

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
December 1, 2020**

Registration Link: https://us02web.zoom.us/webinar/register/WN_4Yi4KYwgQMOD9iFCG_Kx0A

- I. Call to Order**
- II. Approval of the November 24 Meeting Minutes**
- III. Consent Agenda**

- 1. **Lot 1 of Benton County Courts Addition** **Property Line Adjustment**
215 E Central Avenue ([PLA20-0052](#))
- 2. **Lots 1-6 of Walmart Layout Subdivision** **Final Plat**
203 SE Martin Luther King Junior Parkway ([FP20-0004](#))

IV. Old Business

- 1. **Runoff Mitigation Ordinance** **Public Hearing***
- 2. **Loh & Collingsworth** **Rezoning***
R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential
801 & 805 SE 5th Street ([RZ20-0053](#))
- 3. **Wright** **Rezoning***
R-1, Single-Family Residential to DE, Downtown Edge
208 SE 6th Street ([RZ20-0054](#))

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

4. **Alice L Walton Foundation, Inc.** **Rezoning***
A-1, Agricultural to C-3, Mixed-Use Commercial
NE J Street ([RZ20-0056](#))

V. New Business

1. **Sooter Trust** **Rezoning***
R-1, Single-Family Residential to DE, Downtown Edge
NW 3rd Street ([RZ20-0057](#))
2. **Sooter Trust** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
811 NE A Street ([RZ20-0058](#))
3. **Walmart Supercenter #100 Expansion** **Large Scale Development**
406 S Walton Boulevard ([LSD20-0062](#))
4. **Yates** **Waiver**
323 Crestview Drive ([WAV20-0016](#))

VI. Other Business

Planning Commission Special Meeting
Minutes
November 24, 2020

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

Present: Richard Binns (via Zoom), Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright

Staff: Brian Bahr, Mark Brightwell, Peter Farmer, Ellen Norvell, Tyler Overstreet, Dan Weese, and Ali Worley

Motion by Mr. Haynie, seconded by Mr. Hipp to approve the minutes of November 17, 2020.

Approved 7-0

New Business

Item #1

Providence Phase II Model Home: Conditional Use, Temporary Use, 6604 SW Chalkstone, CU20-0045

Tyler Overstreet reads the staff report.

Re-opened public hearing

No public comment

Closed public hearing

Approved 7-0

Item #2

SE 3rd Street Offices: Conditional Use, Temporary Use, 603 & 605 SE 3rd Street, CU20-0046

Tyler Overstreet reads the staff report.

Re-opened public hearing

Brenda Anderson, representative, states she is available for questions.

Closed public hearing

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Haynie 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 December 1, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- ❖ At the Technical Review meeting held on November 24, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

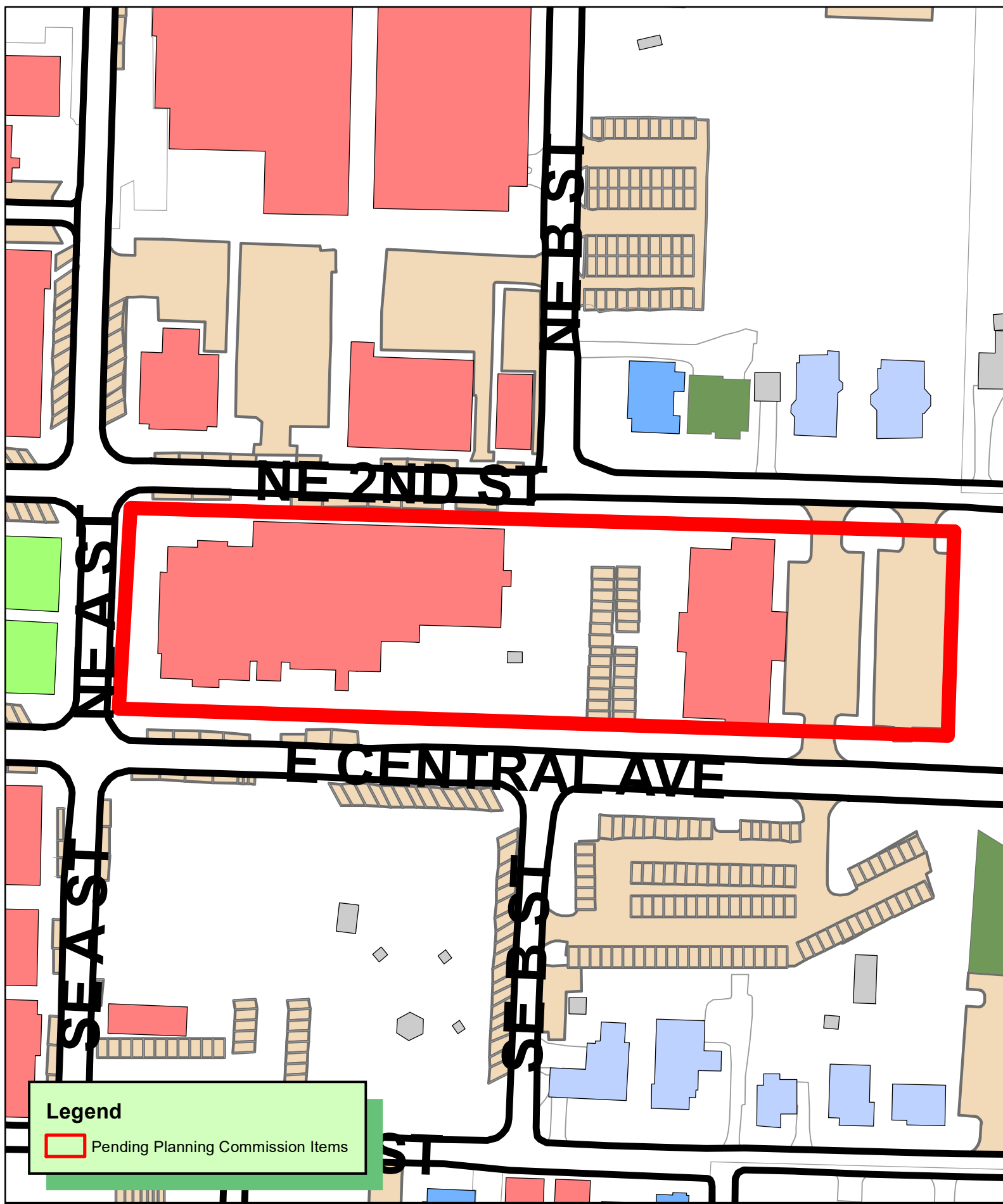
Property Line Adjustment: Lot 1 of Benton County Courts Addition, 215 E Central Avenue, DC, Downtown Core, *PLA20-0052*

A property line adjustment of Lots 2, 3, 8, 9, 14, 15, 26, 27, 35-38, and 51-54 of the Original Town of Bentonville to create new Lot 1 of Benton County Courts Addition (+/- 2.59 acres). The plat dedicates additional right-of-way along E Central Avenue. The plat dedicates a new utility easement over an electric transformer along E Central Avenue.

Final Plat: Lots 1-6 of Walmart Layout Subdivision, 203 SE Martin Luther King Junior Parkway, C-2, General Commercial, *FP20-0004*

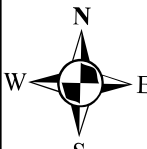
A final plat to create Lots 1-6 of Walmart Layout Subdivision. The plat dedicates multiple utility easements of varying widths per the Walmart Layout Center Large Scale Development. The plat dedicates additional right-of-way for the constructed portions of SE Martin Luther King Junior Parkway and SE 5th Street.

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



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

PLA20-0052
PROPERTY LINE ADJUSTMENT
BENTONVILLE COURTHOUSE ADDITION
CREATING LOT 1



GENERAL NOTES:

Basis of Bearings: Grid North, Arkansas Plane Coordinate System, North Zone (0301), NAD 83, based on Bentonville GPS Monument #7, having a published Latitude of: 36°21'50.51", and Longitude of: 94°11'47.60" West, Combined Scale Factor of 0.999970359 and a Convergence Angle of -1°16'41.42".

Grid North Convergence: At the northeast corner of Lot 3, Original Town of Bentonville, rotate from Grid North, 1°17'01" to the left for True (Geodetic) North.

Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised, June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain. This surveyor and Morrison Shipley Engineers assume no liability for the correctness or use of the current cited flood map, or any available digital flood hazard data utilized to delineate the limits of potential flood hazard areas.

Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.

Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes marked through the Arkansas One-Call System and observed during the field survey. Existing utilities shown hereon were located by reasonable visual observed surface improvements, unless noted otherwise. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.

Last Date of Field Survey: September 16, 2020.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.

There may not be fences or any other structures built in any drainage easements.

Before any work in the right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info, visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

SURVEY REFERENCES:

- Boundary Survey for Fred Naylor, prepared by Ronald L. Ridout, AR PS #529, Plat Book U, page 143, filed September 29, 1977, Benton County, Arkansas.
- Boundary and Plot Plan Survey for Jack E. & Lana K. Senkevech, prepared by Thomas W. Copelin, AR PS #944, Plat Book 14, page 228, filed January 17, 1989, Benton County, Arkansas.
- Boundary Survey for Downtown Bentonville, Inc., prepared by Thomas W. Copelin, AR PS #944, Plat Book 2003, page 823, filed September 25, 2003, Benton County, Arkansas.
- Property Line Adjustment/Part of Lots 59 and 82, Original Town of Bentonville, prepared by CEI and Charles Joe Martin, AR PS #1616, Plat Book 2010, page 105, filed March 9, 2010, Benton County Arkansas.

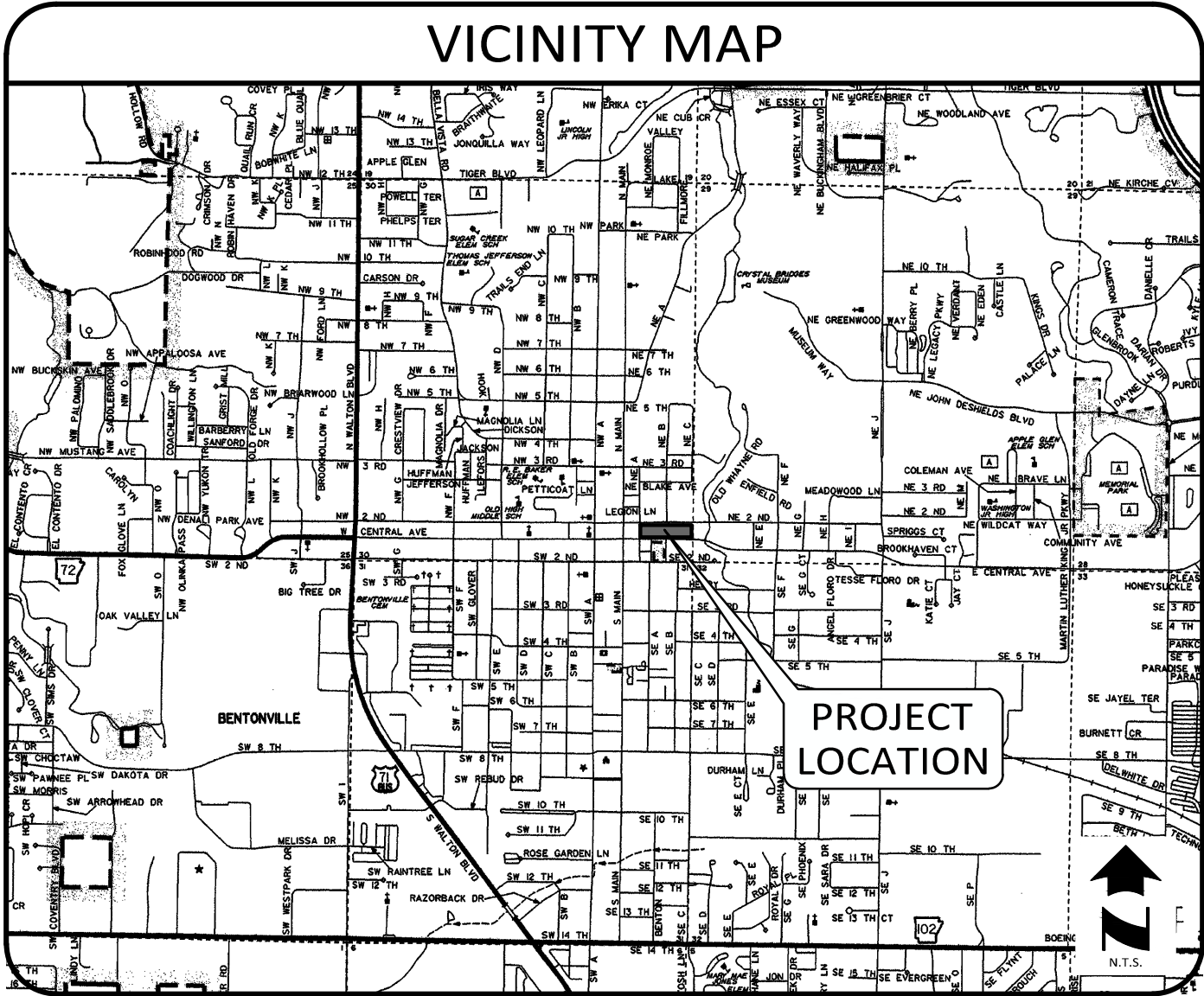
PARENT TRACT DESCRIPTION - Multiple Deeds:

Lots 2, 3, 8, 9, 14, 15, 26, 27, 35, 36, 37, 38, 51, 52, 53, and 54, of the Original Town of Bentonville, as filed in Plat Record "S" pages 75 and 76, and the Alley vacated by Ordinance No. 85-99, filed in Book 643 at page 881, said Alley being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas.

LESS AND EXCEPT

A part of Lot 3, of the Original Town of Bentonville, Arkansas and part of a vacated alley as per Ordinance #85-99, owned by County of Benton, Bentonville, Benton County, Arkansas whose warranty deed is recorded as Benton County Land Records Document 2005-37935, 1994-89946 Benton County Circuit Clerk Office, Bentonville, Arkansas and which is more particularly described as follows: Commencing at the grantor's northeast corner and part of said vacated alley at a found 1/2" rebar at the south right of way line of Northeast Second Street and the POINT OF BEGINNING (POB); Thence leaving said south right of line S 01°48'23" W a distance of 165.00 feet, along the grantor's east property line to the north right of way line of East Central Avenue; Thence along said north right of way line N88°15'56" W a distance of 10.02 feet; Thence leaving said north right of way line N 01 °48'23" E a distance of 154.94 feet; Thence, along a tangent curve to the left, an arc distance of 17.81 feet said curve having a radius of 19.00 feet and a chord bearing and distance of N 60°26'20" W - 17.17 feet; Thence along the following courses and distances; N 87°17'34" W a distance of 9.81 feet, N 87°21'51" W a distance of 45.74 feet, N 87°20'40" W a distance of 25.53 feet, N 87°20'35" W a distance of 26.04 feet, N 87°59'14" W a distance of 5.66 feet, along a non-tangent curve to the right, an arc distance of 4.12 feet said curve having a radius of 31.00 feet and a chord bearing and distance of N 84°04'06" W - 4.11 feet to the grantor's north property line; Thence along the grantor's north property line and the south right of way line of Northeast Second Street S 88°15'56" E a distance of 142.07 feet to the POINT OF BEGINNING (P.O.B.). Containing: 1851 SQUARE FEET OR .04 ACRES OF LAND, MORE OR LESS.

VICINITY MAP



SURVEY DESCRIPTION - Lot 1:

Lots 2, 8, 9, 14, 15, 26, 27, 35, 36, 37, 38, 51, 52, 53, and 54, the 12' Alley lying west of Lots 8 and 9 and east of Lots 14 and 15, the 12' Alley lying west of Lots 26 and 27 and east of Lots 35-38, part of the Alley vacated by Ordinance No. 85-99, filed in Book 643 at page 881, said Alley being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 30, Township 20 North, Range 30 West, and part of Lot 3, all in the Original Town of Bentonville, as filed in Plat Record "S" pages 75 and 76, Benton County, Arkansas, the perimeter boundary being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 3; thence by bearing and distance (basis of bearing, Grid North), North 88°15'32" West along the south lines of Lots 3 and 9 a distance of 245.37 feet; thence leaving said south line, North 87°08'10" West a distance of 95.60 feet; thence North 02°17'05" East a distance of 0.93 feet; thence North 87°44'29" West a distance of 342.00 feet to the west line of Lot 54; thence North 02°17'05" East along the west lines of Lots 54, 53, 52, and 51 a distance of 161.29 feet to the northwest corner of said Lot 51; thence South 87°53'52" East along the north lines of Lots 51, 38, 26, and 15 a distance of 342.00 feet to the northeast corner of said Lot 15; thence South 88°15'15" East along the north lines of Lots 8 and 3 a distance of 209.54 feet; thence leaving the north line of said Lot 3 and along the south and west boundaries of a tract conveyed by Quit Claim Deed, Book 2017, page 53321, the following eight courses:

- 4.12 feet along the arc of a non-tangent curve to the left, said curve having a radius of 31.00 feet and being subtended by a chord bearing and distance of South 84°04'06" East, 4.12 feet;
 - South 87°59'14" East a distance of 5.66 feet,
 - South 87°20'35" East a distance of 26.04 feet,
 - South 87°20'40" East a distance of 25.53 feet,
 - South 87°21'51" East a distance of 45.74 feet,
 - South 87°17'34" East a distance of 9.81 feet,
 - 17.81 feet along the arc of a curve to the right, said curve having a radius of 19.00 feet and being subtended by a chord bearing and distance of South 60°26'20" East, 17.16 feet,
 - South 01°48'23" West a distance of 154.97 feet to the north right-of-way line of E. Central Avenue, as that currently exist;
- thence North 88°15'32" West along said north right-of-way line a distance of 2.01 feet to the Point of Beginning.

CERTIFICATE OF SURVEY ACCURACY

I, Keith A. Sikes, Hereby Certify That This Plat Correctly Represents A Boundary Survey Made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Minimum Standards For Land Surveyors Have Been Met.

Date of Execution: November 16, 2020

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

OWNER / DEVELOPER
Judge Barry Moehring
Benton County
215 E. Central Avenue
Bentonville, AR 72712
Telephone: (479)-271-1096



Arkansas Professional Surveyor, #1507

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby 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.

Source Of Title: Warranty Deed 2005-37975, Warranty Deed 459-227, Warranty Deed 566-36, Warranty Deed 194-186, Warranty Deed 194-187, Corporation Warranty Deed 94-89946, Corporation Warranty Deed 93-65762

Signed: _____ Date: _____
County Judge / Barry Moehring

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Community Development Director

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

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk,

**PROPERTY LINE ADJUSTMENT / LOT COMBINATION
OF LOTS 2, 3, 8, 9, 14, 15, 26, 27, 35-38, & 51-54,
All in Original Town of Bentonville**

**Creating Lot 1
Benton County Courthouse Addition
Bentonville, Benton County, Arkansas**

City Of Bentonville Project # PLA20-0052

City Atlas Page: 361

Project No. HJA-53

**Drawn By JDS
Checked By KAS**

Date 11.16.2020

Sheet 1 of 2

MORRISON SHIPLEY

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

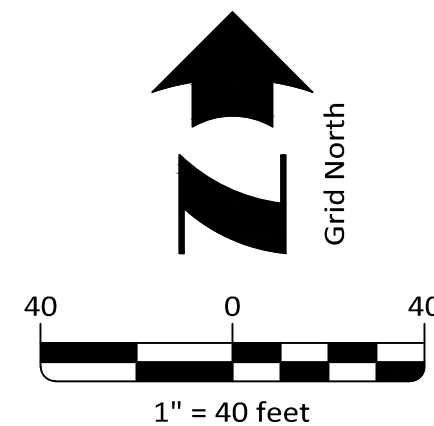
Filing Block

LEGEND

- Ex. Boundary Line Being Removed
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Original Bentonville Lot Line
- Ex. Right of Way Line
- Ex. Road Centerline (Physical)
- Ex. Easement Line
- Ex. FEMA Floodzone "AE"
- Ex. Rebar
- Ex. Nail
- Ex. Chiseled "X"
- Ex. Monument
- 1" Copper Monument w/ PS# 1507
- Set 1/2" Rebar w/ PS# 1507 Cap
- Set Mag Nail w/ PS# 1507 Washer
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Original Bentonville Lot Number
- Plat Distance

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	4.12'	31.00'	2.06'	S 84° 04' 06" E	4.12'
C2	17.81'	19.00'	9.62'	S 60° 26' 20" E	17.17'

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
E1	N 88°15'32" W	122.49'	E13	S 02°01'37" W	159.43'
E2	N 88°15'32" W	122.88'	E14	S 87°56'00" E	109.07'
E3	N 87°08'10" W	95.60'	E15	S 01°43'13" W	1.08'
E4	N 02°17'05" E	0.93'	E16	S 88°15'22" E	36.03'
E5	N 87°44'29" W	18.45'	E17	N 02°06'47" E	0.88'
E6	N 02°03'18" E	162.18'	E18	S 87°56'00" E	23.50'
E7	S 87°53'52" E	19.10'	E19	S 43°44'19" E	6.61'
E8	S 88°15'15" E	18.90'	E20	N 87°44'29" W	68.19'
E9	S 02°03'18" W	159.29'	E21	N 87°44'29" W	15.00'
E10	S 87°56'00" E	10.56'	E22	N 02°01'37" E	15.15'
E11	N 02°01'37" E	159.34'	E23	S 87°58'23" E	15.00'
E12	S 88°15'15" E	15.00'	E24	S 02°01'37" W	15.21'



FOR REVIEW

PROPERTY LINE ADJUSTMENT / LOT COMBINATION OF LOTS 2, 3, 8, 9, 14, 15, 26, 27, 35-38, & 51-54, All in Original Town of Bentonville

Creating Lot 1
Benton County Courthouse Addition
Bentonville, Benton County, Arkansas

City Of Bentonville Project # PLA20-0052

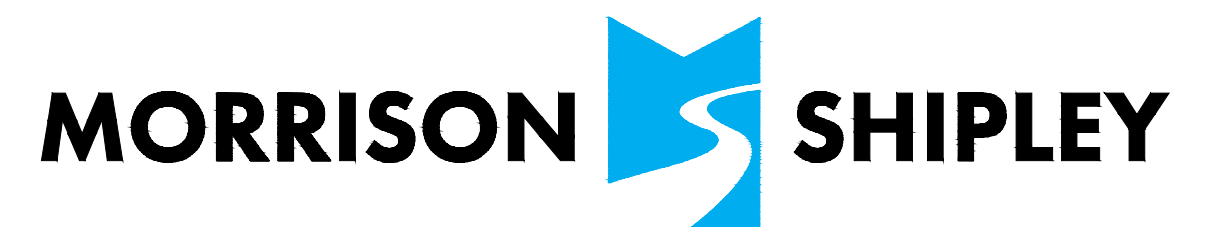
City Atlas Page: 361

Project No. HJA-53

Drawn By JDS
Checked By KAS

Date 11.16.2020

Sheet 2 of 2



FINAL PLAT

Walmart Stores, Inc.

