***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
Tech Review Agenda
August 31, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_IPjnvxFFTku1t11XfxQ78w

I. Call to Order

II. Old Business

1. Deer Creek , LLC **Future Land Use Map Amendment***

1a. Residential Estate to
High Density Residential

W Hwy 72 & SW Tater Black *(RZ21-0044)*

- The Future Land Use Plan currently depicts this property as Residential Estate. The applicant is requesting a change in the Future Land Use Plan to High Density Residential. High Density Residential areas typically include apartments, condominium buildings, senior housing, and special types of group living. These areas also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

1b. A-1, Agricultural to **Rezoning***
R-3, Medium-High Density Multifamily Residential

W Hwy 72 & SW Tater Black *(RZ21-0044)*

- Currently zoned A-1, Agricultural
- Adjacent zoning districts are Benton County and A-1, Agricultural to the north, A-1, Agricultural to the east, R-3, Medium-High Density Multifamily Residential, and R-E, Residential Estate to the south, and PUD, Planned Unit Development to the west.
- This request was tabled at the August 17th Planning Commission meeting due to an issue with the notification.

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

III. New Business

1. **Simmons** **Future Land Use Map Amendment***

1a. Agricultural to
Low Density Residential

- 2805 East Central Ave. *(RZ21-0046)*
- The Future Land Use Plan currently depicts this property as High Density Residential. The applicant is requesting a change in the Future Land Use Plan to Low Density Residential and General Commercail. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
  General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and oces. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

1b. A-1, Agricultural to R-1, Single-Family Residential & C-2, General Commercial **Rezoning***

2805 East Central Ave. *(RZ21-0046)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, east and west, and A-1, Agricultural to the south.
- Staff HAS NOT received public comment regarding this rezoning request.

2. **Chuck & Diane, LLC** **Future Land Use Map Amendment***

2a. Light Industrial to Mixed-Use Commercial

4704 Town Vu Road *(RZ21-0047)*

- The Future Land Use Plan currently depicts this property as Light Industrial. The applicant is requesting a change in the Future Land Use Plan to Mixed-Use Commercial. Mixed-Use Commercial areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services and small offices are appropriate in these areas. Vertical mixed-use developments are encourage in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking should be sited and designated to not be detrimental to the character of the area.

2b. A-1, Agricultural to C-3, Mixed Use Commercial **Rezoning***

4704 Town Vu Road *(RZ21-0047)*

- Currently zoned A-1, Agricultural
- Adjacent zoning districts are R-1, Single-Family Residential to the north and west and A-1, Agricultural to the east and south.

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

3. **Robert E. Carr and Kathryn Carr** **Rezoning***
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
501 NW B Street *(RZ21-0050)*
- Currently zoned R-1, Single-Family Residential.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, east, south, and west.
- The Future Land Use Map currently depicts this property as Medium-Density Residential. These 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.
- Staff has not received public comment regarding this rezoning request at this time.

4. **Buffington Barron, LLC** **Planned Unit Development***
SW Regional Airport Blvd. & SW Fair View Blvd. *(RZ21-0051)*
- Currently zoned A-1, Agricultural.
- Adjacent zonings are A-1, Agricultural to the south and west, A-1 Agricultural and R-1 Low Density Single-Family Residential to the east and Benton County to the north.
- The Future Land Use plan depicts this property as Agriculture. These areas typically include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures.
- A Planned Unit Development consisting of 5 phases over 95.22 acres that will be a mixed-use development, comprised of single-family homes, townhomes and commercial areas. The single-family homes will be constructed on 63.60 acres in two separate phases. The townhomes will also be constructed on 16.54 acres in two separate phases. The remaining 15.08 acres fronting SW Regional Airport Blvd. will be reserved for future commercial development
- Phase 1 and 2 contains the single-family dwellings with a density of 3.75 units per acre (204 single-family units on 48.46 acres)
- Phase 3 townhomes will have a density of 10.69 units per acre (91 units on 8.51 acres)
- The PUD exceeds the minimum open space requirements.
- As phasing and design details materialize for additional phases, this PUD shall be amended accordingly. Major amendments to the PUD shall require additional Planning Commission review and approval.
- Staff HAS received public comment regarding this request.
- See the applicant's attachments for master plan, elevations and architectural style.

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

5. **Bentonville 12, Ltd.** **Rezoning***
PUD, Planned Unit Development to R-3, Medium-High Density Multifamily Residential
407 SW Ranch Road *(RZ21-0052)*
- Currently zoned PUD, Planned Unit Development.
- Adjacent zoning districts are PUD, Planned Unit Development to the north, R-4, High Density Multifamily Residential to the east, and A-1, Agricultural to the south and west.
- The Future Land Use Map currently depicts this property as Medium-Density Residential. These 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.
- Staff has not received public comment regarding this rezoning request at this time.

6. **United Industries Temporary Storage Area** **Conditional Use Extension***
Long-Term Temporary Use
SE 5th Street *(CU21-0017)*
- Currently zoned I-2, Heavy Industrial. Long-term temporary uses require a Conditional Use Permit regardless of their zoning district.
- According to the applicant's narrative, they intend to construct an approximate 1 acre temporary gravel material storage area for outside storage of bulk materials.
- The site would be accessed from a gravel drive that would connect to their existing hard surface materials storage yard on the south end of their facility.
- There are no parking spaces or site lighting proposed with the temporary use.
- The hours of operation will be on an as needed basis during the facility's normal business hours.
- Staff recommends the use be allowed for a period of one year, at which time the need for the temporary use shall be reassessed.

7. **Lot 1 of Romi Subdivision** **Lot Split**
1080 SE 14th Street *(LS21-0040)*
- The property is zoned C-2, General Commerical.
- A lot split of unplatted section land creating new Lot 1 (+/- 0.78 acres) of Romi Subdivision.
- The plat dedicates right-of-way along SE 14th Street to meet the requirements of the Master Street Plan and various utility and access easements.

8. **Lot 11 of Dean Maxwell First Addition** **Lot Split**
710 NW 5th Street *(LS21-0042)*
- The property is zoned R-1, Low Density Single Family Residential.
- A lot split of existing Lot 5, creating new Lot 11 (+/- 0.215 acres) of Dean Maxwell First Addition.
- The plat dedicates right-of-way along NW Fifth Street to meet the requirements of the Master Street Plan and a 15 foot utility easement.

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

9. Walmart Campus Zone 2N **Large-Scale Development**

1400 SE 5th Street *(LSD21-0042)*

- The subject property is currently zoned PUD, Planned Unit Development. The proposed development aligns with the previously approved Walmart Campus PUD.
- The Zone 2N project includes the construction of a fitness center.
- The architectural elevations depict glass, architectural metal panel, and concrete as the primary materials of the building.

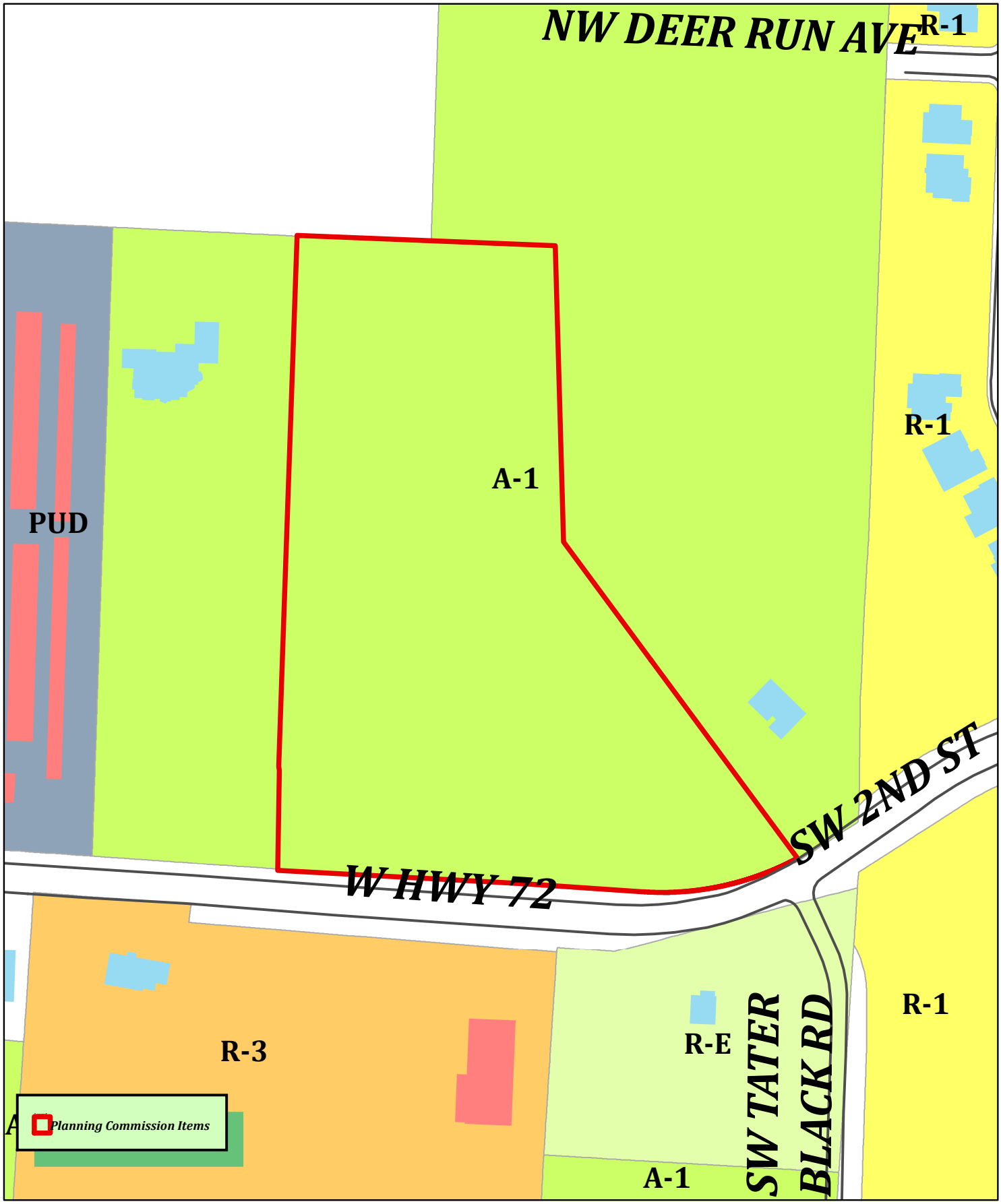
10. Hawthorne Heights Phase 2 **Final Plat**

903 NE Heights Lane *(FP21-0004)*

- Zoned PRD, Planned Residential Development.
- Phase 2 consist of 33 total lots. 32 are single-family lots and one lot will be utilized as a common lot.
- The final plat dedicates right-of-way for the extension of NE Benjamin Green to the north as well as right-of-way for the extension of NE Heights Lane to the west.
- The final plat dedicates utility drainage easements in various locations to serve the subdivision.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in TrakIt by Sept 3rd, then this item will not proceed to Planning Commission on September 7th.

IV. Other Business

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



N
W E
S
1 inch = 166 feet

RZ21-0044
Deer Creek
A-1 to R-3

THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

July 11, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 from A-1 to R-3

Dear Planning Staff:

This law firm has been hired to assist the applicant, Deer Creek, LLC in obtaining a rezoning of Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 (hereinafter "the Property") from A-1 to R-3.

The primary purpose for this rezoning request is to allow the developer to subdivide the Property into lots for attached townhomes. The Property is adjacent to A-1 zoning to the West, R-3 and R-E to the South, and A-1 to the East and North. However, within close proximity to the Property is a parcel zoned I-1 to the West and a subdivision zoned R-1 to the East. The definition for the R-3 zoning district under the Bentonville City Code provides that R-3 can "be used as buffer or transitional zones between incompatible development districts." Rezoning the Property to R-3 would act as a buffer between the subdivision to the East and the industrial zoned parcel to the West, and would be a generally more compatible zoning with the surrounding area than is A-1, which has traditionally been used as merely a placeholder zoning.

Because the applicant simply plans to subdivide and place basic infrastructure on the Property, neither appearance, nor signage has been contemplated thus far. As for traffic, the parcel sits on Arkansas Highway 72, which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line which runs along Highway 72, and there is an 8" sewer line which can be run from the adjacent residential subdivision.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
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* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

July 19, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation for Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 from Residential Estate to High Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Deer Creek, LLC in obtaining a rezoning of Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 (hereinafter "the Property") from A-1 to R-3. Because the Property is currently designated as Residential Estate on the FLUM, a change to a High Density Residential Designation is required in order to facilitate an R-3 zoning. The purpose of this letter is to request that change.

There have been a few recent rezonings and land use map changes in this area which support this change. Directly across Highway 72 to the South, there is a parcel which is designated Residential Estate on the FLUM, but which has recently been rezoned to R-3. Moreover, there is also a nearby parcel on Highway 72 which has recently been rezoned to R-3 and given a FLUM designation of High Density Residential. The fact that the Property is located on a state highway supports the fact that the area can support increased density, and the other nearby rezonings mentioned above support this sentiment.

Additionally, this property is in close proximity to a industrially zoned parcel to the West and a residential subdivision to the East. Changing the land use designation to High Density Residential would create a buffer between the industrial use the West and the low density residential uses to the East.

Lastly, the housing market is suffering from record low supply coupled with record high demand. This is true nationally, but especially so in Northwest Arkansas due to its high rate of growth. A change in the FLUM designation for this Property would help to counter some of the factors that are rapidly making homes in Bentonville unaffordable.

If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
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REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

NOTICE OF INTENT TO REZONE

Deer Creek, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3. The legal description of the property is as follows:

See Exhibit A, attached hereto and incorporated as though set forth fully herein.

The common description of the property is: **10530 W. Arkansas Highway 72 in Bentonville**

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

The public hearing will be held on August 17th, 2021 at 4:00 p.m. It will be held at 305 SW A Street, Bentonville, AR 72712.

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

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

R-3, Medium-High Density Multifamily Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	5,000	-	50’	40%	45%
	Two-family	5,000	-	50’	50%	55%
	Townhouse unit	2,000	-	20’	-	-
	Townhouse structure	6,000	2,000	60’	65%	70%
	Multi-family	6,000	1,500	60’	65%	70%
	All others not listed	10,000	-	100’	50%	55%

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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R-3, Medium-High Density Multifamily Residential

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

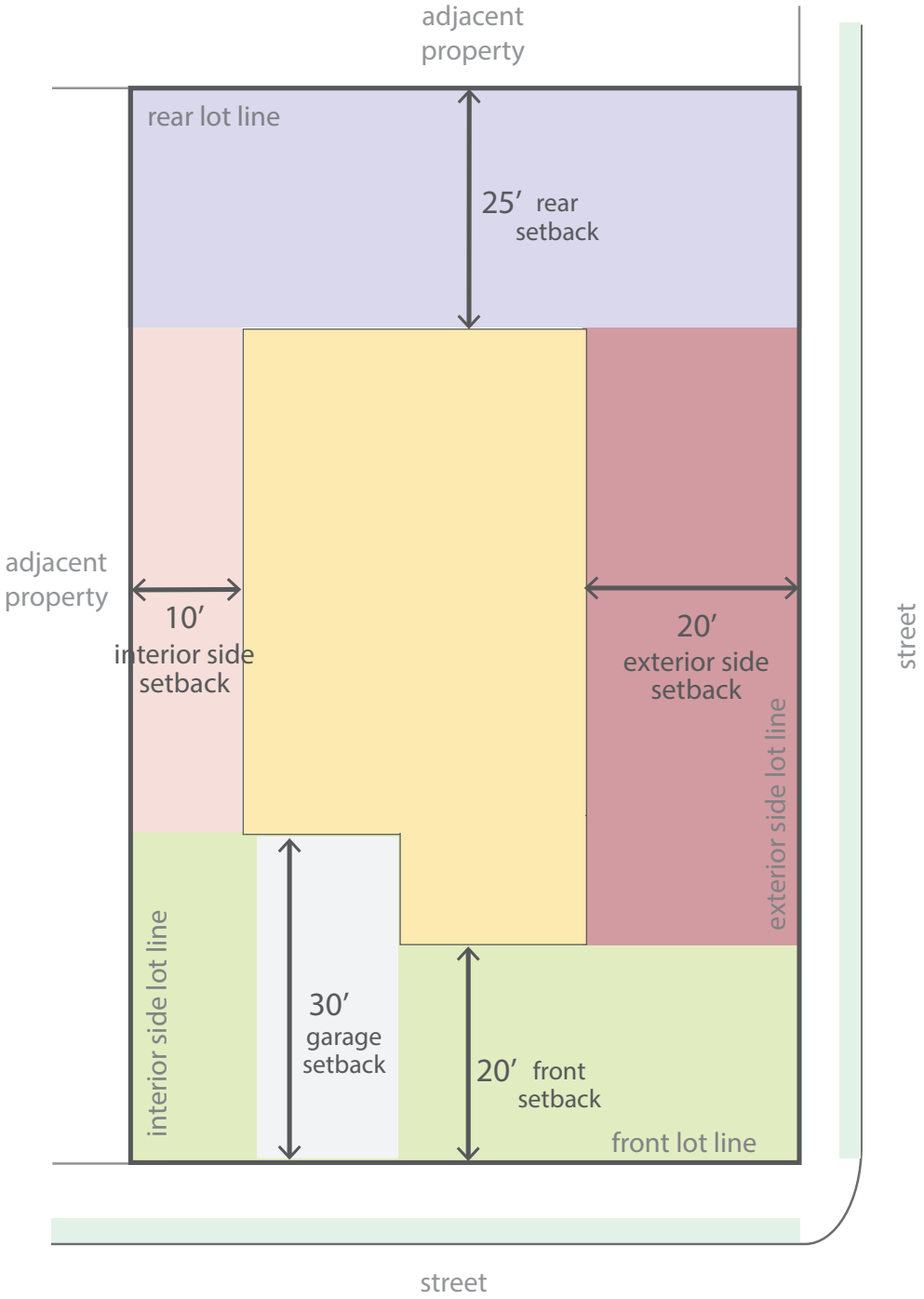
Land Uses:

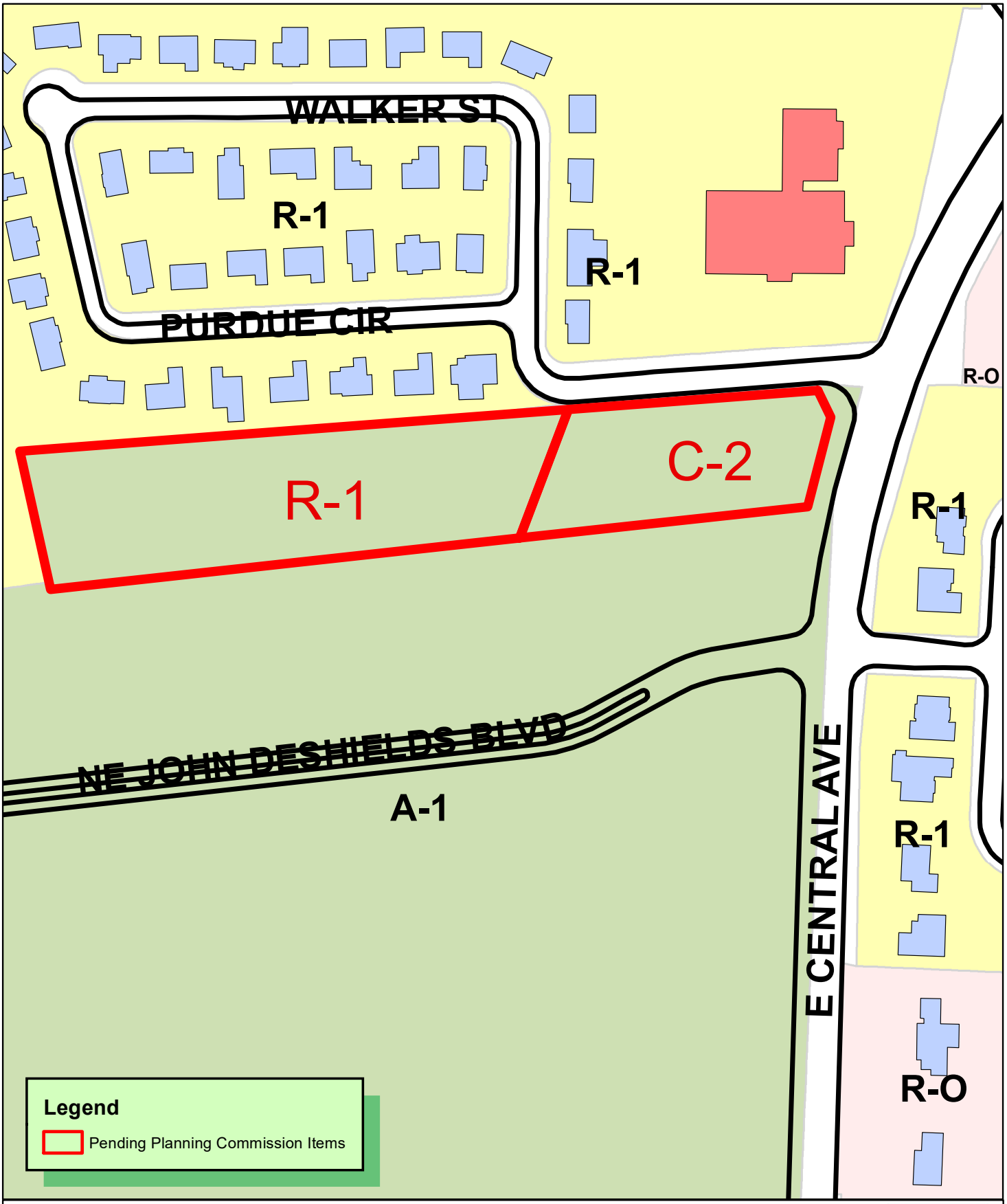
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted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

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R-3, Medium-High Density Multifamily Residential

Setback Illustration





N
W E
S

1 inch = 150 feet

RZ21-0046
REZONING A-1 TO R-1 & C-2
CORTES
PARCEL 01-00271-000

THE CITY OF BENTONVILLE

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

August 16, 2021

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

RE: CORTES SUBDIVISION TAX PARCEL #01-00271-000
REZONE
ECE PROJECT NO. 21-1027

Dear Sirs:

The property located at the southwest corner of the intersection of Highway 72 and Walker Street is now owned by Ricardo Cortes. It is currently zoned as A-1, Agricultural. In addition, the future land use map depicts the property as medium density residential. The proposed zone is R-1, Single Family Residential for the rear lots and C-2 General Commercial for the front lot. The land use plan must also be revised to allow the commercial zoning request of C-2 along Highway 72. We are requesting the C-2 portion land use to be modified to general commercial.

Reason for rezone and land use plan revision:

1. To allow approximately 7 single-family residential lots and 1 commercial lot.

There will be some increase in traffic.
A new 8" water main will connect to the existing 6" water main and extend along the new subdivision street.
A new 8" sewer main will be required to be extended through the subdivision and connect to the existing sewer along the west side of the site.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Ricardo Cortes

Low Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

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R-1, Low Density Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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R-1, Low Density Single Family Residential

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

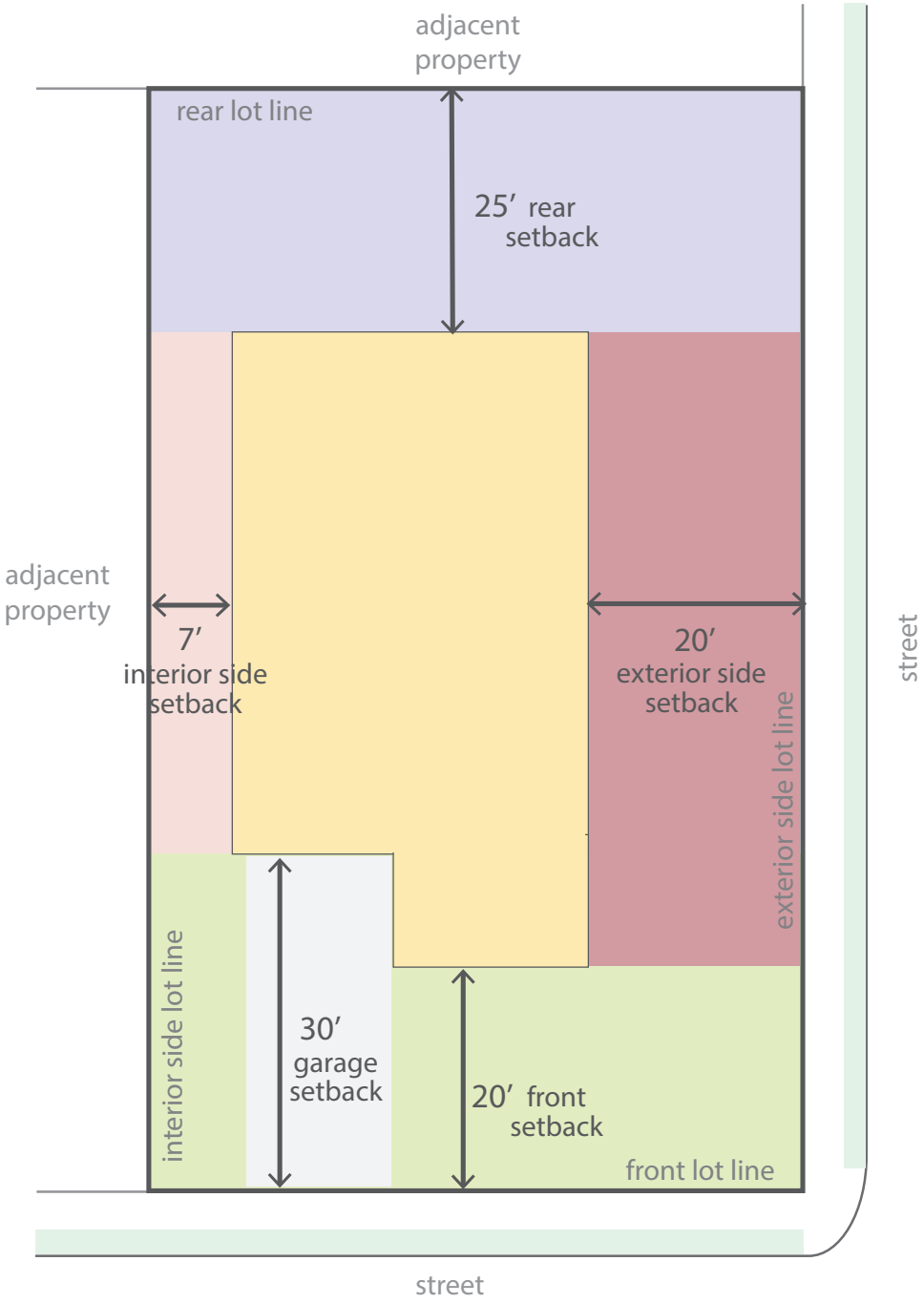
Land Uses:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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R-1, Low Density Single Family Residential

Setback Illustration



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

C-2, General Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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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

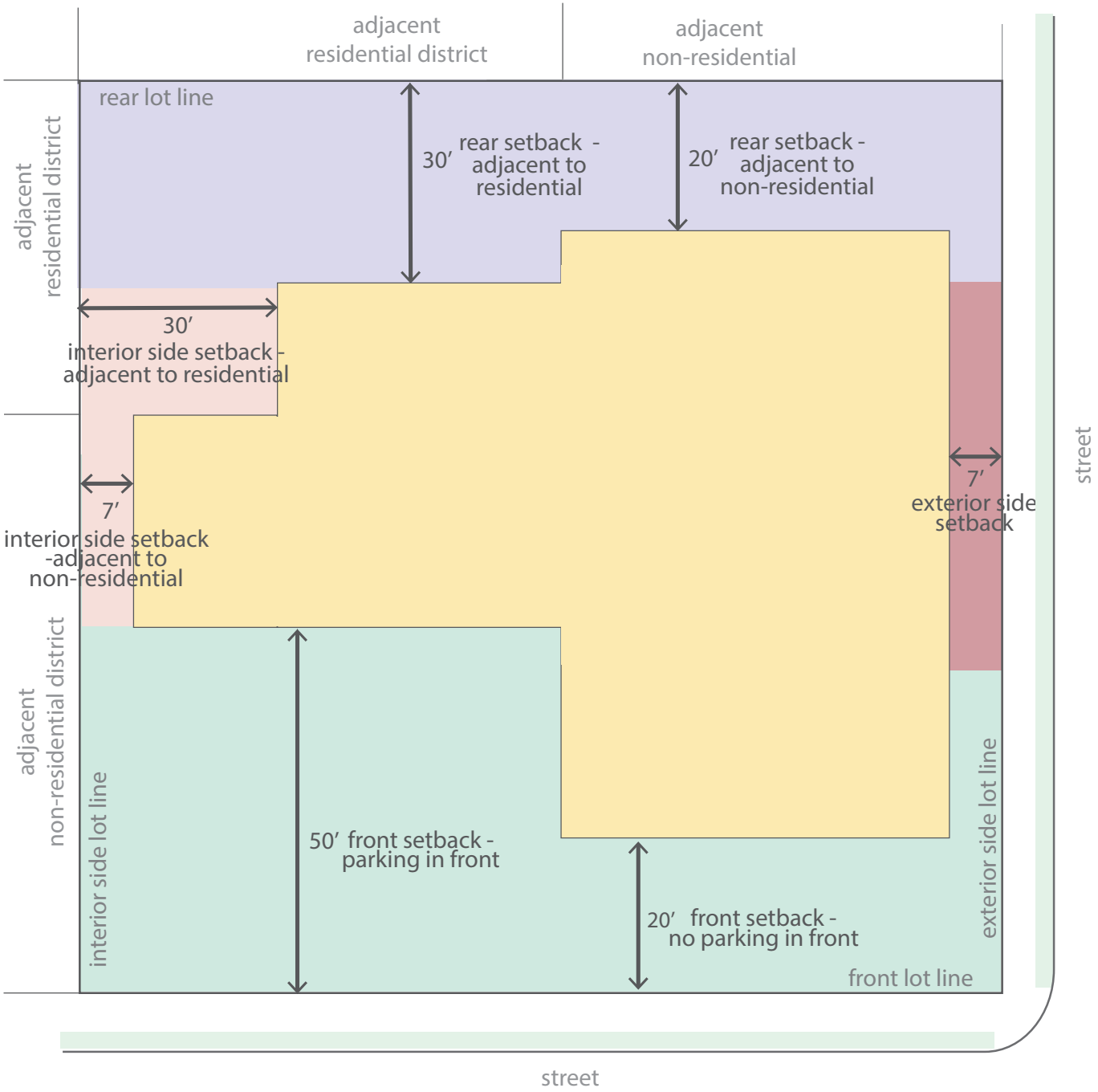
Other
Building, accessory - nonresidential

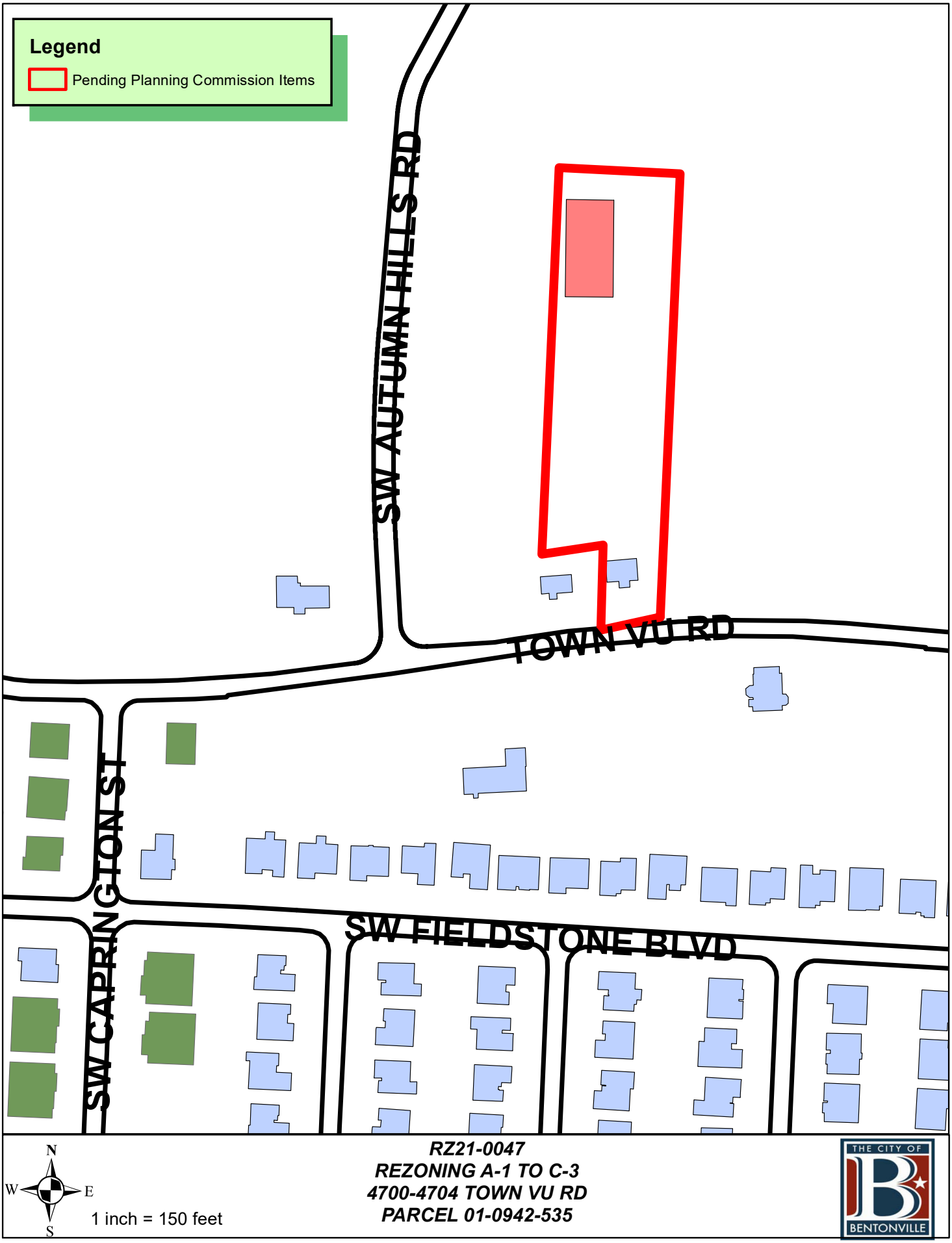
Updated 02-11-20

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-2, General Commercial

Setback Illustration




Legend
Pending Planning Commission Items
SW AUTUMN HILLS RD
TOWN VU RD
SW CAPRINGTON ST
SW FIELDSTONE BLVD
N
W
E
S
1 inch = 150 feet
RZ21-0047
REZONING A-1 TO C-3
4700-4704 TOWN VU RD
PARCEL 01-0942-535
THE CITY OF
BENTONVILLE

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

August 18, 2021

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

RE: 4704 TOWN VU TAX PARCEL #01-00942-535
REZONE
ECE PROJECT NO. 21-1028

Dear Sirs:

The property located at 4704 Town Vu is now owned by Chuck & Dianne LLC. The surrounding properties to the west and south are zoned R-1 Low Density Single Family Residential. Properties to the north and east are zoned A-1 Agricultural. The proposed zone is C-3 Mixed Use Commercial to allow either duplexes, tri-plexes, or quad plexes and commercial. In addition, by way of this letter, we are requesting a land use plan change from Light Industrial to Mixed-Use commercial. There could be a slight increase in traffic in developing the land, but the acreage is only 1.91 acres. There is an existing 8" water main located along the south side of Town Vu Road. There is an existing 8" sanitary sewer located in the subdivision to the west.

