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

Planning Commission
Meeting Agenda
September 7, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_EEtuSNxBTyqLD_8r7cBCeQ

I. Call to Order

II. Approval of August 17 Meeting Minutes

III. Consent Agenda

1. **Lot 1 of Romi Subdivision** — **Lot Split**
   1080 SE 14th Street *(LS21-0040)*

2. **Lot 11 of Dean Maxwell First Addition** — **Lot Split**
   710 NW 5th Street *(LS21-0042)*

3. **Lots 1 & 2 of 102 West Apartments Addition** — **Property Line Adjustment**
   SW 14th Street *(PLA21-0026)*

4. **Rolling Acres Phase 4** — **Preliminary Plat Extension**
   SW Wheatgreass Boulevard *(PP20-0001)*

5. **Walmart Campus Zone 2N** — **Large-Scale Development**
   1400 SE 5th Street *(LSD21-0042)*

IV. 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)*

   1b. A-1, Agricultural to — **Rezoning***
   R-3, Medium-High Density Multifamily Residential
   W Hwy 72 & SW Tater Black *(RZ21-0044)*

V. New Business

1. **Simmons** — **Future Land Use Map Amendment***
   1a. Agricultural to
   Low Density Residential
   2805 East Central Ave. *(RZ21-0046)*

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

1b. A-1, Agricultural to R-1, Single-Family Residential & C-2, General Commercial **Rezoning***
2805 East Central Ave. *(RZ21-0046)*

2. **Chuck & Diane, LLC** **Future Land Use Map Amendment***
2a. Light Industrial to Mixed-Use Commercial
4704 Town Vu Road *(RZ21-0047)*

2b. A-1, Agricultural to C-3, Mixed Use Commercial **Rezoning***
4704 Town Vu Road *(RZ21-0047)*

3. **Upchurch** **Rezoning***
R-1, Single-Fmaily Residential to DN-2, Downtown Medium Desnity Residential
202 Lake Streetv *(RZ21-0049)*

4. **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)*

5. **Buffington Barron, LLC** **Planned Unit Development***
SW Regional Airport Blvd. & SW Fair View Blvd. *(RZ21-0051)*

6. **Bentonville 12, Ltd.** **Rezoning***
PUD, Planned Unit Development to R-3, Medium-High Density Multifamily Residential
407 SW Ranch Road *(RZ21-0052)*

7. **United Industries Temporary Storage Area** **Conditional Use Extension***
Long-Term Temporary Use
SE 5th Street *(CU21-0017)*

VI. Other Business

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

Planning Commission Meeting
Minutes
August 17, 2021

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

Present: Dana Davis, Eric Hipp, Elaine Kerr, Reggie Wright, Joe Haynie, Richard Binns, Rod Sanders
Absent:
Staff: Ellen Norvell, Christian Togmus, Baylea Birchfield, Tyler Overstreet, Jon Stanley, Dan Weese

Motion by Mrs. Kerr, seconded by Mr. Wright to approve the minutes of August 3rd, 2021.
Approved 7-0

Consent Agenda

1. Lots 87 & 88 of Northaven Hills Subdivision, Phase 1, 20 Valley View Circle, LS21-0036

Richard Binns abstains from the vote.
Approved 6-0

Old Business
Item #1
Beach BBQ, Large Scale Development, 1080 SE 14th Street, LSD21-0031
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
A vote for the Large Scale is made
Approved 7-0
Motion by Mr. Sanders, seconded by Mr. Hipp to approve the waiver from Article 1400, Section 1400.08(c)
Approved 7-0

New Business
Item #1a
Deer Creek, Future Land Use Map Amendment, W Hwy 72 & SW Tater Black, RZ21-0044
Jon Stanley reads the staff report.
Opened public hearing
Patty Vanderhoff, 10600 W AR 72 Hwy, speaks her concerns
Hudson Vanderhoff, 10600 W AR 72 Hwy, speaks his concerns (via Zoom)
Stephen Lyle, speaks his concerns
Steve Simpson, 4405 SW 2nd Street
Closed public hearing
Glen Kelly, representative of the owners, speaks on concerns from neighbors
Will Kellstrom, applicant, speak on concerns from neighbors
There is a discussion amongst the Commissioners and Staff.
Applicant requests to table item.
Tabled

Item #1b
Deer Creek, Rezoning: A-1, Agricultural to R-3, Medium-High Density Multifamily Residential, W Hwy 72 & SW Tater Black, RZ21-0044
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Will Kellstrom, applicant, requests to table the item.
Tabled

Item #2
Carr Exempt Trust- Hannah Taylor, Rezoning: R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, 407 SE B Street & 410 SE C Street, RZ21-0045
Jon Stanley reads the staff report.
Opened public hearing
Regina Laman, 438 SE D Street, speaks her concerns
Closed public hearing
Mitch Moore, applicant, speaks on the item
There is discussion amongst Commissioners and Staff.
Approved 7-0

Item #3
Oz Village, Planned Residential Development, 806 NW A Street, PRD19-0006
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
Jared Marley, applicant, 1004 NE Carnahan Ct, speaks on the item
There is discussion amongst Commissioners and Staff.
Approved 7-0

Item #4
Aurora Subdivision Phase 1, Final Plat, 8936 South Morning Star Road, FP21-0001
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 7-0

Item #5
Crystal Flats Phase 2, Large Scale Development, 1401 NE John De Shields Boulevard, LSD21-0040
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Nate Bachelor, applicant, is available to speak on the item, he also mentions a mistake on Staff report from “143-unit expansion…” to a corrected 135-unit expansion.
James Stellers, representative, is available to speak on the item.
A vote for the Large Scale is made

Approved 7-0
Motion by Mr. Sanders, seconded by Mr. Haynie to approve the waiver from Article 501, Section 501.06(f)
Approved 7-0
Motion by Mr. Sanders, seconded by Mr. Hipp to approve the waiver from Article 1100, Section 1100.21(k)
Approved 6-0, with Mr. Wright being absent from vote.
Motion by Mr. Hipp, seconded by Mr. Binns to approve the waiver from Article 1100, Section 1100.21(n)
Approved 6-1
Motion by Mr. Sanders, seconded by Mr. Haynie to approve the waiver from Article 1100, Section 1100.21(e)
Approved 7-0
Motion by Mr. Sanders, seconded by Mr. Wright to approve the waiver from Article 1100, Section 1100.21(e)
Approved 7-0

Motion by Mr. Haynie, seconded by Mrs. Kerr to adjourn.
Meeting adjourned

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

Consent Agenda Items

For the Planning Commission meeting of September 7, 2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on August 10, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 1 of Romi Subdivision, Romi Investments, LLC, 1080 SE 14th Street, C-2, General Commercial, *LS21-0040*

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.

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

Lot Split: Lot 11 of Dean Maxwell First Addition, Abraham Thaddeus Grindle and Kobika Arani Kajenthira, 710 NW 5th Street, R-1, Low Density Single Family Residential, *LS21-0042*

A lot split of Lot 5 of Dean Maxwell First Addition creating new Lot 11 (+/- 0.215 acres) of Dean Maxwell First Addition. The plat dedicates right-of-way along NW 5th Street to meet the requirements of the Master Street Plan and a 15 foot utility easement.

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

Property Line Adjustment: Lot 1 & 2, 102 West Apartments Addition, G & I Properties, LLC, SW 14th Street, R-3, Medium-High Density Multifamily Residential, *PLA21-0026*

A property line adjustment of existing Lot 2 of Macs Addition and the western portion of Lot A of Joe Clement Addition, creating new Lot 1 (+/- 6.30 acres) and Lot 2 (+/- 10.20 acres) of 102 West Apartments Addition. The plat dedicates right-of-way for SW Bright Road as indicated on the Master Street Plan as well as various utility & drainage easements to serve the lots. The plat also dedicates various public access easements to allow cross access to the east and west.

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

Preliminary Plat Extension: Rolling Acres Phase 4, SW Wheatgrass Blvd., R-1, Low Density Single Family Residential, *PP20-0001*

Extension of a Preliminary Plat that proposes the development of a 20 lot subdivision to be known as Rolling Acres Phase IV. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

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

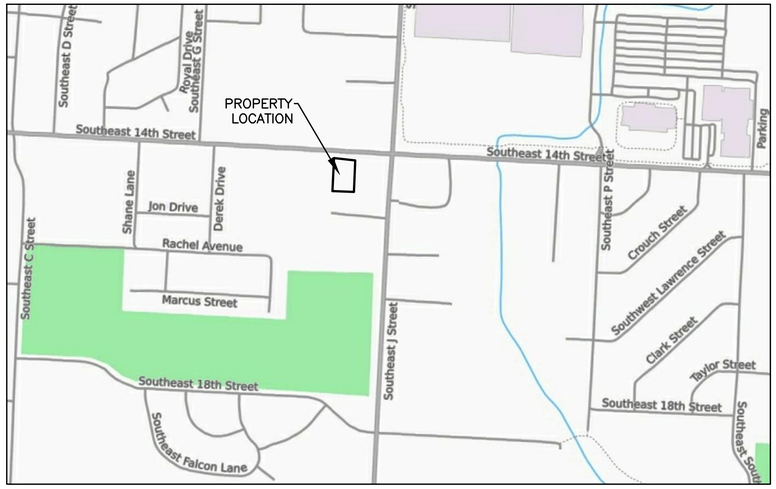
Large-Scale Development: Walmart Campus Zone 2N, Walmart, 1400 SE 5th Steet, PUD, Planned Unit Development, *LSD21-0042*

A large-scale development proposing the construction of a fitness center. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through shared access on S 5th Street. The primary materials on the exterior of the building include glass, architectural metal panel, and concrete.

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



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 Highway 102; 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)	

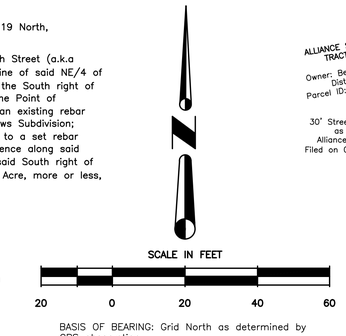
ZONING
CURRENT ZONING IS GENERAL COMMERCIAL (C–2)

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.

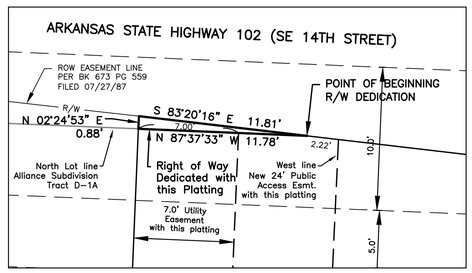
BUILDING SETBACKS
Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department at 479–271–3122.

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

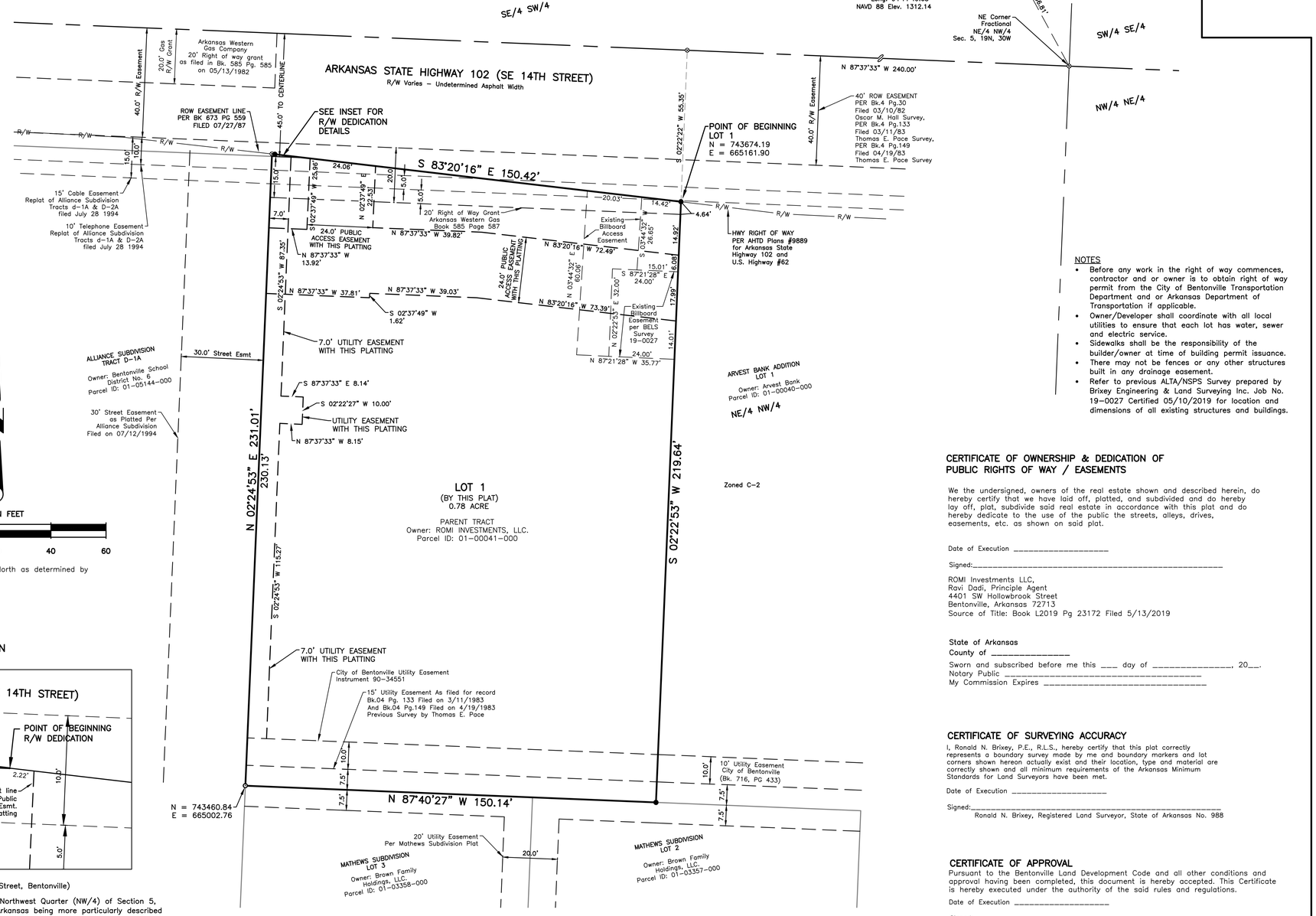
R/W DEDICATION
NOT TO SCALE



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

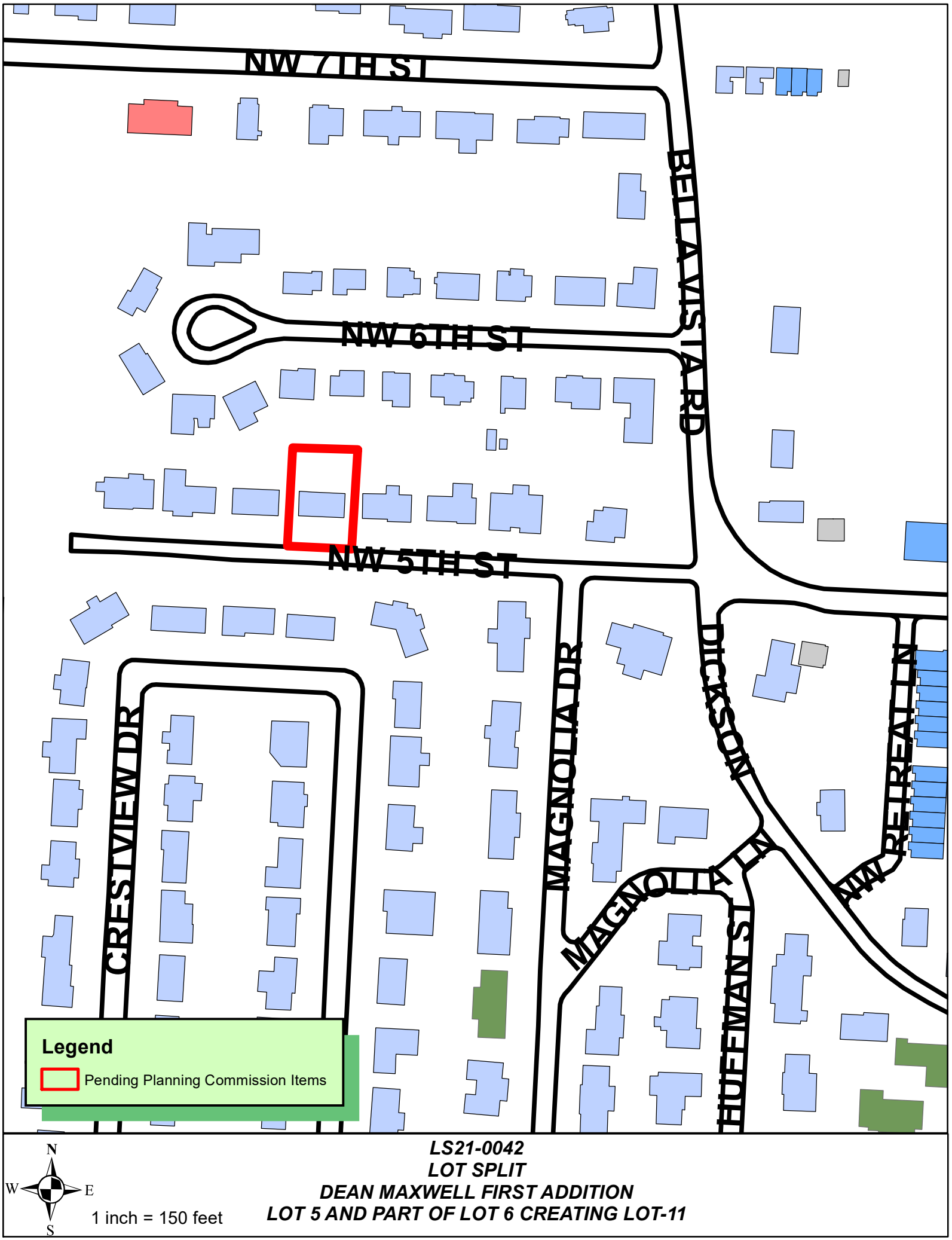
Revisions:
07/27/2021 Addressed City Comments
08/17/2021 Additional City Comments

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 988
SIGNATURE
RONALD N. BRIXEY
2019

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



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

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

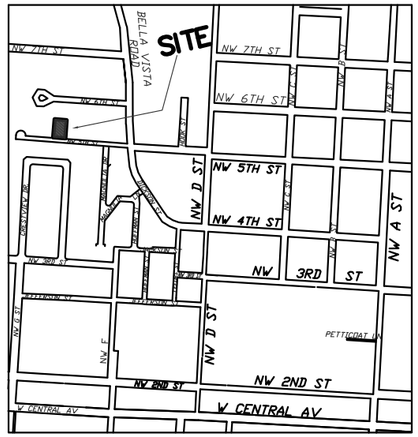
_____
CITY CLERK

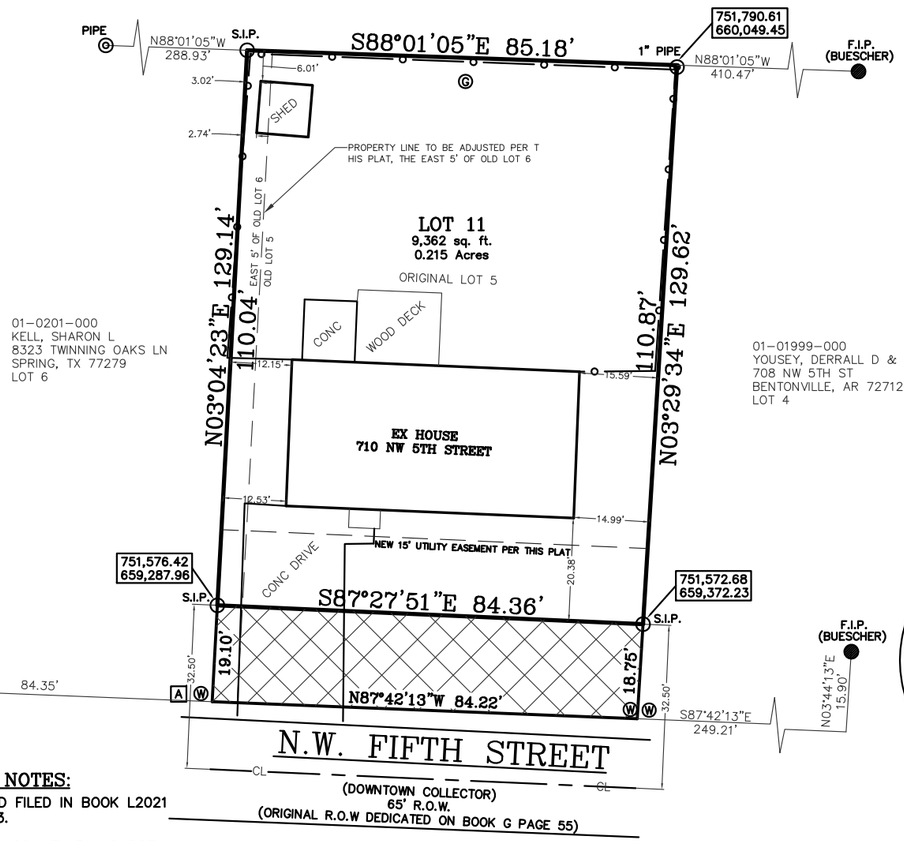
_____
PLANNING COMMISSION CHAIRMAN

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





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.