WALMART LAYOUT SUBDIVISION CREATING LOTS 1-6

Bentonville, Benton County, Arkansas

GENERAL NOTES:

- This plat represents a Final Plat of the parcel recorded in Deed Records, Bk. 2011, Pg. 8152, Bk. 671, Pg. 901, Bk. 633 Pg. 222, Bk. 2006, Pg. 2826, Bk. in the public records of Benton County Arkansas .
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, per GPS observations as established by processing through OPUS.
- Basis of Elevation: NAVD88, per GPS observations as established by processing through OPUS.
- Site Benchmark: See table for benchmark information block.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a title search provided by City Title & Closing , file number 17-5351 .
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas .
Map Number: 05007C0255K & 05007C0260K
Map Revised: June 5, 2012
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For mroe info visit www.bentonvilleplanning.com or call the Planning Department 479-271-3122.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- The Emergency Access Easements, Public Utility Easements and Drainage Easements set forth herein shall be subject to the terms and conditions of that separate Easement Agreement recorded in Book _____, at Page _____.

Certificate of Approval

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

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville



Vicinity Map

Not to Scale
Latitude: 36°22'01"N
Longitude: 94°11'11"W

Benchmark Information

<u>Benchmark #1:</u> 2" Aluminum Monument N: 748723.78' E: 668270.73' Elev.: 1305.76'	<u>Benchmark #2:</u> 5/8" rebar N: 746198.90' E: 668296.40' Elev.: 1310.11'
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Certificate of Surveying Accuracy

I, Dustin Riley, 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: 11.19.2020

Signed: _____
Dustin Riley, Registered Land Surveyor
No.1618
State of Arkansas



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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: _____
Signature: _____
Address: _____
Print Name: _____

Source of Title: D.R. _____
Page: _____

Date of Execution: _____
Signature: _____
Address: _____
Print Name: _____

Source of Title: D.R. _____
Page: _____

Date of Execution: _____
Signature: _____
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Page: _____

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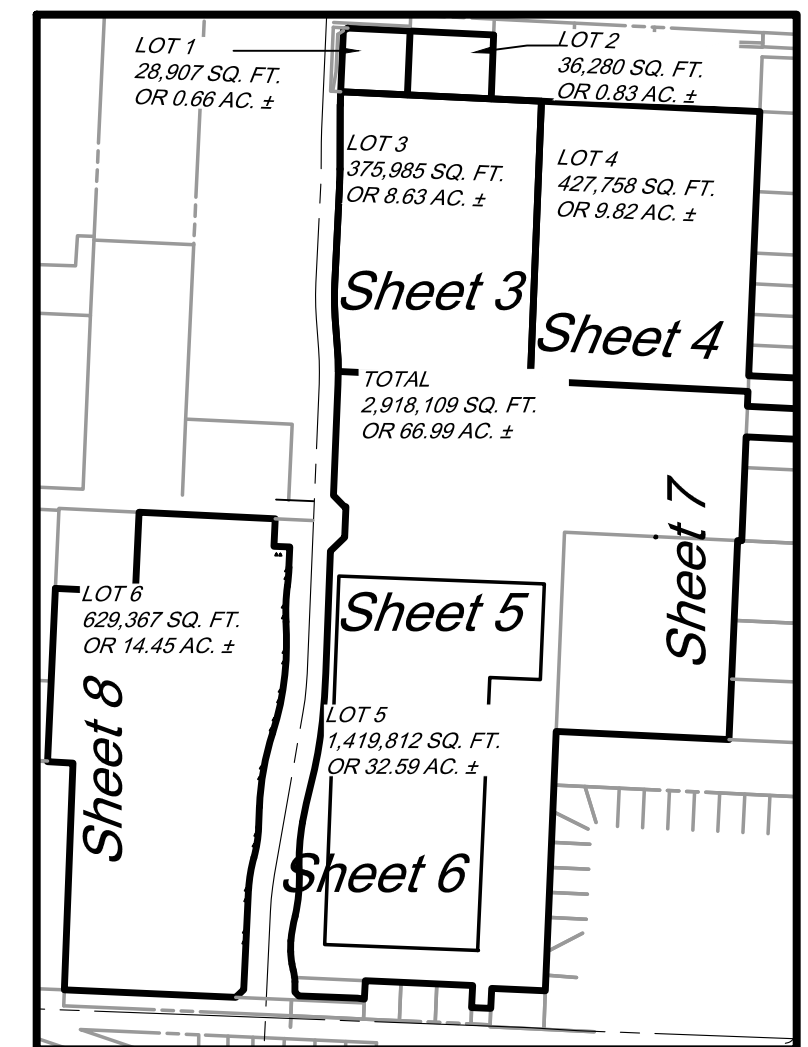
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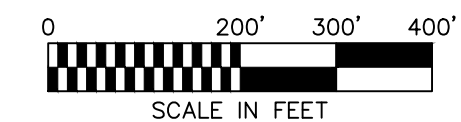
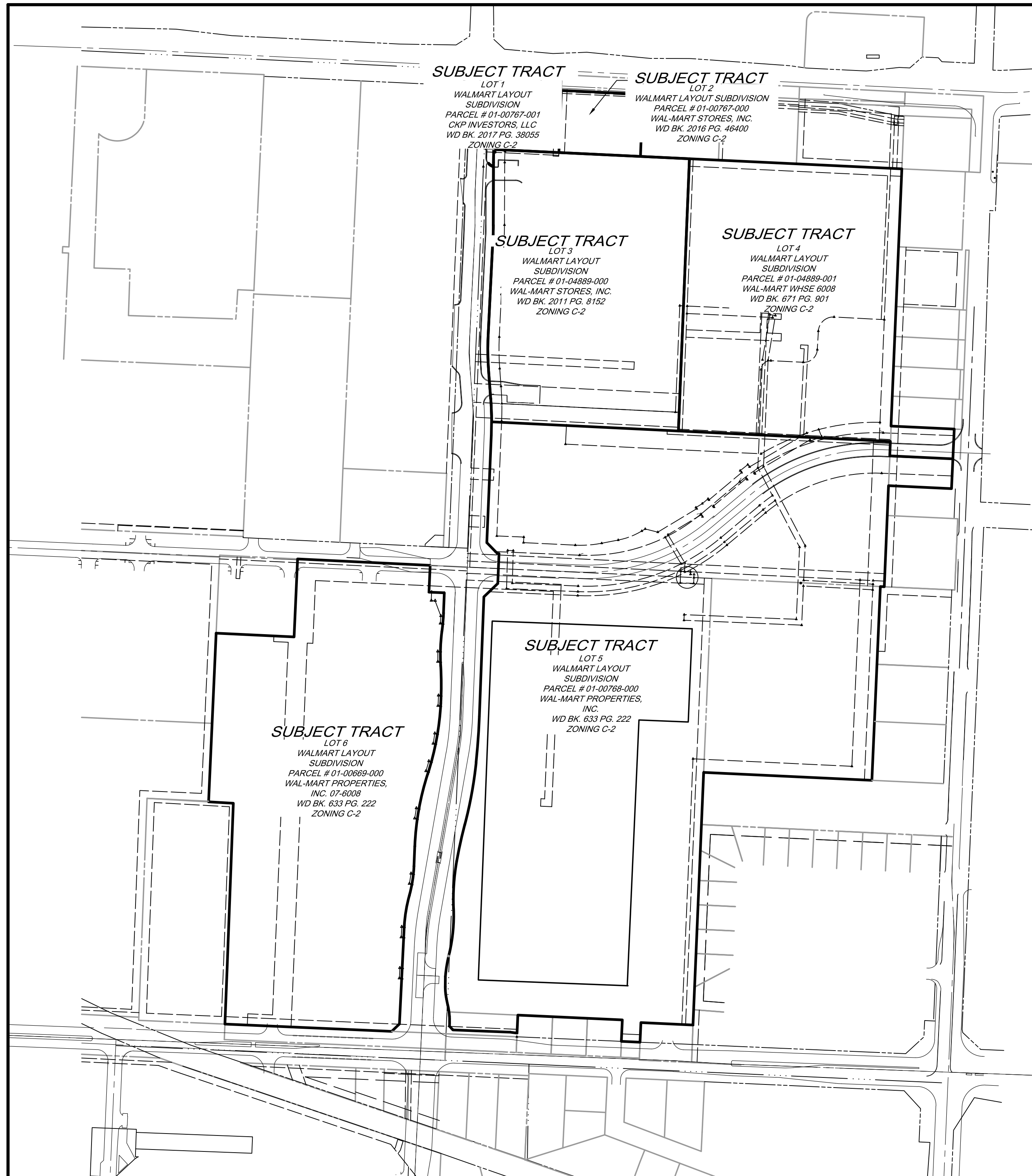
Sheet Over View

Arkansas * California * Pennsylvania * Texas

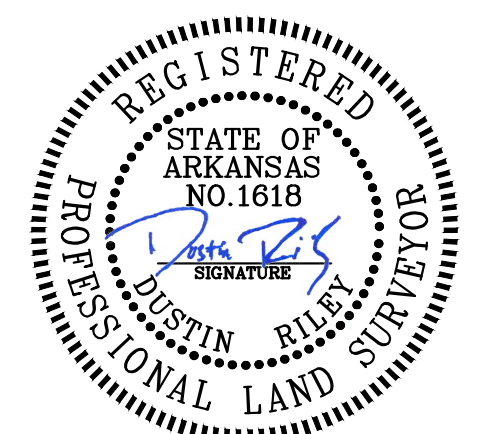
ATLAS PAGE: 405
City of Bentonville Project # FP20-0004

JOB NO.:31166 DWG NAME:Easement	SHEET NO. 1 of 10
DATE 11/19/20 7:21 AM REV-3	

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SCALE IN FEET
FOR REFERENCE ONLY



City of Bentonville Project # FP20-0004

SHEET 2



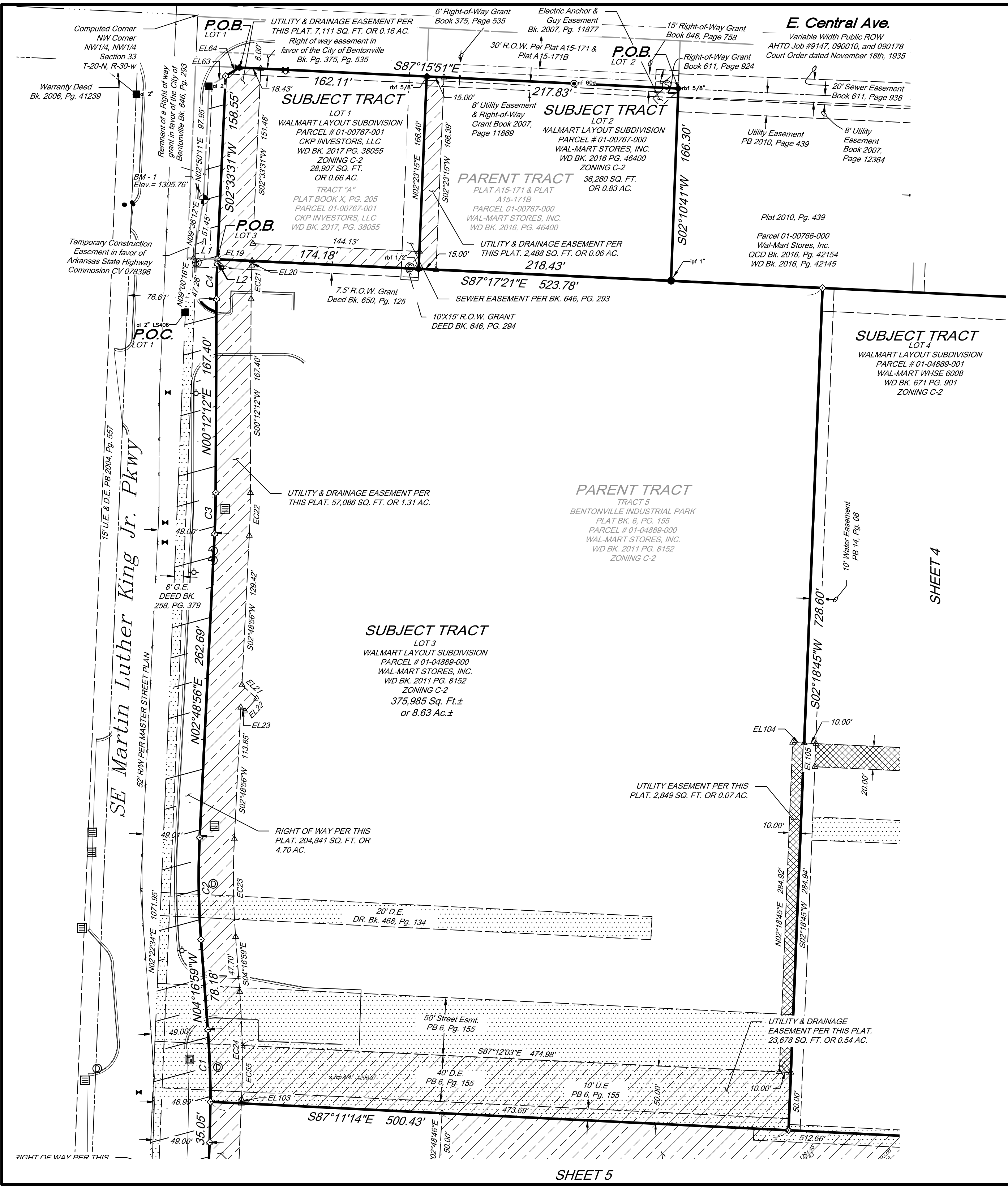
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3108 SW REGENCY PRKWAY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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LEGEND	
	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found 5/8" Rebar (rbs) (As noted)
	Set 5/8" Rebar (rbs) "LS#1618"
	Found Pipe (IPF) (As noted)
	Right-of-Way (R/W) monument
	Brass/Aluminum (al) Cap
	Found Nail (As Noted)
QCD	Quit Claim Deed
WD	Warranty Deed
G.E.	Gas Easement
P.O.B.	Point of Beginning
E.E.	Electric Easement
D.E.	Drainage Easement
U.E.	Utility Easement
PB	Plat Book
R/W	Right-of-Way
DR	Deed Record
	Sewer Clean Out
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Sewer Manhole (SMH)
	Utility Pole
	Electric Riser
	Water Valve
	Irrigation Control Box
	Grease Trap
	Water Riser
	Electric Vault
	Fiber Optic Vault
	Telephone Vault
	Traffic Signal Vault
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Light Pole Overhanging
CPP	Corrugated Plastic Pipe
RCP	Reinforced Concrete Pipe
	Utility & Drainage Easement per this plat
	Emergency Access and Public Utility Easement Only per this plat
	Right-of-Way Dedication per this plat
	Easements to be Vacated per separate plat
	Utility Easement per this plat

City of Bentonville Project # FP20-0004

SHEET 3

CEI

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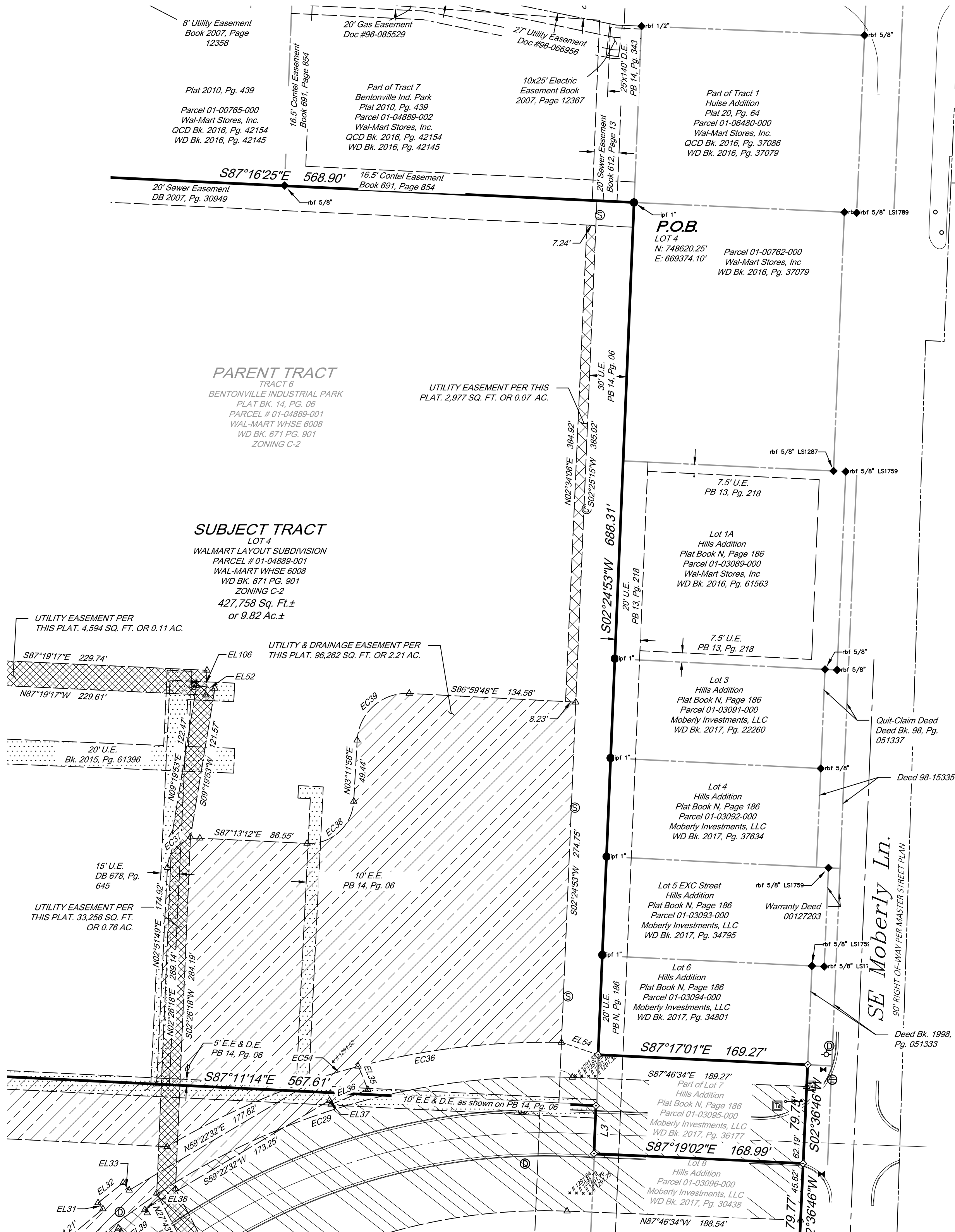
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CORPORATE OFFICE TBPLS FIRM: #10031500

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SHEET 3



SHEET 7



LEGEND	
	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found 5/8\" Rebar (rbs) (As noted)
	Set 5/8\" Rebar (rbs) \"LS#1618\"
	Found Pipe (IPF) (As noted)
	Right-of-Way (R/W) monument
	Brass/Aluminum (al) Cap
	Found Nail (As Noted)
	Quit Claim Deed
	Warranty Deed
	Gas Easement
	Point of Beginning
	Electric Easement
	Drainage Easement
	Utility Easement
	Plat Book
	Right-of-Way
	Deed Record
	Sewer Clean Out
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Sewer Manhole (SMH)
	Utility Pole
	Electric Riser
	Water Valve
	Irrigation Control Box
	Grease Trap
	Water Riser
	Electric Vault
	Fiber Optic Vault
	Telephone Vault
	Traffic Signal Vault
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Light Pole Overhanging
	Corrugated Plastic Pipe
	Reinforced Concrete Pipe
	Utility & Drainage Easement per this plat
	Emergency Access and Public Utility Easement Only per this plat
	Right-of-Way Dedication per this plat
	Easements to be Vacated per separate plat
	Utility Easement per this plat



City of Bentonville Project # FP20-0004

SHEET 4

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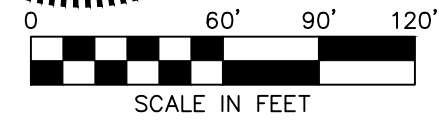
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SHEET 8