Thank you for your consideration of this request and we look forward to working with you and to your approval of the land use change and rezone.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Chuck & Dianne Burnett

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C-3, Mixed-Use Commercial

The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

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-3	All	None	-	-	-	100%	100%

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-3	0’	0’	0’	10’	0’	0’

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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C-3, Mixed-Use Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Community garden
Urban farm

Residential
Dwelling - condominium
Dwelling - multi-family
Home occupation - type b
Residential facility - rehabilitation

Recreation, Education & Assembly
Aquarium
Community center
Commercial recreation facility - indoor
Cultural studio
Library
Museum
Park – mini, neighborhood

Services
Adult day care
ATM machine
Auction house
Child care - commercial
Child care - residential (4 children)
Child care - residential (5-10 children)
Copy facilities
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Personal services
Postal services
Repair services - household

Retail
Artisan shop
Bakery
Bar, lounge or tavern
Convenience store
Convenience store that sells beer and/or light wine - off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Gas station
Outdoor vending - private property
Restaurant
Restaurant, drive-in
Restaurant, drive through
Retail - small scale (≤ 4,000 gsf)
Sidewalk café in public right-of-way

Transportation / Utilities
Broadcasting studio

CONDITIONAL

Agriculture and Animals
Animal clinic
Botanical garden
Greenhouse

Residential
Dwelling - modular
Dwelling - townhouse or rowhouse
Dwelling - two-family

Recreation, Education & Assembly
Arena / Auditorium
Commercial recreation facility - outdoor
Educational facility
Event center
Golf course
Outdoor music venue
Religious facilities

Services
Cemetery or mausoleum
Lodging - bed & breakfast
Medical services - hospital
Public safety services

Retail
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

Transportation / Utilities
Parking facility (as principle use)
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

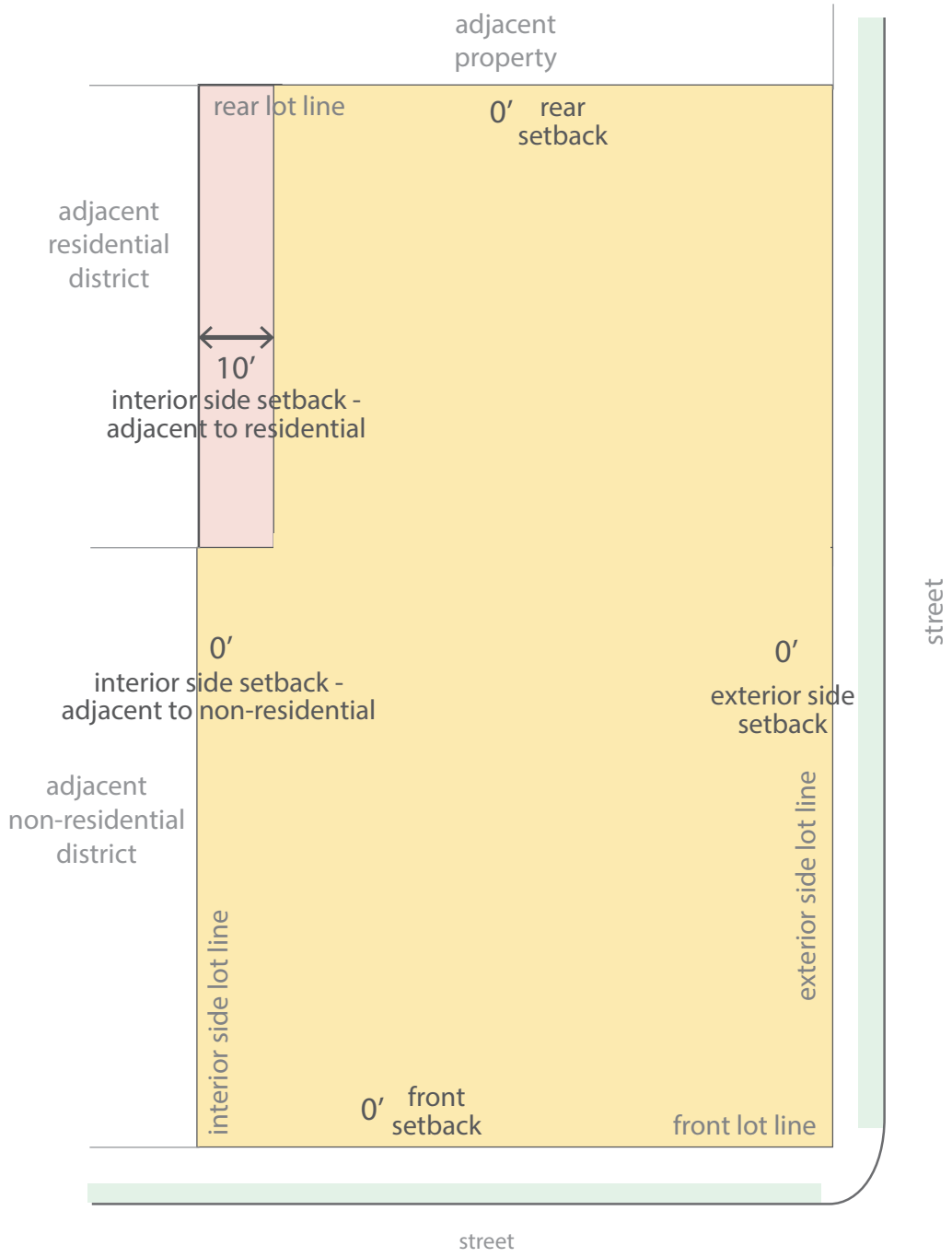
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

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C-3, Mixed- Use Commercial

Setback Illustration



Mixed-Use Commercial

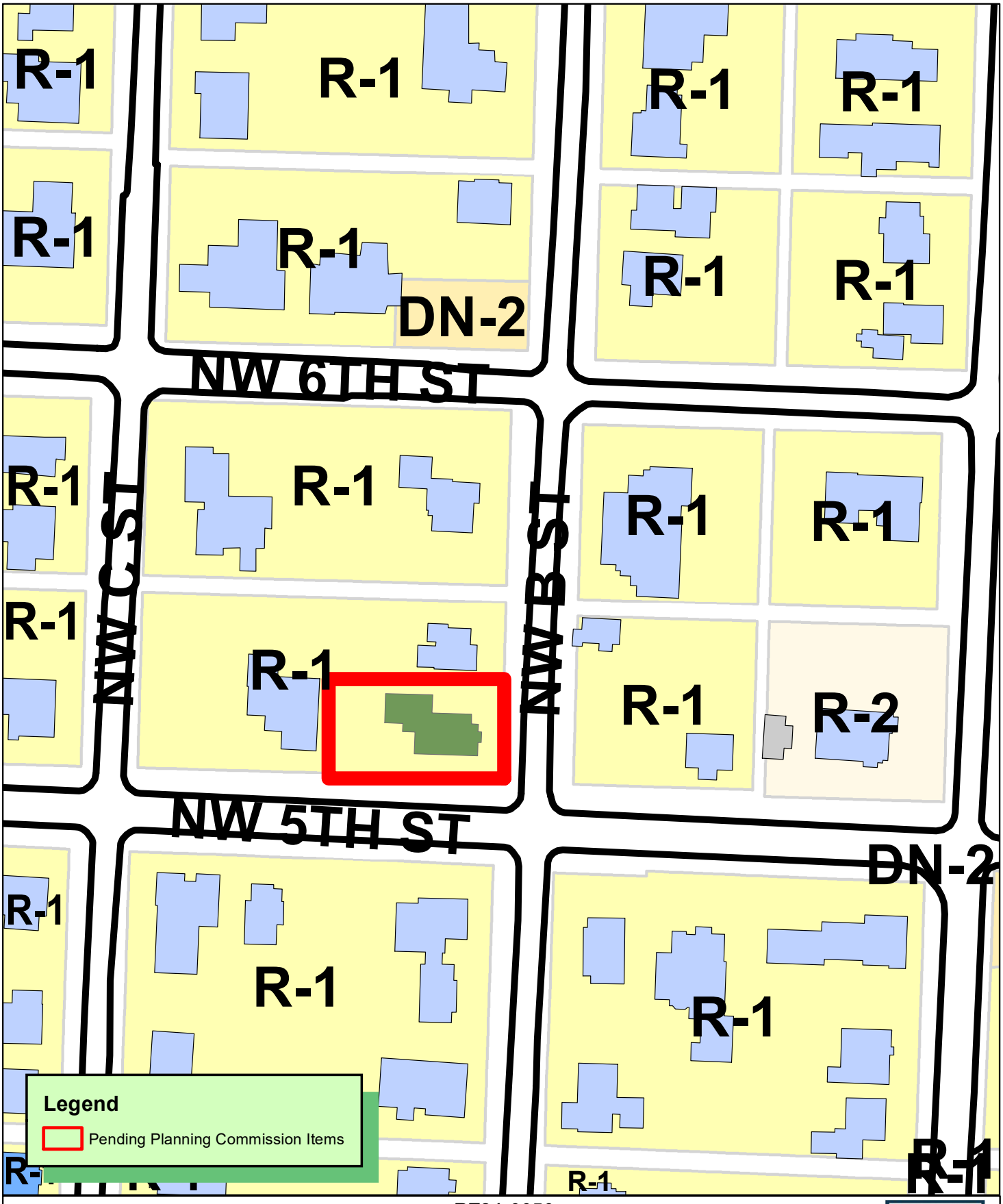
Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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


R-1
R-1
R-1
R-1
R-1
R-1
R-1
R-1
DN-2
NW 6TH ST
R-1
R-1
NW C ST
NW B ST
R-1
R-1
R-1
R-1
R-1
R-2
NW 5TH ST
DN-2
R-1
R-1
R-1
R-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
RZ21-0050
REZONING R-1 TO DN-2
DEMINGS 2ND ADDITION
PART OF LOTS 10-11-12 BLOCK 16
THE CITY OF
BENTONVILLE

501 NW B Rezone Narrative

Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Newell Development proposes to rezone the property located at 501 NW B (parcel ID 01-02218-000) from R1 to DN2, in order to develop a real estate project in compliance with DN2 development standards of the Bentonville Zoning Code. The current owner is Carr Rentals #1, LLC (Mailing Address: PO Box 1953, Bentonville, AR 72712) who endeavors to sell the property to NFD, LLC. Newell Development will serve as the property developer.

Reason to Rezone: The rezone from R1 to DN2 would allow for Newell Development to build a future residential development on the .27-acre lot. Currently the property is zoned R1 and serves as a 6-unit multi-family dwelling. The City of Bentonville Planning Department recommended a rezone to DN2 to fit within the future land use plan.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DN2 building standards. While many of the surrounding properties are currently zoned R1, the future land use plan indicates that this parcel lies within a medium density zone.

Use: This residential development will complement and contribute to Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years. It also falls within the "potential change" area of Chapter 10, Subarea Plans, indicating that this area can accommodate "a higher density and mix of residential uses due to its proximity to new institutional and cultural development".

Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville and the multiple trail systems.

Signage: None proposed at this time.

Appearance: Modern design standards, similar to other Newell Development projects in Downtown Bentonville, will be used to positively improve the character of the existing neighborhood and increase housing options on the north side of Downtown Bentonville. This development will be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-Site

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

Part of Lots 10, 11 and 12 in Block 16 in Deming's Second Addition to the City of Bentonville described as beginning at the SE corner of Lot 12, run thence West 145 feet; thence North 82 feet; thence East 145 feet; thence South 82 feet to the place of beginning.

The common description of the property is: 501 NW B Street, Bentonville, AR

Proposed land use: future residential development

The public hearing will be held September 7, 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:

Kathryn Cain
3401 Blue Heron Lane
Kathryn Cain
Signature and Physical Address

Signature and Physical Address

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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.

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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

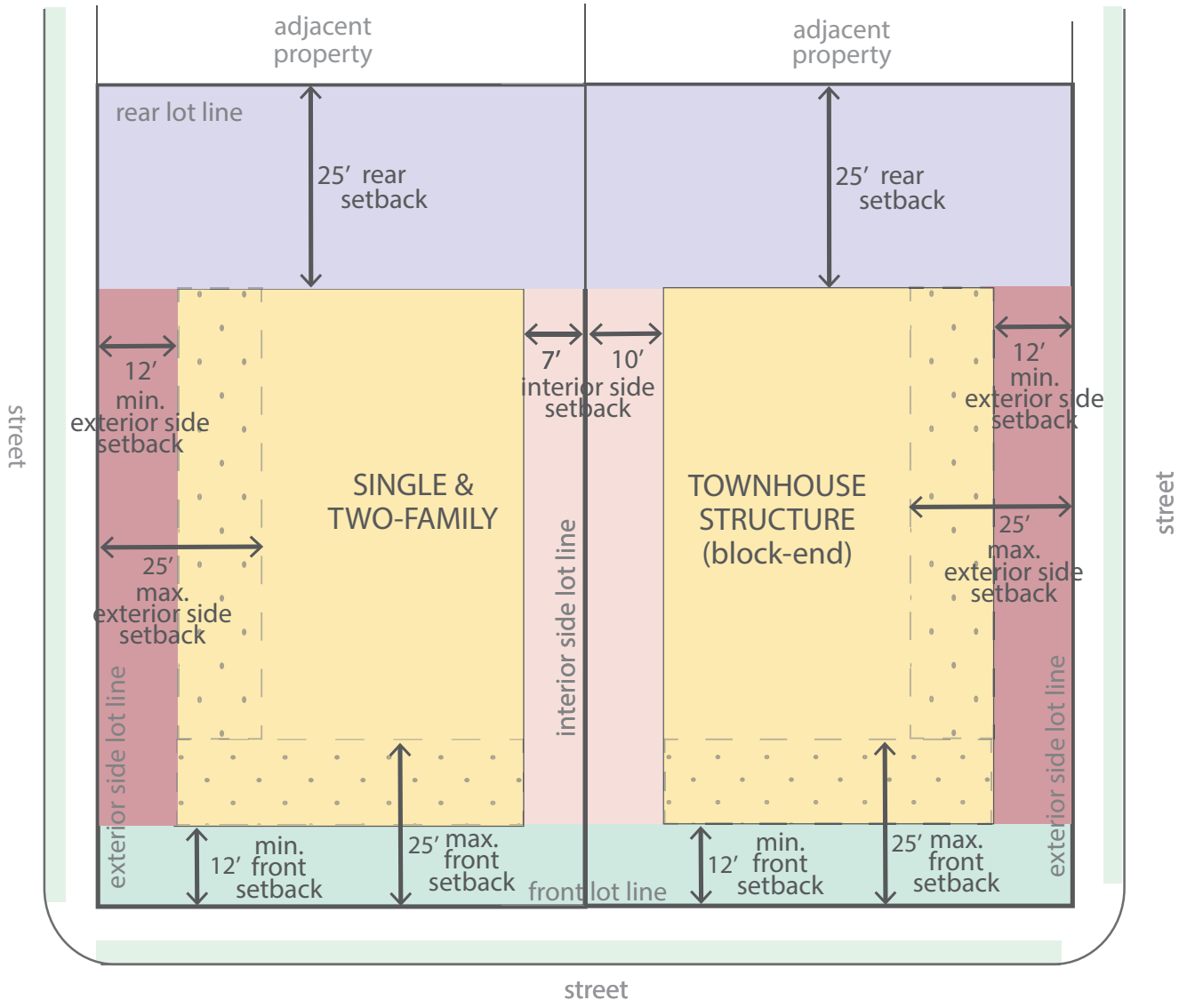
Land Uses:

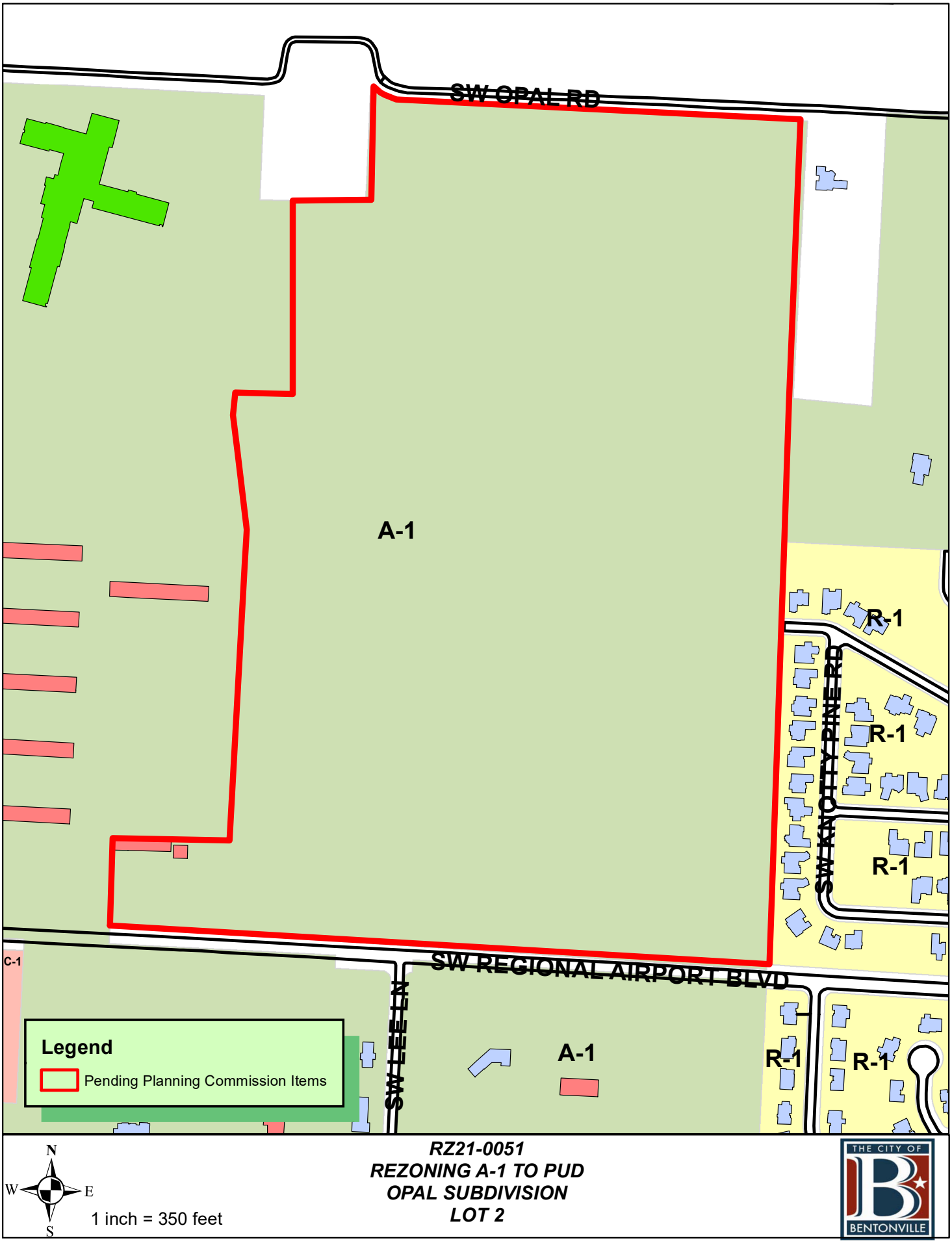
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** 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





RZ21-0051
REZONING A-1 TO PUD
OPAL SUBDIVISION
LOT 2

THE CITY OF BENTONVILLE

1C NARRATIVE

401.10(a) Description and Purpose of PUD

The forefront of the design of this development is to provide a variation in lot sizing that will allow a mixture of different price points and housing types to be constructed within the development. This will help create a more attainable housing and a more architecturally diverse neighborhood. Accessibility to the existing trail network and access to potential future developments will be achieved with a trail running through the development. Additionally, Phase V allows for commercial development to reduce trip generation and promote walkability by providing opportunity for services to be developed.

401.10(b) Minimum area required for PUD district

This PUD application covers an area of 95.22 acres, exceeding the minimum required lot area of 10 acres.

401.10(c) Required Master Site Plan

Refer to 2A and the following pages for the required Master Site Plan. Refer to 2B for required boundary survey as per plat record 2017-462 in the office of the circuit clerk and ex-officio recorder of Benton County, Arkansas for Lot 2 of Opal Subdivision. Refer to 2C for the Approved Jurisdictional Determination for wetlands delineation.

401.10(d) Allowed uses in PUD district

The proposed 95.22 acre PUD is a mixed-use development, comprised of single-family dwellings, single-family townhome dwellings, and commercial area. Single-family dwellings will be constructed in two phases on 63.60 acres (66.8% of development) and zoned similar to R-2. Single-family townhouses will be constructed in two phases on 16.54 acres (17.4%) and zoned similar to R-3 and R-ZL.

The remaining 15.08 acres (15.8%) will be reserved for future commercial development and zoned similar to C-2. Table 1 shows the allowed uses by right and the allowed uses by conditional use permit for the commercial property.

401.10(e) Density Requirements for PUD district

Phase I and II will construct single-family dwellings. The single-family dwellings will have a density of 3.75 units/acre (204 single-family units on 48.46 net residential acres). Phase III will construct single-family townhomes at a density of 10.69 units/acre (91 units on 8.51 net residential acres). The overall density of Phase I, II, and III will be 5.18 units/acre (295 units on 56.98 net residential acres).

401.10(f)(1) PUD district permitted modifications

Density:	Single-Family Lot: 3.75 units/acre Single-Family Townhouse: 10.69 units/acre
Building Setbacks:	See C-101 for building setbacks
Height of building structure:	Single-Family Lot: 36 feet Single-Family Townhome: 60 feet Commercial: 60 feet
Lot size, width, depth:	No minimum or maximum
Landscaping:	N/A. No modifications proposed. Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.
Required off-street parking:	N/A. No modifications proposed. Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.
Street widths:	See C-501 for typical residential street sections
Garage setbacks:	Single-Family Lot: 20 feet Single-Family Townhouse: 18 feet

401.10(f)(2) PUD district prohibited modifications

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirement

This proposal exceeds the minimum open space requirements for a PUD district for Phase I, II, and III. Future development in Phase IV and V will be designed to ensure the minimum open space requirement is met or exceeded.

