

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
Tech Review Agenda
February 9, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_XpkqU5LCQEgie1NnIEpE9w

- I. Call to Order**
- II. New Business**
 - 1. Bentonville Planning Commission** **General Plan Amendment***
Medium-Density Residential to Low-Density Residential
SW D Street and SW E Street ([GPA21-0001](#))

2. Vaishno Group, LLC

Rezoning*

A-1, Agriculture to C-2, General Commercial

SW 14th Street ([RZ21-0001](#))

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are C-2, General Commercial and R-3, Medium-Density Residential to the east, R-ZL, Zero Lot Line Residential, R-2, Duplex & Patio Home Residential to the south, and Benton County to the north and west.
- The Future Land Use Plan depicts this property as Residential Estate. These areas include large, detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents. The Future Land Use designation of Residential Estate is not consistent with development patterns that have occurred in this area of the city.
- The property is within Priority Area 3, Edge Growth as identified in Chapter 4 of the Land Use Plan. This area focuses on development in areas proximate to existing infrastructure to capitalize on municipal investments that have already taken place. (p. 44). Also, this area is noted for its potential to support mixed-use development.
- Per the applicant's narrative, there are currently no development plans for the property. They are requesting the rezoning to market the property for future development.

3. Hufford

Rezoning*

R-1, Single-Family Residential to DE, Downtown Edge

302 NW A Street ([RZ21-0002](#))

- Located at the northeast corner of NW A Street and NW 3rd Street. Adjacent zoning districts are R-1, Single-Family Residential to the north, DE, Downtown Edge to the east and west, and DC, Downtown Core.
- The Future Land Use Plan currently depicts this property as High-Density Residential. High-Density Residential areas typically include apartments, condominium buildings, and resident-oriented commercial uses.
- 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.

4. Bentonville City Center

Conditional Use Permit*

Noise Ordinance

226 & 240 South Main Street ([CU21-0001](#))

- Currently zoned DC, Downtown Core. Variations from the City of Bentonville's Noise Ordinance require a Conditional Use Permit regardless of zoning district.
- A request to allow for early morning and late night construction activity in association with the previously approved Bentonville City Center large scale development.
- According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. The work is scheduled to begin February 16th and end August 16th.

- 5. Gateway Park North** **Conditional Use Permit***
Noise Ordinance
4700 SW Regional Airport Blvd. ([CU21-0002](#))
- Currently zoned I-1, Light Industrial. Variations from the City of Bentonville's Noise Ordinance require a Conditional Use Permit regardless of zoning district.
 - A request to allow for early morning and late night construction activity in association with the previously approved Gateway Park North large scale development.
 - According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. The work is scheduled to begin Feb 16th and continue through the end of May.
- 6. Belle Journee Spa** **Conditional Use Permit***
Personal Services
1732 SE Moberly Lane, Suite 14 ([CU21-0004](#))
- Currently zoned R-O, Residential Office. Personal services (such as spas) require a Conditional Use Permit in the R-O zoning district.
 - The spa has operated out of the same building since 2014, before proposing to move to a new suite within the same building.
 - According to the applicant's narrative, the hours of operation will be Mondays, Tuesdays, Wednesday, and Fridays from 10am to 8pm and Saturdays from 11am to 6pm. There is one employee and an estimated two customers per day. No other changes are anticipated with the move.
- 7. Lots 1-4, XXXX Subdivision** **Lot Split**
SW 5th Street and SW D Street ([LS21-0002](#))
- Zoned DN-2, Downtown Medium-Density Residential
 - A of Lot 9, Block 1, Gilmore's Addition and Lots 4 and 5 of Elzey's Subdivision, creating new Lots 1 (+/- .17 acres), 2 (+/- .16 acres), 3 (+/- .16 acres), and 4 (+/- .37 acres) of XXXX Subdivision.
 - The plat dedicates 10-foot utility easements along SW 5th Street and SW D Street.
- 8. Lot 1, 7 Brew Subdivision** **Lot Split**
SE G and SE 4th Street ([PLA21-0002](#))
- Zoned C-2, General Commercial
 - A Lot Split of previously unplatted land creating new Lot 1 (+/- 1.67 acres) of 7 Brew Subdivision.
 - The plat dedicates additional utility easements along SW Stagecoach Road and SW 14th Street.

9. VBT Game Composites

Large Scale Development

3201 SW I Street ([LSD21-0003](#))

- Currently zoned I-1, Light Industrial.
- A large scale development proposing the construction of an expansion to the existing Game Composites Facility and an additional parking area to the south.
- The development provides landscaping in accordance with the requirements of the Land Development Code.
- The primary materials on the exterior of the building include nichiha panels, glass, and architectural metal panel along the SW I Street frontage.

III. Other Business

1. Gregg Matteri – Potential rezoning discussion with PC members for 307 & 309 N Main Street.

January 5, 2021

Bentonville Planning Commission

We all want to follow proper procedures and the law, so we need and want Planning Staff input. The neighbors who are living there now deserve to be given "fair certainty" to the single family home fabric that has developed in the last 8 years.

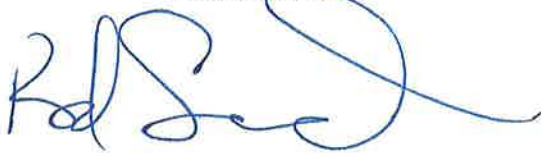
Also, The City Council returned to us a rezoning on northeast corner of SW 4th and D and asked us to consider DN1.

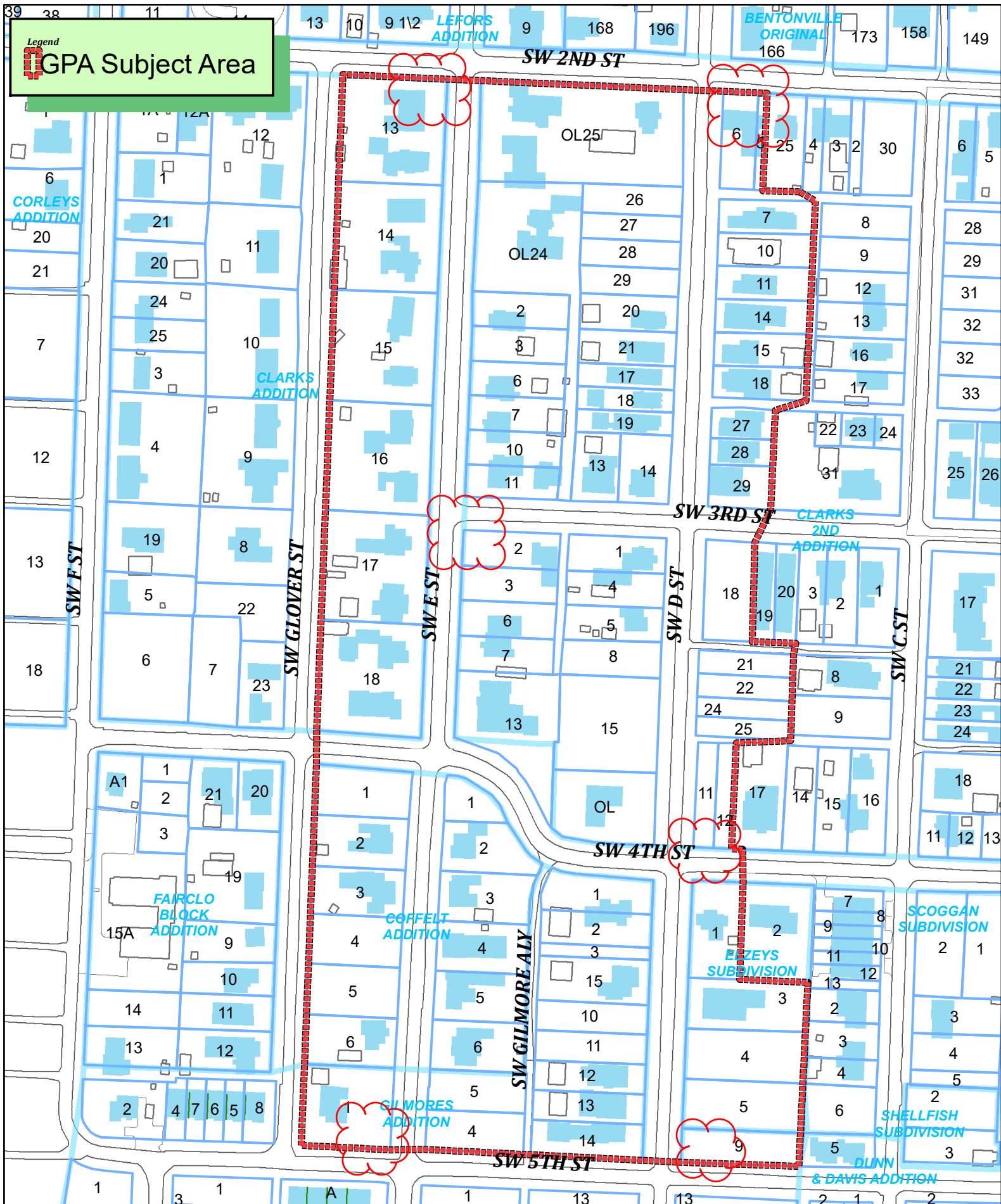
We have items on the agenda that are presently a mixture of MDR and LDR.

I am making a motion that we change the land use classification on :

1. SW E Street- from Central to SW 5th—both sides of the street.. from 108 SW E to 524 SW E on east side of the street and 103 SW E to 604 SW 5th on west side of the street.
2. SW D Street from SW 2nd to SW 5th—Both sides of the street –201 SW D to 403 SW D & 202 SW D to 448 SW D.

to be designated as LDR.

A handwritten signature in blue ink, appearing to be 'R. S. S.', is written over the text 'to be designated as LDR.'



NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

If you wish to express any comments about the requested General Plan Amendment, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
2. Express your opinion in writing to the Planning Commission. You may mail 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.)*
4. Email your comments to planning@bentonvillear.com.

For more information, you may call the Planning Department at 479-271-3122 or email planning@bentonvillear.com.

I/We have received notice of the General Plan Amendment for the above described property and:

- ☐ I/We have no objections to the General Plan Amendment.
- ☐ I/We object to the General Plan Amendment because:

Signature & Physical Address

Signature & Physical Address

Proposed GPA

Beginning at the SW Corner of Lot 1 Block 3 Gilmores Addition as shown on Plat Record Book 'A' Page 37, and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas. The beginning point is also the NE Corner of SW Glover Street and SW 5th Street Right-of-Way.

Thence along the East Right-of-Way of SW Glover Street North approximately 1600' more or less to the NW Corner of Lot 13 Clarks Addition as shown on Plat Record Book 'L' Page 166, and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas, said point which is also the SW Corner of SW 2nd Street and SW Glover Street Right-of-Way;

Thence East along the South Right-of-Way of SW 2nd Street approximately 640' more or less to the NE Corner of Lot 5 Block 3 Clarks 2nd Addition as shown on Plat Record 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence East along the South Lot line of Lot 25 Block 3 to the Southeast Corner of Lot 25 Block 3 Clark's 2nd Addition as shown on Plat Record Book 2006 Page 1523 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southeast to the Northeast Corner of Lot 7 Block 3 Clarks 2nd Addition as shown on Plat Record 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South approximately 300' more or less to the Southeast Corner of Lot 18 Block 3 Clark's 2nd Addition as shown on Plat Record 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Northeast Corner of Lot 27 Block 3 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 14 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 29 Block 3 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 14 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Northeast Corner of Lot 18 Block 6 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 623 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 18 Block 6 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 623 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence East to the Southeast Corner of Lot 20 Block 6 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 623 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 25 Block 6 Clark's 2nd Addition as shown on Plat Record L201802628 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Northeast Corner of Lot 12 Block 6 Clark's 2nd Addition as shown on Plat Record Book 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Southeast Corner of Lot 12 Block 6 Clark's 2nd Addition as shown on Plat Record Book 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Northeast Corner Lot 1 Elzey's Subdivision as shown on Plat Record Book 'C' Page 98 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner Lot 1 Elzey's Subdivision as shown on Plat Record Book 'C' Page 98 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence East to the Northeast Corner of Lot 3 Elzey's Subdivision as shown on Plat Record Book 'C' Page 98 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

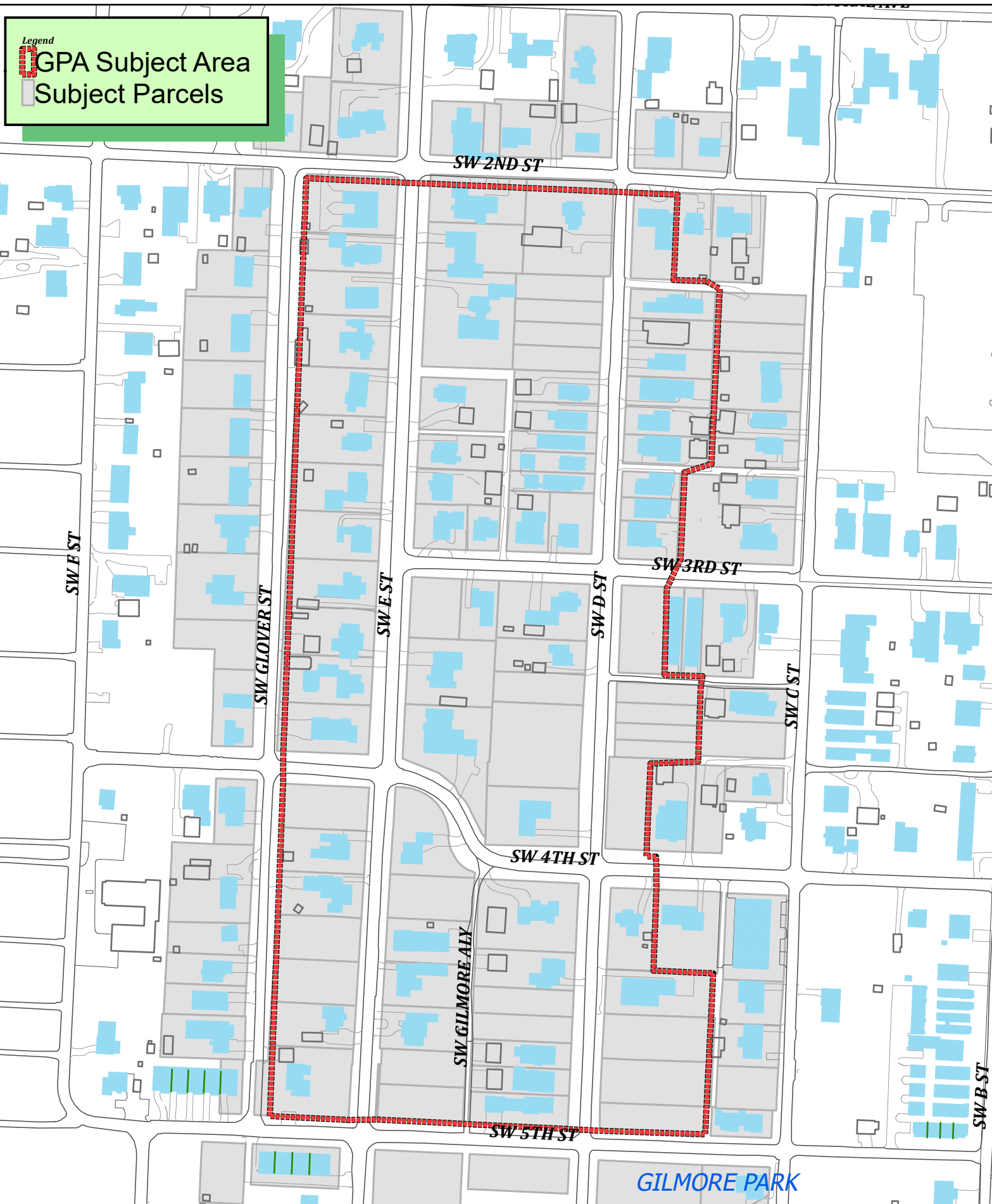
Thence South to the Southeast Corner of Lot 9 Block 1 Gilmores Addition as shown on Plat Record Book 'A' Page 37 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas, which is also the North Right-of-Way of SW 5th Street.

