

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



**Planning Commission
Tech Review Agenda
April 13, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_GLzOL9x1SFqIhqzxITFjlg

**I. Call to Order
II. New Business**

- | | |
|---|-------------------|
| 1. Land Use and Zoning Alignment Policy | Ordinance* |
| 2. Removal of DC and DE Street Standards | Ordinance* |
| 3. Pinnacle Villas, LLC | Rezoning* |
- R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential**
301 SW E Street ([RZ20-0060](#))
- Currently zoned R-1, Single Family Residential and the Future Land Use Plan currently depicts this property as Medium Density Residential.
 - R-1, Single Family Residential zonings surround this property.
 - The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas include denser single-family, two-family, or townhome development.
 - *Note: Planning Staff received a challenge to the notification sent in regard to the January 5 public hearing on this item. Upon investigation, the challenge was found to be factual. Per Section 3.5 of the bylaws, a rehearing shall be called if there is substantial information indicating a factual error, omission, or oversight.*

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

- 4. J Street Apartments** **Rezoning***
C-2, General Commercial to R-4, High Density Residential
3110 SE J Street ([RZ21-0023](#))
- Currently zoned C-2, General Commercial.
 - Adjacent zoning districts are C-2, General Commercial to the north, east, and west, and R-4 High Density Residential to the south.
 - The Future Land Use Plan depicts this property as Residential Estate. Residential Estate areas include large detached single-family residential properties that are at least one acre in size. They may also include public uses that support residents. The Residential Estate land use classification is not consistent with the site's adjacency to J Street.
 - Per the applicant's narrative, their intent is to construct a multifamily residential development on this property and the property to the south.
- 5. 220 N Main Bike Rental** **Conditional Use Permit***
Temporary Use and Structure
220 N Main Street ([CU21-0007](#))
- Currently zoned DC, Downtown Core. Long-term temporary uses and structures require a Conditional Use Permit in all zoning districts.
 - A request to allow for a long-term temporary use and structure to place a bike rental trailer in the parking spaces in front of 220 N Main Street. The trailer will be 16' long.
 - According to the applicant's narrative, all business will be done from the trailer and will be on site from early April 2021 to late October 2021. Hours of operation will be 8 AM to 7 PM, 6-7 days a week.
 - The applicant estimates 1-2 employees and 20-30 customers per day.
- 6. Lots 14-15 Bentonville Plaza Add.** **Lot Split**
609 SW 8th Street ([LS21-0012](#))
- Zoned C-3, Mixed-Use Commercial.
 - A lot split of Bentonville Plaza Addition Lot 11 creating new Lot 14, (+/- 1.84 acres) and Lot 15 (+/- 3.44 acres) of Bentonville Plaza Addition.
 - Various utility and access easements are being dedicated by the plat to serve the new lots.
- 7. Lot 28, Huffman's Addition** **Lot Split**
502 NW 3rd Street ([LS21-0015](#))
- Currently zoned DN-1, Downtown Low-Density Residential.
 - A Lot Split of a Part of Lot 1 of Huffman's Addition, creating new Lot 28 (+/- .26 acres).
 - The plat dedicates right-of-way along NW 3rd Street and Lefors Street to meet the requirements of the Master Street Plan.
 - The plat dedicates five-feet of utility easement along all street frontages.

8. Poigai Estates Subdivision

Preliminary Plat

SW Maple and SW 28th Street ([PP21-0013](#))

- Pending rezoning to R-2, Duplex and Patio Home Residential and R-3, Medium-Density Residential.
- A Preliminary Plat proposing the construction of Phases I and II of Poigai Estates Subdivision.
- Poigai Estates contains a total of 98 two-family lots. Lots 33 and 34 are R-3 zoned out-lots.
- The preliminary plat depicts the construction of the full-width of SW Maple Road (a Collector Road) with Phase I of the Subdivision.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to final platting.

ORDINANCE STAFF REPORT



Alignment of Future Land Use Map and Zoning Districts

PC Date: 4/20/2021

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager & Tyler Overstreet, Planning Services Manager, AICP

Type	Resolutions and Amending Ordinance
Code Impacted	Zoning Code
Section(s)	Sec. 301.08 Zoning Amendments (rezoning)

Issues

The Code Diagnostic completed by Jim von Tungeln makes several suggestions regarding the relationship between zoning districts and Future Land Use classifications.

- Establish a clear process for dealing with rezone requests that do not match the city's plans.
- Create a "growth sector" overlay or, alternatively, a "transect overlay" to identify areas of transition from urban core to low-intensity residential.
- Revise zoning districts to be more in-line with plan proposals.

These recommendations, combined with the following issues, suggest a need to improve alignment between the Zoning Code and the Future Land Use Plan and Map.

1. The Future Land Use Plan land use categories do not clearly align with the city's zoning districts. Guidance is needed on how to apply the Future Land Use Plan in making rezoning decisions.
2. Planning Commission and City Council have approved numerous rezoning requests that are inconsistent with the recommendations of the Future Land Use Map; making the Future Land Use map outdated.
3. The city does not have a streamlined process for keeping the Future Land Use Map current.

Background

When the Future Land Use Map was adopted in 2007, it came with a table identifying the zoning districts recommended for each land use classifications. Then, the new Future Land Use Map was adopted in 2018 and did not provide such a table. This has left planning staff and Planning Commission without proper guidance on how to apply the Future Land Use Map when considering rezoning requests.

Since the new Future Land Use Map was adopted in 2018, Planning Commission and City Council have approved a total of 156 rezoning requests (See All Rezoning Projects by Land Use). Of those, 64 are proposed for General Plan Amendments due to incompatibility with the Future Land Use Map (See Recommended Land Use Amendments).

Interestingly, 27 of the 64 (42%) proposed amendments currently have a Land Use Classification of Agricultural or Residential Estate. Both of these classifications, according to the plan, are meant to serve as placeholders until there is adequate access to city utilities (p.50). This is reflected in the Future Land Use Map and Zoning District alignment policy, where the Agriculture and Residential Estate Zoning Districts are only supported in the Edge Growth Priority Area.

Highlighted items on the Recommended Land Use Amendments Table are those that staff does not recommend a Land Use Amendment, despite potential support from the policy. The reasoning behind these recommendations are summarized below in Table 1.

ORDINANCE STAFF REPORT

Table 1: Areas Without Recommended Land Use Changes

Project	PC Notes	PC Date	Land Use Designation	Current Zoning	Recommended Land Use	Notes
RZ19-0006	403 NW 6TH ST RZ R-1 TO DN-1	4/2/2019	Medium Density Residential	DN-1	Medium-Density Residential	The surrounding area is designated as Medium-Density Residential. One property should not have a different Land Use.
RZ19-0026	A-1 to C-2	8/20/2019	Office	C-2	Office	C-2, General Commercial is a secondary choice for Office areas.
RZ19-0049	B'VILLE ACADEMY OF MUSIC RZ RC-2 TO DN-4	1/21/2020	Downtown Commercial	DN-4	Downtown Commercial	DN-4 is a secondary choice for Downtown Commercial Areas.
RZ20-0001	PUMP STATION RZ R-Z TO DN-3	2/18/2020	Public / Semi-Public	DN-3	Medium-Density Residential	Although DN-3 is a higher density than suggested for Medium-Density areas, it would not make sense to amend this area to High-Density Residential
RZ20-0034	408 SE D ST RZ R-1 TO DN-2	8/18/2020	High Density Residential	DN-2	High-Density Residential	While DN-3 may have been supported, the applicant could accomplish their development within DN-2. It would not make sense to lower the recommended density because an applicant chose not to pursue the highest use.
RZ20-0042	ML, RES, LLC RZ R-1 TO DN-2	10/6/2020	High Density Residential	DN-2	High-Density Residential	See above reasoning.
RZ20-0056	LOT 10 CRYSTAL BRIDGES RZ A-1 TO C-3	12/1/2020	Public / Semi-Public	C-3	Public/Semi-Public	The current and future use of the property (Crystal Bridges) makes sense in the semi-public land use category.
RZ20-0074	CRYSTAL BRIDGES RZ A-1 TO C-3	3/2/2021	Public / Semi-Public	C-3	Public/Semi-Public	The current and future use of the property (Crystal Bridges) makes sense in the semi-public land use category.
RZ21-0017	ORCHARDS ADD LOT 1 BLK H RZ R1 TO DE	3/16/2021	High Density Residential	DE	High-Density Residential	DE is a secondary choice in High-Density Residential areas. This property would not make sense as Downtown Commercial.

ORDINANCE STAFF REPORT

Relationship to the Community Plan

The proposed resolutions and amendments will help bridge the gap between the Community Plan and development regulations in an effort to better implement the Community Plan. It implements strategy A1 on pg. 182 – *Amend zoning ordinance and map to reflect the recommendations of the Community Plan's Land Use Plan and establish development review and approval procedures that streamline and improve the infill development process.*

Proposed Changes

Staff recommends the following:

- 1) A resolution adopting a Future Land Use Map and Zoning District alignment policy.
- 2) A resolution to amend the Future Land Use Map to update it based on rezonings that have occurred since it was adopted in 2018.
- 3) An ordinance requiring a Future Land Use Map amendment when a rezoning is inconsistent with the Future Land Use Map. The goal is to keep the Future Land Use Map current with zoning activity.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE FUTURE LAND USE
MAP AND ZONING DISTRICT ALIGNMENT POLICY.**

WHEREAS, the City of Bentonville adopted a the Community Plan and Future Land Use Map, in 2018; and,

WHEREAS, an adopted policy will provide the necessary guidance on using the Future Land Use Map in the analysis of rezoning decisions.

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

Section 1. That the City of Bentonville hereby adopts Attachment A: Future Land Use Map and Zoning Districts Alignment Policy, 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.

PASSED and APPROVED this _____ day of _____, 2021.

Approved:

Mayor Stephanie Orman

ATTEST:

City Clerk

ATTACHMENT A

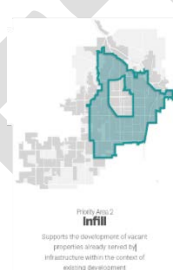
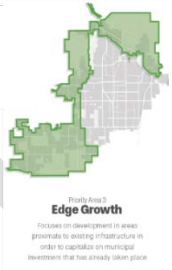


Future Land Use Map and Zoning Districts Alignment Policy

This document establishes the policy for reviewing rezoning requests in the City of Bentonville. All rezoning requests should be reviewed according to the following criteria:

1. Consistency with the Future Land Use Plan.
2. Consistency with the vision and policies of the Community Plan.
3. Relationship and effect on the land use and zoning of the surrounding area.
4. Compatibility with recent development activity in the surrounding area.

The table below provides guidance for the first criteria above to support implementation of the Community Plan. It recommends the most appropriate zoning districts for each land use category in the Future Land Use Plan. The district listed first is the most compatible.

Land Use Classification	 Priority Area 1: Downtown Intensification	 Priority Area 2: Infill	 Priority Area 3: Edge Growth
Agriculture	--	--	A-1
Residential Estate	--	--	R-E
Low-Density Residential	DN-1 / PRD	R-1 / PRD	R-1 / PRD / RMH
Medium-Density Residential	DN-2 / RC-2 / PRD	R-2 / R-3 / R-ZL / PRD / RO	R-2 / R-3 / R-ZL / PRD / RO
High Density Residential	DN-3 / DN-4 / RC-3 / PRD	R-4 / R-3 / PRD	R-4 / R-3 / PRD
Mixed-Use Commercial	DC / DN-4 / PUD	C-3 / PUD	C-3 / PUD
General Commercial	C-1 ¹ / C-2 / PUD	C-1 / C-2	C-1 / C-2
Downtown Commercial	DC / DE / DN-4 / PUD	--	--
Office	DC / DE / R-O	R-O / C-1 / C-2	R-O / C-1
Light Industrial	--	I-1	I-1
Heavy Industrial	--	--	I-2
Utility/Transportation	--	I-1	I-1 / I-2
Public/Semi-Public	Review for compatibility on a cases-by-case basis and should not be required to submit a Future Land Use map amendment until corresponding districts for these classifications are adopted.		
Parks			
Open Space			

¹Only fronting N. Walton Blvd., SW 14th St. or NW J St.

Disclaimer: This policy has been adopted by resolution. It does not have the weight of law. It is provided as a decision making tool in implementation of the Future Land Use Map of the Community Plan and does not guarantee approval of any rezoning request.

RESOLUTION NO. _____

A RESOLUTION ADOPTING A REVISED FUTURE LAND USE MAP OF THE CITY OF BENTONVILLE TO REFLECT APPROVED REZONINGS SINCE THE FUTURE LAND USE MAP WAS ADOPTED IN 2018.

WHEREAS, City Council approved the Future Land Use Map as part of the Community Plan on October 23, 2018 with Resolution No. 10-23-18A; and,

WHEREAS, the Future Land Use Map should be updated to reflect recent rezoning activity; and,

WHEREAS, public notice of said hearing having been published in the Arkansas Democrat-Gazette for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the updated Future Land Use Map be approved.

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

Section 1: That the Bentonville Future Land Use Map should be and the same is hereby amended with the following *Attachment A: Bentonville Future Land Use Map – April 2021 Update*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2: 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:

ATTEST:

MAYOR

CITY CLERK

Recommended Land Use Amendments

PROJECT	PCNOTES	PCDATE	LAND USE DESIGNATION	CURRENT ZONING	RECOMMENDED LAND USE
PRD18-0003	BENTONVILLE NORTH VILLAGE	7/3/2018	Residential Estate	PRD	Medium-Density Residential
RZ18-0029	9801 GASTON RD RZ A-1 TO R-E	10/16/2018	Agriculture	R-E	Residential Estate
RZ18-0030	SIMON 206 SE B ST RZ R-1 TO D-E	10/16/2018	High Density Residential	D-E	Downtown Commercial
RZ18-0031	5036 SW Shell Rd Rezone A-1 to R-1	11/6/2018	Residential Estate	R-1	Low-Density Residential
PRD18-0004	Aurora Partners, LLC.	12/4/2018	Agriculture	PRD	Low-Density Residential
RZ18-0036	R-1 to DN-2	1/15/2019	Open Space	PRD	Medium-Density Residential
RZ18-0039	HARBIN POINTE ADD PH-2 LOTS 3-4	2/5/2019	Residential Estate	R-3	Medium-Density Residential
RZ19-0003	PARNELL LOT 10 VINTAGE ESTATE PUD TO R-O	3/19/2019	Medium Density Residential	R-O	Office
RZ19-0006	403 NW 6TH ST RZ R-1 TO DN-1	4/2/2019	Medium Density Residential	DN-1	Medium-Density Residential
RZ19-0007	SS PROPERTIES RZ A-1 & PUD TO C-2	4/2/2019	General Commercial	R-3	High-Density Residential
RZ19-0008	SEWELL FAMILY DEV RZ A-1 TO R-1	4/2/2019		R-1	Low-Density Residential
RZ19-0010	YOUNGS ADD LOTS 5,9 & 10 BLK 4 RZ R-1 TO DN-4	5/7/2019	Low Density Residential	DN-4	High-Density Residential
RZ19-0011	301 SW 4TH ST RZ R-Z TO DN	5/7/2019	Medium Density Residential	D-E	Downtown Commercial
RZ19-0012	C-1 to C-2 2902 SE I Street	5/7/2019	Residential Estate	C-2	Office
RZ19-0014	BLUFFS PROPERTY OWNERS ASSOC. RZ A-1 TO R-1	5/21/2019	Residential Estate	A-1	Low-Density Residential
RZ19-0013	BASCO & BISHOP RZ A-1 & R-1 TO C-2	5/21/2019	Residential Estate	C-2	Office
RZ19-0017	GLASS INVESTMENTS RZ A-1 to I-1	7/2/2019	Mixed-Use	I-1	Light Industrial
RZ19-0019	HOLLAND FAMILY TRUST RZ A-1 TO R-4	7/16/2019	Residential Estate	R-4	High-Density Residential
RZ19-0025	R-1 to C-2 2603 SE 14th Street	8/20/2019	Office	C-2	General Commercial
RZ19-0027	A-1 to R-ZL	8/20/2019	Residential Estate	R-ZL	Medium-Density Residential
RZ19-0026	A-1 to C-2	8/20/2019	Office	C-2	Office
RZ19-0029	RZ R-3, R-2 & R-O TO DE MONTERO PROPERTIES OF NWA	10/1/2019	High Density Residential	D-E	Downtown Commercial
RZ19-0035	PATIL & DHARMADHIKARI	12/3/2019	High Density Residential	R-O	Office
RZ19-0034	REYES RZ R-1 TO R-4	12/3/2019	Low Density Residential	R-4	High-Density Residential
RZ19-0036	WM 63 RE 1 LLC RZ PUD TO R-2	12/3/2019	Agriculture	R-2	Medium-Density Residential
RZ19-0039	215 NW A ST RZ R-3 TO D-C	1/21/2020	High Density Residential	D-C	Downtown Commercial
RZ19-0047	WHITLEY & WITTEN RZ R-1 TO DN-4	1/21/2020	Low Density Residential	DN-4	High-Density Residential
RZ19-0048	BERTSCHY TRUST RZ A-1 TO C-3	1/21/2020	Residential Estate	C-3	Mixed-Use
RZ19-0049	B'VILLE ACADEMY OF MUSIC RZ RC-2 TO DN-4	1/21/2020	Downtown Commercial	DN-4	Downtown Commercial
PRD19-0003	THE RESERVE BENTONVILLE	1/21/2020	Open Space	PRD	Medium-Density Residential
RZ20-0001	PUMP STATION RZ R-Z TO DN-3	2/18/2020	Public / Semi-Public	DN-3	Medium-Density Residential
RZ20-0003	PATTON TRUST RZ A-1 TO C2	3/3/2020	Residential Estate	C-2	General Commercial
RZ20-0006	KIRKPATRICK RZ A-1 TO R-1	4/7/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0012	NORTHWEST BAPTIST ASSOC RZ A-1 & R-E TO R-O	4/7/2020	Residential Estate	R-O	Office
RZ20-0014	DAKOTA LEASING RZ C-2 TO C-3	4/21/2020	General Commercial	C-3	Mixed-Use
RZ20-0015	CITY OF B'VILLE COM DEV BLDG RZ I-1 TO C-2	4/21/2020	Light Industrial	C-2	Public/Semi-Public
RZ20-0013	BERTRAND RZ A-1 & R-E TO R-1	5/5/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0016	CICH RZ A-1 TO C-2	5/5/2020	Residential Estate	C-2	General Commercial
RZ20-0018	BENTONVILLE/BELLA VISTA TRAILBLAZERS RZ A-1 TO C-2	6/16/2020	Medium Density Residential	C-2	Parks
RZ20-0020	BENTONVEST FUND IV	7/7/2020	Medium Density Residential	R-O	Office
PRD20-0001	TYLLUAN PRD	7/7/2020	Open Space	PRD	Medium-Density Residential
RZ20-0022	ELB LAND HOLDINGS RZ R-1 TO R-ZL	7/21/2020	Low Density Residential	R-ZL	Medium-Density Residential
RZ20-0023	G & I PROPERTIES RZ C-2 & PUD TO R-3	7/21/2020	General Commercial	R-3	High-Density Residential
RZ20-0025	OSAGE RE HOLDINGS RZ PUD TO R-1	7/21/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0026	SW I ST RZ A-1 TO C-2	7/21/2020	Medium Density Residential	C-2	General Commercial
RZ20-0034	408 SE D ST RZ R-1 TO DN-2	8/18/2020	High Density Residential	DN-2	High-Density Residential

RZ20-0029	R-1 to R-3	9/1/2020	Low Density Residential	R-3	Medium-Density Residential
RZ20-0035	LUTTRELL RZ A-1 TO R-1	9/1/2020	Open Space	R-1	Low-Density Residential
RZ20-0036	CASEY RZ A-1 TO R-O	9/1/2020	High Density Residential	R-O	Office
RZ20-0038	STANLEY RZ A-1 TO R-3	9/15/2020	General Commercial	R-3	High-Density Residential
RZ20-0037	HARMON RZ A-1 TO R-1	9/15/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0039	HARMON COM RZ A-1 TO C-1	9/15/2020	Residential Estate	C-1	Office
RZ20-0042	ML, RES, LLC RZ R-1 TO DN-2	10/6/2020	High Density Residential	DN-2	High-Density Residential
RZ20-0043	405 SE 5TH ST, LLC RZ C-2 TO DE	10/6/2020	High Density Residential	D-E	Downtown Commercial
RZ20-0045	CAMPBELL & MEEKS RZ R-1 TO DN-3	10/6/2020	Low Density Residential	DN-3	High-Density Residential
RZ20-0048	9084 LEE HARRIS RD RZ A-1 TO R-1	11/3/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0052	MURRAY & WILLIAMS RZ A-1 TO R-4	11/3/2020	Residential Estate	R-4	High-Density Residential
RZ20-0053	YOUNGS ADD LOTS 6-7 BLK 3 RZ R-1 TO DN-2	12/1/2020	Medium Density Residential	DN-4	High-Density Residential
RZ20-0056	LOT 10 CRYSTAL BRIDGES RZ A-1 TO C-3	12/1/2020	Public / Semi-Public	C-3	Public/Semi-Public
RZ20-0057	DEMINGS ADD LOT 18 BLK 3 RZ R-1 TO DN-2	12/1/2020	High Density Residential	D-E	Downtown Commercial
RZ20-0064	4800 S VAUGHN RD A-1 to R-1	1/5/2021	Agriculture	R-1	Low-Density Residential
RZ20-0069	GAFFNEY RZ A-1 TO R-1	1/5/2021	Agriculture	R-1	Low-Density Residential
RZ20-0068	SHASTA PROPERTIES RZ A-1 TO R-1	1/5/2021	Agriculture	R-1	Low-Density Residential
RZ20-0070	EVERSOLE ADD PART OF LOT 18	2/2/2021	Medium Density Residential	R-3	Medium-Density Residential
RZ21-0001	PARCEL 01-00828-115 RZ A-1 TO C-2 & C-1	3/2/2021	Residential Estate	C-2/C-1	General Commercial/Office
RZ21-0002	302 NW A ST RZ R-1 TO D-E	3/2/2021	High Density Residential	DE	Downtown Commercial
RZ21-0004	LAROSE DEV RZ C-2 TO C-3	3/2/2021	General Commercial	C-3	Mixed-Use
RZ21-0005	TAILOR FAMILY DEV RZ C-2 TO C-3	3/2/2021	Office	C-3	Mixed-Use
RZ20-0059	KALAISELVAN RZ A-1 TO R-4	4/6/2021	Residential Estate	R-2/R-3	Medium-Density Residential
RZ20-0074	CRYSTAL BRIDGES RZ A-1 TO C-3	3/2/2021	Public / Semi-Public	C-3	Public/Semi-Public
RZ21-0010	ALEXANDRA TIRADO-WANG RZ A-1 TO R-3	3/16/2021	Low Density Residential	R-3	Medium-Density Residential
RZ21-0017	ORCHARDS ADD LOT 1 BLK H RZ R1 TO DE	3/16/2021	High Density Residential	DE	High-Density Residential
RZ21-0021	R-1 to D-E	3/16/2021	Medium Density Residential	DE	Downtown Commercial

Note: Highlighted Items are rezoning projects that did not meet the Land Use Plan at the time of approval, but Land Use Amndments are not recommended. Each of these items are discussed within the Staff Report.

All Rezoning Projects by Land Use

PROJECT	PCNOTES	PCDATE	LAND USE DESIGNATION	CURRENT ZONING	RECOMMENDED LAND USE
PRD18-0003	BENTONVILLE NORTH VILLAGE	7/3/2018	Residential Estate	PRD	Medium-Density Residential
RZ18-0029	9801 GASTON RD RZ A-1 TO R-E	10/16/2018	Agriculture	R-E	Residential Estate
RZ18-0030	SIMON 206 SE B ST RZ R-1 TO D-E	10/16/2018	High Density Residential	D-E	Downtown Commercial
RZ18-0034	BURNETT RZ A1 TO DN2	11/20/2018	Medium Density Residential	DN-2	
RZ18-0032	SMITH - PARCEL 01-07928-030 RZ A1 TO RE	11/20/2018	Residential Estate	R-E	
RZ18-0033	OSTERLOH PARCEL 01-02379-000 R1 TO DN1	11/20/2018	Low Density Residential	DN-1	
RZ18-0035	411 TIGER BLVD R-3 TO DN-4	12/18/2018	High Density Residential	DN-4	
RZ18-0037	ROPESWING GROUP SE E ST	1/15/2019	Downtown Commercial	PUD	
RZ18-0031	5036 SW Shell Rd Rezone A-1 to R-1	11/6/2018	Residential Estate	R-1	Low-Density Residential
RZ19-0001	REZONE PUD & R-2 TO C-2 PARCEL 01-07933-051	2/19/2019	General Commercial	C-2	
PRD18-0004	Aurora Partners, LLC.	12/4/2018	Agriculture	PRD	Low-Density Residential
RZ19-0002	HARBIN POINT ADD PH-2 LOTS 5-8 PUD TO C2	3/19/2019	General Commercial	C-2	
RZ18-0036	R-1 to DN-2	1/15/2019	Open Space	PRD	Medium-Density Residential
RZ19-0004	109 SE 14th St C-3 to D-C	3/19/2019	Mixed-Use	D-C	
RZ18-0039	HARBIN POINTE ADD PH-2 LOTS 3-4	2/5/2019	Residential Estate	R-3	Medium-Density Residential
RZ19-0003	PARNELL LOT 10 VINTAGE ESTATE PUD TO R-O	3/19/2019	Medium Density Residential	R-O	Office
RZ19-0006	403 NW 6TH ST RZ R-1 TO DN-1	4/2/2019	Medium Density Residential	DN-1	Medium-Density Residential
RZ19-0005	OZARK BIBLE FELLOWSHIP RZ R-1 TO DN-3	4/2/2019	High Density Residential	DN-3	
RZ19-0009	1253 SW REGIONAL AIRPORT BLVD RZ R-1 TO C-2	4/16/2019	General Commercial	C-2	
RZ19-0007	SS PROPERTIES RZ A-1 & PUD TO C-2	4/2/2019	General Commercial	R-3	High-Density Residential
RZ19-0008	SEWELL FAMILY DEV RZ A-1 TO R-1	4/2/2019		R-1	Low-Density Residential
RZ19-0010	YOUNGS ADD LOTS 5,9 & 10 BLK 4 RZ R-1 TO DN-4	5/7/2019	Low Density Residential	DN-4	High-Density Residential
RZ19-0011	301 SW 4TH ST RZ R-Z TO DN	5/7/2019	Medium Density Residential	D-E	Downtown Commercial
RZ19-0012	C-1 to C-2 2902 SE I Street	5/7/2019	Residential Estate	C-2	Office
RZ19-0015	WALLACE RZ DE TO DC	5/21/2019	Downtown Commercial	D-E	
RZ19-0014	BLUFFS PROPERTY OWNERS ASSOC. RZ A-1 TO R-1	5/21/2019	Residential Estate	A-1	Low-Density Residential
RZ19-0018	WALMART PROPERTIES RZ I-2 & R-1 TO C-2	7/2/2019	General Commercial	C-2	
RZ19-0013	BASCO & BISHOP RZ A-1 & R-1 TO C-2	5/21/2019	Residential Estate	C-2	Office
RZ19-0021	EVERSOLE ADD LOT 14 C-3 TO C-2	8/6/2019	General Commercial	C-2	
RZ19-0022	R-3 to D-E	8/6/2019	Downtown Commercial	D-E	
RZ19-0023	DN-4 to C-2	8/6/2019	Downtown Commercial	PUD	
RZ19-0024	Southwest E St and Southwest 5th St	8/20/2019	Medium Density Residential	DN-2	
RZ19-0017	GLASS INVESTMENTS RZ A-1 to I-1	7/2/2019	Mixed-Use	I-1	Light Industrial
RZ19-0019	HOLLAND FAMILY TRUST RZ A-1 TO R-4	7/16/2019	Residential Estate	R-4	High-Density Residential
RZ19-0025	R-1 to C-2 2603 SE 14th Street	8/20/2019	Office	C-2	General Commercial
RZ19-0020	RZ BROWN R-1 TO DN-2	10/1/2019	Medium Density Residential	DN-2	
RZ19-0027	A-1 to R-ZL	8/20/2019	Residential Estate	R-ZL	Medium-Density Residential
RZ19-0030	RZ DN-4 TO DE LOT 1 BLK K ORCHARD ADDITION	10/15/2019	Downtown Commercial	D-E	
RZ19-0031	MUSTARD SEED RZ PUD TO C-2	10/15/2019	General Commercial	C-2	
RZ19-0032	ELZEY A-1 TO R-2	11/5/2019	Medium Density Residential	R-2	
RZ19-0033	NORTH AR WHOLESALE CO RZ R1 TO DN2	11/19/2019	Medium Density Residential	DN-2	
RZ19-0026	A-1 to C-2	8/20/2019	Office	C-2	Office
RZ19-0029	RZ R-3, R-2 & R-O TO DE MONTERO PROPERTIES OF NWA	10/1/2019	High Density Residential	D-E	Downtown Commercial
RZ19-0035	PATIL & DHARMADHIKARI	12/3/2019	High Density Residential	R-O	Office
RZ19-0038	BELLA TERRA RZ C-1 TO C-1	1/21/2020	General Commercial	C-2	
RZ19-0034	REYES RZ R-1 TO R-4	12/3/2019	Low Density Residential	R-4	High-Density Residential