401.10(g)(2) PUD district parking and off-street requirement

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development Surfaces.

401.10(g)(3) PUD district perimeter requirement

The master site plan is designed to ensure maximum compatibility with the surrounding land uses.

401.10(g)(4) PUD district structural design standard

Refer Section 2D for documentation showing compliance with the structural design standards, such as elevations.

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PUD, Planned Unit Development

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. The intent of the PUD district is to promote high quality developments while allowing greater flexibility in the design of such developments. The PUD should produce:

(1) a maximum choice in the types of environment and living units available to the public;

(2) common open space and recreation areas;

(3) a pattern of development which preserves natural features and prevents soil erosion;

(4) a creative approach to the use of land and related physical development;

(5) an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;

(6) internally located commercial uses that serve surrounding residential areas; and,

(7) an environment of stable character in harmony with the surrounding development.

Minimum Area: 10 acres

Zoning / Site Plan: The PUD is a combination of zoning designation and master site plan. A detailed site plan is required for approval. Once approved, the site plan becomes a zoning district by city ordinance in the same manner as any other zoning parcel. Development must follow the site plan exactly.

Maximum Height: As proposed by the applicant and shown on the approved site plan.

Density: As proposed by the applicant and shown on the approved site plan by land use category.

Lot and Area Standards:

District	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
				Interior lot	Exterior lot
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Minimum Setbacks:

District	Front	Side		Rear
		Interior	Exterior	
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Garage Setbacks: As proposed by applicant and shown on the approved site plan.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

Uses Allowed: As proposed by the applicant and approved in the zoning ordinance.

Development Criteria:

(1) Open Space.

a. *Minimum area:* 20% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.

b. *Equitable distribution*. Open space should be distributed more or less equitably throughout the PUD district in relationship to the dwelling units and other use areas that are intended to be served by the common open space.

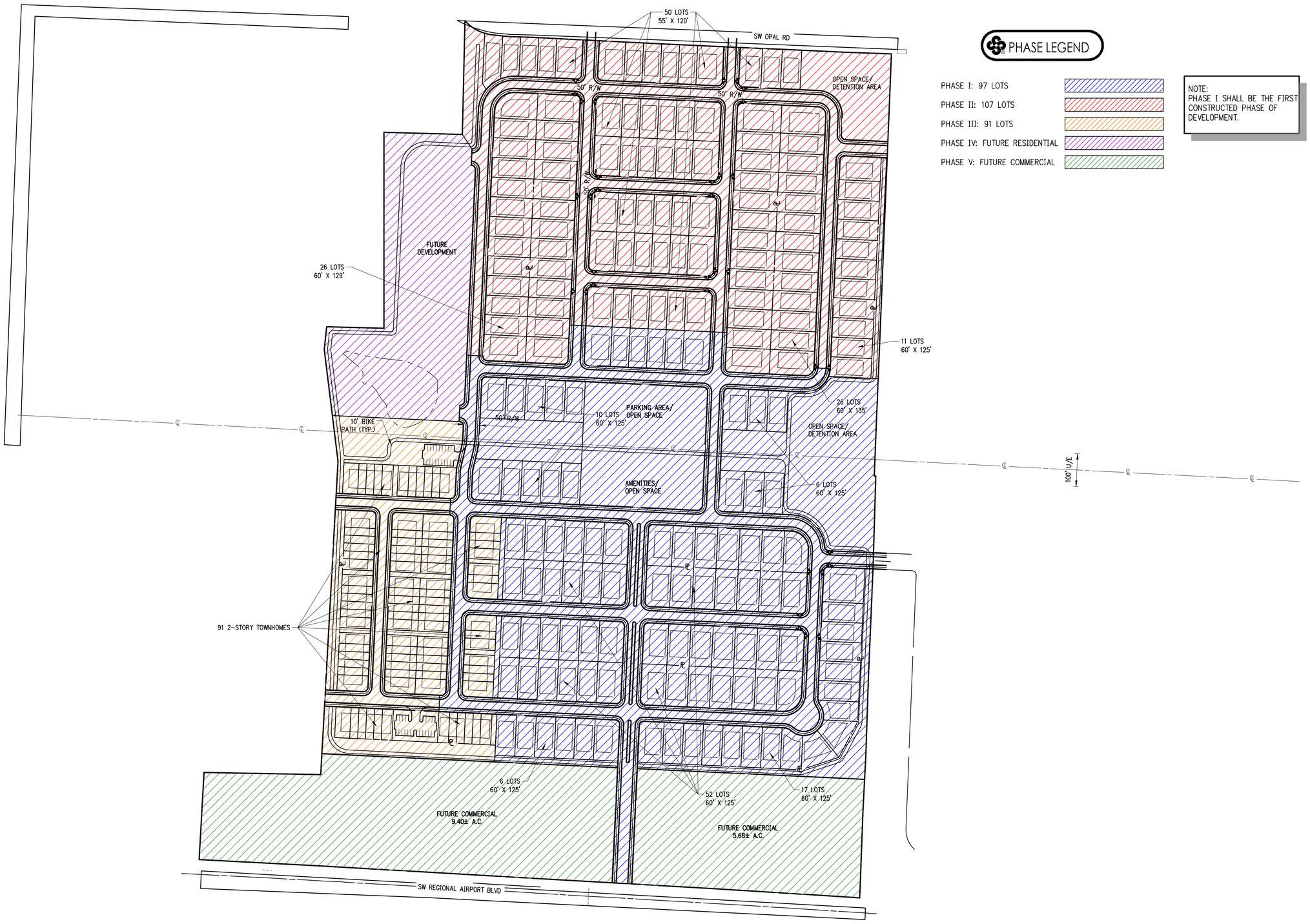
c. *Preservation*. Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A property owners' association shall be required if other arrangements satisfactory to the planning commission have not been made for improving, operating and maintaining all such common open space areas. At the time the final plan and plat is submitted, the articles of incorporation and bylaws of the property owners' association shall be reviewed and approved by the planning commission. Additionally, the restrictive covenants which run with the land must be submitted and include similar provisions to preserve all open space areas.

d. *Accessible*. Common useable open space shall be open to tenants and customers within the PUD. Access by the general public is desired.

e. *Common open space options*. The required common open space may include:
   1. Wetlands and water bodies, including the normal water surface area of unfenced retention ponds up to 50% of the required open space area;
   2. Active detention ponds that include recreational equipment/facilities;
   3. Vegetated / landscaped area, excluding required parking lot landscaping requirements;
   4. Pedestrian paths, trails, sidewalks (exclusive of those required by ordinance) and covered walkways;
   5. Public plazas and hard surfaced recreation areas; and,
   6. Public pools, tennis courts, basketball courts, baseball fields, soccer fields, or similar outdoor recreation facilities that are open to the residents and users of the PUD.

(2) **Structural Design Standards.** The PUD shall meet the design standards for large scale developments in the subdivision code and the following structural design standards.

a. Residential buildings should have their main entrances oriented toward the adjoining street.
b. All structures shall have a common architectural theme.
c. Avoid unbroken building facades of more than 100 ft.
d. Provide human scale features, especially at street level.
e. Avoid unarticulated and monotonous building facades and window placement.
f. Provide a variety of building heights and varied roofline articulation.
g. Aluminum, vinyl or fiberglass siding or roofing materials on the facades or sides of the building shall not be visible from a public right-of-way.
h. Rear and side loading residential garages are encouraged and shall be setback a minimum of 20 feet. Front-loading garages shall be recessed a minimum of 10 ft, from the front elevation of the house and shall be setback a minimum of 30 ft. from the front property line.



PHASE LEGEND

PHASE I: 97 LOTS

PHASE II: 107 LOTS

PHASE III: 91 LOTS

PHASE IV: FUTURE RESIDENTIAL

PHASE V: FUTURE COMMERCIAL

NOTE:
PHASE I SHALL BE THE FIRST CONSTRUCTED PHASE OF DEVELOPMENT.

GRAPHIC SCALE IN FEET
140' 0 140'

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

SOUTHWEST REGIONAL DEVELOPMENT

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE:
CONTACT: B. BRIDGES
CHECKED BY:

PRELIMINARY PLANS

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

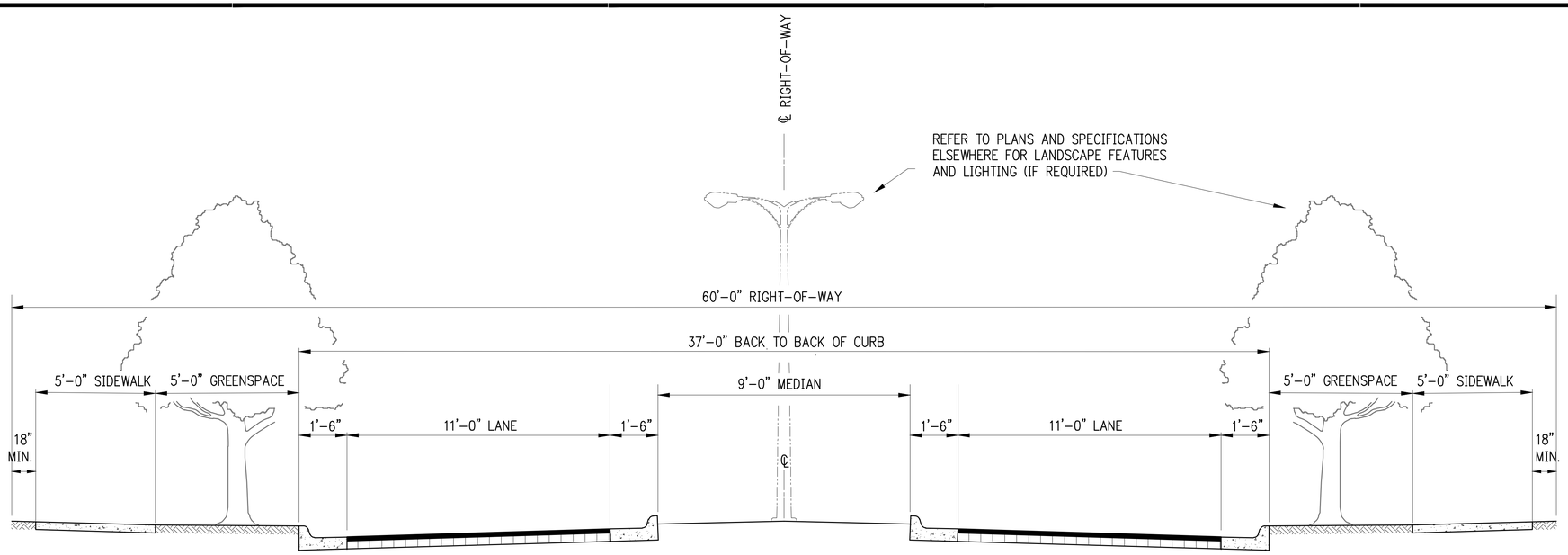
NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

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PHASES

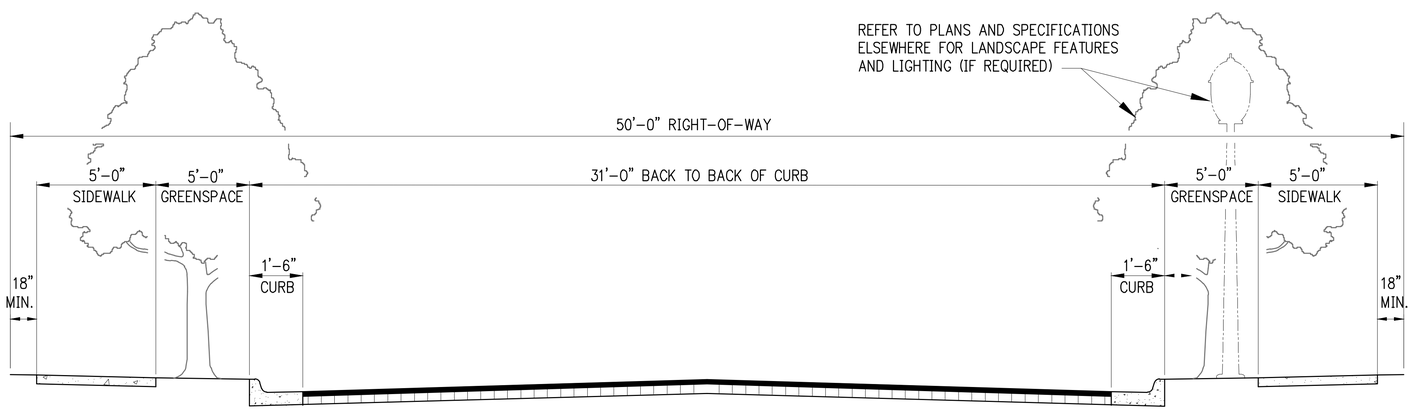
C-102

DRAWING: C:\21 JOBS\21300200\1 WORK\ENGINEER\1 CAD\LDP\LDP-PHASES.DWG
LAYOUT: ALL LAYERS LAST SAVED ON: 7/9/2021 12:29:29 PM
PLOTTED BY: BRIAN BRIDGES 7/9/2021 12:29:34 PM



TYPICAL ASPHALT MODIFIED LOCAL WITH MEDIAN STREET SECTION

NTS WITH 60'-0" RIGHT-OF-WAY



TYPICAL 2-LANE LOCAL WITH SHARED USE STREET SECTION

NTS WITH 50'-0" RIGHT-OF-WAY

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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SOUTHWEST REGIONAL DEVELOPMENT
BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 21300200
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CHECKED BY:

PRELIMINARY PLANS

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

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TYPICAL STREET SECTIONS

C-501

DRAWING: C:\21300200_SWREGIONAL\MISC\PLOTSTYLES\CTA_GRAYSCALE_SUBMISSION.CTB\LAYOUTS\STREET WORKS.DWG
LAYOUT: TYPICAL STREET SECTION - LAST SAVED: 10/1/21 @ 7:29:24 AM
LAST PLOTTED BY: JOSH MAUL @ 10/1/21 @ 7:29:24 AM - PLOTTED BY: CARLOS MUNOZ-CRUZ (CRUZ)

BUFFINGTON HOMES
OF ARKANSAS









MAPLE				
ELEVATION	A	B	C	D
SQFT	1905+	1905+	1905+	1905+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









DOGWOOD				
ELEVATION	A	B	C	D
SQFT	1882+	1882+	1882+	1882+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









PRESTON				
ELEVATION	A	B	C	D
SQFT	2138+	2147+	2153+	2146+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









GRAMERCY				
ELEVATION	A	B	C	D
SQFT	2266+	2241+	2241+	2266+

BuffingtonHomesAR.com



NOTICE OF INTENT TO REZONE

Crafton Tull has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to PUD, Planned Unit Development

The legal description of the property is as follows:
See attached. The SW Regional Airport and Opal property is Lot 2 of Opal Subdivision, as per plat record 2017-462 in the office of the circuit clerk and ex-officio recorder of Benton County, Arkansas.

The common description of the property is: 95.22 acre lot between SW Regional Airport Blvd. and SW Opal Rd. Due west of North Fork neighborhood

Proposed land use: Single Family Lots, Single Family Townhomes, Commercial

The public hearing will be held September 7, 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:

Kevin Shanahan
Signature

Kevin D. Shanahan
Printed Name
6407 Southwest Shady Side Ave
Physical Address
Bentonville, Ar 72713

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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 dont want any development in that area. ive bought this home due to the scenery & trees behind our home - Not to stare at town homes.

Signature

Sean Rentas
Printed Name
5906 SW Knotty Pine Bentonville AR 72713
Physical Address

Dear City of Bentonville,

We own the property directly across the street from 501 NW B Street and support small to medium density and wish to simply bring a couple issues to towns attention. As the city moves toward a more walkable and bikeable community, we hope that the new development embraces what makes Bentonville special – car light, active transportation. We hope that a complete network of sidewalks is installed, and on-street parking is kept to a minimum. This area is so close to downtown, that we hope you will consider restricting the number of on-street spaces allocated to each townhome. We hope the developer plans for at least one car to be part of the development and is planned to be part of the development and off-street. If not, please consider that if each townhome has at least two cars, what that will do to area parking and easily accessible, free from car sidewalk access.

Thank you for your time and consideration,
Stuart and Jenn Walsworth
(cell 720 201 4554)



RZ21-0052
REZONING PUD TO R-3
LIMESTONE RANCH SUBDIVISION
LOT 13

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 2, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-14936-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from PUD, Planned Unit Development to R-3, Medium Density Residential. The property is currently owned by Bentonville 12 LTD. The adjacent properties are zoned A-1, R-4, and PUD. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels. This proposed zoning is consistent with the Future Land Use Plan of Medium Density Residential (per GIS).

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome residential units. Currently, the proposed plans for development on this property are to build 55 townhome units (12 units/acre) with associated infrastructure, storm water detention, and onsite amenities. This property has access to 3 points of ingress/egress (via SW H St, SW 41st St, and SW Ranch Rd).

There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

The site currently has one single family home and one accessory building. The land is comprised of dense grass cover with some larger trees throughout. Water and sewer are readily available onsite.

By rezoning to R-4, Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Elizabeth Topping

Elizabeth Topping, E.I.