Thence West along the said North Right-of-Way of SW 5th Street to the Point of Beginning.

Legend

 GPA Subject Area

 Subject Parcels





1 inch = 208 feet

GPA21-0001



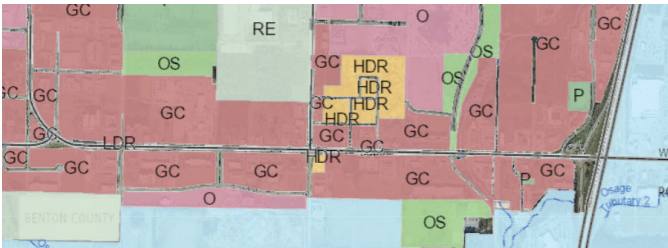
Future Land Use and Zoning Code

FUTURE LAND USE

Description

The Future Land Use Plan and Map is a planning tool required by state statutes to enact zoning. It is adopted by resolution as part of the city's Community Plan. It does not carry the weight of law, but is to be used as a guide when making land use decisions. The Future Land Use Plan and Map is general in nature and describes preferred land use categories and locations.

Land Use Plan Map

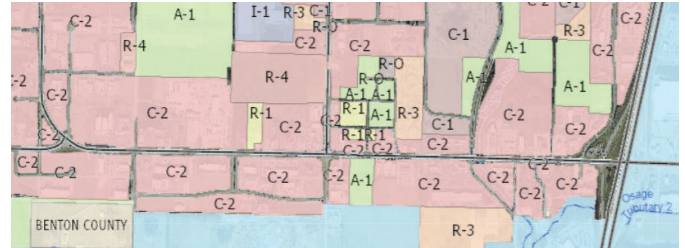


ZONING CODE

Description

Zoning is the regulatory tool to implement the plan. It is adopted by ordinance and is an enforceable law. Zoning establishes districts with specific regulations for land uses, lot sizes, setbacks and heights.

Zoning District Map



Land Use Plan Classifications

Agriculture

Residential Classifications

Residential Estate
Low-Density Residential
Medium-Density Residential
High-Density Residential

Public Use Classifications

Public/Semi-Public
Parks
Open Space
Utility/Transportation

Commercial Classifications

Mixed-Use Commercial
General Commercial
Office
Downtown Commercial

Industrial Classifications

Light Industrial
Heavy Industrial

Zoning Districts

A1, Agricultural

Residential Districts

RE Residential Estate
R1 Single Family Residential
R2 Duplex and Patio Home Res.
R3 Medium Density Res.
R4 High Density Res.
RMH Manufactured Home Res.
RZ Zero Lot Line Residential
RO Residential Office
PRD Planned Res. Development

Downtown Residential Districts

RC2 Central Res. Mod. Density
RC3 Central Res. High Density
DN1 Downtown Low Density Res.
DN2 Downtown Med. Density Res.
DN3 High Density Res.
DN4 Downtown Mixed Use Res.

Overlay Districts

Municipal Airport Overlay District
XNA Airport Overlay District

Commercial Districts

C1 Neighborhood Com.
C2 General Commercial
C3 Mixed-use Com.
PUD Planned Unit Dev.

Downtown Commercial Districts

DC Downtown Core
DE Downtown Edge

Industrial Districts

I1 Light Industrial
I2 Heavy Industrial

Future Land Use and Zoning Code

FUTURE LAND USE

Example of Land Use Category Descriptions

Low Density Residential

Low density residential areas include detached single-family residential properties with a typical density of 3 to 8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

ZONING CODE

Example of Zoning District Regulations

R-1, Single-family Residential

Lot and Area Standards:

District	Type	Lot Area	Lot Width	Coverage
R-1	All	6,000 sq. ft.	60'	40%

Min. Setback Standards:

District	Type	Front	Side	Rear
R-1	All	20'	7'	25'

Max. Height Allowed: 36'

Future Land Resources

- [Bentonville Community Plan](#)
- [Future Land Use Map Categories](#)

Zoning Resources

- [Article 401 Zoning Regulations](#)
- [Zoning Resources webpage](#)

Primary Differences

FUTURE LAND USE

Adopted by resolution.

Serves as a guide for land use decision making.

Is a planning tool.

Establishes land use categories.

Does not regulate.

Land use classification can be amended with a resolution.

Includes a Future Land Use Map and policy text in the Community Plan.

Land use categories shown on the map are desired or preferred land uses.

Does not require compliance. Used in the decision making process for rezonings.

ZONING CODE

Adopted by ordinance.

Is the law regarding land use.

Is a regulatory tool.

Establishes zoning districts.

Regulates land use, lot size, setbacks, height, lot coverage, and parking by zoning district.

Zoning district can only be changed with a rezoning ordinance.

Includes an official zoning map and the regulatory text in the Zoning Code.

Zoning districts shown on the map are the land uses allowed by law.

Rezoning, conditional use permit, and variance are tools used to achieve compliance with the Zoning Code.

Low Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.



Medium Density Residential

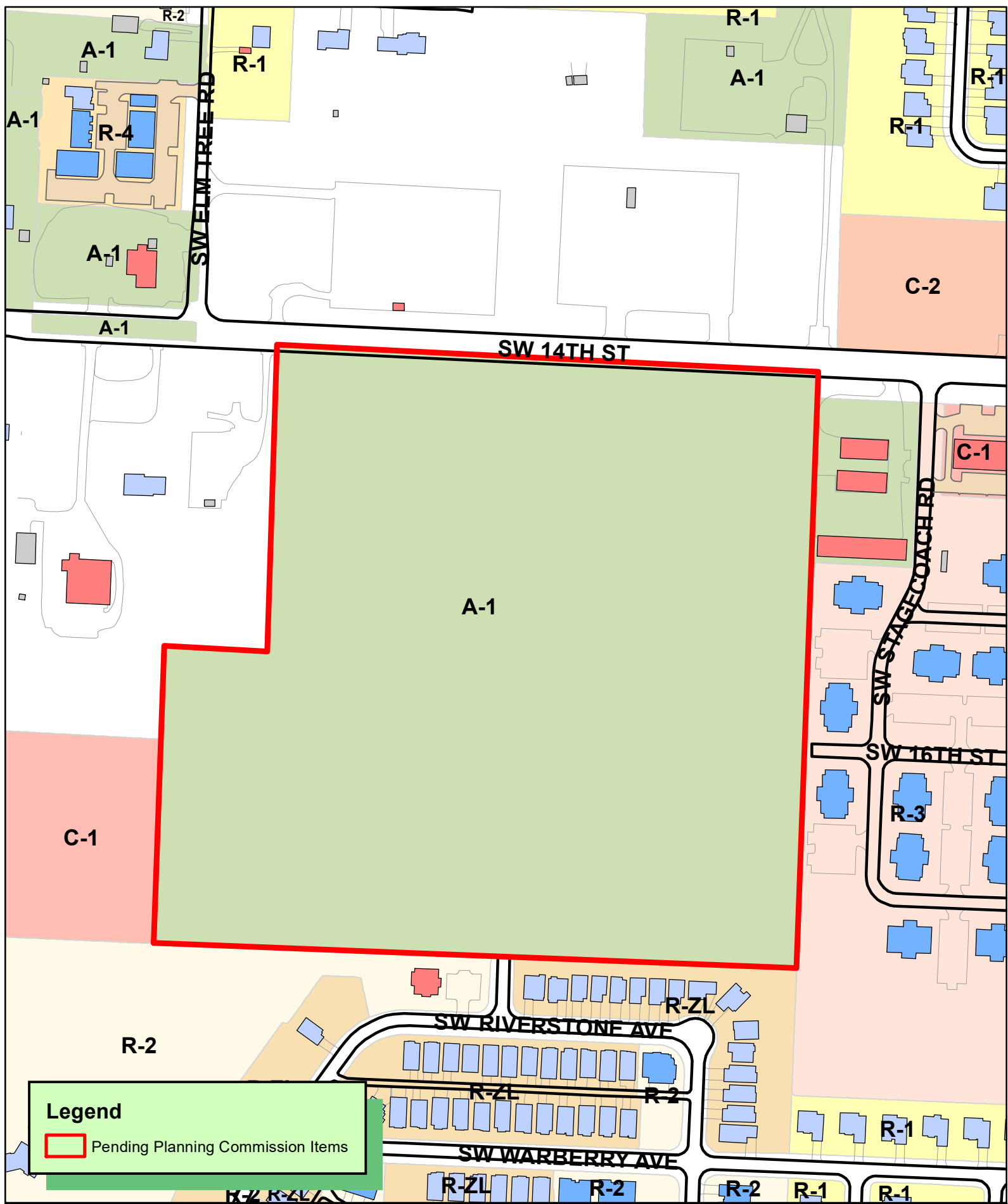
Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.







January 11, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-00828-115)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to C-2, General Commercial District. The property is currently owned by Vaishno Groups, LLC. The adjacent properties are zoned R-3, R-2, and C-1. A proposed C-2 zoning is appropriate in this area based on access to Highway 102 and surrounding properties' zoning.

The owners of this parcel are requesting a rezone to C-2 in order to make the property more marketable. Currently, there are not any plans for development on this property, so the proposed use would be anything allowed by right under a C-2 zoning designation. This property is adjacent to SW 14th St (Hwy 102), but also includes access to 2 alternate points of egress (via SW 16th St and SW Mossy Stone Rd).

Since there are no plans for development on this property, plans for proposed signage are also unknown. Future LSDP's will be responsible for working with city staff when planning any proposed signage.

The site currently has large overhead electric lines crossing through the middle of the site. The land is comprised of dense grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the south and east.

By rezoning to C-2, General Commercial, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-2, General Commercial



The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

Maximum Density Allowed: N/A

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-2	All	7,000	-	70'	-	60%	60%

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-2	50'	20'	7'	30'	20'	30'

