

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 Bentonville Community Center 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
March 2, 2021**

Registration Link:

- I. Call to Order**
- II. Approval of the February 2nd Meeting Minutes**
- III. Consent Agenda**

- | | |
|---|---------------------------------|
| 1. Lot 1 of 7 Brew Subdivision
2811 & 2813 SW 14 th Street (PLA21-0002) | Lot Split |
| 2. Lots 1-4 of Allen Subdivision South
SW 8 th Street (LS20-0044) | Lot Split |
| 3. Lots 17-18, Block 19 of Deming’s 2nd Addition
601 and 605 NW B Street (LS21-0006) | Property Line Adjustment |
| 4. Lot 44 of Oakwood Heights
2104 Almand Drive (PLA21-0003) | Property Line Adjustment |
| 5. VBT Game Composites
3201 SW I Street (LSD21-0003) | Large Scale Development |

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

IV. New Business

1. **Bentonville Planning Commission** **General Plan Amendment***
Medium-Density Residential to Low-Density Residential
SW D Street ([GPA21-0001](#))
2. **Bentonville Planning Commission** **General Plan Amendment***
Medium-Density Residential to Low-Density Residential
SW E Street ([GPA21-0001](#))
3. **Crystal Bridges Museum of American Art** **Rezoning***
A-1, Agricultural to C-3, Mixed-Use Commercial
600 Museum Way ([RZ20-0074](#))
4. **Vaishno Group, LLC** **Rezoning***
A-1, Agriculture to C-1, Neighborhood Comm & C-2, General Comm
SW 14th Street ([RZ21-0001](#))
5. **Hufford** **Rezoning***
R-1, Single-Family Residential to DE, Downtown Edge
302 NW A Street ([RZ21-0002](#))
6. **LaRose Development, LLC** **Rezoning***
C-2, General Commercial to C-3, Mixed Use Commercial
South Walton Blvd. ([RZ21-0004](#))
7. **Tailor Family Development, LLC** **Rezoning***
C-2, General Commercial to C-3, Mixed-Use Commercial
SE 30th and SE John Rollow Drive ([RZ21-0005](#))
8. **Wayne Alexander Trust** **Rezoning***
R-2, Duplex & Patio Home Residential to DN-2, Downtown Medium Density Residential
406 SW Glover Street ([RZ21-0006](#))
9. **Bentonville City Center** **Conditional Use Permit***
Noise Ordinance
226 & 240 South Main Street ([CU21-0001](#))
10. **Gateway Park North** **Conditional Use Permit***
Noise Ordinance
4700 SW Regional Airport Blvd. ([CU21-0002](#))
11. **Belle Journee Spa** **Conditional Use Permit***
Personal Services
1732 SE Moberly Lane, Suite 14 ([CU21-0004](#))

12. Culvers

1003 South Walton Blvd. ([LSD21-0004](#))

Large Scale Development

13. Benton County

Building Materials Waiver

1210 SW 14th Street ([WAV21-0005](#))

Waiver

V. Other Business

1. By-Laws Amendment

Planning Commission Special Meeting
Minutes
February 2, 2021

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

Present: Richard Binns, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright
Staff: Mark Brightwell, Peter Farmer, Ellen Norvell, Tyler Overstreet, Jon Stanley, and Dan Weese
Note: Richard Binns showed up before New Business Item #1.

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of January 19, 2021.

Approved 6-0

Consent Agenda

1. Lefor's Addition: Lot Split, SW F Street, LS20-0058
2. Lot 4 of Edgmon Acres Subdivision: Property Line Adjustment, 3301 SW 2nd Street, LS20-0068
3. Lot 5, Block 2 of Young's Addition: Property Line Adjustment, SE G Street & SE 4th Street, PLA20-0063
4. Lots 1-2 of Orr Addition: Property Line Adjustment, 10592 Phillips Cemetery Road, PLA20-0064
5. Synder Meadows: Preliminary Plat, N Rainbow Farm Road, PP20-0011

Approved 6-0

New Business

Item #1

Mercy Health NWA Communities: Rezoning, A-1, Agricultural to R-4, High Density Residential, 797 SW 41st Street, RZ20-0070

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Bill Watkins, representative, speaks on the reason for the rezoning.

There is discussion amongst Mr. Watkins, Commissioners, and staff.

Mr. Watkins proposes to amend the request to R-3, Medium Density Residential.

Approved 5-1

Mr. Wright abstains.

Mr. Davis votes against due to the reasons previously stated.

Item #2

Crowhow, LLC: Rezoning, DE, Downtown Edge to DC, Downtown Core, SE 7th Street and SE D Street, RZ20-0071

Tyler Overstreet states he will act as the City of Bentonville representative for this project and Item #3.

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Brahm Driver, representative, is available to speak.

There is discussion amongst representatives, staff, and Commissioners.

Approved 7-0

Item #3

City of Bentonville: Rezoning, DE, Downtown Edge to DC, Downtown Core, SE 8th Street, RZ21-0003

Jon Stanley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Tyler Overstreet, representative, speaks on the reason for the rezoning.

There is discussion amongst representatives, staff, and Commissioners.

Approved 7-0

Item #4

Crystal Bridges Museum of American Art: Rezoning, A-1, Agricultural to C-3, Mixed-Use Commercial, 600 Museum Way, RZ20-0074

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Motion by Mr. Sanders, seconded by Mr. Haynie to table the item.

Tabled 7-0

Item #5

Keeley: Rezoning, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, 806 SE 4th Street, RZ20-0075

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Bill Watkins, representative, speaks on the reason for the rezoning.

There is discussion amongst representatives, staff, and Commissioners.

Approved 7-0

Other Business

Item #1

By-Laws Amendment to allow the Chair to make motions.

Item #2

Beginning February 16, 2021, all Planning Commission regular meetings will be held at the Bentonville Community Center.

Also, Mr. Overstreet briefly discusses the Joint Work Session being held with Planning Commissioners, City Council, and staff.

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 March 2, 2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

- ❖ At the Technical Review meeting held on February 23, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 1 of 7 Brew Subdivision, 2811 and 2813 SW 14th Street, C-2, General Commercial, PLA21-0002

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.

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

Lot Split: Lots 1-4 of Allen Subdivision South, SW 8th Street, A-1, Agricultural, LS20-0044

A lot split of existing Lot 19 of Hardcastle Estates and Tract 8 of Allen Subdivision eating new Lot 1 (+/-17.51 acres), Lot 2 (+/- 15.16 acres), Lot 3 (+/- 6.26 acres) & Lot 4 (4.79 acres) of Allen Subdivision South. Per the requirements of the Master Street Plan, right-of-way is adequate along both SW 8th Street and Melissa Drive. The plat dedicates utility easements to serve the lot with public utilities.

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

Property Line Adjustment: Lots 17-18, Block 19 of Deming's 2nd Addition, 601 and 605 NW B Street, R-1, Single-Family Residential, LS21-0006

A property line adjustment of Lots 13, 14, and 15, Block 19 of Deming's 2nd Addition, creating new Lots 17 (+/- 0.168 acres) and 18 (+/- 0.198 acres). The plat dedicates a ten-foot utility easement along NW B Street.

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

Property Line Adjustment: Lot 44, Oakwood Heights, 2104 Almand Drive, R-1, Single-Family Residential, PLA21-0003

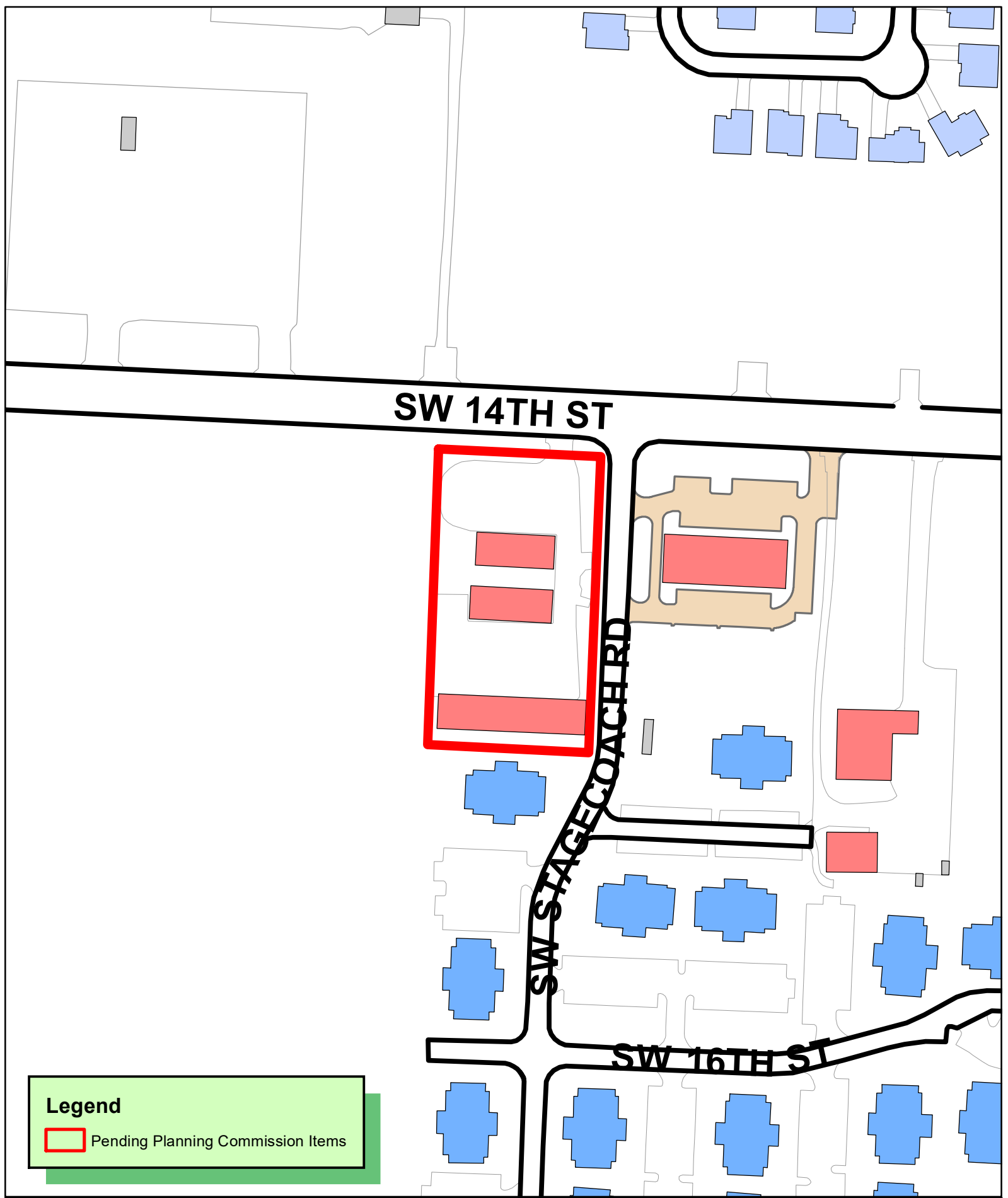
A property line adjustment of Lots 23 and 24 of Oakwood Heights, creating new Lot 44 (+/- 0.526 acres). The plat dedicates additional right-of-way along Almand Drive.

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

Large Scale Development: VBT Game Composites, 3201 SW I Street, I-1, Light Industrial, LSD21-0003

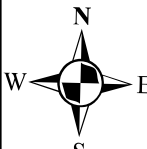
A large scale development proposing the construction of an expansion to the existing Game Composites facility and an additional parking area to the south. The development provides landscaping in accordance with the requirements of the Land Development Code. The primary materials on the exterior of the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

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



Legend

 Pending Planning Commission Items

 1 inch = 150 feet

PLA21-0002
PROPERTY LINE ADJUSTMENT
BREW SUBDIVISION



SURVEY DESCRIPTIONS:

- POC NW CORNER W1/2, FRL NE1/4, FRL NE1/4 SECTION 2 T-19-N, R-31-W
- STATE HIGHWAY #102 - 59' ASPHALT 50' HIGHWAY R/W SOUTH OF C/L PER AHTD JOB #090179 SW 14TH ST. - ARTERIAL STREET - 90' R/W PER M.S.P.
- PARCEL #01-00828-113 TOTAL ACRES DEDICATED TO MSPRW: 0.18 ACRES +/- / 7227.38 SQ. FT. (HATCHED)
- NEW LOT #1 1.67 ACRES +/- PARCEL #01-00828-113 1.84 ACRES +/-
- *AT THE TIME OF DEVELOPMENT OF THIS PROPERTY, ADDITIONAL UTILITY EASEMENTS MAY BE REQUIRED BY BEUD AND THE BENTONVILLE WATER/SEWER DEPARTMENT
- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING BUILDING
- CONCRETE
- ASPHALT
- MAILBOX
- GRAVEL DRIVE
- LARGE SIGN
- SW STAGECOACH RD. (PRIVATE) ACCESS & U.E. PER PLAT 2007-666
- HWY R/W PER AHTD JOB #090179
- HWY R/W PER AHTD JOB #090179
- BENTONVILLE PROJECT # PLAT21-0002

GRAPHIC SCALE (IN FEET)
1 inch = 30ft.

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83 HORIZONTAL DATUM

- 1) WARRANTY DEED FILED IN BOOK 94 AT PAGE 4177
- 2) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 194
- 3) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 91
- 4) FINAL PLAT OF COPPERSTONE SUBDIVISION FILED IN BOOK 2007 AT PAGE 666

1) VAISHNO GROUPS LLC
4105 SW ACRES AVE
BENTONVILLE AR 72713
PARCEL #01-00828-115
ZONED: A-1
2) SWECO
AMERICAN ELECTRIC POWER
COLUMBUS OH 43216-6428
PARCEL #18-10159-000
ZONED: BENTONVILLE PLANNING AREA
3) MILLENNIUM VENTURES LLC
PO BOX 516
FARMINGTON AR 72730-0516
PARCELS #01-11308-000 & #01-11309-000
ZONED: C-2

4) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
PARCEL #01-15484-000
ZONED: C-1

5) COPPERSTONE APARTMENTS
1200 E JOYCE BLVD
FAYETTEVILLE AR 72703-5189
PARCEL #01-15485-000
ZONED: R-3

PROPERTY ZONED:
C-1

BUILDING SETBACK NOTE:
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

PROPERTY OWNER:
CLEARWATER INVESTMENTS, INC.
2813 SW 14TH ST
BENTONVILLE, AR

ATLAS PAGE:
442

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: CLEARWATER INVESTMENTS, INC.

SOURCE OF TITLE: DEED BOOK L2019, PAGE 42252

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

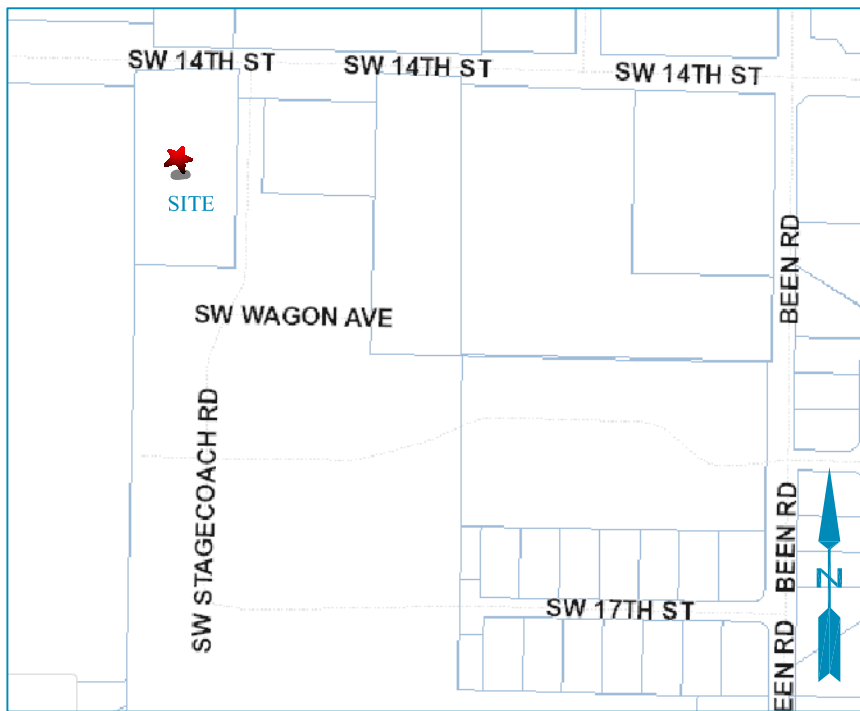
STATE RECORDING NUMBER:
500-19N-31W-0-02-110-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 31ST DAY OF JANUARY, 2020.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

PARCEL #01-00828-113:
A PART OF THE WEST HALF OF THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°13'01" E 201.36', THENCE LEAVING SAID NORTH LINE S02°19'28" W 400.00' TO AN EXISTING REBAR, THENCE N87°12'47" W 200.01', THENCE N02°07'51" E 400.00' TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST 14TH STREET (ARKANSAS HIGHWAY #102) MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PART OF THE WEST HALF OF THE FRACTIONAL NORTH EAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #102 (SOUTHWEST 14TH STREET) WHICH IS S02°07'51" W 37.93' FROM THE NORTHWEST CORNER OF SAID WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°14'05" E 201.23', THENCE LEAVING SAID RIGHT-OF-WAY S02°19'28" W 362.14' TO AN EXISTING REBAR, THENCE N87°12'47" W 200.01' TO A POINT ON THE WEST LINE OF SAID WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER, THENCE ALONG SAID WEST LINE N02°07'51" E 362.07' TO THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND, NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

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

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

4. 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.

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

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-5139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. 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 WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

FOR USE AND BENEFIT OF:
7 BREW

ADDRESS:
2813 SOUTHWEST 14TH STREET
BENTONVILLE, ARKANSAS

DATE: 02/01/21	SCALE: 1"=3'	
LOCATION:	SURVEYED:	DR:
SECTION: 3		

SCALE: 1"=3'

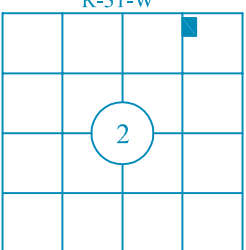
SURVEYED: DR



**Bates &
Associates, Inc.**
Engineers • Surveyors • Landscape Architects

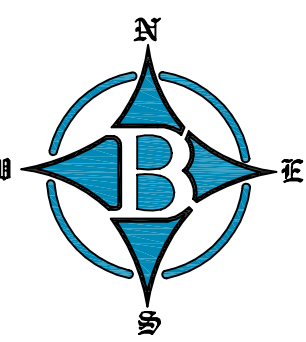
BATES & ASSOCIATES, INC. Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:



THESE STANDARD SYMBOLS
BE FOUND IN THE DRAWING.

- | | |
|---|--|
| THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING. | |
|  |  STORM SEWER MH |
|  |  FIBER OPTIC PEDESTAL |
|  |  FIBER OPTIC VAULT |
|  |  ELECTRICAL BOX |
|  |  POWER POLE |
|  |  POWER VALVE |
|  |  SEPTIC LID |
|  |  LIGHT |
|  |  |
|  |  BOUNDARY LINE (MEASURED) |
|  |  PARCEL/LOT LINE |
|  |  FORTY LINE /TIE LINE |
|  |  CENTERLINE OF ROAD |
|  |  RIGHT-OF-WAY |
|  |  FENCE |
|  |  UTILITY EASEMENT |



RECORDING NUMBER/DATE

Legend

 Pending Planning Commission Items

SW
5TH
ST

SWALTON BLVD

SW 8TH ST

SW 1ST

MELISSA DR

SW RAIN TREE
LN



1 inch = 350 feet

LS20-0044
LOT SPLIT
ALLEN SUBDIVISION SOUTH
LOTS 1-4



CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____
Signed: _____
Name & Address _____
Print Name: _____
Source of Title: D.R. _____
Page _____

PARENT TRACT DESCRIPTION:

Deed Record L201964008
Lot 19 of Hardcastle Estates to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record 2016-878.

Deed Record L202019318
Tract 8 of Allen Subdivision to the City of Bentonville, Benton County, Arkansas as shown on Plat Record P4-346

OWNER / DEVELOPER:

BENTONVILLE/BELLA VISTA
TRAILBLAZERS ASSN INC
PO BOX 2821
BENTONVILLE AR 72712

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____
Signed: _____
Bentonville Planning
Commission Chairman
Signed: _____
Mayor City of Bentonville
Signed: _____
City Clerk, City of Bentonville

PARCEL ID: 01-05065-000
PARKER, MICHAEL J & SARA B CO-TRUSTEES
703 SW O ST
BENTONVILLE AR 72712
ZONE: R-E

PARCEL ID: 01-05067-001
WAIT, THOMAS H
3111 AUTUMN LN
CENTERTON AR 72719
ZONE: R-E

PARCEL ID: 01-05068-000
LEE TRUST, PHILLIP E ET AL
801 SW O ST
BENTONVILLE AR 72712-3649
ZONE: PUD

PARCEL ID: 01-05068-009
BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSN INC
PO BOX 2821
BENTONVILLE AR 72712
ZONE: PUD

PARCEL ID: 01-05068-005
RESPONSIVE EDUCATION SOLUTIONS
1301 WATERS RIDGE DR
LEWISVILLE TX 75057-0022
ZONE: PUD

PARCEL ID: 01-05068-004
1300 MELISSA LLC
801 SW O ST
BENTONVILLE AR 72712-3649
ZONE: PUD

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 maps for Benton County, Arkansas. Map Number: 05007C0255K, Map Revised June 5, 2012.

SURVEY DESCRIPTION:

LOT 1 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Northeast Corner of Tract 8 Allen Subdivision; thence S02°30'08"W, 266.69 feet to a tangent curve to the right; thence along said curve, an arc distance of 32.69 feet, said curve having a radius of 451.94 feet and a chord bearing and distance of S04°34'29"W, 32.69 feet; thence leaving said curve, S06°38'50"W, 131.57 feet to a tangent curve to the left; thence along said curve, an arc distance of 36.16 feet, said curve having a radius of 499.89 feet and a chord bearing and distance of S04°34'29"W, 36.16 feet; thence leaving said curve, S02°30'08"W, 89.04 feet; thence S51°04'17"W, 67.87 feet; thence N88°51'50"W, 451.81 feet; thence N74°49'39"W, 45.35 feet; thence N88°51'50"W, 153.42 feet; thence S72°42'04"W, 34.79 feet; thence N89°51'50"W, 533.95 feet; thence N02°47'30"E, 591.41 feet; thence N89°57'27"E, 910.90 feet; thence S87°09'22"E, 365.74 feet to the POINT OF BEGINNING (POB). Containing 762627 square feet, 17.51 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 2 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Southeast Corner of Tract 8 Allen Subdivision; thence N87°24'03"W, 1045.69 feet; thence N02°42'30"E, 255.54 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 259.19 feet, said curve having a radius of 687.54 feet and a chord bearing and distance of N63°31'22"W, 257.06 feet; thence N02°47'30"E, 202.01 feet; thence S88°51'51"E, 1218.78 feet; thence S51°50'20"E, 59.99 feet; thence S02°30'08"W, 240.05 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 500.11 feet and a chord bearing and distance of S00°23'18"W, 36.89 feet; thence S01°43'32"E, 127.64 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 33.35 feet, said curve having a radius of 451.87 feet and a chord bearing and distance of S00°23'18"W, 33.34 feet; thence S02°30'08"W, 120.58 feet to the POINT OF BEGINNING (POB). Containing 660264 square feet, 15.16 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

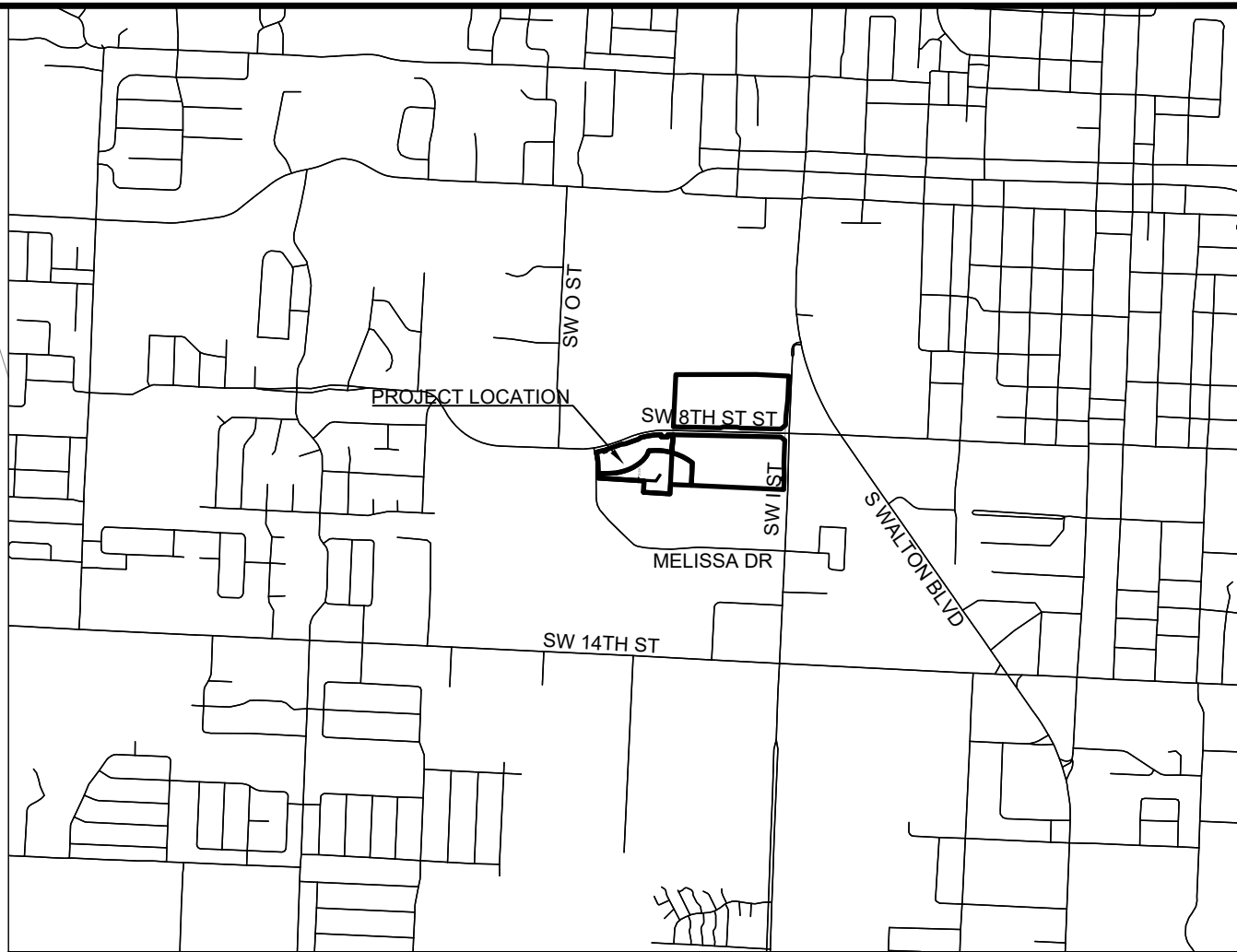
LOT 3 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Southwest Corner of Lot 19 Hardcastle Estates; thence N01°56'07"W, 50.01 feet; thence N88°08'21"E, 147.66 feet to a tangent curve to the left; thence along said curve, an arc distance of 304.88 feet, said curve having a radius of 550.00 feet and a chord bearing and distance of N72°15'33"E, 300.99 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 85.27 feet, said curve having a radius of 401.95 feet and a chord bearing and distance of N73°12'01"E, 85.27 feet; thence N17°15'11"W, 12.34 feet; thence N71°23'27"E, 39.47 feet; thence N70°19'32"E, 149.87 feet; thence N64°23'16"E, 45.22 feet; thence N70°18'32"E, 110.57 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 42.26 feet, said curve having a radius of 943.31 feet and a chord bearing and distance of N71°35'31"E, 42.26 feet; thence N65°06'13"E, 34.22 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 233.32 feet, said curve having a radius of 955.00 feet and a chord bearing and distance of N81°49'44"E, 232.74 feet to a point of cusp; thence S88°51'34"E, 75.00 feet; thence N01°08'26"W, 24.22 feet; thence S88°51'34"E, 58.60 feet; thence S02°47'29"W, 202.01 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 265.40 feet, said curve having a radius of 686.77 feet and a chord bearing and distance of N85°23'15"W, 263.75 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 61.26 feet, said curve having a radius of 189.50 feet and a chord bearing and distance of S23°29'48"W, 61.00 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 69.96 feet, said curve having a radius of 401.95 feet and a chord bearing and distance of S39°13'06"W, 69.80 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 61.26 feet, said curve having a radius of 189.50 feet and a chord bearing and distance of N23°29'48"E, 61.00 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 524.58 feet, said curve having a radius of 687.33 feet and a chord bearing and distance of S74°35'04"E, 511.95 feet; thence S02°42'30"W, 255.54 feet; thence N87°24'03"W, 236.33 feet; thence S02°47'30"W, 106.14 feet; thence N86°28'10"W, 300.03 feet; thence N02°42'40"E, 127.90 feet; thence N86°28'10"W, 516.10 feet to the POINT OF BEGINNING (POB). Containing 272628 square feet, 6.26 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 4 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Northwest Corner of Lot 19 Hardcastle Estates at the beginning of a curve to the left; thence along said curve, an arc distance of 81.19 feet, said curve having a radius of 1045.01 feet and a chord bearing and distance of N76°09'11"E, 81.17 feet; thence S16°20'48"E, 12.34 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 26.72 feet, said curve having a radius of 1057.40 feet and a chord bearing and distance of N73°12'01"E, 26.72 feet; thence N17°15'11"W, 12.34 feet; thence N71°23'27"E, 39.47 feet; thence N70°19'32"E, 149.87 feet; thence N64°23'16"E, 45.22 feet; thence N70°18'32"E, 110.57 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 42.26 feet, said curve having a radius of 943.31 feet and a chord bearing and distance of N71°35'31"E, 42.26 feet; thence N65°06'13"E, 34.22 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 233.32 feet, said curve having a radius of 955.00 feet and a chord bearing and distance of N81°49'44"E, 232.74 feet to a point of cusp; thence S88°51'34"E, 75.00 feet; thence N01°08'26"W, 24.22 feet; thence S88°51'34"E, 58.60 feet; thence S02°47'29"W, 202.01 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 265.40 feet, said curve having a radius of 686.77 feet and a chord bearing and distance of N85°23'15"W, 263.75 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 61.26 feet, said curve having a radius of 189.50 feet and a chord bearing and distance of S23°29'48"W, 61.00 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 69.96 feet, said curve having a radius of 401.95 feet and a chord bearing and distance of S39°13'06"W, 69.80 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 61.26 feet, said curve having a radius of 189.50 feet and a chord bearing and distance of N23°29'48"E, 61.00 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 524.58 feet, said curve having a radius of 687.33 feet and a chord bearing and distance of S74°35'04"E, 511.95 feet; thence S02°42'30"W, 255.54 feet; thence N87°24'03"W, 236.33 feet; thence S02°47'30"W, 106.14 feet; thence N86°28'10"W, 300.03 feet; thence N02°42'40"E, 127.90 feet; thence N86°28'10"W, 516.10 feet to the POINT OF BEGINNING (POB). Containing 208473 square feet, 4.79 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