SHEET 3

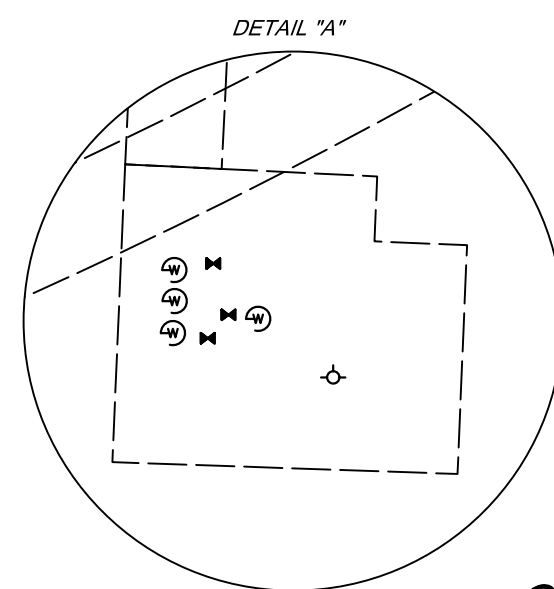
SHEET 7

SHEET 6



LEGEND

- | | |
|---------|---|
| --- | Boundary Line |
| - - - - | Adjoiner Boundary Line |
| --- | Right-of-Way Line |
| --- | Easement Line |
| --- | Proposed Easement |
| ● | Benchmark |
| ◆ | Found 5/8" Rebar (rbs) (As noted) |
| ◇ | Set 5/8" Rebar (rbs) "LS#1618" |
| ● | Found Pipe (IPF) (As noted) |
| ▲ | Right-of-Way (R/W) monument |
| ■ | Brass/Aluminum (al) Cap |
| ● | Found Nail (As Noted) |
| QCD | Quit Claim Deed |
| WD | Warranty Deed |
| G.E. | Gas Easement |
| P.O.B. | Point of Beginning |
| E.E. | Electric Easement |
| D.E. | Drainage Easement |
| U.E. | Utility Easement |
| PB | Plat Book |
| R/W | Right-of-Way |
| DR | Deed Record |
| ⊖ | Sewer Clean Out |
| ⊕ | Electric Meter |
| ⊙ | Water Meter |
| ⊖ | Drainage Manhole (DMH) |
| ⊕ | Grate Inlet (GI) |
| ⊙ | Fire Hydrant |
| ⊖ | Sewer Manhole (SMH) |
| ⊕ | Utility Pole |
| ⊙ | Electric Riser |
| ⊕ | Water Valve |
| ⊖ | Irrigation Control Box |
| ⊙ | Grease Trap |
| ⊕ | Water Riser |
| ⊖ | Electric Vault |
| ⊙ | Fiber Optic Vault |
| ⊕ | Telephone Vault |
| ⊖ | Traffic Signal Vault |
| ⊙ | Traffic Light (2 Lamps) |
| ⊕ | Traffic Light (3 Lamps) |
| ⊖ | Light Pole Overhanging |
| CPP | Corrugated Plastic Pipe |
| RCP | Reinforced Concrete Pipe |
| ▨ | Utility & Drainage Easement per this plat |
| ▩ | Emergency Access and Public Utility Easement Only per this plat |
| ▧ | Right-of-Way Dedication per this plat |
| ▦ | Easements to be Vacated per separate plat |
| ▥ | Utility Easement per this plat |



City of Bentonville Project # FP20-0004

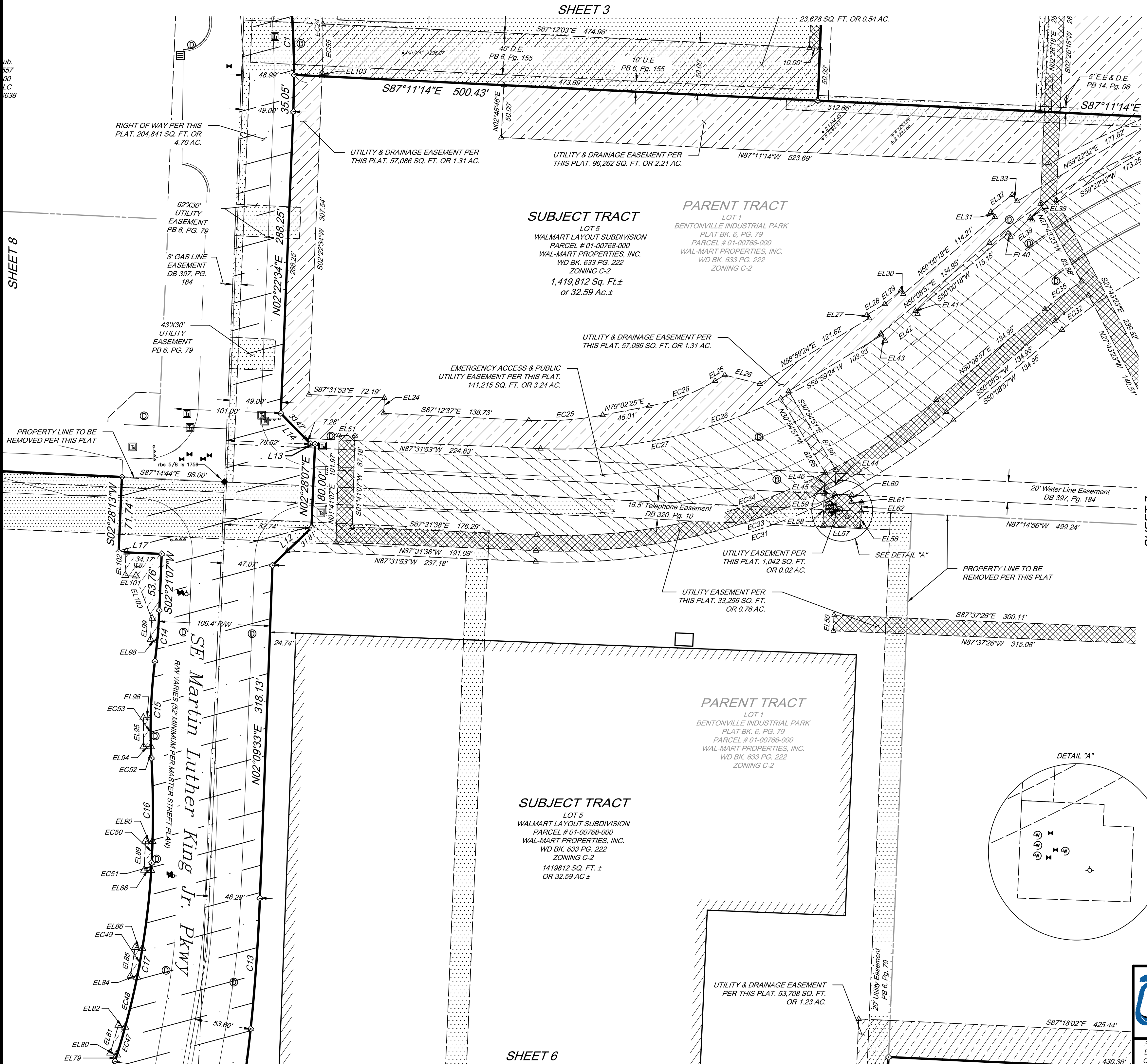
SHEET 5

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	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found 5/8" Rebar (rbs) (As noted)
	Set 5/8" Rebar (rbs) "LS#1618"
	Found Pipe (IPF) (As noted)
	Right-of-Way (R/W) monument
	Brass/Aluminum (al) Cap
	Found Nail (As Noted)
<i>QCD</i>	Quit Claim Deed
<i>WD</i>	Warranty Deed
<i>G.E.</i>	Gas Easement
<i>P.O.B.</i>	Point of Beginning
<i>E.E.</i>	Electric Easement
<i>D.E.</i>	Drainage Easement
<i>U.E.</i>	Utility Easement
<i>PB</i>	Plat Book
<i>R/W</i>	Right-of-Way
<i>DR</i>	Deed Record
	Sewer Clean Out
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Sewer Manhole (SMH)
	Utility Pole
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	Water Valve
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	Grease Trap
	Water Riser
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	Traffic Signal Vault
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Light Pole Overhanging
<i>CPP</i>	Corrugated Plastic Pipe
<i>RCP</i>	Reinforced Concrete Pipe
	Utility & Drainage Easement per this plat
	Emergency Access and Public Utility Easement Only per this plat
	Right-of-Way Dedication per this plat
	Easements to be Vacated per separate plat
	Utility Easement per this plat

SHEET 6

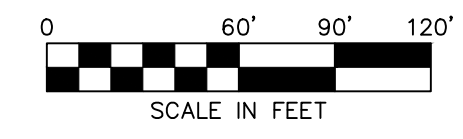
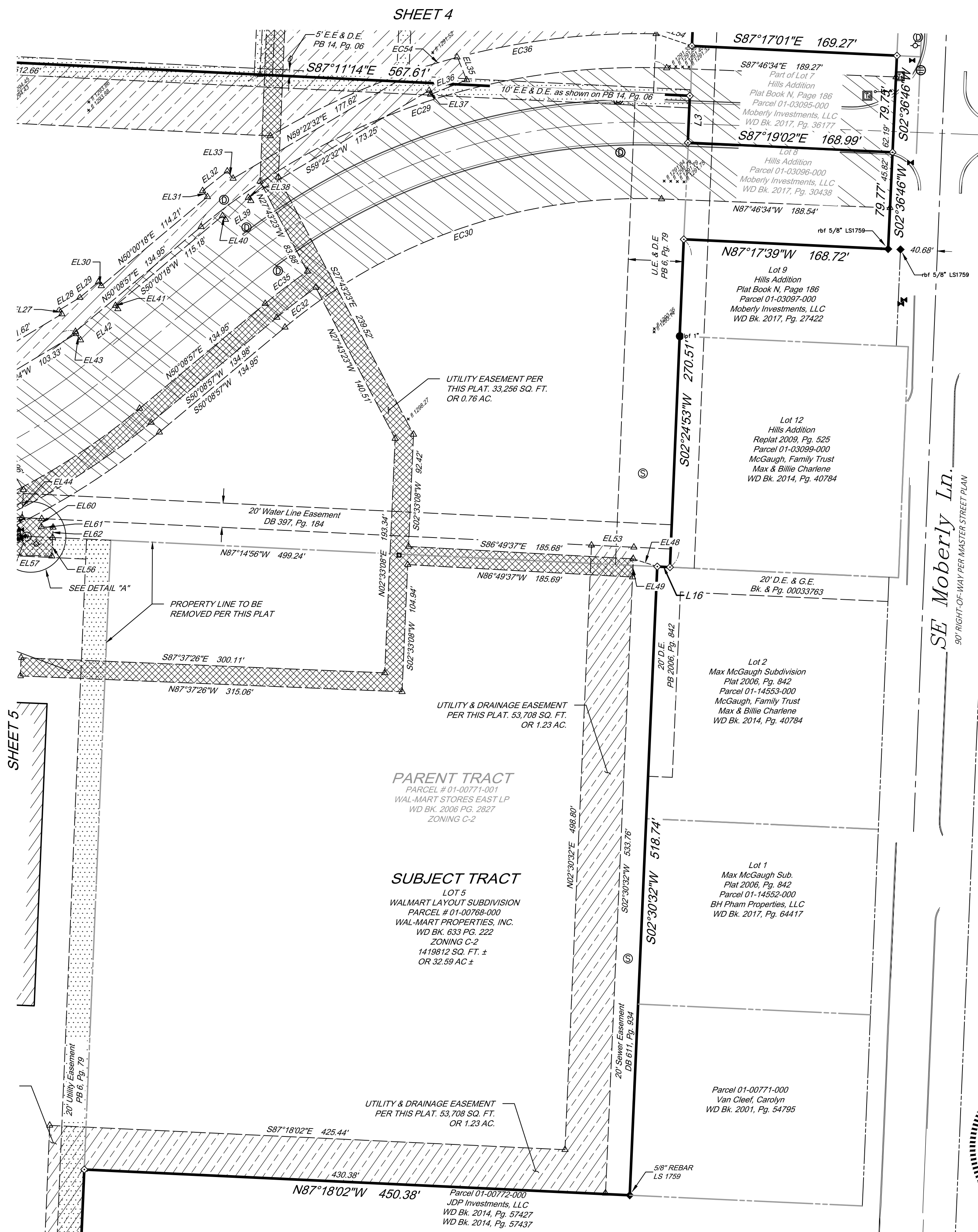


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LEGEND

	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found 5/8" Rebar (rbs) (As noted)
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	Easements to be Vacated per separate
	City of Bentonville Pro Utility Easement per this plat





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SHEET 5

SHEET 6

SE Martin Luther King Jr. Pkwy

SE Martin Luther King Jr. Pkwy

SUBJECT TRACT

LOT 6
WALMART LAYOUT SUBDIVISION
PARCEL # 01-00669-000
WAL-MART PROPERTIES, INC. 07-6008
WD BK. 633 PG. 222
ZONING C-2
629,367 SQ. FT.
OR 14.45 AC.

PARENT TRACT

LOT 1
BENTONVILLE INDUSTRIAL PARK
PLAT BK. 6, PG. 79
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2

U.E. BK. 6, Pg. 79

U.E. BK. 6, Pg. 79

Parcel 01-00670-000
Lang, Mary R. Trustee
QCD Bk. 2016, Pg. 67546

Lot 2
Mid-Continent Add
Replat 2009, Pg. 94
Parcel 01-12039-001
North Arkansas Wholesale Co., Inc.
WD Bk. 2009, Pg. 11794

Lot 3
Mid-Continent Add
Replat 2009, Pg. 94
Parcel 01-12039-001
Wal-Mart Stores, Inc.
WD Bk. 2011, Pg. 57172

Lot 1
Terravista Addition
Plat Bk. 2006, Pg. 796
Parcel 01-14547-002
Wal-Mart Stores, Inc.
QCD Bk. 2016, Pg. 41617
PP Bk. 2016, Pg. 41611

P.O.B.
LOT 6

LEGEND

	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found Monument (as noted)
	Set 5/8" Rebar (rbs) "LS#1618"
	Found Pipe (IPF) (As noted)
	Right-of-Way (R/W) monument
	Brass/Aluminum (al) Cap
	Found Nail (As Noted)
	Quit Claim Deed
	Warranty Deed
	Gas Easement

LEGEND

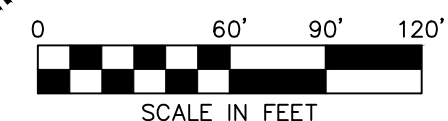
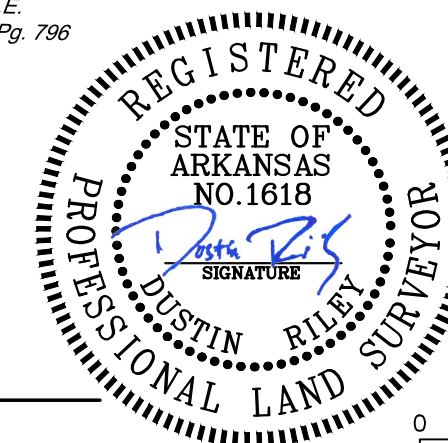
	P.O.B.		Point of Beginning
	E.E.		Electric Easement
	D.E.		Drainage Easement
	U.E.		Utility Easement
	PB		Plat Book
	R/W		Right-of-Way
	DR		Deed Record
			Utility & Drainage Easement per this document
			Emergency and Public Utility Access Easement Only, per separate document
			Right-of-Way Easement per this documents
			Easements to be Vacated per this documents
			Utility Easements per this document

LEGEND

	Sewer Clean Out
	Electric Meter
	Water Meter
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
	Sewer Manhole (SMH)
	Utility Pole
	Electric Riser
	Water Valve
	Irrigation Control Box
	Grease Trap
	Water Riser
	Electric Vault

LEGEND

	Fiber Optic Vault
	Telephone Vault
	Traffic Signal Vault
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Light Pole Overhanging
	Corrugated Plastic Pipe
	Reinforced Concrete Pipe



City of Bentonville Project # FP20-0004

SHEET 8



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Property Line Table		
Line #	Direction	Length
L2	N02°33'31"E	3.86'
L3	S02°24'53"W	38.72'
L4	S02°33'11"W	52.39'
L5	N87°25'55"W	50.00'
L6	N02°33'11"E	57.37'
L7	S02°33'11"W	48.23'
L8	N82°03'46"W	18.40'
L9	N42°51'31"W	13.88'
L10	N11°54'37"W	15.88'
L11	N00°48'52"E	27.32'
L12	N46°09'37"E	51.53'
L13	N87°31'53"W	4.34'
L14	N44°07'14"W	40.70'
L15	N01°09'49"E	35.05'
L16	N87°14'14"W	10.47'
L17	S87°31'53"E	41.12'

Property Curve Table						
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance	
C1	832.11'	62.46'	4°18'03"	N2°08'30"W	62.45'	
C2	713.00'	88.34'	7°05'55"	N0°44'02"W	88.28'	
C3	779.00'	35.52'	2°36'44"	N1°30'34"E	35.51'	
C4	741.00'	30.46'	2°21'19"	N1°22'52"E	30.46'	
C5	261.37'	26.92'	5°54'04"	N0°01'56"E	26.91'	
C6	156.99'	31.17'	11°22'38"	N8°49'20"W	31.12'	
C7	157.83'	32.97'	11°58'13"	N5°34'13"W	32.91'	
C8	362.05'	65.15'	10°18'37"	N9°55'02"E	65.06'	
C9	446.25'	118.55'	15°13'15"	N5°09'32"E	118.20'	
C10	586.71'	126.92'	12°23'40"	N3°51'59"E	126.67'	
C11	1282.03'	99.89'	4°27'51"	N12°24'46"E	99.86'	
C12	1104.85'	169.46'	8°47'17"	N10°20'11"E	169.29'	
C13	1981.60'	124.86'	3°36'37"	N4°01'49"E	124.84'	
C14	598.74'	48.93'	4°40'57"	N4°59'55"E	48.92'	
C15	503.71'	92.59'	10°31'56"	N2°04'26"E	92.46'	
C16	930.22'	100.05'	6°09'45"	N0°06'40"W	100.00'	
C17	739.68'	193.14'	14°57'38"	N10°27'02"E	192.59'	
C18	723.52'	196.73'	15°34'44"	N10°08'29"E	196.12'	
C19	346.03'	79.59'	13°10'45"	N8°56'30"E	79.42'	
C20	394.76'	82.77'	12°00'46"	N9°31'29"E	82.62'	

Easement Line Table		
LINE	BEARING	DISTANCE
EL18	S02°33'11"W	9.79'
EL19	S87°17'53"E	30.00'
EL20	S02°33'31"W	3.78'
EL21	S47°44'02"E	17.20'
EL22	S42°15'58"W	15.00'
EL23	N47°44'02"W	4.85'
EL24	S02°49'00"W	14.80'
EL25	N59°05'09"E	10.71'
EL26	S75°54'51"E	34.62'
EL27	N35°41'47"W	3.89'
EL28	N58°38'48"E	20.06'
EL29	N50°00'18"E	20.05'
EL30	S35°41'47"E	4.01'
EL31	N38°27'53"W	6.34'
EL32	N51°32'07"E	26.00'
EL33	S38°27'53"E	7.70'
EL35	S21°55'07"E	20.17'
EL36	S68°04'53"W	32.00'
EL37	N21°55'07"W	3.43'
EL38	S59°22'32"W	173.25'
EL39	S53°27'56"W	26.01'
EL40	N38°27'53"W	3.92'
EL41	S35°41'47"E	3.31'
EL42	S50°09'05"W	40.11'
EL43	N35°41'47"W	6.34'
EL44	S02°47'40"W	22.90'
EL45	N87°14'13"W	10.07'
EL46	N02°45'47"E	20.00'
EL48	N72°12'34"W	20.73'
EL49	S02°30'32"W	15.00'

Easement Line Table		
LINE	BEARING	DISTANCE
EL50	N02°22'34"E	15.00'
EL51	S88°18'53"E	15.00'
EL52	S80°40'07"E	15.00'
EL53	S87°14'13"E	35.00'
EL54	N71°18'25"W	31.25'
EL55	N87°19'51"W	30.00'
EL56	S02°22'34"W	15.44'
EL57	N88°02'32"W	35.98'
EL58	N02°27'38"E	31.05'
EL59	S87°14'13"E	26.28'
EL60	S02°22'34"W	6.76'
EL61	S87°37'26"E	9.65'
EL62	S02°22'34"W	8.41'
EL63	N58°10'39"E	16.79'
EL64	N58°10'39"E	14.02'
EL65	N87°22'45"W	6.18'
EL66	N02°37'15"E	27.67'
EL67	S87°22'45"E	6.26'
EL68	S02°46'45"W	2.79'
EL69	S02°46'45"W	27.67'
EL70	N87°22'45"W	6.48'
EL71	N02°37'15"E	27.67'
EL72	S87°22'45"E	6.55'
EL73	N81°05'26"W	6.78'
EL74	N08°54'34"E	27.67'
EL75	S81°05'26"E	6.39'
EL76	N80°33'02"W	7.01'
EL77	N09°26'58"E	27.67'
EL78	S80°33'02"E	6.92'
EL79	N17°41'12"E	6.30'

Easement Line Table		
LINE	BEARING	DISTANCE
EL80	N73°44'25"W	6.68'
EL81	N16°15'35"E	27.67'
EL82	S73°44'25"E	6.73'
EL84	N80°53'14"W	6.39'
EL85	N09°06'46"E	27.67'
EL86	S80°53'14"E	7.02'
EL88	N87°28'40"W	6.71'
EL89	N02°31'20"E	27.67'
EL90	S87°28'40"E	6.74'
EL94	S89°42'41"W	7.05'
EL95	N00°17'19"W	27.67'
EL96	N89°42'41"E	7.00'
EL98	N85°57'48"W	6.66'
EL99	N04°02'12"E	20.03'
EL100	N20°32'48"W	43.67'
EL101	N87°44'27"W	10.22'
EL102	N02°15'33"E	22.35'
EL103	N02°22'34"E	3.44'
EL104	S87°19'17"E	10.00'
EL105	N02°18'45"E	20.00'
EL106	S02°40'43"W	20.00'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC21	711.00'	29.23'	2°21'19"	S1°22'52"W	29.22'
EC22	809.00'	36.88'	2°36'44"	S1°30'34"W	36.88'
EC23	683.00'	84.62'	7°05'55"	S0°44'02"E	84.57'
EC24	800.00'	92.98'	6°39'34"	S0°57'13"E	92.93'
EC25	295.00'	70.79'	13°44'58"	N85°54'54"E	70.62'
EC26	195.00'	67.91'	19°57'16"	N69°03'47"E	67.57'
EC27	475.00'	236.64'	28°32'40"	S78°11'47"W	234.20'
EC28	475.00'	350.84'	42°19'10"	N71°18'32"E	342.92'
EC29	565.00'	414.90'	42°04'29"	N71°11'11"E	405.64'
EC30	457.00'	335.59'	42°04'29"	S71°11'11"W	328.10'
EC31	583.00'	430.61'	42°19'10"	S71°18'32"W	420.89'
EC32	454.31'	40.54'	5°06'44"	S52°35'12"W	40.52'
EC33	572.50'	422.90'	42°19'25"	S71°18'39"W	413.35'
EC34	557.50'	411.82'	42°19'25"	N71°18'39"E	402.52'
EC35	469.31'	43.75'	5°20'29"	N52°42'04"E	43.74'
EC36	595.82'	333.37'	32°03'28"	S75°10'39"W	329.04'
EC37	25.00'	39.23'	89°54'58"	N47°49'18"E	35.33'
EC38	36.00'	56.29'	89°34'50"	N47°59'23"E	50.72'
EC39	40.00'	62.70'	89°48'15"	N48°06'05"E	56.47'
EC40	346.03'	31.04'	5°08'21"	N12°57'42"E	31.03'
EC41	346.03'	27.68'	4°34'58"	S8°06'02"W	27.67'
EC42	723.52'	95.40'	7°33'18"	S14°09'12"W	95.34'
EC43	723.52'	27.67'	2°11'28"	S9°16'48"W	27.67'
EC47	739.68'	27.67'	2°08'36"	S16°22'16"W	27.67'
EC48	739.68'	49.12'	3°48'18"	N13°23'49"E	49.11'
EC49	739.68'	27.68'	2°08'38"	S10°25'21"W	27.67'
EC50	930.22'	20.39'	1°15'20"	S2°20'33"W	20.38'
EC51	739.68'	7.28'	0°33'51"	S3°15'09"W	7.28'
EC52	503.71'	10.82'	1°13'52"	N2°34'36"W	10.82'
EC53	503.71'	27.67'	3°08'51"	S0°23'14"E	27.67'

TOTAL TRACT DESCRIPTION

Parent Tract Lot 1 Deed Bk. 633, Pg. 222
SE/4 of the SE/4 of the NE/4 of Section 32, Township 20 North, Range 30 West, except the West 66 feet thereof; subject to street on the South side thereof AND part of the NW/4 of Section 33, Township 20 North, Range 30 West, described as beginning North 88°29 minutes 54 seconds East 389.33 feet, thence South 88°29 minutes 16 seconds East 1118.30 feet, thence South 01°04 minutes 10 seconds West 389.34 feet to the point of beginning, containing 1,986,336 square feet or 45.64 acres, more or less.

