***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
July 6, 2021

Registration Link: https://zoom.us/webinar/register/WN_vofxnTndSUe-6GJnvPDJUg

I. Call to Order

II. Approval of the June 15th Meeting Minutes

III. Consent Agenda

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

2. **Lots 1 & 2, 13 & 14 of Aviator Subdivision** — **Lot Split**
   SW Regional Airport Boulevard *(LS21-0031)*

3. **Lots 1 & 2 of Helping Hands Addition** — **Lot Split**
   SW 28th Street and SW D Street. *(LS21-0034)*

4. **Lots 1, 2, 3 & 4 of Jones Addition** — **Lot Split**
   SW 5th Street and SW D Street *(LS21-0002)*

5. **Lots 45 & 46 of Lucas Subdivision** — **Property Line Adjustment**
   1400 SW I Street (*PLA21-0020)*

6. **Lots 26 & 27 of Uptown Village Subdivision** — **Property Line Adjustment**
   SW Regional Airport Boulevard *(LS21-0032)*

IV. New Business

1. **Constellation Properties** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   903 NW A Street *(RZ21-0035)*

2. **Ray Residential Homes, LLC** — **Rezoning***
   R-3, Medium Density Residential to DN-2, Downtown Medium-Density Residential
   806 SE G Street *(RZ21-0036)*

3. **Ray Residential Homes, LLC** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   602 Bella Vista Road *(RZ21-0037)*

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

4. **Ray Residential Homes, LLC** **Rezoning***
   R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential
   NE 2nd Street & NE G Street *(RZ21-0038)*

5. **Square District Properties** **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   1206 & 1208 Fillmore Street *(RZ21-0039)*

6. **Sunrise Developers, Inc.**
   6a. Medium-Density Residential to Low-Density Residential Future Land Use Map Amendment*
   SW Featherston Road & SW 28th Street *(RZ21-0040)*
   6b. R-ZL, Residential Zero Lot Line to R-1, Single Family Residential **Rezoning***
   SW Featherston Road & SW 28th Street *(RZ21-0040)*

7. **Suroeste 14, LLC**
   7a. Medium-Density Residential to General Commercial Future Land Use Map Amendment*
   SW I Street & SW 14th Street *(RZ21-0041)*
   7b. A-1, Agrivultural to C-2, General Commercial **Rezoning***
   SW I Street & SW 14th Street *(RZ21-0041)*

8. **SOMO (South of Momentary Phase 2)** **Planned Unit Development***
   (PUD, Planned Unit Development to PUD, Planned Unit Development)
   507 SE E Street *(PUD21-0001)*

9. **Elite Martial Arts** **Conditional Use Permit***
   Home Occupation Type B
   4601 SW Flintrock Road *(CU21-0013)*

10. **Popup Drink** **Conditional Use Permit***
    2003 SW Regional Airport Boulvard *(CU21-0014)*

11. **Bentonville Film Festival 2021** **Conditional Use Permit***
    Temporary Use
    200 E Central Avenue *(CU21-0015)*

12. **102 West Apartments** **Large-Scale Development**
    SW 14th Street (Hwy 102) *(LSD21-0032)*

V. Other Business

Planning Commission Meeting
Minutes
June 15, 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 Joe Haynie
Absent: Richard Binns
Staff: Ellen Norvell, Jon Stanley, Elizabeth Johnson, Christian Togmus, Baylea Birchfield

Mr. Davis requested an amendment to the June 1st minutes. Item #3, CU21-0009 should have the voting record.

Motion by Mr. Haynie, seconded by Mrs. Kerr to approve the amended minutes of June 1, 2021.
Approved 6-0

Consent Agenda

1. Lots 22 of Lefor's Addition, NW 2nd Street, PLA21-0019
2. Lots 11, 12, 13 & 14 of East Side 1st Addition, 1004 & 1006 SE 3rd Street, LS21-0027
3. Providence Village Ph. 4, SW Sunbury Circle, PP21-0014

Approved 6-0

Old Business

Item #1
Allen and Veda Kinyon Trustees, R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential, 403 SW E Street, RZ20-0062
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Approved 6-0

Item #2
The Aviator Phase 2, SW Regional Airport, LSD21-0022
Elizabeth Johnson reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Johnny Smith, the owner, is available to speak on waiver request from Article 1100, Section 1100.21.e
There is a discussion amongst the Commissioners and Staff.
The waver is denied

Item #3
Slaughter Pen West Parking, 2901 NW A Street, LSD21-0026
Elizabeth Johnson reads the staff report.
Opened public hearing
No public Comments
Closed public hearing
Barry Williams, the applicant, speaks on the item
Dan Weese, City Engineering, speaks in opposition to the sidewalk waver.
Jon Stanley spoke on behalf of David Wright, Director of Bentonville Parks and Recreation. David spoke in favor of the sidewalk waver and against the landscape waver.

There is a discussion amongst the Commissioners and Staff.
Motion by Mr. Sanders, second by Ms. Kerr to approve the waver from Appendix B, Article 1400, Section 1400.06 Street Frontage Buffer Landscaping Required.
Approved 6-0
Waver from Appendix B, Article 1100 Development Standards, Sec. 1100.15 Sidewalk Requirements, subsection d, Requirement is denied
Large-Scale Development Approved 6-0

New Business

Item #1
Real Assets, C-1, Neighborhood Commercial to C-2, General Commercial, 2301 SW Regional Airport Boulevard, RZ21-0031
Elizabeth Johnson reads the staff report
Opened public hearing
No public comment
Closed public hearing
Applicant, Mark Brewer, 6477 Dearing Road, Springdale, AR speaks on rezone request
There is discussion amongst staff and Commissioners.
Mr. Sanders clarified with the applicant that C-2 is an allowed use by right are more for hard corners and not for mid-block.
Future Land Use Map Amendment, Denied 6-0
Rezone, Denied 6-0

Item #2
Chelsea Wilson, R-E, Residential Estate to R-1, Single Family Residential, 1402 NW 12th Street, RZ21-0032
Elizabeth Johnson reads the staff report
Opened public hearing
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Approved 6-0

Item #3
Amazing Land Company, LLC, A-1, Agricultural to R-1, Single Family Residential, 9207 South Morning Star Road, RZ21-0034
Elizabeth Johnson reads the staff report
Opened public hearing
Nate Bachelor, representative is available to speak on any questions
No public comment
Closed public hearing
There is discussion amongst staff and Commissioners.
Future Land Use Map Amendment, Approved 6-0
Rezone, Approved 6-0

Item #4
CBMAA Parking Deck, 1005 Museum Way, CU21-0011
Elizabeth Johnson reads the staff report
Opened public hearing
No public comment
Closed public hearing
Colt Oade, representative, is available to speak on any questions via Zoom
There is discussion amongst staff and Commissioners.

Commission presented an amendment to condition three to include, “concrete delivery trucks, pumping truck, and placing booms at a capacity of 10 truck per hour” as stated in the applicants narrative.
Commission presented a fifth condition of approval to read “lighting is westward facing”
Approved 6-0

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

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

Consent Agenda Items

For Planning Commission meeting of July 6, 2021

Reviewer: Christian Togmus, Planning Intern

- At the Technical Review meeting held on June 29, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 1 & 2, Aviator Subdivision, ARIA Holdings, LLC, SW Regional Airport Boulevard, R-4, High-Density Multifamily Residential, *LS21-0031*

A Lot Split of unplatted section land creating new Lot 1, (+/- 2.82 acres) and Lot 2 (+/- 6.48 acres) of Aviator Subdivision. The plat dedicates various public utility easements to serve the newly created lots. Per the requirements of the Master Street Plan, the plat dedicates additional right-of-way for SW Regional Airport Boulevard and a new right-of-way for the extension of SW Chickadee Street to the southernmost property line. Access to both lots shall be achieved through a single ingress/egress point from either SW Regional Airport Boulevard or SW Chickadee Street. This lot split is in association with LSD21-0022, The Aviator Phase 2.

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

Lot Split: Lots 1 & 2 of Helping Hands Addition, Helping Hands Inc, SW 28th Street and SW D Street, C-2, General Commercial, *LS21-0034*

A property line adjustment of existing Tract A creating new Lot 1, (+/- 2.23 acres) and Lot 2 (+/- 7.52 acres) of Uptown Village Subdivision. The plat dedicates various public utility easements to serve the newly created lots. The plat dedicates additional right-of-way along SW D Street to meet the requirements of the Master Street Plan.

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

Lot Split: Lots 1, 2, 3, and 4 of Jones Addition, CHP, LLC, SW 5th Street and SW D Street, DN-2, Downtown Medium Density Residential, *LS21-0002*

A lot split of existing Lot 4 of Elzey's Addition and existing Lot 9 of Gilmore's Addition creating new Lot 1, (+/- 0.17 acres) acres), Lot 2 (+/- 0.16 acres), Lot 3 (+/- 0.16 acres), and Lot 4 (+/- 0.37 acres) of Jones Addition. The plat dedicates various public utility easements to serve the newly created lots. Lots 1, 2 & 3 will not be allowed direct access to SW 5th Street. A private access easement shall be dedicated by separate document to provide each of these lots rear access. Lot 4 has access onto SW D Street.

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

Lot Split: Lots 26 & 27 of Uptown Village Subdivision, Walmart Stores Inc., SW Regional Airport Boulevard, C-2, General Commercial, *LS21-0032*

A lot split of existing Lots 17, 18 & 19, creating new Lot 26, (+/- 1.24 acres) and Lot 27 (+/- 1.16 acres) of Uptown Village Subdivision. The plat dedicates various public utility easements to serve the newly combined lots. The new lots will not be allowed direct access onto SW Regional Airport Boulevard. The plat dedicates a 20-foot cross-access easement to provide both lots with access. This lot split is in association with LSD21-0035 Slim Chicken that will appear on the next PC agenda.

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

Property Line Adjustment: Lots 45 & 46 of Lucas Subdivision, Suroeste 14, LLC, 1400 SW I Street, A-1, Agricultural and C-2, General Commercial, *PLA21-0020*

A property line adjustment of existing Lots 1-20 of Lucas Subdivision, creating new Lot 45, (+/- 11.51 acres) and 46 (+/- 12.95 acres) of Lucas Subdivision. The plat dedicates utility and access easements of varying widths.

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

Large Scale Development: The Aviator Phase 2, ARIA Holdings, LLC, SW Regional Airport Boulevard, R-4, High-Density Multifamily Residential, *LSD21-0022*

A large-scale development proposing the construction of 16 multi-family buildings for a total of 180 units. Each of the buildings contains either 8 or 12 units. In addition, the development proposes the construction of a +/- 4,300 square foot clubhouse. The development provides all 270 parking spaces required by the zoning ordinance. 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.

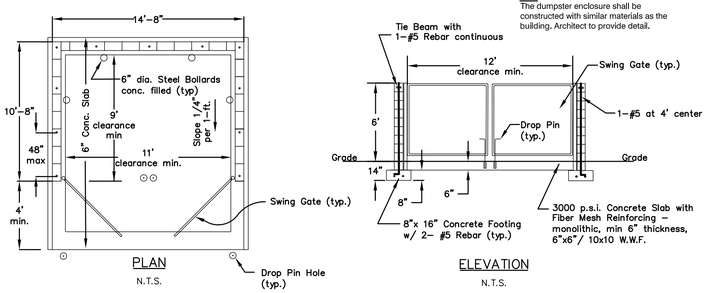
(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)



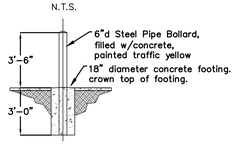
LSD21-0022
LARGE SCALE DEVELOPMENT
THE AVIATOR APARTMENTS PHASE 2
PARCEL 1-08207-000

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):

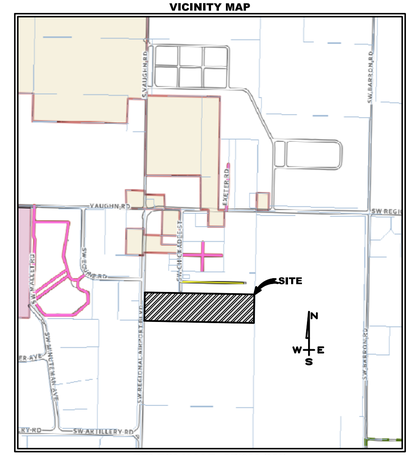
3 SPACES PER EACH TWO DWELLING UNITS

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



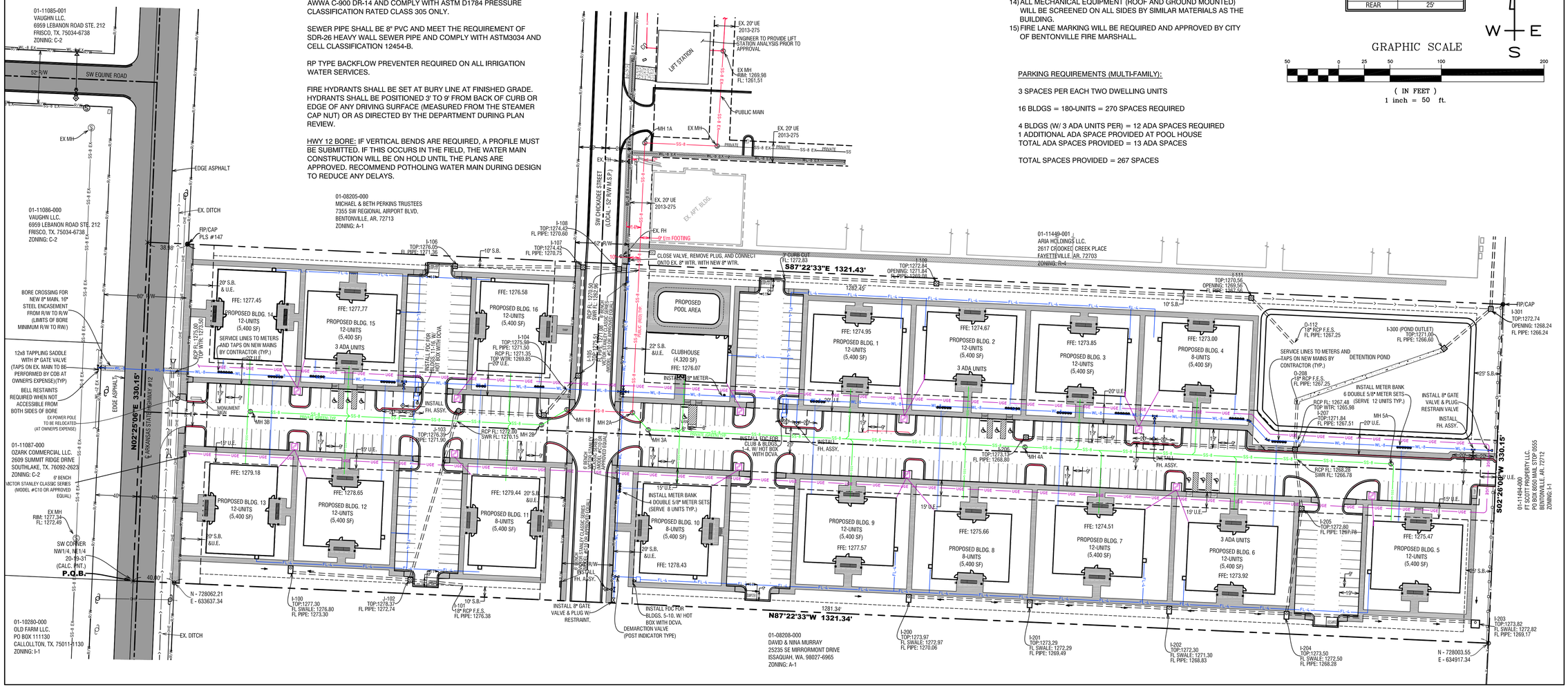
BENTONVILLE, ARKANSAS

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 W-8
- 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

SHEET TITLE

SITE & UTILITY PLAN

SHEET NUMBER

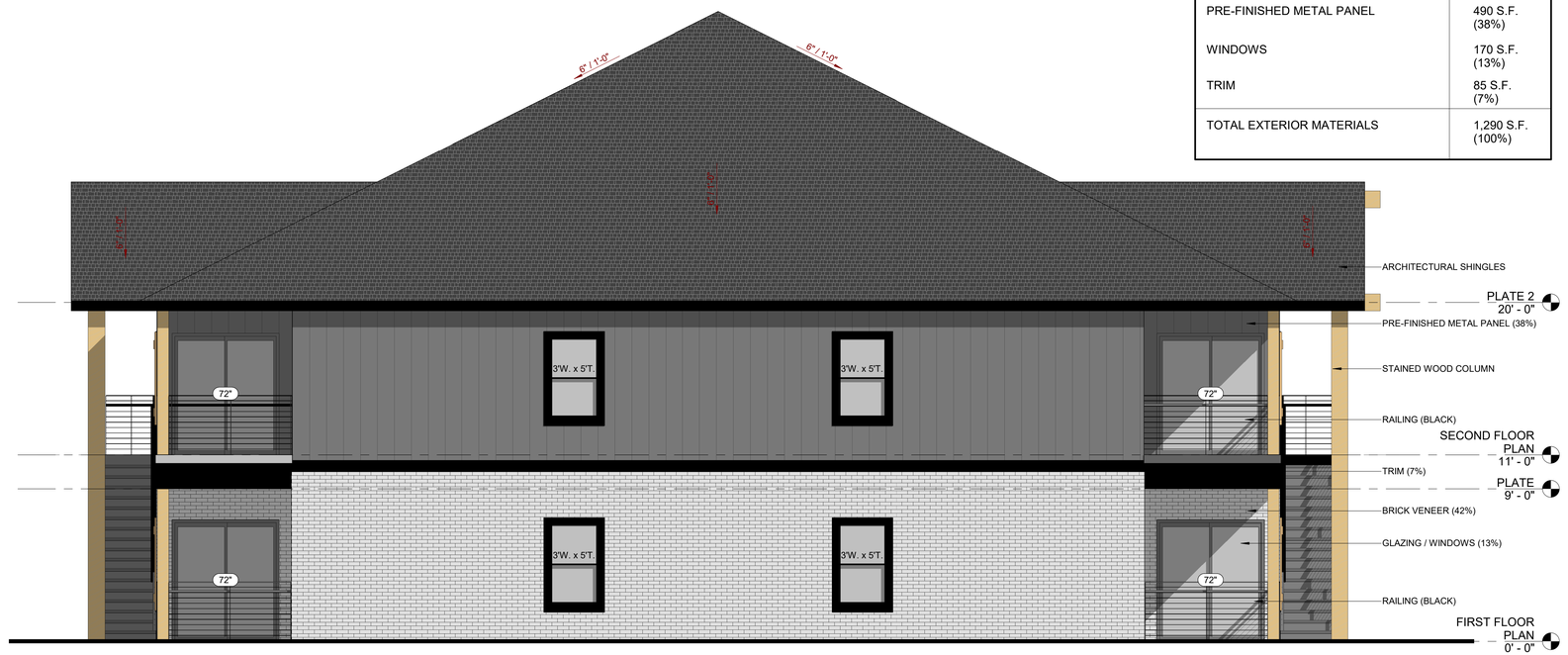
C1.01

LSD21-0022



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

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	965 S.F. (54%)
PRE-FINISHED METAL PANEL	240 S.F. (14%)
WINDOWS	432 S.F. (25%)
TRIM	86 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



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

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	542 S.F. (42%)
PRE-FINISHED METAL PANEL	490 S.F. (38%)
WINDOWS	170 S.F. (13%)
TRIM	85 S.F. (7%)
TOTAL EXTERIOR MATERIALS	1,290 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

EXT. MATERIAL PERCENTAGES

MASONRY (BRICK)	965 S.F. (54%)
PRE-FINISHED METAL PANEL	240 S.F. (14%)
WINDOWS	432 S.F. (25%)
TRIM	86 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



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

EXT. MATERIAL PERCENTAGES

MASONRY (BRICK)	542 S.F. (42%)
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TRIM	85 S.F. (7%)
TOTAL EXTERIOR MATERIALS	1,290 S.F. (100%)



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

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479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS



1BR BLDG. - ELEVATIONS

Seal

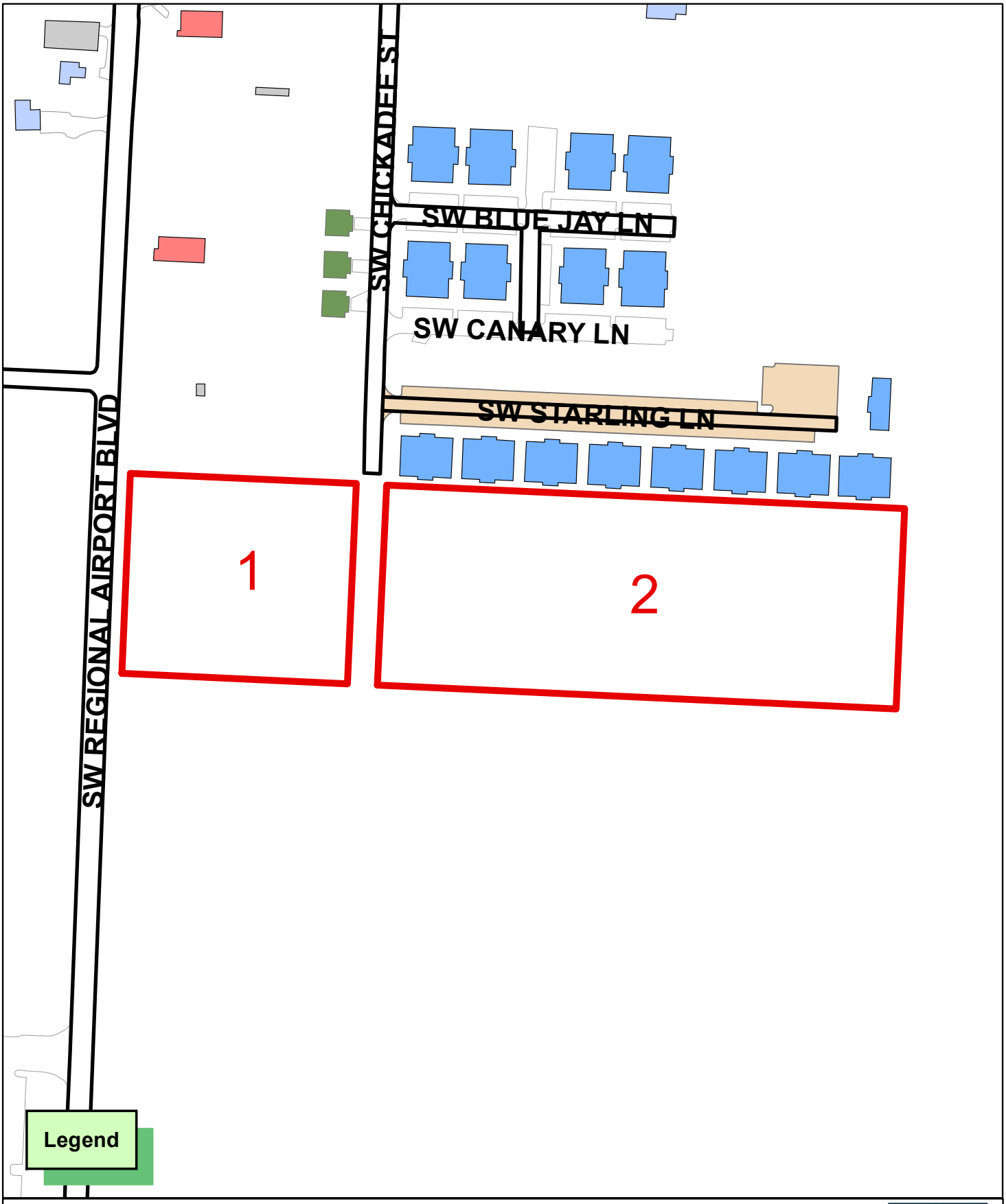
6.9.21

Revisions

Date 6.9.21

Project 20.08

MF1.3



LS21-0031
LOT SPLIT
AVIATOR SUBDIVISION
LOTS 1 & 2

LOT SPLIT CREATING
AVIATOR SUBDIVISION WITH LOTS 1 & 2

LEGAL DESCRIPTION - OVERALL:

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.

LEGAL DESCRIPTION - LOT 1:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Commencing at the SW Corner of said NW1/4, NE1/4, thence S87°23'55"E 45.00 feet to the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'24"E 372.50 feet, thence S02°37'27"W 330.15 feet, thence N87°22'23"W 371.32 feet to the POINT OF BEGINNING, Containing 2.82 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - LOT 2:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Commencing at the SW Corner of said NW1/4, NE1/4, thence S87°22'33"E 466.32 feet to the POINT OF BEGINNING, thence N02°37'27"E 330.15 feet, thence S87°22'33"E 853.93 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 855.03 feet to the POINT OF BEGINNING, Containing 6.48 acres, more or less, subject to easements and right of ways of record.

NOTES:

1) ZONING = R-4 HIGH DENSITY RESIDENTIAL
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) 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.
10) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13) 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.

LINE TABLE

LINE	LENGTH	BEARING
L1	8.00'	N02°37'27"E
L2	10.00'	S87°22'33"E
L3	8.00'	N02°37'27"E
L4	23.50'	S02°42'42"W
L5	20.00'	S87°22'33"E
L6	23.50'	S02°42'42"W
L7	37.45'	S87°22'33"E
L8	8.00'	N02°37'27"E
L9	10.00'	S87°22'33"E
L10	8.00'	N02°37'27"E
L11	8.00'	S02°37'27"W
L12	10.00'	S87°22'33"E
L13	8.00'	S02°37'27"W
L14	8.00'	S02°37'27"W
L15	10.00'	S87°22'33"E
L16	8.00'	S02°37'27"W
L17	19.79'	N42°22'33"W
L18	19.79'	N42°22'33"W
L19	22.50'	N02°37'27"E
L20	20.00'	S87°22'33"E
L21	14.50'	N02°37'27"E
L22	10.00'	S87°22'33"E
L23	8.00'	N02°37'27"E
L24	8.00'	N02°37'27"E
L25	10.00'	S87°22'33"E
L26	8.00'	N02°37'27"E
L27	23.50'	N02°37'27"E
L28	20.00'	S87°22'33"E
L29	23.50'	N02°37'27"E
L30	8.00'	N02°37'27"E
L31	10.00'	S87°22'33"E
L32	8.00'	N02°37'27"E
L33	8.00'	S02°37'27"W
L34	10.00'	S87°22'33"E
L35	8.00'	S02°37'27"W
L36	8.00'	S02°37'27"W
L37	10.00'	S87°22'33"E
L38	8.00'	S02°37'27"W
L39	8.00'	S02°37'27"W
L40	10.00'	S87°22'33"E
L41	8.00'	S02°37'27"W
L42	8.00'	S02°37'27"W
L43	10.00'	S87°22'33"E
L44	8.00'	S02°37'27"W

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed : _____
Name & Address

Source of Title: D.R. _____

Page _____

CERTIFICATE OF SURVEYING ACCURACY

I, David L. Jorgensen, 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. 1118
State of Arkansas

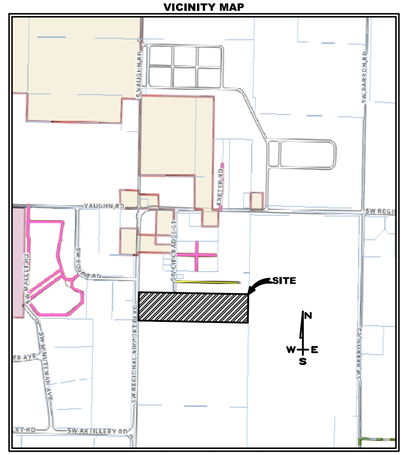
CERTIFICATE OF APPROVAL

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.

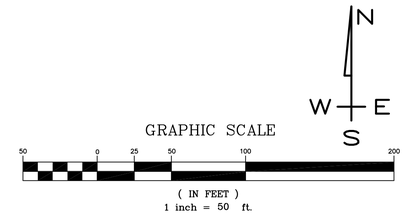
Date of Execution: _____

Signed _____
Bentonville Planning and Building Services Director

VICINITY MAP

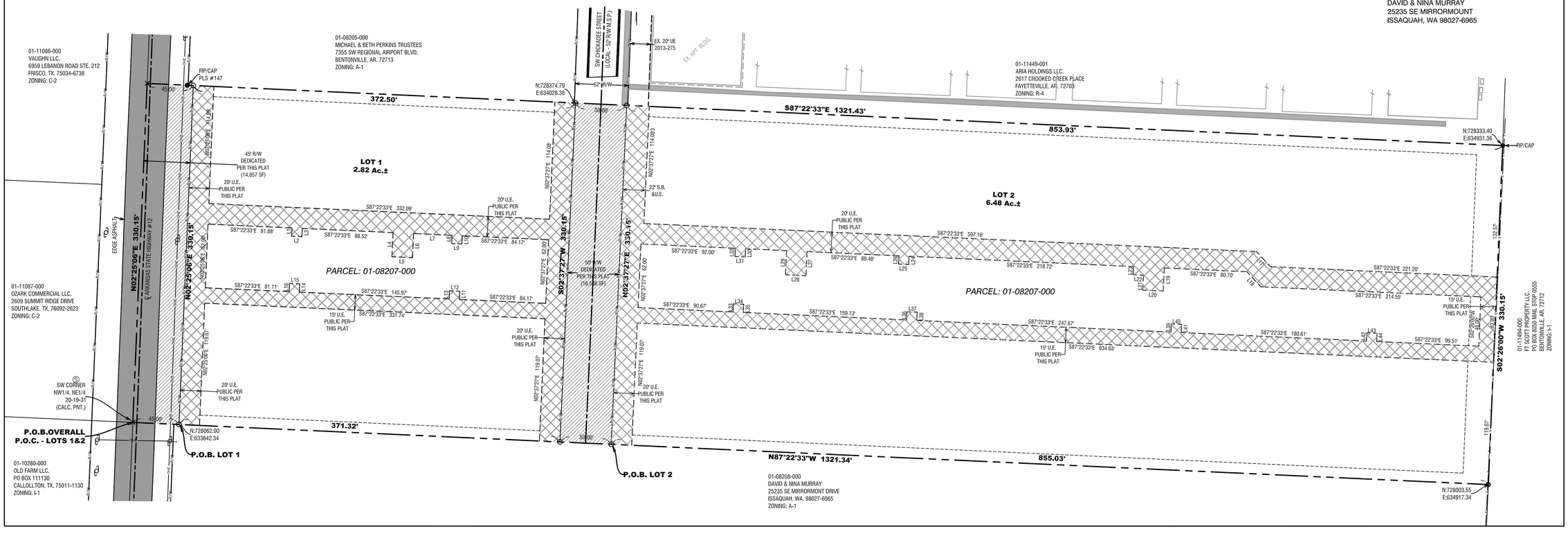


BENTONVILLE, ARKANSAS



OWNER:

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



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
- CENTERLINE STREET
- UTILITY EASEMENT (DEDICATED BY THIS PLAT)
- RIGHT-OF-WAY (DEDICATED BY THIS PLAT) R/W R/W

PROJECT DETAILS

PROJECT TITLE:
LOT SPLIT CREATING
AVIATOR SUBD. W/
LOTS 1 & 2

PROJECT LOCATION:
BENTONVILLE, AR.

REVISIONS

DATE: 06-01-21
DRAWN BY: JSI
PROJECT # 2020078
FILE PATH: Z:\LSD\2020078\SPLIT
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

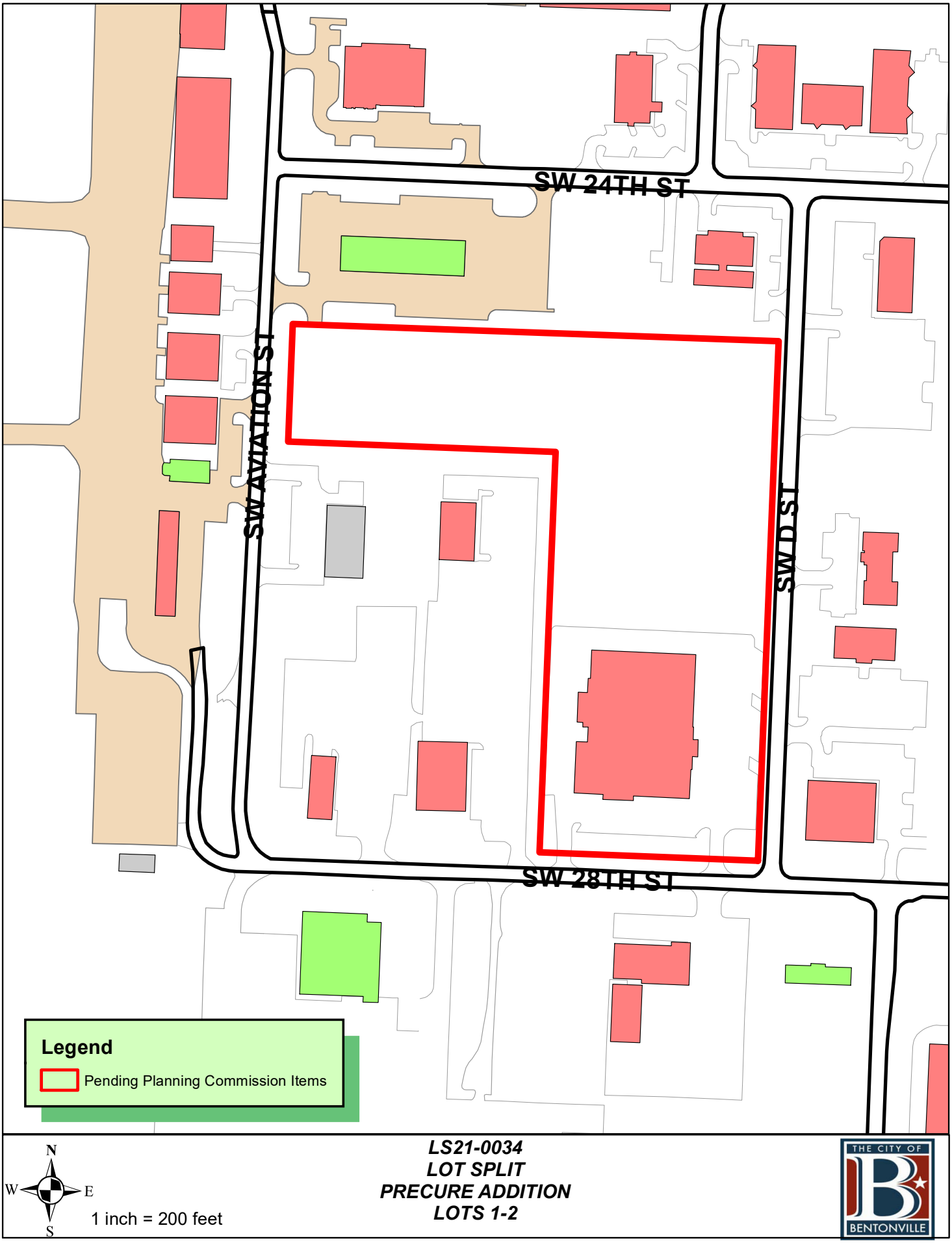
SHEET TITLE

LOT SPLIT

SHEET NUMBER

1

LS-0031



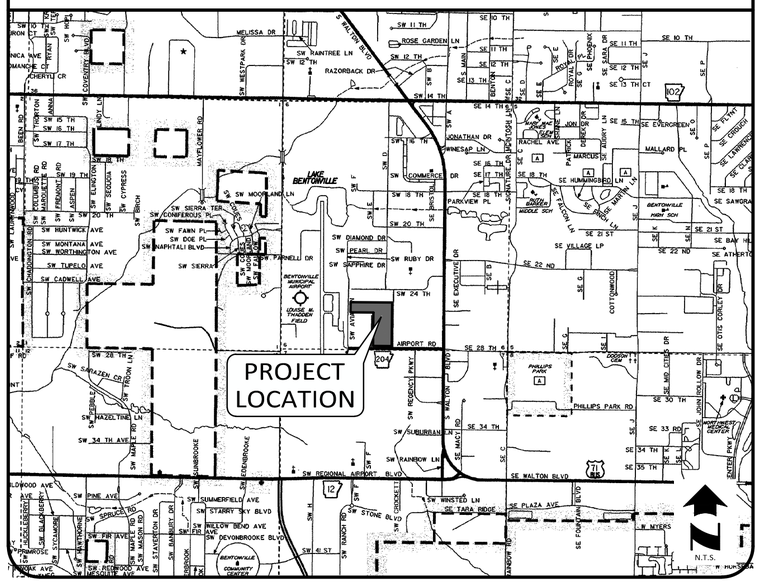
LS21-0034
LOT SPLIT
PRECURE ADDITION
LOTS 1-2

Lot Split

Tract A of Precure Tract Split
Creating Lots 1 & 2
Helping Hands Addition

Filing Block

VICINITY MAP



GENERAL NOTES:

- Basis of Bearing - Grid North, Arkansas State Plane Coordinate System, North Zone (0301) using RT Kinematic measurements from static base from OPUS post processed solution having the following values: North 36°20'40.0573" Latitude, West 94°13'02.9379" Longitude, ellipsoid height of 1205.1 and scale factor of 1.00003379 (grid to ground).
- Convergence - at a found five-eighths inch (5/8") rebar marking the northeast corner of Tract A, Plat P1 Page 409, rotate left 1°17'19" for True North.
- Flood Information - Based on Graphic review only of FIRM map number 05007C0255K Benton County, Arkansas and incorporated areas, map revised date of June 5th, 2012, the subject property lies in Zone X - areas determined to be outside the 0.2% annual chance floodplain.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete, and current title search and or title commitment would disclose. Other documents of record, rights, or facts may exist and affect this property.
- Last Date of Field Work - May 23, 2021.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- Current Zoning is C-2. 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

REFERENCE DOCUMENTS:

1. Tract Split Document filed for record at Plat Book P1 Page 409 by Monnie Sears PLS 1263, on July 6, 1998.
2. Partnership Warranty Deed filed for record at Book 98 Page 35229, Grantee being Helping Hands, Inc. and filed on Feb 20, 1998.
3. A Lot Split Document file for record as Document No. L201912335 on March 19, 2019.
4. Final Plat of Calvary Temple Church Addition, filed for record at Book 2002 Page 245.

Parent Tract Warranty Deed Book 98 Page 35229

PART OF THE W ½ OF THE SE ¼ AND PART OF THE E ½ OF THE SW ¼ OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS FOLLOW'S: FROM THE SOUTHEAST CORNER OF SAID WEST ½ OF THE SE ¼; THENCE NORTH 00°10'10" WEST 100.0 FEET; THENCE NORTH 89°45'35" WEST (RECORD BEARING=WEST), 1068.13 FEET TO A SET IRON PIN, THE POINT OF BEGINNING; THENCE NORTH 89°45'35" WEST 380.00 FEET TO A FOUND IRON PIN; THENCE NORTH 00°06'31" EAST 682.66 FEET (RECORD DISTANCE = 683.29 FEET) TO A FOUND IRON PIN; THENCE WEST, 467.42 FEET; THENCE NORTH 00°10'10" WEST, XXXXXXXXX* To A SET IRON PIN; THENCE EAST 848.43 FEET; THENCE SOUTH 00°06'31" WEST, 891.75 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES, MORE OR LESS.

207.50 Feet*

Survey Description Lot 1

Part of the West Half (1/2) of the Southeast Quarter (1/4) and part of the East Half (1/2) of the Southwest Quarter (1/4) of Section 6, Township 19 North, Range 30 West of the Fifth Principal Meridian in Benton County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of Tract A as depicted in Book 1 Page 409 being a five eights inch (5/8") rebar; Thence North 87° 40' 29" West a distance of 379.77 feet to the Point of Beginning being a set one half inch (1/2") rebar; Thence South 02° 26' 27" West a distance of 207.55 feet to found one half inch (1/2") rebar; Thence North 87° 40' 04" West a distance of 467.42 feet to a found five eights inch (5/8") rebar with license number 1546; Thence North 02° 10' 38" East a distance of 207.49 feet to a found five eights inch (5/8") rebar; Thence South 87° 40' 29" East a distance of 468.37 feet to the Point of Beginning, containing 97,095.83 square feet and 2.23 acres more or less.