Parcel Line and Curve Table									
Line #/Curve #	Length	Bearing/Delta	Radius	Line #/Curve #	Length	Bearing/Delta	Radius	Line #/Curve #	Length
C1	36.16	4.15	499.89	L3	451.81	N88° 51' 50.43"W		L25	106.14
C2	32.69	4.14	451.94	L4	45.35	N74° 49' 39.43"W		L26	300.03
C3	36.90	4.23	500.11	L5	153.42	N88° 51' 50.43"W		L27	127.90
C4	33.35	4.23	451.87	L6	34.79	S72° 42' 03.57"W		L28	516.10
C5	259.19	21.60	687.54	L7	533.95	N88° 51' 50.43"W		L29	50.01
C6	61.26	18.52	189.50	L8	591.41	N2° 47' 29.69"E		L30	147.66
C7	524.58	43.73	687.33	L9	910.90	N89° 57' 26.61"E		L31	116.75
C8	304.88	31.76	550.00	L10	365.74	S87° 09' 22.31"E		L32	63.89
C9	85.27	12.15	401.95	L11	266.69	S2° 30' 07.69"W		L33	12.34
C10	69.96	13.56	295.56	L12	131.57	S6° 38' 49.69"W		L34	12.34
C11	63.95	6.97	525.76	L13	1218.78	S88° 51' 50.91"E		L35	39.47
C12	81.19	4.45	1045.01	L14	59.99	S51° 50' 20.43"E		L36	149.87
C13	26.72	1.45	1057.40	L15	240.05	S2° 30' 07.69"W		L37	45.22
C14	42.26	2.57	943.31	L16	127.64	S1° 43' 32.31"E		L38	110.57
C15	233.32	14.00	955.00	L17	120.58	S2° 30' 07.69"W		L39	34.22
C16	265.40	22.14	686.77	L18	1045.69	N87° 24' 03.31"W		L40	24.22
C17	61.26	18.52	189.50	L19	255.54	N2° 42' 30.28"E		L41	75.00
C18	69.96	13.56	295.56	L20	202.01	N2° 47' 29.54"E		L42	25.00
C19	85.27	12.15	401.95	L21	202.01	S2° 47' 29.29"W		L43	58.60
C20	304.88	31.76	550.00	L22	202.01	N2° 47' 29.69"E		L44	202.01
L1	89.04	S2° 30' 07.69"W		L23	255.54	S2° 42' 30.28"W		L45	147.66
L2	67.87	S51° 04' 16.57"W		L24	236.33	N87° 24' 03.31"W			





NW 8TH ST

NW 7TH ST

NW 6TH ST

NW 5TH ST

NW C ST

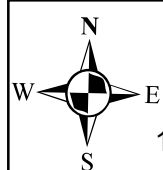
NW B ST

NW A ST

17
18

Legend

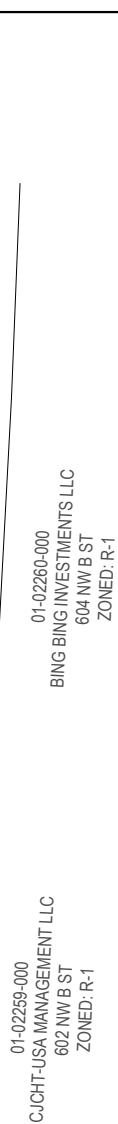
 Pending Planning Commission Items



1 inch = 150 feet

**LS21-0006
LOT SPLIT
DEMINGS 2ND ADDITION
LOTS 13-14 & 15 BLOCK 19 CREATING LOTS 17 & 18**





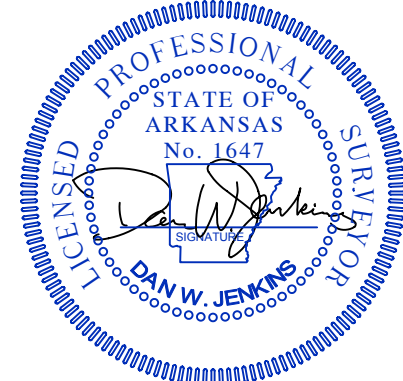
FROM WARRANTY DEEDS: L2018 14404, L2018 14378, 2016-44666
 LOTS 13, 14, & 15, BLOCK 19, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON
 COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD BOOK: 2015, PAGE: 251.
 ALSO, A 10' WIDE UTILITY EASEMENT FROM DOCUMENT 2015-19046 , LYING 10' EAST OF THE
 WEST LINES OF LOTS 13 AND 14 AS DESCRIBED ON PLAT RECORD 2015-251.
 SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
 SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

LOT 13 AND A PART OF LOT 14, BLOCK 19, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B:2015, P:251, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE S87°32'57"E 110.00 FEET TO A 5/8" REBAR; THENCE S02°46'59"W 66.50 FEET TO A 1/2" REBAR; THENCE N87°32'57"W 110.00 FEET TO A 1/2" REBAR; THENCE N02°46'59"E 66.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.168 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

LOT 15 AND A PART OF LOT 14, BLOCK 19, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B:2015, P:251, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE N87°31'40"W 110.00 FEET TO A MAGNAIL; THENCE N02°46'59"E 78.37 FEET TO A 1/2" REBAR; THENCE S87°32'57"E 110.00 FEET TO A 1/2" REBAR; THENCE S02°46'59"W 78.41 FEET TO THE POINT OF BEGINNING. CONTAINING 0.198 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

I, _____, HEREBY CERTIFY THAT THIS INSTRUMENT
REPRESENTS A BOUNDARY SURVEY MADE IN ACCORDANCE WITH THE
AND LOT CORNERS SHOWN HEREON ACCORDING TO THE
TYPE AND MATERIAL ARE CORRECTLY SHOWN AND THE
REQUIREMENTS OF THE ARKANSAS MINING ACT.
SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS



- 1) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 2) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 3) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 4) SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE, INFO @ BENTONVILLEPLANNING.COM, 479-281-3122.
- 5) ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCE FROM ALL ELECTRICAL LINES.



	CENTERLINE
	BOUNDARY LINE
	FENCE LINE
	EASEMENT
	CALCULATED POINT
	FOUND IRON PIN
	SET IRON PIN
	SEWER CLEAN OUT
	PK NAIL
	SEWER MANHOLE
	ELEC METER
	GAS METER
	WATER METER

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED
HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED
AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE
WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE
STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.
DATE OF EXECUTION:

SIGNED : _____
NAME (ROCHE)

SIGNED : _____
NAME (ROCHE)

SOURCE OF TITLE: D.R. L201814404 AND L2018144378

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED
HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED
AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE
WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE
STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.
DATE OF EXECUTION:

SIGNED : _____
NAME (VANDERPOOL)

SIGNED : _____
NAME ((VANDERPOOL)

SOURCE OF TITLE: D.R. 2016-44666

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

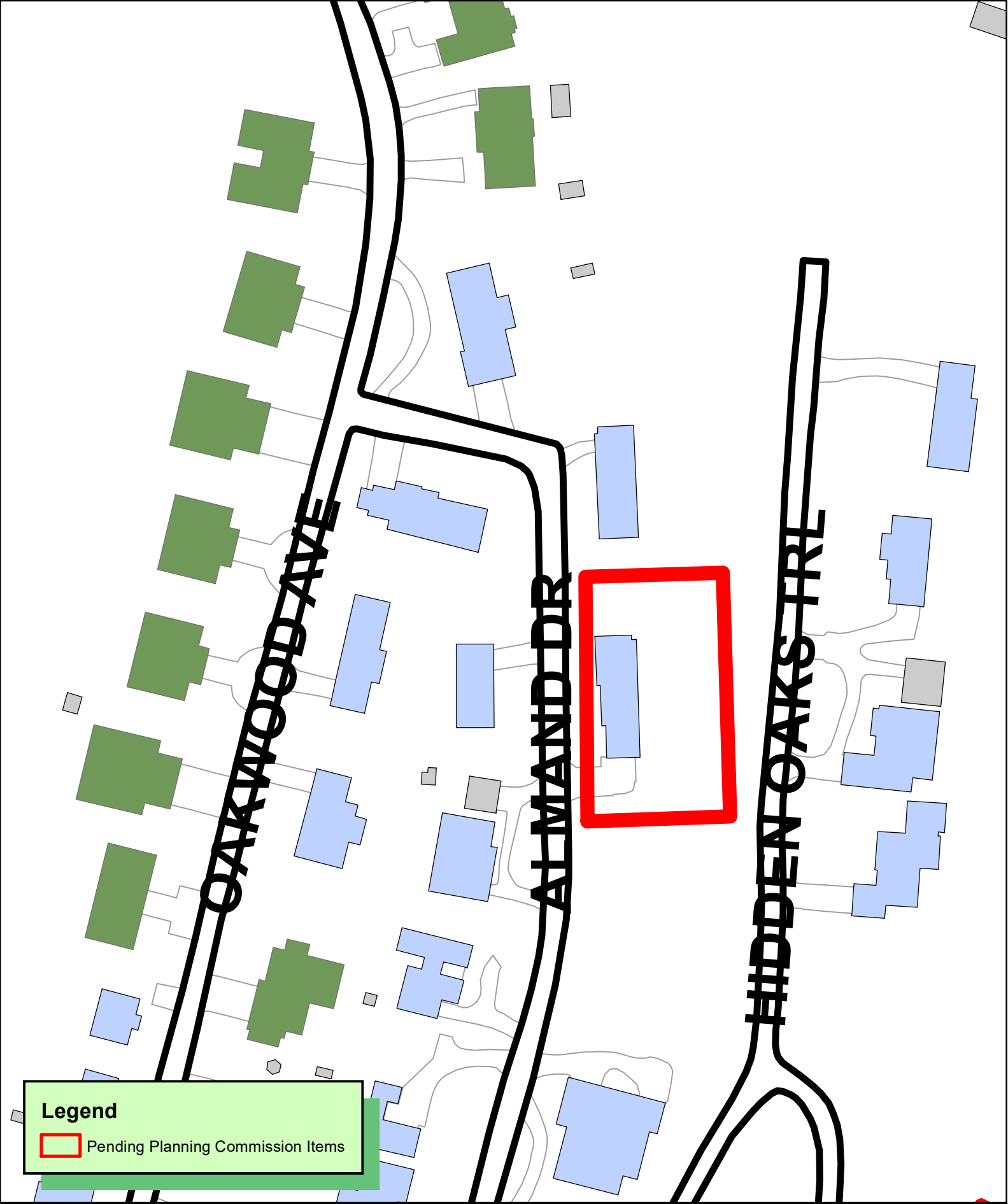
FLOOD CERTIFICATION
THE HEREIN DESCRIBED TRACT IS NOT WITHIN THE 100
YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY NO.
05007C0090J, BENTON COUNTY, AR EFFECTIVE DATE
09/28/2007.

BASIS OF BEARINGS
STATE PLANE - NAD 83 - AR NORTH

ZONED R-1 BUILDING SETBACKS
FRONT (GARAGE) - 30'
FRONT - 20'
SIDE (INTERIOR) - 7'
SIDE (ROW) - 20'
REAR - 25'

CITY ATLAS PAGE 361 PROJECT #: LS21-0006

JENKINS SURVEYING 1552 CEDAR ST. FAYETTEVILLE, AR 72703 P/F 479-521-5231	DATE:	2/14/21	<i>PROPERTY LINE ADJUSTMENT LOTS 13,14, & 15, BLOCK 19 OF DEMINGS 2ND ADDITION CREATING LOTS 17 & 18,BLOCK 19</i>
	DRAWN BY:	DWJ	
	SCALE:	1" = 30'	
	JOB NO.:	20-070	



1 inch = 100 feet

PLA21-0003
PROPERTY LINE ADJUSTMENT
OAKWOOD HEIGHTS SUBDIVISION
LOTS 23 & 24 CREATING LOT 44



LEGEND

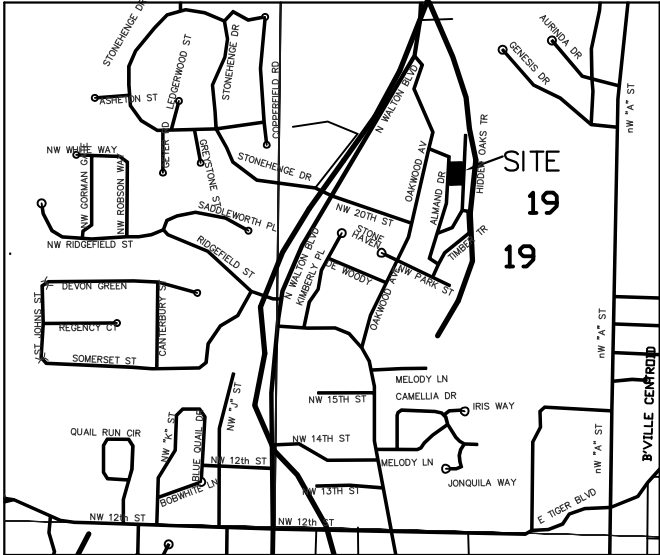
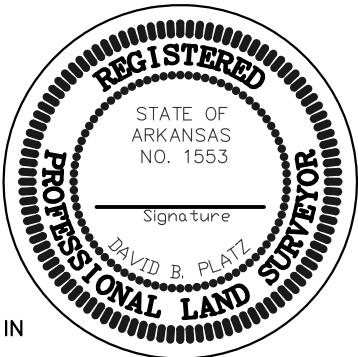
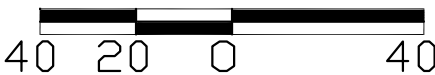
- S.I.P. SET IRON PIN
● F.I.P. FOUND IRON PIN
MH SEWER MANHOLE

- PROPERTY LINE
- - - CENTERLINE
— ADJ. PROPERTY LINE
- - - ORIGINAL SUBDIVISIONAL LOT LINE
- - - 15' UTILITY EASEMENT

- ⬡ EXISTING WATER METER
⬢ EXISTING GAS METER
/// DEDICATION AREA
⚡ EXISTING FIRE HYDRANT



SCALE 1"=40'



BUILDING SETBACK
R-1 ZONING

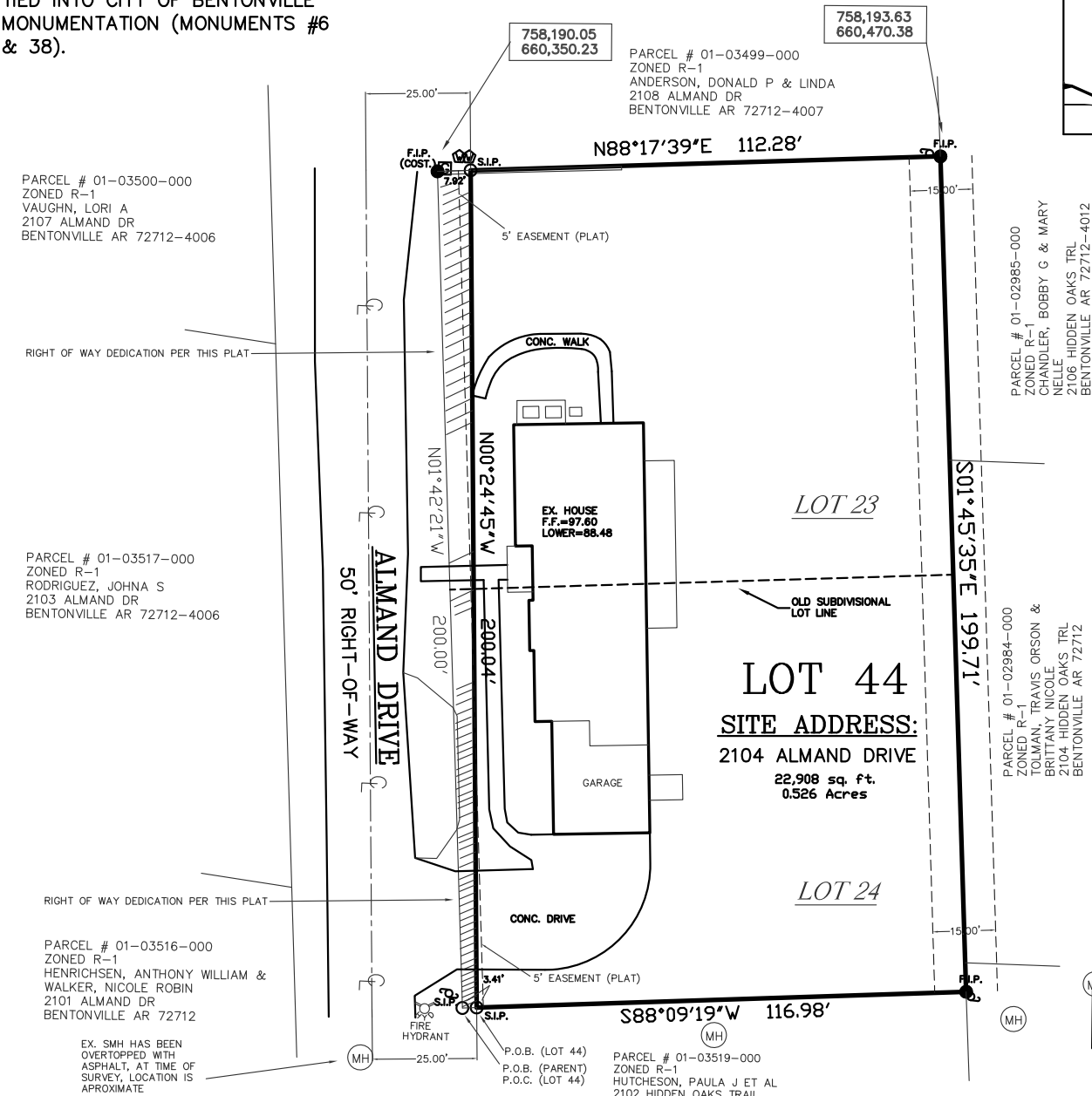
- 30' FRONT FROM STREET RIGHT-OF-WAY
20' FRONT FROM STREET RIGHT-OF-WAY
IF GARAGE IS RECESSED
7' ALONG SIDE LOT LINES
25' ALONG BACK LOT LINES

BASIS OF BEARING

TIED INTO CITY OF BENTONVILLE
MONUMENTATION (MONUMENTS #6
& 38).

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN
A TYPE "A" OR "AE" FLOOD
ZONE AS SHOWN ON FEMA PANEL
#05007C0090 J, DATED
SEPTEMBER 28, 2007.



CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE
SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY
THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED
AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL
ESTATE IN ACCORDANCE WITH THIS PLAT AND DO
HEREBY DEDICATE TO THE USE OF THE PUBLIC THE
STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN
ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
CALCON INC REPRESENTATIVE

PRINT: _____

STATE OF ARKANSAS)
COUNTY OF BENTON)
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC SIGNATURE

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: _____
MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

A PROPERTY LINE ADJUSTMENT OF LOT 23 AND
LOT 24 IN OAKWOOD HEIGHTS TO THE CITY OF
BENTONVILLE, ARKANSAS TO BE KNOWN AS LOT
44, IN OAKWOOD HEIGHTS TO THE CITY OF
BENTONVILLE.

LOT 23, 24 DESCRIPTION (PARENT)

LOTS 23, 24 OF OAKWOOD HEIGHTS, CITY OF BENTONVILLE, COUNTY
OF BENTON, ARKANSAS, ACCORDING TO THE RECORDED PLAT
THEREOF, AS RECORDED. BEGINNING AT THE SE CORNER OF LOT 24,
OAKWOOD HEIGHTS, NORTH 01°42'21" WEST 200.00 FEET; THENCE
NORTH 88°17'39" EAST 120.20 FEET; THENCE SOUTH 01°45'35" EAST
199.71 FEET; THENCE SOUTH 88°09'19" WEST 120.39 FEET BACK TO
THE POINT OF BEGINNING, SAID LOT CONTAINING 0.552 ACRES MORE
OR LESS.

LOT 44 DESCRIPTION

COMMENCING AT THE SW CORNER OF LOT 24, OAKWOOD HEIGHTS,
THENCE NORTH 88°09'19" EAST 3.41 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 00°24'45" WEST 200.04 FEET; THENCE
NORTH 88°17'39" EAST 112.28 FEET; THENCE SOUTH 01°45'35" EAST
199.71 FEET; THENCE SOUTH 88°09'19" WEST 116.98 FEET BACK TO
THE POINT OF BEGINNING, SAID LOT CONTAINING 0.526 ACRES MORE
OR LESS.

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND
MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION,
SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

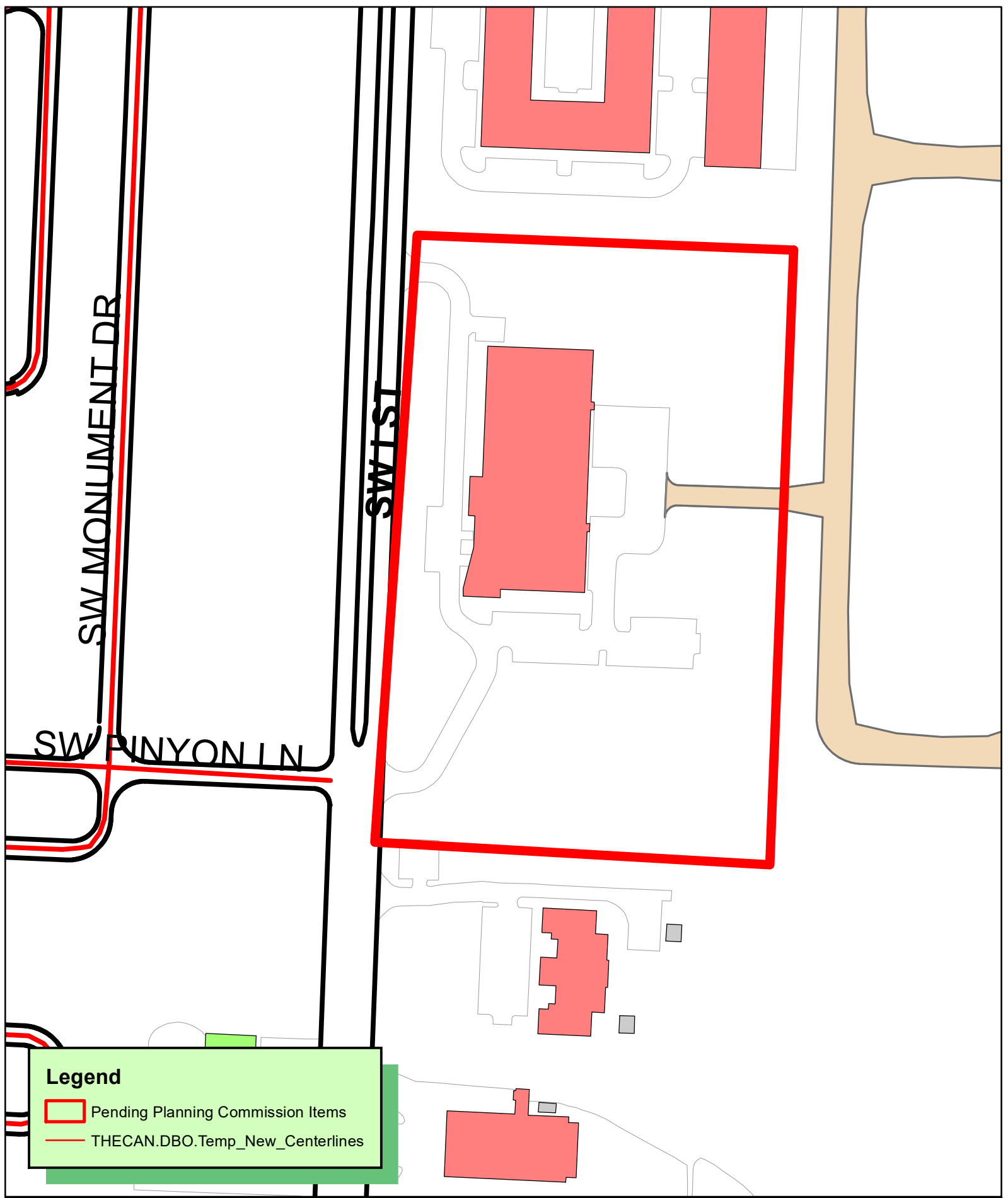
DATE OF EXECUTION: _____

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

NOTES

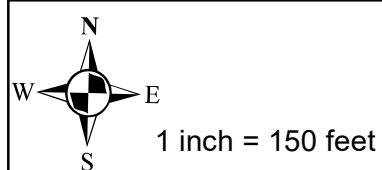
- 1). WARRANTY DEED RECORDED ON
OCTOBER 12, 2017 IN BOOK 2017, PAGE
64693.
- 2). TAX PARCEL IS 01-03518-000.
- 3). BEFORE ANY WORK IN THE
RIGHT-OF-WAY COMMENCES,
CONTRACTOR AND OR OWNER IS TO
CONTACT THE CITY OF BENTONVILLE
ENGINEERING AND TRANSPORTATION
DEPARTMENTS AND NOTIFY SAID
DEPARTMENTS ON THE INTENT AND TYPE
OF THE WORK THAT WILL TAKE PLACE
WITH-IN THE RIGHT-OF-WAY.
- 4). OWNER/DEVELOPER SHALL
COORDINATE WITH ALL LOCAL UTILITIES
TO INSURE THAT EACH LOT HAS WATER,
SEWER, AND ELECTRIC SERVICE.
- 5). SIDEWALKS SHALL BE THE
RESPONSIBILITY OF THE BUILDER/OWNER
AT TIME OF BUILDING PERMIT ISSUANCE.
- 6). THERE MAY NOT BE FENCES OR ANY
OTHER STRUCTURES BUILT IN ANY
DRAINAGE EASEMENTS.
- 7). SETBACKS SHALL BE PER THE
CURRENT ZONING DISTRICT AS STATED IN
THE MOST CITY OF BENTONVILLE ZONING
CODE.