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C-2, General Commercial

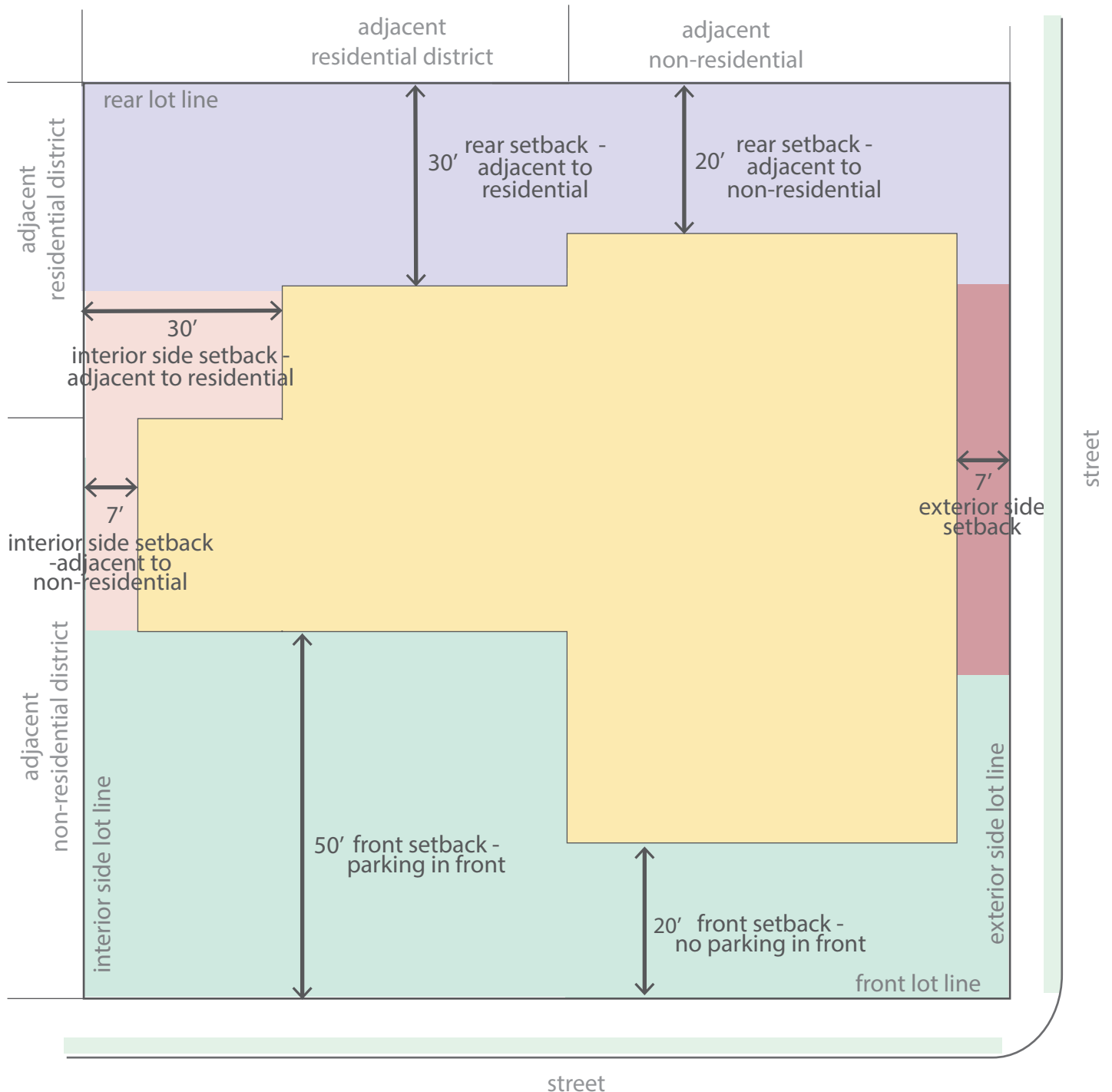
ALLOWED BY RIGHT		CONDITIONAL
Agriculture and Animals Animal clinic Animal - domestic or household Botanical garden Greenhouse Plant nursery	Retail Artisan shop Auto and vehicle sales/rental Bakery Bar, lounge or tavern Building and landscape material sales Convenience store Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer, light wine/and or spirits for off-site consumption Equipment rental - indoor Equipment rental - outdoor Gas station Recreational vehicle and boat sales/rental Outdoor vending - private property Package liquor store Restaurant Restaurant, drive-in Restaurant, drive-through Retail - small scale ($\leq 4,000$ gsf) Retail - large scale ($\geq 4,000$ gsf)	Agriculture and Animals Animal kennel or shelter Urban farm
Residential Residential facility - assisted living Residential facility - extended medical care Residential facility - temporary shelter		Residential Residential facility - rehabilitation
Services Adult day care ATM machine Auction house Auto or equipment auction Automobile repair Car wash Cemetery or mausoleum Child care - commercial Child care - residential (4 children) Financial institution Funeral home Governmental services facility Lodging - hotel / motel Maintenance service Medical services - hospital Medical services - doctor office Medical services - urgent care clinic Medical services - laboratory Medical services - substance abuse or mental health treatment clinic Office - small scale ($\leq 4,000$ gsf) Office - large scale ($\geq 4,000$ gsf) Office / warehouse Personal services Postal services Repair services - household Repair services - equipment, large appliances	Industrial and Warehousing Laboratory - dental or medical Laboratory - research Mini-warehouse storage Taxidermy	Recreation, Education & Assembly Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities
	Transportation / Utilities Broadcasting studio Parking facility (as principle use)	Services Crematory Public safety services
	Recreation, Education & Assembly Aquarium Arena / auditorium Community Center Commercial recreation facility - indoor Conference / convention center Cultural studio Event center Library Museum Library Museum Park – community, mini, neighborhood	Retail Construction / heavy equipment sales/rental 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 Package liquor store within 500 ft. of a city owned and maintained park or trail Restaurant - microbrewery Sexually oriented business
		Industrial and Warehousing Contractor maintenance yard Manufacturing and/or distribution plant, alcoholic beverages of every kind and type Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail Mining
		Transportation / Utilities Airport facilities Transportation facilities excluding airports Utility facility Wireless communication facility (cell towers)
		Other Temporary uses
ACCESSORY		
Residential Dwelling - accessory	Transportation / Utilities Solar energy system Wind energy system, small	Other Building, accessory - nonresidential

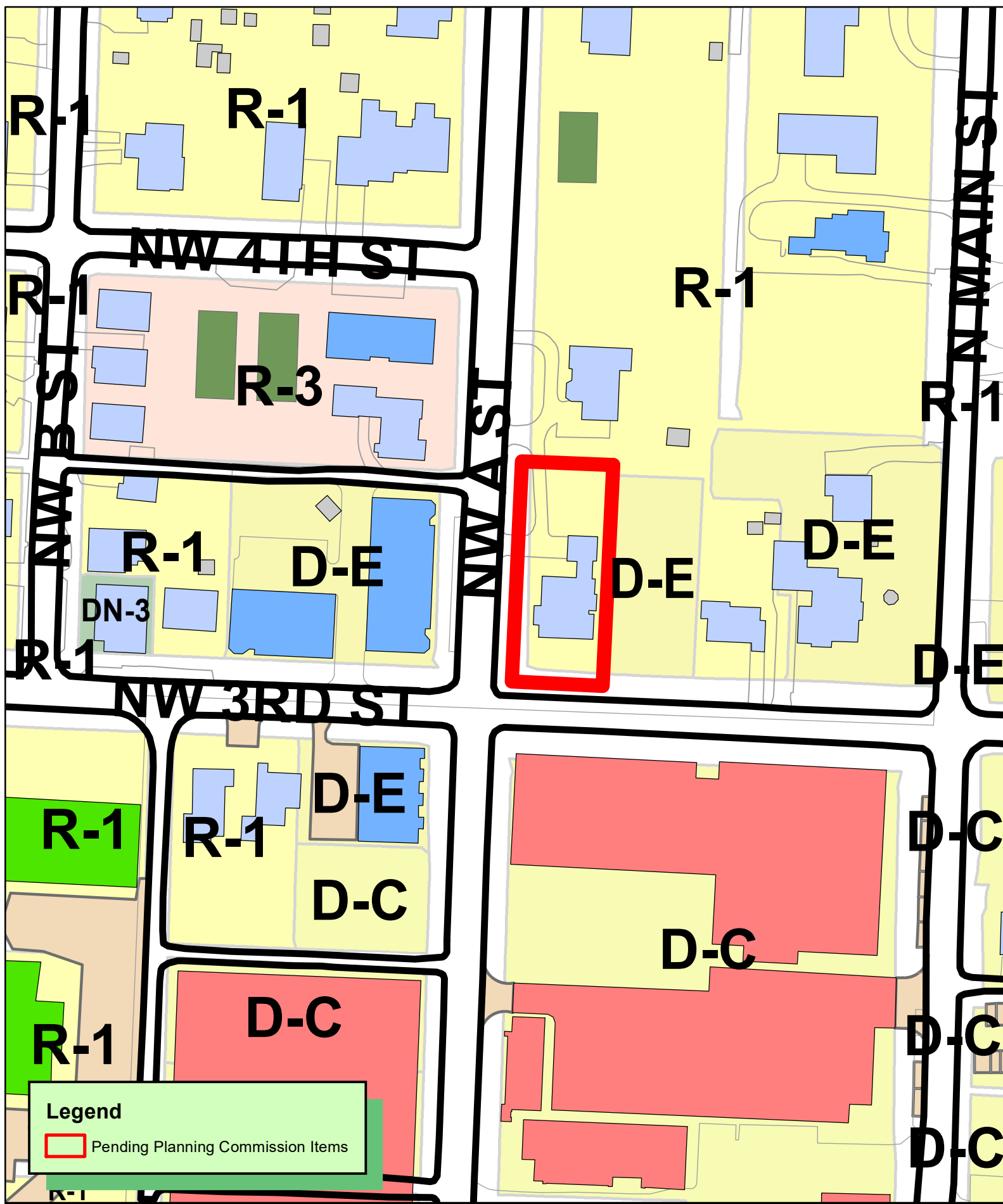
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C-2, General Commercial

Setback Illustration







Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

January 7, 2021

Bentonville City Utilities
117 W Central Avenue
Bentonville, AR 72712

**RE: 302 NW 'A' STREET
REZONE
ECE PROJECT NO. 20-1066**

Dear Sirs:

The property located at 302 NW 'A' Street is now owned by Mark Hufford. It is currently zoned as R-1, Single Family Residential. The proposed zone is D-E, Downtown Edge.

Reason for rezone:

1. Setback reduction for our addition.
2. To be in keeping with the zoning on the east and west.

There will be no increase in traffic.

Direct water and sewer are currently available.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Burris Architecture

Legal Description:

Lot 17, Block 3, of the Property Line Adjustment of Lots 13, 14 and 15, Block 3, Deming's Addition, and

part of the 16.5 foot Vacated Alley between Lots 11 and 13, Block 3, Deming's Addition, Bentonville,

Benton County, Arkansas, as shown in Plat Record 2006 at Page 996.

NOTICE OF INTENT TO REZONE

Mark Hufford

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

D-E, Downtown Edge

The legal description of the property is as follows:

Lot 17, Block 3, of the Property Line Adjustment of Lots 13, 14 and 15, Block 3, Deming's Addition, and part of the 16.5 foot Vacated Alley between Lots 11 and 13, Block 3, Deming's Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record 2006 at Page 996.

The common description of the property is: NE Corner of NW A and NW 3rd

Proposed land use: Single Family Residence

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

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:

Connie J. Bruns (Bruns) Family Trust
201 NW 4th Street

Signature and Physical Address

Bentonville AR. 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Mark Hufford

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

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to

D-E, Downtown Edge

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Signature and Physical Address

Signature and Physical Address

Greg Mattesi
602 W MAIN (307/309 W. MAIN)
Bentonville, AR 72712

NOTICE OF INTENT TO REZONE

Mark Hufford

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

D-E, Downtown Edge

The legal description of the property is as follows:

Lot 17, Block 3, of the Property Line Adjustment of Lots 13, 14 and 15, Block 3, Deming's Addition, and part of the 16.5 foot Vacated Alley between Lots 11 and 13, Block 3, Deming's Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record 2006 at Page 996.

The common description of the property is: NE Corner of NW A and NW 3rd

Proposed land use: Single Family Residence

The public hearing will be held February 16 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

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:

We support D-E zoning at this location.

Chambers. 106 NW 3rd.

Signature and Physical Address

Signature and Physical Address

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DE, Downtown Edge

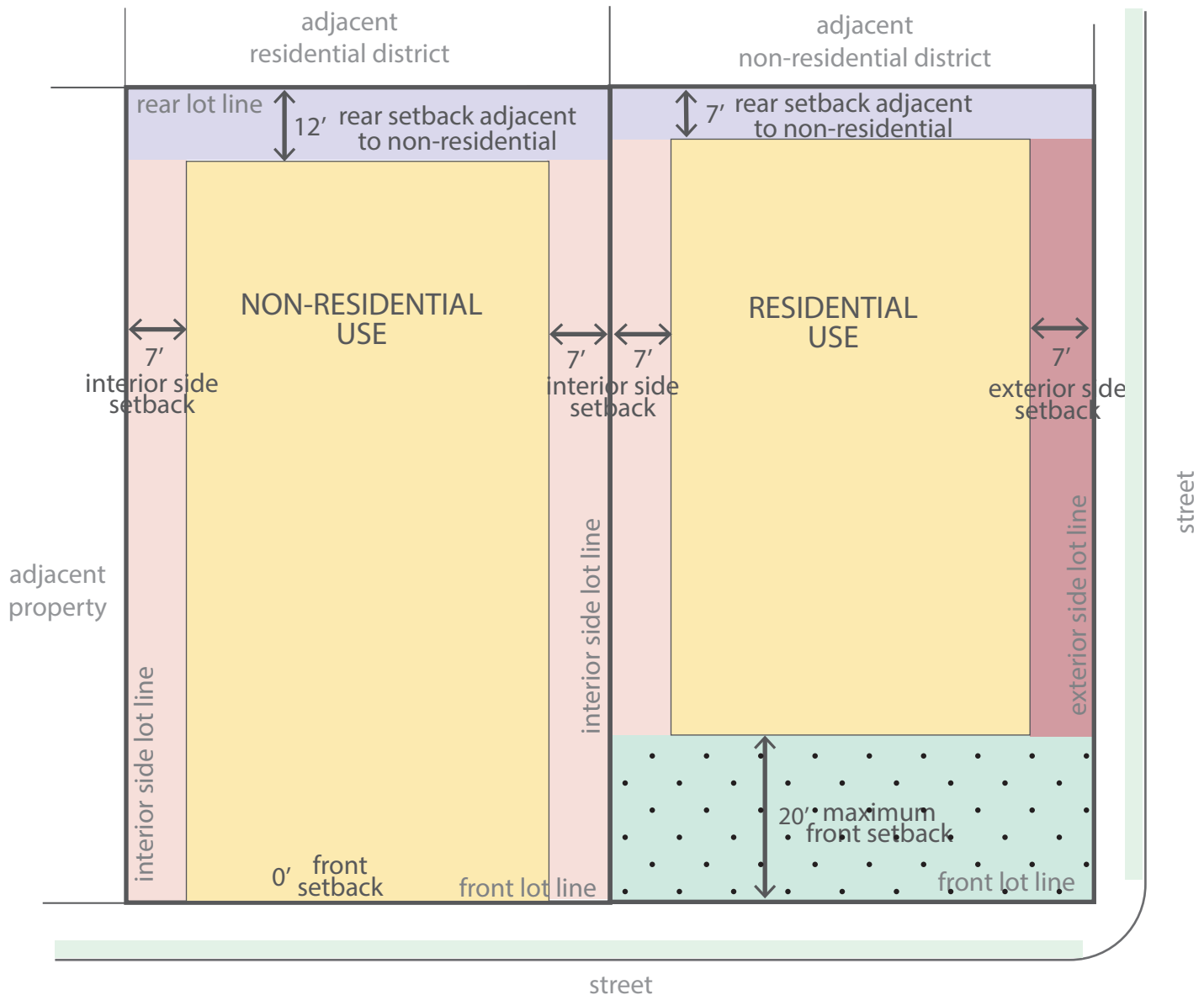
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two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

