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 planning@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
November 17, 2020

Zoom Webinar Registration Link: https://us02web.zoom.us/webinar/register/WN_Dx-NGAuxQc2PC9DGwCVAZA

I. Call to Order
II. Approval of the November 3rd Minutes
III. Consent Agenda

1. **Lots 18-22 of Southside Subdivision** — **Lot Split**
   701 SE A Street *(LS20-0053)*

2. **Lot 26, Block 6 of Deming's Addition** — **Property Line Adjustment**
   404 NW 4th Street *(PLA20-0035)*

3. **28th Street Park** — **Large Scale Development**
   SW 28th Street *(LSD20-0061)*

IV. New Business

1. **Accessory Structures Ordinance** — **Public Hearing***

2. **Guarantee Bonds Ordinance** — **Public Hearing***

3. **Runoff Mitigation Ordinance** — **Public Hearing***

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

4. **Loh & Collingsworth** **Rezoning***
   (R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential)
   801 & 805 SE 5th Street *(RZ20-0053)*
5. **Wright** **Rezoning***
   R-1, Single-Family Residential to DE, Downtown Edge
   208 SE 6th Street *(RZ20-0054)*

6. **Square District Properties, LLC** **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   510 NW D Street *(RZ20-0055)*

7. **Walton Family Foundation, Inc.** **Rezoning***
   A-1, Agricultural to C-3, Mixed-Use Commercial
   NE J Street *(RZ20-0056)*

8. **Providence Phase II Model Home** **Conditional Use Permit***
   Temporary Use
   6604 SW Chalkstone *(CU20-0045)*

9. **SE 3rd Street Offices** **Conditional Use Permit***
   Temporary Use
   603 & 605 SE 3rd Street *(CU20-0046)*

10. **Project Peloton Offices** **Large Scale Development**
    215 NW A Street *(LSD20-0047)*

V. Other Business

1. **By-Laws Amendments**

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

Planning Commission
Minutes
November 3, 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: Brian Bahr, Mark Brightwell, Peter Farmer, Ellen Norvell, Jon Stanley, and Dan Weese

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of October 20, 2020.
Approved 7-0

Old Business

Item #1
Bailey Family Trust: Rezoning, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, SW 4th Street & SW D Street, RZ20-0047
Tyler Overstreet reads the staff report.
Opened public hearing
No comments
Closed public hearing
There is some discussion between the Commissioners, staff, and representative, Frank Bailey.
Approved 7-0

Consent Agenda
1. Lots 24-25 of Happy Home Subdivision, Lot Split, 813 Bella Vista Road (LS20-0049)
2. Lots 23-25 of Eversole Addition, Lot Split, SW H Street & SW I Street (LS20-0051)
3. Gateway Park North Warehouse, Large Scale Development, 4700 SW Regional Airport Boulevard (LSD19-0049)

Item #3 was removed from Consent Agenda and will go to New Business Item #1
Approved 7-0

New Business

Item #1
Gateway Park North Warehouse: Large Scale Development, 4700 SW Regional Airport Boulevard, LSD19-0049
Tyler Overstreet reads the staff report.
There is some discussion amongst Commissioners and staff.
Approved 7-0

Item #2
Stracener: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 9084 SW Lee Harris Road, RZ20-0048
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #3
Robinson: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 319 SW 4th Street, RZ20-0049
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0
Mr. Wright recused himself.

Item #4
Jacobs Group: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 1112 Fillmore Street, RZ20-0050
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #5
CHP, LLC: Rezoning, R-1 Single Family Residential to DN-2, Downtown Medium-Density Residential, 407 SW D Street, RZ20-0051
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Staff report should read +/- 0.85 acres total.
Approved 7-0

Item #6
Murray & Williams: Rezoning, A-1, Agricultural to R-4, High Density Residential, SW Regional Airport Boulevard, RZ20-0052
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is some discussion amongst the Commissioners.
Approved 7-0

Item #7
Walmart Campus Zone 3: Large Scale Development, 1903 SE 10th Street, LSD20-0059
Tyler Overstreet reads the staff report.
Approved 6-0
Mr. Haynie recused himself.

Item #8
Living Tree Pediatrics: Large Scale Development, SE 30th Street, LSD20-0060
Tyler Overstreet reads the staff report.
Approved 7-0

Other Business

Item #1
By-Laws Amendment
Motion by Mr. Sanders, seconded by Mr. Haynie to cancel the December 15th meeting and conduct a meeting on December 8th for administrative items only.
Approved 7-0

Mr. Overstreet reminds the Commissioners of the November 19th workshop.

Motion by Mr. Wright, seconded by Mr. Hipp 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 November 17, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- At the Technical Review meeting held on November 10, 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: Lots 18-22 of Southside Subdivision, 701 SE A Street, DE, Downtown Edge, *LS20-0053*

A lot split of Lot 1 of Southside Addition into Lot 18 (1420 square feet), Lot 19 (952 square feet), Lot 20 (977 square feet), Lot 21 (952 square feet), and Lot 22 (3408 square feet) of Southside Addition. This lot split completes 7th & A Townhomes development creating individual lots for sale. The large scale development was approved on 11/21/2017.

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

Property Line Adjustment: Lot 26, Block 6 of Deming's Addition, 404 NW 4th Street, R-1, Single-Family Residential, *PLA20-0035*

A property line adjustment of Lot 13, Block 6 of Deming's Addition creating new Lot 26, Block 6. The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan.

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

Large Scale Development: 28th Street Park, SW 28th Street, A-1, Agricultural & R-2, Duplex and Patio Home Residential, *LSD20-0061*

Currently zoned A-1, Agricultural and R-2, Duplex and Patio Home Residential. The park property is located SW of the intersection of SW 28th Street and SW Maple Road. The trail property continues further to the west, south of the school, and across Featherston Road. A large scale development to construct a new park and trail near SW 28th Street. The park development includes the construction of a splash pad, two cricket fields, and a 76-space parking lot. The development includes a trail that runs through the park, south of the existing school property, and across Featherston Road. The development meets the landscaping requirements of the Land Development Code.

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

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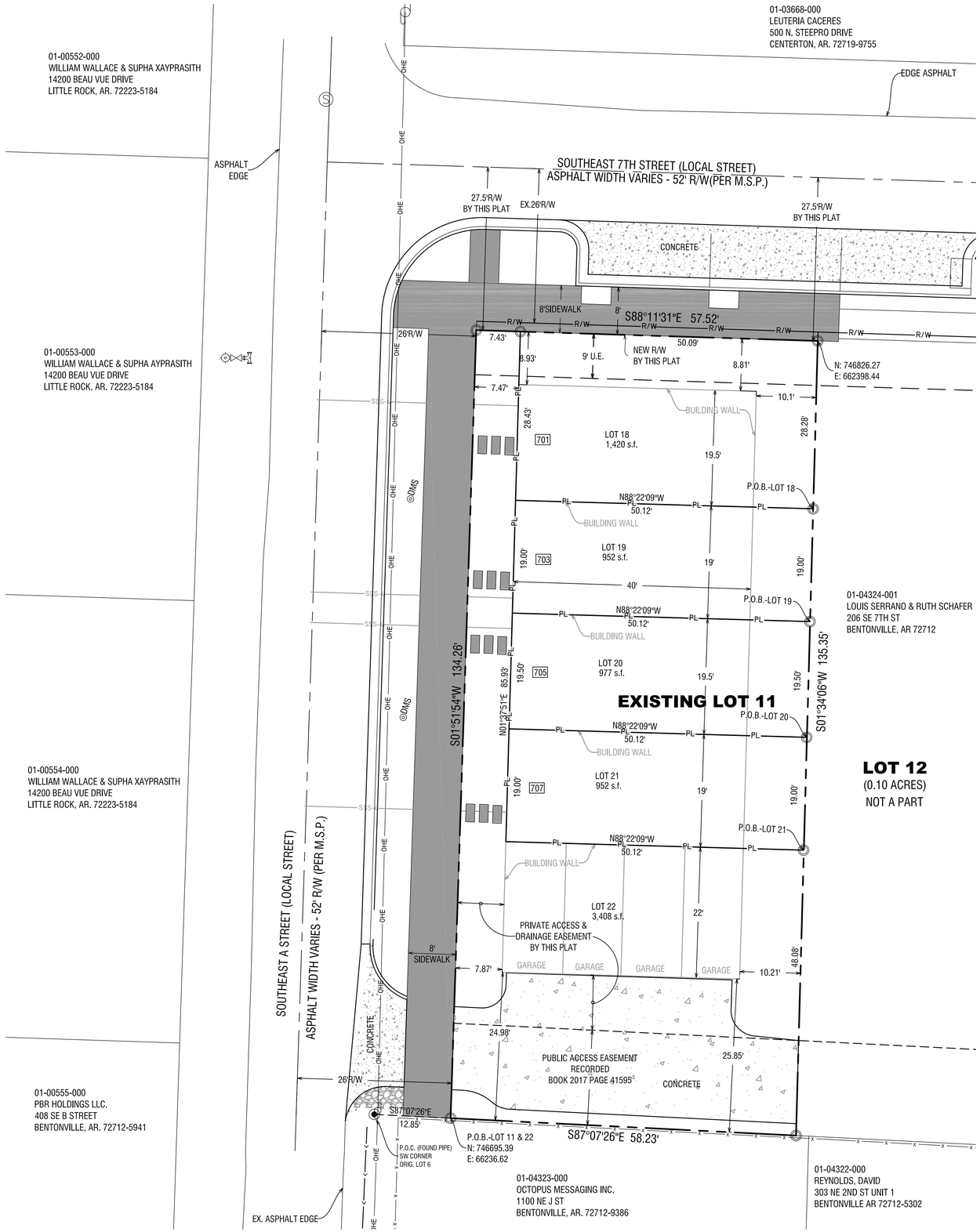
1 inch = 100 feet

LS20-0053
LOT SPLIT
SOUTHSIDE SUBDIVISION
LOT 11 CREATING LOTS 18-22

THE CITY OF BENTONVILLE



ENGINEER:

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER:

HURRICANE WA LLC
JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

NOTES:

1) PARCEL NUMBER: 01-04324-000

2) ADDRESS - 202 SE 7TH STREET

3) CURRENT ZONING = D-E

4) BASIS OF ROTATION - ARKANSAS STATE PLANE

5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.

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

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

8) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R-O-W.

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

LEGAL DESCRIPTION: (Lot 11)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 12.85 feet to the POINT OF BEGINNING, thence N01°51'54"E 134.26 feet, thence S88°11'31"E 57.52 feet, thence S01°34'06"W 135.35 feet, thence N87°07'26"W 58.23 feet to the POINT OF BEGINNING: Containing 0.18 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (Lot 18)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 71.08 feet, thence N01°34'06"E 105.58 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 28.43 feet, thence S88°11'31"E 50.09 feet, thence S01°34'06"W 28.28 feet to the POINT OF BEGINNING, Containing 1,420 square feet, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION: (Lot 19)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 71.08 feet, thence N01°33'16"E 86.58 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 19.00 feet, thence S88°22'09"E 50.12 feet, thence S01°37'51"W 19.00 feet to the POINT OF BEGINNING, Containing 952 square feet, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION: (Lot 20)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 71.08 feet, thence N01°31'56"E 67.08 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 19.50 feet, thence S88°22'09"E 50.12 feet, thence S01°37'51"W 19.50 feet to the POINT OF BEGINNING, Containing 977 square feet, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION: (Lot 21)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 71.08 feet, thence N01°29'36"E 48.08 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 19.00 feet, thence S88°22'09"E 50.12 feet, thence S01°37'51"W 19.00 feet to the POINT OF BEGINNING, Containing 952 square feet, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION: (Lot 22)

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 12.85 feet to the POINT OF BEGINNING, thence N01°51'54"E 132.76 feet, thence S88°11'31"E 7.43 feet, thence S01°37'51"W 85.93 feet, thence S88°22'09"E 50.12 feet, thence S01°29'36"W 48.08 feet, thence N87°07'26"W 58.23 feet to the POINT OF BEGINNING, Containing 3,408 square feet, more or less, all of Lot 22 being a Private Access and Drainage Easement except that part which is a Public Access Easement per document Book 2017 Page 41595.

BENTONVILLE, AR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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BUILDING SETBACK TABLE DOWNTOWN EDGE ZONING	
FRONT NON-RESIDENTIAL	0' MAX
FRONT RESIDENTIAL	20' MAX
SIDE	7' MIN.
REAR ADJACENT TO NON-RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	12' MIN.

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed :_____

Name & Address _____

Print Name: _____

Source of Title: D.R. _____
Page _____

CERTIFICATE OF SURVEYING ACCURACY:

I, David L. Jorgensen, 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. 1118
State of Arkansas

Pursuant to the Bentonville Land Development Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

PROJECT #LS20-0053

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com
Civil Engineering · Surveying

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- LOT LINE — PL —
- EXISTING 8" SEWER LINE — EX SS-8 —
- PROPOSED 8" SEWER LINE — SS-8 —
- EXISTING WATERLINE — EX WL-8 —
- PROPOSED 8" WATER LINE — WL-8 —
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- SIDEWALK

PROJECT DETAILS

PROJECT TITLE: 7TH & A TOWNHOMES LOT 11 SOUTHSIDE SUB.

PROJECT LOCATION: BENTONVILLE, AR

REVISIONS

DATE: 11.02.2020
DRAWN BY: JSI
PROJECT # 2016037
FILE PATH: Z:\LSD\2016037\ASB
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

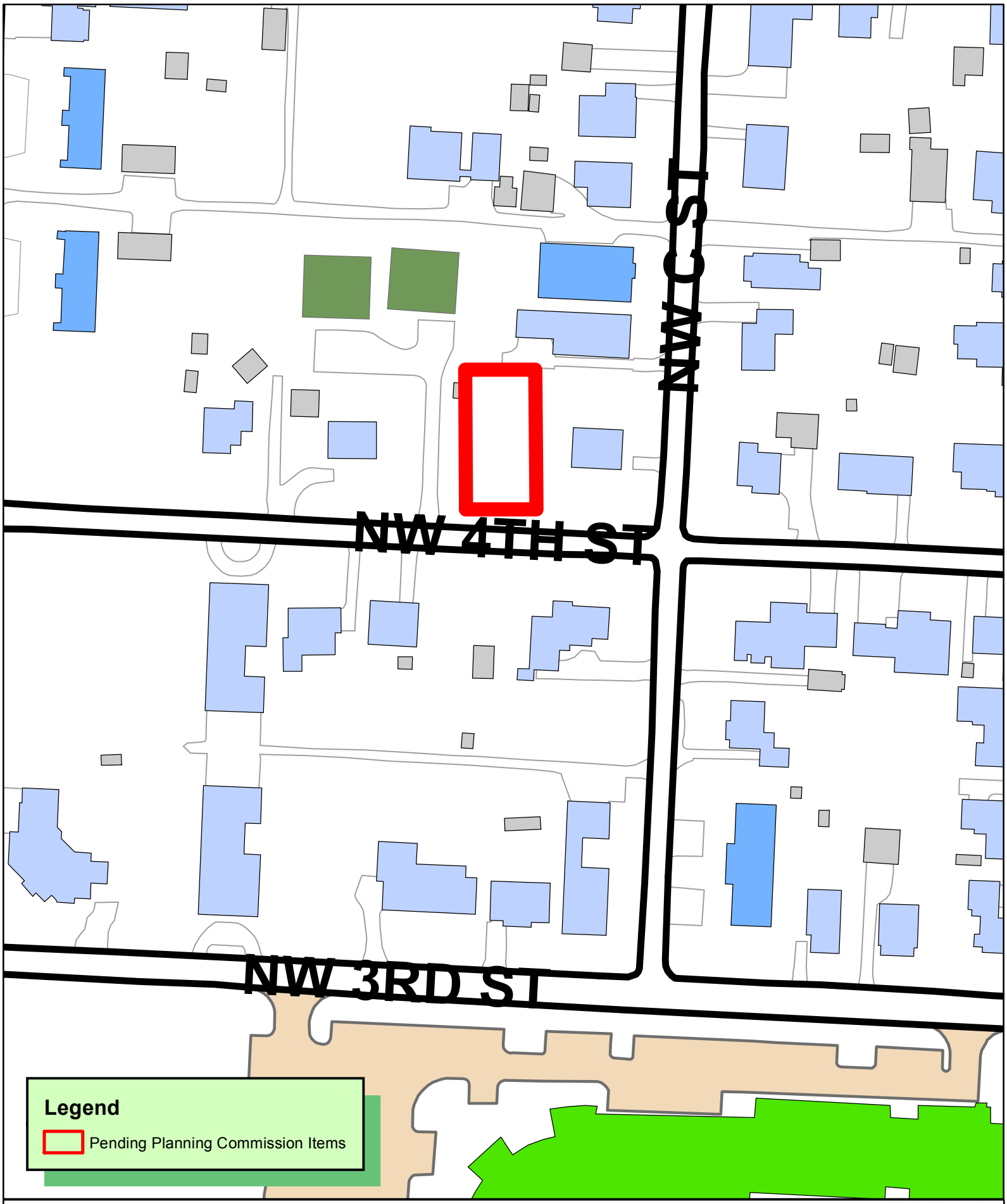
REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

SHEET TITLE

INCIDENTAL SUBDIVISION

SHEET NUMBER

C 1.0



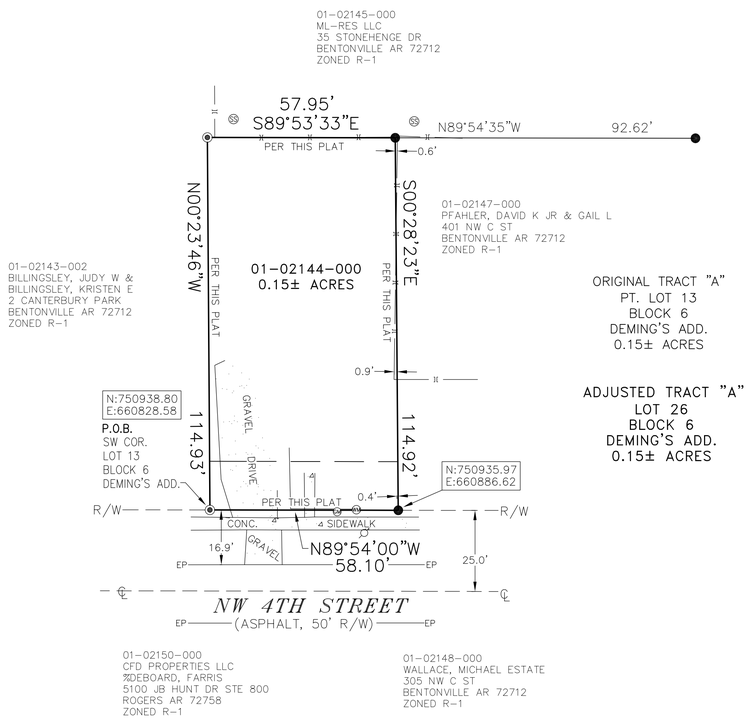
N
W E
S

1 inch = 100 feet

PLA20-0035
PROPERTY LINE ADJUSTMENT
DEMINGS ADDITION
LOT 13 BOCK 6 CREATING LOT 26

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT LOT 13 BLOCK 6 DEMMING'S ADDITION CREATING LOT 26 BLOCK 6



ORIGINAL TRACT "A"
PT. LOT 13
BLOCK 6
DEMING'S ADD.
0.15± ACRES

ADJUSTED TRACT "A"
LOT 26
BLOCK 6
DEMING'S ADD.
0.15± ACRES

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, 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_____

CERTIFICATE OF APPROVAL:

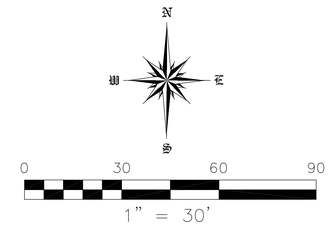
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



CERTIFICATE OF SURVEYING ACCURACY:

I, ALAN REID, 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. _____

STATE OF ARKANSAS

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

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

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

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

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

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

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

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

SURVEY DESRIPTION – ORIGINAL TRACT 'A'
PARCEL #01-02144-000
WARRANTY DEED 2005-71682

A PART OF LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED SIX (6), DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13), SAID POINT BEING AN EXISTING IRON PIPE; THENCE N00°23'46"W 114.93 FEET ALONG THE WEST LINE OF SAID LOT THIRTEEN (13) TO AN EXISTING IRON PIPE; THENCE LEAVING THE WEST LINE OF SAID LOT THIRTEEN (13), S89°53'33"E 57.95 FEET TO AN EXISTING IRON REBAR; THENCE S00°28'23"E 114.92 FEET TO AN EXISTING IRON REBAR AT THE SOUTH LINE OF SAID LOT THIRTEEN (13); THENCE N89°54'00"W 58.10 FEET TO THE POINT OF BEGINNING.

SURVEY DESRIPTION – ADJUSTED TRACT 'A'
PARCEL #01-02144-000

LOT NUMBERED TWENTY-SIX (26) IN BLOCK NUMBERED SIX (6), DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT TWENTY-SIX (26), SAID POINT BEING AN EXISTING IRON PIPE; THENCE N00°23'46"W 114.93 FEET TO AN EXISTING IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT TWENTY-SIX (26); THENCE S89°53'33"E 57.95 FEET TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF SAID LOT TWENTY-SIX (26); THENCE S00°28'23"E 114.92 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF SAID LOT TWENTY-SIX (26); THENCE N89°54'00"W 58.10 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:
HUFFMAN RESIDENTIAL 404 NW 4TH LLC.

ADDRESS:
404 NW 4TH STREET
BENTONVILLE, ARKANSAS

ZONING: (R-1) SINGLE FAMILY RESIDENTIAL

COB PROJECT NUMBER: PLA20-0035

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISLED 'X'	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE
BARBED-WIRE FENCE	
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE
PRIVACY FENCE	GAS LINE
WIRE FENCE	SANITARY SEWER LINE
MAJOR CONTOUR INTERVAL	STORM SEWER LINE
MINOR CONTOUR INTERVAL	TELEPHONE LINE
BUILDING LINE	WATER LINE
FIBER-OPTICS LINE	PROPERTY LINE
DITCH/WATER LINE	

SHEET 1 OF 1

JOB# 20134

REVISIONS		
DATE	DESCRIPTION	BY
10/23/2020	REVISIONS	JC

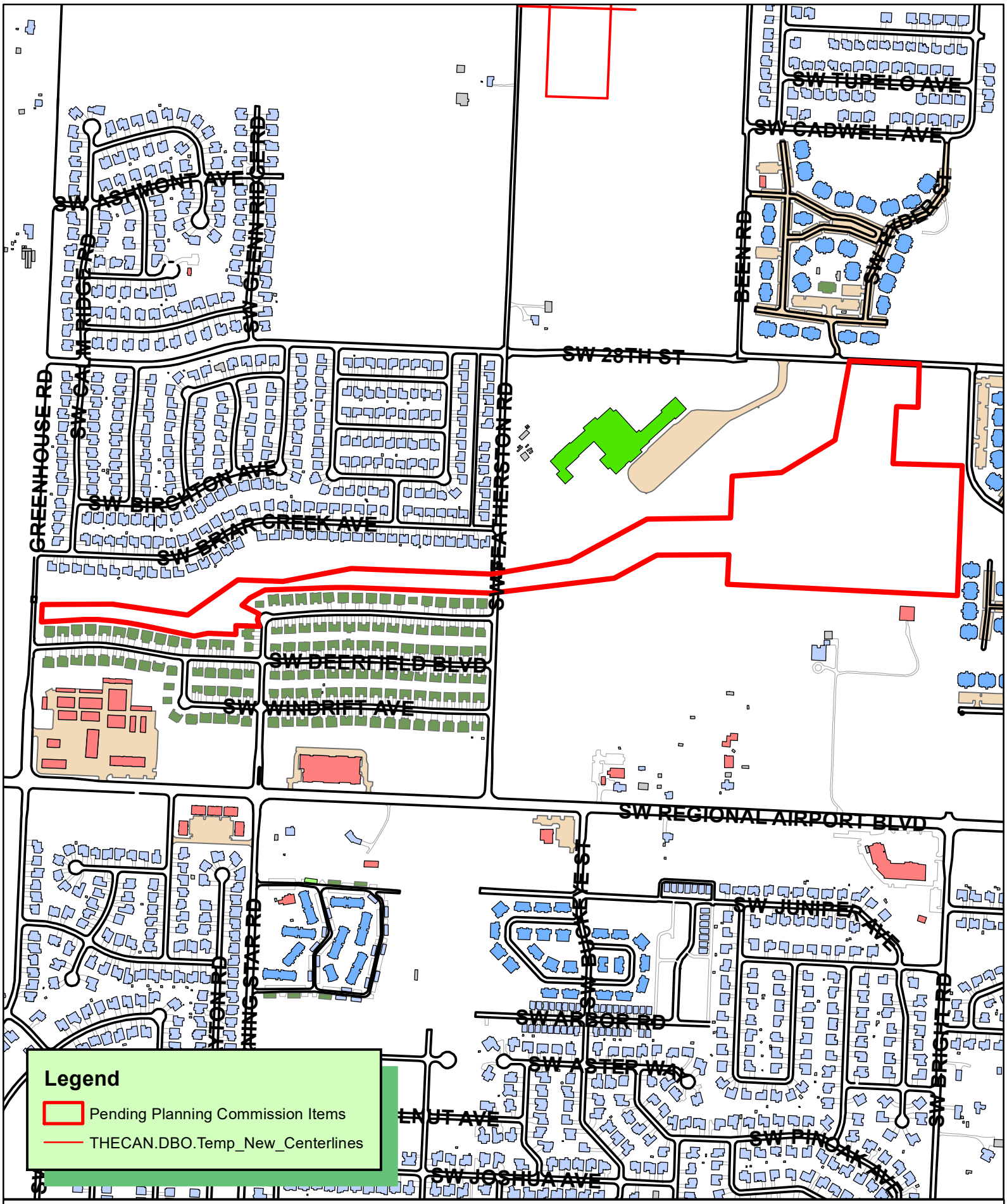
ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL
LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	JC
DATE	01/17/2020
CHECKED	–
SCALE	1" = 30'
SHEET SIZE	18"x 24"

HUFFMAN RESIDENTIAL 202 NW 4TH LLC.
404 NW 4TH STREET
BENTONVILLE, ARKANSAS

PROPERTY LINE ADJUSTMENT– BENTONVILLE, AR.