PROP. LINE ADJ	REVISIONS		
	No.:	BY:	DATE:
OWNER: CALCON INC 10636 HWY 72 WEST BENTONVILLE, AR 72712	#1	CITY	2/11/21
273-7989 OR 366-7989 CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY:	DATE:	
	DP/ZS	1/23/21	
	CHECKED BY:	JOB No.:	
SCALE: 1"=40'			2019011-PLA
			SHEET:
		1	



Legend

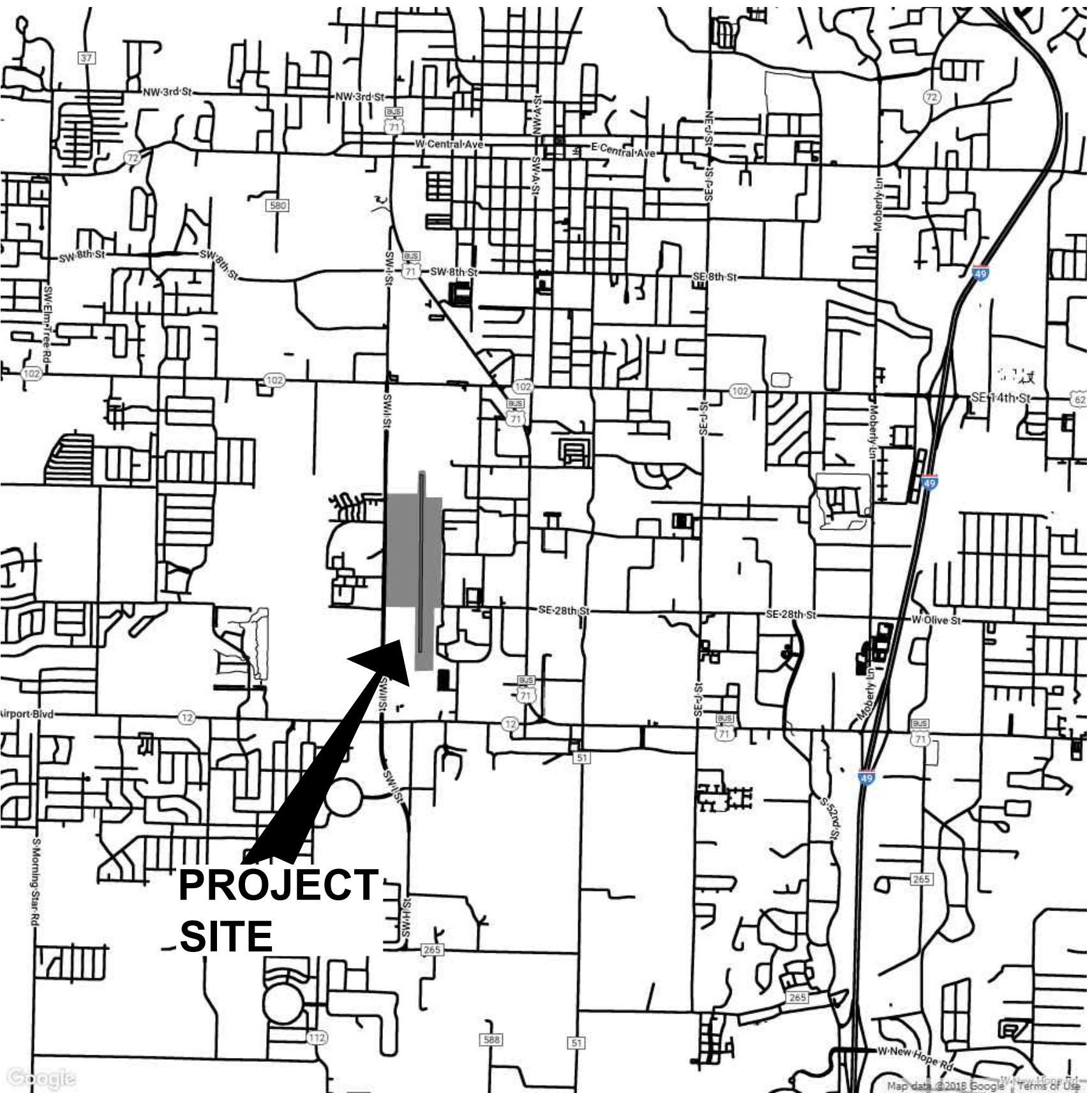
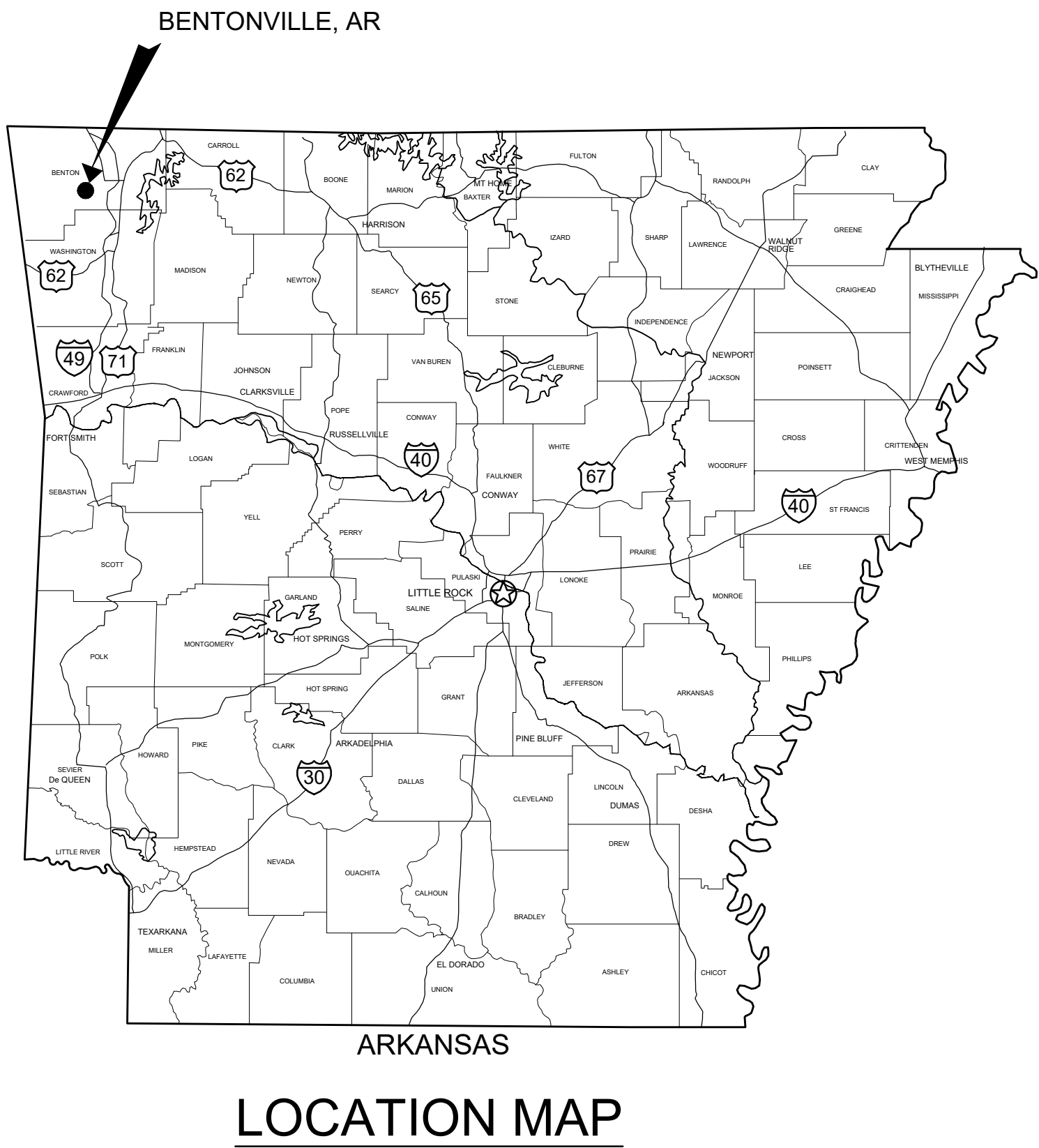
-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines



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



GAME COMPOSITES EXPANSION
BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS



VICINITY MAP

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:

BENTONVILLE MUNICIPAL AIRPORT (OWNER): CHUCK CHADWICK, 2500 SW AVIATION STREET BENTONVILLE, AR - (479) 418-8675
BLACK HILLS ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 - (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
AT&T: SCOTT SEAMAN, 627 WHITE ROAD SPRINGDALE AR 72766 - (479) 442-1967 OR LAYNE RHODES - (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

Sheet List Table		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	GI-001	COVER SHEET
2	GC-001	CONSTRUCTION SAFETY & PHASING NOTES
3	GC-101	CONSTRUCTION SAFETY & PHASING AND SURVEY CONTROL PLAN
4	CE-101	EROSION CONTROL PLAN
5	CE-201	EROSION CONTROL DETAILS
6	CG-101	GRADING AND DRAINAGE PLAN
7	CG-201	DRAINAGE CALCULATIONS I
8	CG-202	DRAINAGE CALCULATIONS II
9	CU-101	UTILITY PLAN
10	CP-101	SITE LAYOUT PLAN I
11	CP-102	SITE LAYOUT PLAN II
12	CP-201	MISCELLANEOUS DETAILS I
13	CP-202	MISCELLANEOUS DETAILS II
14	CP-203	MISCELLANEOUS DETAILS III
15	CP-204	MISCELLANEOUS DETAILS IV
16	CP-205	MISCELLANEOUS DETAILS V
17	CP-301	GENERAL WATER AND SEWER DETAILS 1
18	CP-302	GENERAL WATER AND SEWER DETAILS 2
19	CP-303	GENERAL WATER DETAILS 1
20	CP-304	GENERAL WATER DETAILS 2
21	CM-101	PAVEMENT MARKING PLAN
22	CM-201	PAVEMENT MARKING DETAILS
23	LS-101	LANDSCAPING PLAN
24	LS-102	LANDSCAPE NOTES AND DETAIL



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REV.	DATE	DESCRIPTION	BY



BENTONVILLE MUNICIPAL
AIRPORT
BENTONVILLE, ARKANSAS

GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

COVER SHEET

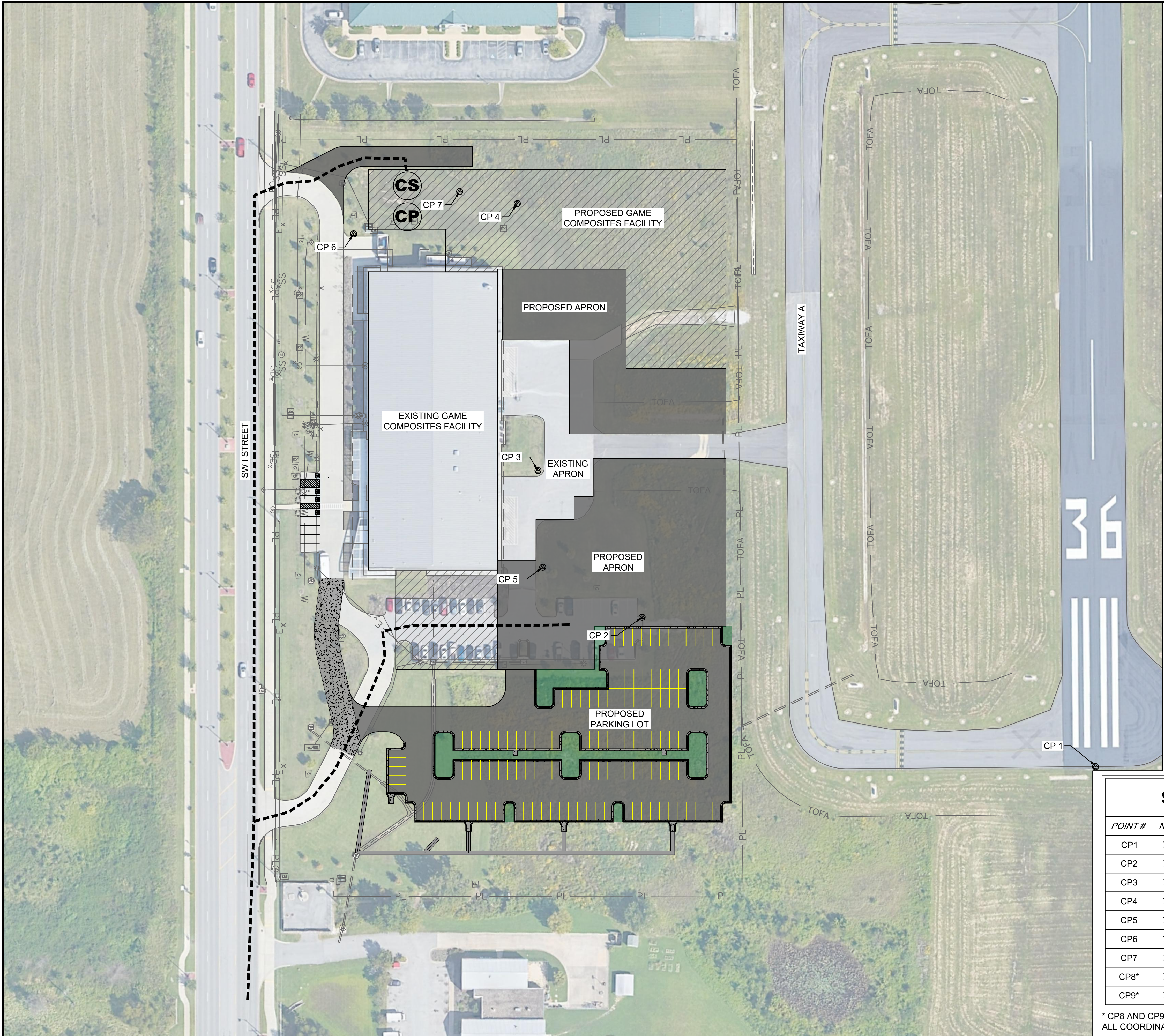
JOB NO.: 20A13191
DATE: FEB 2021
DESIGNED BY: ATW
DRAWN BY: JSH

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
GI-001

SHEET NUMBER
1

File: I:\2020\20a13191 - vrt game composites maintenance facility\Drawings\B1 GC EXP-GC-001.dwg Last Saved: 1/11/2021 7:42 AM Last saved by: JSHayes
Last plotted by: JSHayes, Jeremy S. Plot Size: AECOnono.ctb Plot Scale: 1" = 1' Plot Date: 1/29/2021 8:26 AM Plotter used: _DWG To PDF.pc3



025'50'100'150'

(IN FEET)

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.

GARVER

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BY				
DESCRIPTION				
DATE				
REV.				

AR

DESIGN

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

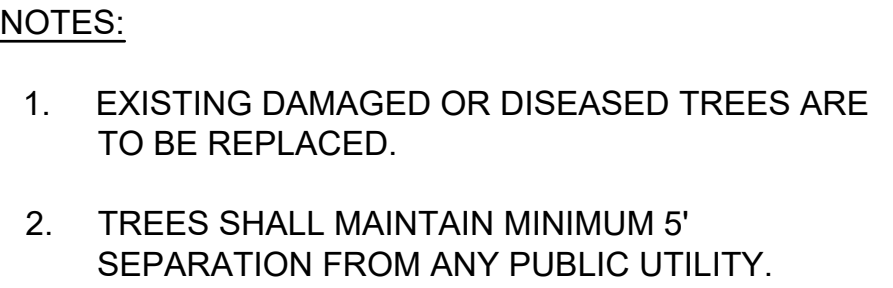
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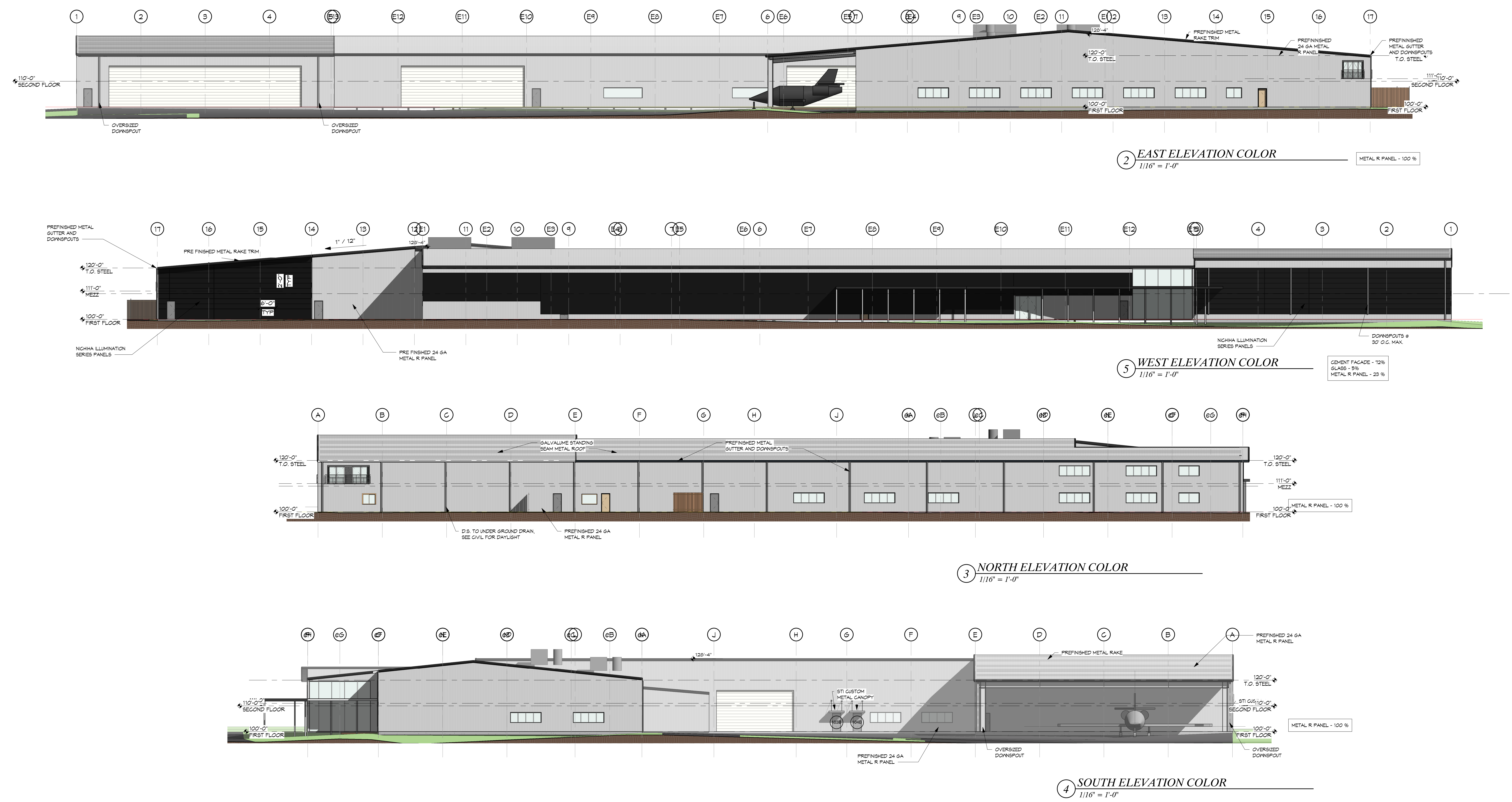
DRAWING NUMBER
GC-101

SHEET NUMBER
3



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.





GENERAL PLAN AMENDMENT STAFF REPORT



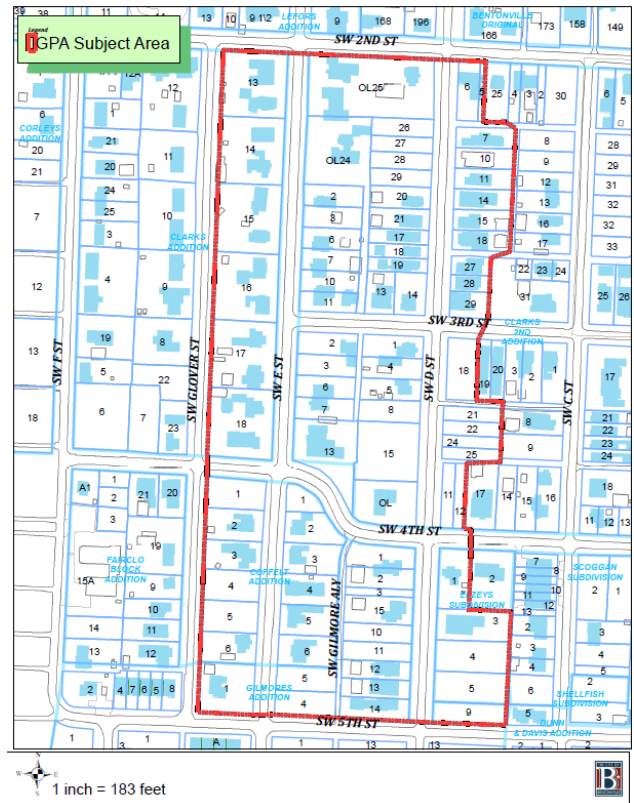
SW E / SW D Study Area

PC Date: 2/16/2021

Reviewer:

Project Number	GPA21-0001
Applicant/ Current Owner	Planning Commission Request
Site Area	SW E St and SE D St, between SW 2 nd St and SW 5 th St
Current Zoning	R-1, Single Family Residential; RC-2, Central Residential – Moderate Density; and DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	Low Density Residential (LDR)

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



Request

On January 5, 2021, Planning Commission requested a land use classification change from Medium-Density Residential to Low-Density Residential for the following area:

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

Study Area Description

Staff used this request to establish a study area identified as parcels adjacent to SW E and SW D Streets, from SW 2nd to SW 5th Streets. The area is approximately 27 acres (82 parcels.)

On the Future Land Use Map, most of the area is classified as Medium-Density Residential with approximately 3.5 acres classified as Low-Density Residential. The areas to the east, south, and west of the study area are classified as Medium-Density Residential and the area to the north is classified as Low-Density Residential.

Regarding zoning, the study area consists of primarily R-1, Low Density Residential zoning with several medium density districts: RC-2, Central Residential-Moderate Density (19 parcels) and DN-2, Downtown Medium Density Residential (3 parcels). Property to the south is zoned DN-2, Downtown Medium Density Residential and DE, Downtown Edge. The areas to the west, north, and east are predominantly R-1 with a few DN-2 parcels. Zoning district information sheets are attached.

GENERAL PLAN AMENDMENT STAFF REPORT

Background

Downtown Zoning Study. In 2015, the city hired Houseal Lavigne Associates to conduct a Downtown Residential Zoning Study. The purpose was to develop specific downtown residential zoning categories in response to increasing development and redevelopment in the downtown area and to accommodate the need for moderate to higher residential densities. Higher densities are necessary to support an economically vibrant commercial downtown. This is listed as a top priority in the Downtown Master Plan adopted in 2004 (Downtown Master Plan, pg. 58). Providing a mixture and variety of housing types was identified as a land use policy in the 2007 General Plan Update (General Plan, 2007, Policy LU-15, pg. 10; Policy LU-23, pg. 11). And, higher densities are necessary to provide housing for the growing population, projected to be 72,463 by 2035 (Community Plan, 2015, pg. 12).

The analysis included rezoning activity, lot widths, access to existing alleys, block vacancy, and deterioration to identify areas that could accommodate higher densities.

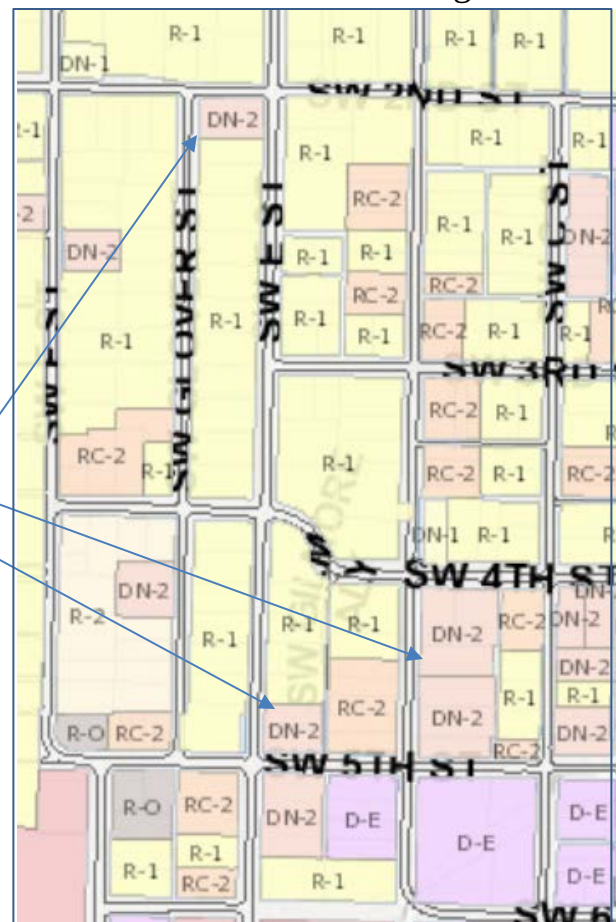
The study resulted in a proposed amendment to the existing Future Land Use Map that classified this study area as Medium-Density Residential. The process included an open house on August 31, 2016, a public hearing and approval by Planning Commission on Oct. 4, 2016 and City Council adoption on October 11, 2016 (Res. No. 10-11-16B).

This amendment carried through to the current Future Land Use Map. That adoption process included an open house on August 7, 2018, two public hearings (Oct. 2, 2018, and Oct. 16, 2018). Planning Commission approved the Community Plan and Future Land Use Map on Oct. 16, 2018 and City Council adopted them on Oct. 23, 2018 (Res. No. 10-23-18A).

Recent Zoning Activity. Since the Land Use Plan was adopted in 2018, there have been several rezoning requests within this study area:

- 202 and 204 SW E: R-1 to DN-2 (8/18/20)
- 405-407-409 SW D: R-1 to DN-2 (11/03/20)
- 524 SW 5th; 447 SW E: R-1 to DN-2 (8/20/19)

Zoning Districts



Relationship to the Community Plan

The study area is classified as Medium-Density Residential on the Future Land Use Map. This category is described in the Community Plan as “areas that include townhouse or duplex residential properties with a residential density of 8-12 units per acre.”

The proposed classification is Low-Density Residential. This category is described in the Community Plan as “areas that include detached single-family residential properties with a typical density of 3-8 units per acre.” The full descriptions are attached.

The study area is addressed in three chapters of the Community Plan: (1) Chapter 4: Land Use and Strategic Growth, (2) Chapter 5: Neighborhoods and Housing, and (3) Chapter 10: Subarea Plans.

In Chapter 4, the study area is located in Priority Area #1: Downtown Intensification (pg. 46-47). This is an area of infill redevelopment with future land use classifications established to accommodate anticipated growth over the next 20 years by increasing the population and housing in this area.