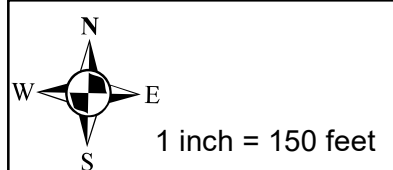
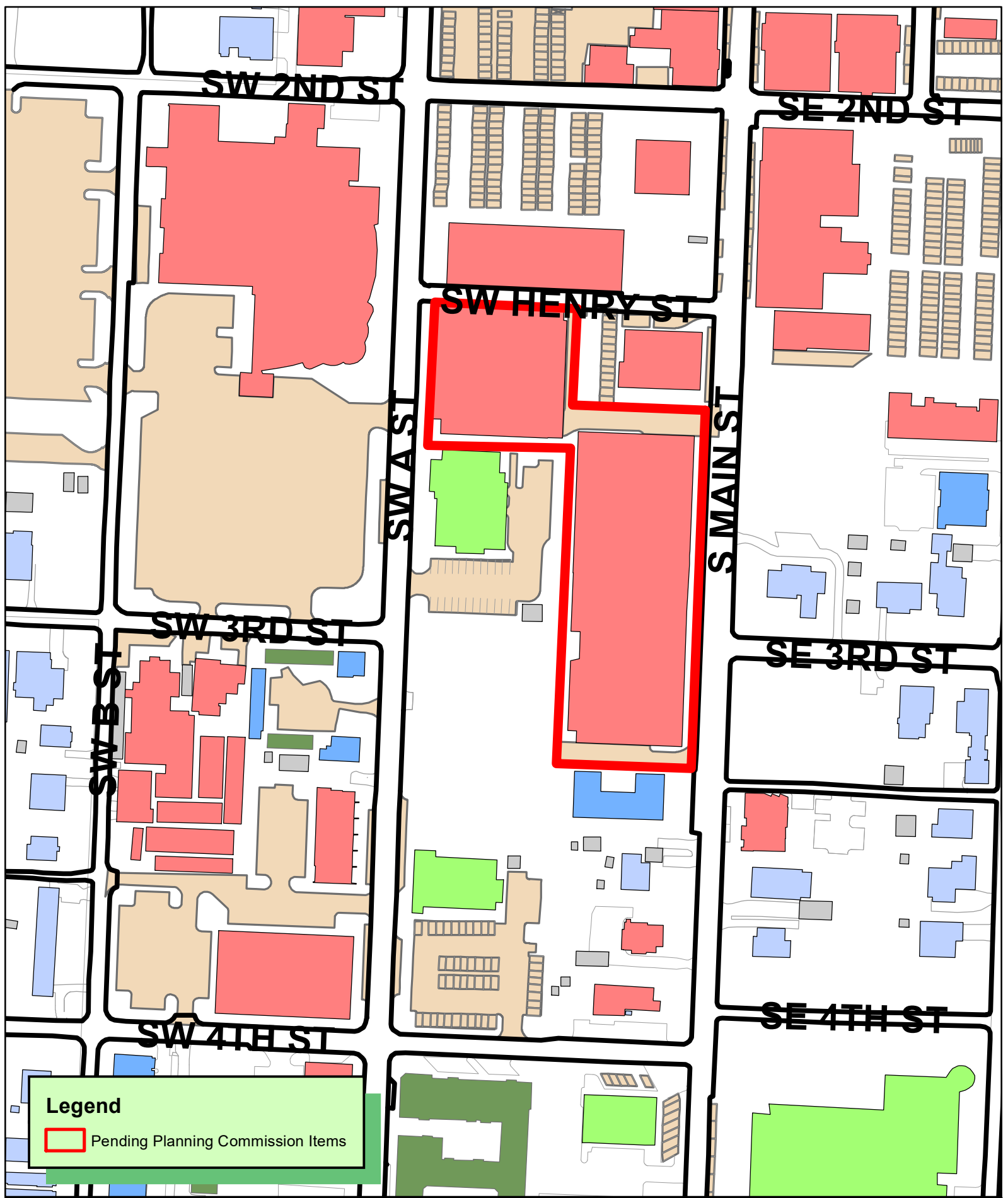
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DE, Downtown Edge

Setback Illustration





CU21-0001
CONDITIONAL USE
BENTONVILLE CITY CTR NOISE ORDINANCE
226-240 S MAIN ST





January 11, 2021

Conditional Use Permit

**Re: Bentonville City Center
 240 and 226 S. Main St.
 Bentonville, AR
 LSD20-0026**

To whom it may concern:

On behalf of Nabholz Construction Company, will be performing construction activities at night as necessary to meet the attached construction schedule. This will include pouring cast-in-place concrete. The scale of the concrete pours will require late/early starts, and overnight work utilizing temporary lighting, concrete trucks, and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the type and scale of construction. Their intended start date is February 8th and will continue throughout the following six months.

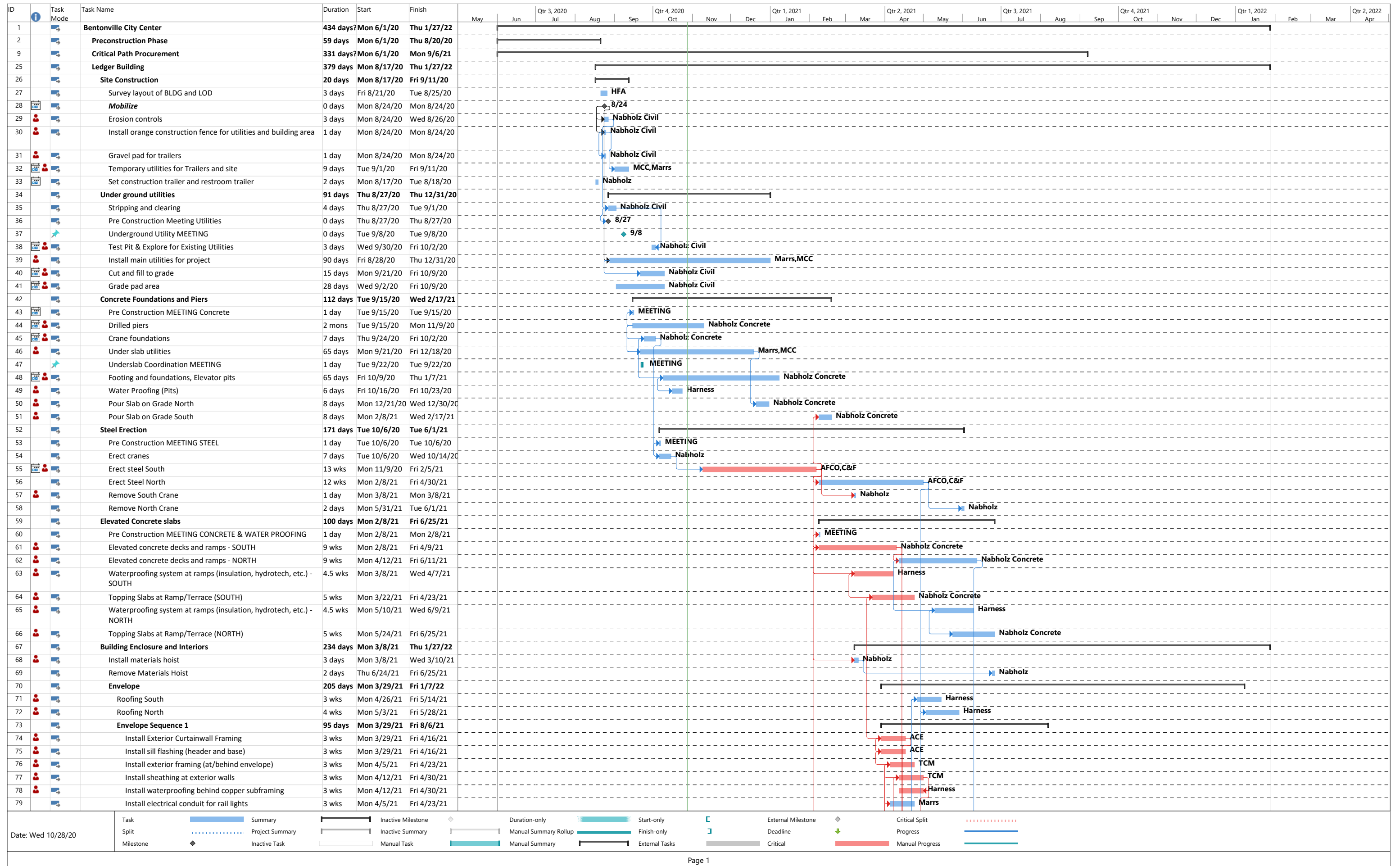
Nabholz intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate those activities with those parties regularly.

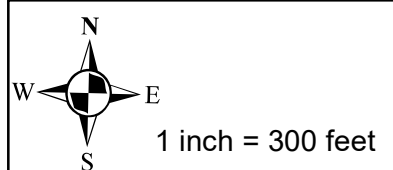
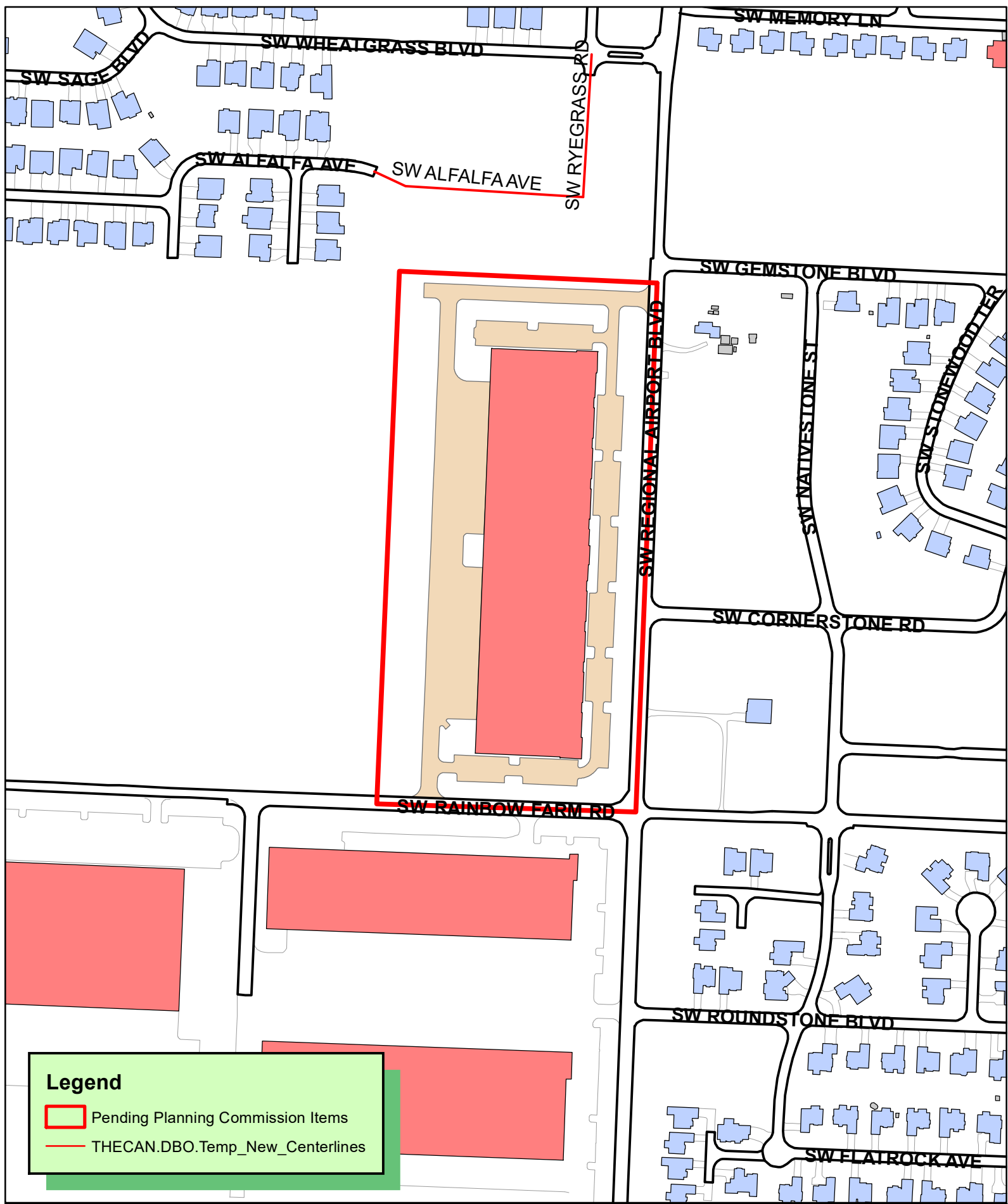
Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Gill', is written over a green digital timestamp.

ryan.gill01/12/202112:36:00 AM

**Ryan Gill
Director
HFA**





CU21-0002
CONDITIONAL USE
GATEWAY NORTH BUILDING
4700 SW REGIONAL AIRPORT BLVD



January 14, 2021



1800 S. 52nd St. • Ste. 410

Rogers, AR 72758

tel 479.464.7077

fax 479.464.7050

City of Bentonville Planning Commission
305 SW A St.; Bentonville, AR 72712
RE: Gateway North-Building 100
Conditional Use Permit Application

To Whom It May Concern,

Crossland Construction Company, Inc. will be performing the necessary construction activities as described in the attached contract plans. This will include placing large quantities of concrete for the slab on grab, tilt wall panels, and concrete paving for the loading dock area as well as the parking area. The scale of the concrete pours will require late/early starts, potentially overnight work utilizing temporary lighting, concrete trucks, and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the type and scale of construction.

Although the construction activities for this project will require late nights and/or early mornings, we will take every possible step to limit the noise and light intrusions to nearby residents. Lighting will be directed away from residences, and all other activities will be performed as quietly as possible. Anticipated deliveries during these non-typical hours will be primarily concrete trucks with very occasional exceptions only if the need arises.

This project is located at 4700 SW Regional Airport Blvd and is zoned I-2. Concrete activities are expected to take place from February 2021 to May 2021.