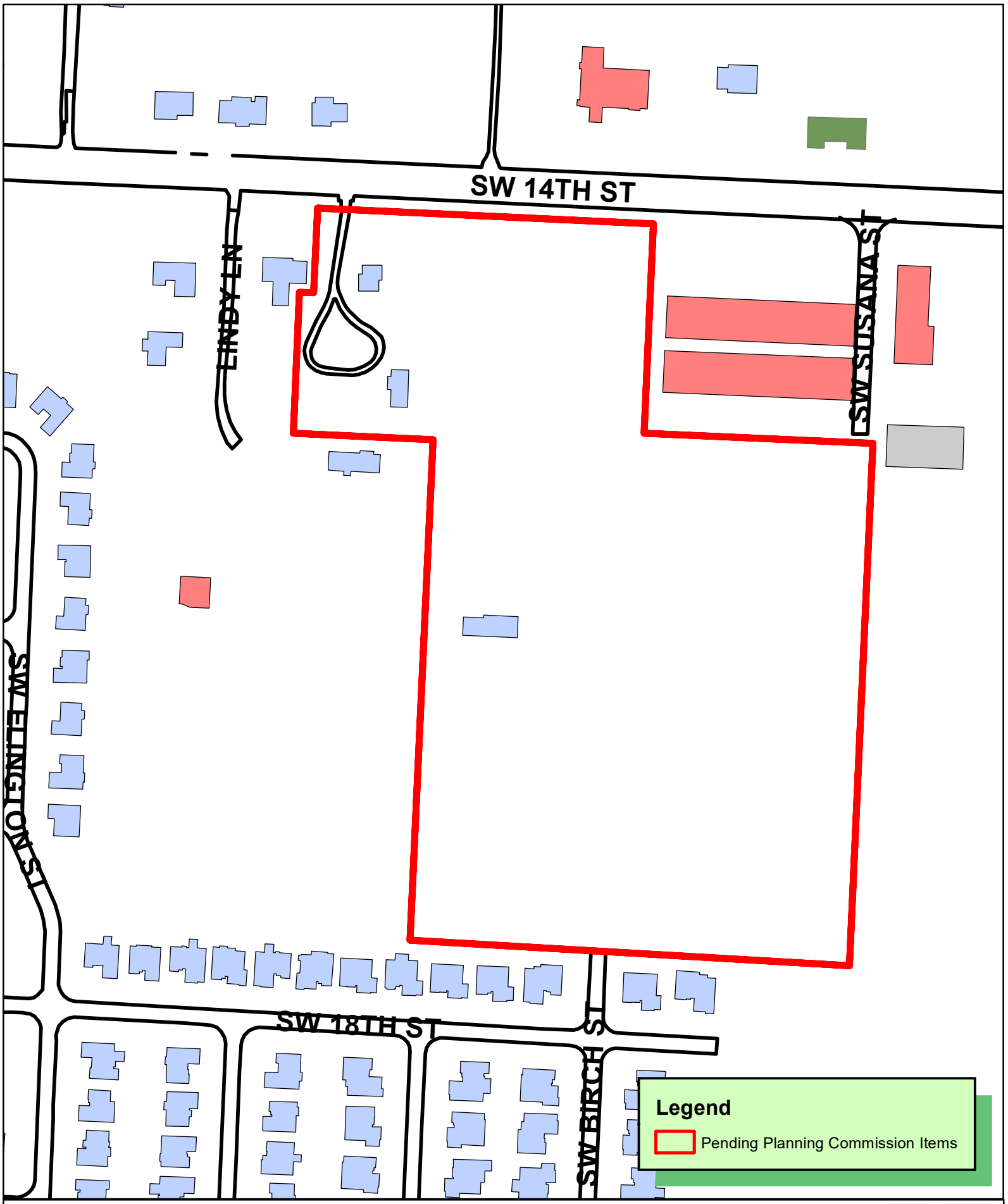
DATE OF EXECUTION: _____

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



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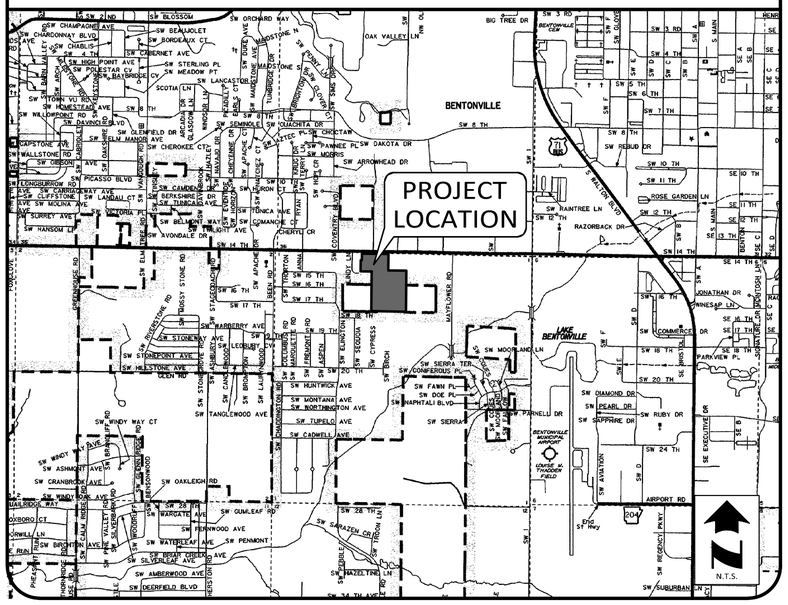
1 inch = 200 feet

PLA21-0026
PROPERTY LINE ADJUSTMENT
102 WEST APARTMENTS ADDITION
LOTS 1-2

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT
102 West Apartments Addition
CREATING Lots 1 & 2
Being part of the NE1/4 NW1/4,
Section 1, Township 19 North, Range 31 West
Bentonville, Benton County, Arkansas

VICINITY MAP



GENERAL NOTES:

- **Basis of Bearing -** Grid North, Arkansas State Plane Coordinate System, North Zone (0301, NAD 83, based on RT Kinematic Observations from a static GNSS base and OPUS post-processed solution, having the following published values: North 36°21'25.9387" Latitude, West 94°13'55.9218" Longitude; Convergence angle = -1°17'56"; combined scale factor = 1.000030215 (grid to ground).
- **Flood Zone Information -** based on graphical plotting only of FEMA FIRM 05007C02535K, Map Revised June 5, 2012, the subject property lies in Zone X - areas determined to be outside the 0.2% annual chance floodplain.
- **Convergence -** at a 5"x 5" concrete right-of-way marker on the south right-of-way of Highway 102, rotate left 1°17'59" for true north.
- Every recorded document reviewed and considered as part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents or facts affecting the parcel.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- 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.
- Current Zoning: R-3, Medium-High Density Multifamily Residential
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- All structures must maintain minimum of 20' clearance from all electric lines.

SURVEYOR
Morrison Shipley Engineers Inc
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Clayton D Crotts
Telephone: (479)-273-2209

OWNER / DEVELOPER
G&I Properties, LLC
1508 N. 2nd Street
Rogers, AR 72756

CERTIFICATE OF SURVEY ACCURACY

I, Clayton D. Crotts, Hereby Certify That This Plat Correctly Represents A Boundary Survey made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Standard of Boundary Survey's and Plats Have Been Met.

Date of Execution: August 23, 2021

FOR REVIEW

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

Arkansas Professional Surveyor, #1834

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.

Filing Block

Date of Execution: _____

Signed: _____
G & I Properties, LLC, Managing Member, Iqbal Makkar

Source of Title:

State Of Arkansas)
) SS
County Of Benton)

Sworn And Subscribed Before Me This Day _____Of _____, 2021.

Notary Public: _____

My Commission Expires: _____

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 Bentonville

PROPERTY LINE ADJUSTMENT

102 West Apartments Addition
CREATING Lots 1 & 2

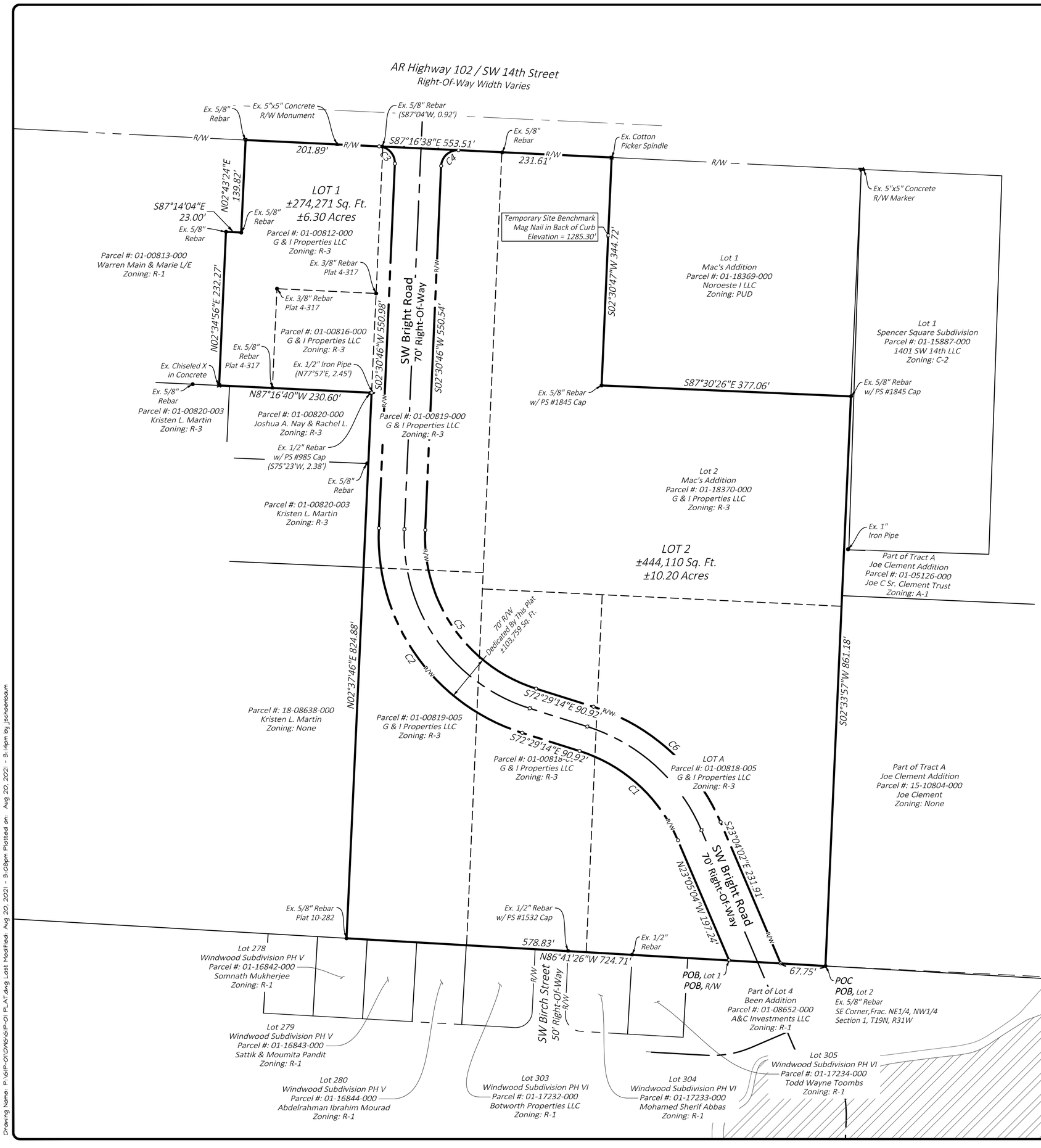
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA21-0026

Project No. GIP-01	Drawn By JDS Checked By CDC
Date 08.23.2021	Sheet 1 of 5

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Drawing Name: P:\GIP-01\DWG\GIP-01 PLAT.dwg Last Modified: Aug 20, 2021 - 3:08pm Plotted on: Aug 20, 2021 - 3:18pm by jschoenbaum



Grid North

100 0 100

Scale in Feet
1" = 100 Feet

Filing Block

FOR REVIEW

LEGEND

- Ex. Boundary Line Being Removed
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- R/W — Dedicated Right of Way
- Ex. Road Centerline
- Ex. Rebar, As Noted
- Ex. T-Post
- Set 1/2" Rebar w/ PS# 1834 Cap
- Set Mag Nail w/ PS# 1834 Washer

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
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C11	222.95'	330.00'	115.92'	S 53° 07' 58" E	218.73'
C12	189.76'	220.00'	101.23'	S 47° 46' 38" E	183.93'
C13	189.01'	330.00'	97.18'	N 13° 53' 44" W	186.44'
C14	240.40'	278.71'	128.25'	N 47° 46' 38" W	233.02'
C15	355.12'	271.29'	208.17'	N 34° 59' 14" W	330.30'

PROPERTY LINE ADJUSTMENT

102 West Apartments Addition
CREATING Lots 1 & 2

Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA21-0026

Project No. GIP-01	Drawn By JDS Checked By CDC
Date 08.23.2021	Sheet 2 of 5

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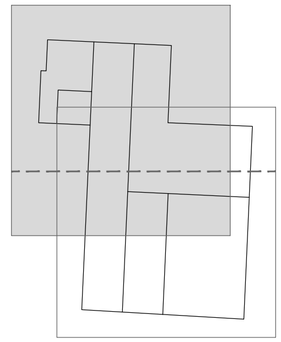
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Filing Block

FOR REVIEW

KEY MAP



Grid North

60 0 60

Scale in Feet
1" = 60 Feet

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Dedicated Right Of Way
- Dedicated Easement Line
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- Ex. Rebar, As Noted
- Ex. Cotton Picker Spindle
- Ex. T-Post
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- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Water Spigot

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

State Plane Coordinates N: 744185.32 E: 654483.47

Ex. 5"x5" Concrete R/W Monument

Ex. 5/8" Rebar (S87°04'W, 0.92')

State Plane Coordinates N: 744159.03 E: 655036.35

Ex. 5/8" Rebar

Ex. Cotton Picker Spindle

S87°16'38"E 553.51'

201.89'

231.61'

N87°29'14"W 206.90'

N87°14'59"W 90.22'

N02°32'55"E 30.04'

S87°31'10"E 70.74'

63.41'

56.59'

Ex. Easement In Favor of SWEPCO Book 95, Page 13873

Ex. 50' General Utility Easement Bk 2015, Pg 19606

40' Public Access Easement Book 2017, Page 402

Ex. 30' Utility Easement 2017-432

Temporary Site Benchmark Mag Nail in Back of Curb Elevation = 1285.30'

S87°14'04"E 23.00'

N02°43'24"E 139.82'

Utility Easement Dedicated By This Plat

Ex. 20' Easement City of Bentonville Book 2003, Page 22464

20' Vacated Access Easement Book _____ Page _____

Ex. 5/8" Rebar

Ex. 5/8" Rebar

75.11'

N02°34'56"E 232.27'

S87°29'14"E 250.41'

27.00'

Ex. 3/8" Rebar Plat 4-317 N87°29'14"W 250.44'

Ex. 3/8" Rebar Plat 4-317

38.5'

31.5'

20'

20'

LOT 1
±274,271 Sq. Ft.
±6.30 Acres

27' Public Access Easement Dedicated By This Plat

Utility Easement Dedicated By This Plat

20' Vacated Utility Easement Book _____ Page _____

S02°30'47"W 344.72'

Ex. 5/8" Rebar

Ex. 5/8" Rebar

Ex. 5/8" Rebar Plat 4-317

Ex. 1/2" Iron Pipe (N77°57'E, 2.45')

N87°16'40"W 230.60'

Ex. Chiseled X in Concrete

Ex. 1/2" Rebar w/ PS #985 Cap (S75°23'W, 2.38')

Ex. 5/8" Rebar w/ PS #1845 Cap

S87°30'26"E 377.06'

Ex. 30' Utility Easement 2017-432

N02°30'46"E 549.84'

S02°30'46"W 550.98'

N02°30'46"E 575.69'

S02°30'46"W 550.54'

N02°30'46"E 452.42'

SW Bright Road
70' Right-Of-Way

R/W

70' R/W Dedicated By This Plat ±103,759 Sq. Ft.

