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
May 18, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_h_xhuk_tR5WzVG2yYctEfQ

I. Call to Order

II. Approval of Minutes from the May 4, 2021 Planning Commission Meeting

III. Old Business

1. **Pinnacle Villas, LLC** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   301 SW E Street *(RZ20-0060)*

IV. Consent Agenda

1. **Lots 61 & 62 Lonesome Pond Addition** — **Property Line Adjustment**
   2900 SW 14th Street *(PLA21-0017)*

2. **Lot 6, Block 15 of Railroad Addition** — **Lot Split**
   117 SE F Street *(LS21-0017)*

3. **Walmart Campus Zone 2 NW** — **Large-Scale Development**
   1300 SE 5th Street *(LSD21-0020)*

4. **Poigai Estates Subdivision** — **Preliminary Plat**
   SW Maple and SW 28th Street *(PP21-0013)*

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

V. New Business

1. **Residential Zoning District Amendments** — **Ordinance***

2. **Bentonville Academy of Music, LLC** — **Rezoning***
   RC-2, Central Residential-Moderate Density to DN-4, Downtown Mixed-Use Residential
   509 SE 6th Street *(RZ21-0026)*

3. **Hurricane WA, LLC** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium Density Residential,
   604 Bella Vista Road *(RZ21-0027)*

4. **Brewer & Abb** — **Rezoning***
   R-1, Single- Family Residential to DN-2, Downtown Medium Density Residential,
   1202 NE Monroe Street *(RZ21-0028)*

5. **KY Enterprises, LLC** — **Rezoning***
   DN-4, Downtown Mixed-Use Residential to DE, Downtown Edge
   527 SE 6th Street *(RZ21-0030)*

6. **Highland, LLC** — **General Plan Amendment***
   RE, Residential Estate to MU, Mixed-Use Commercial
   7048 Vaughn Road *(GPA21-0003)*

7. **Midwest Equipment** — **Conditional Use Permit***
   Construction/Heavy Equipment Sales/Rental
   5400 SW Regional Airport Boulevard *(CU21-0008)*

8. **SW 4th and B Street Townhomes** — **Large-Scale Development**
   402-428 SW B Street *(LSD21-0021)*

9. **Been Road Villas** — **Waiver**
   Administration & Enforcement - Building Permits
   2001 Been Road *(WAV21-0010)*

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

Planning Commission Special Meeting
Minutes
May 4, 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, Reggie Wright, and Richard Binns
Staff: Ellen Norvell, Shelli Kerr, Tyler Overstreet, Baylea Birchfield, and Elizabeth Johnson

Motion by Mr. Haynie, seconded by Mrs. Kerr to approve the minutes of April 20, 2021.
Approved 7-0

Consent Agenda

1. Lots 1 & 2 Bennett Addition, 508 & 510 SW O Street, PLA21-0015

Approved 7-0

Old Business

Item #1
General Plan Amendment for Medium-Density Residential to Low-Density Residential, SW D Street, GPA21-0001
Tyler Overstreet reads the staff report.
Opened public hearing
Andrew Heath, 3805 SW Lone Oak Avenue, spoke their concerns via Zoom.
Katie Howe, 401 SE C Street, spoke their concerns.
Will Kellstrom, 1106 W Popular Street, spoke their concerns.
Bob Burckart, 228 SW D Street, spoke their concerns via Zoom.
Kerry Kinyon, 140 Spurwig, Hot Springs, AR, spoke their concerns via Zoom.
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Denied 7-0

Item #2
General Plan Amendment for Medium-Density Residential to Low-Density Residential, SW E Street, GPA21-0001
Tyler Overstreet reads the staff report.
Opened public hearing
Andy Johnson, 305 SE E Street, spoke in favor of the amendment.
Brandy Perry, 212 SW E Street, spoke their concerns.
David Brittan, 307 SW E Street, spoke in favor of the amendment via Zoom.
Joe Schrauder, 230 SW D Street, spoke their concerns via Zoom.
Bobby Carlson, 408 SW D Street, spoke in favor of the amendment via Zoom.
David Fish, 503 SW 3rd Street, spoke in favor of the amendment via Zoom.
Mike Hancock, 407 SW E Street, spoke in favor of the amendment via Zoom.
Bryan Johnson, 405 SW E Street, spoke in favor of the amendment via Zoom.
Bob Burckart, 228 SW D Street, spoke their concerns via Zoom.
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Motion by Mr. Sanders, seconded by Mr. Hipp to remove lots 1, 4, and 5 from consideration in the vote.
Approved 5-2
A vote for the General Plan Amendment for Medium-Density Residential to Low-Density Residential, SW E Street, GPA21-0001 with the approved amendment is made
Approved 6-1

New Business

Item #1
Pinnacle Villas, LLC, R-1, Single-Family Residential to DN-3, Downtown High-Density Residential, 1004 SE 3rd, RZ21-0024
Baylea Birchfield reads the staff report
Opened public hearing
No public Comments
Closed public hearing
Will Kelstrom, the representative, is available to speak.
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #2
00028 Banks Addition, R-1, Single-Family Residential to DE, Downtown Edge, 110 SE 13th Street, RZ21-0025
Baylea Birchfield reads the staff report
Opened public hearing
Latrisha Larner, 1307 Benton Street, spoke their concerns.
Closed public hearing
Zach Hixson, the representative, is available to speak.
Adriana Burnett, the applicant, is available to speak.
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #3
Take 5 Oil, 3500 SW I Street, LSD21-0013
Baylea Birchfield reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Motion by Mr. Sanders, seconded by Mr. Wright to approve the waver.
Approved 7-0
A vote for the Large Scale is made
Approved 7-0

Item #4
The Station Phase 1, 3000 & 3002 SE 14th Street, LSD21-0018
Baylea Birchfield reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Zach Hoyt, with CEI, is available to speak.
Motion by Mr. Binns, seconded by Mrs. Kerr to approve the Waver from Article 1400, Section 1400.07.
Approved 7-0
Motion by Mrs. Kerr, seconded by Mr. Sanders to approve the Waver from Article 1100, Section 1100.02.
Approved 7-0
Motion by Mr. Sanders, seconded by Mr. Hayne to approve the Waver from Article 1100, Section 1400,21.
Approved 7-0
A vote for the Large Scale is made
Approved 7-0

Item #5
Jacobs Group, 708 SE B Street, WAV21-0009
Baylea Birchfield reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Dan Weese, with City Engineering, speaks on the item.
Motion by Mr. Sanders, seconded by Mr. Hipp to deny the waver.
Denied 7-0

Other Business
Mr. Davis discussed item CU21-0008, at 220 N Main Street. It was later brought to the commission's attention that tenants at surrounding properties were not notified of the proposed conditional use. The applicant originally discussed operating out of a shipping container rather than a mobile vehicle. Now that the applicant will utilize a mobile unit, they will only require an Outdoor Vendor Permit. This permit can be obtained in-house from the planning department.

Motion by Mr. Haynie, seconded by Mr. Wright to adjourn.
Meeting adjourned

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

Pinnacle Villas, LLC

SW 3rd and SW E Street

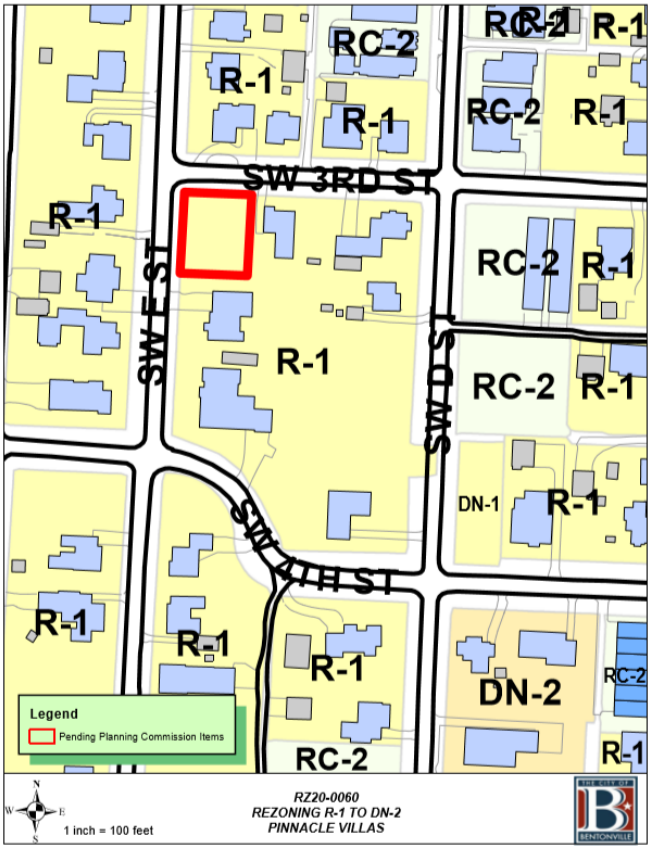
PC Date: 5/18/2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

Project Number	RZ20-0060
Applicant/ Current Owner	Pinnacle Villas, LLC
Site Area	0.29 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Note: This item was tabled at the 4-20-21 Planning Commission Meeting.

Property Description

This property is located on the southeast corner of SW 3rd & SW E Streets; both are Local streets on the Master Street Plan. The property is currently zoned R-1, Single-Family Residential. Surrounding zoning districts are R-1, Single-Family Residential to the north, south, east, and west.

Relationship to the Bentonville Community Plan

The Land Use Plan identifies this area and the surrounding area as Medium-Density Residential. These areas support the DN-2, Downtown Medium-Density Residential classification that allows for single and two-family homes midblock and townhomes at the end of the block. This lot falls within the Priority Area 1, Downtown Intensification, and Downtown Neighborhood Subarea Plan, Character Area 5, High-Density Residential. Areas immediately adjacent to the Downtown Core and Gateway Corridors are planned for the highest density and range of housing types, including multi-family.

Public Comment

Staff has received public comment on this rezoning request.

Analysis

This approximately .29 acre parcel contains Lots 2 and 3, Block 5 of Clark's 2nd Addition (Figure 1). These lots are shared with the adjacent parcel at 503 SW 3rd Street (Figure 2). Both lots are 53-feet wide and 146-feet deep (Deed Record "Q" Page 502, Benton County). In order for the applicant to receive a building permit for a single-family home for either of the two platted lots, they would need to submit a Property Line Adjustment so that the property's lot lines match with their parcel ownership. The resulting lots, however, would only be approximately 85-feet in depth, and would not meet the minimum lot size requirements of 6,000 square feet in zoning district R-1, necessitating the need for a rezoning (Figure 3).

The owner does not state their intent for development of the lot. Lots in the general area vary in size from 44 feet wide to 60+ feet. Most of the new construction in the area are tear-downs and rebuilds. Vacant infill sites like this request are served by existing infrastructure, provide access to existing transportation systems, support enhanced walkability and mobility, and provide proximity to goods, services, and activities. Through urban infill opportunities downtown, Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.

Conclusion

Planning staff has reviewed this rezoning request. It is consistent with the Community Plan and surrounding development patterns. Staff recommends approval of the proposed rezoning.

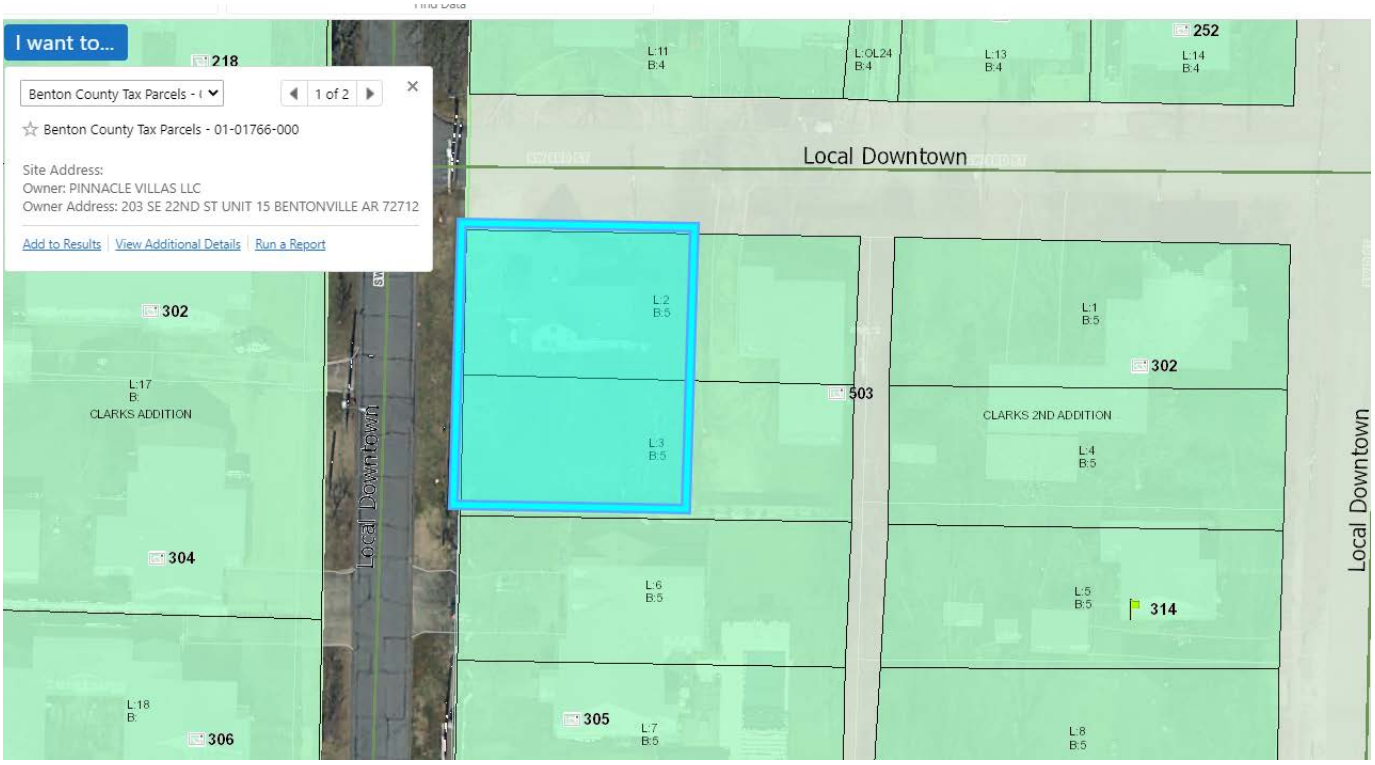


Figure 1: Pinnacle Villas Rezoning Request

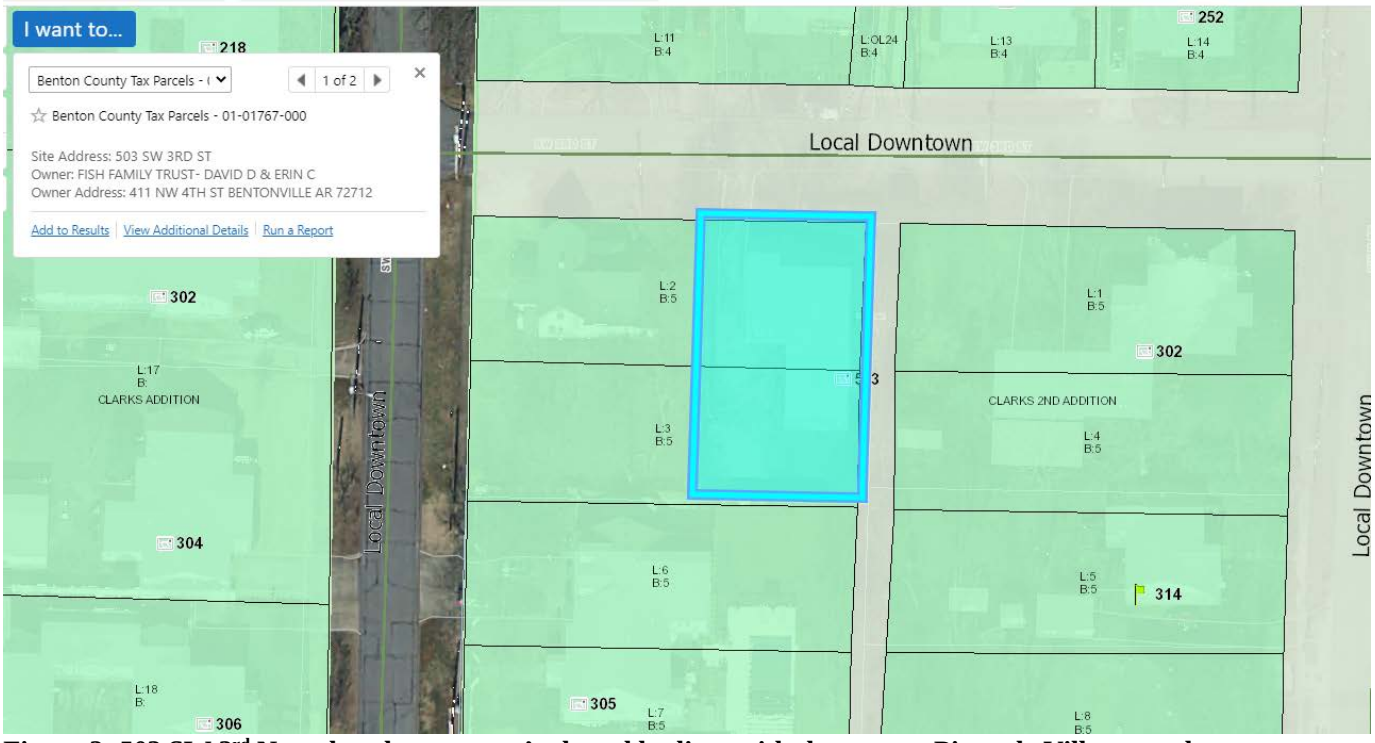


Figure 2: 503 SW 3rd Note that the property's shared lot lines with the vacant, Pinnacle Villas parcel.

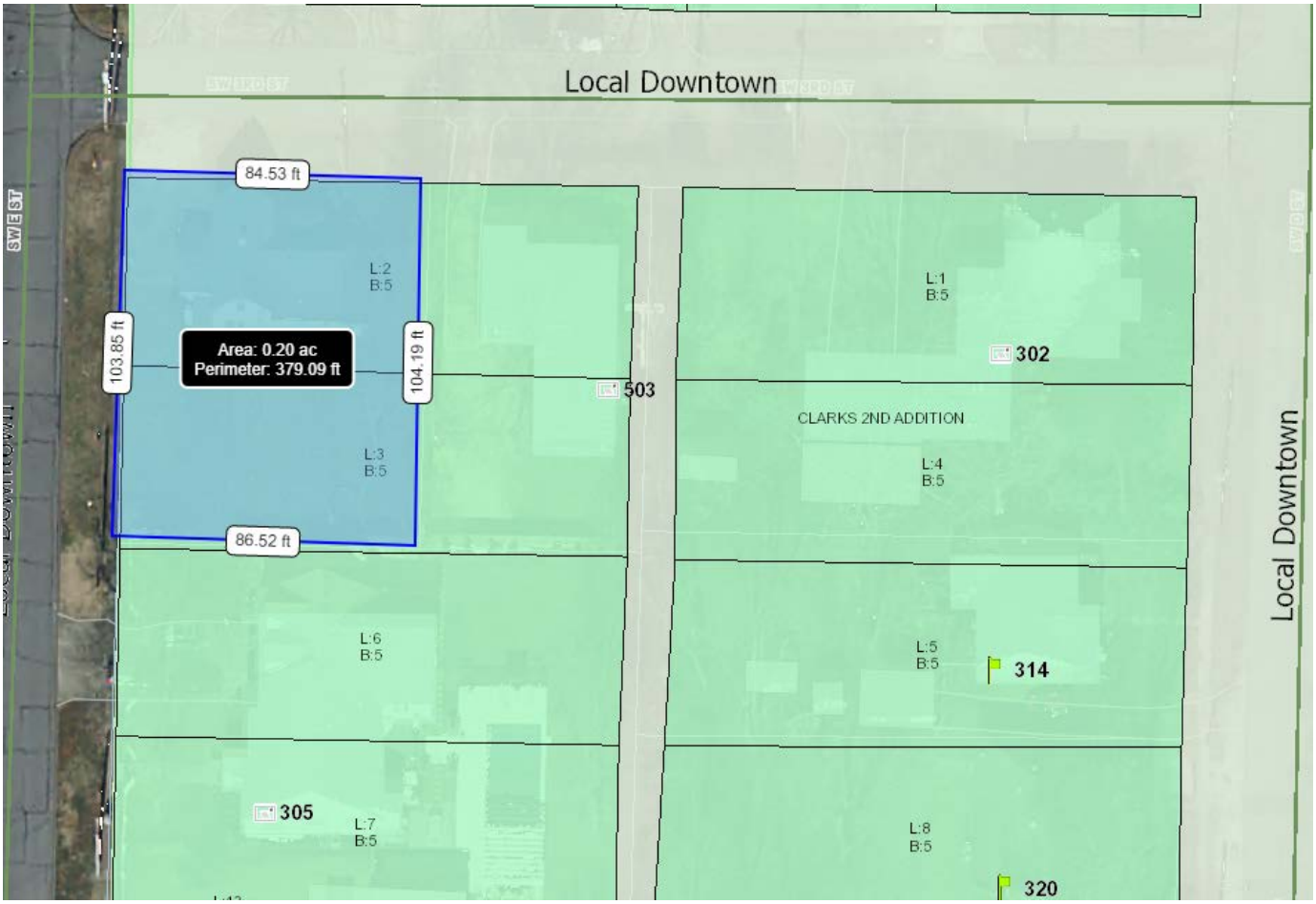
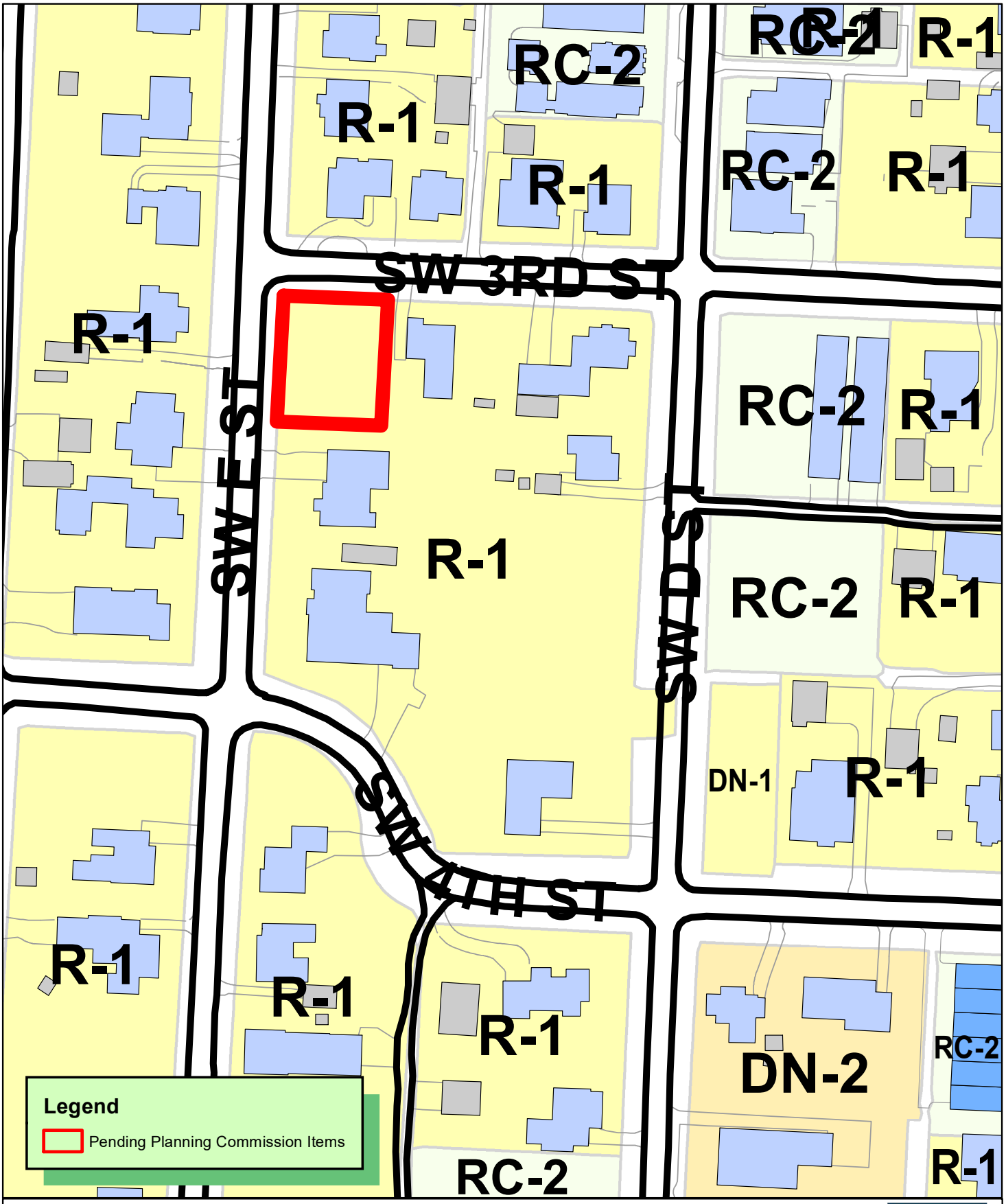


Figure 3: Approximate Ownership Area in relation to Lots 2 and 3.



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

THE CITY OF BENTONVILLE

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

NOTICE OF INTENT TO REZONE

Pinnacle Villas, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from **R-1, Single Family Residential** to **DN-2, Downtown Neighborhood**. The legal description of the property is as follows:

> **Lots 2 and 3, Block 5, Clark's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record Q at Page 502, EXCEPT 60 feet squarely off the East end.**

The common description of the property is: **301 SW E St., Bentonville, Arkansas**

Proposed land use: **Single Family, Residential**

The public hearing will be held on **April 20th, 2021 at 4:00 p.m.** It will be held at **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 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 Printed Name

_____

Physical Address

Advance Title, LLC

624 W Walnut
Rogers, AR 72756
Phone 479 631 8274
Fax 479 631 8279

Surrounding Property Owners Search

We hereby certify that we have searched the Benton County Assessor records of Benton County, Arkansas on 3-11-2021, and the following is a list of all owners of record along with the County parcel information, located within a 200-foot radius adjacent to the following:

Parcel #: 01-01766-000
Ownership: PINNACLE VILLAS LLC
203 SE 22ND ST UNIT 15
BENTONVILLE AR 72712

Property Address: BENTONVILLE, AR

Legal: Lot/Block W PT 2 & 3/5 CLARKS 2ND ADD-BENTONVILLE

****

Adjoining properties:

(see page 2)

KZ20-0060

NOTICE OF INTENT TO REZONE

Pinnacle Villas, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Single Family Residential to DN-2, Downtown Neighborhood. The legal description of the property is as follows:

Lots 2 and 3, Block 5, Clark's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record Q at Page 502, EXCEPT 60 feet squarely off the East end.

The common description of the property is: **301 SW E St., Bentonville, Arkansas**

Proposed land use: **Single Family, Residential**

The public hearing will be held on April 6th, 2021 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

I/we have no objections to the rezoning.

I/we object to the rezoning because:

WE FEEL THIS SECTION OF DOWNTOWN SHOULD REMAIN SINGLE FAMILY HOMES. WE ARE NOT IN FAVOR OF TOWNHOUSES OR MULTI-FAMILY STRUCTURES ON OUR STREET

Signature

PAUL + KAREN MAHAN
Printed Name

334 ~~223~~ S.W. "D" ST
Physical Address

NOTICE OF INTENT TO REZONE

Pinnacle Villas, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from **R-1, Single Family Residential** to **DN-2, Downtown Neighborhood**. The legal description of the property is as follows:

> **Lots 2 and 3, Block 5, Clark's Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record Q at Page 502, EXCEPT 60 feet squarely off the East end.**

The common description of the property is: **301 SW E St., Bentonville, Arkansas**

Proposed land use: **Single Family, Residential**

The public hearing will be held on **April 20th, 2021 at 4:00 p.m.** It will be held at **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 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:

Ruins character of neighborhood
Negative affects property value
HIS 2nd attempt to get it changed

Signature

David & Erin Fish
Printed Name

515 SW 3rd
Physical Address

Consent Agenda Items

For Planning Commission meeting of May 18, 2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

- At the Technical Review meeting held on May 11, 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: Lots 61 & 62, Lonesome Pond Addition, Delaney Property Group, LLC, 2900 SW 14th Street, C-2, General Commercial, *PLA21-0017*

A property line adjustment of existing Lot 1 and Lot 2 of Lonesome Pond Addition, creating new Lot 61, (+/- 1.33 acres) and Lot 62, (+/- 2.20 acres) of Lonesome Pond Addition. The plat dedicates various utility and access easements.

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

Lot Split: Lot 6, Block 15, Railroad Addition, Pensago, LLC, 117 SE F Street, R-1, Single-Family Residential, *LS21-0017*

A Lot Split of existing Lot 4, Block 15, creating new Lot 6, (+/- 0.29 acres), Block 15 of Rail Road Addition. The plat dedicates a 15' utility easement along SE F Street as well as right-of-way along SE F Street per the Master Street Plan.

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

Large-Scale Development: Walmart Campus Zone 2 NW, Pensago, LLC, 1300 SE 5th Street, PUD, Planned Unit Development, *LSD21-0020*

The subject property is currently zoned PUD, Planned Unit Development. The proposed development aligns with the previously approved Walmart Campus PUD. The Zone 2 NW project includes the construction of a parking garage located southeast of the intersection of SE J Street and SE 5th Street. The architectural elevations depict glass, architectural metal panel, and concrete as the primary materials of the building.

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

Preliminary Plat: Poigai Estates Subdivision, Pagan Incorporation, SW 28th Street, R-2, Duplex and Patio Home Residential, *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.

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

PLA21-0017
PROPERTY LINE ADJUSTMENT
LONESOME POND ADD
LOTS 1 & 2 CRETING LOTS 61-62

THE CITY OF BENTONVILLE

Property Line Adjustment

of Lots 1 & 2 of Lonesome Pond Addition Creating Lots 61 & 62

Delaney Property Group, LLC
2900 SW 14th Street
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Property Line Adjustment of the parcel recorded in Deed Records, Book 2006, Page 34730 in the public records of Benton County, Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.*
5. *Basis of Elevation: NAD88, per GPS observations as established by processing through OPUS.*
6. *Site Benchmark: See Sheet 2 for benchmark information block.*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey is based on a title commitment provided by Fidelity National Title Insurance Company, File Number 20-8237 countersigned by City Title & Closing, LLC, Effective Date: January 05, 2021.*
9. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
10. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
11. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
12. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
13. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
14. *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
15. *No current zoning report or letter regarding zoning classification was provided to the Surveyor. 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.*
16. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
17. *There may not be fences or any other structures built in any drainage easements.*
18. *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.*
19. *Owner is 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.*
20. *All structures must maintain minimum of 20' clearances from all electric lines.*
21. *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 mot being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
22. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
23. *Relocation of any existing electrical facilities shall be at the owner's expense.*
24. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*

REVISION

NO.	DESCRIPTION	DATE
1	1st sub comm.	04/23/21

VICINITY MAP
NOT TO SCALE
Latitude: 36°21'29"N
Longitude: 94°14'36"W

Owners
Parcel #'s 01-11309-000 & 01-11308-000 *Millennium Ventures, LLC* *P.O. Box 516* *Farmington, AR 72730-0516*

Certificate of Ownership:

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

Date of execution: _____

Signed:_____

Name & Address:_____

Print Name:_____

Source of Title: Book 2006, Page 34730

Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Parent Tract Description:

Lot 1 & 2 of Lonesome Pond Addition, Bentonville, Benton County, Arkansas, as shown on Plat Book 2004 & Page 109.