AND
Parent Tract Tract 6 Deed Bk. 671, Pg. 901
Tract 6, Bentonville Industrial Park, Bentonville, Arkansas as shown in Plat Record 14 at Page 06 of the Records of Benton County, Arkansas, containing 41,4691 square feet or 9.52 acres, more or less.

AND
Parent Tract Tract 5 Deed Bk. 2011, Pg. 8152
Part of Tract 5 of Bentonville Industrial Park, an addition to the City of Bentonville, Benton County, Arkansas, as filed for record November 12, 1985 in Plat Book 6 at Page 155, also being part of the NW/4 of the NW/4 of Section 33, Township 20 North, Range 30 West and being more particularly described as follows:
Commencing at the Northwest corner of said NW/4 of the NW/4; THENCE South 02°19'12" West, 208.70 feet; THENCE South 87°17'47" East, 5.57 feet to a set 1/2" rebar with plastic cap (P.S. 1339) on the right of way line of Arkansas Hwy 72 per Quit Claim Deed Record Book 2008 at Page 4916 and the POINT OF BEGINNING; THENCE South 87°17'47" East, 544.42 feet to a found 5/8" rebar; THENCE North 87°13'13" West, 550.00 feet to a found 1/2" rebar with plastic cap (P.S. 1369) and the right of way line of S.E. Martin Luther King, Jr. Parkway; THENCE, along said right of way, North 02°18'45" East, 681.62 feet to a set 1/2" rebar with plastic cap (P.S. 1339); THENCE, along said right of way line of Arkansas Highway 72, North 09°07'57" East, 46.90 to the POINT OF BEGINNING, containing 9.20 acres, more or less.

AND
Parent Tract Lot 7, Hill's Addition Deed Bk. 2017, Pg. 36177
Lot 7 of Hill's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record N at page 186. LESS AND EXCEPT that portion of the above described land previously conveyed to the City of Bentonville, Arkansas, in that certain Warranty Deed, dated April 10, 2000 and filed for record April 11, 2000, as Document No. 00034258, of the Records of Benton County, Arkansas, being more particularly described as follows: Part of Lot 7 of Hill's Addition to the City of Bentonville, Arkansas, as recorded in Plat Record "N" at page 186, more particularly described as beginning at the Northeast corner of said Lot 7, thence South 02°22'22" West 80.04 feet to the Southeast corner of said Lot 7, thence North 87°13'16" West, along the South line of said Lot 7, 9.64 feet; thence North 02°27'06" East 80.04 feet to the North line of said Lot 7; thence South 87°13'16" East, along the North line of said Lot 7, 9.53 feet to the Point of Beginning, containing 767 square feet, more or less.

AND
Parent Tract Deed Bk. 2006, Pg. 2826
Part of the SW 1/4 of the NW 1/4 of Section 33, Township 20 North, Range 30 West, City of Bentonville, Benton County, Arkansas, being more particularly described as: Beginning North 770.06 feet and East 691.72 feet from the Southwest corner of the SW 1/4 of the NW 1/4 of said Section 33; thence North 02°24'58" East 519.45 feet; Thence South 87°11'13" East 451.23 feet; thence South 02°30'34" West 518.74 feet; thence North 87°16'35" West 450.38 feet to the point of beginning.

AND
Parent Tract Deed Bk. 2016, Pg. 46400
Part of the NW 1/4 of the NW 1/4 of Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point South 89°40' East 199.9 feet from the NW corner of the said NW 1/4 of the NW 1/4; thence South 89°40' East 217.6 feet; thence South 00°01' West 208.7 feet; thence North 89°40' West 217.6 feet; thence North 00°01' East 208.7 feet to the place of beginning.
LESS AND EXCEPT a strip of property 5 feet in width along the entire North property line as additional Highway #72 right of way for the City of Bentonville in compliance with City's Master Street Plan.
Being the same lands as set forth in ALTA/NSPS Land Title Survey made by Kevin Michael Hall, PLS No. 1789, of CEI Engineering Associates, Inc., dated June 24, 2016, and designated Job No. 29656, being more particularly described as follows:
A tract of land being described in Deed Book 1990, Page 28442 and being surveyed according to Plat Book A15, Page 171 and Plat Book A151, Page 1718, being situated in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows:
COMMENCING at the calculated Northwest corner of said Quarter, Quarter of Section 33; THENCE along the North line of said Section 33, South 87°07'25" East a distance of 199.98 feet to the POINT OF BEGINNING;
THENCE continuing along said North line, South 87°07'25" East a distance of 217.68 feet; THENCE leaving said North line, South 02°10'41" West crossing a found 5/8" rebar (LS#1118) according to Plat Book 2010, Page 439 on the South right-of-way of E. Central Ave. according to AHTD Job #090178 at a distance of 41.30 feet and continuing for a total distance of 207.59 feet to a found 1" pipe according to Plat Book 2010, Page 439 and Plat Book N, Page 207; THENCE North 87°16'25" West a distance of 218.43 feet to a found 1/2" rebar; THENCE North 02°23'15" East a distance of 208.16 feet to the POINT OF BEGINNING and containing 45,327 square feet or 1.04 acres, more or less.

AND
Parent Tract Lot 8, Hill's Addition Deed Bk. 2017, Pg. 30438
Lot 8 of Hill's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record N at page 186.

AND
Parent Tract "A" Deed Bk. 2017, Pg. 38055
Tract "A" of Plat X-205, being a part of the NW1/4 of the N W1/4 of Section 33, Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:
Beginning at the NW corner of said Section 33, being a found railroad spike in the centerline of Arkansas Highway #72; thence along the North line of said NW1/4 of the NW1/4, South 89°40'00" East 199.90 feet; thence South 00o01'00"West 208,70 feet to a found iron pin; thence North 89o40'00"West 200.30 feet to a found iron pin; thence North 00°07'00" East 208.70 feet to the Point of Beginning. Subject to the right of way of Arkansas Highway #72 along the North side thereof.
LESS AND EXCEPT
Part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, more particularly described as follows: Commencing at a railroad spike being used as the common corner of Sections 28,29,32, and 33; thence South 02°27'24"West along the West line of the Northwest Quarter of the Northwest Quarter of Section 33 a distance of 42.48 feet to a point on the Southerly right of way line of Arkansas State Highway 72 as established by AHTD Job 9147 for the point of beginning; thence South S7°15t51*t East along said right of way line a distance of 37.49 feet to a point on the Southerly right of way of Arkansas State Highway 72 as established by AHTD Job 090178; thence South S7°57'47"WWest along said right of way line a distance of 30.48 feet to a point; thence South 02°50,58" West along said right of way line a distance of 98.00 feet to a point; thence South 09°16'19"West along said right of way line a distance of 51,69 feet to a point; thence North 87°24'47"West a distance of 5.57 feet to a point on the West line of the Northwest Quarter of the Northwest Quarter of Section 33 also being the Easterly right of way line of SE "S" Street; thence North 02°27'24" East along said right of way line a distance of 166.75 feet to the point of beginning, as shown on plans prepared by the AHTD referenced as Job 090178.





Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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City of Bentonville Project # FP20-0004

Total tract containing square feet or acres, more or less.

Survey Description Lot 1

A part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being known as Tract "A" of Plat Book X, Page 205 in the public records of Benton County, Arkansas, hereinafter being known as Lot 1, Walmart Layout Subdivision and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83 performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
BEGINNING at a found rebar, being the most northern corner of said Tract "A";
THENCE South 87°15'51" East along the South right-of-way of E. Central Ave., a distance of 162.11 feet to a found 5/8" rebar;
THENCE South 02°23'03" West along the West boundary of said Tract "A", a distance of 166.44 feet to a found 1/2" rebar being the Southeast corner of said Tract "A";
THENCE North 87°16'44" West along the South boundary of said Tract "A", a distance of 174.18 feet to a set 5/8" rebar capped with LS #1618;
THENCE North 02°33'31" East, a distance of 158.53 feet to a set 5/8" rebar capped with LS #1618;
THENCE North 58°10'39" East, a distance of 14.02 feet to the **POINT OF BEGINNING**, containing **28,907** square feet or **0.66** acres, more or less.

Survey Description Lot 2

A part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being the parcel described in Deed Book 2016, Page 46400 and the same lands as set forth in ALTA/NSPS Land Title Survey made by Kevin Hall PLS No. 1789, of CEI Engineering Associates, Inc. dated June 24, 2016, and designated Job No. 29656, hereinafter being known as Lot 2 and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83 performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
BEGINNING at a found 5/8" rebar, being the Northeast corner said parcel;
THENCE South 02°10'41" West along the West boundary of said parcel, a distance of 166.26 feet to a found 1" pipe and the Southeast corner of said parcel;
THENCE North 87°17'21" West along the South boundary of said parcel, a distance of 218.43 feet to a found 1/2" rebar and the Southwest corner of said parcel;
THENCE North 02°23'15" East along the West boundary of said parcel, a distance of 166.40 feet to a found 5/8" rebar and the Northwest corner of said parcel;
THENCE South 87°15'51" East along the North boundary of said parcel, a distance of 217.83 feet to the **POINT OF BEGINNING**; containing **36,280** square feet or **0.83** acres, more or less.

Survey Description Lot 3

A part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being part of Tract 5, Bentonville Industrial Park to the City of Bentonville according to Plat Book 6, Page 155 in the public records of Benton County, Arkansas, hereinafter being known as Lot 3, Walmart Layout Subdivision and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83 performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
COMMENCING a t a found 2" aluminum cap on the East right-of-way of SE Martin Luther King Jr. Pkwy. (MLK);
THENCE North 09°00'16" East along said right-of-way, a distance of 47.26 feet to the Northwest corner of aforementioned Lot 5;
THENCE South 87°17'53" East along the North boundary of said Lot 5, a distance of 20.64 feet the **POINT OF BEGINNING**;
THENCE South 87°17'21" East along said North boundary, a distance of 523.78 feet to a set 5/8" rebar capped LS #1618;
THENCE South 02°18'45" West along the West boundary of Tract 6 Bentonville Industrial Park according to Plat Book 14, Page 06, a distance of 728.60 feet to a set 5/8" rebar capped LS #1618;
THENCE North 87°11'14" West along the North boundary of Lot 1, Bentonville Industrial Park according to Plat Book 6, Page 79, a distance of 500.43 feet to a set 5/8" rebar capped with LS #1618 on the East right-of-way of SE Martin Luther King Jr. Pkwy.;
THENCE along the East Right-of-Way SE Martin Luther King Jr. Pkwy., the following eight (8) calls;
1. along the arc of a non-tangent curve to the left curve 62.46 feet, having a radius of 832.11 feet, through a central angle of 04°18'03", having a chord which bears North 02°08'30" West, a distance of 62.45 feet to a set 5/8" rebar capped with LS #1618;
2. North 04°16'59" West, a distance of 78.18 feet to a set 5/8" rebar capped with LS #1618;
3. along the arc of a curve to the right 88.34 feet, having a radius of 713.00 feet, through a central angle of 07°05'55", having a chord bearing and distance of North 00°44'02" West, a distance of 88.28 feet to a set 5/8" rebar capped with LS #1618;
4. North 02°48'56" East, a distance of 262.69 feet to a set 5/8" rebar capped with LS #1618;
5. along the arc of a curve to the left 35.52 feet, having a radius of 779.00 feet, through a central angle of 02°36'44", having a chord bearing and distance of North 01°30'34" East, a distance of 35.51 feet to a set 5/8" rebar capped with LS #1618;
6. North 00°12'12" East, a distance of 167.40 feet to a set 5/8" rebar capped with LS #1618;
7. along the arc of a Curve to the right 30.46 feet, having a radius of 741.00 feet, through a central angle of 02°21'19", having a chord bearing and distance of North 01°22'52" East, a distance of 30.46 feet to a set 5/8" rebar capped with LS #1618;
8. North 02°33'31" East, a distance of 3.86 feet to the **POINT OF BEGINNING**; containing **375,985** square feet or **8.63** acres, more or less.

Survey Description Lot 4

A part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being part of Tract 6, Bentonville Industrial Park according to Plat Book 14, Page 06, part of Lot 7 and all of Lot 8, Hills Addition according to Plat Book N, Page 186 to the City of Bentonville, Benton County, Arkansas, hereinafter being known as Lot 4, Walmart Layout Subdivision to the City of Bentonville, Benton County, Arkansas, and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83 performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
BEGINNING at a found 1" pipe being the Northeast corner of said Tract 6;
THENCE South 02°24'53" West along the East boundary of said Tract 6, a distance of 688.31 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 87°17'01" East along the South boundary of Lot 6, Hills Addition according to Plat Book N, Page 186, a distance of 169.27 feet to a set 5/8" rebar capped with LS #1618 on the West right-of-way of SE Moberly Lane;
THENCE South 02°36'46" West along said West right-of-way, a distance of 79.75 feet;
THENCE North 87°19'02" East, a distance of 168.99 feet to a found 5/8" rebar;
THENCE North 02°24'53" West along the South boundary of aforementioned Lot 7, Hills Addition, a distance of 38.72 to a set 5/8" rebar capped with LS #1618;
THENCE North 87°11'14" West along the North boundary of Lot 1, Bentonville Industrial Park according to Plat Book 6, Page 79, a distance of 567.61 feet to a set 5/8" rebar capped with LS #1618;
THENCE North 02°18'45" East along the East boundary of Tract 5 Bentonville Industrial Park according to Plat Book 6, Page 155, a distance of 728.60 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 87°16'25" East along the North boundary of Tract 6, Bentonville Industrial Park according to Plat Book 14, Page 06, a distance of 568.90 feet to the **POINT OF BEGINNING**; containing **427,758** square feet or **9.82** acres, more or less.

Survey Description Lot 6

A part of the Southeast Quarter (SE/4), of the Northeast Quarter (NE/4), Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being part of Lot 1, Bentonville Industrial Park to the City of Bentonville according to Plat Book 6, Page 79 in the public records of Benton County, Arkansas, hereinafter known as Lot 6, Walmart Layout Subdivision to the City of Bentonville, Benton County, Arkansas, and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
BEGINNING at a set 5/8" rebar capped LS #1618, being the Southwest corner of said Lot 1;
THENCE along the West boundary of said Lot 1, the following six (6) calls:
1. North 02°15'30" East, a distance of 164.82 feet to a set 5/8" rebar capped LS #1618;
2. North 02°09'21" East, a distance of 426.22 feet to a set 5/8" rebar capped LS #1618;
3. North 86°44'42" West, a distance of 66.21 feet to a set 5/8" rebar capped LS #1618;
4. North 02°33'45" East, a distance of 451.42 feet to a set 5/8" rebar capped LS #1618;
5. South 87°14'44" East, a distance of 208.70 feet to a set 5/8" rebar capped LS #1618;
6. North 02°34'19" East, a distance of 208.70 feet to a set 5/8" rebar capped LS #1618 and a point on South right-of-way of SE 5th Street;
THENCE South 87°14'44" East along said right-of-way, a distance of 354.94 feet to a set 5/8" rebar capped LS #1618 and a point on the West right-of-way of Martin Luther King Jr. Pkwy (MLK);
THENCE along said right-of-way, the following thirteen (13) calls:
1. South 02°28'13" West, a distance of 71.74 feet to a set 5/8" rebar capped LS #1618;
2. South 87°31'53" East, a distance of 41.12 feet to a set 5/8" rebar capped LS #1618;
3. South 02°21'07" West, a distance of 53.76 feet to a set 5/8" rebar capped LS #1618;
4. along the arc of a non-tangent curve to the right 48.93 feet, having a radius of 598.74 feet, through a central angle of 04°40'57", having a chord which bears South 04°59'55" West, a distance of 48.92 feet to a set 5/8" rebar capped LS #1618;
5. along the arc of a reverse tangent curve to the left 92.59 feet, having a radius of 503.71 feet, through a central angle of 10°31'56", having a chord bearing and distance of South 02°04'26" West, a distance of 92.46 feet to a set 5/8" rebar capped LS #1618;
6. along the arc a reverse tangent curve to the right 100.05 feet, having a radius of 930.22 feet, through a central angle of 06°09'45", having a chord bearing and distance of South 00°06'40" East, a distance of 100.00 feet to a set 5/8" rebar capped LS #1618;
7. along the arc of a compound tangent curve to the right 193.14 feet, having a radius of 739.68 feet, through a central angle of 14°57'38", having a chord bearing and distance of South 10°27'02" West, a distance of 192.59 feet to a set 5/8" rebar capped LS #1618;
8. along the arc of a reverse tangent curve to the left 196.73 feet, having a radius of 723.52 feet, through a central angle of 15°34'44", having a chord bearing and distance of South 10°08'29" West, a distance of 196.12 feet to a set 5/8" rebar capped LS #1618;
9. South 02°21'07" West, a distance of 53.37 feet to a set 5/8" rebar capped LS #1618;
10. along the arc of a curve to the right 79.59 feet, having a radius of 346.03 feet, through a central angle of 13°10'45", having a chord bearing and distance of South 08°56'30" West, a distance of 79.42 feet to a set 5/8" rebar capped LS #1618;
11. along the arc of a reverse tangent curve to the left 82.77 feet, having a radius of 394.76 feet, through a central angle of 12°00'46", having a chord bearing and distance of South 09°31'29" West, a distance of 82.62 feet to a set 5/8" rebar capped LS #1618;
12. South 02°46'45" West, a distance of 262.64 feet to a set 5/8" rebar capped LS #1618;
13. South 46°10'50" West, a distance of 28.61 feet to a set 5/8" rebar capped LS #1618 and a point on the North right-of-way of SE 8th Street;
THENCE North 87°30'40" West along said right-of-way, a distance of 446.70 feet to the **POINT OF BEGINNING**; containing 629,367 square feet or 14.45 acres, more or less.

