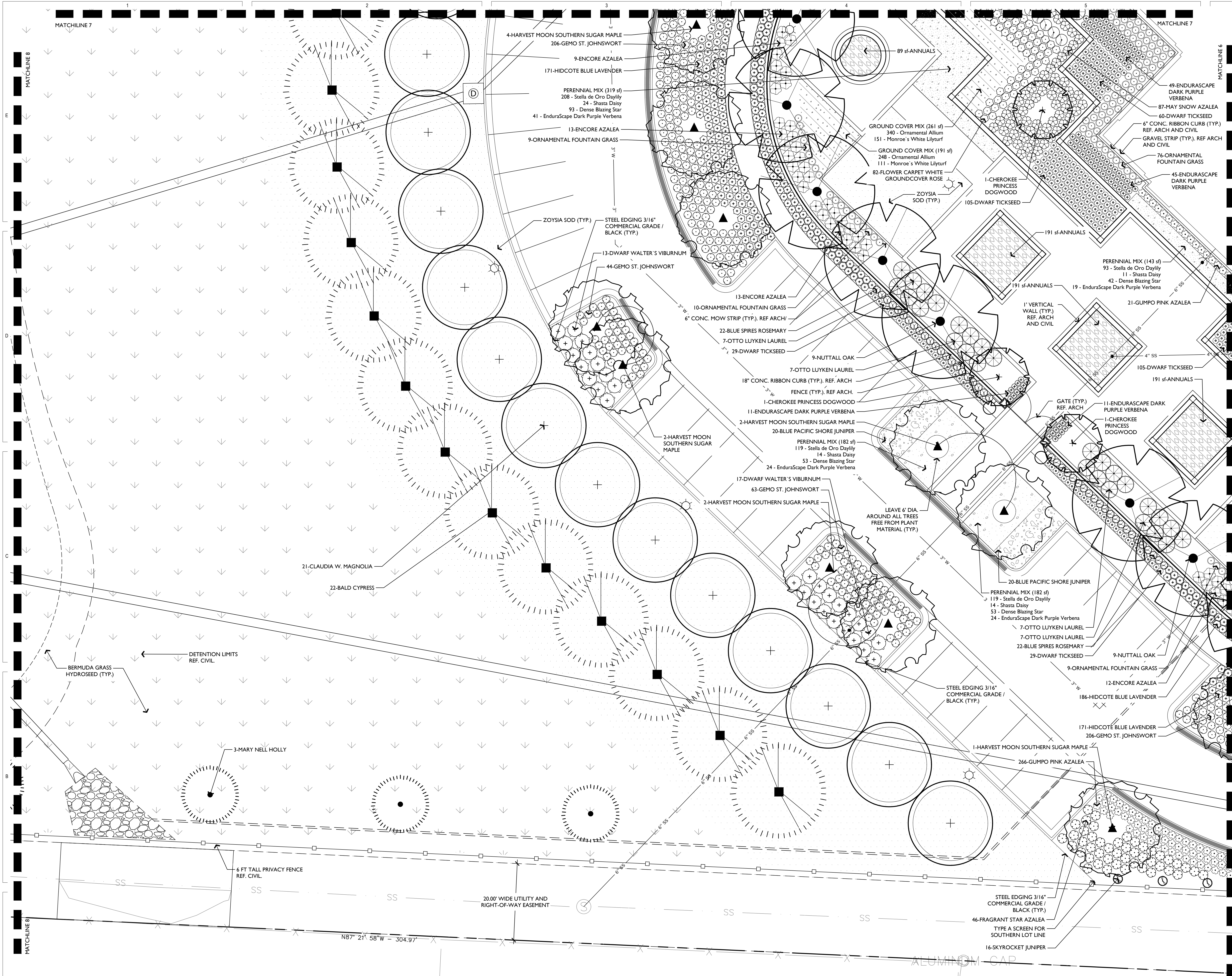


REV	DATE	DESCRIPTION
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VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