In Chapter 5, a significant portion of the study area is identified as an area of Neighborhood Transformation (pg. 54). These are described as existing neighborhoods experiencing redevelopment due to several factors, including the age and condition of housing, proximity to other amenities, or the costs of land. The goals of this area are to support housing variety, increase residential density, and utilize alleys and utility corridors.

In Chapter 10, the study area is part of the Downtown Neighborhood Subarea Plan (pg. 135-142). This study area includes both lower and higher density recommendations. A portion from SW E Street to the west is shown as a Residential Preservation Area where redevelopment and subdivision into higher residential densities is not anticipated. The area from SW E Street to the east is designated as an Area of Potential Change described as a transitional residential area accommodating a higher density and mix of residential uses due to its proximity to new institutional and cultural development.

Land Use Descriptions

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

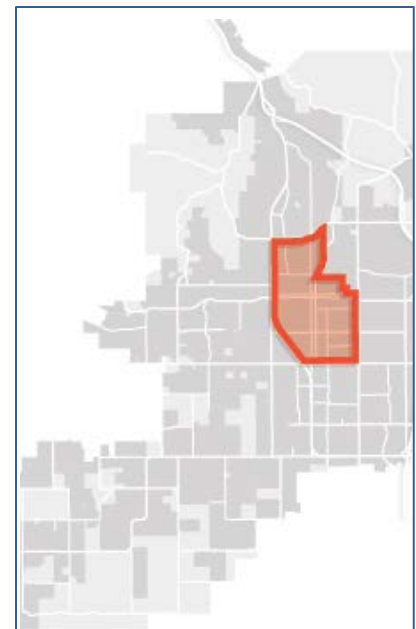
Future Land Use Plan Category Description
Res. No. 10-23-18A

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.



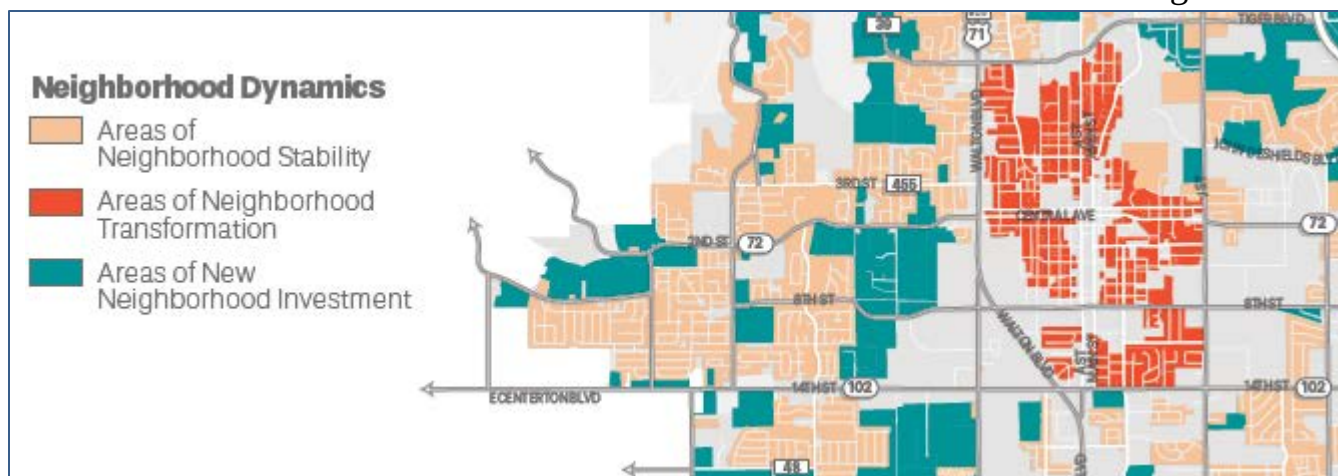
From Ch. 4 Land Use



Priority Area 1 Downtown Intensification

Highlights reinvestment in urban neighborhoods in and around
Downtown Bentonville

From Ch. 5 Neighborhoods



From Ch. 10 Subarea Plans

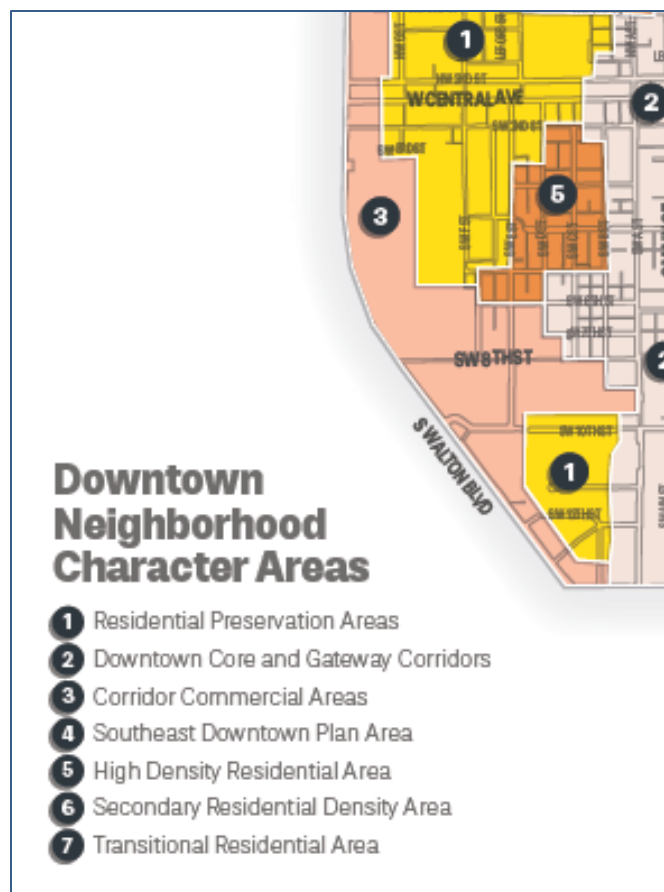
Projected Traffic Impact

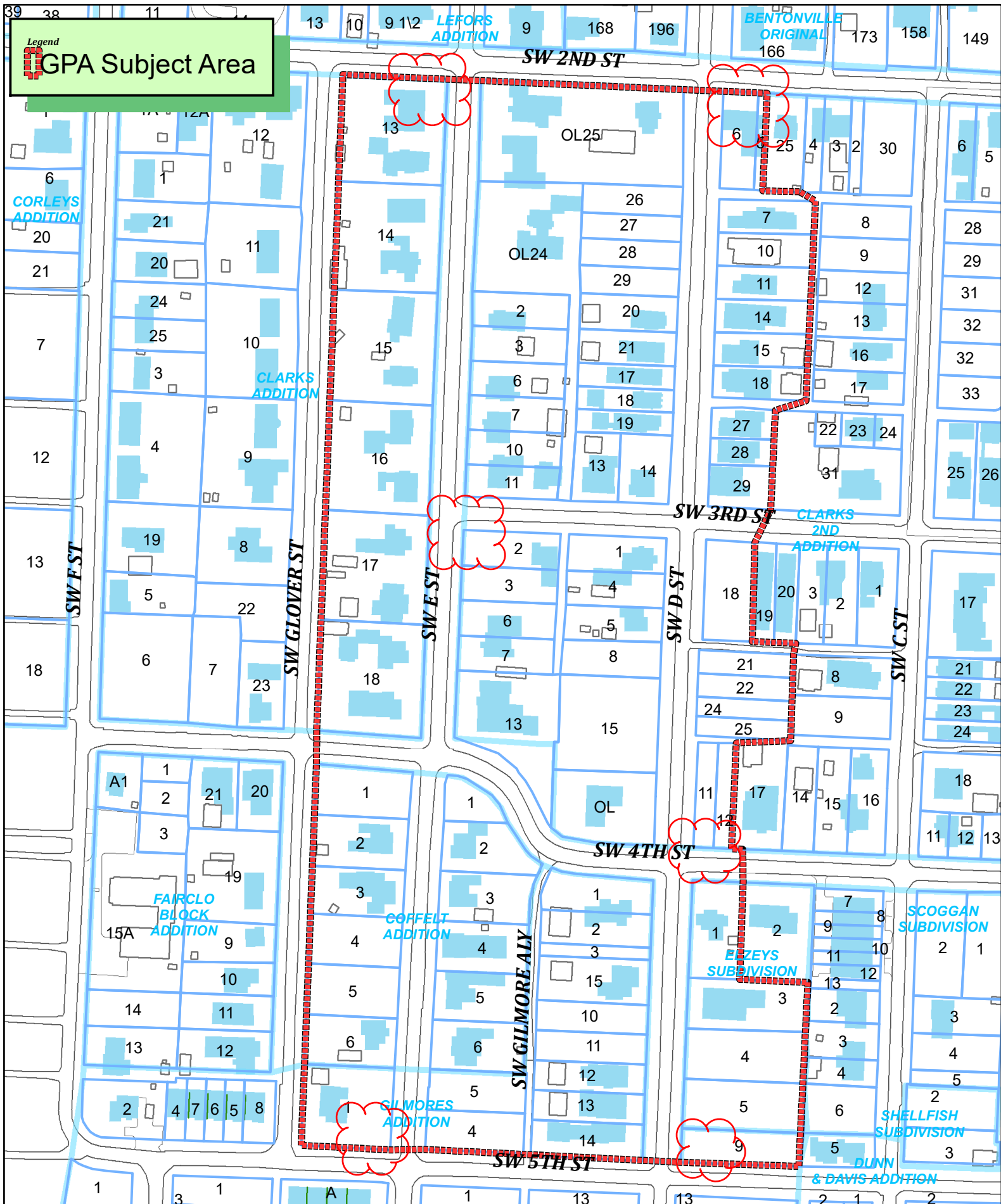
Amending the land use in this area from Medium-Density Residential to Low-Density Residential should not impact traffic in the area.

Analysis

Portions of the study area have remained single family residential. And, the area west of SW E Street is identified as an area of stability. Should Planning Commission pursue a reclassification of this area to low-density residential, the west side of SW E Street is supported by the policies of the Community Plan.

Recent rezonings to DN-2 on either end of the study area and the numerous RC-2 zonings on SW D Street suggest support for Medium-Density Residential development in this area.





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;

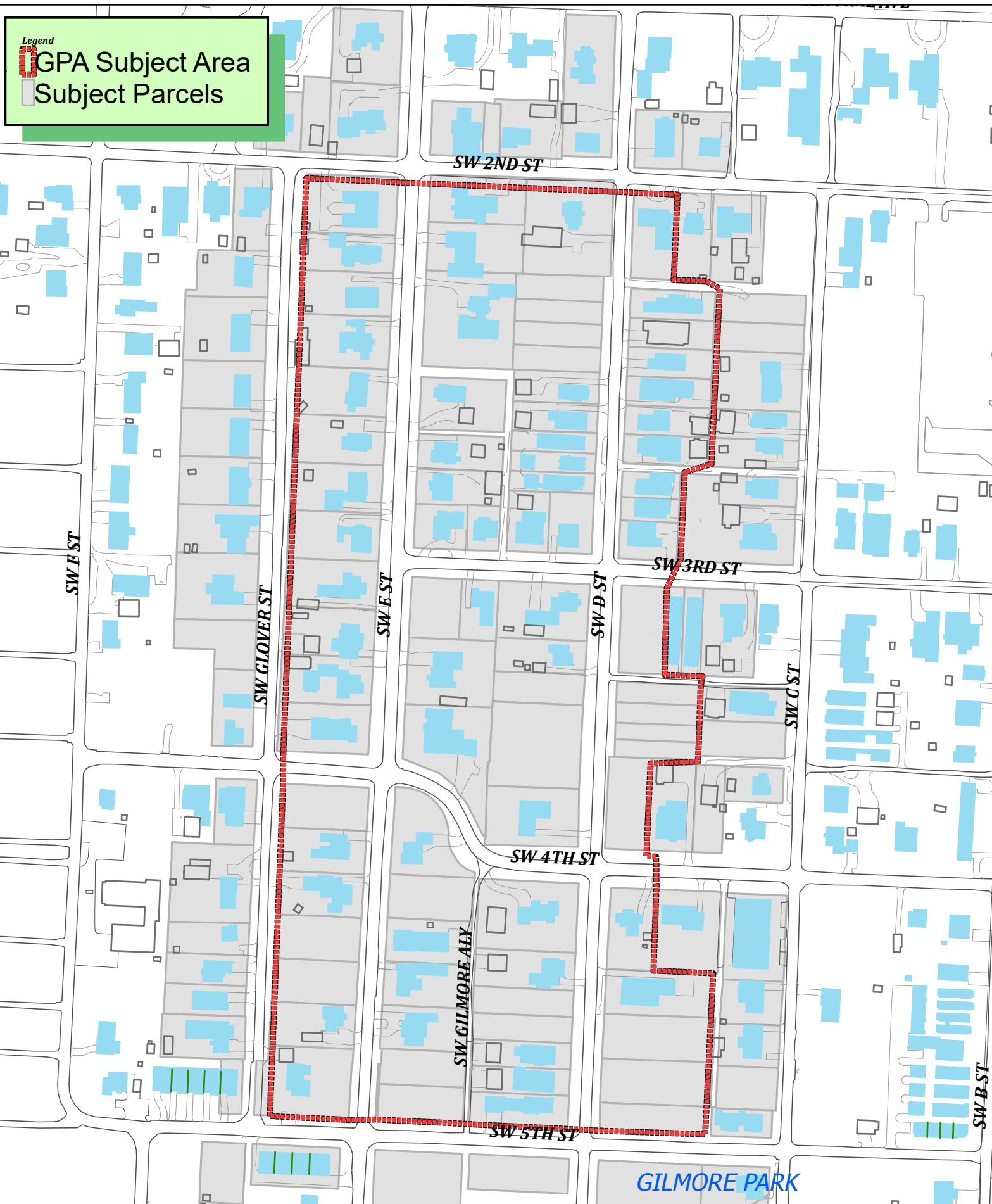
Thence South to the Southeast Corner of Lot 9 Block 1 Gilmores Addition as shown on Plat Record Book 'A' Page 37 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas, which is also the North Right-of-Way of SW 5th Street.

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



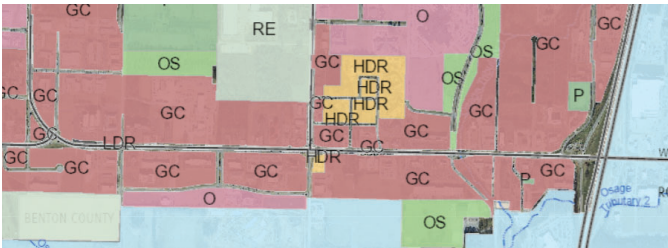
Future Land Use and Zoning Code

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

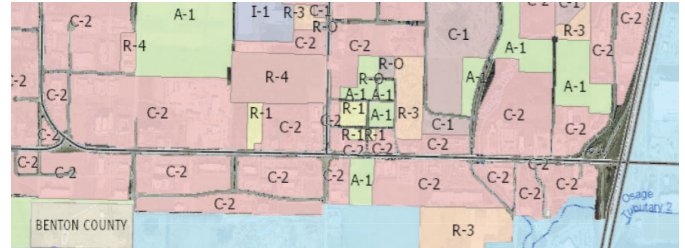


ZONING CODE

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.



From: [Luke wetzel](#)
To: [Planning](#)
Subject: Down-zoning Downtown
Date: Wednesday, February 17, 2021 9:31:53 AM

Good morning! I hope everyone is safe and well during this wintry week!

I am reaching out in concern of down-zoning SW D and SW E to R1, which to my understanding, has been zoned for medium density since 2018.

Downtowns are the heart of any city and Bentonville is no exception. The city invested in a master plan to guide future land use and it's working! As a business owner of a downtown location, I am realizing Bentonville's potential to be a vibrant, bustling downtown that still maintains its small town vibe.

Continuing to support higher density in Bentonville will foster economic growth, housing affordability, and encourage ethnic and social diversity.

Furthermore, downtown is the best place for density, as transportation, utility infrastructure, and access to employment/services/retail can all be more efficiently planned and funded, while avoiding sprawl which increases traffic and has adverse effects on public health and the environment.

With escalating property value comes escalated rents. Small businesses rely on foot traffic and we need as many potential customers as possible to make our required per square foot revenue.

Small retail and local restaurants are crippled from COVID and now is not the time to limit our potential for profit. Keep up the good leadership and help us all keep serving this community!

Stay well,

Luke Wetzel

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:

BEYOND RETAINING SINGLE FAMILY DESIGNATION, WE WOULD

APPRECIATE ANY EFFORT TO RETAIN CURRENT DENSITY, MIX OF

LOT SIZES, MIX OF STYLES, PREVENTION OF MASSIVE STRUCTURES
OVER SHADOWING NEIGHBORS.



Signature & Physical Address

FOR MARY P. MALQUESS
503 W. CENTRAL
OWNER, 504 SW 2ND ST.

Signature & Physical Address

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:

 408 SW 3rd St.
Signature & Physical Address

 408 SW 3rd
Signature & Physical Address

408 SW 3rd St, Bentonville

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:

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

411 SW E Street
Bentonville, AR



Signature & Physical Address

411 SW E Street
Bentonville, AR

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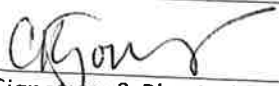
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I/We have received notice of the General Plan Amendment for the above described property and:

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


Signature & Physical Address
108 SW D St.
Bentonville, AR 72712


Signature & Physical Address
108 SW D St
Bentonville, AR 72712

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See Attached Legal Description and Vicinity Map

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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

101 SW D St.
Bentonville, 72712


Signature & Physical Address
107 SW D St
Bentonville, AR 72712

NOTICE OF GENERAL PLAN AMENDMENT

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

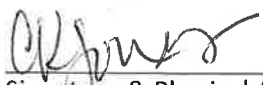
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I/We have received notice of the General Plan Amendment for the above described property and:

☒ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:



Signature & Physical Address

501 W Central Ave
Bville, AR



Signature & Physical Address

501 W. Central Ave
Bentonville, AR. 72712

NOTICE OF GENERAL PLAN AMENDMENT

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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:

SEE BELOW
RATHER THAN HAVE OUR HOME ON S.W. D ST.
(AND OTHERS) BACK UP TO MEDIUM DENSITY
RESIDENTIAL WHY NOT BE CONSISTANT AND HAVE
THE LOW DENSITY ZONE EXTEND TO C STREET,
CSEE DIAGRAM ON REVERSE SIDE.

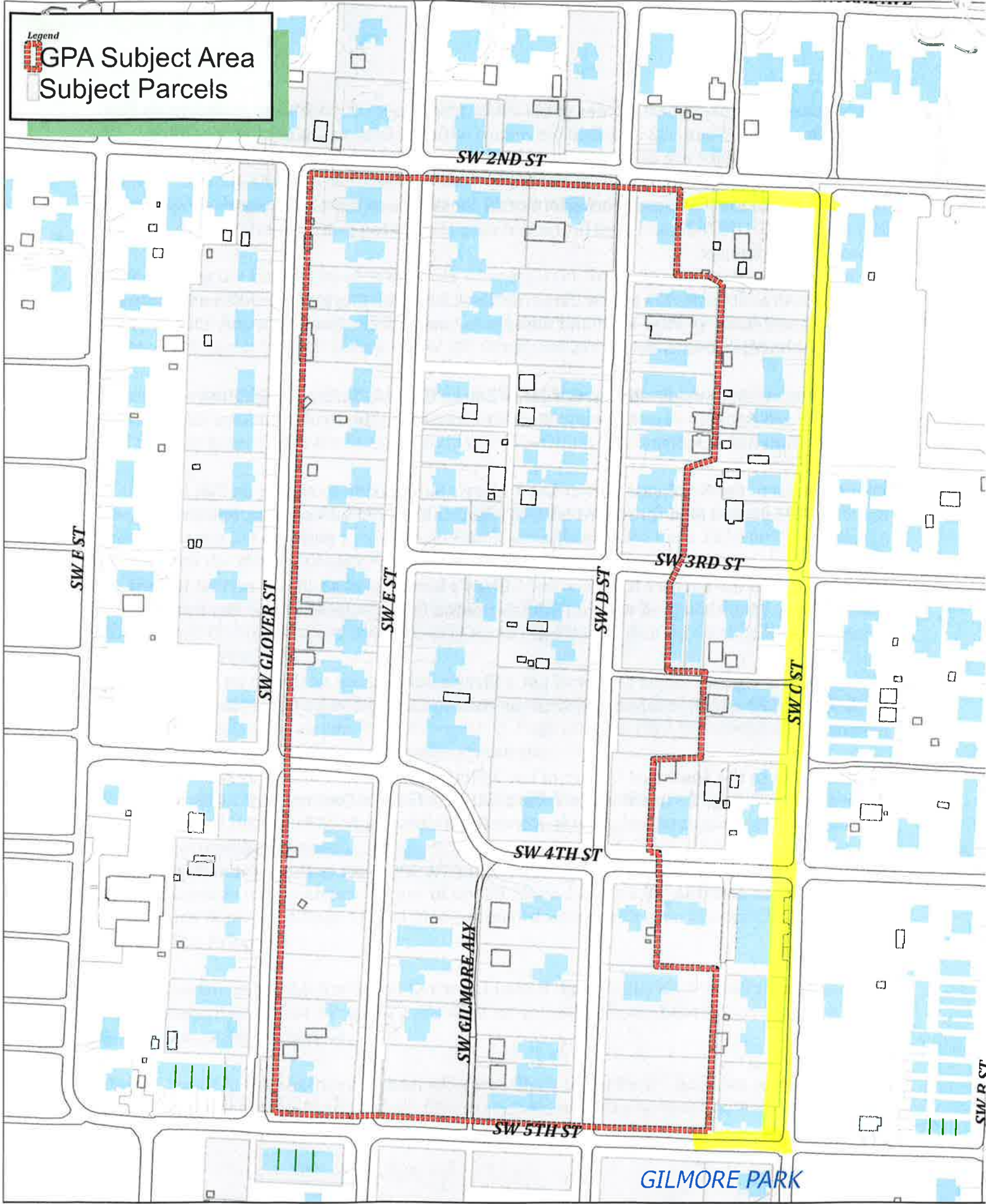
Signature & Physical Address

Tim W. Gray
209 S.W. D ST

Signature & Physical Address

Sandra C. Gray
209 SW D ST

Legend
 GPA Subject Area
 Subject Parcels



NOTICE OF GENERAL PLAN AMENDMENT

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The common description of the property is:

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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:

Doesn't follow master plan

[Signature]
Signature & Physical Address

Signature & Physical Address

NOTICE OF GENERAL PLAN AMENDMENT

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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:

Karlos Davidson
Signature & Physical Address
208 S.W. 'C'

Signature & Physical Address

REZONING STAFF REPORT

Crystal Bridges Museum of American Art

600 Museum Way

PC Date: 3/2/2021

Reviewer: Tyler Overstreet, Planning Services
Manager, AICP

Project Number	RZ20-0074
Applicant / Current Owner	Crystal Bridges Museum of American Art
Site Area	+/- 1.5 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Mixed Use

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

Location Map



Property Description

This property is located at 600 Museum Way, interior to the Crystal Bridges Museum of American Art Site, and west of the existing “Bucky Ball” parking lot. Adjacent zoning districts are A-1, Agricultural, on all sides.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Public/Semi-public. Public/Semi-public land uses include government offices, community facilities, and museums that are open to the public and provide community services and amenities. The current land use of Crystal Bridges is in line with this land-use category.

Public Comment

Staff has received a letter of support regarding this request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to provide an area that allows for people to meet and utilize additional services within vicinity of their residences. The narrative cites the importance of pedestrian walkability via the trail system, and the importance of social interaction through open space.

The C-3, Mixed-Use Commercial, zoning district is defined within the Zoning Code as a district meant to provide areas to live, work, meet, and utilize services in proximity of their residences. Development within the district ought to be designed with an urban, walkable character that encourages social interaction. The applicant's narrative and intent are compatible with the C-3 zoning designation.

Conclusion

The Future Land Use Plan and the definition of the C-3 zoning district provide support for the rezoning request.

Staff recommends approval of the rezoning request.

December 21, 2020

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

RE: Parcel #01-15202-000 rezone to C-3

Dear Mr. Stanley:

Please accept this narrative letter for the referenced request to rezone a portion of parcel #01-15202-000 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: A portion of parcel #01-15202-000 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 Crystal Bridges Museum of American Art Inc.

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 through outdoor spaces for yoga or fitness groups.

Use: Offices, open office and conference space

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

Signage: None proposed

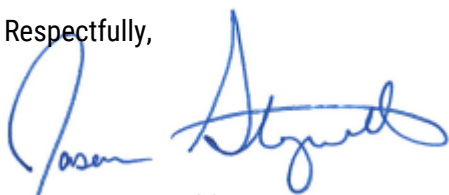
Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

Water / Sewer: Water service is available via the 8" water main on site. Sewer service has a potential connection to the 24" sewer line located south of the property.

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 compact script than the last name "Steigerwald".