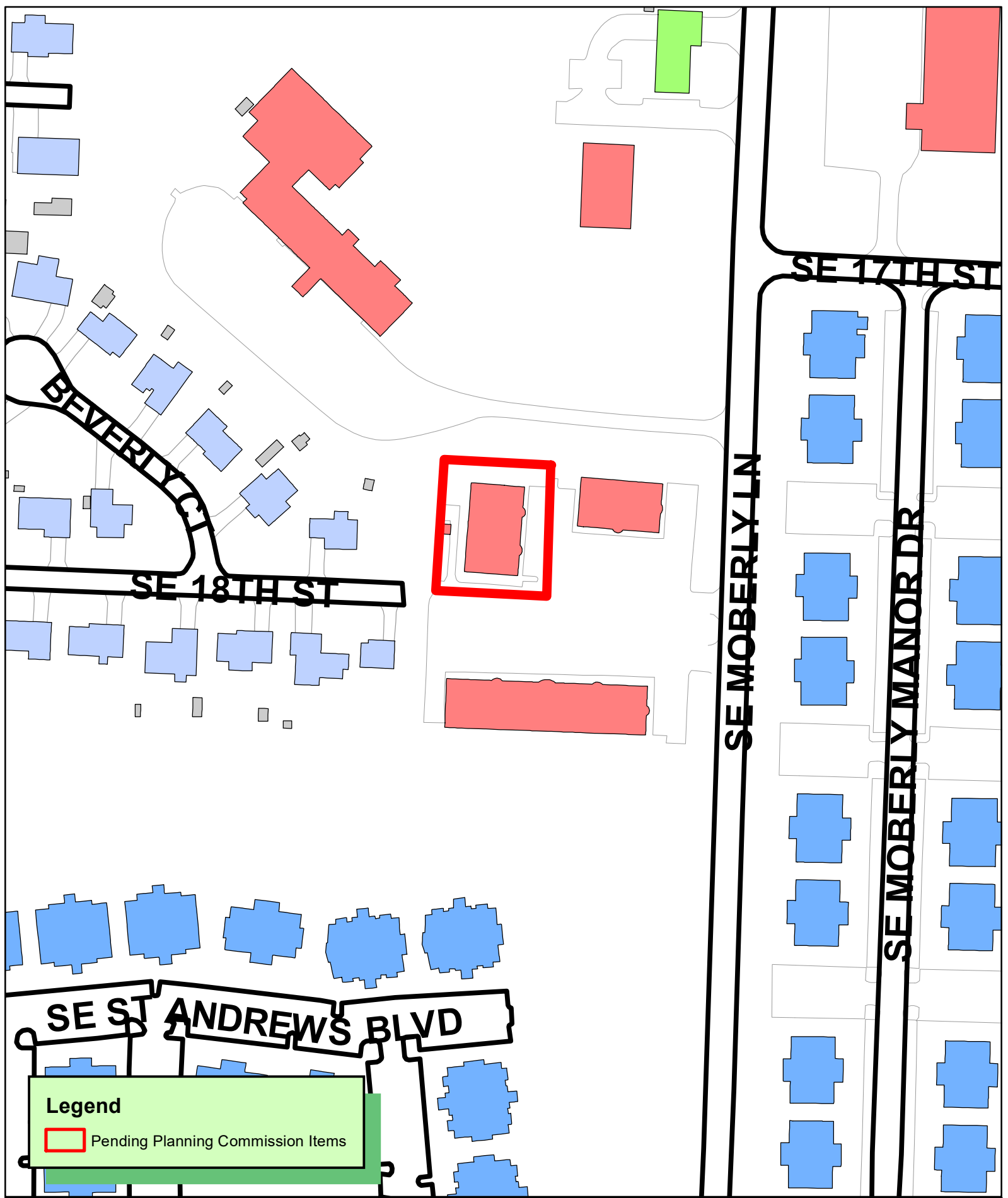
Anticipated daily workforce is to be 50-100 persons and deliveries that would require variance from the sound ordinance would be limited to concrete delivery trucks, up to 6 per hour.

Crossland intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate all activities with those parties involved.

Thank you for your consideration,

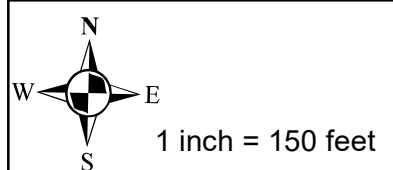
A handwritten signature in black ink, appearing to read "Ivy Crossland", is written over a horizontal line.

Ivy Crossland
Project Manager
Crossland Construction Company, Inc.



Legend

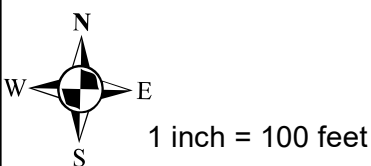
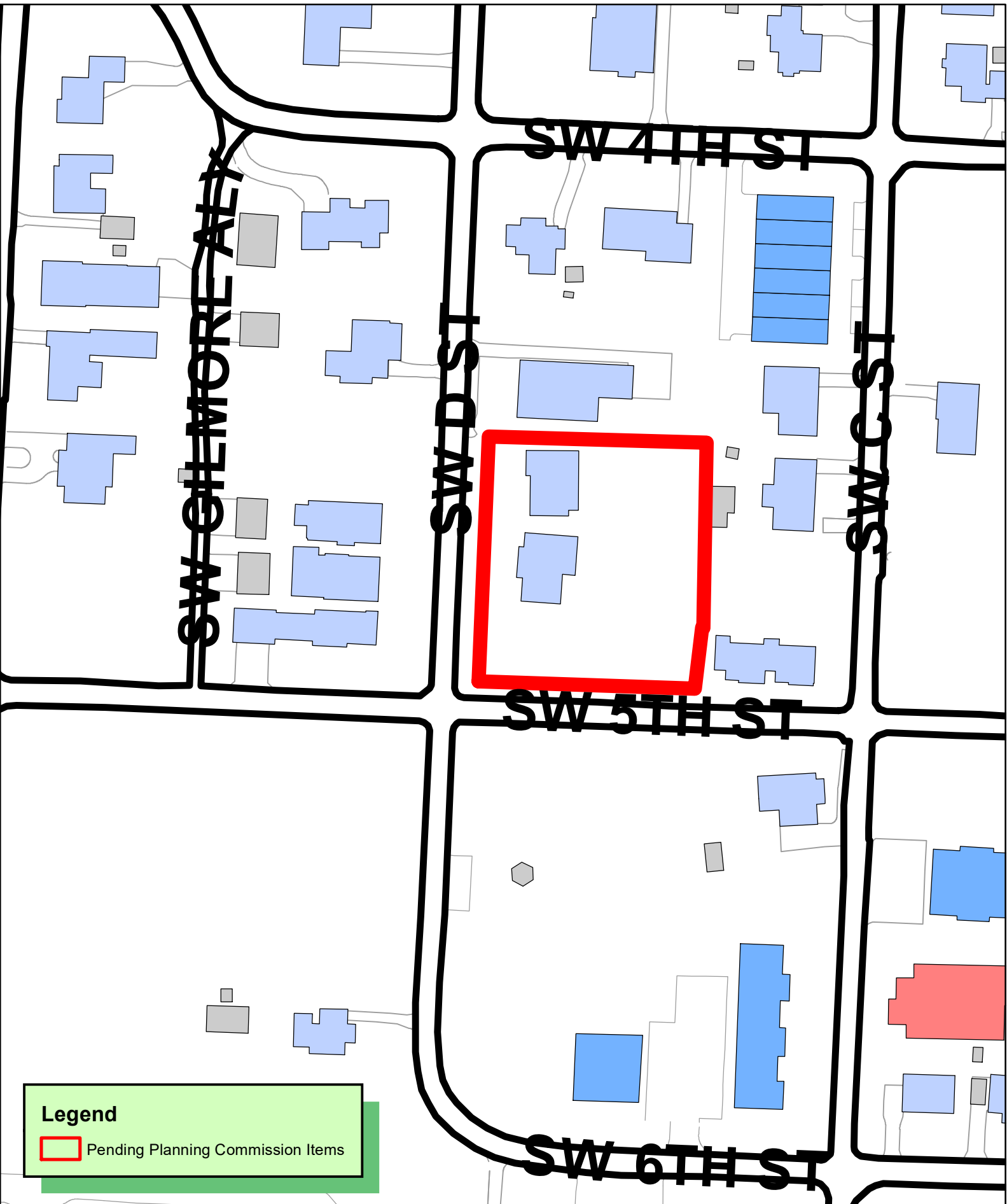
 Pending Planning Commission Items



CU21-0004
CONDITIONAL USE
BELLE JOURNEE SPA
1732 SE MOBERLY LN STE 14



Between the years of 2014 and 2020 Belle Journee Spa has operated out of the same building, moving between office suites as business grew. There has been a code of compliance active during those years for each office suite used. The use of the space has been for spa services (ie. Massage, facials, body waxing, etc.) and the proposed use for the new office suite remains the same. Hours of operation will be Mondays, Tuesdays, Wednesdays, and Fridays from 10am to 8pm and Saturdays 11am to 6pm. This is subject to change as business grows. There will be no changes to the interior or exterior of the building or outdoor areas, and the only places that will be utilized will be the parking lot, the office suite, the one communal bathroom for the building, and the kitchenette. The average of clients per day is not expected to exceed 2, though as business grows that number is subject to change. Currently there is one employee, myself, working.



LS21-0002
LOT SPLIT
409 SW D ST
CREATING NEW SUB WITH LOTS 1-4



LOT SPLIT

CREATING LOTS 1, 2, 3 & 4

XXXXX SUBDIVISION

BENTONVILLE, ARKANSAS

CLIENT:

SURVEY NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcels recorded in Deed Records, Book 2014 at Page 46327, Book 2014 at Page 46776, and Deed Book 2014 at Page 46787 in the Official 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: NAD83, State Plane Grid Coordinates, Arkansas North Zone, Checking with Bentonville Control Monument No. 1.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- 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
- No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.

SURVEY DESCRIPTION - XXX SUBDIVISION:

Being all of Lot 4 and a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and all of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37 and the West Half of any alley vacated per Ordinance XX-XX, all in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found $\frac{1}{2}$ " Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition per Plat Record C at Page 103, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said East Right-of-Way of SW D St., North 02°22'25" East 202.08 feet to a Found $\frac{1}{2}$ " Rebar for the POINT OF BEGINNING; Thence departing said East Right-of-Way, South 87°28'42" East 185.14 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" in the centerline of an Alley vacated per Ordinance XX-XX; Thence along said centerline of vacated alley, South 02°26'46" West 152.38 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence North 87°40'08" West 1.25 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence South 02°08'32" West 50.03 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" in the North Right-of-Way of SW 5th St.; Thence North 87°22'41" West 177.99 feet to the POINT OF BEGINNING, containing 37,361 Square Feet or 0.86 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

CERTIFICATE OF OWNERSHIP:

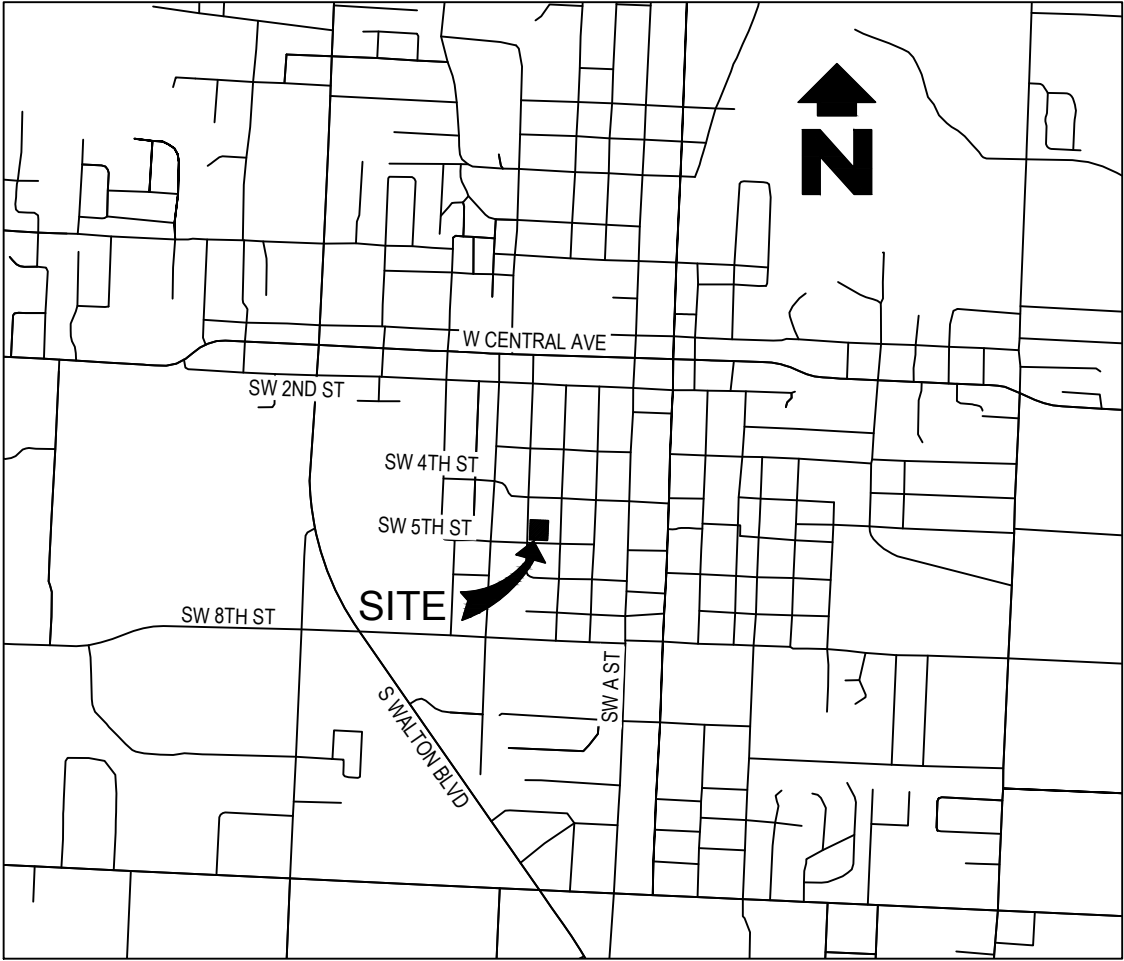
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to use of the public the streets, alleys, drives, easements,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

Date of Execution: _____ Name & Address _____
Signed: _____ Print Name: _____

State of Arkansas)
County of Benton
On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he/she/they/ has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this _____ day of _____, 20 ____.