ENLARGEMENT PLANTING PLAN
L1.13
LSD20-0048

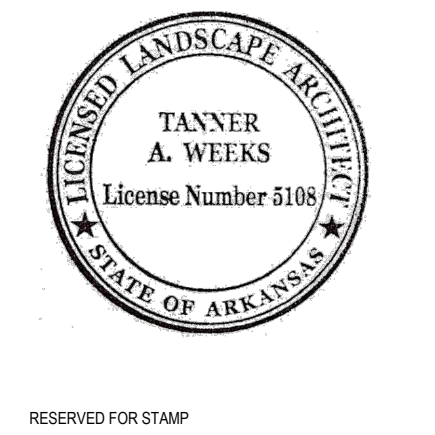
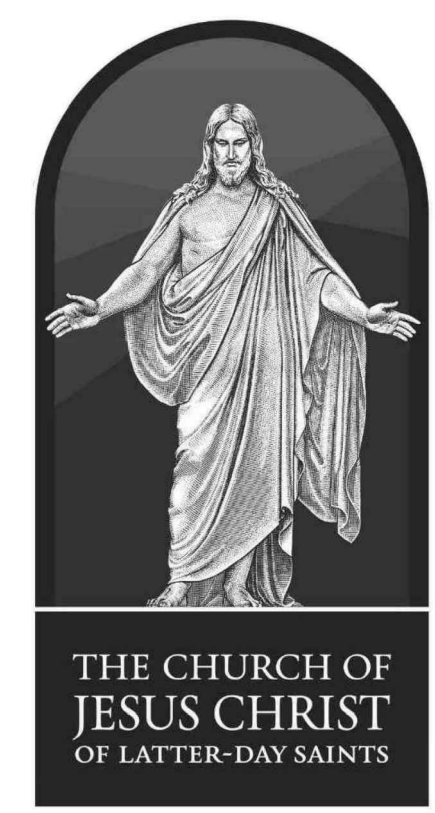
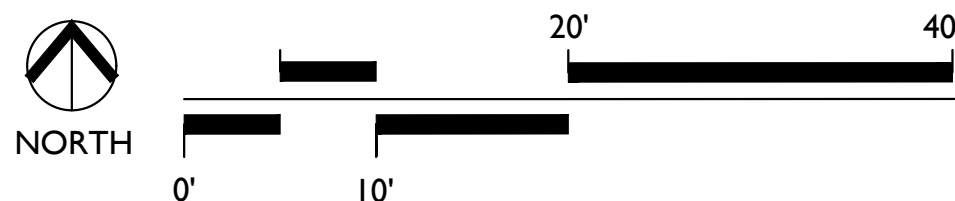
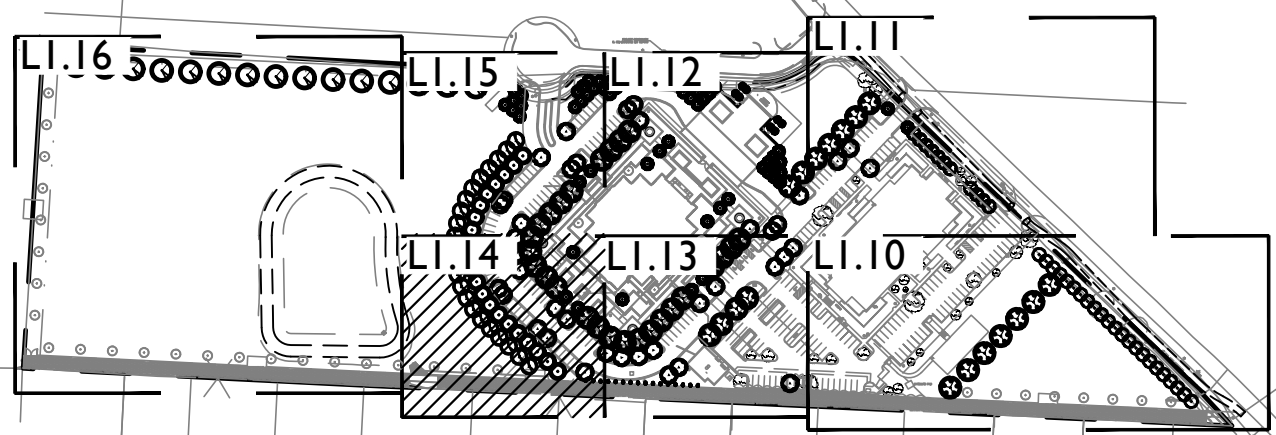


PLANT LEGEND

TREES	COMMON NAME
	HARVEST MOON SOUTHERN SUGAR MAPLE
	CHEROKEE PRINCESS DOGWOOD
	MARY NELL HOLLY
	SKYROCKET JUNIPER
	CLAUDIA W. MAGNOLIA
	YOSHINO CHERRY
	NUTTALL OAK
	WILLOW OAK
	BALD CYPRESS
	LACEBARK ELM
	CHASTE TREE
SHRUBS	COMMON NAME
	ENCORE AZALEA
	GUMPO PINK AZALEA
	MAY SNOW AZALEA
	DWARF TICKSEED
	MAGICAL GOLD FORSYTHIA
	GEMO ST. JOHNSWORT
	RUFFLED VELVET IRIS
	HIDCOTE BLUE LAVENDER
	ORNAMENTAL FOUNTAIN GRASS
	OTTO LUYKEN LAUREL
	SCHIPKA CHERRY LAUREL
	FRAGRANT STAR AZALEA
	FLOWER CARPET WHITE GROUNDCOVER ROSE
	BLUE SPIRES ROSEMARY
	ENDURASCAPE DARK PURPLE VERBENA
	DWARF WALTER'S VIBURNUM
SHRUB AREAS	COMMON NAME
	PERENNIAL MIX
	STELLA DE ORO DAYLILY
	SHASTA DASY
	DENSE BLAZING STAR
	ENDURASCAPE DARK PURPLE VERBENA
	ANNUALS
GROUND COVERS	COMMON NAME
	GROUND COVER MIX
	ORNAMENTAL ALLIUM
	MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED

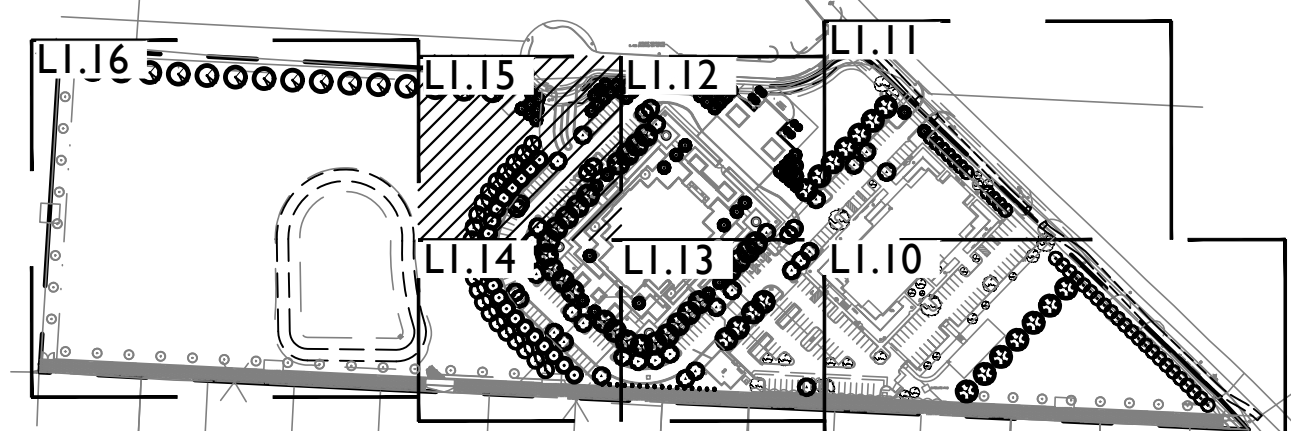
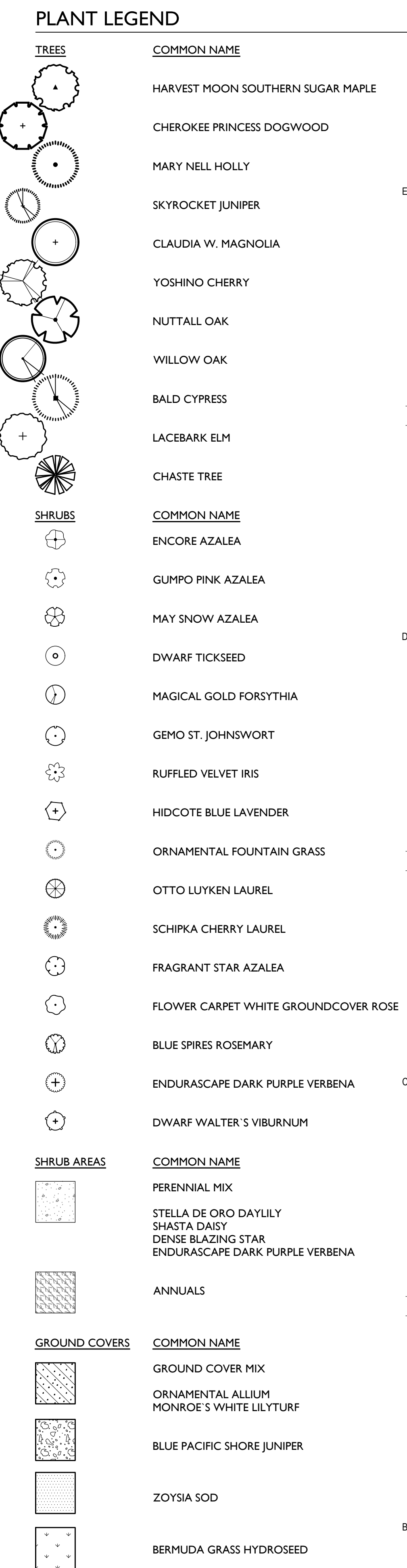
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REV	DATE	DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020



1. ALL FIXTURE MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE.
2. PRECAST CONCRETE WITH INTEGRAL COLOR. SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH.
3. SEE SPECIFICATIONS FOR ATTACHMENT REQUIREMENTS. ATTACHMENTS TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALLATION.
4. INTEGRAL COLOR OF CAULK, ARCHITECT SELECTED FROM CUSTOM COLOR TO MATCH PRECAST, AS PER SPECIFICATION.
5. DIMENSIONS ARE TYPICAL. CONTRACTOR TO VERIFY ALL PRECAST CONCRETE PANEL DIMENSIONS.

