

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to planning@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.



**Planning Commission
Meeting Agenda
March 16, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_yQZhkLZ1RWO4YgDKn83xlg

- I. Call to Order**
- II. Approval of the March 2 Meeting Minutes**
- III. Consent Agenda**
 - 1. Lot 19, Magnolia Park Addition** **Property Line Adjustment**
310 Huffman Street ([PLA21-0006](#))
 - 2. Lots 26, 27 & 28, Block 9 of WA Burks Addition** **Property Line Adjustment**
NE Monroe Street, NE Park Street, and NE A Street ([PLA21-0007](#))
 - 3. Lot 1 Carter & Associates Subdivision** **Lot Split**
900 SW Regional Airport Blvd. ([LS21-0005](#))
 - 4. Lot 1, 2, & 3 Hilltop Acres Subdivision** **Lot Split**
4708 Town Vu Road ([LS20-0027](#))
- IV. New Business**
 - 1. Bike & Pedestrian Master Plan** **Public Hearing***
To access the plan: [Bike and Pedestrian Master Plan](#)
 - 2. R-3/R-4 Zoning District Consolidation** **Public Hearing***

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

- | | |
|---|---------------------------------------|
| <p>3. Tailor Family Development, LLC
 C-2, General Commercial to C-3, Mixed-Use Commercial
 SE 30th and SE John Rollow Drive (RZ21-0005)</p> | <p>Rezoning*</p> |
| <p>4. Kuhlow
 R-3, Medium Density Residential to DE, Downtown Edge
 514 SE E Street (RZ21-0007)</p> | <p>Rezoning*</p> |
| <p>5. Hall
 DE, Downtown Edge to DC, Downtown Core
 312 S Main Street (RZ21-0008)</p> | <p>Rezoning*</p> |
| <p>6. Harmon & Sharpshair (Take 5 Oil Change)
 A-1, Agricultural to C-2, General Commercial
 900 SW Regional Airport Boulevard (RZ21-0009)</p> | <p>Rezoning*</p> |
| <p>7. Tirado-Wang
 A-1, Agriculture to R-3, Medium-Density Residential
 McCollum Road (RZ21-0010)</p> | <p>Rezoning*</p> |
| <p>8. Roberts
 C-1, Neighborhood Commercial to C-2, General Commercial
 NW Trinity Way (RZ21-0011)</p> | <p>Rezoning*</p> |
| <p>9. Lamplighter Restoration, LLC
 R-1, Single-Family Residential to DE, Downtown Edge
 404 SE 6th Street (RZ21-0012)</p> | <p>Rezoning*</p> |
| <p>10. Ortho MEK, LLP
 C-1, Neighborhood Commercial to C-2, General Commercial
 SW Bright Road (RZ21-0014)</p> | <p>Rezoning*</p> |
| <p>11. MO Hogs, LLC
 R-1, Single-Family Residential to DE, Downtown Edge
 SE B and SE 7th Street (RZ21-0015)</p> | <p>Rezoning*</p> |
| <p>12. Wisdom
 R-1, Single-Family Residential to DE, Downtown Edge
 402 SE D Street (RZ21-0017)</p> | <p>Rezoning*</p> |
| <p>13. Coler Grove
 Temporary Parking
 2500 NW Grove Lane (CU21-0005)</p> | <p>Conditional Use Permit*</p> |
| <p>14. Line
 708 Jefferson Street & 723 NW 3rd Street (WAV21-0004)</p> | <p>Sidewalk Waiver</p> |

V. Other Business

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

Planning Commission Special Meeting
Minutes
March 2, 2021

Meeting called to order at 4:00 p.m. by Dana Davis, Chairman. Meeting was held at the Bentonville Community Center and via Zoom video conference.

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

Motion by Mr. Haynie, seconded by Mr. Wright to approve the minutes of February 2, 2021.
Approved 6-0

Consent Agenda

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

Approved 6-0

New Business

Item #1 and #2

Bentonville Planning Commission: General Plan Amendment, Medium-Density Residential to Low-Density Residential, SW D and E Street, GPA21-0001

Shelli Kerr summarized the staff report.

Opened public hearing

Andy Johnson, 305 SW E Street, spoke their concerns.

Cynthia Coughlin, 11713 Hwy 279, spoke their concerns.

Will Kellstrom, representing multiple property owners in the area, spoke their concerns.

Diane Anderson, 218 SW E Street, spoke their concerns.

Brian Johnson, 405 SW E Street, spoke their concerns.

Bart Seego, 404 SW D Street, spoke their concerns.

Tim Sory, 1610 NW 12th Street, spoke their concerns.

Graham Cobb (via Zoom), 2501 NW Linburger, spoke their concerns.

Daniel Hints (via Zoom), 412 SW B Street, spoke their concerns.

April Saddiebrooke (via Zoom), 117 SE F Street, spoke their concerns.

Jared Fuzuski (via Zoom), 1241 NE Monroe, spoke their concerns.

Jessie (via Zoom), 306 SW B Street, spoke their concerns.

Michael Handcock (via Zoom), 407 SW E Street, spoke their concerns.

Josh Kyles (via Zoom), 412 NW 3rd Street, spoke their concerns.

Ramsey Ball (via Zoom), 212 SW 2nd Street, spoke their concerns.

Brad Crain (via Zoom), 201 Regency Court, spoke their concerns.

Closed public hearing

There is discussion amongst the Commissioners and staff.

Motion by Kerr, second by Sanders to table the request.

Tabled 6-0

Item #3

Crystal Bridges Museum of American Art: Rezoning, A1, 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

There is discussion amongst staff and Commissioners.

Approved 6-0

Item #4

Vaishno Group, LLC: Rezoning, A-1, Agricultural to C-1, Neighborhood Commercial & C-2, General Commercial, SW 14th Street, RZ21-0001

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is discussion amongst staff and Commissioners.

Approved 6-0

Item #5

Hufford: Rezoning, R-1, Single-Family Residential to DE, Downtown Edge, 302 NW A Street, RZ21-0002

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Dave Burris, representative, is available to speak.

Approved 6-0

Item #6

LaRose Development, LLC: Rezoning, C-2, General Commercial to C-3, Mixed Use Commercial, South Walton Boulevard, RZ21-0004

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Will Kellstrom, representative, speaks on the reason for the rezone.

There is discussion amongst representatives, staff, and Commissioners.

Approved 6-0

Item #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

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Motion by Sanders, second by Kerr to table the request.

Tabled 6-0

Item #8

Wayne Alexander Trust: Rezoning, R-2, Duplex & Patio Home Residential to DN-2, Downtown Medium Density Residential, 406 SW Glover Street, RZ21-0006

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is discussion amongst staff and Commissioners.

Approved 6-0

Item #9

Bentonville City Center: Conditional Use Permit, Noise Ordinance, 226 & 240 South Main Street, CU21-0001

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Ryan Gill and Josh Kyles, representatives, are available to speak.

There is discussion amongst staff and Commissioners.

Approved 6-0

Item #10

Gateway Park North: Conditional Use Permit, Noise Ordinance, 4700 SW Regional Airport Boulevard, CU21-0002

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is discussion amongst staff and Commissioners.

Approved 6-0

Item #11

Belle Journee Spa: Conditional Use Permit, Personal Services, 1732 SE Moberly Lane, Suite 14, CU21-0004

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #12

Culvers: Large Scale Development, 1003 South Walton Boulevard, LSD21-0004

Tyler Overstreet reads the staff report.

Chris, representative, speaks about the project.

There is discussion amongst representatives, staff, and Commissioners.

Approved 6-0

Item #13

Benton County: Waiver, Building Materials Waiver, 1210 SW 14th Street, WAV21-0005

Tyler Overstreet reads the staff report.

Approved 6-0

Other Business

Item #1

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

Motion by Ms. Kerr, seconded by Mr. Wright to adjourn.

Meeting adjourned

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

Elizabeth Johnson, AICP



Consent Agenda Items

For Planning Commission meeting of March 16, 2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

- ❖ At the Technical Review meeting held on March 9, 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.

Property Line Adjustment: Lot 19 Magnolia Park Addition, 310 Huffman Street, R-1, Single-Family Residential, PLA21-0006

A Property Line Adjustment of Lot 12 and the south half of Lot 13, Magnolia Park Addition, creating new Lot 19 (+/- 0.3 acres). The plat dedicates additional right-of-way along Jackson Street and Huffman Street to meet the requirements of the Master Street Plan.

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

Property Line Adjustment: Lots 26, 27 & 28, Block 9, W.A. Burks Addition, NE Monroe, NE Park & NE A Streets, DN-2, Downtown Medium Density Residential, PLA20-0007

A property line adjustment of existing Lots 8-12 and Lot 25, Block 9, creating new Lot 26, (+/-0.64 acres), Lot 27, (+/-1.69 acres) and Lot 28 (+/-0.36 acres) of W.A. Burks Addition. Per the requirements of the Master Street Plan, right-of-way is adequate along NE Park, NE Monroe and NE A Streets. The plat dedicates utility easements to serve the lots with public utilities.

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

Lot Split: Lot 1 Carter & Associates Subdivision, 900 SW Regional Airport Blvd., A-1, Agriculture, LS21-0005

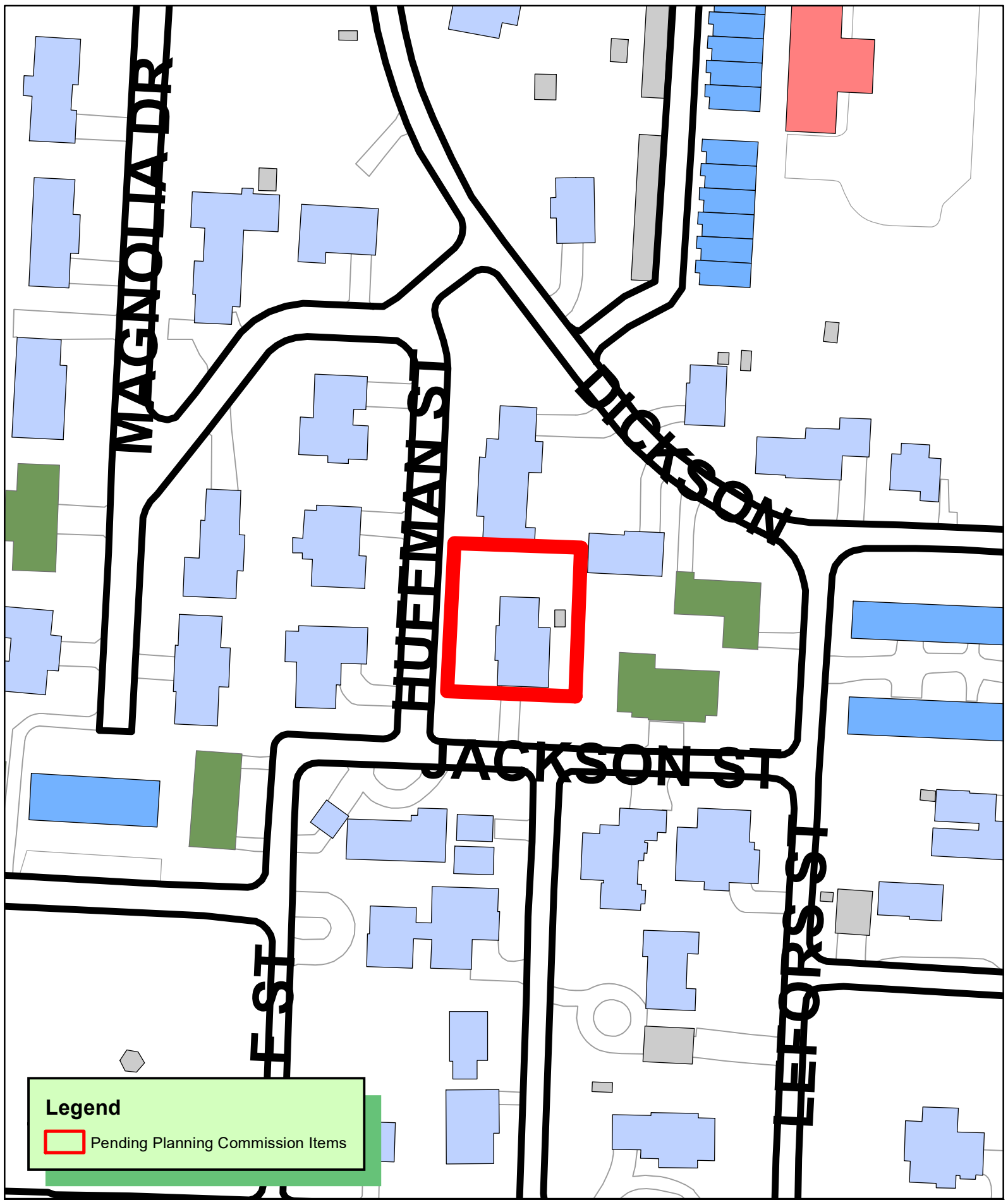
A lot split of an un-platted section of land creating new Lot 1 (+/- 0.64 acres) of Carter & Associates Subdivision. The plat dedicates additional right-of-way along SW Regional Airport Boulevard and SW I Street to meet the requirements of the Master Street Plan.

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

Lot Split: Lots 1 2 & 3 Hilltop Acres Subdivision, 4708 Town Vu Road, R-1, Single-Family Residential, LS20-0027

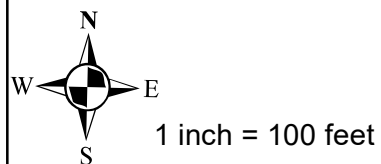
A lot split of an un-platted section of land creating new Lot 1, (+/2.40 acres), Lot 2 (+/- 2.40 acres), and Lot 3 (+/- 3.5 acres) of Hilltop Acres Subdivision. Per the requirements of the Master Street Plan, right-of-way is being dedicated along Town Vu Road. The plat dedicates utility easements of varying lengths and widths to serve the lots with public utilities.

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



Legend

 Pending Planning Commission Items



PLA21-0006
PROPERTY LINE ADJUSTMENT
MAGNOLIA PARK ADDITION
LOTS 12-13 CREATING LOT19



PROPERTY LINE ADJUSTMENT OF LOT 12 AND THE SOUTH HALF OF LOT 13, MAGNOLIA PARK ADDITION, CREATING NEW LOT #19

OWNER'S CERTIFICATION:

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: SEAN FULLER ELIZABETH FULLER

SOURCE OF TITLE: WARRANTY DEED B. L2018, P. 26639

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

NOTARY PUBLIC

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

CERTIFICATE OF SURVEYING ACCURACY:

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

FIELD WORK:
AUGUST 10, 11, & 12, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 6 AT PAGE 217
- 2) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 30
- 3) WARRANTY DEED FILED IN BOOK L2018 AT PAGE 26639
- 4) FINAL PLAT OF MAGNOLIA PARK FILED IN BOOK K AT PAGE 178
- 5) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 901

PROPERTY ZONED:
R-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

EXISTING WARRANTY DEED DESCRIPTION (B. L2018 - P. 26639):

LOT 12 AND THE SOUTH 1/2 OF LOT 13, MAGNOLIA PARK ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "K" AT PAGE 178. SUBJECT TO RIGHT OF WAY/ EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST THE AFOREMENTIONED PROPERTY.

NEW LOT #19 SURVEY DESCRIPTION:

A PART OF LOT 12 AND A PART OF THE SOUTH HALF OF LOT 13 OF MAGNOLIA PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "K" AT PAGE 178 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF JACKSON STREET WHICH IS N02°07'46"E 2 6.24' FROM THE SOUTHEAST CORNER OF SAID LOT 12 AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°43'39"W 107.06' TO THE EAST RIGHT-OF-WAY OF HUFFMAN STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY N02°55'14"E 123.45', THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°56'20"E 105.36' TO AN EXISTING REBAR, THENCE S02°07'46"W 123.83' TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 12TH DAY OF AUGUST, 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.

BENTONVILLE PROJECT #
PLA 21-0006

PLAT NOTES:

1. 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.
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 INSURE 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.

BEUD NOTES:

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
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.

FLOOD CERTIFICATION:

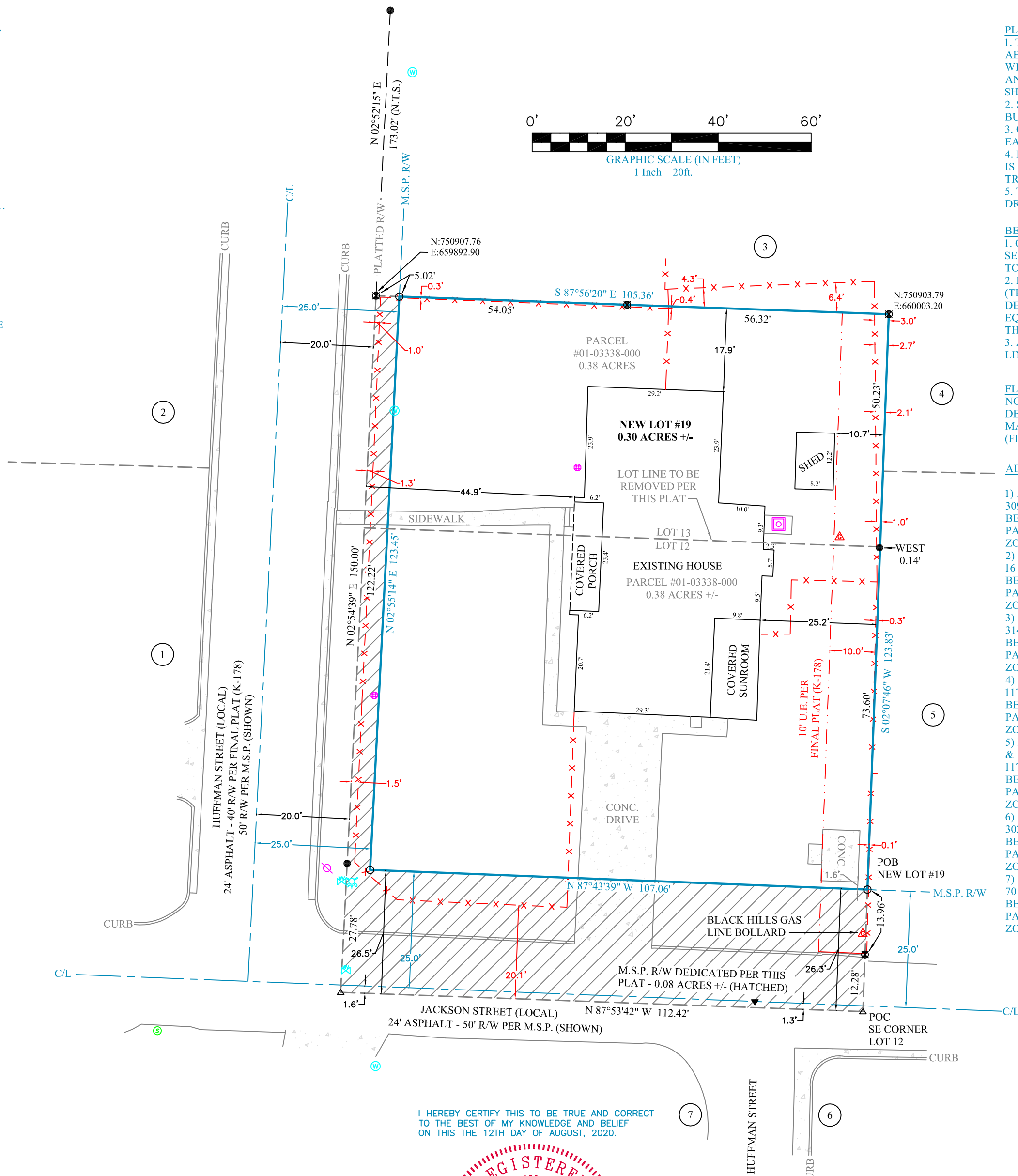
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0090J. DATED 09/ 28/ 2007)