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

NOTICE OF INTENT TO REZONE

Crystal Bridges Museum of American Art Inc. has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

A-1 (Agricultural District) to C-3 (Central Commercial District)

The legal description of the property is as follows:

See attached full legal description

The common description of the property is: 600 Museum Way

Proposed land use: Offices, open office and conference space

The public hearing will be held February 2, 20 21 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:

The residents of Legacy Village Garden Homes
support the rezoning requested by Crystal Bridges

B.J. Sherman
Signature
President
LRBH Residents Council

W.J. Sherman
Printed Name
708 Greenwood Way
Physical Address
Bentonville AR 72712

cc R. Bigelow

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-3, Mixed-Use Commercial



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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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C-3, Mixed-Use Commercial

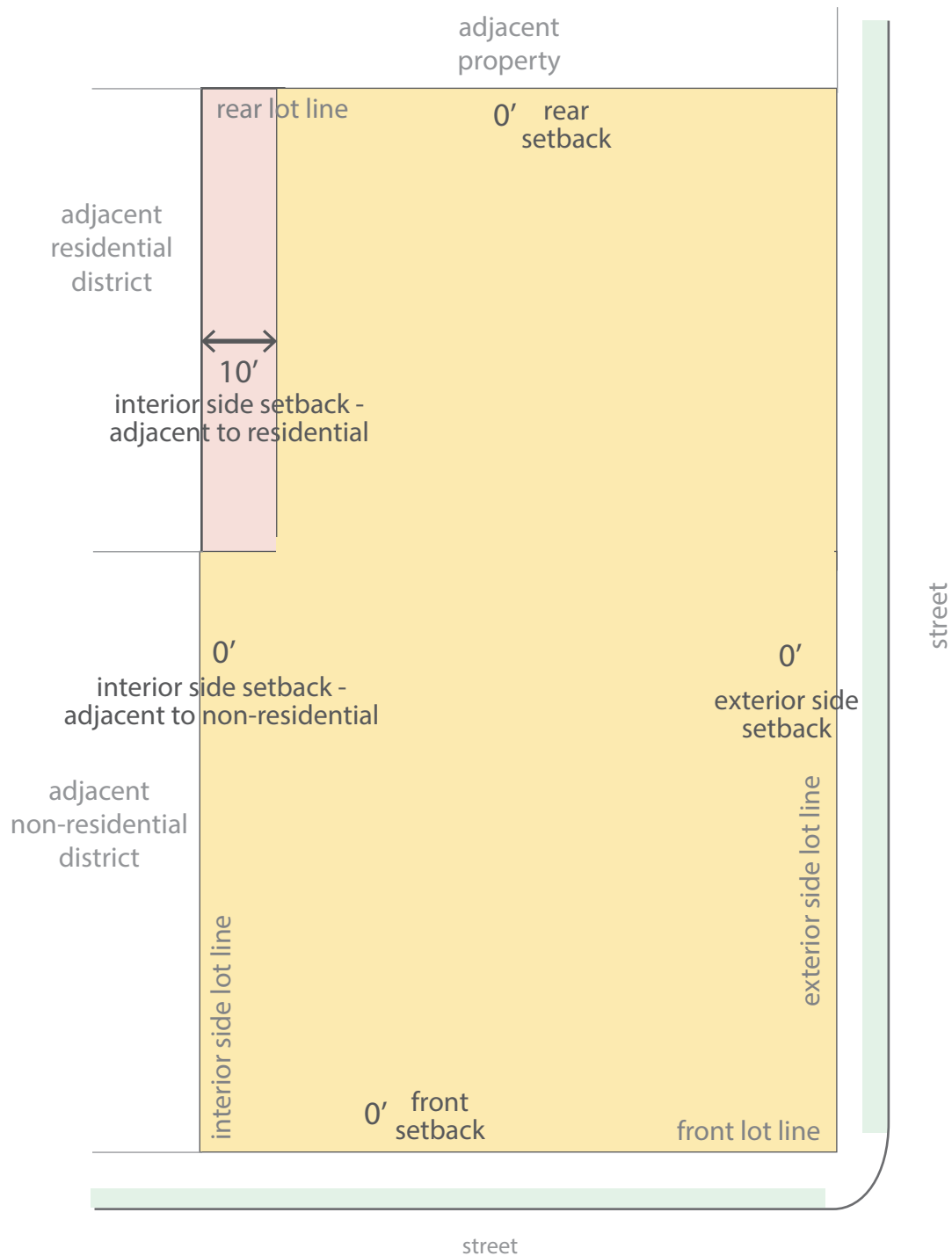
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Urban farm Residential Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation Recreation, Education & Assembly Aquarium Community center 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-3, Mixed- Use Commercial

Setback Illustration



REZONING STAFF REPORT



Vaishno Group, LLC

SW 14th Street

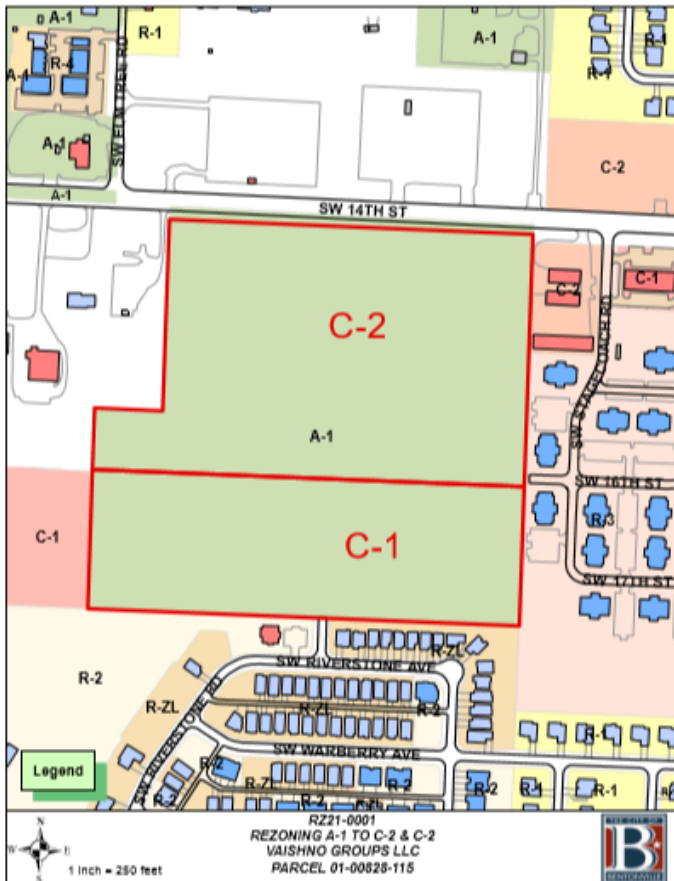
PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner, ALSA

Project Number	RZ21-0001
Applicant / Current Owner	Vaishno Group, LLC
Site Area	+/- 33.60 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial & C-2, General Commercial
Future Land Use Map Designation	Residential Estate

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

Location Map



Property Description

The requested rezoning is located along SW 14th Street just south of the intersection of SW Elm Tree Road. It is 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 and R-2, Duplex & Patio Home Residential to the south, and Benton County to the north and west.

Southwest 14th Street is designated as an Arterial street, while two local streets, SW 16th Street to the east and SW Mossy Stone Road to the south, both terminate at the property boundary.

Relationship to the Bentonville Community Plan

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.

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.

Public Comment

Staff has not received public comment regarding this request.

Analysis

According to the applicant's narrative, they intend to develop the property into multi-family housing that would be consistent with surrounding development patterns within and around the immediate area.

The areas surrounding the proposed rezoning reflects a variety of land uses. Several C-2 developments exist along the highway frontage to the north, west, and east, while multi-family apartments are also located to the east. Single-family homes are located to the south. The applicant has requested the C-2 zoning along the northern portion of the property fronting the Arterial highway and C-1, Neighborhood Commercial along the southern portion of the property to allow for a transition of less intense uses between the proposed commercial zonings and the existing residential districts.

Conclusion

Planning staff has reviewed this rezoning request. While it is not consistent with the Future Land Use Plan, it is consistent with the development patterns that have taken place in the surrounding area. Staff recommends approval of the proposed rezoning.



February 9, 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-1, Neighborhood Commercial and 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 of the north portion and C-1 along the southern portion is appropriate in this area based on access to Highway 102 and surrounding properties' zoning.

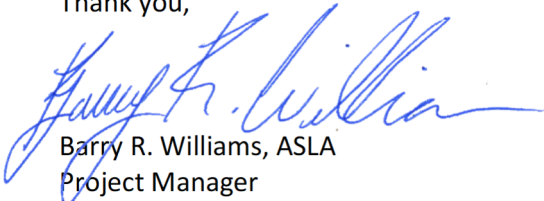
The owners of this parcel are requesting a rezone to C-1 and C-2 in order to make the property more marketable. Currently, there are not any plans for development on this property, so the proposed use would be anything allowed by right under a C-1 or C-2 zoning designation. This property is adjacent 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-1, Neighborhood Commercial and C-2, General Commercial, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,



Barry R. Williams, ASLA
Project Manager

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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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

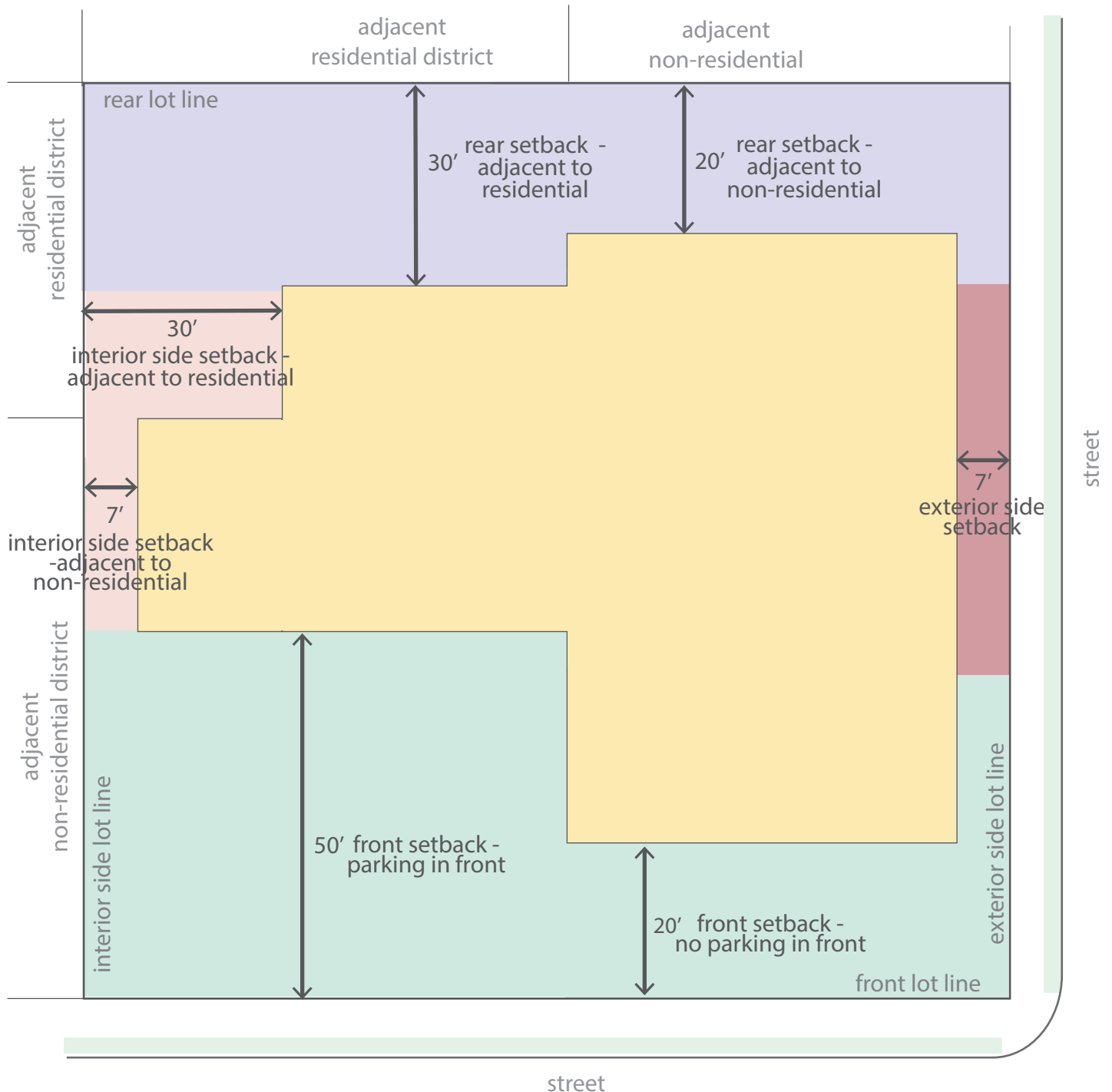
ALLOWED BY RIGHT		CONDITIONAL
Agriculture and Animals Animal clinic Animal - domestic or household Botanical garden Greenhouse Plant nursery Residential Residential facility - assisted living Residential facility - extended medical care Residential facility - temporary shelter Services Adult day care 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	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) Industrial and Warehousing Laboratory - dental or medical Laboratory - research Mini-warehouse storage Taxidermy Transportation / Utilities Broadcasting studio Parking facility (as principle use) 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	Agriculture and Animals Animal kennel or shelter Urban farm Residential Residential facility - rehabilitation Recreation, Education & Assembly Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities Services Crematory Public safety services 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



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C-1, Neighborhood Commercial



The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 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-1	All	7,000	-	70'	-	50%	50%

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-1	50'	20'	7'	15'	20'	25'

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C-1, Neighborhood Commercial

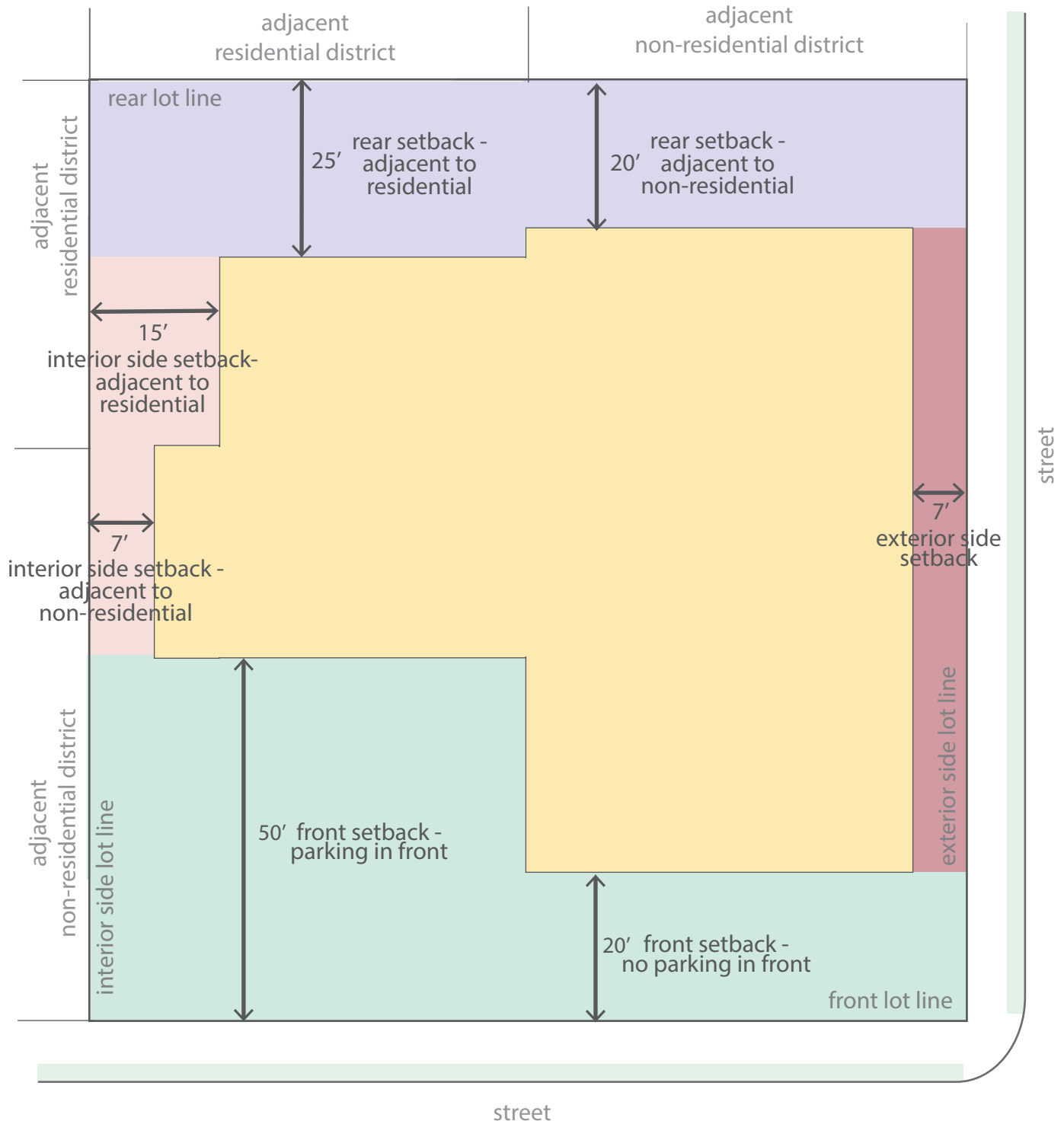
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Botanical garden Residential Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation Recreation, Education & Assembly Aquarium Community Center Cultural studio Library Museum Park – community Park – mini Park - neighborhood Services Adult day care ATM machine Auction house Cemetery or mausoleum Child care – commercial Child care – residential (4 children) Financial institution Funeral home Governmental services facility Maintenance service Medical services – doctor office Office – small scale ($\leq 4,000$ 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 for off-site consumption Convenience store that sells beer, light wine/and or spirits for off-site consumption Equipment rental – indoor Outdoor vending – private property Retail – small scale ($\leq 4,000$ gsf)	Agriculture and Animals Animal clinic Community garden Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility – outdoor Educational facility Event center Golf course Religious facility Services Car wash Copy facilities Lodging – Bed & Breakfast 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 Gas station Outdoor vendor park Restaurant Restaurant, drive-through Restaurant, microbrewery Transportation/Utilities Airport facilities Parking facility (as principle use) Utility facility Wireless communication facility (cell tower) Other Temporary Uses	Residential Dwelling – accessory Transportation/Utilities Solar energy system Wind energy system, small Other Building – accessory nonresidential

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C-1, Neighborhood Commercial

Setback Illustration



REZONING STAFF REPORT



Hufford

302 NW A Street

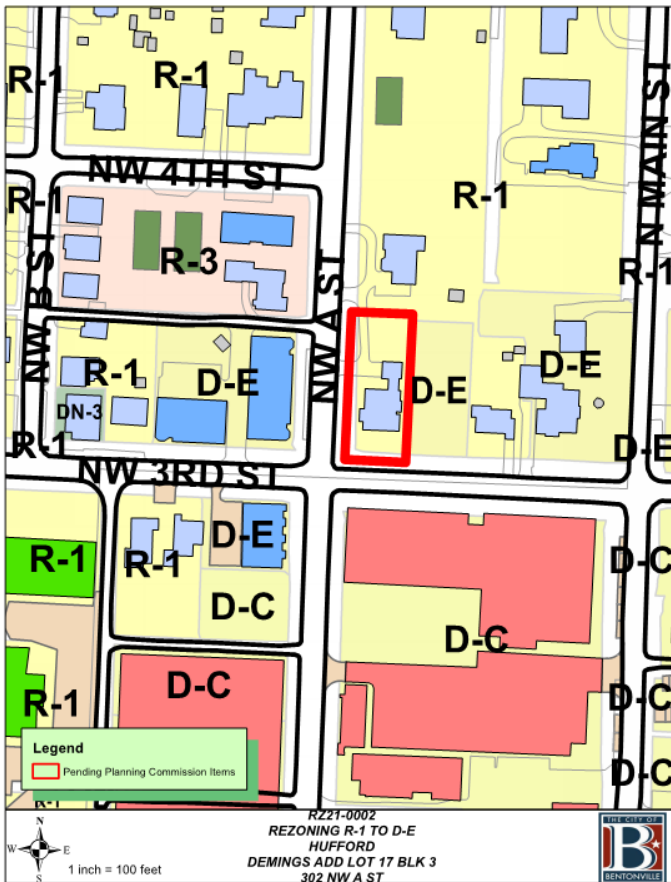
PC Date: 3/2/2021

Reviewer: Tyler Overstreet, Planning Services
Manager, AICP

Project Number	RZ21-0002
Applicant / Current Owner	Mark Hufford
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

This property is northeast of the intersection 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 to the south.

Relationship to the Bentonville Community Plan

The Bentonville Community Plan, Downtown Bentonville Subarea Plan, depicts this property within the Downtown Transition character area (p. 122). The transition area is meant to serve as a transition in scale and intensity from Downtown development and surrounding residential uses. The character area recommends supporting a mix of residential and local commerce uses. At the intersection of NW 3rd and NW A Street, a mix of uses can be observed, with townhomes, a religious facility, and this single-family home coexisting.

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.

Public Comment

Staff has received a letter of support regarding this request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to allow greater flexibility in setbacks for a future addition to the existing single-family home. In addition, the applicant states that they would like their zoning to be in line with those districts to the east and west of them.

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.

Conclusion

The Downtown Bentonville Subarea Plan and the intent of the DE Zoning District lend support to the rezoning request.

Staff recommends approval of the rezoning request.



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

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☐ 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

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to

D-E, Downtown Edge

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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

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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

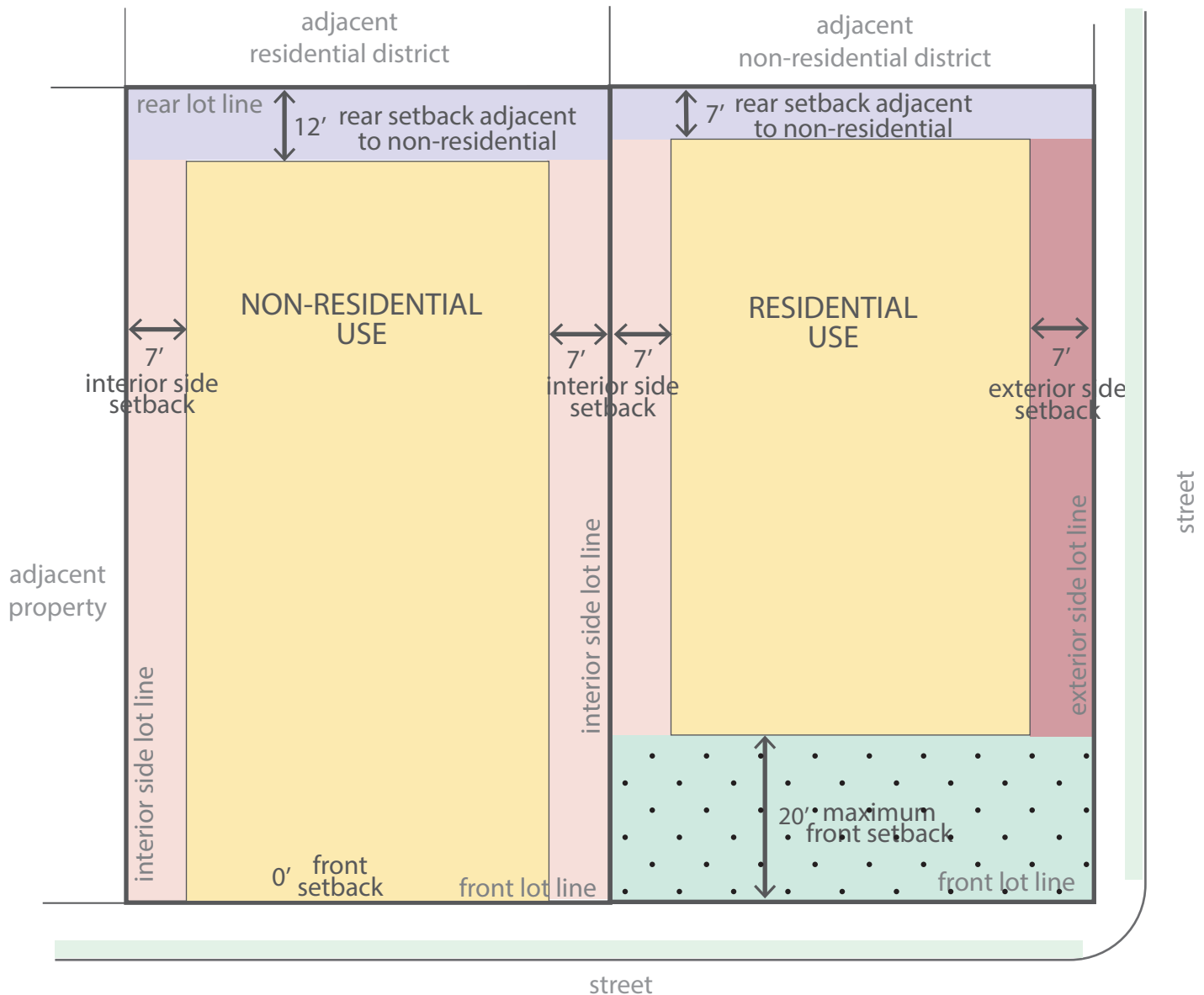
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two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



REZONING STAFF REPORT



LaRose Development, LLC

South Walton Blvd.

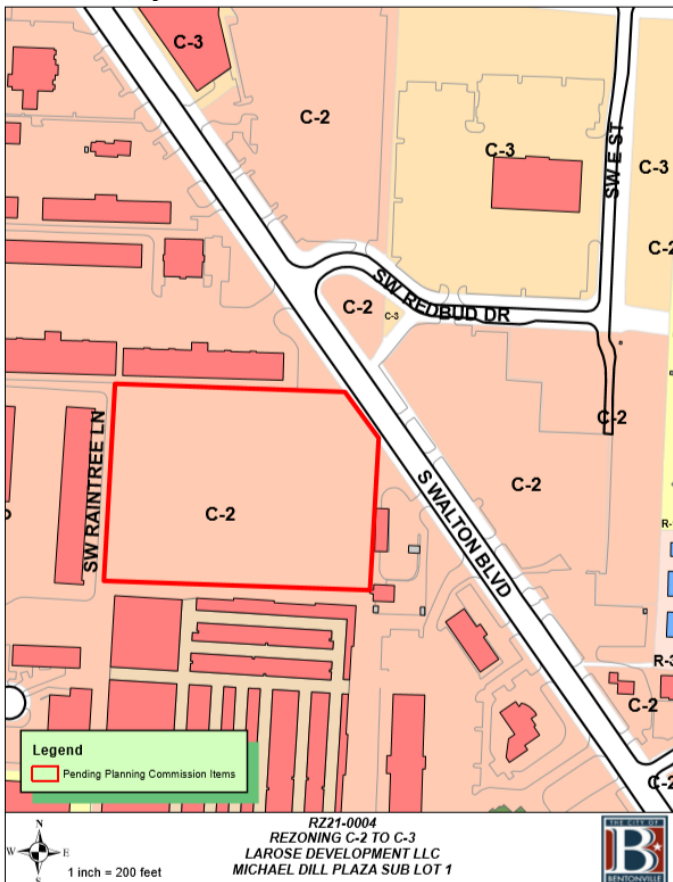
PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0004
Applicant / Current Owner	La Rose Development, LLC PO Box 1626 Farmington, AR 72730
Site Area	+/- 7.0 acres
Current Zoning	C-2, General Commercial
Requested Zoning	C-3, Central Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is located along South Walton Blvd., near the intersection of Redbud Street and south of RainTree Office park. Currently, an abandoned hotel is located on the site. Adjacent zonings are all C-2 General Commercial with some C-3, Mixed-Use Commercial nearby to the northeast.

Relationship to the General Plan

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

Public Comment

At the time of this report, staff has received one (1) written objection.

Analysis

The site's previous commercial use, proximity to a 5 lane arterial road, the downtown area, a large employer and other similar commercial uses may justify a rezoning to C-3, Central Commercial. The property is within Priority Area 2, Infill, as identified in Chapter 4 of the Land Use Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development (pg. 45). Per the applicant's narrative, the intent of the requested rezoning is to "allow the developer a greater variety of uses for this parcel. Notably, the C-2 does not allow for residential uses either conditionally or by right. The developer has requested the C-3 so that it may build a mix of commercial and residential uses on this parcel..."

Conclusion

The request is consistent with the Future Land Use Plan. Staff recommends approval of the rezoning request due to its compatibility with the surrounding commercial uses and the potential to provide a variety of housing types and other services near the downtown core and along a major arterial road that traverses the entire city.

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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

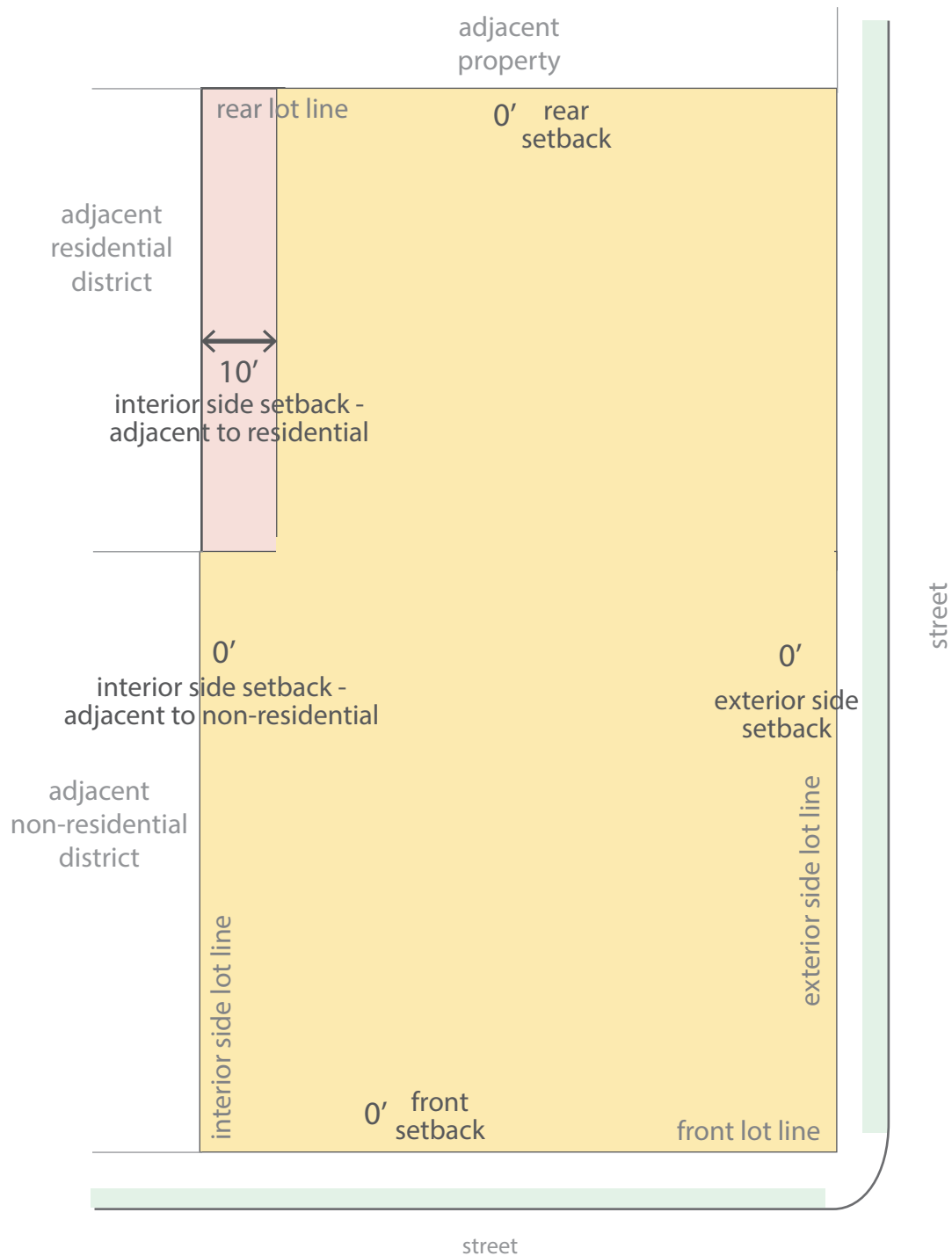
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
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C-3, Mixed- Use Commercial

Setback Illustration



WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

January 25, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-05071-000 from C-2-General Commercial
to C-3-Mixed Use Commercial**

Dear Planning Staff:

This law firm has been hired to assist the applicant, Larose Development, LLC, in obtaining a rezoning of Parcel No. 01-05071-000 from C-2, General Commercial to C-3, Mixed Use Commercial, pursuant to a proposed sale to a developer.