Survey Description Lot 61:

All of Lot 1 and part of Lot 2, Lonesome Pond Addition to the City of Bentonville, Plat Book 2004, Page 109, in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS 1618 found at the southwest corner of said Lot 1;
THENCE along the west boundary of said Lot 1, North 02°59'39" East, 231.14 feet to a 5/8" rebar capped LS 1618;
THENCE along the south boundary of Lot 48, Lonesome Pond Subdivision, South 87°16'50" East, 249.38 feet to a set 5/8" rebar capped LS 1618;
THENCE leaving said south boundary, South 02°45'43" West, 231.30 feet to a 5/8" rebar capped LS 1618 set on the north right-of-way of SE 14th Street, per ARDOT Job #90179;
THENCE along said right-of-way, North 87°13'18" West, 142.51 feet to a found 5/8" rebar capped LS 1618;
THENCE North 87°16'28" West, 107.81 feet to the POINT OF BEGINNING, containing 57,762 square feet or 1.33 acres, more or less.

Survey Description Lot 62:

A part of Lot 2, Lonesome Pond Addition to the City of Bentonville, Plat Book 2004, Page 109, in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

COMMENCING at the southwest corner of Lot 1, Lonesome Pond Addition;
THENCE along the north right-of-way of SE 14th Street, per ARDOT Job # 90179, South 87°16'28" East, 107.81 feet;
THENCE continuing along said right-of-way, South 87°13'18" East, 142.51 feet to a set 5/8" rebar capped with LS 1618 the POINT OF BEGINNING;
THENCE leaving said right-of-way, North 02°45'43" East, 231.30 feet to a set 5/8" rebar capped LS 1618;
THENCE along the north boundary of aforementioned Lot 2, South 87°16'50" East, passing through a 1/2" rebar with cap at a distance of 337.03 feet, continuing for a total distance of 411.97 feet and a found 1/2" rebar;
THENCE along the east boundary of said Lot 2, South 02°22'16" West, 236.00 feet to a aluminum cap found on the aforementioned north right-of-way;
THENCE along said right-of-way, North 84°21'48" West, 85.63 feet to a found 5/8" rebar capped LS 1618;
THENCE continuing along said right-of-way, North 87°13'18" West, 328.06 feet to the POINT OF BEGINNING, containing 95,740 square feet or 2.20 acres, more or less.

Certificate of Surveying Accuracy

I Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

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

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

City of Bentonville Project # PLA21-0017

Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Property Line Adjustment
Delaney Property Group, LLC
2900 SW 14th Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

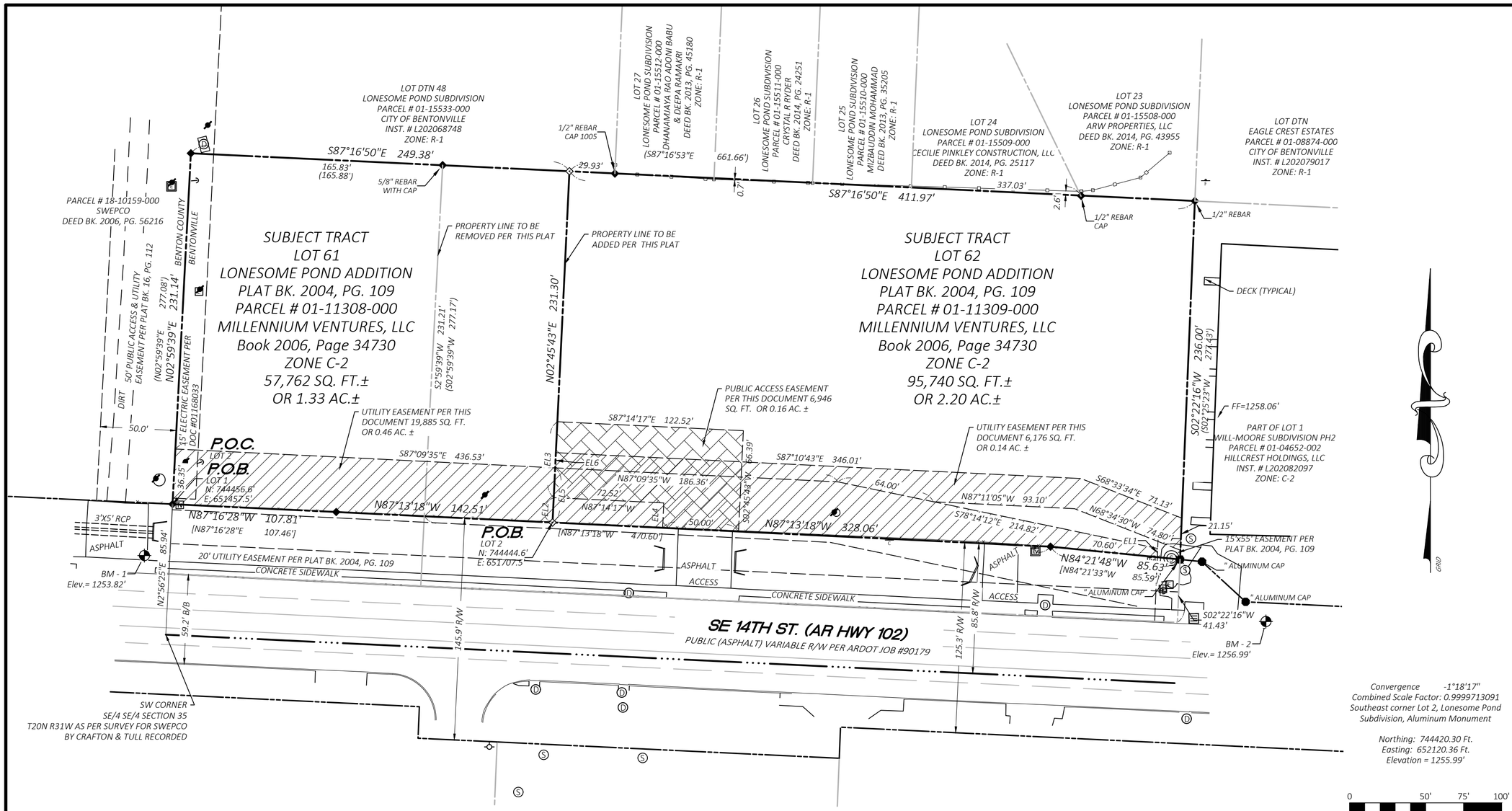
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDSC
FIELD WORK	KDM
CEI PROJECT NUMBER	31964
DATE	4/30/2021
REVISION	REV-1

COVER
SHEET TITLE

SHEET NUMBER
1 OF 2

DRAWING LOCATION - S:\31000\31964\DRAWINGS SURVEY\SURVEY\WORKING\31964PLA.DWG -- SAVED BY - JCHRISTIANSEN

© 2021 CEI ENGINEERING ASSOCIATES, INC.



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Section Line
- Barb Wire Fence Line
- Wood Fence Line
- Benchmark (BM)
- Set 5/8" Rebar "LS#1618"
- Found 5/8" Rebar "LS#1618" (unless otherwise noted)
- Found Aluminum Cap (As Noted)
- Electric Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Guy Wire / Anchor
- Utility Pole
- Electric Riser

Legend

- Water Valve
- Cable TV Riser
- Cable TV Vault
- Electric Vault
- Warning Cable TV Sign
- Warning Fiber Optic Line Sign
- R/W — Right-of-Way
- (XXXX) — Record Bearing & Distance per Plat Bk. 2004, Pg. 109
- [XXXX] — Record Bearing & Distance per ARDOT Job # 090179
- RCP — Reinforced Concrete Pipe
- Utility Easement per this document
- Access Easement per this document

Benchmark Information

Benchmark #1: Mag Nail
N: 744422.86'
E: 651438.93'
Elev.: 1253.82'

Benchmark #2: Mag Nail
N: 744379.48'
E: 652176.89'
Elev.: 1256.99'

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-20N-31W-0-35-220-04-1618

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Property Line Adjustment
Delaney Property Group, LLC
2900 SW 14th Street
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDSC
FIELD WORK	KDM
CEI PROJECT NUMBER	31964
DATE	4/30/2021
REVISION	REV-1

Property Line Adjustment

SHEET TITLE

SHEET NUMBER

2 OF 2

DRAWING LOCATION - S:\31000\31964\DRAWINGS SURVEY\SURVEY\WORKING\31964PLA.DWG -- SAVED BY - JCHRISTIANSEN

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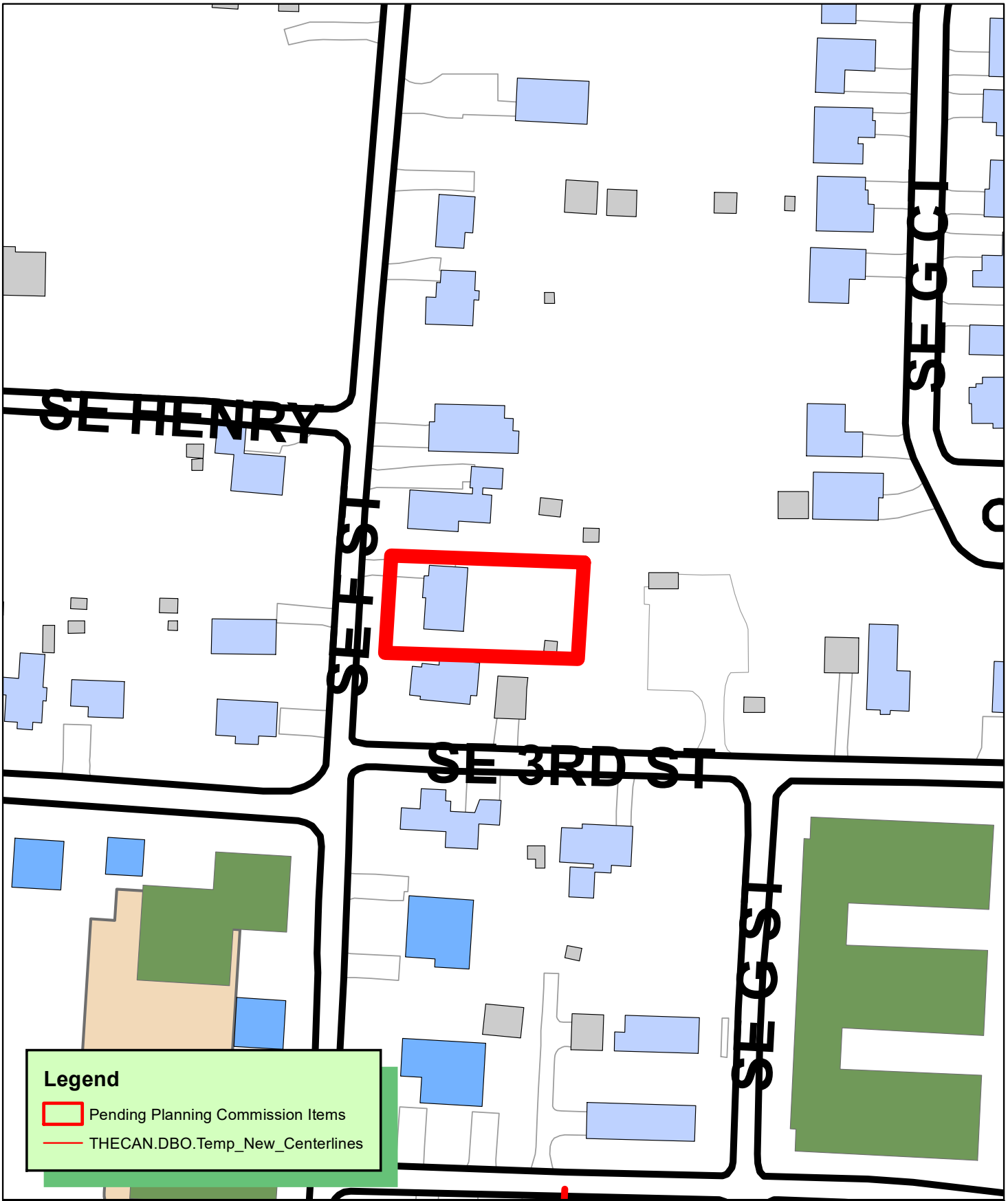
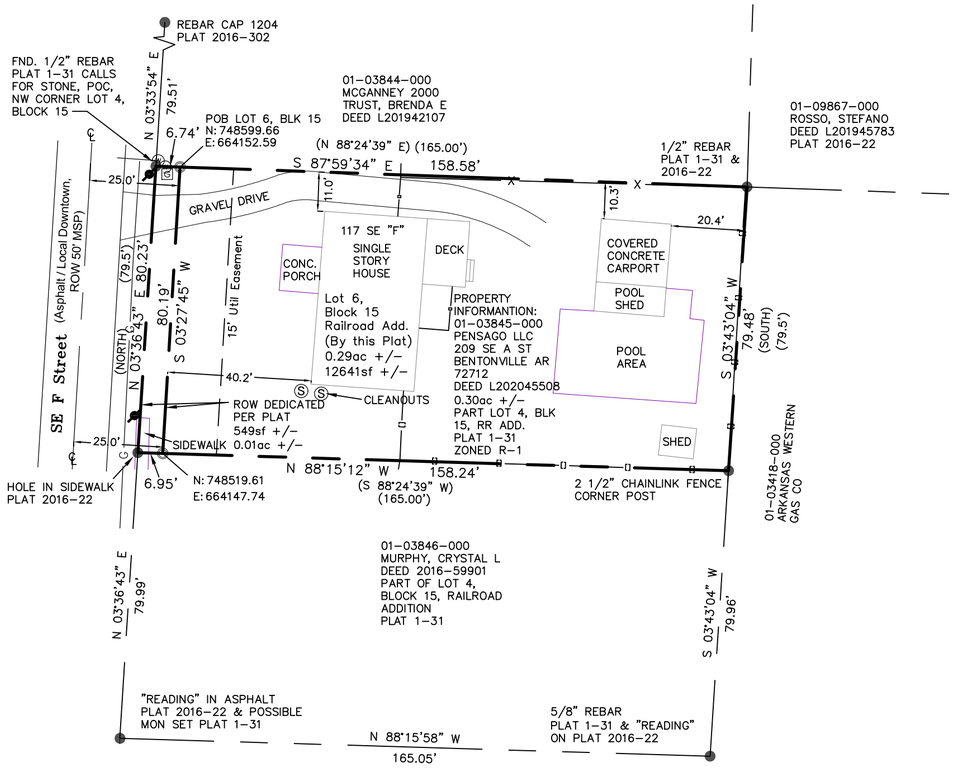


LS21-0017
LOT SPLIT
RAILROAD ADDITION
PART OF LOT 4 CREATING LOT 6 BLOCK 15

30' 0 30'

SCALE: 1" = 30'

SEWER NOTE:
AT THE TIME OF PLATTING, THE LOT HAS NO ACCESS TO PUBLIC SEWER



DRIANAGE EASEMENT NOTE: THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

NOTE: SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE

ZONING NOTE: ZONED R-1 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.

NOTE: 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

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

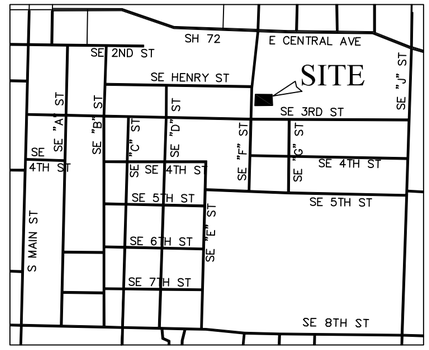
ELECTRIC NOTES:
-OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

-ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

-BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

-IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

-IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE



VICINITY MAP
N.T.S.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

4. Basis of Bearings/ Elevation: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, N 746496.56, E 661509.95, NAVD 88 1289.05, Convergence -01°17'10.54".

5. Subsurface and environmental conditions were not examined nor considered a part of this survey.

6. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

7. No attempt was made to show building setback lines graphically on the survey.

8. Underground utilities were located by visible above ground markings as marked by utility locators and plans provided by the client shown hereon. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this survey to determine the exact location of existing underground utilities shown on this survey

9. (BY GRAPHICAL PLOTTING ONLY)
   Subject property is located within Zone "X", areas determined to be outside 500-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for City of Bentonville, Arkansas, Benton County, Map Number 05007C0255K. Revised date June 5, 2012.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

_____

PRINTED OWNER NAME: _____

SOURCE OF TITLE:
W.D. L202045508

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY

OF _____ 20__.

_____

NOTARY PUBLIC SIGNATURE

LOT 6, BLOCK 15 SURVEY DESCRIPTION

Part of Lot 4, Block 15 of Railroad Addition, to the City of Bentonville, Benton County, Arkansas and being more particularly described as follows:
Commencing at a found 1/2" rebar at the Northwest corner of said Lot 4, thence S87°59'34"E a distance of 6.74 feet to the Point of Beginning; thence S87°59'34"E a distance of 158.58 feet; thence S03°43'04"W a distance of 79.48 feet; thence N88°15'12"W a distance of 158.24 feet; thence N03°27'45"E a distance of 80.19 feet, to the Point of Beginning and containing 0.29 Acres more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any. Subjset to all prior mineral reservations and oil and gas leases.

01-03845-000 Deed Description (L202045508)

The North 79.5 feet of Lot 4, Block 15 of Railroad Addition, to the City of Bentonville, Benton County, Arkansas, also being described as follows: Beginning at the NW corner of said Lot 4, thence N88°24'39"E 165.00 feet; thence South 79.5 feet; thence S88°24'39"W 165.00 feet; thence North 79.5 feet to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any. Subjset to all prior mineral reservations and oil and gas leases.

LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 5/8" REBAR W/CAP (PLS #1636) UNLESS OTHERWISE NOTED
- UTILITY POLE
- WATER METER
- GAS RISER
- SANITARY SEWER CLEANOUT
- WOOD FENCE
- CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- PROPERTY LINES
- (xxx.xx') — RECORD DISTANCE
- (xx°xx'xx") — RECORD BEARING

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 _____

_____
BENTONVILLE PLANNING COMMISSION CHAIR

_____
MAYOR, CITY OF BENTONVILLE

CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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:

SIGNED: _____
ARKANSAS LS NO.1636

CERTIFICATE OF AUTHORIZATION
NEVILL SURVEYING, LLC.
No. 2383
ARKANSAS

CITY PROJECT #LS21-0017

500-20N-30W-0-32-440-04-1636

REVISIONS

NO.	DATE	DESCRIPTION
1.	5/3/21	1ST SUB COMMENTS
2.	x/x/x	x

LOT ADJUSTMENT

Part of Lot 4, Block 15, Railroad Addition, To Be Known As Lot 6, Block 15, Railroad Addition, City of Bentonville, Arkansas

CLIENT:

PENSAGO LLC
209 SE A ST
BENTONVILLE AR 72712

REGISTERED PRELIMINARY
STATE OF ARKANSAS
NO.1636
SIGNATURE
GRANT NEVILL
PROFESSIONAL LAND SURVEYOR

SURVEYOR

Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264

edagen@sbcglobal.net

PLS: GEN

CAD: GEN

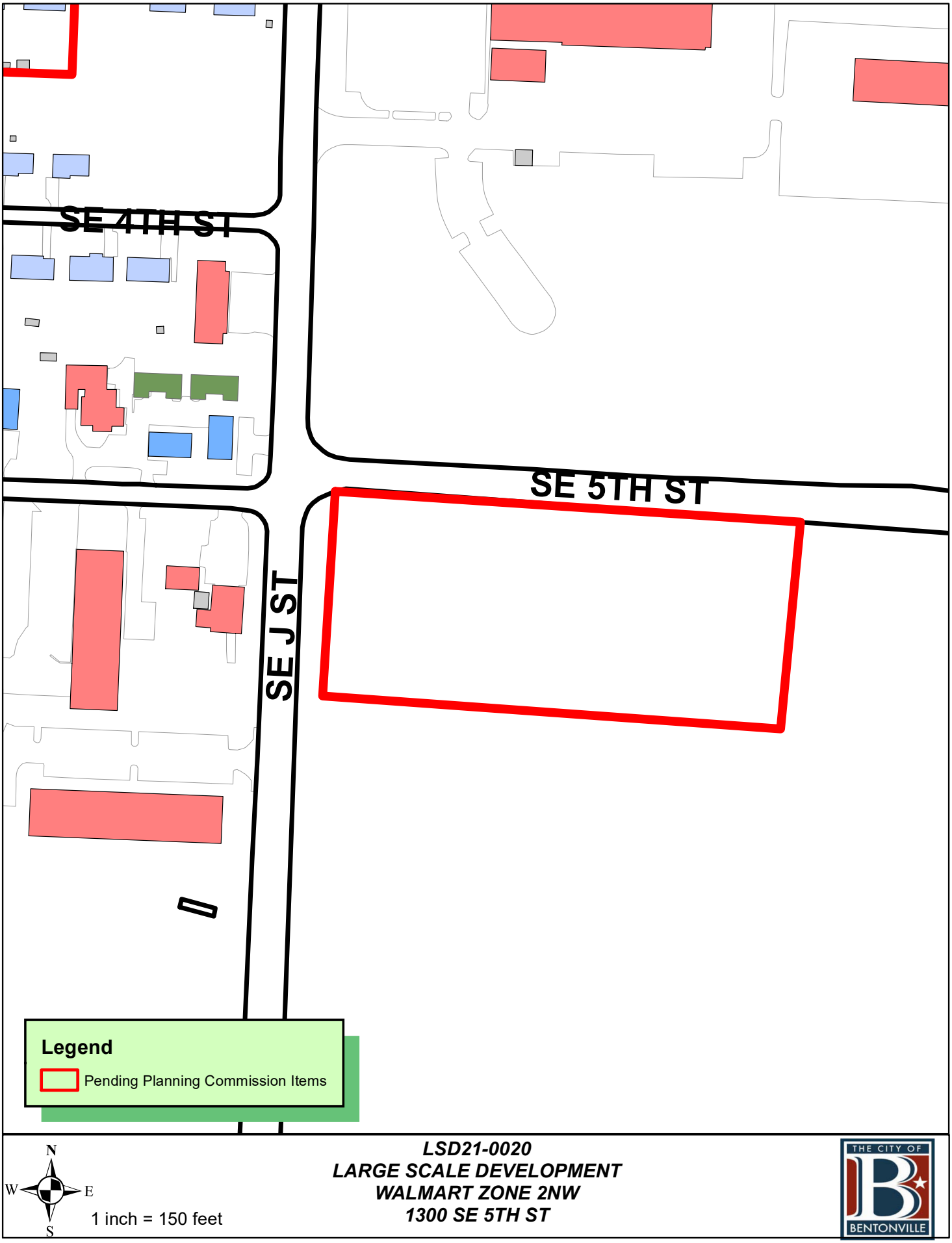
FIELD: MB

FIELD: GEN

DWG: 21005 split

DATE: April 11, 2021

SHEET: 1 OF 1

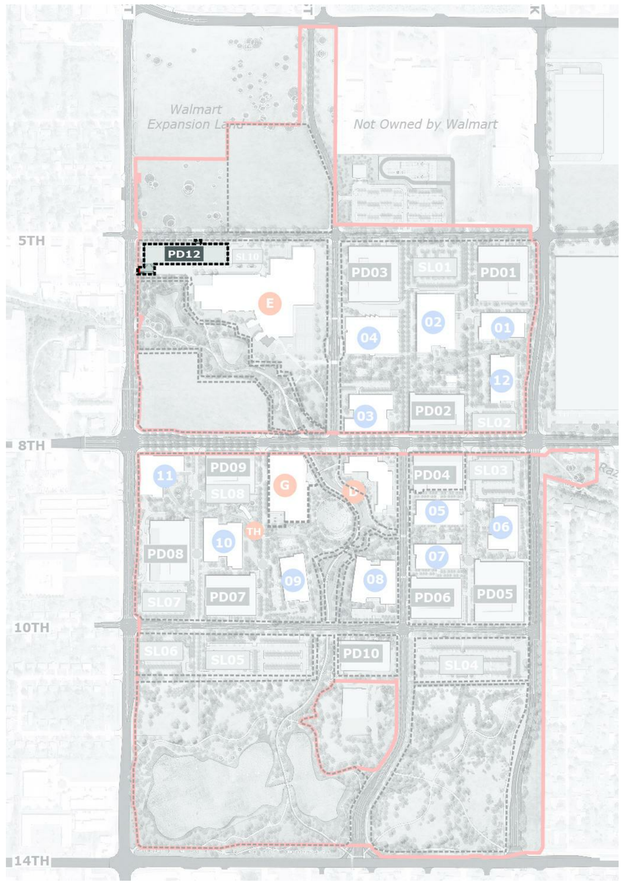


LSD21-0020
LARGE SCALE DEVELOPMENT
WALMART ZONE 2NW
1300 SE 5TH ST

WALMART

FACILITY # -

LSD ZONE 2NW



PROJECT CONTACTS

OWNER

WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72712

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

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STREET DEPARTMENT

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ENGINEERING DEPARTMENT

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CITY ENGINEER
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CITY OF BENTONVILLE (CONTINUED)

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MIKE BENDER
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JAKE FEEMSTER
800 S.W. A STREET
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BRENT BOYDSTON
800 S.W. A STREET
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PRESTON NEWBILL
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WASTEWATER DEPARTMENT

NANCY BUSEN
1901 N.E. A STREET
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ELECTRIC DEPARTMENT

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CHARLIE BARNES
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EMAIL:CBARNES@BENTONVILLEAR.COM

BLACK HILLS ENERGY

JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE:479-271-6840
EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T

SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

KIP SMITH
4901 S 48TH STREET
SPRINGDALE, AR 72762
PHONE:479-717-3796
EMAIL:KIP.SMITH@COX.COM

HEALTH DEPARTMENT

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

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

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
PHONE:479-756-1555
EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

LOCAL CIVIL ENGINEER

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EMAIL:JTRAHAN@CEIENG.COM

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PHONE:479-273-9472
EMAIL:SPAWLACZYK@CEIENG.COM

Gensler
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Dallas, TX 75206
Tel 214.273.1500

walter p moore
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010
USA
Tel (713) 630-7300

swa
SWA
811 W. 7TH ST.
8TH FLOOR
LOS ANGELES, CA 90017
USA
Tel (213) 236-9090

CEI
CEI
3108 SW Regency Parkway
Bentonville, AR 72712
USA
Tel (479) 273-9472

ARUP
ARUP
3560 Mission Street
San Francisco, CA 94105
USA
Tel (415) 957-9445

ISP DESIGN LIGHTING CONSULTANT
17225 S DIXIE HWY. STE. 201 • MIAMI, FL 33157 • 305.279.1565
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

4b technology
4b Technology Group, LLC
390 Glenborough Dr., Suite 290
Houston, TX 77067
USA
Tel (832) 249-9379

VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION

05.03.2021

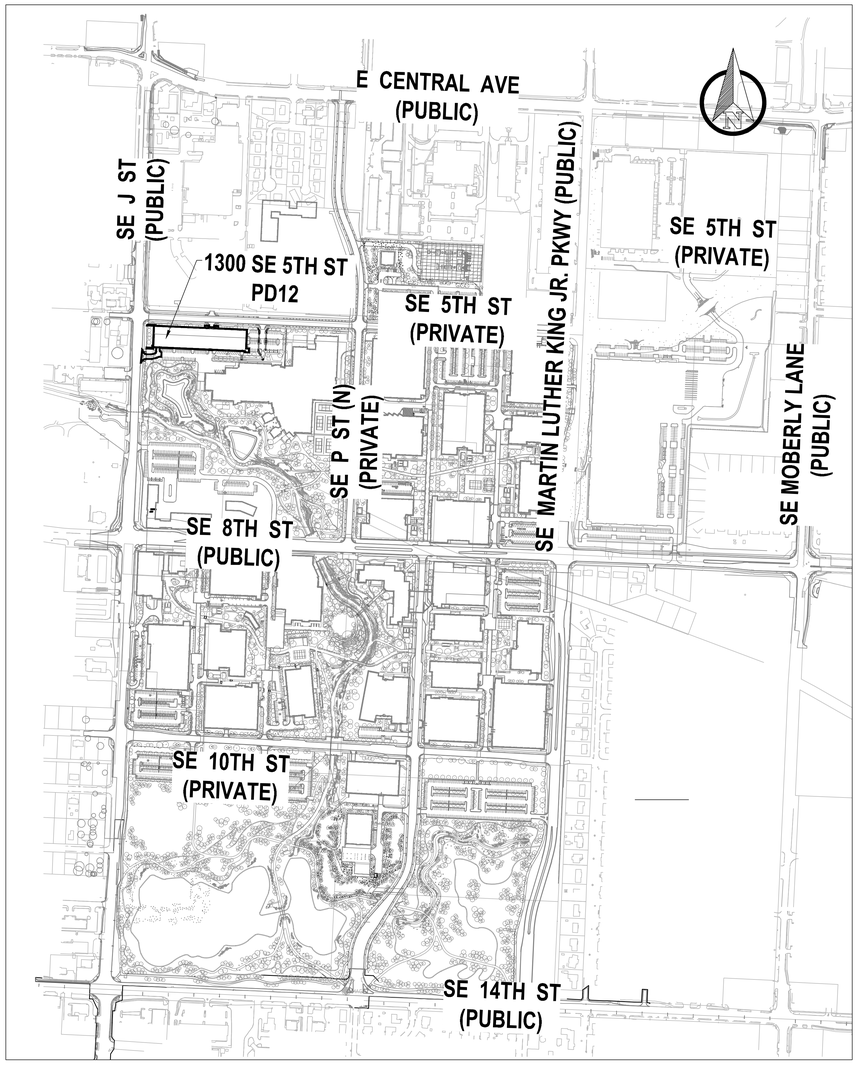
PD12: 1300 SE 5TH ST, BENTONVILLE, AR 72712

027.7568.000 PROPRIETARY

City of Bentonville Project No.
LSD21-0020

WALMART CAMPUS - ZONE 2NW PACKAGE

BENTONVILLE, ARKANSAS



VICINITY MAP N.T.S.

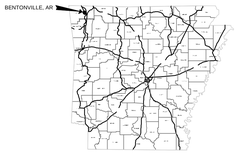
REVISIONS

NO.	DATE	ISSUE
1.	03/24/2021	PRE-APP REQUEST
2.	04/12/2021	1ST PLANNING COMMISSION SUBMISSION
3.	05/03/2021	2ND PLANNING COMMISSION SUBMISSION

ZIP CODE: 72712

FLOOD INSURANCE RATE MAP
PANEL NO.: 255 OF 560
MAP NO.: 05007C0255K
REVISED: JUNE 5, 2012
ZONE: X, A, AE

FLOOD INSURANCE RATE MAP
PANEL NO.: 260 OF 560
MAP NO.: 05007C0260K
REVISED: JUNE 5, 2012
ZONE: X



PROJECT CONTACTS

OWNER
WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72716

CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING
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CITY OF BENTONVILLE
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United States
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Fax 214.273.1505

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Houston, Texas 77010
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Los Angeles, California 90017-3419
United States
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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
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BENTONVILLE, AR 72712
(479) 273-9472
FAX (479) 273-9664

ISP DESIGN LIGHTING CONSULTANT

INTERIM REVIEW ONLY
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Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 05/03/2021
ASBL COA NO. 719

Know what's below. Call before you dig.

