***Note** – Some of the members of the Planning Commission, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.*

Planning Commission
Meeting Agenda
June 15, 2021

Registration Link: https://zoom.us/webinar/register/WN_uyKVZ40rTPmK2QYrsqd5XA

I. Call to Order

II. Approval of the June 1 Meeting Minutes

III. Consent Agenda

1. **Lot 22 of Lefor's Addition** — **Property Line Adjustment**
   NW 2nd Street *(PLA21-0019)*

2. **Lots 11, 12, 13 & 14 of East Side 1st Addition** — **Lot Split**
   1004 & 1006 SE 3rd Street *(LS21-0027)*

3. **Providence Village Ph. 4** — **Preliminary Plat**
   SW Sunbury Circle *(PP21-0014)*

IV. Old Business

1. **Allen and Veda Kinyon Trustees** — **Rezoning***
   R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential
   403 SW E Street *(RZ20-0062)*

2. **The Aviator Phase 2** — **Large-Scale Development**
   SW Regional Airport Blvd. *(LSD21-0022)*

3. **Slaughter Pen West Parking** — **Large-Scale Development**
   2901 NE A Street *(LSD21-0026)*

V. New Business

1. **Real Assents Inc.**
   1a. High-Density Residential to General Commercial — **Future Land Use Map Amendment***
   2301 SW Regional Airport Boulevard *(RZ21-0031)*
   1b. C-1, Neighborhood Commercial to C-2, General Commercial — **Rezoning***
   2301 SW Regional Airport Boulevard *(RZ21-0031)*

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

2. **Chelsea Wilson** **Rezoning***
R-E, Residential Estate to R1, Single Family Residential
1402 NW 12th Street *(RZ21-0032)*

3. **Amazing Land Company, LLC**
3a. Agricultural to Low-Density Residential **Future Land Use Map Amendment***
9207 South Morning Star Road *(RZ21-0034)*
3b. A-1, Agricultural to R-1, Single-Family Residential **Rezoning***
9207 South Morning Star Road *(RZ21-0034)*

4. **CBMAA Parking Deck** **Conditional Use Permit***
Noise Ordinance
1005 Museum Way *(CU21-0011)*

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

Planning Commission Meeting
Minutes
June 1, 2021

Meeting called to order at 4:00 p.m. by Dana Davis, Chairman. Meeting was held at City Hall and via Zoom video conference.

Present: Dana Davis, Eric Hipp, Elaine Kerr, Rod Sanders, Reggie Wright, and Richard Binns
Absent: Joe Haynie
Staff: Ellen Norvell, Shelli Kerr, Tyler Overstreet, Jon Stanley, and Elizabeth Johnson

Motion by Ms. Kerr, seconded by Mr. Binns to approve the minutes of May 18, 2021.
Approved 6-0

Consent Agenda

1. Lots 1 & 2, of Isabell Addition, 10313 Haxton Road, LS21-0018
2. Lots 1 & 2, AJ Subdivision, 604 Bella Vista Road, LS21-0023
3. Creating Lot 2, Hollie Addition, 405 Trails End Lane, LS21-0024
4. Haxton District Townhomes, 218,0220, 222, 224, & 226 SE B Street, LSD21-0023
5. Hawthorne Heights J Street Townhomes, 1801-2007 NE J Street, LSD21-0016

Approved 6-0

New Business

Item #1
Public and Reserved Parklets
Shelli Kerr reads the staff report.
Opened public hearing
Graham Cobb, Greater Bentonville Area Chamber of Commerce, spoke in favor of the item.
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Motion by Ms. Kerr, seconded by Mr. Wright to adopt the amendments.
Approved 6-0

Item #2
Tara Ridge, A-1, Agricultural to R-3, Medium Density Residential, 3809 SW Crockett Street, RZ21-0029
Jon Stanley reads the staff report.
Opened public hearing
No public Comments
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Approved 6-0

Item #3
Peloton Offices, 215 NW A Street, CU21-0009
Jon Stanley reads the staff report.
Opened public hearing
No public Comments
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Approved 6-0

Item #4
Glen Arbors, Featherston Road & Glen Road, WAV21-0011
Jon Stanley 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. Hip to approve the waver.
Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Hipp to adjourn.
Meeting adjourned

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

Consent Agenda Items

For Planning Commission meeting of June 15, 2021

Reviewer: Elizabeth Johnson, AICP, Senior Planner

- At the Technical Review meeting held on June 8, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lot 22 of Lefor's Addition, Mark Melton Construction, Inc., LLC, NW 2nd Street, R-1, Single-Family Residential, *PLA21-0019*

A Property Line Adjustment of existing Lot 1 of Lefor's Addition, creating new Lot 22, (+/0.22 acres) of Lefor's Addition. The plat dedicates 2.5 feet of additional right-of-way along NW 2nd Street.

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

Lot Split: Lots 11, 12, 13 & 14 of East Side 1st Addition, Pinnacle Villas, LLC, 1004 & 1006 SE 3rd Street, DN-2, Downtown Medium-Density Residential, *LS21-0027*

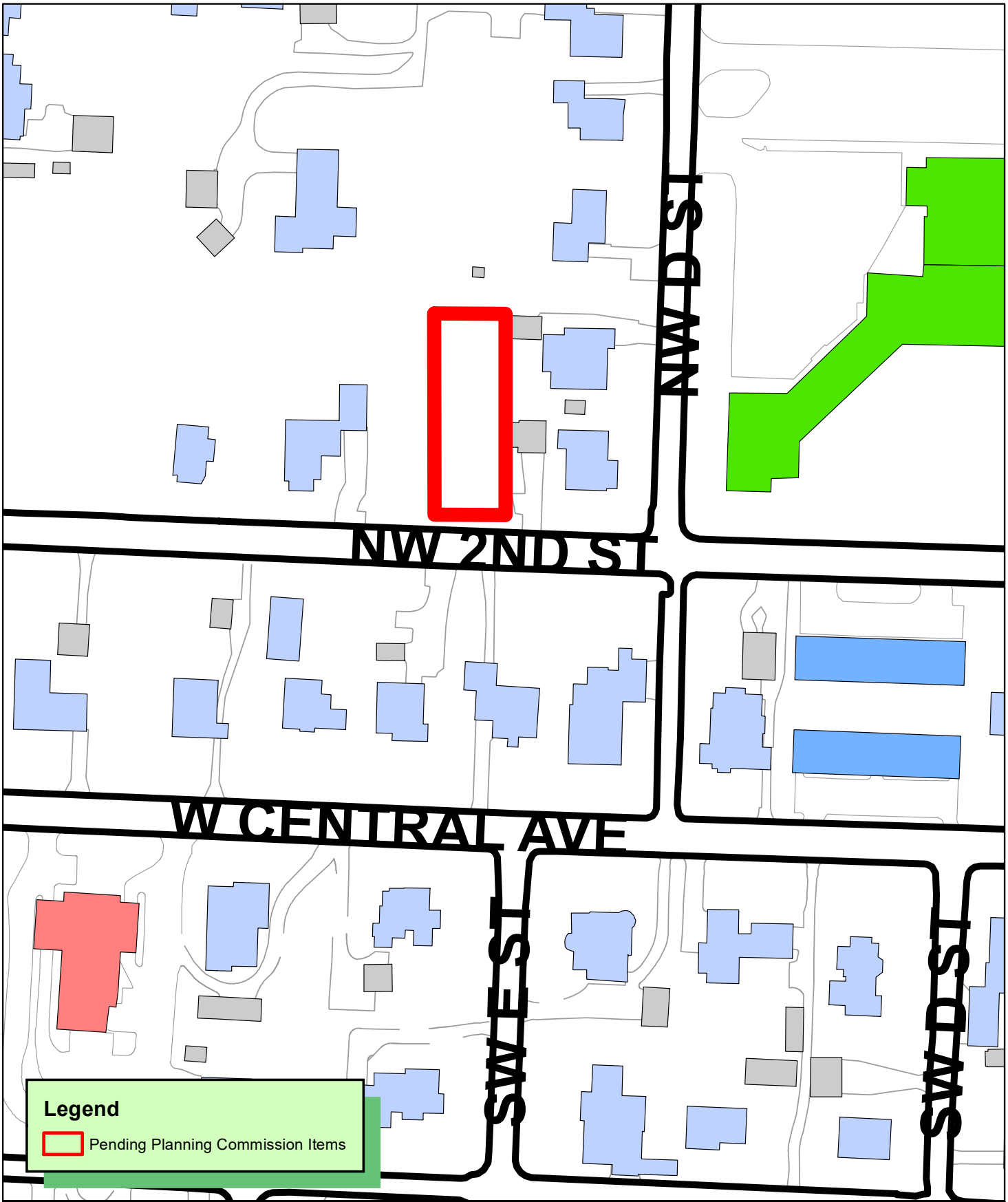
A Lot Split of existing Lots 1 & 2 creating new Lot 11 (+/0.15 acres), Lot 12 (+/-0.14 acres), Lot 13 (+/-0.14 acres), and Lot 14 (+/-0.14 acres) of East Side 1st Addition. The plat dedicates various public utility easements to serve the newly created lots. Per the requirements of the Master Street, the plat also dedicates additional right-of-way for SE 3rd Street. Access to all lots shall be achieved through a single ingress/egress point conveyed by a private access easement onto SE 3rd Street allowing each home to be rear loaded by a garage.

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

Preliminary Plat: Providence Village Ph. 4, Providence 2016 LLC, SW Sunbury Circle, R-1, Single-Family Residential, *PP21-0014*

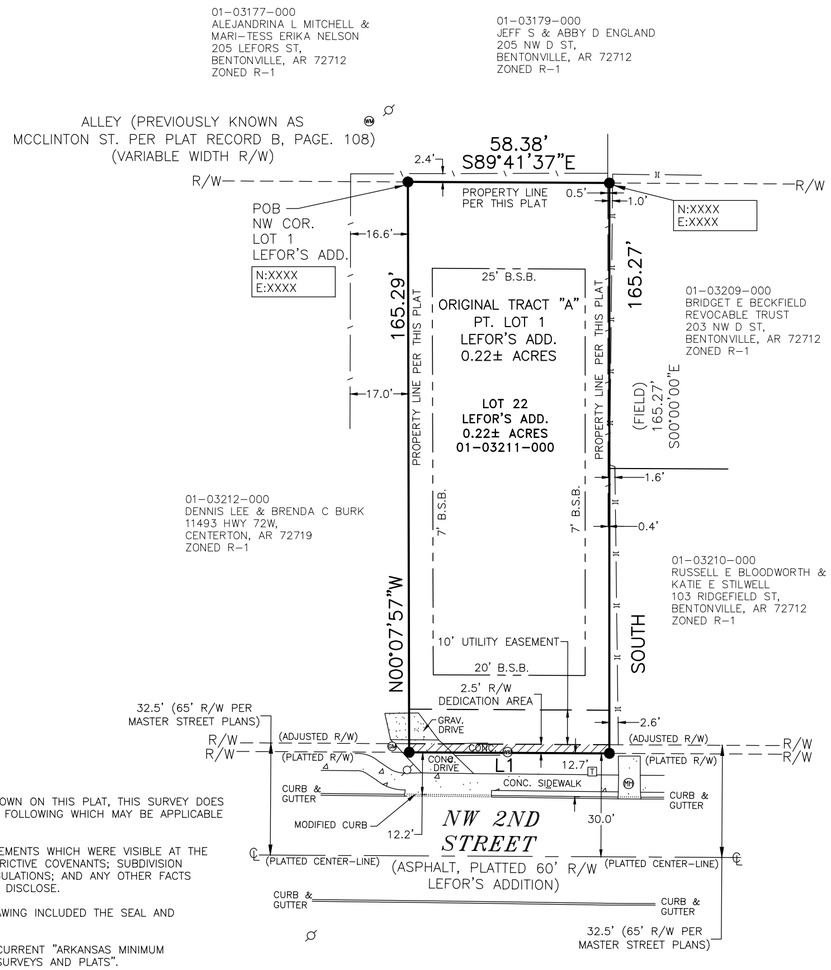
A Preliminary Plat proposing the construction of Phase 4 of Providence Village Subdivision. Providence Village Phase 4 contains a total of 30 single-family lots. Lots 28, 29, and 30 are unbuildable lots. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

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



PLA21-0019
PROPERTY LINE ADJUSTMENT
LEFORES ADD
LOT 1 CREATING LOT 22

PROPERTY LINE ADJUSTMENT OF LOT 1 LEFOR'S ADDITION CREATING LOT 22



PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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

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

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.

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 AT 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.

LINE	BEARING	DISTANCE
L1	N89°42'28"W	58.00'

OWNER/DEVELOPER: MARK MELTON CONSTRUCTION, INC.
MMELTONCONSTRUCTION@YAHOO.COM
(479) 903-3106

ADDRESS: 604 NW 2ND STREET
BENTONVILLE, ARKANSAS

ZONING: (R-1) SINGLE FAMILY RESIDENTIAL

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R._____

PAGE_____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

SURVEY DESCRIPTION LOT 22:

A PART OF LOT NUMBERED ONE (1), LEFOR'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B AT PAGE 108, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING IRON REBAR; THENCE N00°07'57"W 165.29 FEET TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE S89°41'37"E 58.38 FEET ALONG THE NORTH LINE OF SAID LOT ONE (1) TO AN EXISTING IRON REBAR; THENCE S00°00'00"W 165.27 FEET TO AN EXISTING IRON REBAR ON THE SOUTH LINE OF SAID LOT ONE (1); THENCE N89°42'28"W 58.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.



VICINITY MAP

PLA21-0019

CERTIFICATE OF SURVEYING ACCURACY:

I, ALAN REID, 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. _____

STATE OF ARKANSAS

PARENT TRACT DESCRIPTION – (01-03211-000):
THE WEST 58 FEET OF LOT 1, LEFOR'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B AT PAGE 108.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

0 30 60 90

1" = 30'

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISLED 'X'	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE
BARBED-WIRE FENCE	OVERHEAD ELECTRIC LINE
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE
PRIVACY FENCE	GAS LINE
WIRE FENCE	SANITARY SEWER LINE
MAJOR CONTOUR INTERVAL	STORM SEWER LINE
MINOR CONTOUR INTERVAL	TELEPHONE LINE
BUILDING LINE	WATER LINE
FIBER-OPTICS LINE	PROPERTY LINE
DITCH/WATER LINE	

SHEET 1 OF 1

JOB NO. 21076

REVISIONS		
DATE	DESCRIPTION	BY
06/02/21	CITY COMMENTS	DF

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	04/23/2021
CHECKED	–
SCALE	1" = 30'
SHEET SIZE	18"x 24"

MARK MELTON CONSTRUCTION, INC.
604 NW 2ND STREET
BENTONVILLE, ARKANSAS

PROPERTY LINE ADJUSTMENT– BENTONVILLE, AR.