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

R-3, Medium-High Density Multifamily Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	Multi-family	6,000	1,500	60'	65%	70%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

Updated 06-02-2021

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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R-3, Medium-High Density Multifamily Residential

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

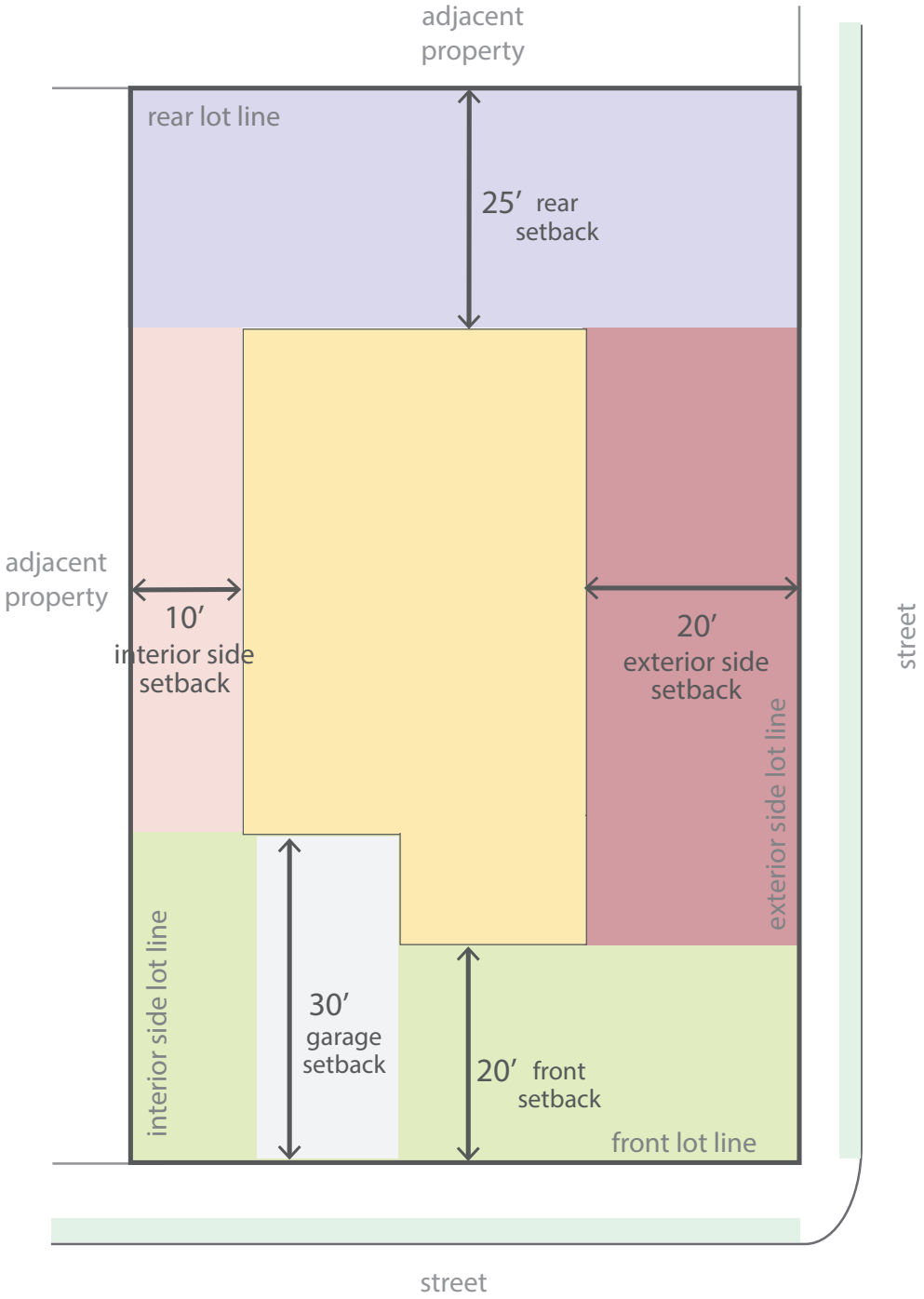
Land Uses:

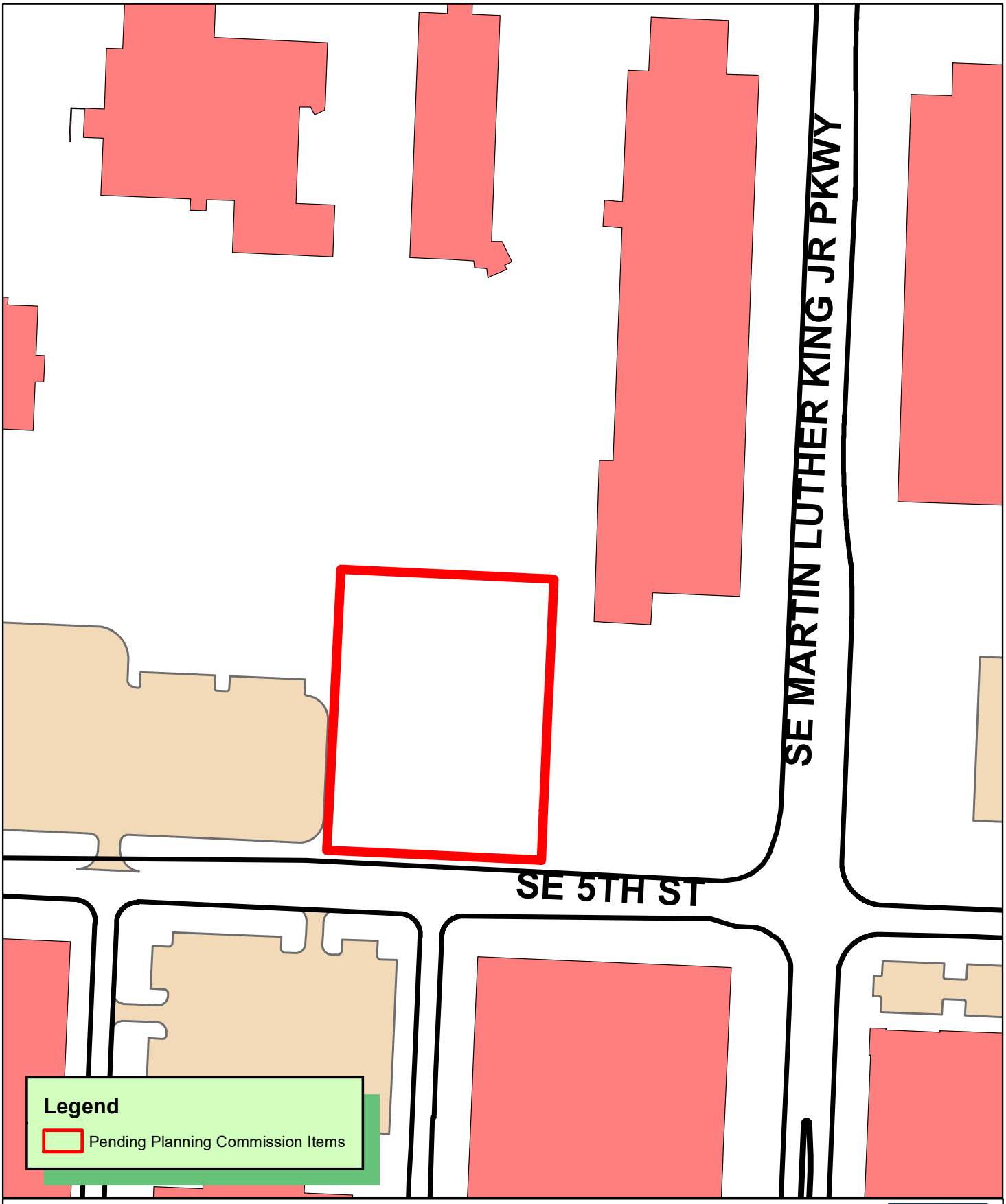
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted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

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R-3, Medium-High Density Multifamily Residential

Setback Illustration





CU21-0017
CONDITIONAL USE
UNITED INDUSTIRES TEMPORARY STORAGE AREA
1803 SE 5TH ST

UNITED INDUSTRIES
ULTRABOARD

5/21/2020

Stephen Lindsey
Director of Operations
United Industries
slindsey@ultraboard.com

To whom it may concern,

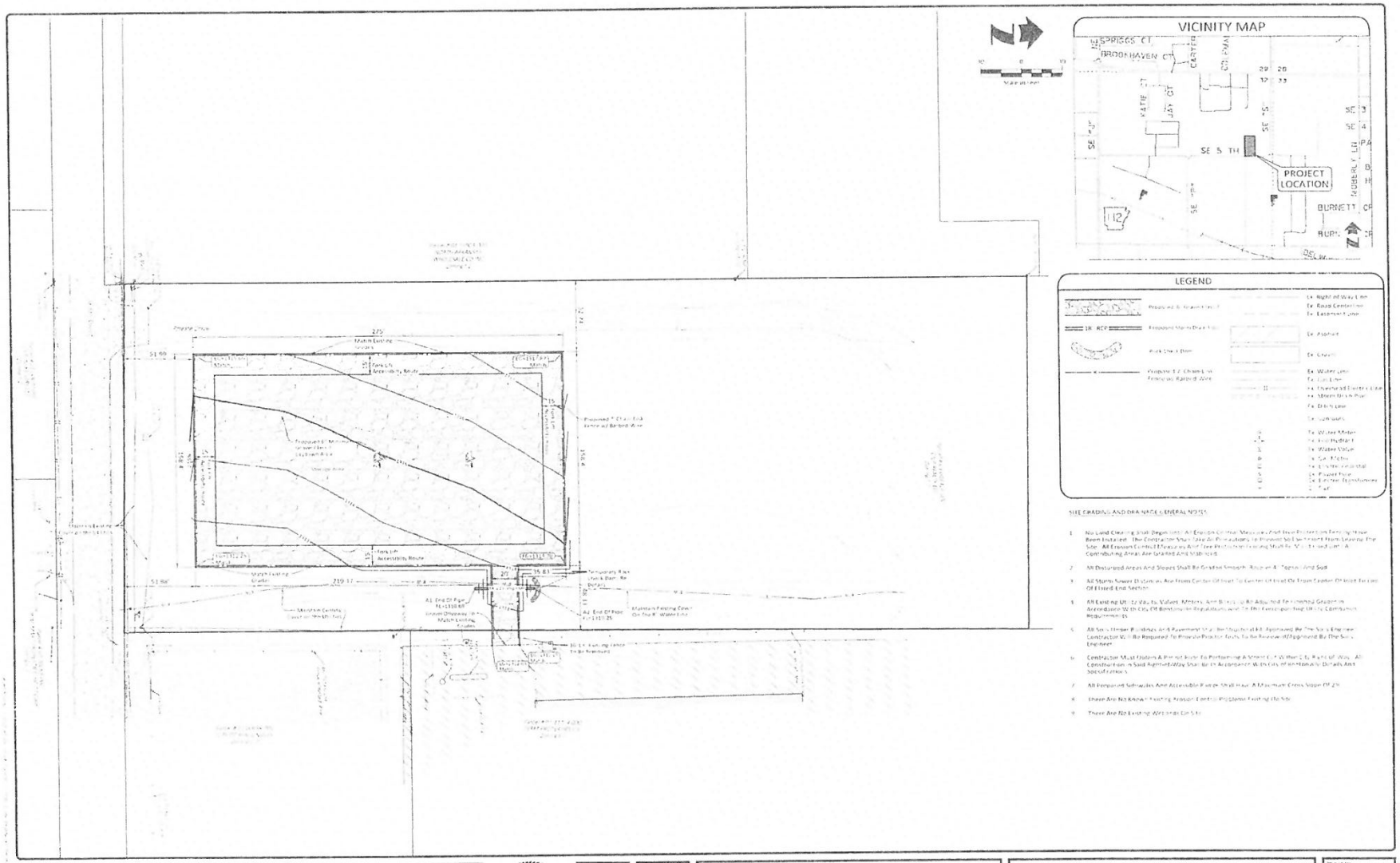
United Industries is respectfully requesting the City of Bentonville's renewal of the conditional use permit (CU20-0018) for parcel 01-08426-000 in Bentonville. The use is a gravel material storage lot for use by United Industries to store product. The lot is approximately 1 acre in size and is accessed by a gravel drive from United Industries storage lot to the east. Due to the intended use being for storage purposes only, there are no parking or lighting needs at this time. The hours of operation will be on an as needed basis for operation by United Industries. Please see attached site plan for location of the site.

Please let me know if you have any questions or concerns.

Sincerely,

United Industries

Stephen Lindsey, Director of Operations



Revision	By	Date

MORRISON SHIPLEY

ARKANSAS — LICENSED PROFESSIONAL ENGINEER

Drawn By	DKW
Approved By	PRF
Date	04.27.2020
Project No.	UB-01

Vertical Scale	
Horizontal Scale	1" = 30'
Plotting Scale	1
Drawing Name	UB-01 Plan Set

UNITED INDUSTRIES ULTRABOARD

SOUTHEAST 5TH STREET

Bentonville, Benton County, Arkansas

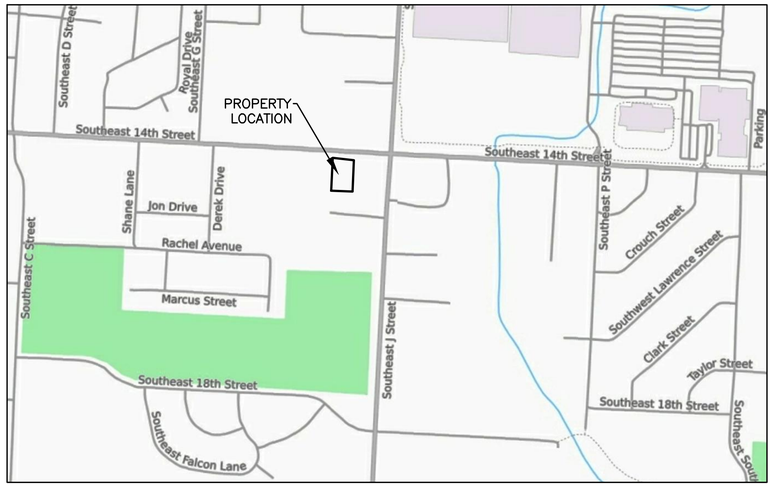
SITE DIMENSION PLAN AND DRAINAGE PLAN

Issued for Review - 04.27.2020

Sheet No. 1 / 1



LS21-0040
LOT SPLIT
1080 SE 14TH ST
PARCEL 01-00041-003



VICINITY MAP
SCALE: 1" = 500'

PARENT TRACT SURVEY DESCRIPTION (1080 SE 14th Street, Bentonville)

Part of the fractional Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 5, Township 19 North, Range 30 West in Benton County, Arkansas being more particularly described as follows:

Commencing at the Northeast corner of said fractional NE/4 of the NW/4 being in the center of SE 14th Street (a.k.a Arkansas State Highway 102), Bentonville, Arkansas; thence N 87°37'33" W, 240.00 feet along the North line of said NE/4 of the NW/4 and said center of SE 14th Street; thence S 02°22'22" W, 55.35 feet to an existing rebar on the South right of way line of said SE 14th Street marking the Northwest corner of Lot 1 Arvest Bank Addition and being the Point of Beginning; thence S 02°22'53" W, 219.64 feet along the West line of said Lot 1 Arvest Bank Addition to an existing rebar marking the Southwest corner of said Lot 1 Arvest Bank Addition being on the North line of Lot 2 Mathews Subdivision; thence N 87°40'27" W, 150.14 feet along the North line of Lot 2 and Lot 3 of said Mathews Subdivision to a set rebar marking the Northwest corner of said Lot 3 being on the East line of Tract D–1A Alliance Subdivision; thence along said East line N 02°24'53" E, 231.01 feet to the South right of way line of said SE 14th Street; thence along said South right of way line S 83°20'16" E, 150.42 feet to the point of beginning, containing 33,814.15 square feet or 0.78 Acre, more or less, being subject to public road rights of way and any easements of record.

LOT 1 DESCRIPTION (1080 SE 14th Street, Bentonville)

Part of the fractional Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 5, Township 19 North, Range 30 West in Benton County, Arkansas being more particularly described as follows:

Commencing at the Northeast corner of said fractional NE/4 of the NW/4 being in the center of SE 14th Street (a.k.a. Arkansas State Highway 102), Bentonville, Arkansas; thence N 87°37'33" W, 240.00 feet along the North line of said NE/4 of the NW/4 and said center of SE 14th Street; thence S 02°22'22" W, 55.35 feet to an existing rebar on the South right of way line of said SE 14th Street marking the Northwest corner of Lot 1 Arvest Bank Addition and being the Point of Beginning; thence S 02°22'53" W, 219.64 feet along the West line of said Lot 1 Arvest Bank Addition to an existing rebar marking the Southwest corner of said Lot 1 Arvest Bank Addition being on the North line of Lot 2 Mathews Subdivision; thence N 87°40'27" W, 150.14 feet along the North line of Lot 2 and Lot 3 of said Mathews Subdivision to a set rebar marking the Northwest corner of said Lot 3 being on the East line of Tract D–1A Alliance Subdivision; thence along said East line N 02°24'53" E, 230.13 feet to the South right of way line of said SE 14th Street; thence along said South right of way line S 87°37'33" E, 11.78 feet to the South right of way line of Arkansas State Highway 102; thence S 83°20'16" E, 138.61 feet to the point of beginning, containing 33,808.95 square feet or 0.78 Acre, more or less, being subject to public road rights of way and any easements of record.

LEGEND

PROPERTY LINE	
STREET CENTERLINE	
ADJACENT PROPERTY LINE	
RIGHT OF WAY LINE	R/W
LOT LINE	
EASEMENT LINE (NEW)	
EASEMENT LINE (EXISTING)	

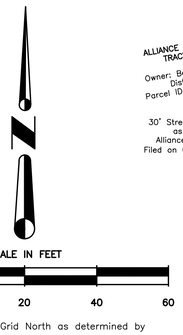
ZONING
CURRENT ZONING IS GENERAL COMMERCIAL (C–2)

AREA
GROSS AREA OF ORIGINAL TRACT IS 0.78 ACRE, 33,814.15 Sq.Ft.
AREA AFTER CURRENT ROW DEDICATION IS 0.78 ACRE, 33,808.95 Sq.Ft.

DEVELOPMENT PLAN
PROPERTY WILL REMAIN TO BE USED AS COMMERCIAL BUSINESS WITH SOME REMODELING OF EXISTING STRUCTURE.

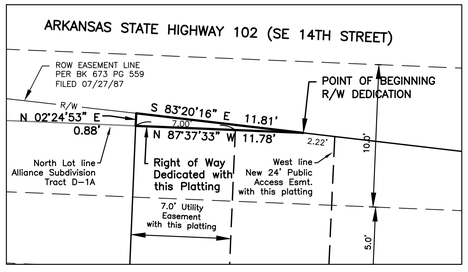
BUILDING SETBACKS
Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department at 479–271–3122.

FLOOD ZONE STATEMENT
FROM THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP NO 05007C0255K EFFECTIVE JUNE 05, 2012, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA.



BASIS OF BEARING: Grid North as determined by GPS observation

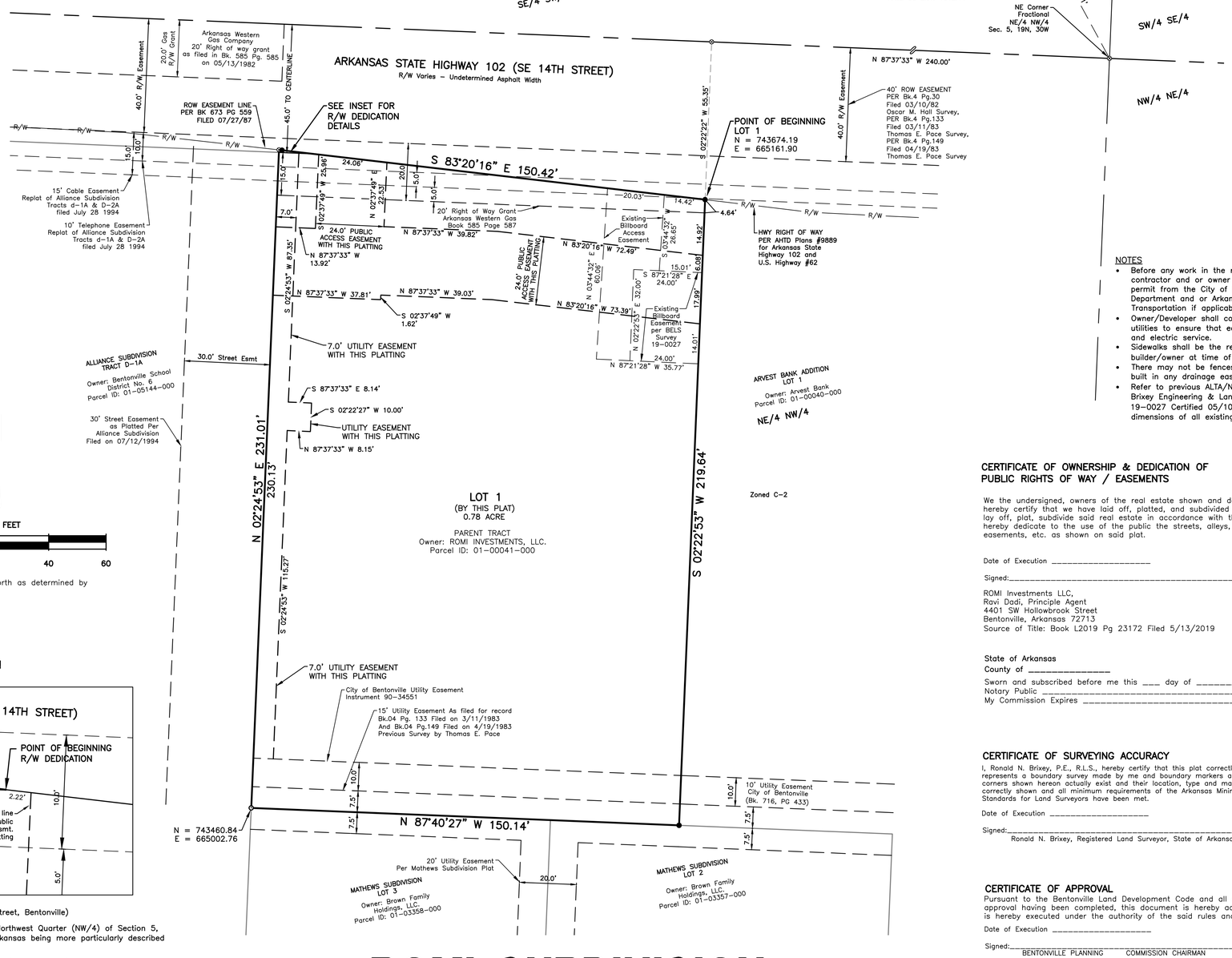
R/W DEDICATION
NOT TO SCALE



RIGHT OF WAY DEDICATION DESCRIPTION (1080 SE 14th Street, Bentonville)

Part of the fractional Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section 5, Township 19 North, Range 30 West in Benton County, Arkansas being more particularly described as follows:

Commencing at the Northeast corner of said fractional NE/4 of the NW/4 being in the center of SE 14th Street, Bentonville, Arkansas; thence N 87°37'33" W, 240.00 feet along the North line of said NE/4 of the NW/4 and said center of Arkansas State Highway 102 (also known as SE 14th Street); thence S 02°22'22" W, 55.35 feet to an existing rebar on the South right of way line of said Highway marking the Northwest corner of Lot 1 Arvest Bank Addition; thence along said South right of way line N 83°20'16" W, 138.61 feet to the Point of Beginning; thence N 87°37'33" W, 11.78 feet along the proposed South right of way of SE 14th Street to the East line of Tract D–1A Alliance Subdivision; thence along said East line N 02°24'53" E, 0.88 feet to the existing South right of way line of said Highway; thence along said Highway right of way line S 83°20'16" E, 11.81 feet to the point of beginning, containing 5.20 square feet.