N
W E
S

1 inch = 700 feet

LSD20-0061
LARGE SCALE DEVELOPMENT
SW 28TH ST PARK

THE CITY OF BENTONVILLE

LARGE SCALE DEVELOPMENT

28TH STREET PARK
SW 28TH STREET & SW MAPLE ROAD, BENTONVILLE, AR 72712
(LSD 20-0061)

75% CONSTRUCTION DOCUMENTS **NOVEMBER 2, 2020**

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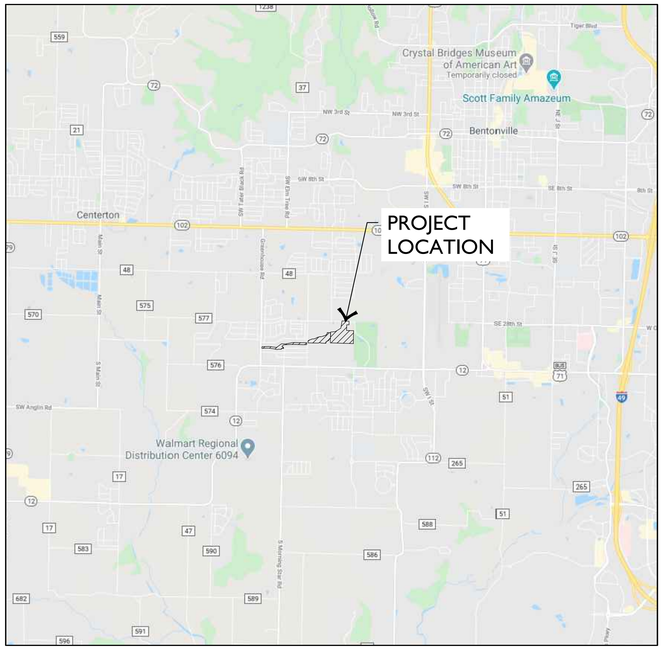
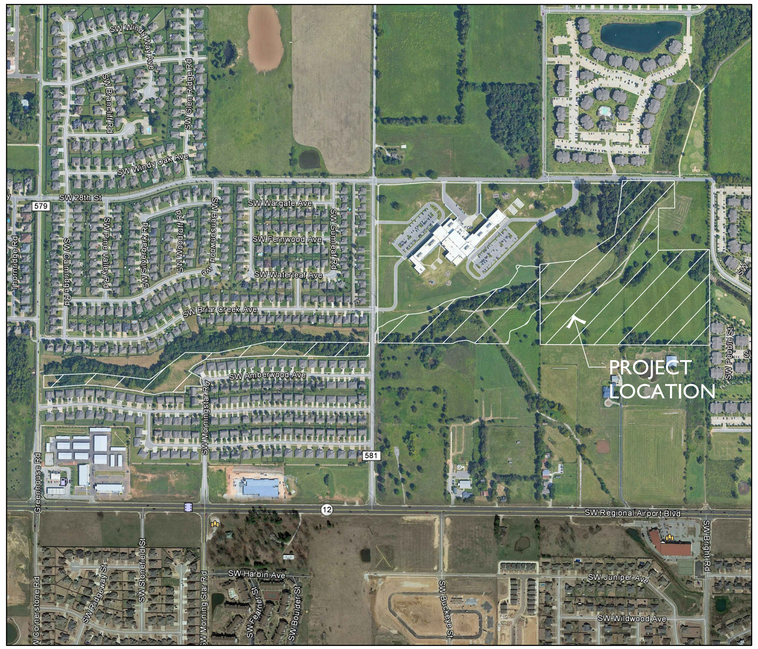


VICINITY MAP
NOT TO SCALE

NORTH



AERIAL MAP
NOT TO SCALE

NORTH

DRAWING LIST

COVER	COVER SHEET
C0.01	GENERAL NOTES & LEGEND
C0.10	DEMOLITION & TREE PRESERVATION PLAN
C0.11	DEMOLITION & TREE PRESERVATION PLAN
C0.12	DEMOTION & TREE PRESERVATION PLAN
C0.13	DEMOLITION & TREE PRESERVATION PLAN
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	SITE PLAN
C1.03	SITE PLAN
C1.04	SITE PLAN
C2.01	UTILITY PLAN
C2.02	UTILITY PLAN
C2.03	UTILITY PLAN
C2.04	UTILITY PLAN
C3.01	GRADING & DRAINAGE PLAN
C3.02	GRADING & DRAINAGE PLAN
C3.03	GRADING & DRAINAGE PLAN
C3.04	GRADING & DRAINAGE PLAN
C3.05	GRADING & DRAINAGE PLAN
C3.06	GRADING & DRAINAGE PLAN
C4.01	EROSION CONTROL PLAN
C4.02	EROSION CONTROL PLAN
C4.03	EROSION CONTROL PLAN
C4.04	EROSION CONTROL PLAN
C4.05	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS
C5.05	SITE DETAILS
C5.06	SITE DETAILS
C5.07	SITE DETAILS
C5.08	SITE DETAILS
C5.09	SITE DETAILS
C5.10	SITE DETAILS
C6.01	TRAIL PLAN & PROFILE
C6.02	TRAIL PLAN & PROFILE
C6.03	TRAIL PLAN & PROFILE
C6.04	TRAIL PLAN & PROFILE
C6.05	TRAIL PLAN & PROFILE
C6.06	TRAIL PLAN & PROFILE
C6.07	TRAIL PLAN & PROFILE
C6.08	TRAIL PLAN & PROFILE
C6.09	TRAIL PLAN & PROFILE
C6.10	TRAIL PLAN & PROFILE
C6.11	TRAIL PLAN & PROFILE
C6.12	TRAIL PLAN & PROFILE
C7.01	TRAIL INTERSECTION ENLARGEMENTS
C7.02	TRAIL INTERSECTION ENLARGEMENTS
C7.03	TRAIL INTERSECTION DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE NOTES & DETAILS

SUPPLEMENTAL SHEETS

EXHIBIT A	FUTURE COLLECTOR STREET EXHIBIT
SHEET 1	CITY OF BENTONVILLE PARK SIGNAGE
SHEET 1	CITY OF BENTONVILLE PARK PLAQUE
SHEET 1 OF 4	EXISTING SURVEY
SHEET 2 OF 4	EXISTING SURVEY
SHEET 3 OF 4	EXISTING SURVEY
SHEET 4 OF 4	EXISTING SURVEY
SHEET 1 OF 2	WATER / SEWER DETAILS
SHEET 2 OF 2	WATER / SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 1	ELECTRIC DETAILS
SHEET 2	ELECTRIC DETAILS
SHEET 3	ELECTRIC DETAILS

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977

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

Fire Dept.: City of Bentonville, W. Jake Feemster CBO CFM CFEI, Division Chief / Fire Marshal, Bentonville Fire Department, (479)271-3108

Street Dept.: City of Bentonville, Dennis Birge, PE, Transportation Engineer, City of Bentonville, 3200 SW Municipal Drive, Bentonville, Arkansas 72712, (479)271-6840, dbirge@bentonvillear.com

Water Dept.: City of Bentonville, Preston Newbill, Manager, City of Bentonville Water Utilities, (479)-271-3140, pnewbill@bentonvillear.com

Wastewater Dept.: City of Bentonville, Nancy Busen, Manager, City of Bentonville Wastewater Utilities, (479)-271-3161, nbusen@bentonvillear.com

Electric Dept.: City of Bentonville, Travis Matlock, PE Engineering Director, City of Bentonville, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-5941

Planning Dept.: City of Bentonville, Jon Stanley, Senior Planner, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122

City Engineer: City of Bentonville, Dan Weese, City Engineer, (479)-271-3168, dweese@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

OWNER:
CITY OF BENTONVILLE
DAVID WRIGHT
PARKS AND RECREATION DIRECTOR
215 SW A ST.
BENTONVILLE, AR 72712

SURVEYOR:
CEI ENGINEERING ASSOCIATES, INC.
DUSTIN RILEY
3108 SW REGENCY PRKWY
BENTONVILLE, AR 72712
479.273.9472

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP, INC.
MARTIN SMITH, PLA, ASLA
210 EAST MERRIMAN
WYNNE, AR 72396
MSMITH@ECOLOGICALDG.COM
870.588.6426

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SITE SUMMARY

ZONING:
AGRICULTURE (A-1)
DUPLEX & PATIO HOMES (R-2)

USE:
PARK AND TRAIL

AREA:
33.4 AC

ZONING SUMMARY

A-1 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	5 ACRES	26.6 ACRES
LOT WIDTH MIN:	100'	1,326.42' / 405.37'
LOT DEPTH MIN:	100'	1,691.41' / 1,818.93'
LOT COVERAGE MAX CORNER:	30%	0.06%

A-1 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	30'	30'
SIDE YARD (PUBLIC R.O.W.):	30'	867'
SIDE YARD:	30'	30'
REAR YARD:	30'	815'

R-2 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	7,000 SF	293,657 SF
LOT WIDTH MIN:	70'	2,669.83' / 2,885.02'
LOT COVERAGE MAX CORNER:	50%	N/A

R-2 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	20'	N/A
SIDE YARD (INTERIOR):	7'	N/A
SIDE YARD (EXTERIOR):	20'	N/A
REAR YARD:	25'	N/A

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BELLA VISTA ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD A ND AASHTO TRAIL GUIDELINES.

PROPERTY DESCRIPTION:

PARENT TRACT

Part of the Northwest Quarter of Section 12, Township 19 North, Range 31 West; Part of the Northeast Quarter of the Northeast Quarter, Part of the Southwest Quarter of the Northeast Quarter and Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 North, Range 31 West; Benton County, Arkansas and also being known as:
Lots 1, 2 and 3 of Kyleton Addition as recorded in Plat Book 2006, Page 492;
Lots 2 and 3 of Coughlin Addition as recorded in Plat Book 2011, Page 438;
A portion of Lot 5 of Coughlin Addition as recorded in Plat Book 2017, Page 739;
And Lot 138 of Riverwalk Farm Estates as recorded in Plat Book 2007, Page 288.

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOODWAY, WHICH IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. MAP NUMBER: 05007C0255K MAP REVISED: JUNE 5, 2012

28TH STREET PARK
SW 28th Street & SW Maple Road
Bentonville, Arkansas

EDG PROJECT NO.	19-066
DATE	2020.11.02

REVISIONS

Number	Date

PHASE	75% Construction Documents
TITLE	Cover Sheet
SHEET NO.	C0.00

LSD 20-0061

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SITE SUMMARY

ZONING:
AGRICULTURE (A-1)
DUPLEX & PATIO HOMES (R-2)
USE:
PARK AND TRAIL
AREA:
33.4 AC

ZONING SUMMARY

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R-2 SETBACK STANDARDS

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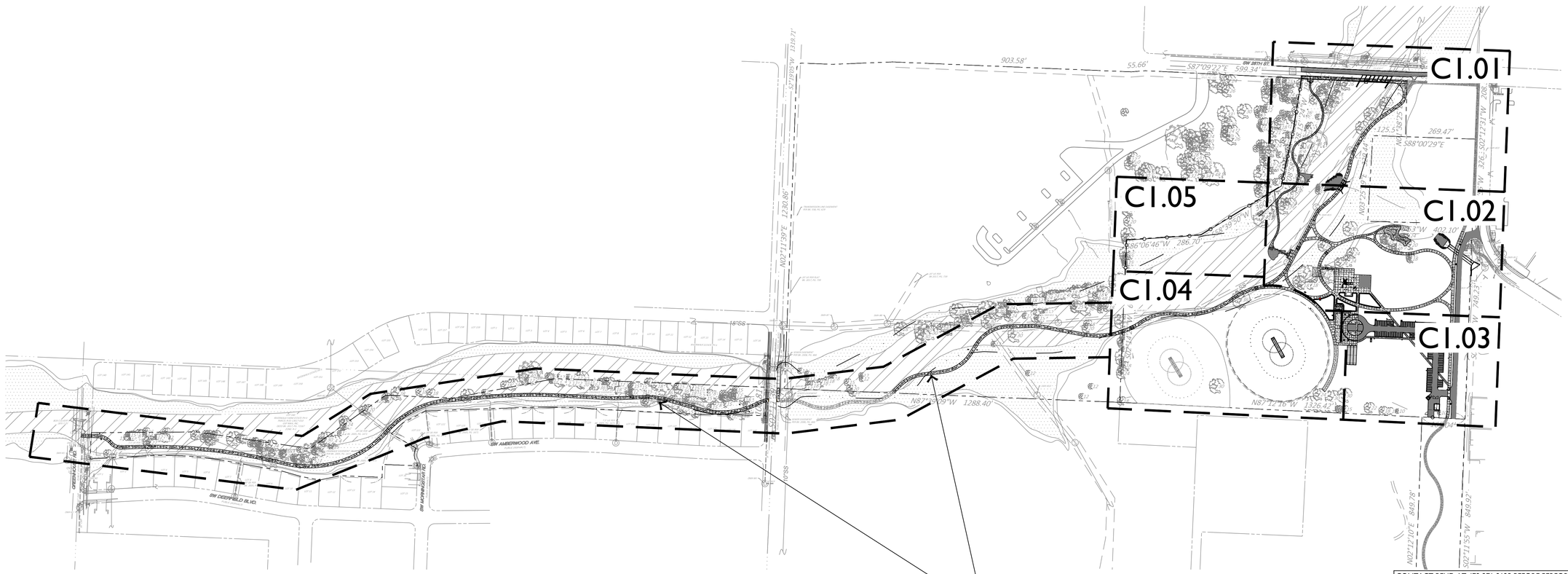
FRONT YARD:	20'	N/A
SIDE YARD (INTERIOR):	7'	N/A
SIDE YARD (EXTERIOR):	20'	N/A
REAR YARD:	25'	N/A

PARKING DATA

ZONING	AGRICULTURAL (A-1)
USE	PARK AND TRAIL
PARKING REQUIREMENTS	N/A
ADA SPACES REQUIRED	76 TOTAL PARKING SPACES
TOTAL	4 ADA SPACES REQUIRED
ON SITE PARKING PROVIDED	72 SPACES
ON SITE ADA SPACES PROVIDED	4 SPACES
TOTAL	76 SPACES



REF TO C6.01 - C6.12 FOR TRAIL PLAN & PROFILE

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

1 OVERALL SITE PLAN

NORTH

0' 200' 400' 800'

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28TH STREET PARK

SW 28th Street & SW Maple Road
Bentonville, Arkansas

EDG PROJECT NO.	19-066
DATE	2020.11.02

REVISIONS

Number	Date

PHASE	75% Construction Documents
TITLE	Overall Site Plan
SHEET NO.	C1.00

LSD 20-0061

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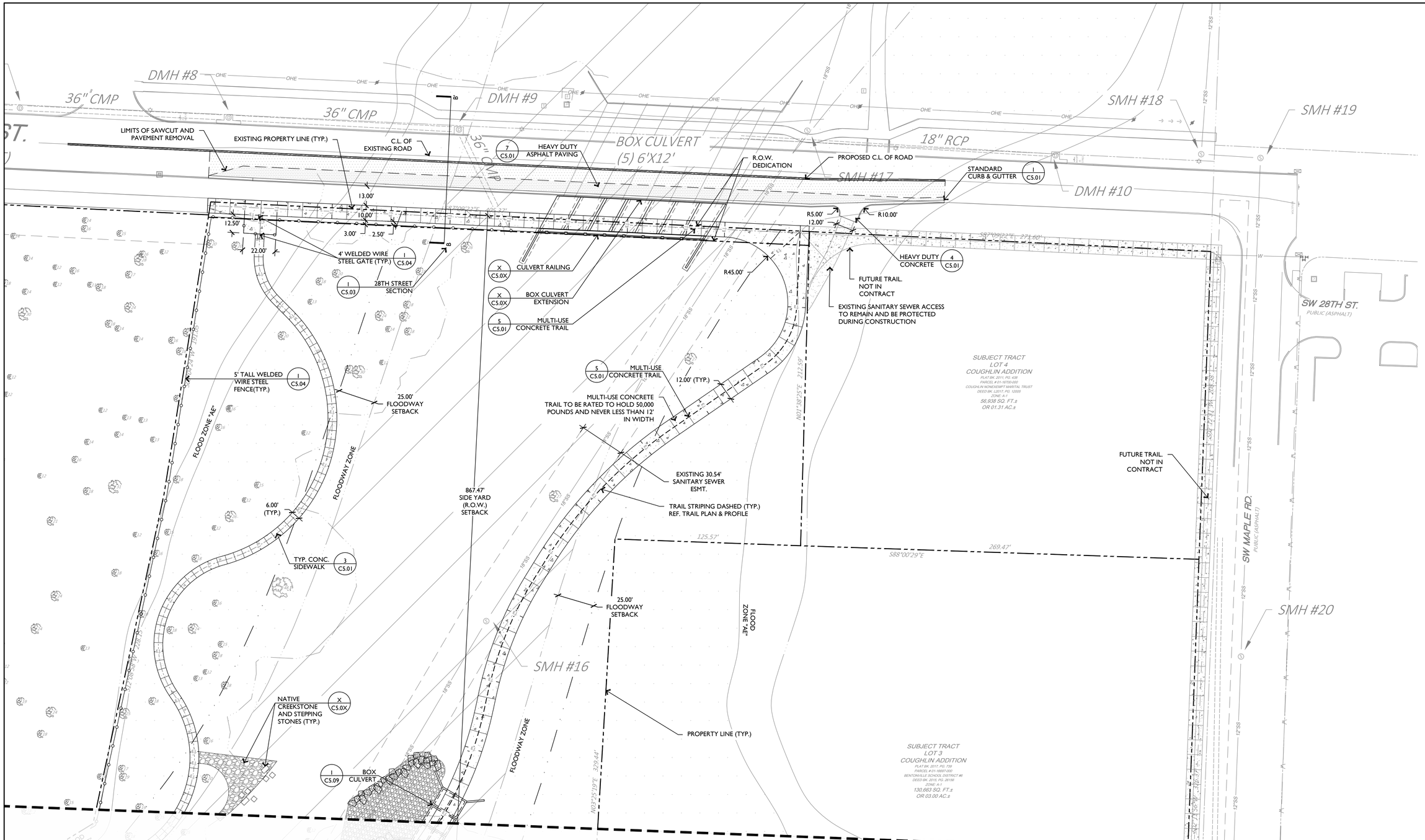

PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- TYPICAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- NATIVE CREEKSTONE
- ARTIFICIAL TURF
- 5' TALL WELDED WIRE STEEL FENCE
- CRICKET FENCE

1 SITE PLAN

NORTH

0' 30' 60' 120'

NOTES:

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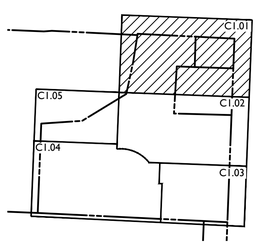
4. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
5. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO C5.05 FOR ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.



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PHASE	75% Construction Documents
TITLE	Site Plan
SHEET NO.	C1.01

LSD 20-0061

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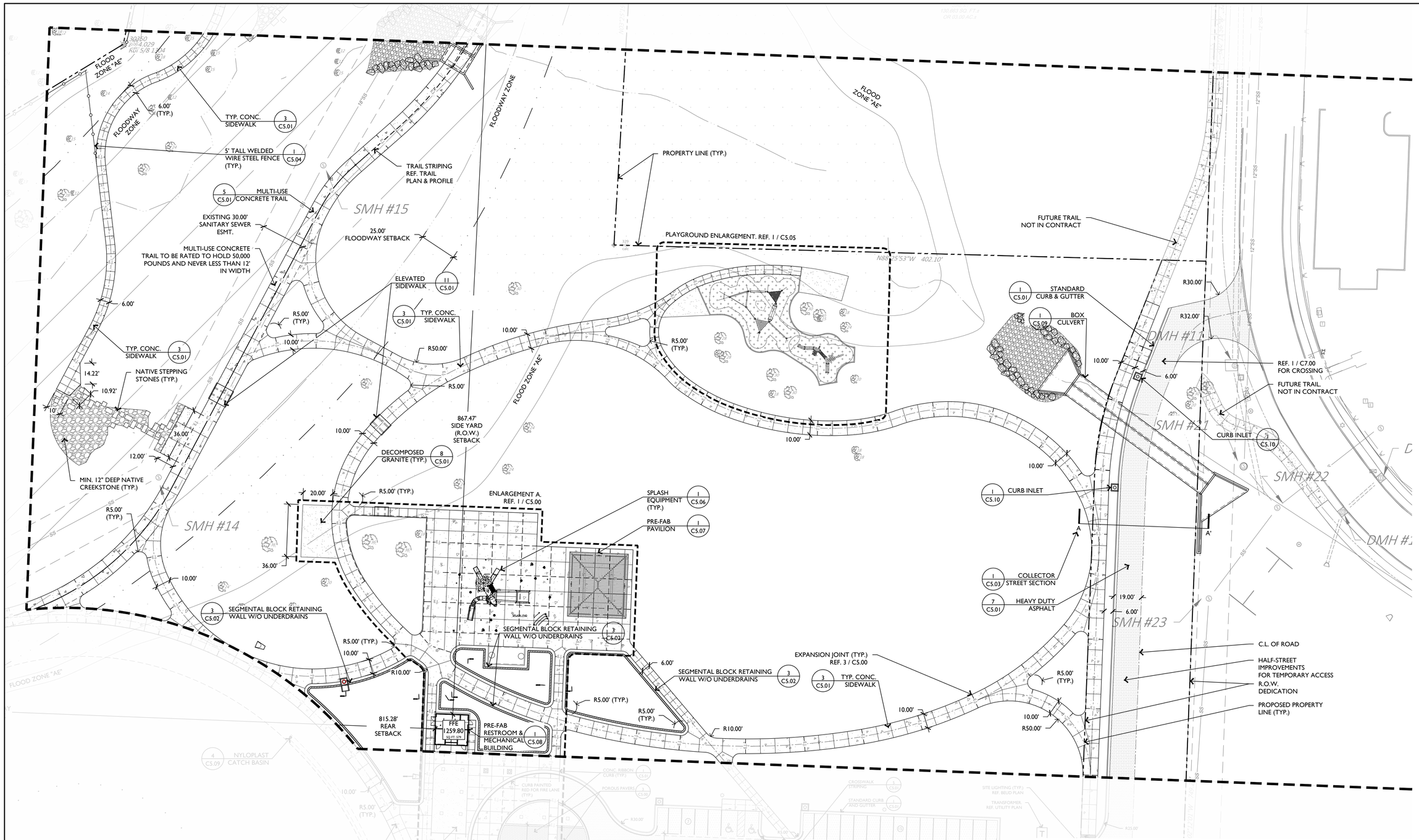

1 SITE PLAN

NORTH

0' 30' 60' 120'

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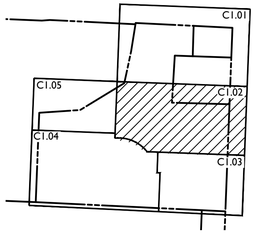