Survey Description Lot 5

A part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), Section 33, Township 20 North, Range 30 West, Benton County, Arkansas, being part of Lot 1, Bentonville Industrial Park according to Plat Book 6, Page 79, part of Lot 5 and the common area, Ellis Addition according to a Final Plat executed by John Ramsey, LS #689 and signed April 19, 1978, the parcel described at Deed Book 2006, Page 2827 and Lot 8, Hills Addition, according to Plat Book N, Page 186 in the public records of Benton County, Arkansas, hereinafter known as Lot 5, Walmart Layout Subdivision to the City of Bentonville, Benton County, Arkansas, and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83 performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
BEGINNING a t a found 5/8" rebar being the Northwest corner of the parcel described at Deed Book 2015, Page 31724;
THENCE North 87°19'51" West along the North boundary of said parcel, a distance of 139.52 feet to a set 5/8" rebar capped LS #1618;
THENCE South 02°33'11" West along the West boundary of said parcel, a distance of 52.39 feet to a set 5/8" rebar capped LS #1618;
THENCE North 87°25'55" West along the North right-of-way of SE 8th Street, a distance of 50.00 feet to a set 5/8" rebar capped LS #1618;
THENCE North 02°33'11" East along the East boundary of Lot 2, Ellis Addition according to a plat done by John Ramsey LS #689 filed for record April 21, 1978, a distance of 57.37 feet to a set 5/8" rebar capped LS #1618;
THENCE North 87°22'22" West along the North boundary of said Ellis Addition, a distance of 279.80 feet to a set 5/8" rebar capped LS #1618 being the Northwest corner of Lot 4, Ellis Addition;
THENCE South 02°33'11" West along the West boundary of said Lot 4, a distance of 48.23 feet to a set 5/8" rebar capped LS #1618;
THENCE North 82°03'46" West along the North right-of-way of aforementioned SE 8th Street, a distance of 18.40 feet to a set 5/8" rebar capped LS #1618;
THENCE North 87°46'48" West, a distance of 153.27 feet to a set 5/8" rebar capped with LS #1618;
THENCE along the East right-of-way of SE Martin Luther King Jr. Pkwy, the following 19 calls;
1. North 42°51'31" West, a distance of 13.88 feet to a set 5/8" rebar capped with LS #1618;
2. along the arc of a non-tangent curve to the left 26.92 feet, having a radius of 261.37 feet, through a central angle of 05°54'04", having a chord which bears North 00°01'56" East, a distance of 26.91 feet to a set 5/8" rebar capped with LS #1618;
3. along the arc of a non-tangent curve to the left 31.17 feet, having a radius of 156.99 feet, through a central angle of 11°22'38", having a chord which bears North 08°49'20" West, a distance of 31.12 feet to a set 5/8" rebar capped with LS #1618;
4. North 11°54'37" West, a distance of 15.88 feet to a set 5/8" rebar capped with LS #1618;
5. along the arc of a non-tangent curve to the right 32.97 feet, having a radius of 157.83 feet, through a central angle of 11°58'13", having a chord which bears North 05°34'13" West, a distance of 32.91 feet to a set 5/8" rebar capped with LS #1618;
6. North 00°48'52" East, a distance of 27.32 feet to a set 5/8" rebar capped with LS #1618;
7. along the arc of a non-tangent curve to the right 65.15 feet, having a radius of 362.05 feet, through a central angle of 10°18'37", having a chord which bears North 09°55'02" East, a distance of 65.06 feet to a set 5/8" rebar capped with LS #1618;
8. along the arc of a non-tangent curve to the left 118.55 feet, having a radius of 446.25 feet, through a central angle of 15°13'15", having a chord which bears North 05°09'32" East, a distance of 118.20 feet to a set 5/8" rebar capped with LS #1618;
9. along the arc of a non-tangent curve to the right 126.92 feet, having a radius of 586.71 feet, through a central angle of 12°23'40", having a chord which bears North 03°51'59" East, a distance of 126.67 feet to a set 5/8" rebar capped with LS #1618;
10. along the arc of a non-tangent curve to the right 99.89 feet, having a radius of 1,282.03 feet, through a central angle of 04°27'51", having a chord which bears North 12°24'46" East, a distance of 99.86 feet to a set 5/8" rebar capped with LS #1618;
11. along the arc of a non-tangent curve to the left 169.46 feet, having a radius of 1,104.85 feet, through a central angle of 08°47'17", having a chord which bears North 10°20'11" East, a distance of 169.29 feet to a set 5/8" rebar capped with LS #1618;
12. along the arc of a non-tangent curve to the left 124.86 feet, having a radius of 1,981.60 feet, through a central angle of 03°36'37", having a chord which bears North 04°01'49" East, a distance of 124.84 feet to a set 5/8" rebar capped with LS #1618;
13. North 02°09'33" East, a distance of 318.13 to a set 5/8" rebar capped with LS #1618;
14. North 46°09'37" East, a distance of 51.53 feet to a set 5/8" rebar capped with LS #1618;
15. North 02°28'07" East along the (N,S,E,W) boundary of said , a distance of 80.00 feet to a set 5/8" rebar capped with LS #1618;
16. North 87°31'53" West, a distance of 4.34 feet to a set 5/8" rebar capped with LS #1618;
17. North 44°07'14" West, a distance of 40.70 feet to a set 5/8" rebar capped with LS #1618;
18. North 02°22'34" East, a distance of 288.25 feet to a set 5/8" rebar capped with LS #1618
19. North 01°09'49" East, a distance of 35.05 feet to a set 5/8" rebar capped with LS #1618;
THENCE leaving said right-of-way, South 87°11'14" East along the North boundary of said Lot 1, a distance of 1068.04 feet to a set 5/8" rebar capped LS #1618;
THENCE South 02°24'53" West along the West boundary of Lot 7, Hills Addition, a distance of 38.72 feet to a set 5/8" rebar capped LS #1618;
THENCE South 87°19'02" East along the North boundary of aforementioned Lot 8, a distance of 168.99 feet set 5/8" rebar capped LS #1618 and a point on the West right-of-way of SE Moberly Lane;
THENCE South 02°36'46" West along said right-of-way, a distance of 79.77 feet to a found 5/8" rebar capped LS #1759;
THENCE North 87°17'39" West along the North boundary of Lot 9, Hills Addition, a distance of 168.72 feet to a set 5/8" rebar capped LS #1618;
THENCE South 02°24'53" West, a distance of 270.51 feet to a set 5/8" rebar capped LS #1618 and the Southwest corner of Lot 12, Hills Addition according to a Plat Book 2009, Page 525;
THENCE North 87°14'14" West along the North boundary of Lot 2, Max McCaugh Subdivision according to Plat Book 2006, Page 842, a distance of 10.47 feet to a set 5/8" rebar capped LS #1618;
THENCE South 02°30'32" West, a distance of 518.74 feet to a found 5/8" rebar capped LS #1759;
THENCE North 87°18'02" West, a distance of 450.38 feet to a set 5/8" rebar capped LS #1618;
THENCE South 02°24'56" West, a distance of 676.14 feet to the **POINT OF BEGINNING**; containing 1,419,812 square feet or 32.59 acres, more or less.

Survey Description Overall Walmart Layout Subdivision

A part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), Section 33, and a part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4), Section 32 in Township 20 North, Range 30 West, Benton County, Arkansas, being known as Tract "A" of Plat Book X, Page 205, the parcel described in Deed Book 2016, Page 46400 and the same lands as set forth in ALTA/NSPS Land Title Survey made by Kevin Hall PLS No. 1789, of CEI Engineering Associates, Inc. dated June 24, 2016, and designated Job No. 29656, part of Tract 5, Bentonville Industrial Park to the City of Bentonville according to Plat Book 6, Page 155, part of Tract 6, Bentonville Industrial Park according to Plat Book 14, Page 06, part of Lot 7 and all of Lot 8, Hills Addition according to Plat Book N, Page 186, part of Lot 1, Bentonville Industrial Park according to Plat Book 6, Page 79, part of Lot 5 and the common area, Ellis Addition according to a Final Plat executed by John Ramsey, LS #689 and signed April 19, 1978, the parcel described at Deed Book 2006, Page 2827 and Lot 8, Hills Addition, according to Plat Book N, Page 186, and part of Lot 1, Bentonville Industrial Park to the City of Bentonville according to Plat Book 6, Page 79, all in the public records of Benton County, Arkansas, hereinafter being known as Walmart Layout Subdivision and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83 performed on February 18, 2020 by CEI Engineering Associates, Inc. as follows:
BEGINNING at a found rebar, being the most Northern Northwest corner of said Tract "A";
THENCE South 87°15'51" East along the South right-of-way of SE 8th St. according to AHTD Job #9147, a distance of 380.25 feet to a found 5/8" rebar;
THENCE South 02°10'41" West along the East boundary of the aforementioned parcel described in Deed Book 2016, Page 46400, a distance of 166.30 feet to a found 1" pipe;
THENCE South 87°16'25" East along the North boundary of Bentonville Industrial Park, a distance of 700.07 feet to a found 1" pipe and the Northeast corner of aforementioned Tract 6;
THENCE South 02°24'53" West along the East boundary of said Tract 6, a distance of 688.31 feet to a set 5/8" rebar capped with LS #1618 and the Northwest corner of aforementioned Lot 7, Hills Addition;
THENCE South 87°17'01" East along the North boundary of said Lot 7, a distance of 169.27 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 02°36'46" West along the West right-of-way SE Moberly Ln., passing a to a set 5/8" rebar capped with LS #1618 at a distance of 79.95 feet, continuing for a total distance of 159.52 feet to a found 5/8" rebar capped with LS #1759 and the Southeast corner of aforementioned Lot 8;
THENCE North 87°17'39" West along the South boundary of said Lot 8, a distance of 168.72 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 02°24'53" West, a distance of 270.51 feet to a set 5/8" rebar capped with LS #1618;
THENCE North 87°14'13" West, a distance of 10.47 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 02°30'32" West along the East boundary of the aforementioned parcel described in Deed Book 2006, Page 2827, a distance of 518.74 feet to a found 5/8" rebar capped LS #1759;
THENCE North 87°18'02" West along the South boundary of said parcel, a distance of 450.38 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 02°24'56" West along the East boundary of aforementioned Lot 1, a distance of 676.14 feet to a found 5/8" rebar;
THENCE along the South boundary of said Lot 1, the following six (6) calls;
1. North 87°19'51" West, a distance of 139.53 feet to a set 5/8" rebar capped with LS #1618;
2. South 02°32'02" West, a distance of 52.39 feet to a set 5/8" rebar capped with LS #1618;
3. North 87°25'55" West, a distance of 50.00 feet to a set 5/8" rebar capped with LS #1618;
4. North 02°33'11" East, a distance of 57.37 feet to a set 5/8" rebar capped with LS #1618;
5. North 87°22'22" West, a distance of 279.80 feet to a set 5/8" rebar capped with LS #1618;
6. South 02°33'11" West, a distance of 58.02 feet to a point on the North right-of-way of SE 8th St.;
THENCE North 87°30'40" West along said North right-of-way, a distance of 781.64 feet to a set 5/8" rebar capped with LS #1618;
THENCE along the West boundary of aforementioned Lot 1, the following six (6) calls;
1. North 02°15'30" East, a distance of 164.82 feet to a set 5/8" rebar capped with LS #1618;
2. North 02°09'21" East, a distance of 426.22 feet to a set 5/8" rebar capped with LS #1618;
3. North 86°44'42" West, a distance of 66.21 feet to a set 5/8" rebar capped with LS #1618;
4. North 02°33'45" East, a distance of 451.42 feet to a set 5/8" rebar capped with LS #1618;
5. South 87°14'44" East, a distance of 208.70 feet to a set 5/8" rebar capped with LS #1618;
6. North 02°34'19" East, a distance of 208.70 feet to a point on the South right-of-way of SE 5th St. and a set 5/8" rebar capped with LS #1618;
THENCE South 87°14'44" East along said South right-of-way, a distance of 452.94 feet to a found 5/8" rebar capped LS #1759 and a point on the West boundary of Section 33, Township 20 North, Range 30 West, Benton County, Arkansas;
THENCE North 02°22'34" East along said West boundary, a distance of 1,071.95 feet to a found 2" aluminum monument stamped LS #406;
THENCE North 09°19'00" East, a distance of 98.71 feet to a found 2" aluminum monument;
THENCE North 02°50'11" East along the West boundary of aforementioned Tract "A", a distance of 97.95 feet to a found 2" aluminum monument;
THENCE North 57°50'39" East, a distance of 30.55 feet to the **POINT OF BEGINNING**; containing **3,120,357** square feet or **71.63** acres, more or less.

City of Bentonville Project # FP20-0004

SHEET 10



Engineering Associates, Inc.

ENGINEERS	•	PLANNERS	•	SURVEYORS
LANDSCAPE	•	ARCHITECTS	•	ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWAY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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Runoff Mitigation Requirements

PC Date: 12/1/2020

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.



#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 protect 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.



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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 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.



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.



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?



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.



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.



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 may 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

Pg. 1 of 1

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

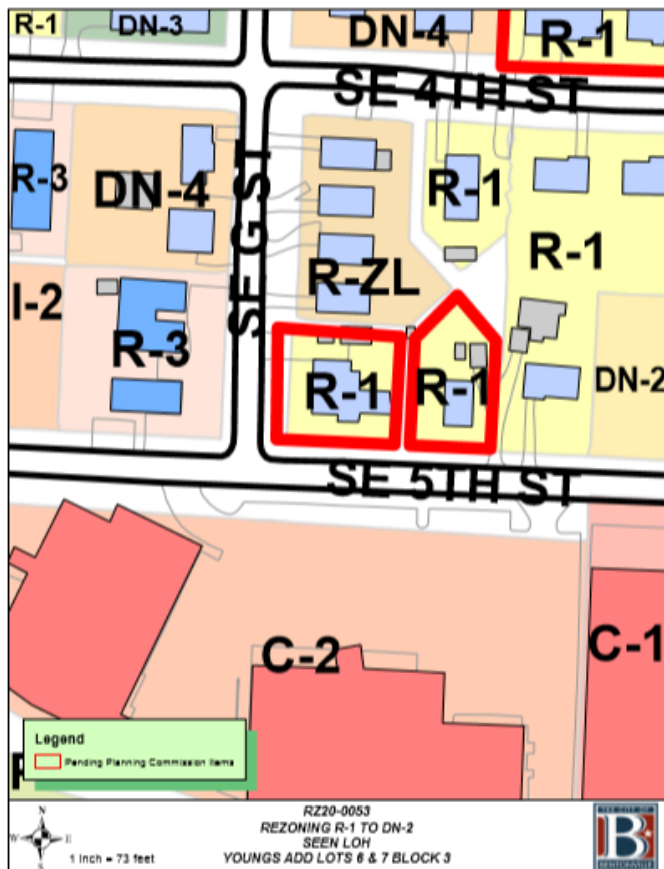
PC Date: 12/1/2020

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://arcris.org/08HvK8>

Location Map



Property Description

Currently zoned R-1, Single Family Residential. 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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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

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DN-4, Downtown Mixed-use Residential

Land Uses:

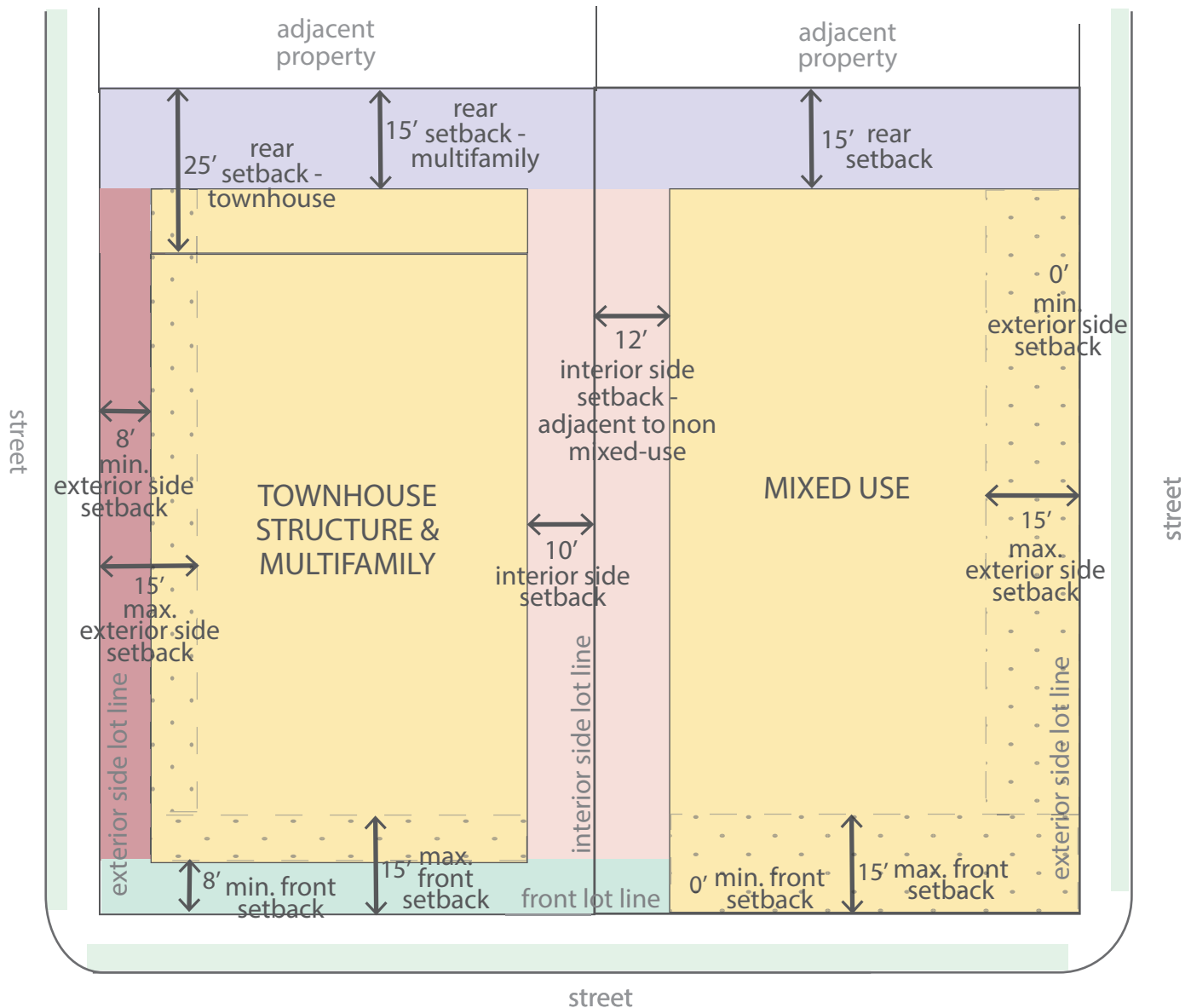
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living	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 ($\leq 4,000$ 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 ($\leq 4,000$ 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	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-Use Residential

Setback Illustration





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 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

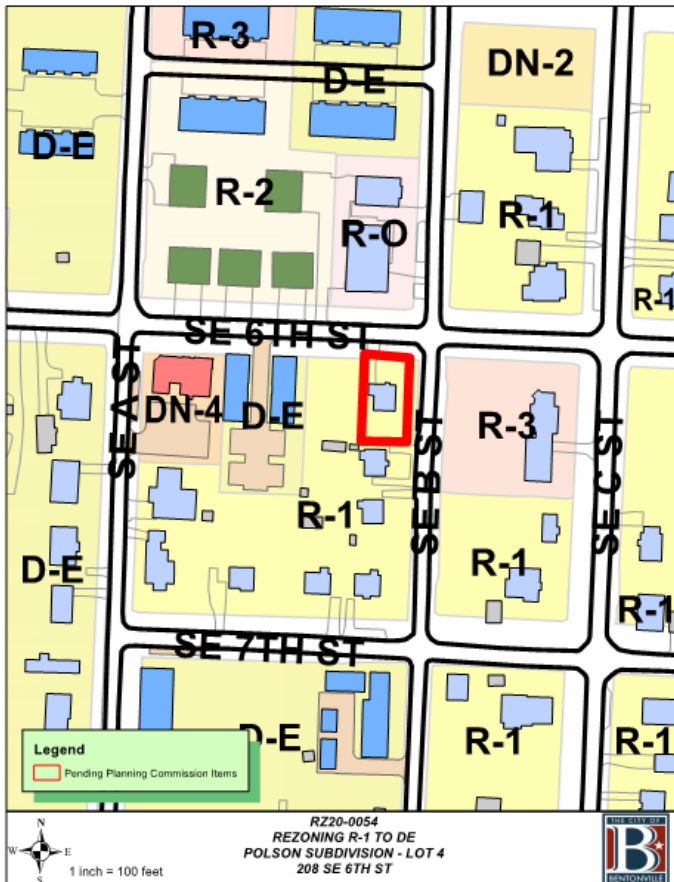
PC Date: 12/1/2020

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 transitional 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			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						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

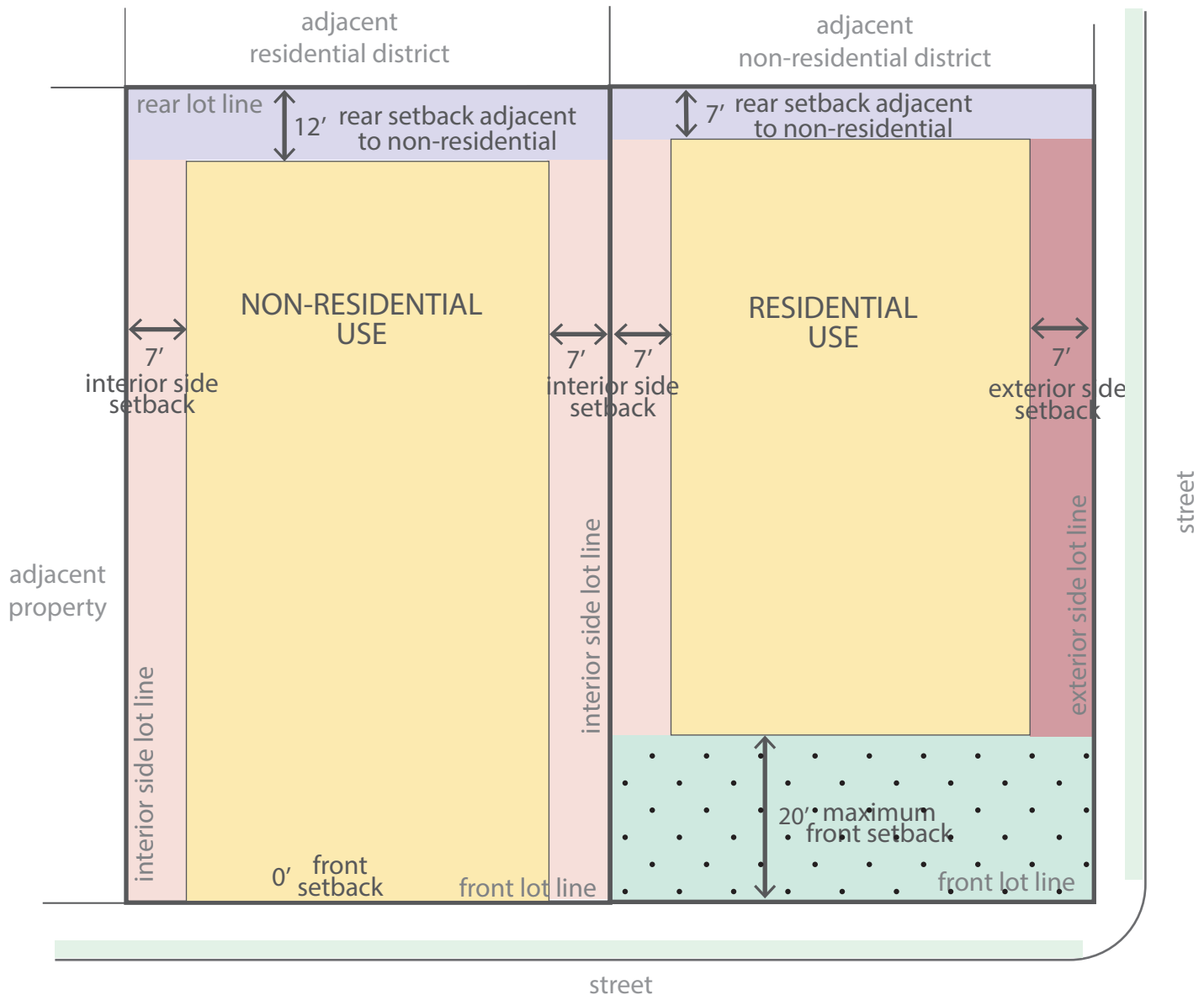
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two 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 ($\leq 4,000$ 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 ($\leq 4,000$ 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



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,

A handwritten signature in black ink, appearing to read 'Lisa Jones', with a stylized flourish at the end.