Ex. 5/8" Rebar

N87°19'25"W 20.00'

S02°30'46"W 73.34'

N02°30'46"E 73.28'

N87°29'14"W 73.90'

Utility Easement Dedicated By This Plat

N87°56'53"W 20.00'

S02°30'46"W 26.69'

N02°30'46"E 26.85'

N87°29'14"W 58.41'

N87°29'14"W 359.30'

S87°29'14"E 542.18'

N02°30'46"E 52.84'

MATCHLINE SEE SHEET 4

LOT 2
±444,110 Sq. Ft.
±10.20 Acres

20' Vacated Utility Easement Book _____ Page _____

N87°29'14"W 527.51'

S87°29'14"E 275.66'

S02°30'46"W 20.82'

S88°43'21"E 20.00'

N02°30'46"E 20.38'

S87°29'14"E 202.52'

20' Utility Easement Dedicated By This Plat

C13

C5

C15

C8

C2

C9

N59°24'40"E 63.88'

N59°24'40"E 51.63'

38.6'

31.4'

N72°29'14"W 90.92'

S72°29'14"E 90.92'

N72°29'14"W 90.92'

20' Utility Easement Dedicated By This Plat

Utility Easement Dedicated By This Plat

S02°31'04"W 128.00'

N02°37'46"E 824.88'

PROPERTY LINE ADJUSTMENT

102 West Apartments Addition
CREATING Lots 1 & 2

Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA21-0026

Project No. GIP-01	Drawn By JDS Checked By CDC
Date 08.23.2021	Sheet 3 of 5

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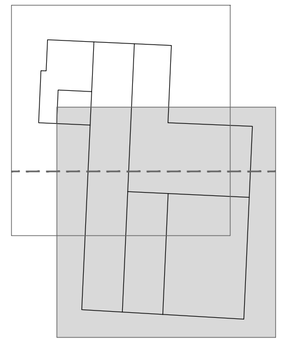
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Filing Block

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KEY MAP



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Scale in Feet
1" = 60 Feet

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PROPERTY LINE ADJUSTMENT

102 West Apartments Addition
CREATING Lots 1 & 2

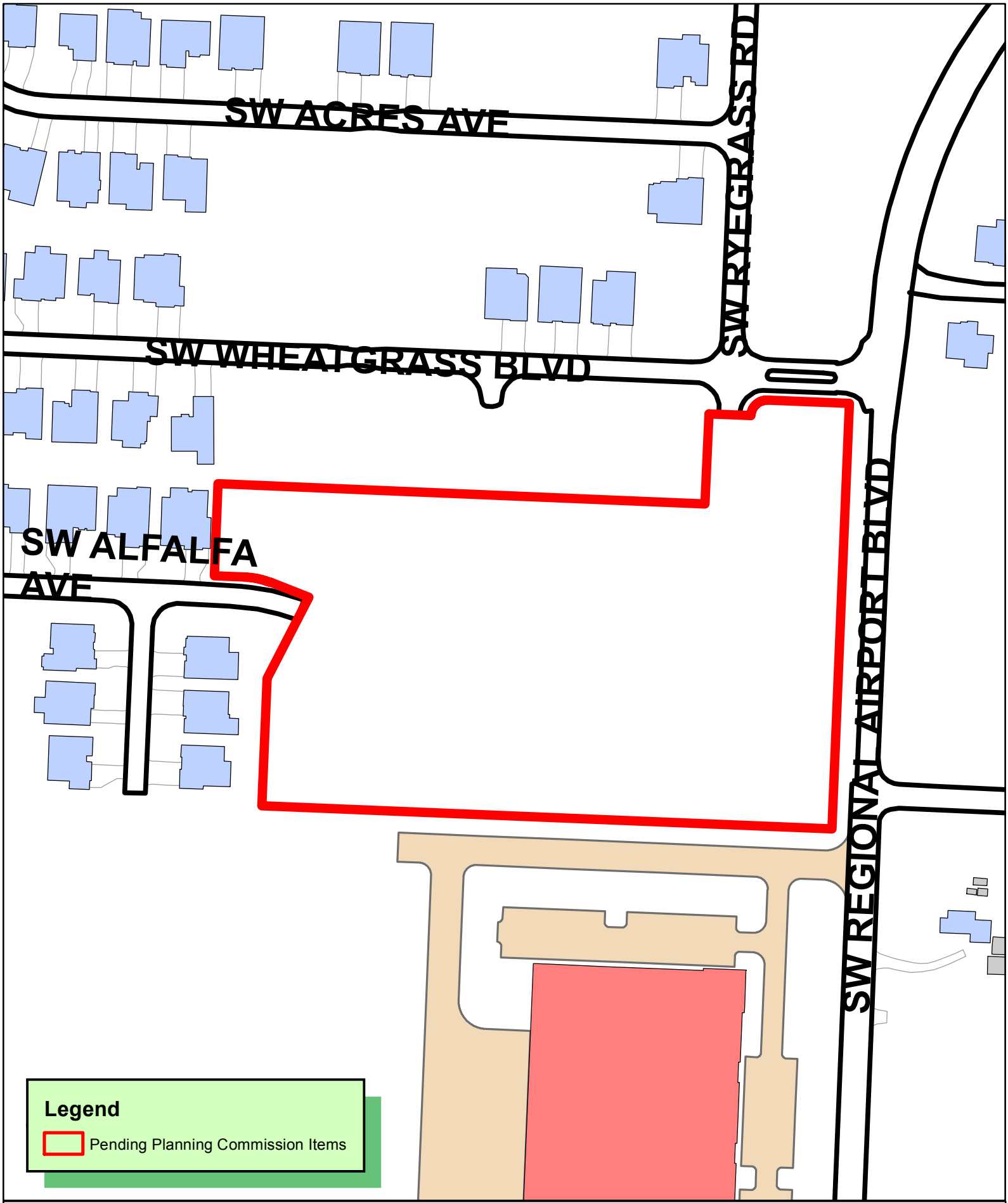
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA21-0026

Project No. GIP-01	Drawn By JDS Checked By CDC
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N
W E
S

1 inch = 150 feet

PP20-0001
PRELIMINARY PLAT
ROLLING ACRES PHASE 4

ROLLING ACRES PHASE IV

A REPLAT OF

LOT 9 ROLLING ACRES PHASE III
BENTONVILLE, ARKANSAS

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF BENTONVILLE.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
PARCEL ID #01-17693-000
CAN-ARK, LLC
4500 N. THOMPSON ST.
SPRINGDALE, AR 72764
CONTACT: RICH RICHARDSON
PHONE: 479-361-8621

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Dan Weese, P.E., City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-3168
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Ellen Norvell
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boydston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

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

City of Bentonville - Water Department
Attn: Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140
pnewbill@bentonvillear.com

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Mike Roberts
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
mroberts@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentoville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 72766
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

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

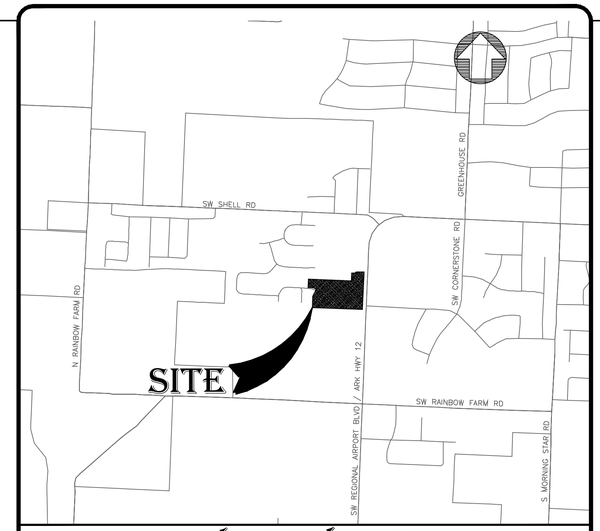
ARKANSAS DOT
ATTN: BEN KERWOOD
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
BENJAMIN.KERWOOD@ARDOT.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

City of Bentonville General Notes:

1. Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way. Work in right-of-way may require a separate permit.
2. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
3. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
4. There may not be fences or any other structures built in any drainage easements.



VICINITY MAP
N.T.S.

CIVIL SHEET LIST	
SHEET NUMBER	SHEET TITLE
C1.0	Cover Sheet
C1.1	Notes and Details
C2.0	Preliminary Plat Cover
C2.1	Preliminary Plat Plan
C2.2	Site Plan
C2.3	Landscape Plan
C3.0	Demolition and Erosion Control I
C3.1	Erosion Control II
C3.2	Ero Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Storm Drain Plan and Profile
C7.0	Roadway Plan and Profile
C8.0	Sanitary Sewer Plan and Profile
C8.1	Sanitary Sewer Plan and Profile
C9.0	Waterline Plan and Profile
C10.0	Details
C10.1	City Details
C10.2	City Details
C10.3	City Details
C10.4	City Details
C10.5	City Details
C10.6	ARDOT Details
C10.7	BEUD Details
C10.8	BEUD Details
C10.9	BEUD Details
C10.10	Structural Details

Phase 4
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SW CORNER OF LOT 53 OF ROLLING ACRES PHASE 2;

THENCE S 35°25'53" E 67.02 FEET, TO A POINT;
THENCE S 87°37'17" E 586.35 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF S 42°37'17" E 28.28 FEET;
THENCE S 02°22'43" W 5.00 FEET, TO THE POINT OF BEGINNING;
THENCE S 87°37'17" E 52.00 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF N 47°22'43" E 28.28 FEET;
THENCE S 87°37'17" E 100.37 FEET, TO A POINT;
THENCE S 02°20'01" W 524.84 FEET, TO A POINT;
THENCE N 87°39'37" W 703.02 FEET, TO A POINT;
THENCE N 02°22'17" E 157.13 FEET, TO A POINT;
THENCE N 27°16'47" E 112.12 FEET, TO A POINT;
THENCE N 68°38'03" W 50.67 FEET, TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 33.09 FEET AND A CHORD BEARING AND DISTANCE OF N 78°06'48" W 32.94 FEET;
THENCE N 87°35'33" W 37.37 FEET, TO A POINT;
THENCE N 02°26'18" E 113.53 FEET, TO A POINT;
THENCE S 87°37'17" E 600.75 FEET, TO A POINT;
THENCE N 02°22'43" E 111.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 303,736.2 SQUARE FEET OR 6.97 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CITY APPROVAL STAMP

PROPERTY DESCRIPTION (ATLAS PG 482)
PARCEL ID #01-17693-000

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

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILIP B. SWOPE 2/3/2020

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

_____
DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

DATE: 01/09/2020
REVISED: 02/03/2020
PP20-0001

C1.0

r:\~swope\19-144 rolling acres phase 4\civil drawings\19-144 - cnd.dwg - Plotted on 2/3/2020 10:06:02 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Duff

PROPOSED FEATURES

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

UTILITY LINES
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

SYMBOLS
- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET

UTILITY SYMBOLS
- SANITARY SEWER
- DRAINAGE MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- LIGHT

FEATURE HATCHES
- ASPHALT
- GRAVEL
- EXISTING PHASE 1, 2, OR 3 NOT A PART
- DRAINAGE EASEMENT

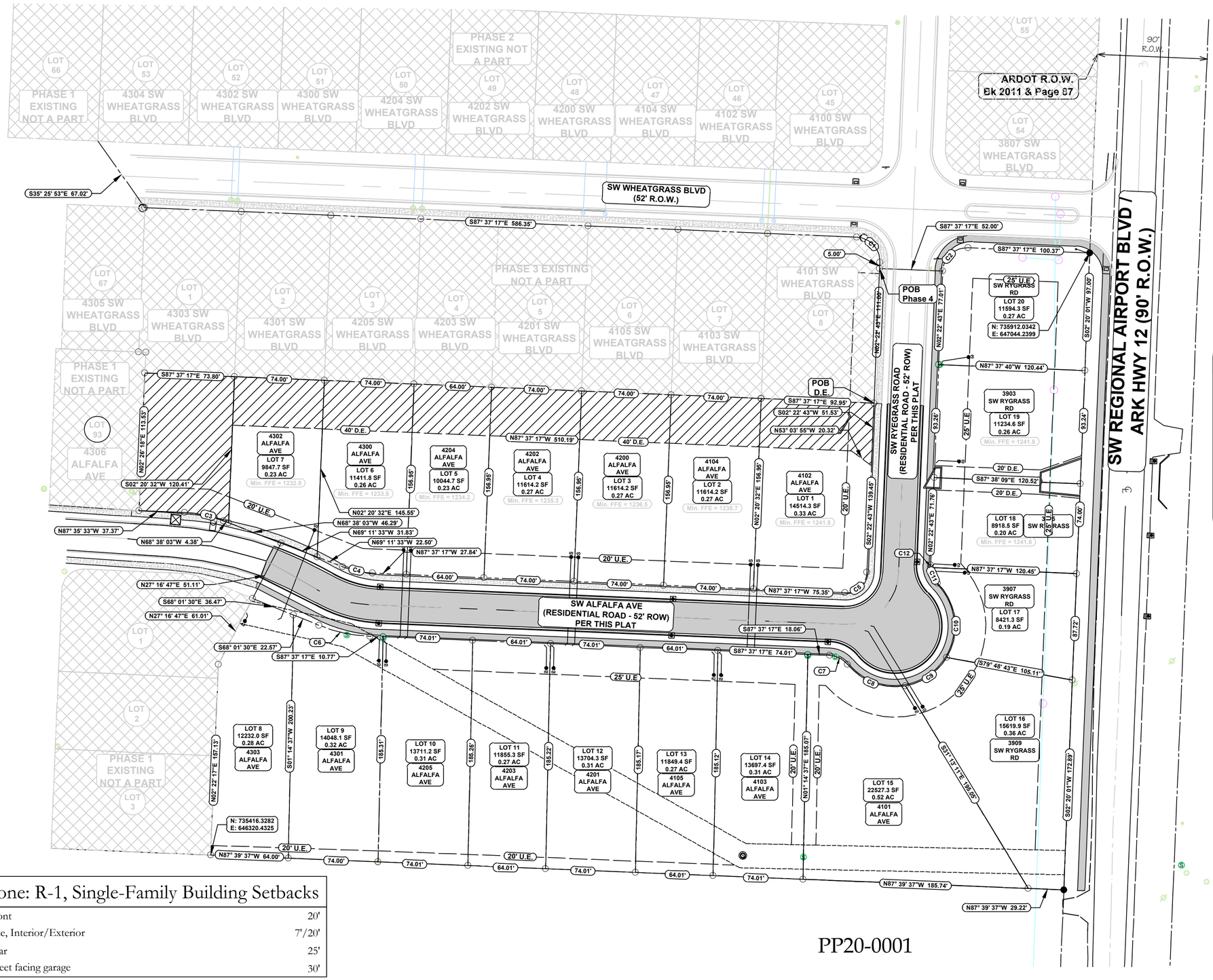
Curve Table

Curve #	Radius	Length	Chord Bearing	Chord Length
C1	20.00	31.42	S42° 37' 17"E	28.28
C2	20.00	31.42	N47° 22' 43"E	28.28
C3	100.00	33.09	N78° 06' 48"W	32.94
C4	74.00	25.31	S77° 49' 24"E	25.19
C5	17.50	27.49	N47° 22' 43"E	24.75
C6	126.00	43.09	N77° 49' 24"W	42.89

Curve Table

Curve #	Radius	Length	Chord Bearing	Chord Length
C7	20.00	16.95	N63° 20' 49"W	16.44
C8	50.00	53.40	N69° 40' 01"W	50.90
C9	50.00	42.40	S55° 26' 33"W	41.15
C10	50.00	66.53	S06° 58' 20"E	61.73
C11	20.00	14.35	S24° 32' 01"E	14.05
C12	20.00	2.22	N00° 47' 56"W	2.22

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT.



Zone: R-1, Single-Family Building Setbacks

Front	20'
Side, Interior/Exterior	7'/20'
Rear	25'
Street facing garage	30'

PP20-0001

Recording Block

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

N W E S

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



VICINITY MAP
N.T.S.

ROLLING ACRES PHASE IV A REPLAT OF LOT 9 ROLLING ACRES PHASE III FOR

CAN-ARK, LLC

SW ALFALFA AVE AND SW RYEGRASS ROAD

BENTONVILLE, AR 72712

PARCEL ID #01-17693-000

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1301 — SIGNATURE — Terry L. Ging

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

Certificate of Authorization № 2831

DRAWN BY:	ZDW	JOB NUMBER	19-144
SUBMITTAL DATE:	01/28/2020	SCALE	AS NOTED
DRAWING NAME:	19-144 - PR.dwg		
SHEET NUMBER:	2	OF	2

r:\-swope\19-144 rolling acres phase 4\civil drawings\19-144 - pr.dwg - Plotted on 2/3/2020 10:06:31 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Duff

PROPOSED FEATURES

FEATURE LINES	SYMBOLS	HATCHES
PROPERTY LINE	OUTFALL STRUCTURE	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	EXISTING PHASE 1, 2, OR 3 NOT A PART
RIGHT-OF-WAY	JUNCTION BOX	DRAINAGE EASEMENT
FENCE	GRATE INLET	
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
FIRELANE STRIPING	WATER METER	
STORM PIPE	POWER POLE	
	LIGHT	
	ELECTRICAL BOX	
	TELEPHONE PEDESTAL	
	GAS METER	

UTILITY LINES

W	WATER LINE
OHE	OVERHEAD POWER LINE
SS	SEWER LINE
	FLOW LINE
GAS	GAS LINE
FO	FIBER OPTIC
TELE	TELEPHONE LINE

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 514 FT
1 SHADE TREE PER 20 FT

514 / 20 = 25.7
26 SHADE TREES REQUIRED
26 SHADE TREES PROVIDED

PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
16		SHANTUNG MAPLE Acer truncatum	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT
10		AMERICAN HORNBEAM Carpinus caroliniana	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 25 FT

WETLAND INFORMATION:

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION:

BASIS OF BEARING:
ARKANSAS STATE PLANE NORTH ZONE (NAD 83).

FLOOD INFORMATION:

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date June 5, 2012.

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

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

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

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

PROJECT ENGINEER

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

PROJECT SURVEYOR

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

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER D. SWEEDEN
No. 2138
11/4/20
STATE OF ARKANSAS

LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. MAINTENANCE GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
8. TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
9. TREE REMOVAL GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

PP20-0001

LANDSCAPE PLAN
ROLLING ACRES PHASE 4
CAN-ARK
ALFALFA AVENUE AND RYGRASS ROAD
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4288 fax

DRAWN BY: DUFF	JOB NUMBER: 19-144
SUBMITTAL DATE: 02/02/2020	SCALE: AS NOTED
DRAWING NAME: 19-144 - PR.DWG	
SHEET NUMBER: C2.3	

r:\~swope\19-144 rolling acres phase 4\civil drawings\19-144 - pr.dwg - Plotted on 2/3/2020 10:06:38 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Duff

PROPOSED FEATURES

FEATURE LINES	SYMBOLS	HATCHES
PROPERTY LINE	OUTFALL STRUCTURE	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	EXISTING PHASE 1, 2, OR 3 NOT A PART
RIGHT-OF-WAY	JUNCTION BOX	DRAINAGE EASEMENT
FENCE	GRATE INLET	
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
FIRELANE STRIPING	WATER METER	
STORM PIPE	POWER POLE	
UTILITY LINES	LIGHT	
W — WATER LINE	ELECTRICAL BOX	
OHE — OVERHEAD POWER LINE	TELEPHONE PEDESTAL	
SS — SEWER LINE	GAS METER	
FLOW LINE		
GAS — GAS LINE		
FO — FIBER OPTIC		
TELE — TELEPHONE LINE		

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

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

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

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

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

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

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

BEUD Notes:
1. Relocation of any existing electrical facilities shall be at the owner's expense.
2. Any changes to the electric feed or service size after the PRECON could result in a delay of the development receiving power AND a charge to the devleoper for the change.
3. Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
4. BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan.
5. Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.

Water & Sewer Notes:
1. Contractor shall be responsible for installing conduit for water services across street. Entire water & sewer services shall be installed by contractor & tap will be performed by City.
2. Sewer service lines shall be SCH-40 PVC.
3. 1" water service line shall be pressure classification rated class 305.
4. No fences shall be placed in water or sewer easments.

Water & Sewer Notes:
See Plan and Profile sheets for additional public water and sewer information.

EX. SS MH B
RIM: 1234.74
(E) INV: 1227.29
(W) INV: 1227.17

EX. SS MH A
RIM: 1242.20
(N) INV: 1232.8
(E) INV: 1232.6

PHASE 3 EXISTING NOT A PART

PHASE 1 EXISTING NOT A PART

4303 SW WHEATGRASS BLVD
4205 SW WHEATGRASS BLVD
4203 SW WHEATGRASS BLVD
4201 SW WHEATGRASS BLVD
4105 SW WHEATGRASS BLVD
4103 SW WHEATGRASS BLVD
4101 SW WHEATGRASS BLVD

SW REGIONAL AIRPORT BLVD / ARK HWY 12 (90' R.O.W.)