ROMI SUBDIVISION

AN ADDITION TO THE CITY OF BENTONVILLE BEING PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST BENTON COUNTY, ARKANSAS

NOTES
- 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 and or Arkansas Department of Transportation if applicable.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easement.
- Refer to previous ALTA/NSPS Survey prepared by Brixey Engineering & Land Surveying Inc. Job No. 19–0027 Certified 05/10/2019 for location and dimensions of all existing structures and buildings.

CERTIFICATE OF OWNERSHIP & DEDICATION OF PUBLIC RIGHTS OF WAY / EASEMENTS

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:_____

ROMI Investments LLC,
Ravi Dadi, Principle Agent
4401 SW Hollowbrook Street
Bentonville, Arkansas 72713
Source of Title: Book L2019 Pg 23172 Filed 5/13/2019

State of Arkansas
County of _____

Sworn and subscribed before me this ___ day of _____, 20__.
Notary Public _____
My Commission Expires _____

CERTIFICATE OF SURVEYING ACCURACY

I, Ronald N. Brixey, P.E., R.L.S., 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:_____
Ronald N. Brixey, Registered Land Surveyor, State of Arkansas No. 988

CERTIFICATE OF APPROVAL

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

Date of Execution _____

Signed:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

Signed:_____
MAYOR – CITY OF BENTONVILLE

Signed:_____
CITY CLERK – CITY OF BENTONVILLE

BRIXEY ENGINEERING & LAND SURVEYING, INC.
CONSULTING ENGINEERS -- LAND SURVEYORS
5223 East Highway 45 P.O. Box 6180 Fort Smith, Arkansas 72906 (479) 646-6394

© BRIXEY ENGINEERING & LAND SURVEYING, INC. 2021
Any unauthorized use of this drawing or data by others is at the sole risk of the user. Brixey Engineering & Land Surveying, Inc. shall be held harmless and without liability from claims, costs or damages of any nature including costs of defense, arising from improper use of this drawing or data, or by another party.

CERTIFICATE OF AUTHORIZATION — BRIXEY ENGINEERING & LAND SURVEYING, INCORPORATED — NO. 98 — ARKANSAS ENGINEER

LEGEND	
Computed Point	⊗
Set Iron Pin	○
Exist. Iron Pin	●
Set R.R. Spike	★
Exist. R.R. Spike	★
Set Nail	⊠
Exist. Nail	⊠
Exist. Stone	■
Exist. Monument	▲
Exist. Fence	——x——

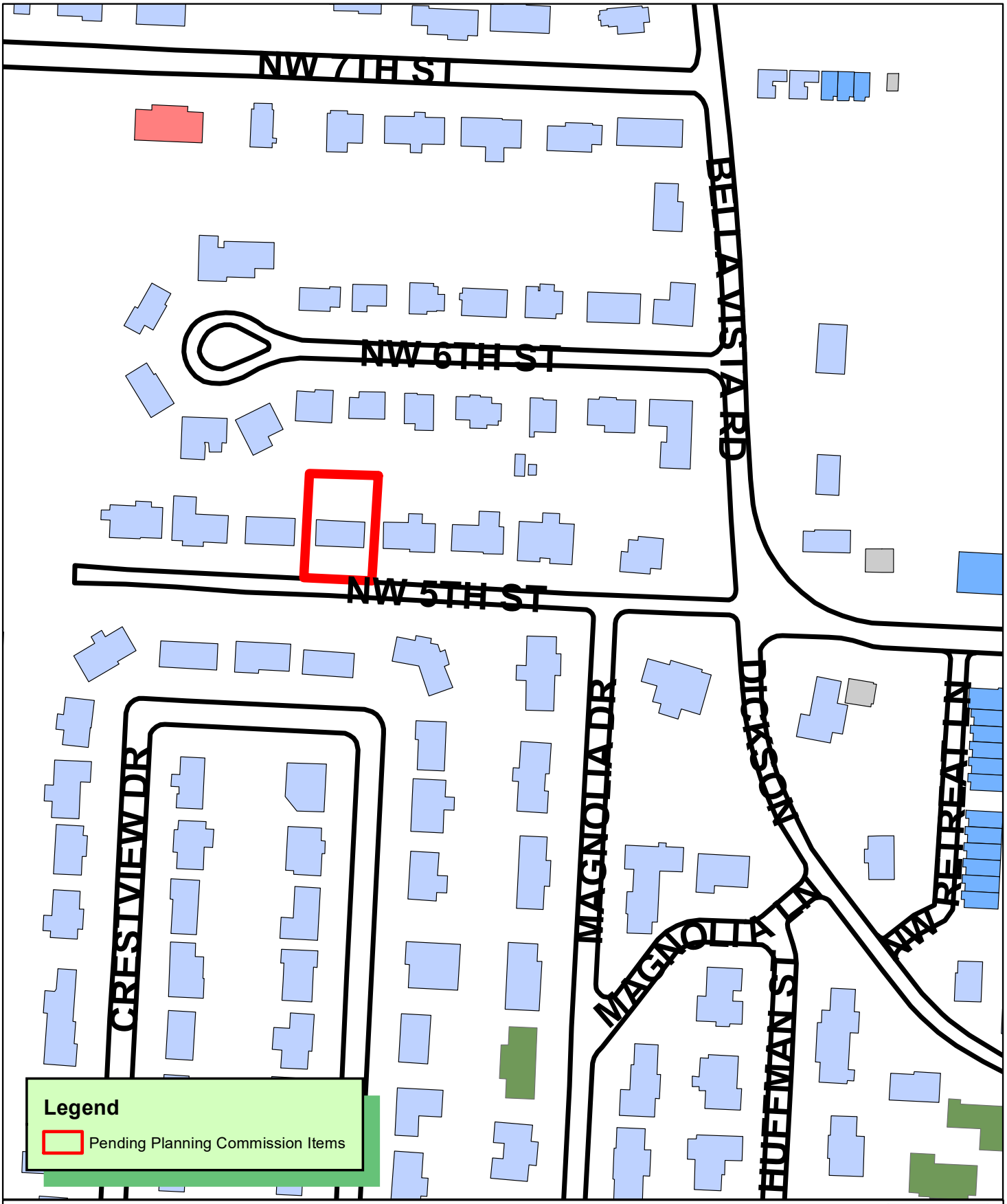
Revisions:
07/27/2021 Addressed City Comments
08/17/2021 Additional City Comments

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 988 — RONALD N. BRIXEY — SIGNATURE

G:\SURVEY21\21–0311 DADI\21–0311 ADMIN PLAT 2021.dwg

LOT SPLIT CREATING
ROMI SUBDIVISION – LOT 1
PART OF THE NE/4 OF THE NW/4
SECTION 05, T–19–N, R–30–W
BENTON COUNTY, ARKANSAS

Date:	07/22/2021
Drawn By:	RJA
Computed by:	RNB
Job No.	21–0311
City of Bentonville Project	LS21–0040



N
W E
S

1 inch = 150 feet

LS21-0042
LOT SPLIT
DEAN MAXWELL FIRST ADDITION
LOT 5 AND PART OF LOT 6 CREATING LOT-11

THE CITY OF BENTONVILLE

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: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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:
_____
MAYOR

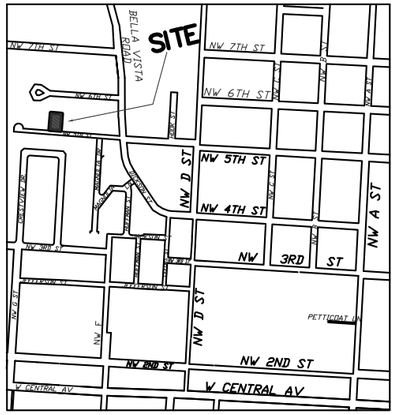
_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

LEGEND

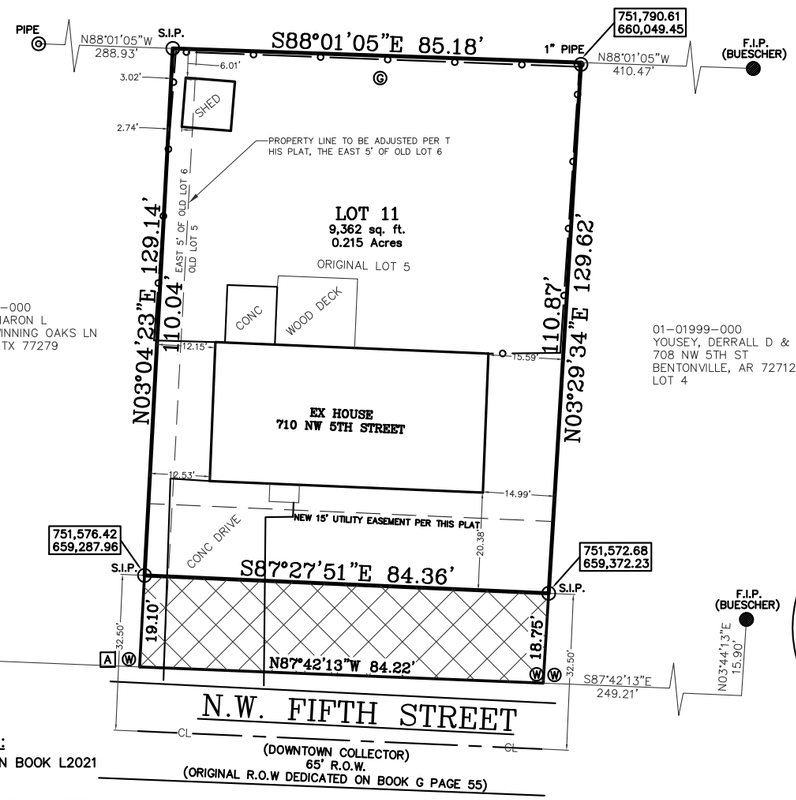
- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PIPE FOUND PIPE
- PROPERTY LINE
- CL CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- NEW UTILITY EASEMENT
- AREA DEDICATED BY PLAT
- EX. POWER POLE
- EX. SEWER MANHOLE
- EX. WATER VALVE
- EX. GAS METER
- EX. WATER METER
- AC EX. AIR CONDITIONING
- A EX. AT&T VALVE

SCALE 1"=30'
30 15 0 30



01-03693-000
SMITH, ALEXANDRA F & LEE M
17732 HIGHLAND RD
BOX G136
BATON ROUGE, LA 70810

01-03692-000
CARLISLE, JORDAN TYLER &
GADBERRY, KATHRYN ANNE
713 NW 6TH ST
BENTONVILLE, AR 72712



01-0201-000
KELL, SHARON L
8323 TWINNING OAKS LN
SPRING, TX 77279
LOT 6

01-01999-000
YOUSEY, DERRALL D & JUDY L
708 NW 5TH ST
BENTONVILLE, AR 72712-4603
LOT 4

PROPERTY DESCRIPTION (PARENT)

LOT 5 AND THE EAST 5 FEET OF LOT 6 DEAN MAXWELL FIRST SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "G" AT PAGE 55.

PROPERTY DESCRIPTION LOT 11

LOT 11, DEAN MAXWELL FIRST SUBDIVISION TO THE CITY OF BENTONVILLE, FORMERLY KNOW AS LOT 5 AND THE EAST 5 FEET OF LOT 6 DEAN MAXWELL FIRST SUBDIVISION, FURTHER DESCRIBED AS BEGINNING AT THE NORTHEAST (NE) CORNER OF LOT 5 (FOUND PIPE), THENCE SOUTH 03°29'34" WEST 110.88 FEET TO A SET IRON PIN; THENCE NORTH 87°27'37" WEST 84.36 FEET TO A SET IRON PIN; THENCE NORTH 03°04'23" EAST 110.04 FEET TO A SET IRON PIN; THENCE SOUTH 88°01'05" EAST 85.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.215 ACRES MORE OR LESS.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 &38).

CITY REQUIRED NOTES:

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

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

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

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

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

SURVEYOR NOTES:

1. PARENT DEED FILED IN BOOK L2021 AT PAGE 04993.

2. PROPERTY IS COUNTY TAX PARCEL #01-02000-000.

3. THE PLANNED ZONING FOR THE PROPERTY IS LOW DENSITY SINGLE FAMILY RESIDENTIAL (R-1). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

CERTIFICATE OF ACCURACY

I, _____DAVID B. PLATZ_____, 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.

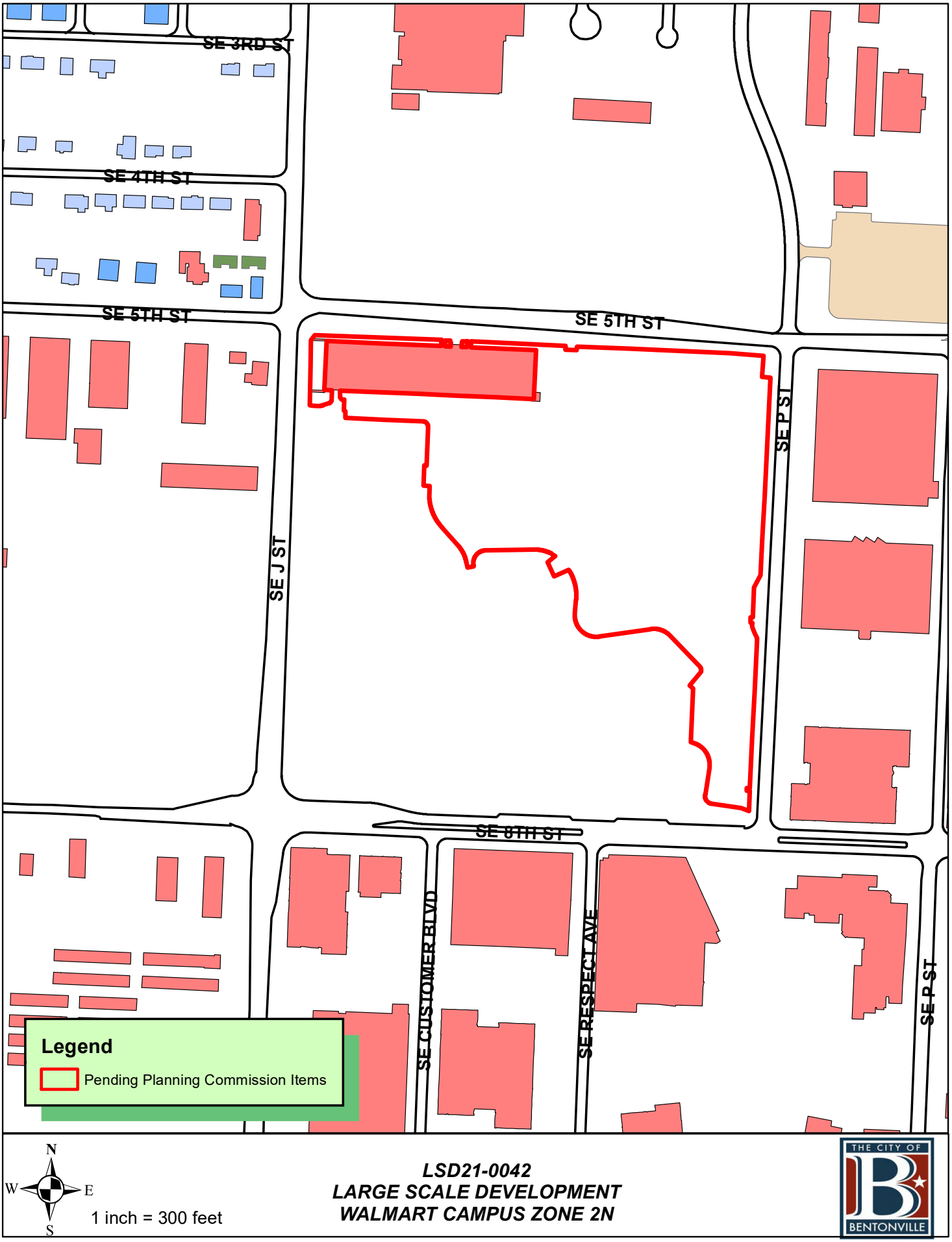
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO__1553___
STATE OF ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ
PROFESSIONAL LAND SURVEYOR

LOT SPLIT CREATING LOT 11, DEAN MAXWELL FIRST ADDITION	REVISIONS		
	No.:	BY:	DATE:
OWNER CONTACT INFO: MURTHA, JOHN PATRICK III & AMANDA ELLIS 710 NW 5TH ST BENTONVILLE, AR 72712	#1	CITY	8/23/21
273-7989 OR 366-7989 DAVID B. PLATZ LAND SURVEYOR P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY: DP/ZS		DATE: 7/30/21
	CHECKED BY:		JOB No.: 2021363
	SCALE: 1"=30'		SHEET: 1