SURVEYOR
Morrison Shipley Engineers Inc
2407 SE Cottonwood Street
Bentonville, AR 72712
Phone: 479-273-2209

OWNER
Helping Hands Inc
2602 SW D Street
Bentonville, AR 72712
Telephone: (479)-273-2511

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 _____
Community Development Director

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Source Of Title: Special Warranty Deed Book 98 Page 35229

Date of Execution: _____

Signed: _____
Bill Crawford
Helping Hands Inc

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day _____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts, 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: June 21, 2021

FOR REVIEW

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

Signed: _____
Clayton D. Crotts, AR. P.S. 1834

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712
479.273.2209 • MORRISONSHIPLEY.COM

Lot Split

Bentonville, Arkansas

Project # LS21-0034

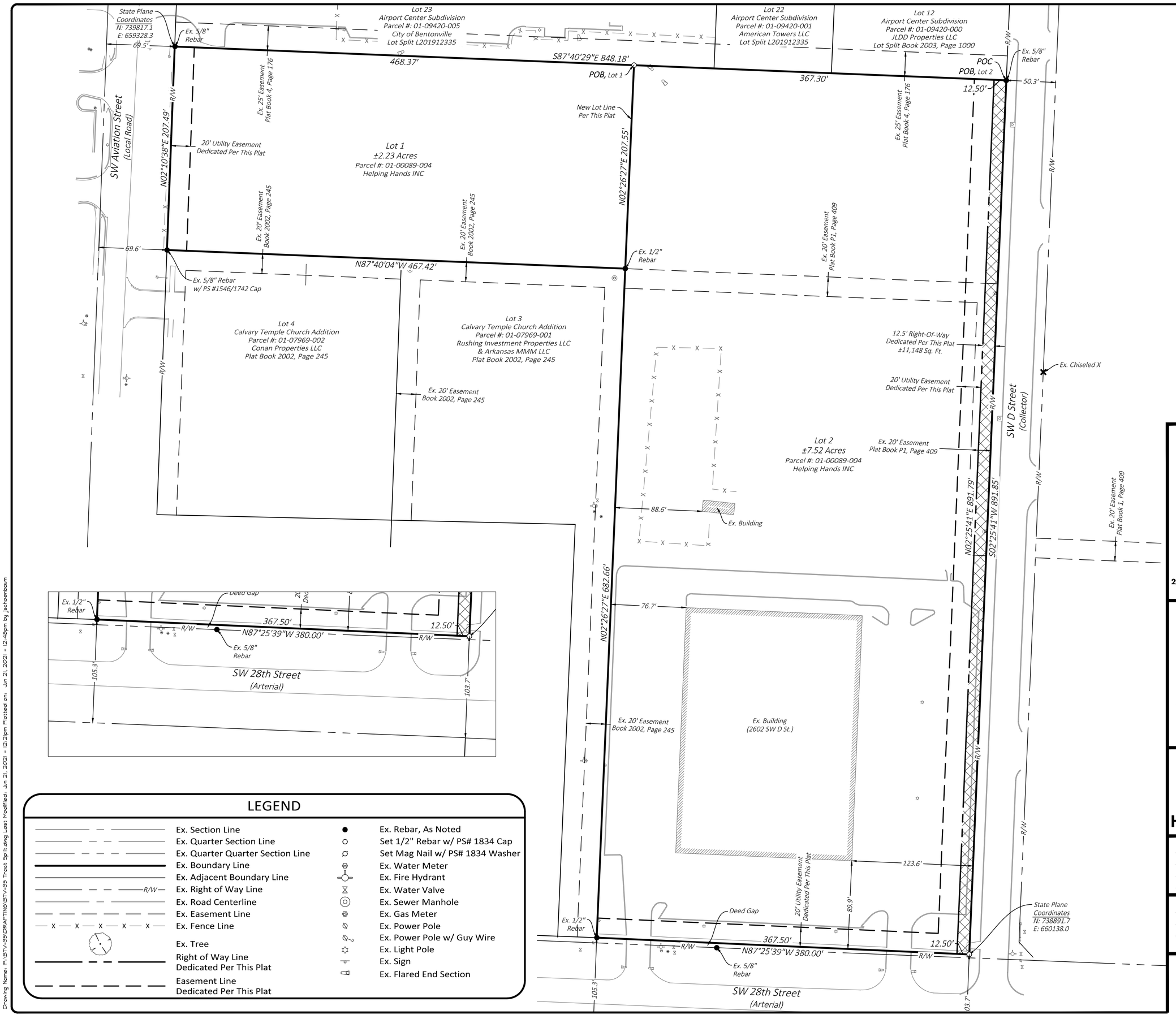
Lot Split for Tract A of Precure Tract Split Creating Lots 1 & 2 Helping Hands Addition

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**CDC**	Horiz. Scale:	**1"=60'**
Date:	**06.21.2021**	Plot Scale:	**1**
Project No.:	**BTV-35**	DWG Name:	**Lot Split**

SHEET **1** of 2

Drawing Name: P:\BTV-35\DRAFTING\BTV-35 Tract Split.dwg Last Modified: Jun 21, 2021 - 12:21pm Plotted on: Jun 21, 2021 - 12:48pm by jschoenbaum



LEGEND

- Ex. Section Line
- Ex. Quarter Section Line
- Ex. Quarter Quarter Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Fence Line
- Ex. Tree
- Right of Way Line Dedicated Per This Plat
- Easement Line Dedicated Per This Plat
- Ex. Rebar, As Noted
- Set 1/2" Rebar w/ PS# 1834 Cap
- Set Mag Nail w/ PS# 1834 Washer
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Sign
- Ex. Flared End Section

Filing Block

Grid North

60 0 60

Scale in Feet
1" = 60'

FOR REVIEW

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712
479.273.2209 • MORRISONSHIPLEY.COM

Lot Split

Bentonville, Arkansas

Project # LS21-0034

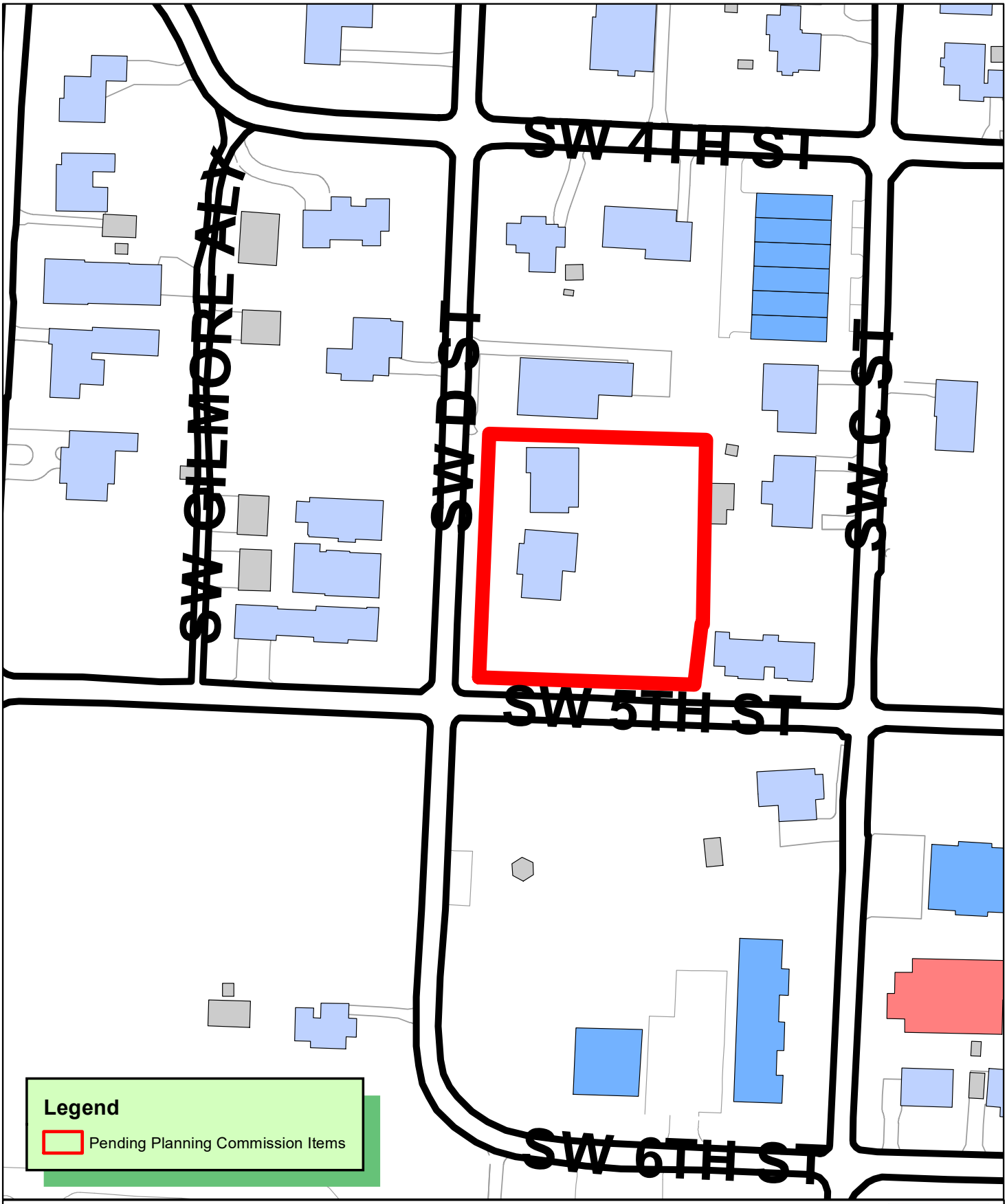
Lot Split for Tract A of Precure Tract Split Creating Lots 1 & 2 Helping Hands Addition

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**CDC**	Horiz. Scale:	**1"=60'**
Date:	**06.21.2021**	Plot Scale:	**1**
Project No.:	**BTV-35**	DWG Name:	**Lot Split**

SHEET **2** of 2

Drawing Name: P:\BTV-35\DRAFTING\BTV-35 Tract Splitdwg Last Modified: Jun 21, 2021 - 12:29pm Plotted on: Jun 21, 2021 - 12:48pm by jschoenbaum



N
W E
S

1 inch = 100 feet

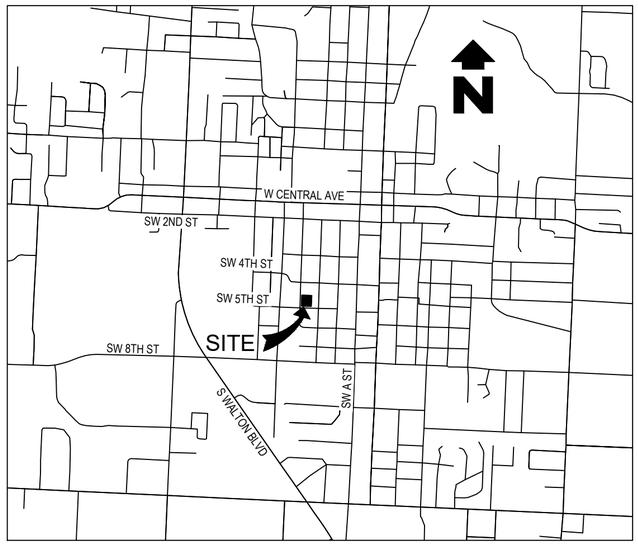
LS21-0002
LOT SPLIT
409 SW D ST
CREATING NEW SUB WITH LOTS 1-4

LOT SPLIT
CREATING LOTS 1, 2, 3 & 4
JONES ADDITION
BENTONVILLE, ARKANSAS

CLIENT:

SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcels recorded in Deed Records, Book 2014 at Page 46327, Book 2014 at Page 46776, and Deed Book 2014 at Page 46787 in the Official Public Records of Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone, Checking with Bentonville Control Monument No. 1.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
8. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. 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
11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
15. 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.
16. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
17. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.



VICINITY MAP
Scale: 1" = 2,000'

ATLAS PAGE # 403A

PARCEL 01-02501-000 (Per Deed 2014-46776):

Lot 4, Elzey's Subdivision, being part of the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, as shown on Plat Record C at Page 103.

PARCEL 01-02502-000 (Per Deed 2014-46787):

Lot 5, Elzey's Subdivision, being part of the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, as shown on Plat Record C at Page 103.

PARCEL 01-02703-000 (Per Deed 2014-46327):

Lot 9, Block 1, Gilmore Addition, Bentonville, Benton County, Arkansas.

SURVEY DESCRIPTION - LOT 1:

Being a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and being a part of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37, all in the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

BEGINNING at a Found ½" Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said East Right-of-Way of SW D St., North 02°22'25" East 114.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence departing said East Right-of-Way, South 87°22'41" East 64.50 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 02°22'25" West 114.00 Feet to a Set ⅝" Rebar w/ Cap "AR1002" on the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., North 87°22'41" West 64.50 feet to the POINT OF BEGINNING, containing 7,353 Square Feet or 0.17 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 2:

Being a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and being a part of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37, all in the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found ½" Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., South 87°22'41" East 64.50 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING; Thence departing said North Right-of-Way, North 02°22'25" East 114.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 87°22'41" East 59.70 Feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 02°22'25" West 114.00 feet to a Set ⅝" Rebar w/ Cap "Ar1002" on the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., North 87°22'41" West 59.70 feet to the POINT OF BEGINNING, containing 6,806 Square Feet or 0.16 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 3:

Being a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and being a part of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37, and the West Half of any alley vacated per Ordinance XX-XX, all in the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found ½" Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., South 87°22'41" East 124.20 feet to a Set ⅝" Rebar w/ Cap "AR1002" for the POINT OF BEGINNING; Thence departing said North Right-of-Way, North 02°22'25" East 114.00 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 87°22'41" East 60.83 Feet to a Set ⅝" Rebar w/ Cap "AR1002" in the centerline of an Alley vacated per Ordinance XX-XX; Thence along said centerline of vacated alley, South 02°26'46" West 63.97 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence North 87°40'08" West 1.25 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 02°08'32" West 50.03 Feet to a Set ⅝" Rebar w/ Cap "AR1002" on the North Right-of-Way of SW 5th St.; Thence along said North Right-of-Way of SW 5th St., North 87°22'41" West 59.70 feet to the POINT OF BEGINNING, containing 6,870 Square Feet or 0.16 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - LOT 4:

Being all of Lot 4 and a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and the West Half of any alley vacated per Ordinance XX-XX, all in the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a Found ½" Rebar, being the SW Corner of Lot 9, Block 1, Gilmores Addition per Plat Record C at Page 103, and the intersection of the East Right-of-Way of SW D St. and the North Right-of-Way of SW 5th St.; Thence along said East Right-of-Way of SW D St., North 02°22'25" East 202.08 feet to a Found ½" Rebar for the POINT OF BEGINNING; Thence departing said East Right-of-Way, South 87°28'42" East 185.14 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the centerline of an Alley vacated per Ordinance XX-XX; Thence along said centerline of vacated alley, South 02°26'46" West 152.38 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence North 87°40'08" West 1.25 feet to a Set ⅝" Rebar w/ Cap "AR1002"; Thence South 02°08'32" West 50.03 feet to a Set ⅝" Rebar w/ Cap "AR1002" in the North Right-of-Way of SW 5th St.; Thence North 87°22'41" West 177.99 feet to the POINT OF BEGINNING, containing 37,361 Square Feet or 0.86 Acres, more or less. Subject to any easements, covenants, restrictions or rights-of-way of record or fact.

SURVEY DESCRIPTION - JONES ADDITION:

Being all of Lot 4 and a part of Lot 5, Elzey's Subdivision, as shown at Plat Record C, Page 103, and all of Lot 9, Block 1, Gilmores Addition, as shown at Plat Book A, Page 37 and the West Half of any alley vacated per Ordinance XX-XX, all in the W½ of the NE¼ of Section 31, Township 20 North, Range 30 West, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Community Development Director

Date of Execution: _____

Signed: _____
City Clerk

Date of Execution: _____

Signed: _____
Mayor

SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, 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 Standards for Land Surveyors have been met..

Date of Execution: _____

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

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____ Name & Address _____

Signed:_____ Print Name: _____

State of Arkansas}
County of Benton
On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he/she/they/ has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this _____ day of

_____ _____, 20 ___.

_____
Notary Public

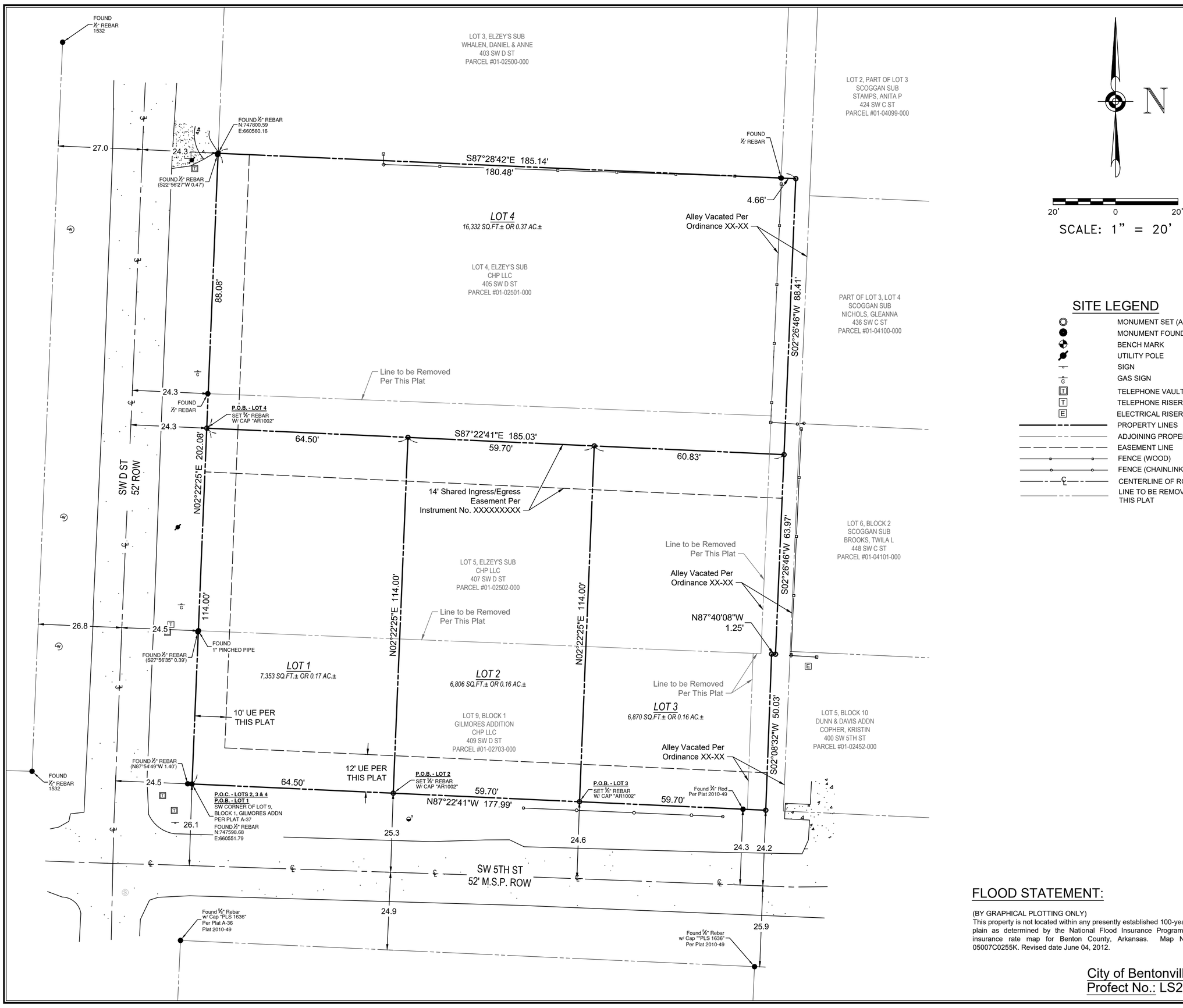
My commission expires: _____

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

REGISTERED
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY
PROFESSIONAL LAND SURVEYOR

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

City of Bentonville
Profect No.: LS21-0002



SCALE: 1" = 20'

SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- GAS SIGN
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRICAL RISER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- CENTERLINE OF ROAD
- LINE TO BE REMOVED PER THIS PLAT

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 04, 2012.

City of Bentonville
Profect No.: LS21-0002

CLIENT:

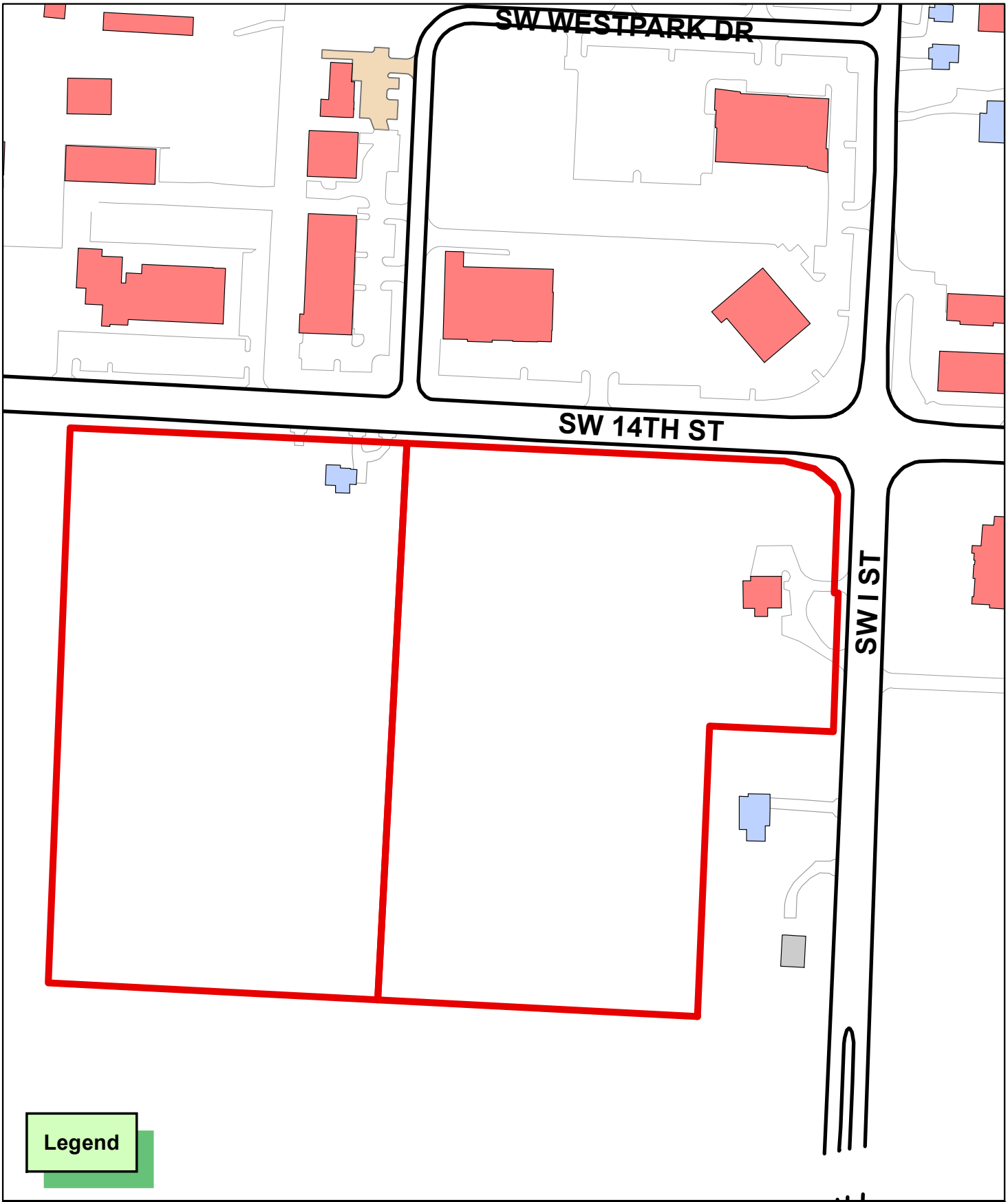
SHEET: LOT SPLIT

PROJECT: CREATING LOTS 1, 2, 3 & 4
JONES ADDITION
BENTONVILLE, ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY
PROFESSIONAL LAND SURVEYOR

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-3202

PLS:	CEG
CAD:	MJH
FIELD:	MJH
SCE PROJECT #:	20077
DATE:	01/19/2021
SHEET:	2 OF 2



N
W E
S

1 inch = 200 feet

PLA21-0020
PROPERTY LINE ADJUSTMENT
LUCAS SUB
CREATING LOTS 45-46

THE CITY OF BENTONVILLE

Property Line Adjustment for Lucas Subdivision Creating Lots 45 & 46

I-14, LLC

1109 SW 14th St.

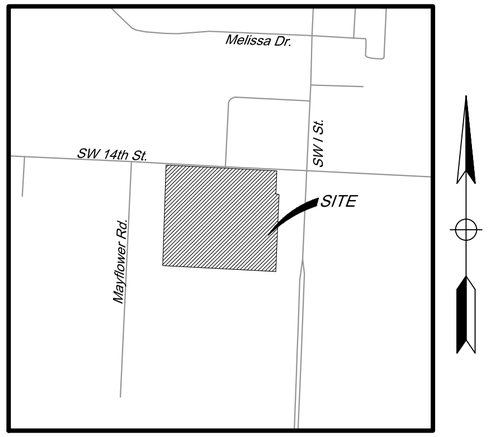
Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents an Property Line Adjustment of the parcel recorded in Deed Records, L202031553 in the public records of Benton County , Arkansas .*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83,North Zone.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
7. *This survey is based on a title commitment provided by Fidelity National Title Insurance Company , File Number 19-5387 countersigned by City Title & Closing, LLC , Effective Date: November 6, 2019 and by Chicago Title Insurance Company, File Number 2020955-106 countersigned by Waco Title Company, Effective Date: November 1, 2020.*
8. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
9. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
10. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
11. *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County , Arkansas .*
    Map Number: 05007C0255K
    Map Revised: June 05, 2012
    LOMR 12-06-3762P, Effective Date: December 05, 2014
12. *No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.*
13. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
14. *There may not be fences or any other structures built in any drainage easements.*
15. *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.*
16. *Owner is to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.*
17. *All structures must maintain minimum of 20' clearance from all electric lines.*
18. *BEUD's standard practice is to place underground equipment (transformer, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in out equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
19. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
20. *Relocation of any existing electrical facilities shall be at the owner's expense.*
21. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*
22. *There may not be fences or any other structures built in any drainage easements.*

REVISION

NO.	DESCRIPTION	DATE
1	1st sub comm	7/30/21



Vicinity Map

Not to Scale

Latitude: 36°21'22"N
Longitude: 94°13'29"W

Owner

Parcel #'s 01-03324-000 & 01-03325-000
Suroeste 14, LLC
5543 Edmondson Pike Ste. 1122
Nashville, TN 37211

Owner

Parcel #'s 01-03325-000
Lone Projects, LLC
2144 E Republic Rd. Ste F402
Springfield, MO 65804

Developer:

I-14, LLC

Certificate of Ownership:

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

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R. _____

Page: _____

Certificate of Ownership:

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

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R. _____

Page: _____

Certificate of Approval

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Parent Tract Description

Lots 1 through 30, and Tracts 1, 2 and 3, Lucas Subdivision, as shown by the recorded plat thereof, being a part of the Fractional NE¼ of the NE¼ of Section 1, Township 19 North, Range 31 West.

Certificate of Surveying Accuracy

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

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc. No. 118
ARKANSAS SURVEYOR

Date of Execution: _____

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

City of Bentonville Project # ___PLA21-0020___

State Survey Code: 500-19N-31W-0-01-110-04-1618

CEI Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

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

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

Property Line Adjustment
I-14, LLC
1109 SW 14th St.
Bentonville, Benton County, Arkansas

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

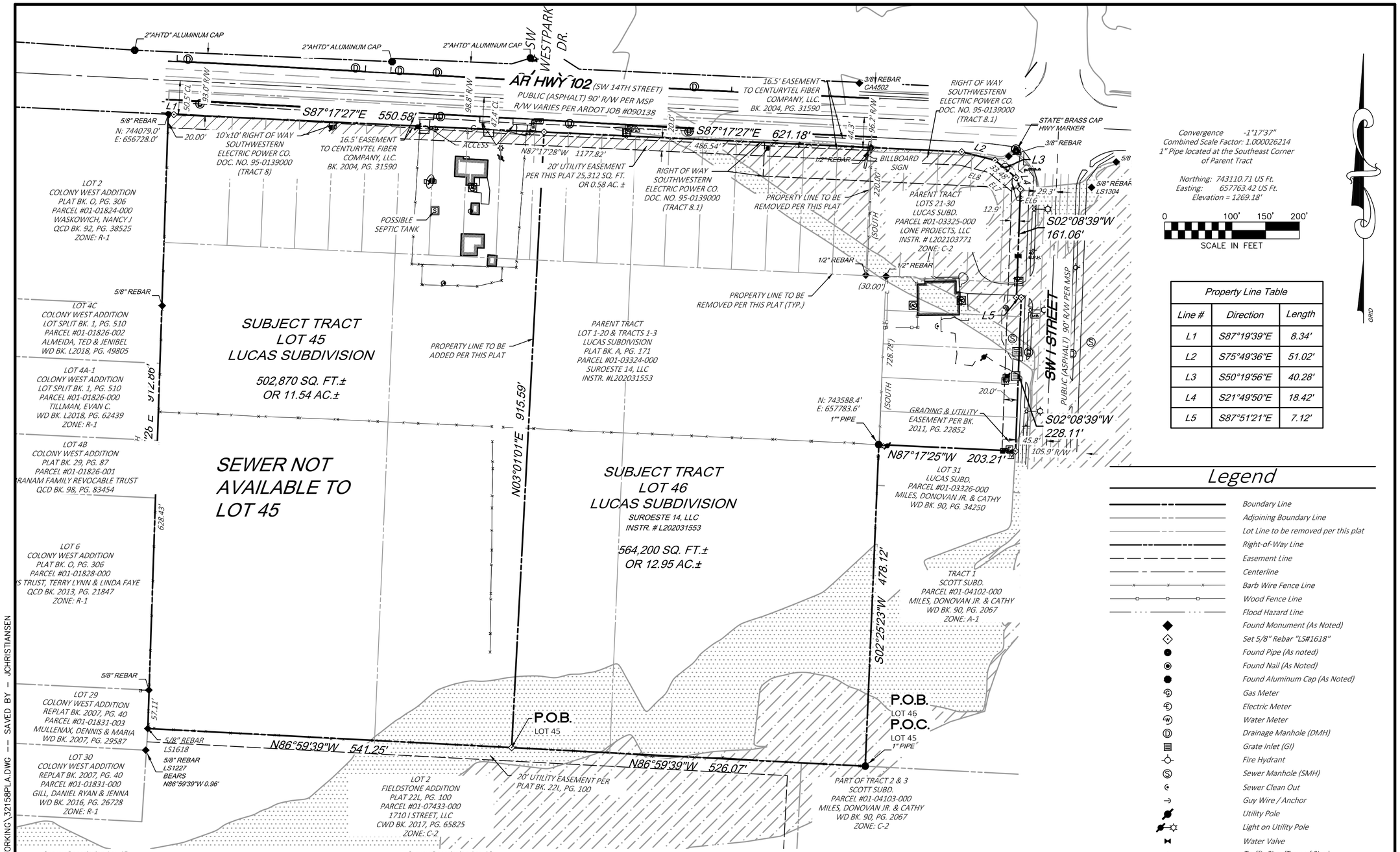
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDC
CEI PROJECT NUMBER	32158
DATE	6/21/2021
REVISION	REV-1

SHEET TITLE: Cover

SHEET NUMBER: 1 OF 2

DRAWING LOCATION — S:\32000\32158\DRAWINGS SURVEY\SURVEY\WORKING\32158PLA.DWG — SAVED BY — JCHRISTIANSEN

? 2021 CEI ENGINEERING ASSOCIATES, INC.



Property Line Table		
Line #	Direction	Length
L1	S87°19'39"E	8.34'
L2	S75°49'36"E	51.02'
L3	S50°19'56"E	40.28'
L4	S21°49'50"E	18.42'
L5	S87°51'21"E	7.12'

Easement Line Table		
LINE	BEARING	DISTANCE
EL6	S02°08'39"W	25.22'
EL7	N50°19'57"W	44.31'
EL8	N75°49'36"W	44.49'

Legend

- Boundary Line
- Adjoining Boundary Line
- Lot Line to be removed per this plat
- Right-of-Way Line
- Easement Line
- Centerline
- Barb Wire Fence Line
- Wood Fence Line
- Flood Hazard Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Found Pipe (As noted)
- Found Nail (As Noted)
- Found Aluminum Cap (As Noted)
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Light on Utility Pole
- Water Valve
- Traffic Sign (Type of Sign)
- Air Conditioner Unit
- Traffic Light
- Electric Riser
- Cable TV Riser
- Fiber Optic Vault
- Hose Bib / Spigot
- Satellite Dish
- Mail Box
- (XXXX) Record Bearing & Distance per Plat Bk. A, Pg. 171
- FEMA zone "X" shaded
- FEMA zone "AE"

Survey Description Lot 45

A part of Lots 1 - 11 and Tracts 1 & 2, Lucas Subdivision to the City of Bentonville according to Plat book A, page 171 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 1" pipe found at the southeast corner of Tract 3, Lucas Subdivision;
THENCE along the south boundary of Tracts 2 & 3 of said Lucas Subdivision, North 86°59'39" West, 526.07 feet to a 5/8" rebar capped LS #1618 and the POINT OF BEGINNING ;
THENCE continuing along the south boundary of said Tract 2, and the south boundary of Tract 1, North 86°59'39" West, 541.25 feet to a 5/8" rebar capped LS #1618 found at the southwest corner of Tract 1;
THENCE along the west boundary of aforementioned Lucas Subdivision, North 01°54'28" East, passing through a 5/8" rebar at a distance of 57.11 feet and a 5/8" rebar at a distance of 628.43 feet, continuing for a total distance of 912.86 feet to a 5/8" rebar found on the south right-of-way of SW 14th Street (AR Hwy 102) according to ARDOT Job #090138;
THENCE along said right-of-way, South 87°19'39" East, 8.34 feet to a 5/8" rebar capped LS #1618;
THENCE continuing along said right-of-way, South 87°17'27" East, 550.58 feet to a 5/8" rebar capped LS #1618;
THENCE leaving said right-of-way, South 03°01'01" West, 915.59 feet; to the POINT OF BEGINNING containing 502,870 square feet or 11.54 acres, more or less.

Survey Description Lot 46

A part of Lots 11 - 30 and Tracts 2 & 3, Lucas Subdivision to the City of Bentonville according to Plat book A, page 171 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a 1" pipe found at the southeast corner of said Tract 3;
THENCE along the south boundary of said Tract 2 & 3, North 86°59'39" West, 526.07 feet to a 5/8" rebar capped LS #1618;
THENCE leaving said south boundary, North 03°01'01" East, 915.59 feet to a 5/8" rebar capped LS #1618 set on the south right-of-way of SW 14th Street (AR Hwy 102) according to ARDOT Job #090138;
THENCE along said right-of-way, the following four (4) calls:
1. *South 87°17'27" East, passing through a 1/2" rebar at a distance of 486.54 feet, continuing for a total distance of 621.18 feet to a 5/8" rebar capped LS # 1618;*
2. *South 75°49'36" East, 51.02 feet to a 5/8" rebar capped LS # 1618;*
3. *South 50°19'56" East, 40.28 feet to a 5/8" rebar capped LS # 1618;*
4. *South 21°49'50" East, 18.42 feet to a 5/8" rebar capped LS # 1618;*

THENCE along the west right-of-way of SW I Street, the following three (3) calls:
1. *South 02°08'39" West, 161.06 feet to a 5/8" rebar capped LS # 1618;*
2. *South 87°51'21" East, 7.12 feet to a 5/8" rebar capped LS # 1618;*
3. *South 02°08'39" West, 228.11 feet to a 5/8" rebar capped LS # 1618;*

THENCE along the south boundary of aforementioned Lot 30, North 87°17'25" West, 203.21 feet to a 1" pipe found at the southwest corner of said Lot 30;
THENCE along the east boundary of aforementioned Tract 3, South 02°25'23" West, 478.12 feet to the POINT OF BEGINNING containing 564,200 square feet or 12.95 acres, more or less.

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc. No. 118
ARKANSAS SURVEYOR

Certificate of Surveying Accuracy

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

Date of Execution: _____

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

City of Bentonville Project # PLA21-0020

Property Line Adjustment for Lucas Subdivision Creating Lots 45 & 46 I-14, LLC

1109 SW 14th St.
Bentonville, Benton County, Arkansas

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

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

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

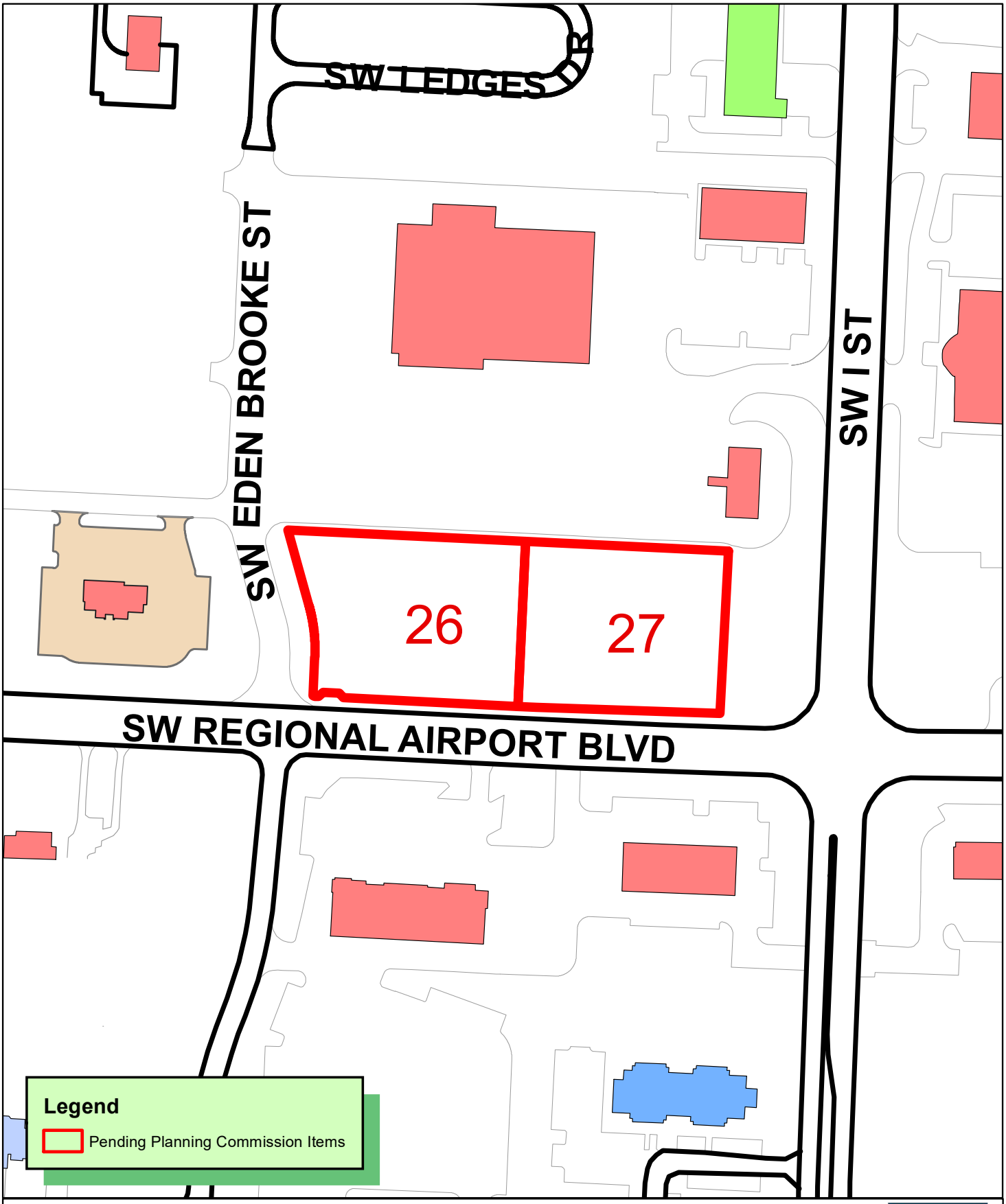
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDC
CEI PROJECT NUMBER	32158
DATE	6/21/2021
REVISION	REV-1

SHEET TITLE: LOT SPLIT

SHEET NUMBER: 2 OF 2

DRAWING LOCATION - S:\32000\32158\DRAWINGS SURVEY\SURVEY\WORKING\32158PLA.DWG -- SAVED BY -- JCHRISTIANSEN

? 2021 CEI ENGINEERING ASSOCIATES, INC.