ADJACENT LAND OWNERS

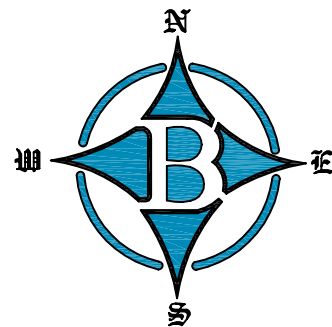
- 1) BRYAN, AUSTIN BLAIR
309 HUFFMAN ST
BENTONVILLE, AR
PARCEL #01-03337-000
ZONED: R-1
- 2) COLLOM, DREW W & NANCY B
16 NW ROBSON WAY
BENTONVILLE AR 72712-4106
PARCEL #01-03336-000
ZONED: R-1
- 3) CALDWELL, JOSEPH S & KRISTEN S
314 HUFFMAN ST
BENTONVILLE, AR
PARCEL #01-03339-000
ZONED: R-1
- 4) BURKE, ANNE P
11707 PUNKIN HOLLOW RD
BENTONVILLE AR 72712-8790
PARCEL #01-00502-000
ZONED: R-2
- 5) BURKE TRUST, CHARLES G
& BURKE TRUST, ANNE P
11707 PUNKIN HOLLOW RD
BENTONVILLE AR 72712-8790
PARCEL #01-00501-000
ZONED: R-2
- 6) GILLIHAN FAMILY TRUST, MALCOLM L & LISA E
302 HUFFMAN ST
BENTONVILLE, AR
PARCEL #01-03161-002
ZONED: R-1
- 7) FRANKLIN REVOCABLE TRUST, DON & TEENA
701 JACKSON ST
BENTONVILLE, AR
PARCEL #01-03163-000
ZONED: R-1

PROPERTY OWNERS:
FULLER, SEAN & ELIZABETH
310 HUFFMAN ST
BENTONVILLE AR 72712

ATLAS PAGE:
361



RECORDING NUMBER/DATE



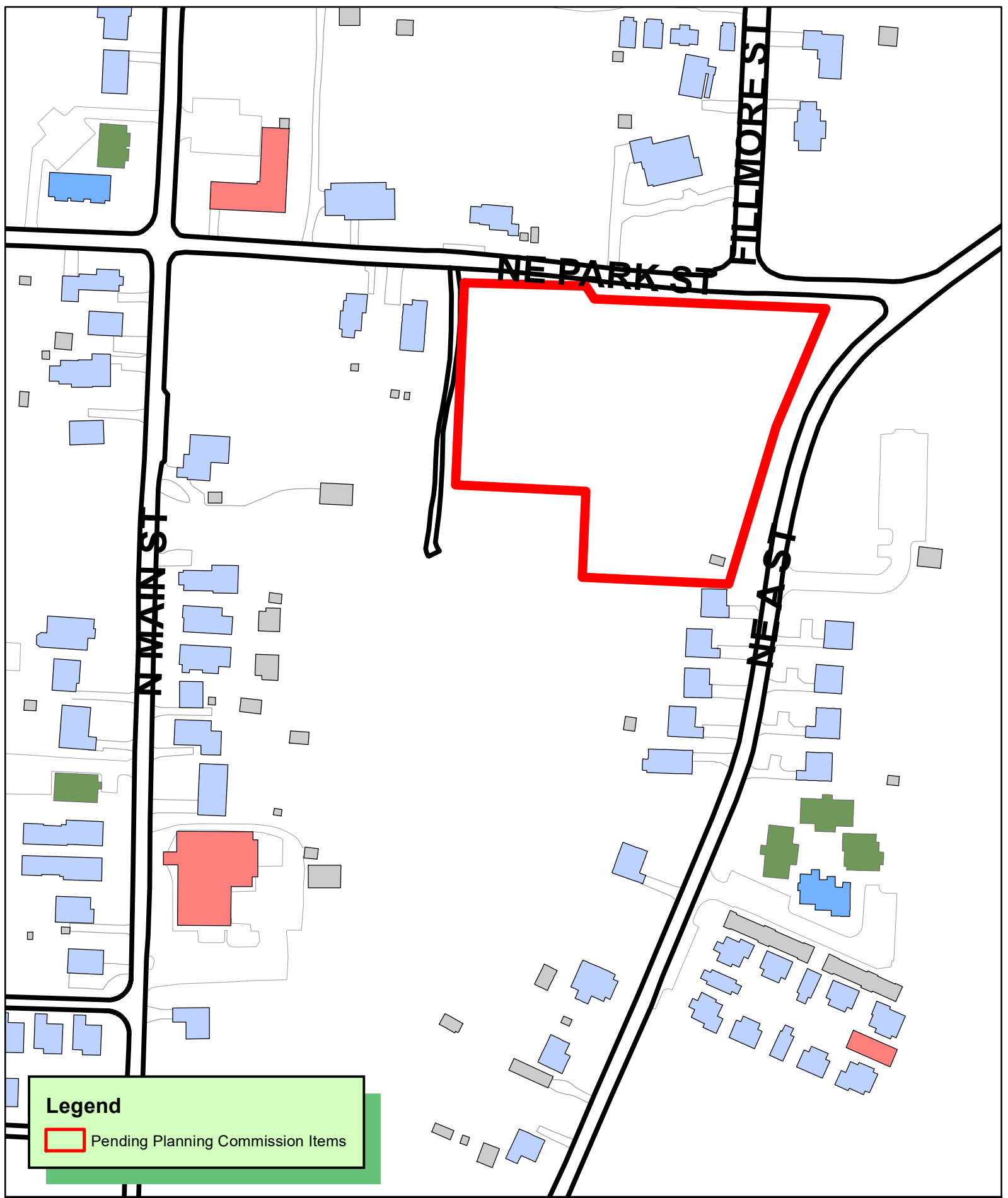
LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

	BOUNDARY LINE (MEASURED)
	LOT LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	UTILITY EASEMENT
	FENCE
	WATER METER
	FIRE HYDRANT
	AC CONDENSER UNIT
	GAS METER / BOLLARD
	WATER VALVE

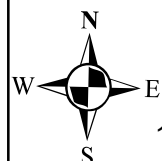
Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7220 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704-4742 9308 • Fax 479-921-2850
BATES & ASSOCIATES, INC. Copyright 2021
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FOR USE AND BENEFIT OF:	
BURRIS ARCHITECTURE	
ADDRESS: 310 HUFFMAN STREET BENTONVILLE, ARKANSAS	
DATE: 03/01/21	SCALE: 1"=20'
SURVEYED: DRAFTED:	LOCATION: SOUTH HALF LOT 13 & LOT 12 MAGNOLIA PARK ADDITION
MR. KW. MR.	REVIEWED: DT
COA #1335	
DRAWING #20-240 INC SUB	



Legend

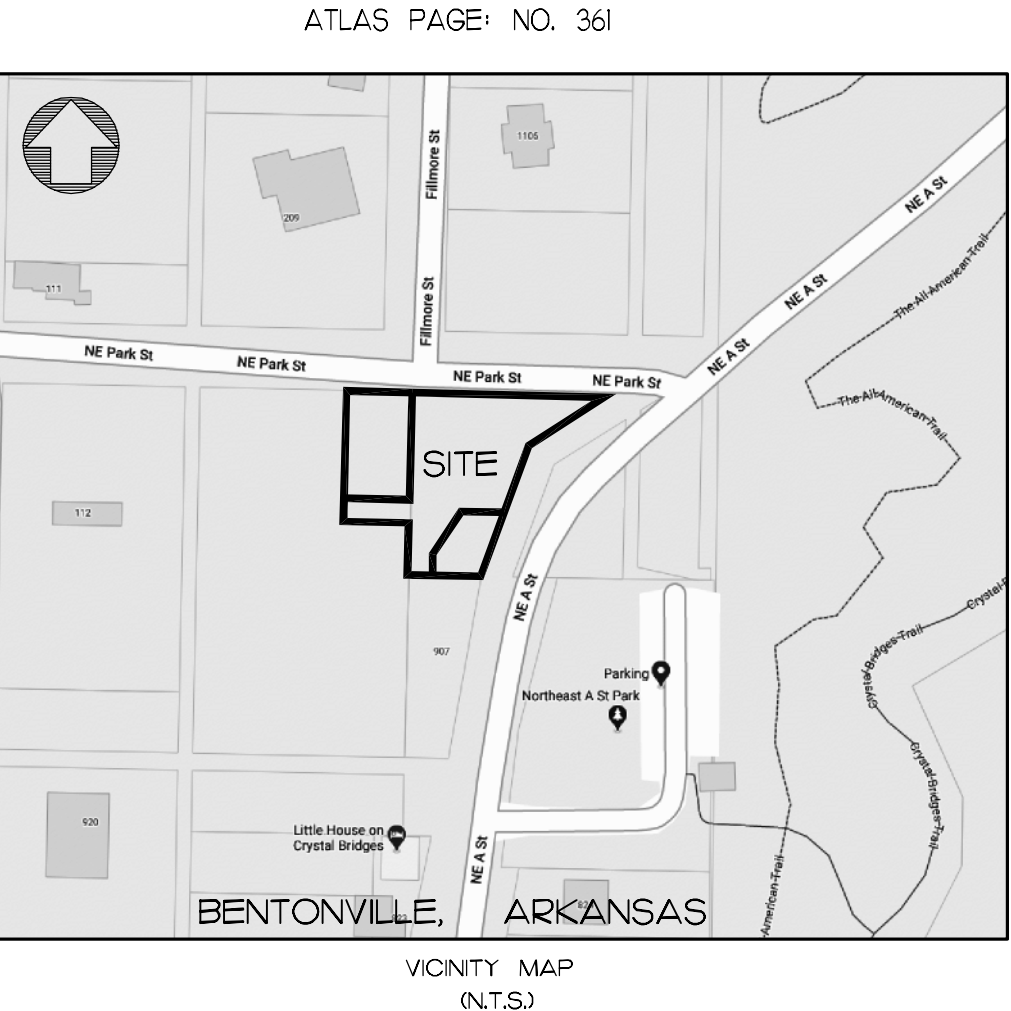
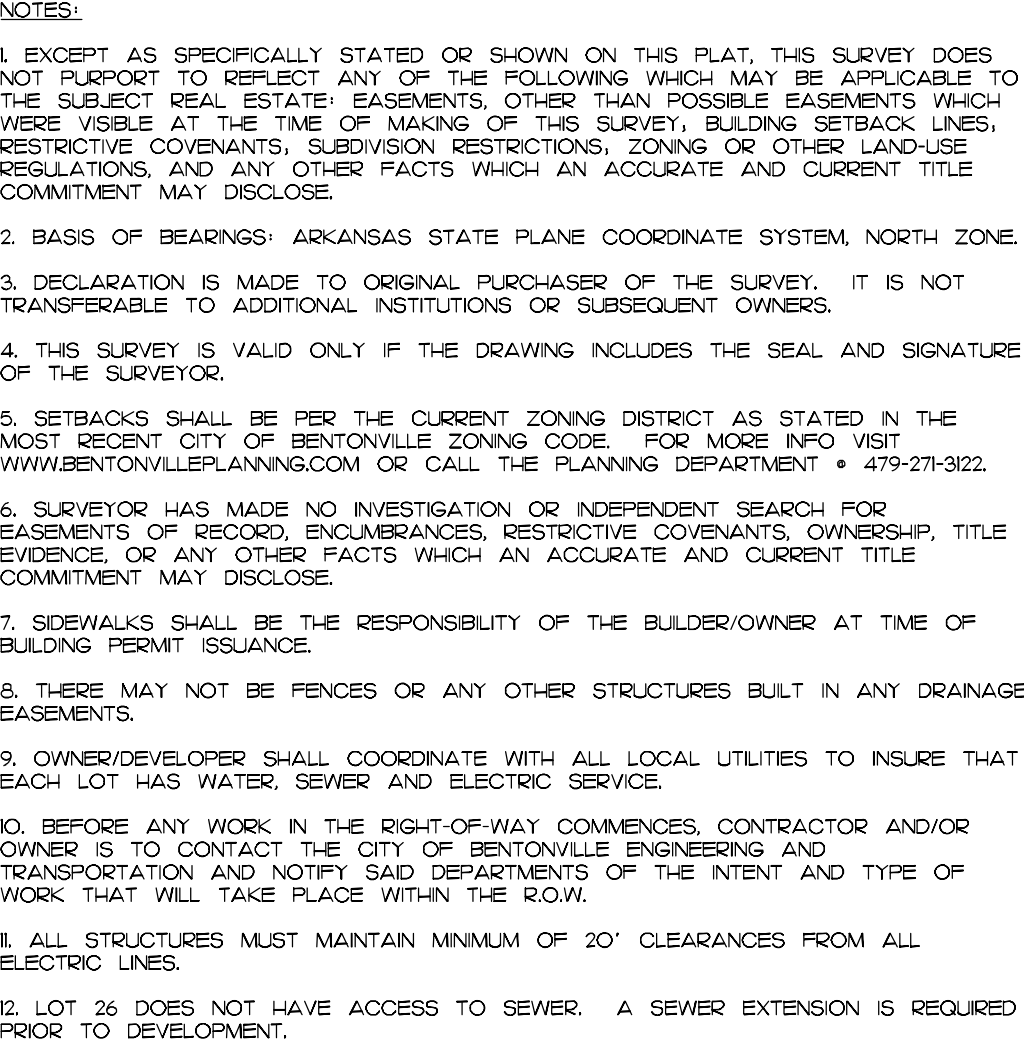
 Pending Planning Commission Items



1 inch = 150 feet

PLA21-0007
PROPERTY LINE ADJUSTMENT
WA BURKS
LOTS 8-12 & LOT 25 CREATING LOTS 26-28





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°24' 40"E	125.3'
L2	S70°40' 53"E	126.0'
L3	S86°31' 43"E	1.96'
L4	N87°19' 26"W	64.29'
L5	S02°40' 34"W	46.28'

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN
BEFORE ME THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007COO90J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, 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. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

NEW LOT 27:

LOT 8, PART OF LOT 9, PART OF LOT 25, BLOCK 9, AND A VACATED ALLEY IN
BLOCK 9 OF W A BURK'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, AS SHOWN ON PLAT BOOK 2016, PAGE 144, AND PLAT BOOK "A", PAGE
81 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED
AS:

BEGINNING AT THE NW CORNER OF SAID LOT 25, THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NE "A" STREET AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 490.11 FEET, AN ARC LENGTH OF 156.93 FEET, A CENTRAL ANGLE OF 18°20'44", AND CHORD BEARING AND DISTANCE OF S36°52'43"W 156.26 FEET, THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 952.26 FEET, AN ARC LENGTH OF 61.9 FEET, A CENTRAL ANGLE OF 0°34'30", AND A CHORD BEARING AND DISTANCE OF S74°58'W 61.90 FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°19'26"W 64.21 FEET, THENCE S36°08'09"W 144.06 FEET, THENCE S00°34'41"E 46.25 FEET, THENCE N87°17'26"W 161.33 FEET, THENCE N01°35'20"E 33.33 FEET, THENCE N58°21'40"W 162.00 FEET, THENCE N01°35'20"E 70.00 FEET, THENCE S88°24'40"E 150.00 FEET, THENCE N01°35'20"E 180.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE PARK STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S70°40'53"E 126.0 FEET, THENCE S86°41'45"E 169.38 FEET, THENCE S87°48'16"E 143.50 FEET, THENCE S86°31'43"E 196 FEET TO THE POINT OF BEGINNING, CONTAINING 73,870.96 SQUARE FEET OR 169 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF FACT OR RECORD.

NEW LOT 28:

PART OF LOT 25, BLOCK 9 OF W A BURK'S ADDITION, CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2016, PAGE 144 OF THE
BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID LOT 25, THENCE N87°19'26"W 15.00 FEET, THENCE N02°40'34"E 46.28 FEET, THENCE N36°08'09"E 134.06 FEET, THENCE S87°19'26"E 64.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE "A" STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 152.26 FEET AND AN ARC LENGTH OF 60.00 FEET, CENTRAL ANGLE 33°37'41", THENCE S00°00'00"E 15.26 FEET, DISTANCE OF 15.26 FEET TO THE POINT OF BEGINNING CONTAINING 15,262.64 SQUARE FEET OR 0.36 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF FACT OR RECORD.

CITY OF BENTONVILLE PROJECT #PLA21-0007

CASTER & ASSOCIATES
LAND SURVEYING, INC.