LS21-0027
LOT SPLIT
EAST SIDE 1ST ADDITION
LOTS 1 & 2 CREATING LOTS 11-14

LOT SPLIT OF LOTS 1 & 2, EAST SIDE 1ST ADDITION, CREATING NEW LOTS #11, #12, #13 & #14

ADJACENT LAND OWNERS

1) SE STREET LLC
510 E LOOP 281 STE
B BOX 247 LONGVIEW, TX 75605
PARCEL #01-02471-000
ZONED: R-1
2) ALAN M & LINDA SELLERS
PO BOX 5445
BELLA VISTA, AR 72714-5445
PARCEL #01-02477-000
ZONED: R-1
3) THURSA PLUMLEE
1005 SAE 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02478-000
ZONED: R-1
4) GEORGE D JR & GINGER HILL
1003 SE 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02479-000
ZONED: R-1
5) JUNIE M LARKIN
1002 SE 3RD ST
BENTONVILLE, AR 72712-6013
PARCEL #01-02488-000
ZONED: R-1
6) APPLEJACK LLC
SPECIALIZED REAL ESTATE GROUP
FAYETTEVILLE, AR 72701-5911
PARCEL #01-18426-000
ZONED: R-1

FIELD WORK:
APRIL 9, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 07152
2) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 07795
3) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 47491
4) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 808010
5) PLAT OF SURVEY FILED IN BOOK 28 AT PAGE 292
6) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 67
7) FINAL PLAT OF EAST SIDE ADDITION FILED IN BOOK C AT PAGE 124

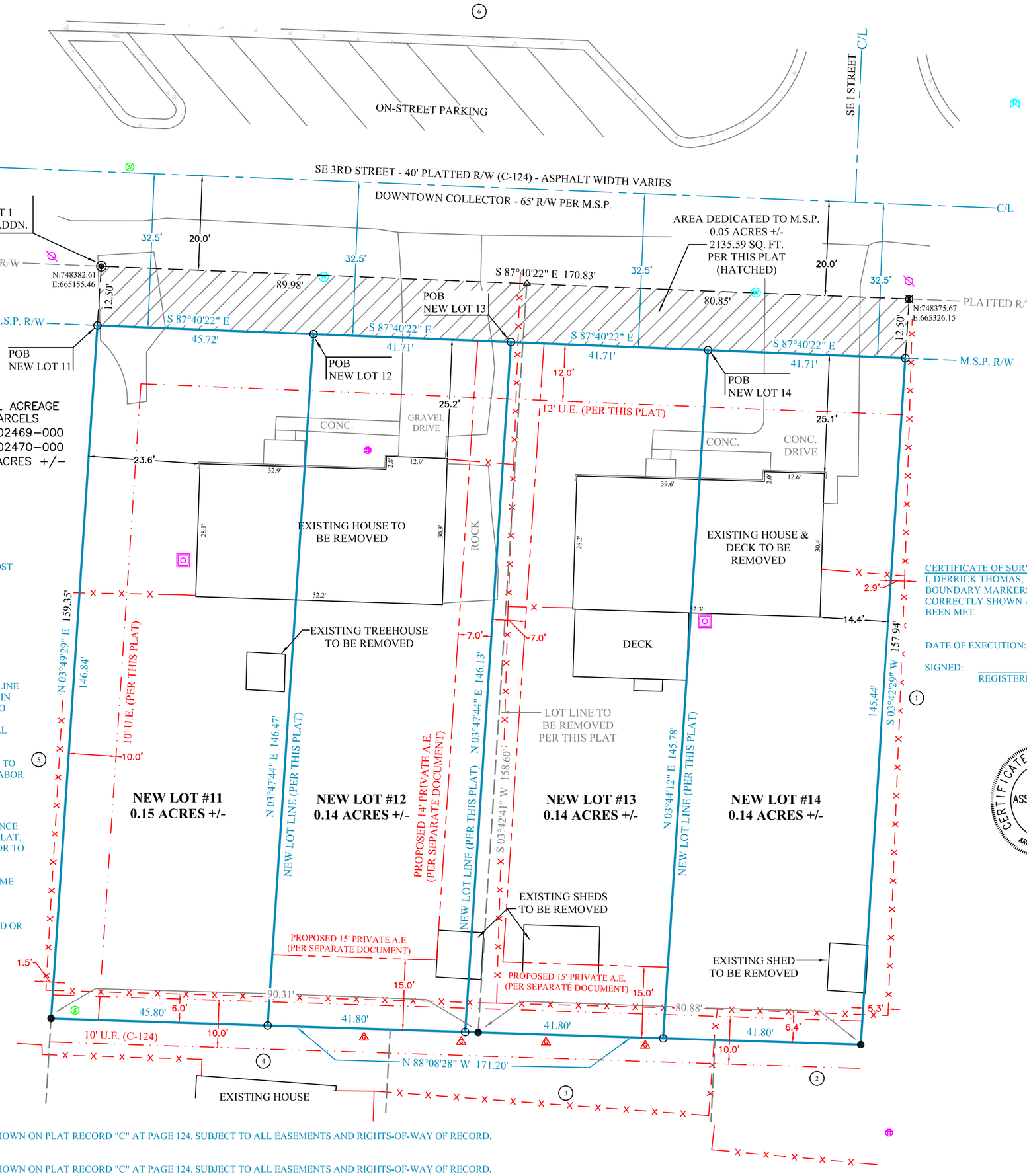
PROPERTY ZONED:
DN-3

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. 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.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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



SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #01-02469-000):
LOT 1, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARENT TRACT (PARCEL #01-02470-000):
LOT 2, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 11:
A PART OF LOT 1, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 45.72', THENCE LEAVING SAID RIGHT-OF-WAY S03°47'44"W 146.47', THENCE N88°08'28"W 45.80' TO AN EXISTING REBAR, THENCE N03°49'29"E 146.84' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 12:
A PART OF LOT 1, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' AND S87°40'22"E 45.72' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 41.72', THENCE LEAVING SAID RIGHT-OF-WAY S03°47'44"W 146.13', THENCE N88°08'28"W 41.73', THENCE N03°47'44"E 146.47' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 13:
A PART OF LOTS 1 AND 2, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' AND S87°40'22"E 87.44' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 41.71', THENCE LEAVING SAID RIGHT-OF-WAY S03°44'12"W 145.78', THENCE N88°08'28"W 41.86', THENCE N03°47'44"E 146.13' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 14:
A PART OF LOT 2, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' AND S87°40'22"E 129.14' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF LOT 1 OF SAID EAST SIDE ADDITION AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 41.71', THENCE LEAVING SAID RIGHT-OF-WAY S03°42'29"W 145.44' TO AN EXISTING REBAR, THENCE N88°08'28"W 41.80', THENCE N03°44'12"E 145.78' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BENTONVILLE PROJECT #LS21-0027

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION: _____

SIGNED : _____
PINNACLE VILLAS LLC

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 07152

PROPERTY OWNERS:
PINNACLE VILLAS LLC
203 SE 22ND STE 15
BENTONVILLE, AR 72712

ATLAS PAGE
404

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

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

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

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

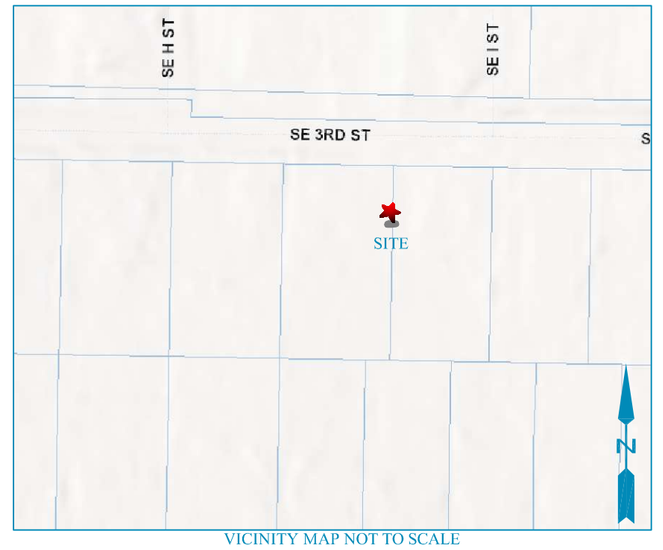
0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF APRIL, 2021.

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR
DRAFT

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

N
W E
S

BOUNDARY LINE (MEASURED)
PARCEL / LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
INGRESS & EGRESS EASEMENT

AC CONDENSER UNIT
CLEAN OUT
SANITARY SEWER MH

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

FOUND 5/8" REBAR
FOUND 1/2" REBAR
FOUND PIPE
SET 5/8" REBAR/CAP
COMPUTED POINT
POWER POLE
WATER VALVE
GAS METER

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

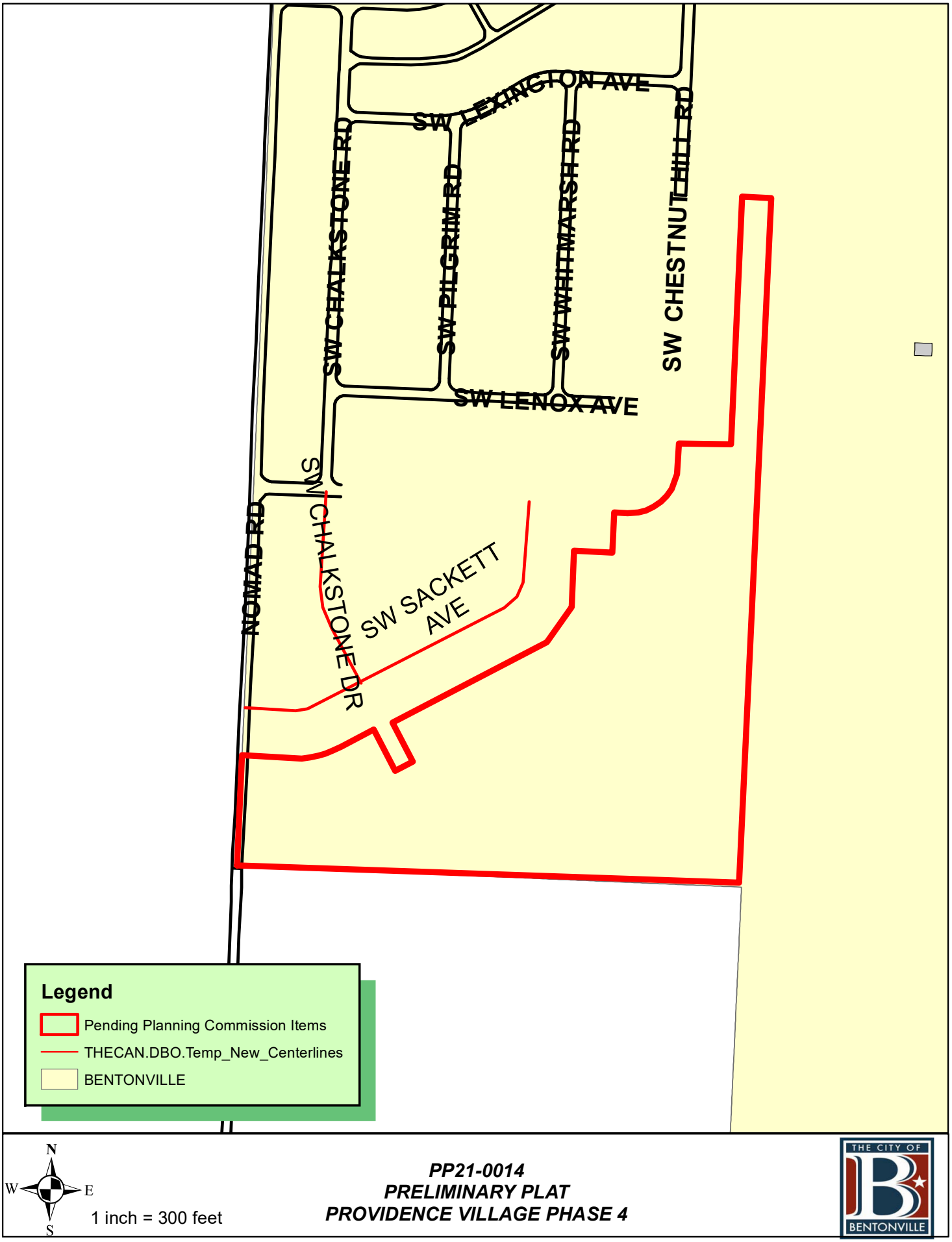
BATES & ASSOCIATES, INC. Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is not transferable to additional persons or subsequent owners and is not to be copied or reproduced without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any facts that an accurate title search may disclose. Bates & Associates, Inc. has relied on the title commitment provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the accuracy of any information contained in the title commitment. Any unauthorized use of this plat without the consent of Bates & Associates, Inc. is the probability of flooding.

FOR USE AND BENEFIT OF:
PINNACLE VILLAS LLC

ADDRESS:
1004 & 1006 S.E. 3RD STREET
BENTONVILLE, ARKANSAS

DATE: 06/01/21 | SCALE: 1"=20'
SURVEYED: JAKE | DRAFTED: KW & AH
REVIEWED: DT
LOCATION: LOTS 1 & 2 EAST SIDE SUBDIVISION
COA #1335

DRAWING #21-111



PP21-0014
PRELIMINARY PLAT
PROVIDENCE VILLAGE PHASE 4

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

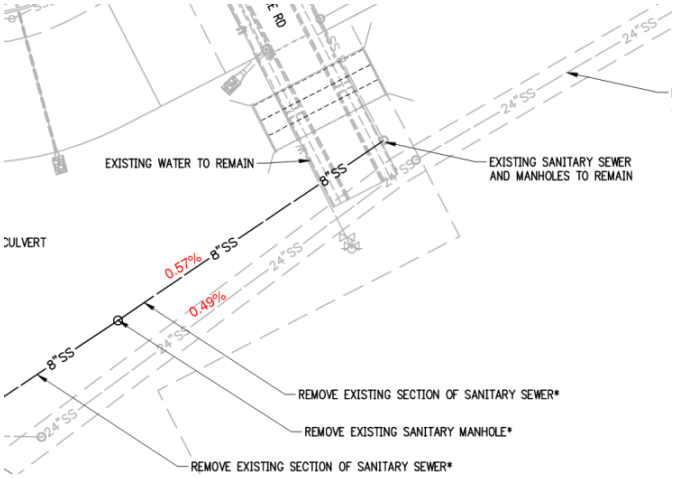
June 1, 2021

Bentonville Water Department
3200 SW Municipal Drive
Bentonville, AR 72712

Re: Providence Village Phase IV Subdivision
Bentonville, AR
CTA No. 17106304

To whom it may concern,

We are requesting a waiver from the requirement to match crowns on an 8" sewer main connection to a 24" sewer main. We surveyed the existing 8" sewer main from the proposed street stubout in Phase 3 to the existing lift station, as well as the new 24" main along the extent of our property. We confirmed top rim elevations on the manholes and flow line elevations on both mains with two separate survey trips. The 8" main is laid at a 0.57% slope and the 24" main is at 0.49%.



Due to the existing slopes of each main, there is not enough fall on the 24" to allow the 8" to match crowns at the tie in location even it if it was moved further downstream. If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,

Taylor Lindley, P.E.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 28, 2021

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Providence Village Phase IV Subdivision
Bentonville, AR
CTA No. 17106304

To whom it may concern,

We are requesting a waiver from the City of Bentonville Code Section 400.2 for minimum vertical curve coefficients (K-value). The city's code outlines a design speed of 25mph with minimum crest K-value of 20 and a minimum sag K-value of 30.