THE CITY OF BENTONVILLE

CITY OF BENTONVILLE NO.: LSD19-0030

Apr 30, 2021 - 11:45am X:\WO\2018\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Sheets\SF2NW_PD12_WPM_C_COVER_IM031803109.dwg

SHEET: (Z-2NW)C04.000
(Z-2NW)C05.000
(Z-2NW)C06.000
(Z-2NW)C07.000
(Z-2NW)C07.300
(Z-2NW)C07.400

SE 5TH ST
(PRIVATE)

PD12
NORTH ENTRANCE
FF 1305.67

PD12
EAST ENTRANCE
FF 1308.50

1300 SE 5TH STREET
PD12

PD12
WEST ENTRANCE
FF 1300.82

PD12
SOUTH ENTRANCE
FF 1305.67

1400 SE 5TH STREET
FITNESS
CENTER
FF 1311

(RE: Z2N PKG)

NORTH
LAKE

(RE: Z01 PKG)

SE J ST TUNNEL
(RE: C7.700 SERIES INFRA PKG)

SE J ST
(PUBLIC)

SE P ST
(PRIVATE)

(RE: Z2S PKG)

WELCOME
CENTER
FF 1313

HOTEL
FF 1309

SE 8 ST TUNNEL
(RE: C2.700 SERIES INFRA PKG)

SE 8TH ST
(PUBLIC ROAD)

N

40 20 0 40
SCALE: 1" = 40'

HATCH LEGEND :
RE: SEPARATE PACKAGES

LEGEND :
ZONE 2NW PACKAGE LIMIT LINE

Know what's below.
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WALMART
CAMPUS

Walmart

BENTONVILLE, AR
FACILITY #

Gensler
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Dallas, TX 75206
United States
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Fax 214.273.1505

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1301 McKinney, Suite 1100
Houston, Texas 77010
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811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
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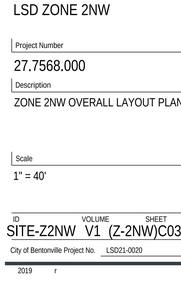
2500 SW FROEHLICH PARKWAY, SUITE 2 (479) 273-6172
BENTONVILLE, AR 72712 FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



△ Date	Description
03.24.2021	PRE-APP REQUEST
04.12.2021	1ST PLANNING COMMISSION SUBMISSION
05.03.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 05-03-2021
ASBL COA NO. 719

Project Name
LSD ZONE 2NW

Project Number
27.7568.000

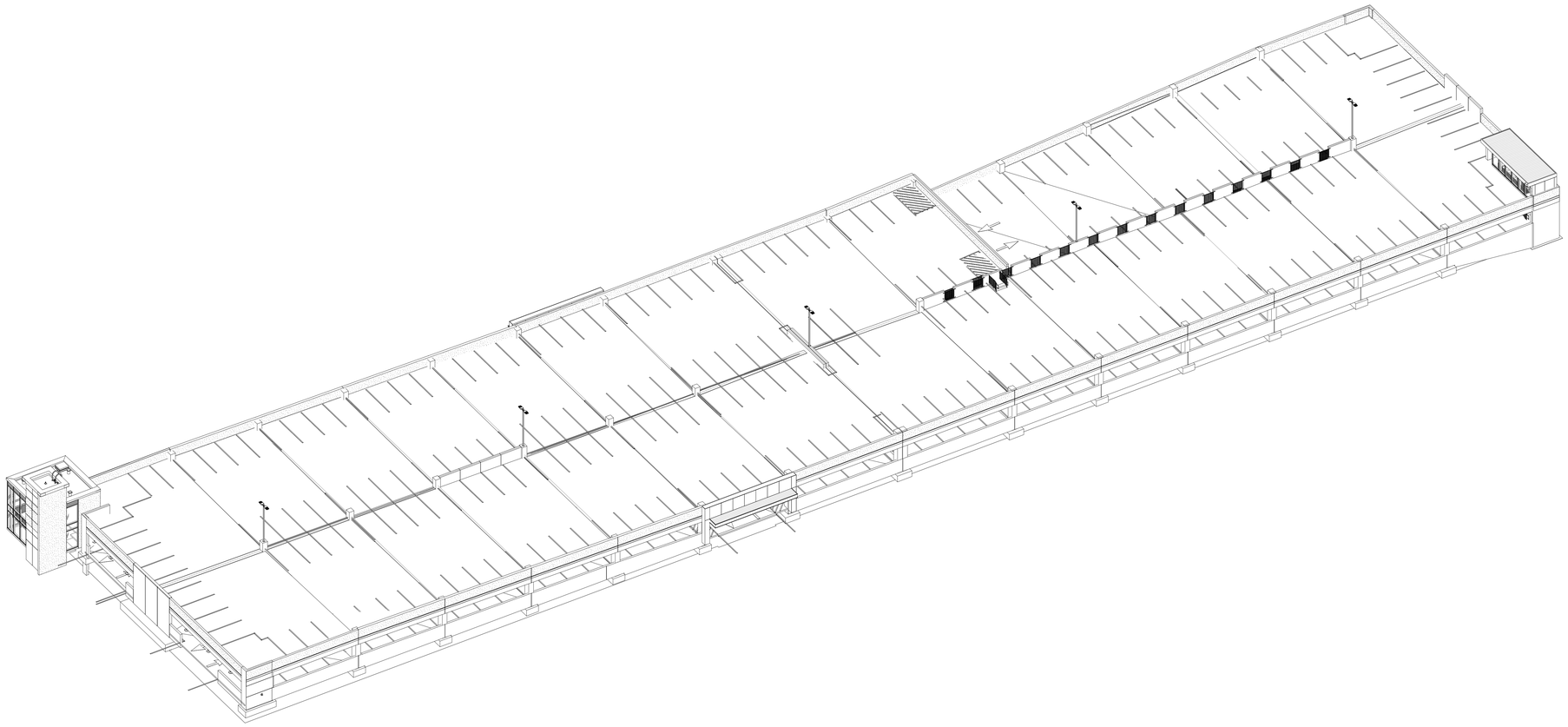
Description
ZONE 2NW OVERALL LAYOUT PLAN

Scale
1" = 40'

ID VOLUME SHEET
SITE-Z2NW V1 (Z-2NW)C03.000

City of Bentonville Project No. LSD21-0020

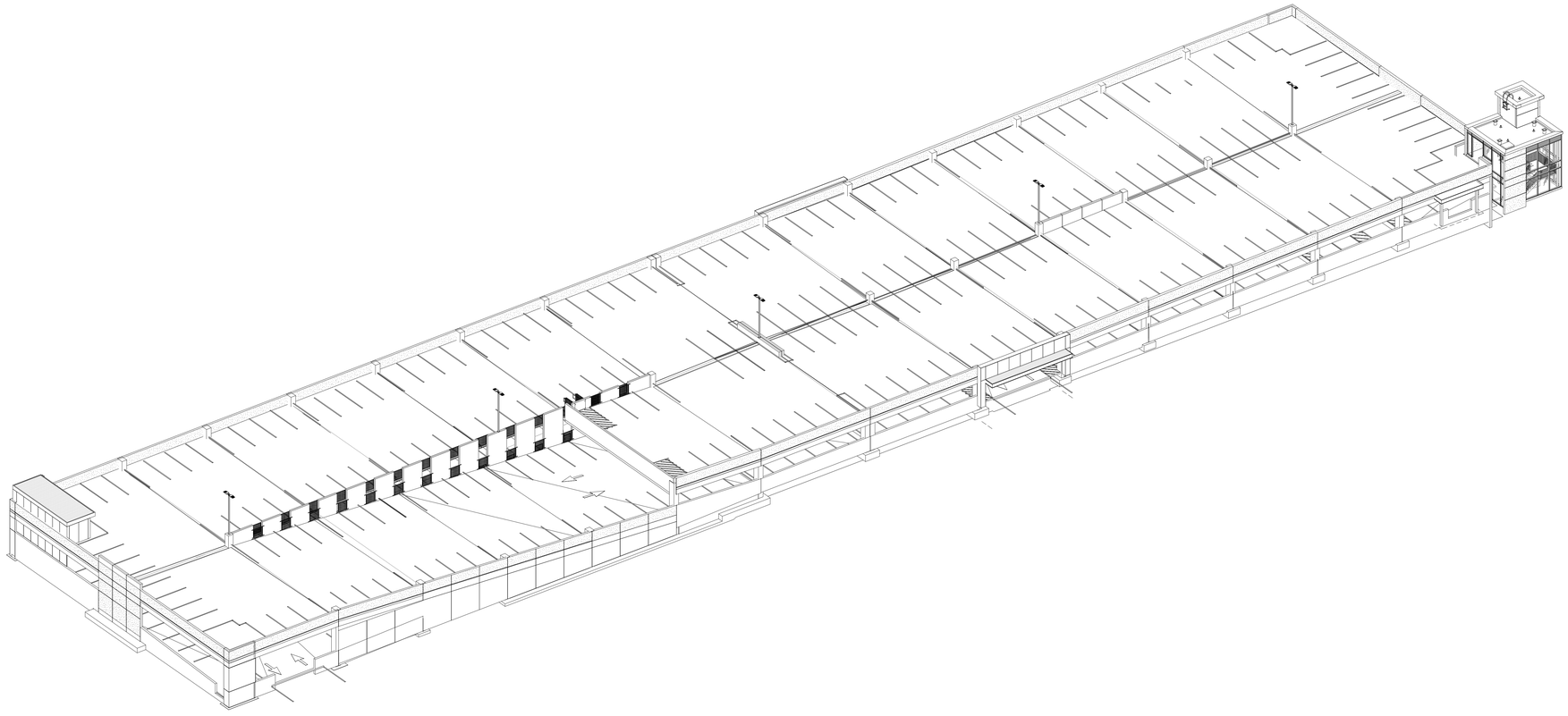
Apr 30, 2021 - 10:38am X:\AVD\2018\18931-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Sets\SF2NW_PD12_WPM_C_DV_M3\18931109.dwg
2019 r.



3D VIEW - NORTHEAST

SCALE:

02



3D VIEW - SOUTHWEST

SCALE:

04

REF: /

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # N/A (FOUNDATION)

FACILITY # N/A (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	03.18.2021	ISSUE FOR SD

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Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.
ISSUED DATE: 01/28/2021

Project Name

WMC - PARKING DECK 12, ZONE 02 NW

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

1/4" = 1'-0"

ID	VOLUME	SHEET
PD12-Z2NW	V1	A03.100

City of Bentonville Project No. XXXXXXXXX

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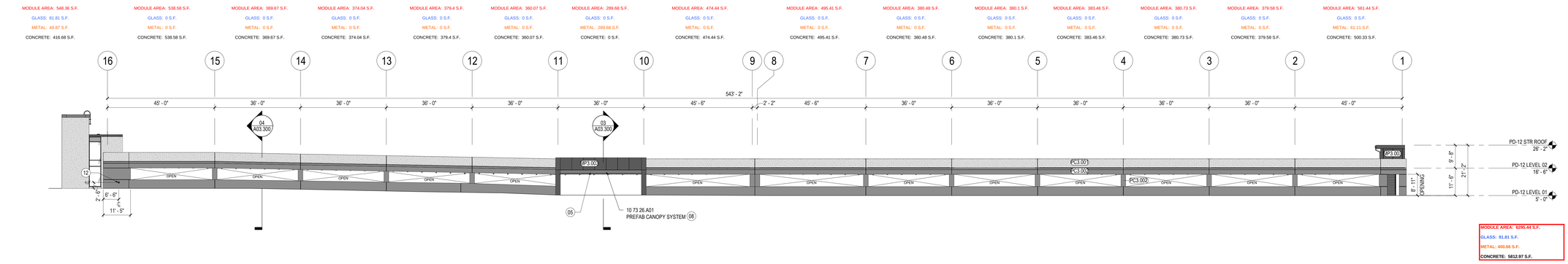
3/18/2021 1:05:27 PM BIM 360://027.7568.000 - NEC\WMC_PD12-02_GEN_A-Base-Building_027756800.rvt

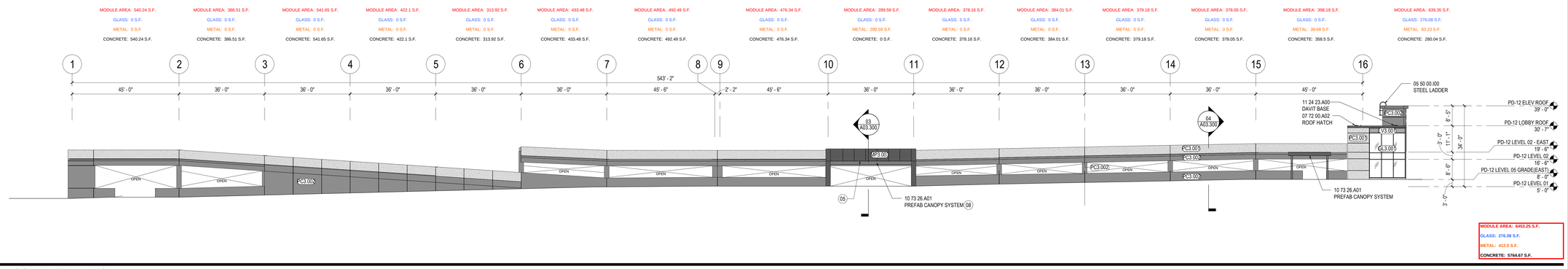


PD12 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

REF: 01 / A02.101

01

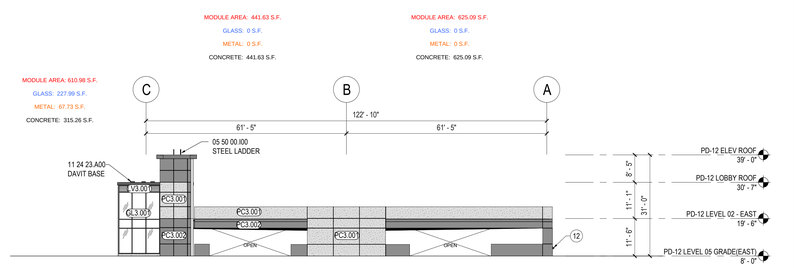


PD12 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

REF: 01 / A02.101

02

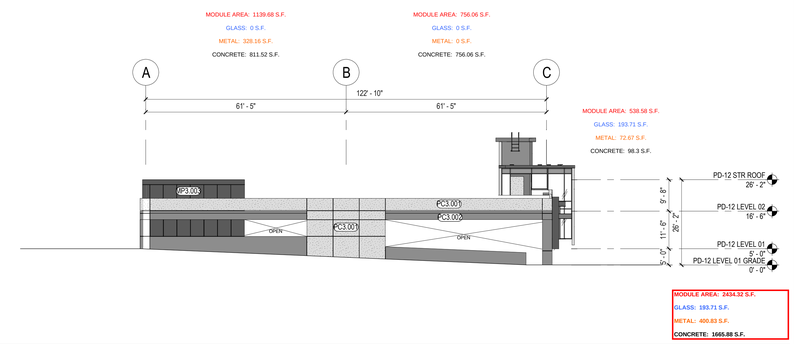


PD12 - EAST ELEVATION

SCALE: 1/16" = 1'-0"

REF: 01 / A02.101

03



PD12 - WEST ELEVATION

SCALE: 1/16" = 1'-0"

REF: 01 / A02.101

04

LEGEND

- GL3.001 — 08 80 00 — MONOLITHIC GLAZING UNIT - CLEAR
- PC3.001 — 03 41 00 — STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - SANDBLASTED
- PC3.002 — 03 41 00 — STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - PAINTED
- MP3.001 — 10 82 00 — EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR AS SELECTED BY ARCHITECT
- MP3.003 — 07 42 13.23 — METAL COMPOSITE MATERIAL WALL PANEL COLOR; AS SELECTED BY ARCHITECT
- LV3.001 — 08 91 00 — STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR AS SELECTED BY ARCHITECT

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

SHEET NOTES

05 PARKING SIGNAGE REFER TO GRAPHIC PACKAGE
08 CANOPY OVER VEHICLE ENTRY
12 FIRE DEPARTMENT CONNECTION RE: MTP 08/A11.720M

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # N/A (FOUNDATION)

FACILITY # N/A (SUPERSTRUCTURE)

Gensler

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United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
03.18.2021	ISSUE FOR SD

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Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.
ISSUED DATE: 01/28/2021

Project Name

WMC - PARKING DECK 12, ZONE 02 NW

Project Number

27.7568.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated

ID	VOLUME	SHEET
PD12-Z2NW	V1	A03.200

City of Bentonville Project No. XXXXXXXXX

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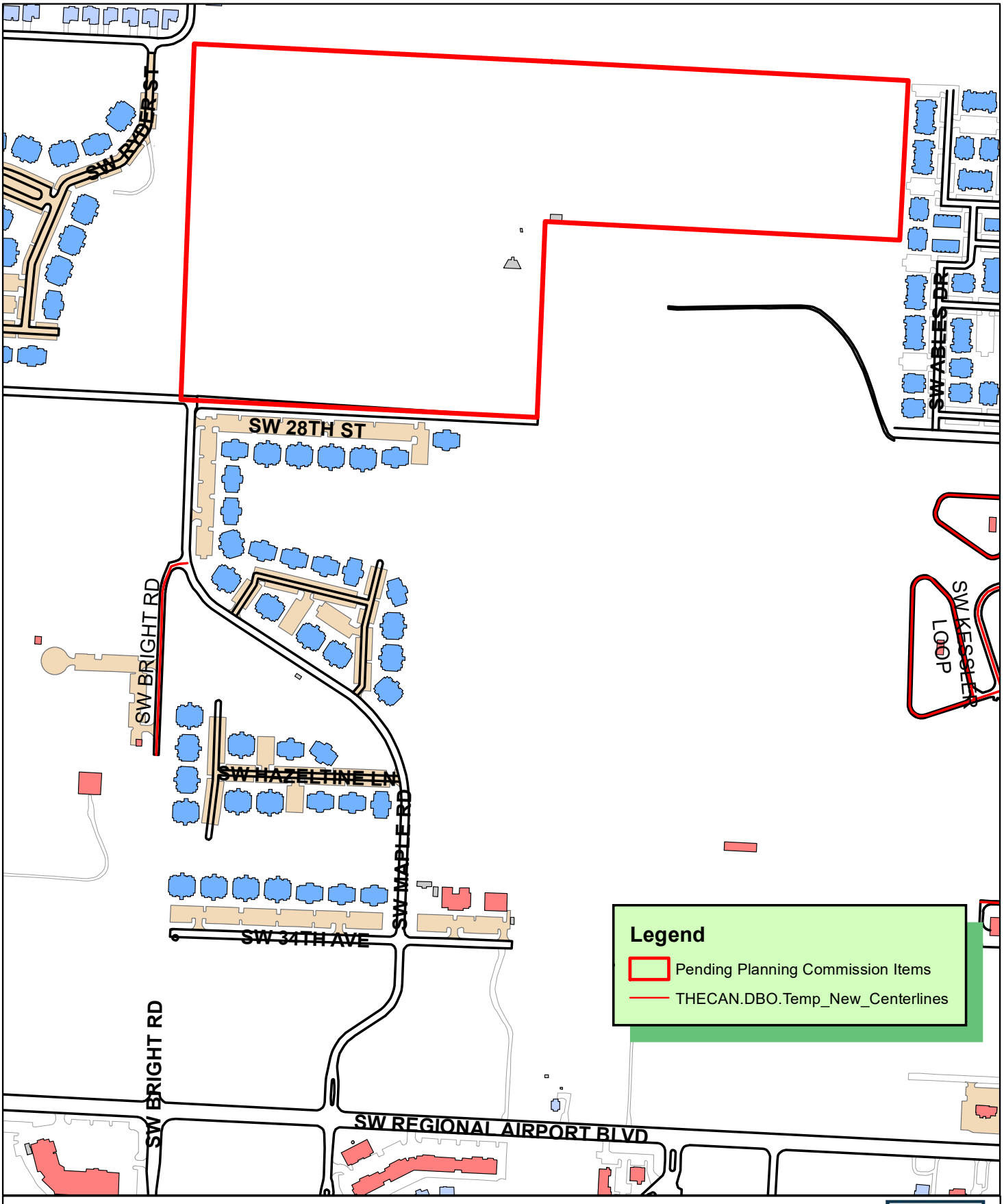
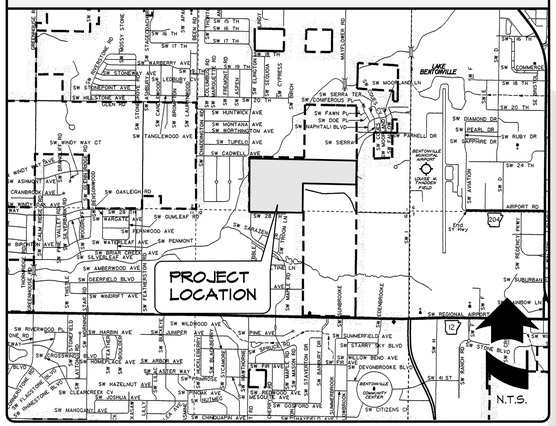
3/19/2021 10:10:17 AM BIM 360://27.7568.000 - NEC\WMC_PD12-02_GEN_A-Base-Building_027756800.rvt



PP21-0013
PRELIMINARY PLAT
POIGAI ESTATES SUBDIVISION

VICINITY MAP



Issued for Review: 4.28.2021

April 2021

Subdivision Plans

for

Preliminary Plat

of

POIGAI ESTATES SUBDIVISON (PHASES 1 and 2)

Bentonville, Benton County, Arkansas

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3. Preliminary Plat
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6. Street Layout Plan - Northwest
7. Street Layout Plan - Northeast
8. Grading and Drainage Plan - South
9. Drainage Plan - Northwest
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32. Erosion Control Plan Stage 3
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37. Street Cross Sections SW Poigai Way (Sta. 5+50 To Sta. 17+00)
38. Street Cross Sections SW Poigai Way (Sta. 17+50 To Sta. 22+58.12) SW Casuarina Drive (Sta. 0+54 To Sta. 6+81.05)
39. Street Cross Sections SW Casuarina Drive (Sta. 7+68.27 To Sta. 19+00) SW Lombardy Street (Sta. 0+50 To Sta. 1+50)
40. Street Cross Sections Fire Access Road

* City of Bentonville Details

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(FIRE CHIEF)
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PHONE: (479) 271-5927

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LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

Owner/Developer
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4502 Swinton Drive
Bentonville, AR 72712
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Email: arulkumaran218@gmail.com

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

FULL PRE-CON INFORMATION:

NEED	REC'D	
☑	☐	WATER AND SEWER ADH APPROVAL
☐	☐	FIRELINE ADH APPROVAL
☑	☐	NOTICE OF COVERAGE
☑	☐	SWPPP
☑	☐	DRAINAGE REPORT
☑	☐	PDF OF FINAL CONSTRUCTION PLANS
☑	☐	ELECTRIC PLANS INCORPORATED INTO PLAN SET
☑	☐	STREET LIGHT FEES PAID
☑	☐	OFFSITE EASEMENTS FILED
☑	☐	ENGINEER ESTIMATE PROVIDED
☑	☐	PERFORMANCE GUARANTEE PROVIDED
☐	☐	AHTD APPROVAL RECEIVED AND REVIEWED
☐	☐	NO RISE CERTIFICATE
☐	☐	USCOE APPROVAL
☐	☐	PRELIM. APPROVAL OF ARCH/BLDG PLANS
☑	☐	FLOODPLAIN DEVELOPMENT PERMIT
☑	☐	CLOMR-F & LOMR-F
☑	☐	STAA FOR WORK IN CHANNEL
☑		JURISDICTIONAL DETERMINATION W/ CORPS

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

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.

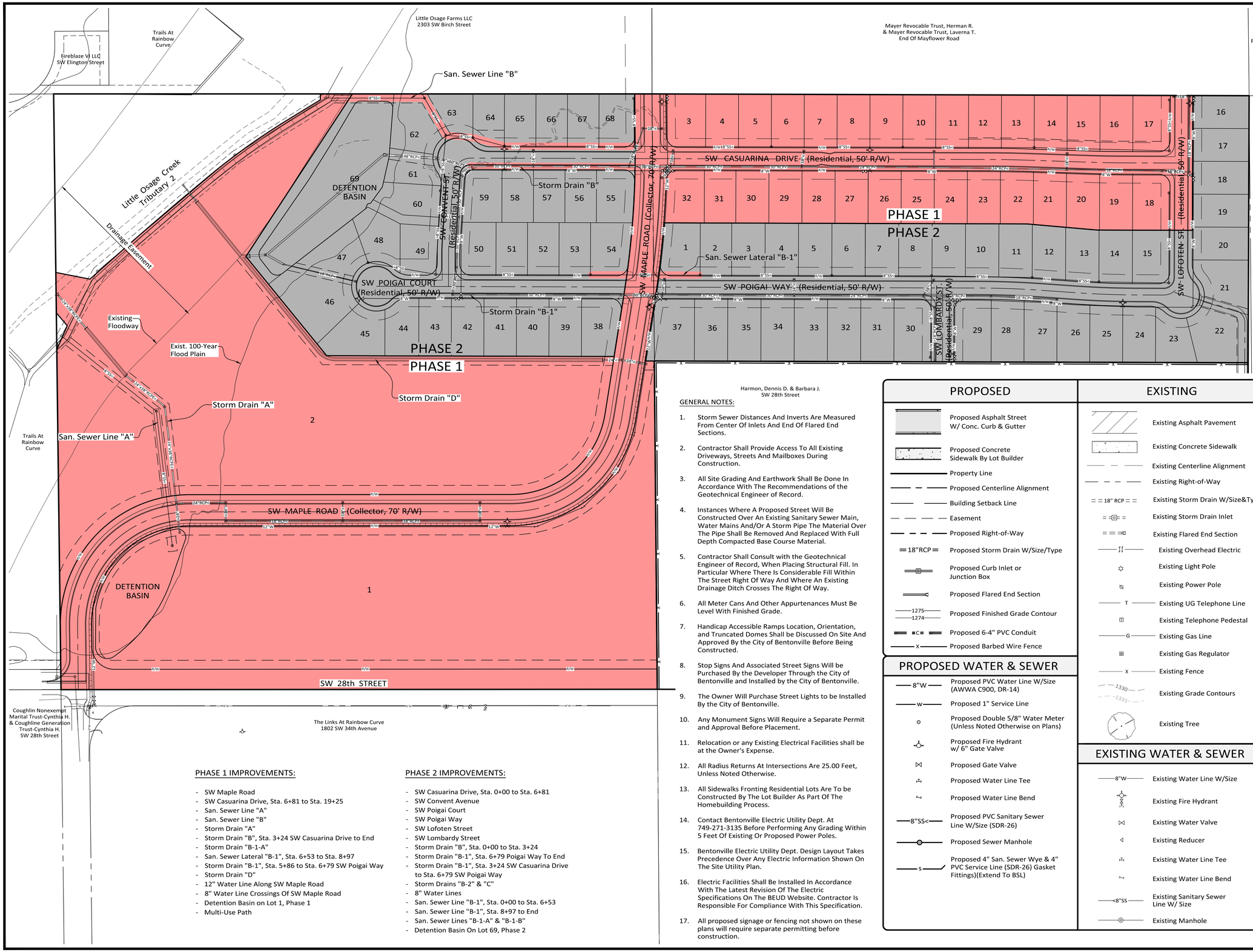
All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to Planning Commission approval of Final Plat.

CITY ATLAS PAGE #446

City Project No. PP21-0013

POIGAI SUBDIVISION

Drawing Name: M:\DESIGN\DWG\01 Poigai Subdivision\DRAFTING\SHEET 01 BASE.dwg Last Modified: Apr 28, 2021 - 2:45pm Plotted on: Apr 28, 2021 - 3:47pm by dsimms



CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

PHASE 1 IMPROVEMENTS:

- SW Maple Road
- SW Casuarina Drive, Sta. 6+81 to Sta. 19+25
- San. Sewer Line "A"
- San. Sewer Line "B"
- Storm Drain "A"
- Storm Drain "B", Sta. 3+24 SW Casuarina Drive to End
- Storm Drain "B-1-A"
- San. Sewer Lateral "B-1", Sta. 6+53 to Sta. 8+97
- Storm Drain "B-1", Sta. 5+86 to Sta. 6+79 SW Poigai Way
- Storm Drain "D"
- 12" Water Line Along SW Maple Road
- 8" Water Line Crossings Of SW Maple Road
- Detention Basin on Lot 1, Phase 1
- Multi-Use Path

PHASE 2 IMPROVEMENTS:

- SW Casuarina Drive, Sta. 0+00 to Sta. 6+81
- SW Convent Avenue
- SW Poigai Court
- SW Poigai Way
- SW Lofoten Street
- SW Lombardy Street
- Storm Drain "B", Sta. 0+00 to Sta. 3+24
- Storm Drain "B-1", Sta. 6+79 Poigai Way To End
- Storm Drain "B-1", Sta. 3+24 SW Casuarina Drive to Sta. 6+79 SW Poigai Way
- Storm Drains "B-2" & "C"
- 8" Water Lines
- San. Sewer Line "B-1", Sta. 0+00 to Sta. 6+53
- San. Sewer Line "B-1", Sta. 8+97 to End
- San. Sewer Lines "B-1-A" & "B-1-B"
- Detention Basin On Lot 69, Phase 2

GENERAL NOTES:

1. Storm Sewer Distances And Inverts Are Measured From Center Of Inlets And End Of Flared End Sections.
2. Contractor Shall Provide Access To All Existing Driveways, Streets And Mailboxes During Construction.
3. All Site Grading And Earthwork Shall Be Done In Accordance With The Recommendations of the Geotechnical Engineer of Record.
4. 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.
5. 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.
6. All Meter Cans And Other Appurtenances Must Be Level With Finished Grade.
7. Handicap Accessible Ramps Location, Orientation, and Truncated Domes Shall be Discussed On Site And Approved By the City of Bentonville Before Being Constructed.
8. Stop Signs And Associated Street Signs Will be Purchased By the Developer Through the City of Bentonville and Installed by the City of Bentonville.
9. The Owner Will Purchase Street Lights to be Installed By the City of Bentonville.
10. Any Monument Signs Will Require a Separate Permit and Approval Before Placement.
11. Relocation or any Existing Electrical Facilities shall be at the Owner's Expense.
12. All Radius Returns At Intersections Are 25.00 Feet, Unless Noted Otherwise.
13. All Sidewalks Fronting Residential Lots Are To be Constructed By The Lot Builder As Part Of The Homebuilding Process.
14. Contact Bentonville Electric Utility Dept. At 749-271-3135 Before Performing Any Grading Within 5 Feet Of Existing Or Proposed Power Poles.
15. Bentonville Electric Utility Dept. Design Layout Takes Precedence Over Any Electric Information Shown On The Site Utility Plan.
16. 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.
17. 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
18"RCP — 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
1275 / 1274 — Proposed Finished Grade Contour	T — Existing UG Telephone Line
C — Proposed 6-4" PVC Conduit	Existing Telephone Pedestal
x — Proposed Barbed Wire Fence	G — Existing Gas Line

PROPOSED WATER & SEWER	EXISTING WATER & SEWER
8"W — Proposed PVC Water Line W/Size (AWWA C900, DR-14)	Existing Gas Regulator
w — Proposed 1" Service Line	x — Existing Fence
Proposed Double 5/8" Water Meter (Unless Noted Otherwise on Plans)	1330 / 1331 — Existing Grade Contours
Proposed Fire Hydrant w/ 6" Gate Valve	Existing Tree
Proposed Gate Valve	8"W — Existing Water Line W/Size
Proposed Water Line Tee	Existing Fire Hydrant
Proposed Water Line Bend	Existing Water Valve
8"SS — Proposed PVC Sanitary Sewer Line W/Size (SDR-26)	Existing Reducer
Proposed Sewer Manhole	Existing Water Line Tee
s — Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL)	Existing Water Line Bend
	8"SS — Existing Sanitary Sewer Line W/ Size
	Existing Manhole

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City Project No. PP21-0013

POIGAI ESTATES SUBDIVISION for the City of Bentonville, Arkansas

Issued for Review 4.28.2021

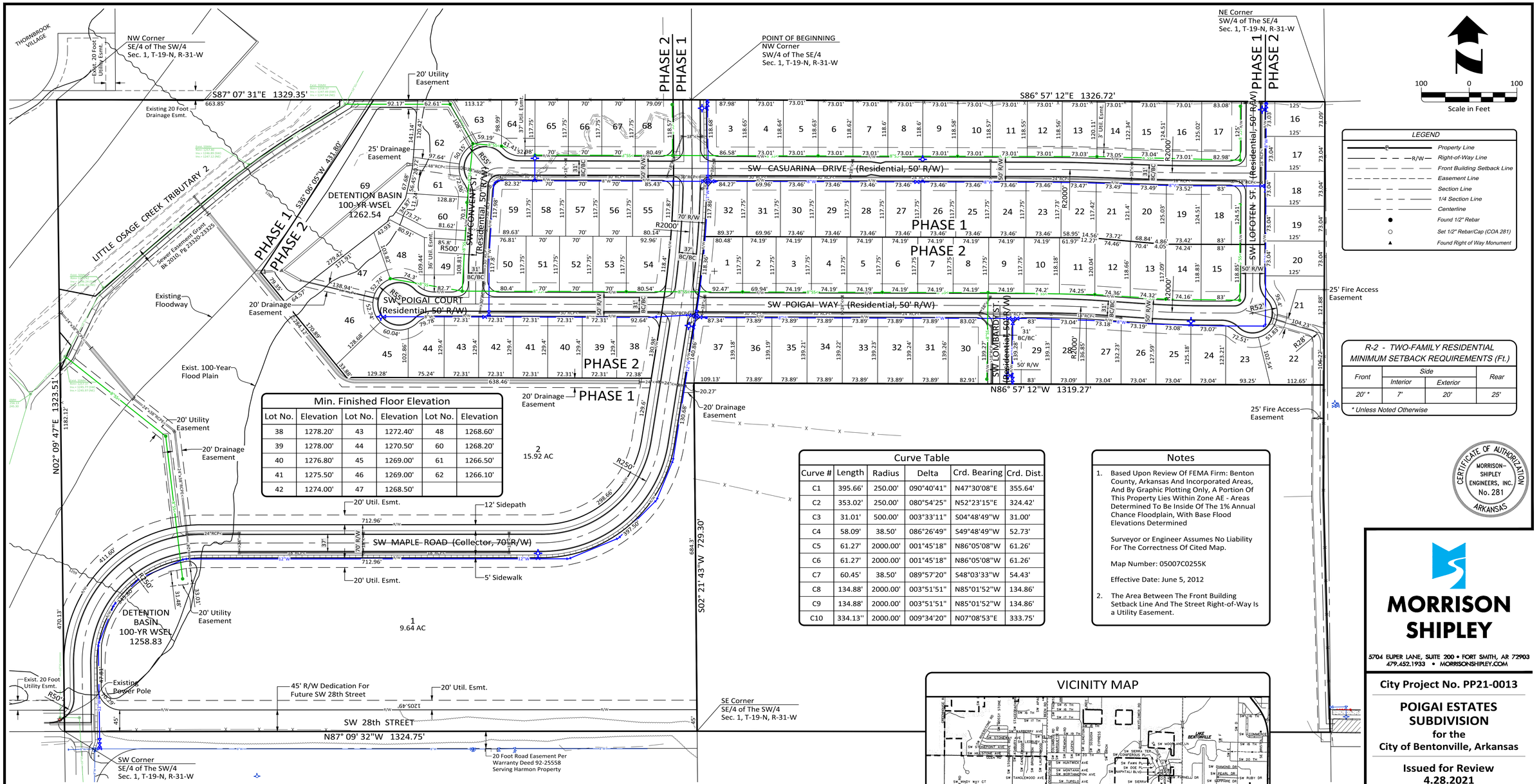
PHASING PLAN & SITE LAYOUT

Revisions

Drawn By:	DRC	Vert. Scale:	-
Approved By:	NTM	Horiz. Scale:	1" = 100'
Date:	4.28.2021	Plot Scale:	1
Project No.:	SIG-01	DWG Name:	BASE

SHEET **2** 40

Drawing Name: M:\SDSKPROJ\SIG-01 Poigai Subdivision\DRAFTING\SIG-01 BASE.dwg Last Modified: Apr 28, 2021 - 2:55pm Plotted on: Apr 28, 2021 - 3:01pm by dcarreira



Min. Finished Floor Elevation					
Lot No.	Elevation	Lot No.	Elevation	Lot No.	Elevation
38	1278.20'	43	1272.40'	48	1268.60'
39	1278.00'	44	1270.50'	60	1268.20'
40	1276.80'	45	1269.00'	61	1266.50'
41	1275.50'	46	1269.00'	62	1266.10'
42	1274.00'	47	1268.50'		

Curve Table					
Curve #	Length	Radius	Delta	Crd. Bearing	Crd. Dist.
C1	395.66'	250.00'	090°40'41"	N47°30'08"E	355.64'
C2	353.02'	250.00'	080°54'25"	N52°23'15"E	324.42'
C3	31.01'	500.00'	003°33'11"	S04°48'49"W	31.00'
C4	58.09'	38.50'	086°26'49"	S49°48'49"W	52.73'
C5	61.27'	2000.00'	001°45'18"	N86°05'08"W	61.26'
C6	61.27'	2000.00'	001°45'18"	N86°05'08"W	61.26'
C7	60.45'	38.50'	089°57'20"	S48°03'33"W	54.43'
C8	134.88'	2000.00'	003°51'51"	N85°01'52"W	134.86'
C9	134.88'	2000.00'	003°51'51"	N85°01'52"W	134.86'
C10	334.13''	2000.00'	009°34'20"	N07°08'53"E	333.75'

Notes

1. Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, A Portion Of This Property Lies Within Zone AE - Areas Determined To Be Inside Of The 1% Annual Chance Floodplain, With Base Flood Elevations Determined

   Surveyor or Engineer Assumes No Liability For The Correctness Of Cited Map.