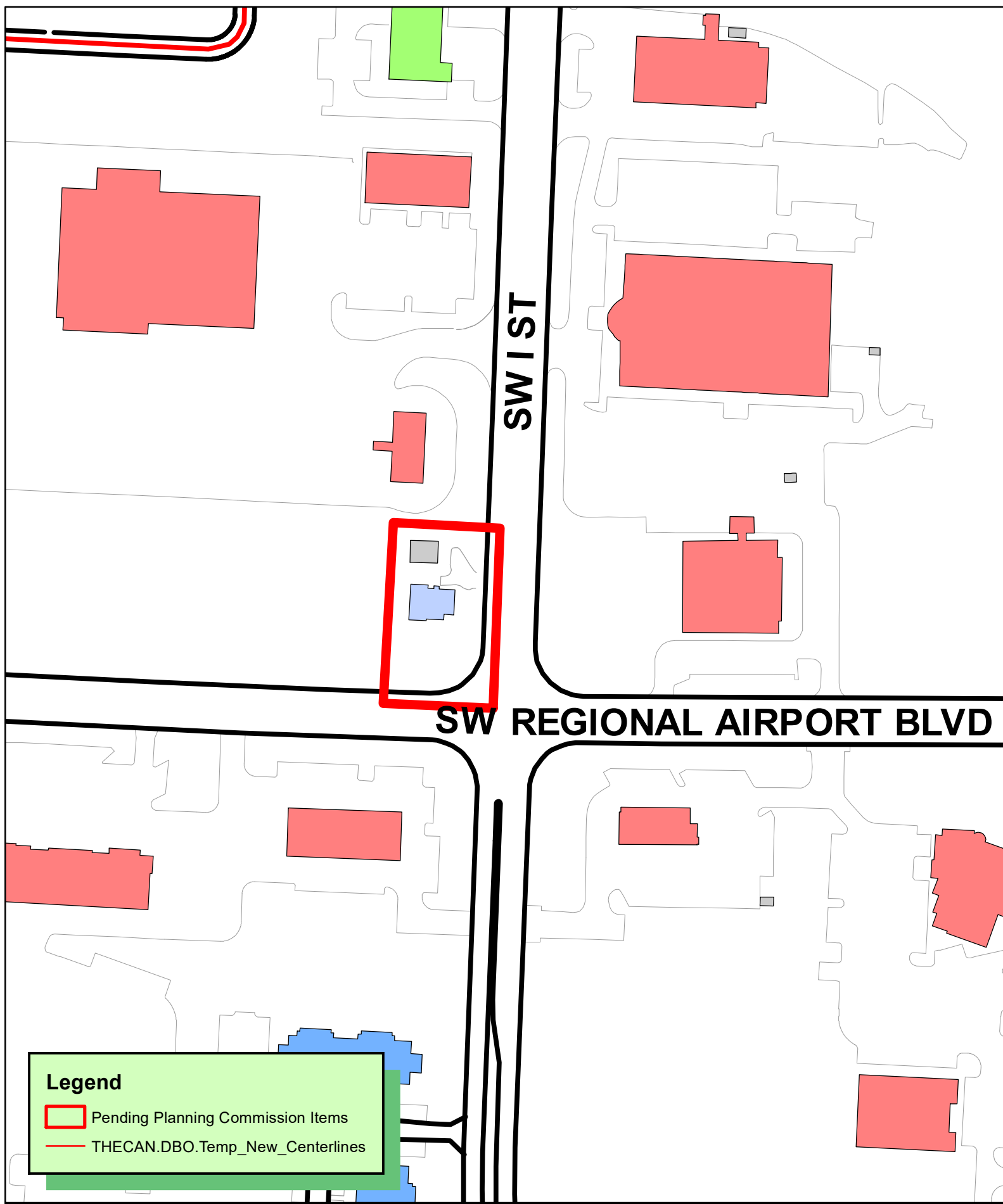
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 60'
DATE: 3-1-21
PROPERTY LINE ADJUSTMENT
LOTS 8-12 & LOT 25, BLOCK 9
W A BURK'S ADDITION
CREATING NEW LOTS
26, 27 & 28, BLOCK 9

NE PARK STREET
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-012	ASD	RJC	1 OF

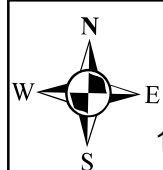


SW 1ST

SW REGIONAL AIRPORT BLVD

Legend

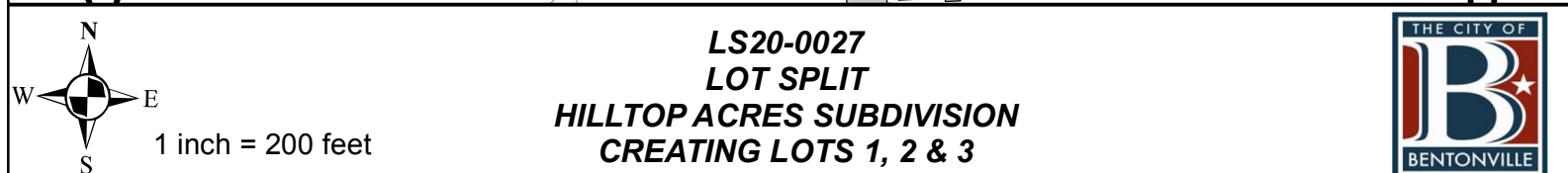
-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines



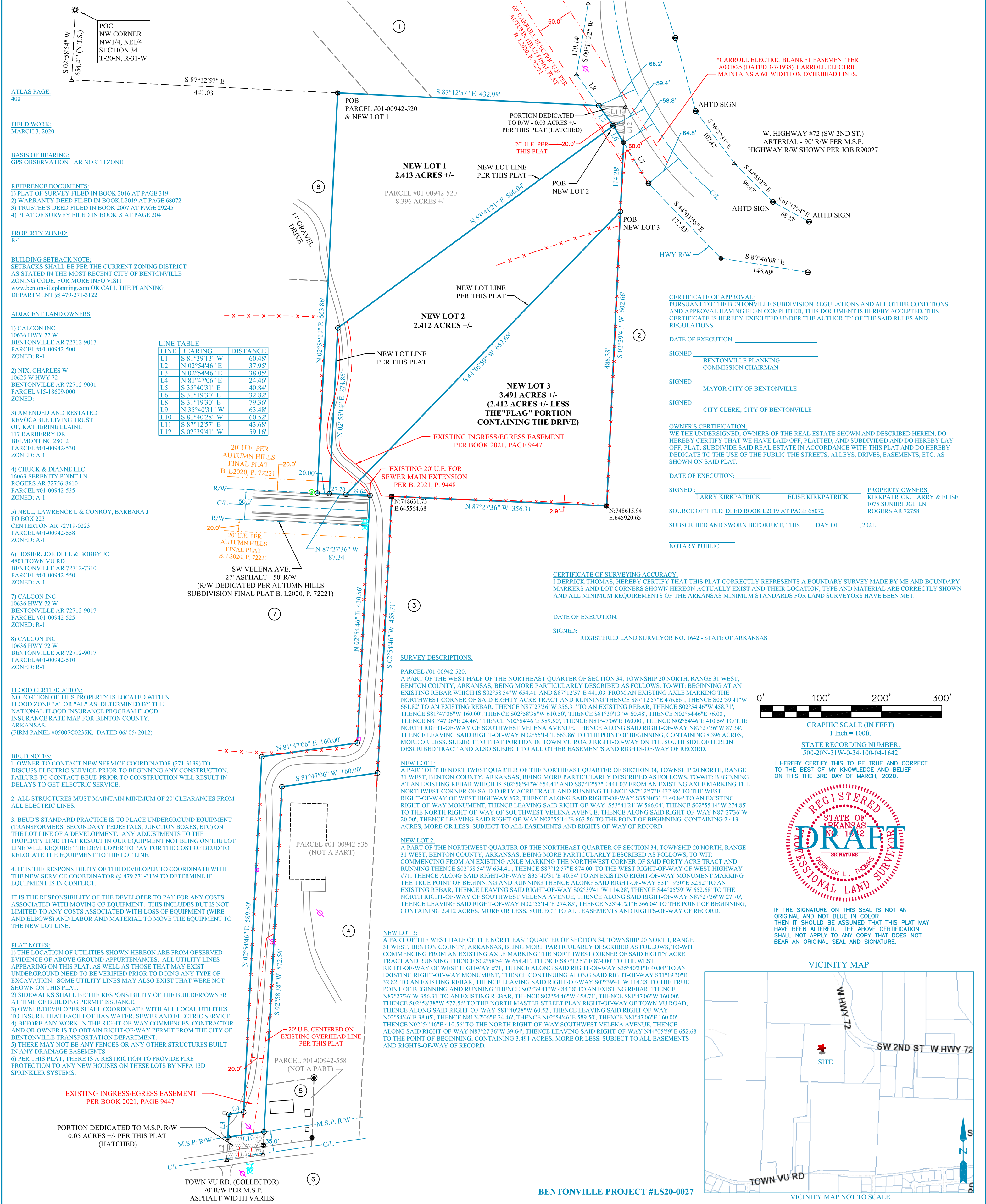
1 inch = 150 feet

LS21-0005
LOT SPLIT
900 SW REGIONAL AIRPORT BLVD



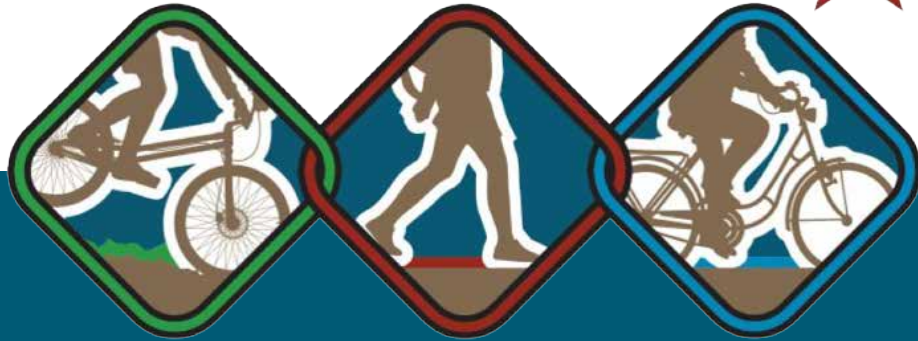


LOT SPLIT CREATING HILLTOP ACRES SUBDIVISION



DRAWING #20-040 INC. SUB.	FOR USE AND BENEFIT OF: LARRY & ELISE KIRKPATRICK	 Bates & Associates, Inc. Engineers - Surveyors - Landscape Architects 7230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax: 479.521.9350	Location Map: 	LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING. ● FOUND 5/8" REBAR ○ SET 5/8" REBAR/CAP ⊗ FOUND 1/2" REBAR ⊕ RIGHT-OF-WAY MARKER ⬢ COMPUTED POINT ⚙ FOUND AXLE ⚡ POWER POLE 💧 WATER VALVE 🔥 FIRE HYDRANT —— BOUNDARY LINE (MEASURED) - - - - BOUNDARY LINE (EXISTING) —— FORTY LINE /TIE LINE —— CENTERLINE OF ROAD —— RIGHT-OF-WAY - x - x - FENCE - . - . - UTILITY EASEMENT - - - - INGRESS & EGRESS EASEMENT 📞 TELEPHONE PEDESTAL 🚰 SANITARY SEWER MH		RECORDING NUMBER/DATE	
	ADDRESS: 4708 TOWN YU ROAD BENTONVILLE, ARKANSAS						
	DATE: 02/09/21 SCALE: 1"=100'						
	LOCATION: SECTION: 34 TOWNSHIP: 20 NORTH RANGE: 31 WEST		SURVEYED: _____ DRAFTED: _____ JRICH KW, JCR				
	REVIEWED: DT COA #1335						

connecting BENTONVILLE



Bentonville Bike & Pedestrian Master Plan

January 2021

DRAFT

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE BENTONVILLE BIKE AND
PEDESTRIAN MASTER PLAN PURSUANT TO ARKANSAS CODE
ANNOTATED §14-56-414.**

WHEREAS, the Bike and Pedestrian Master Plan is adopted to provide a connected network of mobility options that allow people to get where they need and want to go by walking or bicycling; and,

WHEREAS, a public hearing was held at Planning Commission on March 2, 2021 to provide the public with the opportunity to view and comment on the plan; and,

WHEREAS, Planning Commission recommended approval of the Bike and Pedestrian Master Plan on March 2, 2021.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF BENTONVILLE, ARKANSAS, THAT:**

Section 1. That the Bentonville Bike and Pedestrian Master Plan should be and is hereby adopted with the following *Attachment A: Bentonville Bike and Pedestrian Master Plan* by the Planning Commission and the City Council pursuant to Ark. Code Ann. §14-56-414, an electronic copy and paper copy of which are on file with the City Clerk, and is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2. That a copy of this resolution shall be filed with the City Clerk and the County Recorder.

Section 3. That this resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____ day of _____, 2021.

APPROVED:

Mayor Stephanie Orman

ATTEST:

City Clerk



R-3 / R-4 District Consolidation

PC Date: 3/16/2021

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Art. 401 Zoning Regulations

Issues

1. The R-3 Medium Density Residential zoning district and the R-4 High Density residential zoning district are very similar, with just two differences. And, since the city removed the density maximums from zoning district regulations, the districts function the same.
2. Without density maximums, zoning district titles that include “density” are misleading.
3. The R-3 Medium-Density Residential zoning district does not align with the Medium-Density land use classification in the Future Land Use Plan. This results in the Future Land Use Plan unable to provide the appropriate guidance on rezoning decisions.
4. The Code Diagnostic completed by Jim von Tungeln in late 2020 recommends reducing the number of zoning districts.

Background

1994 Code: The 1994 Municipal Code established seven residential districts.

R-1	Low Density Pure Residential – single family only, no maximum density
R-1A	Single Family Residential –small-lot single family, no maximum density
R-2	Low Density Residential – single family with some supporting uses, no maximum density
R-2A	Duplex Residential – duplexes, no maximum density
R-3	Medium Density Residential – 12 units/acre
R-3A	Medium High Density Residential- 18 units/acre
R-4	High Density Residential – 24 units/acre

2003 Code: With Ordinance No. 2003-101 approved on June 10, 2003 these districts were consolidated as follows. R-4 remained the same.

R-1, R-1A and R-2	→	R-1 Single family Residential
R-2A	→	R-2 Duplex/Patio Home Residential
R-3 and R-3A	→	R-3 Medium Density Residential

2020: Density maximums were removed in all zoning districts on February 11, 2020 with Ordinance No. 2020-38.

2021: 90 properties zoned R-3
13 properties zoned R-4

District Comparison

With the exception of two differences below, the R-3 and R-4 districts have the same bulk and area regulations, minimum setbacks, maximum height and allowable land uses.

- Two-family minimum lot width is 70' in R-3 and 65' in R-4, a 5' difference.
- A neighborhood park is allowed in R-4 but not in R-3.

Relationship to the Community Plan

The existing residential zoning districts do not clearly align with the Future Land Use Plan.

First, the Future Land Use Plan establishes three density-based land use categories and the Zoning Code has four density-based districts.

<u>Land Use Plan</u>	<u>Zoning Code</u>
Low-Density	R-1 Single Family
Medium-Density	R-2 Duplex and Patio Home
High-Density	R-3 Medium Density
	R-4 High Density

Second, the titles of the Medium-Density Residential land use category and the R-3 Medium-Density District are confusing because the descriptions do not align. The Land Use Plan describes Medium-Density as primarily townhouses and duplexes, while the medium density zoning district (R-3) allows multifamily. In fact, the R-2 Duplex and Patio Home Residential zoning district aligns better with the Medium Density Residential land use plan classification.

Therefore, the land use plan is not providing clear guidance on exactly where R-3 zoning is appropriate. Combining the two districts to establish a multifamily district would better align with the High Density Residential land use classification in the Future Land Use Plan.

Proposed Changes

Staff recommends the following:

- Eliminate the R-4 zoning district. This would delete the district from the Zoning Regulations and one reference in the Sign Code.
- In the R-3 district, reduce the lot size for two-family from 70' to 65'.
- In the R-3 district, add a neighborhood park as an allowed use.
- Rename the R-3 district from "Moderate-Density Residential" to "Multifamily Residential."
- Rename the R-2 district from "Duplex and Patio Home" to "Duplex and Townhome."
- Convert existing R-4 zoned properties to R-3.



Medium-Density Residential

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.



High-Density Residential

High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

R-3, Medium Density Residential



The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	70'	50%	55%
	Townhouse unit	2,500	-	25'	-	-
	Townhouse structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

R-3, Medium Density Residential

Residential Tree Planting:

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care - residential (4 children) Retail Mobile food vendor	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Public Aquarium Community center Country club Educational facility Golf course Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities 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.

R-4, High Density Residential



The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-4	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	65'	50%	55%
	Townhouse unit	2,500	-	25'	-	-
	Townhouse structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-4	All	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

R-4, High Density Residential

Residential Tree Planting:

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden	Agriculture and Animals Botanical garden Urban farm	Residential Dwelling - accessory Home occupation - type a
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter	Residential Home occupation - type b	Transportation / Utilities Solar energy system Wind energy system, small
Recreation, Education & Assembly Library Park - mini	Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities	Other Building, accessory - nonresidential
Retail Mobile food vendor	Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services	
Services Child care - residential (4 children)	Transportation / Utilities Utility facility Wireless communication facility (cell towers)	
	Other Temporary uses	

Legend

- R-4
- R-3

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE OF THE BENTONVILLE MUNICIPAL CODE TO ELIMINATE THE R-4 HIGH DENSITY RESIDENTIAL ZONING DISTRICT AND REVISE THE R-3 MODERATE DENSITY RESIDENTIAL ZONING DISTRICT AND CONVERTING ALL PROPERTIES CURRENTLY ZONE R-4 TO R-3.

WHEREAS, the R-3 Medium Density Residential zoning district and the R-4 High Density residential zoning district have only two differences and essentially function the same; and,

WHEREAS, Ordinance No. 2020-38 removed density maximums from zoning district regulations and now zoning district titles that include “density” are misleading; and,

WHEREAS, the R-3 Medium-Density Residential zoning district does not align with the Medium-Density Residential land use classification in the Future Land Use Plan.

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

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

Section 2. That the Zoning Code shall be and is hereby amended with Attachment A: R-3/R-4 District Consolidation, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

Section 3. That all properties zoned R-4 High Density Residential prior to the effective date of this ordinance shall be converted to the R-3 Multifamily Residential district.

Section 4. That this Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2021.

Approved:

Mayor Stephanie Orman

ATTEST:

City Clerk

ATTACHMENT A
R3/R4 District Consolidation

SECTION 1: AMENDMENT “Sec 401.02 Classification Of Districts” of the Bentonville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 401.02 Classification Of Districts

This chapter classifies and regulates the use of land, buildings, and structures within the city limits of Bentonville, Arkansas as hereinafter set forth. For the purpose of promoting the health, safety, and welfare of the inhabitants by dividing the city into zones and regulating therein the use of the land and the use and size of buildings as to height and number of stories, the coverage of land by buildings, the size of yards and open spaces, density of population and location of buildings. Zoning districts shall be designated as follows:

- (a) *Agricultural (A) districts.*
 - (1) A-1, Agricultural
- (b) *Residential (R) districts.*
 - (1) R-E, Residential Estate
 - (2) R-1, Single Family Residential
 - (3) R-2, Duplex and ~~Patio-Home~~Townhome Residential
 - (4) R-3, ~~Medium-Density~~Multi-family Residential
 - (5) ~~R-4, High-Density Residential~~Reserved
 - (6) R-MH, Manufactured Home Residential
 - (7) R-ZL, Zero Lot Line
 - (8) R-O, Residential Office
 - (9) R-C2, Central Residential - Moderate Density
 - (10) R-C3, Central Residential - High Density
- (c) *Downtown Neighborhood (DN) districts.*
 - (1) DN-1, Downtown Low-Density Residential
 - (2) DN-2, Downtown Medium-Density Residential
 - (3) DN-3, Downtown High Density Residential
 - (4) DN-4, Downtown Mixed-Use Residential
- (d) *Commercial (C) districts.*
 - (1) C-1, Neighborhood Commercial
 - (2) C-2, General Commercial
 - (3) C-3, Central Commercial
- (e) *Downtown (D) districts.*
 - (1) DC, Downtown Core
 - (2) DE, Downtown Edge
- (f) *Industrial (I) districts.*
 - (1) I-1, Light Industrial
 - (2) I-2, Heavy Industrial
- (g) *Planned development districts.*

- (1) PUD, Planned Unit Development
- (2) PRD, Planned Residential Development
- (h) *Overlay districts.*
 - (1) Municipal Airport Overlay District
 - (2) Northwest Arkansas Regional (XNA) Airport Overlay District

(Code 1994; Ord. No. 99-20, § 1, 2-9-1999; Ord. No. 2003-101, § 1, 6-10-2003; Ord. No. 2006-33, § 1; Ord. No. 2009-50, § 4; Ord. No. 2009-111, § 1; Ord. No. 2012-58, § 2, 7-24-2012; Ord. No. 2016-141, § 2, 10-11-2016; Ord. No. 2018-62, § 6, 3-27-2018)

SECTION 2: AMENDMENT “Sec 401.07 Residential (R) Districts Regulations” of the Bentonville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 401.07 Residential (R) Districts Regulations

- (a) *Description and purpose.*
 - (1) *Residential districts generally.* The target goal of the residential districts is to provide sound, safe, economical, and innovative housing solutions for all citizens of Bentonville. Specific goals of residential districts include:
 - a. Provisions of adequate space at appropriate locations necessary to create an appropriate mix of housing alternatives for people of all lifestyles;
 - b. Consideration to site selection and variety of choice;
 - c. Prevention of congestion as much as possible by regulating population density, activity intensity and extent of building bulk in relation to area land use;
 - d. Control of structure height to provide light and air access through windows; and
 - e. Promotion of desirable land use and development in order to protect district character and to conserve land and building value.
 - (2) *R-E, Residential Estate purpose.* The R-E district is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, specifically approved by the planning commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.
 - (3) *R-1, Single-family Residential purpose.* The R-1 district serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

- (4) *R-2, Duplex and ~~Patio-Home~~Townhome Residential purpose.* The R-2 district encourages the basic land use restrictions as the R-1 district. It permits slightly higher density than the R-1 district, with residential and related uses separated from commercial and industrial activity.
- Such a district shall encourage and maintain duplex and patio home development at appropriate locations.
 - The R-2 district should provide areas for the development of two-family residential structures, attached or detached. The district may be located in developed areas or undeveloped areas of the city where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.
- (5) *R-3, ~~Medium-Density~~Multi-family Residential purpose.* The R-3 district is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts. Within this district, zero lot line and townhouses are allowed.
- (6) ~~*R-4, High-Density Residential purpose.* The R-4 district is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.~~ Reserved.
- (7) *R-MH, Manufactured Home Residential purpose.* The R-MH district is established to allow and encourage the development of single-family manufactured home subdivisions, manufactured home parks, or placement of manufactured homes on individual lots in a suitable environment.
- (8) *R-ZL, Zero Lot Line Residential purpose.* The R-ZL district is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including "zero lot line" units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential uses and may be used to create a transition from purely residential districts to medium and high-density residential zones.
- (9) *R-O, Residential Office purpose.* The R-O district is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities and compatible residential uses. It is further

the intent of this district to establish a transition area where the continuation of residential activity is no longer practical between residential and nonresidential uses.