In the proposed plan set, Street 1 of Providence Phase 4 is connecting east to SW Chestnut Hill Rd. The existing elevation of the road and the elevation of the underlying box culverts are prohibiting us from designing the road per the city's requirements. We must maintain 4' of cover to allow for a water main to be installed with 3' of cover. We are requesting a waiver from the minimum K-value. The purpose of the K-value is to maintain sight distance and rider comfort. Because the vertical curve is located just before a stop sign, the speed of traffic will be nearing 0mph. Therefore, the provided K-value of 12 for crest and 27 for sag will suffice in maintaining rider comfort and allowing adequate sight. Both of these K values meet the 25 mph requirements per AASHTO.

I maintain that this waiver will not be of any consequence to the city, nor public safety.

If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,

Taylor Lindley, P.E.

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, ARKANSAS

PRELIMINARY PLAT

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE (X)
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

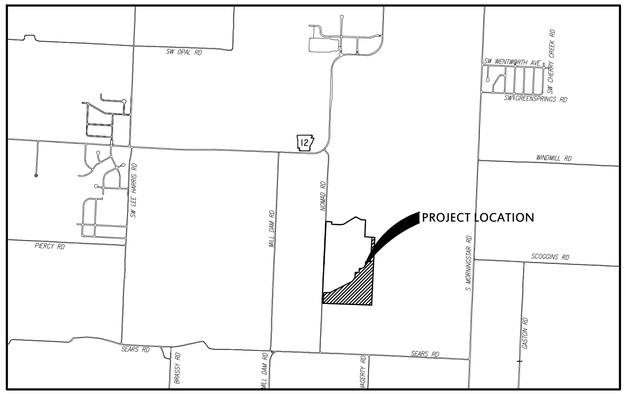
LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE (X)
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

Arkansas One Call 811

Know what's **below**.

Call before you dig.



GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

VICINITY MAP

NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY ENGINEER
DAN WEESE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5993

STREET DEPARTMENT
CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3130

WATER
CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

WASTEWATER
CITY OF BENTONVILLE
NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3160

PHONE
AT&T
BRENT BALDWIN
1133 E HAROLD ST
FAYETTEVILLE, AR. 72703
PHONE: (479) 571-6609 OR
PHONE: (479) 200-9022

GAS
BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY
P.O BOX 2129
LOWELL, AR. 72745
(JOSHUA.KNIGHT@BLACKHILLSCORP.COM)
PHONE: (479) 333-7005

ELECTRIC
CITY OF BENTONVILLE
CHARLES BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3159

PLANNING
CITY OF BENTONVILLE
ELLEN NORVELL
305 S.W. A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3122

STORM WATER
CITY OF BENTONVILLE
JANET PAITH
JPAITH@BENTONVILLEAR.COM
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5002

BUILDING & FIRE SAFETY
JAKE FREEMSTER
305 SW A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3108

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

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. _____

PROJECT INFORMATION

BUILDING SETBACK:	R-1 ZONING FRONT 20' INTERIOR SIDE 7' EXTERIOR SIDE 20' REAR 25'
TOTAL SITE AREA:	61.82± AC.
PHASE IV SITE AREA:	37.95± AC.
ZONING:	R-1
PROPERTY USAGE:	RESIDENTIAL
ATLAS PAGE #	564
OWNER:	PROVIDENCE 2016, LLC 4058 N. COLLEGE, SUITE 300 P.O. BOX 10560 FAYETTEVILLE, AR 72703 PHONE: 479-455-9090
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L202053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 100 OF SAID FINAL PLAT OF PROVIDENCE VILLAGE PHASE 2;
THENCE ALONG THE SOUTH LINE THEREOF N87°58'23"W 1277.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 100;
THENCE ALONG THE WEST LINE THEREOF N02°30'33"E 283.88 FEET;
THENCE LEAVING SAID WEST LINE S87°25'04"E 96.40 FEET;
THENCE 119.62 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET AND A LONG CHORD OF N77°41'00" E 118.27 FEET;
THENCE N62°47'03"E 110.16 FEET;
THENCE S27°12'57"E 120.88 FEET;
THENCE N62°47'03"E 52.00 FEET;
THENCE N27°12'57"W 114.99 FEET;
THENCE N62°27'26"E 453.85 FEET;
THENCE N35°22'15"E 112.78 FEET;
THENCE N02°34'56"E 146.88 FEET;
THENCE S87°25'04"E 100.00 FEET;
THENCE N02°34'56"E 105.00 FEET;
THENCE S87°25'04"E 35.08 FEET;
THENCE 197.92 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 126.00 FEET AND A LONG CHORD OF N47°34'56"E 178.19 FEET;
THENCE N02°34'56"E 65.36 FEET;
THENCE S87°25'04"E 135.11 FEET;
THENCE N02°34'56"E 647.72 FEET TO THE NORTH LINE OF SAID LOT 100;
THENCE ALONG SAID NORTH LINE S87°23'24"E 76.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 100;
THENCE ALONG THE EAST LINE THEREOF S02°42'11"W 474.66 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S02°39'02"W 1316.24 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

WAIVERS

MINIMUM CREST K VALUE ON VERTICAL CURVES
MINIMUM SAG K VALUE ON VERTICAL CURVES
MATCHING CROWN ELEVATIONS ON SANITARY SEWER CONNECTIONS

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0245K, EFFECTIVE DATE JUNE 05 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	PROJECT CONTROL SHEET
C-004	DEMOLITION PLAN
C-005	MASTER PHASING PLAN (C)
C-101	OVERALL SITE PLAN (C)
C-102	PRELIMINARY PLAT
C-103	PRELIMINARY PLAT TABLES
C-104	UTILITY PLAN (C)
C-105	GRADING PLAN
C-106	DETAILED GRADING PLAN A
C-107	DETAILED GRADING PLAN B
C-108	DETAILED GRADING PLAN C
C-109	INTERSECTION PLAN
C-110	EROSION CONTROL PLAN PHASE 1
C-111	EROSION CONTROL PLAN PHASE 2
C-201	SW. SUNBURY CIR. P&P
C-202	SW. SUNBURY CIR. P&P
C-203	SW. SUNBURY CIR. P&P
C-204	SW. SUNBURY CIR. P&P
C-205	STORM SEWER LINE 1 P&P (C)
C-206	STORM SEWER LINE 1, 2 & 3 P&P (C)
C-207	STORM SEWER LINE 3 P&P (C)
C-208	STORM SEWER LINE 4 & 5 P&P (C)
C-209	STORM SEWER LINE 6 P&P (C)
C-210	SANITARY SEWER LINE 1 P&P (C)
C-211	SANITARY SEWER LINE 2 P&P (C)
C-212	SANITARY SEWER LINE 2 & 3 P&P (C)
C-213	POND 1 P&P (C)
C-214	POND 2 P&P (C)
C-215	WATERLINE 1 P&P (C)
C-216	WATERLINE 1 P&P (C)
C-217	WATERLINE 1 P&P (C)
C-218	WATERLINE 1 P&P (C)
C-501	TYPICAL SECTION
C-502	EROSION CONTROL DETAILS
C-503	EROSION CONTROL DETAILS
C-504	DRAINAGE DETAILS
C-505	DRAINAGE DETAILS
C-506	STANDARD DETAILS
E-1	BEUD DETAILS 1 OF 3
E-2	BEUD DETAILS 2 OF 3
E-3	BEUD DETAILS 3 OF 3
GWS-1	GENERAL WATER AND SEWER DETAILS 1 OF 2
GWS-2	GENERAL WATER AND SEWER DETAILS 2 OF 2
SD-1	SEWER DETAILS 1 OF 2
SD-2	SEWER DETAILS 2OF 2
WD-1	WATER DETAILS 1 OF 2
WD-2	WATER DETAILS 2 OF 2
L-101	PLANTING PLAN
L-501	PLANTING DETAILS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEERS

PROVIDENCE VILLAGE PHASE IV
BENTONVILLE, AR

Key Plan



No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT — NOT FOR CONSTRUCTION — REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

COVER SHEET

C-001

DRAWING: G:\17106304 PROVIDENCE PHASE IV\CIVIL\SHEETS\CIVIL COVER SHEET.DWG
LAYOUT: LAYOUT1 | LAST SAVED: AS BUILT | 6/7/2021 12:29:30 AM
LAST EDITED BY: TAYLOR LINDLEY | PLOTTED BY: TAYLOR LINDLEY | PLOT SCALE: 1:1.0000'



RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 27 LOTS TOTAL
ZONING R-1

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEERS

GRAPHIC SCALE IN FEET
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION · REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\17106304_PROVIDENCE VILLAGE\CIVIL\DWG\17106304_C101(OVERALL SITE PLAN).DWG
LAYOUT: LAYOUT1 | LAST SAVED: 5/27/2021 8:36:44 PM
ATTACHED BY: JASON LOCK | 5/27/2021 8:36:39 PM | C:\USERS\JLOCK\DOCUMENTS\PROJECT

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	EASEMENT
✷ LIGHT POLE	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT OWNER
	SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT

LEGEND (EXISTING)

SYMBOLS	LINEWORK
○ FOUND IRON PIN	EASEMENT
☼ LIGHT POLE	CURB
TREE	RIGHT OF WAY
	ROAD CENTERLINE

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L2020053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

NOTE:
- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. VISIT WWW.BENTONVILLEPLANNING.COM OR CALL PLANNING DEPARTMENT @ 479-271-3122
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- A SEPARATE PERMIT IS REQUIRED FOR SUBDIVISION FENCING.
- 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.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

_____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. _____

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: _____

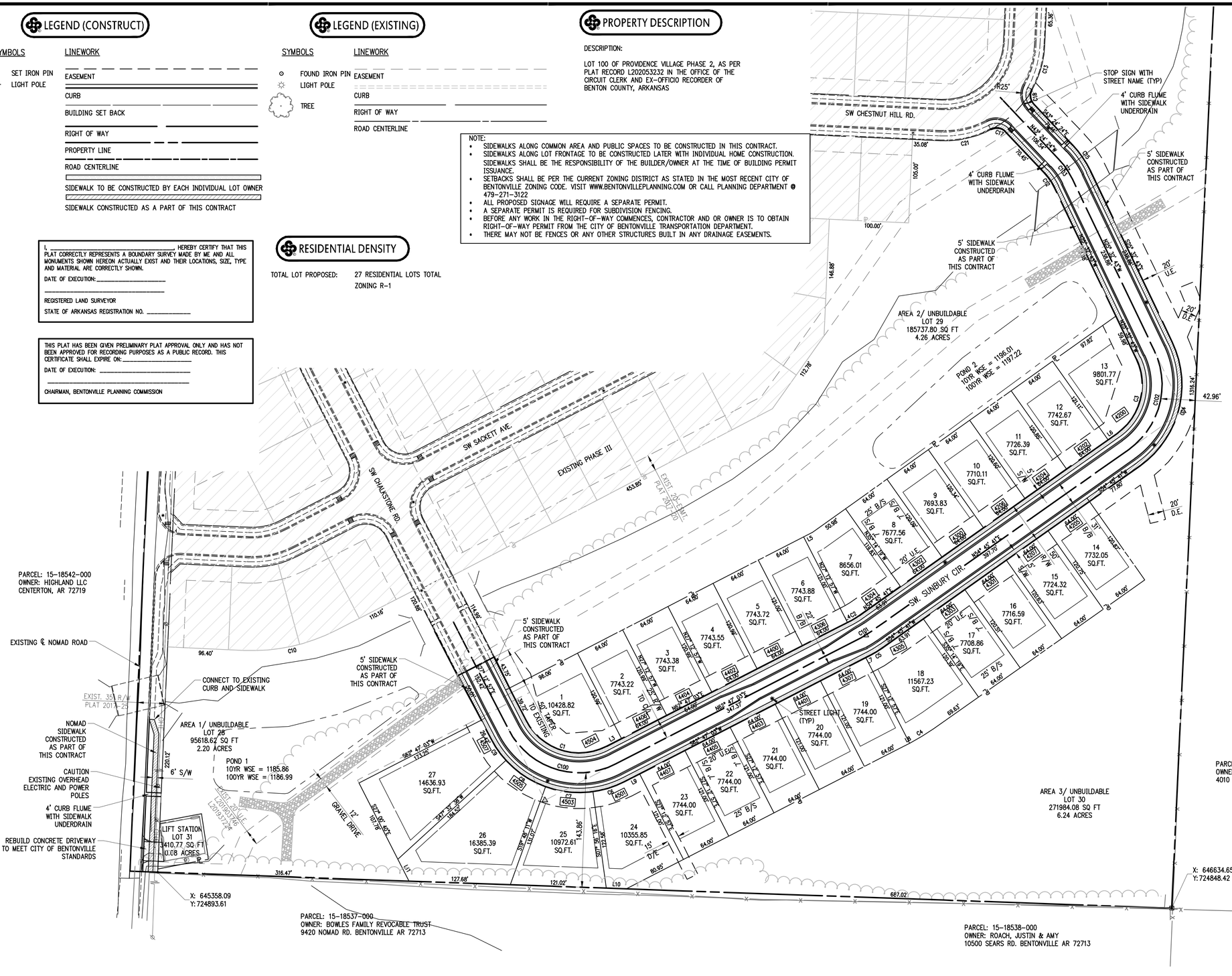
DATE OF EXECUTION: _____

_____

CHAIRMAN, BENTONVILLE PLANNING COMMISSION

RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 27 RESIDENTIAL LOTS TOTAL
ZONING R-1



GRAPHIC SCALE IN FEET
60' 0 60'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109 EXPIRES 12/31/2021

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ... REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