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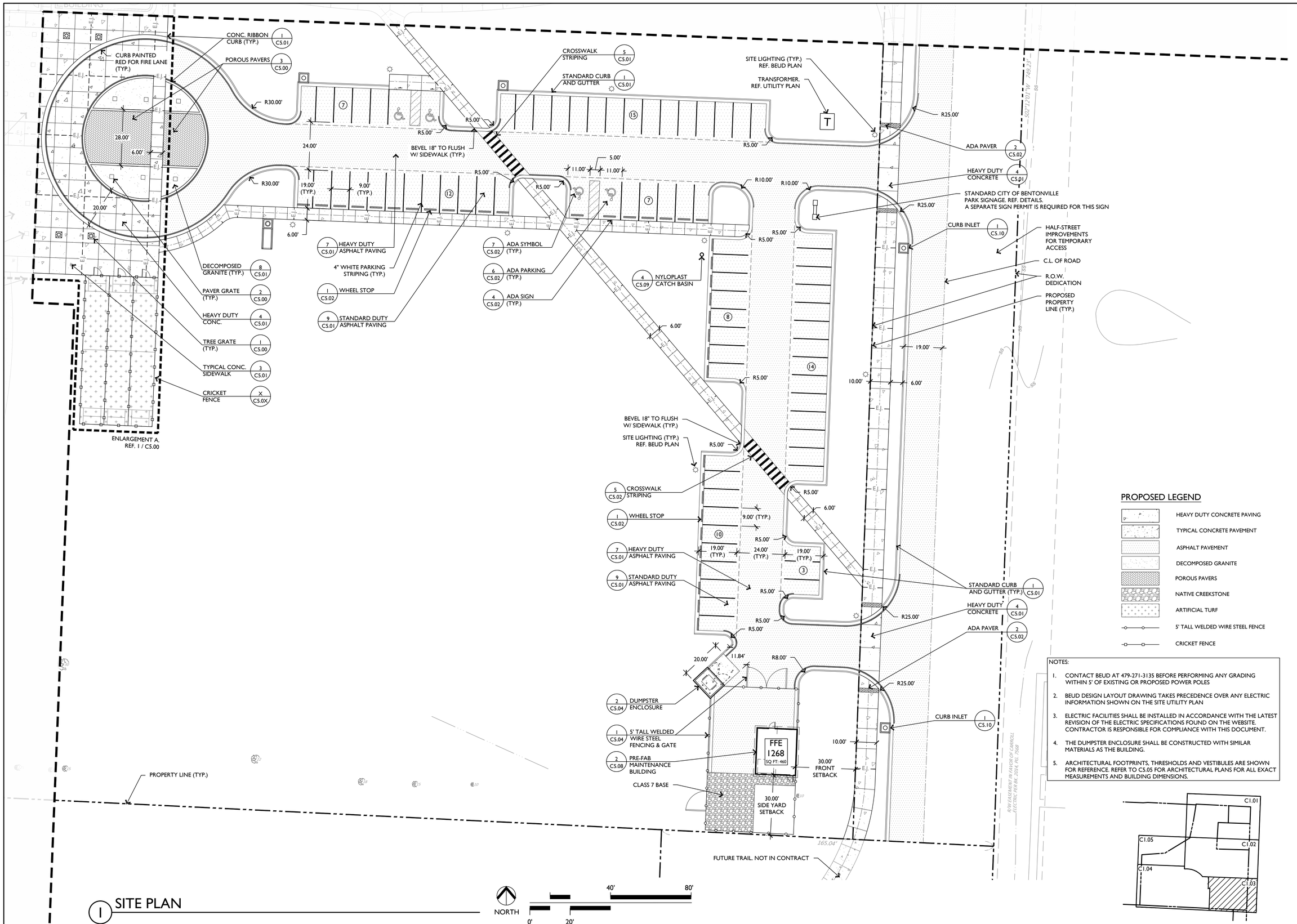

1 SITE PLAN

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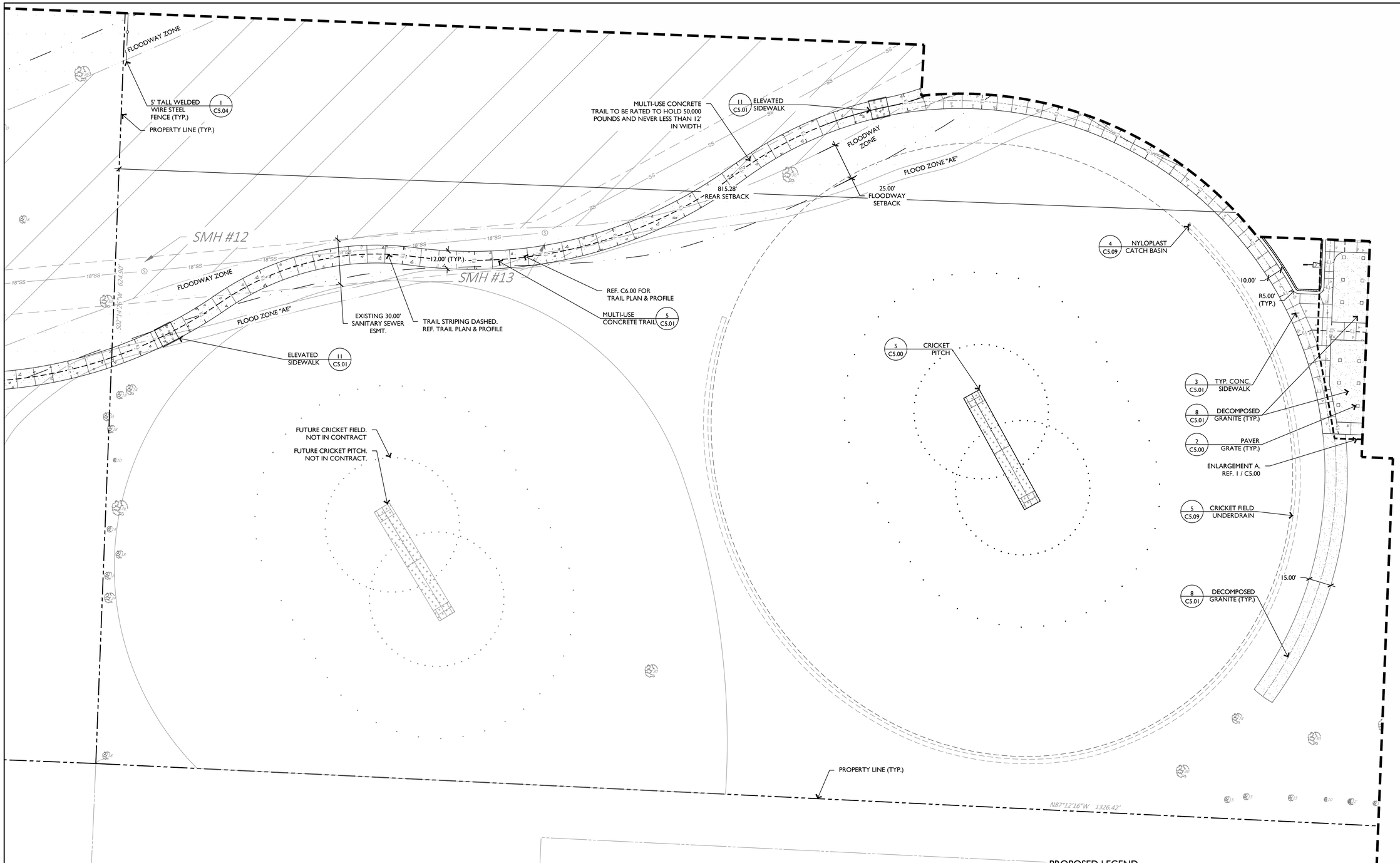

1 SITE PLAN

NORTH

0' 30' 60' 120'

NOTES:

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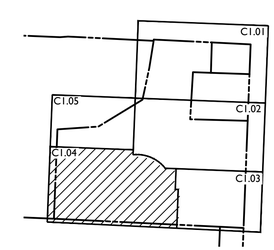
PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- TYPICAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- NATIVE CREEKSTONE
- ARTIFICIAL TURF
- 5' TALL WELDED WIRE STEEL FENCE
- CRICKET FENCE



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28TH STREET PARK

SW 28th Street & SW Maple Road
Bentonville, Arkansas

EDG PROJECT NO.	19-066
DATE	2020.11.02

REVISIONS

Number	Date

PHASE	75% Construction Documents
TITLE	Site Plan
SHEET NO.	C1.04

LSD 20-0061

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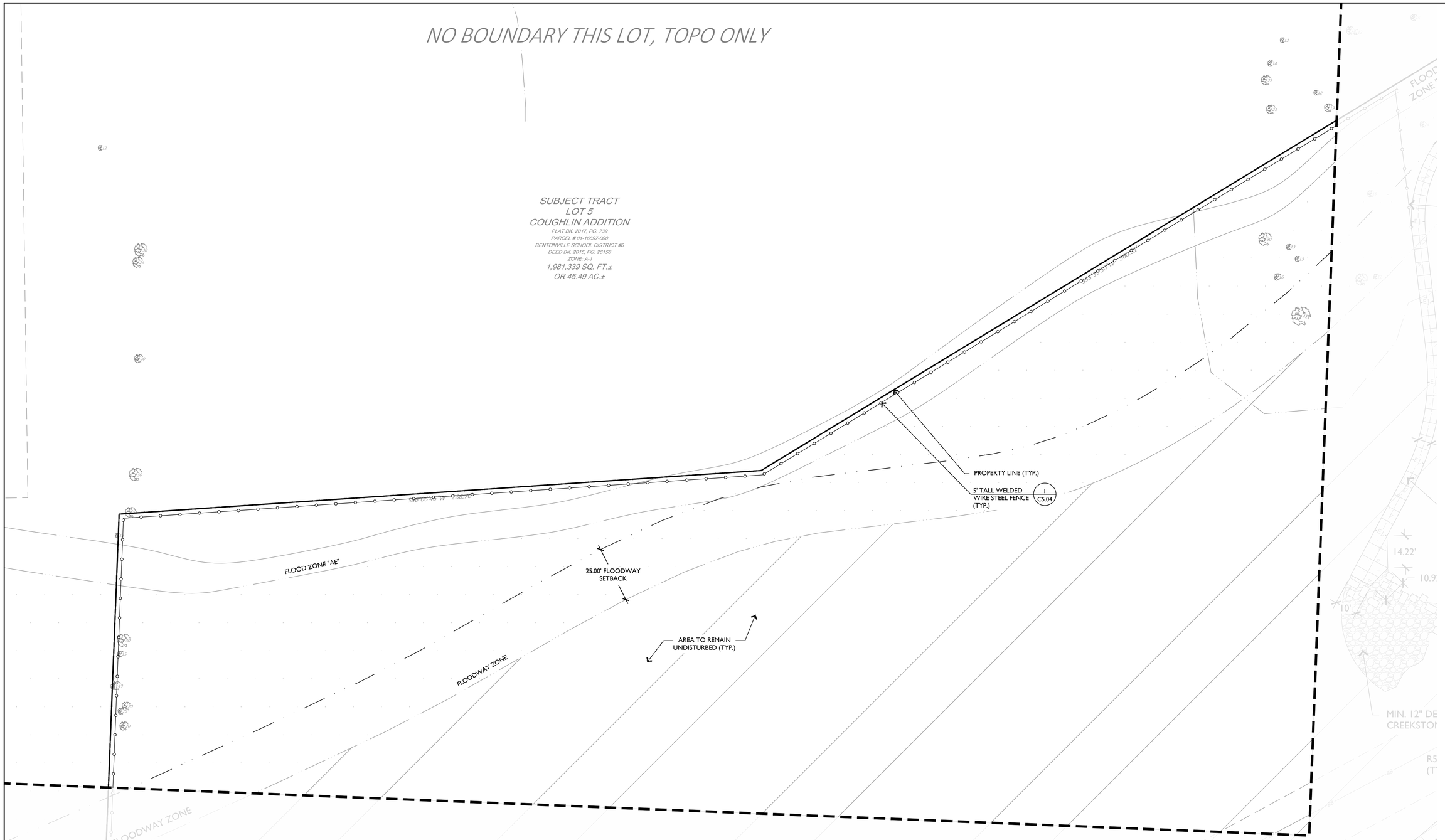


PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- TYPICAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- NATIVE CREEKSTONE
- ARTIFICIAL TURF
- 5' TALL WELDED WIRE STEEL FENCE
- CRICKET FENCE

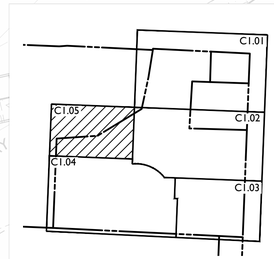
1 SITE PLAN

NORTH

0' 20' 40' 80'

NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
5. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO C5.05 FOR ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.



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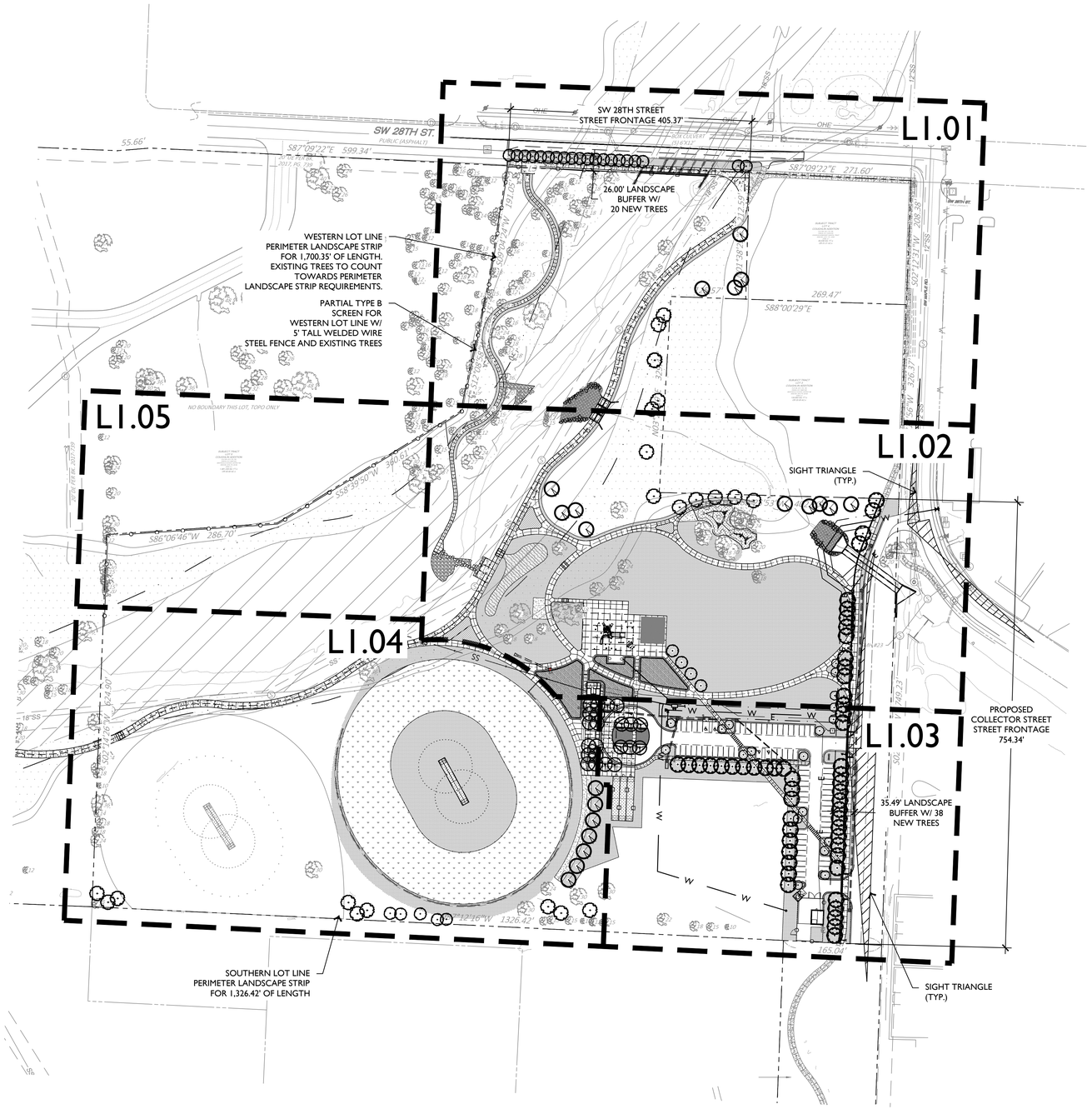

1 LANDSCAPE PLAN

NORTH

0' 100' 200' 400'

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS - EAST TRACT			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW 28TH ST	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 405.37 LF / 20 = 20.27 ~ 20 TREES REQUIRED EXISTING BUFFER = NO NEW TREES REQUIRED	20 TREES	20 NEW TREES
SW MAPLE RD	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 754.34 LF / 20 = 37.72 ~ 38 TREES REQUIRED EXISTING BUFFER = NO NEW TREES REQUIRED	38 TREES	38 NEW TREES
PERIMETER LANDSCAPE STRIP			
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,700.35 / 50 = 34.00 ~ 34 TREES REQUIRED BUFFER EXISTS	34 TREES	34 EXISTING TREES
EASTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,069.70 / 50 = 21.39 ~ 21 TREES REQUIRED	21 TREES	21 NEW TREES
SOUTHERN LOTLINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,326.42 / 50 = 26.53 ~ 27 TREES REQUIRED PARTIAL BUFFER EXISTS	27 TREES	14 NEW TREES + 13 EXISTING
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 25,871.72 SF 8% * 25,871.72 SF = 2,070 SF	2,076 SF	2,072 SF
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	YES
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	AGRICULTURAL / COMMERCIAL USES: TYPE D SCREEN REQUIRED NO DEFINED SCREEN REQUIRED	NO	EXISTING TREES
WESTERN LOT LINE	AGRICULTURAL / AGRICULTRUAL USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	PARTIAL 5' TALL WELDED WIRE STEEL FENCE + EXISTING TREES
TREE PRESERVATION CREDITS			
	TBD		
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

PLANT LEGEND

TREES	COMMON NAME
	AMERICAN SYCAMORE
	DOWNY SERVICEBERRY
	SANGRIA NUTTALL OAK
	SOUTHERN RED OAK
	SUGAR MAPLE
	TULIP POPLAR

SHRUB AREAS	COMMON NAME
	2" PLUGS
	SWAMP MILKWEED SOFT RUSH
	BLUE LOVE GRASS

GROUND COVERS	COMMON NAME
	HYDROSEED BERMUDA GRASS
	TIF 419 BERMUDA GRASS

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Bentonville, Arkansas

EDG PROJECT NO. 19-066
DATE 2020.11.02

REVISIONS

Number	Date

PHASE 75% Construction Documents

TITLE Overall Landscape Plan

SHEET NO. L1.00

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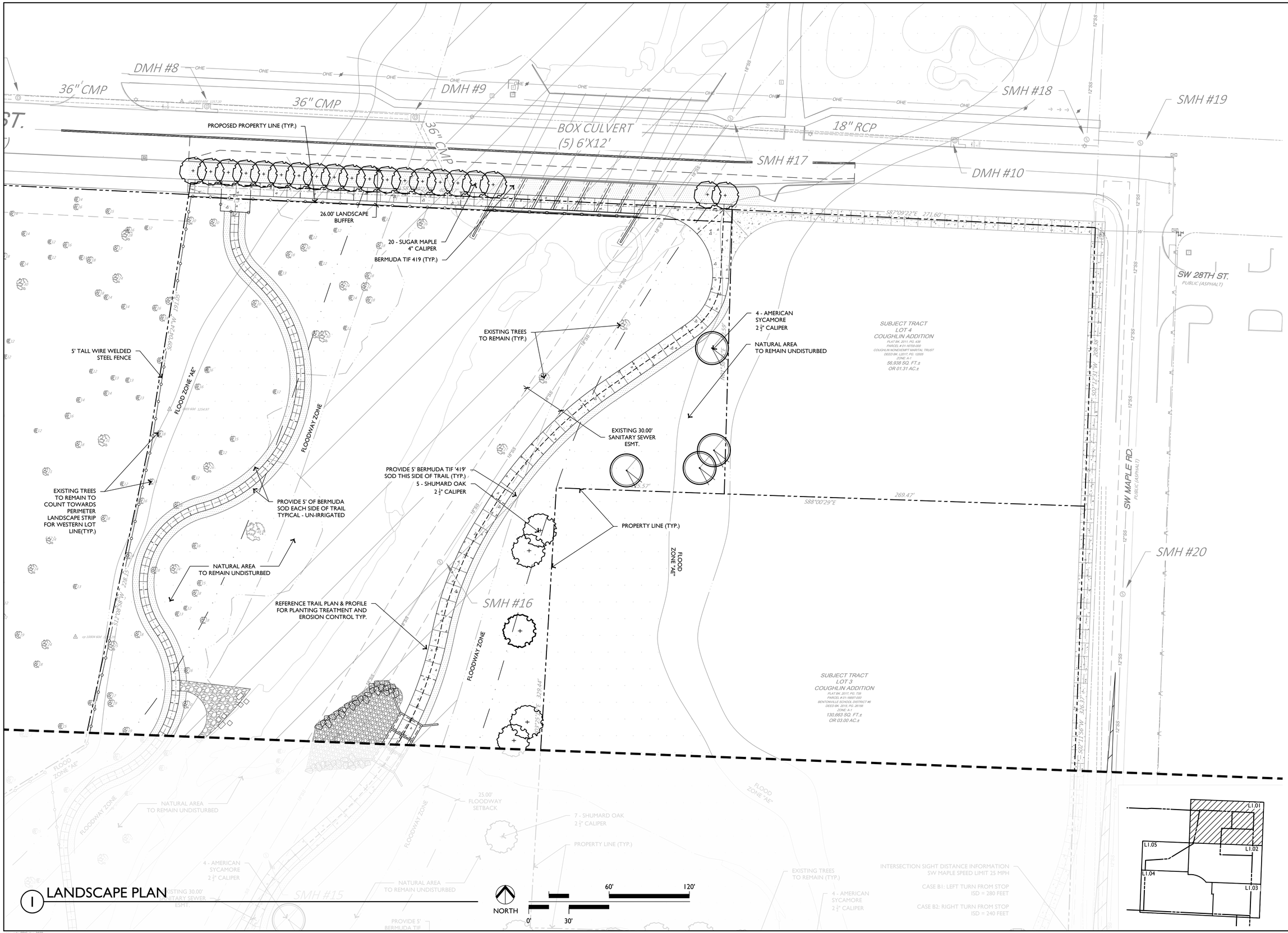

1 LANDSCAPE PLAN

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PHASE	75% Construction Documents
TITLE	Landscape Plan
SHEET NO.	L1.01

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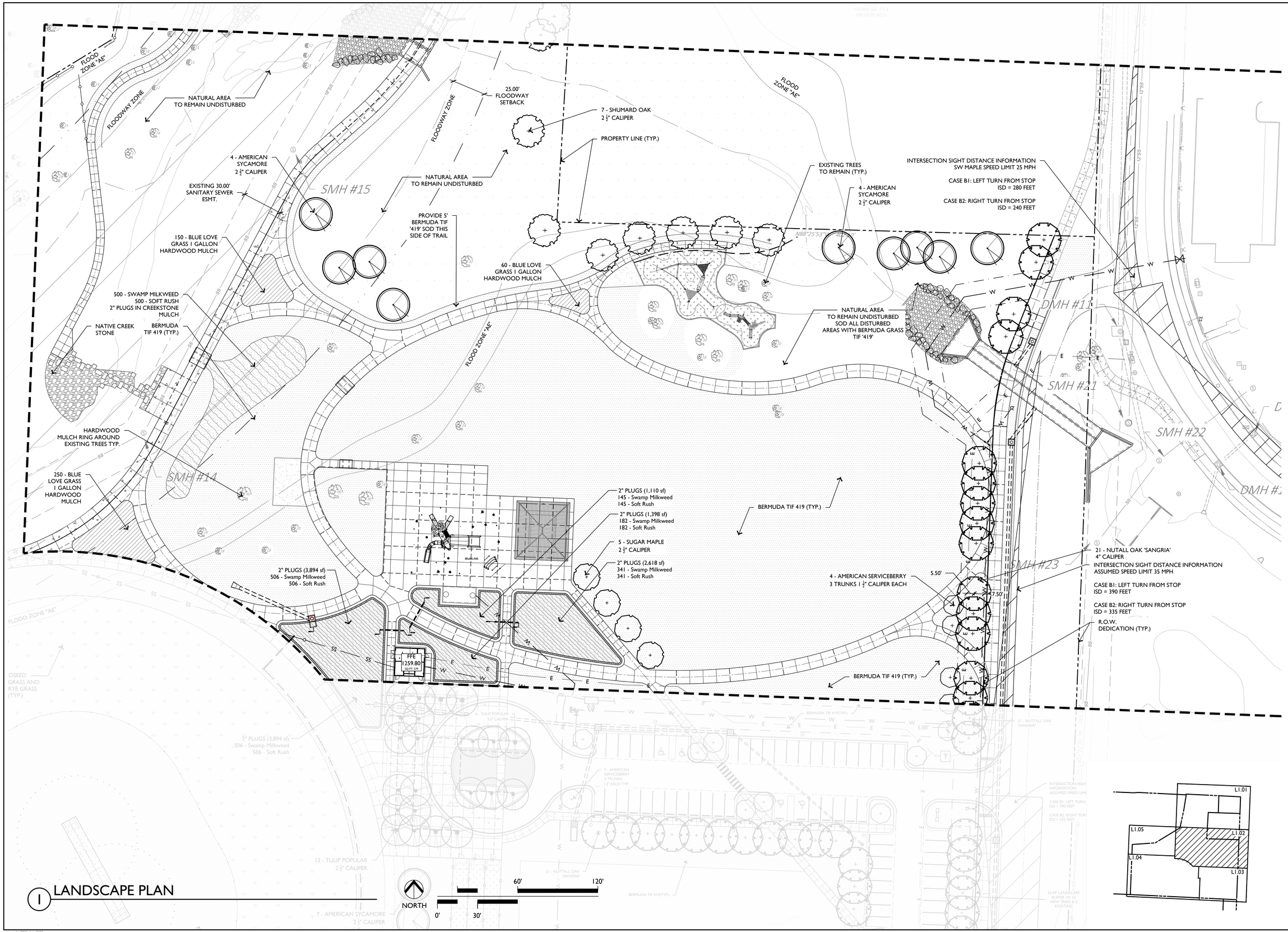