SW RYEGRASS ROAD (RESIDENTIAL ROAD - 52' ROW) PER THIS PLAT

SW ALFALFA AVE (RESIDENTIAL ROAD - 52' ROW) PER THIS PLAT

POB Phase 4
POB D.E.

60.1 ft of existing waterline
Connect to existing waterline per city standards
Connect to existing waterline per city standards
8" - 22.5° Fitting
8" - 22.5° Fitting
8" - 45° Fitting
8" - 45° Fitting
8" tee and fire hydrant assembly per city standards

SSMH-6
RIM = 1249.39
SSMH-5
RIM = 1237.14
SSMH 3
RIM = 1234.06
SSMH-4
RIM = 1234.90
SSMH-7
RIM = 1239.06
Existing SSMH-1
RIM = 1227.82
Inv. W: 1223.24
Inv. E: 1223.34
SSMH-2
Existing SSMH-3
RIM = 1241.95

LOT 1 14514.3 SF 0.33 AC
LOT 2 11614.2 SF 0.27 AC
LOT 3 11614.2 SF 0.27 AC
LOT 4 11614.2 SF 0.27 AC
LOT 5 10044.7 SF 0.23 AC
LOT 6 11411.8 SF 0.26 AC
LOT 7 9947.7 SF 0.23 AC
LOT 8 12232.0 SF 0.28 AC
LOT 9 14048.1 SF 0.32 AC
LOT 10 13711.2 SF 0.31 AC
LOT 11 11855.3 SF 0.27 AC
LOT 12 13704.3 SF 0.31 AC
LOT 13 11849.4 SF 0.27 AC
LOT 14 13697.4 SF 0.31 AC
LOT 15 22527.3 SF 0.52 AC
LOT 16 15619.9 SF 0.36 AC
LOT 17 8421.3 SF 0.19 AC
LOT 18 8910.5 SF 0.20 AC
LOT 19 11594.3 SF 0.27 AC
LOT 20 11594.3 SF 0.27 AC

N: 735912.0342
E: 647044.2395
N: 735416.3282
E: 646320.4325

Existing 20' U.E. (D.R. 00 52282)

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT.

PP20-0001

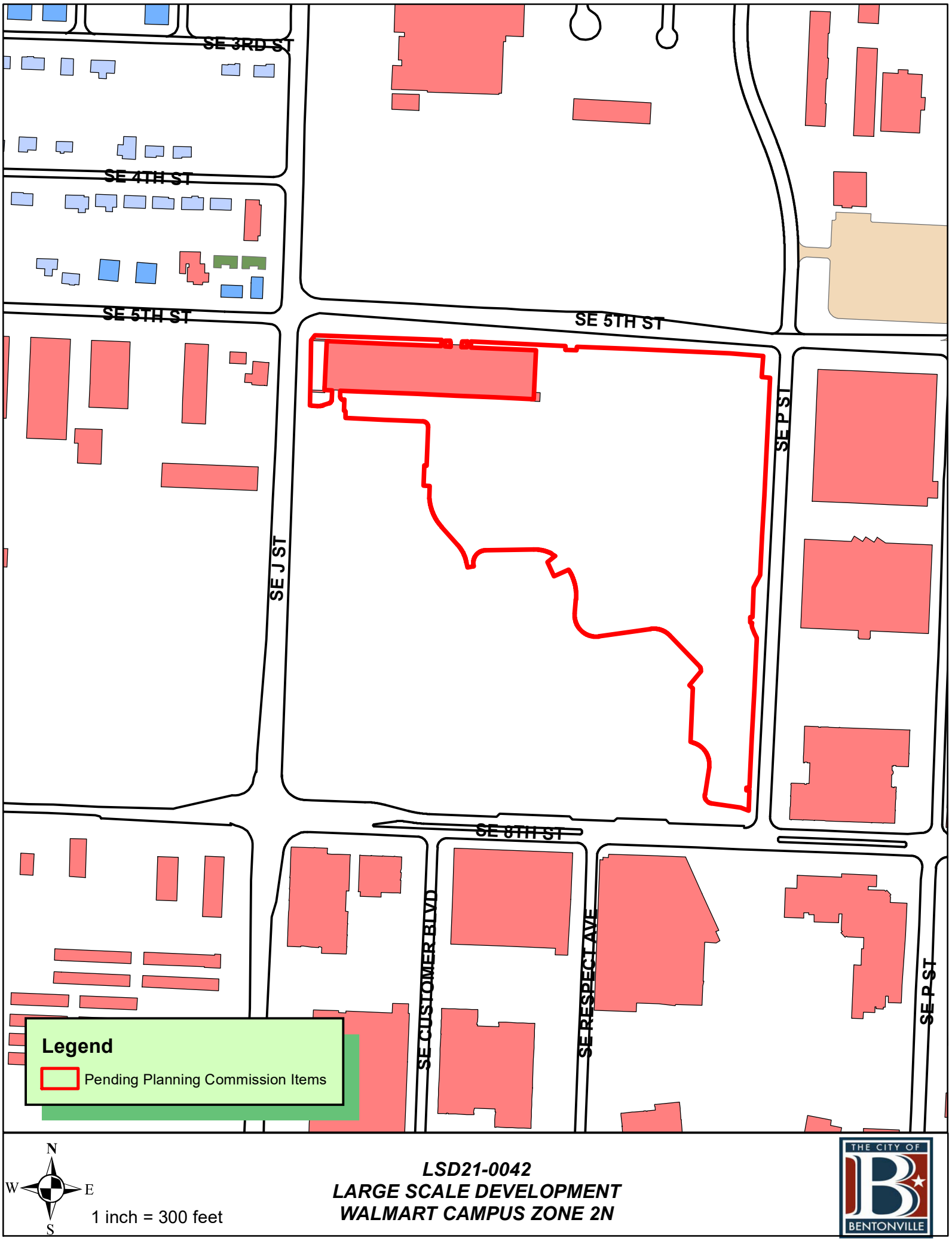
UTILITY PLAN
ROLLING ACRES
PHASE 4
PRELIMINARY PLAT
ALFALFA AVENUE AND RYGRASS ROAD
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.9428 fax

DRAWN BY:	JOB NUMBER: ####
SUBMITTAL DATE: 01/03/2020	SCALE: AS NOTED
DRAWING NAME: 19-144 - PR.DWG	
SHEET NUMBER: C5.0	

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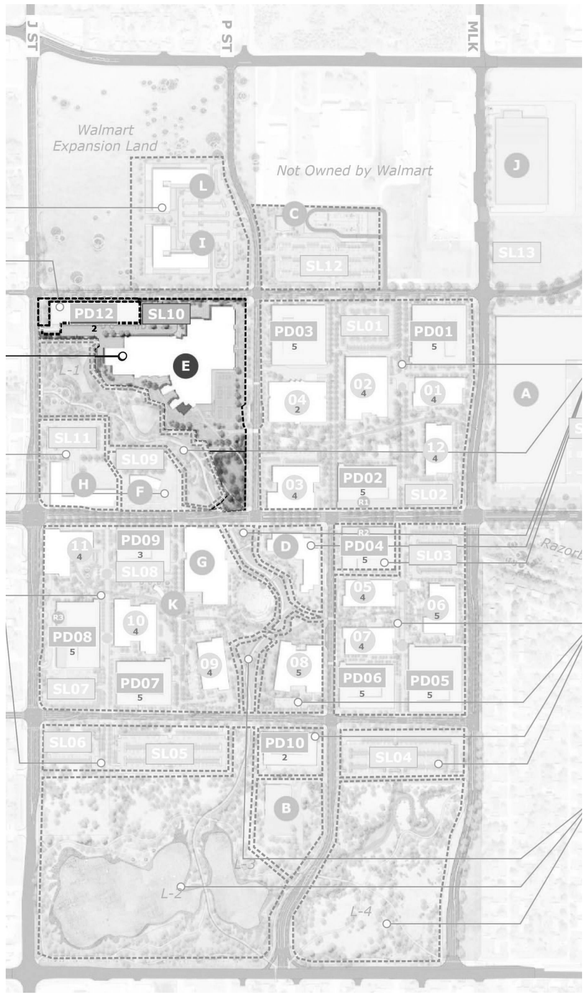


LSD21-0042
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 2N

THE CITY OF BENTONVILLE

WALMART

LSD ZONE 2N



VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION

08.23.2021

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

PROJECT CONTACTS

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CITY OF BENTONVILLE (CONTINUED)

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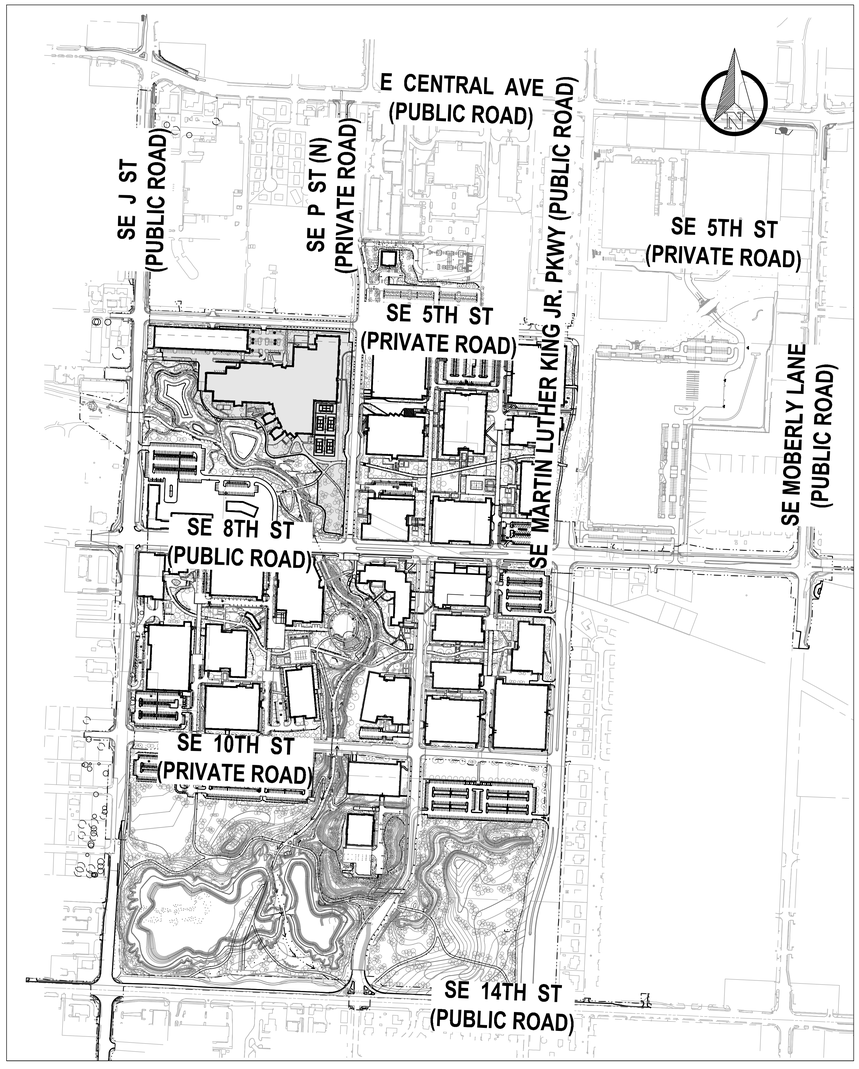
Walmart
FACILITY # 30061-500

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.

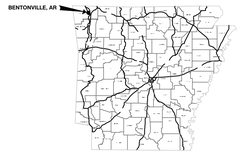
REVISIONS

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



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FACILITY # 300XX-50XX

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ISP DESIGN LIGHTING CONSULTANT

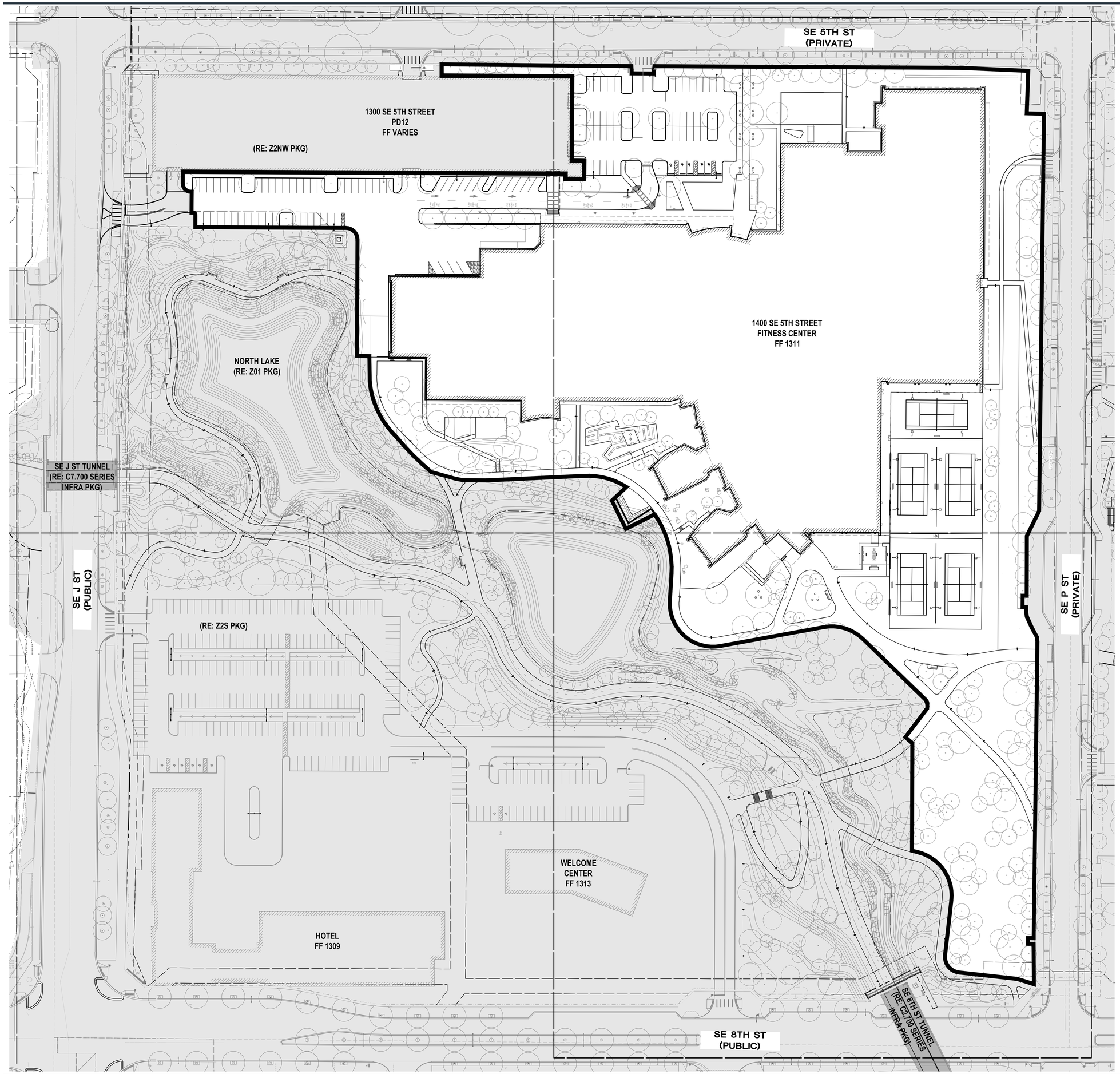
INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 08/23/2021
ASBL COA NO. 719

Know what's below.
Call before you dig.

CITY OF BENTONVILLE NO.: LSD19-0030

THE CITY OF BENTONVILLE

Aug 19, 2021 - 7:12pm \\walterpmoore.com\files\projects\MA\20\20181803 I-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\SITZN\FITNESS CENTER\WMC_SITZN_WRM_C_COVER_MA20181803109.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

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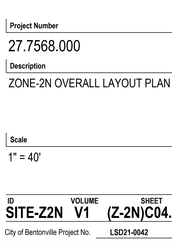
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ISP DESIGN LIGHTING CONSULTANT

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

City of Bentonville Project No. LSD21-0042

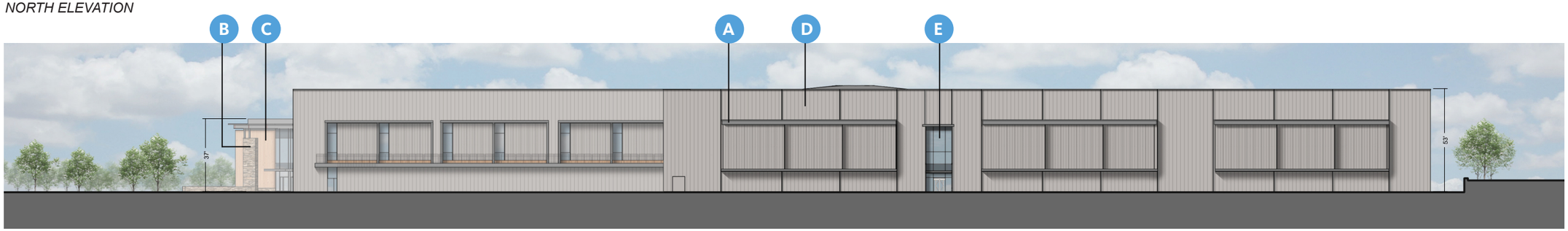
811 Know what's below. Call before you dig.