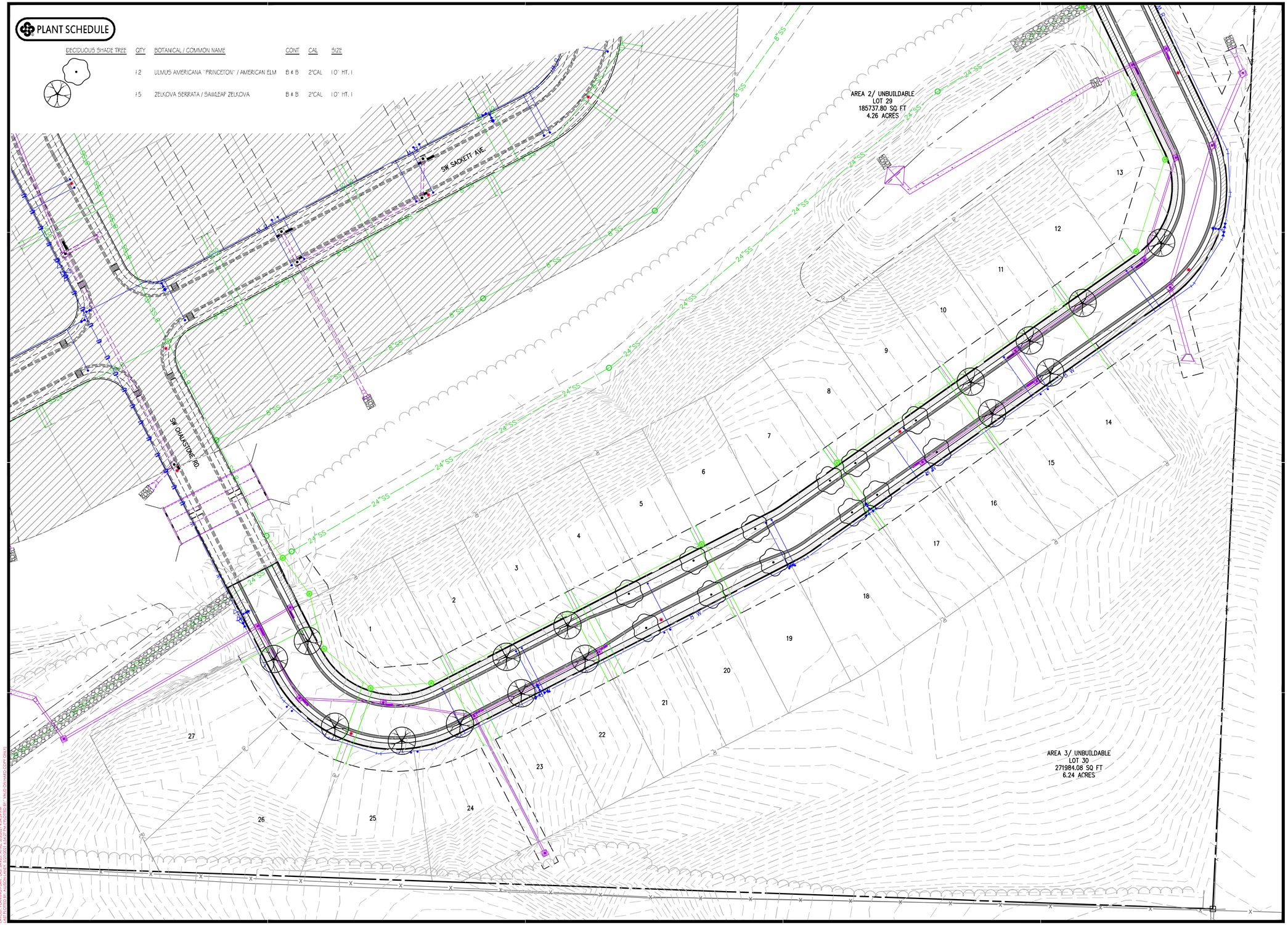
PRELIMINARY PLAT

C-102

DRAWING OUTPUTDATA: PROVIDENCE PHASE IV\CIVIL\CIVIL DWGS\PRELIMINARY PLAT.DWG
LAYOUT: LAYOUT1 - LAST SAVED: AES at 5/27/2021 2:49:50 AM
PLOTTED BY: TYLER LINDLEY - PLOTTED: 5/27/2021 2:49:50 AM

PLANT SCHEDULE

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	12	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	2"CAL	10` HT. MIN.
	15	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2"CAL	10` HT. MIN.



901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEERS

GRAPHIC SCALE IN FEET
40' 0 40'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan



No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET ·

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

PLANTING PLAN

L-101

DRAWING: G:\17106304 PROVIDENCE VILLAGE PHASE IV\CONSTRUCTION DOCS\CIVIL\17106304 PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN - EAST | LAYER: ASYS | 5/7/2021 8:24:57 PM | USER: T. LINDLEY
LAST SAVED BY: T. LINDLEY | XREF: 17106304 LAYOUT.DWG, 17106304 PLANTING.DWG, ACAD_ISO12W100.CTB, ASYS.CTB

Allen and Veda Kinyon Trustees

403 SW E Street
PC Date: 6/15/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ20-0062
Applicant / Current Owner	Allen and Veda Kinyon Trustees
Site Area	+/- .32 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
403 SW E Street, located southeast of the intersection of SW 4th and SW E Streets, currently contains a single-family home. The parcel contains two lots, Lots 1-2, Block 1 of Coffelt Addition. Adjacent zoning districts are R-1, Single-Family Residential to the north, south, and east, and R-2 Medium-Density Two Family and Townhome Residential and DN-2 Downtown Medium-Density Residential to the west. The Future Land Use Map depicts property to the north, south, and east as Low-Density Residential, and land to the west as Medium-Density Residential.

Relationship to the Bentonville Community Plan
The Downtown Neighborhood Subarea Plan of the Bentonville Community Plan depicts this property within a High Density Residential Character Area (p. 135). The Neighborhood Framework model depicted in the plan (p.137) defines High Density Residential Areas as areas immediately adjacent to the Downtown Core and Gateway Corridors, and plan for the highest density and range of housing types.

The Future Land Use Map currently depicts this property as Low-Density Residential. These areas typically include detached single-family residential properties and amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment
Staff has received public comment on this request.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to pursue similar zoning as other properties in the vicinity; they are unsure of their development plans at this time.

In regard to supported development in the DN-1, Downtown Low-Density Residential District, the applicant would be allowed to construct a single-family structure. DN-1 allows for a 15' front yard setback, instead of 20' in R-1.

Conclusion
The Future Land Use Plan, the Downtown Neighborhood Subarea Plan, and the zoning of properties within the vicinity all lend credence to this rezoning request. Staff recommends approval.

Rezoning Narrative: 403 SW E Street

1. Current zoning is R-1. Proposed zoning designation is DN1.
2. Zoning change is to pursue greater design flexibility based on the irregular shape of land. You have a circular parcel with an alleyway, 4th street and E street surrounding the North, East and West side of the property.
3. Currently the surrounding area is mixed use of single-family homes and multifamily townhomes or condos.
4. The zoning change will allow for more design options when the time comes.
5. Traffic in the area has multiple ways to enter and exit and should not negatively impact the neighborhood.
6. Signage will be property address (s).
7. Appearance will be residential.
8. Water and sewer are at the street. The size of the water line is 16 inch. The size of the sewer line is 8 inch.

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: Rezoning

To Whom It May Concern,

We own the lot at the northeast corner of the intersection of SW D Street and SW 4th Street. Our lot is directly across the street from the SW D Street property the petitioners are seeking to rezone.

It is our intention to build a single-family home facing SW 4th Street on our lot. We initially asked to be rezoned DN2, not realizing the designation included townhouses. Our petition drew two objections and was denied by the city council. We amended our petition seeking DN1 zoning, which was approved.

Southwest D Street only consists of single-family homes. It is our understanding the petitioner intends to build townhouses on both lots. Granting the petition would ignore precedent and lower the value of the adjoining properties.

We strongly urge the planning commission and the city council to deny this rezoning request to DN2.

Thank you for your thoughtful consideration,

Frank Bailey

Pat Bailey

Cc: Bentonville City Council

DocuSign Envelope ID: 583D2B1F-8A9E-4CE7-B40B-5727254010E6

NOTICE OF INTENT TO REZONE

Veda Kinyon, Trustee of the Allen & Veda Kinyon Revocable Trust has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to DN-2

The legal description of the property is as follows:

31-20-30-BENTONVILLE 31-20-30 0.37 Acres PART OF OUT LOT 23OF THE NW/4 OF THE NE/4 OF SECTION 31 TOWNSHIP 20NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTONVILLE, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ATTHE SE CORNER OF LOT 12 OF BLOCK 5 OF CLARKS SECOND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, BEING AFOUND IRON PIN AS SHOWN ON PLAT "G" PAGE 21, THENCE S ~~00°II "30" W 40.58 FEET FOR THE POINT OF BEGINNING, BEING AFOUND IRON PIN.~~

The common description of the property is: 342 SE D Street Bentonville Arkansas 72712

Proposed land use: Rezoning property to be in line with Community Plan for the neighborhood.

The public hearing will be held January 5, 20 21 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

See attached

Frank N Bailey
Signature and Physical Address
410 SW 4th Street
Bentonville, AR

Jan Bailey
Signature and Physical Address
410 SW 4th Street
Bentonville, AR

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

DN-1, Downtown Low Density Residential

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	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-1	Single-family	6,000	-	60'	-	40%	45%

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-1	All	15’	25’	15’	-	7’	0’	25’

Residential Tree Planting:

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

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

DN-1, Downtown Low 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

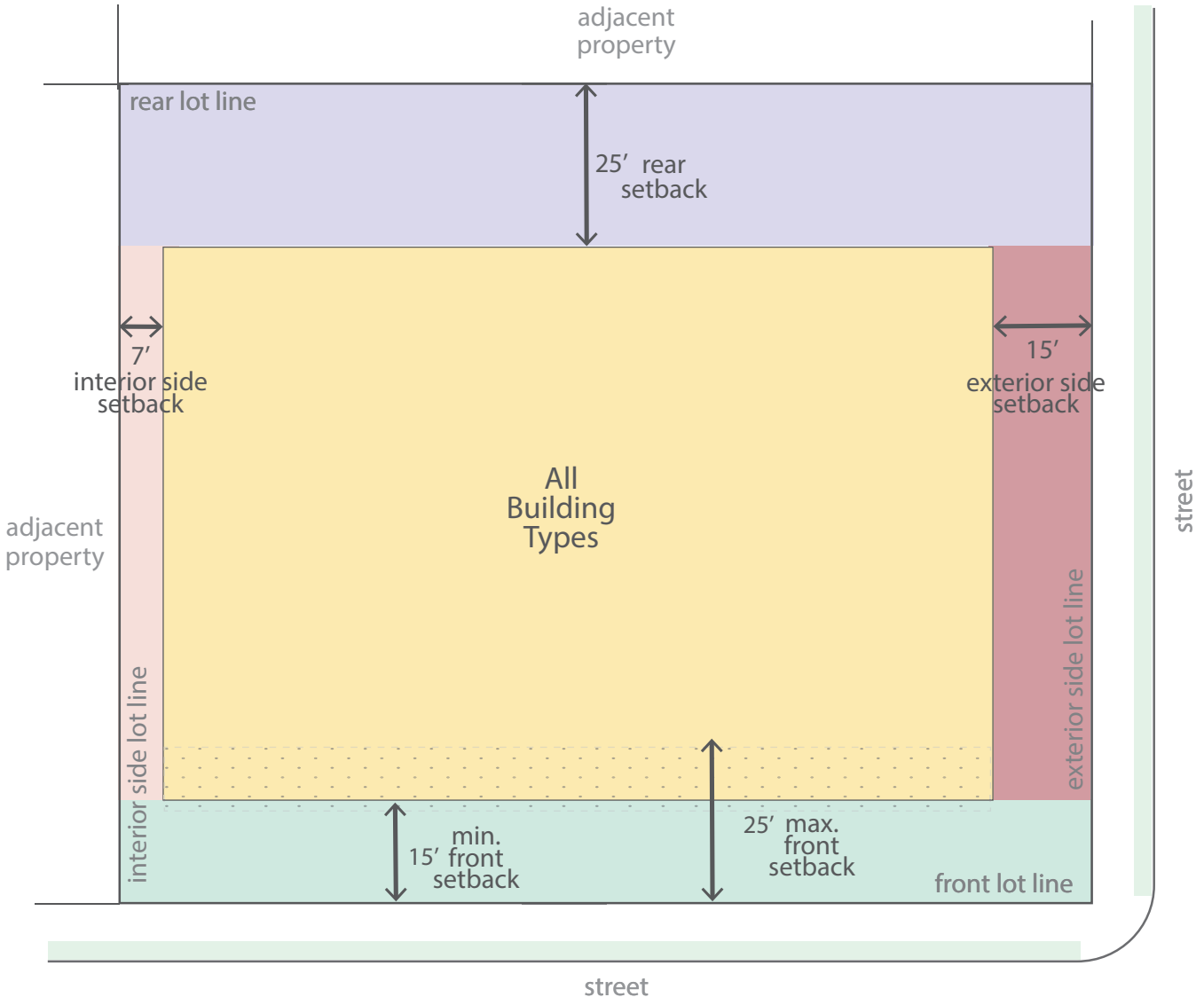
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular **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) 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

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

DN-1, Downtown Low Density Residential

Setback Illustration



LARGE SCALE DEVELOPMENT STAFF REPORT

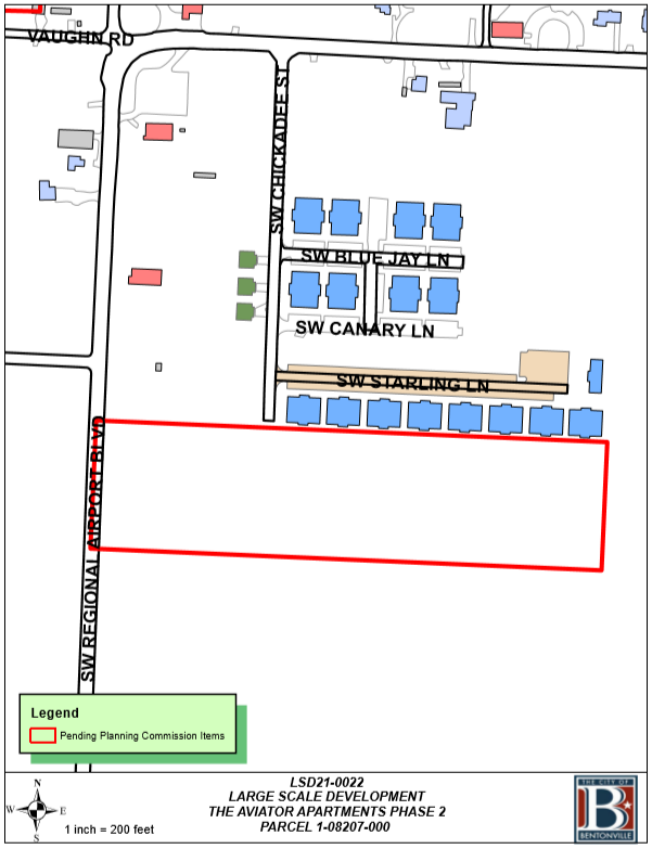
The Aviator Phase 2

SW Regional Airport Blvd.
PC Date: 6/15/2021
Reviewer: Jon Stanley, Senior Planner, APA, ALSA

Project Number	LSD21-0022
Applicant / Current Owner	ARIA Holdings, LLC
Site Area	+/- 10.09 acres
Current Zoning	R-4, High Density Residential
Future Land Use Map Designation	High Density Residential
Development Type / Use	Multi-Family

https://arcg.is/08HvK8

Location Map



Property Description
This property is located along SW Regional Airprot Blvd., near the community of Vaughn. It is currently zoned R-4, High Density Resitential with a Future Land Use Map classification of High Density Residential.

Project Details
The project consist of a Large-Scale Development proposing the construction of 16 multifamily buildings for a total of 180 units. Each of the buildings contains either 8 or 12 units each. In addition, a +/- 4,300 sq. ft. clubhouse with pool is also being proposed. 270 parking spaces are required and 270 are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements. The primary materials on the exterior of the building include stone, brick, concrete siding, and glass.

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 and Land Development Codes should help alleviate potential impacts.

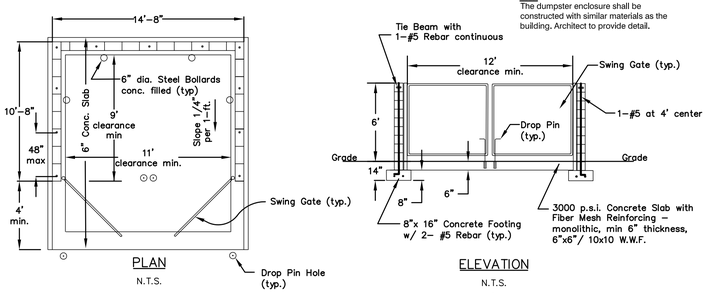
Waivers
One waiver request:

- The applicant hasa requested a waiver from Article 1100, Section 1100.21.e, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area.