   Map Number: 05007C0255K

   Effective Date: June 5, 2012

2. The Area Between The Front Building Setback Line And The Street Right-of-Way Is a Utility Easement.

100 0 100
Scale in Feet

LEGEND

- Property Line
- R/W — 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'

* Unless Noted Otherwise

CERTIFICATE OF AUTHORIZATION
MORRISON-SHIPLEY ENGINEERS, INC.
No. 281
ARKANSAS

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, _____, hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Bentonville Subdivision Regulations have been complied with.

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. _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).

Date of Execution: _____

_____
Chairman, Bentonville Planning Commission

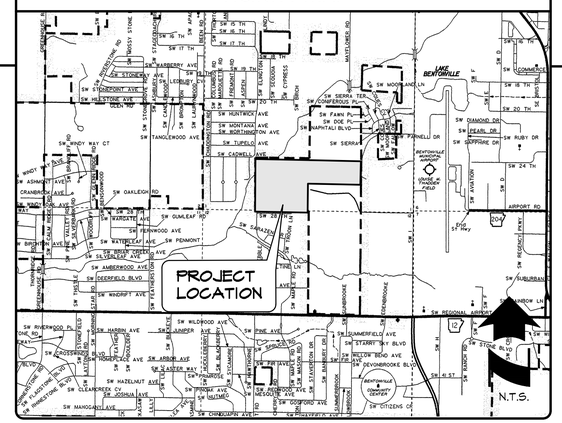
Owner/Developer
Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712
Contact: Arul Kumaran
Email: arulkumaran218@gmail.com

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 Southwest 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.

VICINITY MAP



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City Project No. PP21-0013

POIGAI ESTATES SUBDIVISION
for the
City of Bentonville, Arkansas

Issued for Review
4.28.2021

PRELIMINARY PLAT LAYOUT

Revisions

Drawn By:	DRC	Vert. Scale:	-
Approved By:	NTM	Horiz. Scale:	1" = 100'
Date:	4.28.2021	Plot Scale:	1
Project No.:	SIG-01	DWG Name:	BASE

SHEET **3** 40

Drawing Name: M:\SIGSKPRO\SIG-01 Poigai Subdivision\DRAFTING\SIG-01 BASE.dwg Last Modified: Apr 28, 2021 - 2:55pm Plotted on: Apr 28, 2021 - 3:02pm by dcarreira

Amendments to R-2, R-3 and R-4 Districts

PC Date: 5/18/2021
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

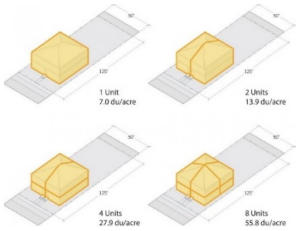
Type	Amendment
Code Impacted	Zoning Code
Section(s)	Art. 401 Zoning Regulations

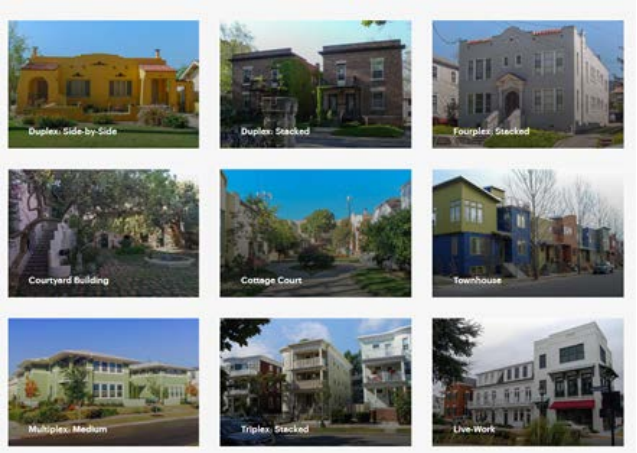
Background

On February 11, 2020 with Ordinance No. 2020-38, City Council approved an ordinance removing density maximum regulations in residential zoning districts. As a result, the R-3 and R-4 are duplicative with the same bulk and area regulations, minimum setbacks, maximum height and allowable land uses, with just two differences:

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

To address the issue, Planning Commission reviewed a proposal on March 16, 2021 to consolidate the R-3 and R-4 districts. At that meeting, public hearing comments suggested that this consolidation would result in Bentonville unable to accommodate a variety of housing types; eliminating a zoning district specific to small-scale multifamily housing. This housing type, often referred to as the "missing middle", includes four-plexes and cottage style developments. The zoning code currently does not provide a reasonable means of developing the housing types promoted in the Community Plan and needed to address Bentonville's increasing housing demand and affordability issues. Examples of the "missing middle" housing types are shown below.





Proposed Changes

Staff recommends the following to accommodate a variety of housing types by amending the R-2 district to allow for smaller lots; R-3 district to allow for small-scale multifamily; and the R-4 district to achieve higher densities.

R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL

Effect:

- *Title change is more descriptive with a reference to density as used in the land use plan.*

R-2 MEDIUM DENSITY TWO FAMILY AND TOWNHOME ~~DUPLEX AND PATIO HOME~~ RESIDENTIAL

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-2	Single-family	~~6,000~~ 5,000	-	~~60'~~ 50'	40%	45%
	Two-family	~~7,000~~ 5,000	-	~~70'~~ 50'	50%	55%
	Townhouse unit	~~3,000~~ 2,000	-	~~30'~~ 20'	-	-
	Townhouse structure	~~9,000~~ 6,000	~~3,000~~ 2,000	~~90'~~ 60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

Effect:

- *Aligns with the Medium Density Land Use classification.*
- *Allows for smaller lot sizes.*
- *Title change clearly identifies the primary uses allowed in the district and is more descriptive with a reference to density as used in the land use plan.*
- *Increases the maximum gross density from 14 units/acre to 21 units/acre.*

R-3 MEDIUM-HIGH ~~MEDIUM~~ DENSITY MULTIFAMILY RESIDENTIAL

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~~ 5,000		~~60'~~ 50'	40%	45%
	Two-family	~~7,000~~ 5,000		~~70'~~ 50'	50%	55%
	Townhouse unit	~~2,500~~ 2,000		~~25'~~ 20'	-	-
	Townhouse structure	~~7,500~~ 6,000	~~2,500~~ 2,000	~~75'~~ 60'	65%	70%
	Multi-family	~~10,000~~ 6,000	~~800~~ 1,500	~~100'~~ 60'	~~50%~~ 65%	~~55%~~ 70%
	All others not listed	10,000	-	100'	50%	55%

- Add a neighborhood park as an allowed use.

Effect:

- *Clear differences from the R-4 High Density district, addressing the current issue of their similarity.*
- *Creates a district specific for the "missing middle" housing concerns by accommodating multiplexes.*
- *Creates a transitional district that could be acceptable in both Medium Density and High Density Land Use classifications, depending on other conditions in the surrounding area.*
- *Increases the lot coverage for multi-family; making it consistent with townhouses.*
- *Allows for smaller lot sizes.*
- *Increases the land area per dwelling unit requirement for multifamily to reduce the number of units that could be accommodated, further designating the district for "missing middle" housing.*
- *Title change clearly identifies the primary use allowed in the district.*
- *Reduces the maximum gross density from 54 units/acre to 29 units/acre.*

R-4 HIGH DENSITY MULTIFAMILY RESIDENTIAL

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~~ 5,000	-	~~65'~~ 50'	50%	55%
	Townhouse unit	~~2,500~~ 2,000	-	~~25'~~ 20'	-	-
	Townhouse structure	~~7,500~~ 6,000	~~2,500~~ 2,000	~~75'~~ 60'	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', 30' when adjacent to single-family	20'	25'

Maximum Height: Increase from 40' to 50'.

Land Use: Remove single family as an allowed use.

Effect:

- *Allows for smaller lot sizes, but eliminates single-family uses in order to function as a high density residential district.*
- *Allows for taller structures, with same height maximum as the DN-4 Downtown Mixed Use Residential district.*
- *Title change clearly identifies the primary land use allowed in the district.*
- *Requires an increased setback when adjacent to single-family uses, in addition to the existing opaque screen requirements between multifamily and single-family uses.*
- *Maintains the maximum gross density of 54 units/acre and allows taller structures.*

Relationship to the Community Plan

The Future Land Use Plan describes Medium Density Residential as townhouse or duplex residential with a density of 8-12 units per acre. The proposed amendment improves the alignment of the R-2 zoning district with the Medium Density Residential land use classification.

The Future Land Use Plan describes High Density Residential as apartments and condominiums 12 units per acre or higher. The proposed amendment retains R-4 aligning with the High Density Residential land use classification.

The R-3 zoning district may be appropriate in either the Medium Density or High Density Residential land use classifications, depending on surrounding conditions.

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.

The amendment also support the residential goal on page 55 of the Community Plan: *1. Provide a variety of housing types that meet the spectrum of demands from Bentonville's diverse population.*

Impact on Existing Properties

- **R-2:** Properties currently zoned R-2 would not be negatively impacted with the proposed changes. In fact, since lot sizes and widths are smaller, it may provide more flexibility in developing those properties.
- **R-3:** Properties currently zoned R-3 (90 properties) should not be negatively impacted for single-family, two-family or townhomes. However, those properties wishing to develop as multifamily may be impacted since the land area per unit requirement is higher. However, required lot sizes decreased while lot coverage increased. This may accommodate the adjustment in land area per unit requirements.

  Properties developed prior to the removal of density requirements would have only been allowed to develop at a density of 12 units per acre, which is significantly below what would be allowed under the proposed regulations. Five properties have been rezoned to R-3 since the density requirement was removed, therefore, they may be impacted slightly more by the proposed changes.
- **R-4**: Properties currently zoned R-4 (13 properties) should not be negatively impacted by the proposed changes. The proposed regulations allow smaller lots and an additional 10' of height which should assist in improving the ability to reach the gross maximum densities available in the R-4 district. However, those adjacent to single-family will have to accommodate a larger setback.

Recommendation

Staff recommends approval of the proposed amendments.

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

AMENDMENT

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, Low Density Single Family Residential
  (3) R-2, Medium Density ~~Duplex and Patio Home~~ Two Family and Townhome Residential
  (4) R-3, Medium-High Density Multifamily Residential
  (5) R-4, High Density Multifamily Residential
  (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, Low Density 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, Medium Density ~~Duplex and Patio Home~~ Two Family and 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.
   a. Such a district shall encourage and maintain duplex and patio home development at appropriate locations.
   b. 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-High Density Multifamily 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 Multifamily 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.

(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%
	Single-family	~~6,000~~ 5,000	--	~~60'~~ 50'	40%	45%
	Two-family	~~7,000~~ 5,000	--	~~70'~~ 50'	50%	55%

R-2	Townhouse - unit	~~3,000~~ 2,000	--	~~30'~~ 20'	--	--
	Townhouse - structure	~~9,000~~ 6,000	~~3,000~~ 2,000	~~90'~~ 60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%
R-3	Single-family	~~6,000~~ 5,000	--	~~60'~~ 50'	40%	45%
	Two-family	~~7,000~~ 5,000	--	~~70'~~ 50'	50%	55%
	Townhouse - unit	~~2,500~~ 2,000	--	~~25'~~ 20'	--	--
	Townhouse - structure	~~7,500~~ 6,000	~~2,500~~ 2,000	~~75'~~ 60'	65%	70%
	Multi-family	~~10,000~~ 6,000	~~800~~ 1,500	~~100'~~ 60'	~~50%~~ 65%	~~55%~~ 70%
	All others not listed	10,000	--	100'	50%	55%
R-4	~~Single-family~~	~~6,000~~	--	~~60'~~	~~40%~~	~~45%~~
	Two-family	~~7,000~~ 5,000	--	~~65'~~ 50'	50%	55%
	Townhouse - unit	~~2,500~~ 2,000	--	~~25'~~ 20'	--	--
	Townhouse - structure	~~7,500~~ 6,000	~~2,500~~ 2,000	~~75'~~ 60'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	--	100'	50%	55%
R-MH	Manufactured home lots	4,500	4,500	50'	30%	35%
	Manufactured 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%
R-O	Single-family	6,000	--	60'	40%	45%
	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	All	20'	10'; 30' when adjacent to single-family	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'
	Single-family	20'	7'	20'	25'
	Two-family	20'	10'	20'	25'

R-O	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'
R-4	50'

(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)

Bentonville Academy of Music, LLC

509 SE 6th Street

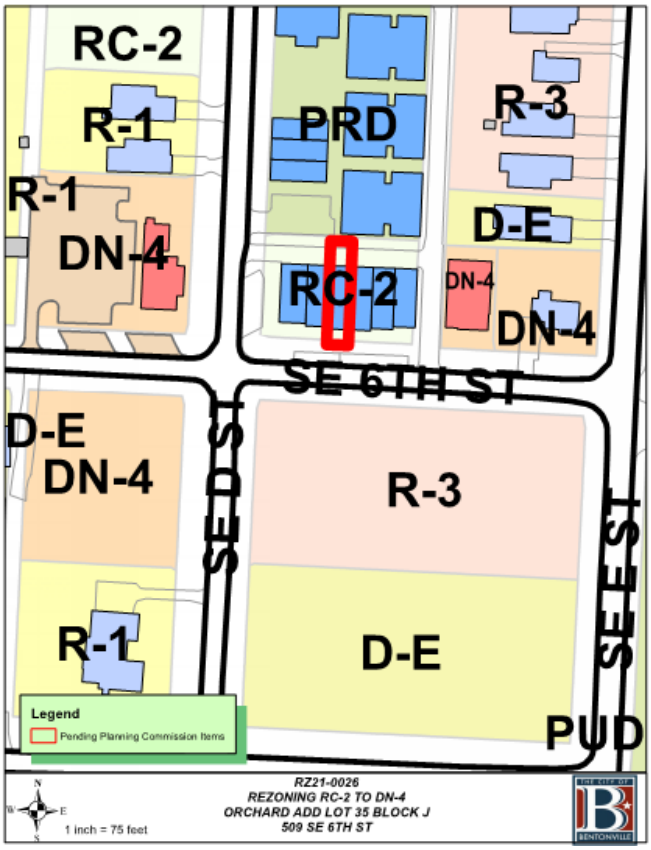
PC Date: 5/18/2021

Reviewer: Tyler Overstreet, AICP, Planning Services Manager

Project Number	RZ21-0026
Applicant/ Current Owner	Bentonville Academy of Music, LLC
Site Area	0.29 Acres
Current Zoning	R-C2, Central Residential - Moderate Density
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Commercial

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 509 SE 6th Street. The property is the third unit in a six-unit townhouse structure. Surrounding zoning districts are PRD, Planned Residential Development to the north, RC-2, Central Residential, Moderate Density and R-3, Medium-Density Residential to the south.

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. Properties in these areas should capitalize on pedestrian traffic and street life.

The Downtown Neighborhood Subarea Plan, Downtown Neighborhood "Districts," depicts this property in a mixed-use residential area.

Public Comment

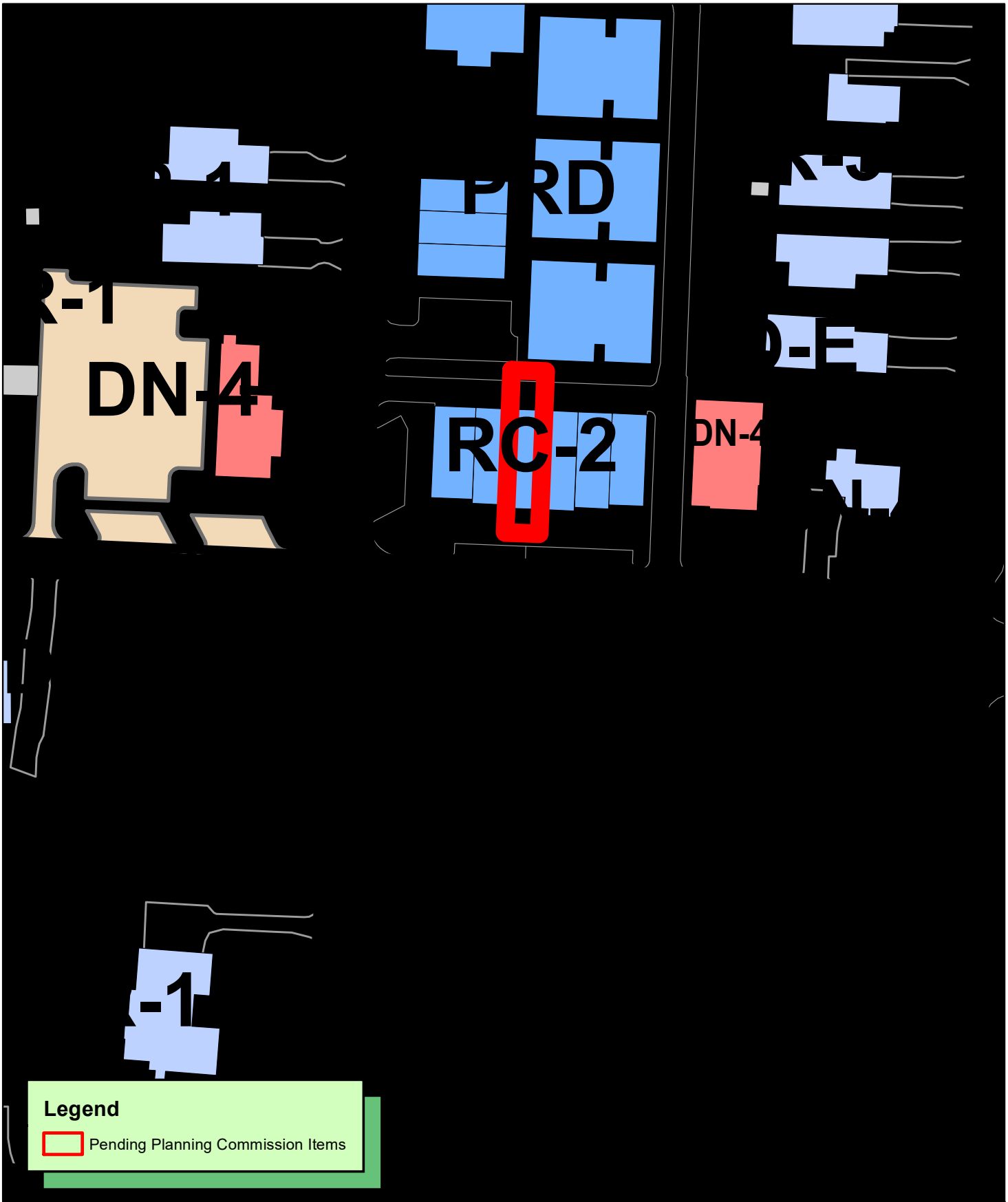
Staff has not received public comment on this rezoning request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to convert the existing townhome unit into a mixed-use. The future homeowner operates a salon and would like to utilize a portion of the first floor of the home as a two-chair salon. Any changes to the use or scope of the personal services use could require additional permits from the Building and Fire Safety Department.

Conclusion

Planning staff has reviewed this rezoning request. It is consistent with the Community Plan and nearby zoning districts. Staff recommends approval of the proposed rezoning.



N
W E
S

1 inch = 75 feet

RZ21-0026
REZONING RC-2 TO DN-4
ORCHARD ADD LOT 35 BLOCK J
509 SE 6TH ST

509 SE 6th Street

March 29, 2021
To Whom it May Concern,

We are requesting a rezoning for the property located at 509 SE 6th Street, Bentonville. Currently zoned RC-2, we are requesting to change the zoning to DN-4 to better fit the surrounding area. We feel the zoning change creates the highest and best use of the property and allows for creative live/work opportunities, which is especially helpful in today's business climate. The properties located to the East, West and Northeast are zoned DN-4. The property directly south is Austin-Baggett Park. The property just south of the park is zoned DE. The proposed use will be primarily residential with an in-home business component. The Property Owner's Association for the Marsalis Townhome project (which we developed) prohibits any signage other than door clings. Traffic will not be impacted. Appearance will not change from current design. The property is currently built. Water, sewer and electric are all currently in use. Thank you for your consideration!

Todd and Dana Renfrow
Lamplighter Restorations

L201949111 9/17/2019 11:11:01 AM
Brenda DeShields,Circuit Clerk
BENTON CO Circuit Clerk & Recorder

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 said rules and regulations.

Signed Ellen L Norvell (09/17/19)
Bentonville Community Development Director

CERTIFICATE OF OWNERSHIP:

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

Date of Execution 9/16/19 Lisa Morris

Signed

LISA MORRIS
MY COMMISSION # 12402769
EXPIRES: March 3, 2025
Benton County

Name & Address

Source of Title: D.R. 2015
Page 48227

SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, 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: Sept. 16, 2019

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

Lisa Morris

LISA MORRIS
MY COMMISSION # 12402769
EXPIRES: March 3, 2025
Benton County

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

FLOOD STATEMENT:

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

BENCHMARK:

BOLT BETWEEN THE "E" AND "L" IN THE WORD "MUELLER" ON FIRE HYDRANT
NORTHING: 747171.53'
EASTING: 663325.88'
ELEV: 1311.23

LEGAL DESCRIPTION:

LOT 16, BLOCK "J", ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD BK. 2016, PG. 927. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- BENCH MARK
- UTILITY POLE
- TELEPHONE RISER
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- ASPHALT
- CONCRETE

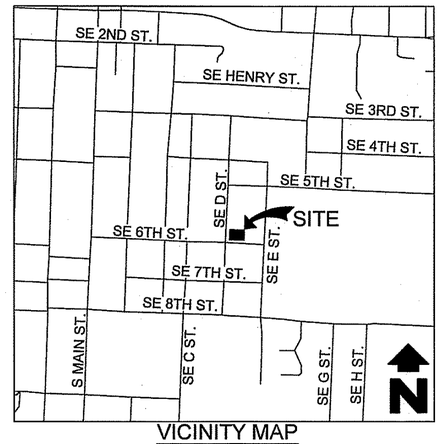
N

20' 0 20'

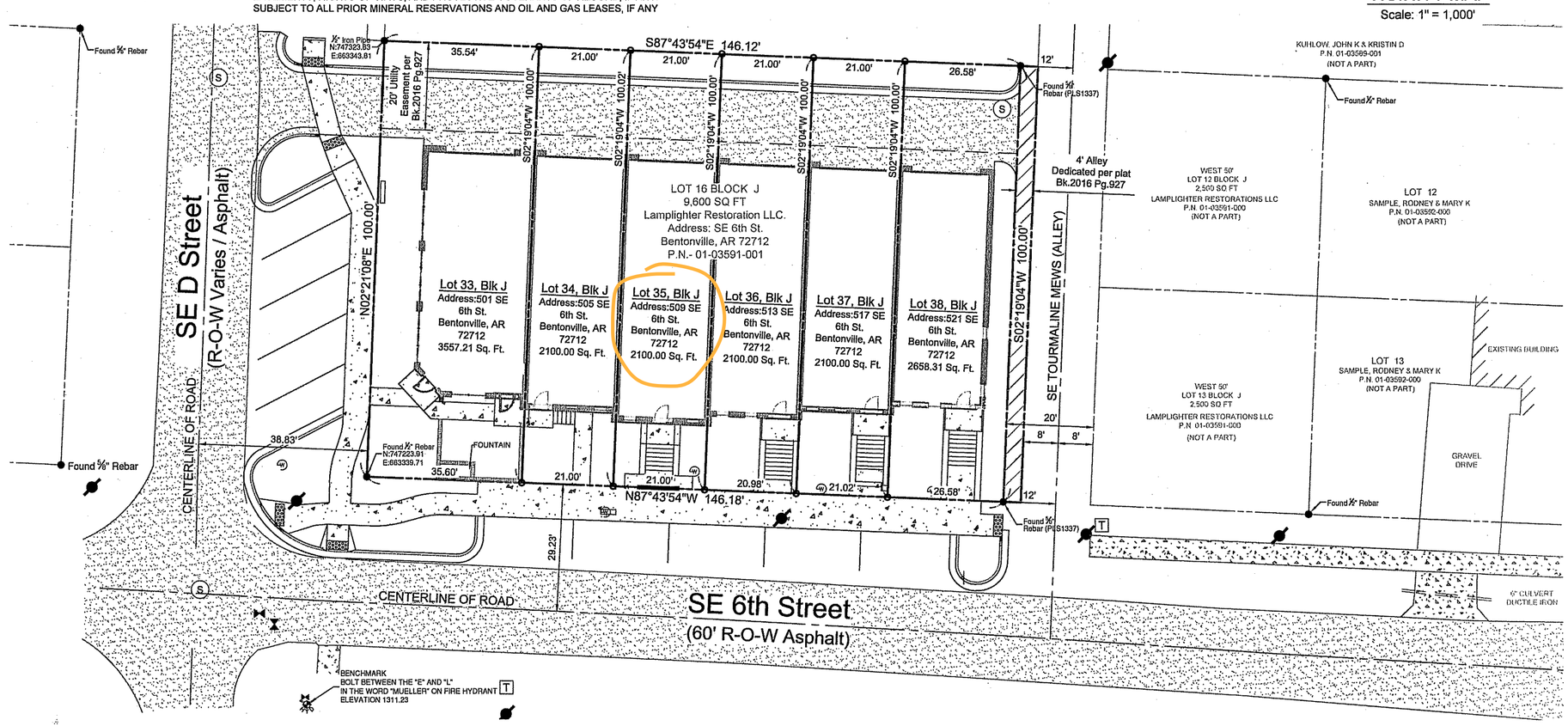
SCALE: 1" = 20'

BASIS OF BEARINGS:

ARKANSAS-NORTH
STATE PLANE GRID
BOLT BETWEEN THE "E" AND "L"
IN THE WORD "MUELLER" ON FIRE HYDRANT
NORTHING: 747171.53'
EASTING: 663325.88'
CONVERGENCE: -01°16'57.72854"



VICINITY MAP
Scale: 1" = 1,000'



SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Plat Book Records, Book 2016, Page 927 at the courthouse in Benton County, Arkansas.

4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone referencing to with Bentonville City Control Monument Number 56.

6. Basis of Elevation: NAVD83, referencing to with Bentonville City Control Monument Number 56.

7. This survey is valid only if the drawing includes the seal and signature of the surveyor.

8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

11. Building setbacks for zone R-C2 (Central Residential-Moderate Density) are as follows:

Front	10 Feet
Side(Interior)	07 Feet
Side(R.O.W)	10 Feet
Rear	15 Feet

12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

13. Subsurface and environmental conditions were not examined nor considered a part of this survey.

14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

15. All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.

16. Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place within the Right-of-Way.

17. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

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

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

City of Bentonville
Project No.:
LS19-0029

State Filing Code:
500-20N-30W-0-32-430-04-1002

CLIENT:
LAMPLIGHTER RESTORATIONS LLC
633 E. SKY MOUNTAIN DR.
ROGERS AR 72756
PHONE: 479-631-5355
FAX: 479-271-5908

LOT SPLIT

SHEET:

PROJECT: Lot 16 of Block J, Orchard Addition to the City of Bentonville, To be known as Lot 33-38 Block J Orchard Addition

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1002
SIGNATURE
C ED GRAY
9/16/2019

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9292

PLS:	JW
CAD:	AF
FIELD:	MJH
SCE PROJECT #:	16033
DATE:	09/12/2019
SHEET:	1 OF 1

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 ft.