LS21-0032
LOT SPLIT
UPTOWN VILLAGE SUBDIVISION
LOTS 17-19 CREATING LOTS 26-27

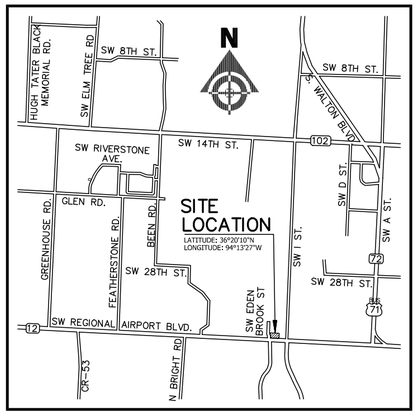
THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT
OF LOT 17, LOT 18 AND LOT 19 CREATING LOTS 26 AND 27
UPTOWN VILLAGE SUBDIVISION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

PARENT TRACT
P.N. 01-15858-000
LOT 17 OF THE REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2013 AT PAGE 317 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

PARENT TRACT
P.N. 01-15858-000
LOT 18 OF THE REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2013 AT PAGE 317 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

PARENT TRACT
P.N. 01-15859-000
LOT 19 OF THE REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2013 AT PAGE 317 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS.



VICINITY MAP
NOT TO SCALE

CITY OF BENTONVILLE ATLAS PAGE NUMBER 484

CERTIFICATE OF OWNERSHIP.

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

Date of Execution: _____ Signed: _____
Name & Address

Source of Title: Document 2013-11830

CERTIFICATE OF APPROVAL.

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

Date of Execution: _____ Signed: _____
Community Development Director

ZONING AND SETBACK INFORMATION

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT C-2, GENERAL COMMERCIAL, 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.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0255K
REVISED DATE: JUNE 05, 2012

SURVEY DESCRIPTION LOT 26 (THIS PLAT):

ALL OF LOT 19 AND THE WEST HALD OF LOT 18 OF THE REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2013 AT PAGE 317 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 17 OF SAID REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION; THENCE N87°15'26"W PASSING AT A DISTANCE OF 168.00 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 251.00 FEET TO THE POINT OF BEGINNING; THENCE S02°44'34"W 203.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW REGIONAL AIRPORT BLVD. (R/W VARIES); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: N87°08'14"W PASSING A DISTANCE OF 83.00 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 215.82 FEET TO AN IRON PIN FOUND; N42°08'15"W 7.37 FEET TO AN IRON PIN FOUND; N87°08'15"W 20.00 FEET TO AN IRON PIN FOUND; S47°51'45"W 7.37 FEET TO A PK NAIL FOUND; N87°08'14"W 5.09 FEET TO A PK NAIL FOUND; ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 03°47'20", A RADIUS OF 30.00 FEET, A LONG CHORD THAT BEARS N69°40'50"W 1.98 FEET, AN ARC DISTANCE OF 1.98 FEET TO A PK NAIL FOUND; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE N02°44'34"E 47.85 FEET TO AN IRON PIN FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 18°20'58", A RADIUS OF 200.00 FEET, A LONG CHORD THAT BEARS N06°25'56"W 63.78 FEET, AN ARC DISTANCE OF 64.05 FEET TO AN IRON PIN FOUND; THENCE N15°36'25"W 96.92 FEET TO AN IRON PIN FOUND; THENCE S87°15'26"E 293.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.24 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION LOT 27 (THIS PLAT):

ALL OF LOT 17 AND THE EAST HALF OF LOT 18 OF THE REPLAT OF LOTS 1-10 OF THE UPTOWN VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2013 AT PAGE 317 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S02°44'34"W 20.00 FEET TO AN IRON PIN FOUND; THENCE S03°06'26"W 180.55 FEET TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SW REGIONAL AIRPORT BLVD. (R/W VARIES); THENCE ALONG SAID NORTH RIGHT-OF-WAY N88°07'29"W PASSING AT A DISTANCE OF 166.87 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 226.84 FEET TO AN IRON PIN FOUND; THENCE N87°08'14"W 23.04 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE N02°44'34"E 203.93 FEET; THENCE S87°15'26"E PASSING AT A DISTANCE OF 83.00 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 251.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

OWNER:

WAL-MART STORES, INC.
P.O. BOX 8050
MS 0555
BENTONVILLE, AR 72712

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

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

SITE SPECIFIC NOTES:

1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

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

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

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

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
SIGNATURE
LAZARO G. PAYA

SHEET INDEX.

1. COVER SHEET
2. SURVEY

CITY OF BENTONVILLE PROJECT NUMBER: LS21-0032

REVISION	DATE	DESCRIPTION
R1	06/18/21	CITY OF BENTONVILLE COMMENTS

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

PROPERTY LINE ADJUSTMENT OF LOTS 17, 18 & 19 OF UPTOWN VILLAGE SUBDIVISION CREATING LOTS 26 & 27
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:	HARRISON FRENCH & ASSOCIATES				
DRAWN BY:	LP	SCALE:	1" = 30'	DATE:	May 17, 2021
REVISED:	LP	DWG:	21027_LLA	SHEET:	1 OF: 2

N

30 15 0 30

1 inch = 30 ft.

BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM. CONVERGENCE ANGLE: -1°17'40"

P.O.B. LOT 26 (THIS PLAT)

P.O.C. LOT 26 (THIS PLAT)

P.O.B. LOT 27 (THIS PLAT)

LOT 26 (THIS PLAT) 1.24 AC.±

LOT 27 (THIS PLAT) 1.16 Ac.±

UPTOWN VILLAGE SUBDIVISION REPLAT OF LOTS 1-10

SW EDEN BROOKE ST. (60' R/W)

SW REGIONAL AIRPORT BLVD. (ARKANSAS HIGHWAY NO. 12) (R/W VARIES)

PROPOSED LOT LINE BY THIS PLAT

COMMON PROPERTY LINE BETWEEN LOT 18 AND LOT 19 TO BE REMOVED BY THIS PLAT

COMMON PROPERTY LINE BETWEEN LOT 17 AND LOT 18 TO BE REMOVED BY THIS PLAT

PARENT TRACT LOT 18 (PLAT 2013-317) P.N. 01-15858-000 ZONED C-2 NO BUILDINGS ON THIS PROPERTY

PARENT TRACT LOT 19 (PLAT 2013-317) P.N. 01-15859-000 ZONED C-2 NO BUILDINGS ON THIS PROPERTY

PARENT TRACT LOT 17 (PLAT 2013-317) P.N. 01-15857-000 ZONED C-2 NO BUILDINGS ON THIS PROPERTY

LOT 25 (PLAT 2016-594) P.N. 01-15862-000 WAL-MART REAL ESTATE BUSINESS TRUST REALTY ENTITY DEPT 9385 2001 SE 10TH ST BENTONVILLE AR 72712 ZONED C-2

WAL-MART REAL ESTATE BUSINESS TRUST P.N. 01-15861-000 P.O. BOX 8050 BENTONVILLE AR 72716 ZONED C-2

LOT 17 (PLAT 2013-317) P.N. 01-03944-000 SHARPSHOOTER, DUSTIN ET AL & HARMON, ANGIE 390 EAGLE RIDGE DR FARMINGTON AR 72730 ZONED C-2

20' UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT

PUBLIC ACCESS EASEMENT TO BE DEDICATED BY THIS PLAT

ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT 110 SQ.FT.±

45' ACCESS EASEMENT (PLAT 2013-317)

20' UTILITY EASEMENT (PLAT 2013-317)

30' UTILITY EASEMENT (PLAT 2013-317)

34' ACCESS EASEMENT (PLAT 2013-317)

GENERAL UTILITY EASEMENT (DEED 2009-32575)

GENERAL UTILITY EASEMENT (DEED 2009-32557)

20' GRADING AND DRAINAGE EASEMENT (DEED 2009-32568) 20' UTILITY EASEMENT (PLAT 2007-810)

20' GRADING AND DRAINAGE EASEMENT (DEED 2009-32561) 20' UTILITY EASEMENT (PLAT 2007-810)

NORTH R/W LINE OF SW REGIONAL AIRPORT BLVD (DEED 2009-32572) (PLAT 2016-594)

NORTH R/W LINE OF SW REGIONAL AIRPORT BLVD (DEED 2009-32565) (PLAT 2016-594)

ELECTRIC TRANSFORMER ON CONCRETE PAD

WAL-MART MONUMENT SIGN

CONC. CURB (TYP.)

5' SIDEWALK

RAMP

no truck parking

stop

45mph

N: 736,497.10 E: 657,066.89

N: 736,471.03 E: 657,611.16

S87°15'26"E 293.89'

S87°15'26"E 251.00'

69.70' 24.00' 210.89' 83.00' 83.00' 168.00'

S02°44'34"W 20.00'

S02°44'34"W 180.55'

S03°26'36"W 226.84'

N87°16'02"W 176.16'

S87°16'02"E 176.16'

S02°44'34"W 203.76'

S02°44'34"W 203.07'

N02°43'58"E 39.86'

N02°43'58"E 72.24'

S02°43'58"W 112.10'

S87°16'02"E 4.00'

S02°43'58"W 20.00'

N02°44'34"E 203.93'

N15°36'25"W 96.96'

N02°44'34"E 47.85'

N87°08'15"W 20.00'

N42°08'15"W 7.37'

N87°08'14"W 132.82'

N87°08'14"W 215.82'

N88°07'29"W 166.87'

N87°08'14"W 23.04'

S47°51'45"W 7.37'

N87°08'14"W 5.09'

S48°07'07"E 15.73'

D=18°20'58" R=200.00' L=64.05' CH=N06°25'56"W 63.78'

D=90°00'00" R=28.00' L=43.98'

D=90°00'00" R=48.00' L=75.40'

D=03°47'20" R=30.00' L=1.98' CH=N69°40'50"W 1.98'

38' BOC-BOC

60' R/W

25' BOC-BOC

29' BOC-BOC

R/W

IPF 5/8"

5/8"

18"RCP

west 12"

LEGEND:

●	IRON PIN FOUND
◎	IRON PIN SET LPS 1380
◈	PK NAIL
	BOUNDARY LINE
	PARCEL LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	BARBED WIRE FENCE
	FIRE HYDRANT
	WATER VALVE
Wirr	WATER VALVE IRRIGATION
WM	WATER METER
S	SANITARY MANHOLE
D	DRAINAGE MANHOLE
	LAMP POLE (1-LIGHT)
T	TELEPHONE RISER
TV	TELEPHONE VAULT
	SIGN
E	ELECTRIC TRANSFORMER
	UTILITY POLE
TV	CABLE TV VAULT
G	GAS SETTING
TV	CABLE TV RISER
BOC-BOC	BACK OF CURB TO BACK OF CURB

CERTIFICATE OF AUTHORIZATION PAYA INC. No. 3152 ARKANSAS

LICENSED PROFESSIONAL SURVEYOR STATE OF ARKANSAS NO. 1380 SIGNATURE LAZARO G. PAYA

CERTIFICATE OF SURVEY.

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, 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: _____

LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

CITY OF BENTONVILLE PROJECT NUMBER: LS21-0032

REVISION	DATE	DESCRIPTION
R1	06/18/21	CITY OF BENTONVILLE COMMENTS

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

PROPERTY LINE ADJUSTMENT OF LOTS 17, 18 & 19 OF UPTOWN VILLAGE SUBDIVISION CREATING LOTS 26 & 27 CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:	HARRISON FRENCH & ASSOCIATES				
DRAWN BY:	LP	SCALE:	1" = 30'	DATE:	May 17, 2021
REVISED:	LP	DWG:	21027_LLA	SHEET:	2 OF: 2

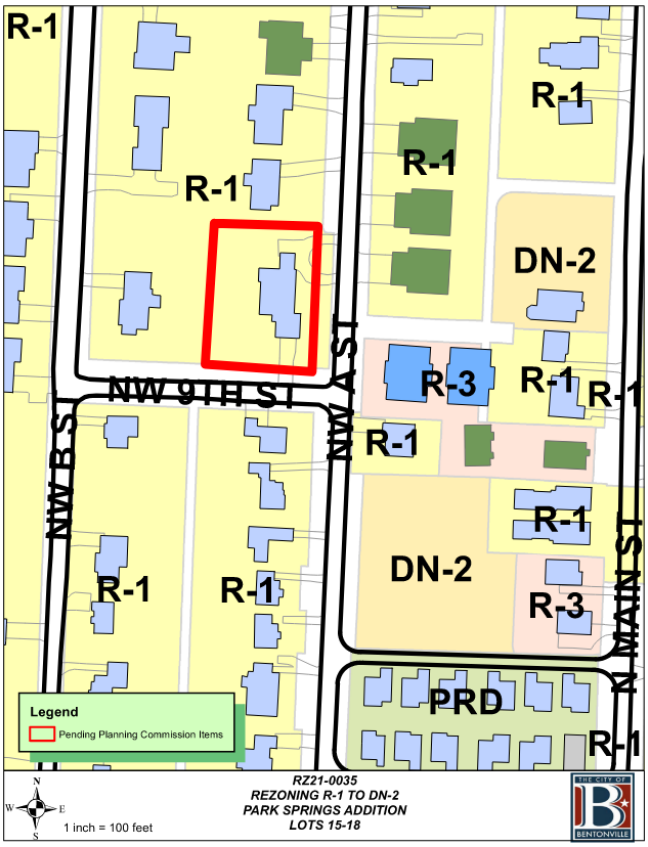
Constellation Properties, LLC

903 NW A Street
PC Date: 7/6/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0035
Applicant / Current Owner	Constellation Properties, LLC
Site Area	+/- 0.62 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 903 NW A Street. The property is currently zoned R-1, Single Family Residential. Surrounding zoning districts are R-1 Single Family Residential to the north, south, and west, and R-3 Medium-High Density Multifamily Residential to the east.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouses or duplex residential properties. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area is intended to highlight reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).

Public Comment
Staff has received public comments regarding this rezoning request.

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-2 zoning districts in the surrounding area.

Conclusion
This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.

Constellation Properties

May 21st, 2021

Bentonville Planning Commission
305 SW A Street
Bentonville, Arkansas 72712

RE: **Re-zone Request**
903 NW A Street
Bentonville, AR 72712
PID: 01-03659-000

Dear Planning Commission:

Thank you in advance for your time and assistance reviewing the re-zone request herein. The below narrative outlines the re-zone request, including required details, and addresses the narrative requirement for re-zone requests. Please do not hesitate to contact us with questions. We look forward to working with you.

Ownership information

- Owner: Constellation Properties, LLC

Current and Proposed Zoning

- The current zoning is R-1
- The proposed zoning is DN-2 (end of block/corner of NW A and West 9th street

Reason for Re-zone

The subject property is a .62 acre parcel and currently includes an outdated single family detached home. The owner's intent is to re-zone the property to DN-2 in order to increase the density to more closely align with the future land use plan and highest and best use for the property. The property is located on the corner of NW A Street and NW 9th Street; there are existing R-3 and DN-2 parcels located across NW A Street and substantial re-development is occurring throughout the area.

Additionally, the proposed zoning change (a) best aligns with future land use goals of DN-2 medium-density residential per Bentonville's Community Plan (2018) for "downtown intensification" (Fig. 1.1); simultaneously the re-zone enables a smooth, diversified housing transition from larger lot single family homes to increased density on a main thoroughfare (A Street) as stated in the Bentonville Community Plan and Future Land Use plans respectively.

Given the property's corner lot location on a major collector street, close proximity to arterial roads and the Bentonville Square, we envision a single-family community that is comfortable for it's residents, beautiful for passers-by and accretive to the overall fabric of the neighborhood – all aligned with Bentonville's design standards and future vision for the area.

Figure 1.1 – Bentonville Community Plan (Future Land Use)

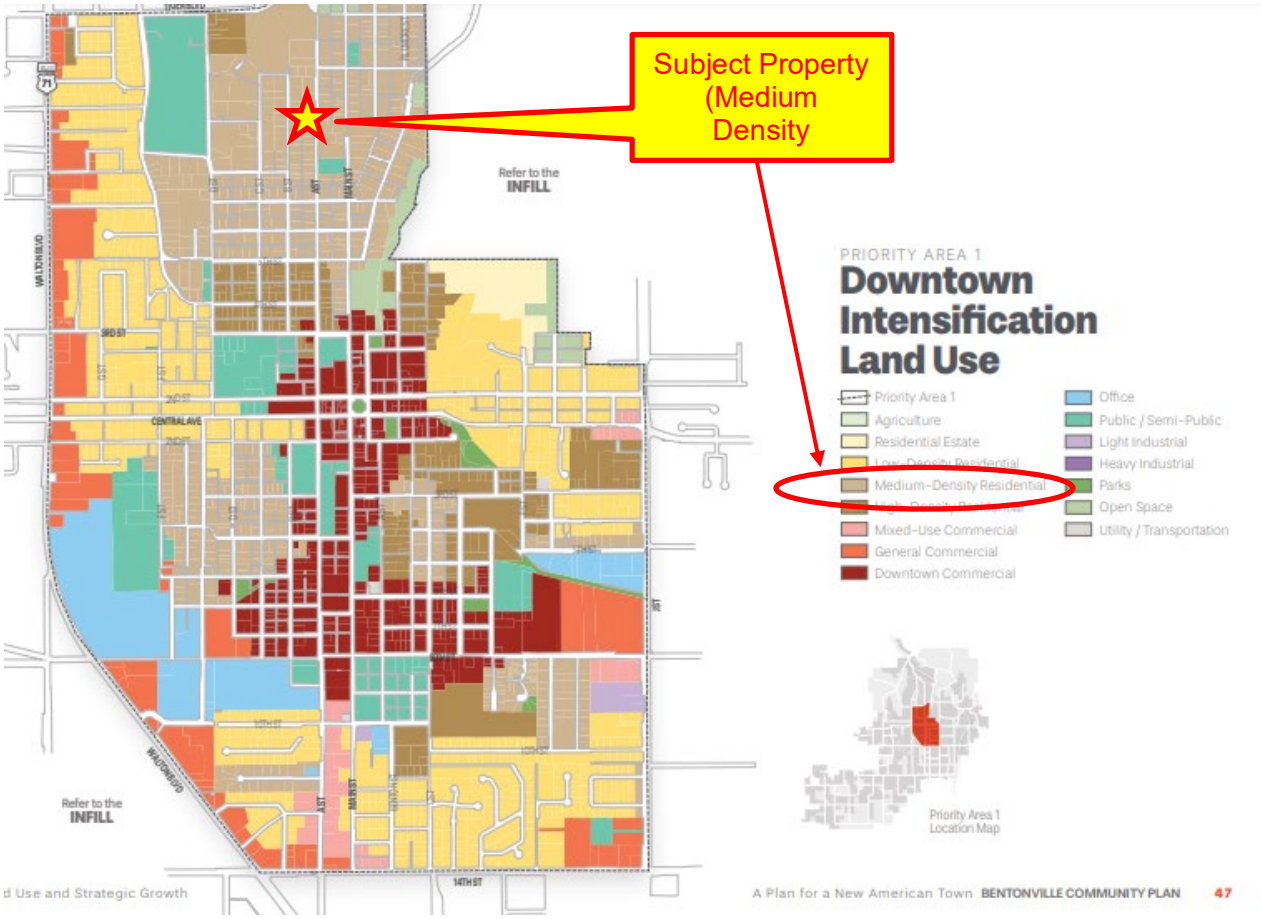
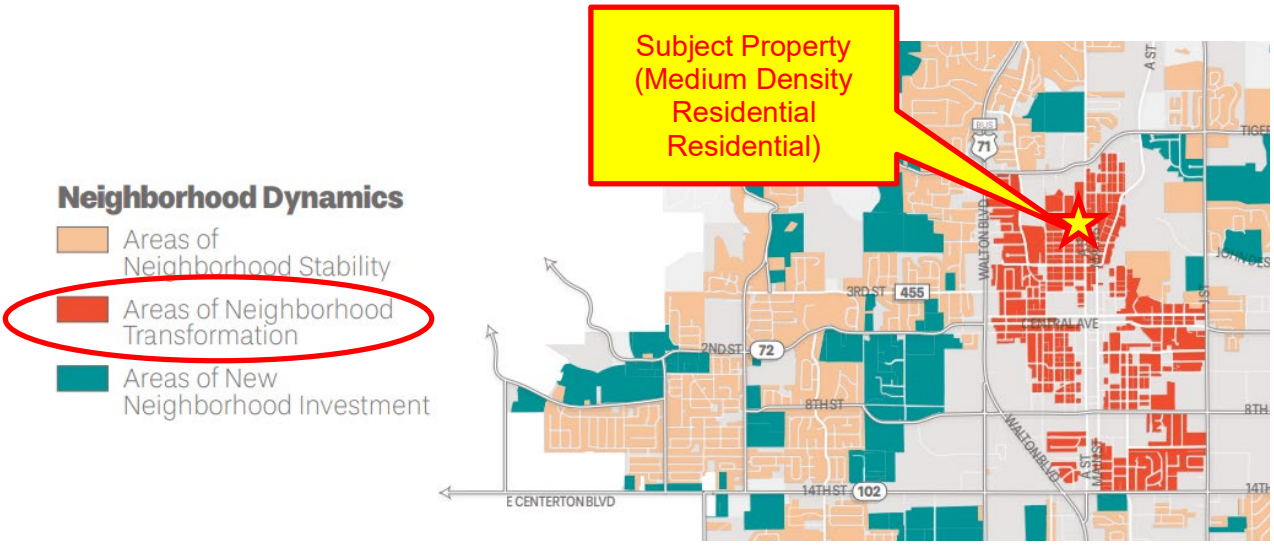


Figure 1.2 – Bentonville Community Plan



Relation of property to surrounding properties:
The subject property is bordered as follows:

North:	single family home R-1 (fronting A-Street)
Northeast:	multi-family (duplex) R-1 (fronting A-Street)
East:	multi-family (duplex), R-3 and DN-2 zoning (fronting A-Street)
Sotheast:	mulit-family (duplex) and DN-2 zoning (fronting A-Street)
South:	single family home R-1 (fronting A-Street)
Southwest:	single family home R-1 (fronts B-Street)
West:	single family home R-1 (fronts B-Street)
Northwest:	single family home R-1 (fronts B-Street)



Use:
The intended use of the property upon approval of re-zoning will be to develop single-family attached homes, complete with garage(s), bike wash station(s), alley entrance(s) and other neighborhood amenities.

Traffic:
A traffic study has not been completed, however, based on the density available via DN-2 zoning, the limited additional traffic generated by the project will have relatively minor impact on traffic overall given the subject property's immediate location on major downtown collector street (A Street) to the east and close proximity to Tiger Boulevard and Central Avenue (arterial) to the north and south respectively.

Signage:
No commercial grade signage is planned. Signage is intended to be limited to address plaques or similar denoting only the residential addresses and/or development name.

Appearance:
The owner intends to develop single family attached homes which will be contemporary in design comprised of materials in accordance with Bentonville design standards as outlined in Sec. 1100.21(e) . Garages will be accessed via an alley in the rear of the property (alley entrance off of 9th street is currently proposed).

Water and Sewer:
Both water and sewer are available directly at the property. Water is currently being fed from a 6” AC line on NW 9th st. Sewer is being fed from a 6” PVC pipe located on the SW corner of the property. Additionally there is a 12” ductile iron water main on the east side of A Street. There is a manhole at the SW corner of the subject property.

With that said, we would like to thank you again for your time and consideration in this matter. Should you have questions or need additional information, please do not hesitate to contact my office directly.

Best Regards,

Aaron Wilkerson

(479) 531-4114
Aaron.Wilkerson@constellationprops.com
www.constellationprops.com

NOTICE OF INTENT TO REZONE

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

R-1, Single-family Residential to DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

Lots 15, 16, 17, 18 Park Springs Addition to Bentonville, Benton County, AR, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

The common description of the property is: 903 NW A Street Bentonville, AR

Proposed land use: To Be Determined

The public hearing will be held July 6, 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:

_____

_____

_____

_____ _____

Signature and Physical Address Signature and Physical Address

Craig Soos

NOTICE OF INTENT TO REZONE

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

R-1, Single-family Residential to DN-2, Downtown Medium-density Residential

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

the change in zoning will result in more traffic and noise in a residential neighborhood in close proximity to the Park. We purchased our home precisely because we wanted to be in a low-density residential neighborhood. This rezoning would impact the quality of life in our neighborhood.

Denise R. Hamm de Estrada, 901 NW B St.
Signature and Physical Address

[signature], 901 NW B St.
Signature and Physical Address

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Residential Tree Planting:

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

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

DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

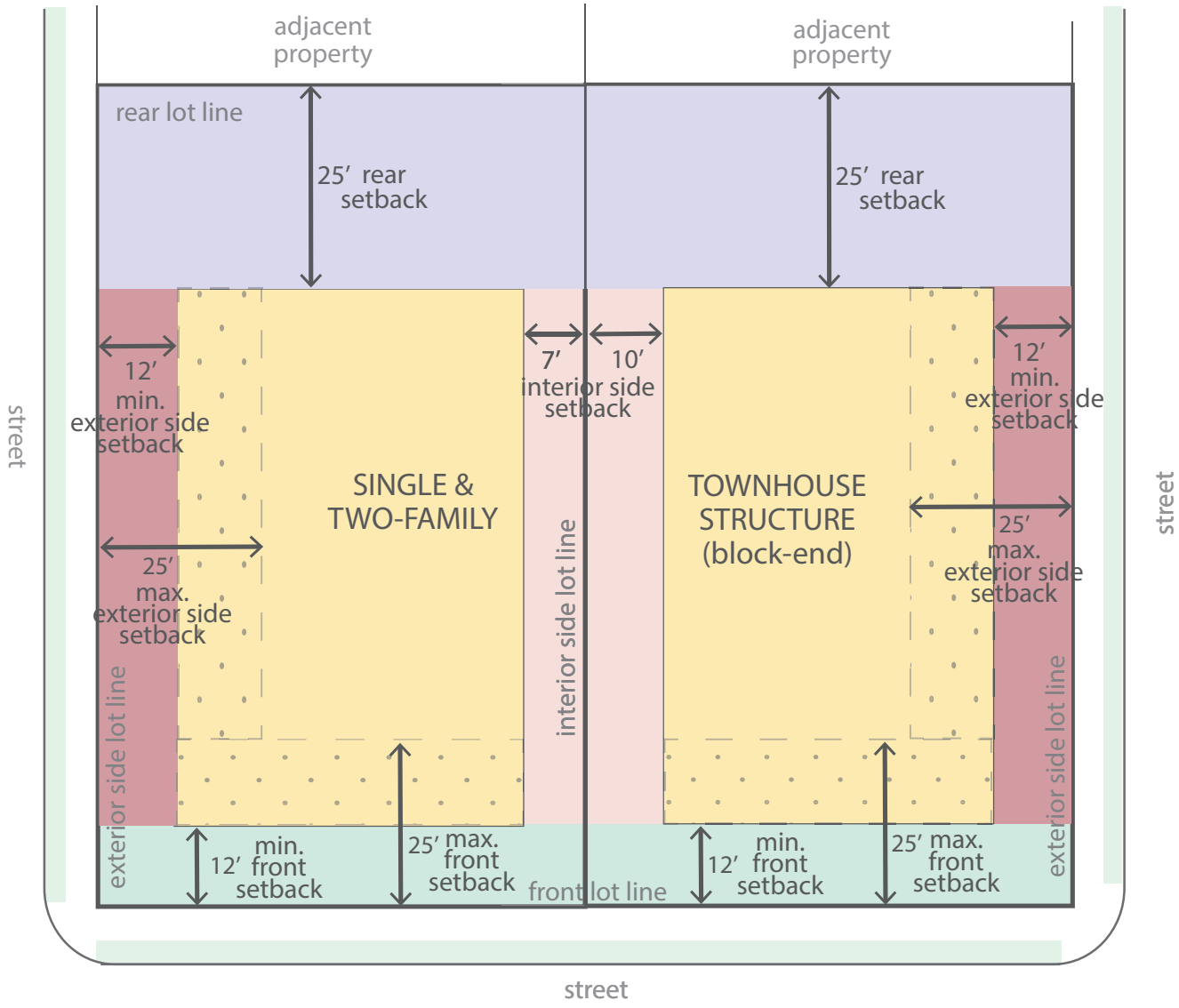
Land Uses:

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

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

DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

Ray Residential Homes, LLC

806 SE G Street

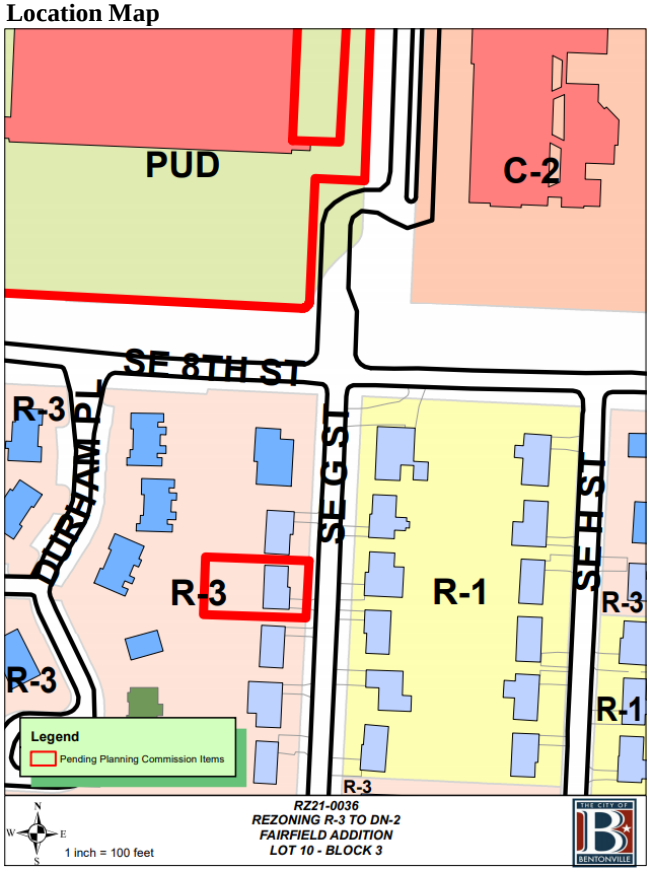
PC Date: 7/6/2021

Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	RZ21-0036
Applicant / Current Owner	Ray Residential Homes , LLC
Site Area	+/- .25 acres
Current Zoning	R-3, Medium Density Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 806 SE G Street. The property is currently zoned R-3, Medium-High Density Multi-Family Residential. Surrounding zoning districts are R-3, Medium Density Residential to the north, south, and west, and R-1, Single-Family Residential to the east. The Future Land Use Map depicts all surrounding properties as Medium-Density Residential

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouses or duplex residential properties. These areas are found both near downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area is intended to highlight reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 46).

Public Comment

Staff HAS NOT received public comment on this request.

Analysis

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-2 zoning districts in the surrounding area.

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.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 28, 2021

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

RE: Rezoning Request – 806 SE G Street, Bentonville AR
Crafton Tull #1111100

Planning Staff,

The property in question, Parcel # 01-02566-000, is currently zoned R-3, Medium Density Residential. It is the request of our client to rezone this property to DN-2 Downtown Neighborhood. RAY Residential Homes, LLC intends to redevelop this parcel with a slightly higher unit count, and thus the need to alter the current zoning. The current Land Use for this parcel is Medium Density Residential, and other zoning classifications in the area include DN-2, R-1, R-E, and PRD. At this time, there are no specific plans for the development. However, pending the outcome of the rezoning, site concept plans and potential Large Scale Development applications will be forthcoming.

We appreciate your consideration of this rezoning request, and look forward to discussing this with City staff and commission.

Thank you,

Barry R. Williams, ASLA
Project Manager

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

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

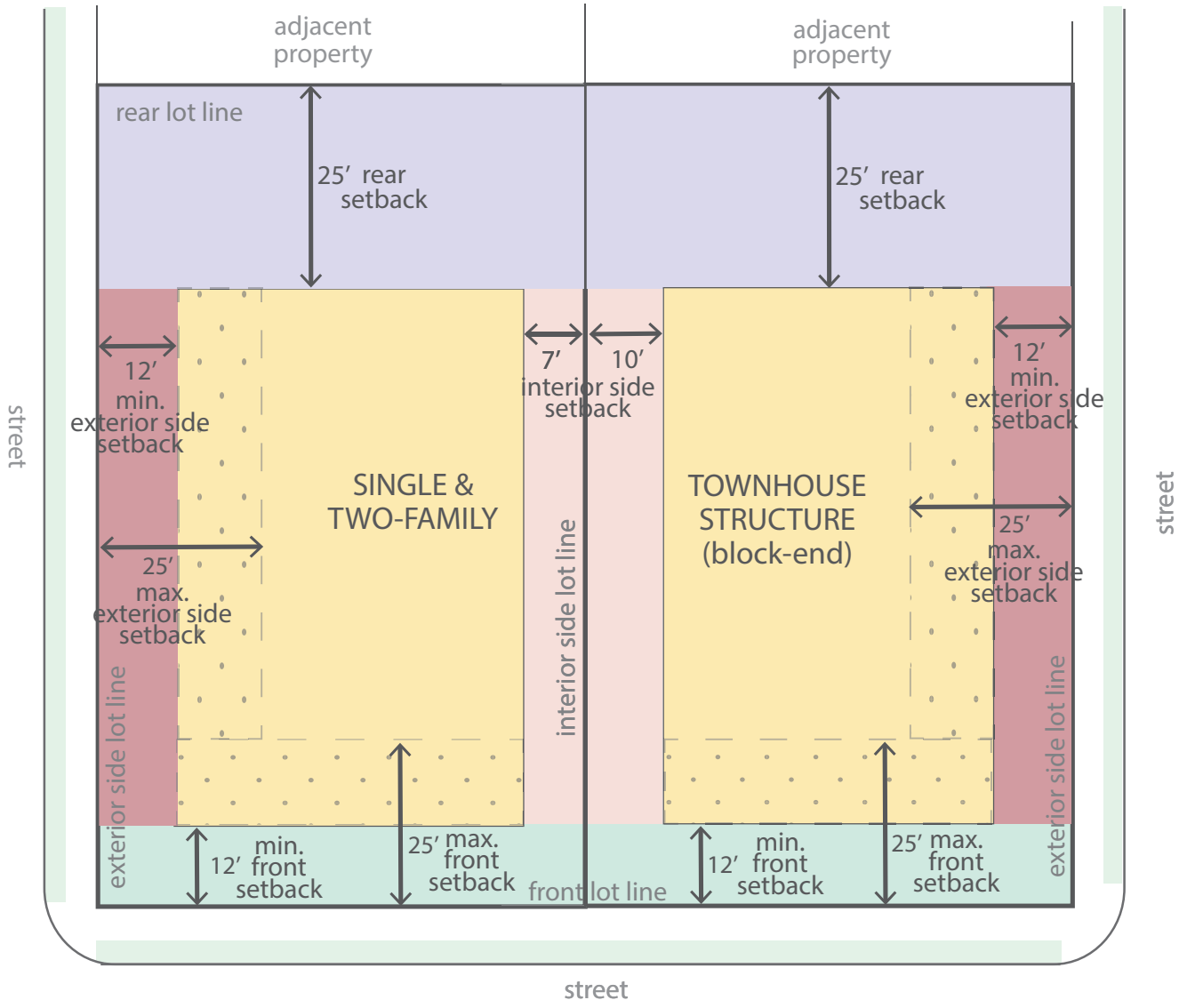
Land Uses:

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

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DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

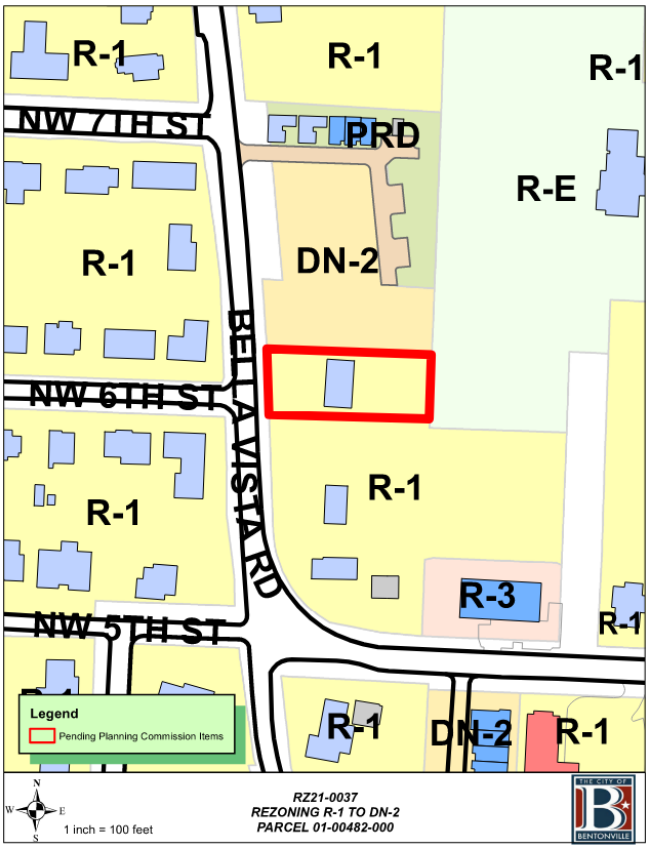
Ray Residential, LLC

602 Bella Vista Road
PC Date: 7/6/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0037
Applicant / Current Owner	Ray Residential, LLC
Site Area	+/- 0.39 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 602 Bella Vista Road. The property is currently zoned R-1, Single Family Residential. Surrounding zoning districts are DN-2, Downtown Medium-Density Residential to the north, R-E, Residential Estate to the east, and R-1 Single Family Residential to the south and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouses or duplex residential properties. These areas are found both near downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area is intended to highlight reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).

Public Comment
Staff has received public comments regarding this rezoning request.

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-2 zoning districts in the surrounding area.

Conclusion
This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 28, 2021

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

RE: Rezoning Request - 602 Bella Vista Road, Bentonville AR
Crafton Tull #1111100

Planning Staff,

The property in question, Parcel # 01-00482-000, is currently zoned R-1, Single Family Residential. It is the request of our client to rezone this property to DN-2 Downtown Neighborhood. RAY Residential Homes, LLC intends to redevelop this parcel with a slightly higher unit count, and thus the need to alter the current zoning. The current Land Use for this parcel is Medium Density Residential, and other zoning classifications in the area include DN-2, R-1, R-E, and PRD. At this time, there are no specific plans for the development. However, pending the outcome of the rezoning, site concept plans and potential Large Scale Development applications will be forthcoming.

We appreciate your consideration of this rezoning request, and look forward to discussing this with City staff and commission.

Thank you,

Barry R. Williams, ASLA
Project Manager

NOTICE OF INTENT TO REZONE

Ray Residential LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Single Residential to DN-2 Downtown Neighborhood

The legal description of the property is as follows:
See attached

The common description of the property is: 602 Bella Vista Road

Proposed land use: Downtown Neighborhood

The public hearing will be held July 6, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

Mr. Sampaga's handling of the SE K St rezoning is a cause for concern. That request was not adopted, and residents objected.