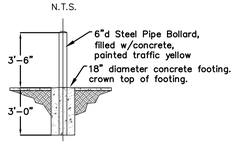
Conclusion
The proposed Large-Scale Development does not meet the minimum requirements of the Land Development Code because of the waiver request. If the Planning Commmission approves the waiver request, then staff supports the approval of the Large-Scale Development.

ELECTRIC, WATER & SEWER UTILITY NOTES:

1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
2. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITITIES.
3. THE CONTRACTOR MAY ONLY INSTALL THE METER SETTER. CITY WILL INSTALL THE METER WITH HOME CONSTRUCTION.
4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
5. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
6. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
7. SEWER SERVICE NOT USED MUST BE CAPPED AT THE MAIN AND VERIFIED BY THE CITY.
8. TRASH SERVICE TO BE PROVIDED BY DUMPSTER SERVICE.
9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
10. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5/ BASED ON THE FOLLOWING CONDITIONS;
    A) PLACEMENT OF ANY FILL GREATER THAN 1'
    B) **ANY** EXCAVATION
11. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13. TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, STANDARD WATER AND SEWER SPECIFICATIONS (2008 VERSION), 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.
15. 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.
16. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
17. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
18. PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
19. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
20. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
21. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
22. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
23. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
24. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
25. **CITY SHALL MAKE ALL TAPS ON EXISTING MAINS AT OWNER'S EXPENSE.**
26. BENTONVILLE WATER UTILITIES HANDLES WATER UTILITY INSPECTIONS. PLEASE CALL 271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM TO SETUP INSPECTIONS.
27. EAVES NOT TO BE GREATER THAN 30'.



DUMPSTER ENCLOSURE DETAIL
NTS



BOLLARD DETAIL
N.T.S.

UTILITY NOTES:

WATER PIPE SHALL BE 8" PVC AND MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305 ONLY.

SEWER PIPE SHALL BE 8" PVC AND MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM3034 AND CELL CLASSIFICATION 12454-B.

RP TYPE BACKFLOW PREVENTER REQUIRED ON ALL IRRIGATION WATER SERVICES.

FIRE HYDRANTS SHALL BE SET AT BURY LINE AT FINISHED GRADE. HYDRANTS SHALL BE POSITIONED 3' TO 9' FROM BACK OF CURB OR EDGE OF ANY DRIVING SURFACE (MEASURED FROM THE STEAMER CAP NUT) OR AS DIRECTED BY THE DEPARTMENT DURING PLAN REVIEW.

HWY 12 BORE: IF VERTICAL BENDS ARE REQUIRED, A PROFILE MUST BE SUBMITTED. IF THIS OCCURS IN THE FIELD, THE WATER MAIN CONSTRUCTION WILL BE ON HOLD UNTIL THE PLANS ARE APPROVED. RECOMMEND POTHOLING WATER MAIN DURING DESIGN TO REDUCE ANY DELAYS.

OWNER:

DAVID & NINA MURRAY
25235 SE MIRRORMOUNT
ISSAQUAH, WA 98027-6965

LEGAL DESCRIPTION:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Beginning at the SW Corner of said NW1/4, NE1/4, said point being the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'33"E 1,321.43 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 1,321.34 feet to the POINT OF BEGINNING: Containing 10.02 acres more or less subject to easements and right of way of record.

NOTES:

1) ZONING = R-4
2) PARCEL: 01-08207-000
3) EXISTING SW CHICKADEE ST.: 52' RIGHT-OF-WAY.
4) EXISTING AR HWY. 12: 60' RIGHT-OF-WAY.
5) ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
6) BOUNDARY BASED ON SURVEY BY SATTERFIELD LAND SURVEYORS BOOK 2006 PAGE 1087.
7) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0235K DATED JUNE 5, 2012.
8) FRONT UTILITY EASEMENTS ARE RESERVED FOR CITY UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
9) NEW TREES SHALL BE LOCATED 5' FROM UTILITIES AND STORM DRAINAGE.
10) A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING. NO FENCES OR OTHER STRUCTURES SHALL BE BUILT IN DRAINAGE EASEMENTS.
11) TRASH SERVICE TO BE DUMPSTER. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND DETAIL SHALL BE PROVIDED TO PLANNING FOR APPROVAL.
12) ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
13) ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
14) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
15) FIRE LANE MARKING WILL BE REQUIRED AND APPROVED BY CITY OF BENTONVILLE FIRE MARSHALL.

PARKING REQUIREMENTS (MULTI-FAMILY):

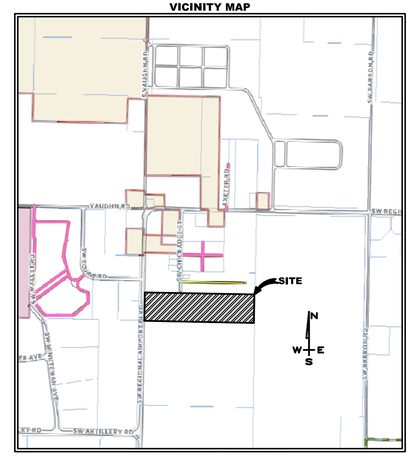
3 SPACES PER EACH TWO DWELLING UNITS

16 BLDGS = 180-UNITS = 270 SPACES REQUIRED

4 BLDGS (W/ 3 ADA UNITS PER) = 12 ADA SPACES REQUIRED
1 ADDITIONAL ADA SPACE PROVIDED AT POOL HOUSE
TOTAL ADA SPACES PROVIDED = 13 ADA SPACES

TOTAL SPACES PROVIDED = 267 SPACES

VICINITY MAP



BENTONVILLE, ARKANSAS

R-4 BUILDING SETBACK TABLE	
FRONT	20'
SIDE INTERIOR	10'
SIDE EXTERIOR	20'
REAR	25'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE EX. SS-8
- PROPOSED 8" SEWER LINE SS-8
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE WL-8
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: THE AVIATOR APTS PH 3 LSD

PROJECT LOCATION: BENTONVILLE, AR.

REVISIONS

DATE: 05-03-21
DRAWN BY: JSI
PROJECT # 2020078
FILE PATH: Z:\LSD\2020078\LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER - OKLAHOMA

SHEET TITLE

SITE & UTILITY PLAN

SHEET NUMBER

C1.01

LSD21-0022

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,040 S.F. (60%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	345 S.F. (20%)
TRIM	86 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



1 North
1/4" = 1'-0"

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,185 S.F. (70%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	170 S.F. (10%)
TRIM	85 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,702 S.F. (100%)



2 West
1/4" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ARNOLD
REGISTERED ARCHITECT
NO. 4771

1BR BLDG. - ELEVATIONS

Seal

6.9.21

Revisions

Date
6.9.21

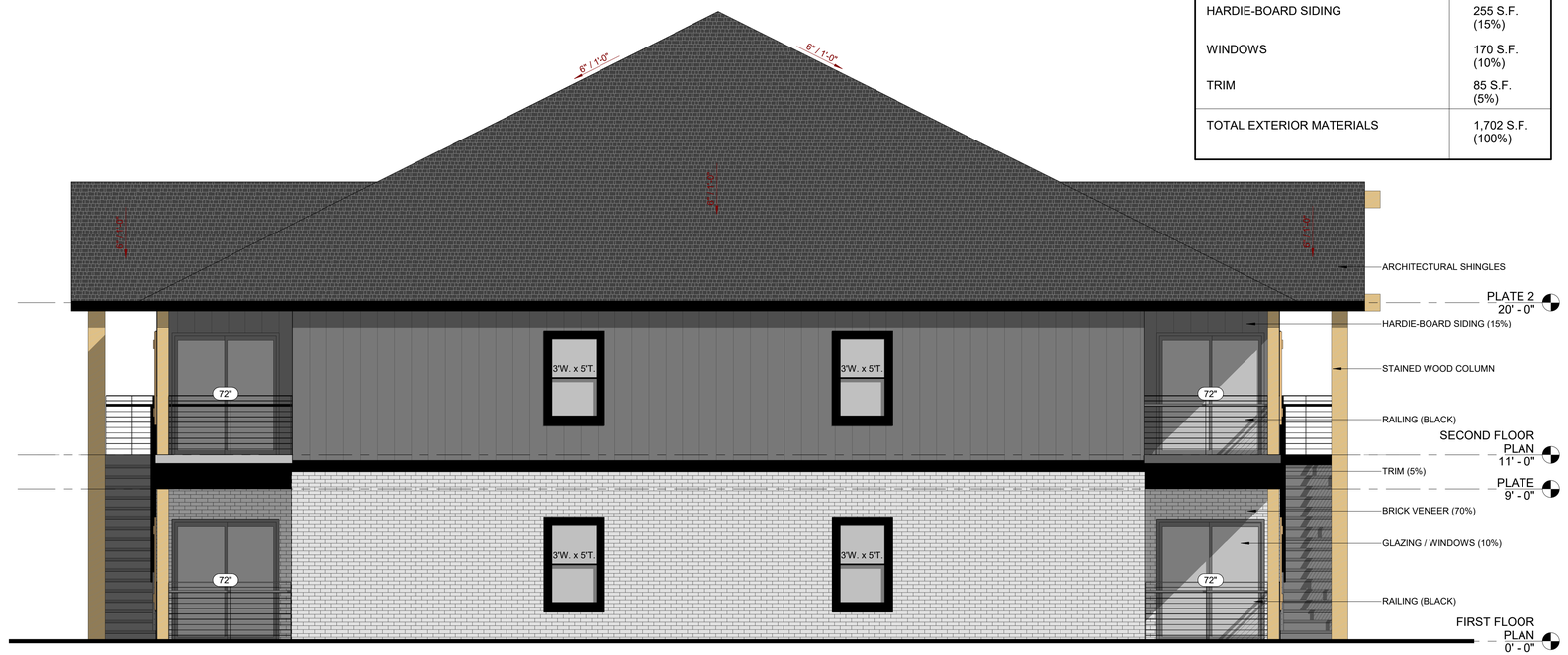
Project 20.08

MF1.3



1 South
1/4" = 1'-0"

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,040 S.F. (60%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	345 S.F. (20%)
TRIM	86 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



2 East
1/4" = 1'-0"

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,185 S.F. (70%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	170 S.F. (10%)
TRIM	85 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,702 S.F. (100%)

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ARNOLD
REGISTERED ARCHITECT
NO. 4377
STATE OF ARKANSAS

1BR BLDG. - ELEVATIONS

Seal

6.9.21

Revisions

Date
6.9.21

Project 20.08

MF1.2

LARGE SCALE DEVELOPMENT STAFF REPORT

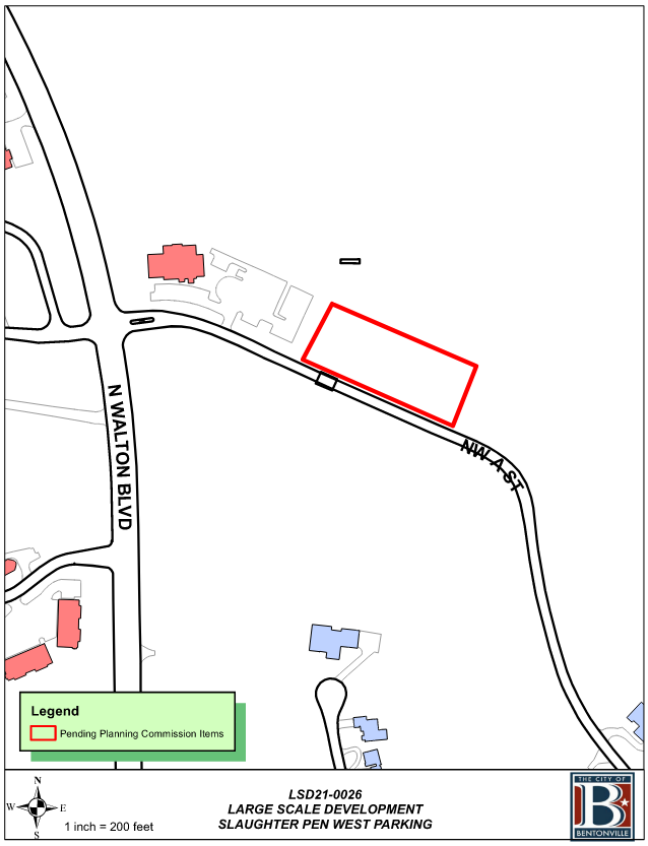
Slaughter Pen West Parking

2901 NW A Street
PC Date: 6/15/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0026
Applicant / Current Owner	NWA Trailblazers
Site Area	+/- 3.73 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Parks
Development Type / Use	Trail Parking

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 2901 NW A Street and is currently zoned A-1, Agricultural, with a Future Land Use classification of Parks.

Project Details
A Large-Scale Development proposing a parking lot at the Slaughter Pen trail. The development provides a total of 48 parking spaces. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements, except for the requested waiver.

Projected Traffic Impact
This project 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
Two waivers requested:

1. A waiver from Appendix B, Article 1400, Section 1400.06 Street Frontage Buffer Landscaping Required. The applicant requests this waiver in order to not have to plant street trees outside of their area of development.
2. A waiver from Appendix B, Article 1100 Development Standards, Sec. 1100.15 Sidewalk Requirements, subsection d, Requirement, which requires the owner of any property abutting a public street to construct a sidewalk according to the Master Street Plan. The applicant requests a waiver from constructing a sidewalk along the length of their entire property. They are proposing a sidewalk along the width of their development area.

Conclusion
The proposed Large-Scale Development does not meet the minimum requirements of the Land Development Code because of the requested waiver.

Staff recommends approval of the waivers from providing street trees and sidewalk along the entire lot frontage because the applicant has potential future plans to expand the parking lot to the east and that construction would require removal of those trees.

Staff recommends approval of the waiver requests and approval of the Large-Scale Development.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 20, 2021

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

RE: Waiver Request – Street Frontage Buffer Requirements
Slaughter Pen West Parking Lot and Tunnel Enhancements
Bentonville LSD #21-0026

Planning Staff,

We would like to request a waiver from the full requirements of Appendix B, Article 1400, Section 1400.06 Street Frontage Buffer Landscaping Required. We will be working on both sides of SW A Street and do understand the need and requirement for the Tree plantings and landscape buffers along the areas where we will be working. However, the property itself is a long tract of land that extends much further to the east than our area of development at this time. So, we would like to limit our tree planting requirements to the portion of the tracts where we will be adding new amenities and making adjustments to the infrastructure. It is possible that in the future this parking lot may be extended, there may be additional improvements to SW A Street, and there is discussion of removing the low water crossing at the bend in SW A Street.

With so many unknown and potential improvements east of our immediate work area, we feel it would be best to plant trees east of our work area in the future as individual projects or improvements come on line.

We appreciate your consideration, and look forward to your decision.