Notary Public _____
My commission expires: _____



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 403A

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____
Signed: _____
Bentonville Community Development Director
Date of Execution: _____
Signed: _____
City Clerk
Date of Execution: _____
Signed: _____
Mayor

SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, 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 Standards for Land Surveyors have been met.

Date of Execution: _____

C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



PARCEL 01-02501-000 (Per Deed 2014-46776):

Lot 4, Elzey's Subdivision, being part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, as shown on Plat Record C at Page 103.

PARCEL 01-02502-000 (Per Deed 2014-46787):

Lot 5, Elzey's Subdivision, being part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, as shown on Plat Record C at Page 103.

PARCEL 01-02703-000 (Per Deed 2014-46327):

Lot 9, Block 1, Gilmore Addition, Bentonville, Benton County, Arkansas.

SURVEY DESCRIPTION - LOT 1:

Being a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and being a part of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37, all in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

BEGINNING at a Found $\frac{1}{2}$ " Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said East Right-of-Way of SW D St., North 02°22'25" East 114.00 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 87°22'41" East 64.50 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence South 02°22'25" West 114.00 Feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" on the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., North 87°22'41" West 64.50 feet to the POINT OF BEGINNING, containing 7,353 Square Feet or 0.17 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 2:

Being a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and being a part of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37, all in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found $\frac{1}{2}$ " Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., South 87°22'41" East 124.20 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" for the POINT OF BEGINNING; Thence departing said North Right-of-Way, North 02°22'25" East 114.00 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence South 87°22'41" East 59.70 Feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence South 02°22'25" West 114.00 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" on the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., North 87°22'41" West 59.70 feet to the POINT OF BEGINNING, containing 6,806 Square Feet or 0.16 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 3:

Being a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and being a part of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37, and the West Half of any alley vacated per Ordinance XX-XX, all in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

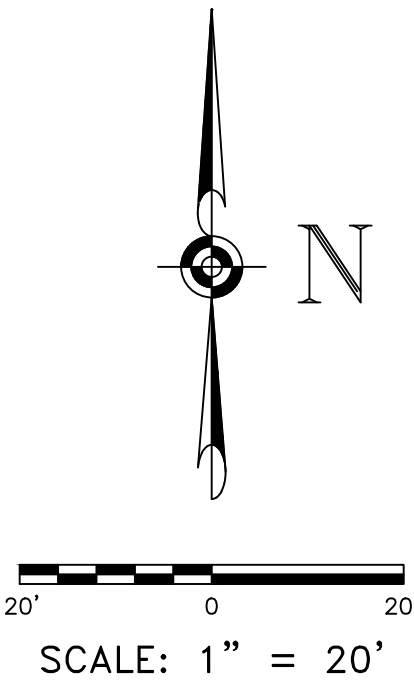
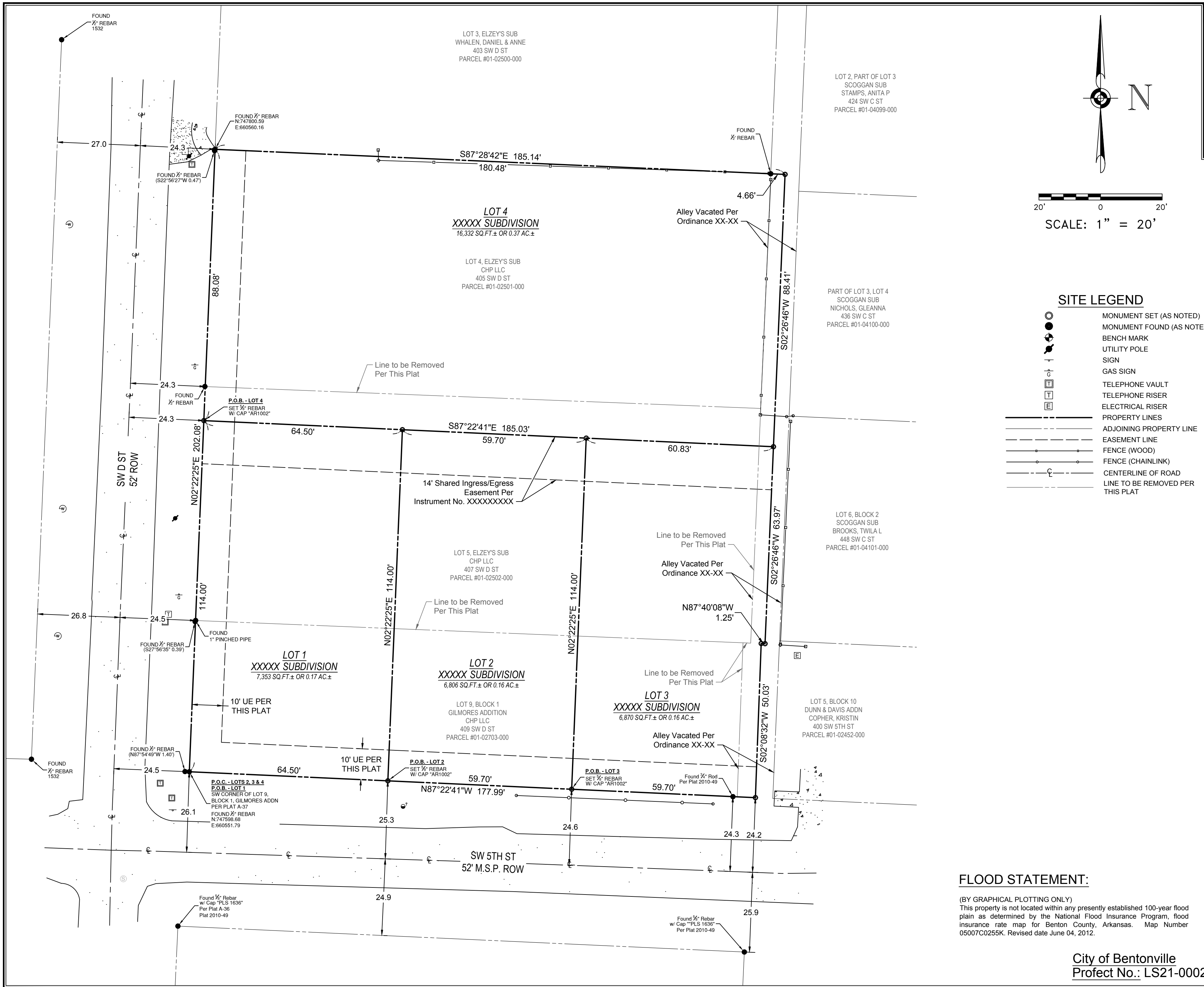
COMMENCING at a Found $\frac{1}{2}$ " Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., South 87°22'41" East 124.20 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" for the POINT OF BEGINNING; Thence departing said North Right-of-Way, North 02°22'25" East 114.00 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence South 87°22'41" East 60.83 Feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" in the centerline of an Alley vacated per Ordinance XX-XX; Thence along said centerline of vacated alley, South 02°26'46" West 63.97 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence North 87°40'08" West 1.25 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence South 02°08'32" West 50.03 Feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" on the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., North 87°22'41" West 59.70 feet to the POINT OF BEGINNING, containing 6,870 Square Feet or 0.16 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 4:

Being all of Lot 4 and a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and the West Half of any alley vacated per Ordinance XX-XX, all in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found $\frac{1}{2}$ " Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition per Plat Record C at Page 103, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said East Right-of-Way of SW D St., North 02°22'25" East 114.00 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" for the POINT OF BEGINNING; Thence continuing along said East Right-of-Way, North 02°22'25" East 88.08 feet to a Found $\frac{1}{2}$ " Rebar; Thence South 87°28'42" East 185.14 Feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002" in the centerline of an Alley vacated per Ordinance XX-XX; Thence along said centerline of vacated alley, South 02°26'46" West 88.41 feet to a Set $\frac{5}{8}$ " Rebar w/ Cap "AR1002"; Thence North 87°22'41" West 185.03 feet to the POINT OF BEGINNING, containing 16,332 Square Feet or 0.37 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

City of Bentonville
Profect No.: LS21-0002



SITE LEGEND	
	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	GAS SIGN
	TELEPHONE VAULT
	TELEPHONE RISER
	ELECTRICAL RISER
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	FENCE (WOOD)
	FENCE (CHAINLINK)
	CENTERLINE OF ROAD
	LINE TO BE REMOVED PER THIS PLAT

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 04, 2012.

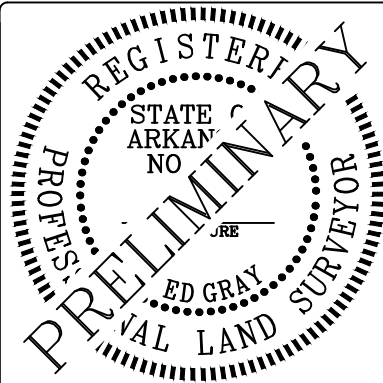
City of Bentonville
Profect No.: LS21-0002

CLIENT:

LOT SPLIT

SHEET:

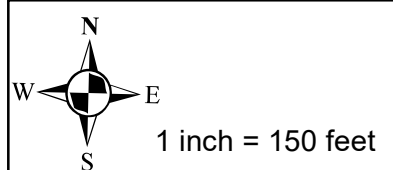
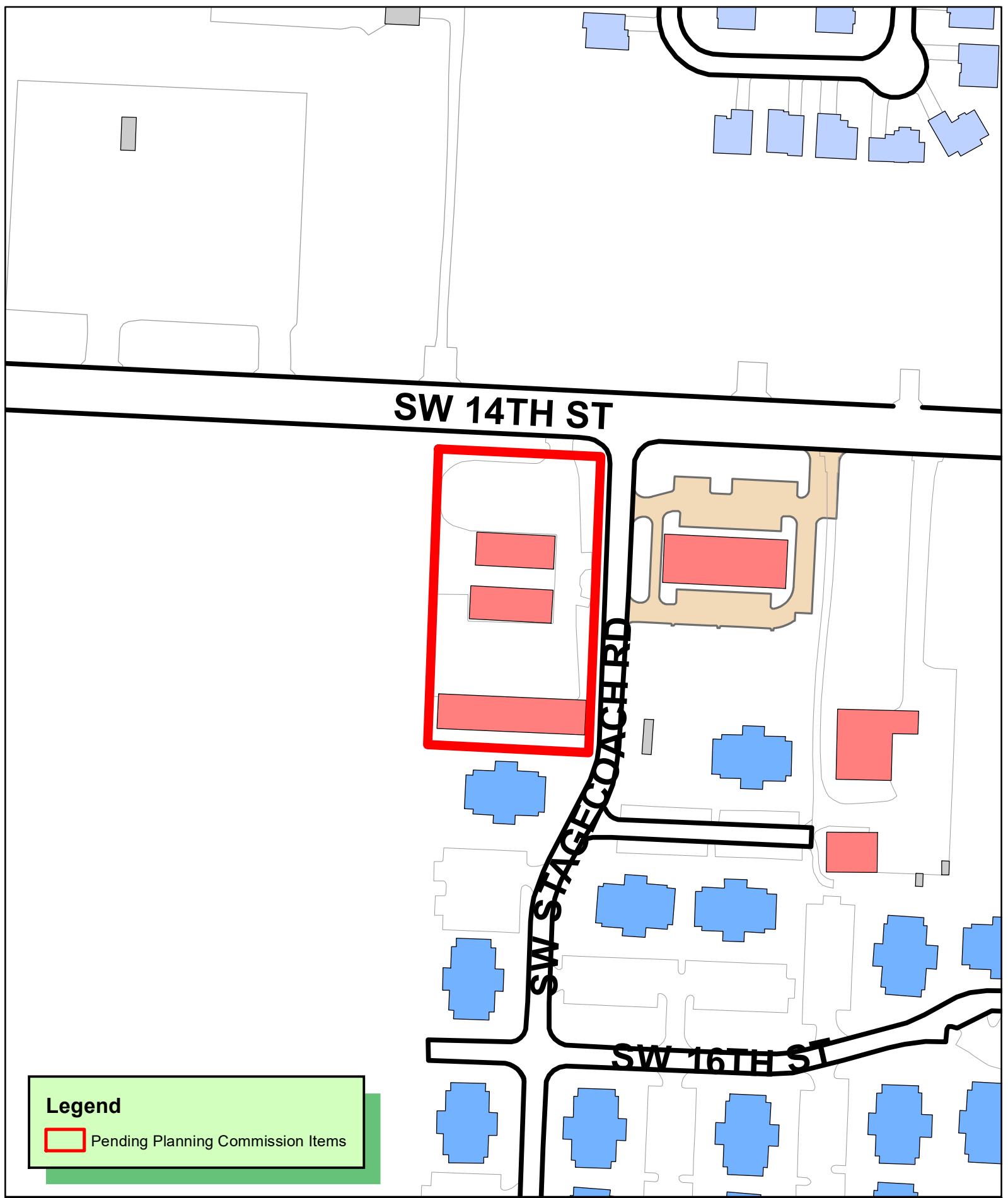
CREATING LOTS 1, 2, 3 & 4
XXXXX SUBDIVISION
BENTONVILLE, ARKANSAS