- (10) *R-C2, Central Residential—Moderate Density purpose.* The R-C2 district is established to provide moderate density residential development and redevelopment in that area generally referred to as "Downtown", primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street. The purpose of the district is to stabilize and improve existing residential neighborhoods, encourage infill of available lands, provide a choice of housing types and locations for a variety of lifestyles and economic levels, and encourage traditional urban design. This district is appropriate as a buffer or transitional zone between single-family and higher density residential or commercial districts.
- (11) *R-C3, Central Residential—High Density purpose.* The R-C3 district is established to provide high density residential development and redevelopment in that area generally referred to as "Downtown", primarily the areas surrounding the town square and along the commercial corridors of SW A Street and S Main Street. The purpose of the district is to stabilize and improve existing residential neighborhoods, encourage infill of available lands, provide a choice of housing types and locations for a variety of lifestyles and economic levels, and encourage traditional urban design.

(b) *Residential (R) districts lot and area standards.*

- (1) *Standards.* The table below establishes minimum residential lot and area standards.

RESIDENTIAL (R) DISTRICTS LOT AND AREA STANDARDS						
District	Building type	Min. Lot area (sq. ft.)	Min. Land area/ Dwelling unit (sq. ft.)	Minimum lot width	Max. lot coverage	
					Interior lot	Exterior/corner lot
R-E	All	87,120 (2 acres)	--	100'	10%	15%
R-1	All	6,000	--	60'	40%	45%
R-2	Single-family	6,000	--	60'	40%	45%
	Two-family	7,000	--	70'	50%	55%
	Townhouse - unit	3,000	--	30'	--	--

	Townhouse - structure	9,000	3,000	90'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%
R-3	Single- family	6,000	--	60'	40%	45%
	Two-family	7,000	--	~~70'~~ 65'	50%	55%
	Townhouse - unit	2,500	--	25'	--	--
	Townhouse - structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	--	100'	50%	55%
R-4	~~Single- family~~	~~6,000~~	~~--~~	~~60'~~	~~40%~~	~~45%~~
	~~Two-family~~	~~7,000~~	~~--~~	~~65'~~	~~50%~~	~~55%~~
	~~Townhouse -unit~~	~~2,500~~	~~--~~	25'	--	--
	~~Townhouse -structure~~	~~7,500~~	~~2,500~~	75'	65%	70%
	~~Multi-family~~	~~10,000~~	~~800~~	100'	50%	55%
	~~All others not listed~~	~~10,000~~	~~--~~	100'	50%	55%
R- MH	Manufacture d home lots	4,500	4,500	50'	30%	35%
	Manufacture d home parks	11,000	3,500	60'	30%	35%
	All others not listed	7,000	7,000	65'	40%	45%
R- ZL	Zero lot line	4,000	--	40'	60%	65%
	Single- family	6,000	--	60'	40%	45%

R-O	Two-family	7,000	--	70'	50%	55%
	All others not listed	6,000	6,000	60'	60%	65%
R-C2	Single-family and all others not listed	4,000	--	35', rear access via alley or private drive; 50', no rear access via alley or private drive	--	--
	Two-family Townhome structure - End block	--	2,000	20', rear access via alley or private drive; 25', no rear access via alley or private drive	--	--
R-C3	Single-family	3,000	--	15'	70%	75%
	Two-family	7,000	--	15'	70%	75%
	Townhome structure	--	1,200	15' per unit	No max.	No max.
	Multi-family	--	1,200	No minimum	No max.	No max.
	All others not listed	4,000	--	15'	70%	75%

- (2) *Street frontage.* Each lot in R-1, R-2, R-C2 and R-C3 zoning districts shall have a minimum street frontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 feet of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line. Each lot in the remaining

residential zoning districts shall have a minimum of 20 feet of street frontage.

(3) *Width of corner lots.* The minimum width for corner lots shall be 75 feet at the building line. The minimum width for corner lots in a manufactured home subdivision shall be 60 feet at the building line.

(4) *Setbacks for zero lot line lots.* One side yard setback must be no less than 12 feet, and the other side yard setback may be 0 feet.

(c) *Residential (R) districts setback standards.*

(1) *Standards:* The table below establishes the minimum residential setback standards.

RESIDENTIAL (R) DISTRICTS MINIMUM SETBACK STANDARDS					
District	Building Type	Front	Side		Rear
			Interior	Exterior	
R-E	All	30'	30'	30'	30'
R-1	All	20'	7'	20'	25'
R-2	All	20'	7'	20'	25'
R-3	All	20'	10'	20'	25'
~~R-4~~	~~AH~~	~~20'~~	~~10'~~	~~20'~~	~~25'~~
R-MH	Manufactured home lots	20'	10'	20'	25'
	Manufactured home park	25'	15'	25'	25'
R-ZL	Zero lot line	20'	12'/0'	20'	25'
R-O	Single-family	20'	7'	20'	25'
	Two-family	20'	10'	20'	25'
	Office with parking in front	50'	10'	50' parking; 20' no parking	25'
	Office w/o parking in front	20'	10'	20'	25'
R-C2	Single-family and all others not listed	20'	7'	20'	15'
	Two-family	20'	7'; 0' where attached	20'	15'
	Townhome structure —End block	10'	7'; 0' where attached	10'	15'
R-C3	Single-family	0'	0'	5'	7'
	Two-family	0'	0'	5'	7'
	Townhome structure	10'	0'	10'	10'
	Multi-family	0'	0'	10'	7'
	All others not listed	0'	7'	5'	7'

(2) *Garages.*

- a. *Street facing garage.* The minimum front setback for street facing garages shall be 30 feet from the property line that the garage faces.
- b. *Side or rear-loading garage.* The minimum front setback for side- or rear-loading garages shall be 20 feet from the front property line. The minimum garage setbacks apply to attached and detached garages.
- c. *Garages in R-C2 and R-C3 districts.* In the R-C2 and R-C3 districts, when a rear alley or rear private drive exists or is platted, a rear-loading garage is required. When no rear alley or rear private drive exists or is platted, a front-loading garage is allowed, but must be pushed toward the rear lot line and must be recessed a minimum of 6 feet from the front façade of the building.

(3) *Easements.* Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

(d) *Residential (R) districts height standards.* The table below establishes the maximum height allowed in residential (R) districts.

(1) *Standards.*

RESIDENTIAL (R) DISTRICTS HEIGHT STANDARDS	
District	Maximum height allowed
RE, R-1, R-2, R-MH, R-ZL	36'
R-3, ~~R-4~~ , R-C2, R-C3, RO	40'

(2) *Guidelines.* New infill structures should be constructed at a height that is compatible to the adjacent structures. If at all possible, the new dwelling should have a height within an acceptable percentage to the Planning Commission to ensure compatible massing, scale and to prevent the overshadowing of the adjacent structure(s).

(3) *Exceptions.* The principal use building or structure may exceed the maximum allowed height when an additional one foot of interior side yard setback is provided for each two feet of additional height. This exception does not apply to zero lot line buildings.

(Code 1994; Ord. No. 99-20, § 1, 2-9-1999; Ord. No. 2003-101, § 1, 6-10-2003; Ord. 2004-63, § 2; Ord. No. 2006-33, § 2-12; Ord. No. 2006-58, §§ 1, 2; Ord. No. 2012-58, § 2, 7-24-2012; Ord. No. 2016-83, § 2, 6-14-2016; Ord. No. 2018-62, § 6, 3-27-2018)

SECTION 3: AMENDMENT “Sec 801.15 Signs Allowed With A Sign Permit” of the Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 801.15 Signs Allowed With A Sign Permit

The following signs may be installed, mounted, or placed on public display only pursuant to a duly authorized and issued sign permit, subject to the height, area and location regulations specified in this Section. A common signage plan is required in accordance with SEC. 801.09 Common Signage Plan. Erection of the following signs without a permit is a violation of this Section.

(a) *Height and area regulations.*

Sign Type	ZONING								Use			
	A1, RE, R1, R2, R3, ~~R4~~ RC-2, RC-3, PRD , DN1 , DN2	R O	C 1	C 2	C3	D C, DE , D N3 , D N4	I1 & I2	P U D				
Free-standing	?								Subdivision & Multifamily	2/street entrance	6 ft.	32 sq. ft.
	?	?	?		?				Non-residential	1/street frontage	6 ft.	32 sq. ft.
				?			?	?	Single tenant	1/street frontage	8 ft.	60 sq. ft.

REZONING STAFF REPORT



Tailor Family Development, LLC

SE 30th and SE John Rollow Drive

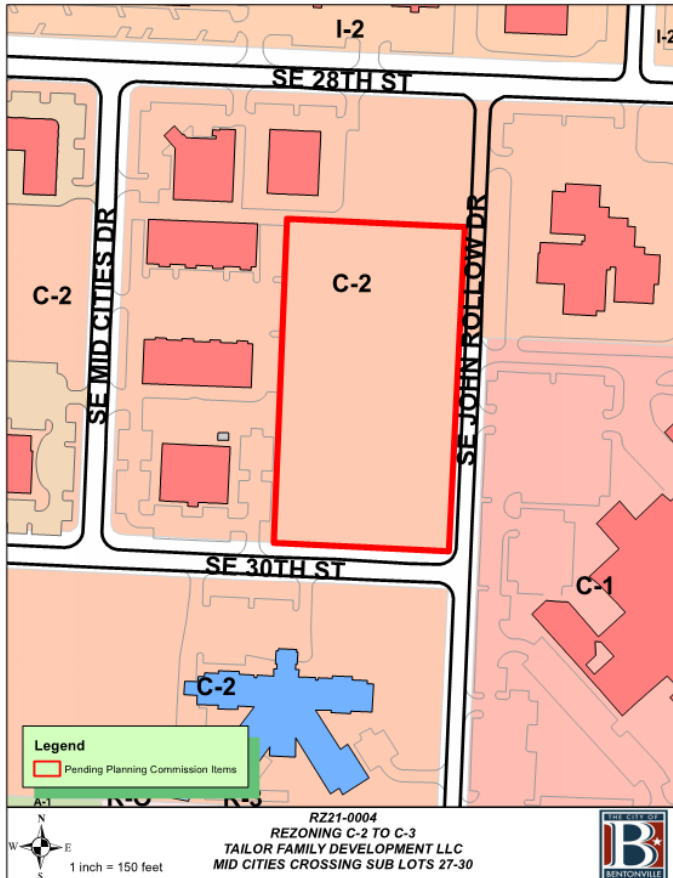
PC Date: 3/16/2021

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	Office

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

Location Map



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 no objection 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.

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



Kuhlow

514 SE E Street

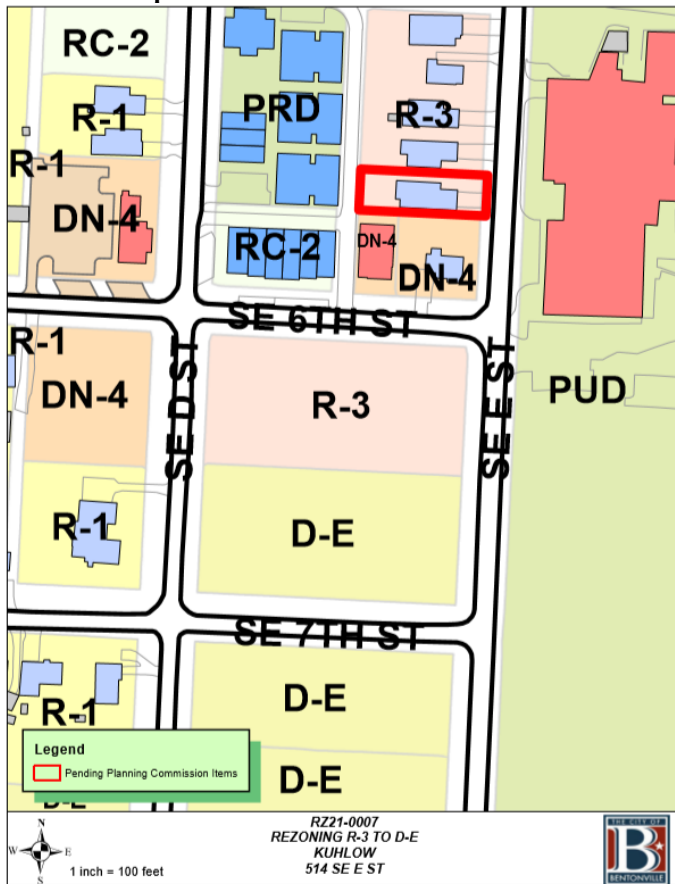
PC Date: 3/16/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0007
Applicant / Current Owner	John & Kristin Kuhlow
Site Area	+/-0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial

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

Location Map



Property Description

The requested rezoning is located immediately west of the Momentary Arts Museum at 514 SE E Street and is currently zoned R-1, Single-Family Residential. Adjacent zoning districts are R-3, Medium Density Residential to the north, PRD, Planned Residential Development to the west, PUD, Planned Unit Development to the east and DN-4, High Density Residential to the south.

Relationship to the Bentonville Community Plan

The Future Land Use Plan depicts this property as Downtown Commercial. These areas traditional mixed-use developments with a focus on design character and pedestrian access. Ground-Floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-Floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown Commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

The Downtown Neighborhood Subarea Plan depicts this property within a Mixed-Use Residential Area (p. 138). Mixed-use residential areas allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. The property is also shown to be within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44). As investment in the area occurs, a creative and flexible blend of residential, commercial, and cultural uses can be expected (p. 143).

Public Comment

At the time of this report, staff has not received public comment on this request.

Analysis

The Downtown Edge zoning district 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 with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mix of uses allows retail, commercial, office and residential uses to coexist within and across buildings, streets, and blocks. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks that are wider than those in Downtown Core areas.

Conclusion

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

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

Proposed Land Use:

This rezoning request is for a Single Family Home for the Kuhlow's. This property is currently zoned R-1 and they are requesting to rezone to DE. They are requesting this zoning for a reduction of the set back due to the narrow width of the lot. The narrow width does not allow for adequate living space on the first floor thus requiring them to need a 3 story home to meet their needs much like many other homes in the area. With the 3 story requirement, the height restriction comes into play since their home will require 2 foot tall flooring supports to be able to have the proper structure and ability to get utilities through the home. The DE Zoning will address the needs The Kuhlow's have to be able to build their custom home. The Kuhlow home will merge seamlessly with the appearances of the surrounding homes in Downtown Bentonville. The City staff is in support of this zoning in this area to put in the DE (Downtown Edge) Zoning. The Kuhlow home fits right in with the city zoning plan for Downtown Bentonville. The Kuhlow's

REZONING STAFF REPORT



Hall

312 S Main Street

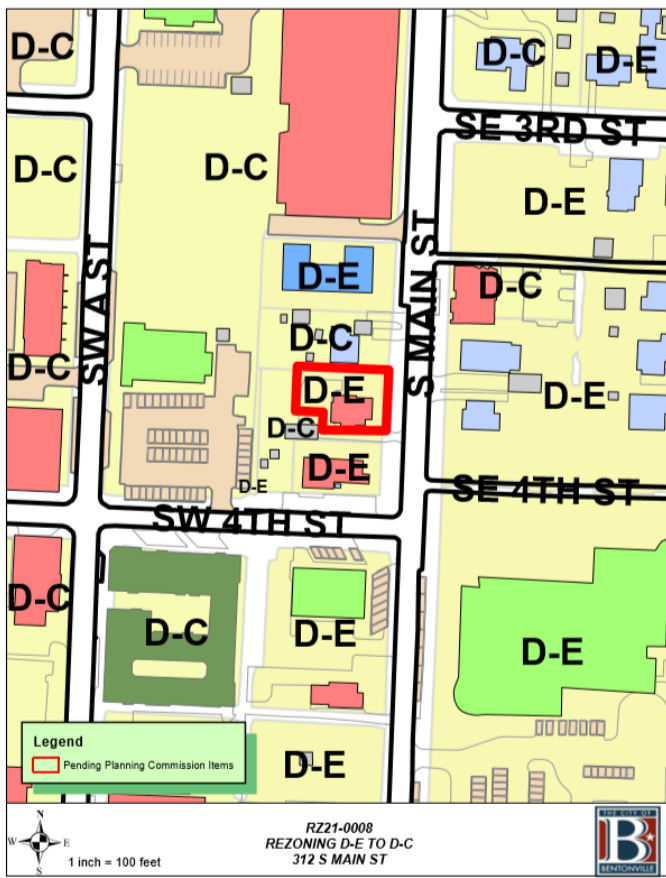
PC Date: 3/16/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0008
Applicant / Current Owner	Benjamin D & Amy Hall
Site Area	+/- 0.19 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DT)

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

Location Map



Property Description

This property is located at 312 S Main Street, east of the Bentonville City Hall. Adjacent zoning districts include DC to the north, south, and west and DE to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. Downtown Commercial areas include traditional mixed-use developments with a focus on design, character, and pedestrian access. Ground floor uses should capitalize on this pedestrian access such as restaurants, storefronts, etc.

This property is located within Priority Area 1, Downtown Intensification, of the Land Use and Strategic Growth Chapter of the Community Plan. This area supports the development of vacant properties already served by existing infrastructure.

This property is also located in the South Gateway Downtown Bentonville Character Area, which supports S Main Street as a secondary entry to Downtown, with a mix of local commercial, public services, and residential uses.

Public Comment

Staff has not received public comment on this rezoning request.

Analysis

The purpose of the Downtown Core zoning district is to maintain and expand the pedestrian oriented character of the town square. According to the applicant's narrative, they intend to continue an existing dental office, which is a service that will support the surrounding residences, but the primary purpose for the rezone is to support new developments such as the Ledger to the north, Bentonville City Hall to the west, and Motto Hotel to the northeast. A rezone to DC is compatible with this area being part of the Gateway to Downtown Character Area Plan.

Conclusion

The Future Land Use Plan, the Land Use and Strategic Growth Chapter, and the South Gateway Downtown Character Area Plan all support the zoning request.

Staff recommends approval of the rezoning request.

Emma Partners, LLC, a local real estate investment group, has the property at 312 S Main Street, parcel number 01-03765-000, under contract to purchase from Benjamin & Amy Hall. This property is currently zoned D-E, Downtown Edge. The request for D-C, Downtown Core is consistent with the Future Land Use Plan, which identifies this area as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should consist of activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic (Lavigne, 2018).