The primary purpose for this rezoning request is to allow the developer a greater variety of uses for this parcel. Notably, C-2 largely does not allow residential uses, either conditionally or by right. The developer has requested C-3 so that it may build a mix of commercial and residential uses on this parcel, and help to create a sense of place along S. Walton Blvd. The development will create a "live, work play" environment, and will take advantage of the close proximity to the planned Eighth Street Gateway Park currently in development. The development is expected to be designed with contemporary/modern architecture. As for signage, the developer plans to construct a monument sign on Walton Blvd.

Because all adjacent properties have commercial zonings and uses, the requested zoning and proposed use are compatible with the parcel's surroundings. Moreover, this rezoning is expected to act as a continuation of the redevelopment occurring along this stretch of S. Walton Blvd. As for traffic, the parcel sits Highway 71B, which has should have ample capacity for further development. Lastly, as for utilities, there is an 8" water line and a 8" gravity sewer line currently serving the property which run along the Eastern diagonal of the parcel along Walton Blvd.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC



Will A. Kellstrom

WK:
pc:

NOTICE OF INTENT TO REZONE

LAROSE DEVELOPMENT, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from **C-2, General Commercial** to **C-3, Central Commercial**. The legal description of the property is as follows:

**Lot 1 Michael-Dill Plaza, to the City of Bentonville, Benton County, Arkansas,
as shown on Plat record 13, Page 380.**

The common description of the property is: **1002 S. Walton Boulevard, Bentonville, Arkansas**

The public hearing will be held on March 2nd, 2021 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.

2221.0004

OR

I/we object to the rezoning because:

WE OBJECT TO THE C3 BECAUSE
ALL WALTON BLVD. FRONTAGE IS
C2.

Signature

Physical Address

Printed Name

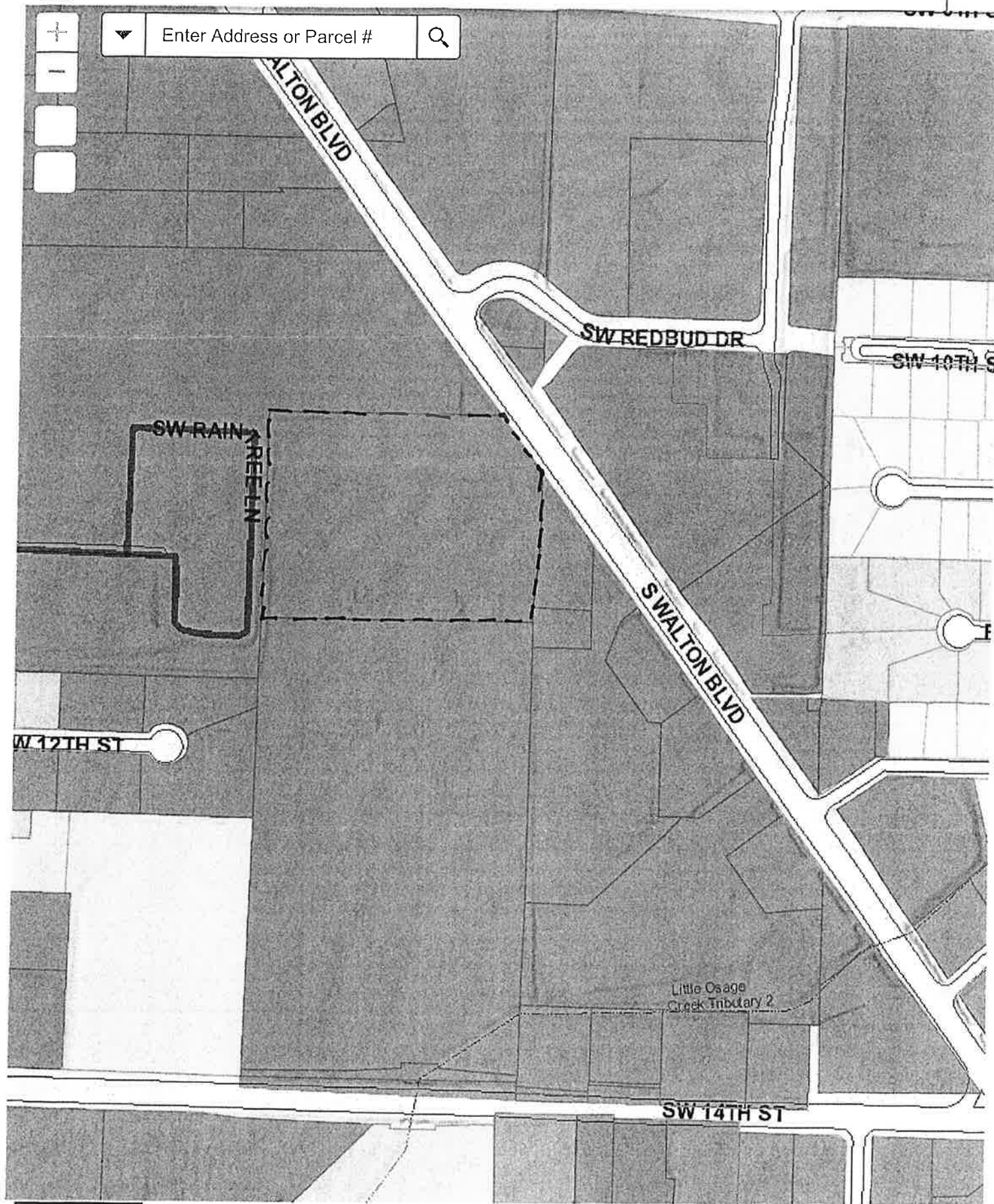
900 South Walton Blvd

Jeremy H. Timbaw



Public Zoning Map

with Web AppBuilder for ArcGIS



300ft

-94.215 36.360 Degrees

REZONING STAFF REPORT



Tailor Family Development, LLC

SE 30th and SE John Rollow Drive

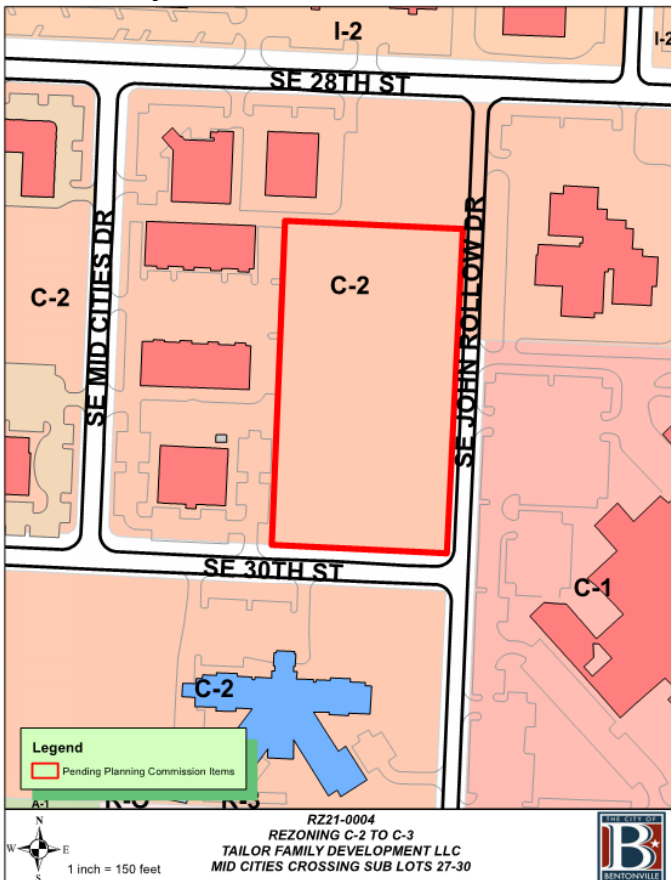
PC Date: 3/2/2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	RZ21-0005
Applicant / Current Owner	Tailor Family Development, LLC
Site Area	+/- 4.4 acres
Current Zoning	C-2, General Commercial
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Mixed Use

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

Location Map



Note: This item will need to be tabled to the 3-16-21 Planning Commission Agenda. The incorrect Notice of Intent to Rezone form was sent to surrounding property owners.

Property Description

This property is located northwest of the intersection of SE 30th Street and SE John Rollow Drive. Surrounding zoning districts are C-2, General Commercial to the north, south, and west, and C-1, Neighborhood Commercial to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Office. Office areas include properties primarily dedicated to professional employment/office uses, but can accommodate accessory commercial uses such as restaurant, service, or convenience uses oriented to serving office tenants.

Public Comment

Staff has received a letter of support regarding this request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to develop a mixed-use development in the future.

The C-3, Mixed-Use Commercial, zoning district is defined within the Zoning Code as a district meant to provide areas to live, work, meet, and utilize services in proximity of their residences. Development within the district ought to be designed with an urban, walkable character that encourages social interaction. The mix of surrounding land uses, such as Northwest Medical to the east, multi-family to the south, and commercial, office uses to the north and south lend support to the C-3 request.

Conclusion

The Future Land Use Plan and surrounding land uses both lend support to the rezoning request.

Staff recommends approval of the rezoning request.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-3, Mixed-Use Commercial



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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-3, Mixed-Use Commercial

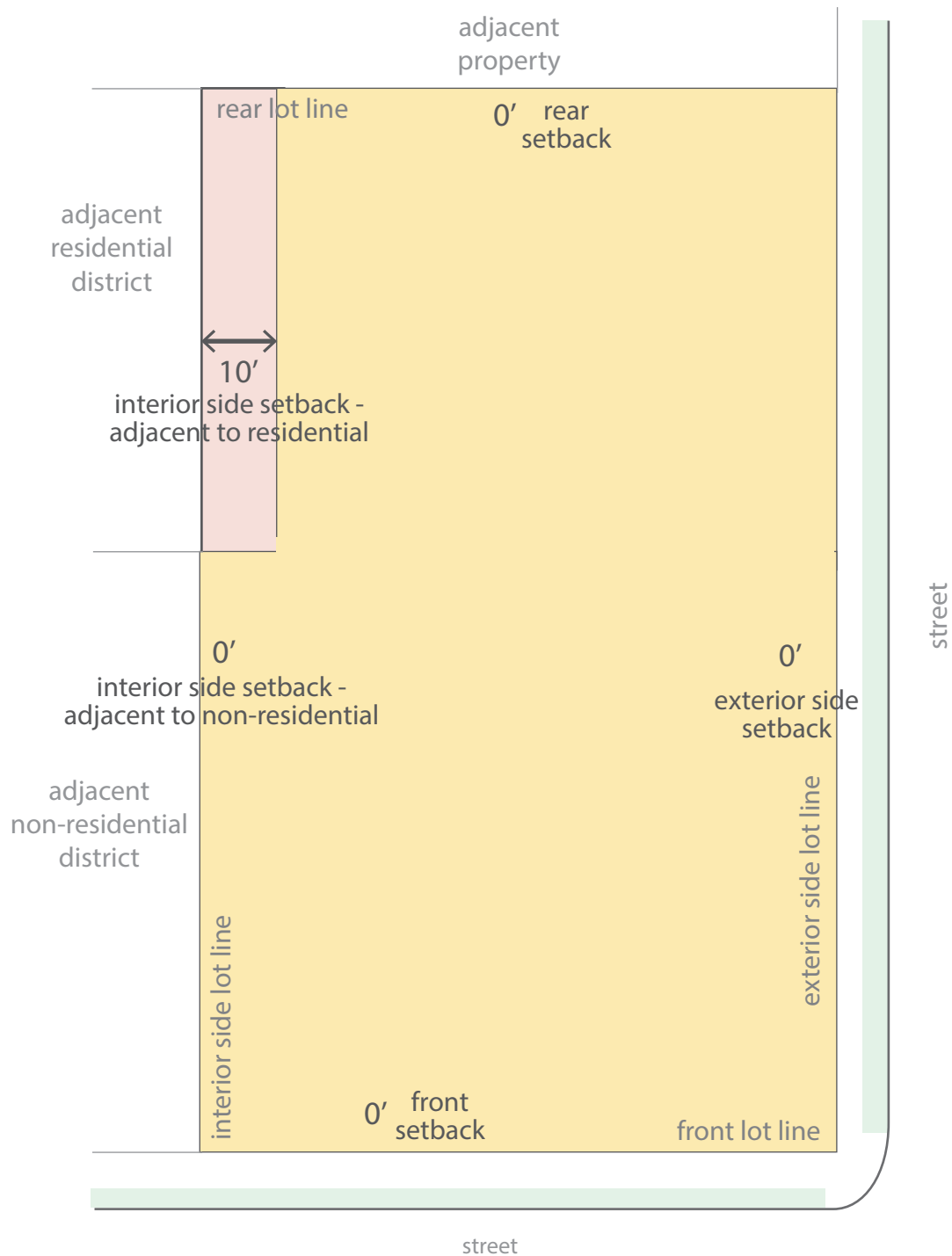
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Urban farm Residential Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation Recreation, Education & Assembly Aquarium Community center 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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C-3, Mixed- Use Commercial

Setback Illustration



Rezoning Narrative John Rollow Road

Current Zoning Designation: C-2, General Commercial

Proposed Zoning Designation: C-3, Mixed Use Commercial

Explanation: Newell Development proposes to rezone the following parcels located at SE John Rollow road:

01-08133-003 – 357 Vacant Lot

01-08133-002 – 356 Vacant Lot

01-08133-001 – 355 Vacant Lot

01-08133-000 – 326 Vacant Lot

in order to develop a real estate project in compliance with the C-3 development standards.

The current owner is Tailor Family Development, LLC (Mailing Address: 416 Oak Manor Circle, Springdale, AR 72764) who endeavors to sell the property. Newell Development will serve as the property developer.

Reason to Rezone: The rezone would allow for owners to build a mixed-use commercial/ residential development.

Statement of how the property will relate to surrounding properties: The development proposed will blend residential and commercial space on John Rollow Road, with close proximity to Northwest Medical Center as well as The Sam's Club and new Walmart Home Offices. Surrounding properties are zoned C-1, C-2 and I-1. Per the C-3 zoning code, the project will be "designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction".

Use: The development will offer both commercial and residential space in an established commercial area of town. The addition of residential units in this area could provide a new housing option for community members who desire to live close to their place of employment and take advantage of the mission of the C-3 zoning district which was "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".

Traffic: Ingress and egress to the development will be available on several sides of the property. With its proximity to the Greenway as well as multiple large employers in the area, the development will encourage bike and pedestrian traffic in addition to vehicular traffic.

Signage: None proposed at this time. Commercial spaces will follow city code for sign placement and approval upon tenant infill.

Appearance: The development will fit in form and scale of C-3 zoning regulations and the Bentonville LSD design standards.

Water/ Sewer/ Electric: On-Site

NOTICE OF INTENT TO REZONE

Newell Development has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

C2- General Commercial to C3- Mixed Use Commercial

The legal description of the property is as follows:

Lot's 27, 28, 29 & 30 Mid Cities Crossing Subdivision to Bentonville, Benton County, AR as shown on Plat

Record Book & Page L201824183, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

The common description of the property is: SE John Rollow Road Vacant Parcels - 326, 355, 356, 357

Proposed land use: Mixed Use Development Project

The public hearing will be held March 2, 20 21 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☒ I/we have no objections to the rezoning.

☐ I/we object to the rezoning because:

Signature

Ann McKenzie

Printed Name

Ann M^cKenzie

Physical Address

1504 SE 28th Street

Bentonville, AR 72712

REZONING STAFF REPORT



Wayne Alexander Trust

406 SW Glover Street

PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0006
Applicant / Current Owner	Wayne Alexander Trust PO Box 698 Pineville, MO 64856-0698
Site Area	+/- 0.17 acres
Current Zoning	R-2, Duplex and Patio Home Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

This property is located at 406 SW Glover Street and is currently zoned R-2, Duplex and Patio Home Residential. Adjacent zoning districts are R-2 to the west and south, DN-2 to the north and R-1, Single Family Residential to the east.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Medium Density Residential. These 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.

Public Comment

At the time of this report, staff has not received any public comments.

Analysis

The property is within Priority Area 1, Downtown Intensification Infill, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 45).

Conclusion

The request is consistent with the Future Land Use Plan. Staff recommends approval of the rezoning request due to its compatibility with the surrounding zoning designations and residential uses in this quadrant of the downtown area.

Rezoning Narrative 406 SW Glover

Current Zoning Designation: R2- Duplex & Patio Home Residential

Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Newell Development proposes to rezone the property at 406 SW Glover (Parcel # 01-02512-000) from R2 to DN2, in order to develop a future real estate project in compliance with DN2 development standards. The current owner is Wayne Alexander Trust (Mailing Address: PO Box 698 Pineville, MO 64856) who endeavors to sell the property to 404 GLV, LLC.

Reason to Rezone: The rezone would keep the zoning consistent across all properties in development (404 and 406 Glover) .

Statement of how the property will relate to surrounding properties: The adjacent property located at 404 SW Glover is zoned DN2, with additional zoning in the surrounding area being R1 and R2.

Use: The residential development will fit into the SW Downtown development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed at this time.

Appearance: Future development will fit in form and scale of all DN2 district standards as well as adhere to all City of Bentonville development and design requirements.

Water/ Sewer/ Electric: On-Site

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



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:

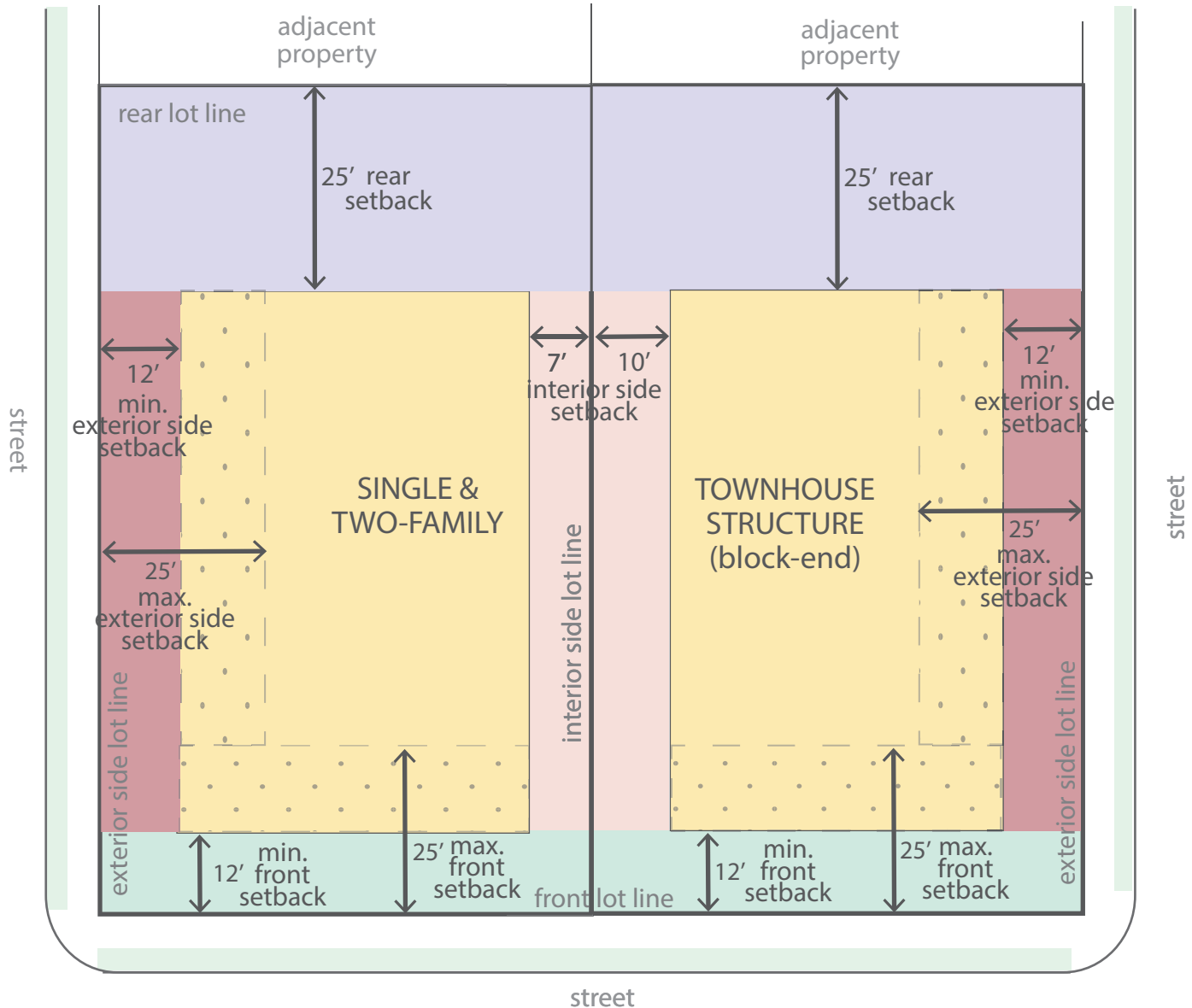
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban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

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DN-2, Downtown Medium Density Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT



Bentonville City Center

226 & 240 South Main Street

PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU21-0001
Applicant / Current Owner	Center City, LLC 14 Hospital Drive Morrilton, AR 72110
Site Area	4.12. acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Requested Use	Noise Ordinance Violation
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at 226 & 240 S Main Street and is currently zoned DC, Downtown Core. Noise ordinance violations require a Conditional Use Permit regardless of zoning district.

Proposed Use Description

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. Specific timelines are included within this packet. The work is scheduled to begin February 16th and end August 16th.

Public Notice

Staff has received at least one complaint via phone call from a nearby resident on construction work currently happening during overnight hours.

Conditions of Approval

1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not meet.



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.

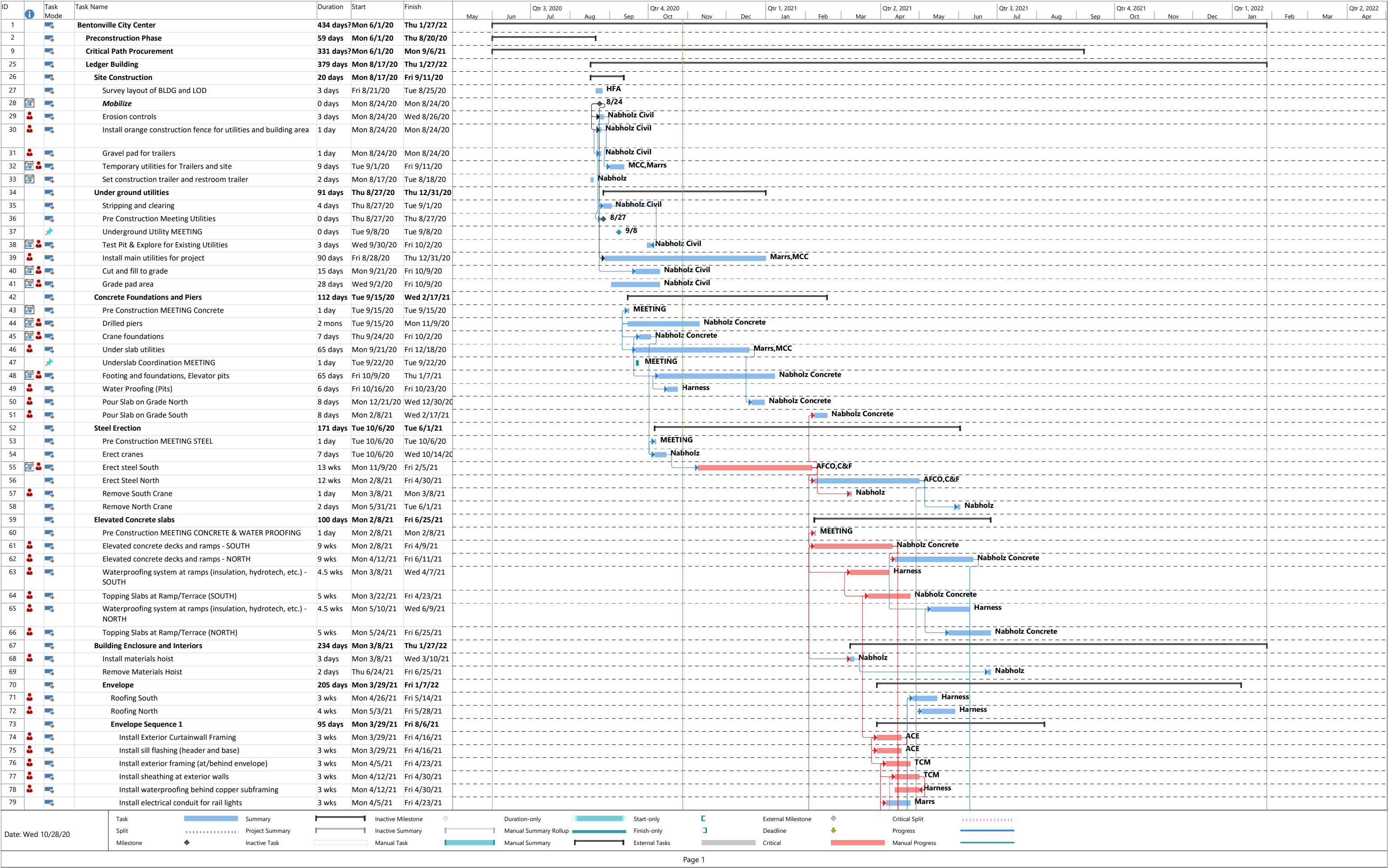
Nabholz intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate those activities with those parties regularly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Gill', is positioned to the right of the word 'Sincerely,'.