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

314.0	PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
705.1	ROOF SYSTEM, METAL SEAM
800.0	DOOR AND FRAME
802.0	WINDOW AND FRAME, SEE SCHEDULE
2610.0	LIGHT FIXTURE



REV	DATE	DESCRIPT
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VCBO NUMBER: 1
CLIENT NUMBER: 5014897
CITY NUMBER:
DATE: AUGUST 24,

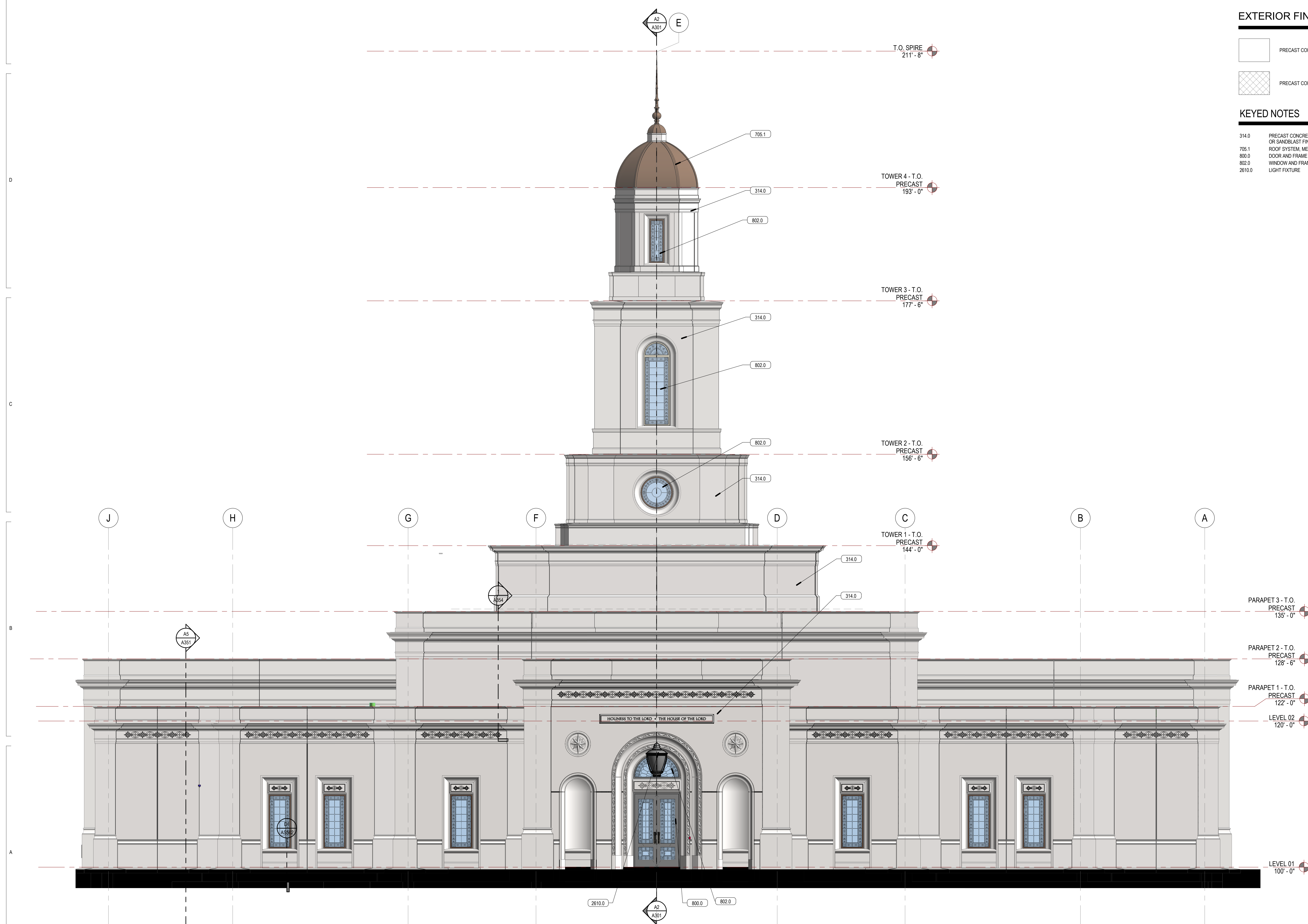
BENTONVILLE ARKANSAS TEMPLE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
11105 McCOLLUM DRIVE, BENTONVILLE, AR 72712

CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

A201
LSD20-0048



A2 ELEVATION - NORTH EAST

SCALE: $3/16" = 1'-0"$

1. ALL FIXTURE MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE.
2. PRECAST CONCRETE WITH INTEGRAL COLOR, SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH.
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 PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

22	DIVISION 22 - PLUMBING
314.0	PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
705.1	ROOF SYSTEM, METAL SEAM
800.0	DOOR AND FRAME
802.0	WINDOW AND FRAME, SEE SCHEDULE



REV	DATE	DESCRIPTION
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CBO NUMBER: 19612
 CLIENT NUMBER: 50148977515
 CITY NUMBER:
 DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE

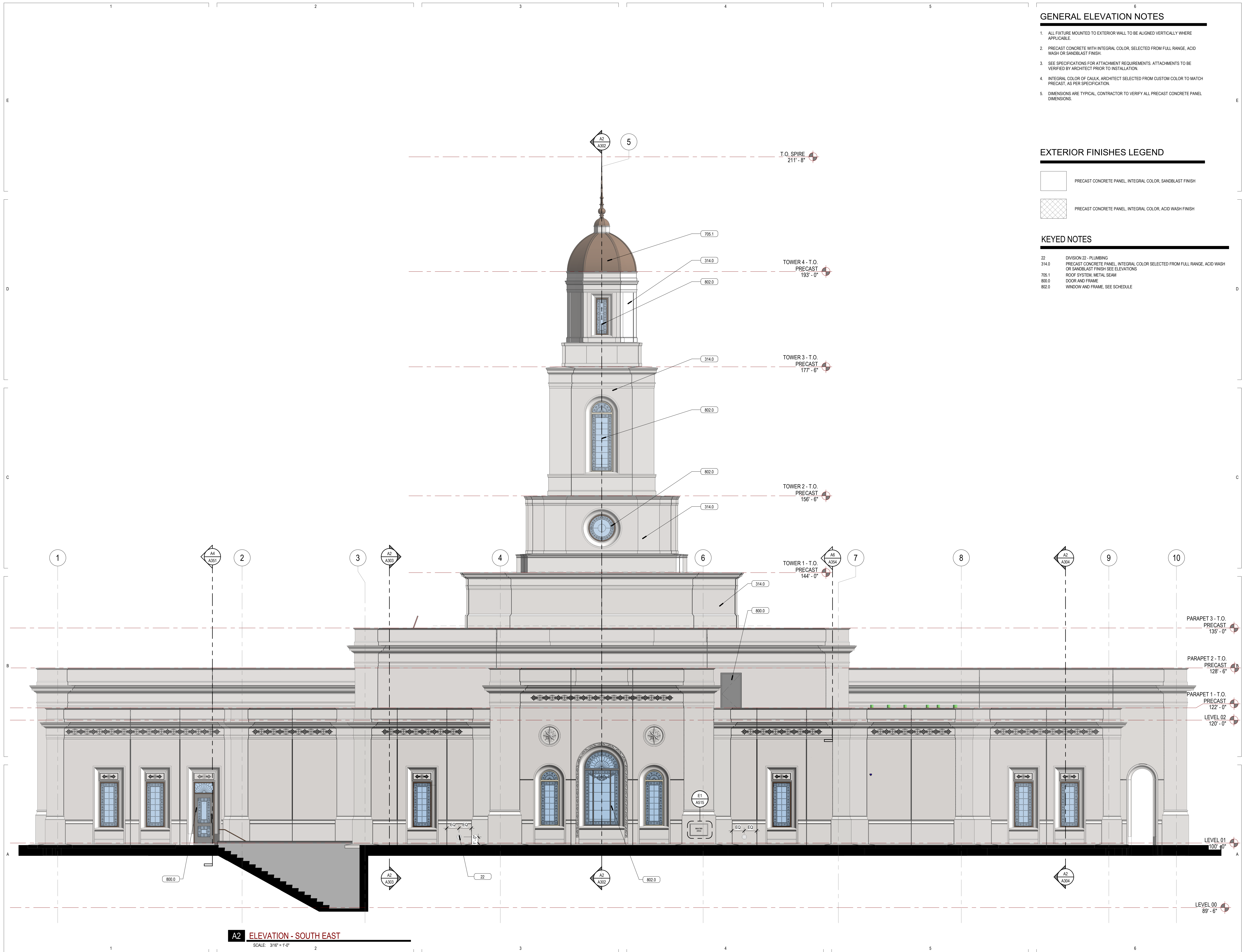
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712