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Aug 19, 2021 - 1:24pm \\walterpmoore.com\files\projects\MO\20181\18931-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\SP2N\FITNESS CENTER\WMC_SP2N_E_VPM_C_OV_M0318931109.dwg



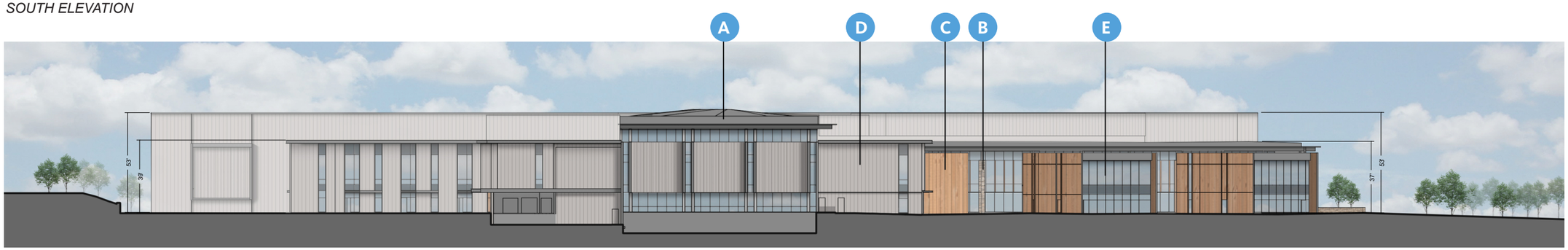
NORTH ELEVATION



EAST ELEVATION



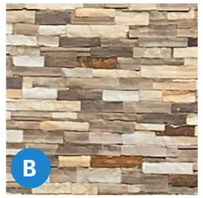
SOUTH ELEVATION



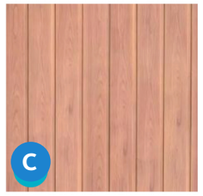
WEST ELEVATION



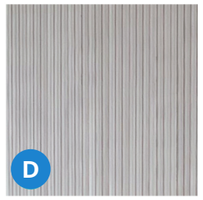
MCM1 - Florupon Classic II



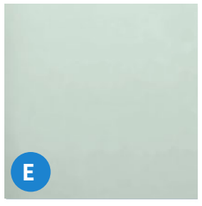
ST1 - Hackett Blue-Brown Multi-Strip



CL7 - Concrete Panel



MWP (1,2,3) - Metal Wall Panel, min. 24 ga



GL1 - Vision Glass

View from SW



View @ North Entry



Exterior Vignette : Front Porch



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

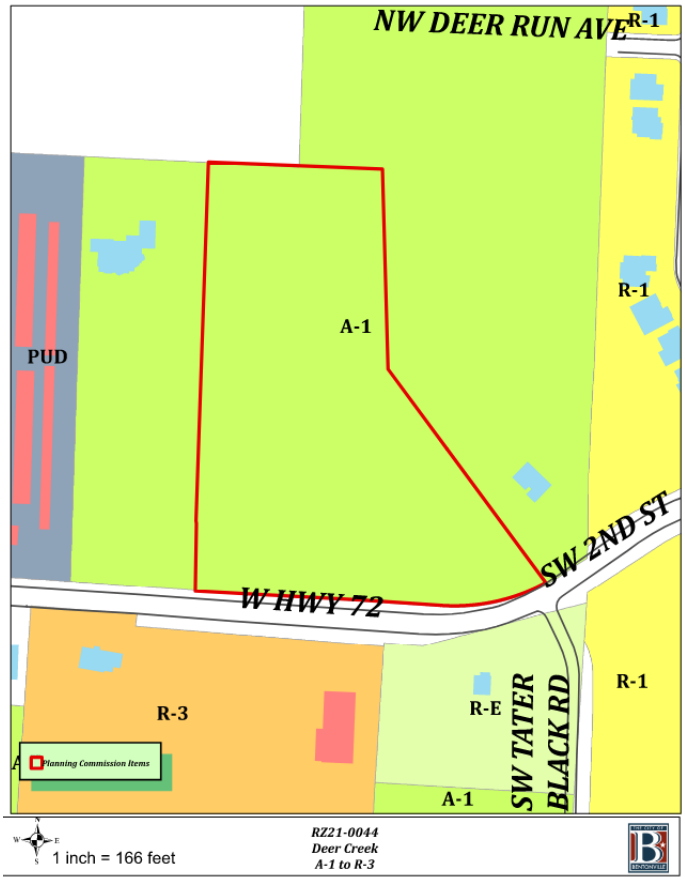
Deer Creek

W Hwy 72 & SW Tater Black Road
PC Date: 9/7/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0044
Applicant / Current Owner	Deer Creek, LLC
Site Area	+/- 9.39 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at W Hwy 72 and SW Tater Black Road. The property is currently zoned A-1, Agricultural. Surrounding zoning districts are A-1, Agricultural to the north, east, and west, R-3 Medium-High Density Multifamily Residential to the south, and R-E, Residential Estate to the south.

Relationship to the Bentonville Community Plan
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.

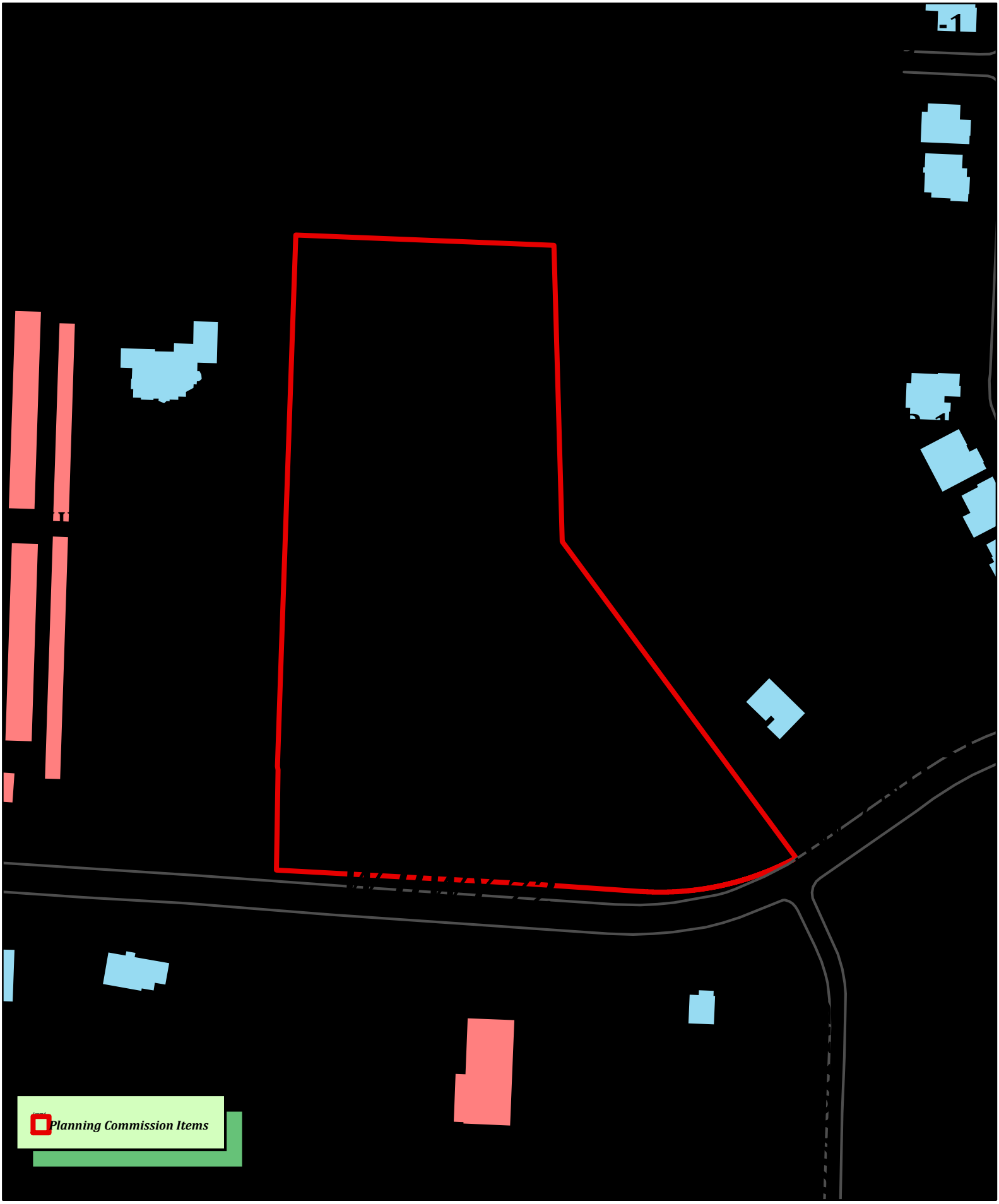
The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Community Plan. This area focuses on development in areas close to existing infrastructure in order to capitalize on municipal investment that has already taken place (pg. 44).

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

Analysis
The intent of the R-3 district is to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities exist 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.

This rezoning request is not consistent with the Future Land Use Plan, however it is consistent with surrounding zoning districts as there are existing R-3 lots directly to the south.

Conclusion
This rezoning request is consistent and compatible with existing land use patterns. Staff recommends approval of the Future Land Use Map Amendment and the rezoning request.



N
W E
S
1 inch = 166 feet

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

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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ANDREW T. CURRY, P.A.
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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.
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 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

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

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.
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

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.

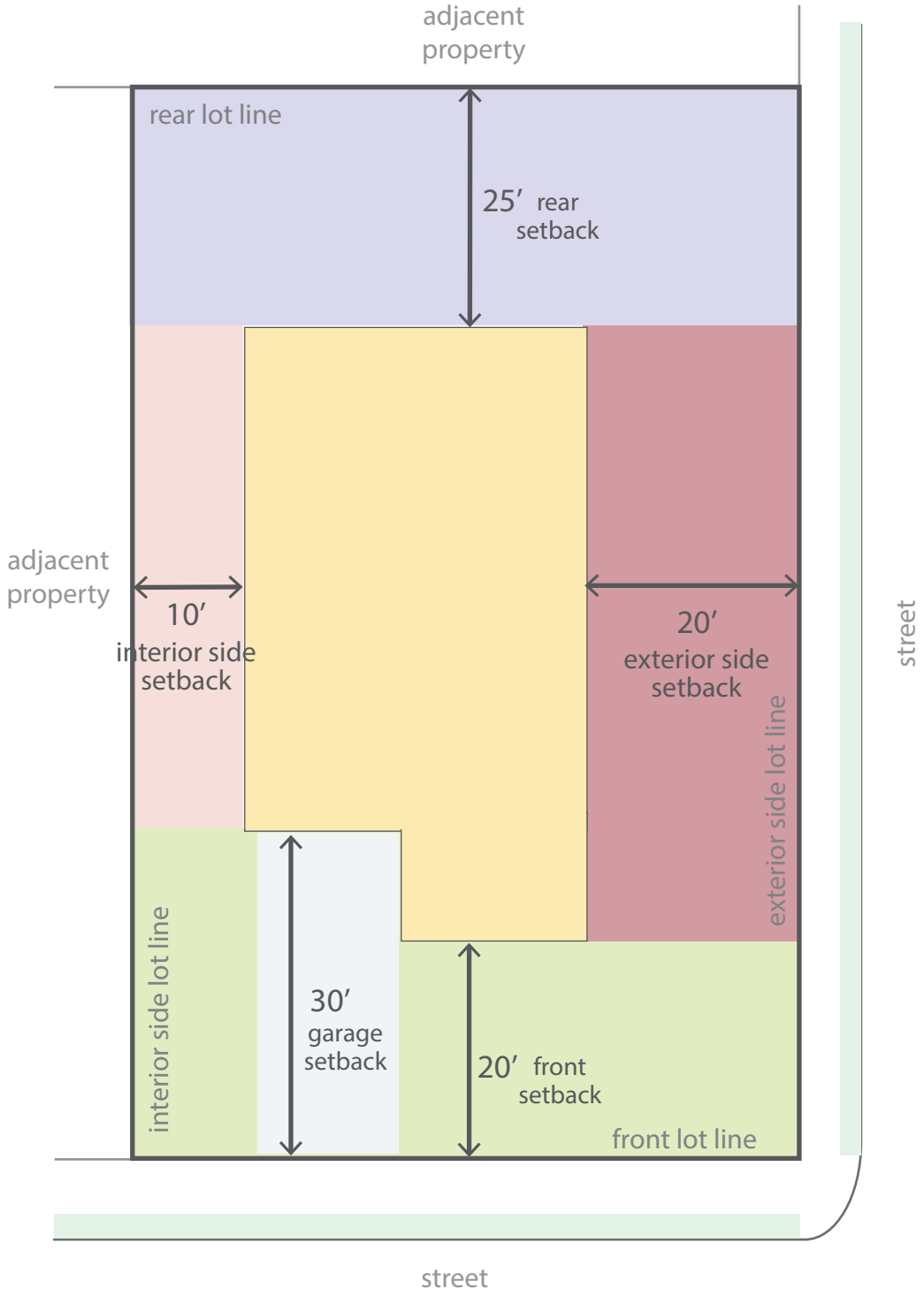
Land Uses:

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

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

Setback Illustration



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Patsy H. Simmons Revocable Trust

2805 E Central Avenue

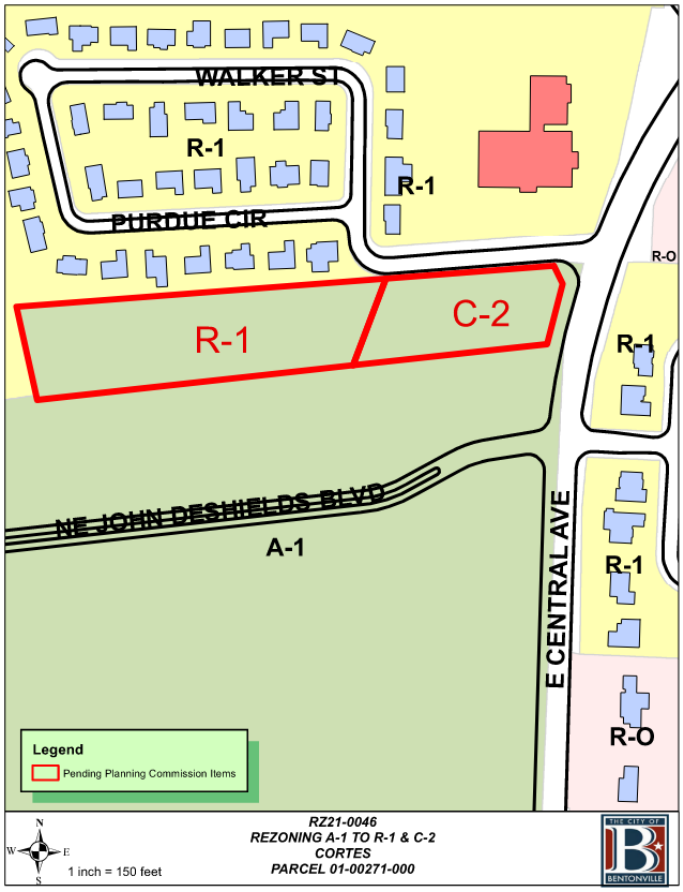
PC Date: 9/7/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0046
Applicant / Current Owner	Patsy H. Simmons Revocable Trust
Site Area	+/- 3.74 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Low Density Single Family Residential and C-2, General Commercial
Future Land Use Map Designation	Agricultural (A) to Low Density Residential (LDR) and General Commercial (GC)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 2805 E Central Avenue. The property is currently zoned A-1, Agricultural. Surrounding zoning districts are R-1, Low Density Single Family Residential to the north, east, and west, and A-1, Agricultural to the south.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Agricultural. The applicant is requesting a change in the Future Land Use Plan to Low Density Residential and General Commercial. Low Density Residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. These areas represent the predominate form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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 while minimizing the impacts of parking through site design and landscaping.

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

Public Comment

Staff has received public comments regarding this rezoning request.

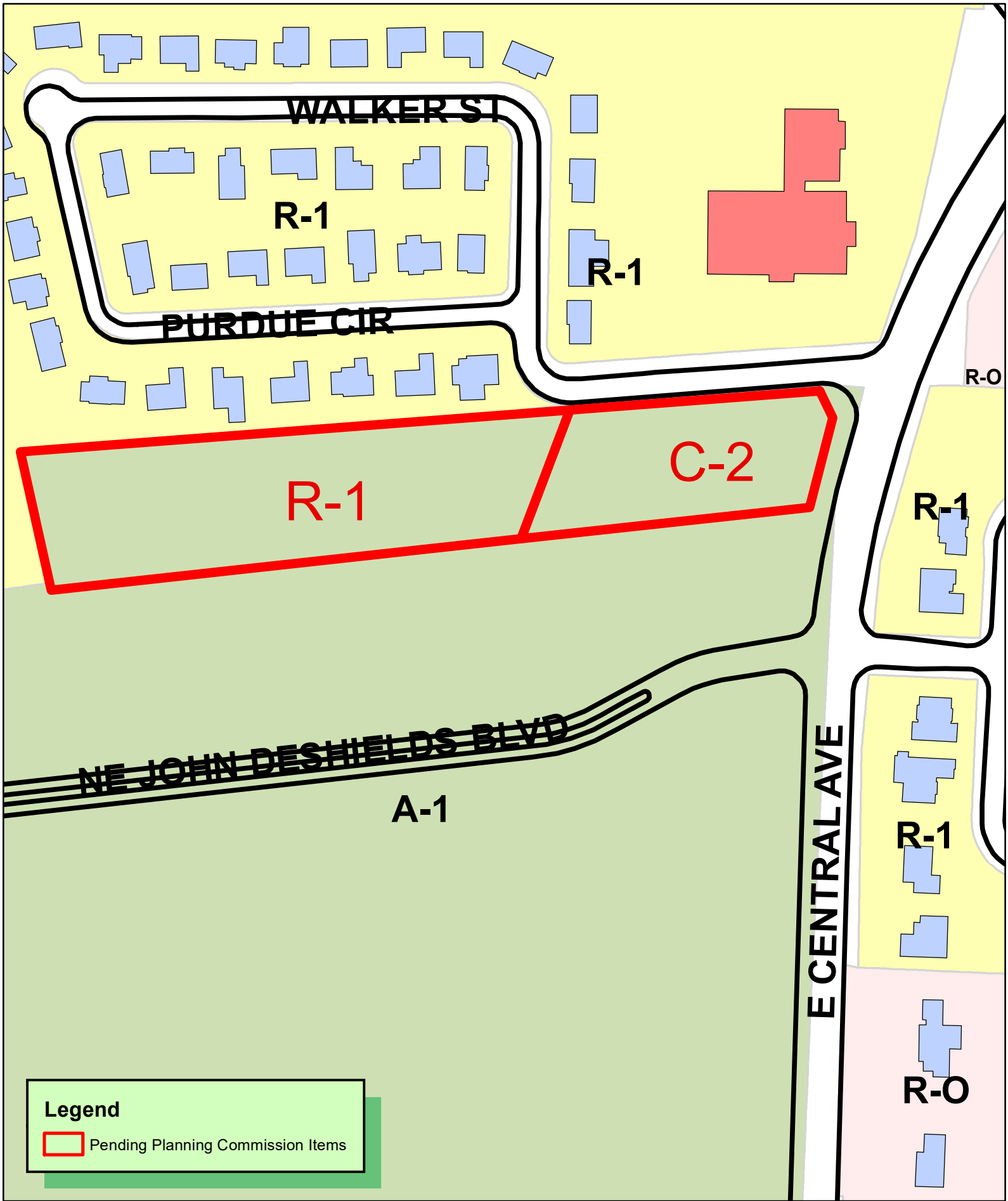
Analysis

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. The C-2 district represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. The 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.

This request is not consistent with the Future Land Use Plan, which is why the applicant has requested a map amendment. The rezone to R-1 is consistent with surrounding zoning districts, but the rezone to C-2 is not.

Conclusion

The rezoning request to R-1 is consistent and compatible with existing land uses. The rezoning request to C-2 is not compatible with the surrounding neighborhood uses, but staff would support a request to C-1 as that would provide a smoother transition from the single-family homes. Staff recommends approval of the Future Land Use Amendments and the rezoning to R-1, but not the rezoning to C-2.



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

NOTICE OF INTENT TO REZONE

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

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

The legal description of the property is as follows:

See attached Legal Description:

The common description of the property is: 2805 East Central Avenue

Proposed land use: Single Family Residential

The public hearing will be held September 7 20 21 at 4:00 p.m. It will be held at the Commission Chambers @ Bentonville City Hall, 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 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:

It would lower the value of my home. Too much traffic and too many neighbors RIGHT IN MY BACKYARD. This would ruin the asethic and attract an undesirable population to the neighborhood. Also concerns of watershed issues, and have a detrimental effect on area wildlife. Not to mention the light pollution that all of this would cause in my backyard would be a nightmare!

Please keep this area agricultural! Rezoning it will RUIN my family's home!

Signature and Physical Address

Jillian R Newman

Signature and Physical Address

2609 Purdue Circle
Bentonville, AR
72712

Over-crowding is unattrative when there are already so many un-used lots in this town that already have foundations and need dealt with.