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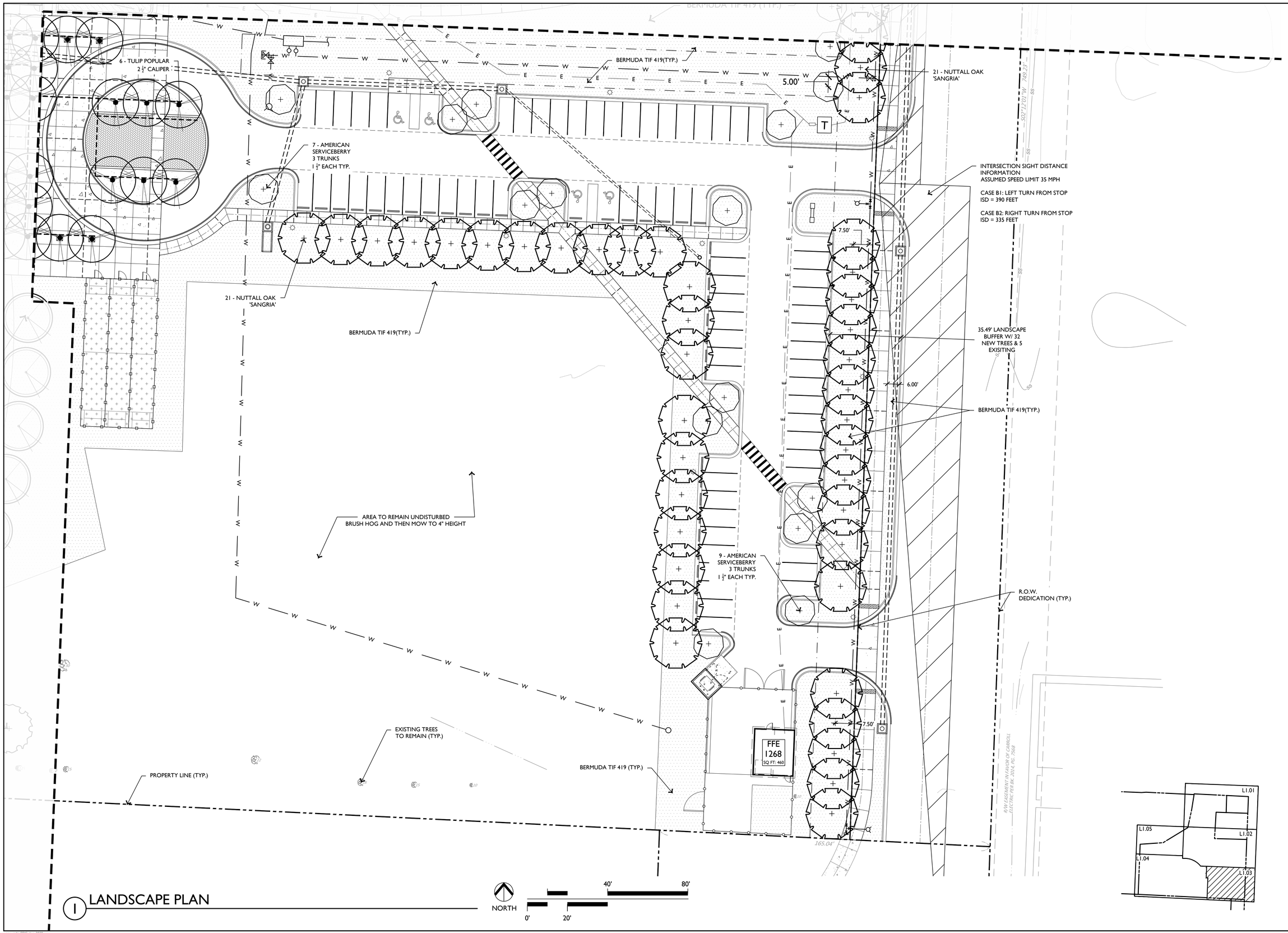

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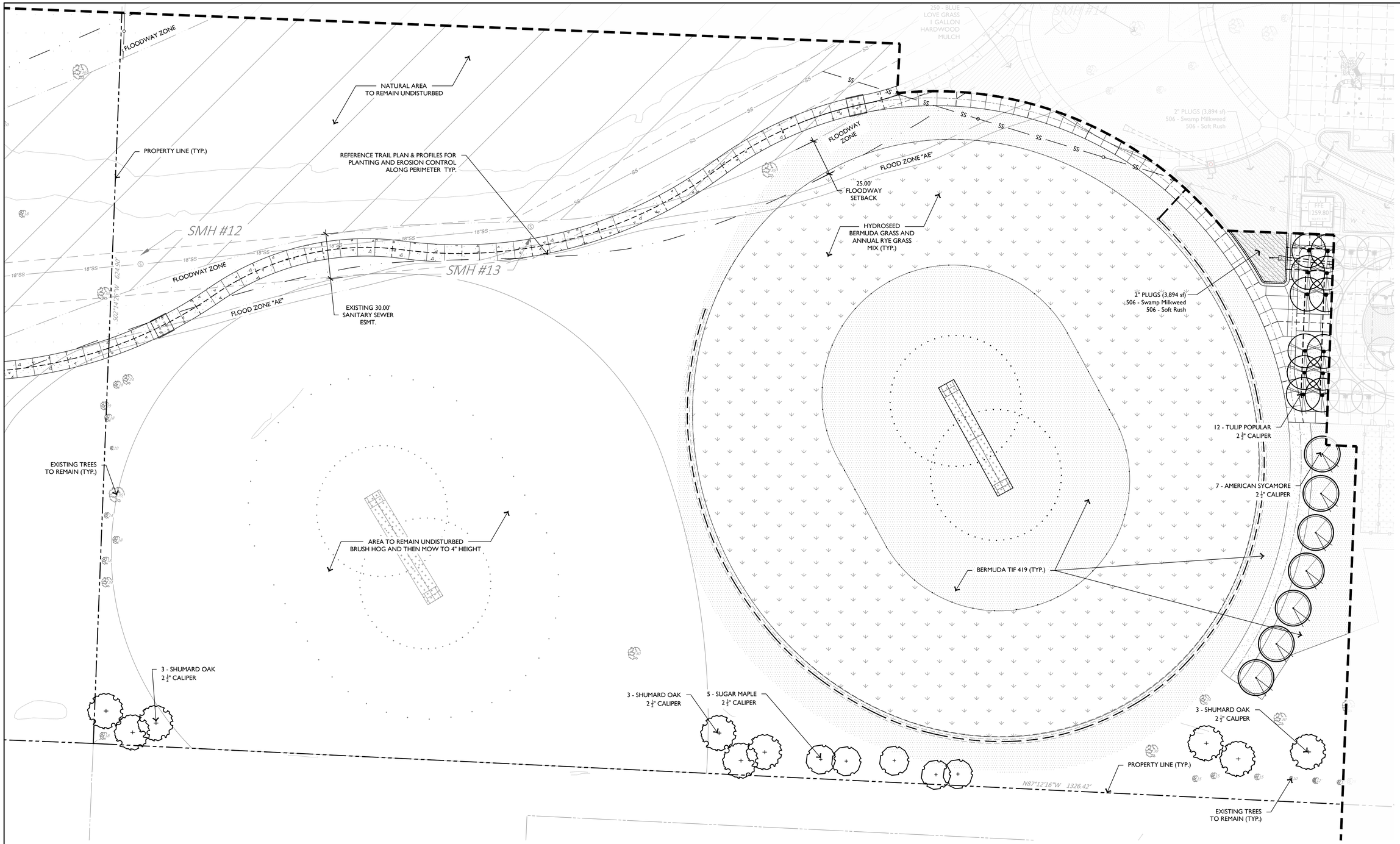

1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'

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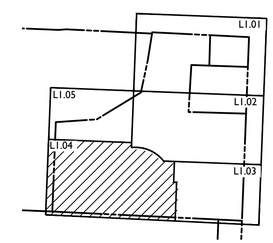

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NO BOUNDARY THIS LOT, TOPO ONLY

SUBJECT TRACT
LOT 5
COUGHLIN ADDITION
PLAT BK. 2017, PG. 739
PARCEL # 01-16697-000
BENTONVILLE SCHOOL DISTRICT #6
DEED BK. 2015, PG. 26156
ZONE: A-1
1,981,339 SQ. FT.±
OR 45.49 AC.±

S58°59'50"W 360.61'

S86°06'46"W 286.70'

EXISTING TREES TO REMAIN (TYP.)

25.00'
FLOODWAY SETBACK

FLOOD ZONE "AE"

FLOODWAY ZONE

NATURAL AREA TO REMAIN UNDISTURBED

EXISTING TREES TO REMAIN (TYP.)

PROPERTY LINE (TYP.)

5' TALL WELDED WIRE FENCE (TYP.)

FLOOD ZONE "AE"

FLOODWAY ZONE

NATURAL AREA
TO REMAIN UNDISTURBED

PROPERTY LINE (TYP.)

REFERENCE TRAIL PLAN & PROFILES FOR
PLANTING AND EROSION CONTROL
ALONG PERIMETER TYP.

1 LANDSCAPE PLAN

NORTH

0' 20' 40' 80'

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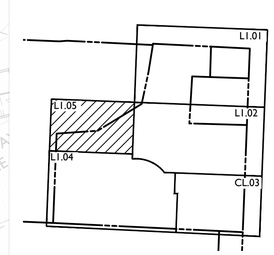

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TITLE	Landscape Plan
SHEET NO.	L1.05

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LANDSCAPE NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE TREE PLACEMENT.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

IRRIGATION GENERAL NOTES:

IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70psi @ 60gpm. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.

WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. INSTALL PIPING AND SPRINKLERS ON THE INSIDE OF NEW CURBLINES IF POSSIBLE. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACT OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOWGROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.

WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINES AND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.

ALL PVC MAINLINE SHALL BE PVC SCH40. LATERAL LINES PVC CL200.
ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.

CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

INSTALL SPRINKLERS WITH CHECK VALVE FEATURE TO AVOID LOW- HEAD DRAINAGE FROM SPRINKLERS AT LOWER ELEVATIONS. PROGRAM CONTROLLER WITH "CYCLE+SOAK" FEATURE AS REQUIRED TO ALLOW WATER TO INFILTRATE SOIL AND ELIMINATE RUN-OFF.

COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER, CONTROLLER AND CLIMATE SENSOR WITH THE ARCHITECT AND GENERAL CONTRACTOR.

SLEEVING NOTE:

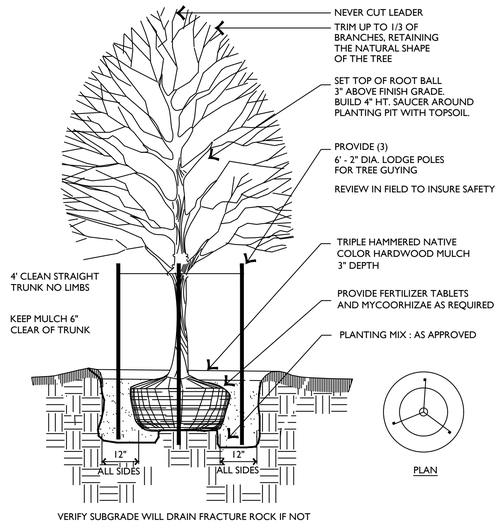
THE GENERAL CONTRACTOR SHALL PROVIDE SCH40 PVC SLEEVING, BURIED AT A MINIMUM OF 18" AND MAXIMUM OF 24" DEPTH.

UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, THE GENERAL CONTRACTOR SHALL INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 18 INCHES PAST THE EDGES OF ALL PAVING OR CONSTRUCTION. THE ENDS OF THE SLEEVES SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

IRRIGATION NOTE:

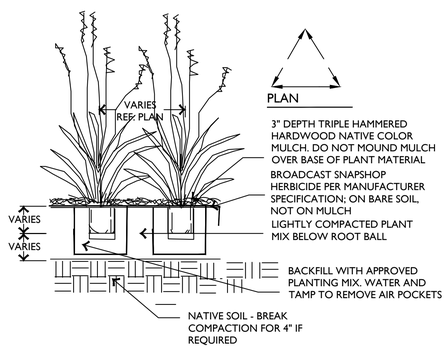
THE IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL CONVENTIONAL IRRIGAITON SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL PLANTING AREAS SHALL RECEIVE DRIP IRRIGATION, TREES SHALL RECEIVE BUBBLERS, AND SOD AREAS SHALL RECEIVE TURF/POP SPRAY HEADS. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED.

BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY



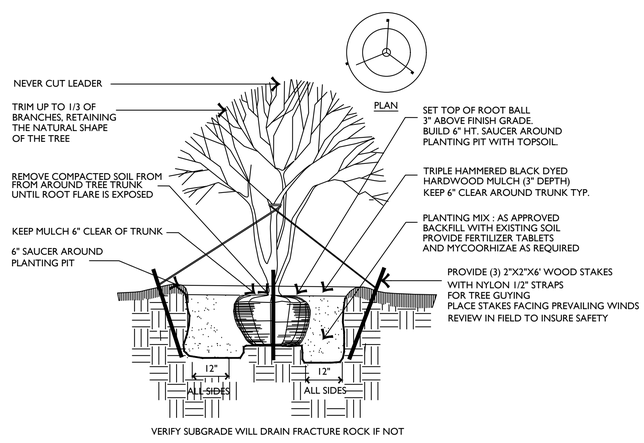
1 TREE PLANTING

NOT TO SCALE



2 NATIVE GRASS PLANTING

NOT TO SCALE



3 SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	20	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	2.5" CAL	---	AS SHOWN
	19	DOWNY SERVICEBERRY	AMELANCHIER ARBOREA	3 TRUNKS, 1-1/2" EACH	---	AS SHOWN
	54	SANGRIA NUTTALL OAK	QUERCUS NUTTALLII `QNSTD`	4" CAL	---	AS SHOWN
	4	SHUMARD RED OAK	QUERCUS SHUMARDII	2.5" CAL	---	AS SHOWN
	29	SUGAR MAPLE	ACER SACCHARUM	2.5" CAL	---	AS SHOWN
	22	TULIP POPLAR	LIRIODENDRON TULIPIFERA	2.5" CAL	---	AS SHOWN
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
		2" PLUGS				
	1,705	SWAMP MILKWEED	ASCLEPIAS INCARNATA	---	2" PLUGS	24" O.C.
	1,705	SOFT RUSH	JUNCUS EFFUSUS	---	2" PLUGS	24" O.C.
	462	BLUE LOVE GRASS	ERAGROSTIS ELLIOTTII	---	1 GALLON	30" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	88,069 SF	HYDROSEED BERMUDA GRASS	CYNODON DACTYLON	---	FLAT	---
	236,858 SF	TIF 419 BERMUDA GRASS	CYNODON DACTYLON `TIF 419`	---	FLAT	---

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PHASE 75% Construction Documents

TITLE Landscape Notes & Details

SHEET NO. L1.06

LSD 20-0061

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Amendment to Accessory Structures

PC Date: 11/17/2020
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Art. 601 Use Regulations

Proposed Changes

The proposed changes are designed so that all accessory structures, whether residential or non-residential, are regulated the same. It also eliminates the maximum footprint requirements. Other regulations including the maximum percent of primary structure, lot coverage and setbacks will determine the size. This allows the structure to be in-scale with the lot and the primary structure, without specifying an exact size.

The amendment proposes the following:

1. Eliminate distinguishing between detached and attached accessory structures. By its definition, an accessory structure is detached**.**
2. Equally apply the maximum size for the accessory structure as a maximum of 50% of the primary structure. Currently this is 40% for a non-residential structure and 50% for a residential structure.
3. Eliminate the maximum footprint of 720 sq. ft. as well the setbacks required if a variance is given to exceed the maximum footprint.
4. Exempt lots greater than two acres from the maximum size limit. Currently A1 and RE districts are allowed a maximum footprint of 1,000 sq. ft.
5. For all accessory structures less than or equal to 720 sq. ft., the side and rear setbacks should be 7' to meet Fire Code regulations.
6. For all accessory structures larger than 720 sq. ft., the structure must meet the side and rear setbacks as required by the zoning district.
7. Require similar architectural design <u>only</u> on accessory structures over 200 sq. ft. Currently, all accessory structures are required to have a similar architectural design as the primary structure.
8. Eliminate the requirements regarding barns and stables. Currently, they are not considered an accessory structure and have to meet the requirements of the zoning district. The proposal ensures that they are treated the same as other accessory structures.
9. Remove requirement of only having one front entrance on a primary structure. This section should only apply to the accessory structure.

Recommendation

Staff recommends approval of the amendment to streamline the accessory structure regulations.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE, ARTICLE 601 USE REGULATIONS, OF THE BENTONVILLE MUNICIPAL CODE REGARDING ACCESSORY STRUCTURES.

WHEREAS, the City of Bentonville wishes to clarify regulations for accessory structures.

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

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That the Zoning Code shall be and is hereby amended with Attachment A: Accessory Structures, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

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

PASSED and APPROVED this____ day of _____, 2020.

Approved:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

ATTACHMENT A
Accessory Structures

(underlined text to be added; strikethrough text to be deleted)

Sec 601.01 Accessory Structures

(a) ~~*General.* An accessory structure may be erected detached from the principal building, or, except when a stable, may be erected as an integral part of the principal building.~~ *Applicability.* The regulations in this section apply in all zoning districts to all accessory structures that are detached from the principal building.

(b) *Size.* The total square footage of individual accessory structures may not exceed 50% of the total square footage of the primary structure on the lot. Except, that accessory structures on lots greater than two acres in size are exempt from this size requirement.

(1) ~~*Standards.* The table below establishes the maximum size standards for accessory structures.~~

	~~**Detached Nonresidential**~~	~~**Detached Accessory Dwelling**~~	~~**Attached Accessory Dwelling**~~
~~**Size**~~			
~~% of floor area of primary structure~~	~~40%~~	~~50%~~	~~50%~~
~~Max. footprint~~	~~720 sq. ft.~~	~~720 sq. ft.~~	~~--~~
~~**Lot coverage**~~	~~As required by zoning district~~	~~As required by zoning district~~	~~As required by zoning district~~

(2) ~~*Total area.* Total area cumulative of all accessory structures shall not exceed 50% of the total area of the primary structure.~~

(3) ~~*Exception.* Accessory structures in the A-1 and RE districts may be allowed a maximum footprint of 1,000 square feet.~~

(c) *Lot coverage.* The cumulative lot coverage of all buildings and structures on the lot shall not exceed the lot coverage required by the zoning district in which it is located.

(d) *Setbacks.*

(1) *Standards.* The table below establishes the minimum setback standards for accessory structures.

	~~Detached Accessory Nonresidential~~	~~Detached Accessory Dwelling~~	~~Attached Accessory Dwelling~~
Front setback	As required by zoning district in which it is located.	~~As required by zoning district~~	~~As required by zoning district~~
Side setback if building footprint is less than or equal to 720 sq. ft.	7'	~~7'~~	~~As required by zoning district~~
Side setback if building footprint is greater than 720 sq. ft.	Side setback as required by zoning district in which it is located.		
Rear setback if building footprint is less than or equal to 720 sq. ft.	7'	~~7'~~	~~As required by zoning district~~
Rear setback if building footprint is greater than 720 sq. ft.	Rear setback as required by zoning district in which it is located.		

(2) *Corner lots*. In the case of a corner lot, ~~said~~ accessory structure shall not project beyond the building line of the primary structure or existing primary structure on the adjacent lot.

(3) *Accessory garage setback*. An accessory garage that accesses from a rear alley and the garage door faces the alley shall have a minimum setback of 20' between the alley right-of-way and the garage door.

(4) *Distance from primary structure*. Any ~~detached~~ accessory structure in excess of 200 square feet shall be located a minimum of ~~10'~~ 12' from the primary structure.

(5) ~~*Size variance*. An accessory structure footprint in excess of 720 square feet as approved through a variance shall conform to the required setbacks of the zoning district.~~

(6) *Exception*. Any accessory non-residential structure less than 200 square feet and not attached to a permanent foundation, shall have a minimum side and rear yard setback of ~~five feet (5')~~(7') and shall meet the front setback as required by the zoning district.

(e) *Height*. Accessory structures shall not exceed the maximum height as allowed by the zoning district in which it is located.

(f) ~~*Barns and stables*. Barns and stables shall not be considered nonresidential accessory structures and shall meet the setback requirements as set forth in the zoning district in which it is located.~~

(g) *Architectural design*. In residential districts, ~~T~~the façade of ~~the~~ accessory structures larger than 200 sq. ft. shall have a similar architecture to that of the main structure. In commercial districts, the accessory structure shall meet the design standards for large-scale developments.

(h) ~~*Location*~~*Easements*. No permanent accessory structure over 200 square feet shall be located in an easement. Accessory structures under 200 square feet and not attached to a permanent foundation may be located in an easement as long as it can easily be moved out of the easement if necessary.

(i) *Accessory dwelling unit additional requirements*.

(1) *Occupancy*.

a. *A1, RE, R1, DN-1 Districts—Owner-occupied*. Either the primary or accessory dwelling unit shall be owner-occupied. "Owner-occupied" shall mean a property owner who makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, or similar means, and at no time receives rent for the owner-occupied unit.

b. *C2, I1 and I2 districts—Caretaker only*. ADU's in the C2, I1 or I2 districts shall be used solely for a watchman, caretaker or custodian of the facility or use on the same site. The caretaker unit shall not be separately rented, let, or leased to other than the caretaker. The caretaker shall be employed, whether compensation is direct or indirect, principally on the lot for purposes of care and protection of persons, plants, animals, equipment or other facilities on-site.

(2) *ADUs per lot*. Only one ADU shall be allowed per lot.

(3) *Architectural design*. The addition of an ADU shall be allowed only if the appearance and character of the lot and neighborhood are maintained. The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.

(4) *Entrances and stairs*. ~~Only one entrance to the primary structure and~~ ~~o~~Only one entrance to the detached ADU shall be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street with the address. Exterior stairways shall not be constructed on the front of the principal dwelling unit.

(5) *Parking*. No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.

(6) *Compliance with applicable codes*. The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.

(7) *Sewer and water connections*. The ADU shall be served by the existing primary dwelling's sewer and water connections and water meter. The water meter size shall not be increased for the purpose of serving the ADU.

(8) *Subdivision*. The accessory dwelling unit, or the land on which the ADU is located, shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit or the land on which the principal dwelling unit is located.

Guarantee Bonds

PC Date: 11/17/2020
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 300 Administration and Enforcement

Background

Currently, for completion guarantees and off-site performance guarantees, the city accepts only letters of credit or cashiers' checks. Staff reached out to developers and lenders to determine if bonds would be an acceptable form of guarantee. They found that performance bonds can be easier and more feasible to execute for the developer than other options, while still providing the city the coverage it needs in case a project is not maintained or completed.

Proposal

In an effort to provide more options for developers to fund the guarantees, both Engineering and Planning staff support accepting performance bonds for guarantees.

Recommendation

Staff recommends approval of the amendment to allow bonds for maintenance guarantees and off-site performance guarantees.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, ARTICLE 300 ADMINISTRATION AND ENFORCEMENT, OF THE BENTONVILLE MUNICIPAL CODE TO ALLOW BONDS FOR MAINTENANCE GUARANTEES AND OFF-SITE PERFORMANCE GUARANTEES.

WHEREAS, the City of Bentonville wishes to accept bonds in addition to cashier's checks and letters of credit for maintenance guarantees and off-site performance guarantees.

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

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That the Land Development Code, Article 300 Administration and Enforcement, shall be and is hereby amended with Attachment A: Guarantee Bonds, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

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

PASSED and APPROVED this____ day of _____, 2020.

Approved:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

ATTACHMENT A
Guarantee Bonds

(underlined text to be added; strikethrough text to be deleted)

Sec 300.09 Maintenance Guarantee

A maintenance guarantee shall meet the following conditions:

(a) *Amount.* The owner/developer shall provide a maintenance bond, letter of credit or cashier's check to the City of Bentonville for an amount equal to 25% of the City's replacement costs of the donated assets. Estimate shall be prepared by the engineer-of-record and approved by the City Engineer.

(b) *Phased projects.* For phased projects, each phase shall provide an engineering estimate and a Maintenance Guarantee for all donated assets within that phase. Only Planning Commission approved phased developments will be considered.

(c) *Required Documents.* Engineering estimate shall be accompanied by a site plan showing donated assets and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in Sec 500.02(e). Each subcategory shall be subtotaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal shall then be added together to create a grand total then multiplied by the percentage noted in Sec. 300.09(a) to create the amount for the Maintenance Guarantee.

(d) *Beneficiary*. ~~The letter of credit shall be irrevocable and shall list the City of Bentonville as the beneficiary.~~ The City of Bentonville shall be the beneficiary of any bond or letter of credit. If providing a letter of credit, it shall be irrevocable.

(e) *Format.* The ~~letter of credit~~maintenance guarantee shall be in a format as provided by the City or as approved by the Staff Attorney or his or her designee.