Emma Partners LLC proposes that the existing structure will remain a functioning dental office at 312 S Main Street in harmony with the Bentonville Community Plan and the Bentonville Blueprint. The rezoning of 312 S Main Street to D-C, Downtown Core will support the new developments at 240 S Main Street Center City, 305 SW A Street, the new Bentonville City Hall, and Motto Hotel at 223-225 S Main Street.

REZONING STAFF REPORT



Harmon & Sharpshair

SW Regional Airport Boulevard and SW I Street

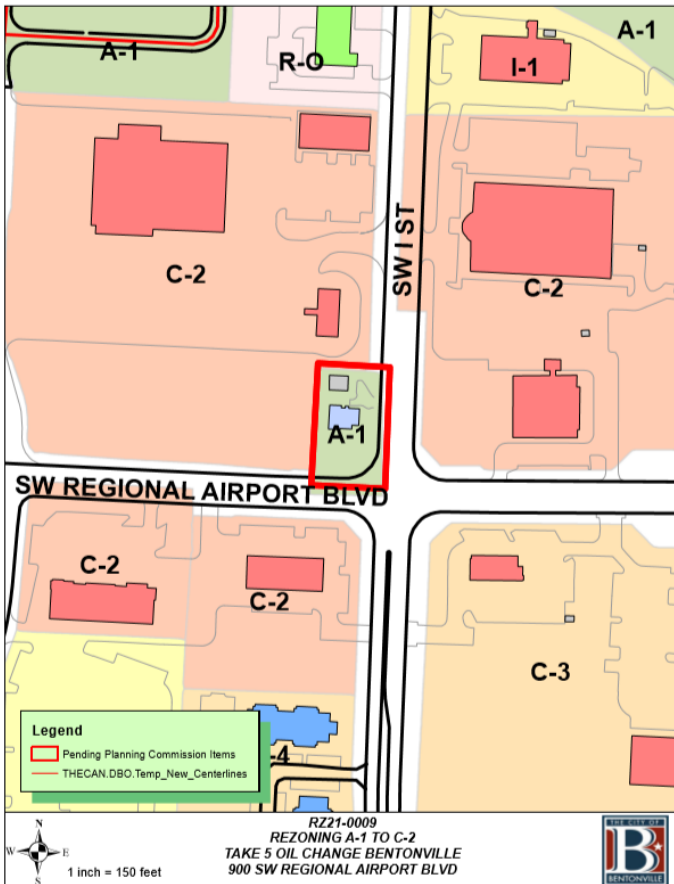
PC Date: 3/16/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0009
Applicant / Current Owner	Harmon & Sharpshair
Site Area	+/- 0.68 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

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

Location Map



Property Description

The requested rezoning is located on the Northwest corner of the intersection of SW Regional Airport Blvd. and SW I Street (900 SW Regional Airport Blvd.) It is currently zoned A-1, Agricultural. Adjacent zoning districts are C-2, General Commercial to the north, south, east and west.

Southwest Regional Airport Boulevard and SW I Street are both designated as Arterial Streets on the Master Street Plan and border the property to the south and east respectively.

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 a variety of development types.

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 a 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

Staff has NOT received public comment regarding this request.

Analysis

The areas surrounding the proposed rezoning reflects a variety of land uses, all of which are zoned C-2 General Commercial. The site's proximity to the intersection of two arterial roads and other similar commercial uses may justify a rezoning to C-2, General 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).

Conclusion

Planning staff has reviewed this rezoning request. It is consistent with the Future Land Use Plan and development patterns that have taken place in and around the surrounding area. Staff recommends approval of the proposed rezoning.

NARRATIVE

The subject property is currently zoned A-1, Agricultural District. The rezoning request is from A-1 to C-2 General Commercial. There are eight property owners, Jennifer Harmon, Dustin Harmon, Lindsey Harmon, Trent Harmon, Mackalynn Harmon, Kyle James Harmon, Heath C. Harmon, Jacily Harmon and Edna M. Harmon, all of which have consented to the proposed rezoning. Consent forms are included in this rezoning submittal. The current use for the property is single family. All the properties surrounding the subject property has been rezoned already to C-2 which makes the current zoning A-1 outdated and not applicable to the current development in the area. Rezoning from A-1 to C-2 will bring the subject property into uniformity with properties located adjacently. C-2 allows for a variety of uses, mainly related to commercial developments. The proposed use of the property is still being examined but as of now most likely automobile repair will ultimately be the future use of this property should the property be successfully rezoning. All proposed signage will be in conformance with the City of Bentonville's zoning ordinances and land development code. Any deviations from zoning ordinances, not just signage, will be applied for through the formal variance process. Currently the only access point for the site is from SW 1st street and no future access to SW Regional Airport Blvd. will be allowed under current standards and regulations. There is both water and sewer available to the site. A 8" sewer extension will be required from an existing manhole northwest of the subject property which is currently located in a utility easement. There is a 12" water main that runs along the east property line that is available for service connection which is also located in a utility easement.

REZONING STAFF REPORT



Tirado-Wang

McCollum Road

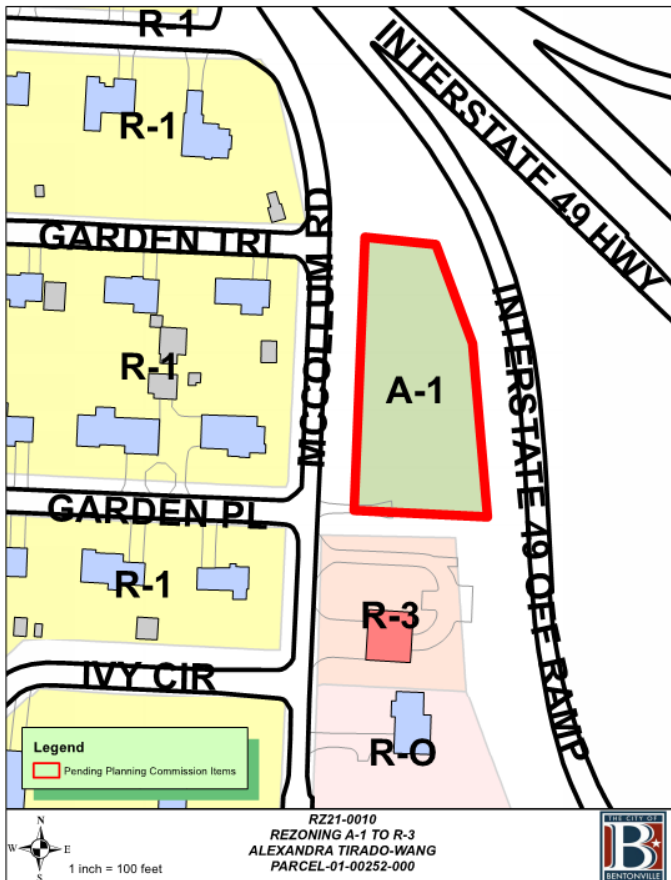
PC Date: 3/16/2021

Reviewer: Tyler Overstreet, Planning Services
Manager, AICP

Project Number	RZ21-0010
Applicant / Current Owner	Alexandra Tirado-Wang
Site Area	+/- 1.03 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

The property is located east of McCollum Road, south of Interstate 49, and directly west of the Interstate 49 Off Ramp. Adjacent zoning districts are R-3, Medium-Density Residential to the south and R-1, Single-Family Residential to the west. McCollum Road is designated as a Collector, while Interstate 49 is designated as an Expressway on the Master Street Plan.

Relationship to the Bentonville Community Plan

This property is located within Priority Area 2, Infill, of the Land Use and Strategic Growth Chapter of the Community Plan. The infill area represents an opportunity to capitalize on existing infrastructure and services, and support development that aligns with the goals of the Community Plan. The Infill area is projected to accommodate up to 31,000 new residents; the plan recommends working with developers and property owners to identify infill development sites on vacant or agricultural land.

The Future Land Use Plan depicts this property as Low-Density Residential. Low-Density Residential areas typically include detached single-family residences and local neighborhood oriented amenities such as schools, religious facilities or parks. The Low Density Residential land use classification is not consistent with the site's adjacency to McCollum Road nor Interstate 49.

Public Comment

Staff has not received public comment regarding this request.

Analysis

This property's location in between McCollum Road and Interstate 49 is an important discussion point. As mentioned above, the property's Future Land Use Classification of Low-Density Residential is not consistent with its location. McCollum Road nor Interstate 49 would not allow a single-family home direct access. In addition, the Master Street Plan currently depicts McCollum Road as a Collector with a Shared Roadway. This street section would require a wider pavement section and on-street bicycle facilities. In order to encourage regional mobility and a more pedestrian oriented community, it is important to encourage commercial and denser residential development adjacent to pedestrian and vehicular thoroughfares.

Conclusion

The Strategic Growth Chapter of the Community Plan, the Master Street Plan, and the (pending) Bicycle and Pedestrian Master Plan all lend support the rezoning request.

Staff recommends approval of the rezoning request.



Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

3825 N. Shiloh Dr. Fayetteville, Arkansas 72703

479-443-4506

Fax 582-1883

February 8, 2021

To Whom It May Concern,

Rezone Request

My client, Alexandra Tirado-Wang, is requesting a rezoning on her property at 1002 McCollum Dr. Bentonville. Parcel #01-00252-000. The property is currently zoned A-1 and we're requesting to be rezoned to R-3. She's planning on building townhomes and we believe that rezoning to R-3 will suit the property better since it's for medium density residential. The surrounding area is zoned R-1, but we feel that rezoning to R-3 won't impact the adjacent property owners. As it's all residential and my client isn't running a commercial business. There's water that runs north and the size is 18 inches.

Sincerely,

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

REZONING STAFF REPORT



Roberts

NW Trinity Way

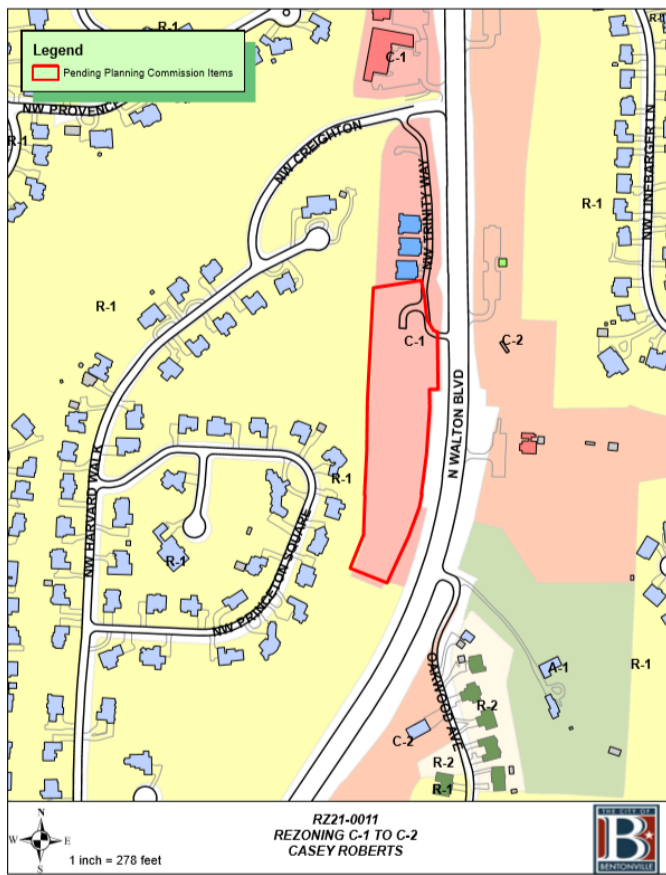
PC Date: 3/16/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0011
Applicant / Current Owner	John W Sooter Trust
Site Area	+/- 5.45 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

The requested rezoning is located south of NW Trinity Way and west of N Walton Boulevard. It is currently zoned C-1, Neighborhood Commercial. Adjacent zoning districts are C-1 and R-1 to the north, C-2 and A-1 to the east, R-1 to the south, and R-1 and C-1 to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan depicts this property as Low Density Residential. Low Density Residential areas typically include detached single-family residences and local neighborhood oriented amenities such as schools, religious facilities or parks.

The Bentonville Community Plan identifies this property as being in the 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.

This property is located adjacent to N Walton Boulevard, which is designated as an Arterial road.

Public Comment

Staff has received public comment regarding this request.

Analysis

Per the applicant's narrative, the intent of the rezoning request is to allow for lodging and potentially general commercial as allowable uses. While this request is not in line with the Future Land Use Plan, the Low Density Residential land use classification is not consistent with the site's adjacency to Walton Boulevard, nor other uses located along N Walton Boulevard. Additionally, this rezoning request supports the intent of the Priority Area 2 by expanding development in areas with existing infrastructure.

Conclusion

Existing development patterns, adjacency to an Arterial road, and consistency with the Bentonville Community Plan Priority Area 2 provide support for 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

February 8, 2021

City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: NW TRINITY WAY TAX PARCEL #01-09434-000, 01-01586-002, & 01-01586-001
REZONE
ECE PROJECT NO. 20-1066**

Dear Sirs:

The property located at NW Trinity Way just south of Trinity Subdivision and east of Heathrow Subdivision along Walton Boulevard and is now owned by Casey Roberts and Hannah Roberts. It is currently zoned as C-1, Neighborhood Commercial. The proposed zone is C-2, General Commercial.

Reason for rezone:

1. To allow a bed and breakfast and possibility of general commercial.

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: Casey Roberts

NOTICE OF INTENT TO REZONE

Casey Roberts

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

C-1, Neighborhood Commercial



to

C-2, General Commercial



The legal description of the property is as follows:

See attached.

The common description of the property is: 4.59 acres south of Trinity Townhomes along Walton Blvd.

Proposed land use: Commercial

The public hearing will be held March 16 2001 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:

see attached.

Amber Beck
Signature and Physical Address
1008 NW Princeton Sq
Bentonville, AR
72712

Jan R. B.
Signature and Physical Address
1008 NW Princeton Sq
Bentonville, AR
72712

Dear Bentonville Planning Commission,

We **STRONGLY** object to the rezoning of the "4.59 acres south of Trinity Townhomes along Walton Blvd." from C-1 Neighborhood Commercial to C-2 General Commercial.

Currently, as a C-1, businesses "should harmonize in terms of 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 inconspicuous as should loading and trash collection areas". We felt very comfortable as home buyers backing up to this parcel that any business development on this property would have a look and feel consistent with the entrance to our neighborhood. With the limitations on signage, lighting and types of business, a C-1 zone designation is appropriate for this property as it sits directly in front of Heathrow neighborhood and is adjacent to other C-1 zoned properties.

A C-2 designation "represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers." This means that unlike the limited scope of the current C-1 designation which requires the recognition that the development will sit in front of and in view of our neighbors; thus limiting signage, lighting and visible eyesores, a C-2 designation will allow the type of gas station, large restaurant drive-through, or automobile repair shop often seen at corners of highway intersections currently restricted under the C-1 designation. This parcel of land is not sitting at a traffic intersection. Rather, it is bordered by neighborhoods, across from parks and sits adjacent to the beautiful trail. To develop this property without consideration for its place directly in front of our neighborhood is wrong.

We are very concerned about the character of our section of Walton Boulevard changing with this change from C-1 to C-2. The developers have many options for this space under the current zoning and the only reason to change it would be to put in something currently prohibited or restricted in scale under the current zone. Please do not authorize the rezoning of this property.

Thank you for your consideration,

James and Jennifer Beck

Heathrow residents

1008 NW Princeton Sq
Bentonville AR 72712

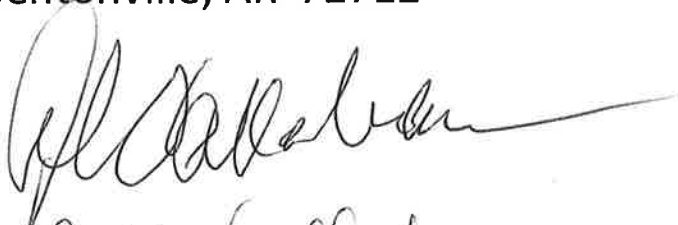
March 5, 2021

City of Bentonville Planning Department,

We strongly object to the rezoning of Heathrow Subdivision section of Walton Boulevard from Zone C-1 to proposed C-2 designation.

Sincerely,

Al and Cindy Callahan
1101 NW Princeton Sq.
Bentonville, AR 72712




Cindy Callahan

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 do not feel that Hoteling and Retail
Businesses should be located close to the
walking trails and dog park. The increased traffic
will cause congestion and danger to
Signature and Physical Address children and Signature and Physical Address 910 NW Princeton
pets. Square

NOTICE OF INTENT TO REZONE

Casey Roberts

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

C-1, Neighborhood Commercial

to

C-2, General Commercial

The legal description of the property is as follows:

See attached.

The common description of the property is: 4.59 acres south of Trinity Townhomes along Walton Blvd.

Proposed land use: Commercial

The public hearing will be held March 16 2001 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:

this would mean in future to have heavy commercial traffic right behind our property which will be issues for safety for neighborhood.

Casey Roberts

Signature and Physical Address

1000 NW Princeton Sq
Bentonville, AR-72712

Signature and Physical Address

1000 NW Princeton Sq
Bentonville AR 72712

From: [Winnie Evans](#)
To: [Planning](#)
Subject: NOTICE OF INTENT TO REZONE PROPERTY ON WALTON BOULEVARD
Date: Tuesday, March 2, 2021 3:32:09 PM

DEAR SIRs,

It is come to our attention as residents of the Stonehenge subdivision, that a tract of land, south of the Trinity townhomes on Walton Boulevard and encompassing 4.59 acres has requested a change from a C- 1, neighborhood commercial designation , to a C-2, general commercial designation. This property is between the entrances to Stonehenge and Heathrow subdivisions.

This area of land that has requested rezoning, backs up to the backyards of the beautiful homes in the Heathrow subdivision, which is now covered with a natural wood forest. This area also includes a large section of one of the few walking and biking trails that go through our part of town.

As a C-1 business development , it would be required to harmonize in height ,bulk materials, architecture ,and overall design with surrounding areas. Signage and lighting would be subdued and open spaces would be maximized. Parking areas would be inconspicuous as would trash collection areas.

If this were to be approved as a C-2 commercial designation, the builders would be allowed to construct any type of gas station, large restaurant, auto repair shops, mechanical repair shops with no limits on the size, height, lighting, or noise limitations , that would effect neighbors backyard views and privacy. Having an auto or mechanical shop would create loud machinery noises all day long, and into early evening. Basically, they would be able to build anything that they wanted, regardless of the proximity to the houses. This will certainly diminish property values of the homes that will back up to this property, as well as ruining the peace and quiet of our neighborhood.

This development, will also create a “danger zone” for the children from our neighborhood and other parts of town, who bike and hike on that trail daily. That trail connects with the trail that goes directly to Crystal Bridges from our area, and it is well traveled. If a high volume business builds on the property between the trail and the neighborhood, it will generate a great deal of car traffic that will be crossing all day long ,across the walkway that children and bikers use.

So much of our land, with trees ,is being plowed down now in the name of progress...we need to try to preserve the integrity and character of our neighborhoods.

PLEASE DO NOT APPROVE the change in the zoning for this area.

Thank you,
Winnie and Lynn Evans
4 Wiltshire Lane
Bentonville , Ar. 72712

Stonehenge Residents

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

March 11, 2021

Re: Proposed Zoning Change – C-1 to C-2

Dear Commission Members:

I strongly object to the proposed rezoning of the approximately 4.59-acre parcel delineated in the accompanying image (see below): extending south from the Trinity Townhomes complex, along the SW side of Walton Blvd., to across from and just past the intersection with Oakwood Ave., and abutting the east boundary of the Heathrow subdivision.