Sincerely,

Barry R. Williams, ASLA
Project Manager

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

June 3, 2021

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

RE: Waiver Request
Slaughter Pen West Parking Lot and Tunnel Enhancements
Bentonville LSD #21-0026

Planning Staff,

We would like to request a waiver from the full requirements of Appendix B, Article 1400, Section 1400.06 Street Frontage Buffer Landscaping Required. We will be working on both sides of SW A Street and do understand the need and requirement for the Tree plantings and landscape buffers along the areas where we will be working. However, the property itself is a long tract of land that extends much further to the east than our area of development at this time. So, we would like to limit our tree planting requirements to the portion of the tracts where we will be adding new amenities and making adjustments to the infrastructure. It is possible that in the future this parking lot may be extended, there may be additional improvements to SW A Street, and there is discussion of removing the low water crossing at the bend in SW A Street.

With so many unknown and potential improvements east of our immediate work area, we feel it would be best to plant trees east of our work area in the future as individual projects or improvements come on line.

We would also like to request a waiver from providing street/sidewalk improvements to NW A St. as a part of this project. This project includes the construction of a 48 stall parking lot with a 12' side path along NW A. St in this area that will connect to the City of Bentonville's existing trail system. We are also showing 80' of R/W for NW A St. This is shown on the 2021 MSP as a Collector Street with a required 70' of R/W. After construction, the parking lot and parcel will be donated to the City of Bentonville. Providing street improvements along the entire frontage of NW A St. is out of the budget for this project and would not be affordable for our client. We would like to formally request a waiver from providing street improvements along the frontage of NW A St.

We appreciate your consideration, and look forward to your decision.

Sincerely,

Daniel P. Ellis

Daniel Ellis, P.E.
Senior Vice President

SLAUGHTER PEN WEST PARKING

BENTONVILLE, ARKANSAS

LSDP


I-49
I-49
I-49

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	762150.77	661181.30	1071.78	RBR CAP
101	762375.38	660714.05	1069.15	MAG SPIKE
102	762496.22	660533.08	1068.04	RBR CAP
1020	762650.41	660115.32	1087.06	FND GPS MONUMENT NEW BENTONVILLE

LEGEND (EXISTING SYMBOLS)

SYMBOLS

CONTROL POINT

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB

CENTERLINE

FLOODPLAIN

FLOODWAY

STREAM FLOWLINE

1020

12' S/W

S65° 55' 23"E 464.01'

N24° 21' 53"E 159.97'

S24° 21' 53"W 159.97'

EXTEND EXISTING CULVERT

102

N65° 46' 19"W 104.61'

PROPOSED PATIO AREA

N65° 33' 39"W 669.76'

101

12' S/W

LANDSCAPE BUFFER

PROPOSED TUNNEL CONNECTION

SIDEWALK CONNECTION

PROPOSED SANITARY SEWER CONNECTION

SS.8

NW A ST

12' S/W

S24° 12' 41"W 285.00'

100

FLOODWAY

FLOODWAY

FLOODWAY

FLOODPLAIN

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20108800
ISSUE DATE: 4/15/2021
CONTACT: C. HENRICHS
CHECKED BY:

ISSUED FOR REVIEW

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
NO. 14601
CHRISTOPHER M. HENRICHS
SURVEYING

© 2021 Crafton, Tull & Associates, Inc.

PROJECT CONTROL-SITE PLAN (C)

LSD 21-0026

C-101

DRAWING: C:\20108800 SLAUGHTER PEN\REVIT\CAD FILES\PHOTO MATTER PARKING LOT\DWG\OVERALL SITE.DWG
LAYOUTS: OVERALL SITE PLAN LAST SAVED: 4/14/2021 3:54 PM PLOTTED: 4/14/2021 3:54 PM
USER: C. HENRICHS

PARCEL # 01-00222-003
3000 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

PARCEL # 01-16775-000
2901 NE A ST
CITY OF BENTONVILLE

STREAM FLOWLINE

FLOODWAY

DETENTION POND

2' OPEN RECTANGULAR WEIR

REVERSE GUTTER PAN RIBBON CURB

WHEEL STOP (TYP.)

12' S/W

INSTALL W11-15
W11-15P
W16-9P

6' x 6'
CHANGING ROOM
OWNER PROVIDED
CONTRACTOR INSTALLED

EXTEND EXISTING CULVERT
INSTALL PEDESTRIAN SAFETY RAIL

ECOVET BIKE RACK
OWNER PROVIDED
CONTRACTOR INSTALLED

PATIO AREA

CITY OF BENTONVILLE PARKS & REC
STANDARD TRASH RECEPTACLE
OWNER PROVIDED
CONTRACTOR INSTALLED

6" DIAM. BOLLARD (TYP.)

BENCH (TYP.)
INSTALL VICTOR STANLEY
"CLASSIC" (MODEL # C-10)
6' MINIMUM LENGTH
OWNER PROVIDED

WHEEL STOP (TYP.)

24' DRIVE AISLE

10'X10' PLANTER BOX
OWNER PROVIDED
CONTRACTOR INSTALLED

REVERSE GUTTER PAN RIBBON CURB

RETAINING WALL (DESIGNED BY OTHERS) WITH SAFETY RAIL

FLOODWAY

EXISTING TUNNEL CONNECTION

TUNNEL CONNECTION

INSTALL W11-2
W16-7P
IN COMBINATION WITH
EXISTING W1-2

INSTALL W11-2
W16-7P

335.0' SIGHT TRIANGLE

PARCEL # 01-00222-006
2810 NW A ST
NWA TRAILBLAZERS

36' B/B

RIBBON CURB

INSTALL W11-15
W11-15P
W16-9P

12' S/W

154.21'

290.0' SIGHT TRIANGLE

SS MH 1-2

SS MH 1-1

EXISTING STS PIPES

PARCEL # 01-16414-000
CITY OF BENTONVILLE

PARCEL # 01-00221-000
CITY OF BENTONVILLE

PARCEL # 01-03067-000
2811 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

PARCEL # 01-03066-000
2809 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

PARCEL # 01-03065-000
2807 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

NW A ST

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. THE CITY OF BENTONVILLE REQUIRES ALL NEW LIGHTING TO BE CUT-OFF OR B-U-G (WITH A U RATING OF 0). ANY NEW LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES WITH MATERIAL CONSISTENT WITH THE BUILDING MATERIALS.
13. NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME. SEPARATE PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FREESTANDING SIGNAGE SHOULD IT BE DESIRED AT A LATER DATE.
14. NO FENCING IS PROPOSED AT THIS TIME. SEPARATE PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FENCING SHOULD IT BE DESIRED AT A LATER DATE.
15. NOTHING BETWEEN 30" AND 60" IN HEIGHT SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES.

GRAPHIC SCALE IN FEET
20' 0 20'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20108800
ISSUE DATE: 4/15/2021
CONTACT: C. HENRICHS
CHECKED BY:

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

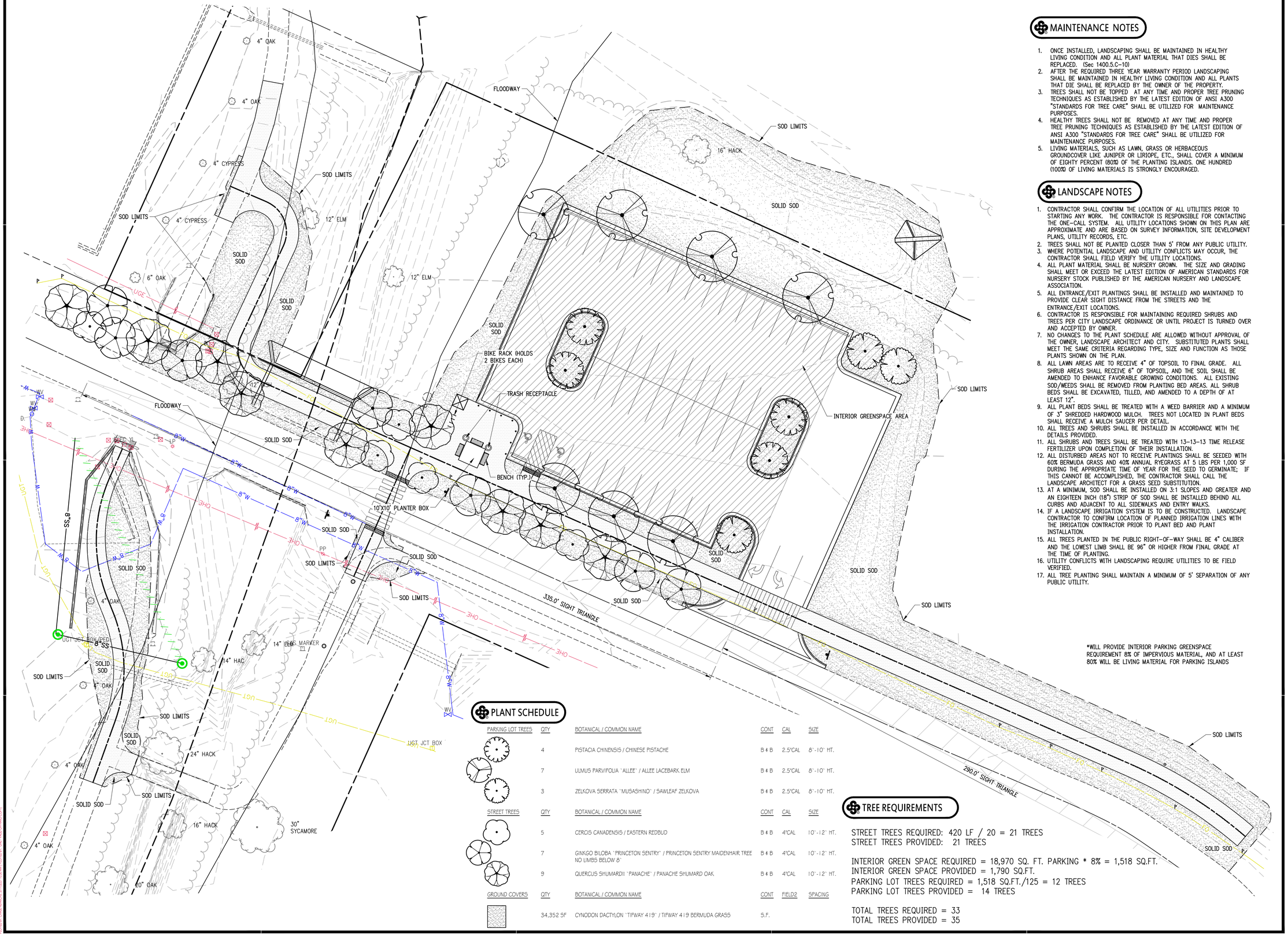
© 2021 Crafton, Tull & Associates, Inc.

SITE PLAN

LSD 21-0026

C-102

DRAWING C:\20108800_SLAUGHTER PEN PARKING LOT EXPANSION\CAD\CIVIL\SHEET SETS\C-102 SITE PLAN.DWG LAYOUT: SITE PLAN USER: CHENRICHS XREFS: 8/17/2021 11:42 AM


4" OAK
4" OAK
4" CYPRESS
SOD LIMITS
SOD LIMITS
4" CYPRESS
12" ELM
SOLID SOD
6" OAK
SOLID SOD
12" ELM
FLOODWAY
SOLID SOD
SOD LIMITS
16" HACK
SOLID SOD
SOLID SOD
BIKE RACK (HOLDS 2 BIKES EACH)
TRASH RECEPTACLE
SOD LIMITS
INTERIOR GREENSPACE AREA
BENCH (TYP.)
10'X10' PLANTER BOX
SOLID SOD
SOLID SOD
SOLID SOD
SOLID SOD
SOLID SOD
SOLID SOD
SOD LIMITS
335.0' SIGHT TRIANGLE
SOLID SOD
SOD LIMITS
SOD LIMITS
4" OAK
UGT JCT BOX (TYP)
8" SS
14" HAC
14" ELM MARKER
SOLID SOD
4" OAK
SOD LIMITS
SOD LIMITS
SOLID SOD
4" OAK
24" HACK
SOD LIMITS
SOLID SOD
16" HACK
30" SYCAMORE
4" OAK
30" OAK
UGT JCT BOX
290.0' SIGHT TRIANGLE
SOD LIMITS
SOLID SOD
FLOODWAY
SOLID SOD
SOLID SOD
SOLID SOD
SOLID SOD
SOLID SOD
SOLID SOD

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

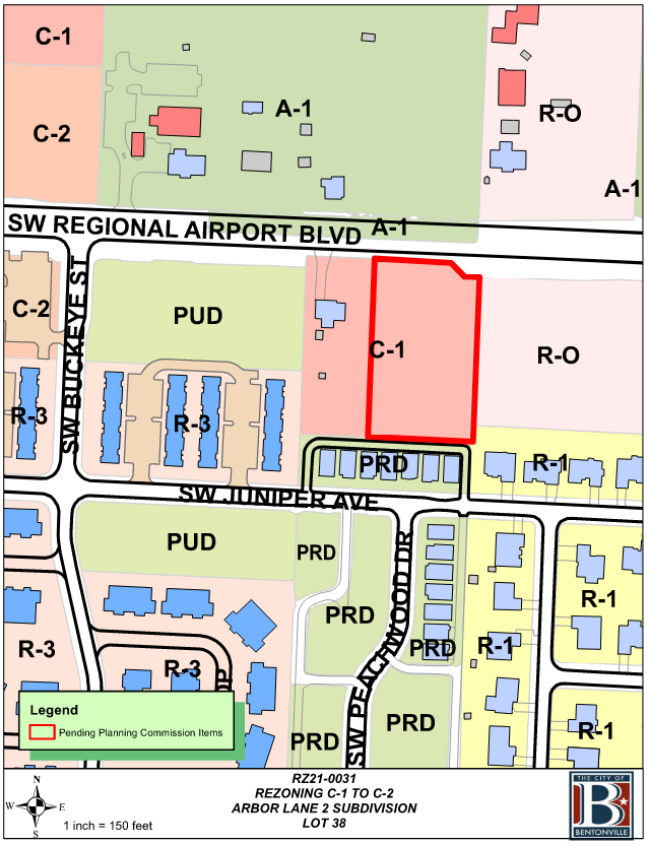
Real Assets

2301 SW Regional Airport Boulevard
PC Date: 6/15/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0031
Applicant / Current Owner	Real Assets, Inc.
Site Area	+/- 1.58 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	High Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 2301 SW Regional Airport Boulevard. The property is currently zoned C-1, Neighborhood Commercial. Surrounding zoning districts are A-1, Agricultural to the north, R-O, Residential Office to the east, PRD, Planned Residential Development to the South, and PUD, Planned Unit Development and R-3, Medium Density Residential to the west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as High-Density Residential. The applicant is requesting a change in the Future Land Use Plan to General Commercial. General Commercial areas typically 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. General commercial uses should balance access between pedestrians and vehicles and the impacts of parking should be minimized.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Land Use Plan. This area is intended to support the development of vacant properties already served by infrastructure within the context of existing development (pg. 44).

Public Comment
Staff has not received public comments regarding this rezoning request.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to develop a landscape material retail store. Immediately surrounding this property, the future land use classifications are medium and high density residential. A change in zoning would result in spreading more intense commercial along the corridor, instead of focusing it more on major intersections.

Conclusion
Planning staff has reviewed this rezoning and Future Land Use Map request. Due to the surrounding residential development and the proximity to a major intersection, staff recommends denial of the Future Land Use Map Amendment and of the rezoning request.