RZ19-0042	BELLA VISTA CHURCH OF CHRIST RZ A-1 TO C-1	1/21/2020	General Commercial	C-2	
RZ19-0043	CJIC PROPERTIES RZ R-1 TO DN-2	1/21/2020	Medium Density Residential	DN-2	
RZ19-0046	PENSCO TRUST CO RZ R-1 TO DE	1/21/2020	Downtown Commercial	D-E	
RZ19-0036	WM 63 RE 1 LLC RZ PUD TO R-2	12/3/2019	Agriculture	R-2	Medium-Density Residential
RZ19-0039	215 NW A ST RZ R-3 TO D-C	1/21/2020	High Density Residential	D-C	Downtown Commercial
RZ19-0047	WHITLEY & WITTEN RZ R-1 TO DN-4	1/21/2020	Low Density Residential	DN-4	High-Density Residential
RZ19-0048	BERTSCHY TRUST RZ A-1 TO C-3	1/21/2020	Residential Estate	C-3	Mixed-Use
RZ19-0049	B'VILLE ACADEMY OF MUSIC RZ RC-2 TO DN-4	1/21/2020	Downtown Commercial	DN-4	Downtown Commercial
RZ20-0002	SAMPLE	2/4/2020	Downtown Commercial	DN-4	
RZ20-0004	403 SW C ST RZ R-1 TO DN-2	4/7/2020	Medium Density Residential	DN-2	
RZ20-0007	502 NW 3RD ST RZ R-1 TO DN-2	5/5/2020	Low Density Residential	DN-1	
RZ20-0009	211 SW F ST RZ R-1 TO DN-2	4/7/2020	Medium Density Residential	DN-2	
PRD19-0003	THE RESERVE BENTONVILLE	1/21/2020	Open Space	PRD	Medium-Density Residential
RZ20-0010	402 SE G ST RZ DN-3 TO DE	4/7/2020	High Density Residential	DN-4	
RZ20-0011	BRANNON ESSLINGER CRYSTAL CREEK REALTY	5/5/2020	High Density Residential	DN-3	
RZ20-0001	PUMP STATION RZ R-Z TO DN-3	2/18/2020	Public / Semi-Public	DN-3	Medium-Density Residential
RZ20-0003	PATTON TRUST RZ A-1 TO C2	3/3/2020	Residential Estate	C-2	General Commercial
RZ20-0006	KIRKPATRICK RZ A-1 TO R-1	4/7/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0012	NORTHWEST BAPTIST ASSOC RZ A-1 & R-E TO R-O	4/7/2020	Residential Estate	R-O	Office
RZ20-0014	DAKOTA LEASING RZ C-2 TO C-3	4/21/2020	General Commercial	C-3	Mixed-Use
RZ20-0015	CITY OF B'VILLE COM DEV BLDG RZ I-1 TO C-2	4/21/2020	Light Industrial	C-2	Public/Semi-Public
RZ20-0013	BERTRAND RZ A-1 & R-E TO R-1	5/5/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0021	HARBIN NORTH TOWNHOMES RZ C-2 & PUD TO R-3	7/7/2020	High Density Residential	R-3	
RZ20-0019	Rezoning R-1 to DN-1 107 SW F St.	7/7/2020	Low Density Residential	DN-1	
RZ20-0016	CICH RZ A-1 TO C-2	5/5/2020	Residential Estate	C-2	General Commercial
RZ20-0018	BENTONVILLE/BELLA VISTA TRAILBLAZERS RZ A-1 TO C-2	6/16/2020	Medium Density Residential	C-2	Parks
RZ20-0020	BENTONVEST FUND IV	7/7/2020	Medium Density Residential	R-O	Office
PRD20-0001	TYLLUAN PRD	7/7/2020	Open Space	PRD	Medium-Density Residential
RZ20-0027	R-ZL to R-3	7/21/2020	Medium Density Residential	R-ZL	
RZ20-0028	DESAVADO LIVING TRUST RZ R-1 TO DN-2	7/21/2020	Medium Density Residential	DN-2	
RZ20-0022	ELB LAND HOLDINGS RZ R-1 TO R-ZL	7/21/2020	Low Density Residential	R-ZL	Medium-Density Residential
RZ20-0030	RAINBOW HOMEBUYERS RZ R-1 TO DN-2	8/18/2020	Medium Density Residential	DN-2	
RZ20-0031	BREWER RZ R-1 TO DN-2	8/18/2020	Medium Density Residential	DN-2	
RZ20-0032	BENTONVILLE PLAZA PARTNERS RZ C-3 TO C-2	8/18/2020	General Commercial	C-2	
RZ20-0023	G & I PROPERTIES RZ C-2 & PUD TO R-3	7/21/2020	General Commercial	R-3	High-Density Residential
RZ20-0025	OSAGE RE HOLDINGS RZ PUD TO R-1	7/21/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0026	SW I ST RZ A-1 TO C-2	7/21/2020	Medium Density Residential	C-2	General Commercial
RZ20-0034	408 SE D ST RZ R-1 TO DN-2	8/18/2020	High Density Residential	DN-2	High-Density Residential
RZ20-0029	R-1 to R-3	9/1/2020	Low Density Residential	R-3	Medium-Density Residential
RZ20-0035	LUTTRELL RZ A-1 TO R-1	9/1/2020	Open Space	R-1	Low-Density Residential
RZ20-0036	CASEY RZ A-1 TO R-O	9/1/2020	High Density Residential	R-O	Office
RZ20-0038	STANLEY RZ A-1 TO R-3	9/15/2020	General Commercial	R-3	High-Density Residential
RZ20-0037	HARMON RZ A-1 TO R-1	9/15/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0044	BANWARTH RZ R-1 TO DN-2	10/6/2020	Medium Density Residential	DN-2	
RZ20-0047	BAILEY R-1 TO DN-2	10/20/2020	Medium Density Residential	DN-2	
RZ20-0046	TOLLETT WOOD RZ PUD TO C-2	10/20/2020	General Commercial	C-2	
RZ20-0039	HARMON COM RZ A-1 TO C-1	9/15/2020	Residential Estate	C-1	Office

RZ20-0051	405-407-409 SW D ST RZ R-1 TO DN-2	11/3/2020	Medium Density Residential	DN-2	
RZ20-0050	1112 FILLMORE ST RZ R-1 TO DN-2	11/3/2020	Medium Density Residential	DN-2	
RZ20-0049	319 SW 4TH ST RZ R-1 TO R-2	11/3/2020	Medium Density Residential	R-2	
RZ20-0042	ML, RES, LLC RZ R-1 TO DN-2	10/6/2020	High Density Residential	DN-2	High-Density Residential
RZ20-0043	405 SE 5TH ST, LLC RZ C-2 TO DE	10/6/2020	High Density Residential	D-E	Downtown Commercial
RZ20-0054	208 SE 6TH ST RZ R-1 TO DE	12/1/2020	Downtown Commercial	D-E	
RZ20-0045	CAMPBELL & MEEKS RZ R-1 TO DN-3	10/6/2020	Low Density Residential	DN-3	High-Density Residential
RZ20-0055	510 NW D ST RZ R-1 TO DN2	12/1/2020	Medium Density Residential	DN-2	
RZ20-0058	811 NE A ST RZ R-1 TO DN-2	12/1/2020	Medium Density Residential	DN-2	
RZ20-0048	9084 LEE HARRIS RD RZ A-1 TO R-1	11/3/2020	Residential Estate	R-1	Low-Density Residential
RZ20-0065	EMMA PARTNERS RZ DE TO DC	1/5/2021	Downtown Commercial	D-C	
RZ20-0066	EMMA PARTNERS LOT 27 BLK 1 RZ DE TO DC	1/5/2021	Downtown Commercial	D-C	
RZ20-0067	3302 SE L ST RZ A-1 TO R-3	1/5/2021	High Density Residential	R-3	
RZ20-0052	MURRAY & WILLIAMS RZ A-1 TO R-4	11/3/2020	Residential Estate	R-4	High-Density Residential
RZ20-0061	PINNACLE VILLAS RZ A-1 TO C-2	1/5/2021	General Commercial	C-2	
RZ20-0053	YOUNGS ADD LOTS 6-7 BLK 3 RZ R-1 TO DN-2	12/1/2020	Medium Density Residential	DN-4	High-Density Residential
RZ20-0056	LOT 10 CRYSTAL BRIDGES RZ A-1 TO C-3	12/1/2020	Public / Semi-Public	C-3	Public/Semi-Public
RZ20-0057	DEMINGS ADD LOT 18 BLK 3 RZ R-1 TO DN-2	12/1/2020	High Density Residential	D-E	Downtown Commercial
RZ20-0073	LINCOLN & RICE ADD LOTS 7-12 RZ C1 TO C3	1/19/2021	Mixed-Use	C-3	
RZ20-0075	YOUNGS ADD LOT 2 BLK 3 RZ R-1 TO DN-1	2/2/2021	Low Density Residential	DN-1	
RZ20-0064	4800 S VAUGHN RD A-1 to R-1	1/5/2021	Agriculture	R-1	Low-Density Residential
RZ20-0069	GAFFNEY RZ A-1 TO R-1	1/5/2021	Agriculture	R-1	Low-Density Residential
RZ21-0003	ORCHARD ADD PART OF BLOCK L RZ DE TO DC	2/2/2021	Downtown Commercial	DC	
RZ20-0068	SHASTA PROPERTIES RZ A-1 TO R-1	1/5/2021	Agriculture	R-1	Low-Density Residential
RZ20-0070	EVERSOLE ADD PART OF LOT 18	2/2/2021	Medium Density Residential	R-3	Medium-Density Residential
RZ21-0006	WAYNE ALEXANDER RZ R-2 TO DN-2	3/2/2021	Medium Density Residential	DN-2	
RZ21-0001	PARCEL 01-00828-115 RZ A-1 TO C-2 & C-1	3/2/2021	Residential Estate	C-2/C-1	General Commercial/Office
RZ21-0007	514 SE E ST RZ R-3 TO D-E	3/16/2021	Downtown Commercial	DE	
RZ21-0009	900 SW REGIONAL AIRPORT BLVD RZ A-1 TO C-2	3/16/2021	General Commercial	C-2	
RZ21-0008	312 S MAIN ST RZ D-E TO D-C	3/16/2021	Downtown Commercial	DC	
RZ21-0002	302 NW A ST RZ R-1 TO D-E	3/2/2021	High Density Residential	DE	Downtown Commercial
RZ21-0012	ORCHARD ADD LOT 2 BLK F RZ R-1 TO D-E	3/16/2021	Downtown Commercial	DE	
RZ21-0004	LAROSE DEV RZ C-2 TO C-3	3/2/2021	General Commercial	C-3	Mixed-Use
RZ21-0014	ORTHO MEK RZ C-1 TO C-2	3/16/2021	General Commercial	C-2	
RZ21-0005	TAILOR FAMILY DEV RZ C-2 TO C-3	3/2/2021	Office	C-3	Mixed-Use
RZ21-0015	203 SE 7TH ST.	3/16/2021	Downtown Commercial	DE	
RZ21-0018	408 S MAIN ST RZ D-E TO D-C	4/6/2021	Downtown Commercial	DC	
RZ21-0020	707 SE C ST RZ R-1 TO D-E	4/6/2021	Downtown Commercial	DE	
RZ21-0022	LOTS 6-7 BLK 1 RZ R-1 TO DN-4	4/6/2021	High Density Residential	DN-4	
RZ20-0059	KALAISELVAN RZ A-1 TO R-4	4/6/2021	Residential Estate	R-2/R-3	Medium-Density Residential
RZ20-0074	CRYSTAL BRIDGES RZ A-1 TO C-3	3/2/2021	Public / Semi-Public	C-3	Public/Semi-Public
RZ21-0010	ALEXANDRA TIRADO-WANG RZ A-1 TO R-3	3/16/2021	Low Density Residential	R-3	Medium-Density Residential
PRD18-0005	CITY U	12/18/2018	High Density Residential	PRD	
PRD19-0001	W A BURKS LOTS 18-25 BLK 10 BRIARTOWN PKT COM	8/6/2019	Medium Density Residential	PRD	
PRD19-0002	BLACK APPLE SPRINGS	12/17/2019	Medium Density Residential	PRD	
RZ21-0017	ORCHARDS ADD LOT 1 BLK H RZ R1 TO DE	3/16/2021	High Density Residential	DE	High-Density Residential
PRD19-0004	BELLA VISTA ROAD HOUSING	1/21/2020	Medium Density Residential	PRD	

PRD19-0006 OZ VILLAGE	2/4/2020 Medium Density Residential	PRD	
PUD20-0001 SOMO PUD C-2 & DN-4 TO PUD	2/18/2020 Public / Semi-Public	PUD	
RZ21-0021 R-1 to D-E	3/16/2021 Medium Density Residential	DE	Downtown Commercial
PUD20-0002 WALMART CAMPUS	8/18/2020 General Commercial	PUD	

Note: Highlighted Items are rezoning projects that did not meet the Land Use Plan at the time of approval, but Land Use Amndments are not recommended. Each of these items are discussed within the Staff Report.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE TO REQUIRE AN AMENDMENT TO THE BENTONVILLE COMMUNITY PLAN FUTURE LAND USE MAP WHEN A REZONING REQUEST IS INCONSISTENT WITH THE FUTURE LAND USE MAP.

WHEREAS, on September 9, 2008, Bentonville City Council adopted a voluntary process for amending the General Plan; and,

WHEREAS, the City of Bentonville has since adopted a new Community Plan and Future Land Use Map, replacing the General Plan; and,

WHEREAS, to ensure that the Future Land Use Map remains a current document, the Future Land Use Map should be amended when a rezoning request is inconsistent with the land use classification recommended in the Future Land Use Plan.

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

Section 1. That the Sec. 301.08 of the Zoning Code shall be and is hereby amended by adding the following underlined text:

301.08 (b)(1) Application.

- a. If the rezoning request is for a zoning district inconsistent with the land use classification recommended by the Future Land Use Plan, as guided by the Future Land Use Plan and Zoning Districts Alignment Policy, the applicant shall also submit an application for a Future Land Use Plan map amendment, at no charge, to the planning department in accordance with current planning department policies and procedures.

Section 2. That Resolution No. 9-09-08A is hereby repealed.

Section 3. 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

ORDINANCE STAFF REPORT



Removal of DC/DE Sidewalk Standards

PC Date: 4/20/2021

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

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

Issue

The regulations of the Zoning Code for the DC, Downtown Core and DE, Downtown Edge zoning districts conflict with the recently adopted Master Street Plan. The proposed amendment addresses this conflict and improves alignment between the Zoning Code and Master Street Plan.

Background

In 2009, the city adopted the DC, Downtown Core and DE, Downtown Edge zoning districts (Ord. No. 2009-111). At the time, the Master Street Plan did not identify street sections specifically for downtown and a more urban environment. So, the city established regulations to extend the walkable and pedestrian scale characteristics of the square to all areas in the Downtown Core or Downtown Edge districts. The ordinance identified primary streets (Central Ave, SW A St, SW 8th St, and S Main St.) and secondary streets (all others). These street classifications regulate sidewalks, building placement, parking placement, and street trees.

On January 12, 2021, the city adopted a new Master Street Plan that included specific cross sections for downtown collector and downtown local streets. The cross sections address the sidewalk requirements and on-street parking needs of the downtown area. The Master Street Plan is also aligned with the Bicycle and Pedestrian Master Plan that addresses pedestrian and bicycling infrastructure. With the Master Street Plan now adequately addressing urban street design, the primary and secondary streets of the DC and DE districts conflict with the Master Street Plan and are no longer necessary.

Relationship to the Community Plan

The Community Plan recommends addressing the infill of sidewalks in and around the downtown area (pg. 86). This amendment allows the Master Street Plan to serve as the primary guide for sidewalk improvements in the downtown area. It also results in more consistent application of the requirements throughout downtown, being based on the street classifications of the Master Street Plan instead of by zoning district.

ORDINANCE STAFF REPORT

Proposed Changes

Staff recommends the following amendments

- | | |
|--|---|
| 1. Eliminate the primary and secondary streets in the DC and DE district regulations. | <i>Zoning Code, Sec. 401.08-B (b)
Downtown districts primary and secondary streets.</i> |
| 2. Amend encroachment standards by replacing “primary” with “arterial or collector” and replacing “secondary” with “downtown local.” | <i>Zoning Code, Sec. 401.08-B Sec. (f)
Downtown districts encroachment standards.</i> |
| 3. Amend the sidewalk requirements to be in accordance with the Master Street Plan. | <i>Land Development Code, Sec.
1100.15 Sidewalks, (d) Requirement.</i> |
| 4. Amend the corner architecture requirement based on intersecting arterials/collectors, instead of two primary streets. | <i>Land Development Code,
Sec.1100.23(h) Corner architecture.</i> |
| 5. Amend building placement to eliminate primary and secondary streets and require 80% of façade to be placed at the maximum allowed setback for both districts. | <i>Land Development Code, Sec.
1100.23 (k) Building placement.</i> |
| 6. Amend parking placement by replacing “primary streets” with “arterial or collector streets.” | <i>Land Development Code, Sec.
1100.23 (l) Parking placement.</i> |
| 7. Amend site amenity standards by replacing “primary and secondary streets” with “all streets.” | <i>Land Development Code, Sec.
1100.23 (m) Parking placement.</i> |
| 8. Amend street tree planting requirements by replacing “primary” with “arterial or collector” and replacing “secondary” with “downtown local.” | <i>Land Development Code, Sec.
1400.16 (b) Downtown zoning street tree planting requirements.</i> |

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING CODE TO REMOVE THE
SIDEWALK STANDARDS IN THE DC DOWNTOWN CORE AND DE
DOWNTOWN EDGE ZONING DISTRICTS.**

WHEREAS, Ordinance No. 2009-11 adopted the DC Downtown Core and DE Downtown Edge zoning districts that establish primary and secondary streets within those districts.

WHEREAS, on January 21, 2021, City Council adopted the current Master Street Plan that includes street classifications specific to downtown streets; and,

WHEREAS, there is no longer a need for the primary and secondary streets in the DC and DE zoning districts.