This area was originally zoned as C-1 (Neighborhood Commercial) for obvious reason: it's in an area that was envisioned as being restricted exclusively to residential-related activities and use. To remove the restrictions associated with C-1 by rezoning it as C-2 (General Commercial) would allow for almost any imaginable commercial enterprises: service stations, automotive repair facilities, fast food restaurants, convenience stores, tattoo parlors, etc. Not only would the proximity to the new I-49 interchange (currently under construction) likely significantly increase traffic along this already very busy section of Walton Blvd., it would also result in a permanent decrease in the property value of every residence in both Heathrow (50+ homes and lots) and the Trinity Townhomes. Credible real estate professionals estimate economic losses in the range of \$50k to over \$250k per residence.

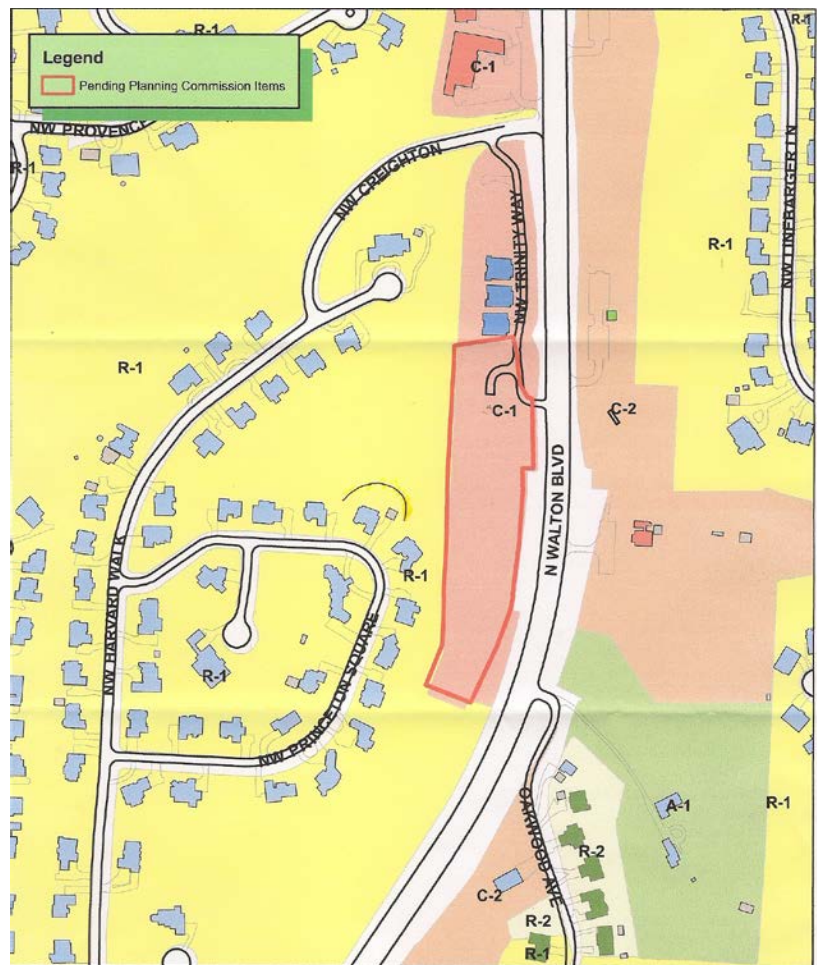
From a traffic safety standpoint, the ingress/egress situation for any business situated in that particular area poses even more concern. As an example, the commercial driveway that was installed just north of the NW Creighton Dr. intersection results in multiple near-miss incidents almost daily. I can attest to this from first-hand experience. It's more than reasonable to expect an increase in these incidents with the addition of more commercial driveways there. And the blind curve just a few hundred yards to the south will exacerbate the problem.

Additionally, from an engineering safety standpoint, I have concerns regarding how any future construction in this area will affect its overall rainwater runoff and soil stability. I physically walked the parcel in question, and it's obvious to me that due to the excessive slope of this area, any project in the subject parcel would need to account for the impacts to both the creek alongside Walton Blvd., and the nearby bike trail and associated underpass. Extensive modifications to each would probably be required in order to mediate the additional environmental "loading" created.

Any one of these reasons alone is enough to justify a veto of the proposed rezoning. Taken together, common sense dictates that the proposed rezoning is a "non-starter".

Respectfully,

Paul R. Siedsma
2102 NW Harvard Walk
Bentonville, AR 72712



REZONING STAFF REPORT



Lamplighter Restoration, LLC

404 SE 6th Street

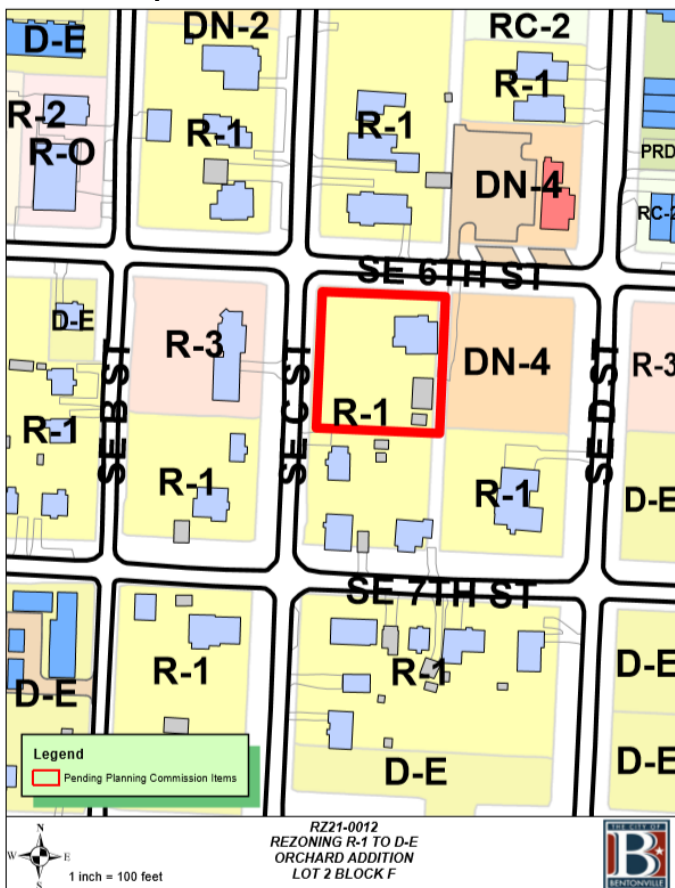
PC Date: 3/16/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0012
Applicant / Current Owner	Lamplighter Restoration, LLC
Site Area	+/-0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial

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

Location Map



Property Description

The requested rezoning is located on the southeast corner of the intersection of SE 6th and SE C Street. Adjacent zoning districts are R-1, Single-Family Residential to the north and south, DN-4, High Density Residential to the east and R-3, Medium Density to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-Floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-Floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

The Downtown Neighborhood Subarea Plan depicts this property within a Mixed-Use Residential Area (p. 138). Mixed-use residential areas allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. The property is also shown to be within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44). As investment in the area occurs, a creative and flexible blend of residential, commercial, and cultural uses can be expected (p. 143).

Public Comment

At the time of this report, staff has NOT received public comment on this request.

Analysis

The Downtown Edge zoning district 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 with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mix of uses allows retail, commercial, office and residential uses to coexist within and across buildings, streets, and blocks. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks that are wider than those in Downtown Core areas.

Conclusion

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

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

Rezone Narrative

Owner: LAMPLIGHTER RESTORATIONS, LLC
Address: 404 SE 6th St., 603 SE C St.
Bentonville, AR 72712

Current Zoning: R-1, Single Family Residential

Proposed Zoning: DE, Downtown Edge

Owner: LAMPLIGHTER RESTORATIONS, LLC

Reason for rezone: To build single family homes at a density that fits with the current Master Land Use Plan, which calls for Medium Density Residential.

How will property relate to surrounding properties: The current surrounding properties include Single Family Homes zoned R-3, Medium Density Residential to the West, currently vacant lots zoned DN-4, Downtown Mixed-Use Residential to the East, Single Family Homes zoned R-1, Single Family Residential to the South, and Single Family Homes zoned R-1, Single Family Residential and a Commercial Property (Restaurant “Table at the Station”) zoned DN-4, Downtown Mixed-Use Residential to the North. Surrounding zoning within a one-block radius includes a mixture of DE-Downtown Edge, R1-Single Family Residential, R-3, Medium Density Residential, DN-2, Downtown Medium-Density Residential, DN-4, Downtown Mixed-Use Residential, RC-2 – Central Residential, Moderate Density, and a PRD.

Proposed Use: Single Family Residential use

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations. None planned.

Appearance: The intention is to build new two-family housing that will blend with the surrounding residences in style and materials and fit well with the current downtown architecture.

Water and Sewer Availability: Water and Sewer mains are available to serve the property.

REZONING STAFF REPORT



Ortho MEK, LLP

SW Bright Road and SW Regional Airport Boulevard

PC Date: 3/16/2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	RZ21-0014
Applicant / Current Owner	Ortho MEK, LLP
Site Area	+/- 2.03 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

<https://arcris/08HvK8>

Location Map



Property Description

The property is located southeast of the intersection of SW Regional Airport Boulevard and SW Bright Road. Adjacent zoning districts are C-1, Neighborhood Commercial to the north and west, R-O, Residential Office to the east and R-1, Single-Family Residential to the south.

Relationship to the Bentonville Community Plan

The Bentonville Community Plan discusses development potential along SW Regional Airport Boulevard in the Regional Airport Subarea Plan (p. 167). The plan cites the corridor's significant opportunity for new development. The Model Block Development Program (p. 168) depicts a transition from intense commercial uses along the Arterial (SW Regional Airport Boulevard) and a transition to less intensive uses further from the corridor and intersections. Applying the model ensures compatibility, functionality, and consistent development character.

This property is located within Priority Area 2, Infill, of the Land Use and Strategic Growth Chapter of the Community Plan. The infill area represents an opportunity to capitalize on existing infrastructure and services, and support development that aligns with the goals of the Community Plan. According to the plan, most of Bentonville's projected population and workforce growth can be accommodated within the Infill area.

The Future Land Use Plan depicts this property as General Commercial. General Commercial Areas include uses that serve nearby residents and those coming from other parts of the city or region.

Public Comment

Staff has received public comment regarding this request.

Analysis

This property's location at the intersection of an Arterial (SW Regional Airport Boulevard) and a Collector (SW Bright Road) may support more intense development at this location. Elsewhere along the corridor, where there is an intersection of SW Regional Airport Boulevard and a collector or arterial roadway (such as Featherston, Morningstar, or Walton), general commercial development is clustered at the intersection, with less intense zonings and land uses located further from the intersection.

According to the applicant's narrative, a development plan will be submitted at a later date that is consistent with surrounding uses and compliant with the Zoning and Development Codes.

REZONING STAFF REPORT

Conclusion

The Future Land Use Plan, the Land Use and Strategic Growth Chapter, and the Regional Airport subarea plan all support the zoning request. In addition, the site's adjacency to a Collector Roadway and an Arterial Roadway, suggest support for General Commercial development.

Staff recommends approval of the rezoning request.



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

February 8, 2021

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: SW Bright Road at Regional Airport Blvd. Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Ortho MEK, LLLP, owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel #01-09797-000 from C-1, Neighborhood Commercial to C-2 General Commercial. The property is approximately 1.97 acres located at the southeast corner of the intersection of SW Bright Road & Regional Airport Blvd. in Bentonville, Arkansas.

Pending approval of this rezoning request, a proposed development plan will be submitted at a later date. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. All necessary utilities for the proposed development are available on or adjacent to the subject tract. Zoning of the subject tract as C-2 general commercial use will be compatible with the surrounding commercial uses and provide services commonly found along major arterial corridors. Screening and buffering for the single-family residential use south of the property will be established as part of the forthcoming Large Scale Development of the subject property.

Traffic generated by this development will likely utilize a shared cross access easement with the adjoining property to the east along Regional Airport Boulevard with possible access onto SW Bright Road. Details for signage, architectural appearance and site lighting will be provided with the Large Scale Development plan for this project. Surrounding streets currently meet the city master street plan designations and no further street improvements are expected to be required with development of the subject property.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink that reads 'Nate Bachelor'.

Nate Bachelor, PE
Project Manager – Local Development

NOTICE OF INTENT TO REZONE

Ortho MEK, LLLP

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

C-1, Neighborhood Commercial

to

C-2, General Commercial

The legal description of the property is as follows:

Lot 129, Brightwood Subdivision, Phase 3 A, Bentonville, Benton County, Arkansas. LESS AND EXCEPT that part deeded to the Arkansas State Highway Department described as follows: Part of Lot 129, Brightwood Subdivision Phase IIIA, located in the Northeast Quarter of the Southwest Quarter of Section 12, Township 19 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Commencing at a 1/2" Rebar found at the Centerwest Sixteenth Corner of said Section 12; thence along the West line of said Northeast Quarter of the Southwest Quarter, South 2°18'09" West a distance of 39.65 feet to the Southern Right of Way of Highway 12 established by Highway 12 Right of Way Agreement dated November 15, 1949; thence along said Southern Right of Way the following bearings and distances: South 87°18'19" East a distance of 19.39 feet, South 87°05'28" East a distance of 22.37 feet to the Southern Right of Way of Highway 12 as established by Brightwood Subdivision Phase IIIA, plat Book 4, page 345, as filed in Benton County and the POINT OF BEGINNING; thence along said Southern Right of Way, South 87°05'28" East a distance of 40.57 feet to the Southern Right of Way of Highway 12 as established by AHTD Job 090251; thence along said Southern Right of Way, South 59°54'38" West a distance of 48.33 feet to the Eastern Right of Way of Bright Road as established by Brightwood Subdivision Phase IIIA plat Book 4, page 345 as filed in Benton County; thence along said Eastern Right of Way, North 2°50'11" East; a distance of 26.32 feet to the POINT OF BEGINNING and containing 0.01 acres (534 sq. ft.) more or less.

The common description of the property is: SW Quadrant of Bright Rd

Proposed land use: Commercial

The public hearing will be held March 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:

The area being considered for rezoning includes our house. The rezoning would disrupt the current atmosphere of our neighborhood.

Calli Saucy

Signature and Physical Address

1910 SW Pine Ave
Bentonville, AR 72713

[Signature]

Signature and Physical Address

1910 SW Pine Ave
Bentonville Ar 72713

NOTICE OF INTENT TO REZONE

Ortho MEK, LLLP

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

C-1, Neighborhood Commercial

to

C-2, General Commercial

The legal description of the property is as follows:

Lot 129, Brightwood Subdivision, Phase 3 A, Bentonville, Benton County, Arkansas. LESS AND EXCEPT that part deeded to the Arkansas State Highway Department described as follows: Part of Lot 129, Brightwood Subdivision Phase IIIA, located in the Northeast Quarter of the Southwest Quarter of Section 12, Township 19 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Commencing at a 1/2" Rebar found at the Centerwest Sixteenth Corner of said Section 12; thence along the West line of said Northeast Quarter of the Southwest Quarter, South 2°18'09" West a distance of 39.65 feet to the Southern Right of Way of Highway 12 established by Highway 12 Right of Way Agreement dated November 15, 1949; thence along said Southern Right of Way the following bearings and distances: South 87°18'19" East a distance of 19.39 feet, South 87°05'28" East a distance of 22.37 feet to the Southern Right of Way of Highway 12 as established by Brightwood Subdivision Phase IIIA, plat Book 4, page 345, as filed in Benton County and the POINT OF BEGINNING; thence along said Southern Right of Way, South 87°05'28" East a distance of 40.57 feet to the Southern Right of Way of Highway 12 as established by AHTD Job 090251; thence along said Southern Right of Way, South 59°54'38" West a distance of 48.33 feet to the Eastern Right of Way of Bright Road as established by Brightwood Subdivision Phase IIIA plat Book 4, page 345 as filed in Benton County; thence along said Eastern Right of Way, North 2°50'11" East; a distance of 26.32 feet to the POINT OF BEGINNING and containing 0.01 acres (534 sq. ft.) more or less.

The common description of the property is: SW Quadrant of Bright Rd

Proposed land use: Commercial

The public hearing will be held March 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:

Please see attached letter.

Signature and Physical Address

1913 SW PINE AVE
BENTONVILLE AR 72713

Signature and Physical Address

City of Bentonville Planning Department
305 SW A St
Bentonville AR 72712

Re: RZ21-0014 - ORTHO MEK RZ C-1 TO C-2

I object to the proposed rezoning of the parcel located southeast of the intersection of SW Regional Airport Boulevard and SW Bright Road.

It is my understanding that the proposed use is compatible with C-1 zoning except for the size of the building. If the building square footage requirement is the objection, then why not just issue a variance for the building size? Please keep this lot that is immediately adjacent to single-family residential homes zoned as C-1 Neighborhood Commercial. This will help preserve the atmosphere of the surrounding neighborhoods.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ryan E. Hannan', with a long horizontal flourish extending to the right.

Ryan E. Hannan
1913 SW Pine Ave
Bentonville AR 72713

REZONING STAFF REPORT



MO Hogs, LLC

SE B Street and SE 7th Street

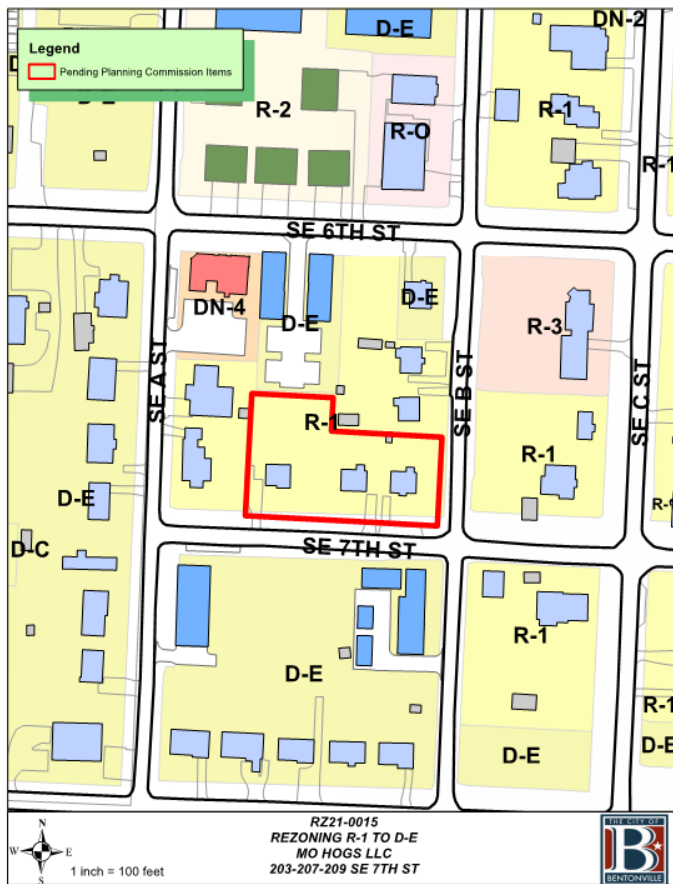
PC Date: 3/16/2021

Reviewer: Tyler Overstreet, Planning Services
Manager, AICP

Project Number	RZ21-0015
Applicant / Current Owner	MO Hogs, LLC
Site Area	+/- .69 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial

<https://arcris.org/08HvK8>

Location Map



Property Description

The property is located northwest of the intersection of SE B Street and SE 7th Street. Adjacent zoning districts are R-1, Single-Family Residential to the north, west, and east, and DE, Downtown Edge to the north and south.