Signature

Craig A. Willingham
Printed Name

704 NW 5th Street
Physical Address

NOTICE OF INTENT TO REZONE

Ray Residential LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Single Residential to DN-2 Downtown Neighborhood

The legal description of the property is as follows:
See attached

The common description of the property is: 602 Bella Vista Road

Proposed land use: Downtown Neighborhood

The public hearing will be held July 6, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

- [x] I/we have no objections to the rezoning.
- [ ] I/we object to the rezoning because:

Signature

C Coughlin
Printed Name

11113 Hwy 279
Physical Address
Bentonville
AR 72712

NOTICE OF INTENT TO REZONE

Ray Residential LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Single Residential to DN-2 Downtown Neighborhood

The legal description of the property is as follows:
See attached

The common description of the property is: 602 Bella Vista Road

Proposed land use: Downtown Neighborhood

The public hearing will be held July 6, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☑ I/we have no objections to the rezoning.
☐ I/we object to the rezoning because:

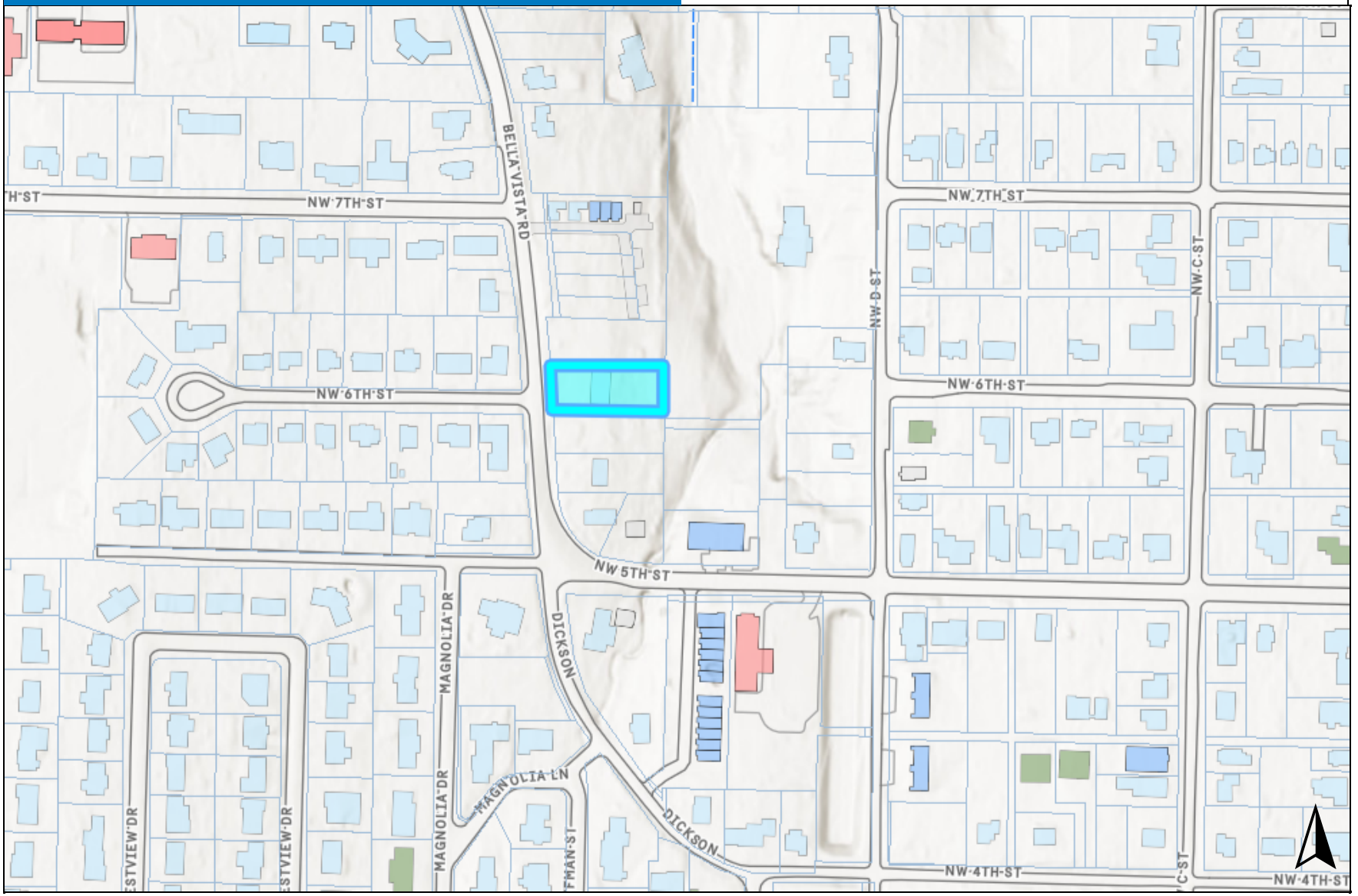
Signature

Printed Name Cynthia Craig

Physical Address 11713 Hwy 279
Bentonville
AR 72712

City of Bentonville Master Map

602 Bella Vista Road



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

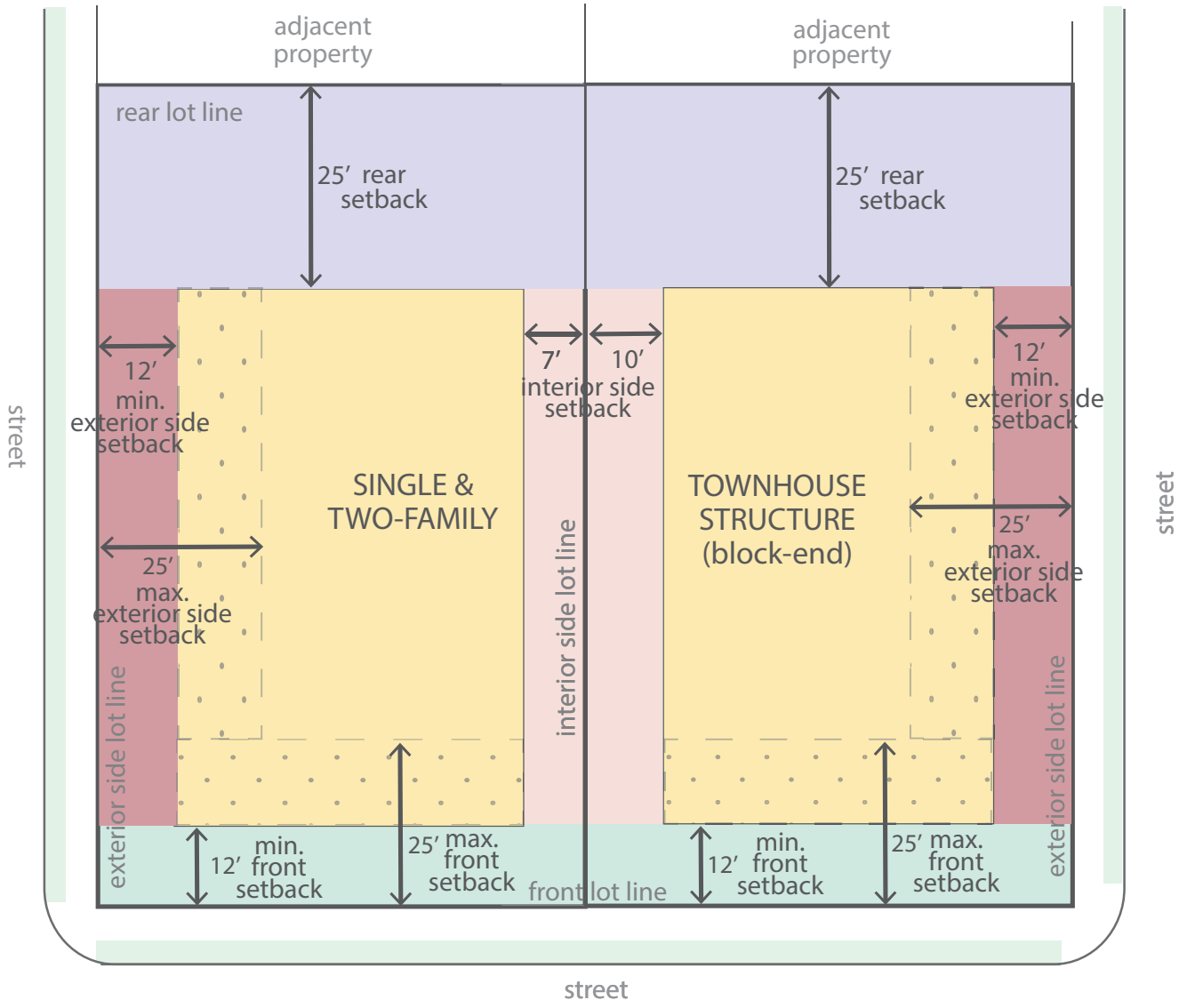
Land Uses:

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

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DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

Walters (Ray Residential Homes, LLC)

NE 2nd Street and NE G Street

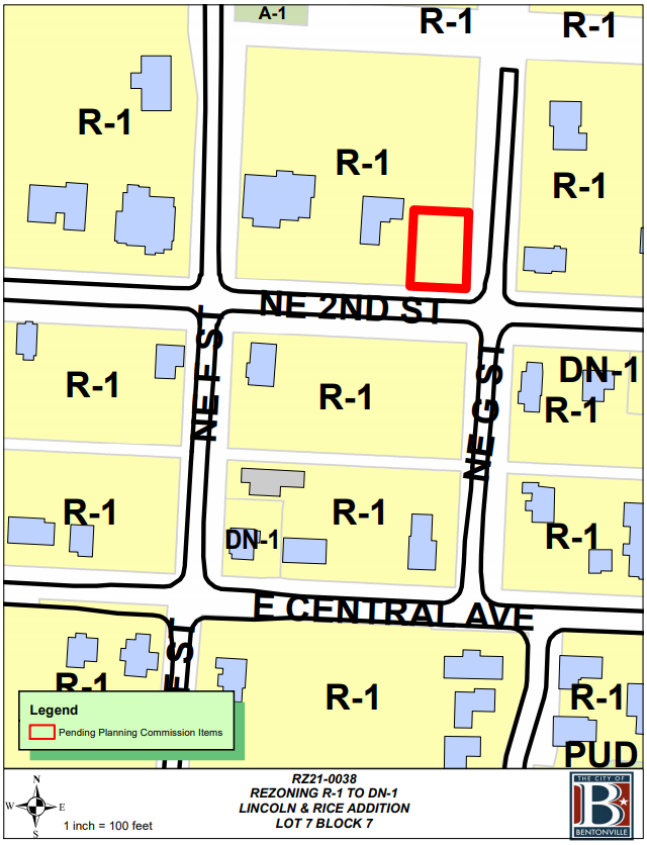
PC Date: 7/6/2021

Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	RZ21-0038
Applicant / Current Owner	Lucinda Walters
Site Area	+/- .17 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

The subject property is located on the northwest corner of the intersection of NE 2nd and NE G Streets and is currently zoned R-1, Single-Family Residential. Adjacent zoning districts are all R-1, Single-Family Residential. The Future Land Use Map depicts this and all surrounding properties as Low-Density Residential. Both nearby properties at 826 NE 2nd Street and 701 E. Central Ave. are also zoned DN-1.

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.

The Downtown Neighborhood Subarea Plan of the Bentonville Community Plan (pg. 135) depicts this property to be located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 46).

Public Comment

Staff HAS received public comment on this request. See attached.

Analysis

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.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-1 zoning districts in the nearby surrounding area.

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.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 28, 2021

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

RE: Rezoning Request – NE 2nd Street and NE G Street, Bentonville AR
Crafton Tull #1111100

Planning Staff,

The property in question, Parcel # 01-00482-000, is currently zoned R-1, Single Family Residential. It is the request of our client to rezone this property to DN-1 Downtown Neighborhood 1. RAY Residential Homes, LLC intends to redevelop this parcel with a slightly higher square footage of usable space within the building, and thus the need to alter the current zoning. The current Land Use for this parcel is Low Density Residential, and other zoning classifications in the area include R-1, and DN-1. At this time, there are no specific plans for the development. However, pending the outcome of the rezoning, site concept plans and potential Large Scale Development applications will be forthcoming.

We appreciate your consideration of this rezoning request, and look forward to discussing this with City staff and commission.

Thank you,

Barry R. Williams, ASLA
Project Manager

NOTICE OF INTENT TO REZONE

Ray Residential LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 Single Family Residential to DN-1 Downtown Neighborhood

The legal description of the property is as follows:
See attached

The common description of the property is: NE 2nd Street and NE G Street

Proposed land use: Downtown Neighborhood

The public hearing will be held July 6, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because: We'd like to maintain the R-1 Low Density zoning in our neighborhood. We are concerned that DN-1 zoning would allow the house to be placed too close to Second St., which might later interfere with future plans for sidewalks and bike lane, and would also set a precedent for crowding future houses to the street. However, we would not be opposed to a setback variance on the G St. side, since that is a dead-end street.

Signature
David Short
Deb Short

David and Deb Short
Printed Name
703 NE 2nd St., Bentonville
Physical Address

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

DN-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.
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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

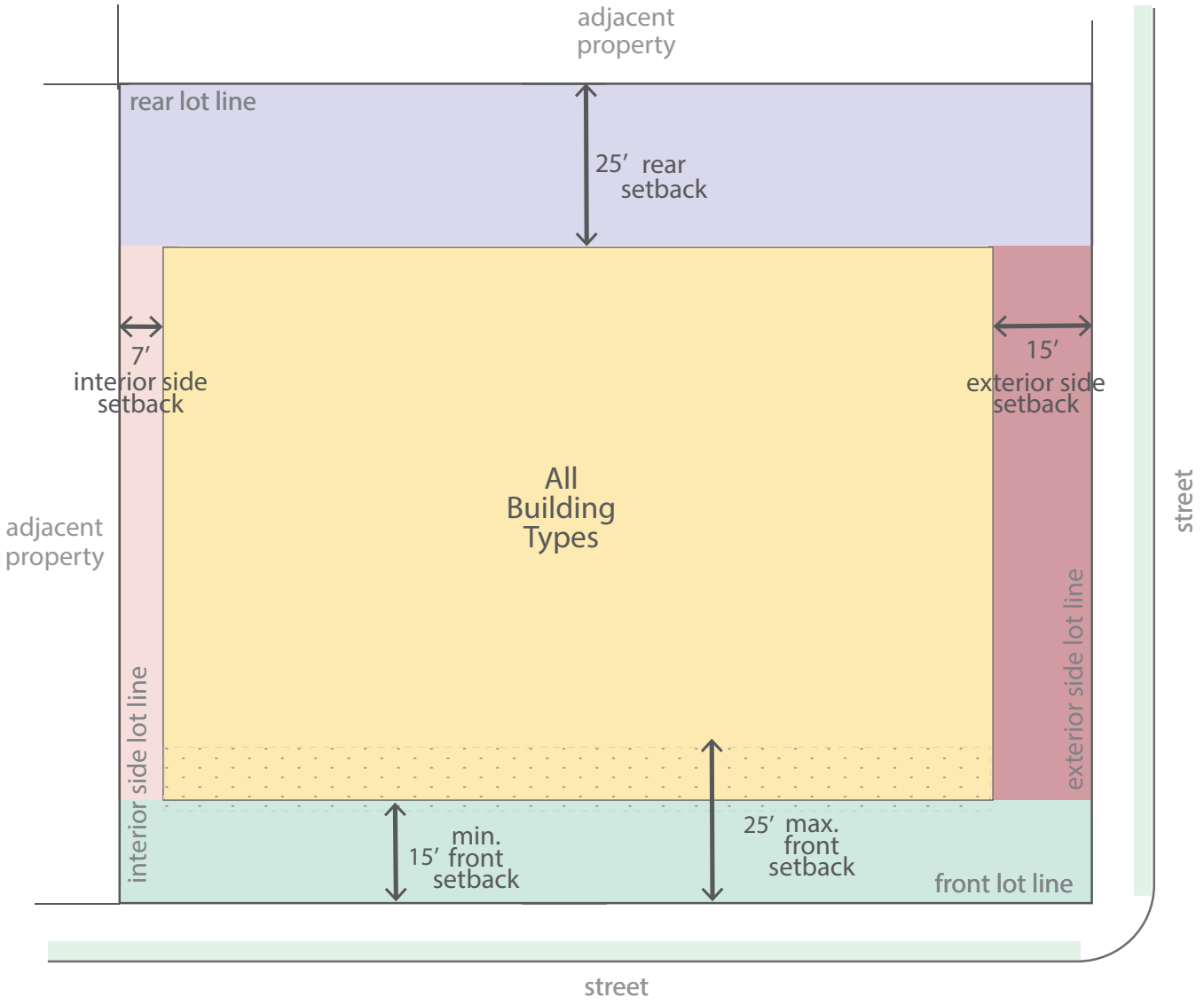
Land Uses:

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

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DN-1, Downtown Low Density Residential

Setback Illustration



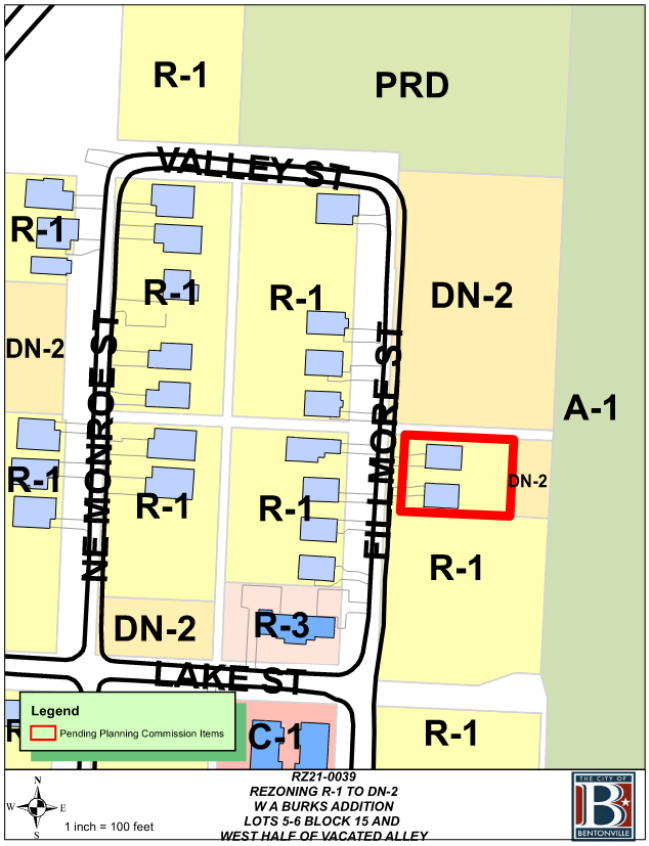
Square District Properties, LLC

1206 & 1208 Fillmore Street
PC Date: 7/6/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0039
Applicant / Current Owner	Square District Properties, LLC
Site Area	+/- 0.36 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1206 and 1208 Fillmore Street. The property is currently zoned R-1, Single Family Residential. Surrounding zoning districts are DN-2, Downtown Medium-Density Residential to the north and east, and R-1 Single Family Residential to the south and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouses or duplex residential properties. These areas are found both near downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area is intended to highlight reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).

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

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-2 zoning districts in the surrounding area.

Conclusion
This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.

REZONING APPLICATION NARRATIVE

This rezone request for Lots 5& 6 Also a part of vacated alley Block 15 W.A. Burks Addition Bentonville , AR . The current zoning designation is R-1 and the proposed designation is DN2.

Explanation: Owner Square District Properties, LLC. We request the rezone for future Downtown Medium Density Residential.

Reason: We want to be able to improve the features of the property.

Use: The zoning request will allow for medium density homes just like the current homes in the surrounding area.

Traffic: Changing toDN2 will not change the current traffic pattern already established.

Signage: No additional signage will be needed for this request.

Appearance: The new zoning request will not change the appearance of the homes built in this area.

Availability of water and sewer: The properties currently have water and sewer taps available.

NOTICE OF INTENT TO REZONE

Square District Properties, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to DN2

The legal description of the property is as follows:
Lots 5 & 6 and a part of vacated Alley Block 5 W. A. Burks Addition, Bentonville, Ar

The common description of the property is: 1206 & 1208 Fillmore st Bentonville Ar

Proposed land use: Daontown Medium Density Residential

The public hearing will be held June 15, , 20 21 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

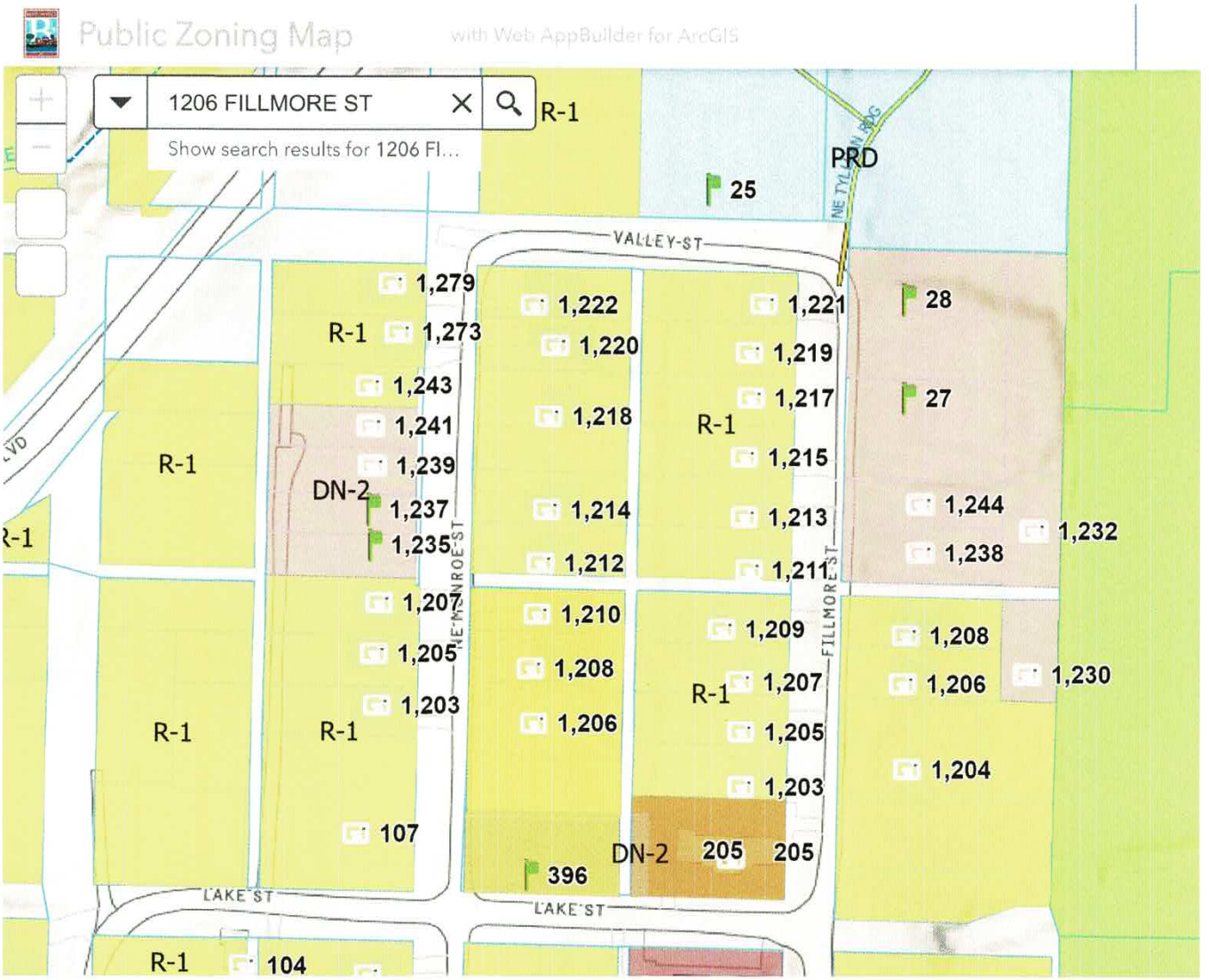
I/We have received notice of the public hearing for the rezoning of the above described property and:

- ☐ I/we have no objections to the rezoning.
- ☐ I/we object to the rezoning because:

Signature

Printed Name

Physical Address


Public Zoning Map
with Web AppBuilder for ArcGIS
1206 FILLMORE ST
Show search results for 1206 FI...
R-1
PRD
25
VALLEY-ST
1,279
1,273
1,243
1,241
1,239
1,237
1,235
1,207
1,205
1,203
107
1,222
1,220
1,218
1,214
1,212
1,210
1,208
1,206
396
1,221
1,219
1,217
1,215
1,213
1,211
1,209
1,207
1,205
1,203
205
205
28
27
1,244
1,238
1,232
1,208
1,206
1,230
1,204
DN-2
R-1
MONROE-ST
FILLMORE-ST
LAKE ST
104
200ft

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Residential Tree Planting:

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

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

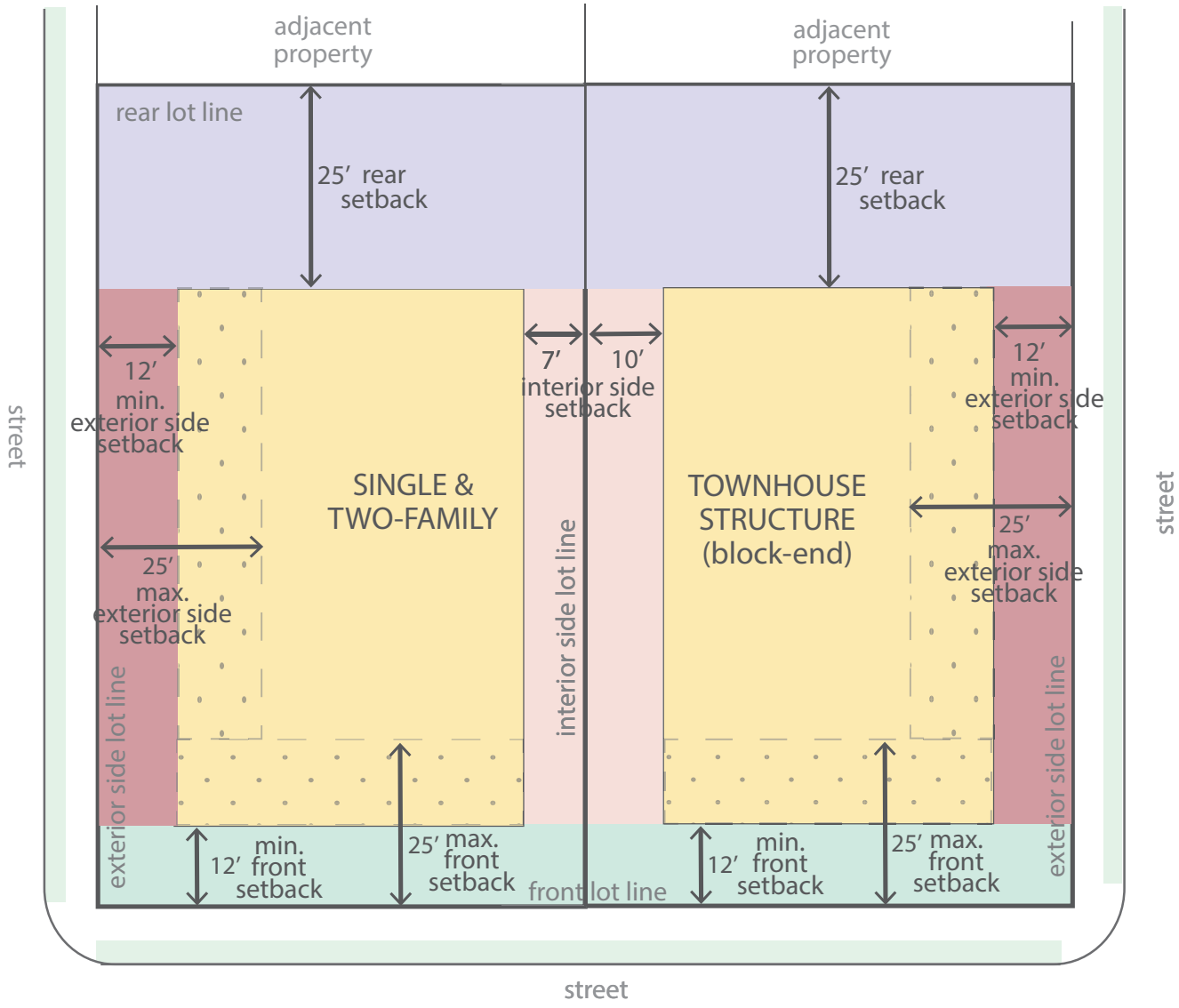
Land Uses:

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

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DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

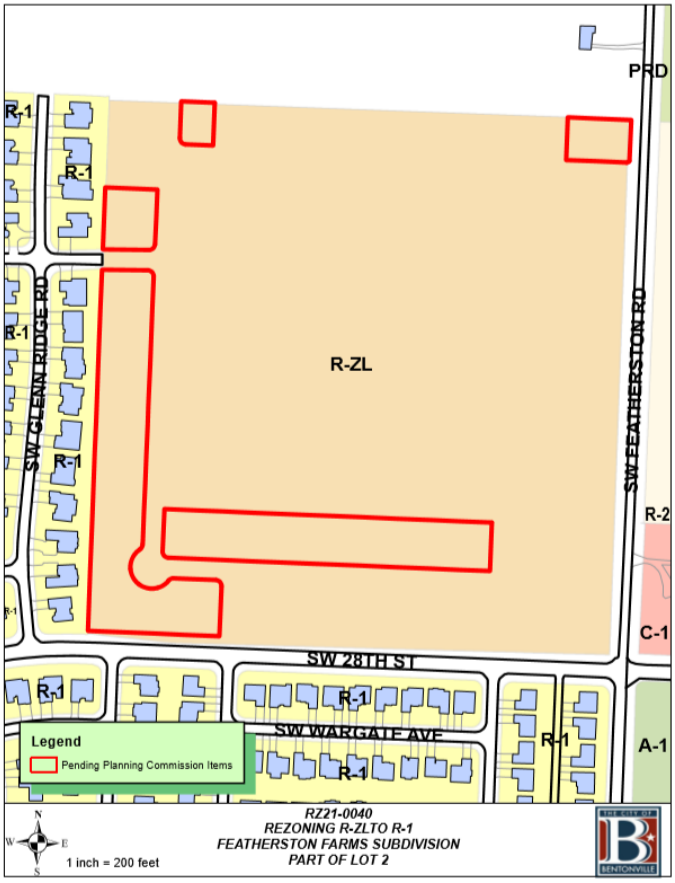
Sunrise Developers, Inc.

SW Featherston Road & SW 28th Street
PC Date: 7/6/2021
Reviewer: Baylea Birchfield; Planning Tech

Project Number	RZ21-0040
Applicant / Current Owner	Sunrise Developers, Inc.
Site Area	+/- 38.82 acres
Current Zoning	R-ZL, Zero Lot Line
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at SW Featherston Road & SW 28th Street. The property is currently zoned R-ZL, Zero Lot Line. Surrounding zoning districts are Benton County to the north, R-1, Single-Family Residential to the south and west, and C-1, Neighborhood Commercial and R-2, Medium Density Two Family and Townhome to the east.

Relationship to the Bentonville Community Plan
The Future Land Use Map currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties.

While this rezone does not align with the Future Land Use Plan, areas directly to the north have a future designation of Residential Estate.

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

Analysis
The request to rezone from R-ZL, Zero Lot Line to R-1, Single Family Residential while the future land use classification is Medium Density Residential. A change in zoning would result in decreasing the allowable units of development in this area.

Conclusion
Planning staff has reviewed this rezoning request. It is not consistent with the Bentonville Community Plan; however it is consistent with nearby zoning districts. Staff recommends approval of the proposed rezoning.

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Pkwy
Rogers, AR 72758
479-286-8181

May 28, 2021

Current Planning
City of Bentonville
305 SW A Street
Bentonville, AR 72712
(479) 271-3122

Subject: Featherston Subdivision, Parcel ID# 01-18922-000
Rezoning Request

To Whom it May Concern:

The property owner of Parcel ID 01-18922-000, Sunrise Residential Construction, Inc., is requesting to rezone several lots in the proposed Featherston Subdivision from the previously approved R-ZL to R-1. Please refer to provided legal description and exhibit for proposed rezoning. This request has been made in order to build standard single family homes throughout the proposed development.

This is consistent with adjacent zonings of R-1, R-ZL, & R-2 and is less dense than the current R-ZL zoning.

The proposed use will be single family residential homes.

The traffic will the same as the previously approved R-ZL zoning.

The appearance of the proposed use will be similar to the adjacent R-ZL lots.

Water and Sewer will be made available to all rezoned lots.

If you need additional information, or have questions, please let me know at mrobb@andersonengineeringinc.com or office number 479.286.8181.

Thank you for your assistance in this review process.

Sincerely,

Molly Robb, PE
Engineering Department Manager
Anderson Engineering, Inc.

PRELIMINARY PLAT DESIGN DRAWINGS
TO SERVE
FEATHERSTON SUBDIVISION
CITY OF BENTONVILLE
LOTS 1-216

PHASE TABLE

PHASE 1:	76 LOTS
PHASE 2:	54 LOTS
PHASE 3:	86 LOTS

OWNER:

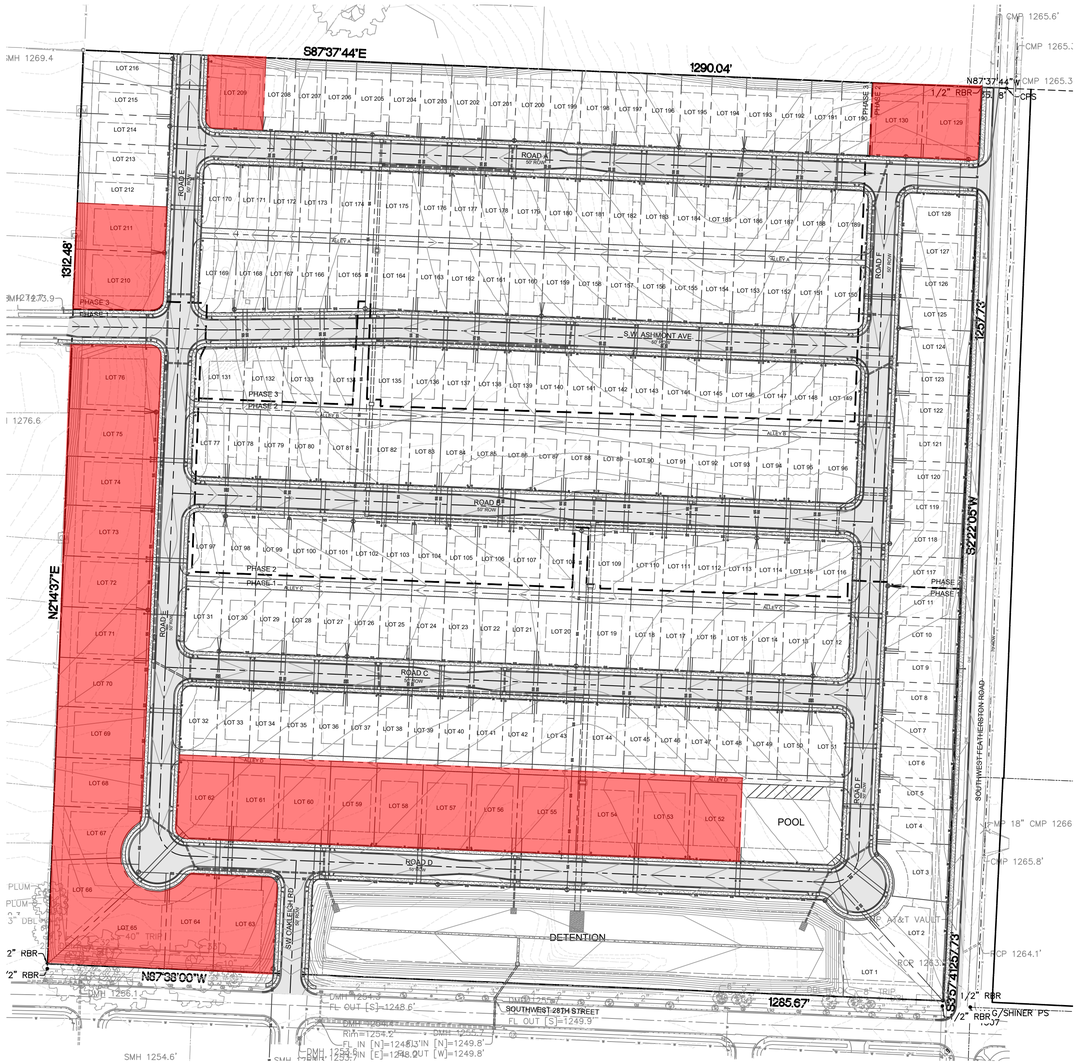
SUNRISE DEVELOPERS, INC.
354 ANGEL FALLS
SPRINGDALE, AR 72762

ENGINEER:

ANDERSON ENGINEERING, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
P: (479) 286-8181

INDEX OF SHEETS

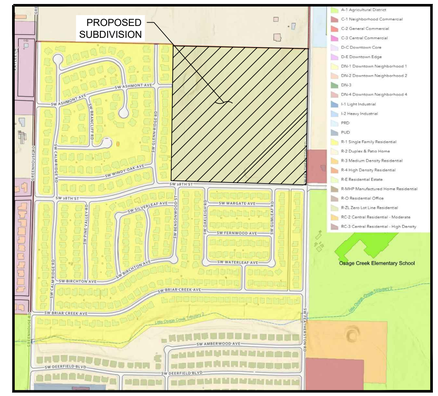
NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
1	BOUNDARY TOPOGRAPHIC SURVEY
2	BOUNDARY TOPOGRAPHIC SURVEY
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
C1.1	GRADING PLAN & EROSION CONTROL PLAN
C1.2	GRADING PLAN & EROSION CONTROL PLAN
C1.3	GRADING PLAN & EROSION CONTROL PLAN
C1.4	GRADING PLAN & EROSION CONTROL PLAN
C1.5	ROAD A PLAN & PROFILE
C1.6	SW ASHMONT AVE PLAN & PROFILE
C1.7	ROAD B PLAN & PROFILE
C1.8	ROAD C PLAN & PROFILE
C1.9	ROAD D PLAN & PROFILE
C1.10	ROAD E PLAN & PROFILE
C1.11	ROAD F PLAN & PROFILE
C1.12	SW OAKLEIGH RD PLAN & PROFILE
C1.13	ALLEY A PLAN & PROFILE
C1.14	ALLEY B PLAN & PROFILE
C1.15	ALLEY C PLAN & PROFILE
C1.16	ALLEY D PLAN & PROFILE
C1.17	SW FEATHERSTON STREET IMPROVEMENT PLAN
C1.18	INTERSECTION PLAN
C1.19	INTERSECTION PLAN
C2.0	SEWER OVERVIEW
C2.1	SEWER LINE A 0+00 TO 8+00 PLAN & PROFILE
C2.2	SEWER LINE A 8+00 TO 16+00 PLAN & PROFILE
C2.3	SEWER LINE A 16+00 TO 22+00 PLAN & PROFILE
C2.4	SEWER LINE A 22+00 TO 25+48.73 PLAN & PROFILE
C2.5	SEWER LINE B PLAN & PROFILE
C2.6	SEWER LINE C & D PLAN & PROFILE
C2.7	SEWER LINE F PLAN & PROFILE
C2.8	SEWER LINE E & G PLAN & PROFILE
C2.9	SEWER LINE H & K PLAN & PROFILE
C2.10	SEWER LINE I, J, & L PLAN & PROFILE
C3.0	STORMWATER OVERVIEW
C3.1	STORM LINE A STA 0+00 TO 9+00 PLAN & PROFILE
C3.2	STORM LINE A STA 9+00 TO 14+17.85 PLAN & PROFILE
C3.3	STORM LINE B, C, & D PLAN & PROFILE
C3.4	STORM LINE F 0+00 TO 9+00 PLAN & PROFILE
C3.5	STORM LINE F 9+00 TO 11+90.52 & O PLAN & PROFILE
C3.6	STORM LINE P, E, G, & H PLAN & PROFILE
C3.7	STORM LINE J PLAN & PROFILE
C3.8	STORM LINE I, K, L, & M PLAN & PROFILE
C3.9	STORM LINE N & Q PLAN & PROFILE
C4.0	DETENTION POND PLAN
C5.0	WATER OVERVIEW
C5.1	WATER MAIN A 0+00 TO 10+00 PLAN & PROFILE
C5.2	WATER MAIN A 10+00 TO 13+20.80 PLAN & PROFILE
C5.3	WATER MAIN B PLAN & PROFILE
C5.4	WATER MAIN C 0+00 TO 9+00 PLAN & PROFILE
C5.5	WATER MAIN C 9+00 TO 19+00 PLAN & PROFILE
C5.6	WATER MAIN C 19+00 TO 30+19.27 PLAN & PROFILE
C5.7	WATER MAIN D PLAN & PROFILE
C5.8	WATER MAIN E PLAN & PROFILE
C5.9	WATER MAIN F PLAN & PROFILE
C5.10	WATER MAIN G PLAN & PROFILE
C6.0	STREET DETAILS
C6.1	EROSION DETAILS
C6.2	STORM DETAILS
C6.3	CITY OF BENTONVILLE WATER / SEWER DETAILS
C6.4	CITY OF BENTONVILLE WATER / SEWER DETAILS
C6.5	CITY OF BENTONVILLE SAN. SEWER DETAILS
C6.6	CITY OF BENTONVILLE SAN. SEWER DETAILS
C6.7	CITY OF BENTONVILLE WATER DETAILS
C6.8	CITY OF BENTONVILLE WATER DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
L1.2	PLANTING PLAN
L1.3	PLANTING PLAN
L1.4	PLANTING PLAN
L1.5	PLANTING PLAN
L1.6	PLANTING PLAN
L1.7	PLANTING PLAN
L1.8	PLANTING PLAN
L1.9	PLANTING PLAN
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN
L1.12	PLANTING PLAN
L1.13	PLANTING PLAN
L2.0	LANDSCAPE DETAILS AND SPECIFICATIONS



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



VICINITY

LOTS TO BE REZONED TO R-1

PRELIMINARY PLAT NUMBER:

damage prevention is no accident

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

800-482-8998
Arkansas One-Call
www.arkonecall.com

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5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 286-8181
ANDERSON CoA# 335 • MOLLY ROBB PE# 19640

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROBB
5-28-2021

DRAWING INFO.	
FIELD BY:	-
DRAWN BY:	MRR
CHECK BY:	MRR
DATE:	5-28-2021
FIELD BOOK:	-
JOB NUMBER:	20RO10008

REVISIONS			
NO.	DESCRIPTION	BY	DATE

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SUNRISE DEVELOPERS, INC.
FEATHERSTON SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER
C0.0

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

R-ZL, Zero Lot Line Residential

The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including "zero lot line" units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	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.