NOTICE OF INTENT TO REZONE

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

A-1, Agricultural to C-2, General Commercial

The legal description of the property is as follows:

See attached Legal Description.

The common description of the property is: 2805 East Central Avenue

Proposed land use: Commercial

The public hearing will be held September 7 20 21 at 4:00 p.m. It will be held at the Commission Chambers @ Bentonville City Hall, 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 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:

I'm concerned it would lower the value of my home. I'm also concerned about the infringement of my privacy if multi-family, multi-level units were built. This space

M. J.
Signature and Physical Address

2609 Purdue Cir
Bentonville, AR 72712

Signature and Physical Address

TURN OVER

is also home to a lot of natural wildlife, and this construction would not only destroy their natural habitat, but push them into the surrounding neighborhood. This land should be zoned as a protected prairie, as there are so few of these left and it provides one of the last prairie habitats in the immediate vicinity. Rezoning will destroy the livability of both my home and my neighbors' homes, resulting in a reduction in property value for all of our properties. This lot was clearly never meant used in the manner it is being proposed for now. One look at the lot in person makes this very clear. Please consider this issue critically & ~~honestly~~ honestly. Please don't destroy the livability & value of my family's home so another developer can make money at the expense of the community's best interest. Please protect the intrest of those whose lives & property will be negatively affected if this rezoning proposal is allowed to move forward.

With Concern,

Matt Newman

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.

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

R-1, Low Density Single Family Residential

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

R-1, Low Density Single Family Residential

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

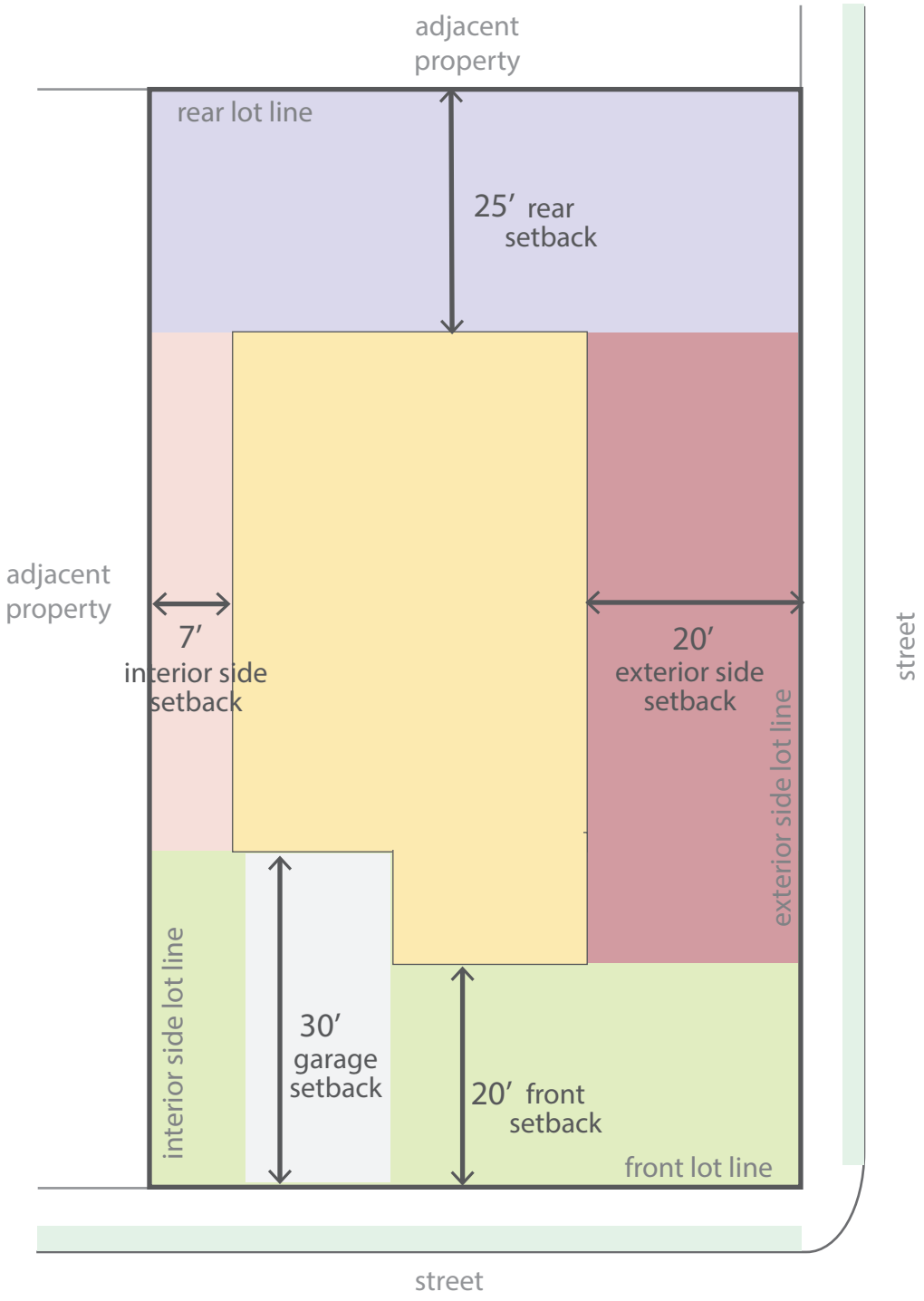
Land Uses:

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

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R-1, Low Density Single Family Residential

Setback Illustration



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

C-2, General Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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

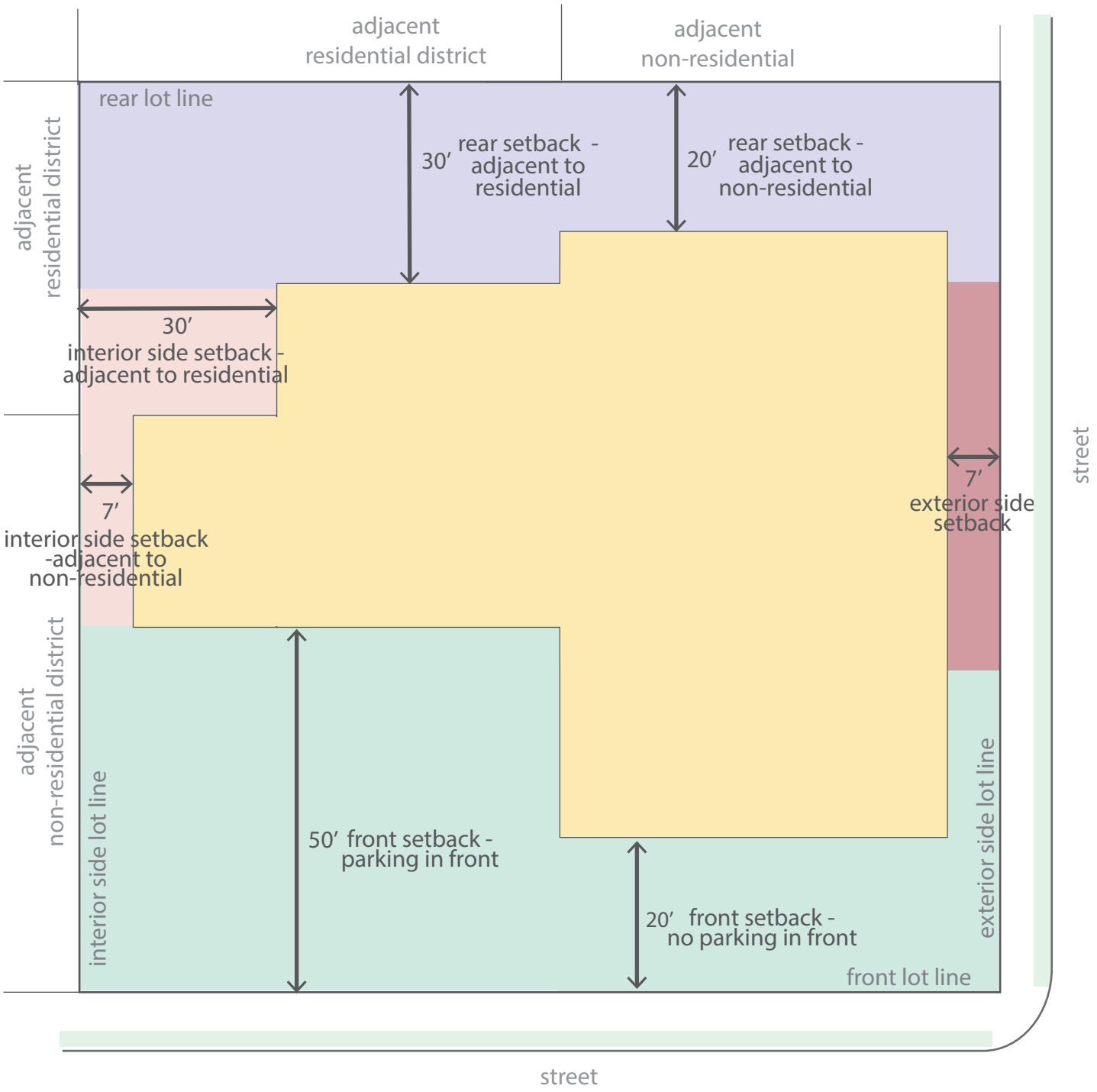
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

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

C-2, General Commercial

Setback Illustration



Updated May 2020

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Chuck & Diane, LLC

4704 Town Vu Road
PC Date: 9/7/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0047
Applicant / Current Owner	Chuck & Diane, LLC
Site Area	+/- 1.91 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Central Commercial
Future Land Use Map Designation	Light Industrial to Mixed-Use Commercial

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 4704 Town Vu Road. The property is currently zoned A-1, Agricultural. Surrounding zoning districts are R-1, Single-Family Residential to the north and west and A-1, Agricultural to the east and south.

Relationship to the Bentonville Community Plan
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 encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking should be sited and designed to not be detrimental to the character of the area.

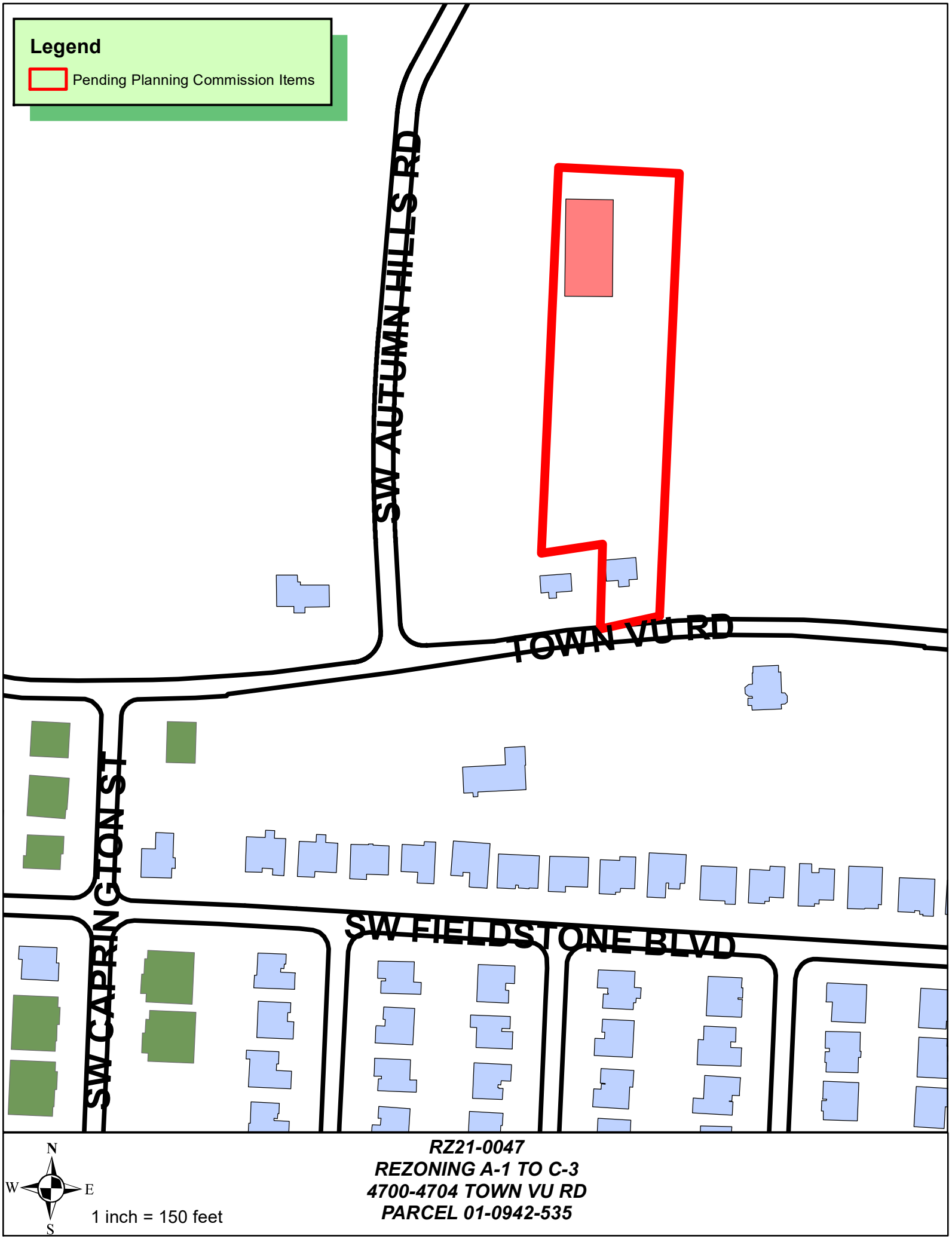
The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Land Use Plan. This area is focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place (pg. 44).

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

Analysis
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.

This rezoning request is not consistent with the Future Land Use Plan and is not consistent with the surrounding zoning districts.

Conclusion
This rezoning request is not consistent and not compatible with the existing land use patterns. Staff recommends denial of the Future Land Use Map Amendment and the rezoning request.



RZ21-0047
REZONING A-1 TO C-3
4700-4704 TOWN VU RD
PARCEL 01-0942-535

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

Response from BRIAN DURBEE 407 SW Autumn Rd, Bentonville, AR (Future home site)
Tax Payer Address of 95 MINGES Rd N, BATTLE CREEK, MI 49015

NOTICE OF INTENT TO REZONE

Chuck & Dianne LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to C-3, Central Commercial

The legal description of the property is as follows:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW ¼ OF THE NE ¼, THENCE NORTH 89° 46'32" EAST 561.00 FEET, THENCE NORTH 274.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 78° 53'40" WEST 80.00 FEET, THENCE NORTH 00° 01'20" EAST 100.00 FEET, THENCE SOUTH 78° 53'40" WEST 80.00 FEET, THENCE NORTH 494.50 FEET, THENCE EAST 157.18 FEET, THENCE SOUTH 00°

~~The common description of the property is:~~ 4704 Town Vu Rd

Proposed land use: Commercial

The public hearing will be held August 17 20 21 at 4:00 p.m. It will be held at the Bentonville Commmunity Center, 1101 SW Citizens Circle.

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

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

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

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

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

Will lower my Property value. Before Purchasing my LOT TO BUILD ON I CAREFULLY VERIFIED SURROUNDING ZONING. I WOULD NOT CHOSE TO BUILD A $500,000+ HOME NEXT TO COMMERCIAL. THIS WOULD, IN MY OPINION, BE A FAILURE TO CONTROL COMMERICAL TO A CORRADOR OF COMMERICAL ~~ENTERPRISE~~ ENTERPRIZE SPACES.

Brian K Durbee
Signature and Physical Address
4075 AUTUMN HILL RD
BENTONVILLE, AR

Signature and Physical Address

I ASK THE BOARD MEMBERS TO CONSIDER HOW THEY WOULD PERCEIVE THE CHANGE NEXT TO THEIR OWN HOME OUT THE BACK DOOR.

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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

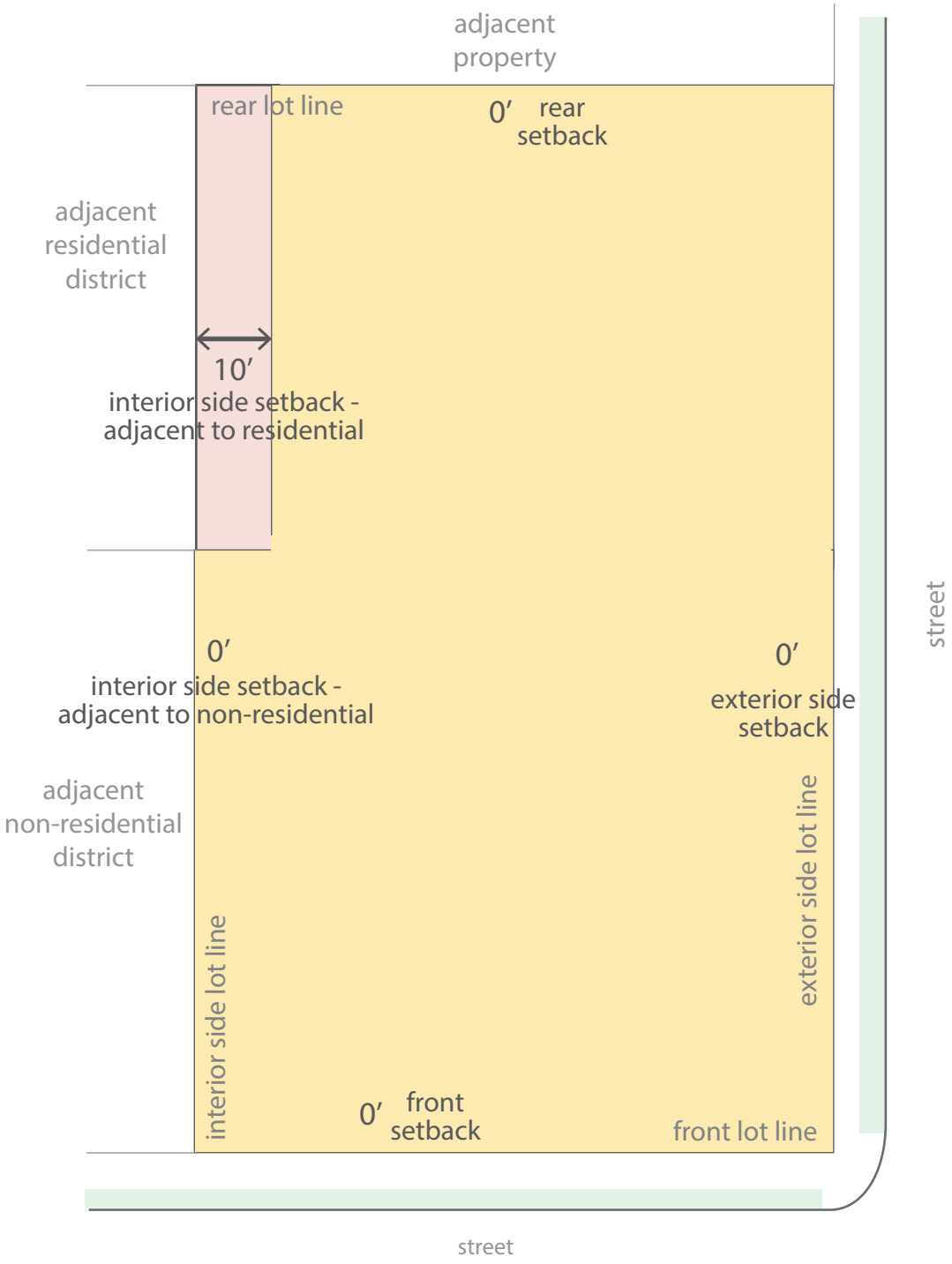
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

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C-3, Mixed- Use Commercial

Setback Illustration



Updated May 2020

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.