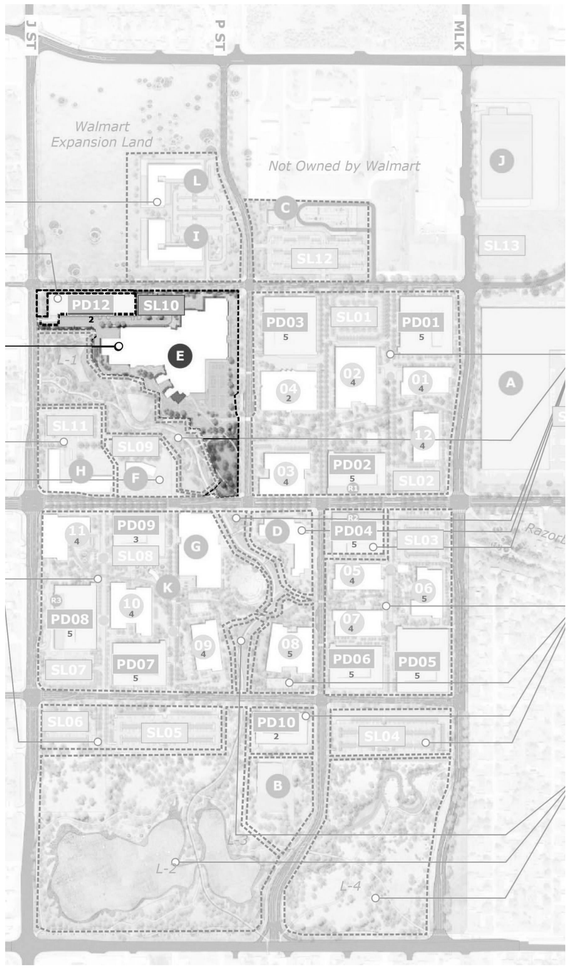
ATLAS PAGE 361 BENTONVILLE PROJECT #: LS21-0042



LSD21-0042
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 2N

WALMART

LSD ZONE 2N



VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION

08.23.2021

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

PROJECT CONTACTS

OWNER

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

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

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CITY OF BENTONVILLE (CONTINUED)

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AT&T

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OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

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4815 WEST MARKHAM STREET
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1200 W WALNUT
ROGERS, AR 72712
PHONE:479-986-1300

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EMAIL:SPAWLACZYK@CEIENG.COM

Gensler
5005 Greenville Avenue
Dallas, TX 75206
Tel 214.273.1500

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

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

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

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

ISP DESIGN LIGHTING CONSULTANT
17225 S DIXIE HWY. STE. 201 - MIAMI, FL 33157 - 305.278.1565
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

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

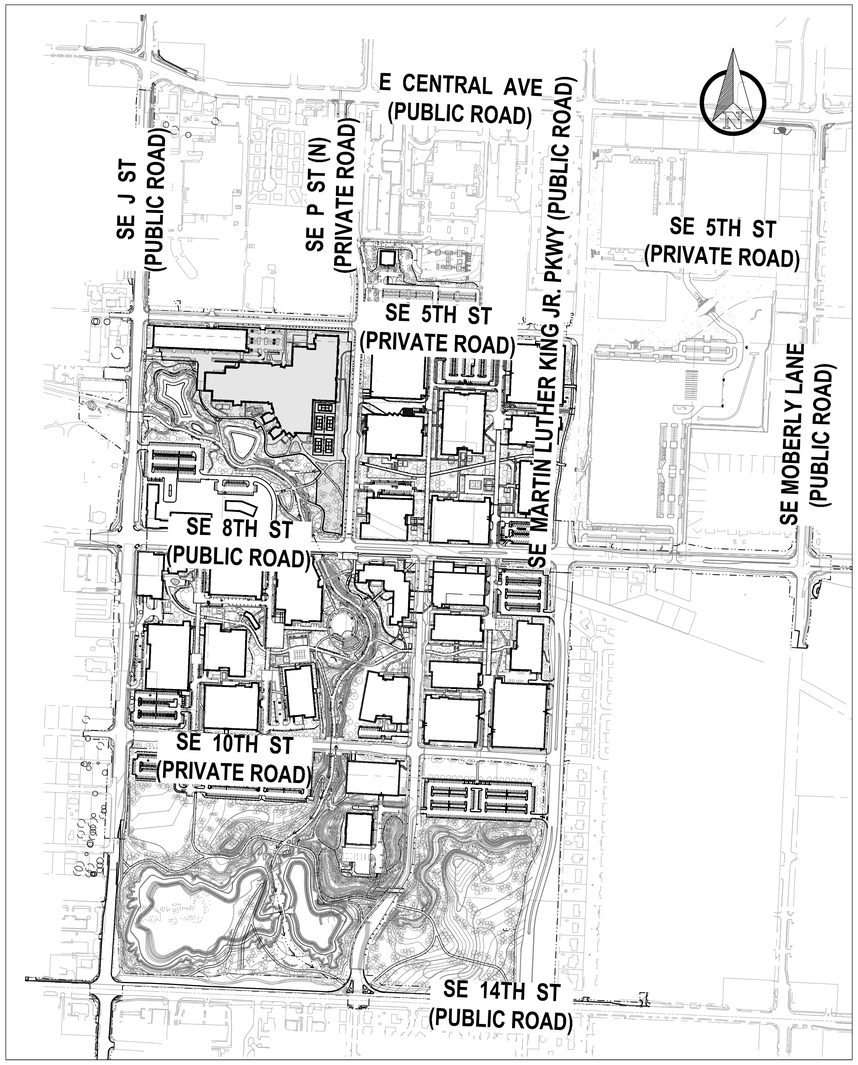
FACILITY # 30061-500

REF: PP21-0018 FOR MASTER TYPICAL DETAILS

City of Bentonville Project No. LSD21-0042

WALMART CAMPUS - ZONE 2N PACKAGE

BENTONVILLE, ARKANSAS



VICINITY MAP N.T.S.

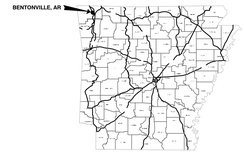
REVISIONS

NO.	DATE	ISSUE
1.	07/08/2021	PRE-APP-REQUEST
2.	08/02/2021	1ST PLANNING COMMISSION SUBMISSION

ZIP CODE: 72712

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

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



PROJECT CONTACTS

OWNER
WALMART, INC.
2001 SE 10TH ST
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CITY OF BENTONVILLE
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AT&T
SCOTT SEAMAN
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PHONE: 479-442-1967
OR LAYNE RHODES
479-442-1977
EMAIL:LR159@ATT.COM

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

STEVE PAWLACYK, PE
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE: 479-273-9472
EMAIL: SPAWLACZYK@CEIENG.COM

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 08/23/2021
ASBL COA NO. 719

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

CITY OF BENTONVILLE NO.: LSD19-0030

Walmart
BENTONVILLE, AR
FACILITY # 300XX-50XX

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

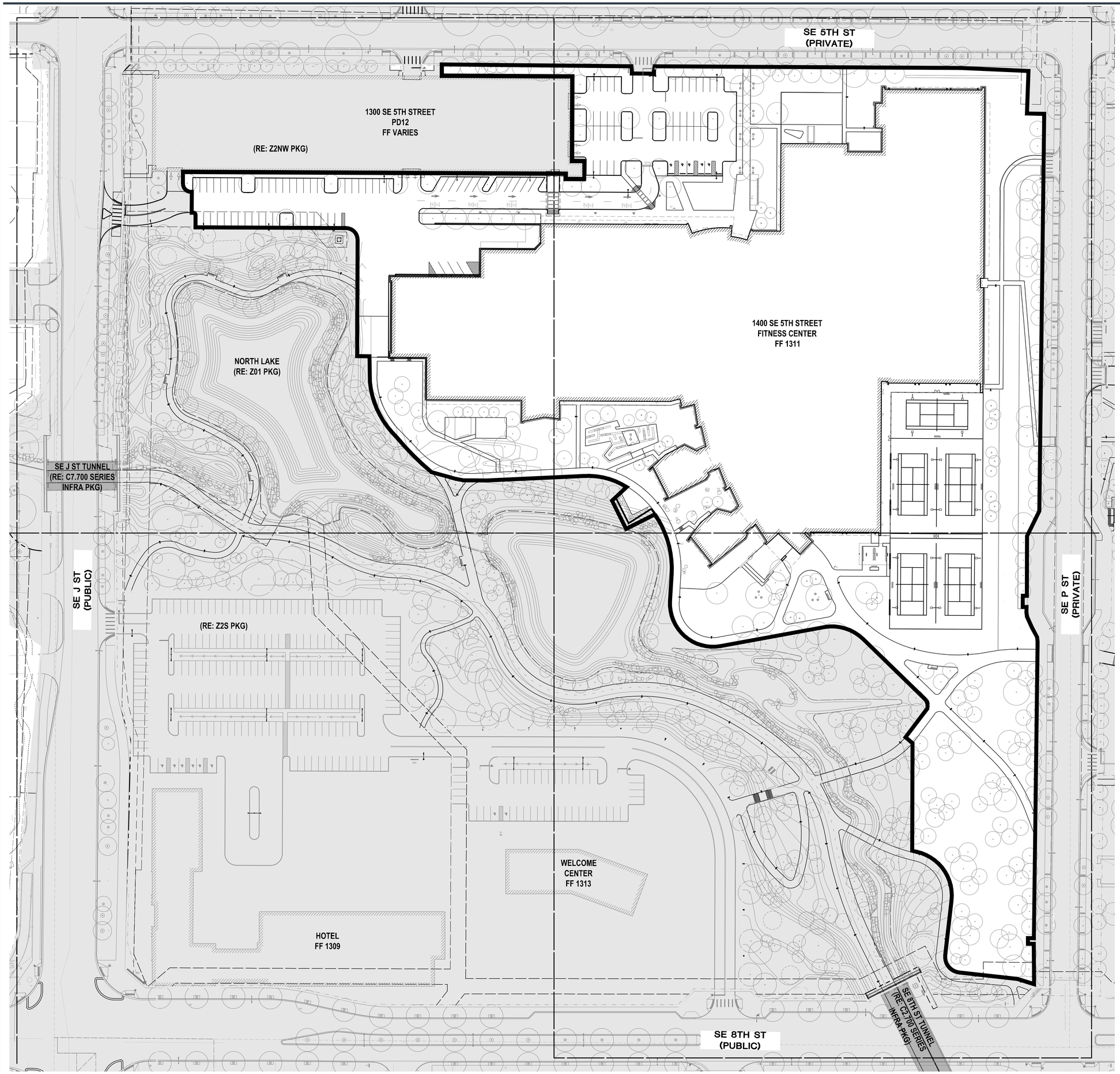
Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300

swa
811 W 7th Street, 8th Floor
Los Angeles, California 90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

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ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
FAX (479) 273-9664

ISP DESIGN LIGHTING CONSULTANT

Aug 19, 2021 - 7:12pm \\walterpmoore.com\files\projects\MO\210\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\SF2N\FITNESS CENTER\WMC_SF2N_WRAP_C_COVER_MO318031019.dwg



N

40 20 0 40

SCALE: 1" = 40'

HATCH LEGEND :

RE: SEPARATE PACKAGES

LEGEND :

ZONE 2N PACKAGE LIMIT LINE

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY # 30029-500

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

walter p moore

713.630.7300

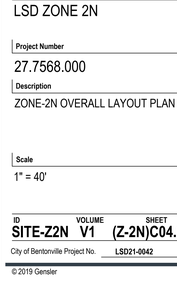
swa

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90017-3419
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3500 SW PEDDICORD FARRELL, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9470
FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



△	Date	Description
	07/08/2021	PRE-APP-REQUEST
	08/02/2021	1 ST PLANNING COMMISSION SUBMISSION
	08/23/2021	2 ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 08/23/2021
ASBL COA NO. 719

Project Name
LSD ZONE 2N

Project Number
27.7568.000

Description
ZONE-2N OVERALL LAYOUT PLAN

Scale
1" = 40'

ID	VOLUME	SHEET
SITE-Z2N	V1	(Z-2N)C04.000

City of Bentonville Project No. LSD21-0042

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

© 2019 Gensler

Aug 19, 2021 - 1:24pm twalterpmoore.com/files/projects/M0302018/18031-09 Confidential Home Office - Infrastructure Package/Civil/Cad/Sia/SF2N/FITNESS CENTER/WMC_SF2N_E_WPM_C_OV_M03180310918.dwg

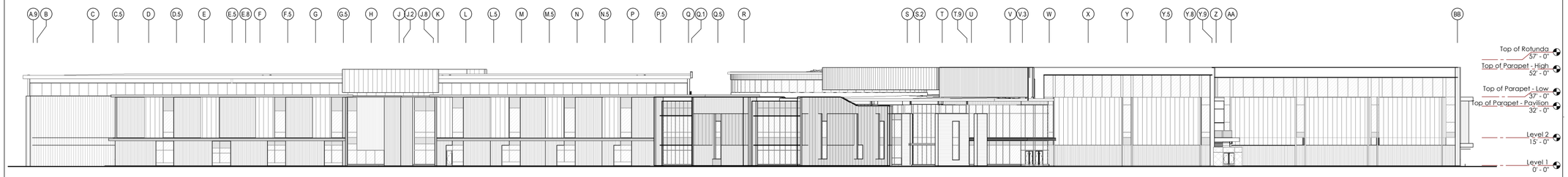


North Elevation

SCALE: 1" = 20'-0"

REF: 2 / X02

01

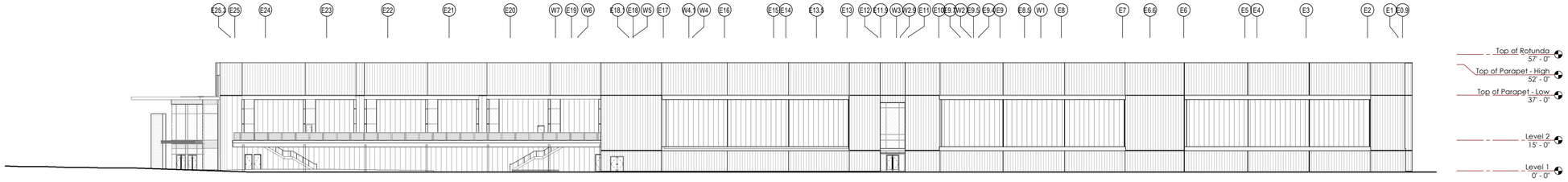


South Elevation

SCALE: 1" = 20'-0"

REF: 01 / A02.111G

02

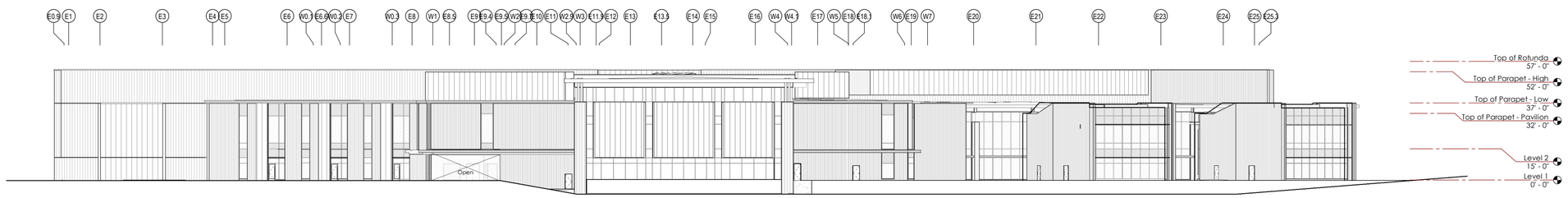


East Elevation

SCALE: 1" = 20'-0"

REF: 2 / X02

03



West Elevation

SCALE: 1" = 20'-0"

REF: 2 / X02

04

SHEET NOTES

NORTH ELEVATION:

TOTAL - 40,415 SF
GLASS - 10,763 SF
METAL PANEL - 24,525 SF
STONE - 500 SF
CONCRETE PANEL - 4,627 SF

SOUTH ELEVATION:

TOTAL - 38,740 SF
GLASS - 11,852 SF
METAL PANEL - 22,350 SF
STONE - 813 SF
CONCRETE PANEL - 3,725 SF

EAST ELEVATION:

TOTAL - 31,516 SF
GLASS - 1,615 SF
METAL PANEL - 29,701 SF
STONE - 200 SF

WEST ELEVATION:

TOTAL - 33,424 SF
GLASS - 7,144 SF
METAL PANEL - 20,550 SF
STONE - 320 SF
CONCRETE PANEL - 5,410 SF

GENERAL NOTES

Exterior Materials

- MWF7.001 (Morin MX 1.0)
- MWF7.002 (Morin MX 4.0)
- MWF7.003 (Morin MX 10.0)
- MCM7.001 (Metal Composite Panel)
- MCM7.002 (Metal Composite Panel)
- CL7.001 (6" Taktl Panels - Texture 1)
- CL7.002 (6" Taktl Panels - Texture 2)
- CL7.003 (6" Taktl Panels - Texture 3)
- CL7.004 (6" Taktl Panels - Texture 4)
- MV7.001 Stone Masonry Veneer
- GLV7.001 (Vision Glass)
- GLV7.002 (Triple Insulated Glazing Vision Glass)
- GLV7.003 (Triple Insulated Glazing Vision Glass Acid Etched)
- GLS7.001 (Spandrel Glass)
- GLF7.001 (Insulated Glazing Fritted)
- GLF7.002 (Laminated Insulated Glazing Fritted Vision)

LEGEND

WALMART CAMPUS

Walmart

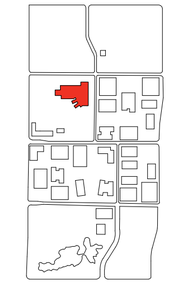
BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