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R-ZL, Zero Lot Line 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.

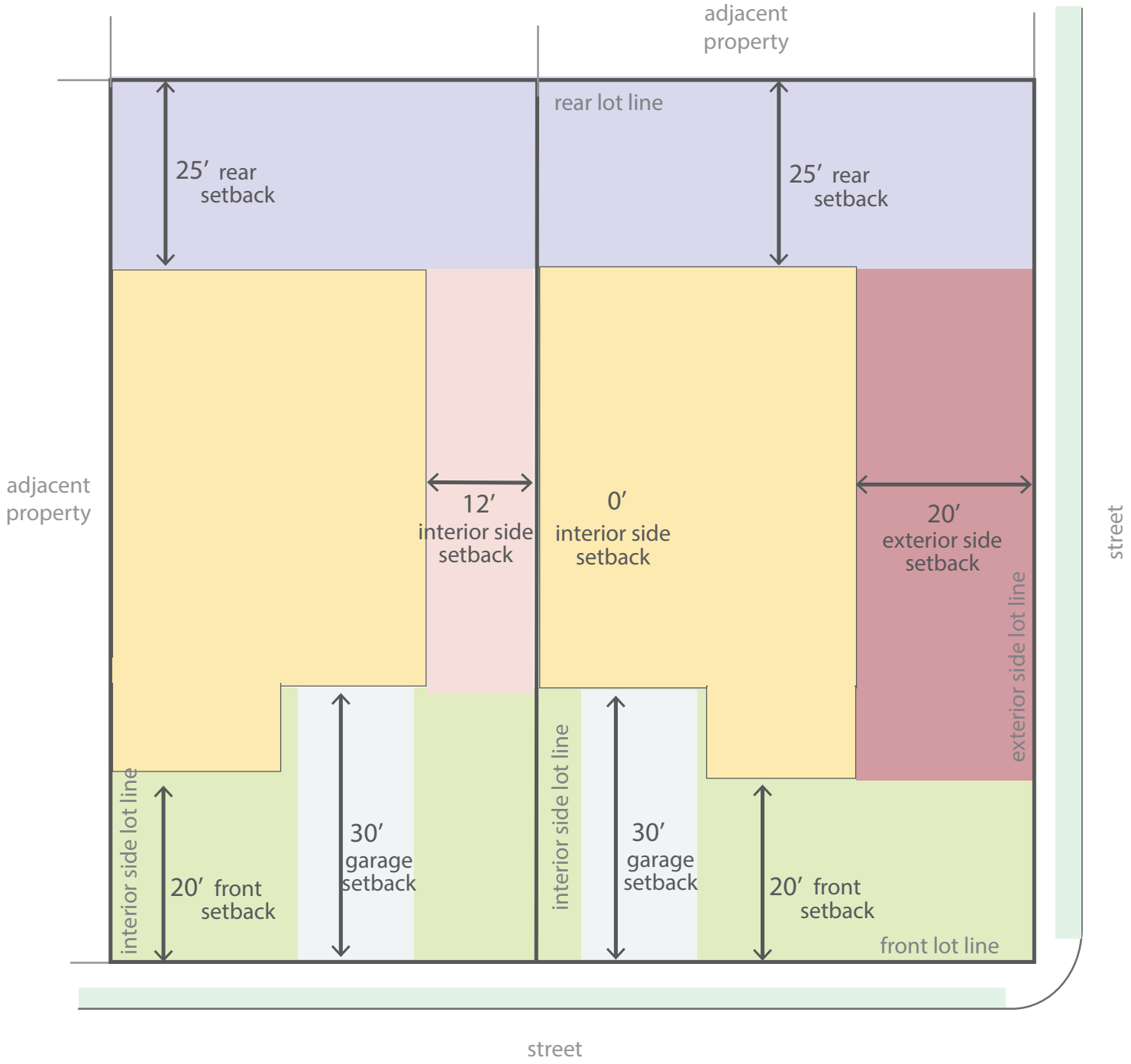
Land Uses:

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

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R-ZL, Zero Lot Line Residential

Setback Illustration



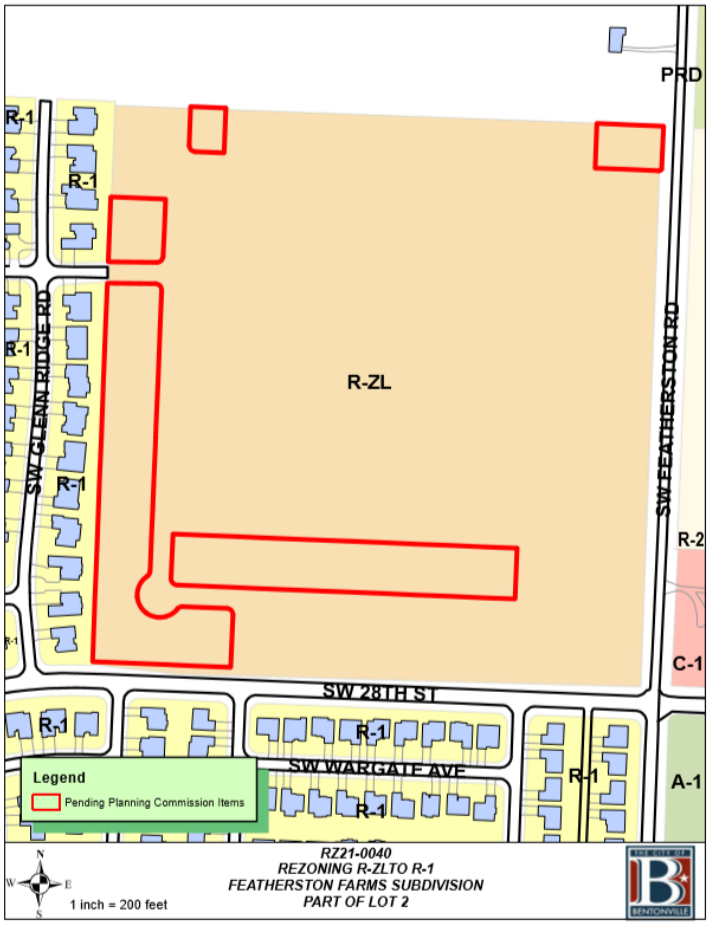
Sunrise Developers, Inc.

SW Featherston Road & SW 28th Street
PC Date: 7/6/2021
Reviewer: Baylea Birchfield; Planning Tech

Project Number	RZ21-0040
Applicant / Current Owner	Sunrise Developers, Inc.
Site Area	+/- 38.82 acres
Current Zoning	R-ZL, Zero Lot Line
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at SW Featherston Road & SW 28th Street. The property is currently zoned R-ZL, Zero Lot Line. Surrounding zoning districts are Benton County to the north, R-1, Single-Family Residential to the south and west, and C-1, Neighborhood Commercial and R-2, Medium Density Two Family and Townhome to the east.

Relationship to the Bentonville Community Plan
The Future Land Use Map currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties.
While this rezone does not align with the Future Land Use Plan, areas directly to the north have a future designation of Residential Estate. Staff recommends changing the Future Land Use Plan to Low-Density Residential per the recommendations of the Zoning District and Land Use Alignment Policy.

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

Analysis
The request to rezone from R-ZL, Zero Lot Line to R-1, Single Family Residential while the future land use classification is Medium Density Residential. A change in zoning would result in decreasing the allowable units of development in this area, making this request a downzone in effect.

Conclusion
Planning staff has reviewed this rezoning request. It is not consistent with the Bentonville Community Plan; however it is consistent with nearby zoning districts. Staff recommends changing the Land Use Plan to Low-Density Residential for the areas effected by the rezoning. With Land Use Plan and zoning request alignment, staff recommends approval of the proposed rezoning.

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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 28, 2021

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

RE: Suroeste 14, LLC / Lone Projects LLC Rezoning

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Suroeste 14, LLC owner of real property located in the City of Bentonville, for consideration of rezoning for a portion of Benton County parcel 01-03324-000 from A-1, Agricultural District to C-2 General Commercial. The property is approximately 23.18 acres (less ARDOT right of way), but only 10.84 acres of this tract are proposed for rezoning. This rezoning request is accompanied by a property line adjustment adjusting the lot line between two adjacent tracts of land. As indicated on the accompanying PLA, the western tract (lot 45 being 11.54 acres) will remain A-1 zoning.

For consistency of zoning and property lines, the rezoning description also include the entirety of Benton County Parcel 01-03325-000 owned by Lone Project, LLC. That parcel is currently zoned C-2 but included in the overall description of property requested for rezoning to C-2. If rezoning is approved, the property is planned for development by the current owners.

Pending approval of this rezoning request, a proposed development plan will be submitted 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 C-2 General Commercial is generally consistent with the future land use map for this area. There is one single family residential property approximately 2 acres adjacent to the rezoning request that would require screening and buffering with any proposed commercial development plan. That property is shown on the future land use to be general commercial use.

Access to this development is provided by the adjacent arterial street being SW I Street and SW 14th Street (ARDOT Hwy 102). An increase of traffic can be expected from proposed development since the land is currently undeveloped, however; the adjoining arterial streets are fully developed and functional for conveyance of traffic. All necessary utilities for the proposed development are available on or by adjacent easement to the subject tract. An 8" water main and 8" sewer with manhole exist on the property.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

DocuSign Envelope ID: 8A029208-5911-4964-975B-E9C489FC246B

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

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ceieng.com

May 28, 2021

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

RE: Suroeste 14, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map. On behalf of Suroeste 14, LLC, CEI has submitted a request for rezoning and accompanying property line adjustment of two parcels of land (01-03324-000 & 01-3325-000) requesting C-2 zoning where the future land use plan map shows the southern portion of land as Medium Density Residential. The northern part of the property along SW 14th Street is shown on the future land use plan to be General Commercial, consistent with the requested rezoning. It should be noted that the land to the south is currently zoned C-2 General Commercial and the land to the east is zoned A-1 but shown on the land use plan as General Commercial.

If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect General Commercial use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

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C-2, General Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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C-2, General Commercial

ALLOWED BY RIGHT

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

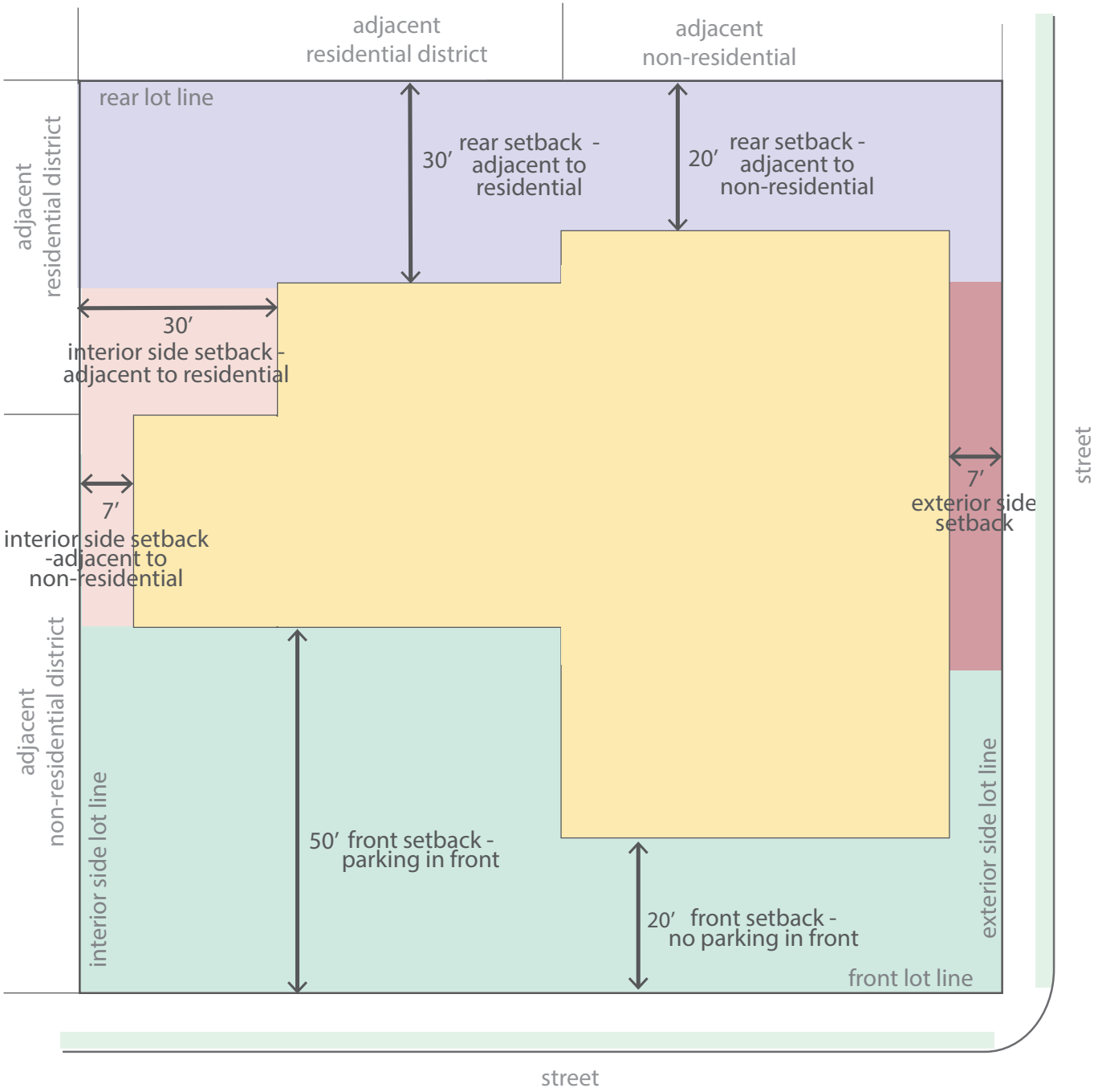
Other
Building, accessory - nonresidential

Updated 02-11-20

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C-2, General Commercial

Setback Illustration



SOMO (South of Momentary Phase 2)

507 SE E Street
PC Date: 7/6/2021
Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	PUD21-0001
Applicant / Current Owner	Crystal Bridges Museum of American Art 600 Museum Way Bentonville, AR 72712
Site Area	+/- 18.71 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Public/Semi-Public and Downtown Commercial

https://arcg.is/08HvK8

Location Map



Property Description
A Planned Unit Development containing the existing Momentary Development and future phases of development to the south. Phase 1 included a parking garage to service the Momentary and future phases of development. Phase 2 will include a multi-family housing development with 50 residential units and a small art gallery for the benefit of the artists in the building. The housing development will be sited directly adjacent to the north and east sides of the garage, essentially 'wrapping' the garage structure and concealing it from view.

Adjacent zonings are C-2, General Commercial, to the north and east; R-3, Medium-Density Residential, R-1, Single-Family Residential, and R-O, Residential Office, to the south; and D-E, Downtown Edge, and R-3, Medium-High Density Multifamily Residential, to the west.

The design of the multi-family housing development will complement the existing Market District neighborhood developments, including the Momentary. Potential materials include concealed-fastener, corrugated architectural metal wall panels

As phasing and design details materialize, this PUD shall be amended accordingly. Major amendments to the PUD shall require additional Planning Commission review and approval.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Public and Downtown Commercial. Downtown Commercial Areas typically include mixed-use developments with a focus on design character and pedestrian access. Uses within this land use category typically have a high volume of pedestrian oriented traffic.

Public Comment
Staff HAS NOT received public comment on the proposed action.

Conclusion
Because the proposed planned unit development is compatible with existing and future surrounding land uses, staff recommends approval of the proposed rezoning.

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SOMO (South of Momentary)

Owner

Crystal Bridges Museum of
American Art,
Rod Bigelow
Executive Director, Chief Diversity Officer
600 Museum Way
Bentonville, AR 72712
Rod.Bigelow@crystalbridges.org
479-418-5700

Property Information

Address:
507 SE E Street

Parcels:
01-03600-000, 01-03605-001, 01-03606-000, 01-17772-000, 01-17771-000, 01-03604-000, 01-00694-001, 01-03605-000, 01-03603-000, 01-03601-000, 01-03608-001

Acreage:
TOTAL: 817,375 SF or 18.76 ACRES.

Project Information

Current Zoning:
PUD

Proposed Zoning:
PUD

Proposed Land Use:
Commercial
Residential

Applicant/Representative

CEI Engineering Associates
Nate Bachelor, PE
Direct: 479-254-1591
Email: nbachelor@ceieng.com

1. Planned Unit Development Intent

The Momentary and Crystal Bridges Museum of American Art (CBMAA) propose this project as a new Planned Unit Development (PUD) to the City of Bentonville. Kevin Daly Architects, CEI, and WallaceEngineering are pleased to submit this proposal.

Reason for requesting zoning change:
The Momentary project adapted the decommissioned Kraft Foods plant into a facility dedicated to the exploration of the visual and performing arts. Now, the Momentary plans to expand towards the south in a series of phases that will incorporate parking facilities, multi-family housing, Momentary program expansion, and mixed-use facilities. There is no current zoning designation that would allow this mix of programs on a single site.

According to the Bentonville Zoning Code notes that the purpose of the PUD district is to "establish a mechanism for a person to propose a commercial, industrial or residential mixed use development that is innovative but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning." We believe that the Momentary expansion is a perfect candidate for a PUD given the unusual nature of the site, the variety of program and uses that are being planned, and the location of the property within the city's strategically-planned Market District development area.

The intent of the project is to provide an environment of stable character in harmony with the surrounding development, and a creative approach to the use of land and related physical development. The Momentary expansion provides common open space for recreational activities for the neighboring residential areas.

How the property will relate to surrounding properties:
The developed property will better relate to and strengthen Bentonville's emerging Market District. This project is an expansion of the concept of the Momentary and the neighboring Eighth Street Market projects. The Momentary has already extended the Razorback Greenway bike trail into it's property, and this expansion will continue to include pedestrian and cyclist circulation paths that weave into the existing community infrastructure. The Momentary Expansion will further enhance the city's strategically-planned Market District development.

2. Description of Land Uses

The Momentary Expansion (including the existing Momentary property) consists of 18.76 acres. The property extends from 8th Street to 5th Street and Town Branch Creek, and from E street to G Street and Eighth Street Market. The project is designed with a series of fire lanes that provide fire truck access to all buildings.

Existing / In Progress: The Momentary was permitted under a museum use.

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SOMO (South of Momentary)

PUD Phase 1: Phase 1 construction includes a parking facility that will serve the existing Momentary building and site, as well as the future multi-family housing and mixed use projects planned in future phases.

PUD Phase 2: Phase 2 will include a multi-family housing development with 50 residential units and a small art gallery for the benefit of the artists in the building.. The housing development will be sited directly adjacent to the north and east sides of the garage, essentially 'wrapping' the garage structure and concealing it from view.

Future Phases: Future Phases include multi-family housing, mixed use development, and Momentary expansion(s) museum/assembly use.

3. Description of Compliance with PUD Criteria

SEC 401.10-a Description and Purpose of PUD Districts: Written Description is provided.

SEC 401.10-b Minimum District Area: The Momentary Expansion (including the existing Momentary property) consist of 18.76 acres. This meets the required minimum of 10 acres.

SEC 401.10-c Zoning and Master Site Plan: A detailed site plan will be provided for approval. Site plans will be modified at each phase of development.

SEC 401.10-d Permitted Use: Phase 1 use will be a parking garage. Phase 2 use will be a 50-unit multi-family housing development. Future Phases will include multi-family housing, museum/assembly use, and mixed-use development.

SEC 401.10-e Density Requirements for PUD Districts: Written Description is provided. PUD density to be updated during future phases.

SEC 401.10-f Modification of Development Standards: Written Description is provided.

SEC 401.10-f-1 Modifications Permitted: The PUD district may allow the following zoning and development standards to be modified: density, building setbacks, height of building or structure, lot size, lot width, lot depth, landscaping, required off-street parking spaces in instances of mixed residential / commercial uses; and street widths. See attached PUD Written Description Provided for specifics.

SEC 401.10-f-2 Modifications Prohibited: The PUD district shall not allow the following development standards to be modified: sign requirements, grading and drainage, access management, outdoor lighting, screening, residential and commercial street light standards; and flood damage protection.

SEC 401.10-g-1 Development Criteria Open Space:

a. The Momentary has dedicated over 20% of the total project area to common open space.
b. The open space is distributed throughout the PUD district.
c. The open space is open to tenants and customers within the PUD and by the general public.

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SOMO (South of Momentary)

SEC 401.10-g-2 Parking and Off Street Loading: Phase 1 of the project includes a parking garage that will satisfy parking requirements for the project.

SEC 401.10-g-3 PUD Districts Perimeter Requirements: Written Description of setback and height requirements is provided.

SEC 401.10-g-4 PUD Districts Structural Design Standards: The developed property will better relate to and strengthen Bentonville's emerging Market District. This project is an expansion of the concept of the Momentary and the neighboring Eighth Street Market projects, and will incorporate a common architectural theme. The main entrance of the Phase 2 Residential development is oriented toward the adjoining street, will avoid unbroken building facades of more than 100 feet, will provide human scale features, will avoid unarticulated and monotonous building facades, and will provide a variety of building heights and varied roofline articulation.

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SOMO (South of Momentary)

4. Written Description of PUD

Total Acreage:	18.76 Acres
Density:	Total Acreage less Momentary Area, Phase 1 Parking Structure Area, and Future Phases: 18.76 Acres - 12.31 Acres = 6.45 Acres 50 Units (Phase 2)/6.45 Acres = 7.8 du/acre Additional Detail to be provided during future phases.
Building Height Max:	85' (height of existing Momentary building)

Overall Site Setbacks:

E Street	16'
8th Street	50' minimum from OHE
G Street	7'
5th Street	20'
Side & Rear	0'

*Where easements exceed the setback, the easement becomes the setback.

Parking:

All Parking to be provided by Phase 1 Parking Structure

Garage:	597 spaces provided
Out of Garage:	6 spaces provided
Total:	603 spaces provided

Open Space:	5.5 Acres (29%)
Lot Coverage:	Further Detail to be Provided at Future Phases. Total Phases 1 + 2: 3.25 Acres (17%) Momentary: 1.30 Acres Phase 1: 1.61 Acres Phase 2: 0.34 Acres
Phasing:	Phase 1 to include a 597 space parking garage, utility infrastructure, paving, stormwater management, and grading. Phase 2 to include a 50-unit residential development, fire lane, paving, utility infrastructure to be extended from Phase 1, stormwater management to connect to Phase 1 stormwater/detention pond, and grading. Future phases by individual permit as needed.

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SOMO (South of Momentary)

Planned Unit Development (PUD) Extents

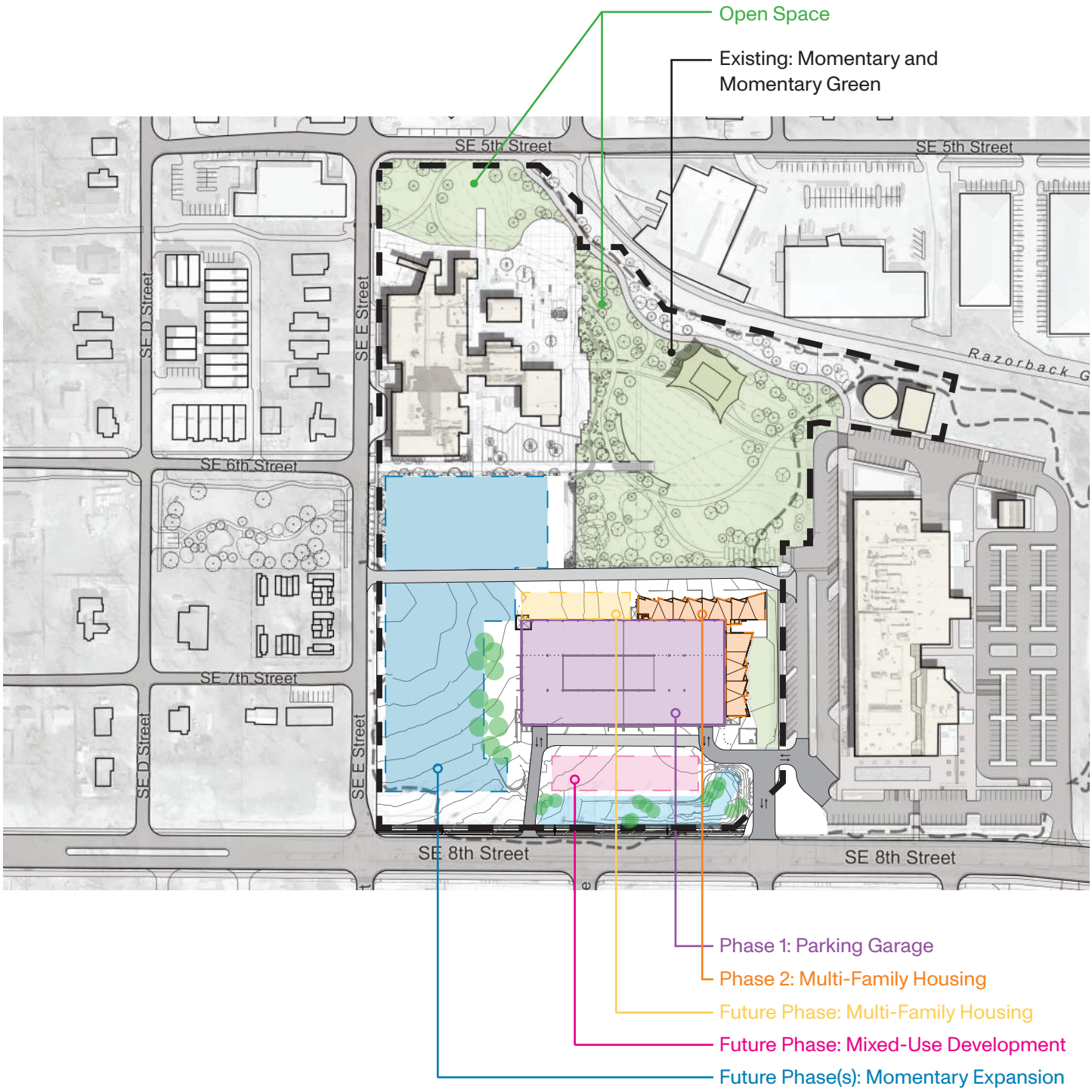


Extents of Planned Unit Development

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SOMO (South of Momentary)

Master Site Plan and Phasing



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SOMO (South of Momentary)

Phase 1 Design - Parking Garage



South Facade Sketch

The design of the parking garage will complement the existing Market District neighborhood developments, including the Momentary which shares a site with the parking garage.
Potential materials include concrete, metal (24-gauge minimum), brick masonry, and glass.



West Facade Sketch

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SOMO (South of Momentary)

Phase 2 Design



Phase 2 Design - Multi-Family Housing

Phase 2 of the PUD will include a 50-Unit multifamily housing development. The housing development will be sited directly adjacent to the north and east sides of the garage, essentially 'wrapping' the garage structure and concealing it from view. The multifamily housing development will also incorpate a residential art gallery to allow for public events at the ground level.

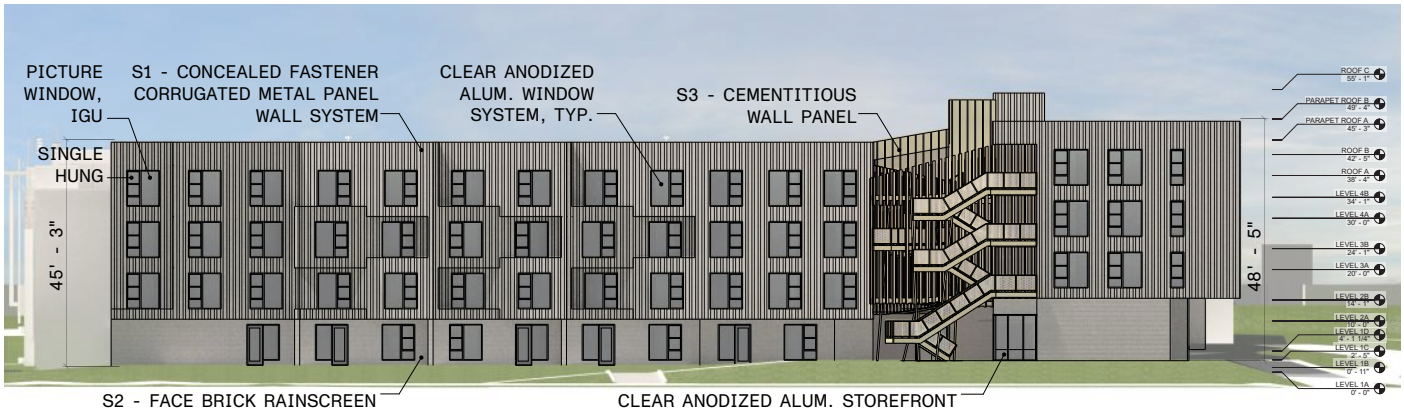
The main entrance to the housing development will be oriented toward the adjoining street (SE G Street), with an additional fire-protected entrance at the ground level of the adjoining Phase 1 Parking Structure. The required parking for the housing development will be provided by the Phase 1 Parking Structure.

As part of the Phase 2 Design, a new fire lane along the north facade of the housing development will provide access to Phase 2 and future phases. The Phase 2 housing development will also tie into water and electric utilities constructed in Phase 1. Stormwater systems will likewise tie into the stormwater/detention pond constructed in Phase 1.

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SOMO (South of Momentary)

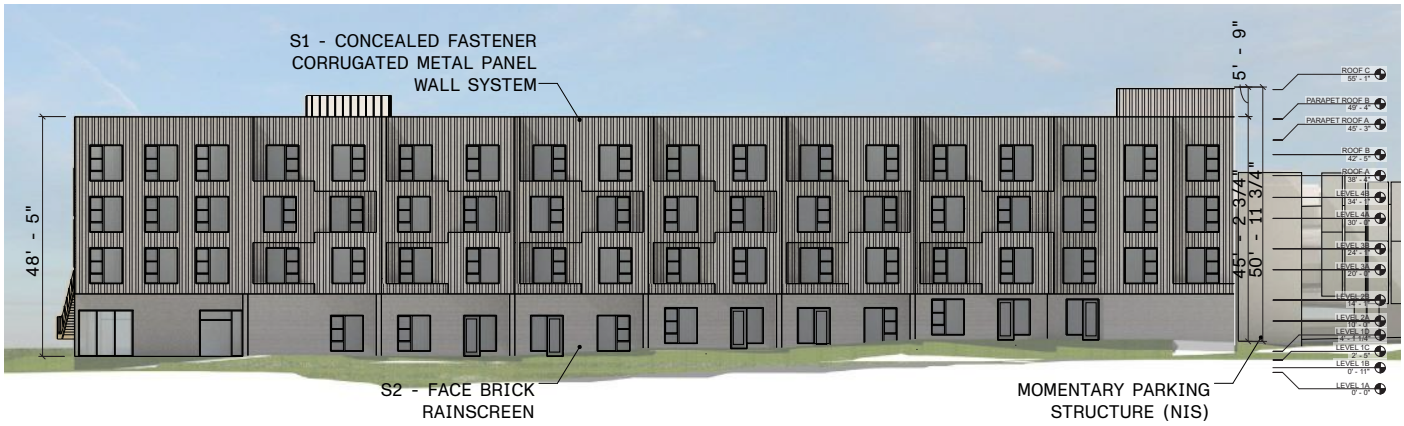
Phase 2 Design



East Facade

EAST ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	6,043	2,405	5,425	2,948	16,821
%CLADDING	36%	14%	32%	18%	

The design of the housing development will complement the existing Market District neighborhood developments, including the Momentary.
Potential materials include concealed-fastener, corrugated architectural metal wall panels (24-gauge/0.040" minimum) [S1], brick masonry [S2], cement-board accents [S3], and glass.



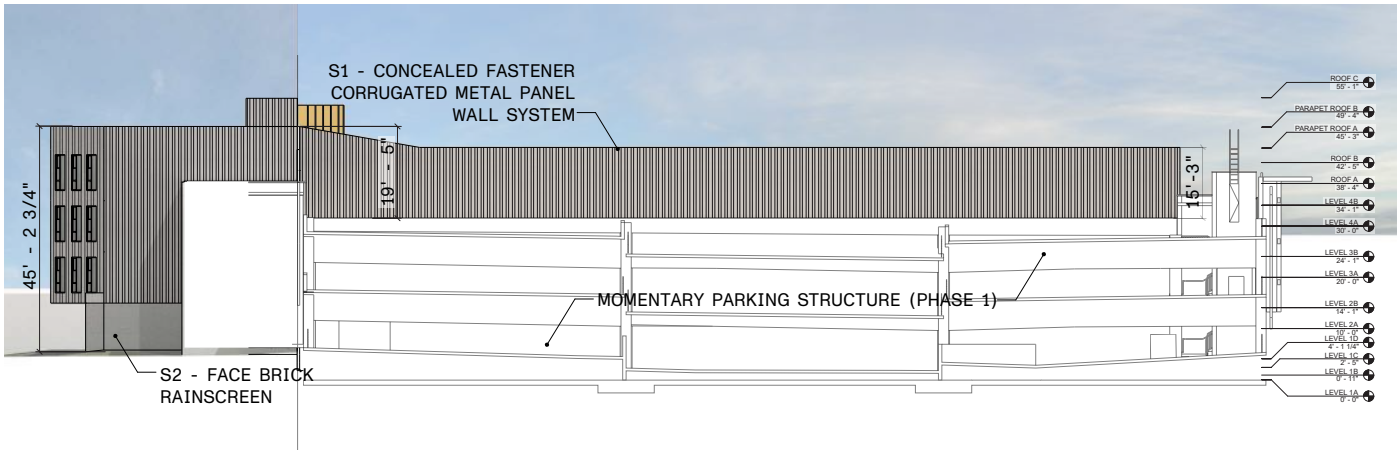
North Facade

NORTH ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	8,111	1,971	0	3,270	13,352
%CLADDING	61%	15%	0%	24%	

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1 310 656 3180
kevindalyarchitects.com

SOMO (South of Momentary)

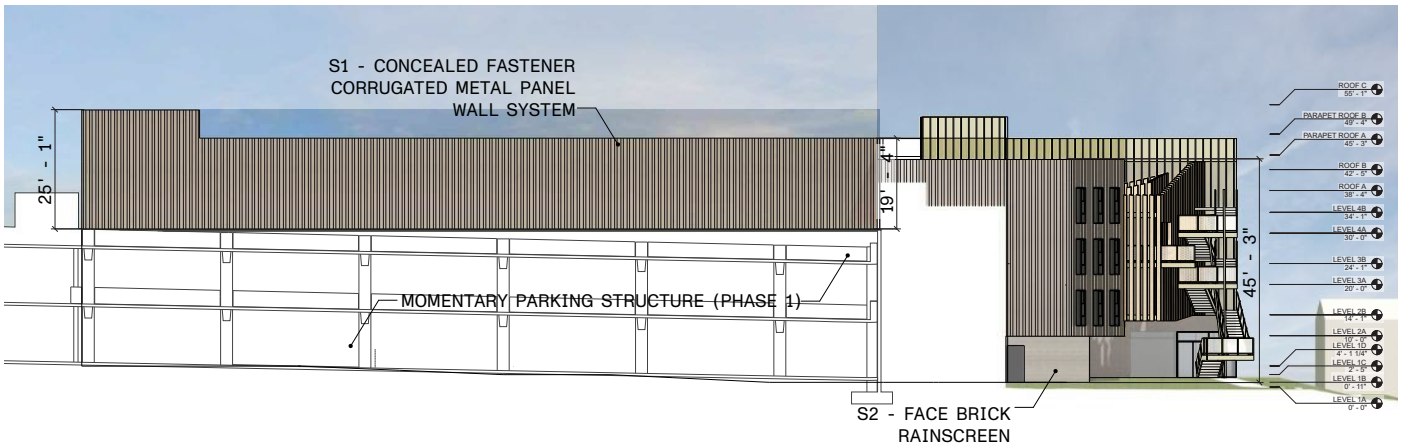
Phase 2 Design



West Facade

WEST ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	3,658	164	0	0	3,822
%CLADDING	96%	4%	0%	0%	

The design of the housing development will complement the existing Market District neighborhood developments, including the Momentary.
Potential materials include concealed-fastener, corrugated architectural metal wall panels (24-gauge minimum) [S1], brick masonry [S2], cement-board accents [S3], and glass.