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



Alice L Walton Foundation, Inc.

NE J Street

PC Date: 12/1/2020

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. The surrounding zoning classifications include A-1, Agricultural to the north, west, and 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

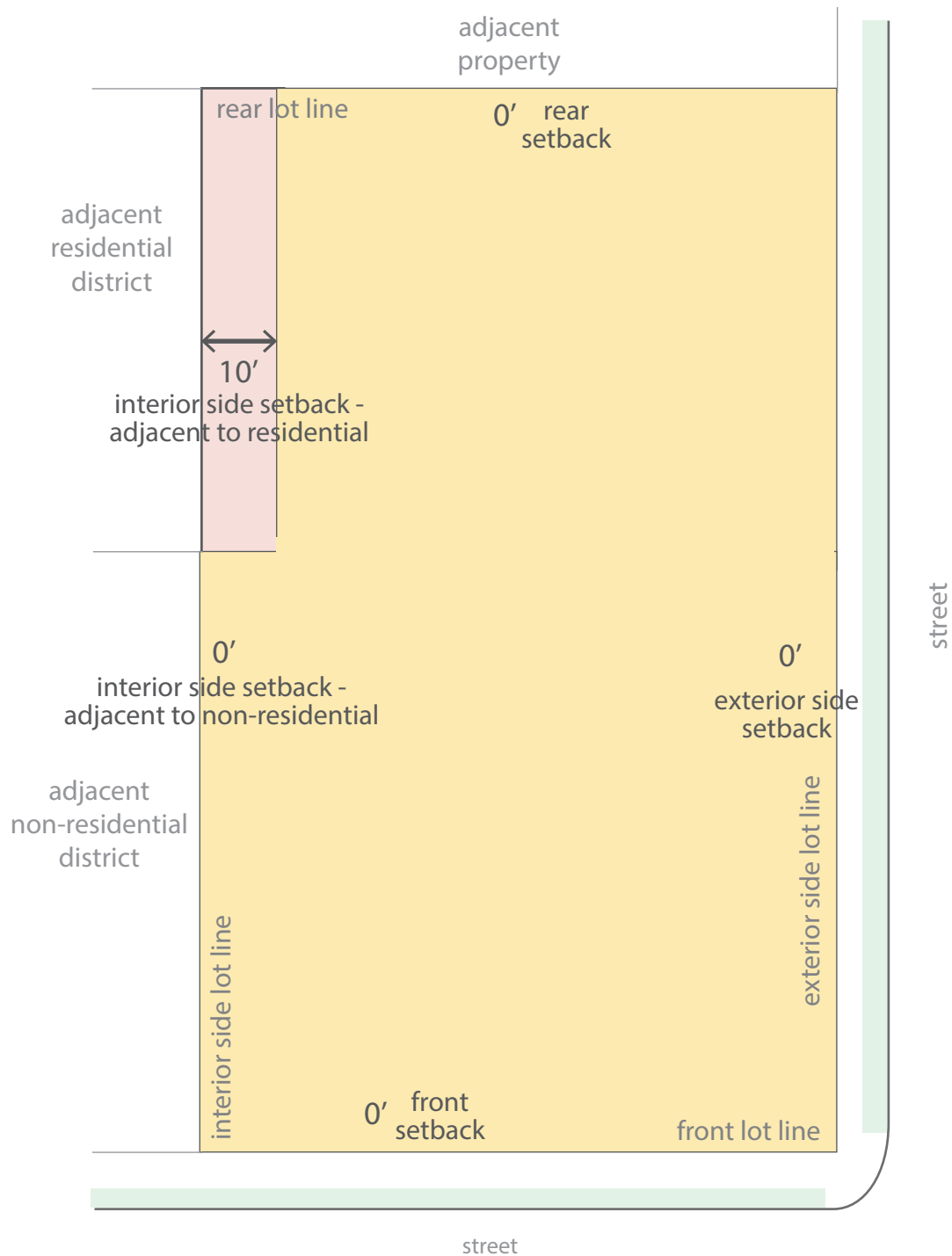
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Urban farm Residential Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation Recreation, Education & Assembly Aquarium Community center 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 ($\leq 4,000$ gsf) Office - large scale ($\geq 4,000$ 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 ($\leq 4,000$ gsf) Sidewalk café in public right-of-way Transportation / Utilities Broadcasting studio	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	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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C-3, Mixed- Use Commercial

Setback Illustration



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



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

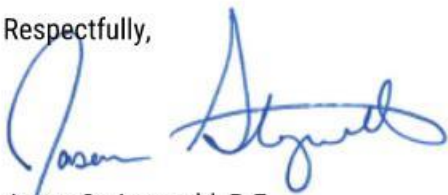
Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

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.

Thank you for your consideration of this request.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Jason Steigerwald". The signature is fluid and cursive, with the first name "Jason" written in a smaller, more legible script than the last name "Steigerwald".

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

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.

RZ20-0056

☒ I / we object to the rezoning because:

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
Signature and Physical Address

709 GREENWOOD
WAY
BUL-AR

Lyn Rogers
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.

REZONING STAFF REPORT



Sooter Trust

NW 3rd Street

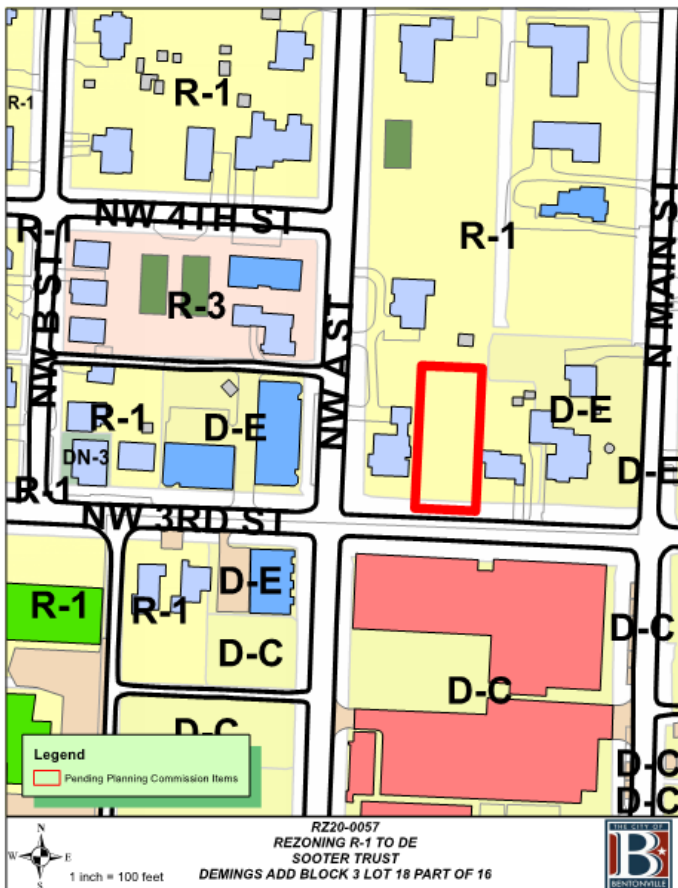
PC Date: 12/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0057
Applicant / Current Owner	Chris Sooter Revocable Trust
Site Area	.35 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High-Density Residential

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

Location Map



Property Description

Located on NW 3rd Street, between NW A Street and N Main Street. Adjacent zoning districts include R-1, Single-Family Residential to the north, east, and west, and DC, Downtown Core, to the south. Properties further east and west along NW 3rd Street are zoned DE, Downtown Edge.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High-Density Residential. These areas typically include apartments, condominium buildings, and resident-oriented commercial uses.

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. The DE, Downtown Edge zoning district's allowable density and uses lends itself to the vision for the Downtown Transition Character Area.

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 transitional 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 align the zoning of this property with recent development trends in the area.

Conclusion

The proposed rezoning aligns with the Future Land Use Plan designation of Downtown Commercial and the Downtown Transition Character Area of the Community Plan.

Surrounding zoning districts and developments in the area also lend credence to the 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			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						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

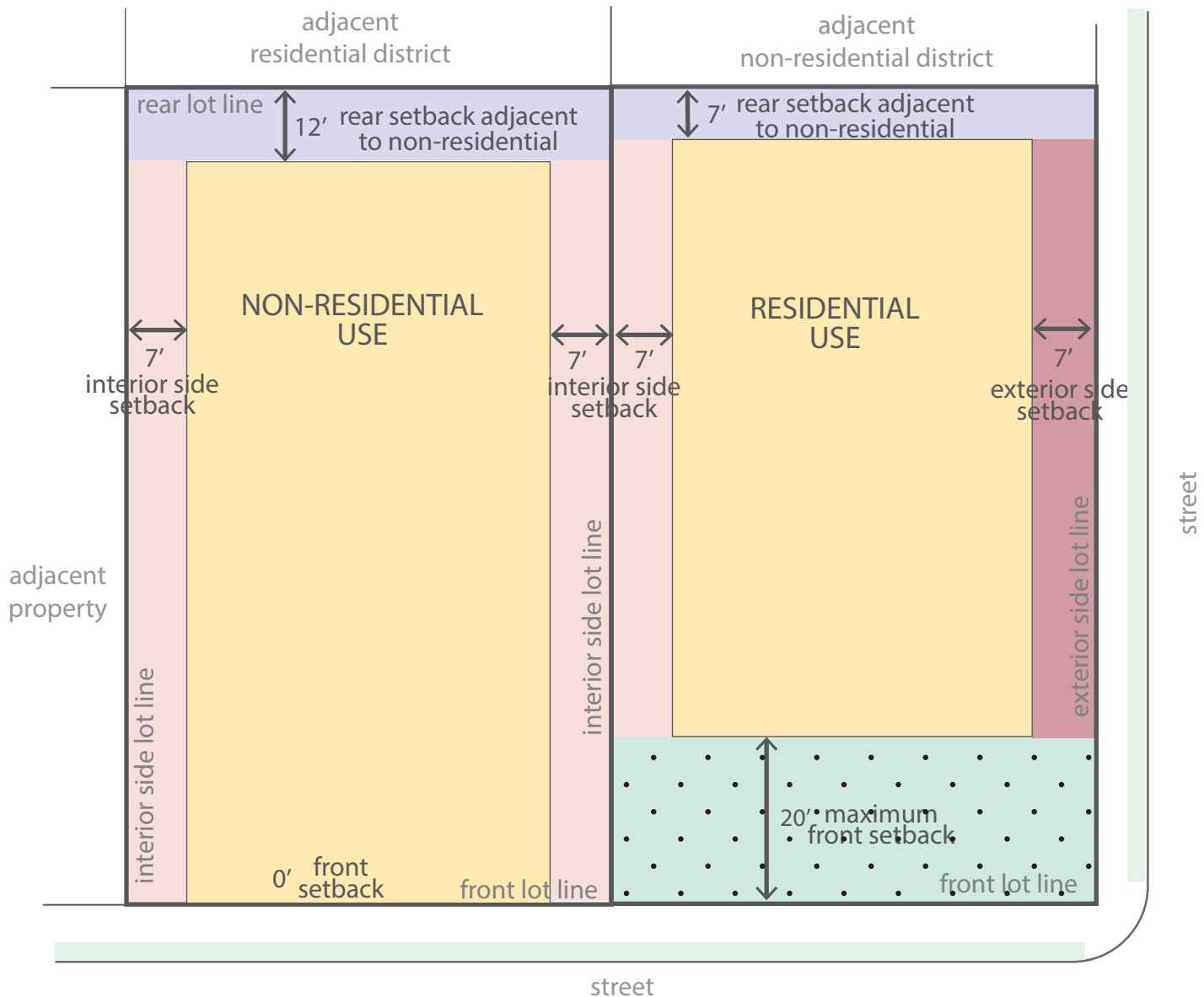
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two 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 ($\leq 4,000$ 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 ($\leq 4,000$ 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



Narrative for Rezoning Request at 106 NW 3rd Street

The property at 103 NW 3rd Street is currently zoned R-1. We have owned the vacant lot for several years and do not have any plans to sell or develop it in the near future. Our rezoning request to DE, Downtown Edge, is to align the zoning with the current development trend in the vicinity. The master land use map indicates the property as Downtown Commercial. Based upon the presence of DE to the east, DC to the south, and DN-3 and DE further to the west, we are requesting zoning to DE, Downtown Edge. Any future use will likely either be a single-family home or townhome development, although no plans currently exist for any proposed future use. All city utilities, including water, sewer and electric are available at the site and any rezoning should not have any major impact on traffic in the area.

REZONING STAFF REPORT



Sooter Trust

811 NE A Street

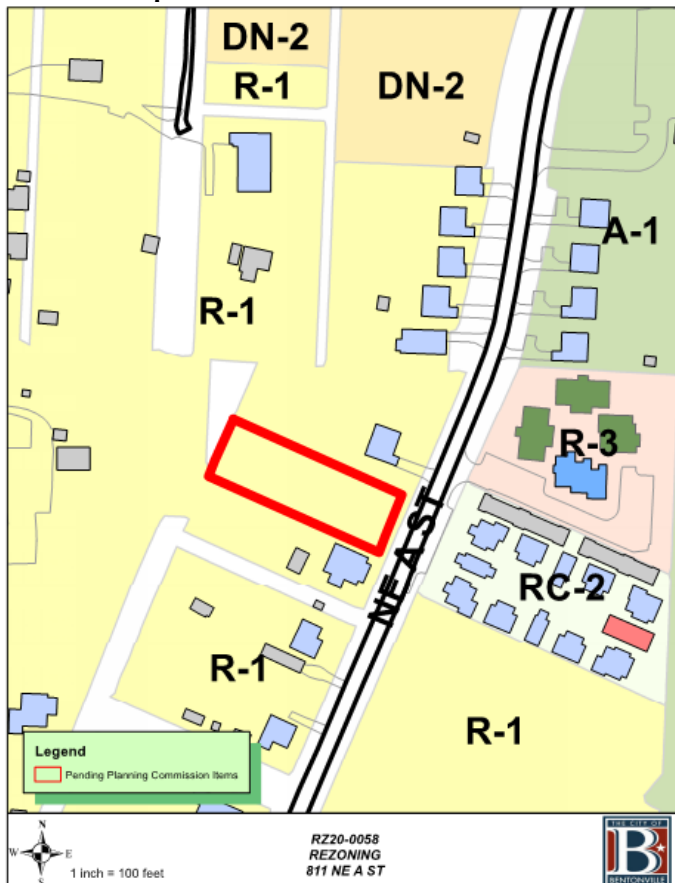
PC Date: 12/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0058
Applicant / Current Owner	Chris Sooter Revocable Trust
Site Area	.41 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 on NE A Street, north of NE 7th Street. Adjacent zoning districts include R-1, Single-Family Residential to the north, south, and west, and RC-2, Central Residential-Moderate Density to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. These areas typically include townhomes, duplexes, and denser single-family development.

The City of Bentonville Community Plan depicts this property within a Secondary Residential Area (p. 135) in an area of potential change (p. 137). Secondary residential areas are defined by smaller lot single-family development, with townhomes and two-family developments mixed in. The DN-2, Downtown Medium-Density Residential zoning district aligns well with this neighborhood framework.

Public Comment

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

Analysis

RC-2, located directly to the east, and DN-2 are close approximations of one another. They have similar allowable densities and land uses.

According to the applicant's narrative, the intent of the rezoning request is to bring the zoning of the property in line with recent development and rezoning activity in the area.

Conclusion

The proposed rezoning aligns with the Future Land Use Plan designation of Medium-Density Residential and the Downtown Neighborhood Subarea Plan.

Surrounding zoning districts and developments in the area, such as Black Apple to the east, also lend credence to the request. Staff recommends approval of the proposed rezoning.

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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 where 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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

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:

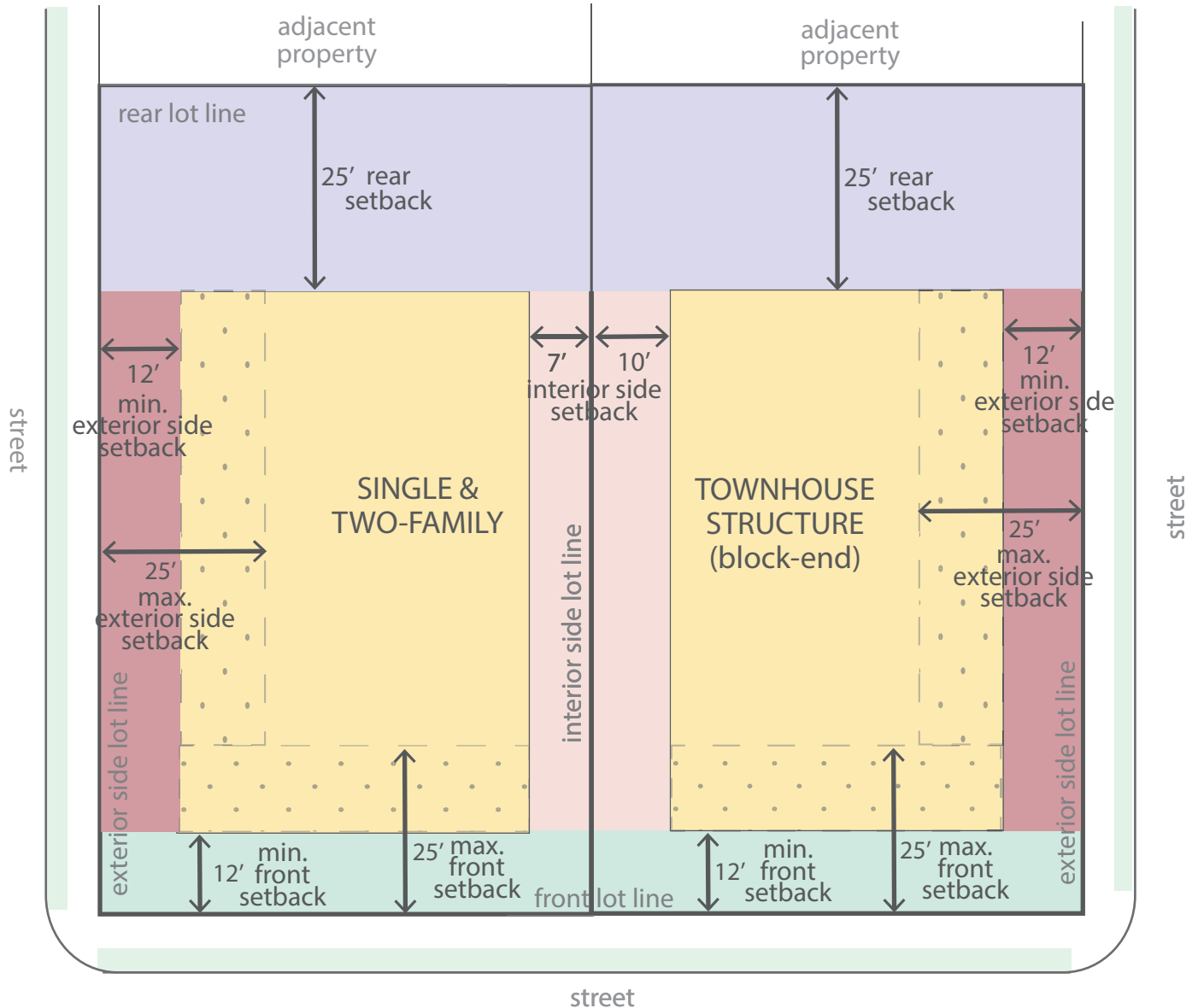
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-2, Downtown Medium Density Residential

Setback Illustration



Narrative for Rezoning Request at 811 NE A Street

The property at 811 NE A Street is currently zoned R-1. We have owned the vacant lot for several years and do not have any plans to sell or develop it in the near future. Our rezoning request to DN-2, Downtown Medium Density Residential, is to align the zoning with the current development trend in the vicinity. The master land use map indicates the property as Downtown Medium Density Residential. On NE A, DN-2 seems to be in line with the Future Land Use Plan and is in line with the Black Apple development across the street. Any future use will likely be a single-family home although no plans currently exist for any proposed future use. All city utilities, including water, sewer and electric are available at the site and any rezoning should not have any major impact on traffic in the area.

NOTICE OF INTENT TO REZONE

Wendy J. Sooter Revocable Trust

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

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

Lot 6 and the North One-Half of Lot 9 in Block 23, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas.