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

Section 1. That the Bentonville Zoning Code and Land Development Code should be and the same is hereby amended with the following *Attachment A: Downtown Districts Primary and Secondary Streets*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2. 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: Downtown Districts Primary and Secondary Streets

SECTION 1: **AMENDMENT** “Sec 401.8-B Downtown (D) Districts Regulations” of the Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 401.8-B Downtown (D) Districts Regulations

(b) ~~*Downtown (D) districts primary and secondary streets.*~~ ~~Developments that face primary streets have specific regulations pertaining to the relationship between the building and the street. The designated primary streets in the downtown districts are: Central Ave, SW A St, SW 8th St, and S Main St. All other streets in the downtown districts shall be considered secondary streets.~~

(f) *Downtown (D) districts encroachment standards.* The table below establishes the standards for encroachments such as canopies, awnings and balconies. Height clearance is measured from the pavement to the bottom most portion of the encroachment. The setback is measured from back of curb or, if no curb is present, from the edge of street pavement.

DOWNTOWN (D) DISTRICTS ENCROACHMENT STANDARDS			
District	Min. height clearance	Min. setback adjacent to an primary <u>arterial or collector</u> street	Min. setback adjacent to a secondary <u>downtown local</u> street
DC	8'	2'	2'
DE	8'	4'	6'

Attachment A: Downtown Districts Primary and Secondary Streets

SECTION 2: **AMENDMENT** “Sec 1100.15 Sidewalk Requirements” of the Bentonville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 1100.15 Sidewalk Requirements

- (d) *Requirement.* The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk according to the Master Street Plan and as set forth in the city's current adopted Standard Specifications for Streets, ~~except as regulated below for downtown sidewalks.~~

~~*Downtown Sidewalks.* In the DC, DE and DN-4 districts, roadways identified as primary and secondary street in Sec. 401.8-B(b) Downtown (d) districts primary and secondary streets, shall meet the Downtown Sidewalk Design Standards below. Sidewalks should fill the space between the back-of-curb and the building.~~

DOWNTOWN SIDEWALK DESIGN STANDARDS			
	Minimum Sidewalk Width	Sidewalk Material	Sidewalk Brick Color
Primary Street	12'	Concrete, brick or a combination	Pine Hall “Red” or Equivalent
Secondary Street	8'	Concrete	No required color

Attachment A: Downtown Districts Primary and Secondary Streets

SECTION 3: AMENDMENT “Sec 1100.23 Downtown (D) Districts Design Standards” of the Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 1100.23 Downtown (D) Districts Design Standards

- (h) *Corner architecture.* All buildings located at the corner of the intersection between ~~two primary~~any combination of arterial and collector streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission. ~~This standard shall not apply to the intersection of two secondary streets or between a primary and secondary street.~~
- (1) Cupola.
 - (2) Turret.
 - (3) Pitched roof.
- (k) Building placement. ~~The table below establishes the~~ A minimum of 80% percentage of the façade ~~that~~ must be placed along the maximum setback allowed in the Downtown districts.

DOWNTOWN (D) DISTRICTS FACADE PLACEMENT		
Façade built to maximum setback- on a primary street	Façade built to maximum setback- on a secondary street	
DC	80% min	25% min
DE	80% min	0%
Any section along the maximum setback on an <u>primary arterial or collector</u> street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.		

- (l) *Parking placement.* Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on primary arterial or collector streets, unless at the intersection of ~~two primary~~any combination of arterial and collector streets (~~see DC and DE zoning districts for information on primary and secondary streets.~~) Parking drives are highly discouraged along primary arterial

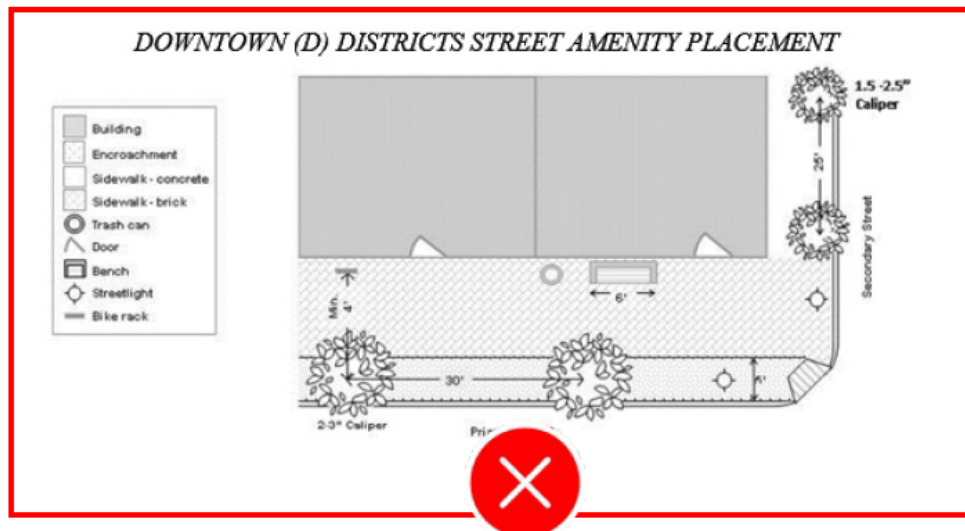
Attachment A: Downtown Districts Primary and Secondary Streets

and collector streets and only permittedallowed if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces.

- (m) *Site amenity standards.* Site amenities are not required. However, if a specific site amenity is being provided, it shall meet the standards below for both primary and secondaryall streets in the DC, Downtown Core and DE, Downtown Edge districts. All street furniture shall be installed per manufacturer's specifications.

(1) *Street amenity placement.*

- a. Street trees and streetlights shall not be placed directly in front of an entrance to a building.
- b. All street furniture shall be placed so that a minimum of 4' of the width of the sidewalk is clear and unobstructed.
- c. Trees, street lamps, and all street furniture shall be placed a minimum of 36" away from the back of curb to allow for car doors opening.

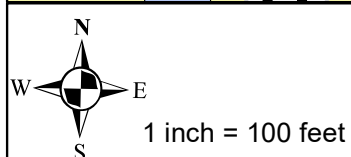
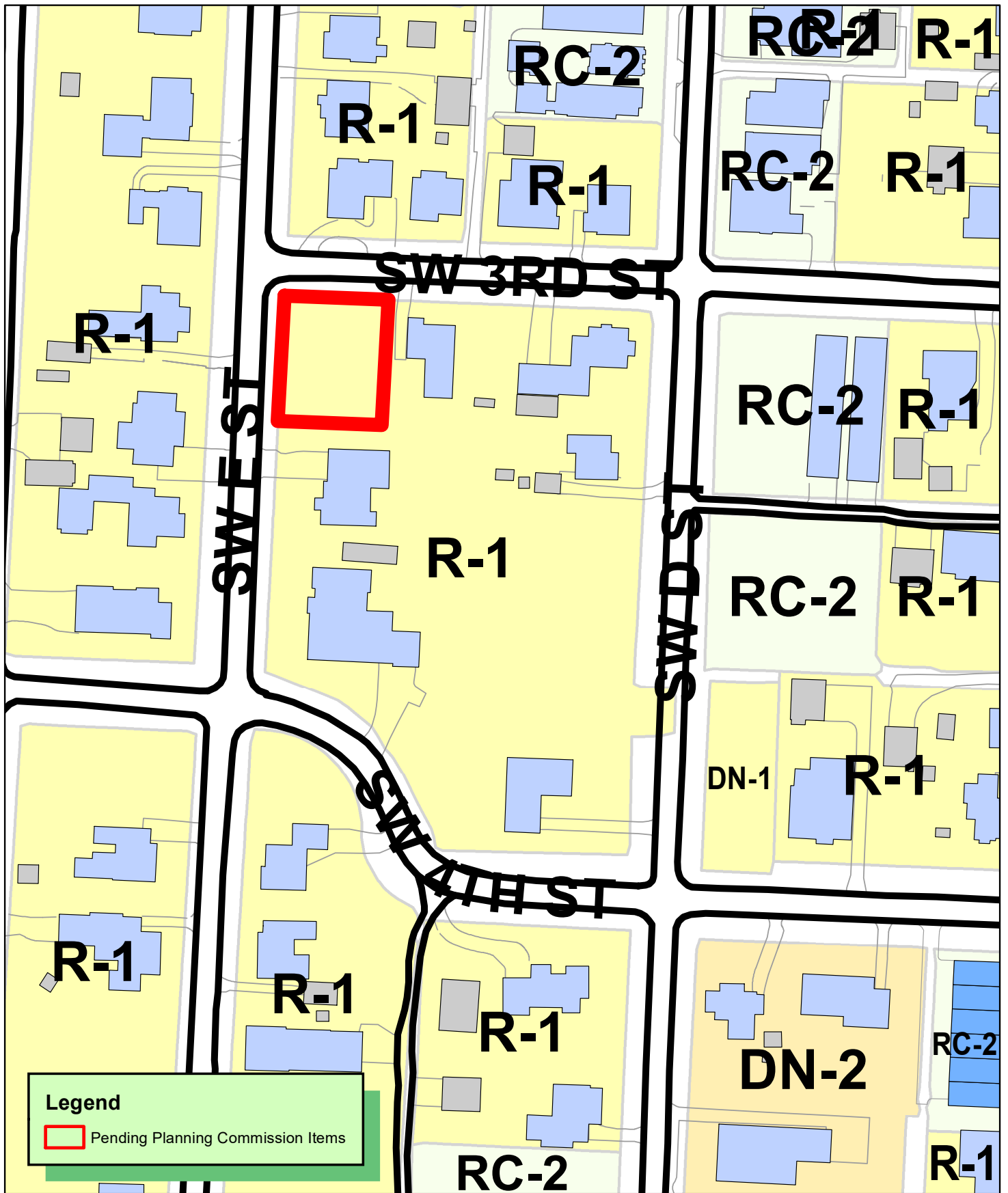


Attachment A: Downtown Districts Primary and Secondary Streets

SECTION 4: **AMENDMENT** “Sec 1400.16 Downtown Zoning Districts Landscaping” of the Bentonville Municipal Code is hereby *amended* as follows:

- (a) *Applicability.* The landscaping requirements in this section shall apply to the D-C, Downtown Core Zoning District and the D-E, Downtown Edge Zoning District, depending on the type of street frontage, as established in the zoning code.
- (b) *Downtown zoning street tree planting requirements.* The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along ~~primary and secondary~~ streets in the Downtown zoning districts. ~~Primary streets and secondary streets are designated in the Downtown zoning district regulations in Article 401 of the Zoning Code.~~

DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS		
	Primary Arterial or Collector street	Secondary Downtown Local street
(1) Requirement	1 tree per 30 linear feet	1 tree per 25 linear feet
(2) Spacing	30 feet maximum on center	25 feet maximum on center
(3) Shade	3-inch caliper	2.5-inch caliper
(4) Ornamental	2-inch caliper	1.5-inch caliper
(5) Planting beds	5 feet by 6 feet minimum	3 feet by 3 feet minimum
(6) Tree grates* 	5 feet by 6 feet minimum	3 feet by 3 feet minimum
*Made of cast iron and placed a minimum of twelve (12) feet from streetlights		



RZ20-0060
REZONING R-1 TO DN-2
PINNACLE VILLAS



The property at 301 SW E Street is surrounded by 50's to 70's style single family homes. Within the block there are 1 story single family homes. Within a 2 block area there are new 2 and 3 story single family dwellings built or being built. I believe DN-2 is well suited for the neighborhood style wise. All utilities are on or could be on these lots. Electric and sewer is on SW 3rd street and water and sewer is on SW E street with curb and gutter.

Terry Ging

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-2, Downtown Medium Density Residential



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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Residential Tree Planting:

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

Updated 08-31-20

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

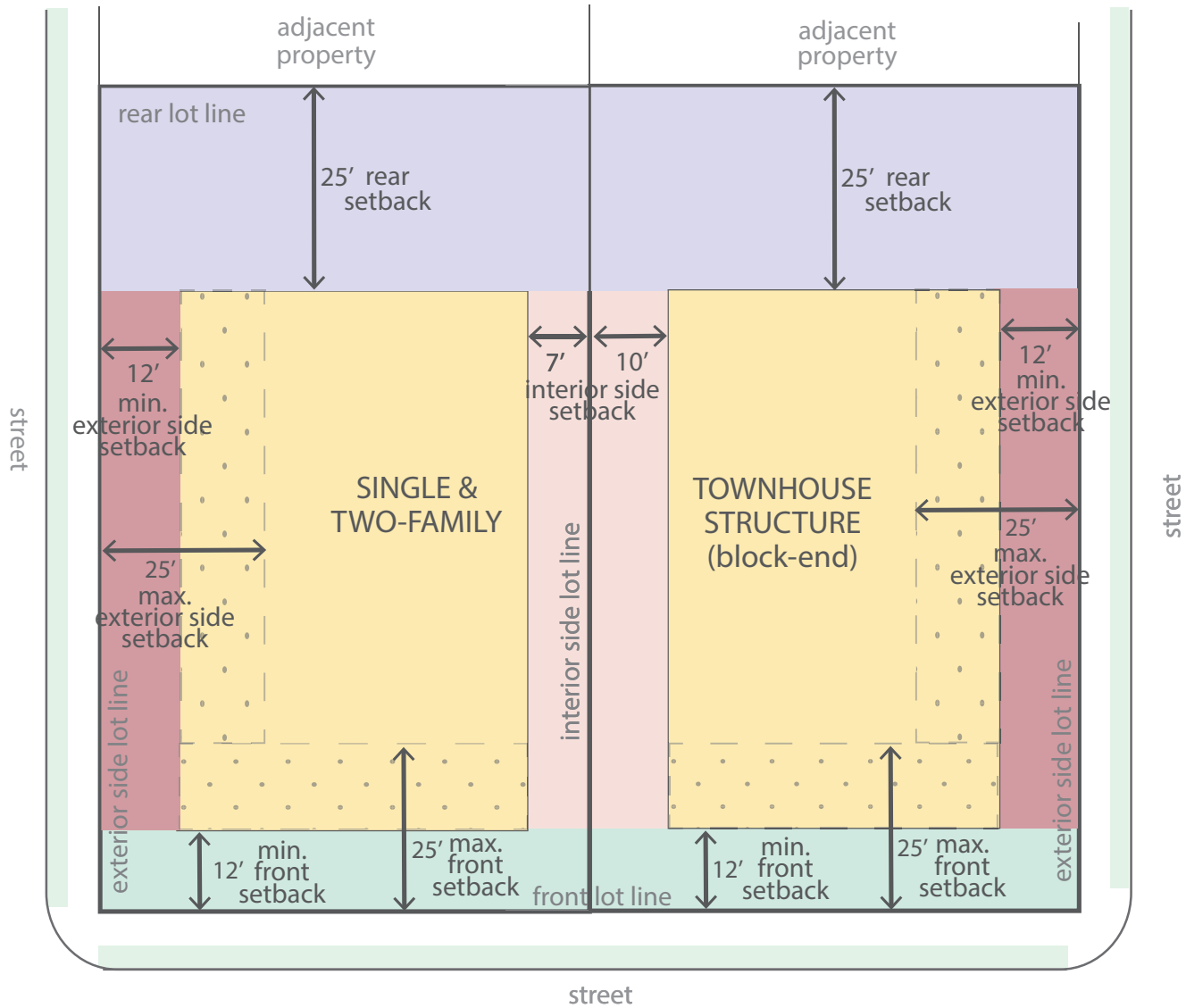
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban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