Relationship to the Bentonville Community Plan

The Downtown Neighborhood Subarea Plan depicts this property within the Southeast Downtown Plan Area. This area, infused with cultural and institutional investment, is depicted as a Downtown Mixed-Use Residential Area. The plan states that as development occurs in these areas, a creative and flexible blend of residential, commercial, and cultural uses can be expected.

The Future Land Use Plan depicts this property as Downtown Commercial. Downtown Commercial areas include traditional mixed-use developments with a focus on design, character, and pedestrian access. Ground floor uses should capitalize on this pedestrian access such as restaurants, storefronts, etc.

Public Comment

Staff has not received public comment regarding this request.

Analysis

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

Within proximity of this rezoning are a number of other DE rezoning requests and DE-zoned developments. Examples include townhome and single-family home projects to the south along SE 7th Street between SE A and SE B Streets, a rezoning at SE 6th and SE B Street (RZ20-0054, approved 12-01-2020), and a rezoning at SE E and SE 7th Street (RZ19-0030, approved 10-22-2019). These rezoning and development approvals suggest a transition to Downtown Commercial in this area.

Conclusion

The Future Land Use Plan, Downtown Area Subarea Plan, and recent development and growth trends in proximity all support the rezoning request.

Staff recommends approval of the rezoning request.



February 8, 2021

City of Bentonville
Office of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of parcels at the addresses of 203, 207 and 209 SE 7th Street, Bentonville, AR
Crafton Tull #21101900

Planning Staff,

The current zoning of these three parcels (01-03670-000, 01-03671-000, and 01-03676-000) is R-1 - Single Family Residential. Our proposal is to rezone these three tracts to DE – Downtown Edge. The current owners Bella Vista Contractors Housing Division, LLC and Mo Hogs, LLC will be selling these lots to our clients Gator District, LLC for redevelopment. The intended new use will be for a phased townhome / brownstone style residential development consisting of 10 – 12 units. It is also possible that some of these units may have office/commercial space in them with living arrangements above. The rezoning is necessary for this style of development to meet the zoning code as currently adopted in the City of Bentonville. The rezoning is also consistent with the DT Downtown Commercial designation of the Land Use Plan. The new buildings will be oriented toward SE 7th Street to the south with attached garages and a common drive north of the buildings. This development will be consistent with other developments and rezoning that have occurred along SE 7th Street. The traffic along the frontage of 7th is not excessive currently since 7th does not continue to the west past this block, or to the east past SE E Street. SE B Street makes a tee with SE 8th to the south and SE 2nd to the north. Therefore SE B street is not a major collector or arterial street either. We will be investigating the potential for on street parallel parking along SE 7th to accommodate visitors to the project. The project will be conforming to the latest version of the building code with regard to façade, building height, and finishes. However, the determination of the exact finishes has not been determined at this time. In addition, we will be conforming to the signage codes and take any signage through the appropriate signage permitting process. As for existing utility infrastructure we have access to a 6" sanitary sewer line along SE 7th Street and an 8" sanitary sewer line along SE B Street. Also, there are currently 6" public waterlines along both SE 7th and SE B streets.

Should you have any additional questions or comments, please let us know. We appreciate your time and consideration of this rezoning request.

Sincerely,

Barry R. Williams, ASLA
Project Manager

REZONING STAFF REPORT



Wisdom

402 SE D Street

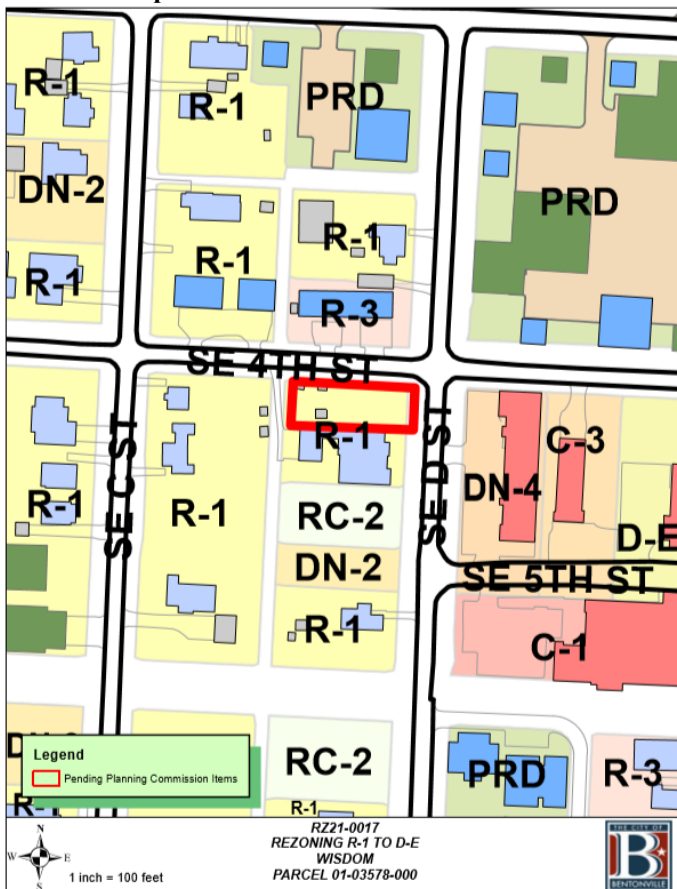
PC Date: 3/16/2021

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ21-0017
Applicant / Current Owner	Michael & Heather Wisdom 90 West Champions Blvd. Rogers, AR 72758
Site Area	+/-0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High Density Residential

<https://arcris/08HvK8>

Location Map



Property Description

The requested rezoning is located on the Southwest corner of the intersection of SE 4th and SE D Streets, (402 SE D Street). Adjacent zoning districts are R-3, Medium Density Residential to the north, RC-2, Central Residential-Moderate Density to the south, DN-4, Downtown Mixed-Use Residential to the east, and R-1, Single-Family Residential to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

The Downtown Neighborhood Subarea Plan depicts this property within a High-Density Residential Area (p. 142). High-Density Residential areas allow for an increased neighborhood density primarily through the development of small-lot single-family housing and townhomes. These mixed residential areas tend to be adjacent to downtown commercial uses and serve as a transition between single-family residential to areas of higher density, a wider range of housing types, and areas of commercial/mixed-use development and activity.

The property is also shown to be within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44). As investment and redevelopment occurs in this area, it is anticipated that density will increase as larger single-family properties are subdivided into smaller lots. (p. 142).

Public Comment

At the time of this report, staff has NOT received public comment on this request.

Analysis

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

Conclusion

The proposed rezoning aligns with the Future Land Use Plan designation of High Density Residential and recent rezoning and development approvals in the area.

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

To: Planning Commission
From: Michael Wisdom
Re: 402 SE D street (LOT 01-03578-000)
Date: 2/2/2021

I am proposing a rezoning to the property at 402 SE D street in Bentonville. As the current owner of the property, I propose a rezone from the current zoning of R1 to a new zoning of DE allowing me to build a larger single family home with the added flexibility of DE zoning to allow the property to easily transition to other suitable uses at a potential later date.

Reasons for proposal- The conditions on SE D Street are significantly suitable for an DE zoning due to increased activity as a result of the Market District improvements, and land use designations of surrounding parcels directly North (Medium Density Residential), East (DN4-Mixed), Northeast (Mixed Use), and Southeast (C3). The lot sits adjacent to almost every option of Downtown Commercial and multi family density zoning classification on the East and North side. According to the Bentonville zoning information DE "creates an area of transition between...retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. The physical form of structures begins to shift from commercial to residential character with flexibility in use." My property fits that description perfectly, positioned as a literal transition between retail and residential.

Impact of change to property and surrounding area- This change will allow the single family residence to be immediately built as a larger single family residence utilizing more of the lot and allowing a more appropriately sized home. It will act as a buffer between the mixed use high density activity directly across D street to the east and the residential area directly west.

There are several newly zoned DE lots in the immediate area further indicating the appropriateness of the requested zoning.

Permitting this zoning will allow us to immediately begin beautifying this corner of the Market district.

Water and sewer are currently available.

CONDITIONAL USE STAFF REPORT



Coler Grove

2500 NW Grove Lane

PC Date: 3/16/2021

Reviewer: Elizabeth Johnson, Senior Planner,
AICP

Project Number	CU21-0005
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers Association, Inc.
Site Area	+/- 2.5 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estates (RE)
Requested Use	Temporary Gravel Parking
Protective Covenants	None

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

Location Map



Property Description

This property is currently zoned A-1, Agricultural. Temporary Uses require a Conditional Use Permit regardless of zoning district.

Proposed Use Description

This request is for a Conditional Use Permit to allow a temporary gravel parking facility for a period of 18 months. The applicant explains in their narrative that this parking facility is for the Coler Mountain Bike Preserve and it will hold approximately 45 cars. This temporary parking will allow the applicant time to explore more permanent solutions.

Projected Traffic Impact

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

Public Notice

Staff has not received any public comment for this request.

Conditions of Approval

1. The Conditional Use Permit for the temporary gravel parking shall be valid for 18 months.
2. The applicant must apply for a Large Scale Development for the gravel parking, and for a conversion to solid surface parking within 18 months.
3. 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.
4. Ensure proper dust abatement.
5. Gravel shall be contained with a defined edge.



February 4, 2021

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72721

Re: Conditional Use Permit for temporary parking

Dear Commissioners,

As you may know, Coler Mountain Bike Preserve is a 300+ acre park located between NW Third Street and Peach Orchard Rd. The park is now fully operational and has received overwhelmingly positive response and heavy use from the public. As such, parking has become somewhat inpromptu on surrounding streets. To help provide a temporary solution while more permanent solutions can be explored, we are proposing to construct a temporary gravel parking area at 2500 NW Grove Lane, part of the Coler property.

The parking area would be developed as a temporary expansion of an existing paved parking area that serves Coler Grove which includes a restroom and pavilion. It is accessed off of NW Third street and will hold approximately 45 cars. We are requesting to keep this temporary parking in place for 18 months with the possibility to extend if necessary.

If approved, we intend to construct the gravel parking area immediately in preparation for spring and good weather. Photos of the site are included in this letter.

We appreciate your consideration of this request and look forward to any questions you may have.

Thank you,

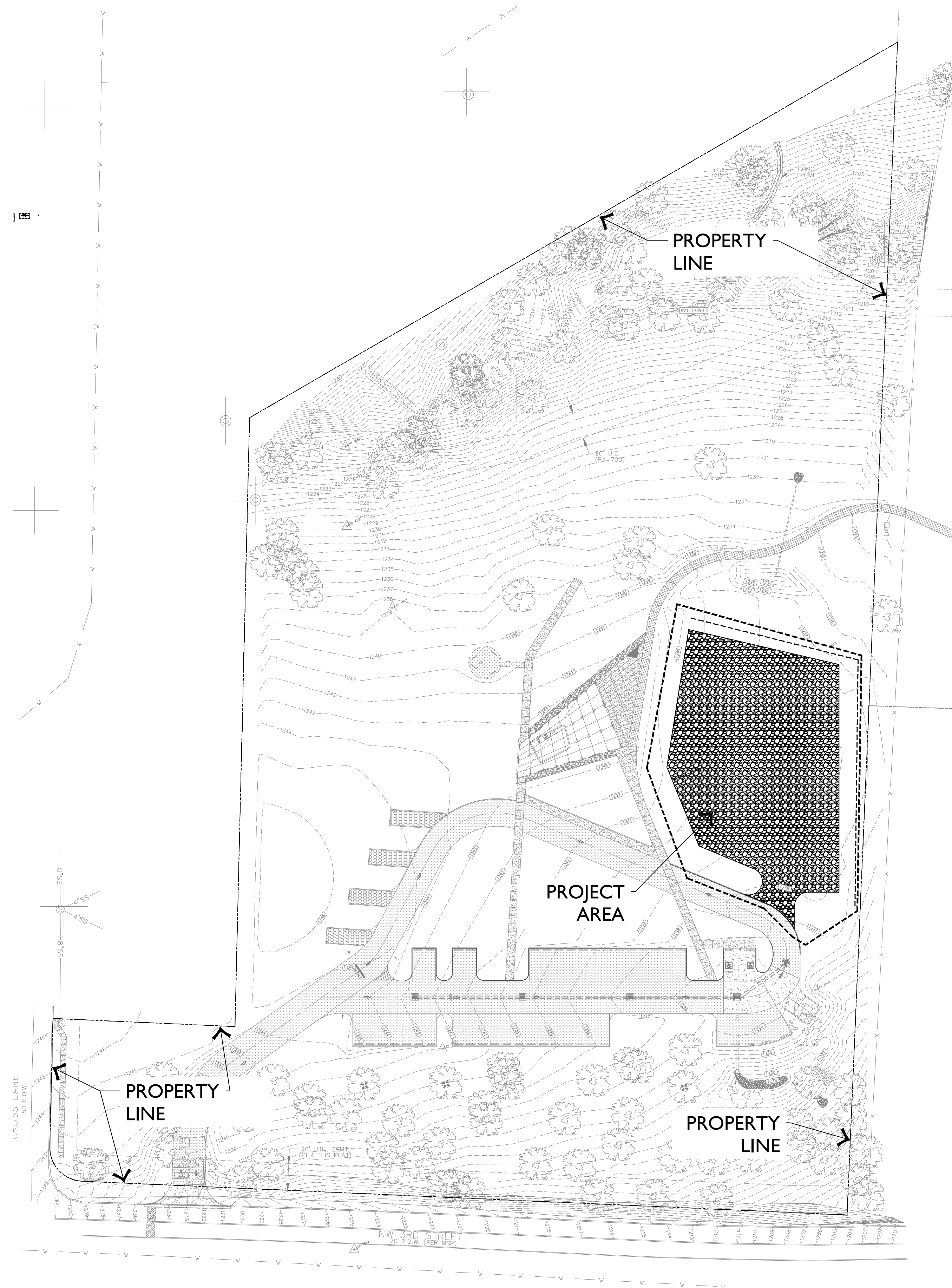
Debra Layton, Executive Director

Site Location:



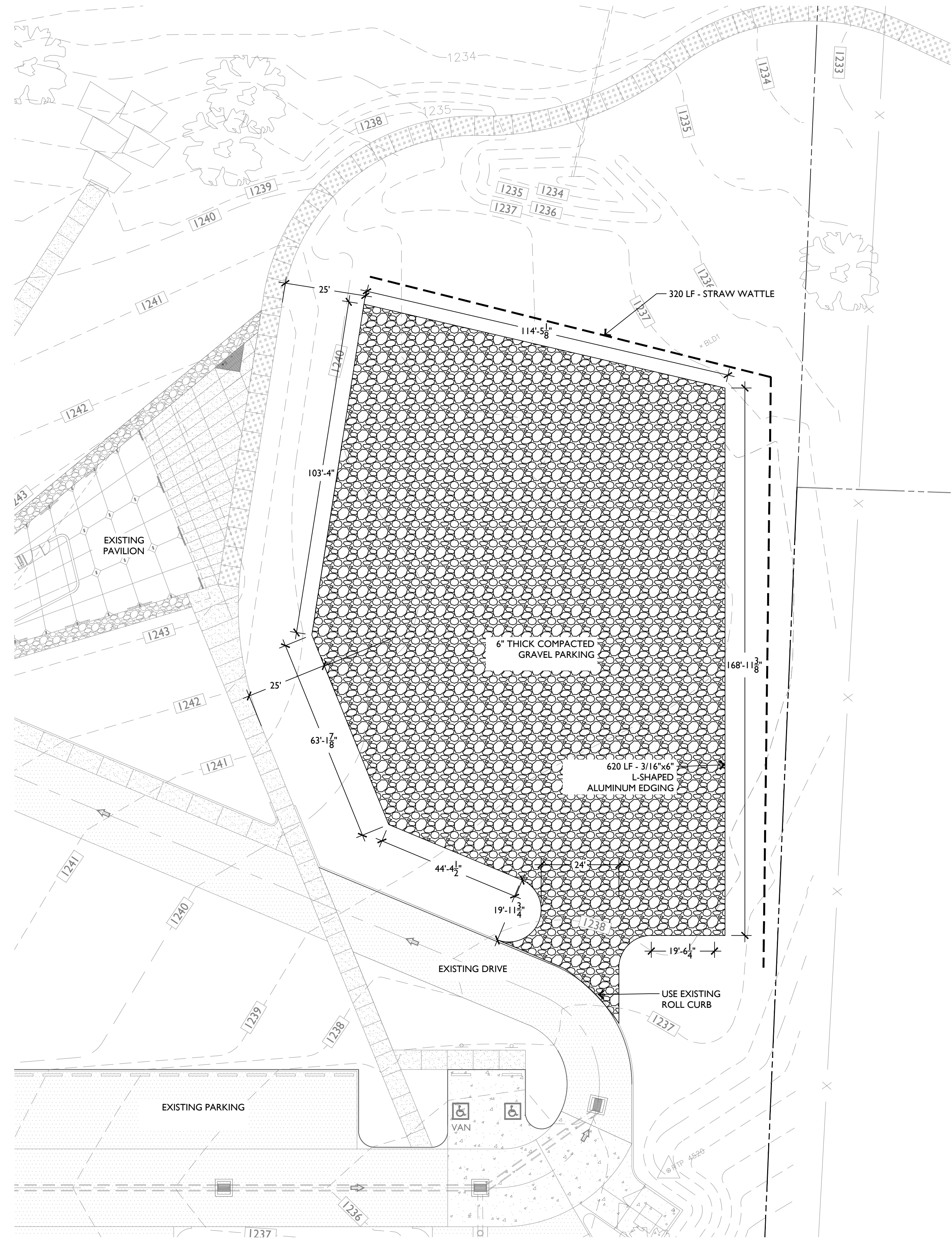
Site Photo:





1 OVERALL SITE PLAN

SCALE: 1"=50'-0"



2 SITE & LAYOUT ENLARGEMENT PLAN

SCALE: 1"=20'-0"

COLER GROVE - TEMPORARY GRAVEL PARKING
2500 NW GROVE LANE
BENTONVILLE, ARKANSAS

contents:	SITE & LAYOUT PLAN
	NOT FOR CONSTRUCTION
design:	Pre-App Meeting
date:	2021.02.05
project:	

GENERAL EROSION NOTES

1. THE CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OFFSITE BORROW, SPOIL, OR STORAGE AREAS TO BE UTILIZED BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE ARE TO BE PROPERLY LICENSED AND PERMITTED.
3. THE NPDES PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE, SEE NPDES PERMIT, SECTION ____ FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ONSITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPICTED ON THE ONSITE EROSION CONTROL PLAN.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
6. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIAL AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. ADEQUATE HOUSE KEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.
8. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
9. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.
10. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THE SE AREAS.
13. IF THE ACTIONS OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
14. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
15. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
16. IF SOIL STOCKPILING IS EMPLOYED ON SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
18. SEDIMENT BASINS AND TRAPS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL AND/OR STATE ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
19. ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEANED OF ANY ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
21. DUE TO GRADE CHANGES IN THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
22. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
23. IN A N EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING OR ADDING BMPS NECESSARY TO STOP POLLUTION OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATER BODY.
24. IF AN EXCAVATION NEEDS TO BE DEWATERED DUE TO A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEWATER THE EXCAVATION VIA A PUMPED FILTER BAG. THE PUMPED FILTER BAG MUST DISCHARGE ONTO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERIMETER BMP. ITS IS STRICTLY PROHIBITED TO DISCHARGE THE PUMPED FILTER BAG INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED VIA AN EROSION CONTROL BMP FIRST.