The common description of the property is: 811 NE A Street, Bentonville AR

Proposed land use: future single family home

The public hearing will be held December 1, 2020 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

819/822 NE A St
Terra Firma Holdings

Signature and Physical Address

Signature and Physical Address

LARGE SCALE DEVELOPMENT STAFF REPORT



Walmart Supercenter #100 Expansion

406 S Walton Boulevard

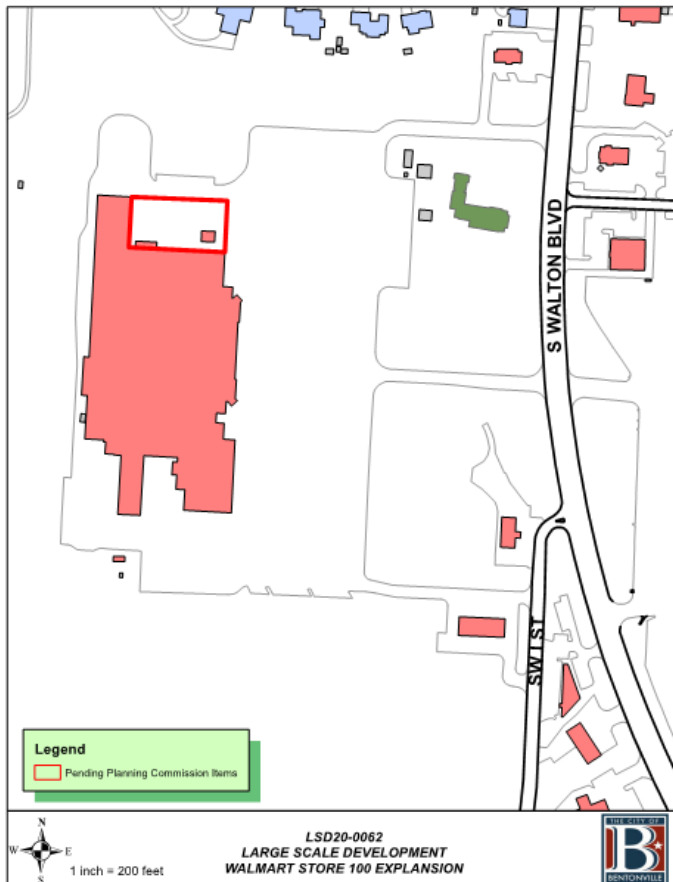
PC Date: 12/1/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0062
Applicant / Current Owner	Walmart Real Estate Business Trust
Site Area	+/- 32.91 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial
Development Type / Use	Expansion to existing supermarket

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

Location Map



Property Description

The property is located at 406 S Walton Boulevard, the location of the existing Walmart Supercenter #100. The property is currently zoned C-2, General Commercial with a Future Land Use Plan designation of Commercial.

Project Details

A large scale development to construct an approximately 45,000 square foot addition to the existing Walmart Store 100. The development includes the construction of a new parking area north of the addition.

The development provides adequate landscaping for the expansion. The architectural elevations depict split face CMU as the primary material on the building and EFIS as the trim material to match the existing building.

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

One waiver requested:

- A waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection e, Materials, of the Land Development Code. The applicant requests they be allowed to utilize split-face CMU as their only primary material, with EFIS as trim. According to the applicant's narrative, the intent of the waiver is to match the design of the existing Walmart Supercenter.

Conclusion

The proposed large scale development does not meet the minimum requirements of the Land Development Code because of the waiver request.

However, the applicant's case for a waiver makes sense. It would not be feasible nor aesthetically viable for the applicant to have the expansion composed of different materials and a different architectural style than the remainder of the building.

Staff recommends approval of the waiver request and approval of the Large Scale Development.



November 25, 2020

City of Bentonville
Tyler Overstreet, AICP
Senior Planner
305 SW "A" Street
Bentonville, AR 72712

Ref:
LSD20-0062, Walmart store 100 expansion
Technical Review Meeting November 24, 2020
Request for waiver letter for use of two Primary Materials

Dear Mr. Overstreet,

The Owner and HFA are hereby requesting a waiver of the City of Bentonville Land Development Code, Section 1100.21.e, Building material as shown in Section 1100.21.d.1.a, b and c, Waiver Request.

The City of Bentonville Land Development Code Section 1100.21.e, Building Materials, states that a minimum of two primary building materials are required constituting at least 75 percent of the wall area. The existing Walmart superstore, located at 406 S Walton Blvd, is constructed with one primary material consisting of CMU block with a split face texture over most of the building façade (see pictures below).

We are proposing that the North, East and West walls of the expansion consist of only one primary building material constituting 100% of the building area. In order to match the aesthetics of the existing store, paint color and EFIS banners will also be applied to the building as trim materials. In order to be consistent with the building aesthetics, it is requested that the new expansion (on the north side) be approved with the use of one primary material consisting of precast insulated panels textured to match the existing split face CMU (see new expansion picture below and LSD20-0062 submittal).

Sincerely,

Jeffery R. Brust, Architect

Pictures:



Existing.



Existing.



Proposed expansion.

LARGE SCALE DEVELOPMENT PLANS

WALMART

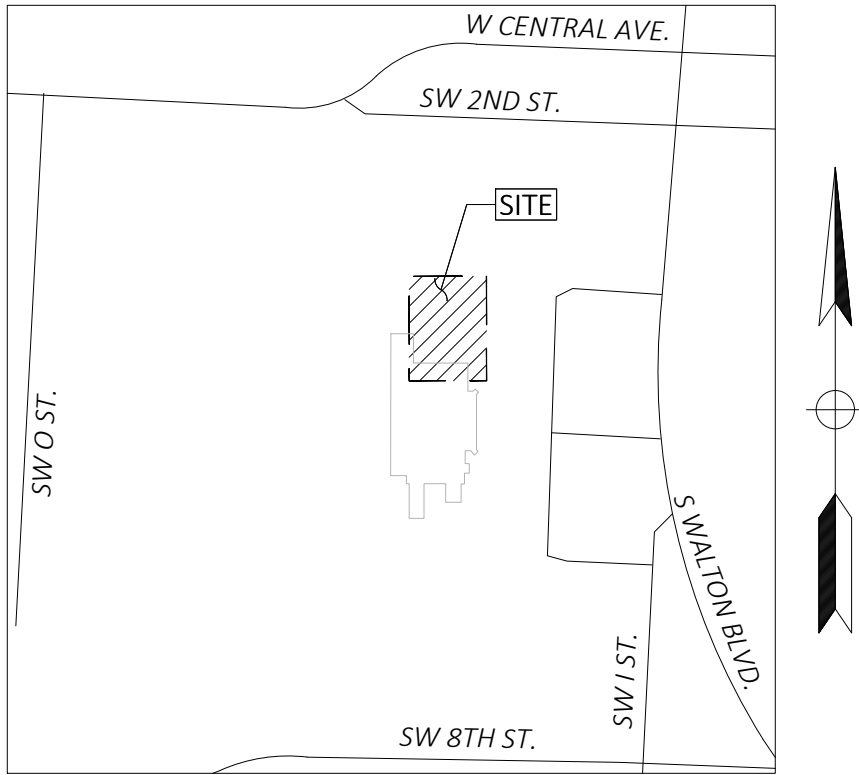
SUPERCENTER #100 EXPANSION

406 SOUTH WALTON BOULEVARD

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC SURVEY, INCLUDING, 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/BOUNDARY: CEI ENGINEERING 3108 SW REGENCY, PARKWAY, BENTONVILLE, ARKANSAS, 72712, 1-800-433-4173
- BOUNDARY SURVEY WAS NOT REQUESTED OR PERFORMED. BOUNDARY WAS TAKEN FROM OLD DESIGN DRAWINGS. CEI ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE LOCATION OF BOUNDARY LINES.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- C. 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.
- D. 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.
- E. 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 CONTEMPORARY BASIS AT THE SITE.
- F. 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.
- G. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- H. 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.
- I. 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.



Vicinity Map

Not to Scale

PLAN INDEX:

- C - 1.0 COVER SHEET
- C - 2.0 OVERALL SITE PLAN
- C - 3.0 DEMOLITION PLAN
- C - 4.0 SITE PLAN
- C - 5.0 GRADING PLAN
- C - 6.0 UTILITY PLAN
- C - 7.0 LANDSCAPING PLAN
- C - 8.0 PHOTOMETRIC PLAN
- C - 9.0 DETAILS 1
- C - 9.1 DETAILS 2

ASSOCIATED PLANS:

1. SWPPP PLANS

RESOURCE LIST:

OWNER
WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72716
GREG STELLMON
479-277-1712

CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING
BRIAN BAHR
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
479-271-3122
BBAHR@BENTONVILLEAR.COM

JON STANLEY
SENIOR PLANNER
479-271-3122
JSTANLEY@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT
DAN WIESE, PE
CITY ENGINEER
3200 SW MUNICIPAL DRIVE
DWIESE@BENTONVILLEAR.COM
479-254-2024

CITY OF BENTONVILLE (CONTINUED)
STORMWATER
JANET PAITH
3200 SW MUNICIPAL DRIVE
479-271-5002
JPAITH@BENTONVILLEAR.COM

PUBLIC WORKS
MIKE BENDER
DIRECTOR
479-271-6720
MBENDER@BENTONVILLEAR.COM

STREET DEPARTMENT
DENNIS BIRGE
3200 SW MUNICIPAL DRIVE
479-271-3130

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
CBARNES@BENTONVILLEAR.COM
479-271-3159

CITY OF BENTONVILLE (CONTINUED)
WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DRIVE
PNEWBILL@BENTONVILLEAR.COM
479-271-3140

WASTEWATER DEPARTMENT
NANCY BUSSEN
1501 N.E. A STREET
NBUSEN@BENTONVILLEAR.COM
479-271-3160

STREET DEPARTMENT
BRENT BOYDSTON
FIRE CHIEF
800 S.W. A STREET
BBOYDSTON@BENTONVILLEAR.COM
479-271-5927

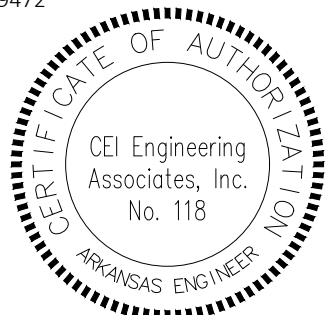
JAKE FEEMSTER
FIRE MARSHAL
800 S.W. A STREET
479-271-3151
JAFEEMSTER@BENTONVILLEAR.COM

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
479-986-1300

GEOTECHNICAL
JOSEPH D. VISTAD, PE
JVISTAD@BUILDINGANDEARTH.COM
BUILDING AND EARTH GEOTECHNICAL, ENVIRONMENTAL
AND MATERIALS ENGINEERS
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
479-756-1555

CIVIL ENGINEER
JOHN YOULL, PROJECT MANAGER
JYOULL@CEIENG.COM
STEVE PAWLACZYK, PE, ENGINEER OF RECORD
SPAULACZYK@CEIENG.COM
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
479-273-9472



LSD PROJECT NUMBER: LSD20-0062

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

ALERT TO CONTRACTOR:

- THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

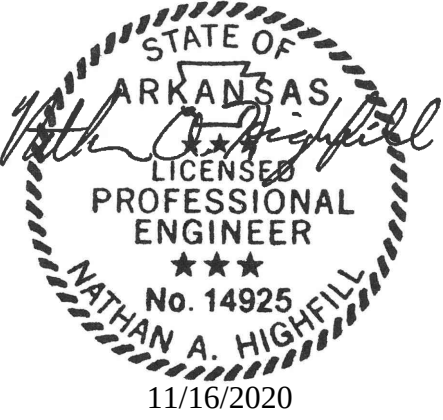


CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-9844



PROFESSIONAL OF RECORD POR
PROJECT MANAGER JDY
DESIGNER MMLR
CEI PROJECT NUMBER 93000
DATE 11/16/2020
REVISION REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION

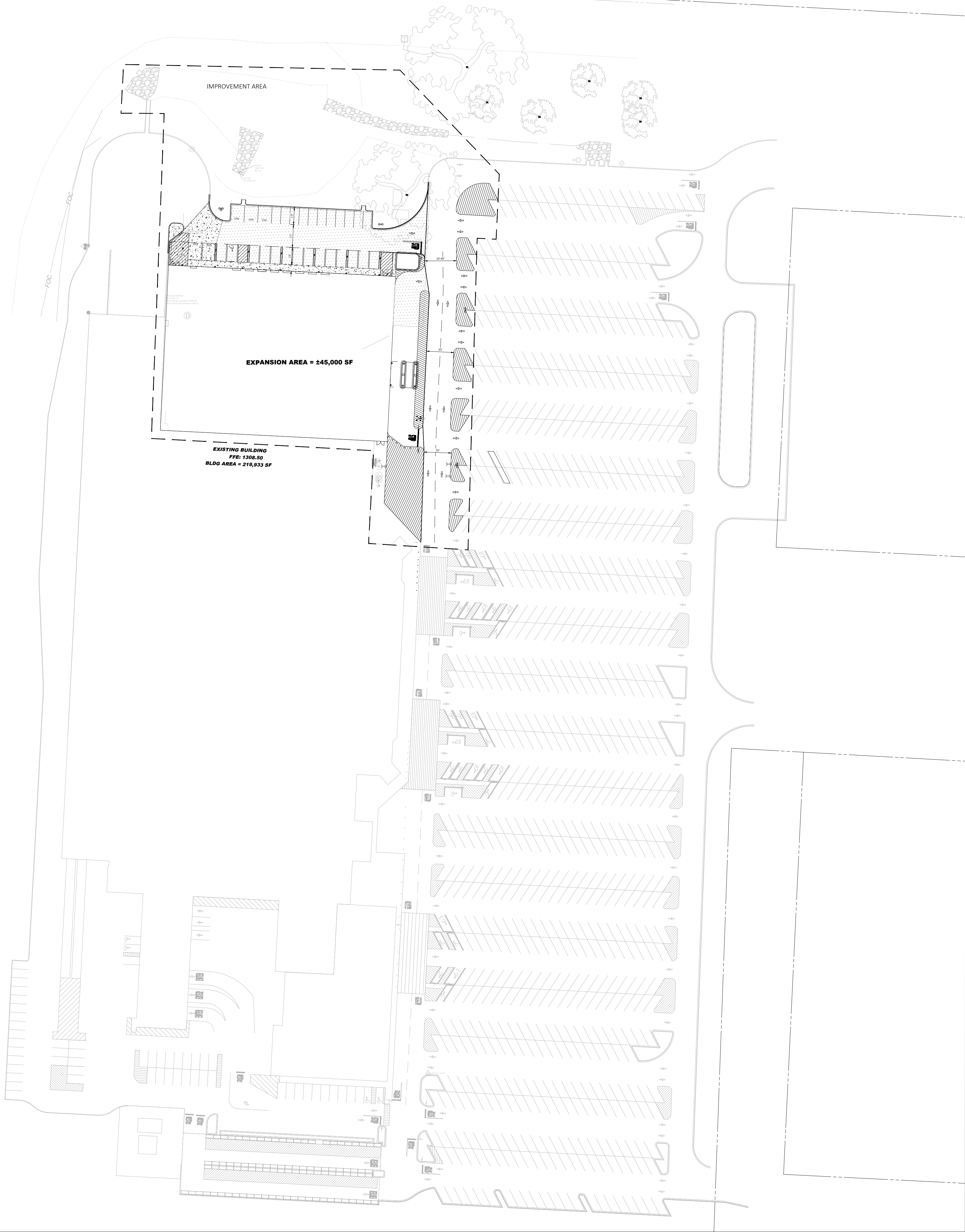
COVER SHEET

SHEET TITLE

SHEET NUMBER

C-1.0

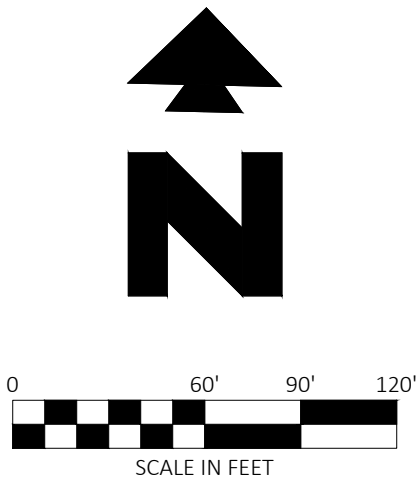
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PARKING DATA					
EXISTING PARKING COUNT			PROPOSED PARKING COUNT		
REGULAR SPACES	-	928	REGULAR SPACES	-	872
PICKUP SPACES	-	13	PICKUP SPACES	-	19
ACCESSIBLE SPACES	-	41	ACCESSIBLE SPACES	-	35
ADA VAN SPACES ^a	-	10	ADA VAN SPACES ^a	-	09
TOTAL SPACES ^b	-	969	TOTAL SPACES ^b	-	907
			REQUIRED BY CITY		
			REGULAR SPACES	-	790
			PICKUP SPACES	-	00
			ACCESSIBLE SPACES	-	16
			TOTAL SPACES ^b	-	790
ADA REQUIRED: 19			ADA REQUIRED: 19		
ADA VAN REQUIRED: 4			ADA VAN REQUIRED: 4		
ADA VAN REQUIRED: 4			ADA REQUIRED: 16		
NET BLDG AREA: 208,530± . S.F.			NET BLDG AREA: 240,530± . S.F.		
GROSS BLDG AREA: 219,933± . S.F.			GROSS BLDG AREA: 264,933± . S.F.		
PARKING RATIO (PER CITY) ^{cd} : 4.65			PARKING RATIO (PER CITY) ^{cd} : 3.76		
PARKING RATIO			PARKING RATIO		
(PER WALMART) ^{ce} : 4.41			(PER WALMART) ^{ce} : 3.42		

- ^a INCLUDED IN ACCESSIBLE SPACES COUNT
- ^b TOTAL SPACES DOES NOT INCLUDE PICKUP SPACES
- ^c INCLUDES ADA COUNT AND SPACES USED FOR CART CORRALS
- ^d USES NET BUILDING AREA
- ^e USES GROSS BUILDING AREA

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



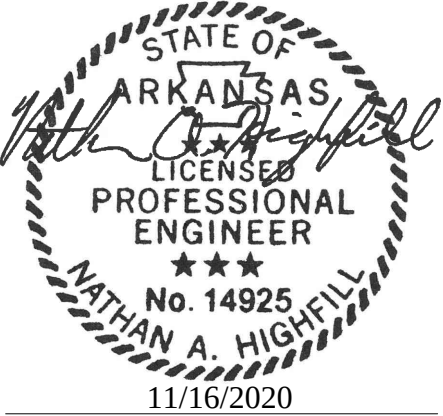
Know what's below.
Call before you dig.

LSD PROJECT NUMBER: LSD20-0062



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS
Walmart



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	11/16/2020
REVISION	REV-0

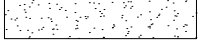
PRELIMINARY
NOT FOR
CONSTRUCTION
OVERALL SITE PLAN
SHEET TITLE
SHEET NUMBER

C-2.0



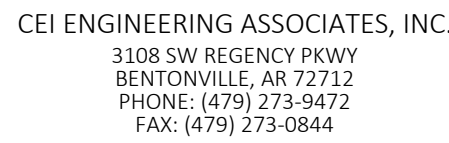
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

	BOUNDARY LINE
	RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER.
	CURB INLET
	GRATE INLET
	BASIN OUTLET STRUCTURE
	FLARED END SECTION
	FIRE HYDRANT
	BUILDING CONTROL POINT
	PROPOSED ASSOCIATE PARKING SPACES SWSL/4"
	PROPOSED PARKING SPACES SYSL/4"
	PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
	LIMITS OF ARCHITECTURAL SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)
	LIMITS OF NEW ASPHALT PAVEMENT

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF BENTONVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL CURBED RADI ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRAIPED RADI ARE TO BE 5 FEET.
4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY, ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. TOTAL LAND AREA IS 2.20+ ACRES.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. BACKFLOW PERMITS ARE REQUIRED FROM WATER DEPARTMENT IRRIGATION AND DOMESTIC.
12. BACKFLOW TEST RESULTS MUST BE PROVIDED PRIOR TO FINAL INSPECTION.
13. A MATERIAL SUBMITTAL MUST BE MADE BEFORE ANY MATERIALS ARE PLACED IN THE GROUND.
14. TREES MAY NOT BE PLANTED CLOSER THAN 5' FROM UTILITIES.
15. 10ga TRACER WIRE IS REQUIRED. IT SHOULD STICK OUT OF VALVE BOX 6" MINIMUM. SIZE AND LOCATES WILL BE CHECKED AT FINAL INSPECTION.
16. ONLY CITY EMPLOYEES MAY OPERATE THE WATER VALVES.
17. EMAIL SMITCHEL@BENTONVILLEAR.COM WITH ASBUILT FOR TRACER WIRE INSPECTION.
18. PARKING LOT LIGHTS MUST BE 5' FROM EDGE OF FOOTING TO PUBLIC UTILITIES.