(f) *Term*. The ~~letter of credit~~ maintenance guarantee shall run for no less than one (1) year from the date of final acceptance as indicated by the final inspection process. The owner/developer shall promptly correct all deficiencies upon written notice from the City Engineer. The guarantee shall continue in force until released by the City Engineer. The owner/developer may request that the guarantee be recalled after a period of 1 year if in the opinion of the City Engineer all improvements are functioning as designed.

(g) *Entitlement of payment.* At the end of that year, if the improvements have not been adequately maintained, as determined by the City Engineer or his or her designee(s), the City shall be entitled to payment under the terms of the maintenance guarantee. If a bond or letter of credit is used as a maintenance guarantee, it shall specifically provide that the only requirement for payment to be made to the City thereunder is a determination by a representative of the City that such payment is due. Further, the City shall be entitled to use all of the money secured by the maintenance guarantee to assure the proper maintenance of the improvement.

(h) *Excess monies*. The owner/developer shall not be entitled to any excess monies until the maintenance of the improvements in the development has been completed.

Sec 300.11 Off-Site Performance Guarantee

At or prior to the preconstruction conference with the City, the owner/developer shall provide to the City Engineer, or his or her designee(s), a performance guarantee for off-site improvements meeting the following criteria:

(a) *Amount*. The owner/developer shall provide a performance bond, letter of credit or a cashier's check to the City of Bentonville for an amount equal to 100% of what it would cost the City to complete the improvements within the public right-of-way and any off-site improvements as described in Article 1200. The cost estimate shall be prepared by the engineer-of-record and approved by the City Engineer or his or her designee(s).

(b) *Required documents*. Engineering estimate shall be accompanied by a site plan showing estimated cost of improvements and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in Sec. 500.02(e). Each subcategory shall be totaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal shall then be added to create a grand total then multiplied by the percentage noted in 300.11(a) to create the amount for the Off-Site Performance Guarantee.

(c) *Term*. The term of the performance guarantee shall be agreed to in writing by the engineer-of-record and by the City Engineer or his or her designee(s).

(d) *Performance bond requirements*. Performance bonds shall list the City of Bentonville as the beneficiary and shall be issued by a surety company entered and licensed to do business in the State of Arkansas.

(e) *Letter of credit standards*. Performance guarantee letter of credits shall be irrevocable and shall list the City of Bentonville as the beneficiary. The letter of credit shall be in a format as provided by the City or as approved by the Staff Attorney or his or her designee.

(f) *Cashier's check*. The cashier's check will be deposited immediately.

(g) *City action*. Prior to expiration of the term agreed to in subsection (c) above, the City shall inspect the improvements. If the improvements are not complete to the City's satisfaction, the owner/developer or engineer of record may request in writing an extension. If the City does not agree to the extension, the City may construct the remaining improvements ~~using~~ by calling the performance bond or using the amount of the cashier's check or letter of credit. ~~If the improvements are complete, the City shall release the performance guarantee in accordance with subsection (i).~~

(h) *Excess monies*. The owner/developer shall not be entitled to any excess monies until the off-site improvement has been completed and the performance guarantee is released in accordance with subsection (i).

(i) *Excess costs*. The owner/developer shall be liable for any cost exceeding the amount of the cashier's check or letter of credit.

(j) *Release of performance guarantee*.

(1) *Certificate of completion*. To request a release of a performance guarantee, the owner/developer's engineer-of-record shall submit a certification of completion to the City Engineer or his or her designee(s) that the development is complete and functional.

(2) *Final inspection*. The City Engineer or his or her designee(s) shall conduct a Final Inspection of the off-site improvement. The Final Inspection must be approved prior to releasing the performance guarantee.

(3) *Guarantee released*. The performance guarantee is released and the City shall reimburse the owner/developer for the amount of the cashier's check or return the letter of credit to the owner/developer.

Runoff Mitigation Requirements

PC Date: 11/17/2020
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Article 200 Definitions & Sec. 1100-08 Grading and Drainage

Background

Currently, formal drainage design requirements are limited unless the project is addressed by a preliminary plat or large scale development. Regulations are needed to manage stormwater run-off for those smaller developments that could impact neighboring properties.

Proposal

Staff are proposing the following amendment to help mitigate the impacts of additional stormwater runoff caused by new developments and redevelopment.

- Require all new development, not already subject to large scale development or preliminary plat, to mitigate stormwater run-off of all impervious areas.
- To mitigate run-off, developers/property owners have the option of:
    - directing run-off to an existing stormwater collection system;
    - using a low impact development technique as listed in the amendment; or
    - using another method as approved by the city engineer.
- The low impact development practices listed in the amendments are provided below. An illustration of these practices is attached.
    - Redirect downspouts
    - Rain barrels/cisterns
    - Rain gardens
    - Porous pavers
    - Green roofs
    - Terraced landscape

Recommendation

Staff recommends approval of an ordinance to amend the Land Development Code to require stormwater run-off mitigation for impervious areas on development not subject to large scale development or preliminary plat.

Residential LID Options

Which is the right one for you?

Know the Flow

#KnowTheFlowNWA

Low Impact Development - LID

One inch of rainfall creates approximately 623 gallons of water falling on a 1,000-square foot roof. Impervious surfaces such as roofs, sidewalks, and driveways prevent rain from soaking into the ground. When it rains, stormwater runs over these hard surfaces picking up pollutants such as yard debris, trash, fertilizers, vehicle fluids, and pet waste, which are washed into storm drains that connect to local creeks.

Low Impact Development or LID are methods and techniques that are used to slow down, spread out and soak in stormwater on site. Incorporating these practices reduces the amount of stormwater leaving your property and slows it down. Reducing the speed and volume of water helps protects the receiving streams and minimize erosion.

On the reverse-side, there are options that may work for your home to help slow down, soak in or spread out stormwater as it flows over your property.

For more information, contact the Northwest Arkansas Stormwater Education Program at UofA Cooperative Extension Service at 479-444-1755 or www.uaex.edu/nwastormwater.

UofA DIVISION OF AGRICULTURE RESEARCH & EXTENSION University of Arkansas System

NWArkansas stormwater education

The University of Arkansas System Division of Agriculture offers all its Extension and Research programs and services without regard to race, color, sex, gender identity, sexual orientation, national origin, religion, age, disability, marital or veteran status, genetic information, or any other legally protected status, and is an Affirmative Action/Equal Opportunity Employer.

RESIDENTIAL LID OPTIONS

Gauges rank costs and if it needs professional installation. These are averages and can vary greatly based on individual projects. Go to **uaex.edu/nwastormwater** for more details on these LID practices.

REDIRECT DOWNSPOUTS

To slow stormwater runoff and reduce pollution, add a splash guard or extender to your gutter's downspout to direct to runoff to surfaces that can soak up water such as a yard or garden. Washed out spots at the base of gutters can cause soil to wash away. Rain chains can be a simple, aesthetically pleasing alternative to downspouts that can minimize the velocity of stormwater.

Diversion berms, or swales, can be constructed to reduce runoff velocity and erosive flows and to promote infiltration and plant growth by retaining water in depressions.

RAIN BARRELS/CISTERNS

Rain barrels can be a creative option for redirecting downspouts with added perks. Harvesting stormwater can offer many benefits including:

- Reducing use of treated water for home irrigation
- Lowering peak demands on public water systems
- Reducing stormwater runoff volume and velocity which reduces potential for further erosion downstream

Cisterns have the capacity to harvest more water but can be more costly. What are your water needs?

RAIN GARDENS

Rain gardens are landscaped depressions that collect rainfall. These bowl-shaped gardens are designed to capture stormwater runoff and allow it to slowly soak into the soil, recharging groundwater and removing stormwater pollutants.

The garden's flat bottom helps distribute rain water evenly across the planted area. Topsoil amended with compost and sand allows the water to slowly soak into the ground within a few days so there is no standing water to breed mosquitoes.

POROUS PAVERS

Porous pavers can be an attractive way to let runoff sink in by turning hard surfaces soft. Sidewalks, driveways or even patios spaces can become areas that allow water to sink in rather than runoff.

Pavers need to have sub-basin designs that provide a space for water to go as it passes through the pavers.

Consider what long-term maintenance your pavers may require. If they become clogged with sediment or debris, they are no longer functioning to allow water to soak in.

GREEN ROOFS

A green roof is simply one that fosters the growth of vegetation. The general design of a green roof consists of four distinct layers: an impermeable roof membrane and root barrier, a drainage layer, lightweight growth media, and adapted vegetation.

Extensive green roofs are a surface treatment for rooftops, typically less than 6 inches in depth, involving the addition of growth media and plants to create a sustainable green space on a flat or nearly flat roof.

Intensive green roofs have deeper soil beds allowing more type of vegetation but are more expensive.

TERRACED LANDSCAPE

Sloped landscapes create the potential for erosion. Terracing the slope by creating a structural wall on the downslope face can slowdown excess runoff. Planters can be used for added green space.

Cost and the ability to do this project yourself depends greatly on the scale of the project. Small slopes my be fixed with a manual digging and hand placed rocks. Larger slopes will require heavy excavation and may use large rocks or retaining walls. Some may even need underdrains to help move the water once the area is saturated.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, ARTICLE 1100 DESIGN STANDARDS, OF THE BENTONVILLE MUNICIPAL CODE TO ESTABLISH STORMWATER RUNOFF MITIGATION FOR ALL DEVELOPMENT.

WHEREAS, the City of Bentonville wishes to ensure development does not negatively impact stormwater runoff; and,

WHEREAS, all development that creates impervious surfaces should mitigate stormwater runoff.

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

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That the Land Development Code, Article 1100 Design Standards, shall be and is hereby amended with Attachment A: Runoff Mitigation, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

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

PASSED and APPROVED this____ day of _____, 2020.

Approved:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

ATTACHMENT A
Runoff Mitigation

Underlined text to be added, strikethrough text to be deleted.

Sec. 1100.08 Grading and Drainage Regulations

(d) *Stormwater run-off for impervious areas.*

(1) *Requirement.* All development not subject to Large Scale Development or Preliminary Plat must mitigate stormwater run-off of all impervious areas. All stormwater must be directed to a stormwater collection system. If new impervious areas cannot be directed to a stormwater collection system, each new impervious area shall be mitigated at a rate of 0.2 cubic ft. of storage for each 1 sq. ft. of impervious area. Mitigation techniques must be the Low Impact Development practices listed here or other techniques as approved by the City Engineer:

Practice	Collection Requirement
Redirect downspouts	0.05 cubic ft. for each 1 sq. ft. of roof that is redirected
Rain barrels / cisterns	100% of the volume of the structure
Rain gardens	20% of the volume of the rain garden
Porous pavers	40% of the volume of the rock under the pavers + 0.10 cubic ft. for each 1 sq. ft. of pavers
Green roofs	.20 cubic ft. for each 1 sq. ft. of roof
Terraced landscape	40% of the volume of the terrace

(2) *Waiver requests.* The property owner or developer may request a waiver of run-off mitigation requirements from the Planning Commission in accordance with Sec. 300.04 Waivers. The Planning Commission shall grant waivers only upon a review and consideration of the following review criteria.

a. Staff support of the waiver.
b. Sufficient documentation showing that the increased impervious area will not increase flows off-site or cause negative impacts.
c. Sufficient documentation that flows are already accounted for in an existing system that is functioning as designed.

(3) *Replacement and maintenance.* Property owners are responsible for maintenance and replacement of the stormwater run-off mitigation practices required by this section.

REZONING STAFF REPORT

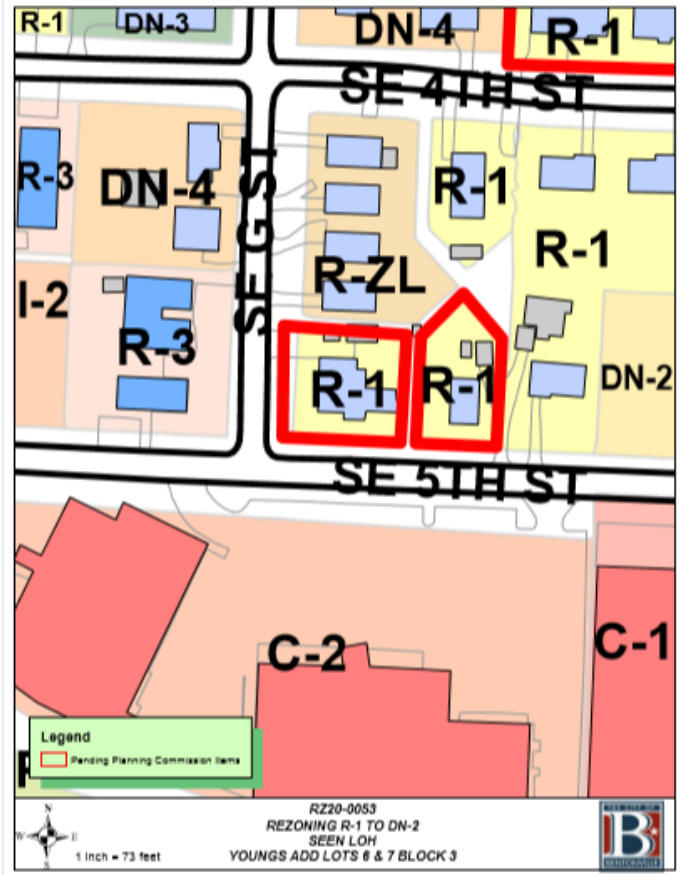
Loh & Collingsworth

801 & 805 SE 5th Street
PC Date: 11/17/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0053
Applicant / Current Owner	Serenity P, LLC
Site Area	+/- .45 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
Currently zoned R-1, Single Family Residential, and adjacent zonings are R-ZL, Zero Lot Line Residential to the north, R-3, Medium Density Residential, and DN-4, High-Density Residential to the west, R-1, Single Family Residential to the east, and C-2, General Commercial to the south.

Relationship to the Bentonville Community Plan
The property falls within Priority Area 1, Downtown Intensification, and the Downtown Neighborhood Subarea Plan Character Area 7, Transitional Residential Area. A small area on the western edge of the study area, accommodating a higher density and mix of residential uses due to its proximity to new institutional and cultural development. The Future Land Use Plan currently depicts this property as Medium Density Residential.

Public Comment
To date staff has not received public comment.

Analysis
While the rezoning request is not consistent with the Future Land Use Plan of Medium Density Residential, the property directly across the street has had numerous uses from a coffee shop to vendor space, electronics shop, and now professional office space. There is a salvage/storage yard in the general area to the west at 701 SE 5th Street, apartments at 404 and 408 SE G Street, and higher density single-family to the north. It has transitioned from single-family to high-density residential due to its proximity to The Momentary and the commercial development. Recently the Planning Commission approved a rezoning to DN-4 at 402 SE G Street on April 7, 2020 and 309 SE G Street on January 13, 2020.

Conclusion
Planning staff has reviewed this request; it is consistent with Downtown Character Area 7, Transitional Residential Area. However, it is not consistent with the Future Land Use Plan of Medium Density. In addition, the request is consistent with the current and proposed development in the general area. Staff recommends approval.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 ft.

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-4	Single-family, alley access	4,000	-	40'	50'	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’	-	-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	50’	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-4	Single-family and Two-family	8’	15’	8’	15’	7’	0’	25’
	Townhouse	8’	15’	8’	15’	10’	0’	25’
	Multi-family	8’	15’	8’	15’	10’	0’	15’
	Mixed-use and others not listed	0’	15’	0’	15’	0’, 12’if adjacent to a non mixed-use building	0’	15’

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Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

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

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park – mini **Services** Child care - residential (4 children) Personal services **Retail** Mobile food vendor	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility Event center Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services **Retail** Artisan shop Bakery Retail - small scale (≤ 4,000 gsf) **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Services** Office - small scale (≤ 4,000 gsf) Medical services – doctor office **Retail** Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer and/or light wine, and spirits for off-site consumption Restaurant Restaurant, microbrewery Sidewalk café in public right-of-way **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential
	CONDITIONAL ACCESSORY USE	
	Convenience store that sells beer and/or light wine for off-site consumption within 500’ of a city-owned park or trail Convenience store that sells beer and/or light wine, and spirits for off-site within 500’ of a city-owned park or trail	

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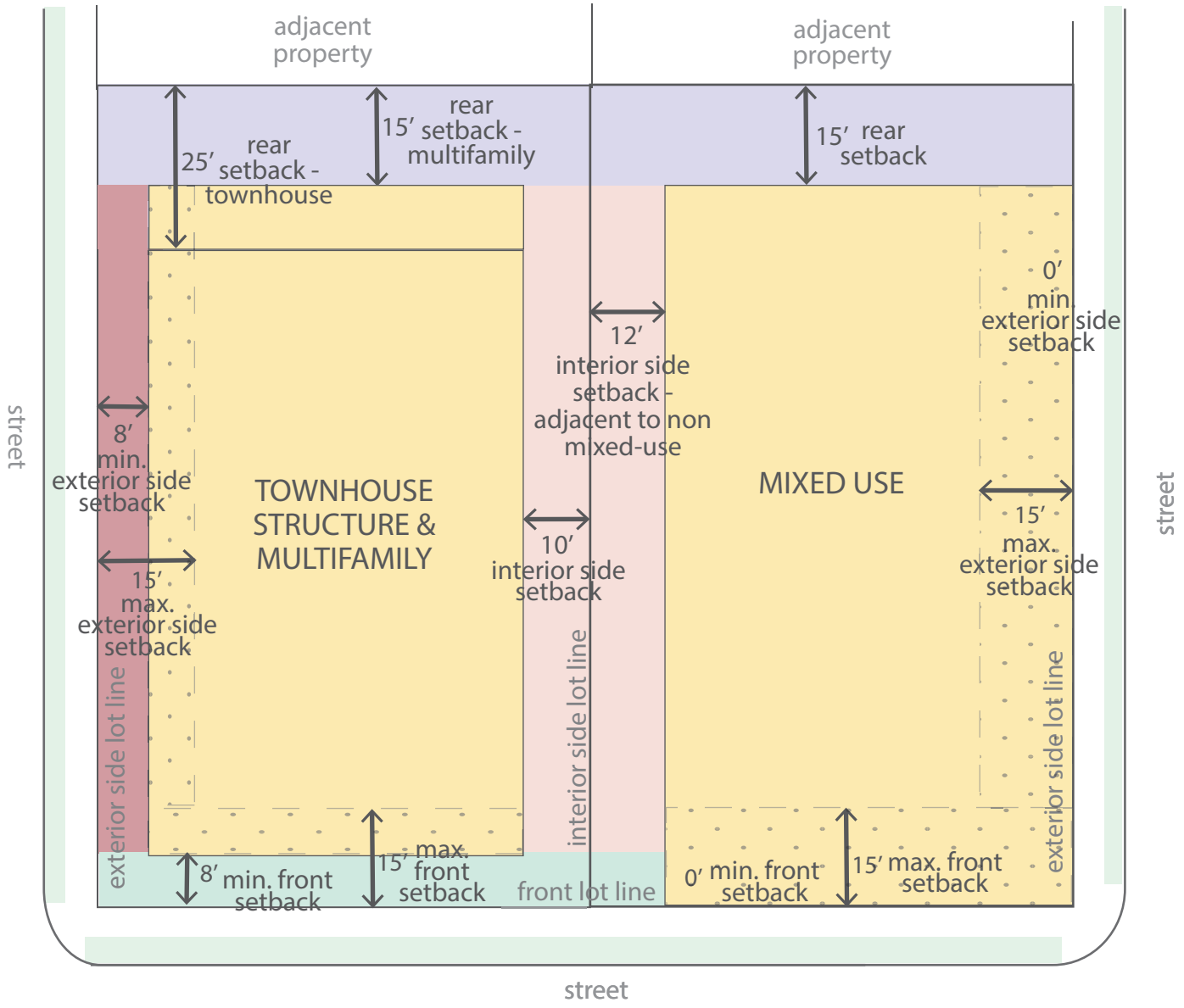
DN-4, Downtown Mixed-Use Residential

Setback Illustration



Updated May 2020

Blew & Associates, P.A.
Civil Engineers Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

October 1, 2020

To Whom It May Concern,

Rezone

My client, Seen Loh & Zeb & Lavee Collingsworth is requesting to be rezoned from R to DN4. It appears that the rezone will not affect adjacent current zonings. Address for the rezone is 801 & 805 SE 5th St. Bentonville, AR. My clients intend to add on to their property which is why they want to rezone to DN4. Traffic will stay the same since they are not planning on making their home a business. The appearance will the stay the same as well. Both properties' have 8" sewer polyvinyl chloride and 6" water polyvinyl chloride

Sincerely,

Amanda Hallmark
Project Manager
Blew & Associates, P.A.

REZONING STAFF REPORT

Wright

208 SE 6th Street
PC Date: 11/17/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0054
Applicant / Current Owner	Larry and Linda Wright
Site Area	.14 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial

https://arcg.is/08HvK8

Location Map

Property Description
Located southwest of the intersection of SE 6th Street & SE B Street. Adjacent zoning districts include R-O, Residential Office to the north, R-3, Medium-Density Residential to the east, and R-1, Single-Family Residential to the south and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.

The Downtown Neighborhood Subarea Plan depicts this property within a Mixed-Use Residential Area (p. 138). Mixed-use residential areas allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. As investment in the area occurs, a creative and flexible blend of residential, commercial, and cultural uses can be expected (p. 143).

Public Comment
Staff has received public comment on this request, in the form of a support letter.

Analysis
The DE, Downtown Edge zoning district definition cites its potential as a transitionary zone between the downtown core and adjacent residential areas. The form and character of structures in the DE district are meant to provide a service-oriented character for surrounding neighborhoods.

According to the applicant's narrative, the intent of the rezoning request is to relocate the existing Elysian Boutique business to the home located at 208 SE 6th Street. Considering recent rezoning and development requests further west on SE 6th (LSD20-0032 & LSD18-0036), it would appear that the block is transitioning towards the creative and flexible mix of land-uses referenced within the Community Plan.

Conclusion
The proposed rezoning aligns with the Future Land Use Plan designation of Downtown Commercial and recent rezoning and development approvals in the area.

The Future Land Use Plan, Downtown Neighborhood Subarea Plan and context of the surrounding area all lend credence to the rezoning request. Staff recommends approval of the proposed rezoning.

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DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area /dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
DE	Residential	-	20’	7’	-	12’	-	7’	-
	Nonresidential	-	0’	7’	-	12’	-	7’	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to a primary street	Min. setback adjacent to a secondary street
DE	8’	4’	6’

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood **Services** Adult day care ATM machine Cemetery or mausoleum Child care - commercial Child care - residential (4 children) Child care - residential (5 – 10 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale (≤ 4,000 gsf) Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail - small scale (≤ 4,000 gsf) Sidewalk café in public right-of-way	**Agriculture and Animals** Animal clinic Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities **Services** Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services **Retail** Bar, lounge or tavern Restaurant **Transportation / Utilities** Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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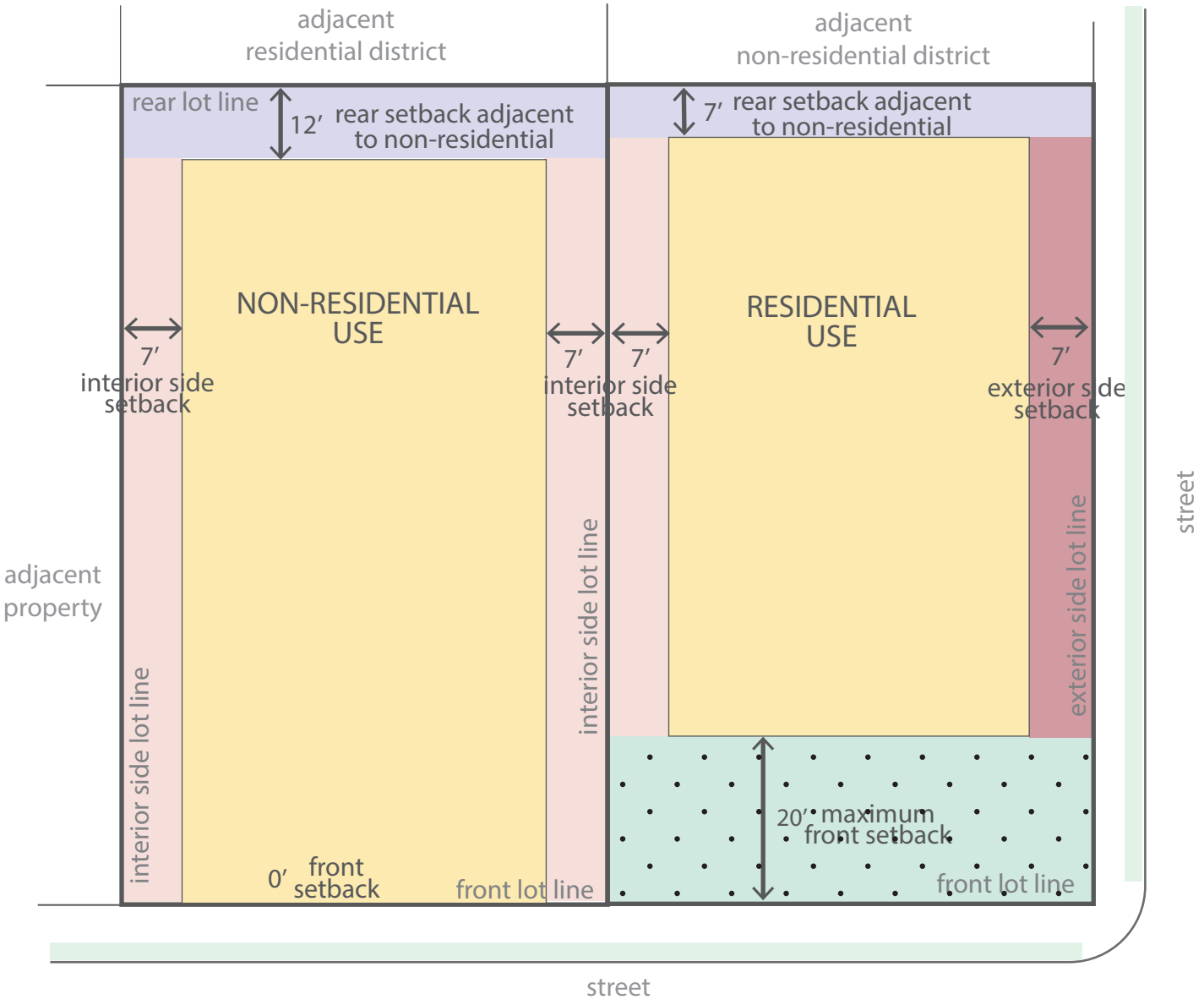
DE, Downtown Edge

Setback Illustration



Updated May 2020

To Whom It May Concern :

My name is Lisa Jones, daughter of Larry and Linda Wright. I have owned Elysian Boutique since 2012. We have been operating at 111 S Main Street since 2017. The pandemic has not been great for many of us, especially those in retail. At this time we cannot afford our rent. Our landlords have agreed to let us out of our current lease with no penalties at this time. Our only option is to move our store into the property my parents own at 208 SE 6th Street. It is currently zoned residential. Our intention is to have it zoned Downtown Edge so that we can operate there and remain a staple of downtown. We have a very loyal customer base and we hope we can pull through after this hard time.