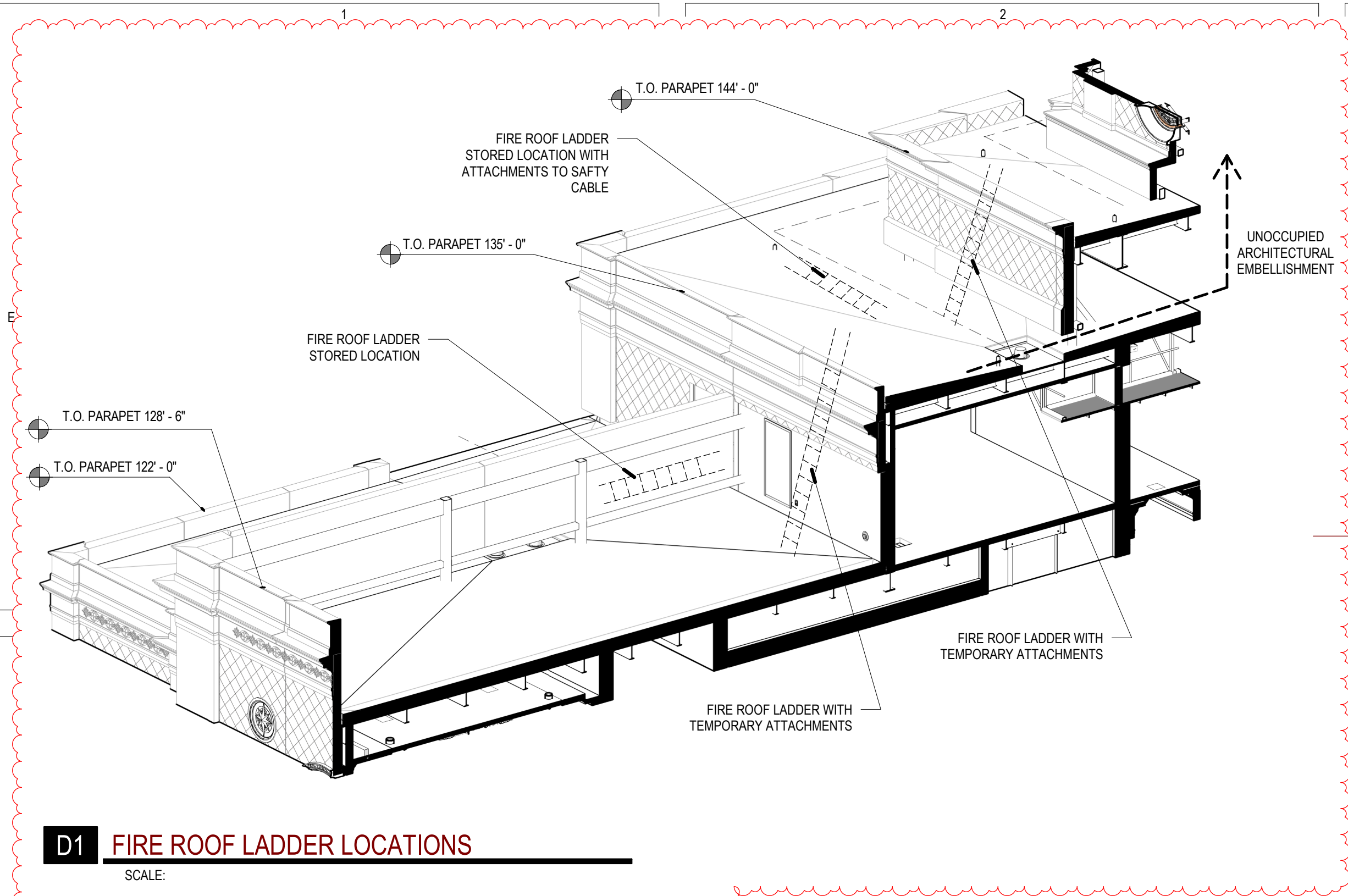
CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