CIVIL DESIGN ENGINEERS, INC.

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civilde.com

May 10, 2021

Ferdinand Fourie, P.E.
P.O. Box 56
Cave Springs, Arkansas 72718
479.381.1066 Telephone
ffourie@civilde.com

Re: Request for Rezoning
Lot 38 Arbor Lane II Addition
2301 S.W. Regional Airport Blvd.
Bentonville, AR 72712

The 1.58-acre property is currently zoned C-1 (Neighborhood Commercial). The proposed zoning is C-2 (General Commercial), which will allow for the development of the property for a landscape material retail store.

The property is adjacent to S.W. Regional Airport Blvd to the north of the site which is designated as an arterial boulevard on the city Master Street plan.

Although developed commercial use is prevalent along S.W. Regional Blvd the property is along an area that has not been developed yet. The adjacent area to the west is zoned C-1, to the south PRD (Planned Residential district), and to the east R-O (Residential Office).

Across the street to the north is undeveloped land that is zoned agricultural.

A 12-inch public sewer line and 18-inch water line is along the south side of S.W. Regional Blvd at the property.

Signage and building appearance will be addressed as part of a future Large-Scale Development and signage permit.

Please let me know if you have any questions.

Thank you,



Ferdi Fourie, P.E.
Project Engineer
FF/FF

CIVIL DESIGN ENGINEERS, INC.

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civilde.com

May 14, 2021

Ferdinand Fourie, P.E.
P.O. Box 56
Cave Springs, Arkansas 72718
479.381.1066 Telephone
ffourie@civilde.com

Re: Request to amend the Future Land Use Plan
Lot 38 Arbor Lane II Addition
2301 S.W. Regional Airport Blvd.
Bentonville, AR 72712

Please accept this letter as request to amend the Future Land Use Plan to accompany the rezoning request for this property from C1 to C2.

According to the Zoning Districts policy map the property falls within Priority Area 3 (Edge Growth), and is shown as High Density Residential on the Future Land Use Map. We request this to be amended to General Commercial.

Our request to amend this to General Commercial is based on the following:

1. The property is already zoned for commercial use and not high density residential.

2. The property frontage is an arterial street (SW Regional Blvd). There are limited real estate located along major thoroughfare roadways which would be more appropriate for commercial use than residential use.

3. The majority area along this arterial is already existing commercial use, even within the boundary of the High Density Residential use indicated on the Future Land Use Map.

4. Residential developments along a busy arterial thoroughfare roadway is less safe than locating these developments behind commercial districts which should be along these roadways.

Please let me know if you have any questions.

Thank you,



Ferdi Fourie, P.E.
Project Engineer
FF/FF

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.

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

C-2, General Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-2	All	7,000	-	70’	-	60%	60%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-2	50’	20’	7’	30’	20’	30’

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

C-2, General Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal clinic
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Residential
Residential facility - assisted living
Residential facility - extended medical care
Residential facility - temporary shelter

Services
Adult day care
ATM machine
Auction house
Auto or equipment auction
Automobile repair
Car wash
Cemetery or mausoleum
Child care - commercial
Child care - residential (4 children)
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Maintenance service
Medical services - hospital
Medical services - doctor office
Medical services - urgent care clinic
Medical services - laboratory
Medical services - substance abuse or mental health treatment clinic
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Office / warehouse
Personal services
Postal services
Repair services - household
Repair services - equipment, large appliances

Retail
Artisan shop
Auto and vehicle sales/rental
Bakery
Bar, lounge or tavern
Building and landscape material sales
Convenience store
Convenience store that sells beer and/or light wine for off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
Restaurant
Restaurant, drive-in
Restaurant, drive-through
Retail - small scale (≤ 4,000 gsf)
Retail - large scale (≥ 4,000 gsf)

Industrial and Warehousing
Laboratory - dental or medical
Laboratory - research
Mini-warehouse storage
Taxidermy

Transportation / Utilities
Broadcasting studio
Parking facility (as principle use)

Recreation, Education & Assembly
Aquarium
Arena / auditorium
Community Center
Commercial recreation facility - indoor
Conference / convention center
Cultural studio
Event center
Library
Museum
Library
Museum
Park – community, mini, neighborhood

CONDITIONAL

Agriculture and Animals
Animal kennel or shelter
Urban farm

Residential
Residential facility - rehabilitation

Recreation, Education & Assembly
Commercial recreation facility - outdoor
Educational facility
Golf course
Outdoor music venue
Religious facilities

Services
Crematory
Public safety services

Retail
Construction / heavy equipment sales/rental
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park
Package liquor store within 500 ft. of a city owned and maintained park or trail
Restaurant - microbrewery
Sexually oriented business

Industrial and Warehousing
Contractor maintenance yard
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail
Mining

Transportation / Utilities
Airport facilities
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory

Transportation / Utilities
Solar energy system
Wind energy system, small

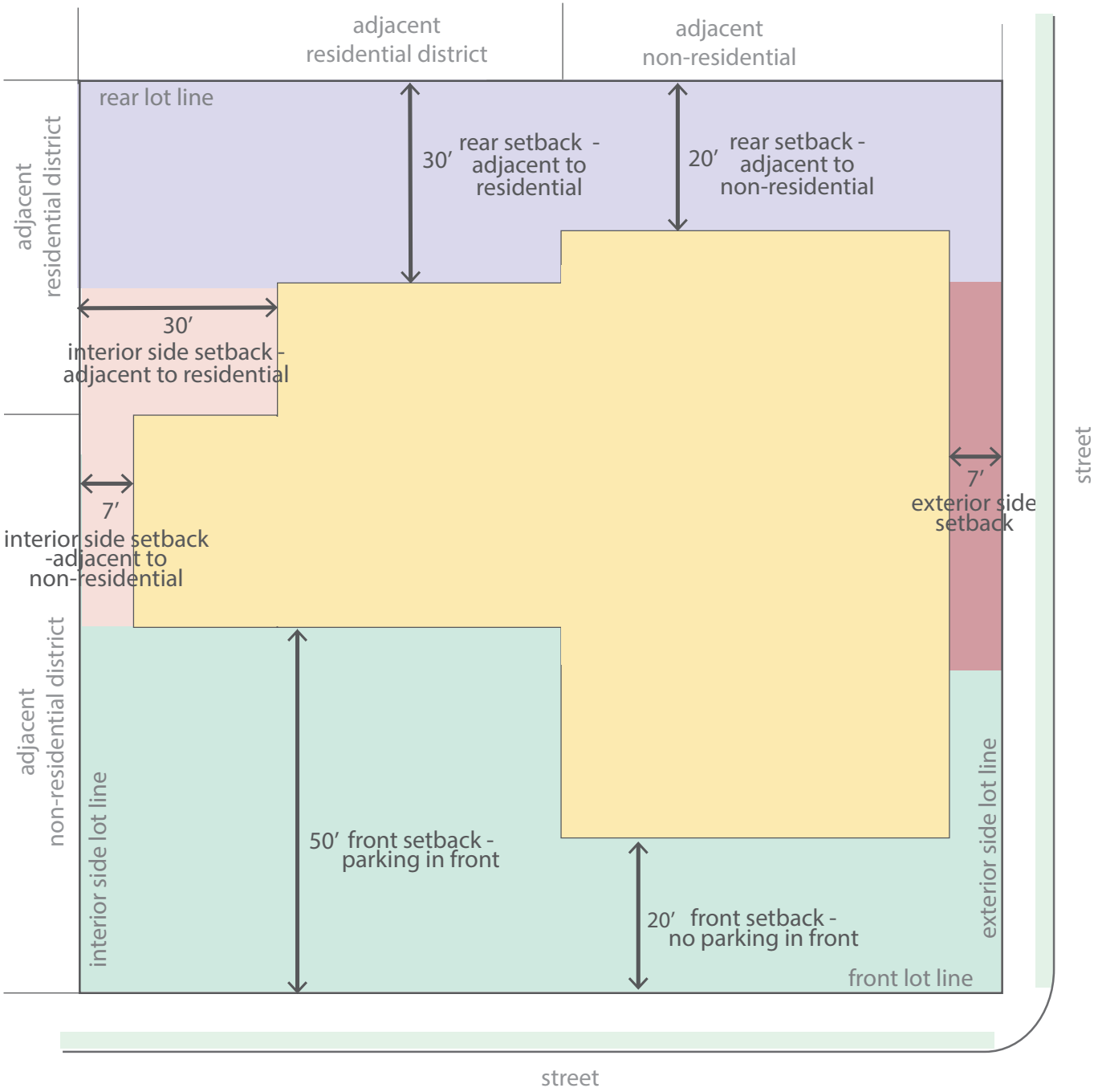
Other
Building, accessory - nonresidential

Updated 02-11-20

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

C-2, General Commercial

Setback Illustration



REZONING STAFF REPORT

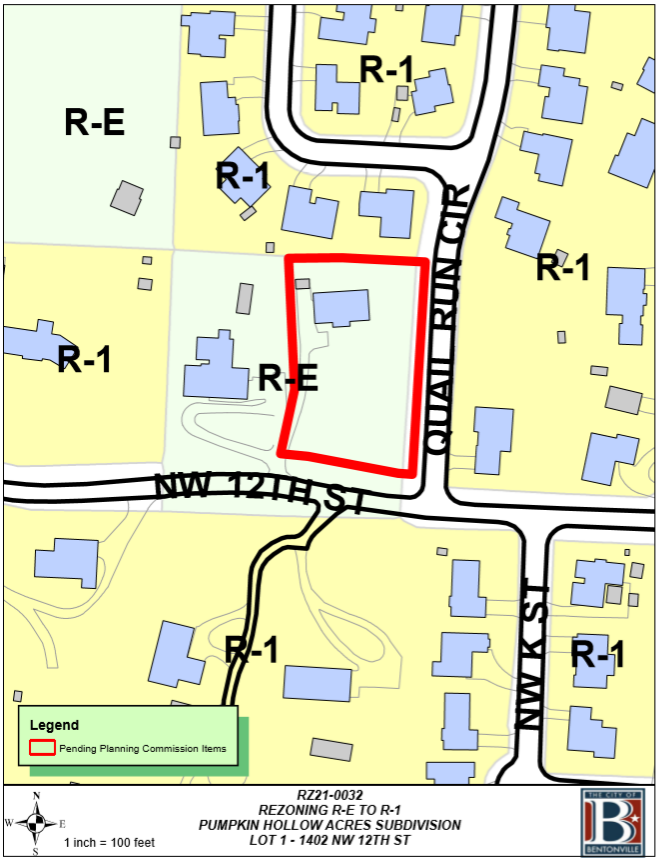
Chelsea Wilson

1402 NW 12th Street
PC Date: 6/15/2021
Reviewer: Baylea Birchfield, Planning Tech

Project Number	RZ21-0032
Applicant / Current Owner	Chelsea Wilson
Site Area	+/- 1.16 acres
Current Zoning	R-E, Residential Estate
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
1402 NW 12th Street, located northwest of the intersection of NW 12th and Quail Run Circle, currently contains a single-family home. Adjacent zoning districts are R-1, Single-Family Residential to the north, south, east, and west. The Future Land Use Map depicts property to the north, south, east, and west as Low-Density Residential.

Relationship to the Bentonville Community Plan
The Future Land Use Map currently depicts this property as Low-Density Residential. These areas typically include detached single-family residential properties and amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment
Staff has received public comment on this request.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to complete a remodel of the home to include a garage addition to the west side of the dwelling. With the current zoning, the 30' setback prohibits this action. Rezoning to R-1 will change the interior setback to 7', providing the proper clearances for the 22' wide garage.

Conclusion
Planning Staff has reviewed this rezoning and noted that The Future Land Use Map currently depicts this property as Low-Density Residential. These areas typically include detached single-family properties. Staff recommends approval of the rezoning request.

Narrative

- Current zoning designation
  - RE – residential estate
- Proposed zoning designation
  - R1 – residential single family
- Explanation of the proposed zoning change including current owner information and any proposed sales.
  - Zachary Paul and Chelsea Wilson are proposing to change the zoning designation of 1402 NW 12th St. Bentonville, AR 72712 from RE (residential estate) to R1 (residential single family). There will be no proposed sales associated with this zoning designation change.
- Reason for requesting zoning change
  - Zachary Paul and Chelsea Wilson intend to complete a remodel of 1402 NW 12th St. Bentonville, AR 72712 to include a garage addition to the west side of the current dwelling. With current RE zoning, the 30' setback from the west property line prohibits this addition. Rezoning to R1 will change the inner setback to 7', providing the proper clearances for the 22' wide garage addition.
- Statement of how the property will relate to surrounding properties
  - No change to how the property relates to surrounding properties
- Use
  - Single family, residential.
- Traffic
  - No change to traffic.
- Signage
  - No change to signage.
- Appearance
  - From 12th street, a 22' wide garage additional will be added on to the west (left) face of the existing dwelling.
  - From Quail Run Circle, the 44' long garage addition will span from 3' south (left) of the front face of the existing dwelling and terminate 8' beyond the north (right) rear face of the existing dwelling.
  - The garage addition will be 27' tall (10' taller than the existing dwelling).
- Availability of water and sewer (state size of lines)
  - No change to availability of water and sewer services.

NOTICE OF INTENT TO REZONE

Zachary Paul and Chelsea Wilson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate to R-1, Single-family Residential

The legal description of the property is as follows:

See attached legal description.