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-4	Single-family, alley access	4,000	-	40'	50'	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’	-	-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	50’	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-4	Single-family and Two-family	8’	15’	8’	15’	7’	0’	25’
	Townhouse	8’	15’	8’	15’	10’	0’	25’
	Multi-family	8’	15’	8’	15’	10’	0’	15’
	Mixed-use and others not listed	0’	15’	0’	15’	0’, 12’if adjacent to a non mixed-use building	0’	15’

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DN-4, Downtown Mixed-use Residential

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

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

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

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

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

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

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

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

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

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

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

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DN-4, Downtown Mixed-use Residential

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park – mini **Services** Child care - residential (4 children) Personal services **Retail** Mobile food vendor	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility Event center Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services **Retail** Artisan shop Bakery Retail - small scale (≤ 4,000 gsf) **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Services** Office - small scale (≤ 4,000 gsf) Medical services – doctor office **Retail** Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer and/or light wine, and spirits for off-site consumption Restaurant Restaurant, microbrewery Sidewalk café in public right-of-way **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential
	CONDITIONAL ACCESSORY USE	
	Convenience store that sells beer and/or light wine for off-site consumption within 500’ of a city-owned park or trail Convenience store that sells beer and/or light wine, and spirits for off-site within 500’ of a city-owned park or trail	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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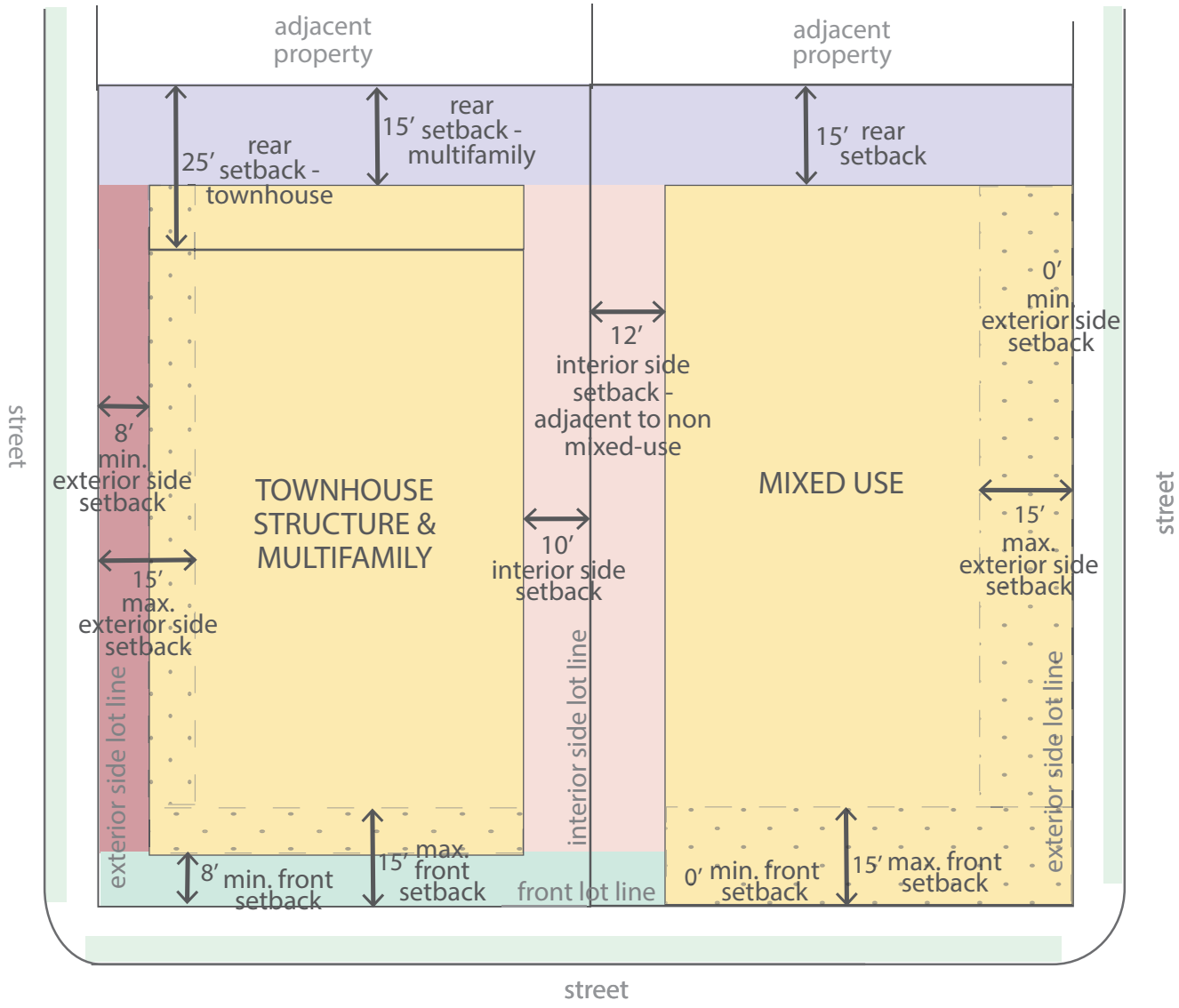
DN-4, Downtown Mixed-Use Residential

Setback Illustration



REZONING STAFF REPORT

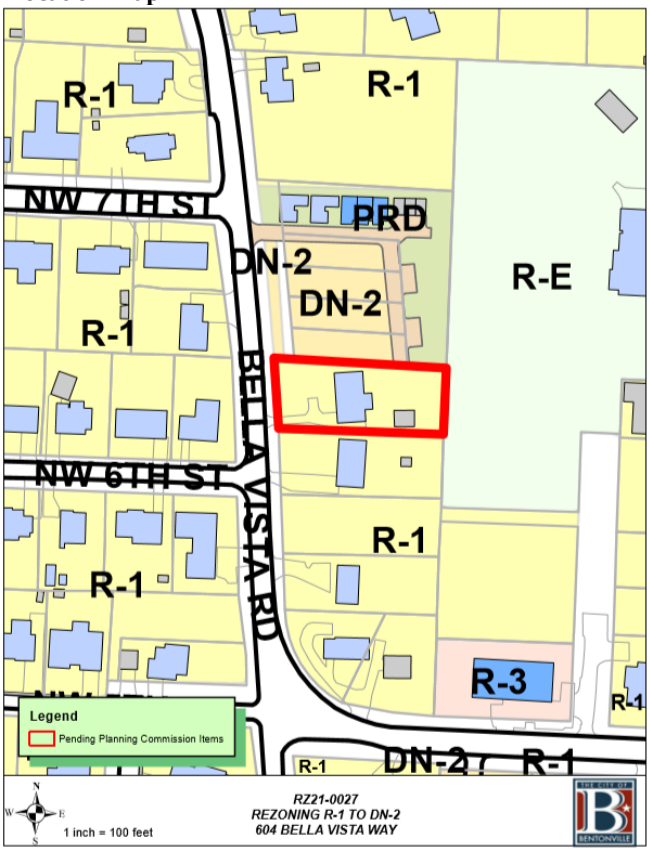
Hurricane WA, LLC

604 Bella Vista Road
PC Date: 5/18/2021
Reviewer: Jon Stanley, APA, ALSA, Senior Planner

Project Number	RZ21-0027
Applicant/ Current Owner	Hurricane WA, LLC
Site Area	0.41 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 604 Bella Vista Road; resides in a Medium Density Residential Land Use Area and is and is currently zoned R-1, Single-Family Residential. Adjacent zoning districts are DN-2, Medium Density Residential to the north, R-1, Single-Family Residential to the west, and south and R-E, Residential Estate to the east.

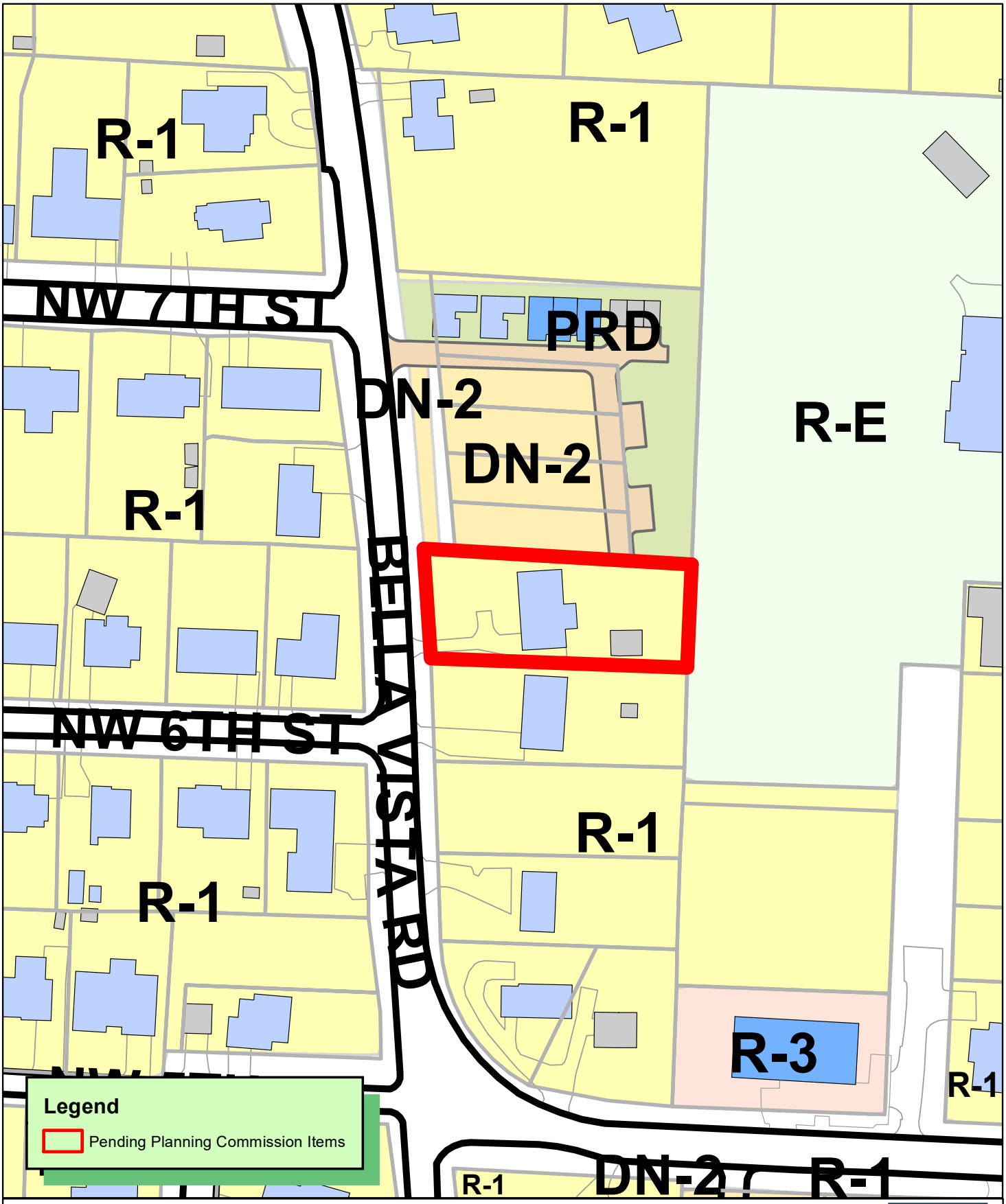
Relationship to the Bentonville Community Plan
The Land Use Plan identifies this area and the surrounding area as Medium-Density Residential. These areas support the DN-2, Downtown Medium-Density Residential classification that allows for single and two-family homes midblock and townhomes at the end of the block. This lot falls within the Priority Area 1, Downtown Intensification. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment
Staff HAS received public comment on this rezoning request.

Analysis
The Master Street Plan depicts a Downtown Collector roadway directly adjacent to the property to the west (Bella Vista Road). Only a single point of access will be allow for this lot onto Bella Vista Road.

Most of the new construction in the area are tear-downs and rebuilds. Vacant infill sites like this request are served by existing infrastructure, provide access to existing transportation systems, support enhanced walkability and mobility, and provide proximity to goods, services, and activities. Through urban infill opportunities downtown, Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.

Conclusion
Planning staff has reviewed this rezoning request. It is consistent with the Community Plan, the Future Land Use Plan and surrounding development patterns. Staff recommends approval of the proposed rezoning.


R-1
R-1
NW 7TH ST
PRD
DN-2
R-E
DN-2
R-1
BELLA VISTA RD
NW 6TH ST
R-1
R-1
R-3
R-1
R-1
DN-2
R-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
RZ21-0027
REZONING R-1 TO DN-2
604 BELLA VISTA WAY
THE CITY OF
BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

April 9, 2021

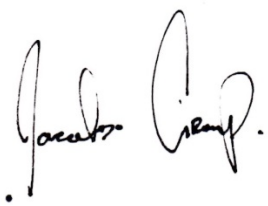
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 604 Bella Vista Rd – Rezoning Request

Dear Planning Staff,

We are requesting that the property located at **604 Bella Vista Rd,** which is currently zoned R-1, to be rezoned to DN-2, Downtown Medium-density Residential. The property will only be used for residential purposes and will be loaded from the existing public alley to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the project. The new housing will be served by existing water and sewer lines.

Sincerely,



Jacobs Group

PO Box 1285

Bentonville, AR 72712

NOTICE OF INTENT TO REZONE

Hurricane WA, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from [ ] to [DN 2]

The legal description of the property is as follows:

Parcel ID: 01-00472-000
Lot 29 of Mc Andrew & Jackson Addition to Bentonville in Benton CO

The common description of the property is: 1604 Bella Vista Rd, Bentonville, AR 72712

Proposed land use: Residential

The public hearing will be held May 18th 2021 at 4:00 p.m. It will be held at the Bentonville Commmunity 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:

_____

_____

_____

Cynthia Coughlin
Signature and Physical Address

11713 Hwy 279
Bentonville, AR
72712

_____
Signature and Physical Address

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

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 were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Residential Tree Planting:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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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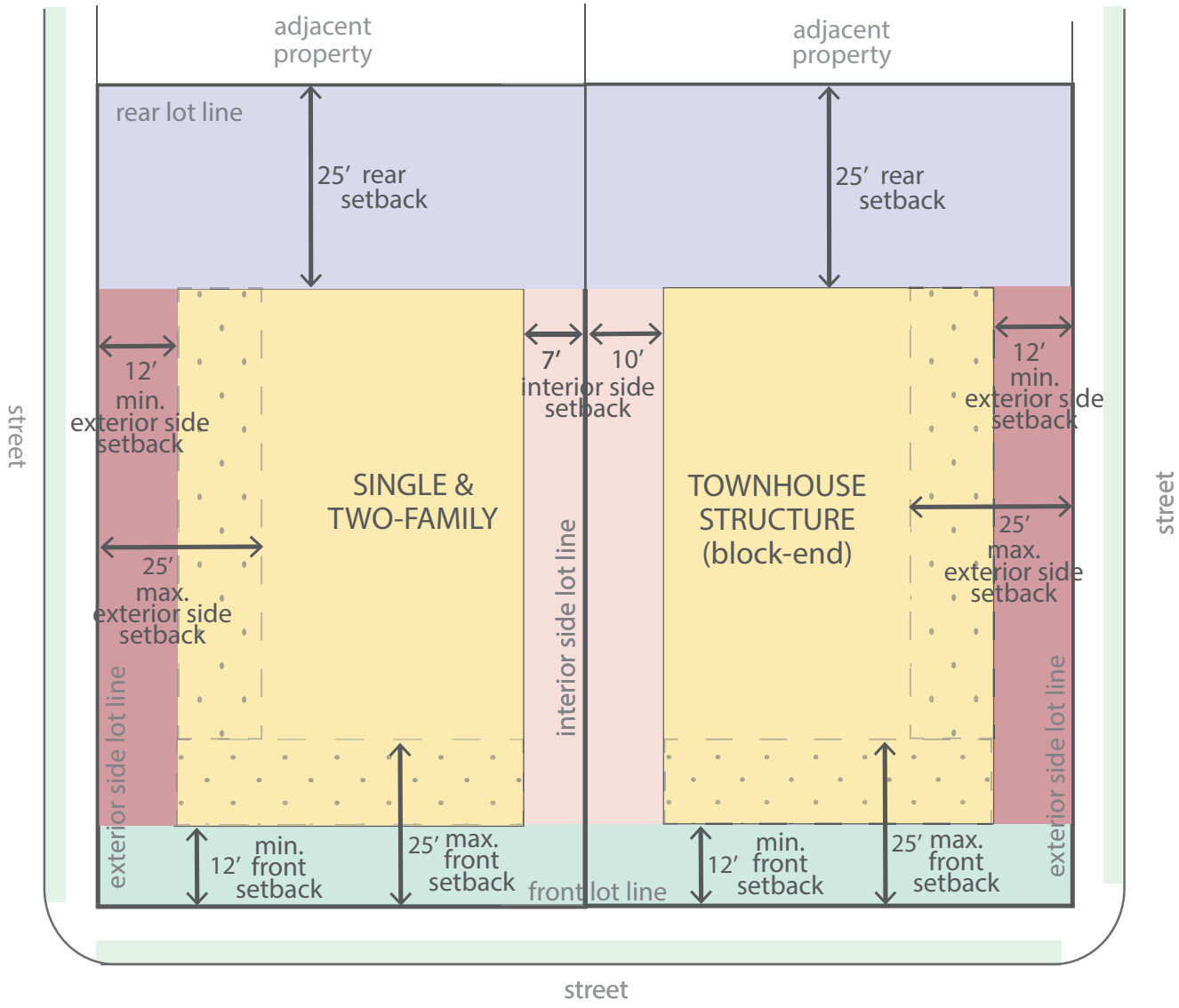
DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

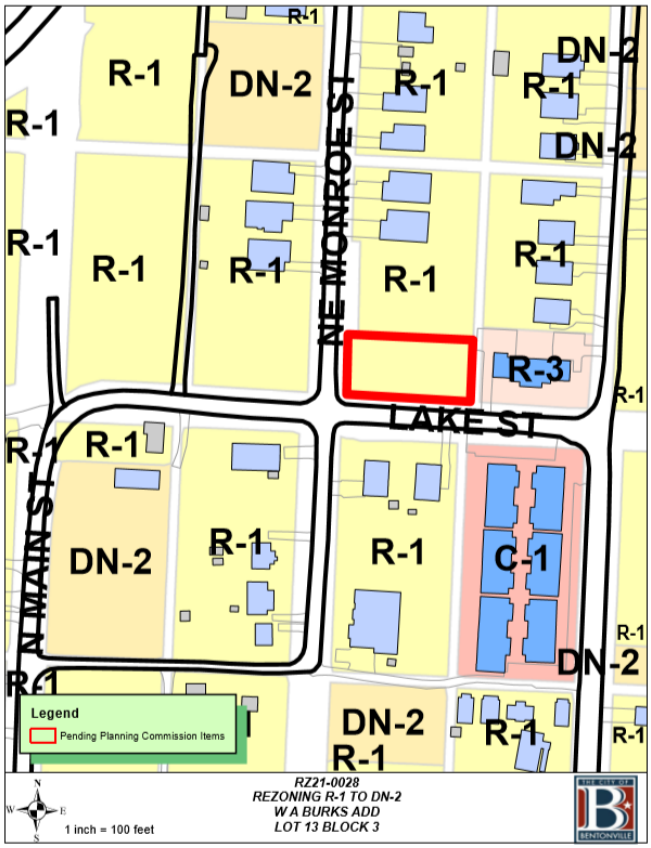
Brewer & Abb

1202 NE Monroe Street
PC Date: 5/18/2021
Reviewer: Jon Stanley, APA, ALSA, Senior Planner

Project Number	RZ21-0028
Applicant/ Current Owner	Brewer & Abb
Site Area	0.26 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1202 NE Monroe Street; resides in a Medium Density Residential Land Use Area and is and is currently zoned R-1, Single-Family Residential. Adjacent zoning districts are R-1, Single-Family Residential to the north, south and west, and R-3, Medium Density Residential to the east.

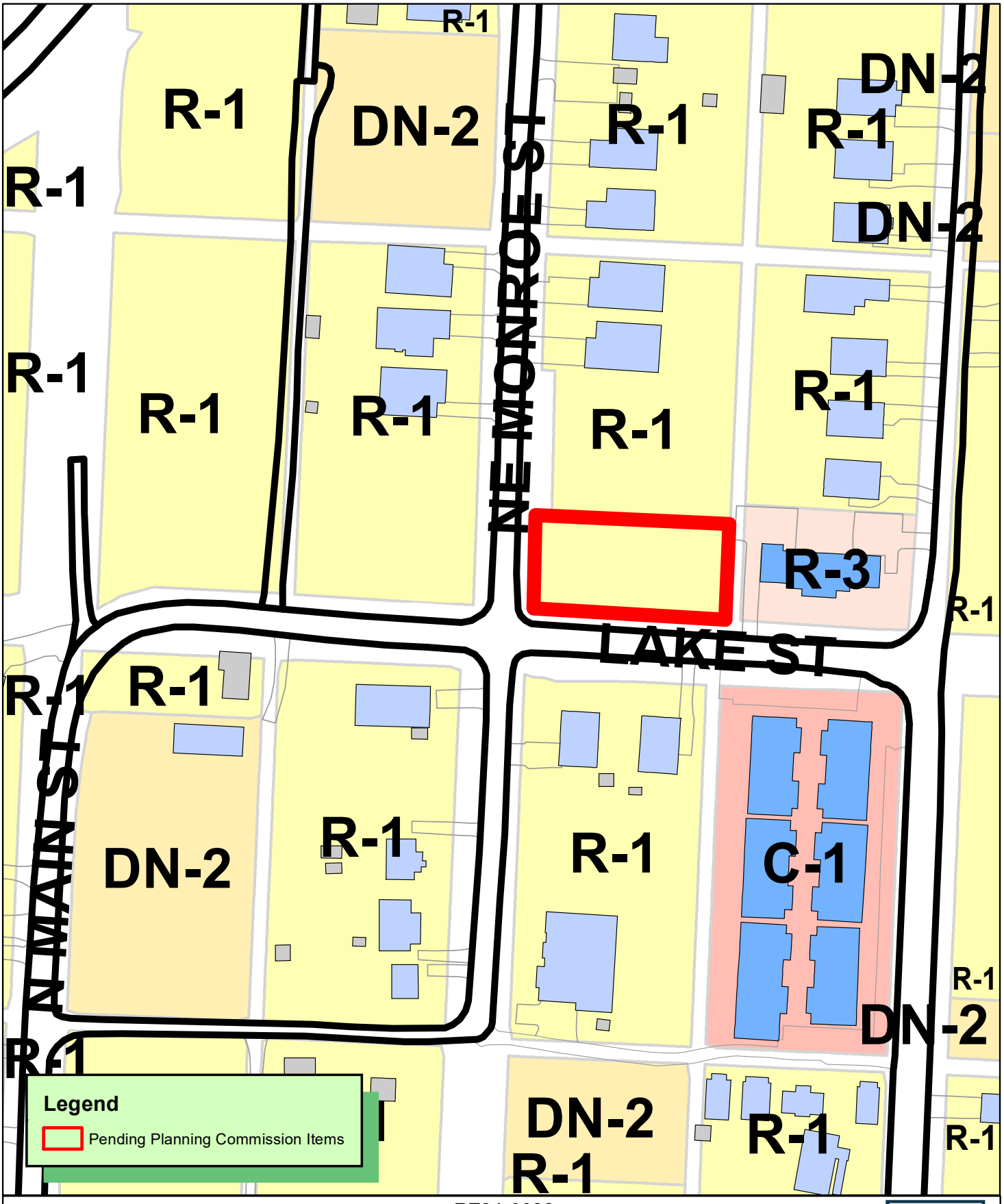
Relationship to the Bentonville Community Plan
The Land Use Plan identifies this area and the surrounding area as Medium-Density Residential. These areas support the DN-2, Downtown Medium-Density Residential classification that allows for single and two-family homes midblock and townhomes at the end of the block. This lot falls within the Priority Area 1, Downtown Intensification. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Additionally, Chapter 5, Neighborhoods and Housing, of the Community Plan classifies this area as neighborhood transformation, where existing neighborhoods are experiencing redevelopment due to several factors, including the age or condition of housing, proximity to other amenities, or the cost of the land. Goals within this section include providing various housing types to meet the spectrum of demands from Bentonville's diverse population. The intent is also to improve the character of the existing neighborhoods and ensure that future neighborhoods reflect a compatible and high level of design.

Public Comment
Staff HAS NOT received public comment on this rezoning request.

Analysis
1202 NE Monroe Street is a vacant lot in an area experiencing redevelopment and zoning changes to support a variety of housing options. The area currently supports duplex, single-family, and small-scale apartments. This area will continue to infill new homes on existing vacant lots and redevelop when the existing housing stock has reached the end of use. The overall trend has been infill and redevelopment. Most of the new construction in the area are tear-downs and rebuilds. Vacant infill sites like this request are served by existing infrastructure, provide access to existing transportation systems, support enhanced walkability and mobility, and provide proximity to goods, services, and activities. Through urban infill opportunities downtown, Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.

Conclusion
Planning staff has reviewed this rezoning request. It is consistent with the Community Plan, the Future Land Use Plan and surrounding development patterns. Staff recommends approval of the proposed rezoning.


R-1
R-1
DN-2
R-1
DN-2
R-1
DN-2
R-1
R-1
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R-1
R-1
R-1
R-1
NE MONROE ST
R-3
LAKE ST
R-1
R-1
R-1
MAIN ST
DN-2
R-1
R-1
C-1
R-1
DN-2
R-1
DN-2
R-1
R-1
R-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
RZ21-0028
REZONING R-1 TO DN-2
W A BURKS ADD
LOT 13 BLOCK 3
THE CITY OF
BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

April 9, 2021

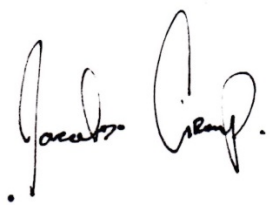
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 1202 NE Monroe – Rezoning Request

Dear Planning Staff,

We are requesting that the property located at **1202 NE Monroe,** which is currently zoned R-1, to be rezoned to DN-2, Downtown Medium-density Residential. The property will only be used for residential purposes and will be loaded from the existing public alley to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the project. The new housing will be served by existing water and sewer lines.

Sincerely,



Jacobs Group

PO Box 1285

Bentonville, AR 72712

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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were 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	
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DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
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	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%
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	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
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DN-2	Single-family and Two-family	12’	25’	12’	25’	7’	0’	25’
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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.

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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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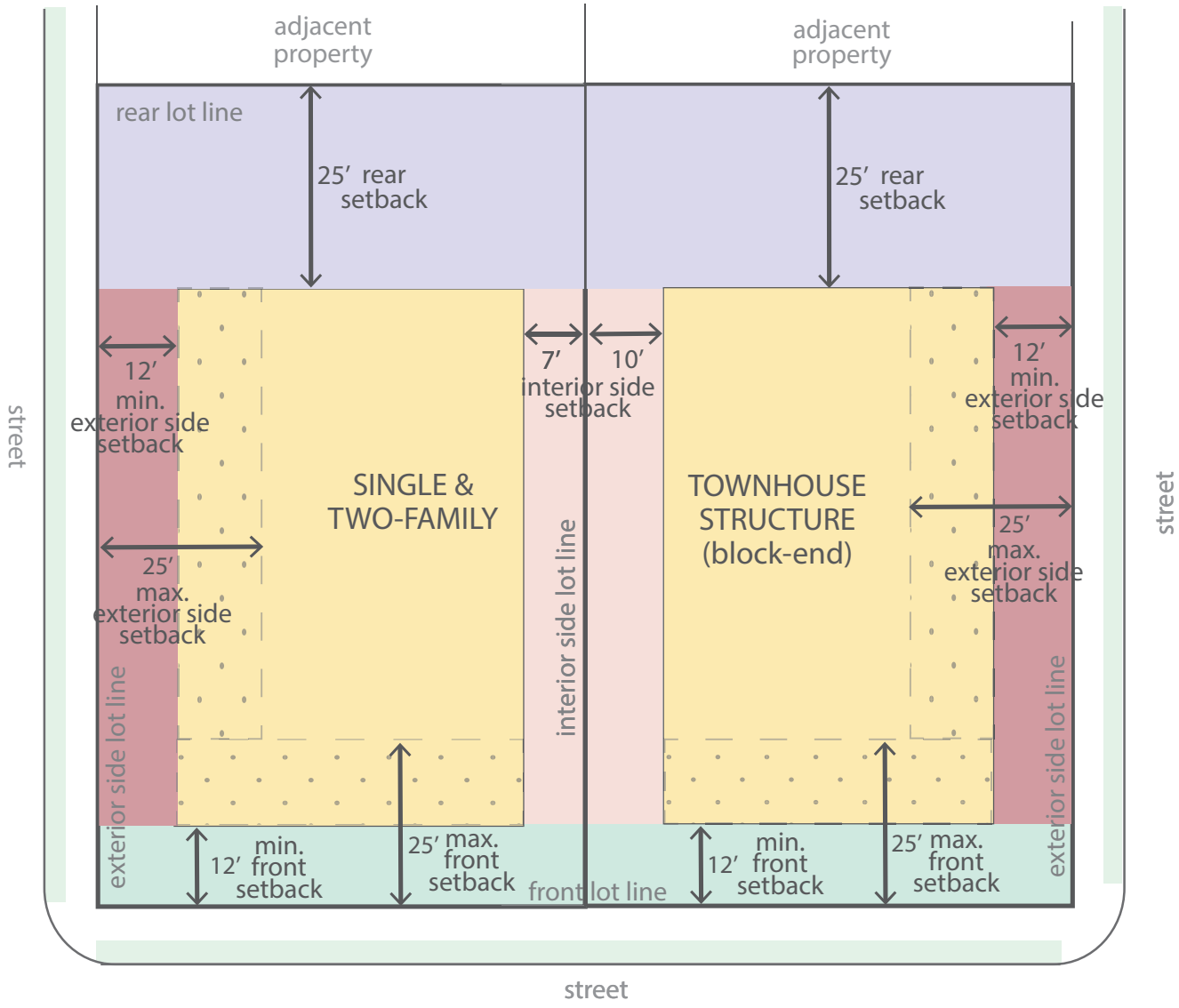
DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

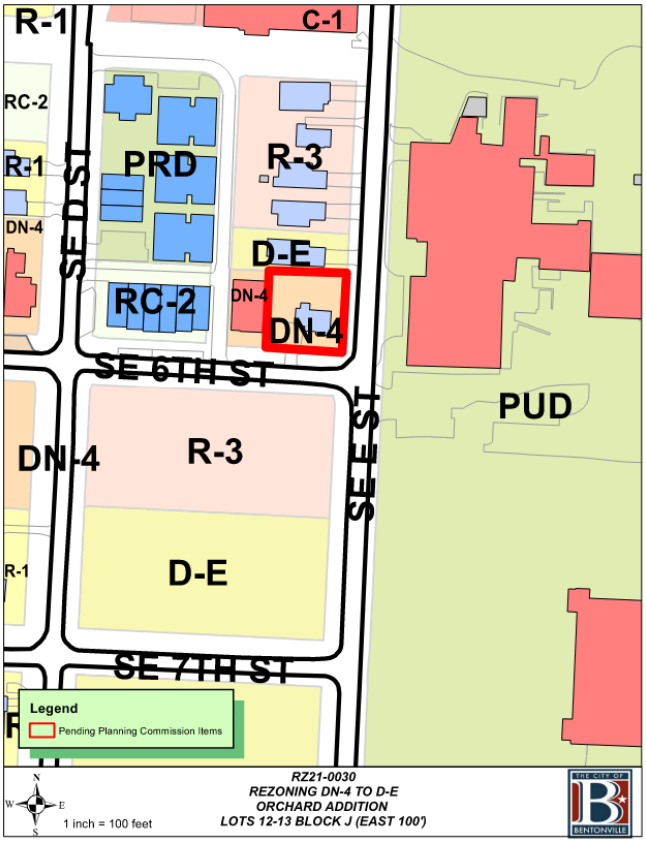
KY Enterprises

527 SE 6th Street
PC Date: 5/18/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0030
Applicant / Current Owner	KY Enterprises, LLC
Site Area	+/- 0.23 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on the northwest corner of SE 6th Street, a local downtown street on the Master Street Plan, and SE E Street, a collector downtown street on the Master Street Plan. The property is currently zoned DN-4, Downtown Mixed-Use Residential. Surrounding zoning districts are D-E, Downtown edge to the north, PUD, Planned Unit Development to the west, R-3, Medium Density Residential to the south, and RC-2, Central Residential – Moderate Density to the west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan identifies this area as Downtown Commercial. Downtown Commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access. Properties in these areas should capitalize on pedestrian traffic and street life. The Future Land Use Map and Zoning District Alignment Policy identifies DC, DE, DN-4, and PUD as potentially appropriate zoning districts within the Downtown Commercial Classification.

The property is located 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).

The Bentonville Community Plan designates this area as part of the Southeast Downtown Neighborhood Plan Area, which identifies this parcel as appropriate for the DN-4 zoning district.