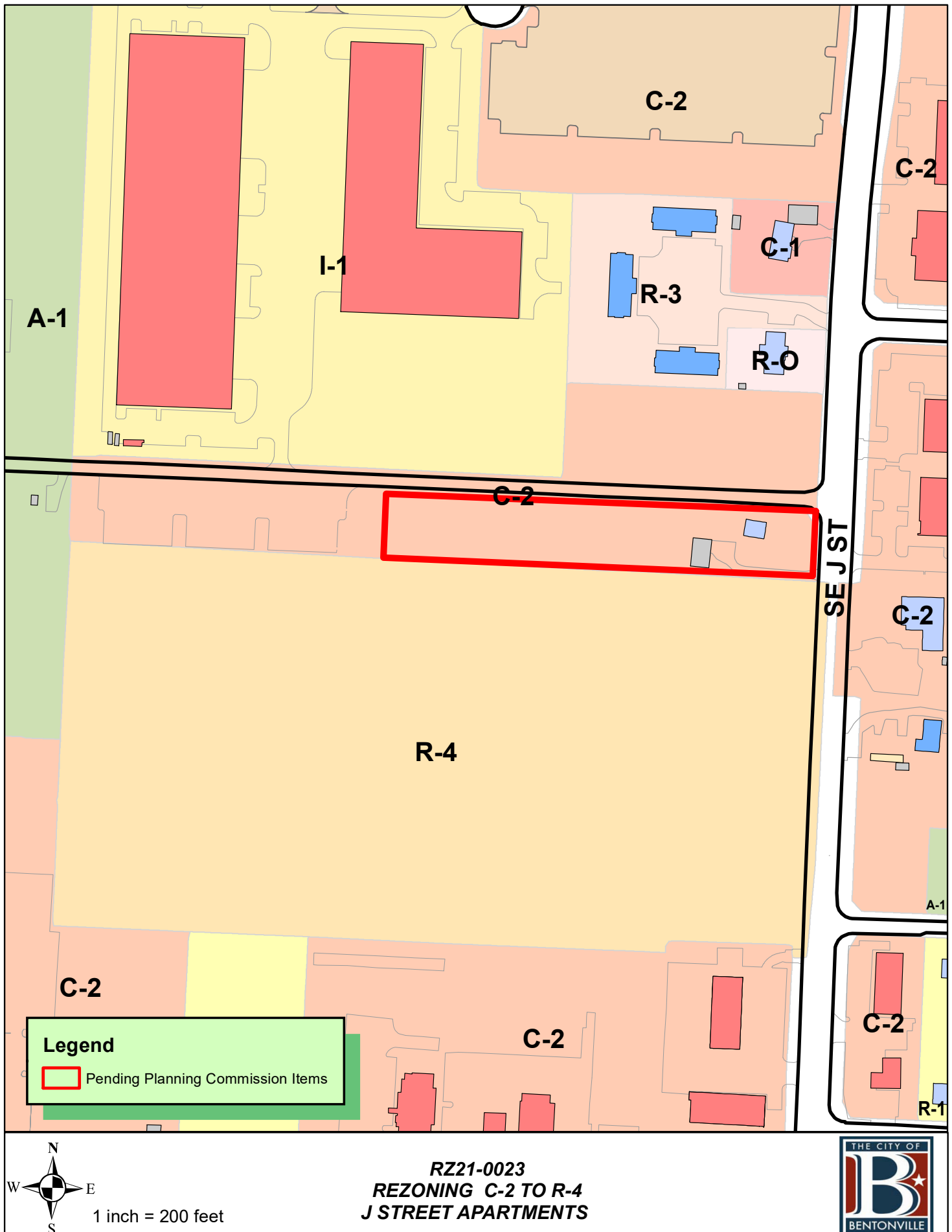
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DN-2, Downtown Medium Density Residential

Setback Illustration





BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

March 12, 2021

SUBJECT: J Street Apartments Rezoning Application Narrative Statement

To Whom It May Concern:

The applicant is proposing a rezoning of property located at 3110 SE J Street. Currently, the property is zoned C-2, General Commercial. The proposed zoning is for R-4, High Density Residential. The Tax Parcel ID is 01-00157-000 and the owner is J STREET OF BENTONVILLE. There are no proposed sales associated with this property at this time.

The parcel directly south of the subject parcel (Tax Parcel 01-00177-000), which is also owned by J STREET OF BENTONVILLE, is currently zoned R-4 and is being developed in tandem with the subject parcel. Uniform zoning will be required to continue with the development as planned.

The surrounding properties include parkland, apartment complexes, warehouses, Carroll Electric Cooperative Corporation, single family residences, restaurants, and consumer shopping stores. Residents of the proposed development will have amenity access, multi-use trail access, ample food supply, and plenty of shopping opportunities. The NW Medical Center of Bentonville is located nearby and would provide access to immediate healthcare needs if the situations arise.

The proposed property is intended to be developed as a portion of a multifamily residential development currently being planned for the property directly to the south.

There are currently no right-of-way improvements proposed other than replacing the existing sidewalk along J Street with a 12-foot multi-use path. A secondary access point is proposed at the northwest corner of the subject property which will connect to the adjacent private road.

No additional signage is being proposed at this time.

This development will follow all guidelines for buffers, setbacks, and architectural standards pertaining to multi-family developments.

An 8" water main will be extended to the site by jack and bore from the existing 12" water main on the East side of J Street. Sewer service is currently available from the existing 8" sanitary sewer main running along the West side of J Street. The proposition of the multifamily development shall include a full design of utilities under the guidance of the City of Bentonville Water Utilities Department.

Sincerely,

Trent Nolen
Blew & Associates, PA

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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.

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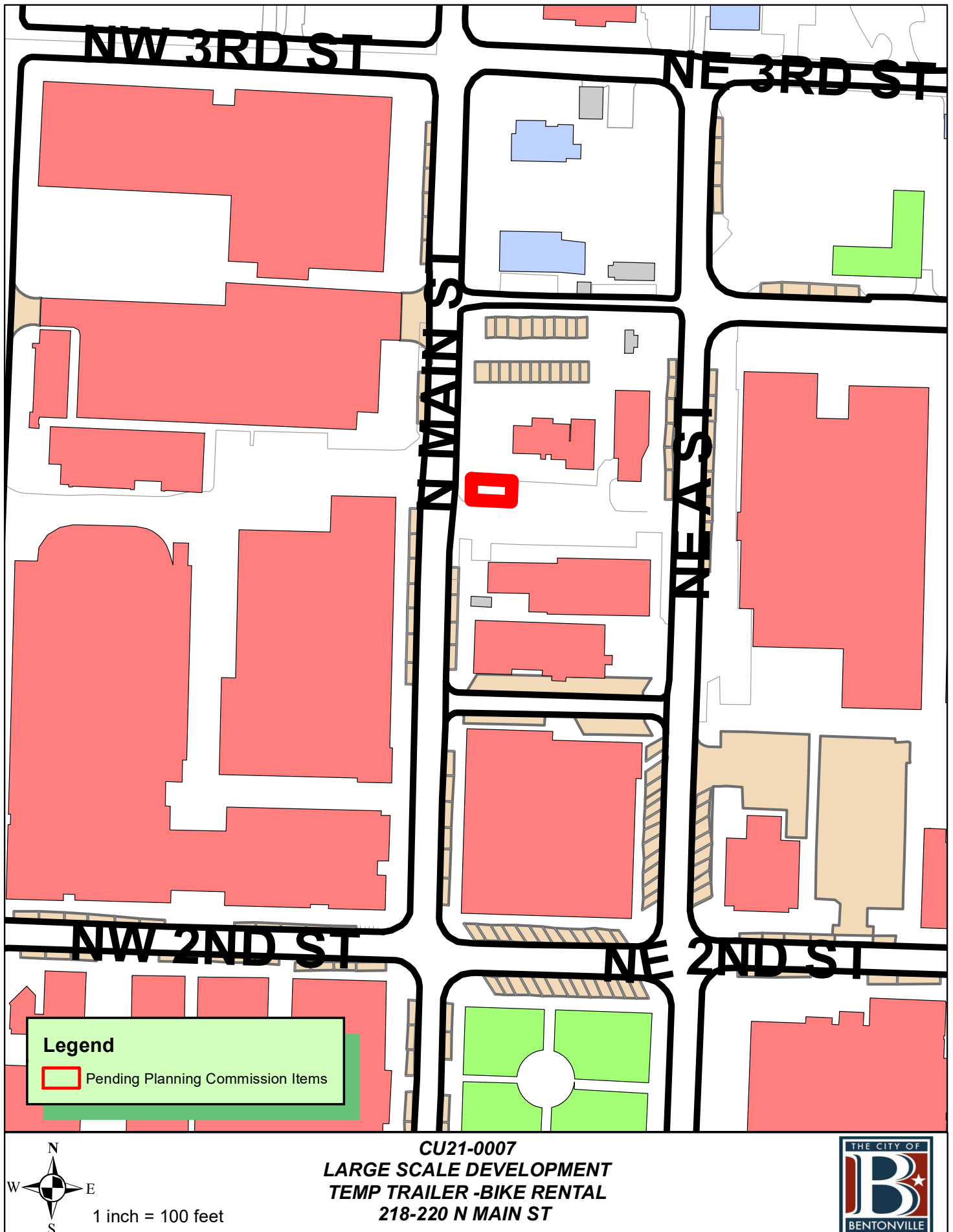
R-4, High Density Residential

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.

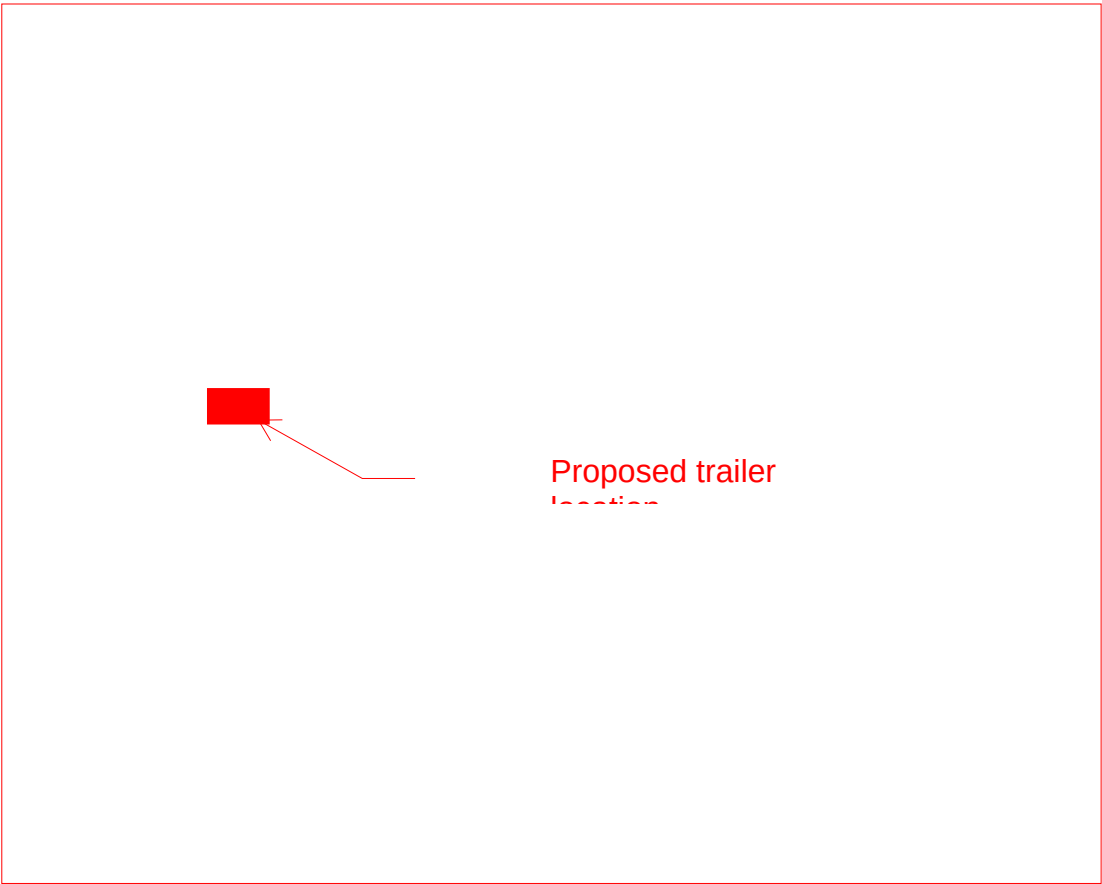
Land Uses:

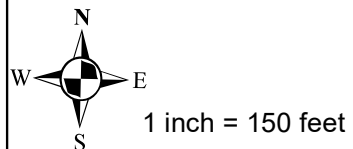
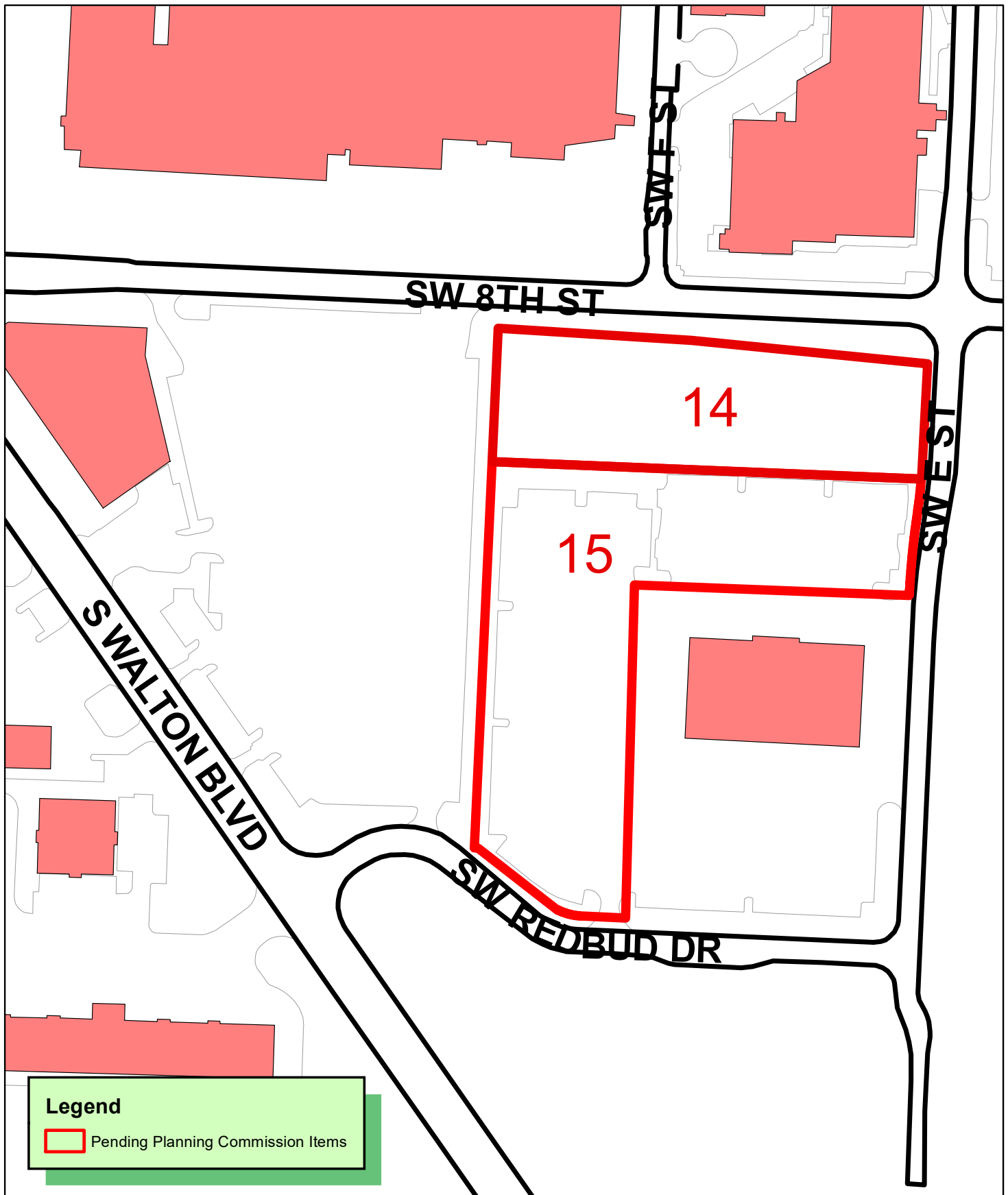
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter Recreation, Education & Assembly Library Park - mini Retail Mobile food vendor Services Child care - residential (4 children)	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Assembly 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



Blue Crane Owner Narrative for 220 N Main

Blue Crane would like to propose using the Southern parking area of 220 N Main as a temporary home for a bike rental retailer. Business would be conducted out of a 16' custom trailer that would stay on site from Early April 2021 to late October 2021. Rentals would be available 6-7 days a week from 8am-7pm. All business would be done from the trailer and will not affect the surrounding structures. No structural or lighting changes will be made to the existing property. Patron would use the public parking available in the downtown area to access the business. 2-1 employees can be expected for an estimated 20-30 patrons a day. This location is ideal for this type of retail as it is adjacent to the trailhead and central to many other biking attractions in Bentonville.