South Facade

SOUTH ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	3,945	144	0	0	4,089
%CLADDING	97%	4%	0%	0%	

3617 Exposition Blvd
LA CA 90016
1 310 656 3180
kevindalyarchitects.com

SOMO (South of Momentary)

Phase 2 Design



Phase 2 Cladding Calculations

EAST ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	6,043	2,405	5,425	2,948	16,821
%CLADDING	36%	14%	32%	18%	

NORTH ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	8,111	1,971	0	3,270	13,352
%CLADDING	61%	15%	0%	24%	

WEST ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	3,658	164	0	0	3,822
%CLADDING	96%	4%	0%	0%	

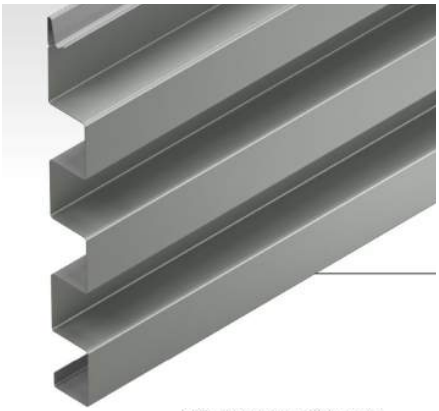
SOUTH ELEVATION	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	3,945	144	0	0	4,089
%CLADDING	97%	4%	0%	0%	

TOTAL CLADDING	METAL PANEL (S1)	BRICK (S2)	CEMENTITIOUS PANEL (S3)	GLAZING*	TOTAL
SF	21,757	4,684	5,425	6,218	38,084
%CLADDING	57%	12%	14%	16%	

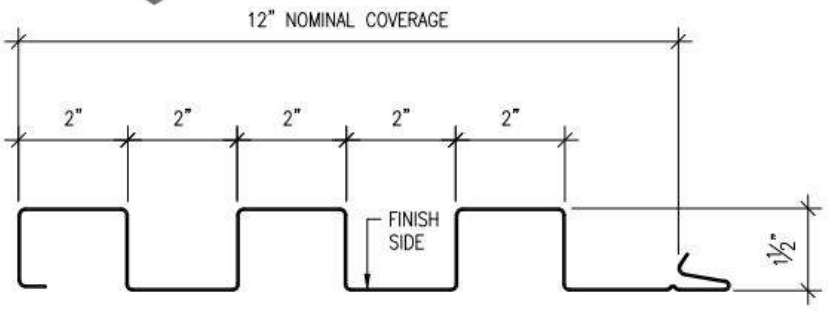
3617 Exposition Blvd
LA CA 90016
1 310 656 3180
kevindalyarchitects.com

Cladding Materials - Basis of Design





Basis of Design:
Morin Matrix Series 1.0
•Concealed Fasteners
•Aluminum Panel, 0.40" Thickness
•Factory Applied Kynar Coating, Custom Color
•Smooth Finish
•Vertially Installed





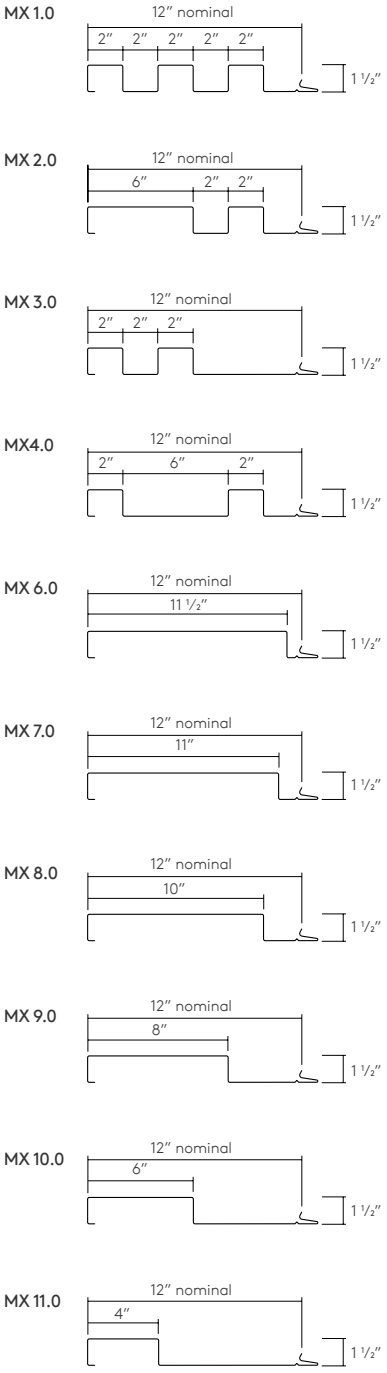
Basis of Design:
HardiePanel Vertical Siding
•Smooth Finish
•Factory Primed



Basis of Design:
Endicott Facebrick Rainscreen
•Modular Size

Architectural Metal Panel - Basis of Design Cutsheet





With ten unique panel profiles, as well as complimentary extruded aluminum trims and MiterSeam corners, the designer has all the tools necessary to create the next award winning design.

- Concealed clip and fastener design
- Can be installed horizontally or vertically
- Weather resistant or rainscreen rear ventilated application
- Ideal for new or retrofit projects
- Smooth surface standard, stucco embossed texture optional
- All PVDF painted finishes available
- Perforated options available
- Optional factory caulking available

Panel Depth:
1 ½" (38mm)

Cover Width:
12" (305mm)

Lengths:
5' (1.52m) to 30' (9.14m) standard.
Shorter and longer lengths available

Galvalume / Zincalume Painted Steel Options:
18 GA* (1.19mm) / 20 GA (.91mm) /
22 GA (.76mm) / 24 GA* (.60mm)

Aluminum Options:
.032 GA (.80mm) / .040 GA (1mm) /
.050 GA (1.27mm)

Stainless Steel Options:
22 GA (.76mm) / 24 GA (.60mm)

Zinc Options:
20 GA (1.0mm) / 22 GA (.91mm)

Natural Copper Options:
20 oz. / 16 oz.



Clip detail

Easy Integration
Common joint allows multiple panel integration with Integrity Series and Pulse Series®

*Only available on certain profiles.

HQ / East 685 Middle Street, Bristol, CT 06010 T: 1-800-640-9501
West 10707 Commerce Way, Fontana, CA 92337 T: 1-800-700-6140
South 1975 Eidson Drive, DeLand, FL 32724 T: 1-800-640-9501

www.morincorp.com

Morin®
A Kingspan Group Company

CONDITIONAL USE STAFF REPORT

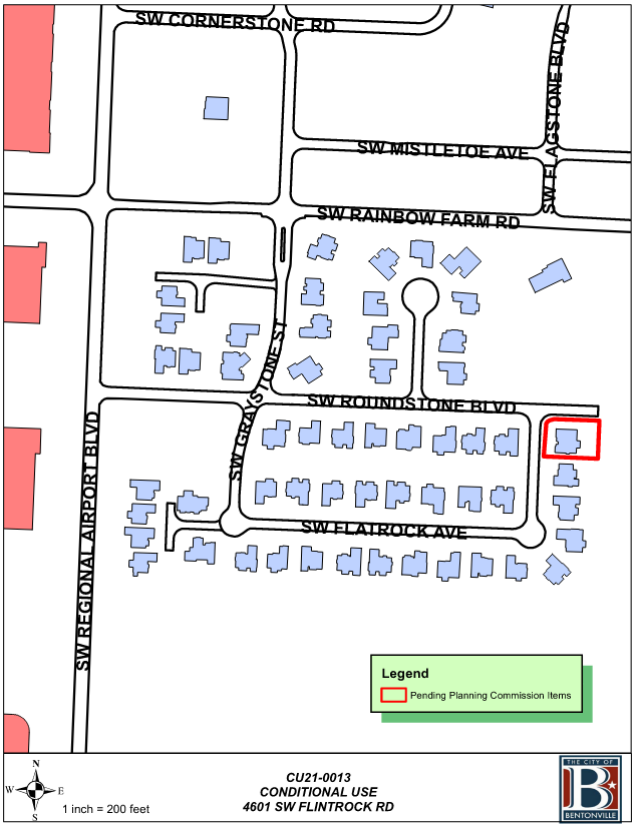
Elite Martial Arts

4601 SW Flintrock Road
PC Date: 7/6/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0013
Applicant / Current Owner	Tzulin Lee & Wen-Huei Ho
Site Area	+/- 0.33 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Low Density Residential (LDR)
Requested Use	Home Occupation Type B (Martial Arts Classes)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
4601 SW Flintrock Road is currently zoned PUD, Planned Unit Development. Home Occupations Type B require a Conditional Use Permit.

Proposed Use Description
A request to allow for a Home Occupation Type B to teach martial arts classes in a residential garage. The applicant states in their narrative that the classes will be held every Monday, Wednesday, and Friday from 6-8 PM and every Saturday from 9-12 AM. There will be a maximum of 4 students per class and no exterior alterations are planned for this use.

Public Notice
Staff has received public comment about this request.

Conditions of Approval
1. No more than three students may be parked at the residence at a time and no students may be parked on the street.
2. This Conditional Use Permit shall be valid for six months from date of issuance. After the six months are up, a new Conditional Use Permit will be required.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

Conditional Use Permit Narrative

- request to use own garage to teach martial arts (TKD/Tai-Chi) class

- there will be no alteration on the exterior, all classes will be held inside the garage.

- classes will be held every Mon-Wed-Fri from 6-8pm and every Sat from 9-12am.

- there will be minimum parking needs at a time since there will be a max of 4 students per class.
  there is a closed end road next to our garage and we have a wide driveway as well.

- no outdoor lighting or illuminating signs will be installed.

- I will be the only instructor for the school.

- photos of property is included in the following page

T Lee. 5/21/2021

Gmail

Terence Lee <tzulinlee@gmail.com>

RE: Cornerstone Ridge - Protective Covenants

Dan Lombard <dlombard@vrinc.net> Fri, May 21, 2021 at 8:46 AM
To: Terence Lee <tzulinlee@gmail.com>

Yes sir I was going to email you this morning. The board has approved your request contingent upon it being a temporary situation and that we do not receive complaints from the neighbors about parking or other POA covenants. Let me if you have any other questions.
Thank you
Dan

Sent from my iPhone

> On May 21, 2021, at 8:35 AM, Terence Lee <tzulinlee@gmail.com> wrote:
>
> [Quoted text hidden]

From: Terence Lee <tzulinlee@gmail.com>
Sent: Tuesday, June 29, 2021 8:02 PM
To: Elizabeth Johnson
Subject: Re: PC Tech Review Meeting 6/29/21

HI Beth,

Per today's tech meeting request, please see the driveway measurement below:

width 26.5ft
length 32ft

Please let me know if I need to prepare anything else for next week.

Thank you
Terence

On Mon, Jun 28, 2021 at 8:05 AM Terence Lee <tzulinlee@gmail.com> wrote:

> Thank you, I will be there!
>
> On Mon, Jun 28, 2021 at 7:59 AM Elizabeth Johnson <elizabethj@bentonvillear.com> wrote:
>
> > Hi Terence,
> >
> > The meeting is at 305 SW A street.
> >
> > Thank you,
> > Beth
> >
> > Elizabeth Johnson, AICP
> >
> > Senior Planner
> >
> > 305 SW A Street
> >
> > Bentonville, AR 72712


AccessMaster
1/2 H.P.
FLINTROCK
STOP




VERSYS
VS.3

From: Robin Crow <crowcattlecompany_ccc@yahoo.com>
Sent: Tuesday, June 29, 2021 12:06 PM
To: Planning; Tyler Overstreet
Subject: Planning Commission Public Hearing

Planning Commission,

I am contacting you in regards to a Public Hearing sign in my neighbors yard at 4601 SW Flintock Rd in Bentonville. I have been told that the hearing is July 6.
I would like to express my opposition to their request to run a business from their home. This is a quiet residential community and the street we live on has very little traffic. If this business is allowed to be operated from their home it would increase the number of vehicles that me and my neighbors would have to deal with. Another concern of mine is the noise that would be generated from the Marital Arts classes. He has had classes over there in the past and the noise from the classes is easily heard inside of my home.
I would have submitted this earlier but when I contact your office on June 8 I was told that I would be receiving a written notice. Since I had not received a notice I called back today and was told that I need to send an email.
If there is any further action that I need to take, please advise.

Thank you,

Robin Crow
4603 SW Flintrock Rd
Bentonville, AR 72713

870-448-6166

CONDITIONAL USE STAFF REPORT

Popup Drink

2003 SW Regional Airport Boulevard
PC Date: 7/6/2021
Reviewer: Baylea Birchfield; Planning Technician

Project Number	CU21-0014
Applicant / Current Owner	Brightwood Business Park, LLC
Site Area	+/- 0.56 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	High Density Residential
Requested Use	Drive-through Restaurant
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
2003 SW Regional Airport Boulevard is currently zoned C-1, Neighborhood Commercial. A drive-through restaurant requires a conditional use permit in the C-1 zoning district.

Proposed Use Description
A request to allow for a non-alcoholic drive-through restaurant in a 700 square-foot building. This establishment will also have a walk-up window and limited outdoor seating. The existing property contains 179 parking spaces and a 35,000 square foot building. Hours of operation are estimated to between 6:00 am – 11:00 pm, 7-days a week.

Public Notice
At this time, staff has not received any public comment about this 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 can hold a public hearing to reconsider the Conditional Use if the conditions of approval are not met.

2004 405
Recorded in the Above
Book & Page
05-18-2004 02:56:47 PM
Pam DeShields-Circuit Clerk
Benton County, AR

NORTH

SCALE 1" = 100'

LEGEND

FOUND 1/2" REBAR OR AS NOTED	●
SET 1/2" REBAR W/CAP, L.S. 1339 OR AS NOTED	o
COMPUTED POINT	Δ
PROPERTY LINE, PARENT TRACT	
EASEMENT LINE	
FENCE	
DEDICATED RIGHT-OF-WAY	
NEW LOT LINE	

SURVEY DESCRIPTION, PARENT TRACT:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A 1/2" REBAR FOR THE WEST QUARTER CORNER OF SECTION 12; THENCE SOUTH 87°02'27" EAST 1327.92 FEET; THENCE SOUTH 2°15'17" WEST 359.80 FEET TO A COTTON SPINDLE; THENCE NORTH 87°03'19" WEST 1327.59 FEET TO A 1/2" REBAR AND THE WEST LINE OF SAID SECTION 12; THENCE NORTH 2°12'13" EAST 360.14 FEET TO THE POINT OF BEGINNING, CONTAINING 10.97 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

SURVEY DESCRIPTION, LOT 1:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 1/2" REBAR FOR THE WEST QUARTER CORNER OF SECTION 12; THENCE SOUTH 2°12'13" WEST 40.00 FEET TO A 1/2" REBAR; THENCE SOUTH 87°02'27" EAST 633.90 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°02'27" EAST 673.99 FEET; THENCE SOUTH 2°15'17" WEST 319.80 FEET TO A 1/2" REBAR; THENCE NORTH 87°03'19" WEST 383.88 FEET TO A 1/2" REBAR; THENCE NORTH 39°37'53" WEST 434.39 FEET TO THE POINT OF BEGINNING, CONTAINING 3.88 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

SURVEY DESCRIPTION, LOT 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 1/2" REBAR FOR THE WEST QUARTER CORNER OF SECTION 12; THENCE SOUTH 2°12'13" WEST 40.00 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING; THENCE SOUTH 87°02'27" EAST 633.90 FEET TO A 1/2" REBAR; THENCE SOUTH 39°37'53" EAST 434.39 FEET TO A 1/2" REBAR; THENCE NORTH 87°03'19" WEST 923.72 FEET TO A 1/2" REBAR AND THE WEST LINE OF SAID SECTION 12; THENCE NORTH 2°12'13" EAST 320.15 FEET TO THE POINT OF BEGINNING, CONTAINING 5.72 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

OWNER:

mike Charlton, MGR 4-29-04
CHARLTON DEVELOPMENT CO., LLC DATE

905 SE 28TH STREET
BENTONVILLE, AR 72712

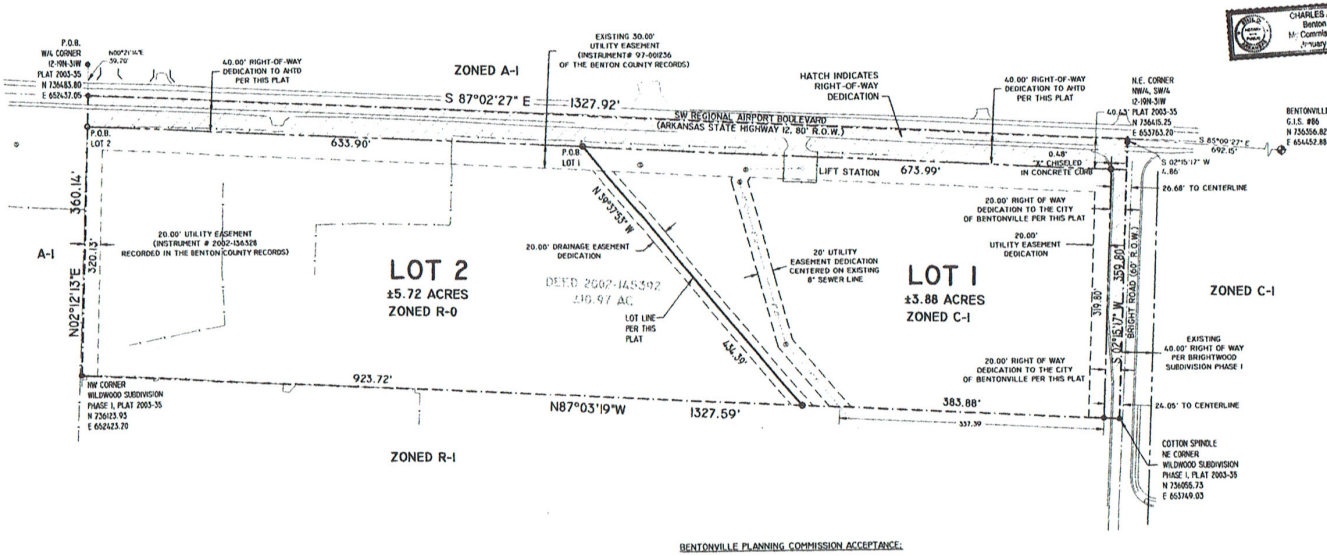
STATE OF ARKANSAS
COUNTY OF BENTON

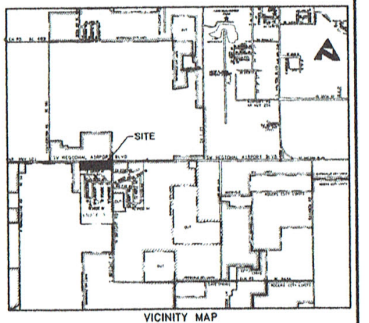
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF April, 2004.

Charles A. Carey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2004

CHARLES A. CAREY
Benton County
My Commission Expires
January 31, 2014





VICINITY MAP

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 10th DAY OF May, 2004.

CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 13th DAY OF April, 2004 BY THE BENTONVILLE CITY COUNCIL.

MAYOR

CITY CLERK

I HEREBY DECLARE THAT I HAVE THIS 27th DAY OF APRIL, 2004, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

MARK A. GRAY, AR. L.S. 1339

ACREAGE BY 16THS: LOT 1- NW/4, SW/4, 12: 3.88 AC; LOT 2- NW/4, SW/4, 12: 5.72 AC

500-19N-31W-0-12-340-04-1339

BUILDING SETBACKS:

R-O:
FRONT: 20' OR AS SHOWN
FRONT WITH PARKING : 50'
REAR: 25' OR AS SHOWN
SIDE: 10' OR AS SHOWN

C-1:
FRONT: 20' OR AS SHOWN
REAR: 25' OR AS SHOWN
SIDE: 7' OR AS SHOWN

SURVEYOR'S NOTES:

BASIS OF BEARINGS AND COORDINATES:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83 GRID PER TIES TO CITY OF BENTONVILLE G.I.S. MONUMENT #86.

THIS PLAT REPRESENTS FIELD OF SURVEY OF A DEED, REFERENCED IN DEED BOOK 2002 AT PAGE 145392 OF THE BENTON COUNTY RECORDS.

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

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN ON THIS SURVEY. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN ZONE 'X', BEING OUTSIDE THE 500-YEAR FLOOD PLAIN, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER 05007C0135-E, DATED SEPTEMBER 18, 1991.

Rev.No.	Description	Drawn	Date	Checked	Date
1	REVISIONS PER CITY OF BENTONVILLE	MAB	04/06/04	JEI	04/06/04
1	REVISIONS PER CITY OF BENTONVILLE	JEI	3/29/04	JEI	3/29/04

NORTHSTAR ENGINEERING CONSULTANTS, INC.
CIVIL & ENVIRONMENTAL ENGINEERING
LANDSCAPE ARCHITECTURE
GEOLOGICAL SERVICES
LAND SURVEYING
PLANNING
211 SOUTH MAIN STREET
BENTONVILLE, ARKANSAS 72712
(479) 271 - 0906
(479) 271-8144 FAX

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1339
SIGNATURE
MARK A. GRAY

BRIGHTWOOD COMMERCIAL PHASE 2

PT. NW/4, SW/4 SECTION 12
TOWNSHIP 19 NORTH, RANGE 31 WEST
AIRPORT BOULEVARD, BENTONVILLE, ARKANSAS

LOT SPLIT
ATLAS PAGE 484

CHECKED: MG	4/27/04
DRAWN: JEI	3/12/04
FILE NAME:	340-01LS.DWG
PROJECT No.	340-001
PLOT DATE: 4/27/04	REV.: 2
SHEET	1 OF 1

Civil Engineering Inc.
3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

May 26, 2012

Planning Department
City of Bentonville
305 SW A Street.
Bentonville, AR 72712
479-271-3211

Re: Popup Drink Thru
2003 SW Regional Airport-Bentonville, Benton County, AR
Conditional Use Request

Planning Department,

Popup Drink Thru is a non-alcoholic drive thru drinks restaurant, the building size is approximately 700 square feet with a walk-up window and limited outdoor seating. The property in question is **2003 SW Regional Airport Blvd** that contains existing buildings of approximately 35,000 square feet with approximately 179 parking spaces. We anticipate the number of parking spaces to stay substantially the same. This is an existing shopping center containing various neighborhood services establishments including a church, swim school, restaurant and a preparatory school. We're proposing to build on a portion of the existing rectangular pad space near the Northeast corner of the property. We are utilizing an existing pad that is in the parking lot of the development. This pad was placed in the original development of the shopping center in 2004, the developers intended it to be for a drive thru business.

The land across SW Regional Airport Blvd to the north is zoned A1 and C1. The land to the east across Bright Rd is Zoned C1 and the land to the immediate south shielded by the existing buildings of the shopping center and the parking lot for Wildwood Park. The land to the west is the water retention pond for the development.

The southwest region of Bentonville is heavily populated with relatively few community services and hospitality options. Popup Drink Thru will be a convenient source of refreshments for the surrounding neighborhoods.

The existing shopping center is zoned C-1, which requires a conditional use for use as a drive thru restaurant.

Popup Drink Thru fits perfectly with the intent of "providing convenience goods". Our intent is to fit in harmoniously with the surrounding neighborhoods. Our plan is to disturb as little of the

environment as possible with no curb cuts needed and to be compatible with the neighborhood. Popup Drink Thru is architecturally designed as an attractive and functional restaurant building.

The menu consists of sodas, fresh-squeezed lemonades, teas, selzers, coffee and energy drinks. We anticipate opening at 6:00 am and closing at 11 pm 7 days a week. The existing parking lot is lit and the building will be illuminated and in compliance with applicable City of Bentonville ordinances. We anticipate accommodating several hundred customer vehicles a day. Our staff will park onsite utilizing existing parking- primarily on the south end of the existing parking lots. We anticipate getting a wholesale product delivered 2-3 times per week. We hope to get overnight "key drops" of the product as much as possible. At any given time there will be approximately 6 employees on staff.

In order to stay in compliance with Bentonville C1 zoning requirements- “Parking areas should be as inconspicuous as possible as should loading and trash collection areas.” We propose to use the existing dumpster and dumpster enclosure located at the southeast corner of the development, increasing the frequency of garbage service as required.

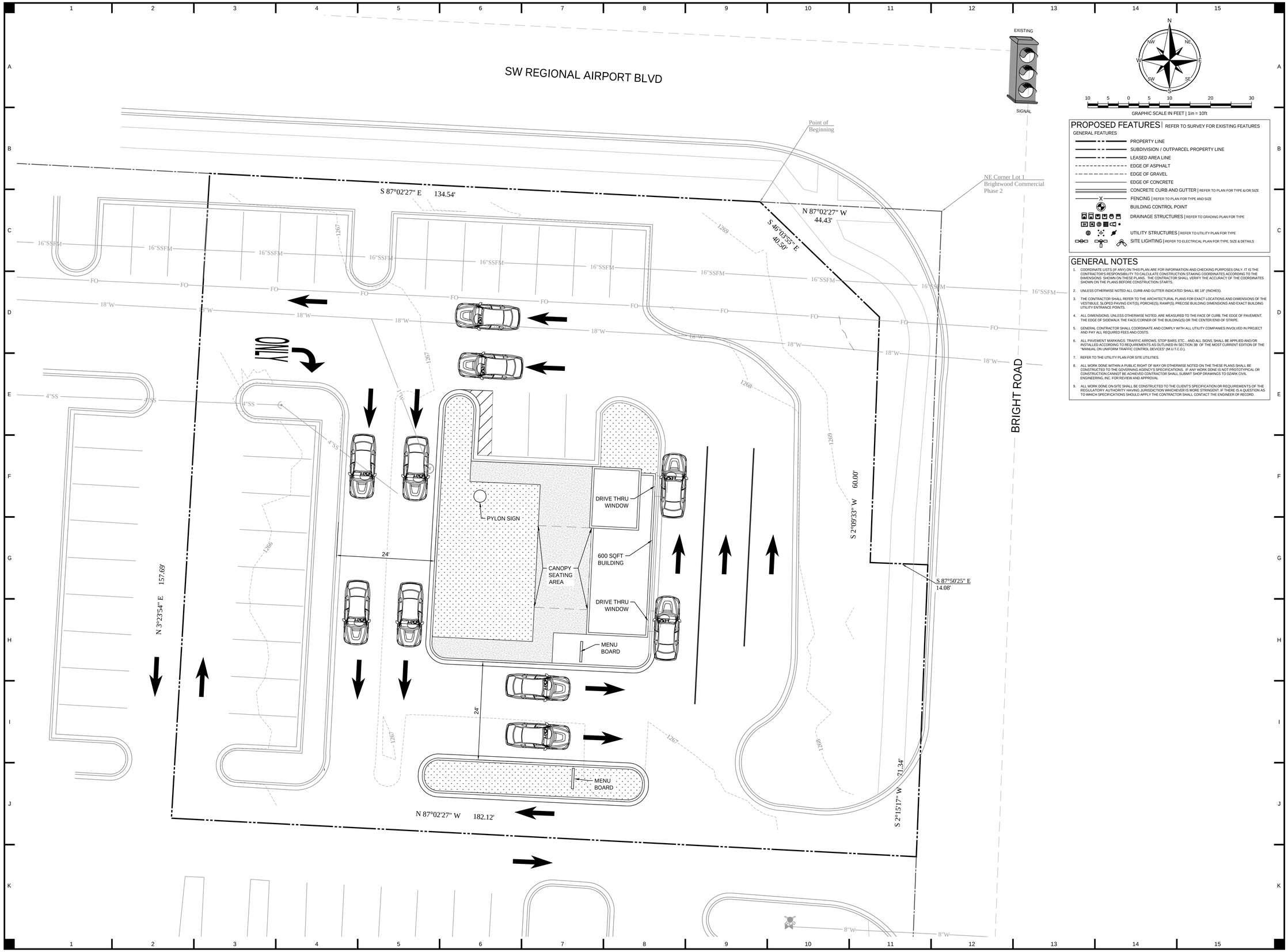
The co[illegible] landowner has confirmed there is no Protective Covenants.

We appreciate your consideration and if you should have any questions, please feel free to contact Ozark Civil Engineering, Inc. at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.

Todd A. Butler, PE
President



N
NW NE
W E
SW SE
S

10 5 0 5 10 20 30

GRAPHIC SCALE IN FEET | 1in = 10ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE &/OR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- BUILDING CONTROL POINT
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

GENERAL NOTES

1. COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
2. UNLESS OTHERWISE NOTED ALL CURB AND GUTTER INDICATED SHALL BE 18" (INCHES).
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT(S), PORCHE(S), RAMP(S), PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
5. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
6. ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC... AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
7. REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
8. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
9. ALL WORK DONE ON SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

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

THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM THE CLIENT'S AND/OR CITY INFORMATION, THEREFORE, THE DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD CAUSE CHANGES TO PARKING RATIOS AND AVAILABLE SPACE FOR DEVELOPMENT AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

CONCEPT PLAN

DRIVE THRU DRINK

2003 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	Concept
ORIGINAL ISSUE DATE:	05/25/2021
DESCRIPTION:	CONCEPTUAL
SHEET Nº	B



OVERALL CONCEPT PLAN

DRIVE THRU DRINK

2003 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS

Ozark Civil Engineering Inc.
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811 Know what's below. Call before you dig.

DRAWN BY: ZDW
JOB N°: Concept
ORIGINAL ISSUE DATE: 05/25/2021
DESCRIPTION: CONCEPTUAL
SHEET N°: B.1

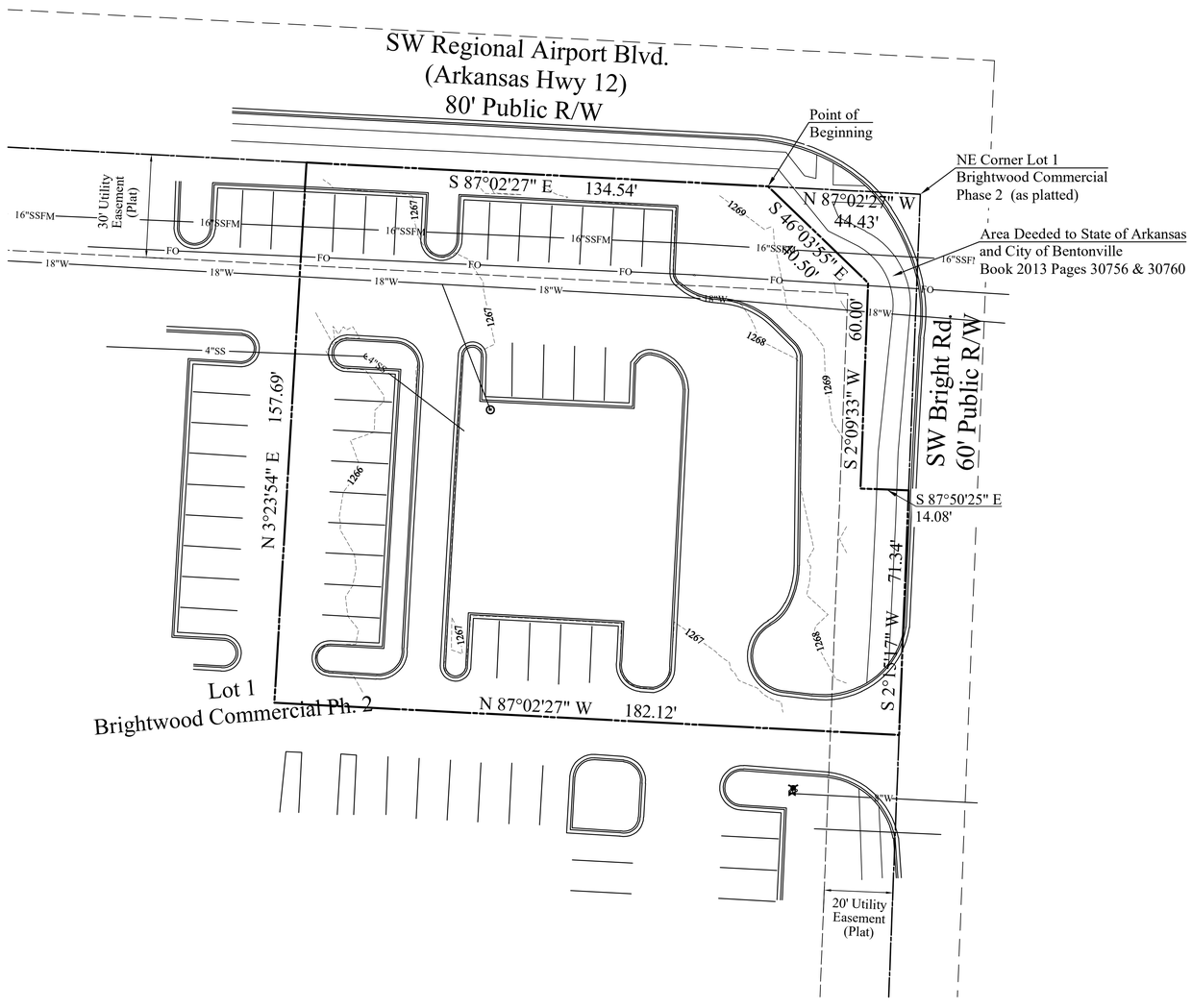


DRINK THRU REVOLUTION CONCEPT

2003 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS

©VERDANT STUDIO


ORIGINAL
POP UP
DRINK THRU
ORIGINAL
POP UP
DRINK THRU
POP UP

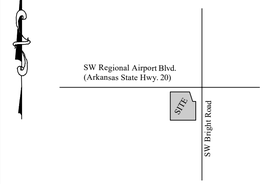


LEGEND

- FOUND BOUNDARY MONUMENT AS NOTED
- SET BOUNDARY MONUMENT AS NOTED
- POWER POLE W/ GUY
- SANITARY MANHOLE
- LIGHT POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE PEDESTAL
- PROPERTY LINE
- SSFM — SANITARY SEWER FORCE MAIN
- SS — SANITARY SEWER
- T — TELEPHONE LINE
- OHT — OVERHEAD TELEPHONE
- GAS — GAS LINE
- W — WATER LINE
- OHE&T — OVERHEAD ELECTRIC & CABLE TV
- UGE — UNDERGROUND ELECTRIC
- FO — FIBER OPTIC LINE
- X — X — FENCE
- MONITORING WELL
- STREET CENTERLINE
- (M) MEASURED DISTANCE
- (D) DEED OR DESCRIBED DISTANCE
- (P) PLAT DISTANCE

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATES (NORTH ZONE), NAD 83 (2011).

0 20' 30' 40'
SCALE IN FEET



VICINITY MAP
NOT TO SCALE

LAT: N 36°20'08"
LONG: W 94°14'11"

NOTES:

FIRM NOTE:
By graphic scaling only this property is located within Flood Zone "X" as determined from the National Flood Insurance Program, Flood Insurance Rate Map, Panel No. 05119 C 0312 G, Effective date: July 6, 2015.

UTILITY NOTE:
This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warranty that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

ZONING NOTE:
Any zoning information shown was obtained from city maps or verbally from city representatives. The surveyor does not warrant this information as complete or correct.

Present Zoning: C-1 Neighborhood Commercial
Setback requirements per zoning:
Front setback: 50' (with parking) 20' without parking)
Side setback: 7' (adj. to non-residential) 15' (adj. to residential)
Rear setback: 20' (adj. to non-residential) 25' (adj. to residential)

Parcel No. 01-11475-000

GENERAL NOTES:

Survey is valid only if surveyors seal and original signature are present.

This survey meets current Minimum Standards for Property Boundary Surveys in the State of Arkansas.

Subsurface and environmental conditions were not examined or considered as part of this survey.

There was no observed evidence of current earth moving work, building construction or building additions on the surveyed property.

There was no observed evidence of the surveyed property being used as a solid waste dump, sump or sanitary landfill.

CITY OF BENTONVILLE
BENTON COUNTY
ARKANSAS

BOUNDARY & TOPOGRAPHIC SURVEY

DATE OF LAST REVISION:

I certify that this survey was done on the ground under my direct supervision and is correct to the best of my knowledge.
The field work was completed on May 20, 2021.

REGISTERED STATE OF ARKANSAS NO. 1434 SURVEYOR — RICHARD L. DAYTON — PROFESSIONAL LAND SURVEYOR

RICHARD L. DAYTON, AR LS-1434 SIGNATURE DATE

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

DATE OF FIELD SURVEY - May 20, 2021	
SCALE: 1"=20'	
DRAWN BY: RD	DATE: May 25, 2021
FIELD CREW: Indian Creek	DRAWING NO. S210488
CHECKED BY: RLD	SHEET 1 OF 1

CONDITIONAL USE STAFF REPORT

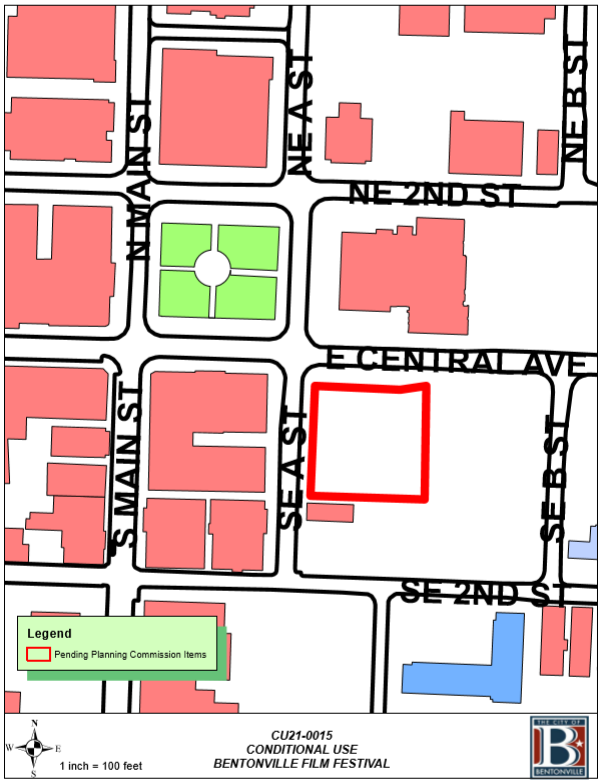
Bentonville Film Festival

200 E Central Avenue
PC Date: 7/6/2021
Reviewer: Baylea Birchfield; Planning Technician

Project Number	CU21-0015
Applicant / Current Owner	Bentonville Film Festival
Site Area	Walmart World Room Skylight Cinema, The Meteor Guitar Gallery Arvest Conference Center Tuckers Corner BFF Foundation Office Visit Bentonville
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Requested Use	Outdoor Vending
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The Bentonville Film Festival is a seven-day event that will take place at various locations in Bentonville. The property at 200 E Central Ave is currently zoned DC, Downtown Core.

Proposed Use Description
A Conditional Use Permit to allow for an outdoor movie festival from August 3rd – August 9th (these dates are including set up and tear down) for various time frames each day. 200 E Central Avenue will have temporary tent structures, movie screens, food trucks, and partner activations. A full list of locations and event schedules are included in this packet.

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

Conditions of Approval
1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in signage, 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.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

FESTIVAL OVERVIEW

BFFoundation is a non-profit organization focused on promoting underrepresented voices of diverse storytellers. We champion female, non-binary, LGBTQIA+, black, indigenous, people of color, and people with disabilities' voices in entertainment and media. We do this through research, education, and supporting the production and distribution of inclusive content.

The foundation believes that by taking real action with content creators, talent, influencers, advertisers, and content distributors, we can accurately reflect the gender balance and diversity of our country. Our goal is to create a seismic change in how media inspires young minds to do great things.

Our primary research partner is the Geena Davis Institute on Gender in Media. Together, we seek to support research that proves these systemic changes are not only the right thing to do—they are also commercially beneficial. The Geena Davis Institute on Gender in Media has also clearly shown that the media children consume has an overwhelming influence in shaping their view of the world and their place in it.

The foundation also partners with schools and community institutions, working with children to educate on the challenging effects of stereotyping, unconscious bias, and gender imbalance. We also utilize media-based tools and content to build positive association and equality-based learning models.

BFFoundation is focused on working with its partners to foster inclusivity in media and entertainment to produce a positive influence in the community at large.