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

**Ryan Gill
Director
HFA**



CONDITIONAL USE STAFF REPORT



Gateway Park North

4700 SW Regional Airport Blvd.

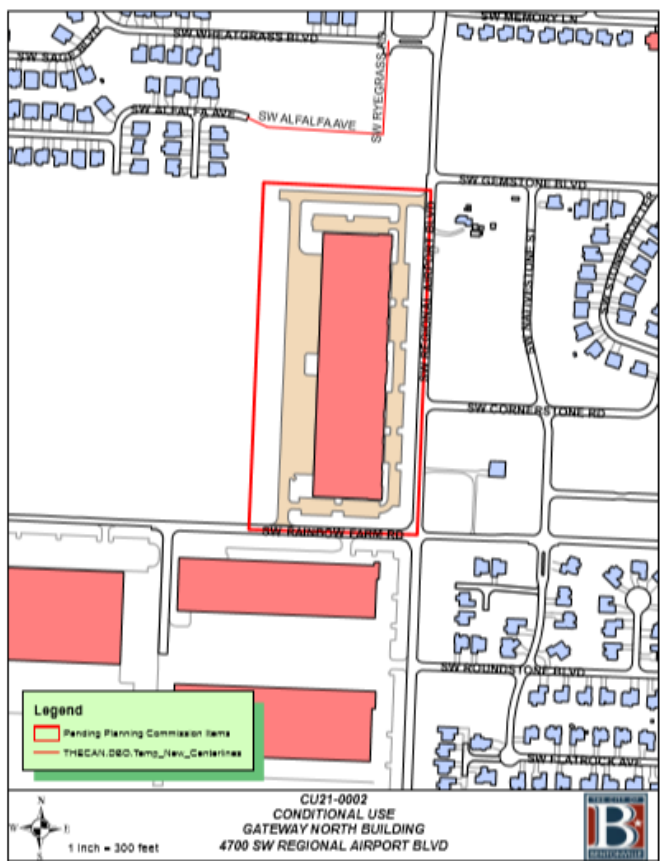
PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU21-0002
Applicant / Current Owner	Crossmar Industrial North 100, LLC 500 East Central Ave., Suite 100 Bentonville, AR 72712
Site Area	67.78 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Mixed Use Commercial
Requested Use	Noise Ordinance Violation
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at 4700 SW Regional Airport Boulevard and is currently zoned I-1, Light Industrial. Noise Ordinance violations require a Conditional Use Permit regardless of zoning district.

Proposed Use Description

A request to allow for early morning and late night construction activity in association with the previously approved Gateway Park North Warehouse 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. Specific timelines are included within this packet. The work is scheduled to begin February 16th and continue through the end of May.

Public Notice

Staff has not received public comment on this conditional use request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not met.

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.

CONDITIONAL USE STAFF REPORT



Belle Journee Spa

1732 SE Moberly Lane, Suite 14

PC Date: 3/2/2021

Reviewer: Ali Worley, Planning Technician

Project Number	CU21-0004
Applicant / Current Owner	Amber Dehn
Site Area	N/A
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Office (O)
Requested Use	Personal Services
Protective Covenants	N/A

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

Location Map



Property Description

This property is located at 1732 SE Moberly Lane, Suite 14 is the proposed space for Belle Journee Spa. The property is currently zoned R-O, Residential Office with a Land Use Plan Designation of Office.

Proposed Use Description

The applicant is proposing to move Belle Journee to suite 14. 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, and due to growth of the business, the applicant wishes to move to a new, larger space.

According to the applicant's narrative, the hours of operation will be Mondays, Tuesdays, Wednesdays, 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.

Public Notice

At this time, staff has not received public comment about this request.

Conditions of Approval

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

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.

LARGE SCALE DEVELOPMENT STAFF REPORT



Culver's

1003 South Walton Blvd.

PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	LSD21-0004
Applicant / Current Owner	Redbud Holdings, LLC 4204 S. Pinnacle Hills Parkway Rogers, AR 72758
Site Area	+/- 6.11 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Drive-Through Restaurant

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

Location Map



Property Description

The property is located at 1003 South Walton Boulevard and is currently zoned C-2, General Commercial, with a Future Land Use Map classification of General Commercial.

Project Details

A large scale development to construct an approximately 4,300 square foot drive-through restaurant. The development requires a total of thirty-seven (37) parking spaces and forty-eight (48) are being provided. Ingress/egress will be from a single curb cut onto South Walton Boulevard. Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.

The primary exterior materials of the building consist of stone veneer and brick. The structure is a total of 23 feet in height at its tallest point.

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

There are no waivers requested with this large scale development.

Conclusion

Drive-through restaurants are an allowable uses by right in the C-2, General Commercial zoning district. The proposed large scale development does meet the minimum requirements of the Land Development Code. Therefore, Planning staff recommends approval of the large scale development.

DRAWING LOCATION - P:\2020\20206-0\DRAWINGS\DESIGN - WORKING\20206 CS DWG - SAVED BY - CADDORE

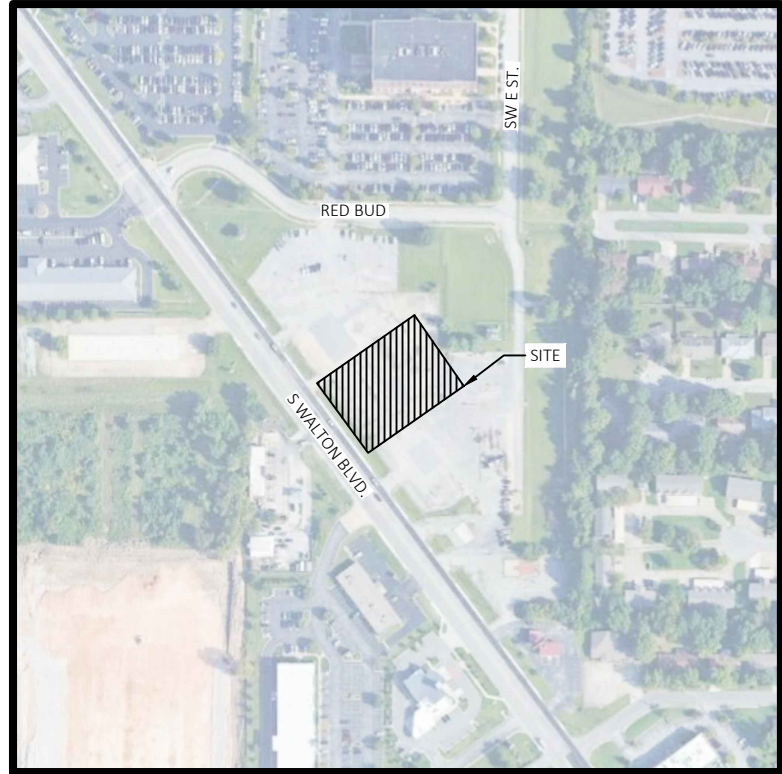
LARGE SCALE DEVELOPMENT PLANS

CULVER'S HERBST HOLDINGS

1003 S. WALTON BLVD.
BENTONVILLE, AR 72712

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: HARRISON FRENCH & ASSOCIATES, LTD.
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
(479) 273-7780
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS, AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: RADO NEDKOV
EMAIL: RNEKOV@CEIENG.COM
PHONE: (479) 254-1423

CLIENT CONTACT:

NAME: STEPHEN HERBST
EMAIL: HERBST.STEPHEN@GMAIL.COM



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PLAN INDEX:

- C0.0 COVER SHEET
C1.0 SITE PLAN
C2.0 DEMOLITION PLAN
C3.0 GRADING PLAN
C4.0 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5.0 UTILITY PLAN
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7.0 DETAIL SHEET 1
C7.1 DETAIL SHEET 2
C8.0 PHOTOMETRIC PLAN

ASSOCIATED PLANS:

CITY OF BENTONVILLE ELECTRICAL LAYOUT AND DETAILS
CITY OF BENTONVILLE SEWER DETAILS
CITY OF BENTONVILLE WATER/SEWER DETAILS
CITY OF BENTONVILLE WATER DETAILS
S500 & S501 DUMPSTER ENCLOSURE DETAILS

RESOURCE LIST:

OWNER/DEVELOPER HERBST HOLDINGS LLC 500 CENTURY OAK DR. WAUKESHA, WI 53188 STEPHEN HERBST HERBST.STEPHEN@GMAIL.COM	FIRE DEPARTMENT CITY OF BENTONVILLE BRENT BOYDSTON, FIRE CHIEF 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927
CIVIL ENGINEER CET ENGINEERING ASSOCIATES 3108 SW REGENCY PARKWAY SUITE 2 BENTONVILLE, AR 72712 CHRIS HARTY PHONE: (479) 254-1406 RHARTY@CEIENG.COM	NATURAL GAS BLACK HILLS ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
ARCHITECT ROBERT GIFFORD PROJECT MANAGER 3450 ACWORTH DUE WEST ROAD BUILDING 100, SUITE 120 KENNESAW, GA 30144 770-917-9172 X 110	TELEPHONE ATT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 442-1977 LR159@ATT.COM
PLANNING DEPARTMENT CITY OF BENTONVILLE ELLEN NORVELL 305 SW A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122	CABLE CDX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796 KIP.SMITH@CDX.COM
WATER & SEWER CITY OF BENTONVILLE WATER UTILITIES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PRESTON NEWBELL PHONE: (479) 271-3140	ENGINEERING DEPARTMENT CITY OF BENTONVILLE DAN WEESE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5993
WASTEWATER CITY OF BENTONVILLE WASTEWATER DEPARTMENT 1901 NE A STREET BENTONVILLE, AR 72712 NANCY BUSEN PHONE: (479) 271-3160	STORMWATER CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5002 JPAITH@BENTONVILLEAR.COM
ELECTRIC DEPARTMENT CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159	STREET DEPARTMENT CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130



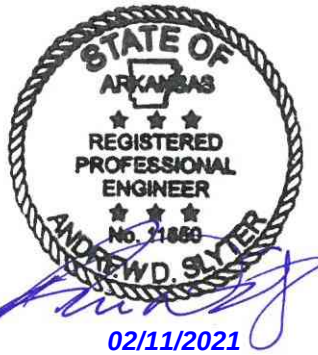
LSD21-0004



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

REVISION 1 - 02/12/21

CULVER'S
HERBST HOLDINGS
1003 S. WALTON BLVD.
BENTONVILLE, AR 72712



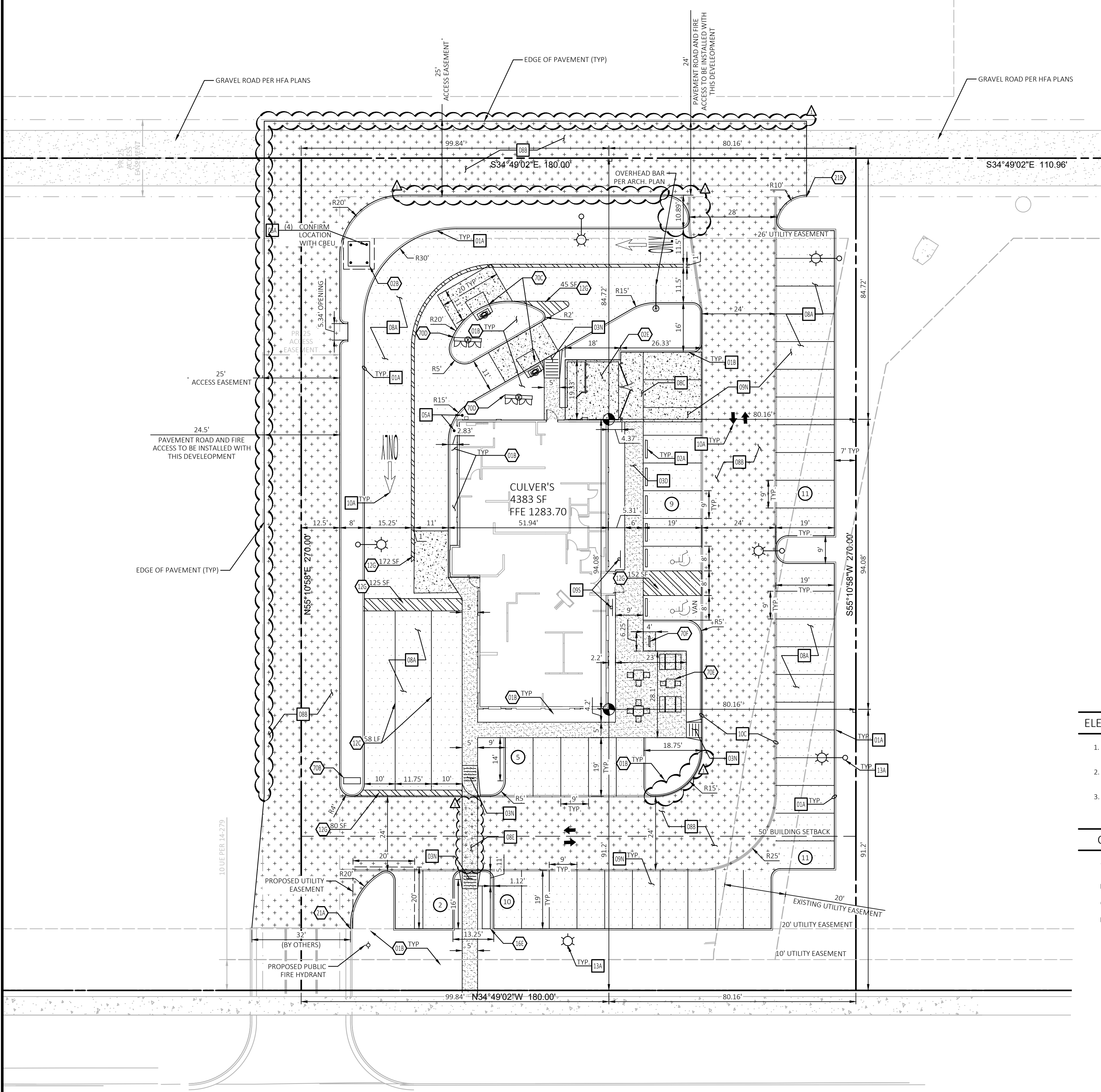
PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	RKN
DESIGNER	CWM
CEI PROJECT NUMBER	32026
DATE	2/10/2021
REVISION	REV-1

COVER SHEET

SHEET TITLE
SHEET NUMBER

C0.0

DRAWING LOCATION: P:\20200\20206\0\DRAWINGS\DESIGN\WORKING\20206.SP.DWG - SAVED BY: C:\CRORE



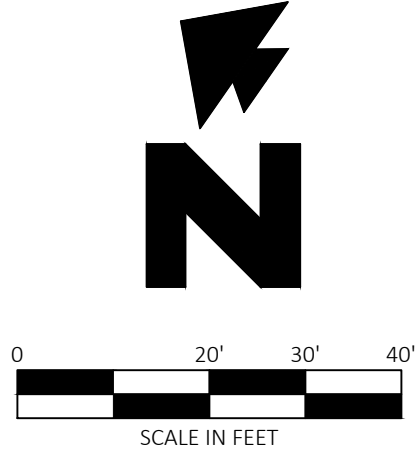
S. WALTON BLVD

SITE BENCHMARK	
SITE BENCHMARK	
BENCHMARK 1: CP 106 5/8 W/ CONTROL CAP	NORTHING: 745490.84
	EASTING: 609503.50
	ELEV: 1281.04
BENCHMARK 2: CP 105 5/8 W/ CONTROL CAP	NORTHING: 745285.69
	EASTING: 609467.39
	ELEV: 1281.98
BENCHMARKS PER APPROVED DRAWINGS BY HFA DATED 10/12/2020	



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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.



SITE INFORMATION	
ZONING	C-2 (GENERAL COMMERCIAL)
SETBACKS	
FRONT	50' BUILDING
SIDE	7' BUILDING; 7' LANDSCAPE
REAR	20' BUILDING

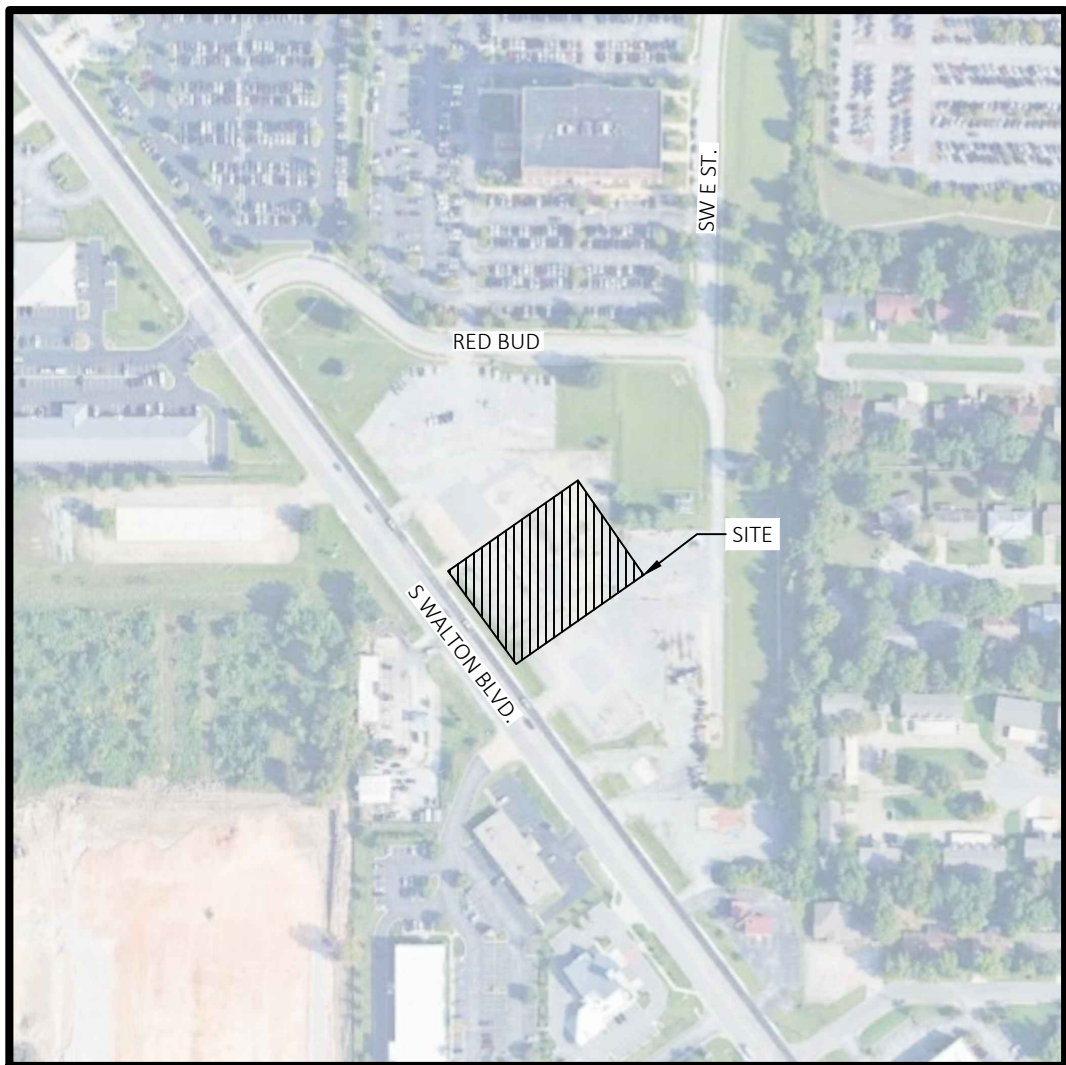
ACREAGE SUMMARY TABLE		
PARCEL	± 48,600 SF (1.10 AC)	
PERVIOUS AREA	± 10,326 SF (0.23 AC)	
IMPERVIOUS AREA	± 38,274 SF (0.87 AC)	
PARKING TABLE		
	SPACES REQUIRED 147 MAX OCCUPANCY/4+37	SPACES PROVIDED
STANDARD CAR PARKING	35 SPACES	46 SPACES
ACCESSIBLE PARKING	2 SPACE	2 SPACE
TOTAL CAR PARKING	37 SPACES	48 SPACES

ELECTRICAL NOTES

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

CITY OF BENTONVILLE GENERAL NOTES

- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.
- ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).



VICINITY MAP
NOT TO SCALE

EXISTING LEGEND

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

PROPOSED LEGEND

---	PROPERTY LINE/RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
■	CURB INLET
●	BUILDING CONTROL POINT
#	PROPOSED PARKING SPACES
---	LIMITS OF SIDEWALKS AND CONCRETE APRONS

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT IN PARKING AREA AND DRIVE THROUGH LANES SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A, DRIVE AISLES AND SHARED DRIVES PER 08B. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 9U.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- IF REQUIRED PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE NOTES

- 01B LANDSCAPE AREA (SEE LANDSCAPE PLAN)
- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL)
- 12G 4 INCH WIDE PAINTED WHITE STRIPES, 2.0 FOOT O.C. @ 45 DEGREES
- 16E MONUMENT SIGN, (PER SEPARATE PERMIT)
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21B TAPER CURB FROM 6" TO 0" OVER 2 FT
- 70B DIRECTIONAL SIGN (BY OTHERS)
- 70C SPEAKER (BY OTHERS)
- 70D MENU BOARD (BY OTHERS)
- 70E PATIO FURNISHINGS (BY OTHERS)
- 70F BIKE RACK (BKA BY VICTOR STANLEY OR APPROVED EQUAL)

SITE DETAILS

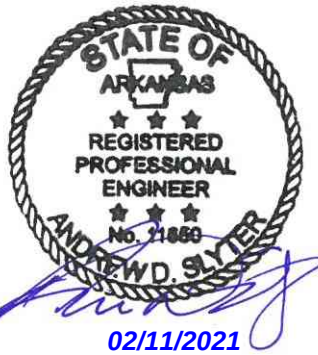
01A	TYPE A CONCRETE CURB AND GUTTER
01B	TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A	PRECAST CONCRETE WHEEL STOP
03D	CONCRETE SIDEWALK
03N	WHEELCHAIR RAMP IN SIDEWALK
05A	GUARD POST
08A	STD. DUTY ASPHALT PAVING
08B	HEAVY DUTY ASPHALT PAVING
08C	HEAVY DUTY CONCRETE PAVING
08E	STD. DUTY CONCRETE PAVING
09N	90 DEGREE PARKING
09S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
10A	TRAFFIC FLOW ARROW
10C	FIRE LANE MARKING
12F	SIGN BASE
13A	TYPICAL LIGHTING POLE BASE DETAIL



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BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

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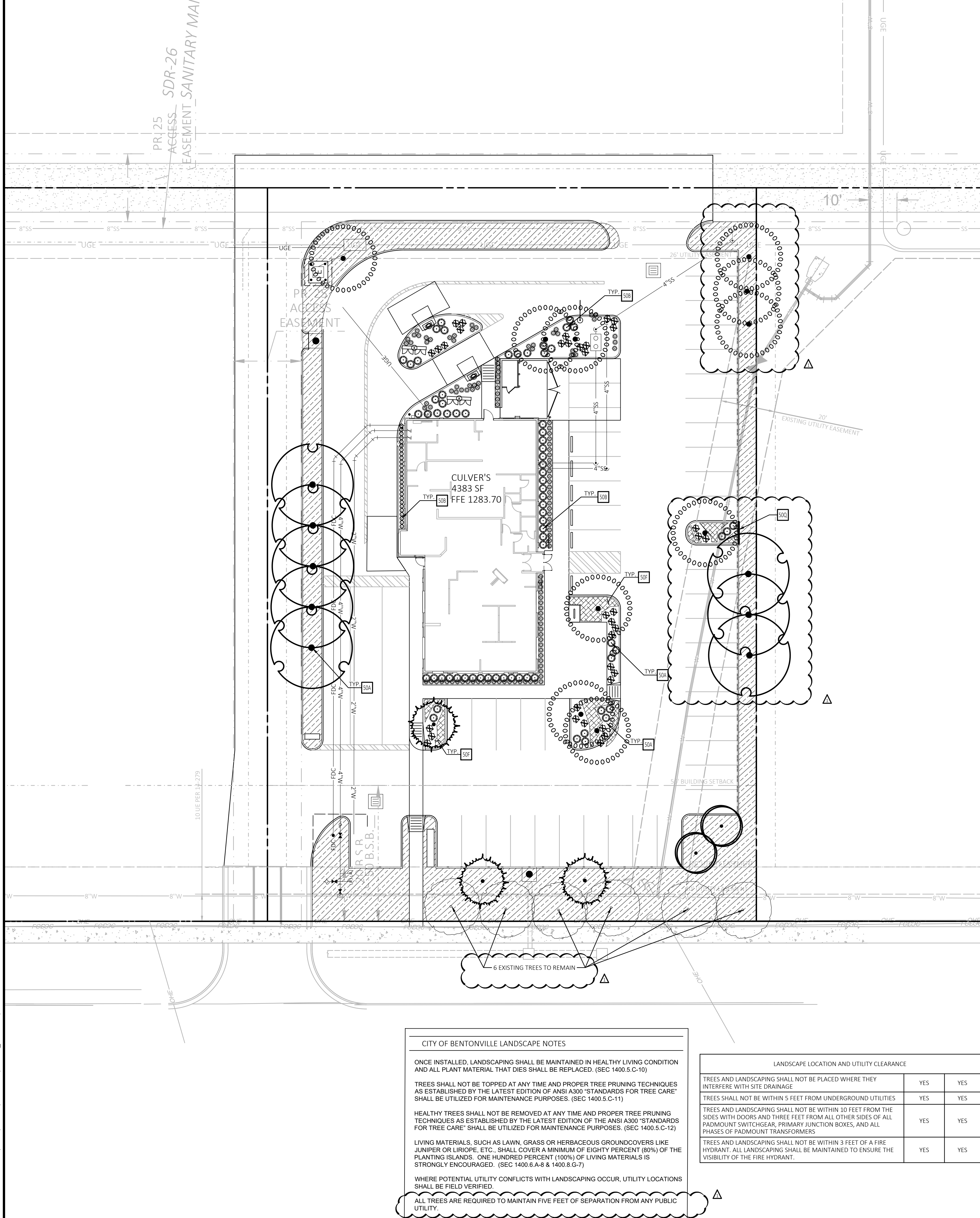
PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	RKN
DESIGNER	CWM
CEI PROJECT NUMBER	32026
DATE	2/10/2021
REVISION	REV-1

Site Plan

SHEET TITLE
SHEET NUMBER

LSD21-0004

C1.0

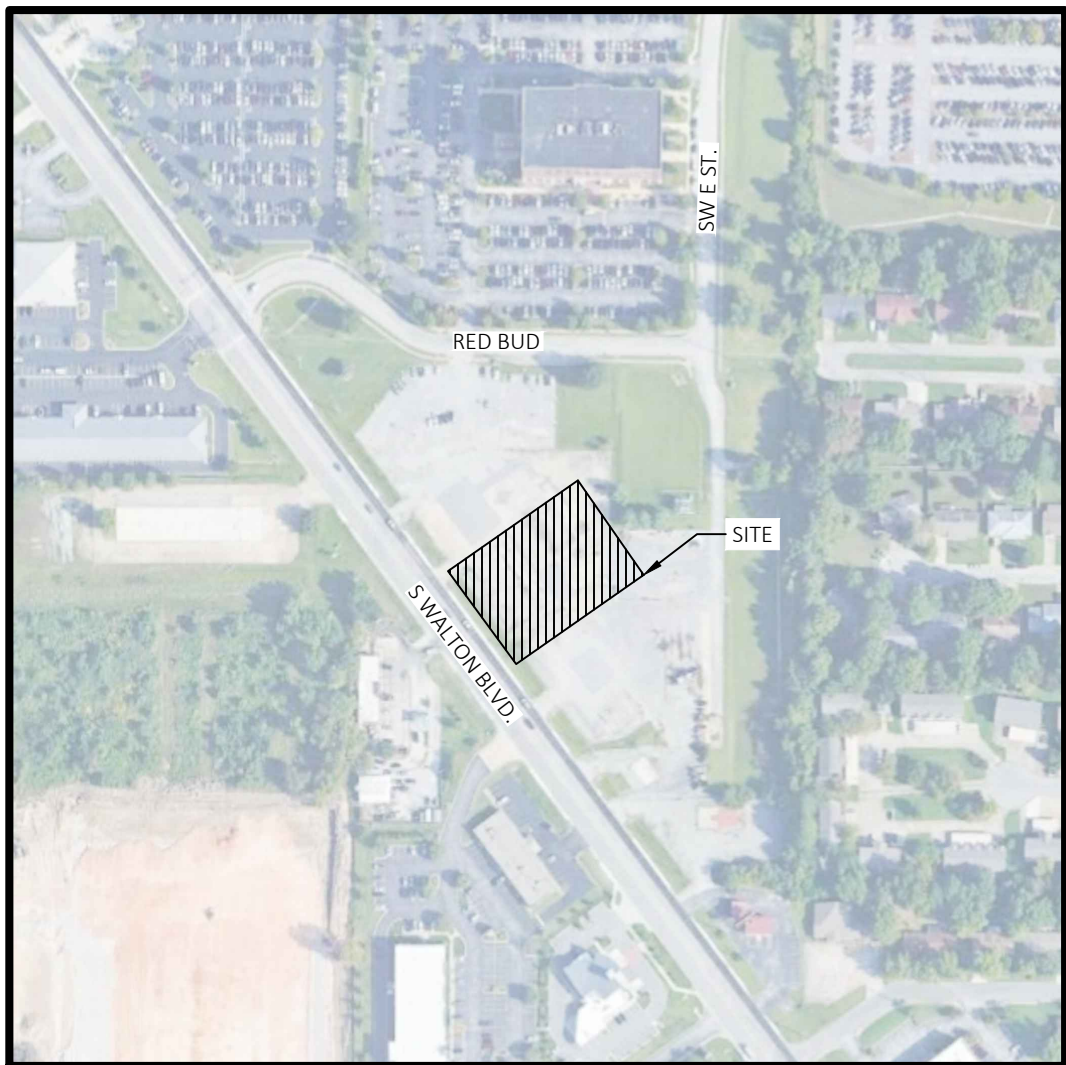
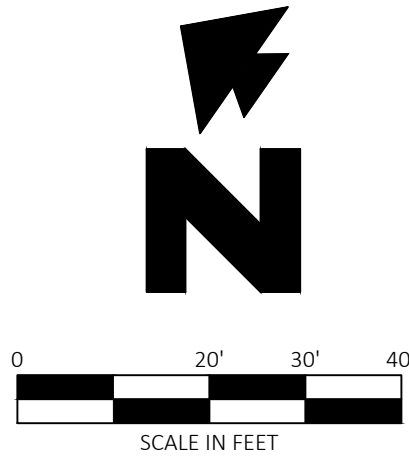


SITE BENCHMARK	
SITE BENCHMARK	
BENCHMARK 1: CP 105 5/8 W/ CONTROL CAP	NORTHING: 745490.84
EASTING: 60947.39	ELEV: 1281.98
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EASTING: 60947.39	ELEV: 1281.98
BENCHMARKS PER APPROVED DRAWINGS BY HPA DATED 10/12/2020	



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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.