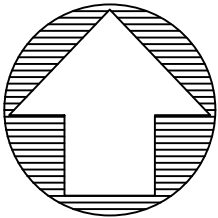
LS21-0012
LOT SPLIT
BENTONVILLE PLAZA
LOT 11 CREATING LOTS 14-15



EXISTING LOT 11

LEGEND

- FOUND IRON PIN W/ CAP
○ FOUND MAG NAIL
○ SET 1/2" IRON PIN W/CAP, LS 1370
○ DRAINAGE MANHOLE
○ SANITARY SEWER MANHOLE
○ FIRE HYDRANT
○ WATER METER
○ WATER VALVE
○ TELEPHONE RISER
○ TELEPHONE VAULT
○ GAS METER
○ LIGHT POLE SINGLE LIGHT
- - - PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- - - CENTERLINE



FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

LEGAL DESCRIPTION FOR PARENT TRACT - LOT 11

P.N.# 01-11088-001
REFERENCE PLAT BOOK 2016 PAGE 145
ZONE - C3

A PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF PARCEL 01-02047-000, SAID POINT BEING A FOUND IRON PIN AND RUNNING THENCE S87°28'11"E 196.12' TO A SET IRON PIN, THENCE N02°25'34"E 4.85' TO A SET IRON PIN, THENCE S87°24'14"E 316.91' TO A SET IRON PIN, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00' AND A LENGTH OF 32.06' TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00' AND A LENGTH OF 7.77' TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00' AND A LENGTH OF 7.77' TO A SET IRON PIN; THENCE S03°06'51"W 134.98' TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 369.50' AND A LENGTH OF 49.11' TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1034.33' AND A LENGTH OF 103.59' TO A SET IRON PIN; THENCE N87°48'35"W 339.82' TO A SET IRON PIN; THENCE S01°30'11"W 412.34' TO A SET IRON PIN; THENCE N87°28'02"W 52.33' TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.04' AND A LENGTH OF 34.20' TO A SET IRON PIN; THENCE N50°18'13"W 123.94' AND A LENGTH OF 34.20' TO A FOUND ½" REBAR; THENCE N02°25'03"E 653.81' TO THE POINT OF BEGINNING CONTAINING 5.56 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR NEW LOT 14 (1.84 ACRES):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 11; THENCE NORTH 02°38'17" EAST A DISTANCE OF 484.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°38'17" EAST A DISTANCE OF 158.84 FEET; THENCE SOUTH 87°40'18" EAST A DISTANCE OF 73.23 FEET; THENCE SOUTH 85°56'09" EAST A DISTANCE OF 166.16 FEET; THENCE SOUTH 84°18'18" EAST A DISTANCE OF 293.63 FEET; THENCE SOUTH 03°06'16" WEST A DISTANCE OF 134.90 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 367.55 FEET, A CENTRAL ANGLE OF 00°15'52", AN ARC LENGTH OF 1.70 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03°18'09" WEST, 1.70 FEET; THENCE NORTH 87°40'07" WEST A DISTANCE OF 531.44 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 80098.21 SQUARE FEET, OR 1.839 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGAL DESCRIPTION FOR NEW LOT 15 (3.44 ACRES):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 11; THENCE NORTH 02°38'17" EAST A DISTANCE OF 484.01 FEET; THENCE SOUTH 87°40'07" EAST A DISTANCE OF 531.44 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 369.48 FEET, A CENTRAL ANGLE OF 07°20'22", AN ARC LENGTH OF 47.33 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 07°06'27" WEST, 47.30 FEET; THENCE ON A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1034.33 FEET, A CENTRAL ANGLE OF 05°44'20", AN ARC LENGTH OF 103.60 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 07°47'04" WEST, 103.56 FEET; THENCE NORTH 87°45'49" WEST A DISTANCE OF 339.82 FEET; THENCE SOUTH 01°31'19" WEST A DISTANCE OF 412.34 FEET; THENCE NORTH 87°23'48" WEST A DISTANCE OF 52.23 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.04 FEET, A CENTRAL ANGLE OF 26°06'33", AN ARC LENGTH OF 34.20 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76°12'24" WEST, 33.90 FEET; THENCE NORTH 52°05'42" WEST A DISTANCE OF 123.94 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 149896.26 SQUARE FEET, OR 3.441 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

POB
LOT 14

POB
LOT 15
SW CORNER
LOT 11

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- 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
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

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

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 _____

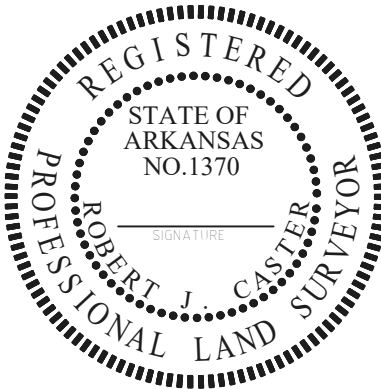
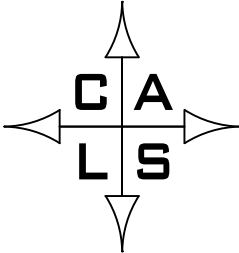
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

COB PROJECT # LS21-0012

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



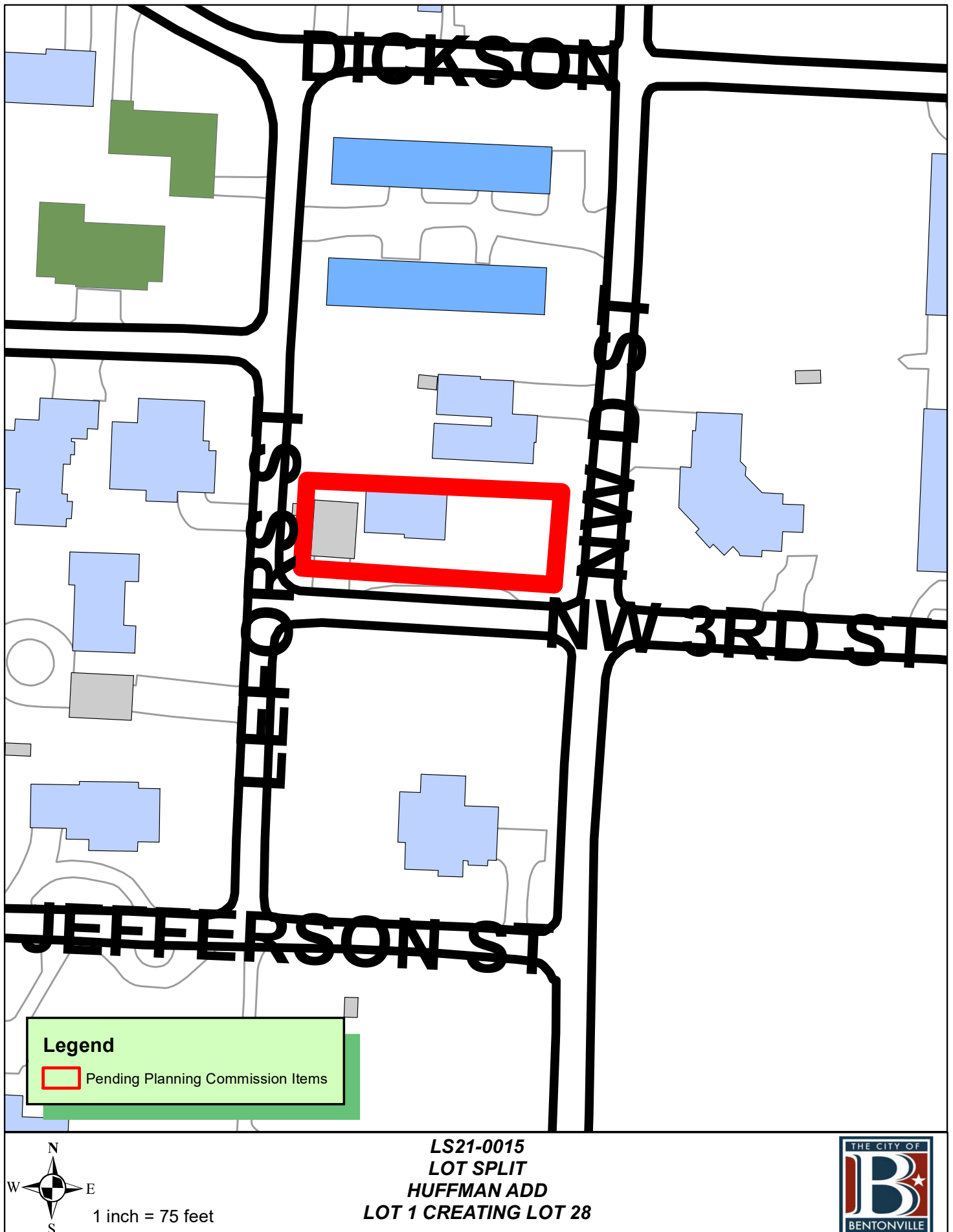
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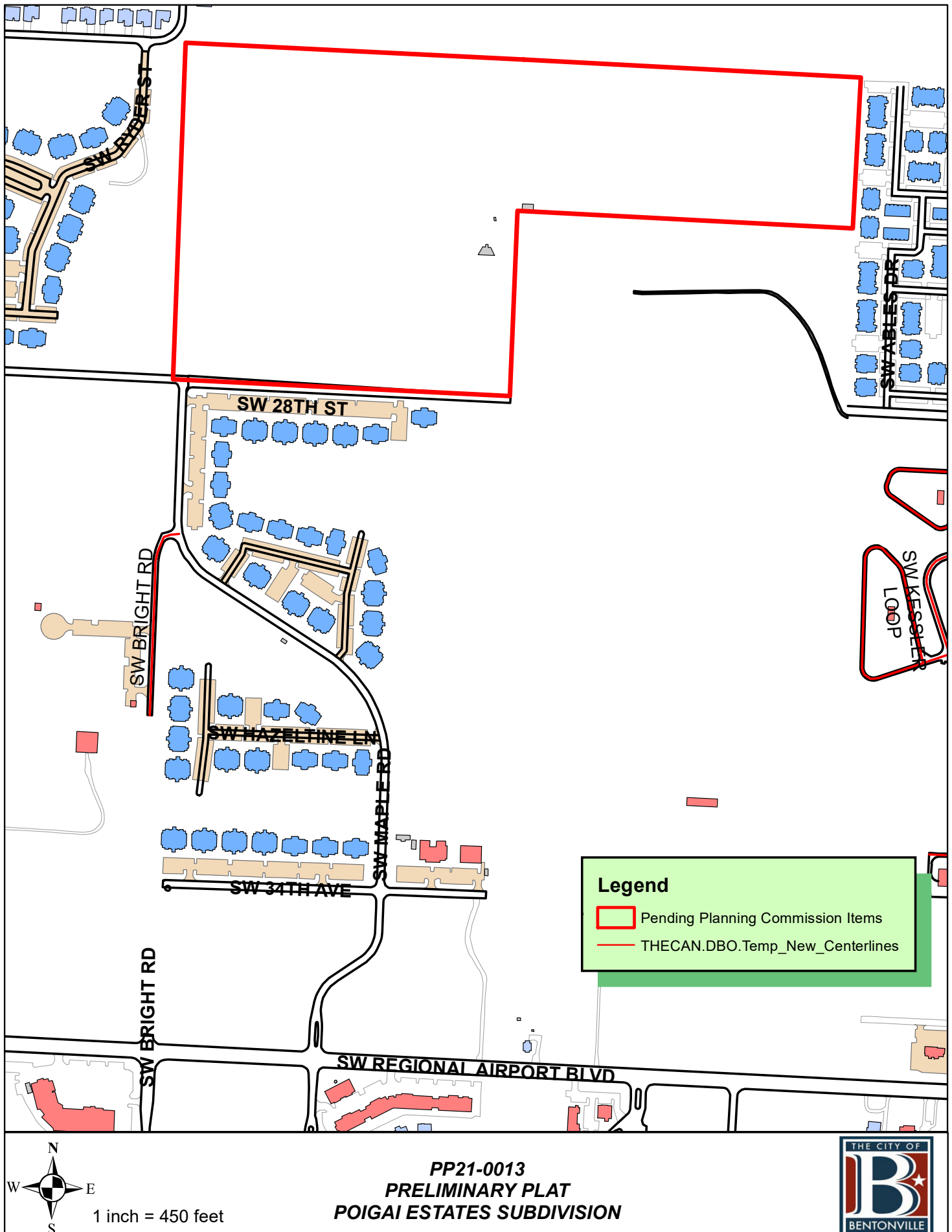
02/26/2021

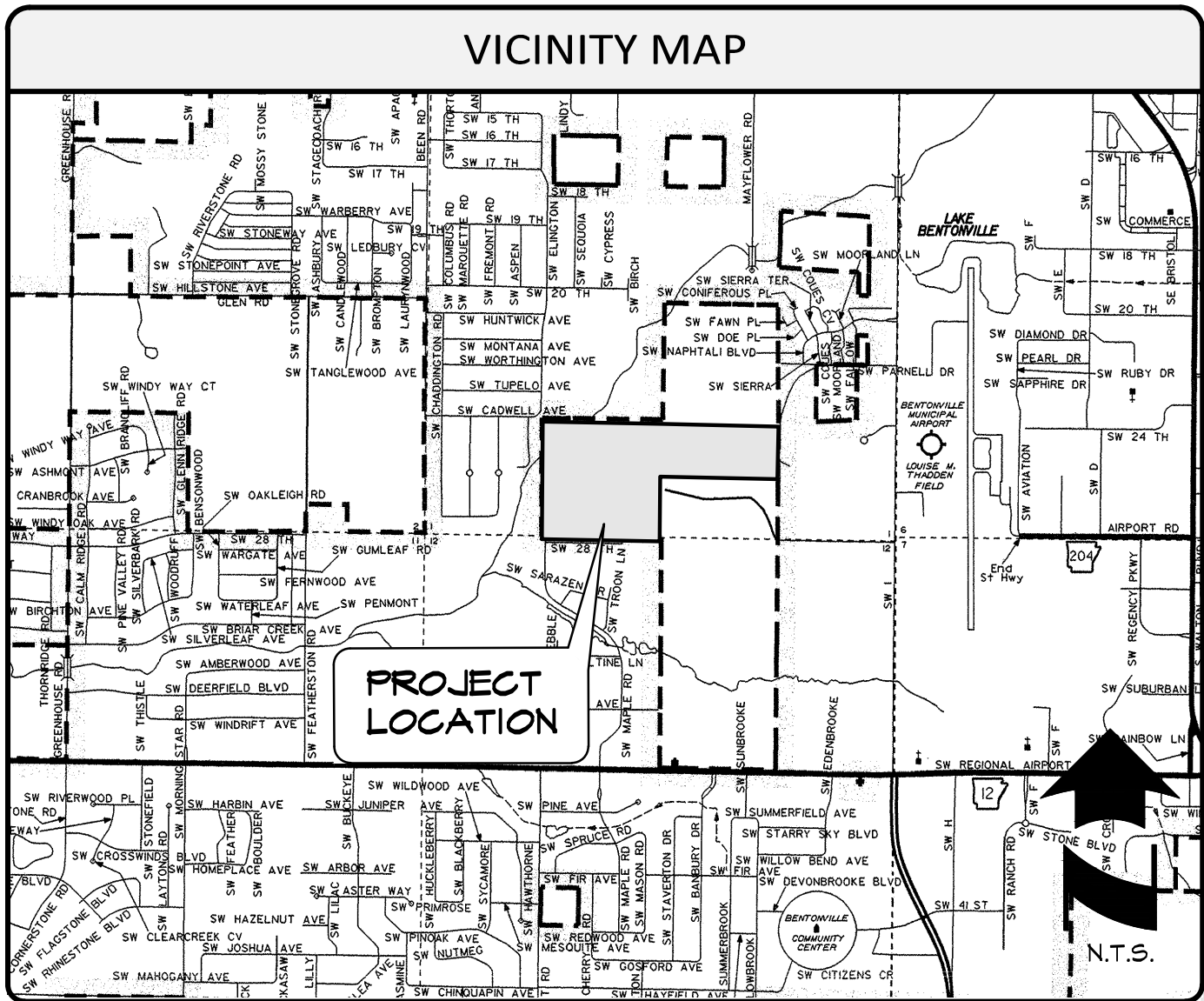
LOT SPLIT OF LOT 11
CREATING NEW LOTS 13 & 14
BENTONVILLE PLAZA

CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-047	ASG	RJC	1 OF 1







Issued for Review: 4.05.2021

April 2021

Subdivision Plans

for

Preliminary Plat

of

POIGAI ESTATES SUBDIVISON

(PHASES 1 and 2)

Bentonville, Benton County, Arkansas



Owner/Developer
Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712
Contact: Arul Kumaran
Email: arulkumaran218@gmail.com

Engineer & Surveyor
Neal Morrison, P.E. Morrison
Shipley Engineers
5704 Euper Lane
Fort Smith, AR 72903
Phone: (479) 452-1933

- The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.
- To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.
- The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.
- All utility street crossings shall be by jack and bore only. No open cuts are permitted unless approved by the City Engineer and The Transportation Director.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to Planning Commission approval of Final Plat.