The home has been remodeled this year, by my husband. We are currently updating the outside as needed. We have just placed a full driveway along with beautiful landscaping. We would want to keep it as close to its charm as possible. Currently there are businesses surrounding the home. Across the street and two doors down. We feel that the Cigar Distract, Momentary, and Table at the Station would help us belong on 6th street.

With the home being a corner lot, we feel as though we have the ability to help keep the unique look of the home and also be a beneficial business for those living around the area. We will be installing a new front door this next week along with a fresh touch up to the paint. We have had a new roof placed along with gutters today.

We currently have all water and sewer that would be needed for us.

I have been a huge part of downtown since we opened in 2012. I was born and raised here in Bentonville, and I have always wanted to keep my business downtown. Please help us remain in business and allow us continue to support Bentonville residents, including our staff.

Thank you for your time.

Sincerely,

Lisa Jones
Owner
Elysian Boutique

NOTICE OF INTENT TO REZONE

Linda Wright and her daughter Lisa Jones has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from Residential to Downtown Edge

The legal description of the property is as follows:

Lot 4 in Polson's Subdivision of Out Lot 34, a part of the SE ¼ of the NE ¼ of Section 31, Township 20 North, Range 30 West in Bentonville, Benton County, Arkansas.

The common description of the property is: 2 Bedroom, 1 bath Home

Proposed land use: Local Boutique inside the home.

The public hearing will be held November 17th, 20 20 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

- ☑ I/we have no objections to the rezoning.
- ☐ I/we object to the rezoning because:

LAMPLIGHTER RESTORATIONS LLC AND NEBO HOLDINGS LLC HAVE NO OBJECTIONS TO THIS REZONING REQUEST. IT MAKES PERFECT SENSE FOR SE 6th ST CORRIDOR.

Signature

479-531-1403

PATRICK J. SBARRA
Printed Name

206 SE 6th ST
Physical Address

NEBO HOLDINGS LLC

REZONING STAFF REPORT

Square District Properties, LLC

510 NW D Street
PC Date: 11/17/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0055
Applicant / Current Owner	Square District Properties, LLC
Site Area	.29 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential

https://arcg.is/08HvK8

Location Map

Property Description
Located southeast of the intersection of NW 6th and NW D Street. Adjacent zonings include R-1, Single-Family Residential to the north, south, east, and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as a Medium-Density Residential area. Medium-Density Residential areas downtown typically include duplex, townhome, and denser single-family development.

The Neighborhoods and Housing Chapter of the Community Plan depicts this property in an Area of Neighborhood Transformation (p. 58-59). A recommendation of this plan section is to increase residential density through the subdivision of large parcels into smaller lots and an increase in the number of housing units. Areas of transformation downtown mean more people living closer to employment centers, areas of commerce, and public gathering areas such as parks and civic uses.

Public Comment
Staff has not received public comment on this request to date.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to split the existing lot into two; with one lot containing the duplex structure and the other containing the garage structure. The applicant's intent is to convert the existing garage into a residence.

The bulk and area requirements for the DN-2, Downtown Medium-Density Residential zoning district would potentially allow for the construction of townhomes with Large Scale Development application and approval. The existing land use of a duplex, and the applicant's stated intent, however, would seem comparable to a future townhome development.

Conclusion
The proposed rezoning aligns with the Future Land Use Plan designation of Medium-Density Residential and the Neighborhoods and Housing Chapter of the Community Plan. Staff recommends approval of the rezoning request.

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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	36 ft.	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’		-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	-	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12’	25’	12’	25’	7’	0’	25’
	Townhouse block-end and all others not listed	12’	25’	12’	25’	10’	0’	25’

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

Updated 08-31-20

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DN-2, Downtown Medium Density Residential

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Educational facility Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling – accessory Home occupation - type a **Transportation Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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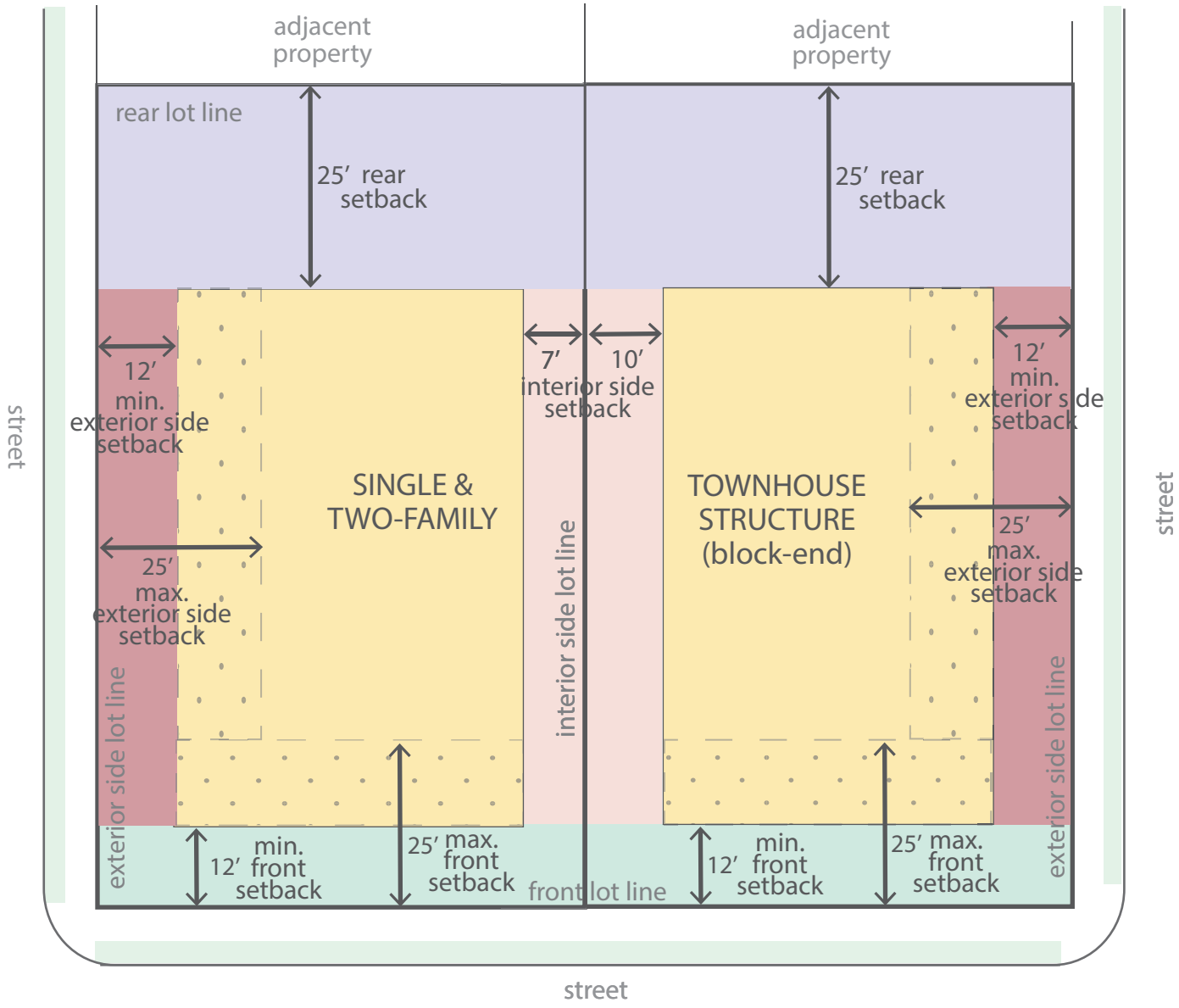
DN-2, Downtown Medium Density Residential

Setback Illustration



Updated May 2020

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, AR 72023
(501) 843-5081
(501) 941-0959 Fax

October 12, 2020

Bentonville Planning Commission
305 SW 'A' Street
Bentonville, Arkansas 72712

Re: Proposed Rezone – 510 A & B "D" Street
Bentonville Project: RZ20-0055

Dear Planning Commission Members:

Attached you will find the recent boundary survey for the subject property. The owners of said tract are requesting a rezone from R-1, to DN2. From inspecting the enclosed survey, you will find that this property presently contains one duplex, facing D Street, with a second building located on the East half of the property. This rezone will bring the zoning of the property consistent with the present land use.

Once the rezone is approved, the owners plan to remodel the second building into a residence. At present, the second building is used as a garage. A "lot split" will be provided under separate cover. The remaining information, with regards to this rezone, has been sent through ETRAKIT, earlier today, including the payment of fees in the amount of $350.00.

Please inform our office if you need additional information.

Sincerely,

Tim Lemons, PE

REZONING STAFF REPORT

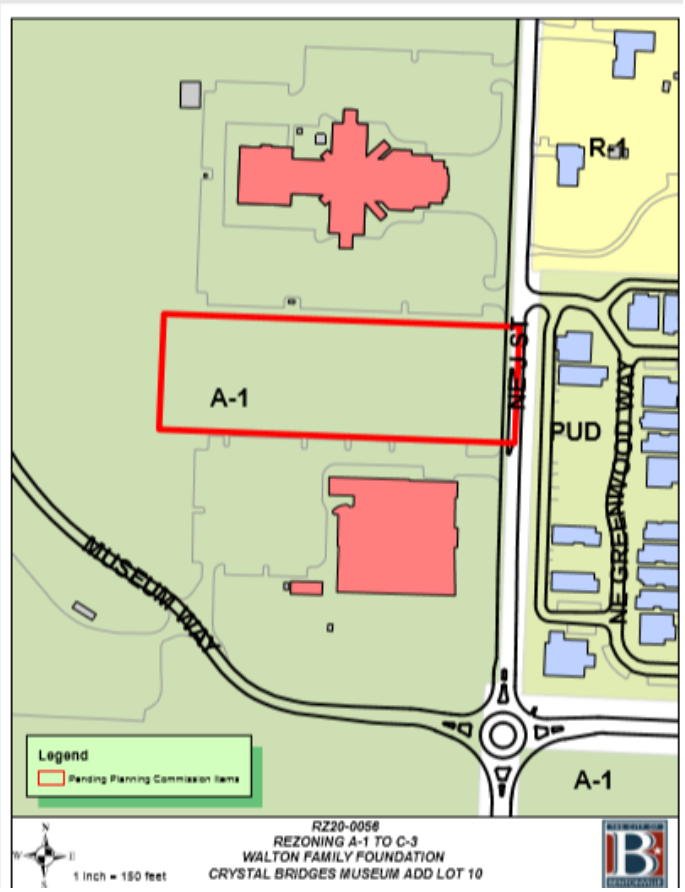
Walton Family Foundation, Inc.

NE J Street
PC Date: 11/17/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0056
Applicant / Current Owner	Michael Allen
Site Area	
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Central Commercial
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
Parcel # 01-15205-000 is zoned A-1, Agricultural, and the surrounding zoning classifications include A-1, Agricultural to the north, west, south, and PUD, Planned Unit Development to the east. This parcel fronts NE J Street, classified as an Arterial on the Master Street Plan. Adjacent uses include First Presbyterian Church of Bentonville to the north, Crystal Bridges Museum of American Art to the west, Amazeum Children's Museum to the south, and Legacy Village restricted housing to the east.

Relationship to the Bentonville Community Plan
The property falls within Priority Area 2, Infill. In addition to the increase in residential population and new housing in the area, the Infill Area also accommodates considerable new commercial and industrial development, further strengthening and diversifying its tax base and employment opportunities. The Future Land Use Map designates this area as Public / Semi-Public.

Public Comment
To date staff has received one objection letter from a Legacy Village resident.

Analysis
In the applicant's letter to the commission, the property's stated use, if zoned C-3, Mixed Use Commercial, is a parking deck. Within the Zoning Code, parking as a principal use is conditional within the C-3, Mixed Use Commercial district. The C-3 district is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop, and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices, and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation, and greater social interaction to benefit residents' health and well-being.

Conclusion
Planning staff has reviewed this application. The requested zoning and intended use is compatible with the adjacent property uses. It is consistent with Priority Area 2 of the Community Plan. Staff recommends approval.

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C-3, Mixed-Use Commercial

The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0’	0’	0’	10’	0’	0’

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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C-3, Mixed-Use Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Community garden
Urban farm

Residential
Dwelling - condominium
Dwelling - multi-family
Home occupation - type b
Residential facility - rehabilitation

Recreation, Education & Assembly
Aquarium
Community center
Commercial recreation facility - indoor
Cultural studio
Library
Museum
Park – mini, neighborhood

Services
Adult day care
ATM machine
Auction house
Child care - commercial
Child care - residential (4 children)
Child care - residential (5-10 children)
Copy facilities
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Personal services
Postal services
Repair services - household

Retail
Artisan shop
Bakery
Bar, lounge or tavern
Convenience store
Convenience store that sells beer and/or light wine - off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Gas station
Outdoor vending - private property
Restaurant
Restaurant, drive-in
Restaurant, drive through
Retail - small scale (≤ 4,000 gsf)
Sidewalk café in public right-of-way

Transportation / Utilities
Broadcasting studio

CONDITIONAL

Agriculture and Animals
Animal clinic
Botanical garden
Greenhouse

Residential
Dwelling - modular
Dwelling - townhouse or rowhouse
Dwelling - two-family

Recreation, Education & Assembly
Arena / Auditorium
Commercial recreation facility - outdoor
Educational facility
Event center
Golf course
Outdoor music venue
Religious facilities

Services
Cemetery or mausoleum
Lodging - bed & breakfast
Medical services - hospital
Public safety services

Retail
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park

Transportation / Utilities
Parking facility (as principle use)
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

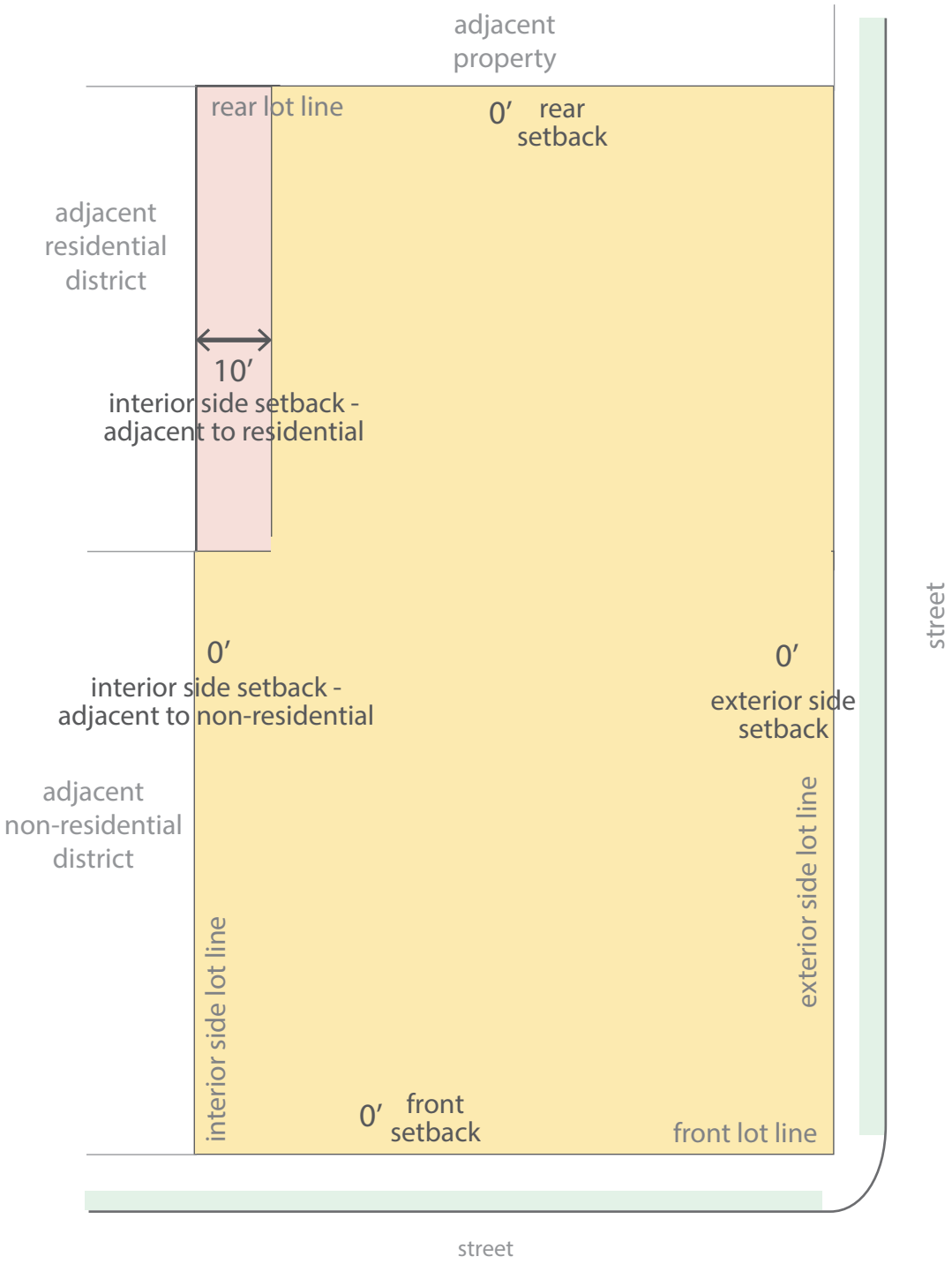
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

C-3, Mixed- Use Commercial

Setback Illustration



Updated May 2020

DocuSign Envelope ID: B4C75900-2794-4688-8E13-87BF921730AB

175 Montrose West Ave, Suite 400
Akron, OH 44321
330.665.0660
www.cesoinc.com

CESO

October 6, 2020

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

RE: Parcel #01-15205-000 rezone to C-3

Dear Mr. Stanley:

Please accept this narrative letter for the referenced request to rezone parcel #01-15205-000 to C-3. See below for additional information on this request:

Current Zoning Designation: A-1 Agricultural District

Proposed Zoning Designation: C-3 Central Commercial

Explanation: Parcel #01-15205-000 is being proposed to be rezoned from A-1 Agricultural to C-3 Central Commercial in order to develop a real estate project in compliance with C-3 development standards. The current owner is Alice L Walton Foundation, a Delaware nonprofit corporation.

Reason to Rezone: The rezone would allow the development to establish an area that would provide an opportunity for people to meet and utilize additional services within the vicinity of their residences.

Statement of how the property will relate to surrounding properties: Being within the immediate proximity of the Amazeum and Crystal Bridges Museums, the development would be designed to complement the surrounding uses. The development would also add pedestrian walkability via new trails and encourage greater social interaction of residents.

Use: Parking deck

Traffic: The development should not substantially increase the current traffic patterns on Museum Way and could potentially encourage more pedestrian activity.

Signage: None proposed

Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

Water / Sewer: Water service is available via the 12" water main along the east side of J Street. Sewer service has a potential connection to the manhole located southeast of the Amazeum building.

DocuSign Envelope ID: B4C75900-2794-4688-8E13-87BF921730AB

Thank you for your consideration of this request.

Should you have any further questions, please do not hesitate to call me.

Respectfully,

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

DS
Initial: BDP

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:

RZ20-0056

We moved to Legacy because of location - lack of congestion + open spaces

We now have a multi story apartment complex on one side + now a multi-story parking garage on the other

David Rogers 709 Greenwood Way Bul-Ar Lyn C Rogers

Signature and Physical Address Signature and Physical Address

We believe these will cause a change to the quality of life in our neighborhood + cause our property value to decline.

Suggestion - build the parking deck - underground with a park/green area on the surface

Bentonville Planning Commission

Application for Conditional Use

Providence, LLC (Rausch Coleman Homes) would like to apply for a conditional use permit to use one of our homes and temporary parking lot in the Providence phase 2 subdivision in Bentonville, 72713 as a model home – sales center to house the sales professional for that community and conduct real estate transactions. This sales center will have hours of operation as follows:

Monday – 10:00AM – 6:00PM

Tuesday – Saturday 9:00AM – 6:00PM

Holiday schedule to vary.

The additional traffic that will be generated will be similar to that of a home in the area with visitors. We would like to propose adding a parking lot on the property next to the model home. Additional signage will include an American flag, Rausch Coleman flags at a lower height, and a sign in the front yard indicating the property is the model home and possibly a layout of the neighborhood. No flammable or hazardous material will be present on site. Noise levels will be similar to a residential home. Additional motion sensor lights will be added to the home for security, but no different than ones existing in the area. The house will not be screened from surrounding residential areas, but the house itself will follow the same exterior looks as the neighboring houses.

Once everything is approved it will take us approximately 30 days (or less) to build the new model home. Once that is completed we will begin the process of moving all the equipment and converting the old model in phase 1 to be sold ASAP.

Please let us know if you require any additional information.