SHEET NUMBER



WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS

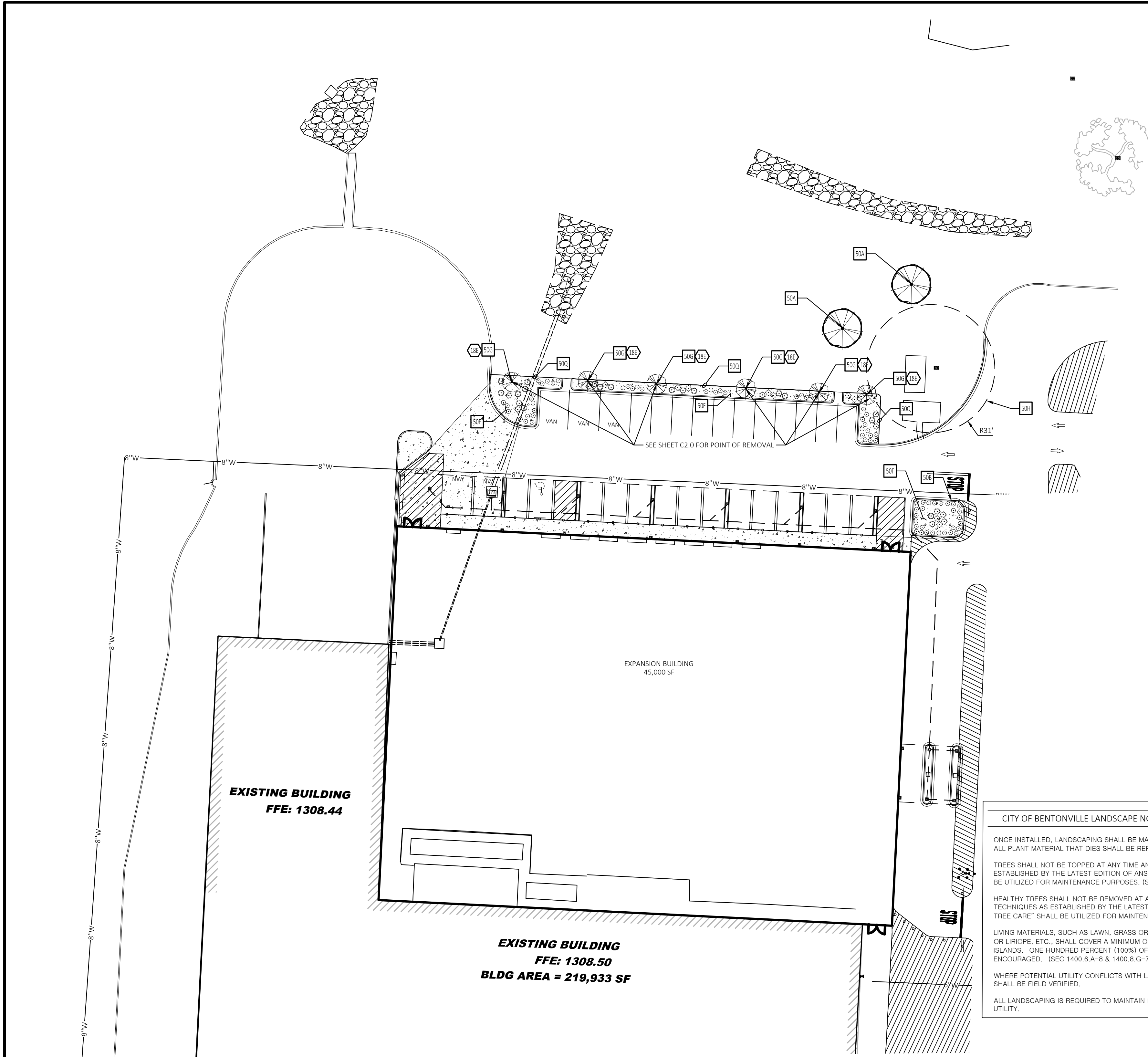
Walmart 



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LSD PROJECT NUMBER: LSD20-0062

DRAWING LOCATION: P:\31000\31971\DRAWING\DESIGN\WORKING\31971_LP.DWG - SAVED BY: RHARTY



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL	DETAIL
	6	ACER RUBRUM / RED MAPLE	B & B	4" CAL			
	3	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	B & B	2" CAL		50A	
	2	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	B & B	2.5" MULTI TRUNK	6'-8" MIN	50A	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT	INSTALL HT	DETAIL
	37	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL				
	72	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	3 GAL				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	SPACING		
	1,832 SF	VINCA MINOR / COMMON PERIWINKLE	FLAT		12" LINEAR SPACING		

LANDSCAPE NOTES

18E POINT OF RELOCATION. (SEE SHEET C2.0 FOR POINT OF REMOVAL)

LANDSCAPE DETAILS

- 50A TREE PLANTING
- 50B SHRUB PLANTING
- 50F GROUND COVER PLANTING
- 50G MACHINE DUG TREE PLANTING
- 50H TREE PROTECTION
- 50Q STEEL EDGING

LANDSCAPE REQUIREMENTS: PER CITY OF BENTON, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING REQUIRED		
THE PERCENT OF THE TOTAL AREA OF PARKING LOT DEDICATED TO INTERIOR LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH: 3,000-49,999 SQ. FT. OF PARKING LOT AREA = 8% MINIMUM DEDICATED TO INTERIOR GREENSPACE	17,330 * 8% = 1,386 SF REQ'D	1,767 SF
INTERIOR LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT THROUGH APPROPRIATE CURBS OR WHEEL STOPS	YES	YES
PLANTING ISLANDS SHALL BE PLACED NO FARTHER THAN 15 PARKING SPACES APART	YES	YES
ALL ROWS OF PARKING SHALL TERMINATE WITH A PLANTING ISLAND OR LANDSCAPED AREA	YES	YES
EXTERNAL PLANTING ISLANDS SHALL BE A MINIMUM SIZE OF 9 FEET BY 19 FEET	YES	YES
EXTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES

LANDSCAPE REQUIREMENTS: PER CITY OF BENTONVILLE, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
LANDSCAPE LOCATION AND UTILITY CLEARANCE		
TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE	YES	YES
TREES SHALL NOT BE WITHIN 5 FEET FROM UNDERGROUND UTILITIES	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 10 FEET FROM THE SIDES WITH DOORS AND THREE FEET FROM ALL OTHER SIDES OF ALL PADMOUNT SWITCHGEAR, PRIMARY JUNCTION BOXES, AND ALL PHASES OF PADMOUNT TRANSFORMERS	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 3 FEET OF A FIRE HYDRANT. ALL LANDSCAPING SHALL BE MAINTAINED TO ENSURE THE VISIBILITY OF THE FIRE HYDRANT.	YES	YES

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

TREE WATERING:

CONTRACTOR TO SUPPLEMENT RAINFALL AS NECESSARY TO PROVIDE TREES WITH ADEQUATE WATER FOR A HEALTHY, VIGOROUS GROWING CONDITION FOR THE FIRST FULL YEAR AFTER PLANTING USING TREEGATOR SLOW RELEASE WATERING BAGS OR APPROVED EQUAL.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

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)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR 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 & 1400.8.G-7)

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

ALL LANDSCAPING IS REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.

OTHER LANDSCAPE REQUIREMENTS:

TREE TOPPING GUARANTEE:
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.

TREE REMOVAL GUARANTEE:
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.

TREE MULCH:
AT THE TIME OF PLANTING AND FOR THE LIFE OF THE TREE, ALL TREE ROOT AREAS SHALL BE MULCHED WITH A MIN. 4" DIAMETER RING OF MULCH. 3'-4" DEEP. MOUNDING OR PILING MULCH AGAINST THE TREE TRUNK IS PROHIBITED.

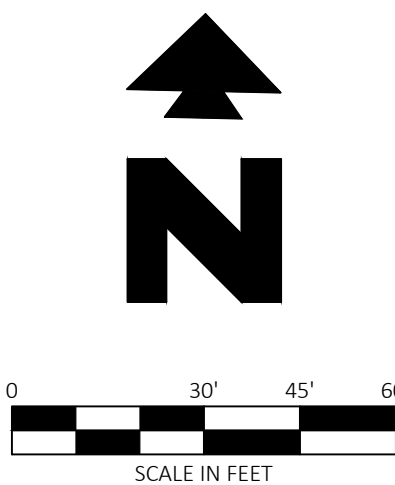
UTILITIES:
ALL TREES MUST HAVE 5' SEPARATION FROM UNDERGROUND UTILITIES ALONG WITH PROPER CLEARANCE FROM OVERHEAD LINES

OWNER GUARANTEE:
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. THE OWNER SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.

LIVING MATERIAL COVERAGE:
LIVING MATERIALS, SUCH AS LAWN OR GRASS SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.



Know what's below.
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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 & TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
---	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

---	BOUNDARY LINE	x XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FFE = FINISH FLOOR ELEVATION FG = FINISH GRADE
---	RIGHT OF WAY LINE		
---	GRADE BREAK		
---	FLOWLINE		
---	CONTOUR ELEVATIONS		
---	STORM DRAIN		
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)		

GENERAL LANDSCAPING NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 45% YUKON BERMUDAGRASS, 45% MAJESTIC BERMUDAGRASS, AND 10% CENTIPEDE (COATED) GRASS AT 3LBS/1000 SF.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS
Walmart



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	11/16/2020
REVISION	REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE PLAN

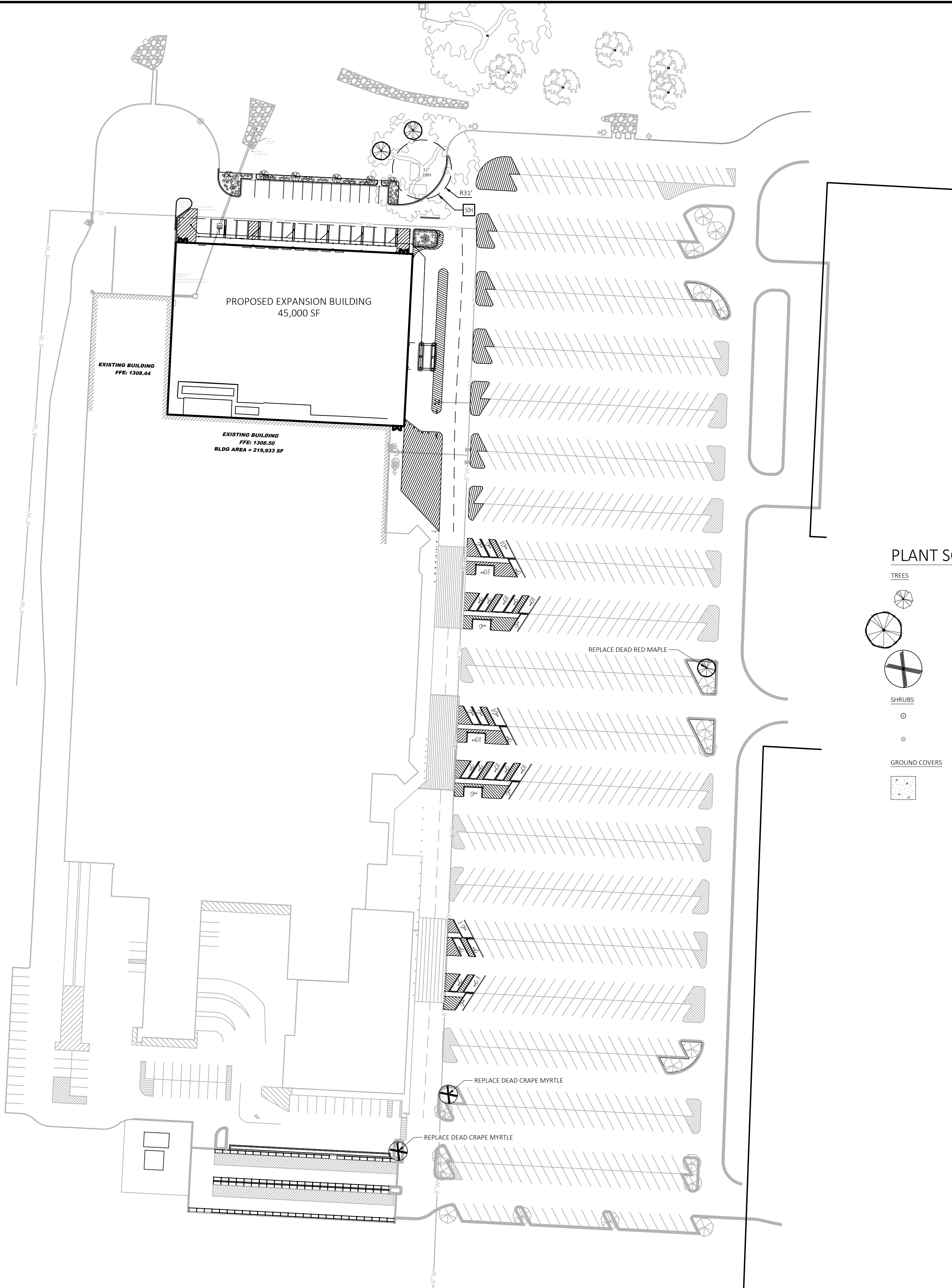
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SHEET NUMBER

LSD-20-0062

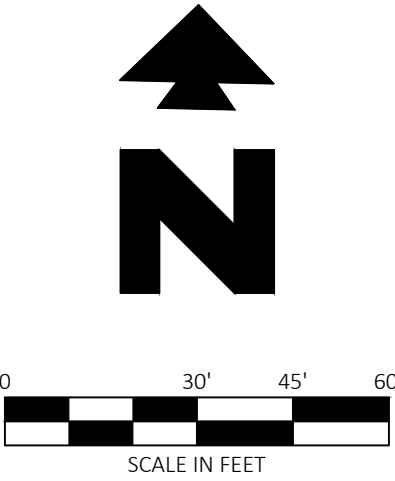
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EXISTING LEGEND

	EAST OR ELECTRIC		OVERHEAD TELEPHONE
	NORTH		OVERHEAD TV
	OVERHEAD		SANITARY SEWER
	SOUTH OR SEWER		UNDERGROUND ELECTRIC
	TELEPHONE		UNDERGROUND ELECTRIC & TELEPHONE
	UNDERGROUND		UNDERGROUND TELEPHONE
	WEST OR WATER		UNDERGROUND TV
	PROPERTY LINE		WATER
	RIGHT OF WAY LINE		
	STORM DRAIN		
	GAS		
	OVERHEAD ELECTRIC		
	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	BOUNDARY LINE		SPOT ELEVATIONS:
	RIGHT OF WAY LINE		TC = TOP OF CURB
	GRADE BREAK		G = GUTTER
	FLOWLINE		FFE = FINISH FLOOR ELEVATION
	CONTOUR ELEVATIONS		FG = FINISH GRADE
	STORM DRAIN		CURB INLET
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)		GRATE INLET
	TYPICAL EXISTING TREE		Basin Outlet Structure
			FLARED END SECTION

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL	DETAIL
	6	ACER RUBRUM / RED MAPLE	B & B	4" CAL			
	3	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	B & B	2" CAL			50A
	2	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	B & B	2.5" MULTI TRUNK	6'-8" MIN		50A
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT	INSTALL HT	DETAIL
	37	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL				
	72	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	3 GAL				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	SPACING		
	1,832 SF	VINCA MINOR / COMMON PERIWINKLE	FLAT		12" LINEAR SPACING		



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WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	11/16/2020
REVISION	REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION
OVERALL LANDSCAPE
PLAN

SHEET TITLE	
SHEET NUMBER	

LSD-20-0062

C-7.1

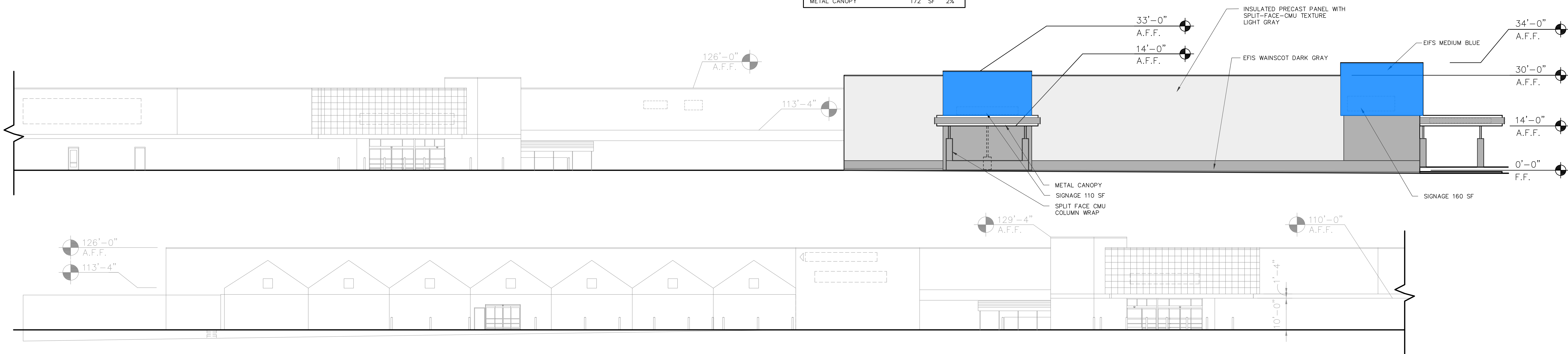
CHECKED BY:	JRB
DRAWN BY:	HAE
DOCUMENT DATE:	11/09/20
PROTO TYPE:	N/A
PROTO CYCLE:	N/A

WEST ELEVATION	1,940 SF	100%
INSULATED PRECAST PANEL	1,309 SF	67%
OPENINGS	0 SF	0%
EIFS	539 SF	28%
METAL CANOPY	92 SF	5%



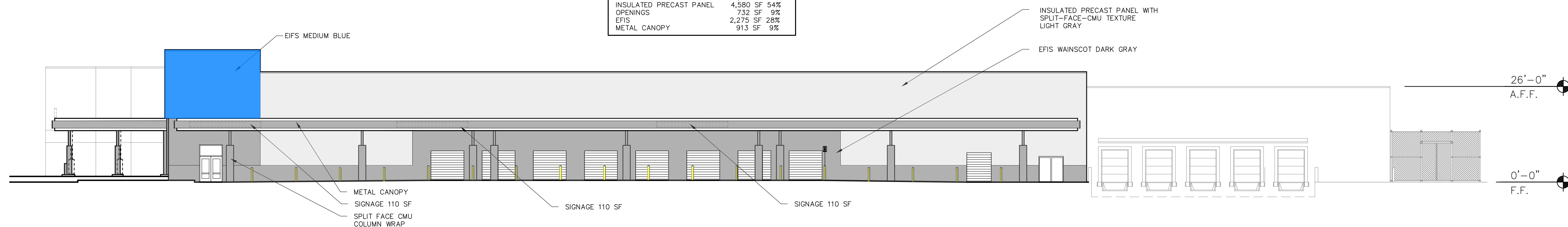
3 WEST ELEVATION

EAST ELEVATION	6,400 SF	100%
INSULATED PRECAST PANEL	4,457 SF	54%
OPENINGS	0 SF	0%
EIFS	1,771 SF	28%
METAL CANOPY	172 SF	2%



2 EAST ELEVATION

NORTH ELEVATION	8,500 SF	100%
INSULATED PRECAST PANEL	4,580 SF	54%
OPENINGS	732 SF	9%
EIFS	2,275 SF	28%
METAL CANOPY	913 SF	9%



1 NORTH ELEVATION



WAIVER REQUEST STAFF REPORT



Yates

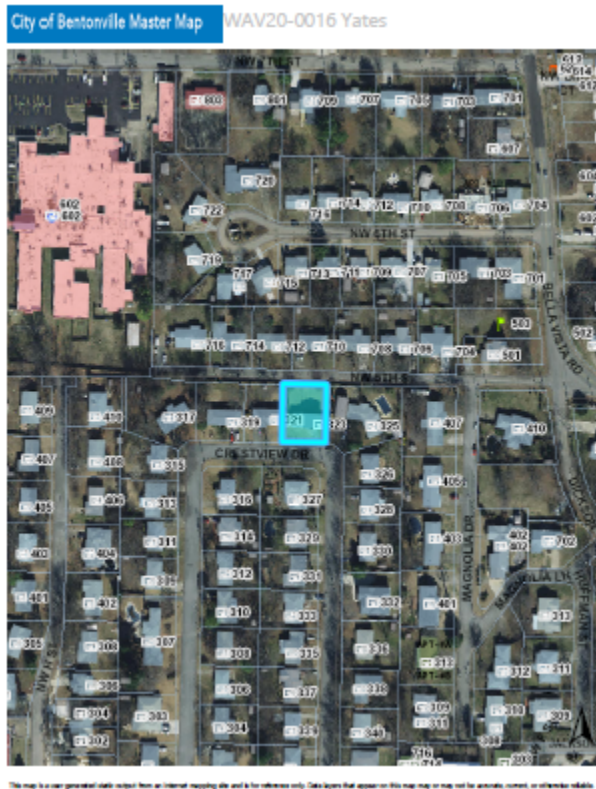
323 Crestview Drive

PC Date: 12/1/2020

Reviewer: Ali Worley, Planning Technician

Project Number	WAV20-0016
Applicant / Current Owner	Hall Yates
Site Area	0.25 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.02.c of the Land Development Code

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



Property Description

The property is located at 323 Crestview Drive and is zoned R-1, Single Family Residential. It is completely surrounded by R-1 on all sides. The Future Land Use Plan designates this area as Low Density Residential.

Waiver Request

The applicant requests a waiver to Section 1100.02, Access Management Standards, subsection c, Residential and Subdivision Access, of the Land Development Code. The Code states that no residential lot shall be permitted direct access to a Collector Street.

Analysis

NW 5th Street is classified as a Collector street per the current Master Street Plan.. A Collector street intends to provide both access and circulation within residential, commercial, and industrial areas.

NW 5th Street is currently operating as a residential street and is a dead-end road with no future plans of connecting to N Walton Boulevard. The majority of residences along NW 5th Street have direct access. In addition, 325 Crestview Street, has access to NW 5th Street.

Staff Recommendation

Staff has reviewed this waiver request and based on the analysis, and the numerous residential properties that already have direct access to NW 5th Street, staff recommends approval.

323 Crestview Drive Variance Board of Adjustment

The applicants are of the understanding that special conditions and circumstances exist in relation to building a proposed structure on 323 Crestview Drive, which may or may not be applicable to other properties in the same district. The section of NW 5th Street in question has been designated a "Collector Road" however does not adhere to the minimum 70ft of width required for "Collector Road" designation. This section of NW 5th Street is also a no-through road for the entire length of road west of the Bella Vista Road junction. Both circumstances are unlikely to ever change.

The literal interpretation of the "Collector Road" ordinance would deprive the applicants of the right to effectively use their property's entire assets, in this case dual-road frontage. This is the only "Collector Road" in the downtown district that does not function as, or adhere to, the practical purposes of a "Collector Road".

These special conditions and circumstances were not a result of the applicants' actions. They purchased the 323 Crestview Drive property with the understanding that dual-road frontage could be utilized as proposed.