CITY ATLAS PAGE #446

INDEX OF SHEETS

1. Cover Sheet and Vicinity Map	18. Street and Drainage Profiles SW Convent Street, SW Casuarina Drive, SW Lombardy Street	32. Erosion Control Details
2. Phase 1 Overall Site Layout	19. Storm Drains A, B, C, & D	33. Street Cross Sections SW Maple Road (Sta. 0+69.68 To Sta. 10+00)
3. Phase 2 Overall Site Layout	20. Street and Drainage Details 1	34. Street Cross Sections SW Maple Road (Sta. 10+50 To Sta. 18+50)
4. Preliminary Plat	21. Street and Drainage Details 2	35. Street Cross Sections SW Maple Road (Sta. 19+44.77 To Sta. 23+00)
5. Typical Roadway Sections	22. Street and Drainage Details 3	36. Street Cross Sections SW Poigai Way (Sta. 0+50 To Sta. 5+00)
6. Street Layout Plan - South	23. Multi-Use Path Plan	37. Street Cross Sections SW Poigai Way (Sta. 17+50 To Sta. 22+58.12)
7. Street Layout Plan - Northwest	24. Water and Sanitary Sewer Layout - South	38. Street Cross Sections SW Casuarina Drive (Sta. 0+54 To Sta. 6+81.05)
8. Street Layout Plan - Northeast	25. Water and Sanitary Sewer Layout - Northwest	39. Street Cross Sections SW Poigai Way (Sta. 7+68.27 To Sta. 19+00)
9. Grading and Drainage Plan - South	26. Water and Sanitary Sewer Layout - Northeast	40. Street Cross Sections SW Lombardy Street (Sta. 0+50 To Sta. 1+50)
10. Drainage Plan - Northwest	27. Sanitary Sewer Profiles Line A & Laterals B-1-A, B-1-B, B-2	
11. Drainage Plan - Northeast	28. Sanitary Sewer Profile Line B	
12. Mass Grading Plan - Northwest	29. Sanitary Sewer Profiles Lateral B-1	
13. Mass Grading Plan - Northeast	30. Erosion Control Plan Phase 1	* City of Bentonville Details
14. Detention Basin Site Plan	31. Erosion Control Plan Phase 2	
15. Intersection Grades		
16. Street and Drainage Profiles SW Maple Road		
17. Street and Drainage Profiles SW Poigai Way & SW Lototen Street		

SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 EMAIL: joshua.knight@blackhillscorp.com	TELEPHONE AT&T CONTACT: BRENT BALDWIN 1133 EAST HAROLD ST. FAYETTEVILLE, ARKANSAS 72703 OFFICE PHONE: (479) 571-660 CELL PHONE: (479) 200-9022
CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48th STREET SPRINGDALE, ARKANSAS PHONE: (479) 717-3796 EMAIL: kip.smith@cox.com	

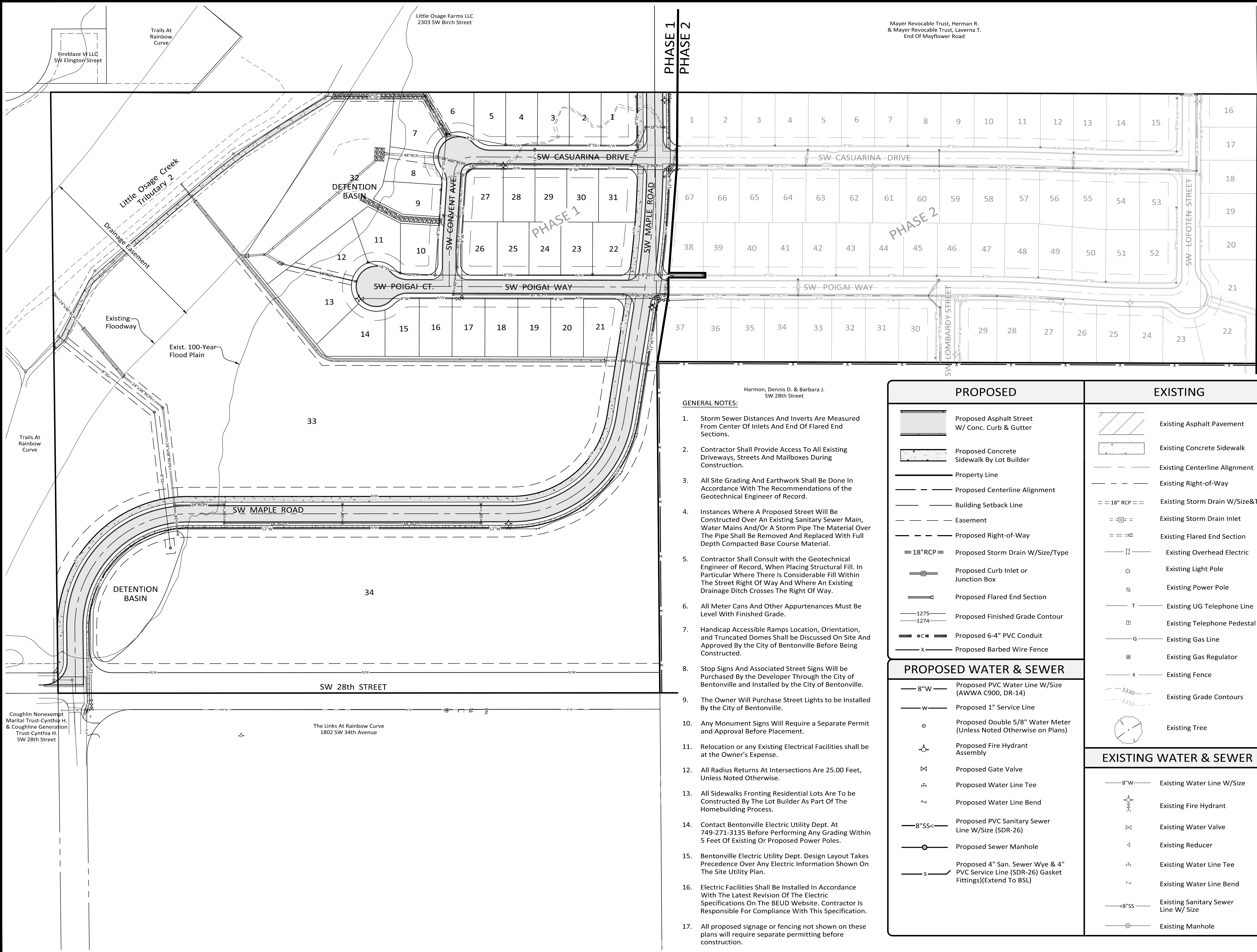
GOVERNING AGENCIES

CITY OF BENTONVILLE	
PLANNING DEPARTMENT CONTACT: TYLER OVERSTREET 305 SW A ST. PHONE: (479) 271-3122	CITY ENGINEER CONTACT: DAN WEESE 5200 SW MUNICIPAL DR. PHONE: (479) 271-5993
STREET DEPARTMENT CONTACT: TONY DAVIS 5200 SW MUNICIPAL DR. PHONE: (479) 271-3130	PUBLIC WORKS CONTACT: MIKE BENDER 5200 SW MUNICIPAL DR. PHONE: (479) 271-6720
WATER DEPARTMENT CONTACT: BEAU THOMPSON 5200 SW MUNICIPAL DR. PHONE: (479) 271-3140	STORMWATER CONTACT: JANET PAITH 5200 SW MUNICIPAL DR. PHONE: (479) 271-5002 jpaith@bentonvillear.com
ELECTRIC DEPARTMENT CONTACT: CHARLIE BARNES 5200 SW MUNICIPAL DR. PHONE: (479) 271-3159	WASTEWATER CONTACT: NANCY BUSEN 1901 NE A STREET PHONE: (479) 271-3160
BUILDING AND FIRE SAFETY CONTACT: JAKE FEEMSTER 305 SW A STREET PHONE: (479) 271-3108	FIRE DEPARTMENT CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW A STREET PHONE: (479) 271-5927
DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623	

POIGAI
SUBDIVISION

City Project No. PP21-0013

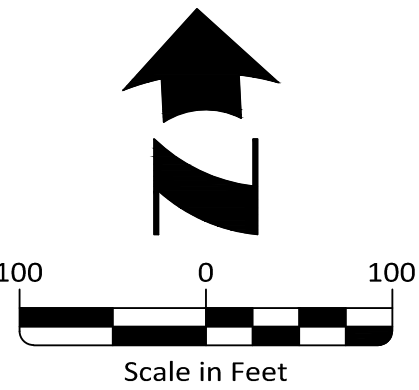
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GENERAL NOTES:

- Storm Sewer Distances And Inverts Are Measured From Center Of Inlets And End Of Flared End Sections.
- Contractor Shall Provide Access To All Existing Driveways, Streets And Mailboxes During Construction.
- All Site Grading And Earthwork Shall Be Done In Accordance With The Recommendations of the Geotechnical Engineer of Record.
- Instances Where A Proposed Street Will Be Constructed Over An Existing Sanitary Sewer Main, Water Mains And/Or A Storm Pipe The Material Over The Pipe Shall Be Removed And Replaced With Full Depth Compacted Base Course Material.
- Contractor Shall Consult with the Geotechnical Engineer of Record, When Placing Structural Fill. In Particular Where There Is Considerable Fill Within The Street Right Of Way And Where An Existing Drainage Ditch Crosses The Right Of Way.
- All Meter Cans And Other Appurtenances Must Be Level With Finished Grade.
- Handicap Accessible Ramps Location, Orientation, and Truncated Domes Shall be Discussed On Site And Approved By the City of Bentonville Before Being Constructed.
- Stop Signs And Associated Street Signs Will be Purchased By the Developer Through the City of Bentonville and Installed by the City of Bentonville.
- The Owner Will Purchase Street Lights to be Installed By the City of Bentonville.
- Any Monument Signs Will Require a Separate Permit and Approval Before Placement.
- Relocation or any Existing Electrical Facilities shall be at the Owner's Expense.
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- All Sidewalks Fronting Residential Lots Are To be Constructed By The Lot Builder As Part Of The Homebuilding Process.
- Contact Bentonville Electric Utility Dept. At 749-271-3135 Before Performing Any Grading Within 5 Feet Of Existing Or Proposed Power Poles.
- Bentonville Electric Utility Dept. Design Layout Takes Precedence Over Any Electric Information Shown On The Site Utility Plan.
- Electric Facilities Shall Be Installed In Accordance With The Latest Revision Of The Electric Specifications On The BEUD Website. Contractor Is Responsible For Compliance With This Specification.
- All proposed signage or fencing not shown on these plans will require separate permitting before construction.

PROPOSED	EXISTING
Proposed Asphalt Street W/ Conc. Curb & Gutter	Existing Asphalt Pavement
Proposed Concrete Sidewalk By Lot Builder	Existing Concrete Sidewalk
Property Line	Existing Centerline Alignment
Proposed Centerline Alignment	Existing Right-of-Way
Building Setback Line	Existing Storm Drain W/Size&Type
Easement	Existing Storm Drain Inlet
Proposed Right-of-Way	Existing Flared End Section
Proposed Storm Drain W/Size/Type	Existing Overhead Electric
Proposed Curb Inlet or Junction Box	Existing Light Pole
Proposed Flared End Section	Existing Power Pole
Proposed Finished Grade Contour	Existing UG Telephone Line
Proposed 6-4" PVC Conduit	Existing Telephone Pedestal
Proposed Barbed Wire Fence	Existing Gas Line
PROPOSED WATER & SEWER	EXISTING WATER & SEWER
Proposed PVC Water Line W/Size (AWWA C900, DR-14)	Existing Gas Regulator
Proposed 1" Service Line	Existing Fence
Proposed Double 5/8" Water Meter (Unless Noted Otherwise on Plans)	Existing Grade Contours
Proposed Fire Hydrant Assembly	Existing Tree
Proposed Gate Valve	Existing Water Line W/Size
Proposed Water Line Tee	Existing Fire Hydrant
Proposed Water Line Bend	Existing Water Valve
Proposed PVC Sanitary Sewer Line W/Size (SDR-26)	Existing Reducer
Proposed Sewer Manhole	Existing Water Line Tee
Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL)	Existing Water Line Bend
	Existing Sanitary Sewer Line W/ Size
	Existing Manhole



**MORRISON
SHIPLEY**

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903
479.452.1933 • MORRISONSHIPLEY.COM