Thank you,

Rausch Coleman Homes, NWA Division

CONDITIONAL USE STAFF REPORT

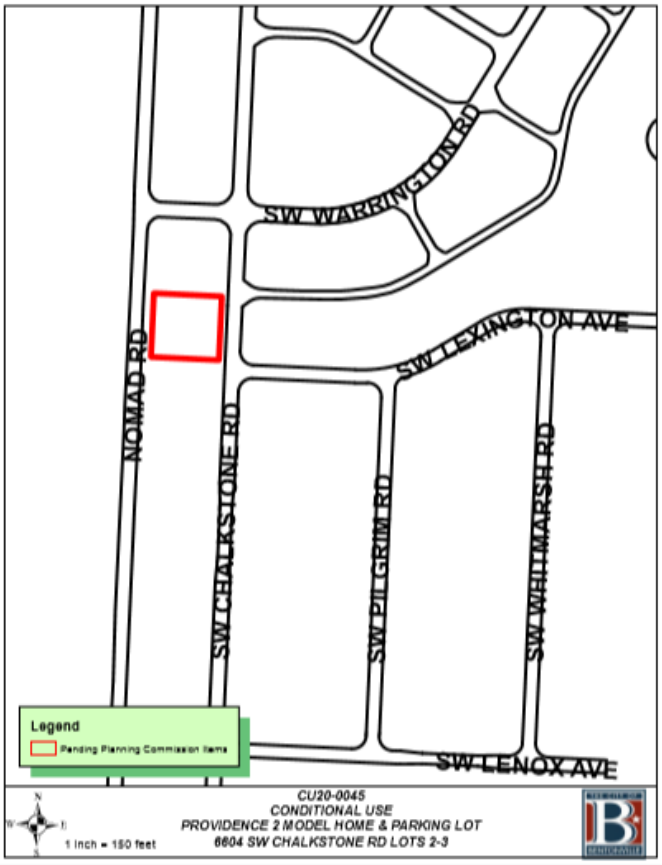
Providence Village Phase 2

6604 & 6606 SW Chalkstone
PC Date: 11/17/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	CU20-0045
Applicant / Current Owner	Rausch Coleman Homes
Site Area	
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)
Requested Use	Temporary Gravel Parking for a Model Home
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

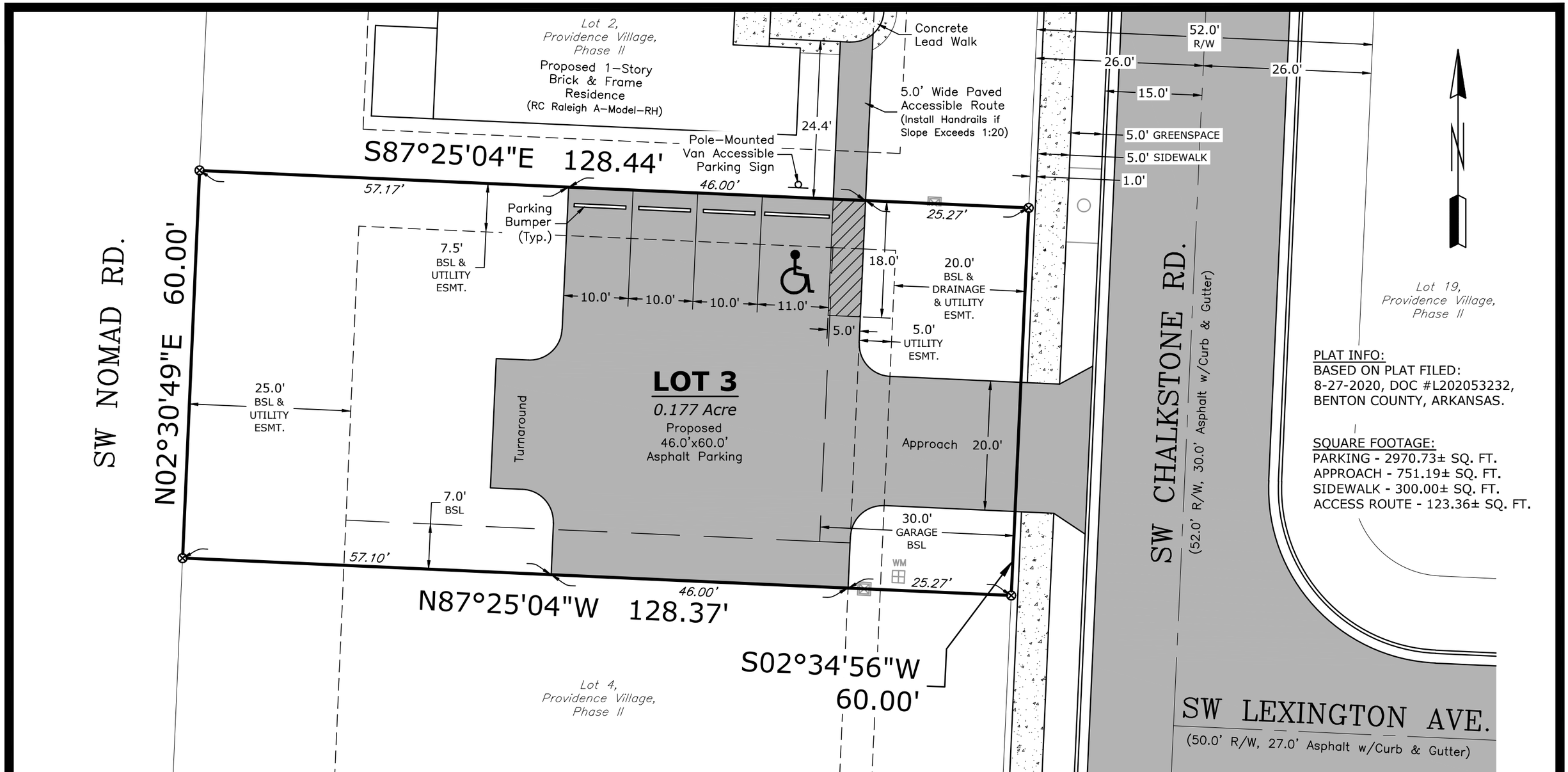


Property Description
6604 SW Chalkstone is Lot 2 (.179 acres) and 6606 SW Chalkstone is Lot 3 (.177 acres) of Providence Village Phase 2.

Proposed Use Description
Rausch Coleman Homes utilizes a model home format to show perspective buyers the various options available on homes in the subdivision, prepare home sales documentation and close the sale. Model homes are allowed by right within the Land Development Code. This conditional use permit is for the requested temporary gravel parking to accommodate the sales force and perspective homebuyers. With the additional traffic, a standard driveway may not accommodate the traffic during higher volumes. Office hours are Monday 10:00 am to 6:00 pm and Tuesday thru Saturday 9:00am to 6:00 pm.

Public Notice
To date staff has not received public comment.

Conditions of Approval
1. This Conditional Use Permit shall be valid during the build out of Phase 2.
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. The existing parking on Lot 41 of Phase 1 shall be removed before Lot 3 of Phase 2 is active.
4. Submit plans of the parking for administrative review and approval.
5. Once the subdivision is completed the gravel parking will be removed and replaced with a single-family structure.



PLAT INFO:
BASED ON PLAT FILED:
8-27-2020, DOC #L202053232,
BENTON COUNTY, ARKANSAS.

SQUARE FOOTAGE:
PARKING - 2970.73± SQ. FT.
APPROACH - 751.19± SQ. FT.
SIDEWALK - 300.00± SQ. FT.
ACCESS ROUTE - 123.36± SQ. FT.

REVISIONS	DATE

15 0 15
Scale in Feet

LEGEND
- = SUBJECT PROPERTY LINE
- = ADJOINER PROPERTY LINE
- = ROAD CENTERLINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- ⊗ = CALCULATED POINT

ABBREVIATIONS

R/W	= RIGHT-OF-WAY
ESMT.	= EASEMENT
BSL	= BUILDING SETBACK LINE
PROP.	= PROPOSED
ARC L.	= ARC LENGTH
ARC R.	= ARC RADIUS
CHORD B.	= CHORD BEARING
CHORD D.	= CHORD DISTANCE

NOTES:
- ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET FORMAT.
- ALL HOUSE DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL PROPERTY INFORMATION SHOWN IS BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER AND MAY BE SUBJECT TO CHANGE.

BENTONVILLE, BENTON COUNTY, ARKANSAS
PARKING LAYOUT OF
LOT 3,
PROVIDENCE VILLAGE, PHASE II

DATE: 9-25-2020
JOB NO: 20-07-01
SCALE: 1"=15'

FOR USE BY:
Rausch Coleman Homes
PROPERTY ADDRESS:
6606 SW Chalkstone Road
Bentonville, AR 72712

JAKE WORTHINGTON
Residential Plot Plans
P.O. Box 2021
Alma, AR 72921
(479)-226-6400
e-mail: zjakew@gmail.com

CONDITIONAL USE STAFF REPORT

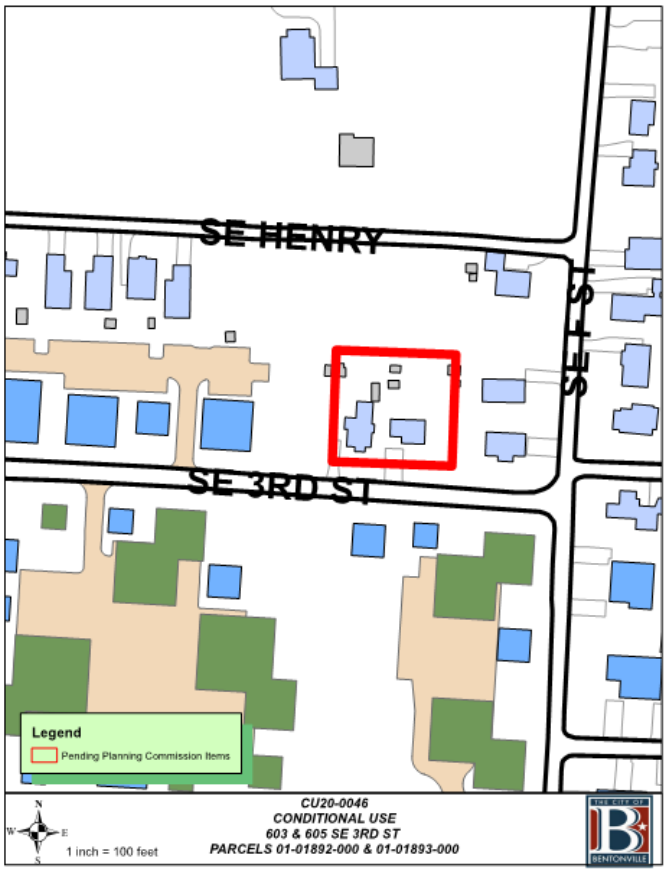
SE 3rd Street Offices

603 & 605 SE 3rd Street
PC Date: 11/17/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0046
Applicant / Current Owner	Blue Crane
Site Area	+/- .49 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	High Density Residential (HDR)
Requested Use	Temporary Use
Protective Covenants	None

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

Location Map



Property Description
This property is two single-family homes located at 603 and 605 SE 3rd Street. Both homes are currently zoned R-1, Single-Family Residential. Temporary Uses require a Conditional Use Permit in all zoning districts.

Proposed Use Description
A conditional use permit request to allow for 603 & 605 SE 3rd Street to be permitted as temporary construction offices during the construction of the City U development.

According to the applicant's narrative, the hours of operation will be Monday through Friday, 7:00 AM to 5:00 PM. The applicant plans to have a total of six employees located within the homes.

According to the applicant's narrative, construction is anticipated to last a total of 26 months. It may be advisable for the Conditional Use Permit to last until January 30, 2023, or a total of 27 months from their October start date.

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

Public Notice
Staff has not been contacted regarding this request.

Conditions of Approval
1. The Conditional Use Permit shall be valid until January 30, 2023.
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 at any time.

Blue Crane, LLC

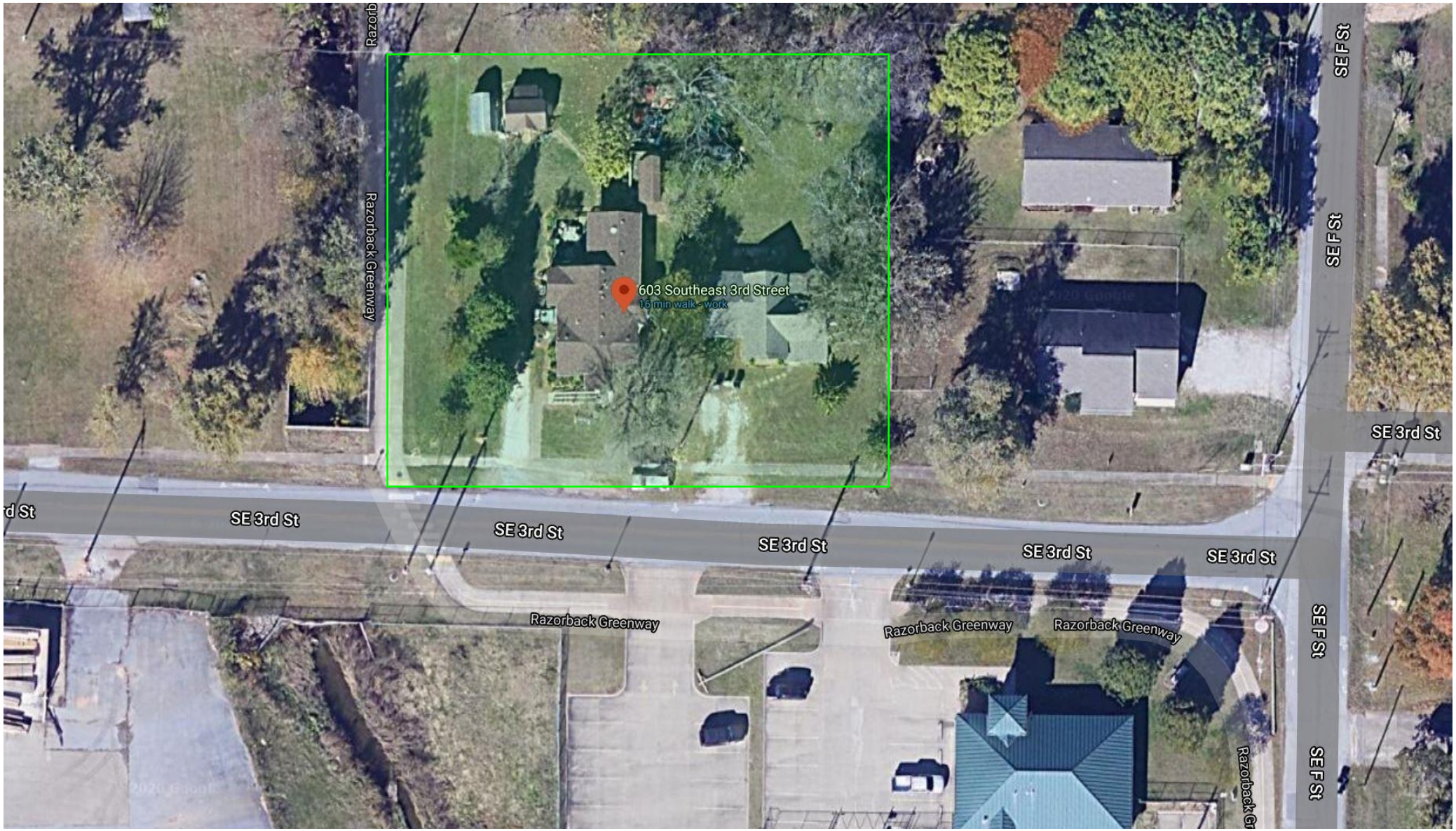
P.O. Box 1860 Bentonville, AR 72712-1860 | 479.283.2924

October 01, 2020

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

Re: Conditional Use Permit request for 603 and 605 SE 3rd Street.

603 and 605 SE 3rd Street properties are both single family homes. We are requesting a CUP to allow these properties to be used as offices in lieu of construction office trailers for the City U multifamily project. The construction schedule is 26 months with a mid October 2020 start date. The hours of operation will be from Monday through Friday from 7:00 am to 5:00 pm. There are no proposed structural changes to these houses. The 6 employees will use the existing parking spaces. We do not anticipate any patrons, clients on a daily basis. Weekly group meetings will be held down the street at 700 SE 5th Street to allow for social distancing.


603 Southeast 3rd Street
16 min walk - work
Razorback Greenway
SE 3rd St
SE F St

LARGE SCALE DEVELOPMENT STAFF REPORT

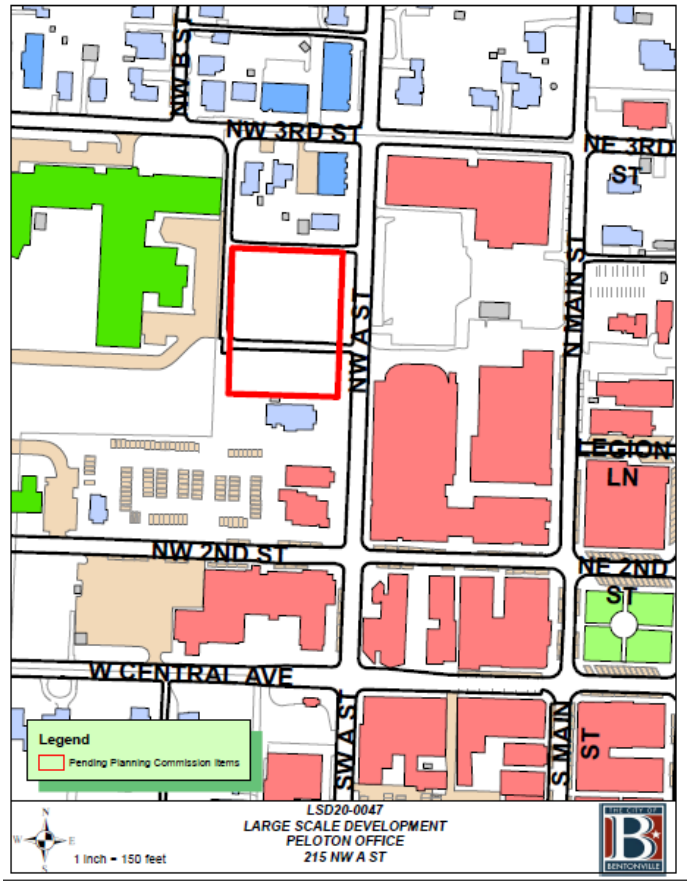
Project Peloton

215 NW A Street
PC Date: 11/17/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0047
Applicant / Current Owner	211, 213, 215 NW A, LLC
Site Area	+/- 1.27 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Office Structure

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 215 NW A Street, southwest of the Bentonville Church of the Nazarene and directly west of the previously approved Peloton Parking Garage project. The property is currently zoned DC, Downtown Core with a Future Land Use Map classification of Downtown Commercial.

Project Details
A large scale development to construct a 175,000 square foot office building. The development provides a connection to the previously approved Peloton Parking Garage project through a sky bridge (depicted in the architectural elevations). The development provides a 12-foot wide sidewalk and on-street parking, which are both in line with the intent of Downtown Core developments.

The primary materials depicted on the exterior elevations include brick, architectural metal panel, and glazing. The structure is a total of 74-feet in height. The development meets the landscaping requirements of the Land Development Code.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the City of Bentonville's Access Management and Parking Standards should accommodate any increases in traffic to the area.

Waivers
No waivers requested.

Conclusion
The proposed large scale development meets the minimum requirements of the Land Development Code.

The City of Bentonville Community Plan depicts this property within the Downtown Transition Character Area (p. 123). The Downtown Transition area is noted for the potential to develop office services, designated parking areas, and higher-density residential development.

Because the large scale development meets the minimum requirements of the Land Development Code and helps carry out the intent of the Bentonville Community Plan, staff recommends approval.

LARGE SCALE DEVELOPMENT PLANS

PELOTON OFFICE BUILDING
215 NW A STREET
BENTONVILLE, ARKANSAS

LSD20-0047

GENERAL NOTES:

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

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: 06-05-2012

LEGAL DESCRIPTION

LOT 208 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2017 AT PAGE 583.
AND
LOTS 5 AND 9, IN CLAYPOOL BLOCK IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
AND
LOTS13 AND 14 BEING A LOT SPLIT OF LOT 7, CLAYPOOL BLOCK IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 19 AT PAGE 203.

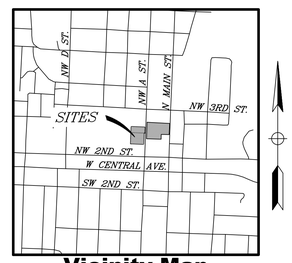
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS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

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

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

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

CURRENT ZONING	DC
PROPOSED ZONING	DC
CONSTRUCTION TYPE	1A & 2B
SPRINKLERED	YES
BUILDING HEIGHT	77'-4"



Vicinity Map
Not to Scale
Latitude: 36.374149°
Longitude: -94.210488°

CEI CONTACT:

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

NAME: DEREK HILEMAN
ASSISTANT PROJECT MANAGER
EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 502-6823

NAME: NEAL GRIFFIN
CONSTRUCTION OBSERVER
EMAIL: NGRIFFIN@CEIENG.COM
PHONE: (479) 367-4973

CLIENT CONTACT:

NAME: MARK HERRMANN
EMAIL: MHERRMANN@POLKSTANLEYWILCOX.COM
PHONE: (479) 444-0473

PLAN INDEX:

C0 COVER SHEET
C100 DEMOLITION PLAN
C200 SITE PLAN
C300 GRADING PLAN
C310 WEST GRADING
C320 STORM P&P
C400 EROSION CONTROL PLAN
C410 EROSION CONTROL NOTES
C500 UTILITY PLAN
C600 DETAIL SHEET 1
C610 DETAIL SHEET 2
C620 DETAIL SHEET 3

ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE GENERAL WATER AND SEWER DETAILS
3. CITY OF BENTONVILLE WATER DETAILS
4. CITY OF BENTONVILLE SANITARY SEWER DETAILS
5. BEUD ELECTRIC LAYOUT

RESOURCE LIST:

CITY OF BENTONVILLE
PARKS & RECREATION
DAVID WRIGHT
215 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 464-7275

CITY OF BENTONVILLE
CITY ENGINEER
DAN WEESE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

PLANNING DEPARTMENT
JON STANLEY
305 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

WASTEWATER DEPARTMENT
NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3160

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORMWATER
JANET FAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
BRENT BOYDSTON,
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

STREET DEPARTMENT
TONY DAVIS
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005

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

CABLE
COX COMMUNICATIONS
MICHAEL MOORE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3730

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

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844

CEI Engineering Associates, Inc. No. 118 — CERTIFICATE OF AUTHORIZATION — ARKANSAS ENGINEER

*Arkansas * California * Minnesota * Pennsylvania * Texas*

POLK STANLEY WILCOX

www.polkstanleywilcox.com

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL L. BACHELOR

contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

CIVIL:
CEI Engineering | Bentonville, AR

STRUCTURAL:
Martin/Martin | Bentonville, AR

MEPFP:
Bernhard TME | Fayetteville, AR

PARKING:
Walker Consultants | Houston TX

LANDSCAPE:
... | ...

project name:

PROJECT PELOTON
Bentonville, AR
PACKAGE 4
Office Package

issue date | revisions:

11.02.2020

#	date	description

psw job number:

885A

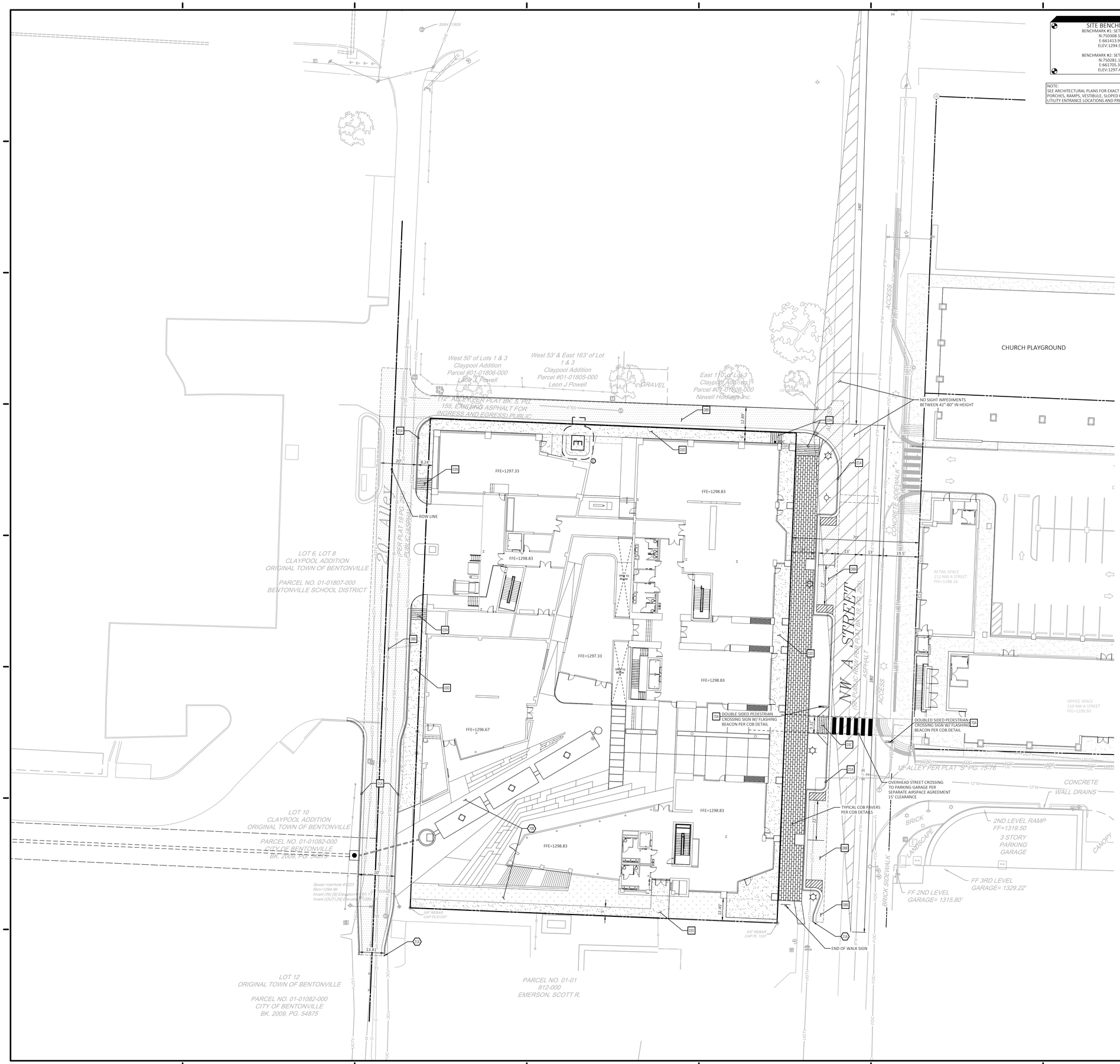
contents:

COVER

JOB NO.: 31410
DWG NAME: 31410-CS-OP
DATE 9/17/20 11:07 AM
SHEET NO. C0

LSD20-0047

C0



EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- LIMITS OF HEAVY DUTY ASPHALT PAVEMENT
- CURB INLET

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE NOTES

21A TAPER CURB TO MATCH EXISTING CURB.
02B TRANSFORMER PAD (PER BEUD DETAIL)
70B LANDSCAPING AND HARDSCAPING (PER LANDSCAPE ARCHITECT PLANS)

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03C WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
03D CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08B HEAVY DUTY ASPHALT PAVING
70A COB PEDESTRIAN CROSSING SIGN

SITE DATA	
SITE AREA	1.26 ACRES (54,776 ± SF)
BUILDING AREA	174,000 SF
ZONING	DC
PARKING REQUIRED FIRST FLOOR	1/500 = 61 SPACES
PARKING REQUIRED UPPER FLOORS	1/1000 = 144 SPACES
PARKING PROVIDED GARAGE	507 SPACES
PARKING PROVIDED ON STREET	4 SPACES
ADA PARKING REQUIRED	9 SPACES (IN GARAGE)
ADA PARKING PROVIDED	20 SPACES (IN GARAGE)

PHASE 1: INCLUDES ALL SITE WORK, BUILDING FOUNDATIONS AND STRUCTURAL WORK.
PHASE 2: INCLUDES THE BUILDING

ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

Know what's below. Call before you dig.