FESTIVAL MISSION

BFF is a year-long initiative which champions inclusion in all aspects of entertainment media. BFF's primary objective is to influence mainstream media to immediately increase diversity in the content that is produced and distributed, because if they can see it, they can believe it.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in Walmart World Room (105 N. Main Street), Skylight Cinema (350 SW A Street), and The Meteor Guitar Gallery (128 W. Central). Timing is different based on the venues, but overall schedule is 10am – 11pm. Tuckers Corner (200 E Central) will be the location for Vendor Village. Vendor tents, Food Trucks, music and movie screenings will take place in this area.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

FESTIVAL FILMING VENUES

	Purpose	Date(s)/Times
Walmart World Room – 105 N. Main Street	Movie Screening	Wednesday, August 4 - Friday, August 7 from 10am - 10pm
Skylight Cinema – 350 SW A Street	Movie Screening	Wednesday, August 4 - Friday, August 7 from 10am - 10pm
The Meteor Guitar Gallery– 128 W. Central Avenue	Movie Screening	Wednesday, August 4 - Friday, August 7 from 10am – 10pm; Saturday, August 7 from 10am - 6pm

Note: There will be studio films show at 112 Drive in on 8/2 – 8/4. 214 Springdale Arts Center of the Ozarks Theater and NWACC Theater may be utilized for films as well.

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

	Purpose	Date(s)/Times
Arvest Conference Center – Legion Lane	PR and Volunteer Hub and Operations Office	Wednesday, July 28 and Monday, August 2 from 9am - 4pm
		Thursday, July 29 - Sunday, August 1 from 9am - 8pm
Tuckers Corner – 200 E Central	Outdoor Theater	Tuesday, August 3 - Wednesday, August 4 from 7am - 6pm is the set up
		Thursday, August 5 from 1pm – 10pm Friday, August 6 from 10am – 11pm (last movie begins at 9pm) Saturday, August 8 from 10am - 10pm (last movie begins at 8pm) Sunday, August 8 from 11am – 2pm activities will be planned
		Movie Screening Agenda - TBD; Activations Open - TBD
		Times will vary on a daily basis (please see below)
The Meteor Guitar Gallery– 128 W. Central Avenue	Evening Music Venue and Filmmakers After Party*	Friday, August 6 from 10pm – 1am Saturday, August 7 from 9pm – 1am (TBC)
	*Also used for movie screenings	
Four Points by Sheraton – 211 SE Walton Blvd.	Headquarter Hotel	Tuesday, August 3 - Sunday, August 9

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

SPONSORSHIP ACTIVATION LOCATIONS

These locations will be set up on August 3 -4 and open to the public August 5 - 8 with tear down beginning the evening of August 8.

- Tuckers Corner will have an LED screen to show movies to the public, food trucks and partner activations.
- This area will be a place where BFF sponsors setup temporary structures to activate their products, technology and services for the community and visitors to explore and enjoy.
- Food trucks will also be contracted to set up around the area.
- All venues as well as Tuckers Corner have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and is in approval for Fire Marshal with the footprint. Tent inspections will occur prior to opening.

Tuckers Corner will be in operation as follows (Times are tentative and may be adjusted):

- Tuesday, August 3 – Load in/set up 7am - 6pm
- Wednesday, August 4 – Complete Load in/set up 7am - 6pm
- Thursday, August 5 – Open 1pm – 10pm (last movie begins at 9pm)
- Friday, August 6 - Open 10am – 11pm (last movie begins at 8pm)
- Saturday, August 7 – Open 10 am – 10pm (earlier due to Farmer's Market)
- Sunday, August 8– 11am – 2pm
- Sunday, August 8 – once public has cleared space, begin tear down

OFFICE SPACE

- Arvest Conference Room, Legion Lane (BFF Volunteer and PR Headquarters; Operations Office during festival)
- BFF Foundation Office, 702 SE 5th Street, Suite 8
- Visit Bentonville Office, 104 E Central Ave.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

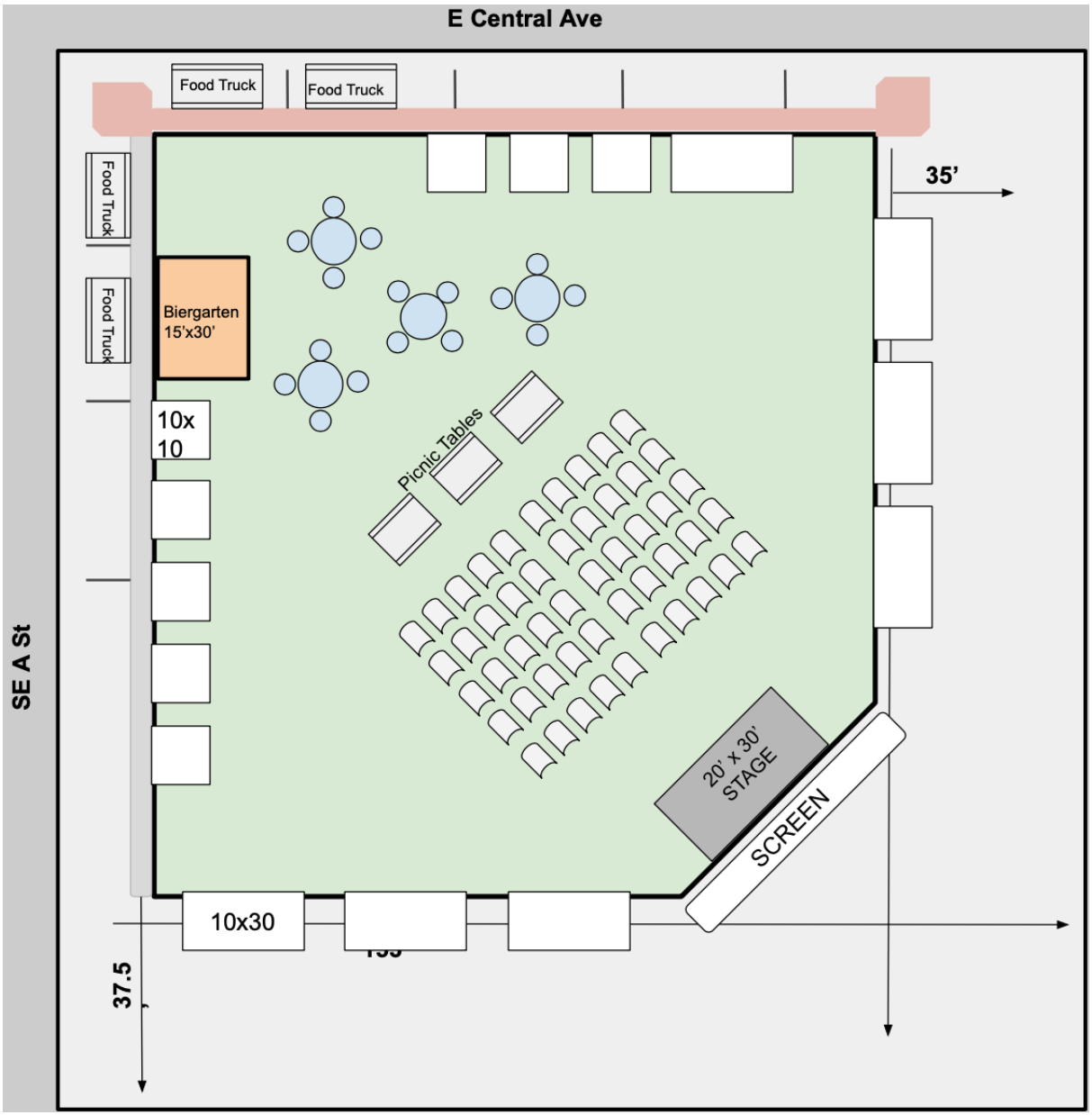
FESTIVAL FOOTPRINT

- Tuckers Corner – Public Movies, Food Trucks, Partner Activations
  - Anticipated attendance – 1000 (flow)
- Arvest Conference Center – Volunteer and Public Relations Headquarters, Operations Office
  - Anticipated attendance – 25 (flow)
- Meteor – Movie Screenings and after party
  - Anticipated attendance – 25 people per screening with 4 screenings per day.
  - Anticipated attendance for after party's – 300
- Skylight Cinema – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Walmart World Room – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day.
- Lot B- Storage
  - Anticipated Crew – 5
- Oven and Tap – Filmmakers Lunch
  - Anticipated Attendance – 50
- Ramo D'Olivo – Filmmakers Happy Hour
  - Anticipated Attendance – 50

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

TUCKERS CORNER FOOTPRINT – 200 E. Central – Parcel 01-00988-000
Temporary tent structures will be set up within property lines of the following properties:

Tuckers Corner: 01-00988-000 (outdoor) - for Movie Screenings, food truck and partner activations.



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

SECURITY

Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

WASTE DISPOSAL

Dumpster location: South of Compton Gardens maintenance facility, on NE B Street (Private Lot: 01-02082-000 (outdoor)

Volunteers and dedicated staff will be managing constant clean up around Sponsors Village.

-01-02082-000: 405 NE B Street, Waste Management



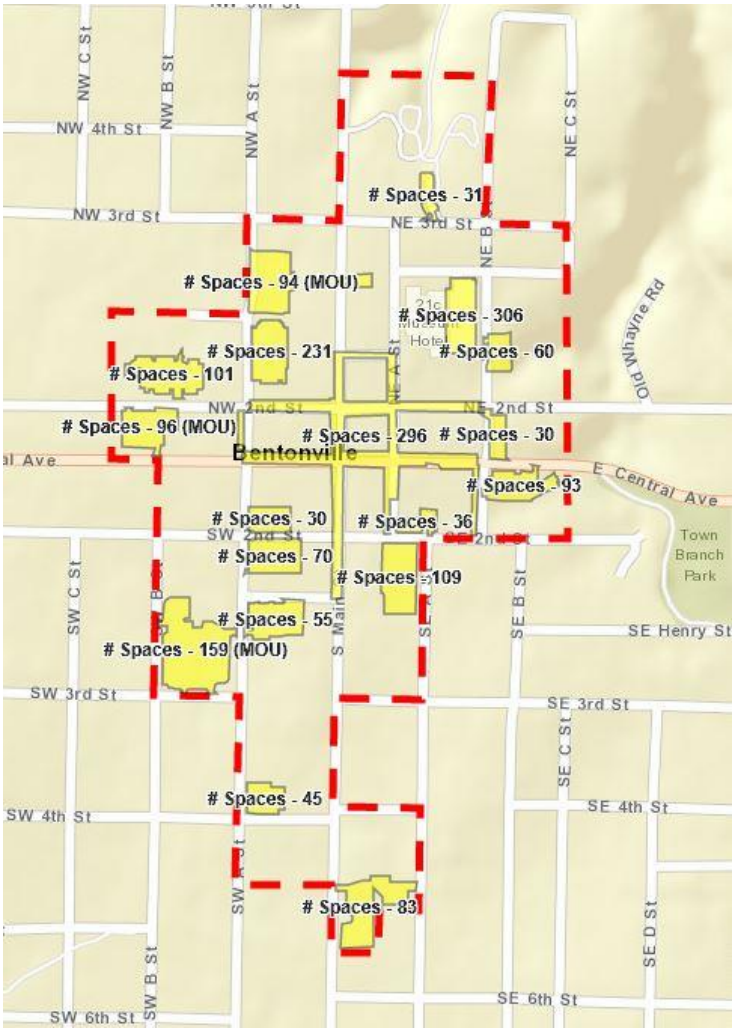
BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

TRANSPORTATION/ PARKING PLAN

- Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
- 21c Parking Lot, 3rd Floor
- Public parking through downtown
- Requesting Street parking on Central and A Street next to Tuckers Corner (see the blue highlighted area below.)
- Compton Gardens parking will be open for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking. There are also several lots to the East of Compton Gardens that could possibly be used by attendees without the authorization of the owner. To avoid this, we have engaged conversation with the property owner regarding the correct avenue to take.
- Compton Gardens Parking. Will have 25 film makers that we will provide transportation for as well as provide bike racks.



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

Street Closure:

Street Closure request has been submitted to Traffic and Signage. BFF is on the June 7 agenda.

Street Closure for Thursday, 8/5, Friday, 8/6, Saturday, 8/7, and Sunday 8/8– Close NE A Street between SE 2nd and Central. Please see highlighted area. The parking lot entrance will not be blocked.



MISCELLANEOUS

- Light towers would be added to Tuckers Corner and Lot B (storage area).
- Attendee and vendor numbers are expected to top at 100 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 25 for the entire event.
- Oven and Tap will host a filmmaker lunch and Ramo d'Olivo will host a happy hour.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

SIGNAGE

There will be sandwich board signage, feather flags and pillowcase signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. These will not be used in every location listed below. For example, a sandwich board may be the only thing outside Skylight Cinema. Please see examples of that signage below. The list of areas are as follows:

- Sidewalk outside Arvest Conference Center (all entrances to conference center
- Throughout Tuckers Corners
- On sidewalk outside Skylight Cinema SW A
- Sidewalk outside Visit Bentonville 104 E. Central for Box Office
- Sidewalk outside Walmart World Room on W Central Ave
- Sidewalk outside Meteor on Central
- Sidewalk outside the Filmmakers Lounge (location TBD)
- Sidewalk outside Four Points by Sheraton for shuttle
- Sidewalk outside Oven and Tap 215 S. Main Street #3 – only during Filmmaker Lunch event
- Sidewalk outside Ramo d'Olivo 217 S. Main Street – only during Filmmaker Happy Hour event

PHOTOS/SIZES OF SIGNAGE

Sandwich Board – size of sign is 24" x 36"



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

SIGNAGE CONTINUED

Pillow case (front and side view) - these vary in size. 4' x 7.5', 10' or 20. These are normally placed inside due to wind damage.



Feather Flag – size is 13'



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

STORAGE

1. BFF will utilize the Off-Street Parking Districts Lots on NE B Street, N Main and the lower lot at Compton Garden for refrigeration trucks and storage.
2. Off Street Parking: 01-00957-000 (outdoor) (Parking Lot off NE B St Behind 21c)
3. Off Street Parking: 01-01014-000 (outdoor) (Parking Lot off N Main St Behind food trucks)



BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: August 3 – 9 (includes set and tear down dates)

CONTACTS

Cheri Jones, CMP
Permitting
479-599-6082
Cheridjonesmeetings@outlook.com

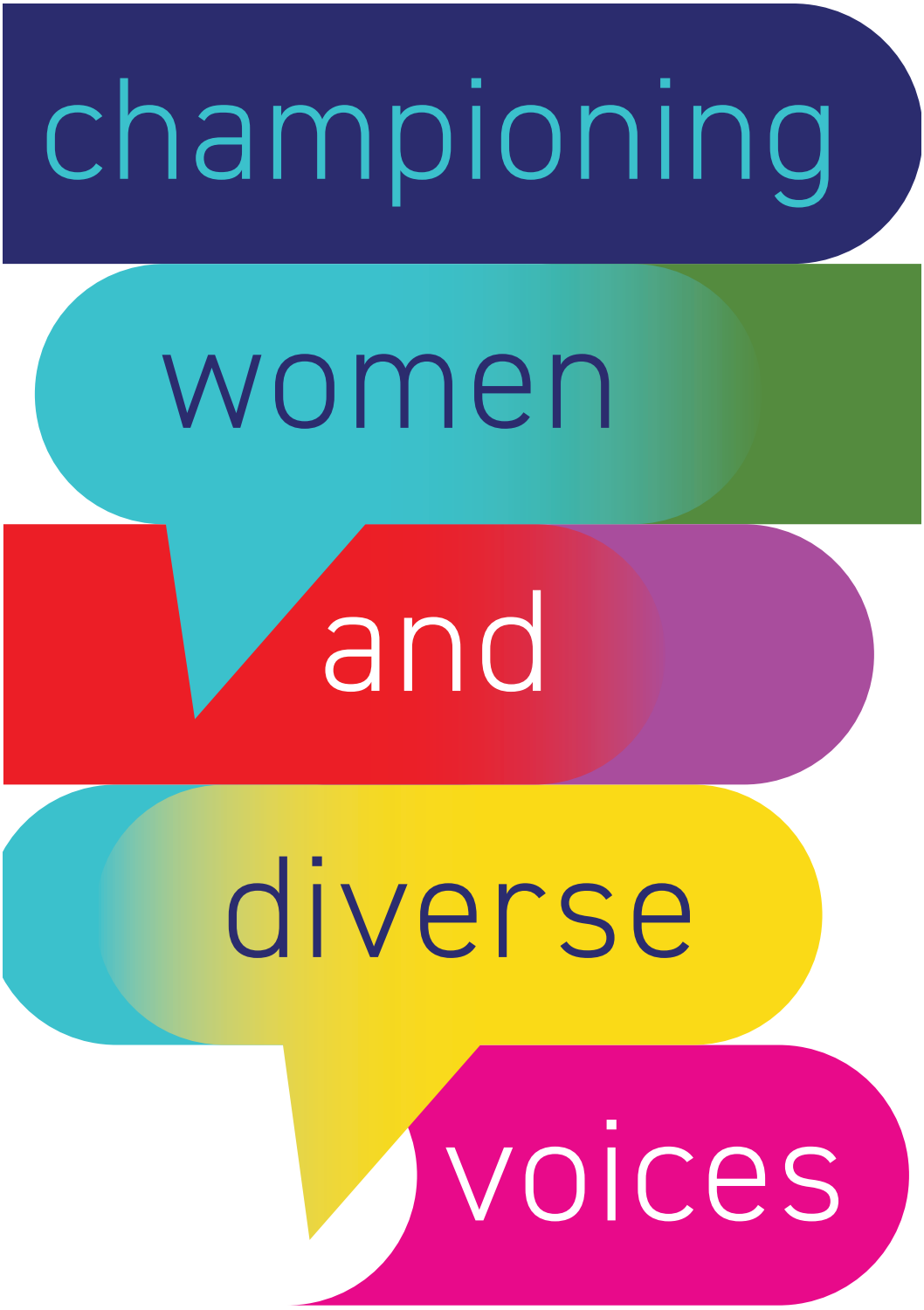
Dave West
Director of Operations
Will be the contact for final walk throughs.
603-828-7886
Dave@bentonvillefilm.org

Jason Netter
Festival Producer
310-963-6181
Jnetter@kickstartent.com

2021 Signage Grid

LOCATION	#	Size H	Size W	Material	TYPE	DESCRIPTION
Info Hub - Visit Bentonville						
	1	24"	36"	Foamcore	Foamcore Easel	Info Board
	1	13'		Fabric	Feather Flag (Falcon Double-Sided)	"BFF" or "Bentonville Film Festival"
	2	24"	36"	Foamcore	2 Sided/ A-Frame	Info Board
	1	22"	28"	Foamcore	Foamcore Easel	Covid Sign
Tucker's Corner						
	1	4'	7.5'	Fabric	Pillowcase Banner	SPONSOR POSTER
	1	4'	7.5'	Fabric	Pillowcase Banner	BFF Official Artwork
	2	24"	36"	Foamcore	2 Sided/ A-Frame	Photo Release
	1	36"	144"	Vinyl	Vinyl Banner	"Festival Village Presented by Coca Cola"
	2	24	36	Foamcore	2 sided A-Frame	Info Board
	2	24	36	Foamcore	2 sided A-Frame	Info Board
	4	12"	18"	Foamcore	Foamcore	"No Alcohol Beyond This Point"
	4	12"	18"	Foamcore	Foamcore	"Must Be 21 To Enter"
	3	24"	10'	Vinyl	Vinyl Banner	Sign for tent "BFF INFO"
	2			Fabric	Table Cloth	BFF Design
	1			Fabric	Stage	BFF Design
	4	24"	36"	Portrait	2 Sided/ A-Frame	Covid Sign
Meteor						
	2	24	36	Foamcore	A Frame/2 Sided	Info Board
	2	22"	28"	Foamcore	Foamcore Easel	Photo Release (Small)
	1		13'	Fabric	Feather Flag (Falcon Double-Sided)	"BFF" or "Bentonville Film Festival"
	1	4'	7.5'	Fabric	Pillowcase Banner	BFF Official Artwork
	1	4'	7.5'	Fabric	Pillowcase Banner	SPONSOR POSTER
	1	22"	28"	Foamcore	Foamcore Easel	Covid Sign
SKYLIGHT						
	1	4'	7.5'	Fabric	Pillowcase Banner	BFF Official Artwork
	1	4'	7.5'	Fabric	Pillowcase Banner	OFFICIAL SPONSOR POSTER
	1	10'	8'	Fabric	Step & Repeat	BFF Logo + Walmart/Coke
	1	22"	28"	Foamcore	Foamcore Easel	Info Board / Schedule Overview
	2	22"	28"	Foamcore	Foamcore Easel	Photo Release (Small)
FILMMAKER LOUNGE						
	1	4'	7.5'	Fabric	Pillowcase Banner	BFF Official Artwork
	1	4'	7.5'	Fabric	Pillowcase Banner	SPONSOR POSTER
	2	24"	36"	Foamcore	A Frame/2 Sided	"BFF Filmmakers Lounge"
	1	22"	28"	Foamcore	Foamcore Easel	Photo Release
	1	24	36	Foamcore	Foamcore Easel	Info Board
	1	22"	28"	Foamcore	Foamcore Easel	Covid Sign
SHERATON HQ						
	1	24	36	Foamcore	Horizontal Door Sign	"BFF CHECK IN"
	1	4'	7.5'	Fabric	Pillowcase Banner	BFF Official Artwork
	1	4'	7.5'	Fabric	Pillowcase Banner	SPONSOR POSTER
	1	24"	36"	Foamcore	Foamcore Easel	Info Board
	2	24"	36"	Foamcore	A Frame/2 sided	"BFF SHUTTLE"
	1	22"	28"	Foamcore	Foamcore Easel	Photo Release
	1	10'	8'	Fabric	Step & Repeat	BFF Logo, Walmart + Coke
	1	22"	28"	Foamcore	Foamcore Easel	Covid Sign
AIRPORT						
	1	4'	7.5'	Fabric	Pillowcase Banner	BFF Official Artwork
	1	4'	7.5'	Fabric	Pillowcase Banner	SPONSOR POSTER
	1	24	36	Foamcore	Foamcore Easel	Info Board

FILMMAKER HH - Ramo					
1	10'	8'	Fabric	Step & Repeat	BFF Logo, Coke, WM
1	22"	28"	Foamcore	Foamcore Easel	Photo Release (Small)
2	24	36	Foamcore	Foamcore - A-frame	"Welcome - Filmmaker Happy Hour"
1	22"	28"	Foamcore	Foamcore Easel	Covid Sign
FILMMAKER LUNCH - Oven & Tap					
-	10'	8'		Step & Repeat	BFF Logo, Coke, WM
1	22"	28"	Portrait	Vertical/Foamcore Easel	Photo Release (Small)
2	24	36	Portrait	Foamcore Easel	"Welcome - Filmmaker Luncheon"
1	22"	28"		Foamcore Easel	Covid Sign
112 Drive In					
2	24"	36"		A Frame/2 Sided	Info Board
2	24"	36"		A Frame/2 Sided	Photo Release
1	24"	36"		Foamcore Easel	Info Board
1	10'	8'		Step & Repeat	BFF Logo + Walmart/Coke + Mars
2		13'		Feather Flag (Falcon Double-Sided)	"BFF" or "Bentonville Film Festival"
1	24	36		Foamcore Easel	Covid Sign
Blake Street Opening Ceremony					
1	10'	8'	Fabric	Step & Repeat	BFF Logo, Coke, WM, Runway, State of AR
1	22"	28"	Foamcore	Foamcore Easel	Photo Release (Small)
2	24"	36"	Foamcore	Foamcore - A-frame	"BFF Opening Ceremony"
1	22"	28"	Foamcore	Foamcore Easel	Covid Sign



include.

BENTONVILLE FILM FESTIVAL

FOUNDED BY Walmart PRESENTED BY Coca-Cola


bentonville
film festival


bentonville
film festival



include.

BENTONVILLE FILM FESTIVAL

FOUNDED BY Walmart

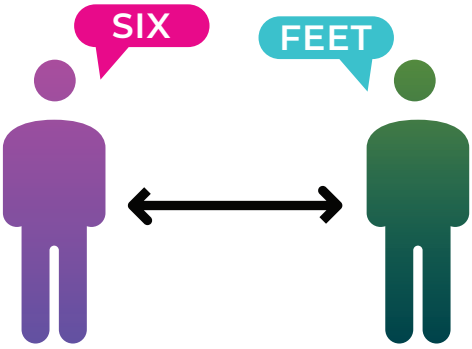
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let's do our part to

stop the spread



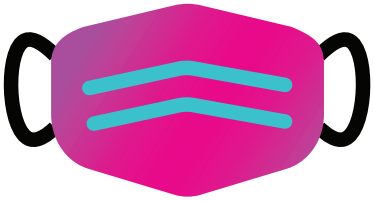
WASH OR SANITIZE YOUR HANDS FREQUENTLY



KEEP PHYSICAL DISTANCE



STAY HOME IF YOU ARE FEELING SICK



NOT FULLY VACCINATED? PLEASE WEAR A MASK

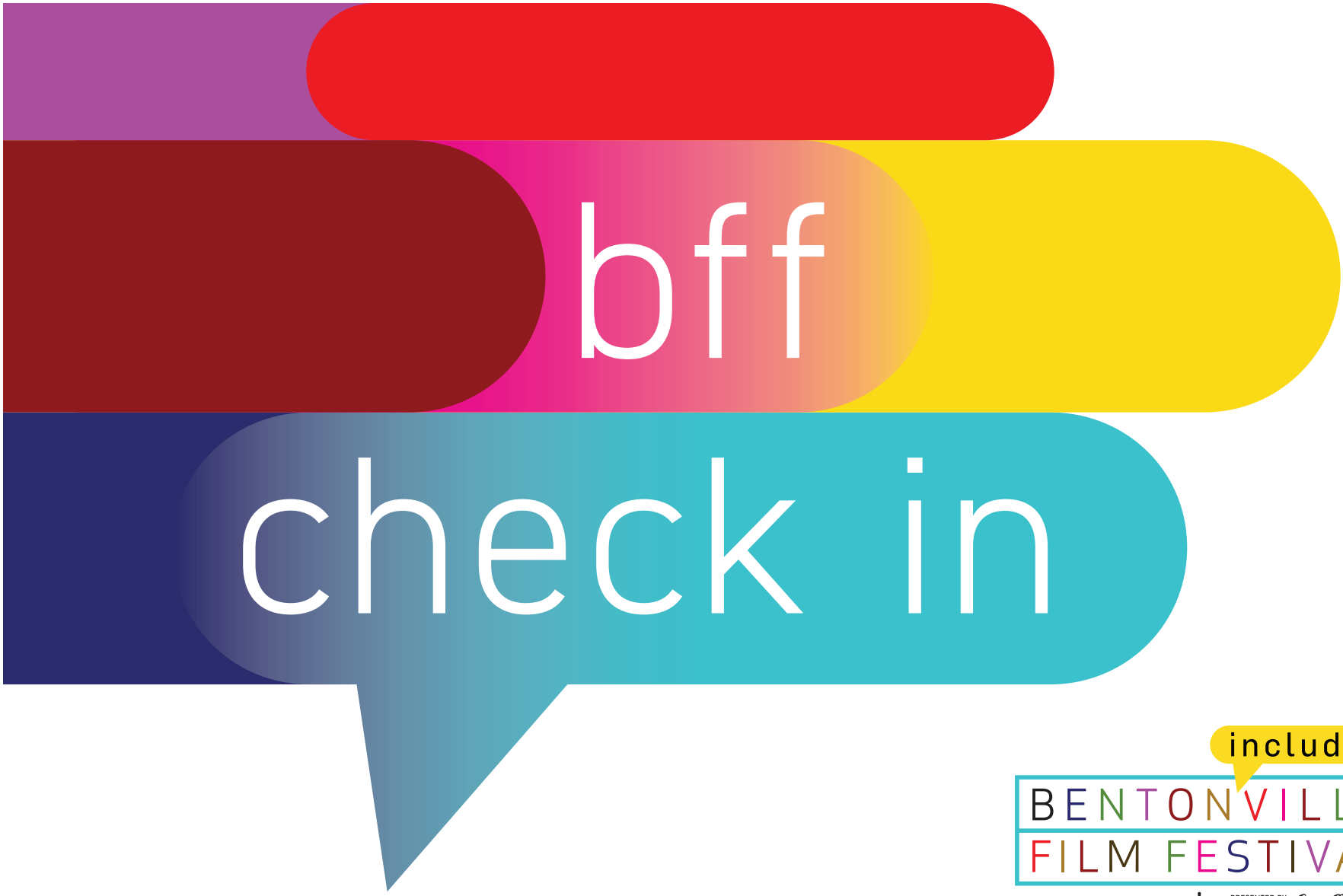
thank you

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welcome!

filmmaker's

happy hour

include.

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bff filmmaker's lounge

include.

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welcome!

filmmaker's luncheon

include.

BENTONVILLE FILM FESTIVAL

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bff opening ceremony

include.

BENTONVILLE FILM FESTIVAL

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notice of filming

YOU MAY BE VIDEOTAPED OR RECORDED

A production is filming here. By entering this area you hereby irrevocably grant to BENTONVILLE FILM FESTIVAL and BFFoundation, Inc. and its affiliated companies and their successors, licensees, designees and assigns (collectively, "Company") the right to photograph your image and record your voice, and to own, license, assign and/or use the same (and/or any portion thereof) forever and throughout the world in any manner and/or medium, now known or hereafter devised, including, without limitation in Company's and other programming and the advertisement and promotion thereof.

You will not receive any payment for such use and waive any right to bring any action in law or equity against Company, its parent and related companies, subsidiaries (whether or not wholly-owned), affiliates, divisions, and their past, present, and future officers, agents, representatives, employees, successors and assigns for such use.

You understand that Company is proceeding in reliance upon this notice and your consent in connection with its production activities here. If you do not wish to give such consent, you must remain out of range of the camera and sound recording equipment. Any failure to do so will be conclusively deemed a waiver of any and all claims you might assert.

You acknowledge that you are at least eighteen years of age. If you are under the age of eighteen, you represent that you have obtained your parent's/guardian's consent to enter this area and be bound by the terms set forth herein.

thanks

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LARGE SCALE DEVELOPMENT STAFF REPORT

102 West Apartments

SW 14th Street

PC Date: 7/6/2021

Reviewer: Jon Stanley, Senior Planner, APA, ALSA

Project Number	LSD21-0032
Applicant / Current Owner	G & I Properties, LLC
Site Area	+/- 17.06 acres
Current Zoning	R-3, Medium 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 the south side of SW 14th Street, between SW Susana Street and Lindy Lane. It is currently zoned R-3, Medium-High Density Multifamily Residential 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 a three phase, 408 unit (17 buildings w/ 24 units each) multi-family apartment development with a 1,000 square foot office/leasing clubhouse facility. 616 parking spaces are required and 611 spaces are being provided. Sidwalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements. Access to the project will be achieved through a single ingress/egress point on SW 14th Street and the construction of a public Collector Street as indicated on the Master Street Plan that will connect to the existing SW 18th Street stub out from the Winwood Ph 6 Subdivision to the west. The primary materials on the exterior of the building include brick, Architectural Metal panels, and storefront glass/windows.

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. A traffic study has been provided to the the Enginnering Department for analysis.

Waivers

Three waiver request:

- 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. The applicant is requesting the use of fiber cement board instead of the architectural metal panels that have been shown. If approved, new elevations will be required to be submitted.
- A waiver from Article 501, Section 501.06 Number of Off-Street Parking Spaces Required. The code requires 618 spaces and the applicant is proposing 611 spaces.
- A waiver from Article 1400, Section 1400.08 Interior Parking Lot Greenspace Required. The code requires 15% and the applicant is proposing 12%.

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.

CORE ARCHITECTS

1800 S Osage Springs Drive ■ Suite 100 ■ Rogers, AR 72758
100 West Center Street ■ Suite 201 ■ Fayetteville, AR 72701
P 479-631-2673 ■ F 479-631-2674

May 28, 2021

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: Request for exterior material Waiver

Dear Chairman and Board Members: The article 1100 development standards require a minimum of two primary building materials. While much of the proposed exterior building material consist of brick, we would like to propose the use of fiber cement panel instead of the AMP1&2 metal panels proposed on the submitted color elevations. We understand the desire to limit the amount of fiber cement lap or shake siding in Bentonville, while continuing to provide sound building s that showcase a variety of building materials and styles throughout the city. We would like to propose fiber cement manufacturer such as Nichiha or American Fiber Cement Corporation that provide products that look like metal panels while being cost conscious and continue the variety of texture and visually interesting shapes and patterns in this construction. I have attached a few examples of buildings using fiber cement panels.

Our intent is to meet the city's overall goal and deliver a building with high quality material. This can be done with fiber cement board using reveals between the panels and creating the shapes and patterns that are typical of metal panels.

Thank you for your consideration of this matter,

Devon Sides
Project Architect

Attachment Included:

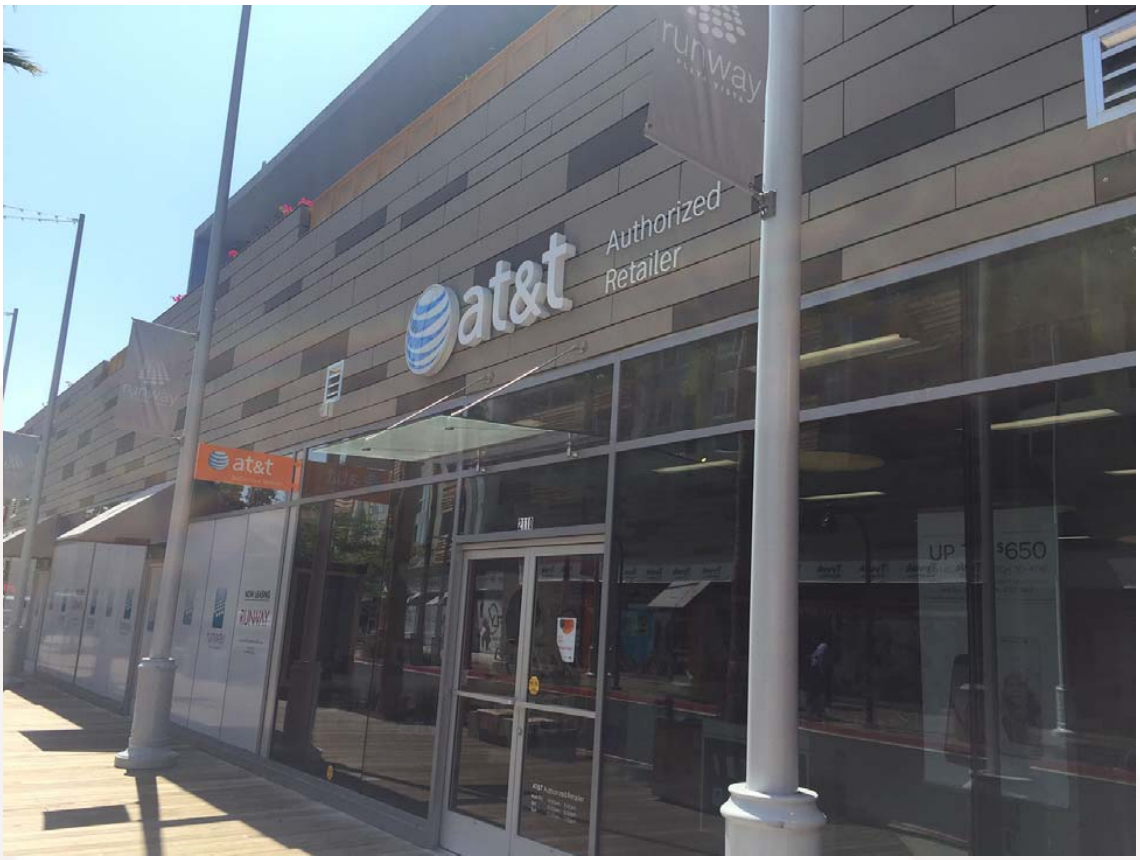
CORE ARCHITECTS

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100 West Center Street ■ Suite 201 ■ Fayetteville, AR 72701
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MORRISON
SHIPLEY

Planning Commission
City of Bentonville
305 S.W. "A" St.
Bentonville, AR 72712

May 28, 2021

Re: 102 West Apartments
Project Waiver Requests

Dear Planning Commission:

On behalf of G & I Investments, we respectfully request a waiver from the following city requirements associated with the above referenced project.

1. Land Development Code: Section 1400.08 Interior Parking Lot Landscaping Required (Required 15%)
2. Zoning Code: Article 501 Off-Street Parking and Loading, Section 501.06 Number of Off-Street Parking Spaces Required

The design of the proposed 102 West Apartments began in March of 2020 at which point the 2008 Master Street Plan called for a Collector Road to run along the east boundary of the subject property. Through the design process, it was determined by staff that the Proposed Collector (SW Bright Rd) was to run through the middle of the project site to provide a better connection to Hwy 102 and begin the process of trying to connect Bright Rd from Hwy 102 to SW Regional Airport Blvd. The collector's location, which is now shown on the current Master Street Plan, splits the proposed property and has made it difficult to achieve meeting the Interior Greenspace requirements and Parking requirements as code is written.

1. It is our opinion that although the interior greenspace requirement is not being met as written, that significant greenspace is being provided along either side of the Collector to offset the percentage that is lacking in the interior.
2. It is our opinion that the parking that is proposed is adequate to serve the development.

In conclusion, based on the information provided, it is our opinion that the additional greenspace along either side of the proposed collector will offset the required interior greenspace requirement and the proposed parking count will adequately serve the development. Please consider these waiver request on the future site development described. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.
Patrick Foy, P.E.

Lot 1
Spencer Square Subdivision
Parcel #: 01-15887-000
Midpoint Group LP
Zoning: C-2

Part of Tract A
Joe Clement Addition
Parcel #: 01-05126-000
Joe C Sr. Clement Trust
Zoning: A-1

Part of Tract A
Joe Clement Addition
Parcel #: 15-10804-000
Joe Clement
Zoning: None

JOSAN CIRCLE

JOSAN CIRCLE

Building #8
FFE: 1285.67
1601 Josan Cr.

Building #10
FFE: 1285.77
1600 Josan Cr.

Building #12
FFE: 1284.81
1606 Josan Cr.

Building #7
FFE: 1285.53
1509 Josan Cr.

Building #9
FFE: 1285.74
1508 Josan Cr.

Building #11
FFE: 1284.85
1610 Josan Cr.

Building #14
FFE: 1275.64
1612 Bright Rd.

Building #13
FFE: 1285.24
1612 Bright Rd.

Lot 1
Macs Addition
Parcel #: 01-18369-000
Noroeste I LLC
Zoning: PUD

US Highway 102 / SW 14th Street
Right-Of-Way Width Varies

Building #3
FFE: 1285.14
1405 Bright Rd.

Building #6
FFE: 1286
1507 Josan Cr.

JOSAN CIRCLE

Basketball Court
84'x50'
1283

Pool
1283

Building #1
Clubhouse
FFE: 1284.12

Building #5
FFE: 1286.22
1501 Josan Cr.

S02°30'46"W
627.21'

SW BRIGHT ROAD (Phase 1)

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00

C1 C2 C3

N23°04'02"W
269.53'

S66°53'29"W
59.55'

S86°42'03"E
83.12'

SW BRIGHT ROAD (Phase 1)

MAKER LOOP

Building #16
FFE: 1275
1604 Makker Lp.

Building #18
FFE: 1273.83
1604 Makker Lp.

Building #15
FFE: 1275.71
1601 Makker Lp.

Building #17
FFE: 1275.73
1600 Makker Lp.

Part of Lot 4
Been Addition
Parcel #: 01-08652-000
A&C Investments LLC
Zoning: R-1

SW 18th STREET (Phase 1)

18th STREET
0+44
(50' ROW)

0+00

Lot 305
Windwood Subdivision PH VI
Parcel #: 01-17234-000
Todd Wayne Toombs
Zoning: R-1

Lot 304
Windwood Subdivision PH VI
Parcel #: 01-17233-000
Mohamed Sherif Abbas
Zoning: R-1

SW Birch Street
50' Right-Of-Way

Lot 303
Windwood Subdivision PH VI
Parcel #: 01-17232-000
Jeffrey Kent Browning
Zoning: R-1

Lot 280
Windwood Subdivision PH V
Parcel #: 01-16844-000
Ramu Duraisamy
Zoning: R-1

Lot 279
Windwood Subdivision PH V
Parcel #: 01-16843-000
Sattik & Moumita Pandit
Zoning: R-1

Lot 278
Windwood Subdivision PH V
Parcel #: 01-16842-000
Robert H. Yoshell
Zoning: R-1

Building #1
FFE: 1282.98
1400 Bright Rd.