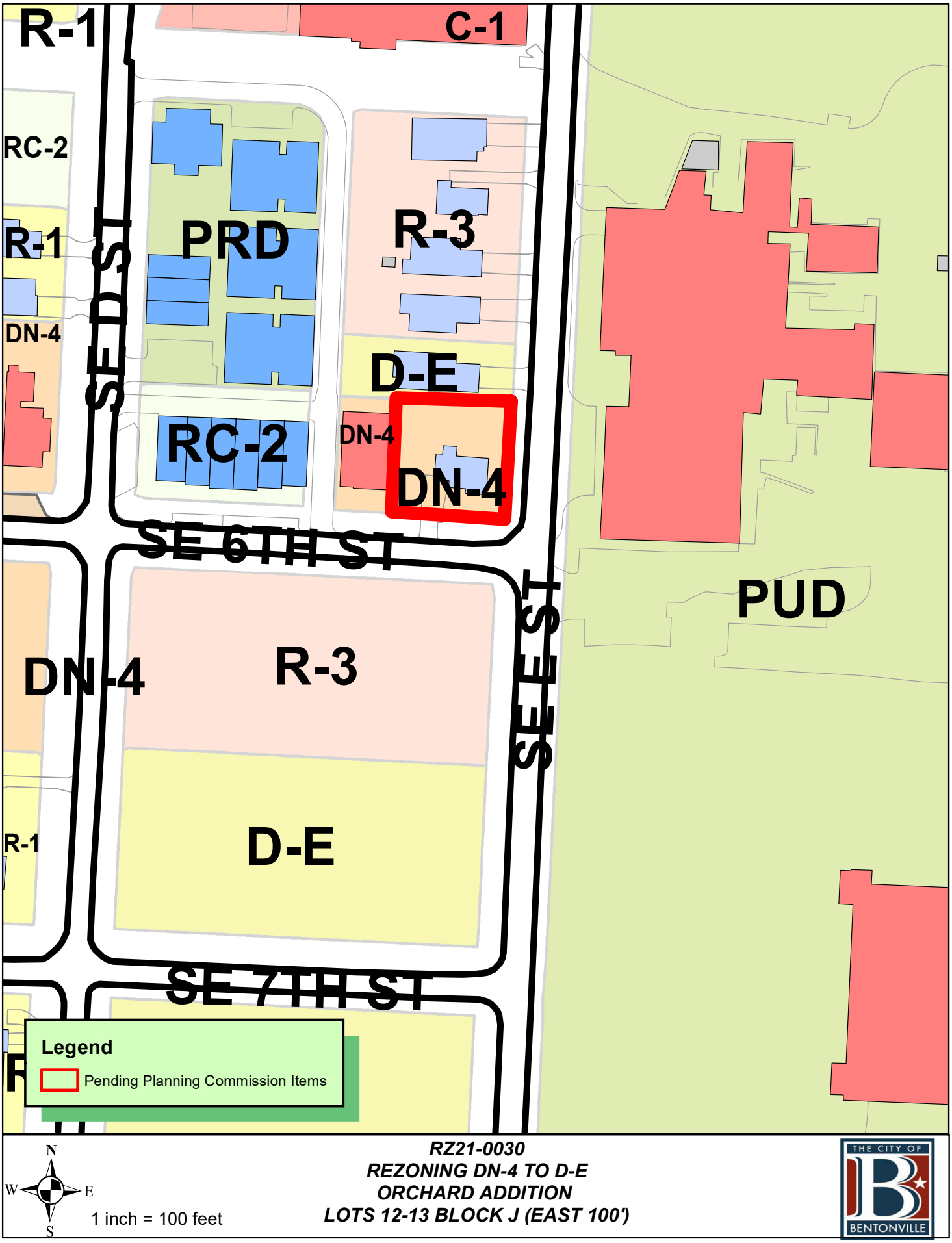
Public Comment
Staff has received public comments in opposition of this rezoning request.

Analysis
The DE, Downtown Edge zoning district definition cites its potential as a transitionary 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.

Per the applicant's narrative, their intent is to rezone their property in order to obtain smaller setbacks to be able to accommodate utility easements. While this rezoning request is not consistent with the Bentonville Community Plan, it is consistent with the Future Land Use Plan. Additionally, there are many existing DE zoning districts in close proximity to this request, which suggests a transition to more Downtown uses within this area.

Conclusion
This rezoning request aligns with the Future Land Use Map and Zoning District Alignment Policy and is compatible with surrounding land uses.

Staff recommends approval of the rezoning request.



RZ21-0030
REZONING DN-4 TO D-E
ORCHARD ADDITION
LOTS 12-13 BLOCK J (EAST 100')

Rezone Narrative

Owner: KY Enterprises
Address: 200 SW Chardonnay Blvd.
Bentonville, AR 72712

Current Zoning: DN-4, Downtown Mixed-Use Residential

Proposed Zoning: DE, Downtown Edge

Owner: Kevin Yingst Properties, LLC

Reason for rezone: To better accommodate the proposed building hindered by an electric line along SE 6th Street that requires 20' setbacks resulting in the loss of 14'-0" +/- of building area along the south property line.

How will property relate to surrounding properties: Surrounding Properties are DN-4, West, DE, North, City Park, South, Momentary, PUD, East.

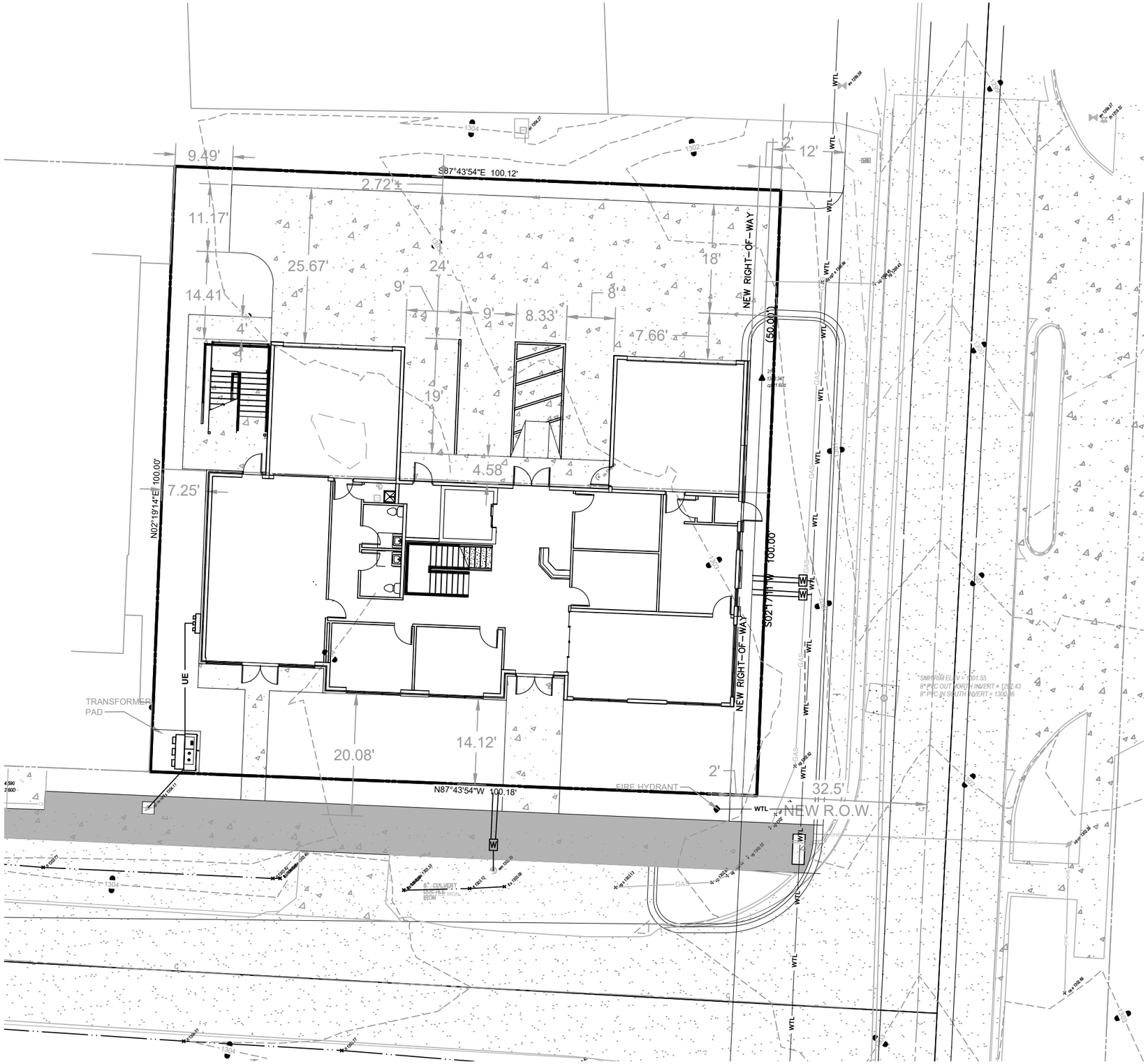
Proposed Use: Mixed use, office and residential.

Traffic: The current city infrastructure is adequate to accommodate the use, however street widening is required by street standards.

Signage: None.

Appearance: Existing home on property will be removed with the intention of building new modern structure that will blend with the surrounding development in style and materials.

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


9.49'
S87°43'54"E 100.12'
2.72'
11.17'
25.67'
24'
9'
9'
8.33'
8'
7.66'
18'
14.41'
4'
19'
4.58'
7.25'
N02°19'14"E 100.00'
NEW RIGHT-OF-WAY
(50.00')
S02°17'11"W 100.00'
2'
12'
WTL
GAS
UE
TRANSFORMER PAD
20.08'
14.12'
N87°43'54"W 100.18'
2'
FIRE HYDRANT
32.5'
NEW R.O.W.
SMH RIM ELEV = 1301.55
8" PVC OUT NORTH INVERT = 1292.43
8" PVC IN SOUTH INVERT = 1300.16

NOTICE OF INTENT TO REZONE

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

DN-4, Downtown Mixed-use Residential to D-E, Downtown Edge

The legal description of the property is as follows:

East 100 feet of Lots 12 and 13, Block J, Orchard Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record "A" at Pages 4 and 89, and in Plat Record "B" at Page 27. (DEED 2014-1516)

The common description of the property is: 527 SE 6th Street

Proposed land use: Mixed use (Office, Residential)

The public hearing will be held May 18th 20 21 at 4:00 p.m. It will be held at the Bentonville Commmunity 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:

There is not enough parking available now for the Real Estate Co next door and their agents already take up spaces that residents need in front of Tourmaline

Melanie Botts 518 SE Tourmaline Mews

Signature and Physical Address

Signature and Physical Address

Unless this business provides their own parking lot I am not in favor of another business on this corner

NOTICE OF INTENT TO REZONE

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

R-3, Medium-density Residential to DN-4, Downtown Mixed-use Residential

The legal description of the property is as follows:

Lot 35, Block J of a lot split of lot 16, Block J in Orchard Addition to the City of Bentonville, Benton County, Arkansas as shown on document number L201949111.

The common description of the property is: 509 SE 6th Street Bentonville, AR

Proposed land use: Mixed-use residential

The public hearing will be held May 19 20 21 at 4:00 p.m. It will be held at the Bentonville Commmunity 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:

Because running a business out of this location would make parking even harder for residents near by to have available for friends + family to use

Melanie Botts

Signature and Physical Address

578 SE Tourmaline Mews

Signature and Physical Address

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area /dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
DE	Residential	-	20’	7’	-	12’	-	7’	-
	Nonresidential	-	0’	7’	-	12’	-	7’	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown residential street
DE	8’	4’	6’

Applied to encroachments such as canopies, awnings and balconies.

Updated 05-03-21

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DE, Downtown Edge

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Chicken - hobby
Community Garden
Greenhouse
Plant nursery

Residential
Dwelling - condominium
Dwelling - modular
Dwelling - multi-family
Dwelling - single family
Dwelling - townhouse or rowhouse
Dwelling - two family

Recreation, Education & Public Assembly
Commercial recreation facility - indoor
Commercial recreation facility - outdoor
Community Center
Cultural studio
Library
Park - mini
Park - neighborhood

Services
Adult day care
ATM machine
Cemetery or mausoleum
Child care - commercial
Child care - residential (4 children)
Child care - residential (5 – 10 children)
Copy facilities
Financial institution
Governmental services facility
Maintenance service
Medical services - doctor office
Medical services - laboratory
Medical services - urgent care clinic
Office - small scale (≤ 4,000 gsf)
Personal services
Postal services
Repair services - household

Retail
Artisan shop
Bakery
Mobile food vendor
Outdoor vending - private property
Outdoor vending - public right-of-way
Retail - small scale (≤ 4,000 gsf)
Sidewalk café in public right-of-way

CONDITIONAL

Agriculture and Animals
Animal clinic
Urban farm

Residential
Home occupation - type b

Recreation, Education & Assembly
Aquarium
Arena / auditorium
Conference / convention center
Educational facility
Event center
Museum
Religious facilities

Services
Lodging - bed & breakfast
Lodging - hotel / motel
Office/warehouse
Public safety services

Retail
Bar, lounge or tavern
Restaurant

Transportation / Utilities
Parking facility (as principal use)
Utility facility
Wireless communication facility (cell tower)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

GENERAL PLAN AMENDMENT STAFF REPORT

Highland, LLC

7048 Vaughn Road

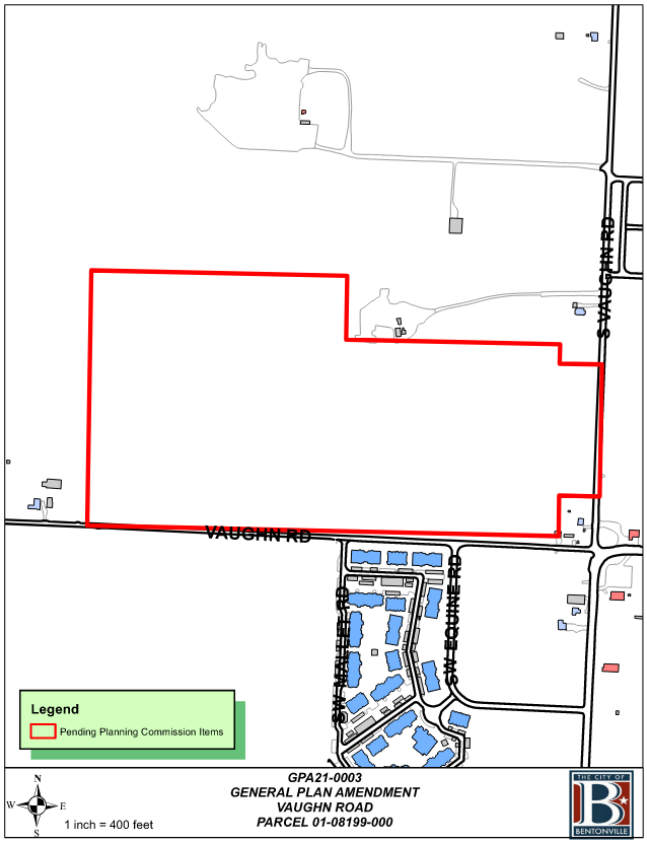
PC Date: 5/18/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	GPA21-0003
Applicant/ Current Owner	Cynthia H Coughlin
Site Area	+/- 68.42 acres
Current Zoning	A-1, Agricultural
Current Future Land Use Map Designation	Residential Estates (RE)
Requested Future Land Use Map Designation	General Commercial, Mixed Use and High-Density Residential

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 7048 Vaughn Road and is currently zoned A-1, Agricultural. Adjacent zonings are county land to the north, County land and C-2, General Commercial to the east, C-2, General Commercial, R-4 High Density Residential, and Centerton to the south, and A-1, Agricultural to the west. The Future Land Use Plan designates this property as Residential Estates. Adjacent Land Use Plan designations are Agriculture and Residential Estates to the north, Residential Estates and Mixed-Use Commercial to the east, Mixed-Use Commercial, General Commercial, and High-Density Residential to the south, and Agriculture to the west.

Projected Traffic Impact

Traffic impacts will be assessed at the time of development and shall adhere to the city's Access Management Standards.

Relationship to the General Plan

According to the applicant's narrative, they have no specific plans for this property.

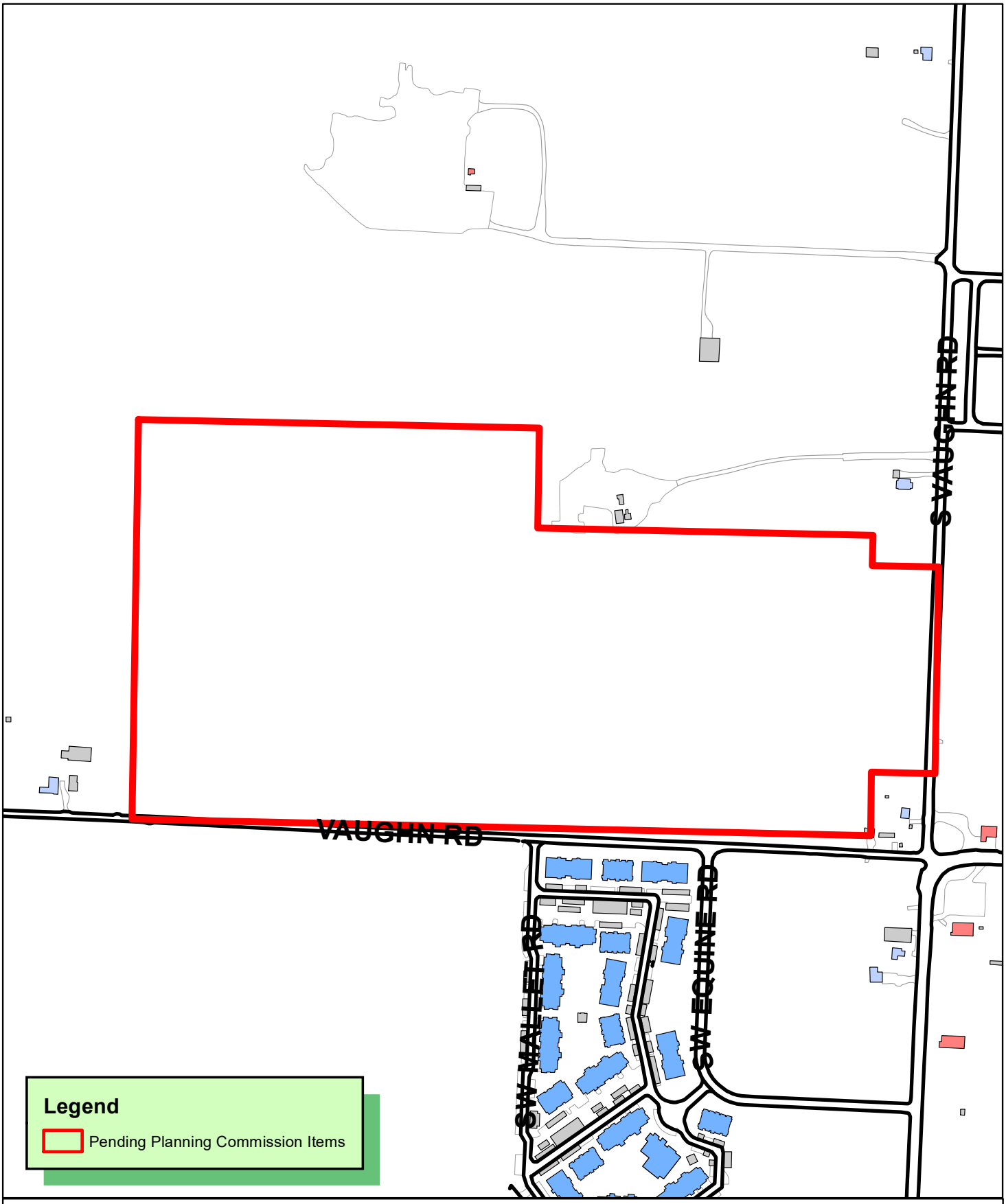
General Commercial areas include uses that serve both nearby residents and those coming from other areas. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged and the impacts of parking should be minimized.

Mixed-Use Commercial areas include uses that provide goods and services to nearby residents. It could include local retail, day-to-day services, and small offices. Vertical mixed-use developments are encouraged, with upper floors including offices, services, or residential uses. Parking should be designed not to be detrimental to the character of the area.

High-Density areas include apartments, condominium buildings, senior housing and special types of group living. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

Analysis & Recommendation

The Future Land Use Plan currently depicts a mix of general commercial, mixed-use commercial, residential land use categories at the intersection of SW Regional Airport Boulevard and S Vaughn Road. Staff is support of changing the Future Land Use Plan to show General Commercial from S Vaughn Road to SW Equine Road, Mixed-Use Commercial from SW Equine Road to SW Mallet Road, and High-Density Residential from SW Mallet Road to west edge of the property due to compatibility with surrounding Future Land Use Designations and its ability to provide a transition of less intense uses as the property gets further away from the intersection.



GPA21-0003
GENERAL PLAN AMENDMENT
VAUGHN ROAD
PARCEL 01-08199-000

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

May 14, 2021

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

RE: General Plan Amendment Request GPA21-0003
Located at the NW corner of S Vaughn Road and SW Regional Airport Blvd. -
Crafton Tull #1111100

Planning Staff,

The property in question, Parcel # 01-08199-00, is currently listed on the Land Use Plan as RE – Residential Estate. Our desire is amend the Land Use Plan to show this parcel in three new categories, General Commercial, Mix Use Commercial and Medium Density Residential. The latest version of the master street plan shows S Vaughn Road and Vaughn Road / Hwy 12 to both be Arterial Streets. This sets this property up nicely to be a commercial node at what will be a major intersection. Moving from the immediate intersection to the NW the property would set up well for other transition uses to be developed separating any future Residential Estate and Low Density developments that may come to the north and south. Currently around the intersection other parcels are shown as MU, and to the south we can see High Density and General Commercial.

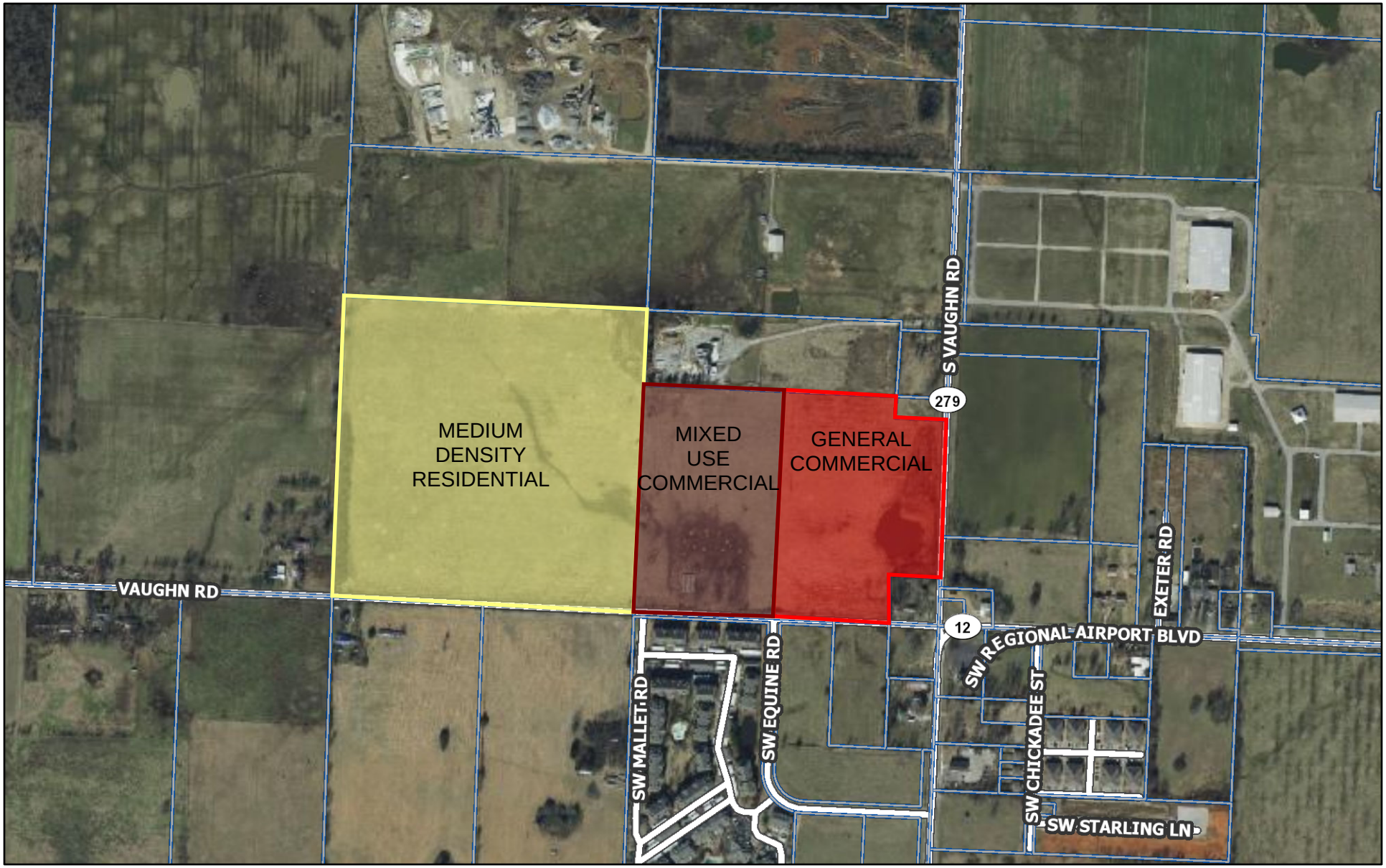
At this time there are no specific plans for the ultimate use of the property. However, if this plan amendment is approved, we will begin working with staff on some ideas we would like to implement.

Overall we feel this request makes good planning sense given the future plans for the roadways and the current and future surrounding uses. We look forward to your review and assessment of our application. Should you have any additional questions or comments, please let us know. We appreciate your time and consideration of this general plan amendment request.

Sincerely,

Barry R. Williams, ASLA
Project Manager

Vaughn Road Land Use Amendment



May 14, 2021

1:7,222

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

graphicsLayer0

Parcels

Major Roads

Streets

Major Roads

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

General commercial 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.

Mixed-Use Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Mixed-use commercial areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas, but should be sited and designed to not be detrimental to the character of the area.

High Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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.

CONDITIONAL USE STAFF REPORT

Midwest Equipment

5400 SW Regional Airport Boulevard

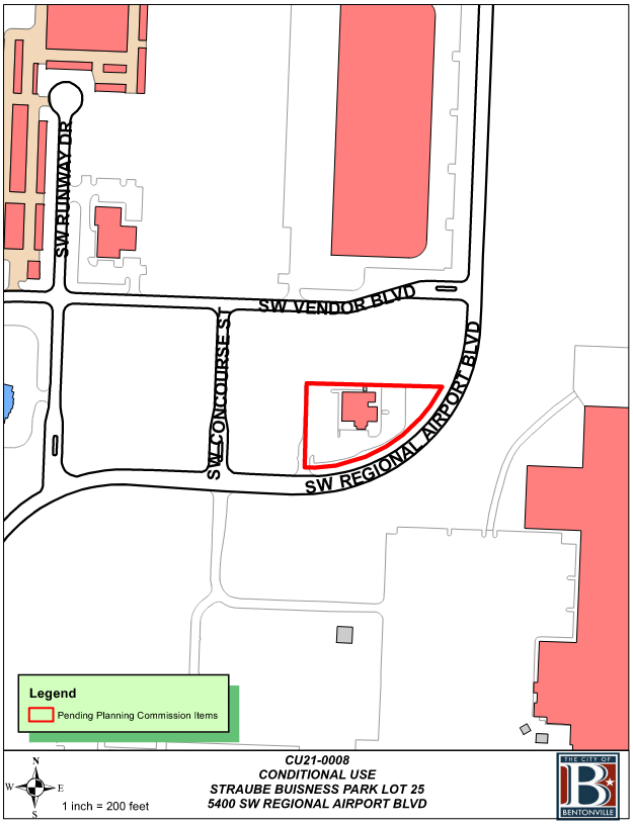
PC Date: 5/18/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0008
Applicant / Current Owner	Rolin Park, LLC
Site Area	+/- 1.32 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (GC)
Requested Use	Construction/Heavy Equipment Sales/Rental
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 5400 SW Regional Airport Boulevard and is currently zoned C-2, General Commercial, with a Future Land Use Designation of General Commercial.

Proposed Use Description

The applicant requests to use the property to sell, lease, and service small farm tractors and other consumer grade outdoor lawn equipment.

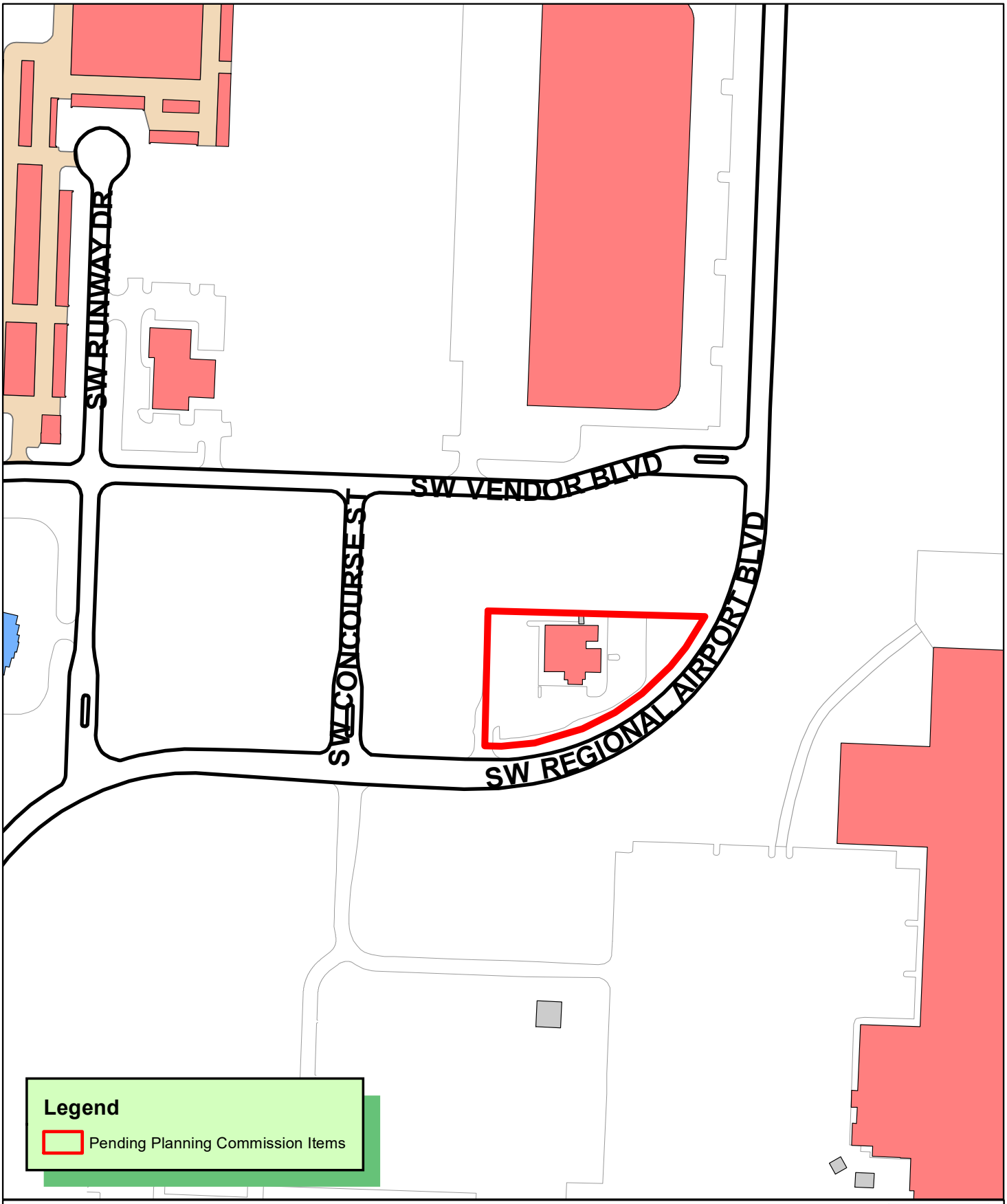
According to the applicant's narrative, the hours of operation will be 8 AM to 5 PM Monday through Friday and 8 AM to 12 PM on Saturdays. The applicant anticipates approximately 4 employees and 10-20 customers a day.