VICINITY MAP
NOT TO SCALE

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	13,492 * 8% = 1,079 SF REQ'D	1,198 SF
INTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES
INTERIOR LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT THROUGH APPROPRIATE CURBS OR WHEEL STOPS	YES	YES
PLANTING ISLANDS SHALL BE PLACED NO FATHER 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
PERIMETER LANDSCAPE REQUIREMENTS		
STREET FRONTAGE (WEST) - 1 TREE FOR EVERY 20 LF OF STREET FRONTAGE	180/ 20 = 9 TREES	6 PROPOSED BY DEVELOPER 3 PROVIDED BY CULVER'S
PERIMETER LANDSCAPE (NORTH) - 1 TREE FOR EVERY 50 LF PERIMETER	270 / 50 = 6 TREES	6
PERIMETER LANDSCAPE (EAST) - 1 TREE FOR EVERY 50 LF PERIMETER	180 / 50 = 4 TREES	4
PERIMETER LANDSCAPE (SOUTH) - 1 TREE FOR EVERY 50 LF OF PERIMETER	270 / 50 = 6 TREES	6

EXISTING LEGEND

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

PROPOSED LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE NOTES

SEE SHEET C7.1 FOR LANDSCAPE NOTES

LANDSCAPE DETAILS

50A	TREE PLANTING
50B	SHRUB PLANTING
50F	GROUND COVER PLANTING
50Q	STEEL EDGING

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT.	TYPE	2021-02-10 08:32 DETAIL
	10	ACER BUERGERIANUM 'AERYN' / TRIDENT MAPLE	B & B	2.5" CAL	SHADE	50A	
	3	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B & B	2.5" CAL	ORNAMENTAL	50A	
	8	NYSSA SYLVATICA 'BLACK TUPELO' / SOUR GUM	B & B	2.5" CAL	SHADE	50A	
	2	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2.5" CAL	ORNAMENTAL	50A	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT.	TYPE	DETAIL
	26	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED HAKONECHLOA	1 GAL	50B			
	69	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	3 GAL	50B			
	120	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	1 GAL	50B			
	35	PENNISETUM SETACEUM / FOUNTAIN GRASS	3 GAL	50B			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE			SPACING	DETAIL
	7,922.1 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD				
	328.3 SF	VINCA MAJOR / PERIWINKLE	FLAT			12" o.c.	

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 & 1400.6.G-7)

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

ALL TREES ARE REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.

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



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

REVISION 1 - 02/12/21

CULVER'S
HERBST HOLDINGS
1003 S. WALTON BLVD.
BENTONVILLE, AR 72712



PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	RKN
DESIGNER	CWM
CEI PROJECT NUMBER	32026
DATE	2/10/2021
REVISION	REV-1

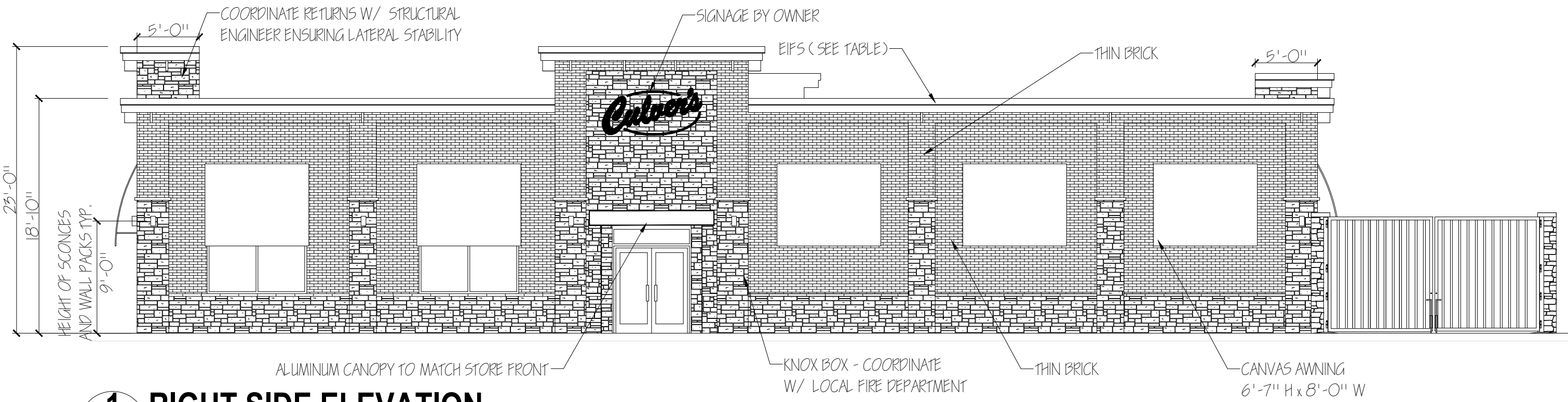
LS PLAN

SHEET TITLE

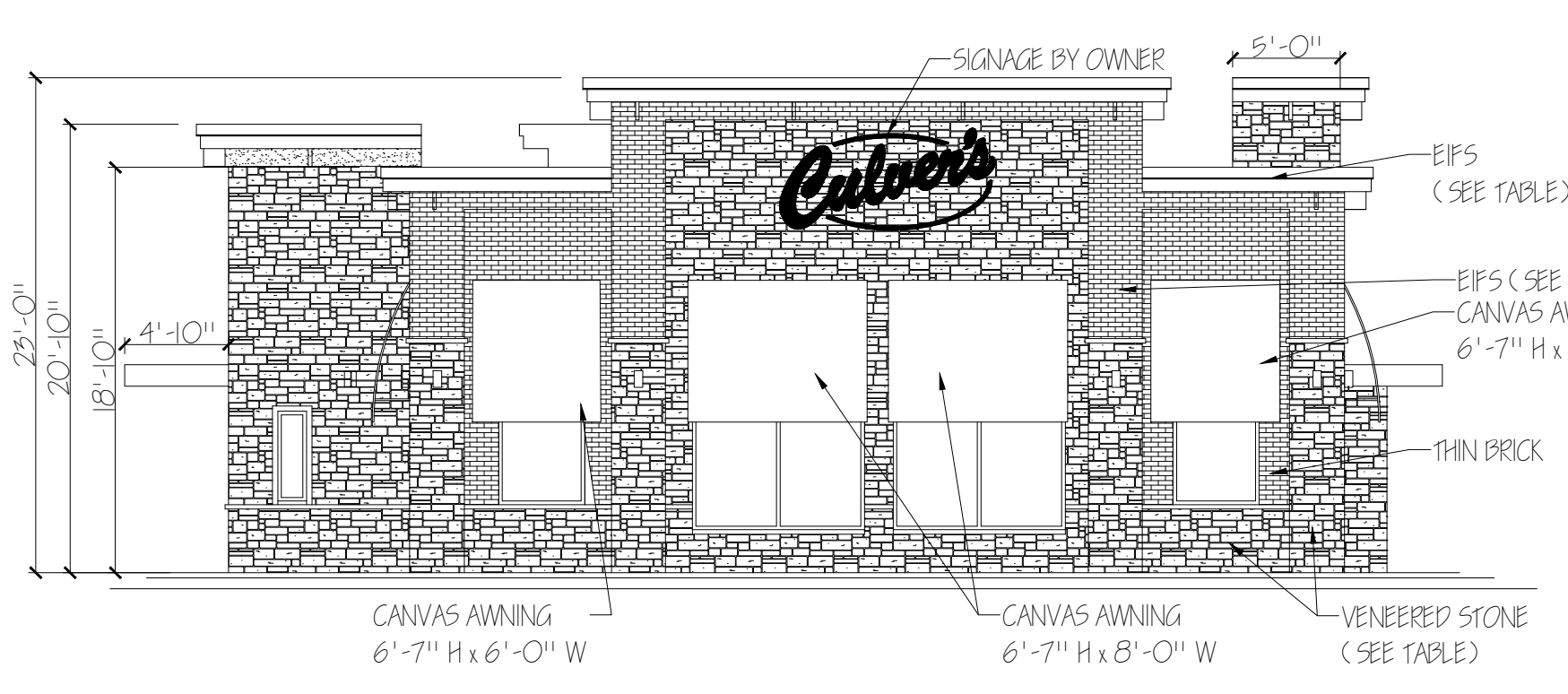
SHEET NUMBER

LSD21-0004

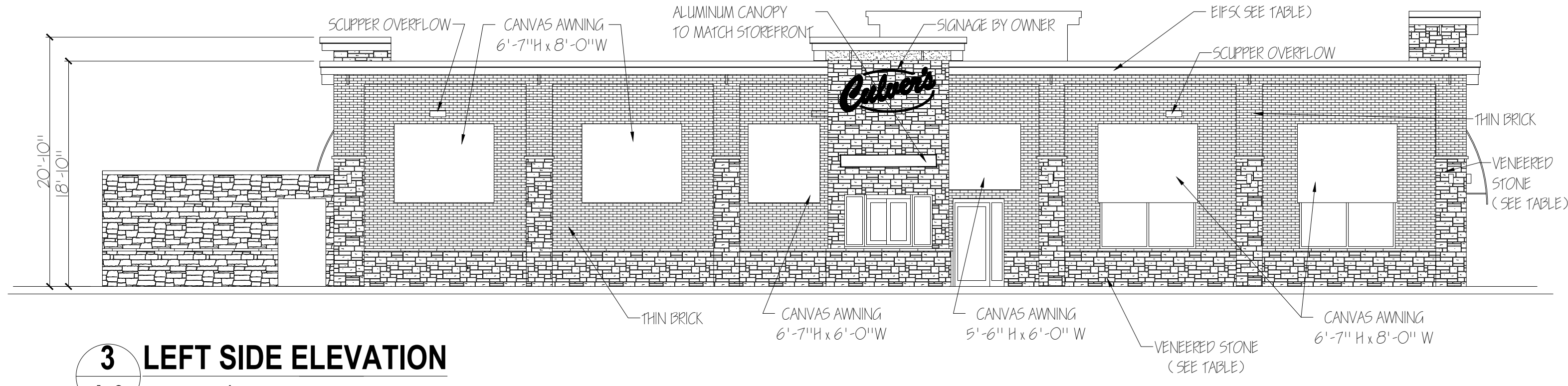
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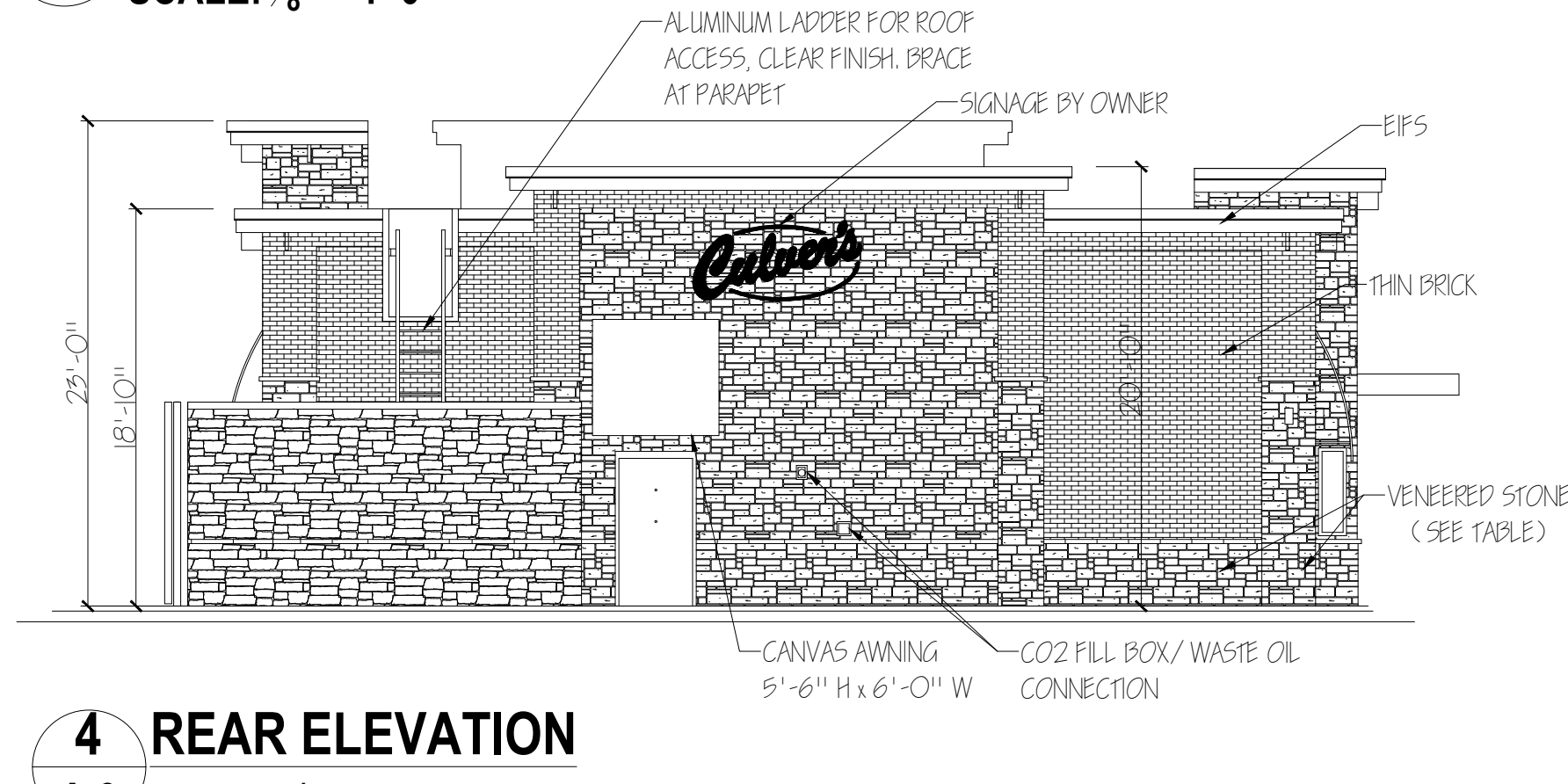
1 RIGHT SIDE ELEVATION
A-3 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
A-3 SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION
A-3 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A-3 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL OPTIONS: SEE EXTERIOR FINISH DOCUMENT FOR SELECTIONS

GENERAL NOTES:

- METAL COMPRESSION EDGE AT PARAPET TO MATCH COLOR SPECIFIED IN EXTERIOR FINISH DOCUMENT
- DO NOT DRYSTACK CULTURED STONE

MATERIAL OPTIONS:

STONE:

- ENVIRONMENTAL STONETWORKS, STYLE: TUSCAN LEDGE, COLOR: ANDES SUMMIT

SILL & ACCESSORIES:

- COORDINATE COLOR WITH STONE SELECTION PER MFG. RECOMMENDATION

CORNICE:

- EIFS: MEDIUM SAND FINISH, COLOR - SHERWIN WILLIAMS, SW-7509 TIKI HUT

PILASTERS:

- THIN BRICK VENEER: ROYAL THIN BRICK, 458 - HAMTHORNE

MAIN FIELD MATERIAL:

- THIN BRICK VENEER: ROYAL THIN BRICK, 109 - BEACON

STANDARD PROTOTYPE AWNINGS
(OWNER SUPPLIED/ VENDOR INSTALLED)

QUANTITIES:

11 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
3 - CANVAS AWNINGS @ 6'-7" H x 6'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 5'-6" H x 6'-0" W x 2'-0" D
16 - TOTAL

CANVAS AWNING COLOR SPECIFICATIONS:

- SUNPRELLA, ROYAL BLUE, STYLE 4617

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:

REGISTERED ARCHITECT
THOMAS E. MORGAN, JR.
No. 8896
AR 1896

MRP
DESIGN GROUP

3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION
02/10/2021	RELEASED FOR PERMITTING
02/18/2021	RELEASED FOR CONSTRUCTION

DRAWN BY: RWG
CHKD BY: TM
PROJECT TITLE:

Location:

1002 BLOCK OF S.
WALTON BLVD.
BENTONVILLE, AR.
72712

Culver's
BUTTERBREADS &
FRESH CUSTARD

Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7990
METRO L 2020

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT NO: 20062

A-3.0

WAIVER REQUEST STAFF REPORT



Benton County Road Dept.

1210 SW 14th Street

PC Date: 3/2/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	WAV20-0007
Applicant / Current Owner	Benton County 215 E Central Avenue Bentonville, AR 72712
Site Area	+/- 51.78 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Waiver Request	Section 1100.21.e, Building Materials, of the Land Development Code

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



Property Description

This property is located at 1210 SW 14th Street and is currently zoned A-1, Agricultural.

Waiver Request

The applicant is requesting a waiver from Section 1100.21.e, Building Materials, of the Land Development Code, which requires at least 75% of each building façade to be composed of an approved primary material. The applicant is requesting that the proposed expansion of their Road Department shop building be constructed using similar materials to the existing building. The proposed material consists of a prefinished metal building wall panel.

Analysis

According to the applicant's narrative, the proposed project will significantly improve the aesthetics of the site by allowing the County to match the existing building metal panels and complete the expansion of the final bay onto the maintenance building.

Staff Recommendation

Because the applicant is requesting the proposed building be constructed of similar materials that are already on the existing structure that was approved by the Planning Commission in February of 2020, staff recommends approval.



Benton County, AR

215 E. Central Avenue
Bentonville, AR. 72712
www.BentonCountyAr.gov

February 08, 2021

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

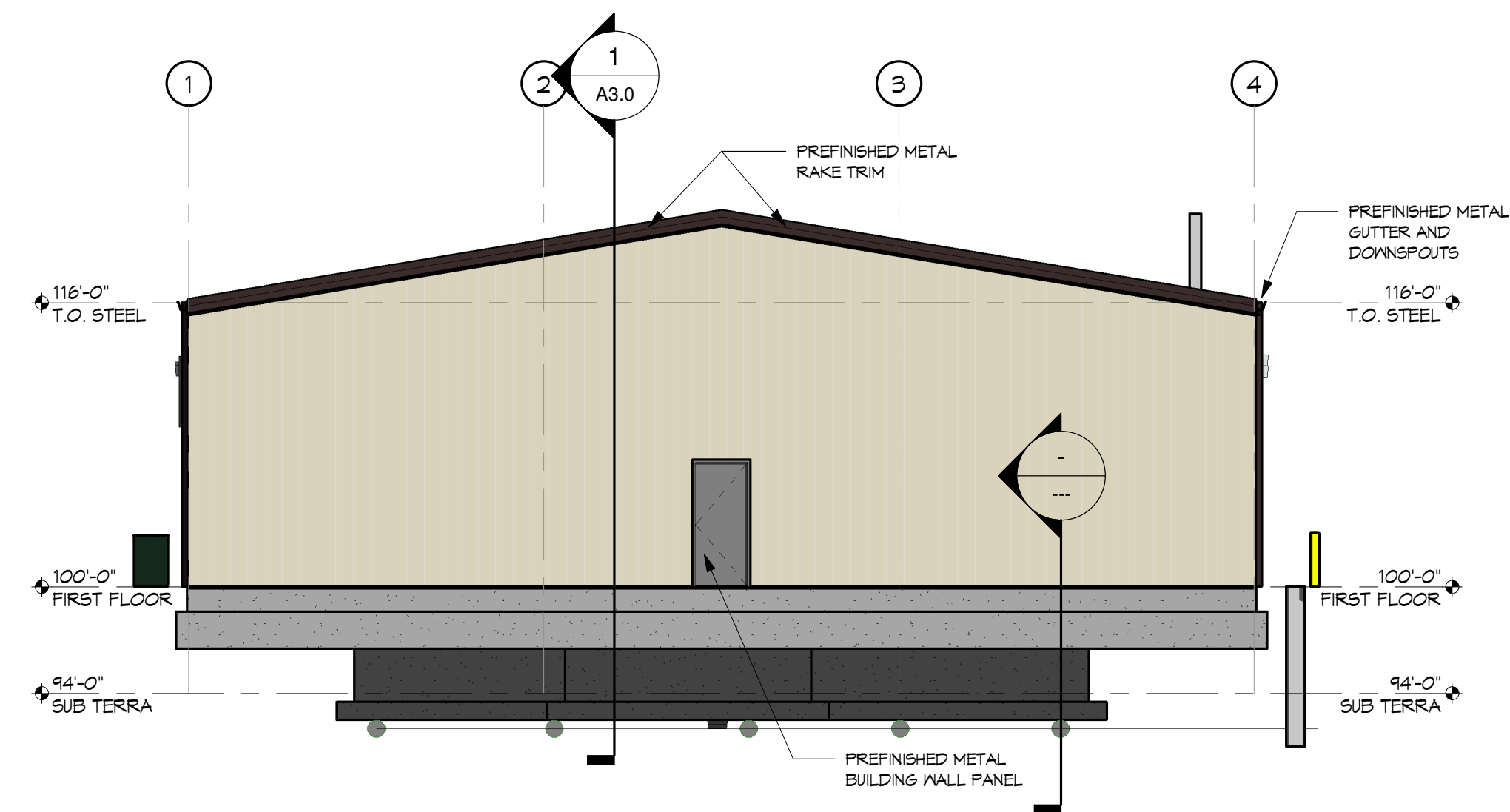
RE: Benton County Road Department Shop Building – Waiver Request

Dear Bentonville Planning Commission Members:

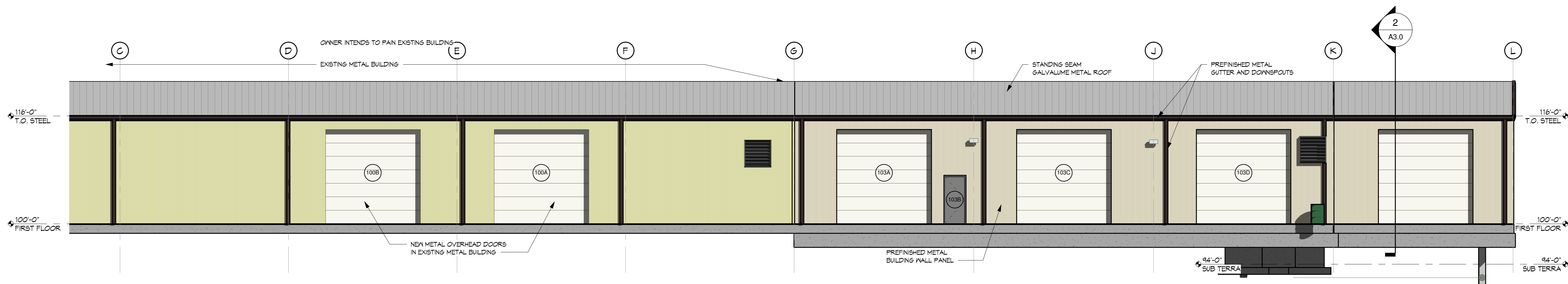
This letter is a formal request for a waiver for the Bentonville commercial design standards regarding the exterior material requirements for our planned expansion of an existing shop building at our Road Department located at 1210 SW 14TH Street. The property currently has an agricultural zoning designation. The waiver is specifically to allow the 26'-8"x 60' expansion to be constructed using similar materials to match the existing building that is being added on to which can be seen in the attached photo. The proposed materials for the expansion will compliment the existing building and provide a more affordable and constructible finish for this type of structure. All other design standards have been met and we feel that these improvements will provide a much more aesthetically pleasing view compared to the current site.

Thank you,

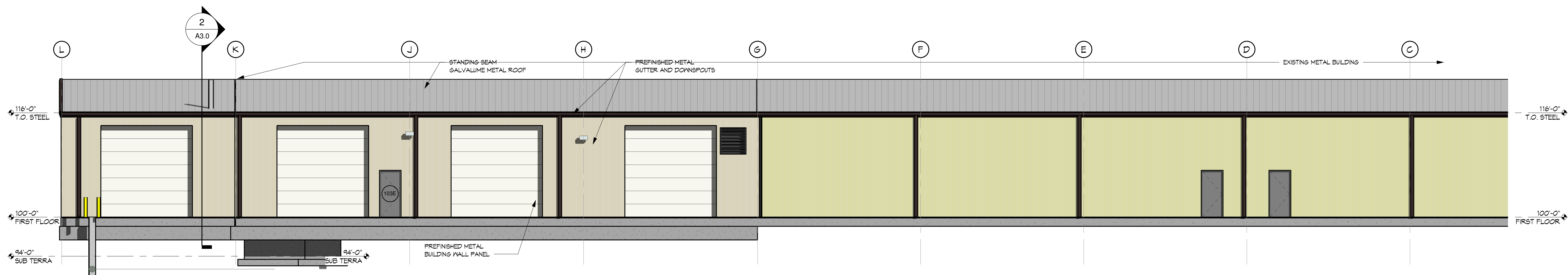
Josh Beam, PE
Chief Engineer



1 WEST ELEVATION Color
1/8" = 1'-0"



2 NORTH ELEVATION Color
1/8" = 1'-0"



3 SOUTH ELEVATION Color
1/8" = 1'-0"

EXISTING BUILDING TO
BE ADDED ONTO



**BY-LAWS
BENTONVILLE PLANNING COMMISSION**

Article 1 Member, Term, Attending to Duties

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

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

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

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

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

Article 4 Consent Agenda

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

- 4.3.2 Any commissioner or member of the public may request that an item be removed from the consent agenda. The reason for the request shall be stated. Such request need not be seconded.
- 4.3.3 The chair shall determine if the item removed from the consent agenda can be expeditiously resolved or be placed at the end of the regular agenda. The public hearing on each item, which has been removed from consent, shall be limited to the issues raised by those requesting removal.
- 4.3.4 After any item(s) has been removed from the consent agenda, the chair may call for a motion to approve the item(s) remaining on the consent agenda.
- 4.3.5 Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by a roll call vote of the commissioners.

Article 5 Committees

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

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

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

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

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

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

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

ATTEST:

Secretary

Chair

Amended	02/11/77
	05/19/98
	02/03/04
	12/28/05
	03/20/07
	03/6/18
	08/18/20
	11/17/20
	03/02/21