Building #2
FFE: 1284.94
1406 Bright Rd.

Parcel #: 01-00820-003
Kristen L. Martin
Zoning: R-3

Parcel #: 01-00820-000
Joshua A. Nay & Rachel L.
Zoning: R-3

Parcel #: 18-08538-000
Kristen L. Martin
Zoning: None

Parcel #: 01-00813-000
Warren Main & Marie L/E
Zoning: R-1

Phase 1
Phase 2
Phase 3

60 0 60
Scale in Feet

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

Drawing Name: P:\SITE\21\DWGS\SHEETS.dwg Last Modified: Jun 18, 2021 - 4:35pm Plotted on: Jun 20, 2021 - 8:46am by tunaford

Revision	By	Date

MORRISON SHIPLEY

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Drawn By:	KES
Approved By:	PRF
Date:	09.28.2020
Project No.:	GIP–01

Vertical Scale:	–
Horizontal Scale:	1"=60'
Plotting Scale:	1
Drawing Name:	OVERALL

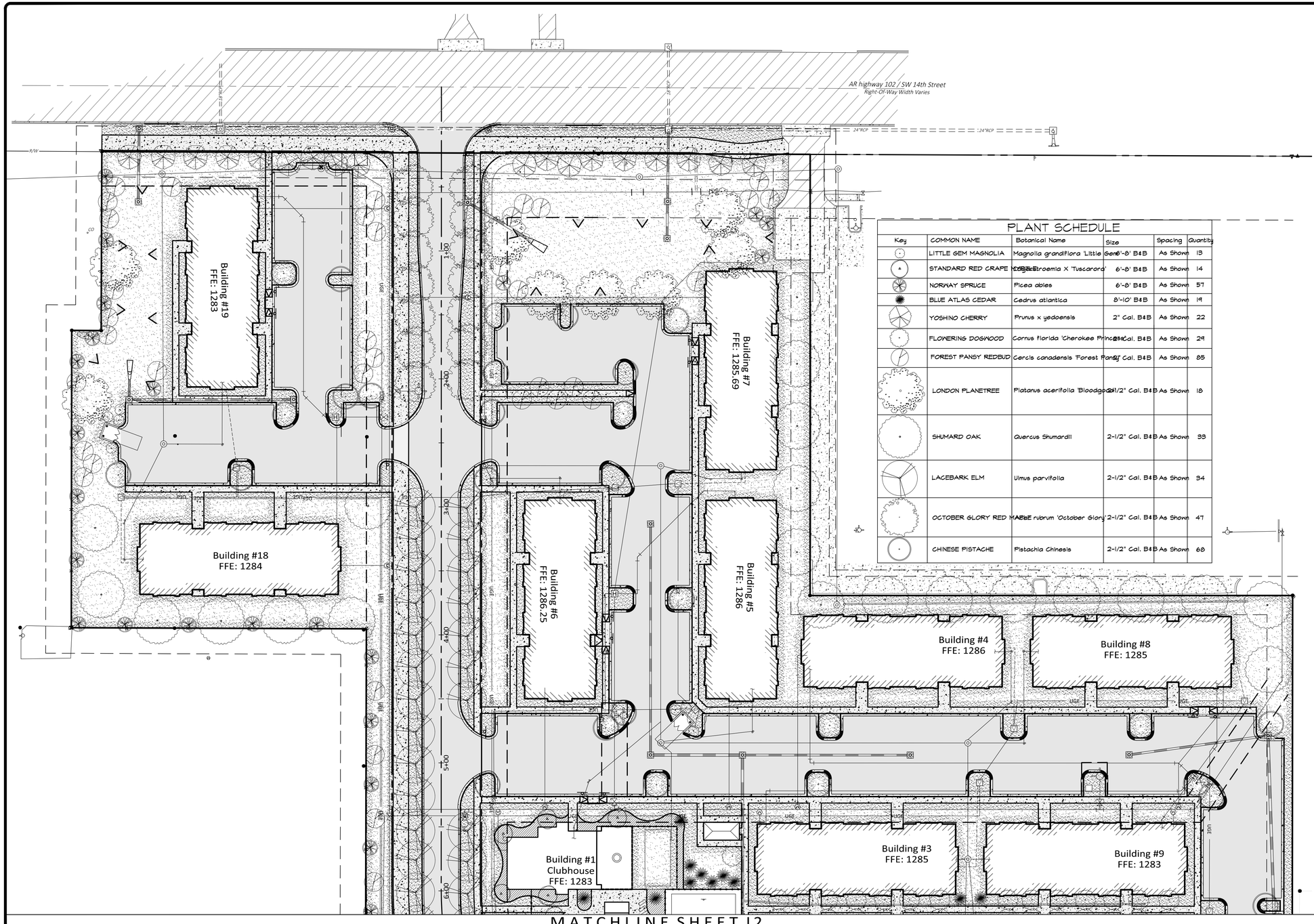
102 WEST APARTMENTS

Bentonville, Benton County, Arkansas

OVERALL SITE LAYOUT
LSD21-0032

Issued for Review – 06.21.2021

Sheet No.: 4 of 63



PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	6'-8' B&B	As Shown	13
	STANDARD RED CRAPE MYRTLE	Lagerstroemia X 'Tuscarora'	6'-8' B&B	As Shown	14
	NORWAY SPRUCE	Picea abies	6'-8' B&B	As Shown	57
	BLUE ATLAS CEDAR	Cedrus atlantica	8'-10' B&B	As Shown	19
	YOSHINO CHERRY	Prunus x yedoensis	2" Cal. B&B	As Shown	22
	FLOWERING DOGWOOD	Cornus florida 'Cherokee Princess'	2" Cal. B&B	As Shown	29
	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B	As Shown	85
	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2-1/2" Cal. B&B	As Shown	18
	SHUMARD OAK	Quercus Shumardii	2-1/2" Cal. B&B	As Shown	33
	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	34
	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	47
	CHINESE PISTACHE	Pistachia Chinesis	2-1/2" Cal. B&B	As Shown	68

40 0 40

Scale in Feet

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

Seeding and Sodding Note:

All Disturbed Areas Under A 10% Slope Shall Be Topsoiled To A Minimum Depth of 4" Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rater of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain the Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Plated As Above, But Shall Be Covered With Erosion Control Fabric Edges.

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)

15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)

16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)

17. Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of living Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)

18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

19. The Landscape Plan Shall Be Prepared, Signed And Sealed By A Licensed Landscape Architect. (Sec 1400.5.C-10)

20. Potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

21. All Trees Planted In The Public Right-Of-Way Shall Be 4" Caliber And The Lowest Limb Shall Be 96" Or Higher From Final Grade At Time Of Planting

22. Refer To Street Frontage Buffer Landscaping And Screening Section Of The Subdivision Code. (Sec 1400.7)

23. Please Refer To The Perimeter Landscaping And Screening Section Of The Subdivision Code.(Sec 1400.7)

24. All Proposed Trees Shall Be A Minimum Of 5' From All Public Utilities

Revision	By	Date

MORRISON SHIPLEY
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Drawn By:	KES
Approved By:	PRF
Date:	09.28.2020
Project No.:	GIP-01

Vertical Scale:	–
Horizontal Scale:	1"=40'
Plotting Scale:	1
Drawing Name:	UTILITY

102 WEST APARTMENTS

Bentonville, Benton County, Arkansas

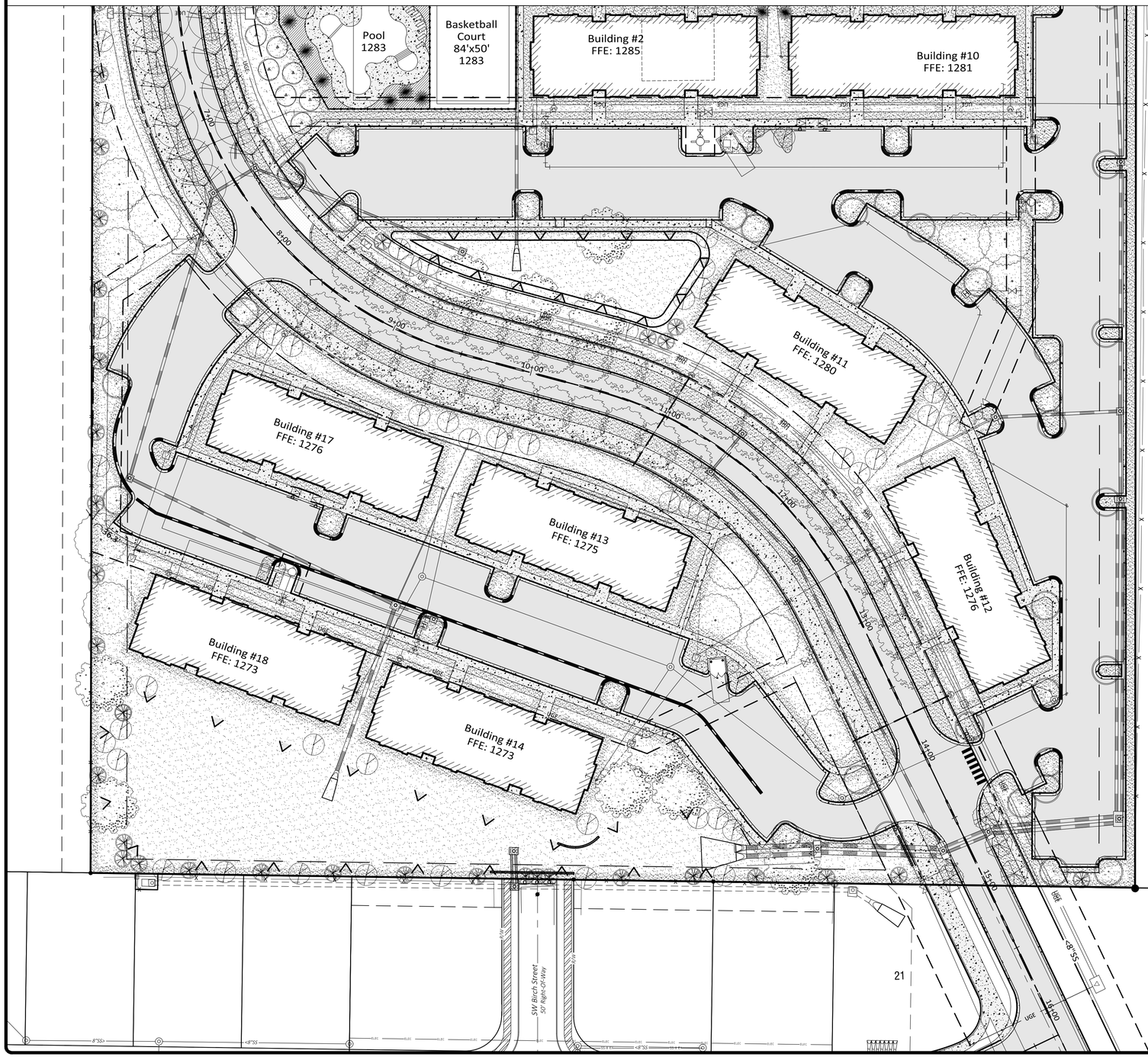
LANDSCAPE PLAN (NORTH)

Issued for Review - 06.21.2021

Sheet No.: L1 of L2

Drawing Name: P:\GIP-01\DWG\GIP-01 Landscape.dwg Last Modified: Jun 16, 2021 - 4:42pm Plotted on: Jun 21, 2021 - 8:02am by kswyatt

MATCHLINE SHEET L1



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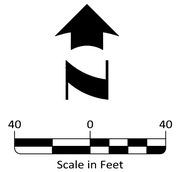
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16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)

17. Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of living Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)

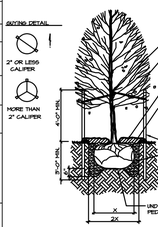
18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.





PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	6'-8' B&B	As Shown	13
	STANDARD RED GRAPE	Lagerstroemia X 'Tuscarora'	6'-8' B&B	As Shown	14
	NORWAY SPRUCE	Picea abies	6'-8' B&B	As Shown	57
	BLUE ATLAS CEDAR	Cedrus atlantica	8'-10' B&B	As Shown	19
	YOSHINO CHERRY	Prunus x yedoensis	2" Cal. B&B	As Shown	22
	FLOWERING DOGWOOD	Cornus florida 'Cherokee Princess'	2" Cal. B&B	As Shown	29
	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B	As Shown	85
	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2-1/2" Cal. B&B	As Shown	18
	SHUMARD OAK	Quercus Shumardii	2-1/2" Cal. B&B	As Shown	33
	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	34
	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	47
	CHINESE PISTACHE	Pistachia Chinesis	2-1/2" Cal. B&B	As Shown	68



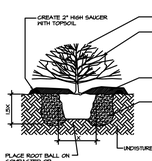
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH, USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE X 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP 4 ROPE FROM TOP 1/3 OF ROOT BALL
5	TREE SAUCER, FORMED BY MIN. 4" THICK MULCH
6	3" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL N.T.S. LD 01



SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHALL BE AT LEAST TWICE THE DIAMETER OF THE EARTH BODY. SHRUB GROWN SHOULD BE PLACED SLIGHTLY HIGHER, 0-2" ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING 1/4" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL N.T.S. LD 02

Revision	By	Date

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Drawn By:	KES
Approved By:	PRF
Date:	09.28.2020
Project No.:	GIP-01
Vertical Scale:	–
Horizontal Scale:	1"=40'
Plotting Scale:	1
Drawing Name:	UTILITY

102 WEST APARTMENTS

Bentonville, Benton County, Arkansas

LANSCAPE PLAN (SOUTH)

Issued for Review – 06.21.2021

Sheet No.: L2 of L2

Drawing Name: P:\GIP-01\DWG\GIP-01 Landscape.dwg Last Modified: Jun 21, 2021 - 8:05am Plotted on: Jun 21, 2021 - 8:07am by kdwyer

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FINISH LEGEND	
BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: WESTCHESTER MNF: ACME BRICK	**R-1 ROOFING** MATERIAL: ARCHITECTURAL SHINGLE COLOR: GRAY MNF: TBD
CMP-1 - ARCHITECTURAL METAL PANEL MATERIAL: 1'-4"X8'-0" FIBER CEMENT PANELS (STAGGERED PATTERN) COLOR: PREFINISHED PEARL MNF: AMERICAN FIBER CEMENT (PATINA)	**D-1 DOORS** MATERIAL: HOLLOW METAL FRAME COLOR: MATCH FACIA MNF: TBD
CMP-2 - ARCHITECTURAL METAL PANEL MATERIAL: 3'-0"X5'-0" FIBER CEMENT PANELS COLOR: PREFINISHED CHARCOAL GRAY MNF: AMERICAN FIBER CEMENT (PATINA)	**F-1 FASCIA & GUTTER** MATERIAL: ALUM COLOR: POLAR WHITE MNF: TBD
V-1 WINDOWS MATERIAL: VINYL COLOR: BLACK MNF: TBD	



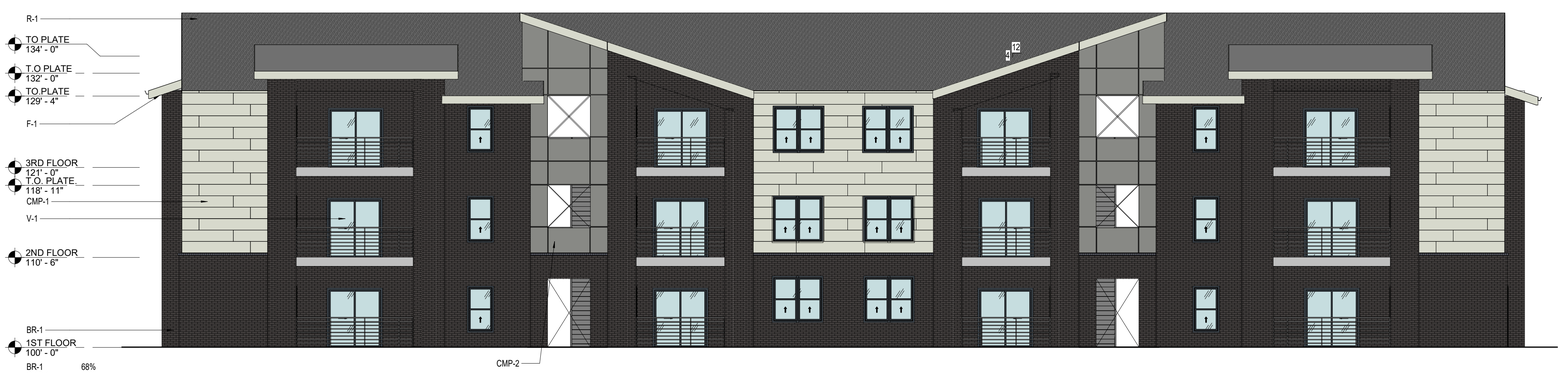
BR-1 68%
CMP-1 14%
CMP-2 18%

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



BR-1 51%
CMP-1 45%
CMP-2 4%

4 WEST ELEVATION COLOR
1/8" = 1'-0"



BR-1 68%
CMP-1 14%
CMP-2 18%

1 NORTH ELEVATION COLOR
1/8" = 1'-0"



BR-1 51%
CMP-1 45%
CMP-2 4%

2 EAST ELEVATION COLOR
1/8" = 1'-0"

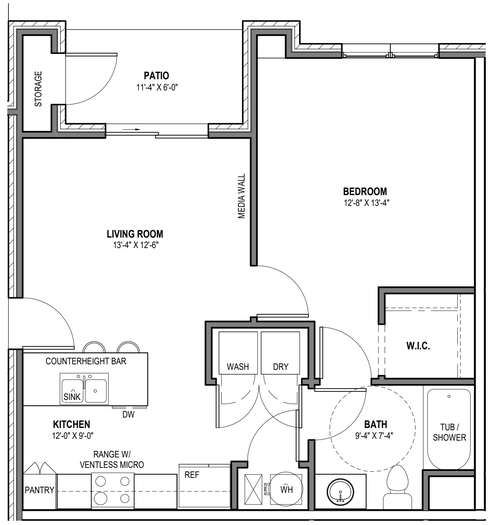
HWY 102 APARTMENTS & CLUBHOUSE

DATE: 06.18.2020

COLOR ELEVATIONS

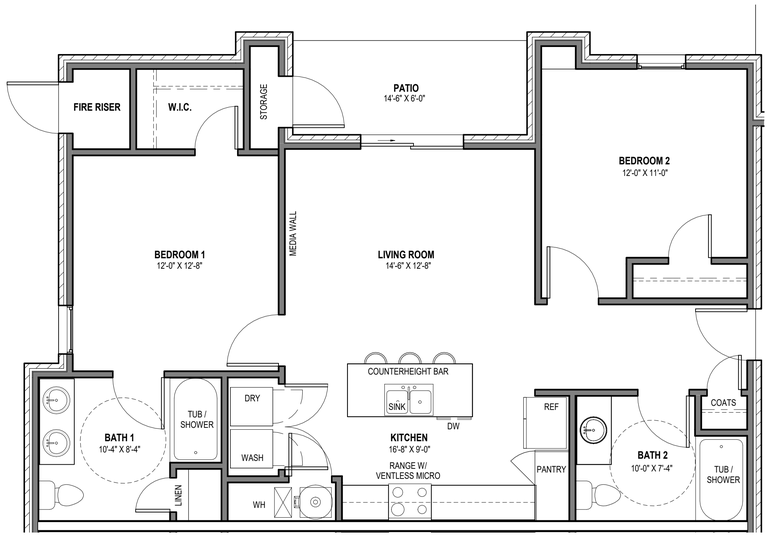
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2 UNIT 1A
1/4" = 1'-0"

1 BED | 1 BATH | 670 SF



3 UNIT 2A
1/4" = 1'-0"

2 BED | 2 BATH | 1023 SF; 1004 SF W/ FIRE RISER

CODE STUDY

PROJECT NAME: 17 ACRES APARTMENTS & CLUBHOUSE

PROJECT LOCATION: BENTONVILLE, AR

ZONING: R

APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

STATE BUILDING CODE
2012 INTERNATIONAL BUILDING CODE (IBC)

LIFE SAFETY CODE (LSC)
as referenced by IBC

2012 ARKANSAS FIRE PREVENTION CODE VOL. I
(2012 International Fire Code (IFC) w/ Arkansas amendments)

2012 ARKANSAS FIRE PREVENTION CODE VOL. II - Commercial
(2012 International Fire Code (IBC) w/ Arkansas amendments)

PLUMBING CODE:
2006 ARKANSAS PLUMBING CODE (APC)

GAS CODE:
2006 ARKANSAS FUEL GAS CODE (AFGC)

MECHANICAL CODE:
2010 ARKANSAS MECHANICAL CODE (AMC)

ELECTRICAL CODE:
2014 NATIONAL ELECTRIC CODE (NEC)

FIRE CODE:
2012 INTERNATIONAL FIRE CODE (IFC)

OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE (AEC)
2009 ANSI A117.1
2010 ADA STANDARDS
2012 EXISTING BUILDING CODE
NFPA (APPLICABLE)
AHJ ADOPTED ORDINANCES

CODE DATA

(A) USE AND OCCUPANCY CLASSIFICATION (GROSS SQ. FOOTAGE)
(PER CHAPTER 3):

APARTMENTS - R-2

(B) PROPOSED OCCUPANCY LOADS
(Chapter 10 / Table 1004.1.2)

TOTAL OCCUPANCY LOAD:
APARTMENT - 2,164 OCCUPANTS

(C) TYPE OF CONSTRUCTION (Chapter 6):
APARTMENT - TYPE -VB

(D) ALLOWABLE HEIGHT AND BUILDING AREA PER FLOOR
(Chapter 5 / Table 503):
ALLOWABLE HEIGHT: 60'-0"
PROPOSED : 45'-6"

ALLOWABLE AREA :
3 STORIES - 14,000 SF PER FLOOR
PROPOSED :
3 STORY - 7388 SF PER FLOOR

(E) FLOOR AREAS, AS FOLLOWS:
a. AREA, GROSS LEASABLE (Chapter 5 / Table 503):

APARTMENT: 22,164 GROSS S.F.

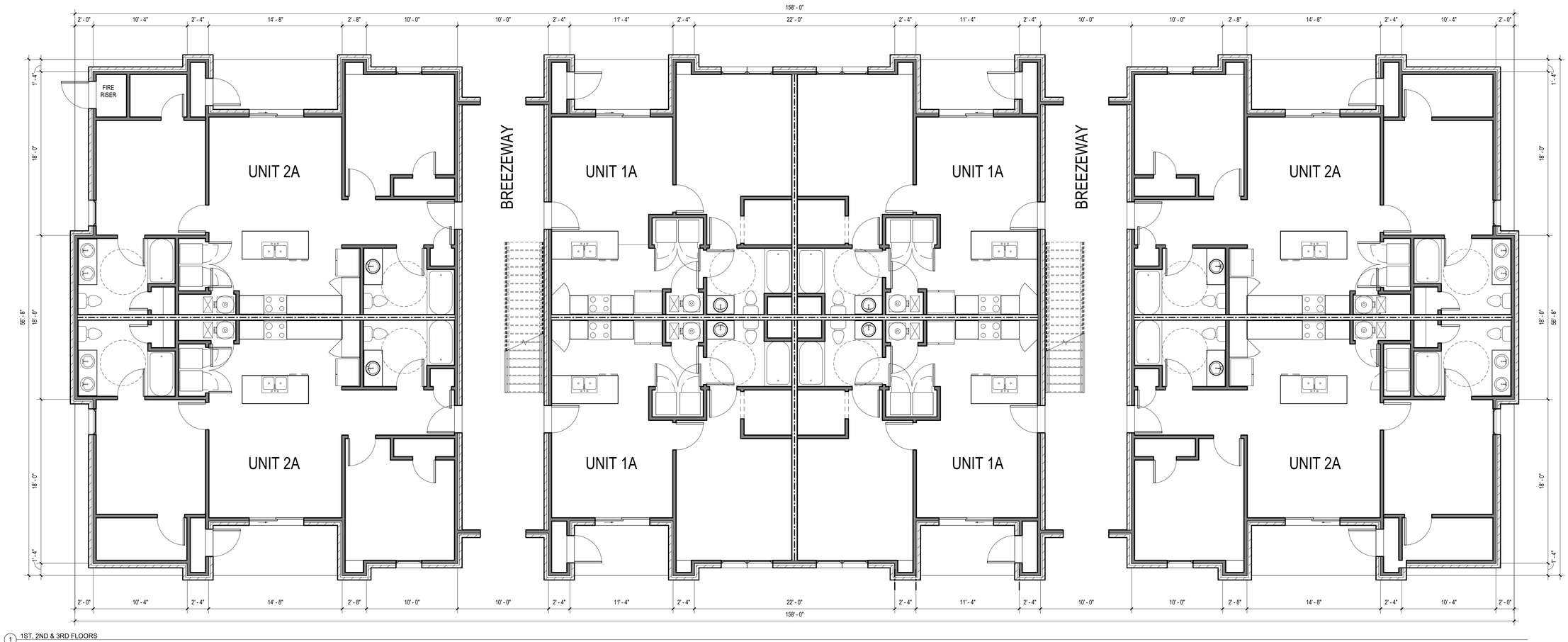
b. AREA, NET FLOOR (Chapter 5 / Table 503):
N/A

(F) SEPARATION DISTANCES :
(Chapter 5 / Table 508.4)
N/A

FIRE PROTECTION:

REQUIRED: YES
PROPOSED: YES

HISTORIC: ☐ YES
☒ NO



1 1ST, 2ND & 3RD FLOORS
3/16" = 1'-0"

102 WEST APARTMENTS & CLUBHOUSE

DATE: 04.30.2020

FLOOR PLAN

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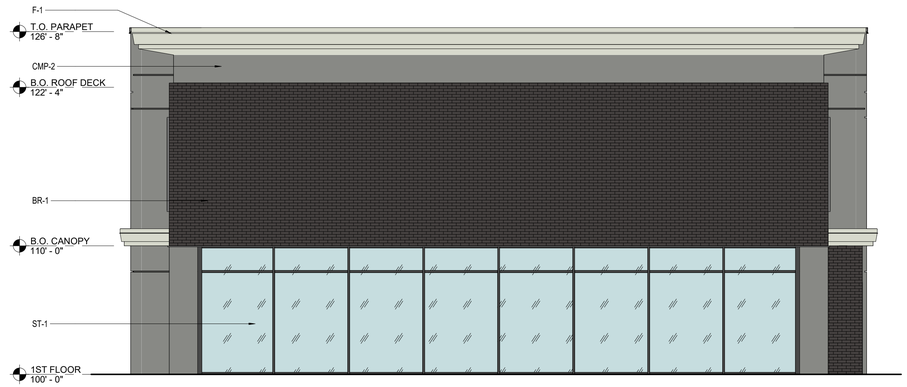


FINISH LEGEND	
BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: WESTCHESTER MNF: ACME BRICK	**R-1 ROOFING** MATERIAL: 60 MIL TPO COLOR: WHITE MNF: TBD
CMP-1 - ARCHITECTURAL METAL PANEL MATERIAL: 1'-4"X8'-0" FIBER CEMENT PANELS (STAGGERED PATTERN) COLOR: PREFINISHED PEARL MNF: AMERICAN FIBER CEMENT (PATINA)	**D-1 DOORS** MATERIAL: HOLLOW METAL FRAME COLOR: MATCH FACIA MNF: TBD
CMP-2 - ARCHITECTURAL METAL PANEL MATERIAL: 3'-0"X5'-0" FIBER CEMENT PANELS COLOR: PREFINISHED CHARCOAL GRAY MNF: AMERICAN FIBER CEMENT (PATINA)	**F-1 FASCIA & GUTTER** MATERIAL: ALUM COLOR: POLAR WHITE MNF: TBD
ST-1 STOREFRONT MATERIAL: ALUM STOREFRONT COLOR: BLACK MNF: TBD	



BR-1	30%
CMP-1	25%
CMP-2	10%
ST-1	35%

3 SOUTH ELEVATION COLOR
3/16" = 1'-0"



BR-1	48%
CMP-2	18%
ST-1	34%

4 EAST ELEVATION COLOR
3/16" = 1'-0"



BR-1	30%
CMP-1	25%
CMP-2	10%
ST-1	35%

1 NORTH ELEVATION COLOR
3/16" = 1'-0"



BR-1	8%
CMP-1	21%
CMP-2	30%
ST-1	41%

2 WEST ELEVATION COLOR
3/16" = 1'-0"

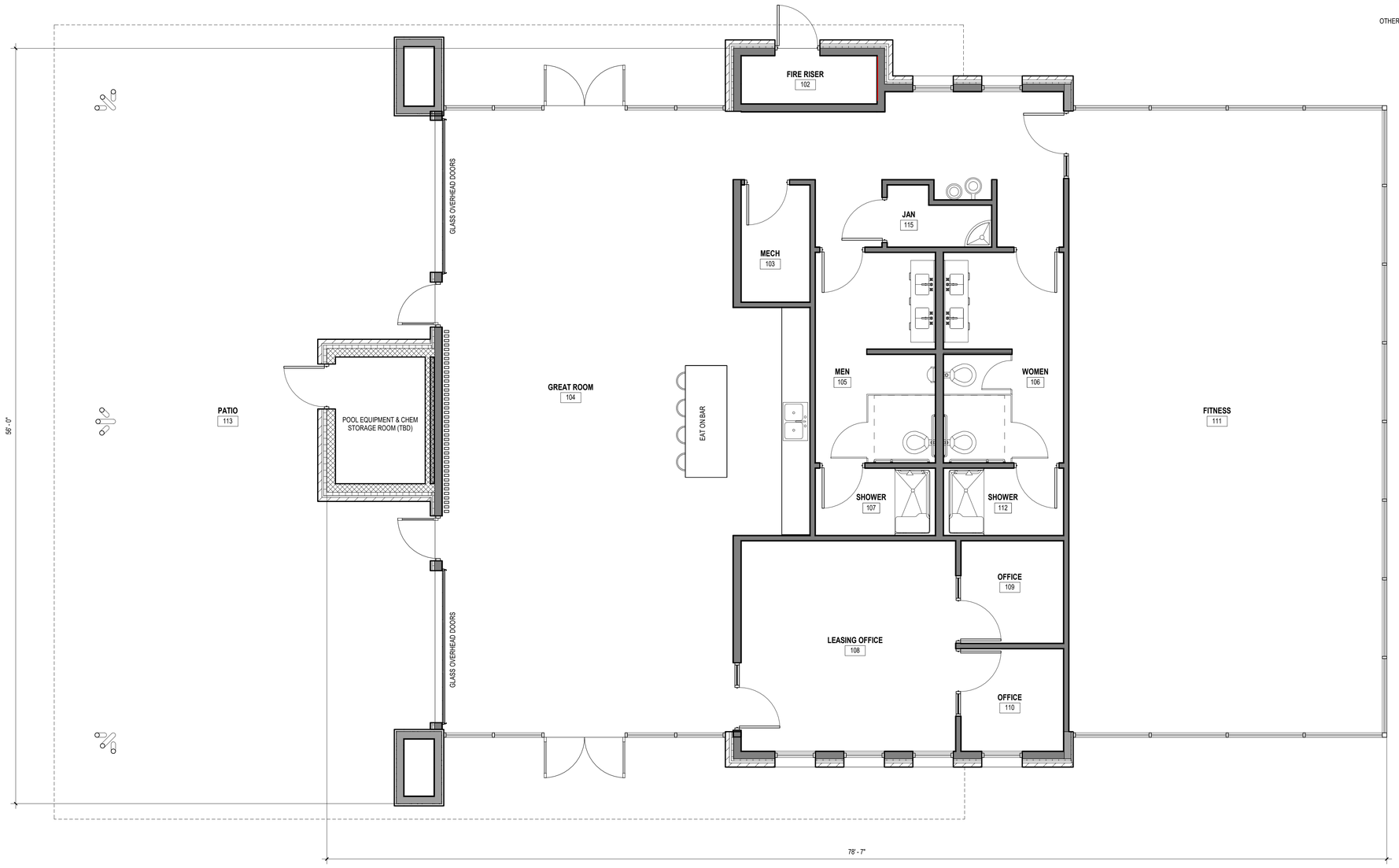
HWY 102 CLUBHOUSE

DATE: 04.30.2021

COLOR ELEVATIONS

CORE ARCHITECTS

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CODE STUDY

PROJECT NAME: 17 ACRES APARTMENTS & CLUBHOUSE

PROJECT LOCATION: BENTONVILLE, AR

ZONING: R

APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH
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STATE BUILDING CODE
2012 INTERNATIONAL BUILDING CODE (IBC)

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OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE (AEC)
2009 ANSI A117.1
2010 ADA STANDARDS
2012 EXISTING BUILDING CODE
NFPA (APPLICABLE)
AHJ ADOPTED ORDINANCES

CODE DATA

(A) USE AND OCCUPANCY CLASSIFICATION (GROSS SQ. FOOTAGE)
(PER CHAPTER 3):

CLUBHOUSE - B

(B) PROPOSED OCCUPANCY LOADS
(Chapter 10 / Table 1004.1.2)

TOTAL OCCUPANCY LOAD:
CLUBHOUSE - 260 OCCUPANTS

(C) TYPE OF CONSTRUCTION (Chapter 6):
CLUBHOUSE - TYPE -VB

(D) ALLOWABLE HEIGHT AND BUILDING AREA PER FLOOR
(Chapter 5 / Table 503):

ALLOWABLE HEIGHT: 60'-0"
PROPOSED : 25'-0"

ALLOWABLE AREA :
2 STORIES - 9,000 SF
PROPOSED :
1 STORY - 3,900 SF

(E) FLOOR AREAS, AS FOLLOWS:
a. AREA, GROSS LEASABLE (Chapter 5 / Table 503):

APARTMENT: 3,900 GROSS S.F.

b. AREA, NET FLOOR (Chapter 5 / Table 503):
N/A

(F) SEPARATION DISTANCES :
(Chapter 5 / Table 508.4)
N/A

FIRE PROTECTION:

REQUIRED: YES
PROPOSED: YES

HISTORIC: ☐ YES
☒ NO

102 WEST APARTMENTS & CLUBHOUSE

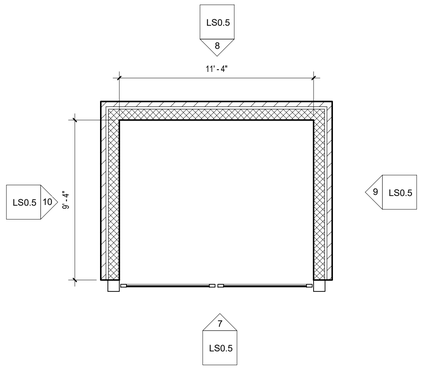
DATE: 04.30.2021

FLOOR PLAN

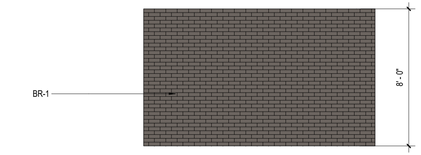
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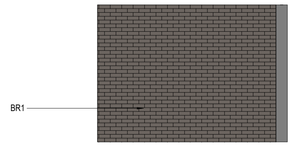
FINISH LEGEND	
BR- 1 BRICK MATERIAL: BRICK VENEER COLOR: WESTCHESTER MNF: ACME BRICK	**R-1 ROOFING** MATERIAL: STANDING SEAM METAL ROOF COLOR: POLAR WHITE MNF: TBD
CMP-1 - ARCHITECTURAL METAL PANEL MATERIAL: 1'-4"X8'-0" FIBER CEMENT PANELS (STAGGERED PATTERN) COLOR: PREFINISHED PEARL MNF: AMERICAN FIBER CEMENT (PATINA)	**D-1 DOORS** MATERIAL: HOLLOW METAL FRAME COLOR: MATCH FACIA MNF: TBD
CMP-2 - ARCHITECTURAL METAL PANEL MATERIAL: 3'-0"X5'-0" FIBER CEMENT PANELS COLOR: PREFINISHED CHARCOAL GRAY MNF: AMERICAN FIBER CEMENT (PATINA)	**F-1 FASCIA & GUTTER** MATERIAL: ALUM COLOR: POLAR WHITE MNF: TBD
V-1 WINDOWS MATERIAL: VINYL COLOR: BLACK MNF: TBD	



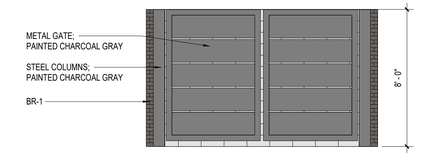
6 DUMPSTER ENCLOSURE
1/4" = 1'-0"



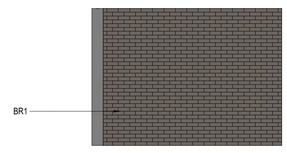
8 SOUTH ELEVATION (DUMPSTER)
1/4" = 1'-0"



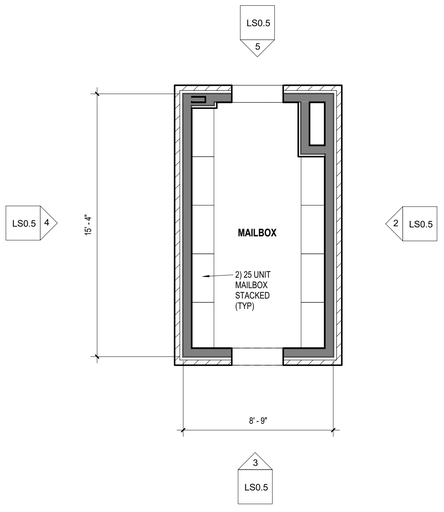
10 EAST ELEVATION (DUMPSTER)
1/4" = 1'-0"



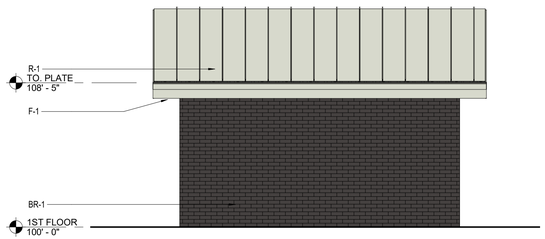
7 NORTH ELEVATION (DUMPSTER)
1/4" = 1'-0"



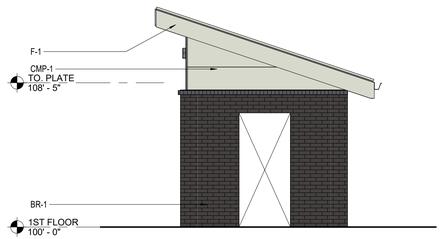
9 WEST ELEVATION (DUMPSTER)
1/4" = 1'-0"



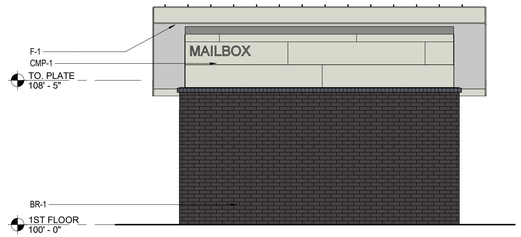
1 MAILBOX FLOOR PLAN
1/4" = 1'-0"



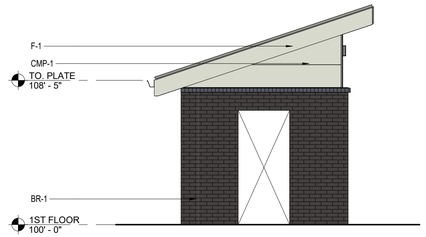
4 SOUTH ELEVATION (MAILBOX)
1/4" = 1'-0"



5 WEST ELEVATION (MAILBOX)
1/4" = 1'-0"



2 NORTH ELEVATION (MAILBOX)
1/4" = 1'-0"



3 EAST ELEVATION (MAILBOX)
1/4" = 1'-0"

HWY 102 APARTMENTS & CLUBHOUSE

DATE: 06.18.2020

MAILBOX & DUMPSTER ENCLOSURE

CORE ARCHITECTS