DUDA | PAINE ARCHITECTS
333 Liggett St
Durham, NC 27701
Tel 919.688.5133

CAMPUS KEY PLAN



△	Date	Description
1	12/17/2020	SCHEMATIC DESIGN
2	05/27/2021	DESIGN DEVELOPMENT

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - FITNESS, ZONE 02N

Project Number
21918

Description
EXTERIOR ELEVATIONS

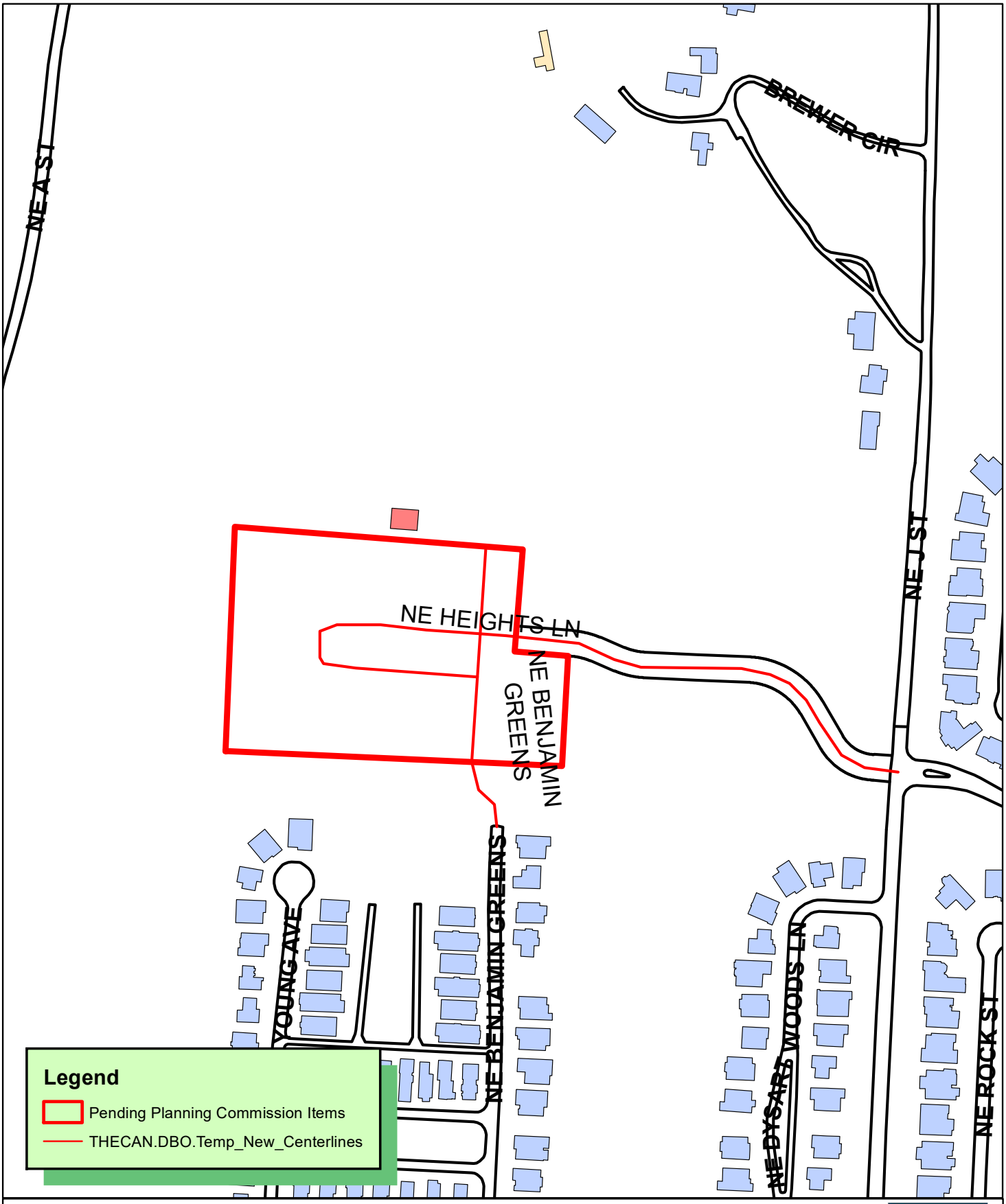
Scale
As indicated

ID	VOLUME	SHEET
E-Z02N	V1	A03.200

City of Bentonville Project No. XXXXXXXXX

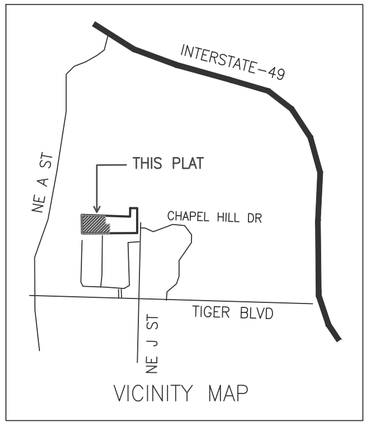
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7/6/2021 4:51:00 PM BIM 360://027 7562 000 - NEO WMC E-2N_DPA_A-Base Building_21918-1.rvt



FP21-0004
FINAL PLAT
HAWTHORNE HEIGHTS SUBDIVISION PHASE 2

HAWTHORNE HEIGHTS - PHASE II



VICINITY MAP

LEGAL DESCRIPTION - PARENT TRACT

PART OF THE SE1/4 NW1/4 OF SECTION 20, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A POINT LOCATED N03°06'08"E-100.00' FROM THE SOUTHEAST CORNER OF THE SAID SE1/4 NW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N87°27'30"W-660.59'; THENCE N87°26'11"W-663.10'; THENCE N01°57'11"E-439.50'; THENCE S85°27'28"E-1163.09'; THENCE N00°55'12"E-200.00'; THENCE S86°34'38"E-177.34'; THENCE S03°06'08"W-596.35' BACK TO THE POINT OF BEGINNING, CONTAINING 13.496 ACRES (MORE OR LESS)

LEGAL DESCRIPTION - PHASE 2

LOT 59, HAWTHORN HEIGHTS, AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

CONTACT INFORMATION:

1. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUA.KNIGHT@BLACKHILLSCORP.COM
2. AT&T: BRENT BALDWIN, 1133 EAST HAROLD ST. FAYETTEVILLE, AR 72703, OFFICE: (479) 571-6609 CELL: (479) 200-9022
3. COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR, 72762, (479) 717-3796. KIP.SMITH@COX.COM
4. FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-3130
5. STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3130
6. WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3140
7. ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3159
8. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 NE A STREET, BENTONVILLE, AR 72712 (479) 271-3160
9. PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 SW A STREET, BENTONVILLE, AR 72712 (479) 271-3122
10. BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, JAKE FEEMSTER, 305 SW A STREET, BENTONVILLE, AR 72712 (479) 271-3108
11. CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-5993
12. STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-5002, JPAITH@BENTONVILLEAR.COM

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLEY

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, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
BLUE LAKE SHANTI, LLC. & SHANTI BENTONVILLE, LLC.
2200 N. RODNEY PARHAM #206
LITTLE ROCK, AR 72212

SOURCE OF TITLE: D.R. 2019
PAGE 00813

GENERAL NOTES:

1. 1/2" IRON PINS TO BE SET AT ALL LOT CORNERS.
2. ALL EASEMENTS SHOWN ⊐⊐⊐⊐ MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
4. ERROR OF CLOSURE: EXCEEDS 1:50,000
5. ALL LOTS HAVE AT LEAST A 20 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
6. ALL FRONT BUILDING SET-BACK LINES ARE 20.00 FT. UNLESS NOTED
7. 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.
8. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
9. SIDEWALKS ON LOTS 1, 2, 26 & 29, SHALL BE THE RESPONSIBILITY OF DEVELOPER. SIDEWALKS ON LOTS 3-25, 27, 28, & 30-32, SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIMES OF BUILDING PERMIT ISSUANCE.
10. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
11. THE PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD), 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.

CERTIFICATE OF SURVEYING ACCURACY

I, MARION SCOTT FOSTER, 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 AREA 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. 1467
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
WHITE-DATERS & ASSOCIATES, INC.
#538
ARKANSAS - ENGINEER

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR BENTON COUNTY, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05007C0090J, SEPT. 28, 2007)

WDA **WHITE-DATERS & ASSOCIATES, INC.**
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

FINAL PLAT

LOTS 1-33

HAWTHORNE HEIGHTS PHASE II

AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

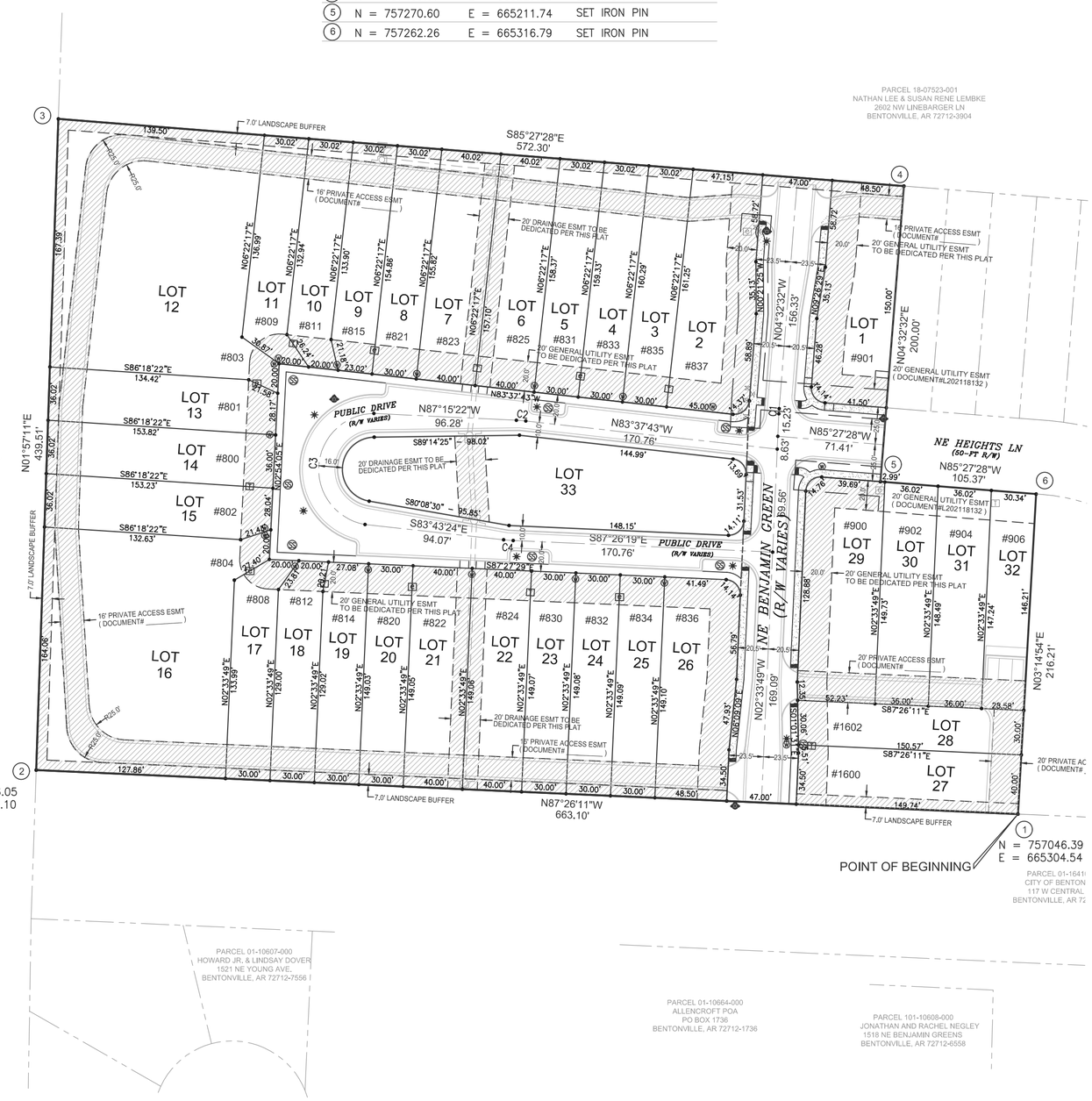
Revised		
Date	08-23-21	
Scale	Hor.	Vert.
Sheet	1 of 3	
FP21-0004		

ARKANSAS STATE PLANE
COORDINATES (NAD83 NORTH ZONE)

1	N = 757046.39	E = 665304.54	FND. 1/2" REBAR
2	N = 757076.05	E = 664642.10	FND. 1/2" REBAR
3	N = 757515.30	E = 664657.08	FND. IRON PIN
4	N = 757469.97	E = 665227.58	SET IRON PIN
5	N = 757270.60	E = 665211.74	SET IRON PIN
6	N = 757262.26	E = 665316.79	SET IRON PIN

LEGEND

- water valve
- fire hydrant
- water meter
- street light
- electric transformer
- electric box
- power pole
- guy wire
- sanitary sewer manhole
- junction box–drainage
- surface inlet–drainage
- curb inlet–drainage
- curb and gutter
- concrete
- straight headwall–drainage
- L–type headwall–drainage
- flared end section–drainage



60 0 60

Scale 1" = 60 ft

LOT AREA

	SQ.FT.	ACRE
LOT 1	7,475	0.172
LOT 2	8,295	0.190
LOT 3	4,823	0.111
LOT 4	4,794	0.110
LOT 5	4,766	0.109
LOT 6	6,309	0.145
LOT 7	6,258	0.144
LOT 8	4,660	0.107
LOT 9	4,562	0.105
LOT 10	4,503	0.103
LOT 11	4,541	0.104
LOT 12	22,760	0.522
LOT 13	5,470	0.126
LOT 14	5,527	0.127
LOT 15	5,426	0.125
LOT 16	21,486	0.493
LOT 17	4,427	0.102
LOT 18	4,370	0.100
LOT 19	4,441	0.102
LOT 20	4,471	0.103
LOT 21	5,962	0.137
LOT 22	5,962	0.137
LOT 23	4,472	0.103
LOT 24	4,473	0.103
LOT 25	4,473	0.103
LOT 26	7,482	0.172
LOT 27	6,000	0.138
LOT 28	4,551	0.104
LOT 29	7,956	0.183
LOT 30	5,368	0.123
LOT 31	5,323	0.122
LOT 32	4,322	0.099
LOT 33	14,416	0.331

PRD ZONING BUILDING SETBACK

FRONT	20-FT
SIDE	3-FT
REAR	20-FT
GARAGE	25-FT

CENTERLINE CURVE DATA

CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	3.45'	1°58'43"	1.73'	100.00'
C2	6.33'	3°37'39"	3.17'	100.00'
C3	111.60'	10°37'05"	1124.42'	37.75'
C4	6.48'	3°42'56"	3.24'	100.00'

LEGAL DESCRIPTION - PHASE 2

LOT 59, HAWTHORN HEIGHTS, AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

WDA WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

FINAL PLAT

LOTS 1–33

HAWTHORNE HEIGHTS PHASE II

AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

Revised		
Date	08–23–21	
Scale	Hor. 1"=60'	Vert.
Sheet	2 of 3	
	FP21–0004	

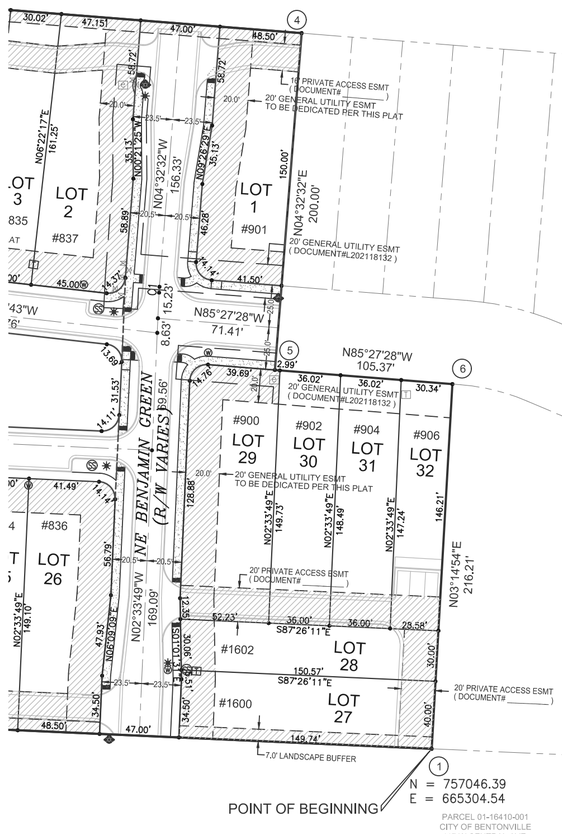
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C3	111.60'	10°37'05"	1124.42'	37.75'
C4	6.48'	3°42'56"	3.24'	100.00'

PRD ZONING BUILDING SETBACK

FRONT	20-FT
SIDE	3-FT
REAR	20-FT
GARAGE	25-FT

LEGEND

- water valve
- fire hydrant
- water meter
- street light
- electric transformer
- electric box
- power pole
- guy wire
- sanitary sewer manhole
- junction box–drainage
- surface inlet–drainage
- curb inlet–drainage
- curb and gutter
- concrete
- straight headwall–drainage
- L–type headwall–drainage
- flared end section–drainage



LOTS 1-23, 56 & 59 HAWTHORNE HEIGHTS PHASE 1 (DOCUMENT#L202118132)

NE HEIGHTS LN (50-FT R/W)

NE J STREET

NE CHAPEL HILL DR

PARCEL 18-07523-000
PAULA K. HENRY
2101 NE J ST.,
BENTONVILLE, AR 72712-8542

PARCEL 01-11774-000
PAUL K & LORI L HATCH
1115 NE ST IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11773-000
NATHAN A I & TRACEY M MCCLURE
1113 STIVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11772-000
MICHELLE S HOFFMAN
1111 NE ST. IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11771-000
CLINTON AND KELSEY WEBSTER
1109 NE ST. IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11770-000
ANDREW J. NEWTON
1107 NE ST. IVES RD.
BENTONVILLE, AR 72712-8448

PARCEL 01-11769-000
DANIEL J. & EMUEJEVOKE E. ELSTEIN
1105 ST IVES RD.
BENTONVILLE, AR 72712

PARCEL 01-11768-000
BEN J. & AMENDA A. LACY
1103 NE ST. IVES RD.
BENTONVILLE, AR 72712

PARCEL 01-11767-000
SCOTT & STEPHANIE MCAULEY
1101 NS ST IVES RD.
BENTONVILLE, AR 72712

PARCEL 01-11797-000
CHAPEL HILL ASSOCIATES LLC
1805 NE CHAPEL HILL DR.
BENTONVILLE, AR 72712

PARCEL 01 11727-000
KERRY L KOTOUC TRUST
1625 NE ROCK ST.,
BENTONVILLE, AR 72712-8444

PARCEL 01-16410-001
CITY OF BENTONVILLE
117 W CENTRAL AVE.
BENTONVILLE, AR 72712-5256

BENCHMARK
SAN. SEWER MANHOLE LID
N - 756928.33
E - 665564.37
ELEV - 1214.83

SE CORNER
SE 1/4 NW 1/4
SECTION 20
T-20-N, R-30-W

PARCEL 01-10664-000
ALLENCROFT POA
PO BOX 1736
BENTONVILLE, AR 72712-1736

PARCEL 101-10608-000
JONATHAN AND RACHEL NEGLEY
1518 NE BENJAMIN GREENS
BENTONVILLE, AR 72712-6558

PARCEL 01-10609-000
MITCHELL TAYLOR ROSS
& ALISHA ANN STAGGS
1516 NE BENJAMIN GREENS
BENTONVILLE, AR 72712-8588

PARCEL 01-10664-000
ALLENCROFT POA
PO BOX 1736
BENTONVILLE, AR 72712-1736

PARCEL 01-10562-000
TERESA WREN & THOMAS WREN
1519 NE DYSART WOODS LANE
BENTONVILLE, AR 72712-8594

PARCEL 01-10563-000
MATTHEW AND ASHLEY HOLDAWAY
1521 NE DYSART WOODS LANE
BENTONVILLE, AR 72712-8594

PARCEL 01-10564-000
TERRY AND JILL PIKE
1523 NE DYSART WOODS LANE
BENTONVILLE, AR 72712-8594

HAWTHORNE HEIGHTS PHASE - 1:

INSTUMENT NO. L202118132

60 0 60

Scale 1" = 60 ft

ARKANSAS STATE PLANE
COORDINATES (NAD83 NORTH ZONE)

1	N = 757046.39	E = 665304.54	FND. 1/2" REBAR
2	N = 757076.05	E = 664642.10	FND. 1/2" REBAR
3	N = 757515.30	E = 664657.08	FND. IRON PIN
4	N = 757469.97	E = 665227.58	SET IRON PIN
5	N = 757270.60	E = 665211.74	SET IRON PIN
6	N = 757262.26	E = 665316.79	SET IRON PIN

WDA WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:

FINAL PLAT

LOTS 1–33

HAWTHORNE HEIGHTS PHASE II

AN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS

Revised		
Date	08–23–21	
Scale	Hor. 1"=60'	Vert.
Sheet	3 of 3	
FP21–0004		