REZONING STAFF REPORT

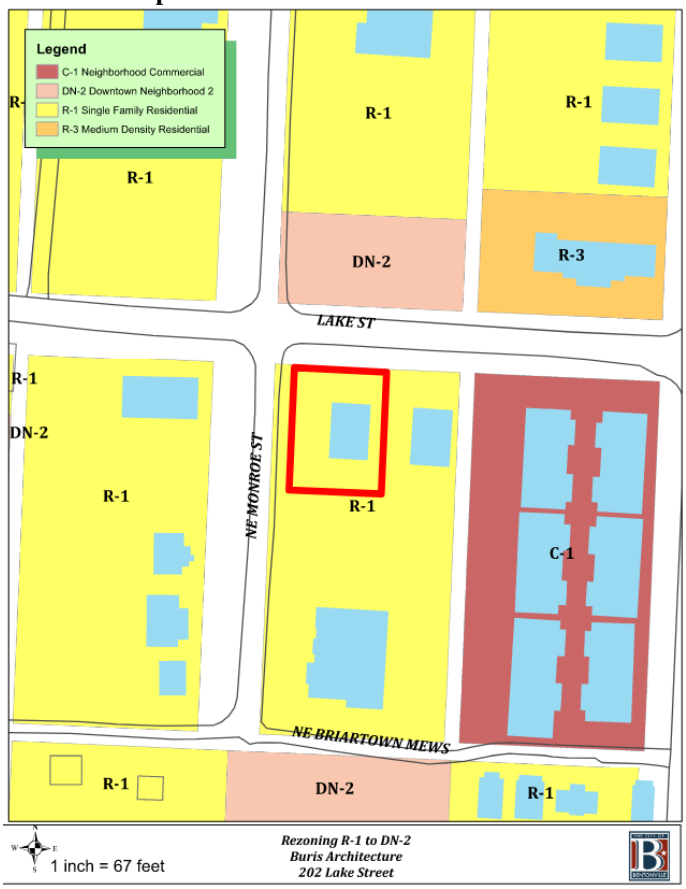
Lucy Diane Upchurch

202 Lake Street
PC Date: 9/7/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0049
Applicant / Current Owner	Lucy Diane Upchurch
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 202 Lake Street. The property is currently zoned R-1, Low Density Single Family Residential. Surrounding zoning districts are DN-2, Downtown Medium Density Residential to the north, C-1 Neighborhood Commercial to the east and R-1, Single-Family Residential to the south and west.

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

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

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

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

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

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



N
W E
S

1 inch = 67 feet

Rezoning R-1 to DN-2
Buris Architecture
202 Lake Street

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

August 4, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-04587-001 from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Lucy Diane Upchurch, in obtaining a rezoning of Parcel No. 01-04587-001 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to bring the lot into compliance with Bentonville's updated downtown zoning codes and to take advantage of the setbacks and density regulations incident thereto. The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning only. A larger number of parcels in this area have already been zoned DN-2, and as such, this rezoning will follow the current pattern of development in the neighborhood, as contemplated by the FLUP.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the development is being designed by an architect and will be similar in appearance to other redevelopment in downtown Bentonville. Lastly, an eight inch (8") sewer line is located along NE Monroe St., and an eight inch (8") water line is located along Lake St.

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

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

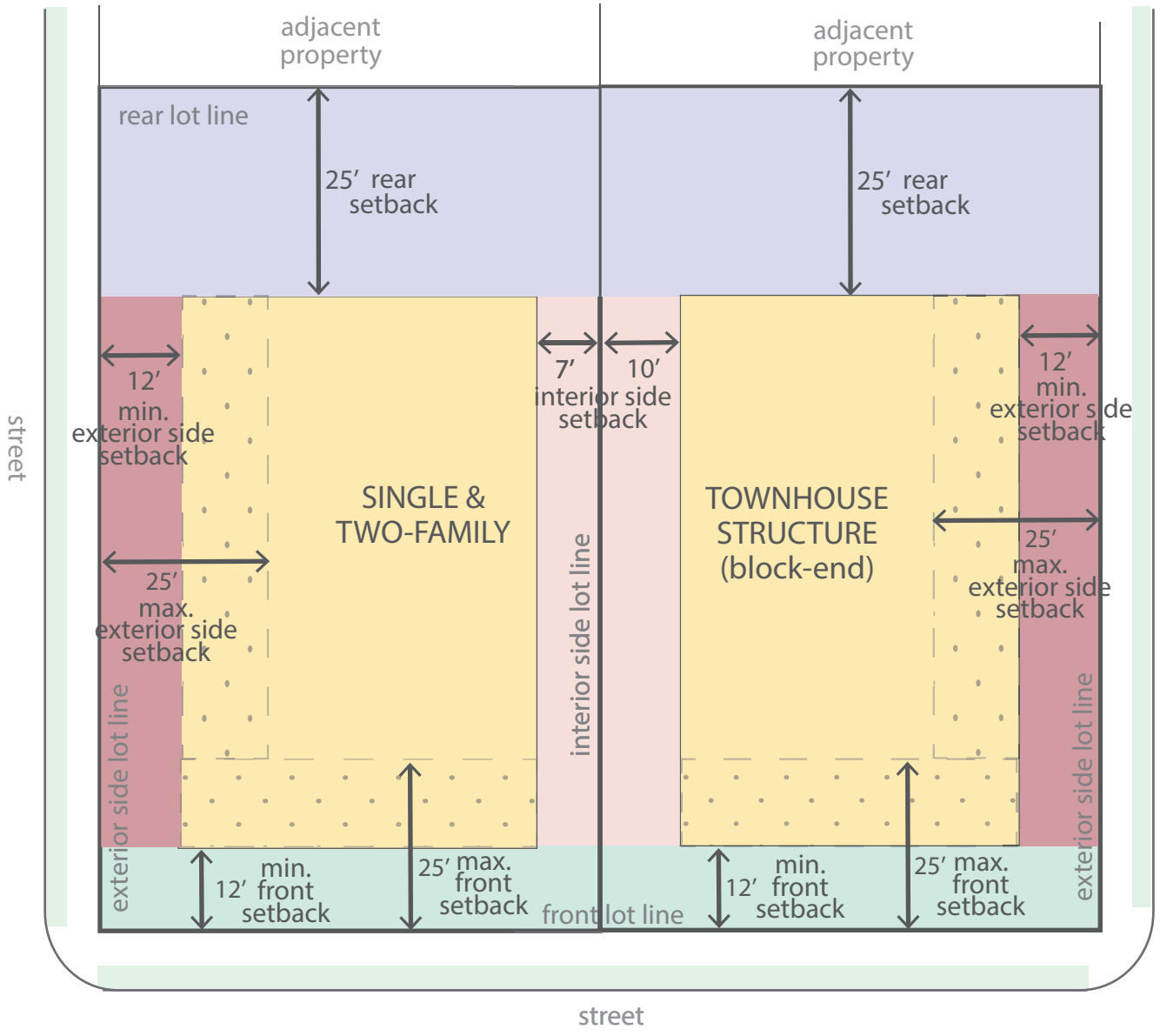
Land Uses:

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

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DN-2, Downtown Medium Density Residential

Setback Illustration



Updated May 2020

REZONING STAFF REPORT

Robert E. Carr and Kathryn Carr

501 NW B Street

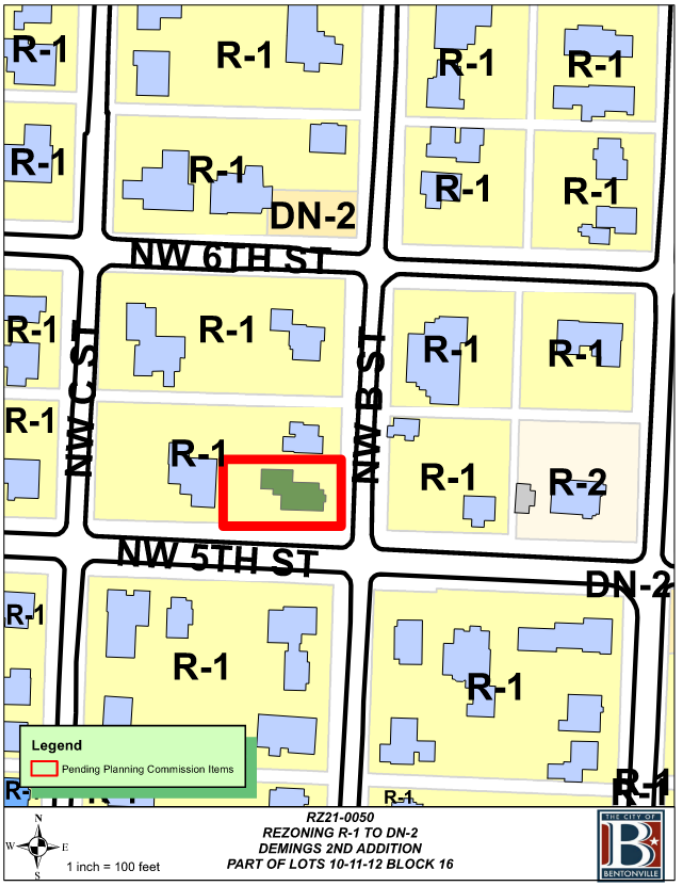
PC Date: 9/7/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0040
Applicant / Current Owner	Robert E. Carr and Kathryn Carr
Site Area	+/- 0.27 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 501 NW B Street. The property is currently zoned R-1, Low Density Single Family Residential. Surrounding zoning districts are R-1, Low Density Single Family Residential to the north, east, south and west.

Relationship to the Bentonville Community Plan

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

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment

Staff has received public comments regarding this rezoning request.

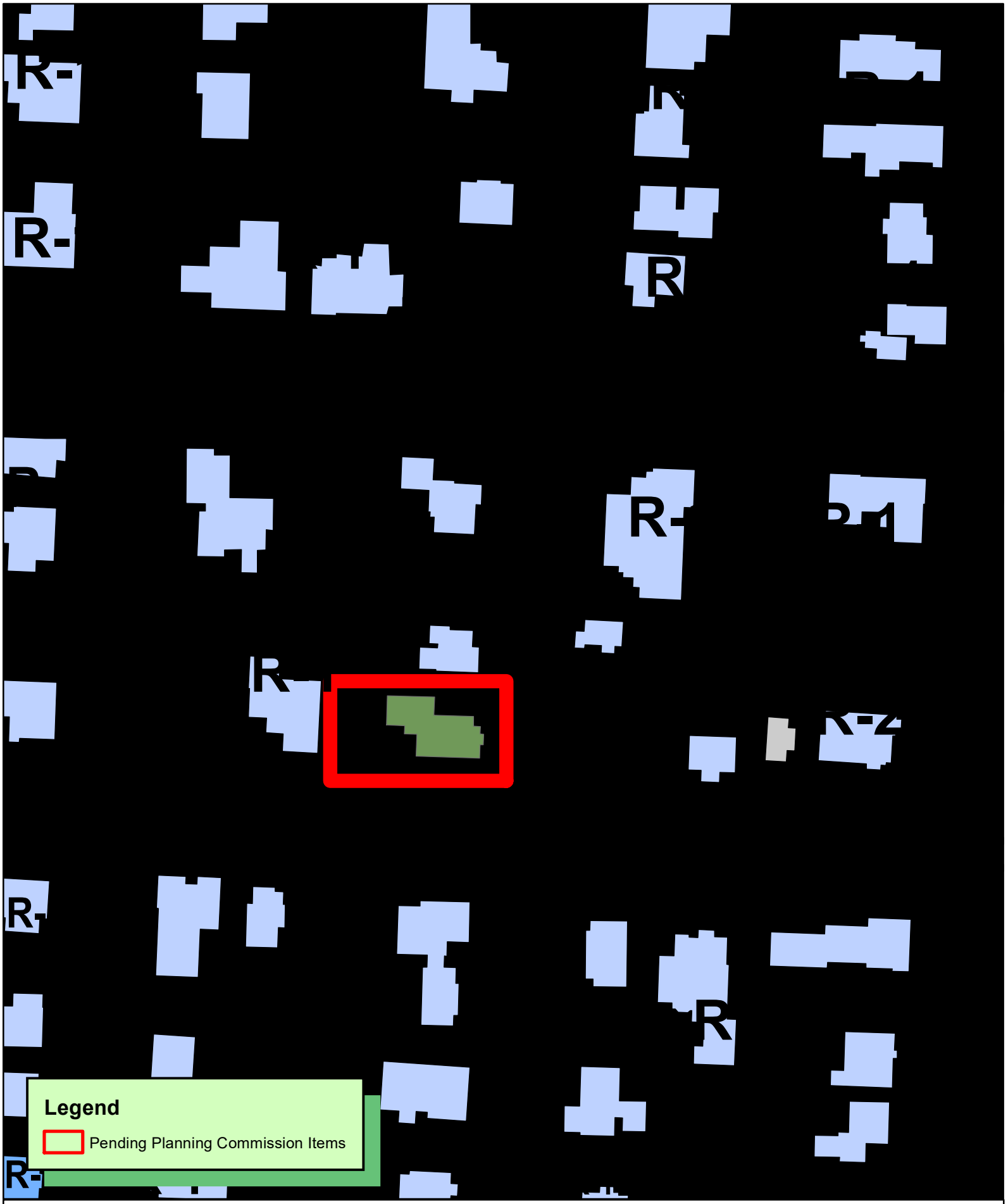
Analysis

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

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

Conclusion

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



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

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, 2021 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

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

Signature and Physical Address

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

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

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

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

It will not enhance or go into this block of single family, historic homes. This area is one of the few old Bentonville spots in the city and a condominium development will ruin it and what a shame to lose the small town charm sections, which is what draws many here to our town.

Signature and Physical Address

338 NW 5th ST
Bentonville. AR
72712

Signature and Physical Address

338 NW 5TH ST
Bentonville, AR
72712

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:

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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:

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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:

Jerry Little
Signature and Physical Address
307 N.W. 6th

Signature and Physical Address

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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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

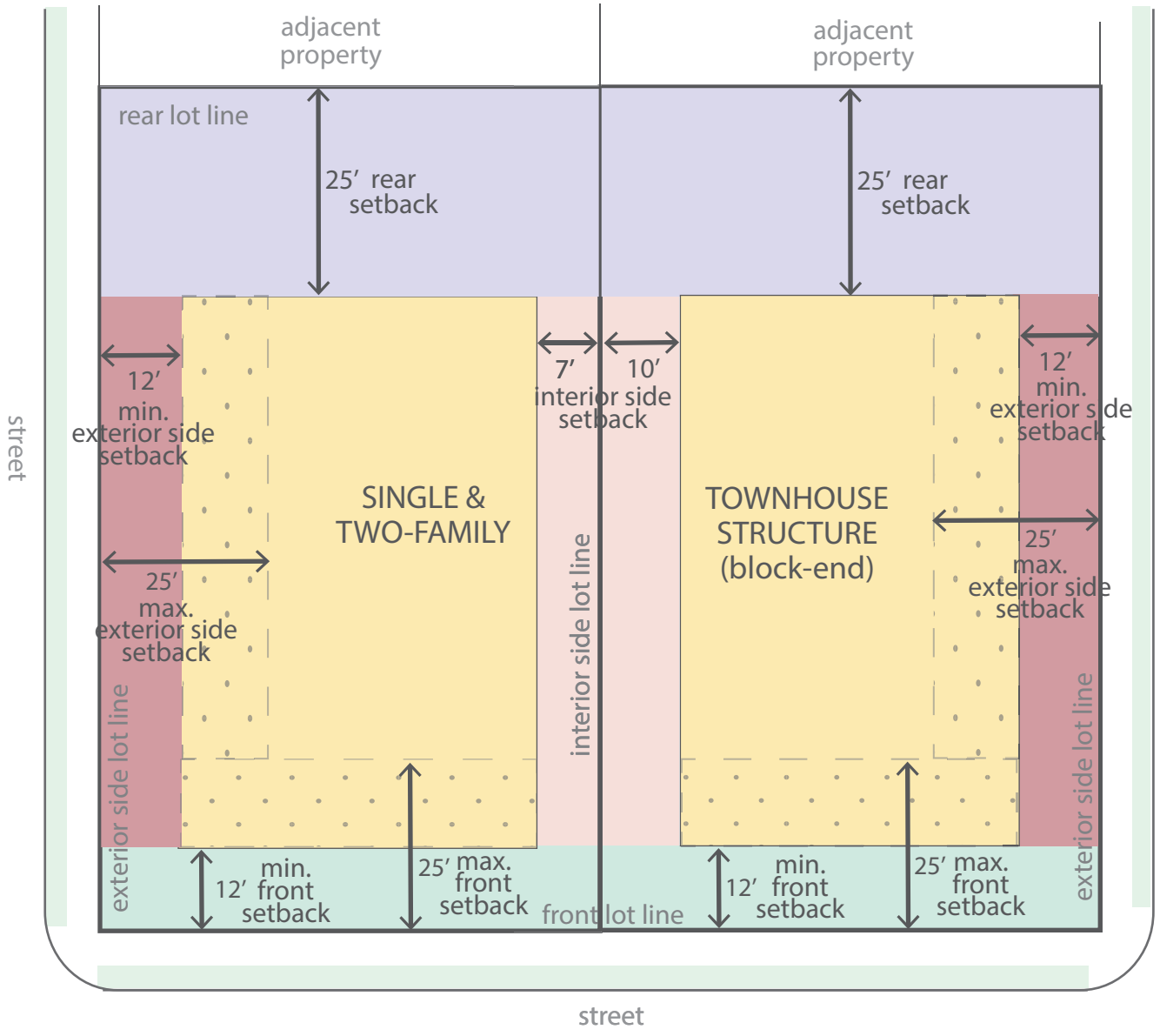
Land Uses:

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



Updated May 2020

REZONING STAFF REPORT

Buffington Barron, LLC PUD

SW Regional Airport Blvd. & SW Fair View Blvd.

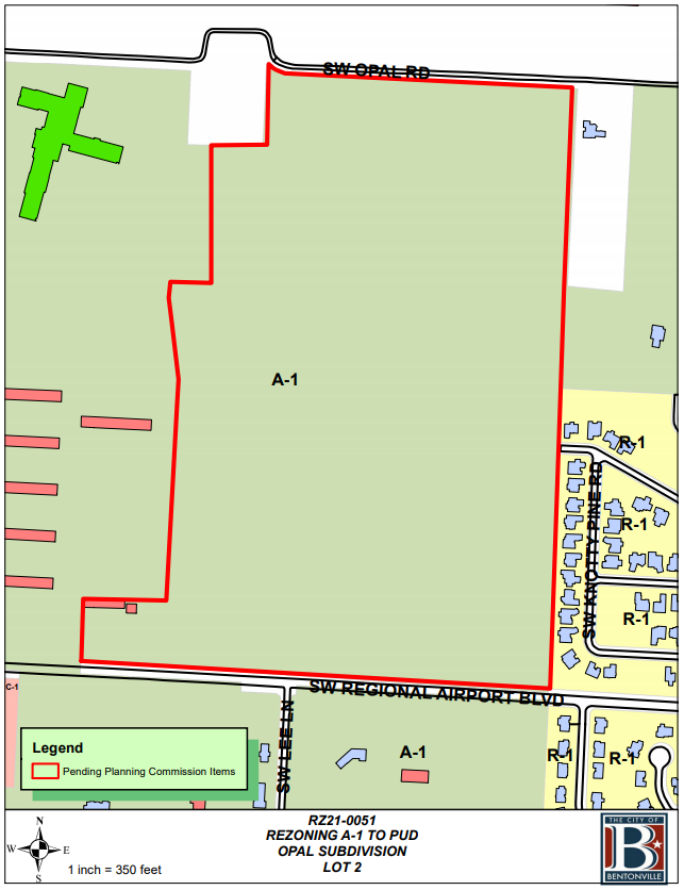
PC Date: 9/7/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0051
Applicant / Current Owner	Buffington, Barron, LLC
Site Area	+/-95.22 acres
Current Zoning	A-1, Agricultural
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Agricultural (A)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on SW Airport Boulevard and also has access to SW Fair View Boulevard to the east. 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.