The common description of the property is: 1402 NW 12th St. Bentonville, AR

Proposed land use: Residential

The public hearing will be held June 15th, 2021 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Signature and Physical Address
1401 NW 12th St

Signature and Physical Address
1401 NW 12th St

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

R-1, Low Density Single Family Residential

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.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20’	7’	20’	25’

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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

R-1, Low Density Single Family Residential

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

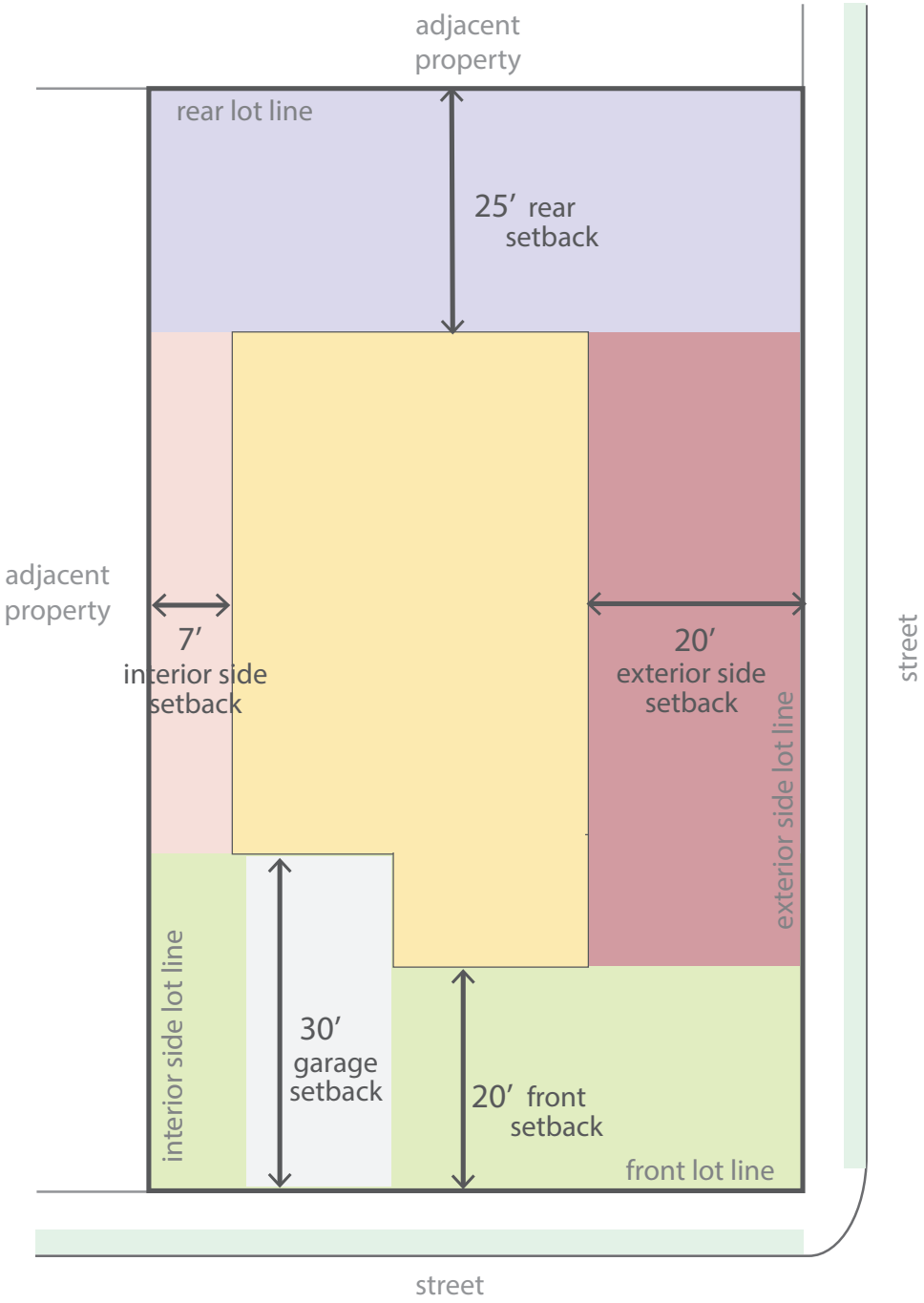
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park – neighborhood **Services** Child care - residential (4 children) **Retail** Mobile food vendor	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type a **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary Uses	**Agriculture and Animals** Apiculture Hobby chicken **Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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

R-1, Low Density Single Family Residential

Setback Illustration



FUTURE LANDUSE MAP AMEMENDMENT & REZONING STAFF REPORT

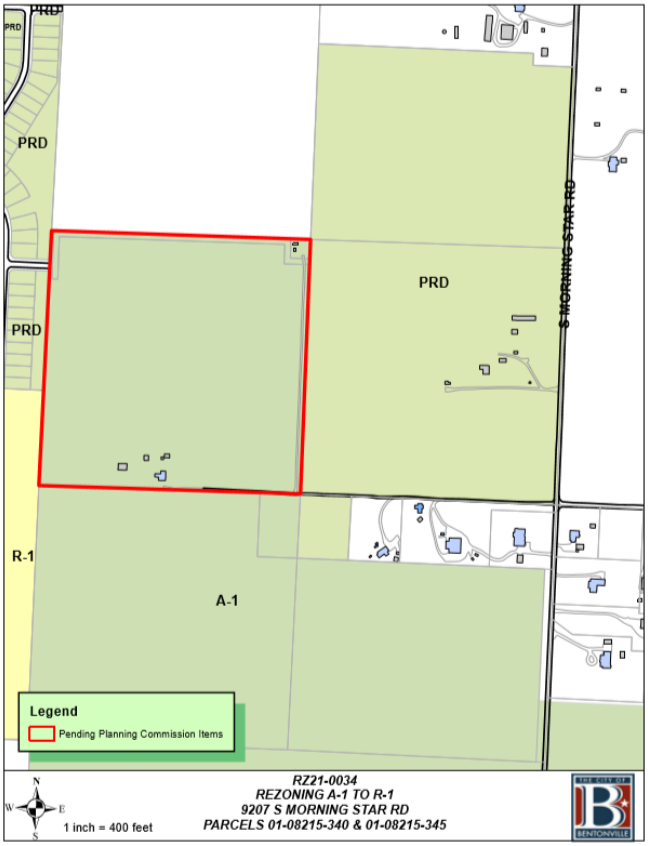
Amazing Land Company, LLC

9207 South Morning Star Road
PC Date: 6/15/2021
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0034
Applicant / Current Owner	Amazing Land Company, LLC
Site Area	+/- 38.46 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural (A)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 9207 South Morning Star Road and currently contains a single-family home. Adjacent zoning districts are PRD, Planned Residential Development, to the west and east, R-1, Single-Family Residential to the west, A-1, Agricultural to the south and Benton County to the north.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Agricultural. Agricultural areas include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures.

While all of the surrounding properties have a Future Land Use Plan designation of Agricultural, the actual uses of the properties to the east and west are recently developed single-family subdivisions.

Public Comment
Staff has received public comment on this request. See attached.

Analysis
The applicant has requested to change the land use classification with this rezoning request to Low Density Residential to be consistent with the zoning request and surrounding development patterns. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Conclusion
The Future Land Use Map currently depicts this property as Agricultural with a request herein to change the land use to Low Density Residential. These areas typically include detached single-family properties. Staff recommends approval of this rezoning request.

CEI
Solutions for Land and Life

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

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

May 10, 2021

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

RE: Amazing Land Company, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Amazing Land Company, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-08215-340 & 01-08215-345 from A-1, Agricultural District to R-1 Single Family Residential. The property is approximately 40.06 acres located between Aurora subdivision and Providence subdivision. The property is planned for development by the current owner as a single-family residential subdivision.

Pending approval of this rezoning request, a proposed development plan will be submitted later this summer addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as R-1 Single Family Residential use will be compatible with the surrounding single-family homes and agricultural lands.

Access to this development has been provided by extension of public streets from the adjacent subdivisions and ultimately to collector and arterial streets in the surrounding areas. An increase of traffic can be expected from the development consistent with similar single-family subdivisions in the area since the land is currently undeveloped. All necessary utilities for the proposed development are available on or by adjacent easement to the subject tract. An 8" water main exists on the property as well as several stubs from the adjacent Aurora subdivision. Access to sewer is provided by an established easement to the south which connects to the Nomad Creek Sewer Extension project nearing completion of construction and by sewer manholes installed by Aurora subdivision to the common property line.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor

Nate Bachelor, PE
Project Manager

01-17955-000
6505 SW CHESTNUT HILL RD

NOTICE OF INTENT TO REZONE

Amazing Land Company, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural to R-1, Single-family Residential

The legal description of the property is as follows:

The SW 1/4 of the NW 1/4 of Section 23, Township 19 North, Range 31 West, Benton County, Arkansas.

The common description of the property is: 9207 S Morning Star Rd

Proposed land use: Single Family Residential

The public hearing will be held June 15, 20 21 at 4:00 p.m. It will be held at 305 S.W. "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 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:

Rejoing will impact a lot of wild life. I have seen several times a pack of deers near the small Creek for water. ~~This~~

Kishore

Signature and Physical Address

6601 SW Chestnut Hill Rd
Bentonville AR 72713

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.

R-1, Low Density Single Family Residential

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.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20’	7’	20’	25’

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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

R-1, Low Density Single Family Residential

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

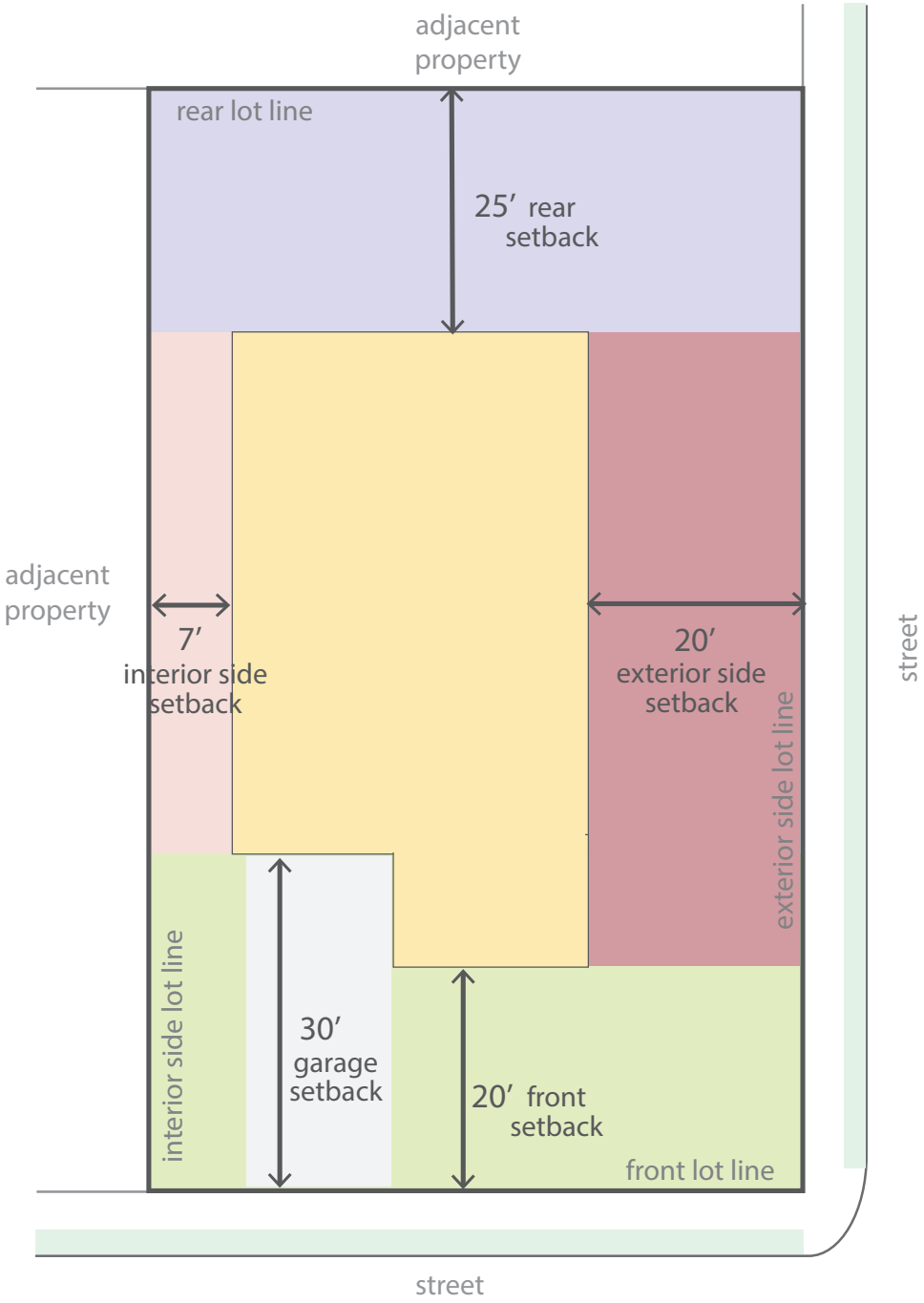
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park – neighborhood **Services** Child care - residential (4 children) **Retail** Mobile food vendor	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type a **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary Uses	**Agriculture and Animals** Apiculture Hobby chicken **Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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

R-1, Low Density Single Family Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT

CBMAA Parking Deck

1005 Museum way

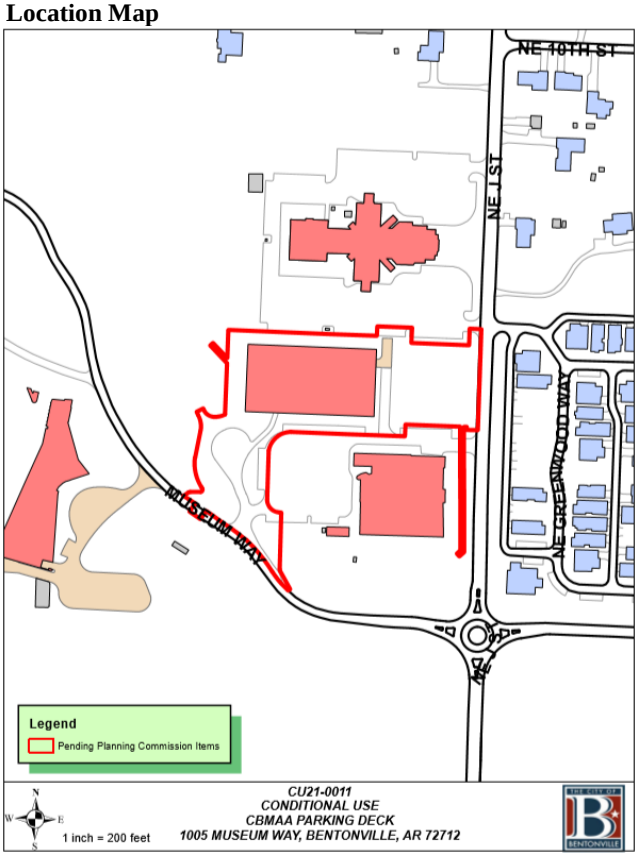
PC Date: 6/15/2021

Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	CU21-0011
Applicant / Current Owner	Alice L. Walton Foundation
Site Area	+/- 7.0 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi Public
Requested Use	Noise Ordinance Violation
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

1005 Museum Way is currently zoned A-1, Agriculture. Noise Ordinance violations require a Conditional Use Permit regardless of Zoning District.

Proposed Use Description

A request to allow for early morning and late night construction activity in association with the previously approved CBMAA Parking Deck. According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. The applicant anticipates these concrete pours to occur from June 2020 through April 2022. Specific timelines are included within this packet.

Public Notice

Staff has not received public comment on this conditional use request

Conditions of Approval

1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not met.
3. This conditional use shall be limited to construction activities directly related to the overnight concrete pours and shall not include other scopes of construction.
4. This Conditional Use Permit shall be limited to the hours of 7:00pm to 6:00am Monday through Sunday and legal holidays.

BALDWIN & SHELL CONSTRUCTION COMPANY

March 29, 2021

Conditional Use Permit

Re: CBMAA Parking Deck
1005 Museum Way
Bentonville, AR
CU21-0011

City Council,

Baldwin and Shell Construction Company will be performing construction activities early in the morning and at night as necessary to meet the attached construction schedule. This will include pouring cast-in-place concrete. The scale of the concrete pours will require late/early starts, and overnight work utilizing temporary lighting, concrete trucks, booms and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the material and volume for this type of construction. The requested start date for this Conditional Use Permit is June 1st 2021 and will run until April 2022. Anticipated daily workforce is estimated to be 100 people 24 hours a day, seven days a week. However, variance to the current noise ordinance would be limited to concrete delivery trucks, pumping truck, and placing booms at a capacity of 10 truck per hour.

Baldwin & Shell understands the impact construction related noise has on the community and with that intends to be the best neighbor possible. We will have regular meetings with adjacent property owners and share with all parties a schedule of these construction activities.

Sincerely,

Colt Oade

Colt Oade
Project Manager
Baldwin and Shell Construction