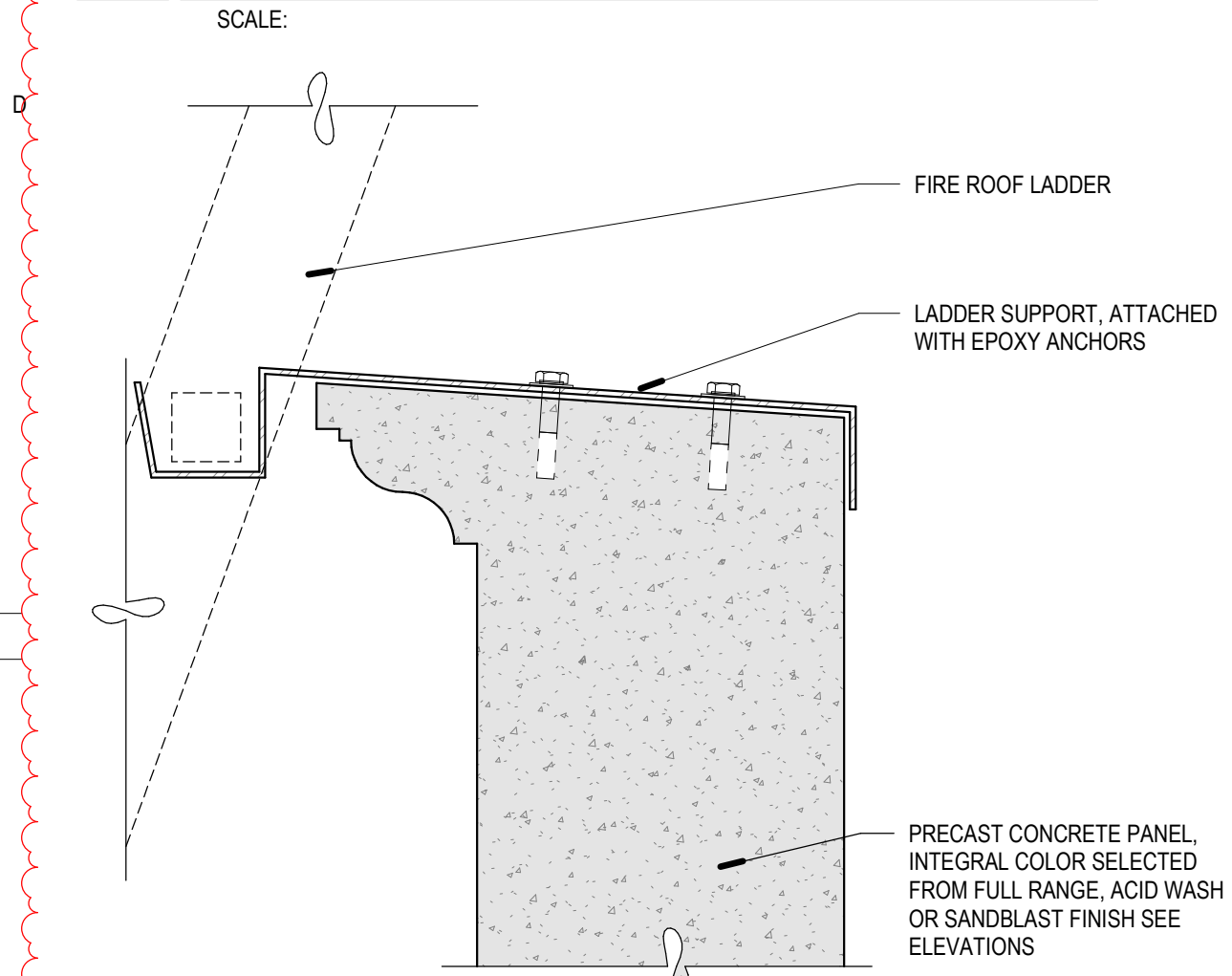
A202

LSD20-0048



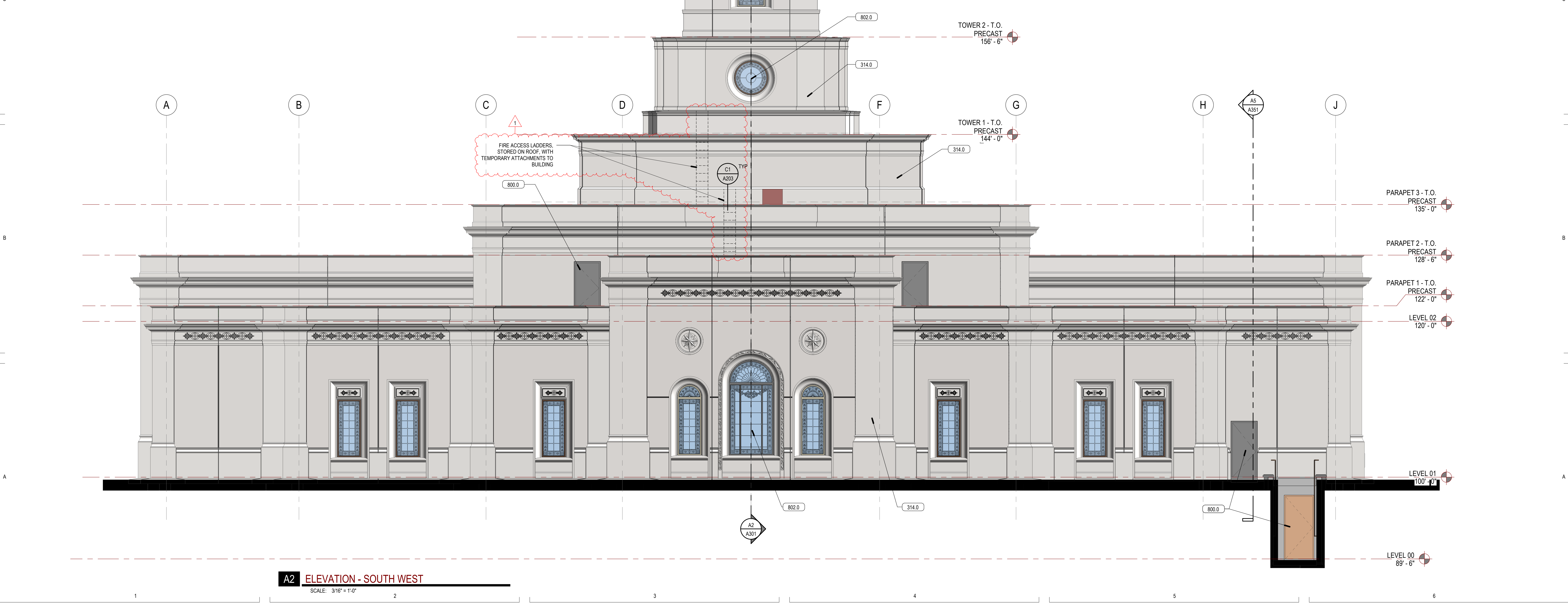


D1 FIRE ROOF LADDER LOCATIONS



C1 LADDER SUPPORT DETAIL

SCALE: 3" = 1'-0"



GENERAL ELEVATION NOTES

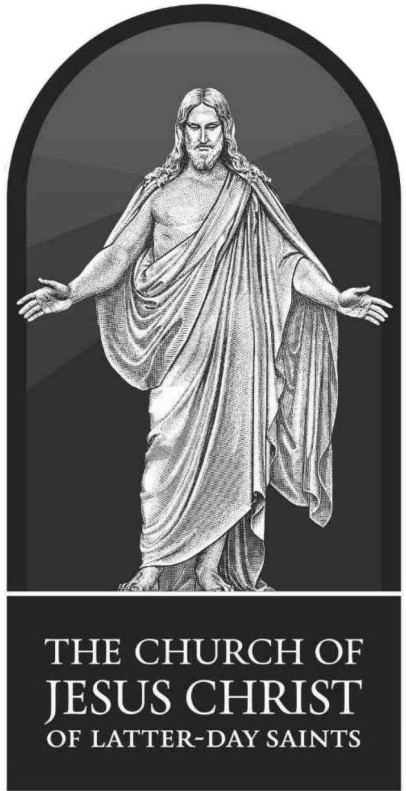
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4. INTEGRAL COLOR OF CAULK, ARCHITECT SELECTED FROM CUSTOM COLOR TO MATCH PRECAST, AS PER SPECIFICATION.
5. DIMENSIONS ARE TYPICAL. CONTRACTOR TO VERIFY ALL PRECAST CONCRETE PANEL DIMENSIONS.

EXTERIOR FINISHES LEGEND

- PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH
- PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

KEYED NOTES

- 314.0 PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
- 705.1 ROOF SYSTEM, METAL SEAM
- 800.0 DOOR AND FRAME
- 802.0 WINDOW AND FRAME, SEE SCHEDULE



REV	DATE	DESCRIPTION
1	17 AUG 2020	1st LSD COMMENTS

VCBO NUMBER: 19612
CLIENT NUMBER: 5014897519
CITY NUMBER:
DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

A203
LSD20-0048

1. ALL FIXTURE MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE.
2. PRECAST CONCRETE WITH INTEGRAL COLOR. SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH.
3. SEE SPECIFICATIONS FOR ATTACHMENT REQUIREMENTS. ATTACHMENTS TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALLATION.
4. INTEGRAL COLOR OF CAULK, ARCHITECT SELECTED FROM CUSTOM COLOR TO MATCH PRECAST, AS PER SPECIFICATION.
5. DIMENSIONS ARE TYPICAL. CONTRACTOR TO VERIFY ALL PRECAST CONCRETE PANEL DIMENSIONS.

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

22	DIVISION 22 - PLUMBING
314.0	PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
705.1	ROOF SYSTEM, METAL SEAM
800.0	DOOR AND FRAME
802.0	WINDOW AND FRAME, SEE SCHEDULE



REV	DATE	DESCRIPTION
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VCBO NUMBER: 1
CLIENT NUMBER: 5014897
CITY NUMBER:
DATE: AUGUST 24,

BENTONVILLE ARKANSAS TEMPLE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
11105 McCOLLUM DRIVE, BENTONVILLE, AR 72712

CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

A204
LSD20-0048