City Project No. PP21-0013

**POIGAI ESTATES
SUBDIVISION**
for the
City of Bentonville, Arkansas

Issued for Review
4.05.2021

**PHASE 1 OVERALL
SITE LAYOUT**

Revisions			

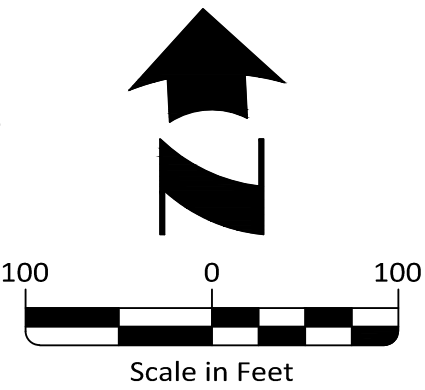
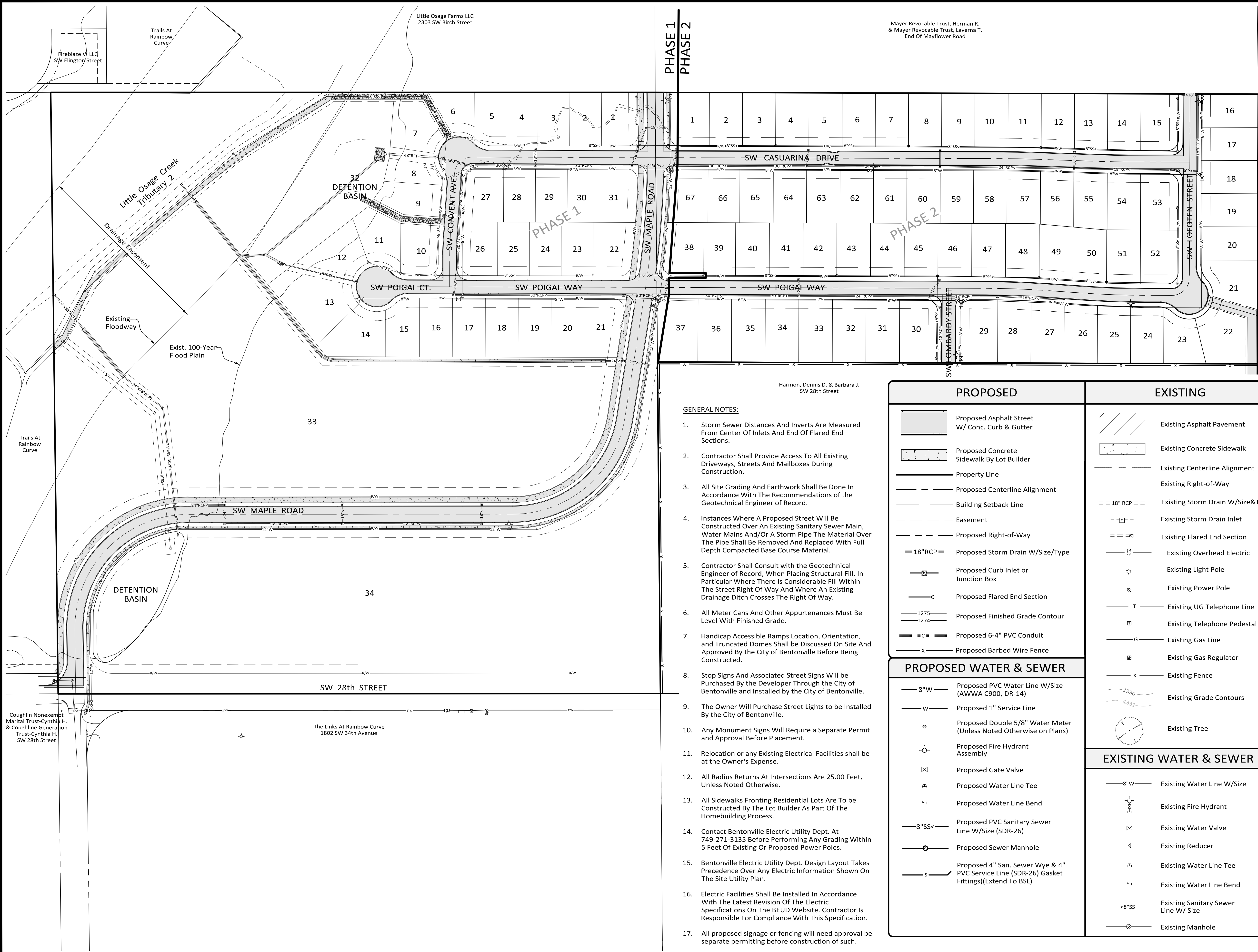
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Date: 4.05.2021	Plot Scale: 1
Project No.: SIG-01	DWG Name: BASE

SHEET

2

38

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City Project No. PP21-0013

**POIGAI ESTATES
SUBDIVISION
for the
City of Bentonville, Arkansas**

**Issued for Review
4.05.2021**

**PHASE 2 OVERALL
SITE LAYOUT**

Revisions			

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Approved By: NTM	Horiz. Scale: 1" = 100'
Date: 4.05.2021	Plot Scale: 1
Project No.: SIG-01	DWG Name: BASE

SHEET **3** 38

GENERAL NOTES:

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PROPOSED

- Proposed Asphalt Street W/ Conc. Curb & Gutter
- Proposed Concrete Sidewalk By Lot Builder
- Property Line
- Proposed Centerline Alignment
- Building Setback Line
- Easement
- Proposed Right-of-Way
- Proposed Storm Drain W/Size/Type
- Proposed Curb Inlet or Junction Box
- Proposed Flared End Section
- Proposed Finished Grade Contour
- Proposed 6-4" PVC Conduit
- Proposed Barbed Wire Fence

PROPOSED WATER & SEWER

- Proposed PVC Water Line W/Size (AWWA C900, DR-14)
- Proposed 1" Service Line
- Proposed Double 5/8" Water Meter (Unless Noted Otherwise on Plans)
- Proposed Fire Hydrant Assembly
- Proposed Gate Valve
- Proposed Water Line Tee
- Proposed Water Line Bend
- Proposed PVC Sanitary Sewer Line W/Size (SDR-26)
- Proposed Sewer Manhole
- Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL)

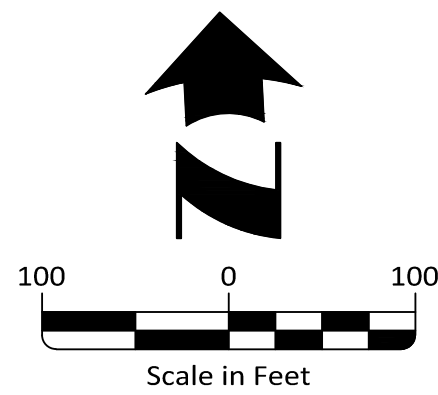
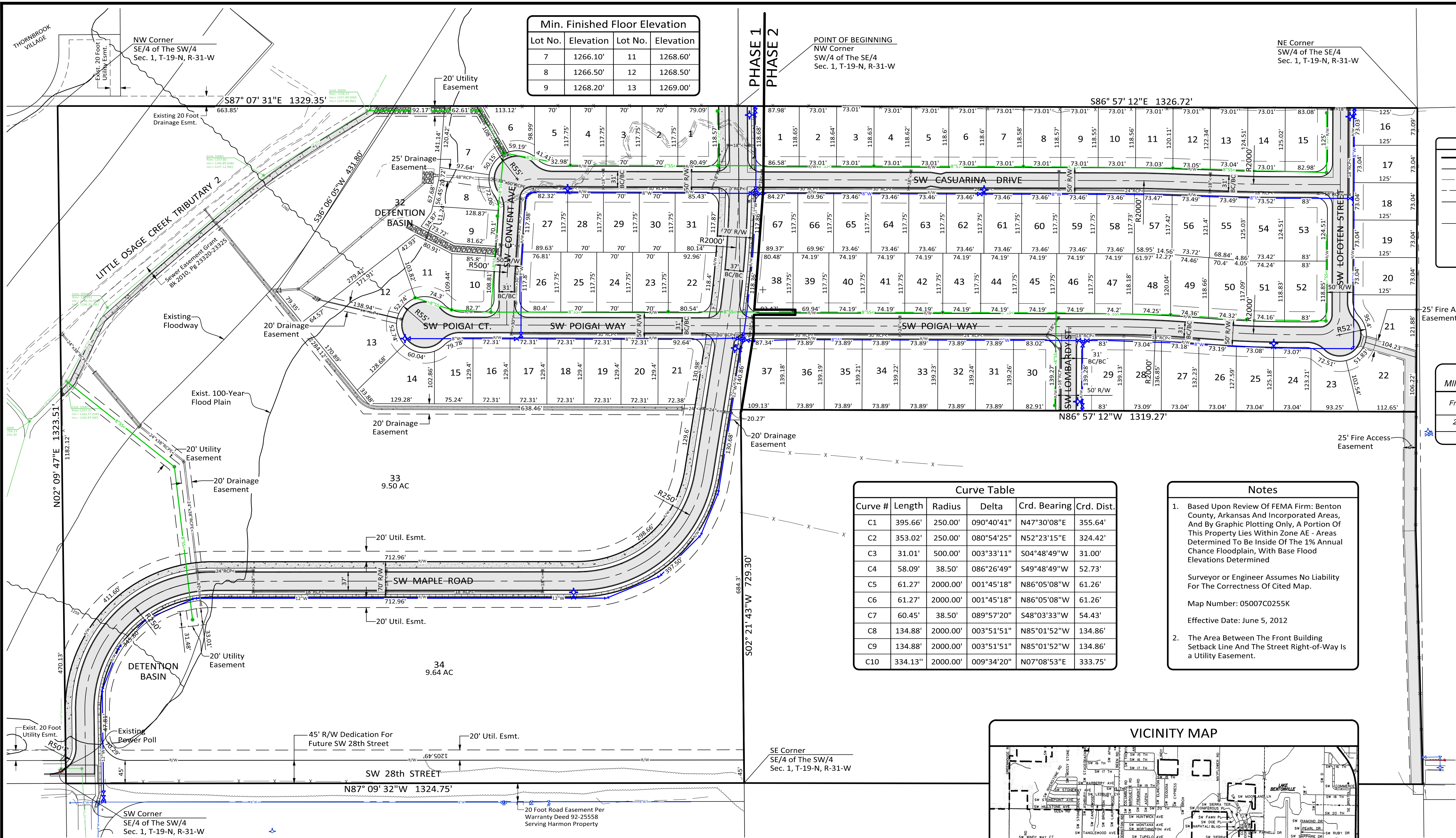
EXISTING

- Existing Asphalt Pavement
- Existing Concrete Sidewalk
- Existing Centerline Alignment
- Existing Right-of-Way
- Existing Storm Drain W/Size&Type
- Existing Storm Drain Inlet
- Existing Flared End Section
- Existing Overhead Electric
- Existing Light Pole
- Existing Power Pole
- Existing UG Telephone Line
- Existing Telephone Pedestal
- Existing Gas Line
- Existing Gas Regulator
- Existing Fence
- Existing Grade Contours
- Existing Tree

EXISTING WATER & SEWER

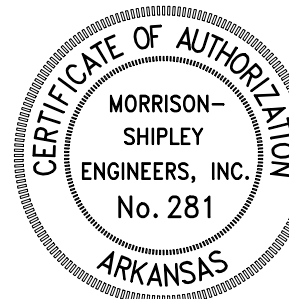
- Existing Water Line W/Size
- Existing Fire Hydrant
- Existing Water Valve
- Existing Reducer
- Existing Water Line Tee
- Existing Water Line Bend
- Existing Sanitary Sewer Line W/ Size
- Existing Manhole

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LEGEND	
	Property Line
	Right-of-Way Line
	Front Building Setback Line
	Easement Line
	Section Line
	1/4 Section Line
	Centerline
	Found 1/2" Rebar
	Set 1/2" Rebar/Cap (COA 281)
	Found Right of Way Monument

R-2 - TWO-FAMILY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS (Ft.)			
Front	Side		Rear
	Interior	Exterior	
20'	7'	20'	25'



**MORRISON
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City Project No. PP21-0013

**POIGAI ESTATES
SUBDIVISION**
for the
City of Bentonville, Arkansas

Issued for Review
4.05.2021

**PRELIMINARY PLAT
LAYOUT**

Revisions			

Drawn By: DRC	Vert. Scale: -
Approved By: NTM	Horiz. Scale: 1" = 100'
Date: 4.05.2021	Plot Scale: 1
Project No.: SIG-01	DWG Name: BASE

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, _____, hereby certify that this plan correctly represents a plan made under my direction and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Engineer

State of Arkansas
Registration No. _____

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor

State of Arkansas
Registration No. _____

Chairman, Bentonville Planning Commission

Legal Description

The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and a part of the North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4), Section 1, Township 19 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 1, thence along the north line thereof, South 86° 57' 12" East, 1,326.72 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 03° 04' 53" West, 593.34 feet; Thence North 86° 57' 12" West, 1,319.27 feet to the west line of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 02° 21' 43" West, 729.30 feet to the Southeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the south line thereof, North 87° 09' 32" West, 1,324.75 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the west line of the Southeast Quarter of the Southwest Quarter of said Section 1, North 02° 09' 47" East, 1,323.51 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the north line thereof, South 87° 07' 31" East, 1,329.35 feet to the Point of Beginning, containing 58.33 acres more or less.

Owner/Developer

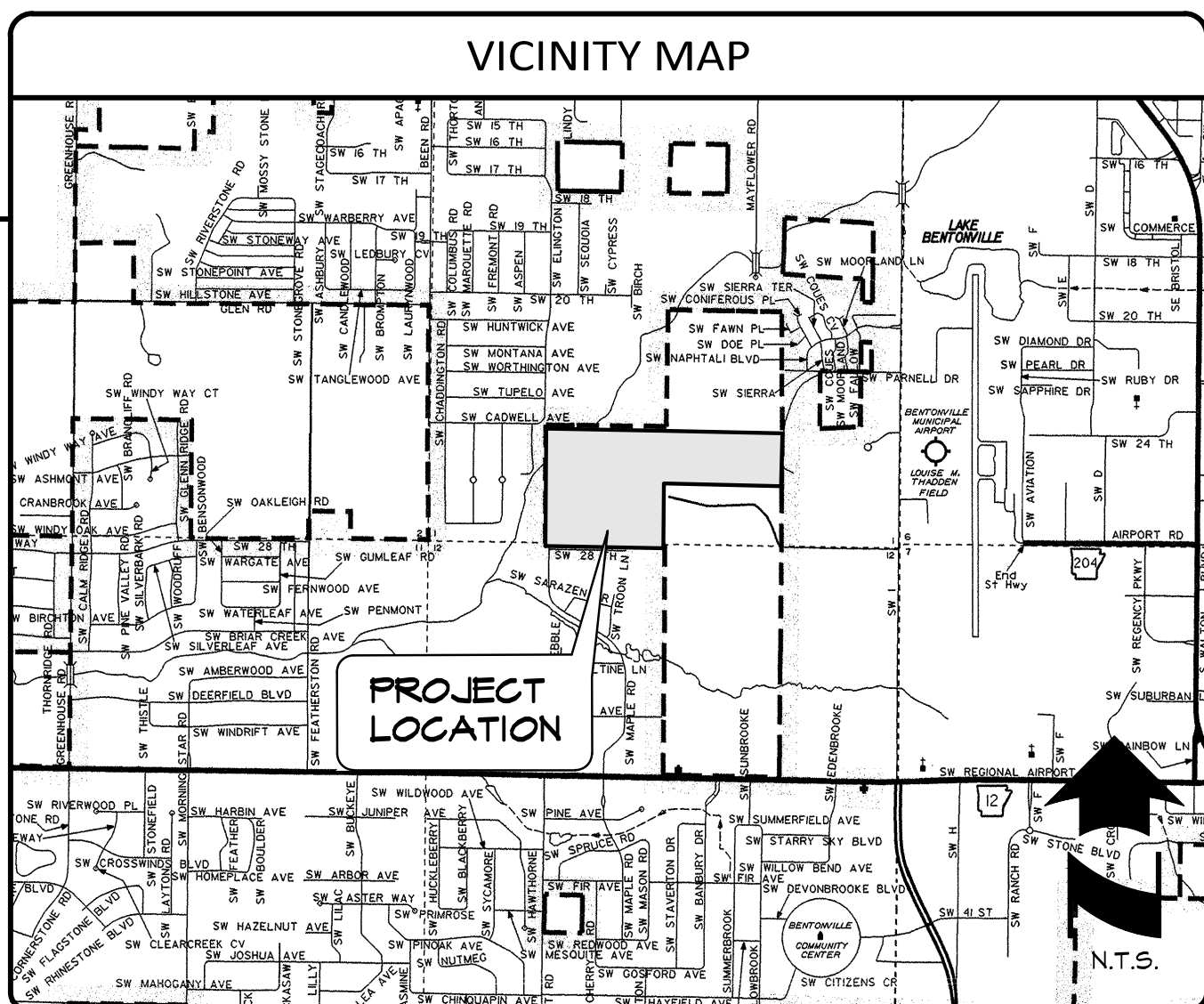
Pagan Incorporated

4502 Swinton Drive

Bentonville, AR 72712

Contact: Arul Kumaran

Email: arulkumaran218@gmail.com



SHEET
4