Public Notice

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

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. All equipment must be parked on hard surface at all times.
4. Street trees are required in accordance with Article 1400, Sec. 1400.06(d).



N
W E
S

1 inch = 200 feet

CU21-0008
CONDITIONAL USE
STRAUBE BUISNESS PARK LOT 25
5400 SW REGIONAL AIRPORT BLVD

THE CITY OF BENTONVILLE

NIELSEN
ARCHITECTURE, LLC

Transmittal:

April 09, 2021

To:
City of Bentonville Planning
c/o Elizabeth Johnson
305 SW A Street
Bentonville, AR 72712
479.271.3122

From:
Jonathan Mendoza
Nielsen Architecture
1710 SW Commerce Drive
Bentonville, AR 72712
jonathan@nielsen-architecture.com
479.254.0112 ex: 2001

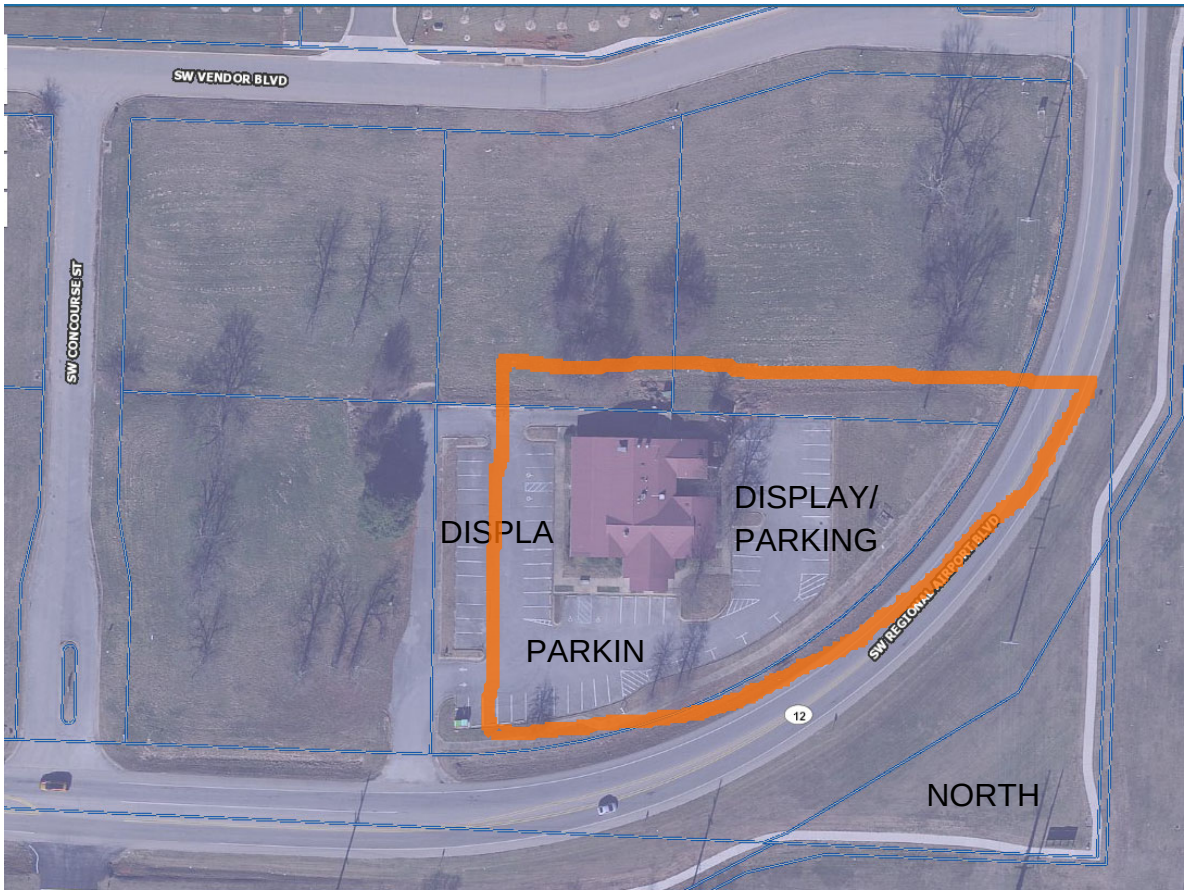
Attachments

Conditional Use Permit Request Documents

We would like to request that the Planning committee grant a conditional use permit for the above named property to operate as a reseller, lessor, and servicer of small farm tractors and other consumer grade outdoor lawn equipment within the C-2 zoned property.

Midwest Equipment is currently operating in Bentonville, and would like to relocate to a new facility to allow their business the opportunity to grow and to serve their customers better.

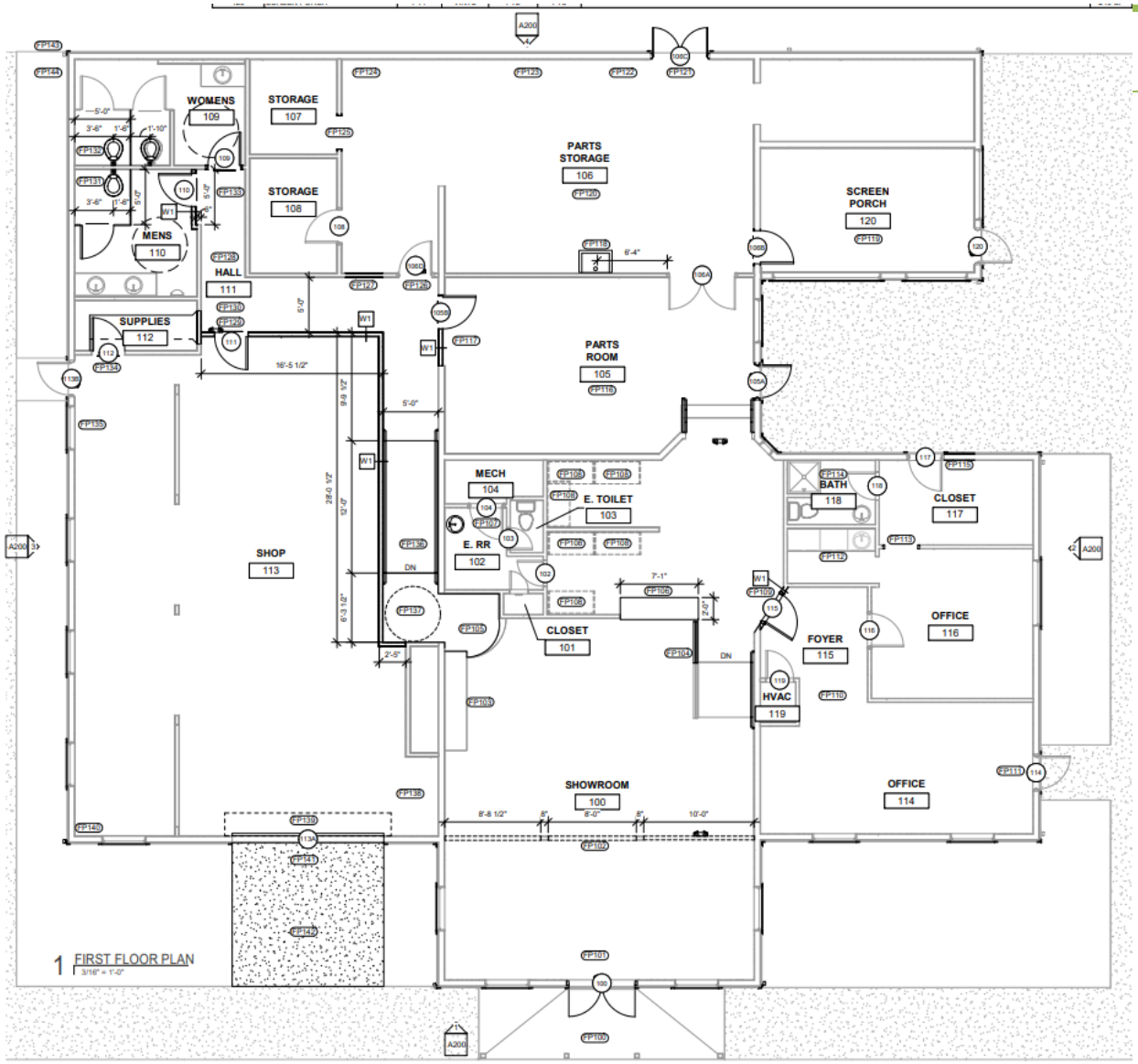
The property's site can be seen in the screen capture below, where they business intends to remodel the existing structure, and does not intend to add any additional buildings



They will utilize existing parking on the South and East of the building, and will use the asphalt area on the West to display equipment available for sale and rental.

We will be adding wall packs to the sides of the building to provide security lighting to the area immediately surrounding the building.

Following is an interior plan. There will be a sales and display area in the front, offices to the right, parts storage in the rear, and a service bay to the left.



Their hours of operation will be 8-5 Monday thru Friday and 8-12 on Saturdays.

The staff of 4 anticipate hosting 10-20 customers a day. They average one incoming/outgoing delivery per day for business shipping and delivery of tractors and mowers from the supplier and to the buyers.

Structural changes are limited to reconfiguring a few walls on the interior, and adding an Overhead door to the south face of the service bay area.

Following are a few pictures of the property itself and the proposed view once the exterior finishes are replaced.

1 EXERIOR ENTRY VIEW

Existing SW Corner of the building where new bay door will be

View from SE corner looking North

Existing SE corner, exterior vinyl siding and gutters will all be replaced

View from NW corner looking South, this will be the Primary Equipment display area

Thank you for your time and consideration,

Jonathan Mendoza

LARGE SCALE DEVELOPMENT STAFF REPORT

SW 4th Street & SW B Street Townhomes

402-428 SW B Street
PC Date: 5/18/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0021
Applicant / Current Owner	NFD, LLC
Site Area	+/- 0.17 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Townhomes

https://arcg.is/08HvK8

Location Map

Property Description
This property is located on the corner of SW 4th Street and SW D Street and is currently zoned DE, Downtown Edge, with a Future Land Use Map classification of Commercial.

Project Details
A large-scale development proposing the construction of six townhouse units. The building is approximately 10,451-square feet. The development provides landscaping in accordance with the Land Development Code. The primary building materials depicted on the exterior elevations are Brick, Glazing, Fiber Cement Panel and Trim, and 24 Gauge Prefinished Metal Panel.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards of the Zoning Code and Land Development Code should help alleviate potential impacts.

Waivers
Three waivers requested:

1. A waiver from Article 501 Off-Street Parking and Loading, Section 501.07 Surfacing of Parking Lots, to allow gravel pave as the surface parking and interior drive material.
2. A waiver from Article 1100 Development Standards, Sec. 1100.21 Large-Scale Design Standards, (e) Building material, to allow the second primary material to be less than 25% of the wall area on the north, west, and south elevations.

Conclusion
The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the requested waivers.

Staff recommends approval of the waiver to allow gravel pave due to it's ability to allow for stormwater infiltration and it's long lasting lifespan as a driveable surface. Staff also recommends approval of the waiver to allow the second primary material to be less than 25% of the wall area on the north, west, and south elevations due to the applicant using recessed balconies and window openings to create visual interest along all façades.

Staff recommends approval of the waiver requests and approval of the large-scale development.

LSD21-0021
LARGE SCALE DEVELOPMENT
SW 4TH ST & SW B ST TOWNHOMES

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Fish Market Properties LLC

Date: May 3, 2021

Re: SW4th and B St. Townhomes, Bentonville, AR
LSD #21-0021

On behalf of NFD LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request as part of the LSD Submittal. This letter includes three waiver requests related to zoning and drainage departments.

Parking Lot Surface Waiver

- City of Bentonville:
    - City of Bentonville – Zoning Code – Section 501.07 Surface of Parking Lots :
    - ***"Any off-street parking area shall be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article."***
    - This development proposes gravel pave as the surface parking and interior drive material. Gravel pave is a nationally recognized product which uses an engineered plastic grid system, infilled with angular rock. The use of this system allows for stormwater to infiltrate the rock and be collected or detained underground. EDG is collecting stormwater via gravel pave and storing it underground to meet the City of Bentonville Stormwater requirements. The use of this system in lieu of a 'sealed surface pavement' does not negatively impact the project's integrity, lifespan, or navigability of the parking lot. Also, the use of pervious material, rather than impervious, allows for the 'first flush' of pollutants in stormwater to be removed via the gravel material. The gravel pave system will have an operations and maintenance manual for the Owner's use.

Drainage Manual Waiver

- City of Bentonville:
    - City of Bentonville – Drainage Manual – Section IV – Culvert Hydraulics – 4.5 Culvert Types and Sizes:
    - ***"The minimum size of pipe for all culverts shall be 18" or the equivalent sized elliptical pipe or arch pipe. Box culverts may be constructed in sizes equal to or larger than 3' x 2' (width versus height), except as approved by the City Engineer. If material other than reinforced concrete pipe is to be used, it shall be approved by the City Engineer."***

- There is one small drainage area along the southern edge of the building. We are proposing to connect this small area to the improved public drainage system with a 12" concrete pipes. This is the largest size pipe that will fit between other site structures and works best with the existing utility and grading constraints. There is not enough flow or elevation difference to warrant the use of 18" RCP pipe for these small connections. The proposed pipe does not go under any paving meant for vehicular use, only a pedestrian sidewalk. Due to the existing constraints and small amount of area draining to the pipes we are requesting a waiver of this require to allow the use of the 12" RCP connection.

Screen Type B – Landscape Buffer Requirements

- City of Bentonville:
  - City of Bentonville – Land Development Code – Section 1400.09 Screening Requirements :
    - ***Screen type B: Semi-opaque screen. Intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. (1) Minimum height. Minimum height of twenty (20) feet/ Opaque from the ground to a height of three (3) feet, intermittent visual obstruction permitted from above the opaque portion. (2) Materials. May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation or existing evergreen vegetation.***

SCREENING REQUIREMENTS					
	Single-family	Duplex/townhouse	Multi-family	Commercial	Industrial
Single-family	N/A	B	A	A	A
Duplex/townhouse	B	D	C	A	A
Multi-family	A	C	D	B	A
Commercial	A	A	B	D	C
Industrial	A	A	A	B	D

  - This development proposed a solid (not semi-opaque) 6 ft tall cedar fence in lieu of 3 ft. wall with trees. The proposed 6 ft tall fence will provide a strong visual and spatial barrier to the adjacent property. As part of the screening requirements, all building equipment will be screened from view. Note that the building is over 20 feet away from the property line to the west and 7' along the southern property line.

Architectural Waivers

- City of Bentonville:
  - City of Bentonville – Land Development Code – Section 1100.21 (e) Building Materials
    - ***"A minimum of two primary building materials is required constituting at least 75% of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building. Materials shall comply with the standards established below."***

LARGE SCALE DEVELOPMENT BUILDING MATERIALS		
	Primary Materials	Trim Materials
Allowed	Brick Textured concrete block Natural stone Glass veneer Pre-finished architectural metal panels (min. 24 gauge)	Tile Stone Glass block Copper flashing Metal Wood EIFS Pre-finished concrete masonry board
Prohibited	Wood Masonite Asphaltic wall or roof material Aluminum siding Steel siding Non-textured concrete block Stucco Vinyl Fiberglass Ribbed metal panel	

- We request a waiver of the requirement for the 2nd material to be at least 25% on all facades. The proposed building meets this criteria on the Front Façade (eastern elevation), but the second primary material does not reach 25% on the three other elevations. The proposed architectural design relies upon the interplay between solid masonry and the voids created by the recessed balconies and window openings. The additional material would weaken the overall design.

If you have any further questions or concerns, please contact me at jburbidge@ecologicaldg.com or 479.883.2845.

Sincerely,

Ecological Design Group, Inc.

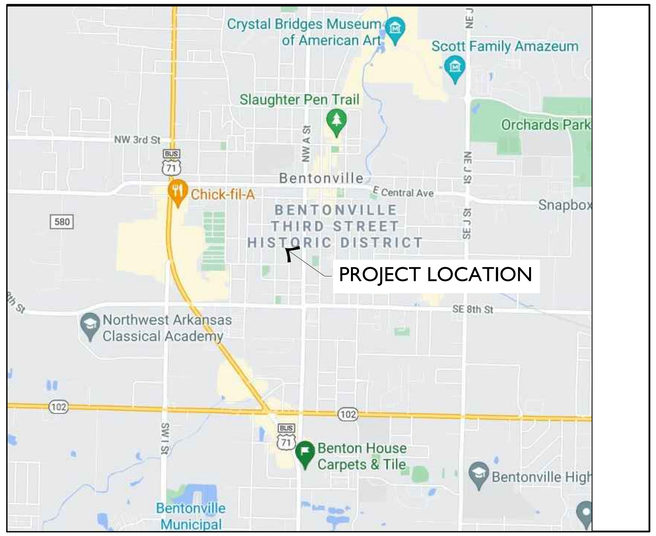
Jenny C. Burbidge

Jenny Burbidge, ASLA

LARGE SCALE DEVELOPMENT

SW 4TH STREET & SW "B" STREET TOWNHOMES
402 - 428 SW B ST, BENTONVILLE, AR 72712
(LSD #21-0021)

90% CONSTRUCTION DOCUMENTS — **MAY 3, 2021**



VICINITY MAP
NOT TO SCALE

NORTH

AERIAL MAP
NOT TO SCALE

NORTH

OWNER:
NFD LLC
PO BOX 808
BENTONVILLE, AR 72712

DEVELOPER:
NEWELL DEVELOPMENT
JAKE NEWELL
402 SW A ST
BENTONVILLE, AR 72712
JAKE@NEWELLDEVELOPMENT.COM
479.208.5046

ARCHITECT:
ROBERT SHARP
100 W. CENTER STREET, STE. 300
FAYETTEVILLE, AR 72701
ROB@SHARPARCH.NET
479.442.0229

LANDSCAPE :
ECOLOGICAL DESIGN GROUP, INC.
TANNER WEEKS, ASLA
216 W BIRCH ST.
ROGERS, AR 72756
TWEEKS@ECOLOGICALDG.COM
479.883.2845

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SURVEYOR:
CASTER & ASSOCIATES
LAND SURVEYING, INC.
ROBERT J. CASTER
2715 SE "I" STREET, SUITE 5
BENTONVILLE, AR 72712
RCASTERCALS@GMAIL.COM
479.268.4464

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72703, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com

Cox Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479) 717-3796 kip.smith@cox.com

Fire Dept.: City of Bentonville, Brent Boydston, Fire Chief, 800 SW A St, Bentonville, AR 72712, (479) 271-5927, bboydston@bentonvillear.com

Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130, todavis@bentonvillear.com

Water Dept.: City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140, bthompson@bentonvillear.com

Wastewater Dept.: City of Bentonville, Nancy Busen, Manager, City of Bentonville Wastewater Utilities, (479)-271-3161, nbusen@bentonvillear.com

Electric Dept.: City of Bentonville, Charlie Barnes, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-3159, cbarnes@bentonvillear.com

Planning Dept.: City of Bentonville, Ellen Norvell, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, enorvell@bentonvillear.com

City Engineer: City of Bentonville, Dan Weese, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)-271-3168, dweese@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

Building and Fire Safety.: City of Bentonville, Jake Feemster, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108, jafeemster@bentonvillear.com

SITE SUMMARY

ZONING:
DOWNTOWN EDGE (DE)
USE:
TOWNHOMES
AREA:
0.17 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	NONE
LOT AREA MAX:	NONE	NONE
LOT WIDTH MIN:	NONE	NONE
LOT WIDTH MAX:	NONE	NONE
LOT COVERAGE MAX CORNER:	80%	59%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	N/A	0'
FRONT YARD MAX:	20'	0'
SIDE YARD MIN:	7'	7.33'
REAR YARD MIN:	12'	21.49'

DRAWING LIST

COVER	COVER SHEET
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C1.01	SITE LAYOUT PLAN
C2.00	SITE UTILITY PLAN
C3.00	GRADING & DRAINAGE PLAN
C3.01	SPOT ELEVATION PLAN
C4.00	EROSION & SEDIMENT CONTROL PLAN
C4.01	EROSION & SEDIMENT CONTROL DETAILS
C5.00	DETAILS
C5.01	DETAILS
C5.02	DETAILS
C5.03	DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES & DETAILS

SUPPLEMENTAL SHEETS

SHEET 1	SURVEY
SHEET 1 OF 2	WATER/SEWER DETAILS
SHEET 2 OF 2	WATER/SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 2 OF 2	SANITARY SEWER DETAILS
SHEET 1	ELECTRIC DETAILS
SHEET 2	ELECTRIC DETAILS
SHEET 3	ELECTRIC DETAILS

ABBREVIATIONS

BEUD	BENTONVILLE ELECTRICAL UTILITY DEPT.	LB	POUNDS
BW	BOTTOM WIDTH	LD	LEAK DETECTION
CL	CENTERLINE	LEN	LENGTH
CLR	CLEARANCE	LFG	LANDFILL GAS
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM
DIA	DIAMETER	MH	MANHOLE
D/C	DUAL CONTAINED	MIN	MINIMUM
DWG	DRAWING	N	NORTHING
E	EASTING	N.T.S.	NOT TO SCALE
EL	ELEVATION	OC	ON CENTER
EWOC	EACH WAY ON CENTER	OD	OUTSIDE DIAMETER
EX	EXISTING	PL	PROPERTY LINE
FES	FLARED END SECTION	PVC	POLYVINYL CHLORIDE
FL	FLOW LINE	R	RADIUS
FT	FEET	RCP	REINFORCED CONCRETE PIPE
FL IN	FLOW LINE IN	ROW	RIGHT-OF-WAY
FL OUT	FLOW LINE OUT	SCH	SCHEDULE
GA	GAUGE	SS	STAINLESS STEEL
GMP	GAS MONITORING PROBE	SQ	SQUARE
HDPE	HIGH DENSITY POLYETHYLENE	STA	STATION
HORZ	HORIZONTAL	STD	STANDARD DUTY
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT	VERT	VERTICAL

PROPERTY DESCRIPTION:

LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS.

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY, MAP NUMBER 05007C0255K. REVISED DATE JUNE 5, 2012.

PROJECT NOTES

1. 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.
2. 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 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.

DRAINAGE WAIVERS:

1. REQUEST FOR 12" CONC. PIPE IN LIEU OF STANDARD 18" CON. PIPE AT SE CORNER OF SITE. PIPE IS UNDER SIDEWALK AND ONLY COLLECTING WATER FROM GRASS SWALE BETWEEN PROPERTIES.
2. REQUEST TO USE GRAVEL PAVE SYSTEM IN THE INTERNAL DRIVE IN LIEU OF PAVEMENT. GRAVEL PAVE IS INTEGRAL TO THE UNDERGROUND DETENTION SYSTEM, AND FOLLOW THE PRINCIPLES OF LOW IMPACT DEVELOPMENT.

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811 Know what's below. Call before you dig.

SW 4TH ST & SW "B" ST TOWNHOMES
402 - 428 SW B STREET
BENTONVILLE, ARKANSAS 72712

EDG PROJECT NO. 20-044
DATE 2021.05.03

REVISIONS

Number	Date

PHASE
90% CONSTRUCTION DOCUMENTS

TITLE
Cover Sheet

SHEET NO.
C0.00

LSD # 21-0021

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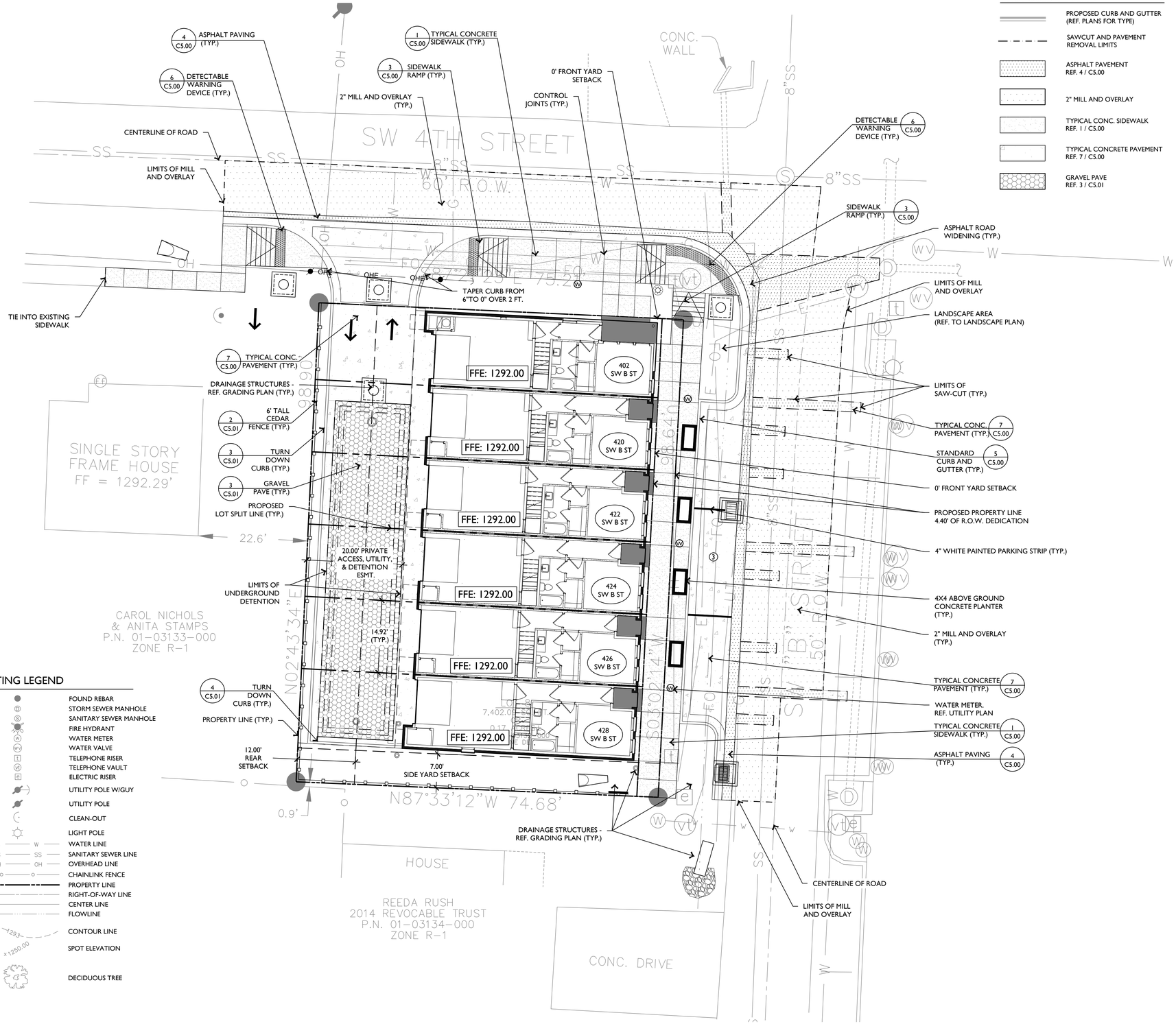

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- ASPHALT PAVEMENT REF. 4 / C5.00
- 2" MILL AND OVERLAY
- TYPICAL CONC. SIDEWALK REF. 1 / C5.00
- TYPICAL CONCRETE PAVEMENT REF. 7 / C5.00
- GRAVEL PAVE REF. 3 / C5.01

EXISTING LEGEND

- FOUND REBAR
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- TELEPHONE VAULT
- ELECTRIC RISER
- UTILITY POLE W/GUY
- UTILITY POLE
- CLEAN-OUT
- LIGHT POLE
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD LINE
- CHAINLINK FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- FLOWLINE
- CONTOUR LINE (1293)
- SPOT ELEVATION (+1250.00)
- DECIDUOUS TREE

1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING INC. AND DATED 11.13.2020.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

NOTES:

1. NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
4. TRASH RECEPTACLES WILL BE KEPT IN THE REAR GARAGE BY RESIDENTS. NO EXTERIOR TRASH AREA IS PROVIDED FOR UNITS.
5. NO NEW LIGHTING IS PROPOSED AND ANY NEW LIGHTING IS REQUIRED TO BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

PARKING DATA

ZONING	DE
USE	TOWNHOMES
PARKING REQUIREMENTS	RESIDENTIAL - 2 + BEDROOMS 1 SPACE / UNIT PLUS 0.5 FOR EACH BEDROOM OVER 3 1 SPACES * 6 DWELLING UNITS 6 SPACES REQUIRED
TOTAL	6 SPACES REQUIRED
ON SITE PARKING PROVIDED	6 SPACES (GARAGES)
ON STREET PARKING PROVIDED	3 SPACES
TOTAL	9 SPACES

SITE SUMMARY

ZONING:
DOWNTOWN EDGE (DE)
USE:
TOWNHOMES
AREA:
0.17 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	NONE
LOT AREA MAX:	NONE	NONE
LOT WIDTH MIN:	NONE	NONE
LOT WIDTH MAX:	NONE	NONE
LOT COVERAGE MAX CORNER:	80%	59%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	N/A	0'
FRONT YARD MAX:	20'	0'
SIDE YARD MIN:	7'	7.33'
REAR YARD MIN:	12'	21.49'

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EDG PROJECT NO. 20-044
DATE 2021.05.03

REVISIONS

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PHASE
90% CONSTRUCTION DOCUMENTS

TITLE Site Plan

SHEET NO. C1.00

LSD # 21-0021

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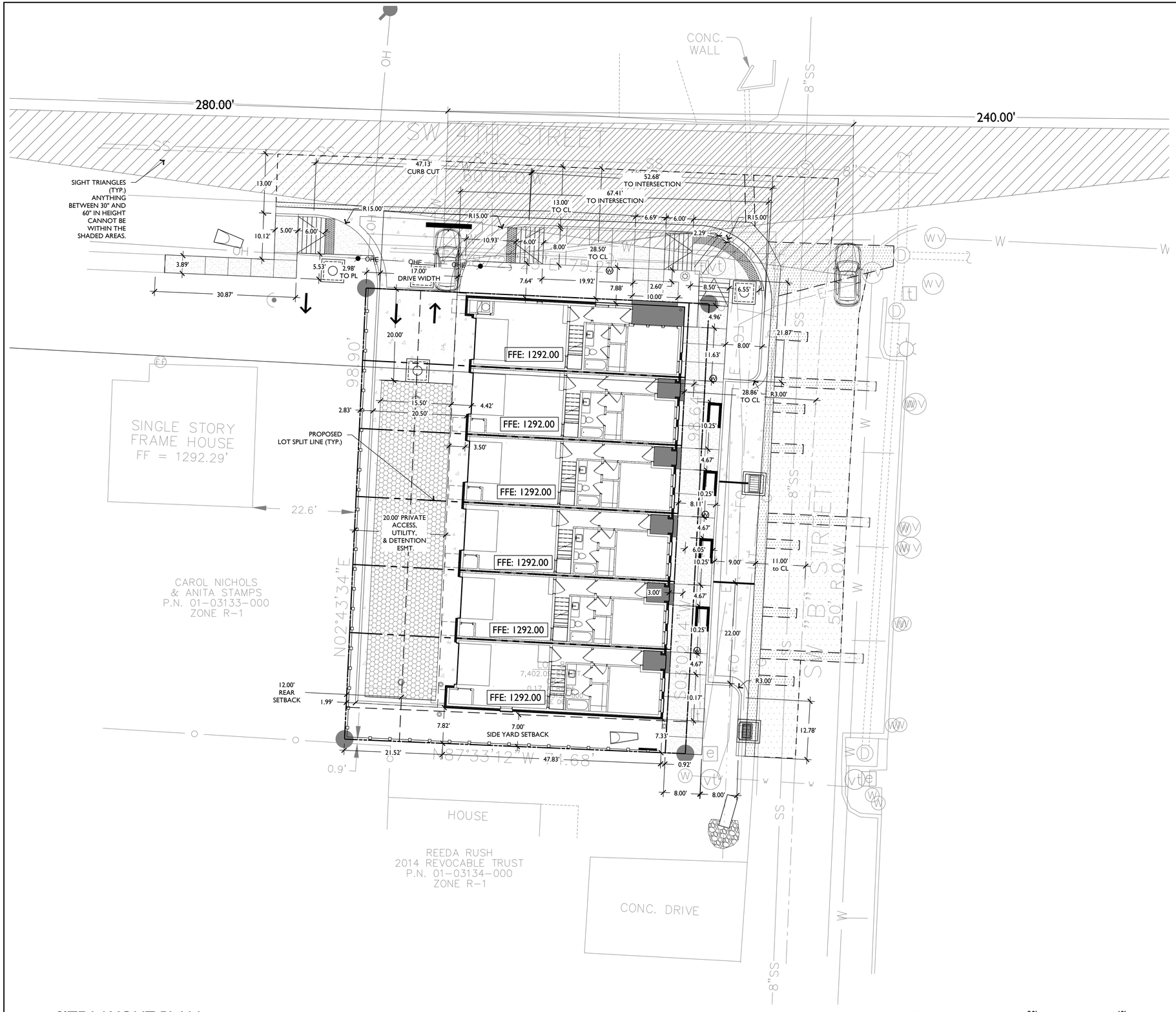

1 SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- ASPHALT PAVEMENT REF. 4 / C5.00
- 2" MILL AND OVERLAY
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- SANITARY SEWER LINE
- OVERHEAD LINE
- CHAINLINK FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- FLOWLINE
- CONTOUR LINE (293)
- SPOT ELEVATION (x 1250.00)
- DECIDUOUS TREE

All Symbols May Not Appear On Drawing. Use As Applicable.