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-3202

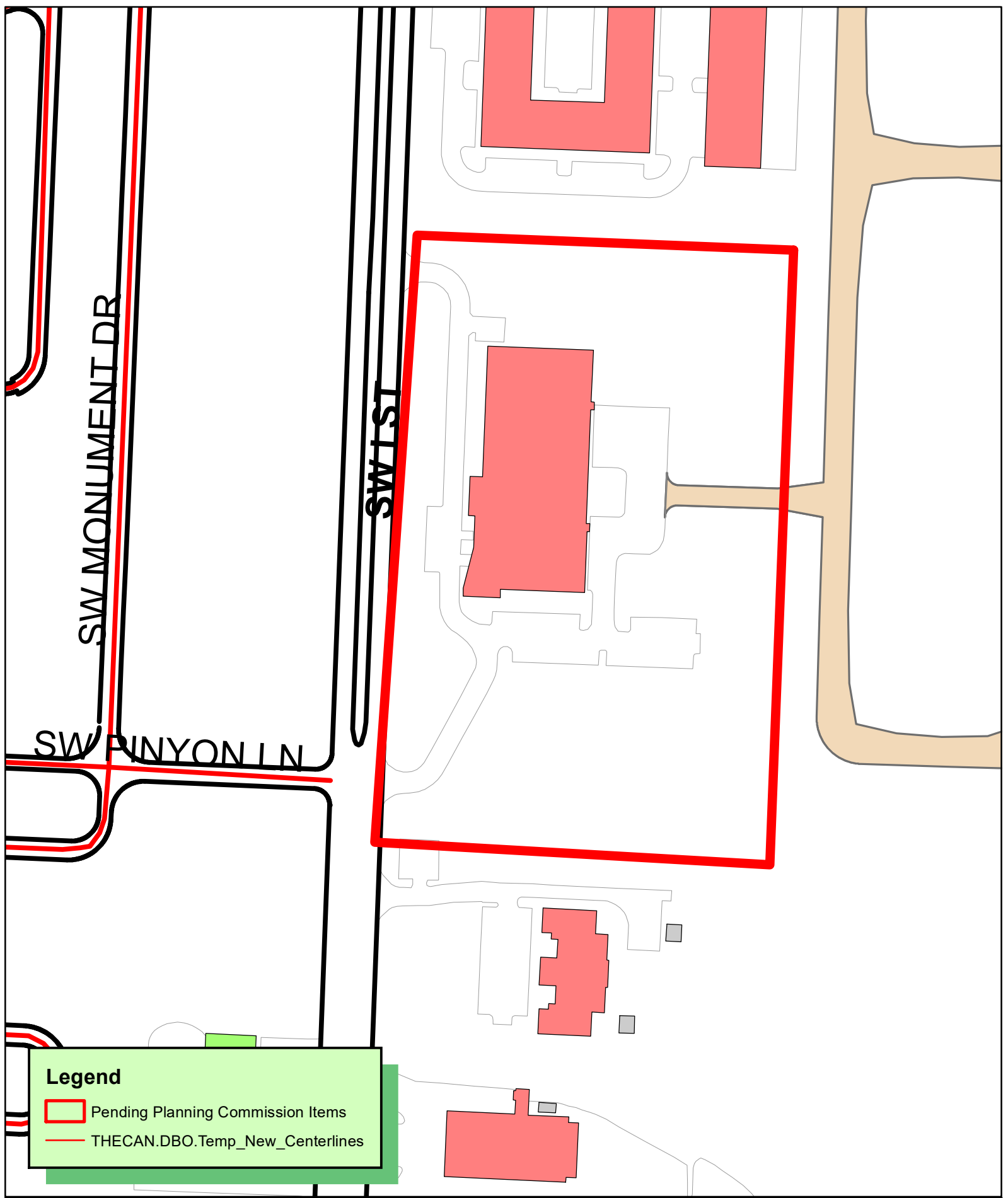


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CAD:	MJH
FIELD:	MJH
SCE PROJECT #:	20077
DATE:	01/19/2021
SHEET:	2 OF 2



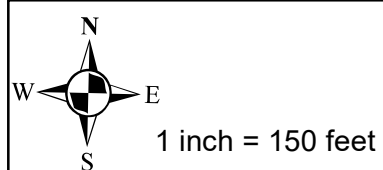
PLA21-0002
PROPERTY LINE ADJUSTMENT
BREW SUBDIVISION





Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines



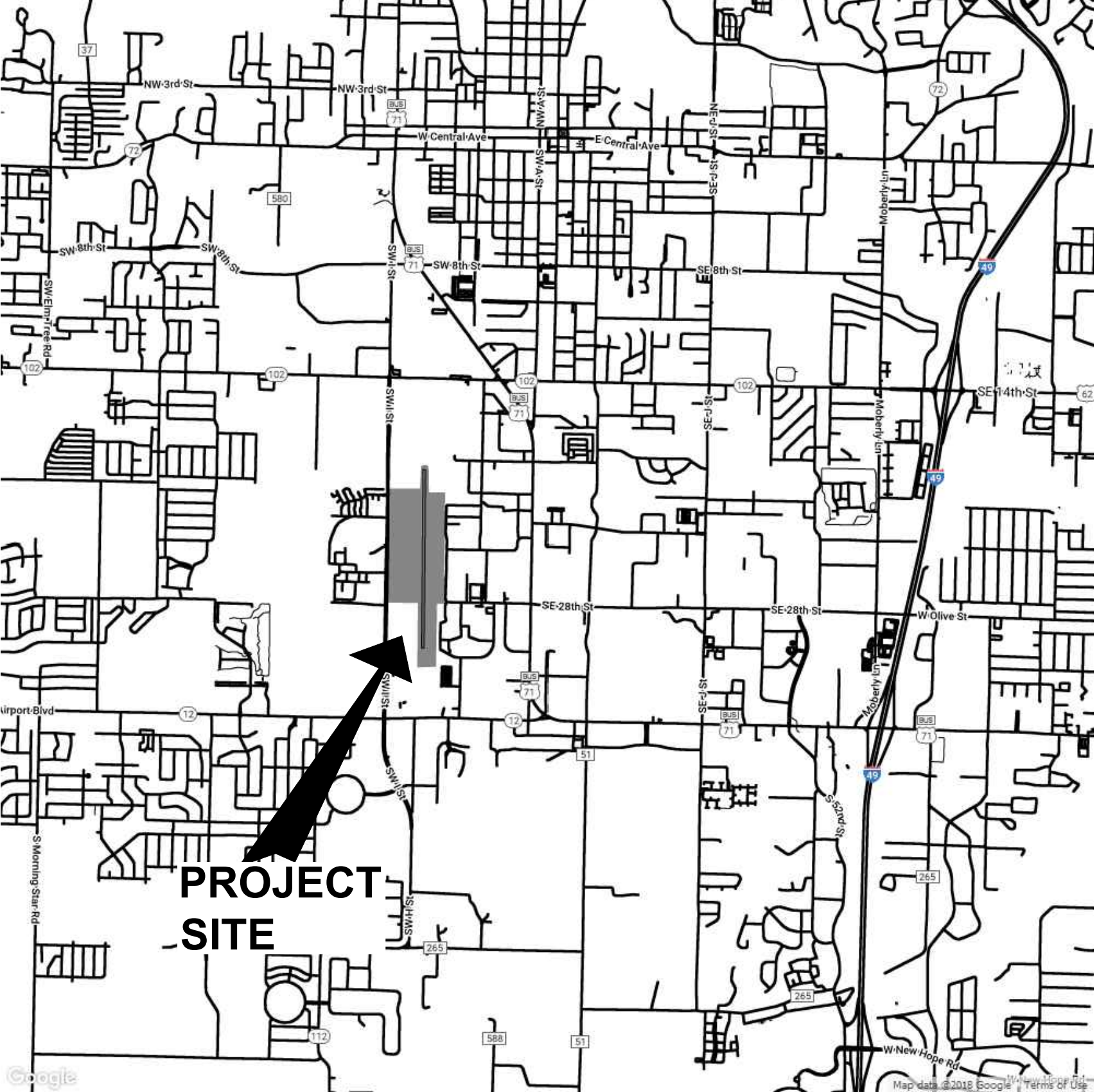
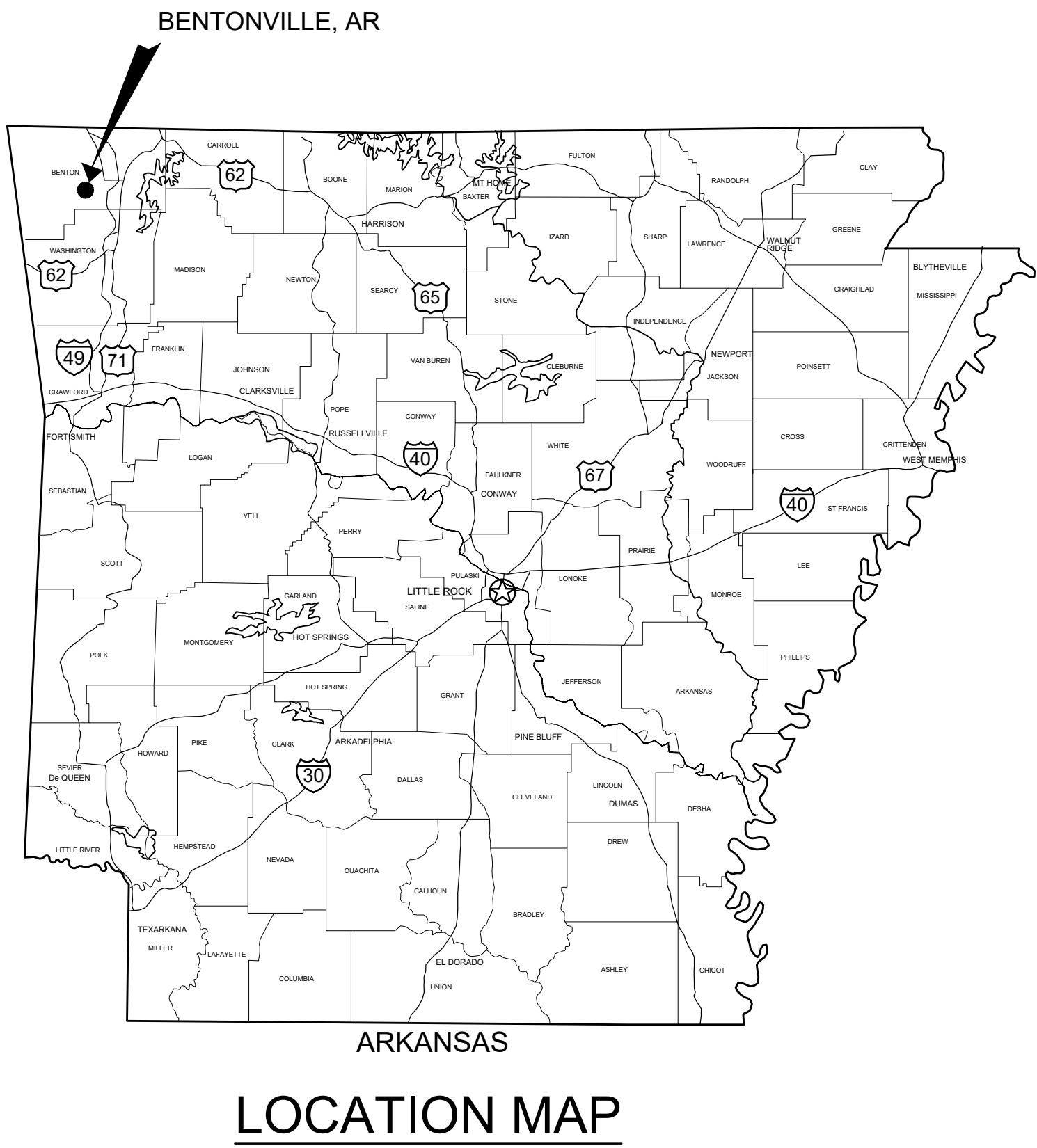
LSD21-0003
LARGE SCALE DEVELOPMENT
VB T GAME COMPOSITES EXPANSION
3201 SW I ST, BENTONVILLE, AR 72712



GAME COMPOSITES EXPANSION

BENTONVILLE MUNICIPAL AIRPORT

BENTONVILLE, ARKANSAS



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5	CE-201	EROSION CONTROL DETAILS
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7	CG-201	DRAINAGE CALCULATIONS I
8	CG-202	DRAINAGE CALCULATIONS II
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21	CM-101	PAVEMENT MARKING PLAN
22	CM-201	PAVEMENT MARKING DETAILS
23	LS-101	LANDSCAPING PLAN
24	LS-102	LANDSCAPE NOTES AND DETAIL

GARVER PROJECT NO. 20A13191
CITY OF BENTONVILLE PROJECT NO. LSD21-0003
FEBRUARY 2021



2049 E. Joyce Blvd.
Suite. 400
Fayetteville, AR 72703
(479) 527-9100

CONTACTS:

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AT&T: SCOTT SEAMAN, 627 WHITE ROAD SPRINGDALE AR 72766 - (479) 442-1967 OR LAYNE RHODES - (479) 442-1977 LR159@ATT.COM
COX COMMUNICATIONS: KIP SMITH, 4901 S 48TH STREET SPRINGDALE, AR 72762 - (479) 717-3796 KIP.SMITH@COX.COM
FIRE DEPT: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW "A" STREET BENTONVILLE, AR 72712 - (479) 271-5927
STREET DEPT: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3130
WATER DEPT: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3140
ELECTRIC DEPT: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3159
BENTONVILLE WATER RESOURCE RECOVERY FACILITY: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET BENTONVILLE, AR72712 - (479) 271-3161
PLANNING DEPT: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 S.W. "A" STREET BENTONVILLE, AR - (479) 271-3122
CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-3168
STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-5002 JPAITH@BENTONVILLEAR.COM