POLK STANLEY WILCOX

www.polkstanleywilcox.com

STATE OF ARKANSAS NATHANIEL L. BADGER JR. LICENSED PROFESSIONAL ENGINEER No. 14021

contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

CIVIL:
CEI Engineering | Bentonville, AR

STRUCTURAL:
Martin/Martin | Bentonville, AR

MEPFP:
Bernhard TME | Fayetteville, AR

PARKING:
Walker Consultants | Houston TX

LANDSCAPE:
... | ...

project name:

PROJECT PELOTON

Bentonville, AR

PACKAGE 4

Office Package

issue date | revisions:

11.02.2020

#	date	description

psw job number:

885A

contents:

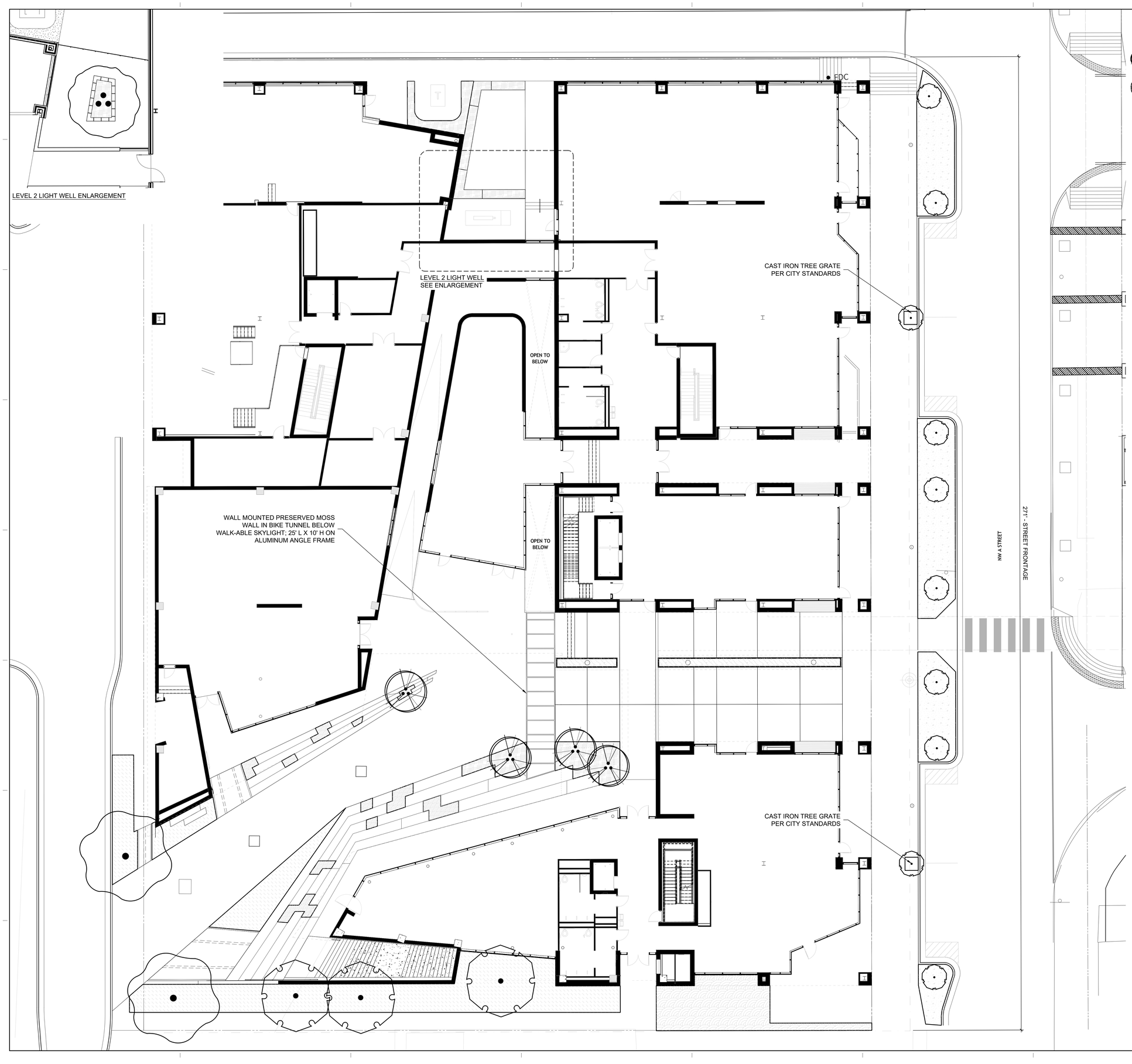
SITE PLAN

CEI PROJECT NO.	REVISION/DATE	DPOR	PM	DES	DRW
31410	11/2/2020 ----	NLB	NLB	RJC	RJC

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

LSD20-0047

C200



PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME
	EVERGREEN SWEET BAY MAGNOLIA / MAGNOLIA VIRGINIANA AUSTRALIS
	HARVEST MOON WITCH HAZEL / HAMAMELIS VIRGINIANA 'HARVEST MOON'
	LONDON PLANE TREE / PLATANUS X ACERIFOLIA
	PYRAMIDAL TULIP TREE / LIRIODENDRON TULIPIFERA 'FASTIGIATUM'
	SLENDER SILHOUETTE SWEET GUM / LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'

GROUND COVERS	COMMON / BOTANICAL NAME
	CUSTOM RAIN GARDEN MIX / RAIN GARDEN
	EVERGREEN VINE / EVERGREEN VINE
	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS
	SHADE SHRUBS / GROUNDCOVERS / SHADE SHRUBS / GC
	SUN SHRUBS / GROUNDCOVERS / SUN SHRUBS / GC

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WILCOX

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consultants:

MEPFP:
Bernhard TME
2039 Green Acres Road
Fayetteville, AR 72703

STRUCTURAL:
Martin/Martin Consulting Engineers
106 South Main Street
Bentonville, AR 72712

CIVIL:
CEI Engineering Associates
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

project name:

PROJECT PELOTON

Bentonville, AR

issue date | revisions:

09.17.2020

#	date	description

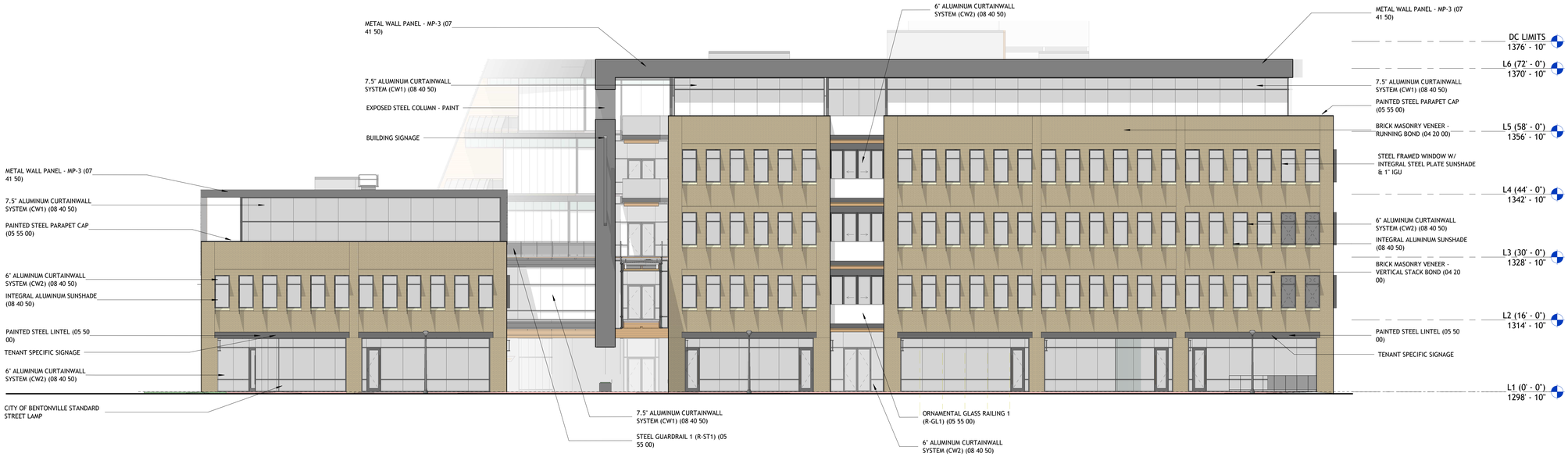
psw job number:

885A

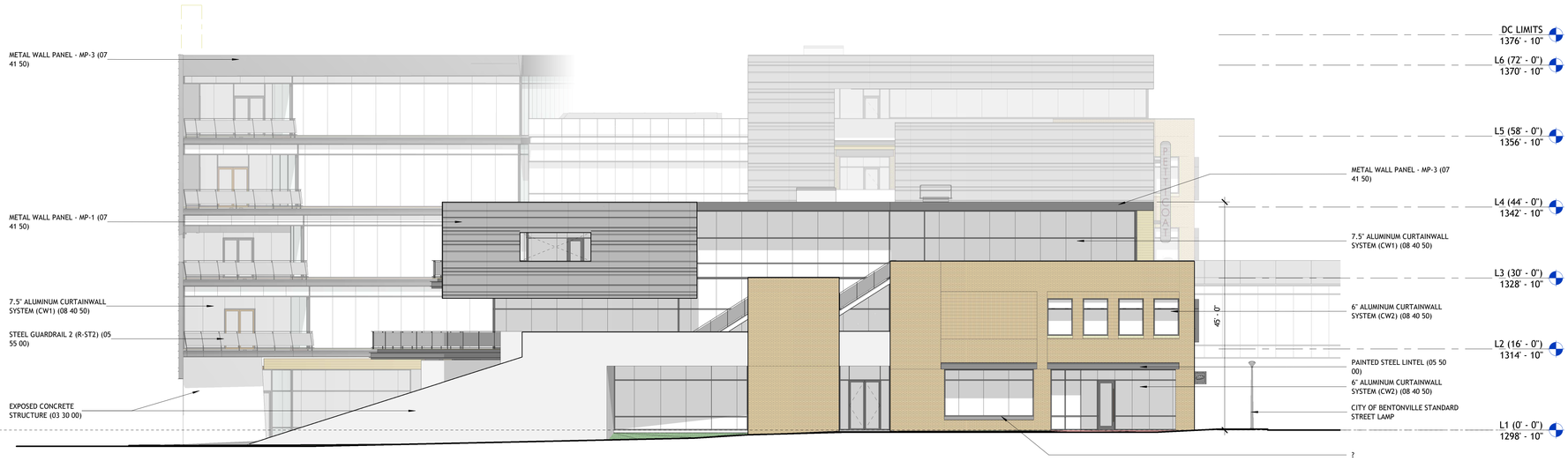
contents:

PLANTING PLAN

L5.00



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



2 SOUTH ELEVATION - LSD
3/32" = 1'-0"

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Little Rock, AR 72201
501.378.0878 office

consultants:

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Bentonville, AR 72712

LANDSCAPE: CARBO
200 Laurel Street, Suite 100
Baton Rouge, LA 708001

STRUCTURAL: Martin/Martin
106 South Main Street
Bentonville, AR 72712

MEPFP: Bernhard TME
2039 Green Acres Road
Fayetteville, AR 72703

AV/ACOUSTICS: Arup
35 E Wacker Dr., Suite 1800
Chicago, IL 60601

project name:

Project Peloton

Bentonville, AR

issue date | revisions:

11.02.2020

#	date	description

psw job number:

885A

contents:

BUILDING ELEVATIONS

LSD 001

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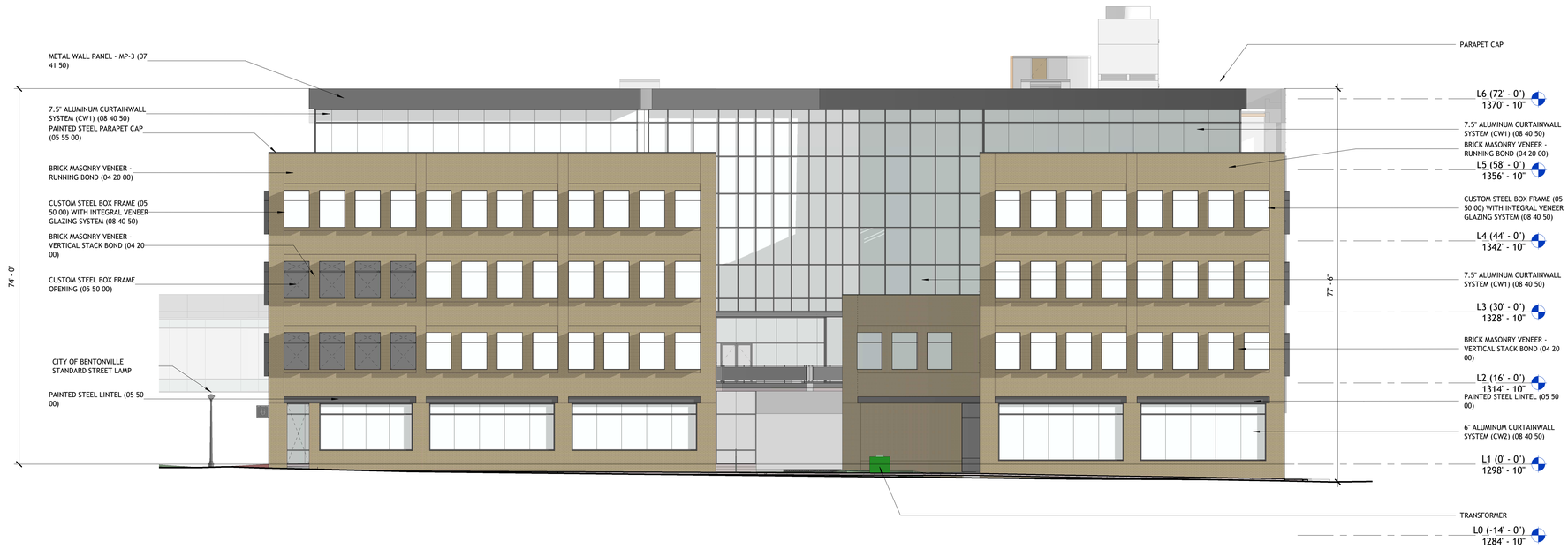
BIM 360://Project Peloton BESA - REVITCH - OFFICE BUILDING_2020.rvt

1 WEST ELEVATION - LSD

3/32" = 1'-0"



2 NORTH ELEVATION - LSD

3/32" = 1'-0"

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Bentonville, AR

issue date | revisions:

11.02.2020

#	date	description

psw job number:

885A

contents:

BUILDING ELEVATIONS

LSD 002

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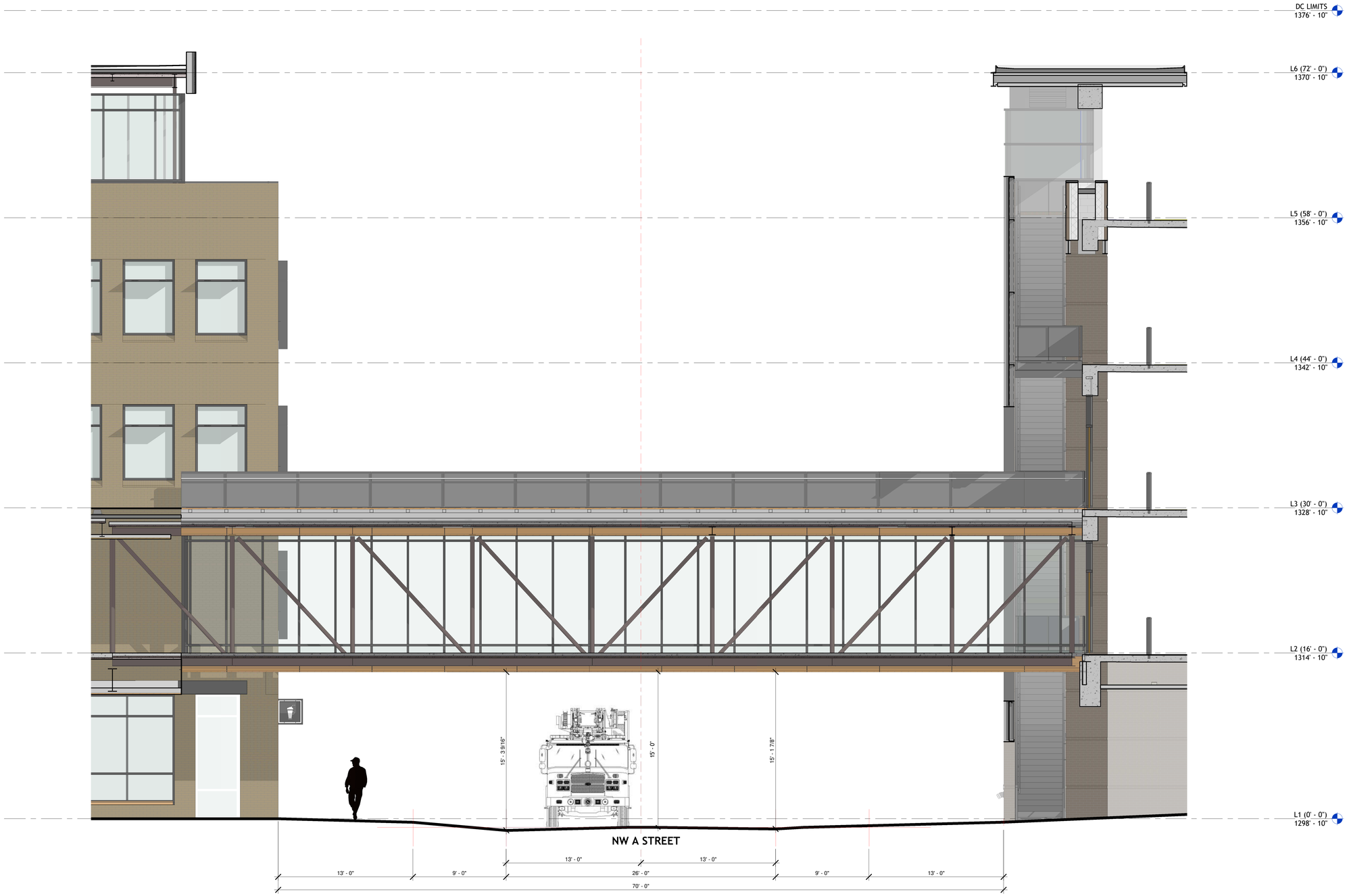

1 SECTION THRU PEDESTRIAN BRIDGE
1/4" = 1'-0"

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project name:

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Bentonville, AR

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11.02.2020

#	date	description

psw job number:

885A

contents:

SECTION THRU
PEDESTRIAN
BRIDGE

ZA.401

BY-LAWS
BENTONVILLE PLANNING COMMISSION

Article 1 Member, Term, Attending to Duties

1.1 The Members and term of office shall be as stipulated by the most recent city ordinances or as amended.

1.2 When a new member is appointed to the commission the position number he or she is filling will be so designated at the time of appointment.

1.3 Missing three (3) consecutive regularly scheduled meetings, to include both, Planning Commission and/or Technical Review meetings or a total of six (6) meetings combined in a calendar year, except in extraordinary cases, may, at the recommendation of the commission, constitute cause for removal by the city council.

1.4 Members should advise the secretary or planning staff before the meeting date if they expect to be absent or late.

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

2.1 The members shall elect a chairman, vice-chairman and a secretary at the administrative meeting in December, and the term of office shall be until the next officers have been elected.

2.2 The chairman shall preside at meetings and hearings and shall decide points of order or procedure, following Robert's Rules of Order. The chair may designate a parliamentarian to keep the meeting running in an orderly fashion.

2.3 In case the chairman is absent, the vice-chairman shall assume the duties as chair; next comes the secretary. If all three are absent and a quorum is present, those members shall elect from among themselves a chairman and secretary and proceed.

2.4 The secretary shall be responsible for the following tasks; however, (s) he may delegate authority for performing them to another member or employee of the planning department;

2.4.1 Bring an up-to-date copy of the by-laws and appointing orders (names, addresses, term dates, and committee lists) to every meeting.

2.4.2 Prepare the minutes of meetings and public hearings.

2.4.3 Distribute minutes of regular meetings, special meetings and public hearings to all Commission members prior to next regularly scheduled meeting.

2.4.4 Hand deliver, mail, email or otherwise digitally notify the proposed order of business items and notice of regular meetings, and the purpose and notice of special meetings.

2.4.5 Keep up with priority correspondence and inspect the files; complete filings with city officials as required. Routine matters will normally be delegated to the employee (s) of the planning department.

2.4.6 Place notices of public hearing and legal advertising.

2.5 When adopting all or a part of the comprehensive city plan for all or any part of the incorporated territory which takes the certifying signature of the chairman, the material shall be signed by the appointed chairman or the acting chairman.

2.5.1 In lesser matters and when agreed to by the members, the chair shall delegate the authority for certifying specific commission actions to another officer. Routine matters will normally be the duty of the planning department.

2.5.2 In the event the planning commission takes action accompanied by restrictions or conditions that must be met before that action is to be certified and carried into effect, the planning staff will assure satisfaction of these conditions.

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

3.1 Commission meetings shall be open to the public as provided by the Arkansas Freedom of Information Act.

3.1.1. The regular meetings of the planning commission shall be on the first and third Tuesday of each month at 4:00 p.m. in the Planning Commission Chambers of the Bentonville Community Development Building located at 305 SW A Street.

3.1.2. Special meetings may be called at any time by the chairman or any three members.

3.2. No formal business shall be conducted without a quorum and no member may vote by proxy.

3.2.1 A quorum shall exist when a majority of the appointive members are present.

3.2.2 The affirmative vote of a simple majority of those members present shall carry any motion or resolution, except as otherwise stated. The chairman shall have a vote at all times.

3.2.3 The mayor shall be an ex-officio member (or any ex-officio member) and shall not be counted in arriving at quorum.

3.3 The order of business shall follow the distributed agenda unless otherwise agreed to by the members.

3.4 Public hearings shall be conducted (formally), and the chair shall make all rulings and determinations regarding the scope of the inquiry, the admissibility of evidence, the order in which evidence, objections and arguments will be heard, and other like matters, except that other members shall be privileged to make inquires personally and to call for a vote on any ruling of the chair, whereupon the vote shall determine the rule. It shall be the purpose of the chair to entertain the presentation of sufficient matter to do substantial justice to all concerned parties to the proceedings. It is not the intent in the public hearing to defy the members and their responsibilities as spokesmen for the public view on public issues, but rather to develop them in this role. Final or official action shall be taken only in regular meetings unless the public hearing is continued to a special session of the planning commission after the hearing.

3.5 A rehearing shall be called if there is substantial information indicating a factual error, omission or oversight in the first consideration or at the request of city council. A request for a rehearing must be made in writing and must state the factual error, omission or oversight asserted as the basis for a rehearing. A request of a rehearing must be filed with the community development director within 30 days from the date of final action on the matter by planning commission.

3.6 The Planning Commission shall hold an annual administrative meeting on the 2nd Tuesday of December. No development items will be heard at this meeting.

3.7 In November of each even year, Planning Commission and Planning Staff will hold a special meeting to review the previous two year's Zoning and General Plan Amendments and evaluate the need for changes to the Future Land Use Plan.

Article 4 Consent Agenda

4.1 The community development director or his/her designee is authorized to prepare for each meeting a consent agenda for consideration by the planning commission.

4.2 Items may be placed on the consent agenda if it is non-controversial, the item does not require a public hearing and staff and applicant agree on the findings and conditions of approval.

4.3 The following procedure will generally be followed by the planning commission when considering consent agenda items:

4.3.1 Introduction of the consent agenda items by the chair.

4.3.2 Any commissioner or member of the public may request that an item be removed from the consent agenda. The reason for the request shall be stated. Such request need not be seconded.

4.3.3 The chair shall determine if the item removed from the consent agenda can be expeditiously resolved or be placed at the end of the regular agenda. The public hearing on each item, which has been removed from consent, shall be limited to the issues raised by those requesting removal.

4.3.4 After any item(s) has been removed from the consent agenda, the chair may call for a motion to approve the item(s) remaining on the consent agenda.

4.3.5 Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by a roll call vote of the commissioners.

Article 5 Committees

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

5.2 Meetings shall be called by the chairman of the committee, or a majority of the membership of the committee, notifying the others.

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

6.1 The planning department shall keep a file including, among other things, studies, plans, reports and recommendations made by the commission members and planning department staff in the discharge of its duties and responsibilities.

6.2 Records shall be kept open to the public, available without fees or delays, subject only to the necessity for good order and discipline in the office of the planning department.

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

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

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

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

ATTEST:

_____ _____

Secretary Chair

Amended 02/11/77
05/19/98
02/03/04
12/28/05
03/20/07
03/6/18
08/18/20
11/17/20