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EDG PROJECT NO.	20-044
DATE	2021.05.03

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PHASE
90% CONSTRUCTION DOCUMENTS

TITLE

SHEET NO.

LSD # 21-0021

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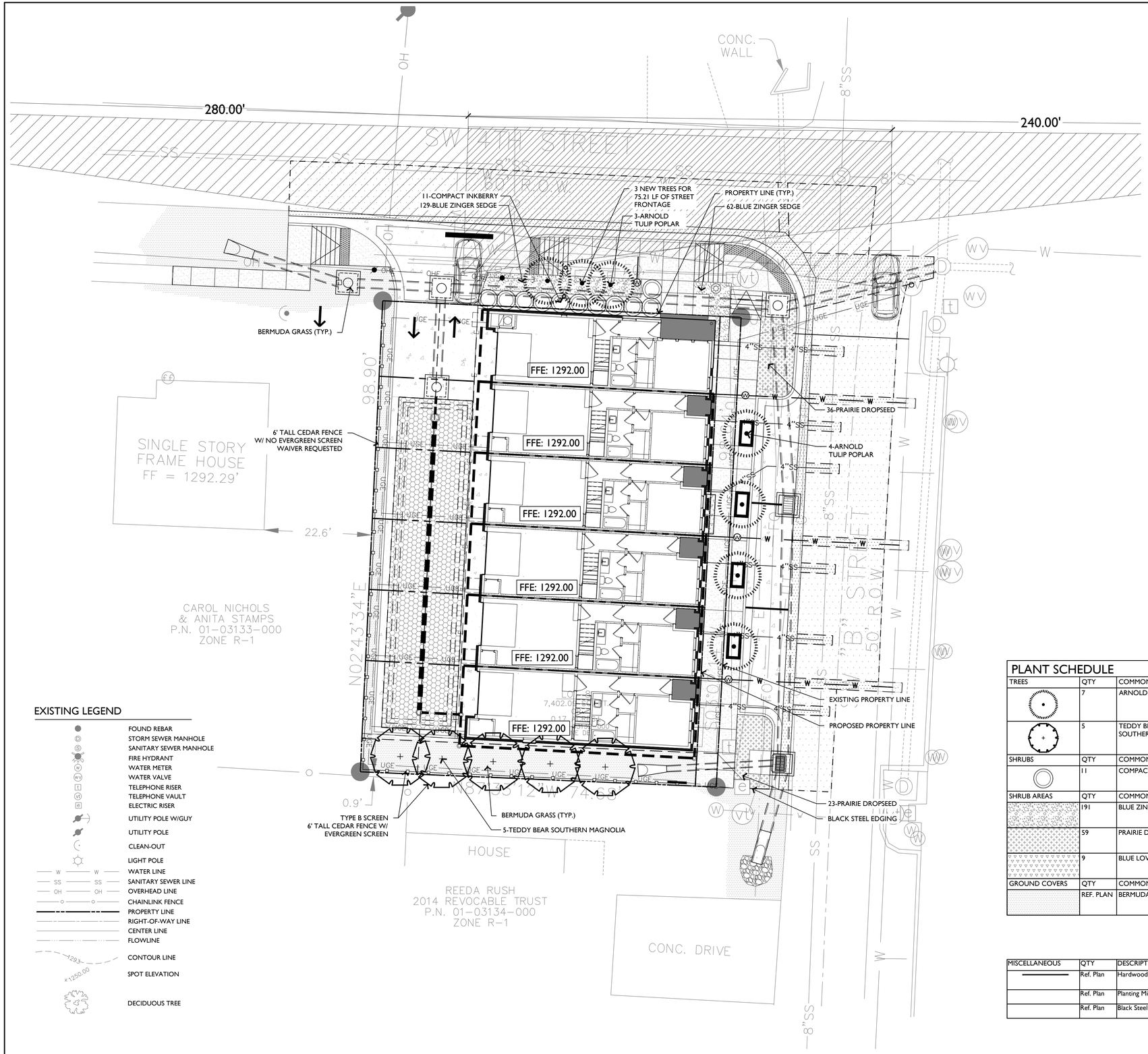

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- CONTOUR LINE (1293)
- SPOT ELEVATION (+1250.00)
- DECIDUOUS TREE

1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
SW 4TH STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 75.21 LF / 25 = 3.01 ~ 3 TREES REQUIRED	3 TREES	3 TREES
SW B STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 98.64 LF / 25 = 3.95 ~ 4 TREES REQUIRED	4 TREES	4 TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 74.68 / 50 = 1.49 ~ 2 TREES REQUIRED	2 TREES	5 NEW TREES
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 98.90 / 50 = 1.98 ~ 2 TREES REQUIRED	2 TREES	0 NEW TREES, ADDITIONAL TREES ON SOUTHERN LOT LINE
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA	N/A	N/A
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	N/A	N/A
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	SINGLE FAMILY / TOWNHOUSE USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	NEW FENCE + NEW TREES
WESTERN LOT LINE	SINGLE FAMILY / TOWNHOUSE USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	NEW 6' TALL FENCE. WAIVER REQUESTED
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	7	ARNOLD TULIP POPLAR	LIRIODENDRON TULIPIFERA `ARNOLD`	4" CAL	BALL & BURLAPPED	AS SHOWN
	5	TEDDY BEAR SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA ` SOUTHERN CHARM` TM	7` HT & 4` SP FULL TO GROUND	BALL & BURLAPPED	AS SHOWN
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	11	COMPACT INKBERRY	ILEX GLABRA `COMPACTA`	---	3 GALLON	AS SHOWN
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	191	BLUE ZINGER SEDGE	CAREX FLACCA `BLUE ZINGER`	---	1 GALLON	12" O.C.
	59	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	---	1 GALLON	24" O.C.
	9	BLUE LOVE GRASS	ERAGROSTIS ELLIOTII BLUE EROS	---	1 GALLON	18" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CONTAINER	SPACING
	REF. PLAN	BERMUDA GRASS	CYNODON DACTYLON	---	FLAT	---

MISCELLANEOUS	QTY	DESCRIPTION	REMARKS
	Ref. Plan	Hardwood Mulch	4" depth all planting beds and beneath tree dripline. Keep 6" clear around trunks, TYP. -- native color triple hammered
	Ref. Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost
	Ref. Plan	Black Steel Edging	Commercial Grade 3/16" x 4"

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BENTONVILLE, ARKANSAS 72712

EDG PROJECT NO. 20-044
DATE 2021.05.03

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Number | Date

PHASE 90% CONSTRUCTION DOCUMENTS
TITLE Landscape Plan

SHEET NO. L1.00
LSD # 21-0021

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UNIT & BEDROOM COUNT		
UNIT A	3 BED	1726 SF
UNIT B	3 BED	1745 SF
UNIT C	3 BED	1745 SF
UNIT D	3 BED	1745 SF
UNIT E	3 BED	1745 SF
UNIT F	3 BED	1745 SF

EXTERIOR BUILDING MATERIAL PERCENTAGES		
4" MASONRY VENEER	(1484 SF)	47%
GLAZING	(1050 SF)	34%
FIBER CEMENT PANEL & TRIM	(528 SF)	17%
BRUSHED CONCRETE	(60 SF)	2%
TOTAL	**3122 SF**	

1 X - LSD - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR BUILDING MATERIAL PERCENTAGES		
4" MASONRY VENEER	(1073 SF)	73%
GLAZING	(162 SF)	11%
FIBER CEMENT PANEL & TRIM	(229 SF)	16%
TOTAL	**1464 SF**	

2 X - LSD - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR BUILDING MATERIAL PERCENTAGES		
24 GAUGE PREFINISHED METAL PANEL	(1615 SF)	56%
GLAZING	(516 SF)	19%
MASONRY VENEER	(404 SF)	13%
GARAGE DOOR	(350 SF)	12%
TOTAL	**2885 SF**	

3 X - LSD - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR BUILDING MATERIAL PERCENTAGES		
MASONRY VENEER	(1068 SF)	73%
GLAZING	(147 SF)	11%
FIBER CEMENT PANEL & TRIM	(239 SF)	16%
TOTAL	**1454 SF**	

4 X - LSD - SOUTH ELEVATION
1/8" = 1'-0"

COURTYARD BUILDING & BLOCK LLC.
100 W. CENTER ST STE 300
FAYETTEVILLE AR 72701
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

4TH AND B TOWNHOUSES

Enter address here

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NO. XXXX
03.MAY.2021
ELEVATIONS A

LSD

TOM FORD

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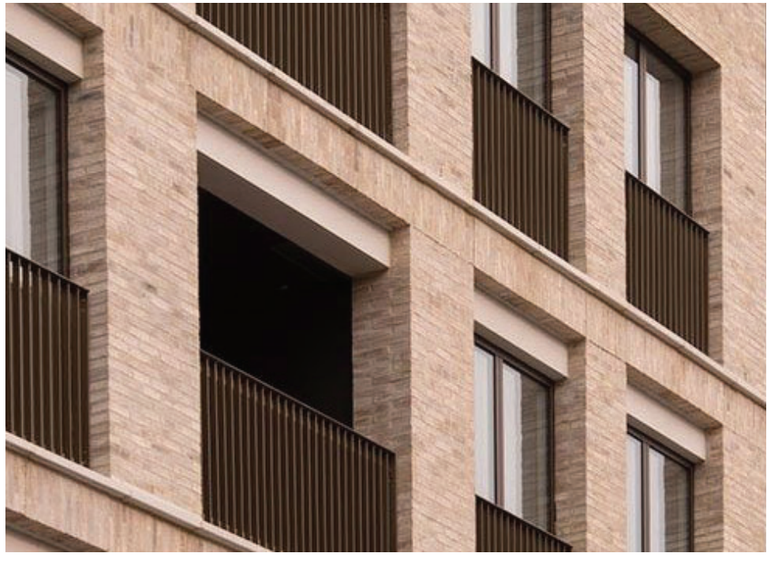


WAIVER REQUEST STAFF REPORT

Been Road Villas – Admin & Enforcement – Building Permits

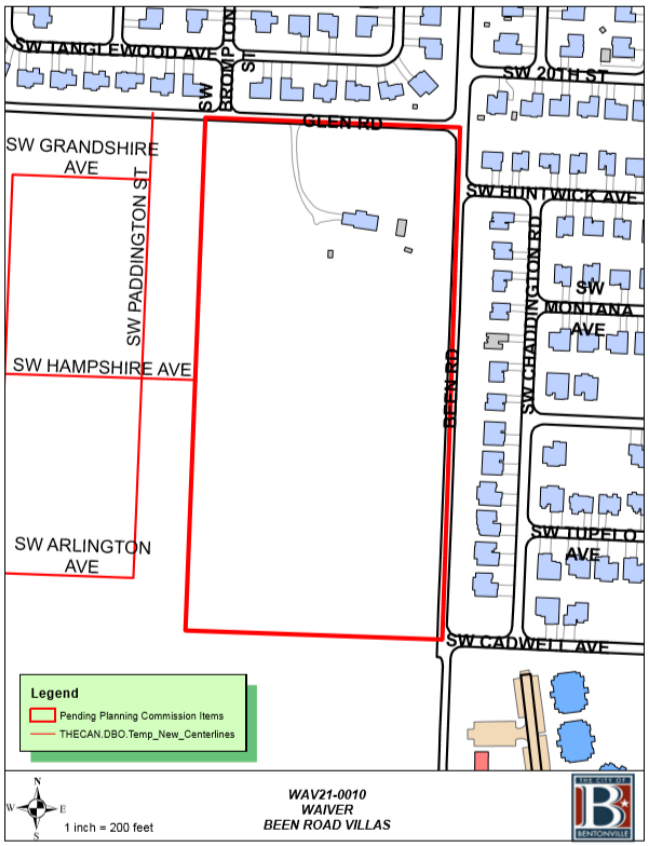
2001 Been Road

PC Date: 5/18/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV21-0010
Applicant / Current Owner	BBG Property Development, LLC
Site Area	+/- 20 acres
Current Zoning	R-2, Duplex and Patio Home Residential
Future Land Use Map Designation	Medium Density Residential (MDR)
Waiver Request	Article 300, Section 300.02, Admin & Enforcement – Building Permits

https://arcg.is/08HvK8



Property Description

This property is located at 2001 Been road and is zoned R-2, Duplex and Patio Home Residential. Adjacent zoning districts are R-1, Single-Family Residential to the north and east, PRD, Planned Residential Development to the west and R-2, Duplex and Patio Home Residential to the south.

Waiver Request

The applicant is requesting a waiver to Article 300, Section 300.02, Enforcement, (a) Building permits:

The code states that "The Building Inspector shall not issue building permits for any structure on any lot in a subdivion for which a plat or pan has not been approved and recorded in the manner prescribed within the Land Development Code"

Analysis

Per the applicant's "While the subdivision is not yet finished, the townhomes would be built on a currently legal lot (the parent tract). Also, we have confirmed with the fire department that sufficient hydrant coverage is available to allow storage and use of combustible materials onsite. The contractor is aware that the townhomes cannot be finalized until the subdivision water and sewer mains/services are complete and accepted by the City of Bentonville".

Staff Recommendation

Staff has reviewed this waiver request and based on the analysis provide by the various City Departments, staff recommends approval of this waiver request.

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

May 7th, 2021

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Been Road, General Waiver Request

Jon,

Please accept this letter for the referenced waiver request to allow immediate construction of the Been Road Villas' Townhomes. This project is made up of two parts: 1) Preliminary Plat and 2) Large-Scale Development.

The subdivision is under construction according to the approved Preliminary Plat. The contractor would like to start construction of the townhomes under the Large-Scale approval, but there is a code technicality that needs waived.

According to Sec. 300.02(a) [Building permits]: "The Building Inspector shall not issue building permits for any structure on any lot in a subdivision for which the plat or plan has not been approved and recorded in the manner prescribed herein."

While the subdivision is not yet finished, the townhomes would be built on a currently legal lot (the parent tract). Also, we have confirmed with the fire department that sufficient hydrant coverage is available to allow storage and use of combustible materials onsite.

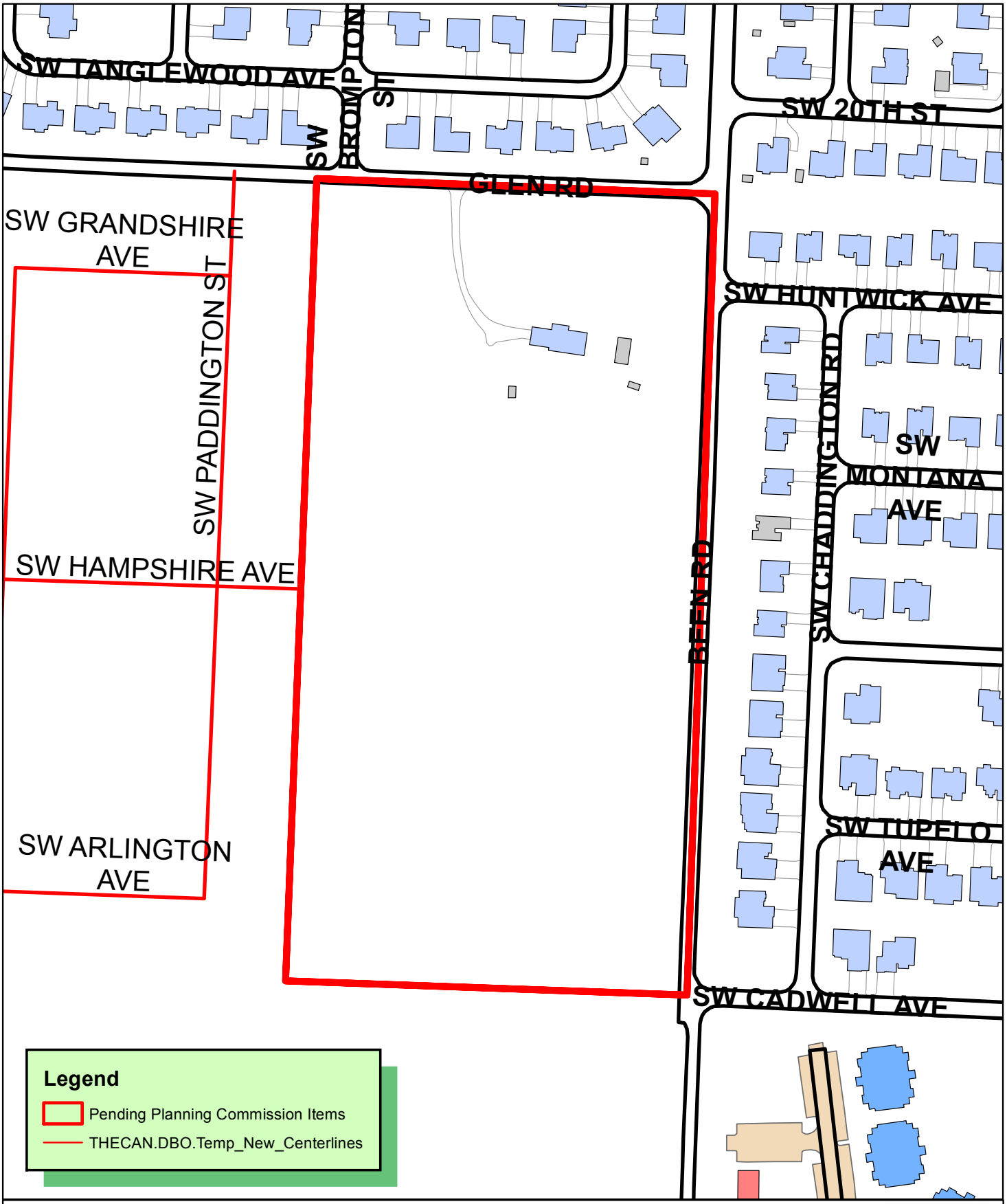
The contractor is aware that the townhomes cannot be finalized until the subdivision water and sewer mains/services are complete and accepted by the City of Bentonville.

Thank you for consideration in allowing the Large-Scale Development project to proceed at this time.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer


SW TANGLEWOOD AVE
SW BROMPTON ST
GLEN RD
SW 20TH ST
SW GRANDSHIRE AVE
SW PADDINGTON ST
SW HUNTWICK AVE
SW CHADDINGTON RD
SW MONTANA AVE
BEEN RD
SW HAMPSHIRE AVE
SW TUPELO AVE
SW ARLINGTON AVE
SW CADWELL AVE
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
N
W
E
S
1 inch = 200 feet
WAV21-0010
WAIVER
BEEN ROAD VILLAS
THE CITY OF
BENTONVILLE

PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

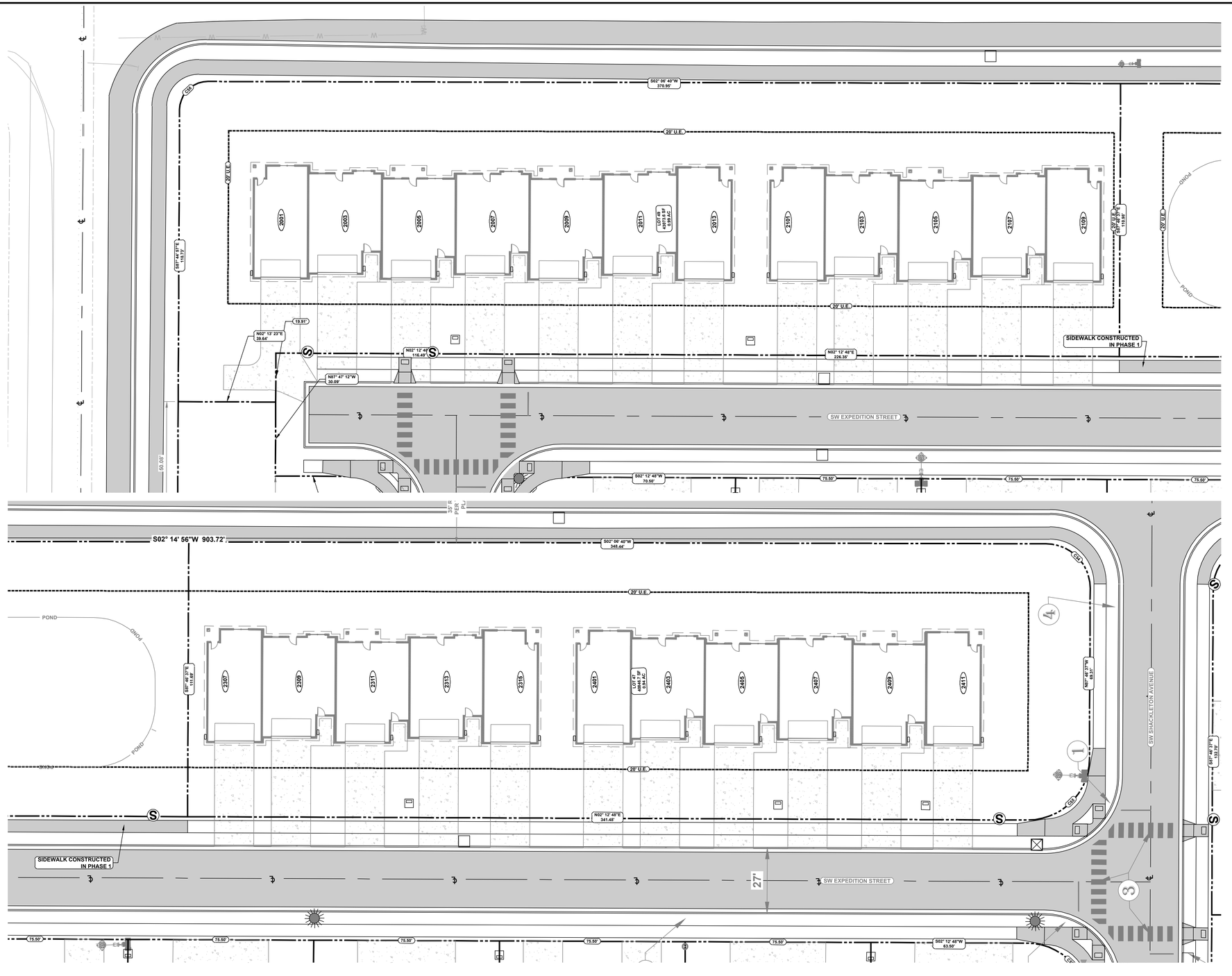
SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

SITE PLAN

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 04/15/2020	CITY PROJECT NUMBER: LSD20-0033
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C2.0	

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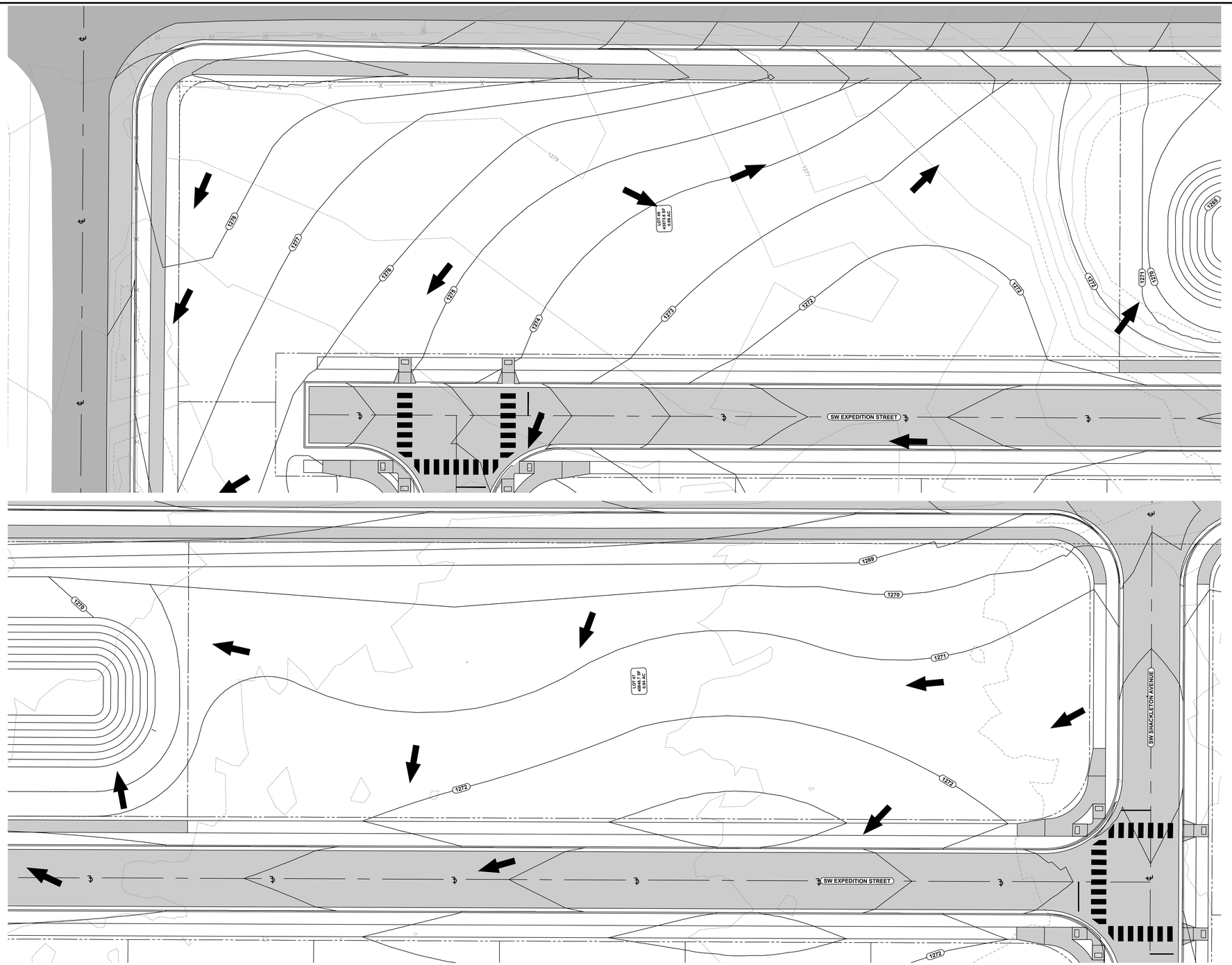

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

811 Know what's below. Call before you dig.

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

NO EXISTING SEPTIC SYSTEMS OR WELLS ARE PRESENT ON THIS SITE.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

DEMOLITION AND EROSION CONTROL PHASE 1 PLAN

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
RIVERWOOD HOMES
EAST APPLE BLOSSOM AVENUE
LOWELL, AR

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXX

SWOPE ENGINEERING
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Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Hideel Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 08/06/2020	CITY PROJECT NUMBER: LSD20-0033
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C3.0	

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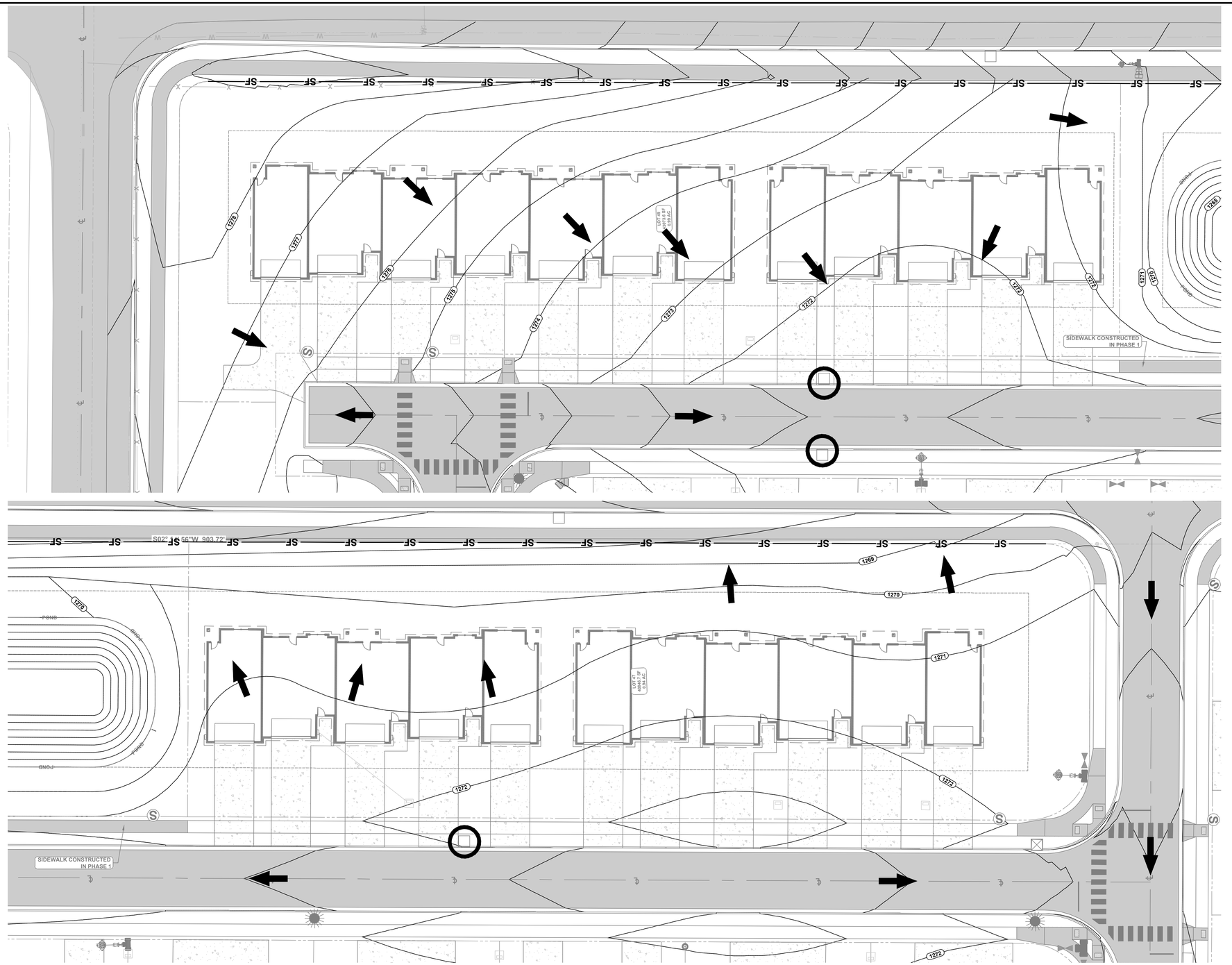

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811 Know what's **below.** **Call** before you dig.

ALL EXISTING WATER, SEWER, ELECTRIC, AND DRAINAGE FACILITIES BUILT IN PHASE 1. CONTRACTOR SHALL TAKE CARE TO PROTECT ALL INFRASTRUCTURE. ANY DAMAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

EROSION CONTROL PHASE 2 PLAN

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
RIVERWOOD HOMES
EAST APPLE BLOSSOM AVENUE
LOWELL, AR

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXX

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50% CEMENT SIDING
50% BRICK
30'4"