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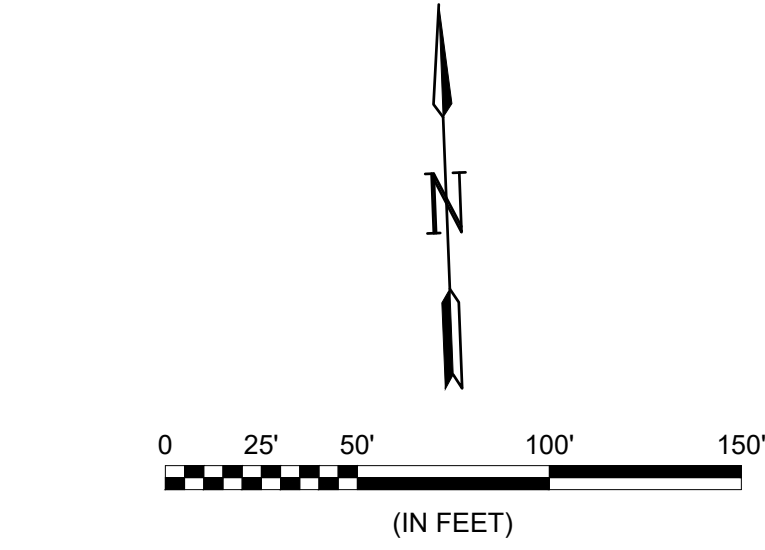
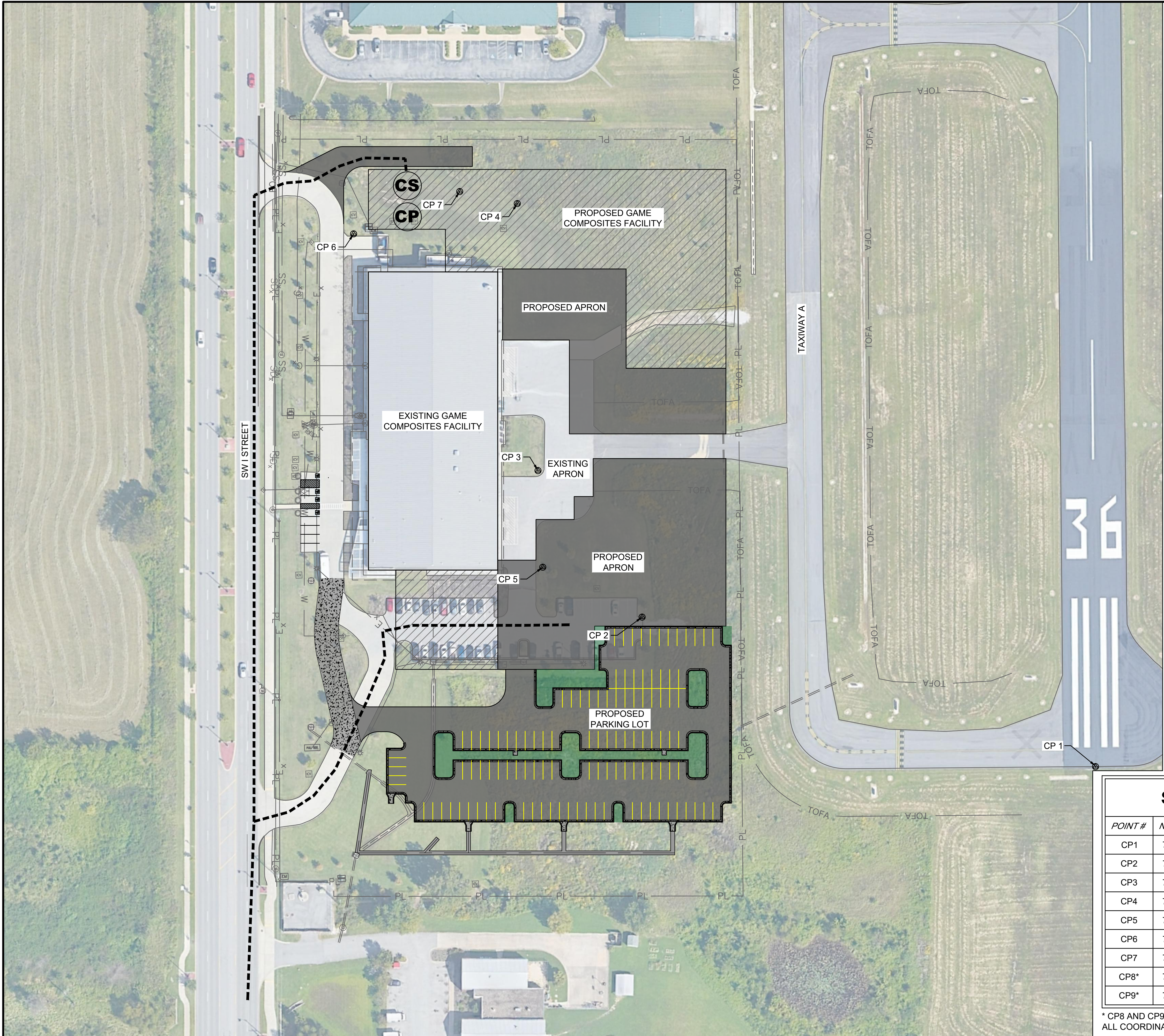
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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS
GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

COVER SHEET	
JOB NO.: 20A13191 DATE: FEB 2021 DESIGNED BY: ATW DRAWN BY: JSH	
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DRAWING NUMBER GI-001	
SHEET NUMBER 1	

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LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED BUILDING

CONTRACTOR MOVEMENT

CS

CONTRACTOR STAGING AREA

CP

CONTRACTOR PARKING AREA

TOFA

TAXIWAY OBJECT FREE AREA

- NOTES:**
- CONTRACTOR SHALL STAKE PROPERTY LINE IN A MANNER TO PROVIDE VISUAL GUIDANCE TO CONSTRUCTION PERSONNEL AND EQUIPMENT.
 - CONTRACTOR SHALL REMOVE MEN AND EQUIPMENT FROM THE TAXIWAY A OBJECT FREE AREA (TOFA) WHEN AN AIRCRAFT IS USING THE TAXIWAY A PAVEMENT IN THE PROJECT AREA.
 - CONTRACTOR SHALL PROVIDE SWEEPER AT ALL TIMES TO PREVENT TRACKING OF MATERIALS ONTO ACTIVE AIRCRAFT PAVEMENT.
 - SEVERAL CONTROL POINTS EXIST IN AREAS TO BE DISTURBED. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING LOCAL CONTROL POINTS OUTSIDE OF CONSTRUCTION AREAS AS NEEDED FOR HIS OPERATIONS.

ITEMS OF WORK

CONSTRUCT DRAINAGE STRUCTURES AND IMPROVEMENTS, GRADING, APRON PAVEMENT SECTION, ROAD AND PARKING PAVEMENT SECTION, UTILITY WORK, AND ALL OTHER ASSOCIATED WORK.

SURVEY CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	737485.46	658674.24	1292.54	MAG NAIL SOUTH END RUNWAY
CP2	737653.62	658223.98	1289.44	60D NAIL IN GARVER
CP3	737805.07	658124.93	1291.66	60D W/D
CP4	738074.53	658114.58	1292.68	60D W/D
CP5	737707.70	658125.96	1291.25	60D NAIL WITH GC DISC
CP6	738050.44	657948.73	1291.18	60D NAIL
CP7	738088.89	658057.12	1292.25	60D NAIL
CP8*	741909.29	658806.63	1289.13	MAG NAIL NORTH END RUNWAY
CP9*	740058.49	658819.84	1296.04	BENTPORT REBAR AT TW B2

* CP8 AND CP9 EXIST OUTSIDE OF DISPLAYED DRAWING VIEW.
ALL COORDINATES LISTED ARE IN STATE PLANE ZONE ARKANSAS NORTH, NAD 83.



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BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS



GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

CONSTRUCTION SAFETY & PHASING AND SURVEY CONTROL PLAN

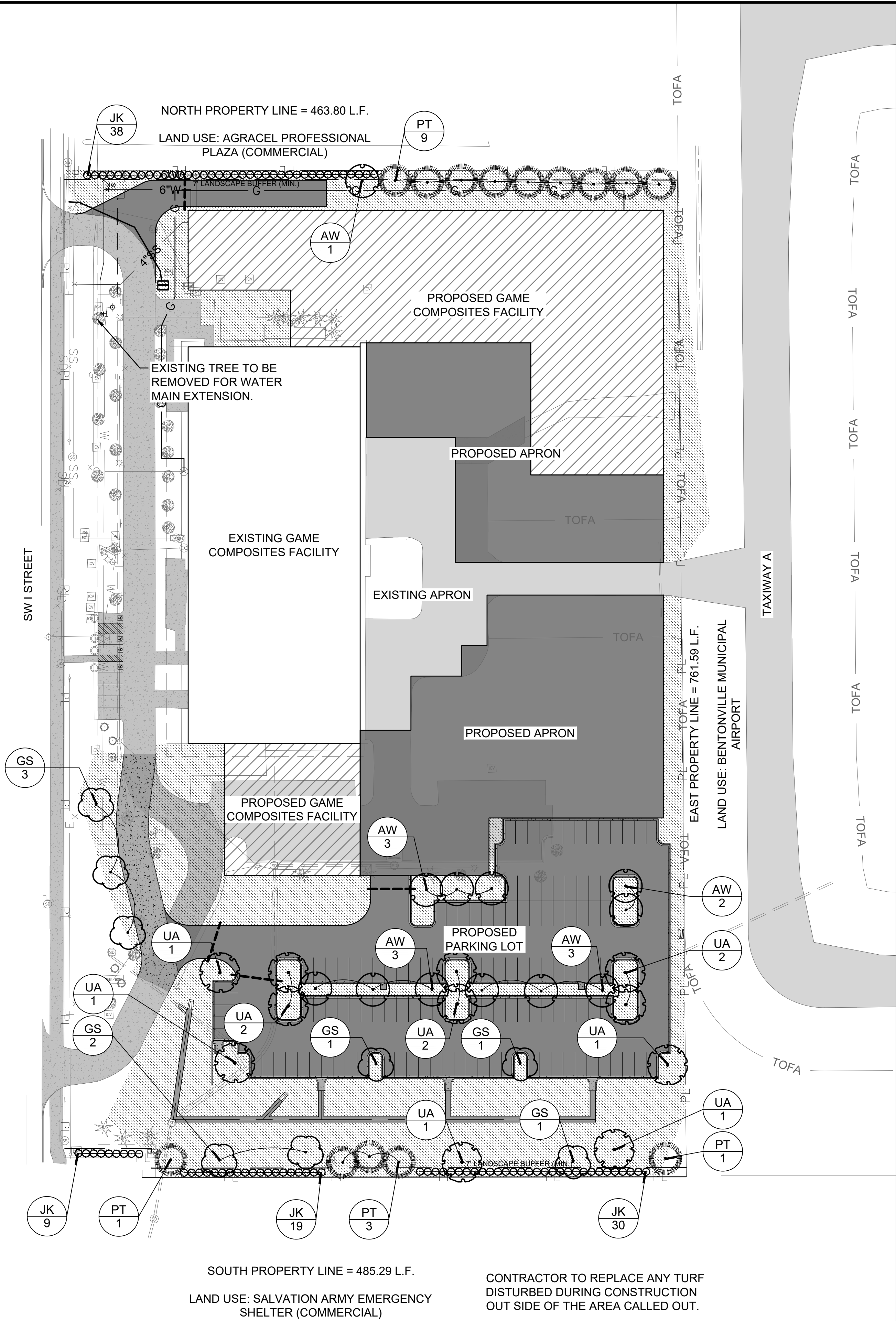
JOB NO.: 20A13191
DATE: FEB 2021
DESIGNED BY: ATW
DRAWN BY: JSH

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DRAWING NUMBER
GC-101

SHEET NUMBER
3

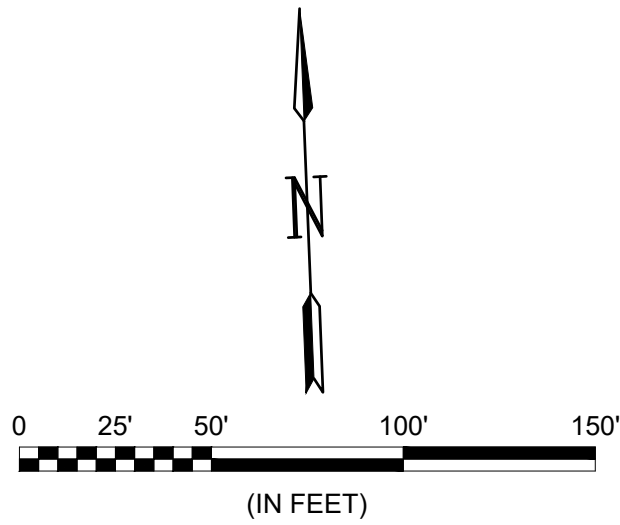
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CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS	
TOTAL PARKING LOT AREA	49,420 SF
REQUIRED INTERIOR GREENSPACE (8%)	3,954 SF
TOTAL GREENSPACE ON THIS PROJECT	4,981 SF
NUMBER OF PARKING STALLS	122
NUMBER OF TREES REQUIRED (1 TREE PER 6 STALLS)	21
TREES PROVIDED	25
PERIMETER LANDSCAPING (1 TREE PER 50 L.F.) + SCREEN TYPE 'B' - SEMI-OPAQUE SCREEN (INDUSTRIAL USE ABUTTING COMMERCIAL USE; TREES AND OPAQUE SCREEN TO 3' ABOVE FINISH GRADE)	463.8 L.F. = 9.28 = 10 TREES (NORTH) 485.29 L.F. = 9.71 = 10 TREES (SOUTH) NOTE: NO TREES PROPOSED ALONG EAST PROPERTY LINE DUE TO PROXIMITY TO AIRFIELD
PERIMETER LANDSCAPING PROVIDED	10 TREES (NORTH) 10 TREES (SOUTH) + EVERGREEN SHRUB SCREEN TO 3' HEIGHT

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
AW	12	Acer truncatum x platanoides 'Keithsform' TM	Norwegian Sunset Maple	B & B	2.5"Cal		
GS	8	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2.5"Cal		
UA	11	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	2.5"Cal		
EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
PT	14	Pinus taeda	Loblolly Pine	B & B		8'- 10' MIN HT	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	SPACING
JK	96	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	3 gal			72" o.c.



LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	TURF GRASS SEE PLANT SCHEDULE
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRICAL LINE

NOTES:

- EXISTING DAMAGED OR DISEASED TREES ARE TO BE REPLACED.
- TREES SHALL MAINTAIN MINIMUM 5' SEPARATION FROM ANY PUBLIC UTILITY.



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BY	DESCRIPTION	DATE	REV.



BENTONVILLE MUNICIPAL
AIRPORT
BENTONVILLE, ARKANSAS

GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

LANDSCAPING PLAN

JOB NO.: 20A13191
DATE: FEB 2021
DESIGNED BY: DPGJ
DRAWN BY: DPGJ

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LS-101

SHEET
NUMBER **23**