SEQUENCE OF CONSTRUCTION

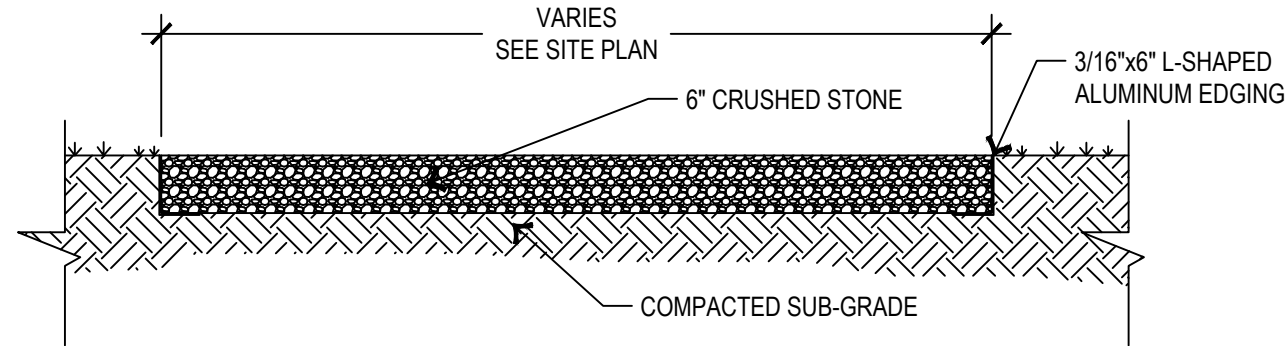
NOTE: DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION STEPS CAN BE IMPLEMENTED CONCURRENTLY ONLY IF ASSOCIATED DOWNSLOPE PROTECTION MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT THE STRAW WATTLES ON THE SITE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CLEAR AND GRUB THE SITE.
5. BEGIN GRADING THE SITE.
6. AS GRADING PROGRESSES, INSTALL WATTLES AT AL NEWLY CONSTRUCTED ENTRANCES.
7. TEMPORARILY SEED DENUDEd AREAS.
8. PREPARE SITE FOR PAVING.
9. PAVE SITE.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)

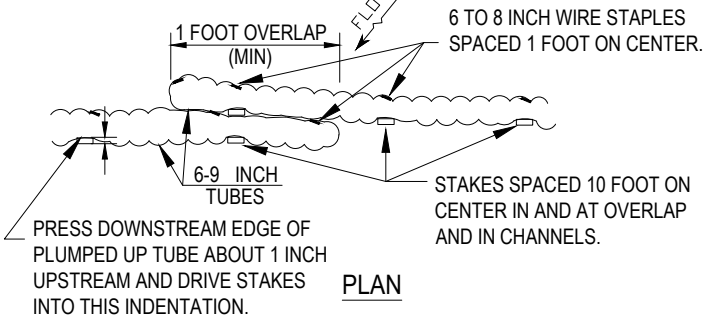
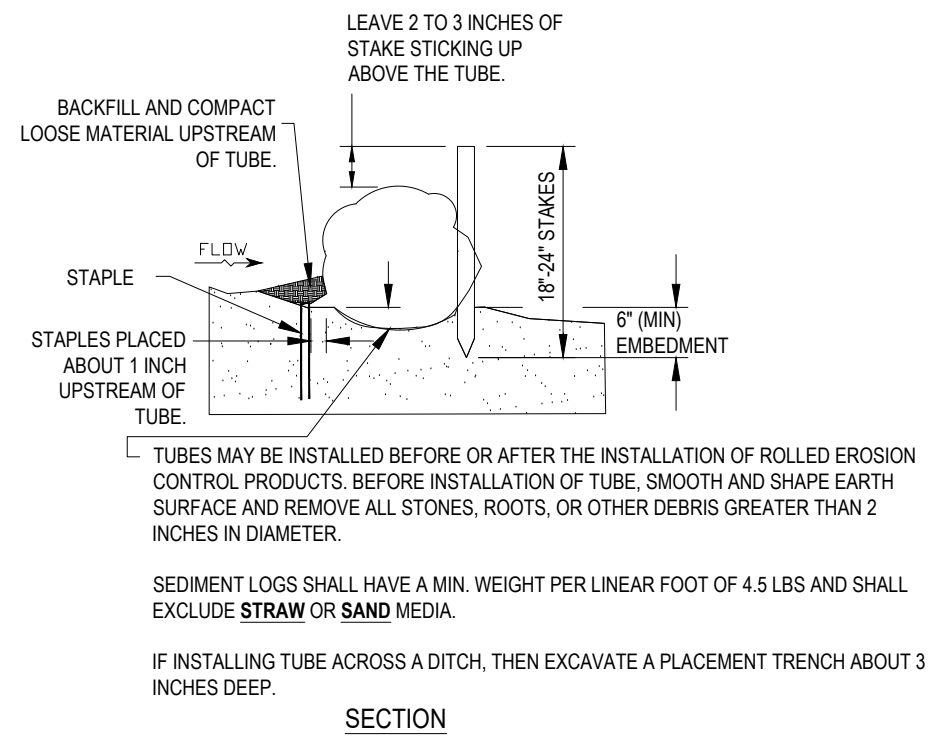
GENERAL EROSION NOTES CONT'D

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT GREATER THAN 0.25 INCHES, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEDED AS NEEDED.
3. SILT FENCES AND WATTLES SHAL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGE. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WATTLES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS OR ROCK CHECK DAMS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
7. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT..
8. THE TEMPORARY SEDIMENT TRAP AND SEDIMENT BASIN STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
9. DIVERSION DIKES AND/OR DITCHES SHALL BE CHECKED REGULARLY FOR EROSION AND SCOUR. ANY ERODED AREAS MUST BE IMMEDIATELY REPAIRED.
10. CONCRETE WASHOUT AREAS SHALL BE CHECKED REGULARLY FOR LEAKS AND CAPACITY. ALL LEAKS SHALL BE REPAIRED IMMEDIATELY. WHEN THE WASHOUT VOLUME HAS BEEN REDUCED B 85% THE BMP MUST BE REMOVED AND REPLACED.



1 GRAVEL PARKING DETAIL NTS



GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1H:1V	15 FEET
2H:1V	25 FEET
3H:1V	35 FEET
4H:1V	50 FEET

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

1. SILT SOCK
2. BIG RED
3. EROSION EEL

SEDIMENT LOG MAINTENANCE AND INSTALLATION NOTES:

1. SEDIMENT LOGS SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG.
2. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SEDIMENT LOG HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
3. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF A SEDIMENT LOG, THE CONTRACTOR SHOULD IMPELMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS TO PREVENT EXCESSIVE BUILDUP ON SEDIMENT LOG.
4. SEDIMENT LOG SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED (RUN OVER OR FLATTENED).

2 STRAW WATTLE DETAILS NTS

COLER GROVE - TEMPORARY GRAVEL PARKING
2500 NW GROVE LANE
BENTONVILLE, ARKANSAS

contents	EROSION CONTROL NOTES
	NOT FOR CONSTRUCTION
design	Pre-App Meeting
date	2021.02.05
project	

WAIVER REQUEST STAFF REPORT



Line Addition

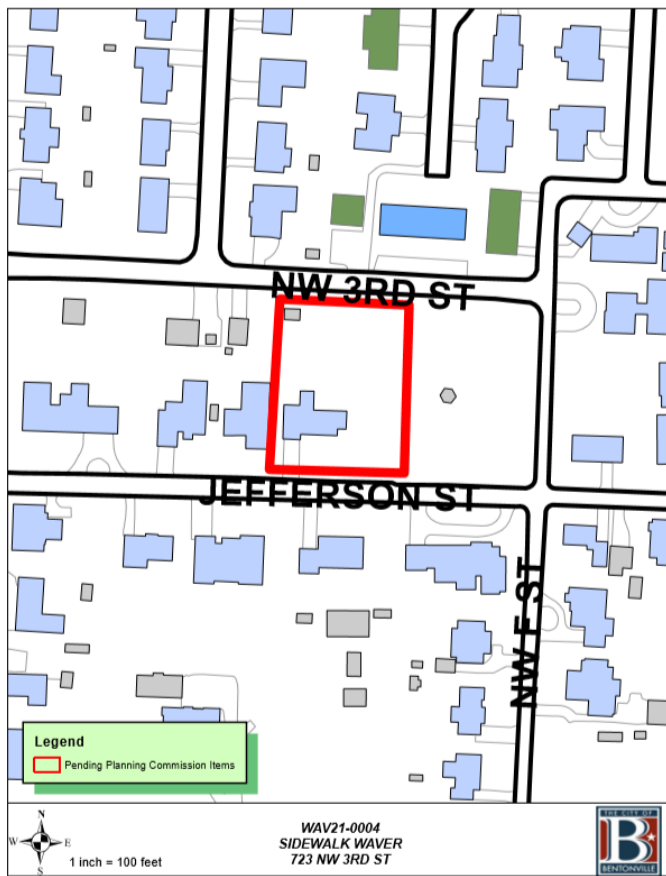
708 Jefferson Street & 723 NW 3rd Street

PC Date: 3/16/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	WAV21-0004
Applicant / Current Owner	Keith and Mary L Line
Site Area	+/- 0.79
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.15 of the Land Development Code

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



Property Description

This property is a double frontage lot located at 708 Jefferson Street and 723 NW 3rd Street and is zoned R-1, Single Family Residential. Adjacent zoning districts include R-1 to the east, west, and south and a mix of R-1, R-2, and R-3 to the north. The Future Land Use Plan designates this area as Low Density Residential.

Waiver Request

The applicant requests a waiver to Sec. 1100.15, *Sidewalk Requirements*, Subsection B, *Applicability*, of the Land Development Code. The Code states that properties that meet the applicability standards shall a construct a sidewalk in accordance with the Master Street Plan. The applicant requests they not be required to construct a sidewalk on their north property line (NW 3rd Street) nor their south property line (Jefferson Street).

Analysis

708 Jefferson Street and 723 NW 3rd Street is under review for a residential addition permit (RAD20-0066). Per the applicability standards of Section 1100.15, sidewalk is required for any additions to a building or site that total fifty percent or more of the gross square footage of all existing buildings.

Per the Master Street Plan, NW 3rd Street and Jefferson Street are classified as Downtown Local streets which calls for an eight-foot sidewalk.

The applicant justifies the request by stating that the property is in an established neighborhood without sidewalks and that sidewalk construction would dead-end at a drainage channel and at an establish park's gardens and fencing.

Staff notes that there is an existing sidewalk built nearby on the corner of NW H Street and NW 3rd Street. Additionally, this property is within walking distance of RE Baker Elementary, which supports the need for adding sidewalks in this area.

Staff Recommendation

Staff has reviewed this waiver request and based on the analysis presented above, does not recommend approval of the waiver request. The applicant should construct an eight-foot sidewalk on both Jefferson Street and NW 3rd Street in accordance with the requirements of the Land Development Code.



Burris Architecture

820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: Feb 23-21

To: City of Bentonville Planning Commission

PROJECT NAME: 723 NW 3rd Street WAV21-0004

Re: Sidewalk Waiver Request

Acting as the owner's agent, Burris Architecture respectfully requests a waiver from the sidewalk requirement on NW 3rd and NW Jefferson.

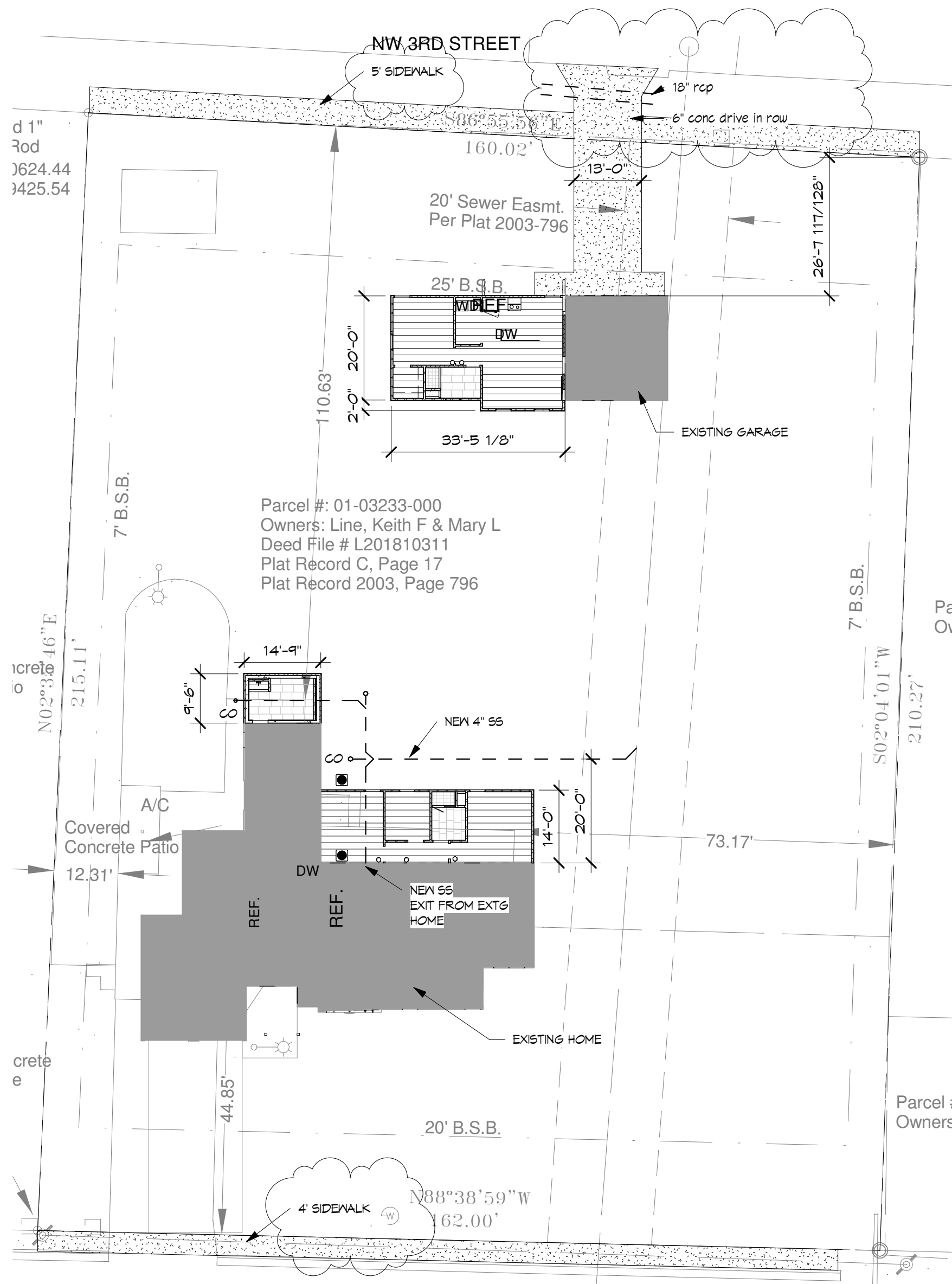
The property is located in an established neighborhood without sidewalks.

Sidewalk construction would dead end into a drainage channel causing potential life safety complications. East of the property is an established park with gardens and fencing causing a dead end.

Dave P Burris, AIA, NCARB
479-319-6045
dave@burrisarch.com

LINE ADDITION

708 JEFFERSON ST
BENTONVILLE, AR



1 SITE PLAN
1" = 20'-0"

GENERAL SITE NOTES

- TAKE TEMPORARY CONTROL MEASURES TO PREVENT EROSION. SHEET FLOW: USE STRAW OR HAY BALES, SILT FENCING OR VEGETATIVE FILTERS AS NECESSARY TO MINIMIZE SILT MOVEMENT OFF PROPERTY.
- CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DIVERT WATER AWAY FROM BUILDING STRUCTURE.
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD OVER PROCTOR DENSITY (ASTM D-698) AND MIN 3000 P.S.F. BEARING CAPACITY.
- MEET EXISTING GRADE AT ALL CONTRACT LIMITS OR PROPERTY LINES.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING TO 6" BELOW FINISH GRADE. 6" TOP SOIL TO BE REUSED OR PROVIDED FOR FINAL GRADING.
- PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN CONCRETE WHERE SHOWN. (SEE PLANS AND DETAILS) WHERE NOT SHOWN PROVIDE AS FOLLOWS:
EXPANSION JOINTS AT 20' O.C. MAX
CONTROL JOINTS AT 8' O.C. MAX AT SIDEWALKS
- ALL UTILITY LOCATIONS ARE APPROXIMATE, FIELD VERIFY EXACT LOCATIONS.
- ALL DISTURBED AREAS TO BE SEEDDED.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO WORK, NOTIFY ARCHITECT IF CONDITIONS VARY FROM WHAT IS SHOWN.
- SITE PLAN IS DIAGNOSTIC IN NATURE. BOUNDARIES, UTILITIES, AND OTHER SITE FEATURES SHOULD BE REFERENCED FROM A LICENSED SURVEYOR. GC SHALL CONFIRM ALL SETBACKS AND CLEARLY MARK ON SITE PRIOR TO BEGINNING CONSTRUCTION.
- GC TO COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE GOVERNING BODY.
- SITE PLAN MUST BE APPROVED BY THE BUILDING OFFICIAL AND THE PLANNING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.
- GENERAL CONTRACTOR IS TO SUBMIT DRAWINGS TO THE BUILDING INSPECTOR AND OBTAIN A BUILDING PERMIT PRIOR TO BEGINNING WORK.
- GENERAL CONTRACTOR SHALL LOCATE ALL PROPERTY PINS AND CLEARLY MARK ALL BOUNDARIES PRIOR TO WORK.
- ALL DIMENSIONS ARE SHOWN FOR BIDDING PURPOSES ONLY, ACTUAL DIMENSIONS WILL VARY WITH SITE CONDITIONS.

GENERAL NOTES:

- CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC. WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGNOSTIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
- ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
- NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
- ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE ALL MECH, ELEC, AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH, ELEC OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES AND WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.
A. CIVIL ENGINEERING B. MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

2012 International Residential Code (IRC)
(Vol. 2 with Arkansas State amendments)

THIS PROJECT IS AN ADDITION AND REMODEL TO AN EXISTING HOME.

THE BUILDINGS ARE NOT SPRINKLERED.

BUILDING DATA:
PROPOSED USE: SINGLE FAMILY DWELLING UNIT
R-3

CONSTRUCTION TYPE: 5B

ACTUAL AREA:
NEW FIRST FLOOR HEATED = 111 SF
EXISTING FIRST FLOOR = 2042 SF
EXISTING GARAGE = 402 SF
NEW SHED = 651 SF
EXISTING SHED = 406 SF

SHEET INDEX

#	SHEET NAME	ISSUE DATE	REVISION
A0.0	COVER SHEET	12-30-20	2-4-21
S1.0	FOUNDATION PLAN	12-30-20	
A1.0	FIRST FLOOR PLAN	12-30-20	
A1.1	SHED FLOOR PLAN & ROOF PLANS	12-30-20	
A1.2	REFLECTED CEILING PLANS	12-30-20	
A2.0	EXTERIOR ELEVATIONS	12-30-20	
A3.0	WALL SECTIONS	12-30-20	
A4.0	MILLWORK ELEVATIONS / DETAILS	12-30-20	

LOCATION MAP