The applicant is requesting to develop a Planned Unit Development consisting of five 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 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 and will have 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. Setbacks, lot size, building materials and allowed uses shall be as proposed in the attached PUD document. 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.

Relationship to the Bentonville Community Plan

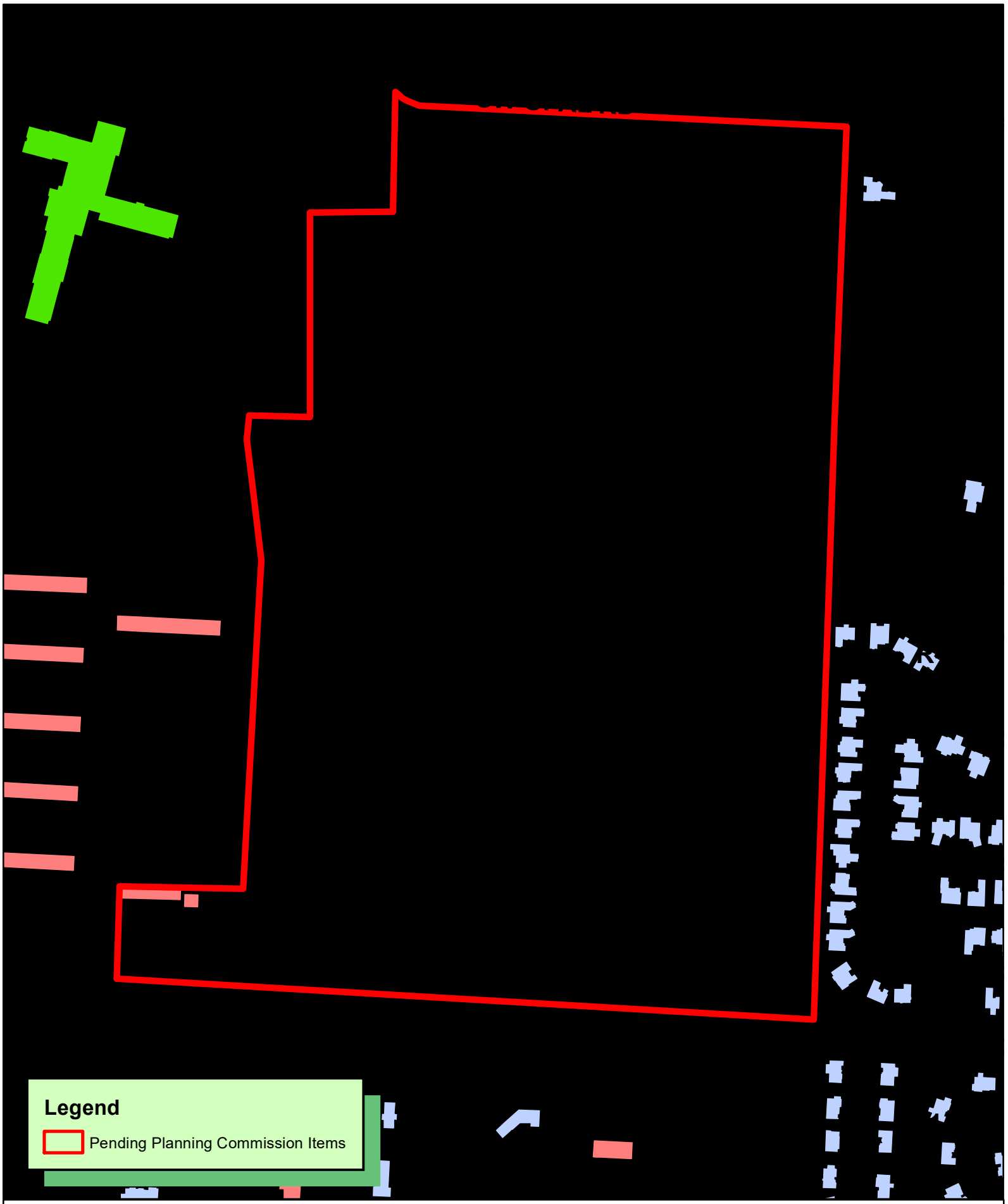
The Future Land Use Plan depicts this property as Agricultural (A). The PRD, Planned Residential Development zoning is an appropriate zoning district for this designation.

Public Comment

Staff has received public comment regarding this request. See attached.

Conclusion

Due to the wide variety of uses proposed within the Planned Unit Development staff recommends not amending the land use classification. Because the proposed planned unit development is compatible with existing and future surrounding land uses, staff recommends approval of the proposed rezoning.



N
W E
S

1 inch = 350 feet

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

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.

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.
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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

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:
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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:
We don't want any development in that area. We 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)

Jenn & Stuart Walsworth

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

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.

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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.

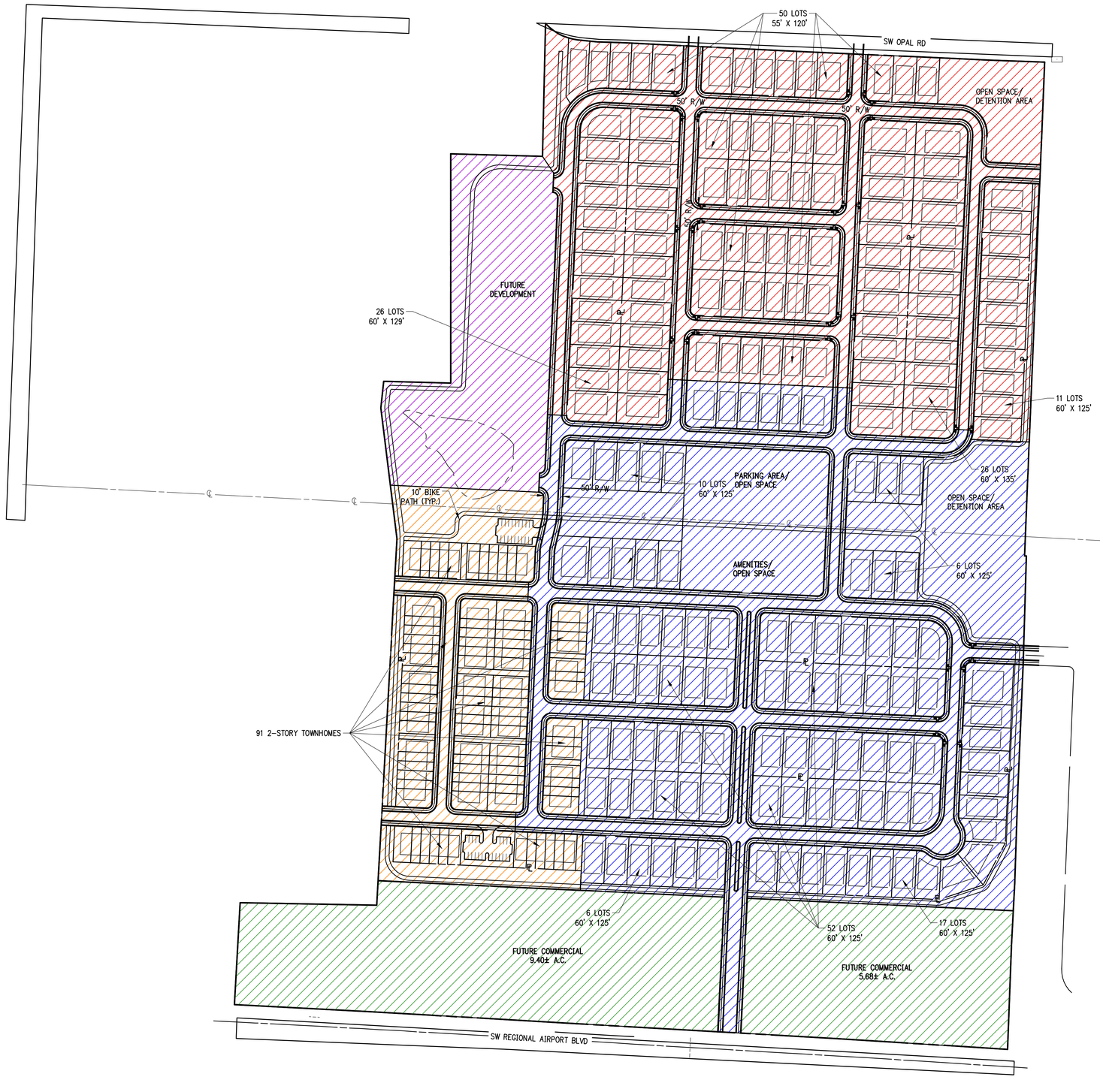
c. *Preservation*. Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A property owners' association shall be required if other arrangements satisfactory to the planning commission have 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

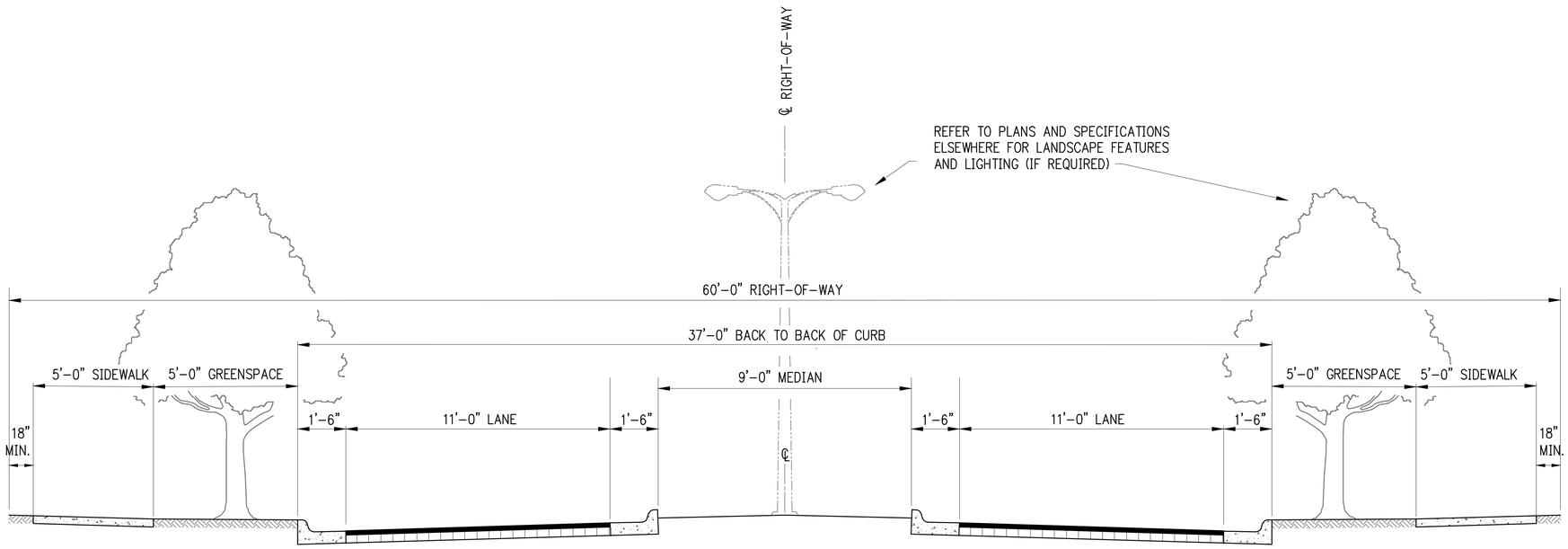
NOT FOR CONSTRUCTION - REVIEW SET

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PHASES

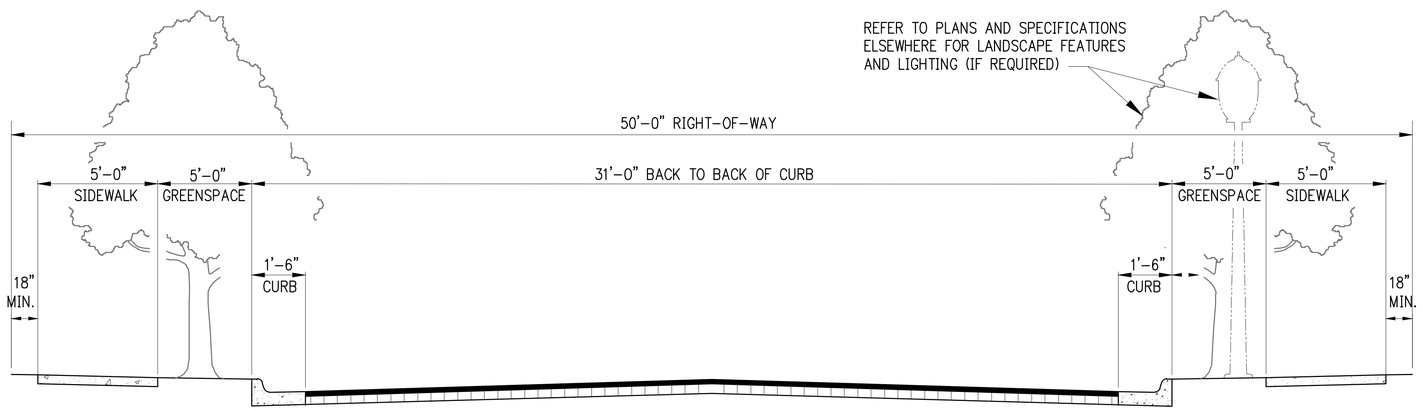
C-102

DRAWING: G:\21300200_SWREGIONAL\ARCHITECTURE_CIVIL\DWG\PUD SUBMISSION\DWG\PUD PHASES.DWG
LAYOUT: PHASES | XREFS: | PLOTTED: 7/15/2022 1:09:27 PM | PLOTTED BY: PAUL DAHLHAUS (CRAFTON TULL)
LAST PLOTTED BY: DAHLHAUS, PAUL 7/15/2022 1:09:27 PM | PLOTTED BY: PAUL DAHLHAUS (CRAFTON TULL)



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

DRAWING: G:\21300200_SWREGIONAL\INFRASTRUCTURE\CIVIL\DWG\PLD SUBMISSION\DWG\STREET WORKS.DWG
LAYOUT: TYPICAL STREET SECTION | LAST SAVED: 7:50 AM, 5/27/2021 BY: SARA.ANN
XREFS: ...\..\..\..

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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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 don't want any development in that area. We 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)

Jenn & Stuart Walsworth

REZONING STAFF REPORT

Bentonville 12, Ltd.

407 SW Ranch Road
PC Date: 9/7/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0052
Applicant / Current Owner	Bentonville 12, Ltd.
Site Area	+/- 4.56 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 407 SW Ranch Road. The property is currently zoned PUD, Planned Unit Development. Surrounding 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.

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

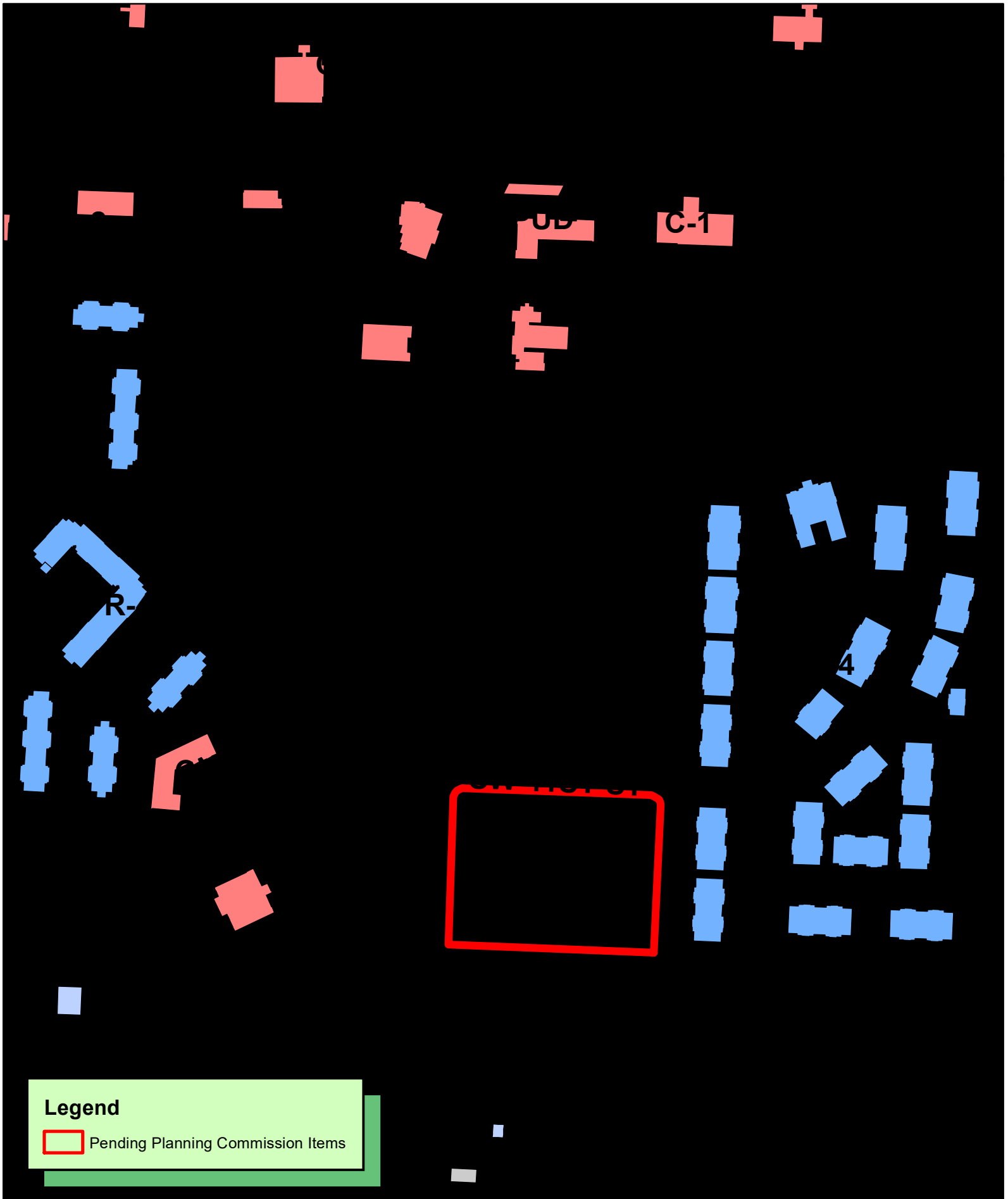
The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development. (pg. 44).

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

Analysis
The intent of the R-3 district is 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 a buffer or transitional zones between single-family and other uses not compatible with low density residential development.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing R-3 zoning districts in the surrounding area.

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



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.

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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.

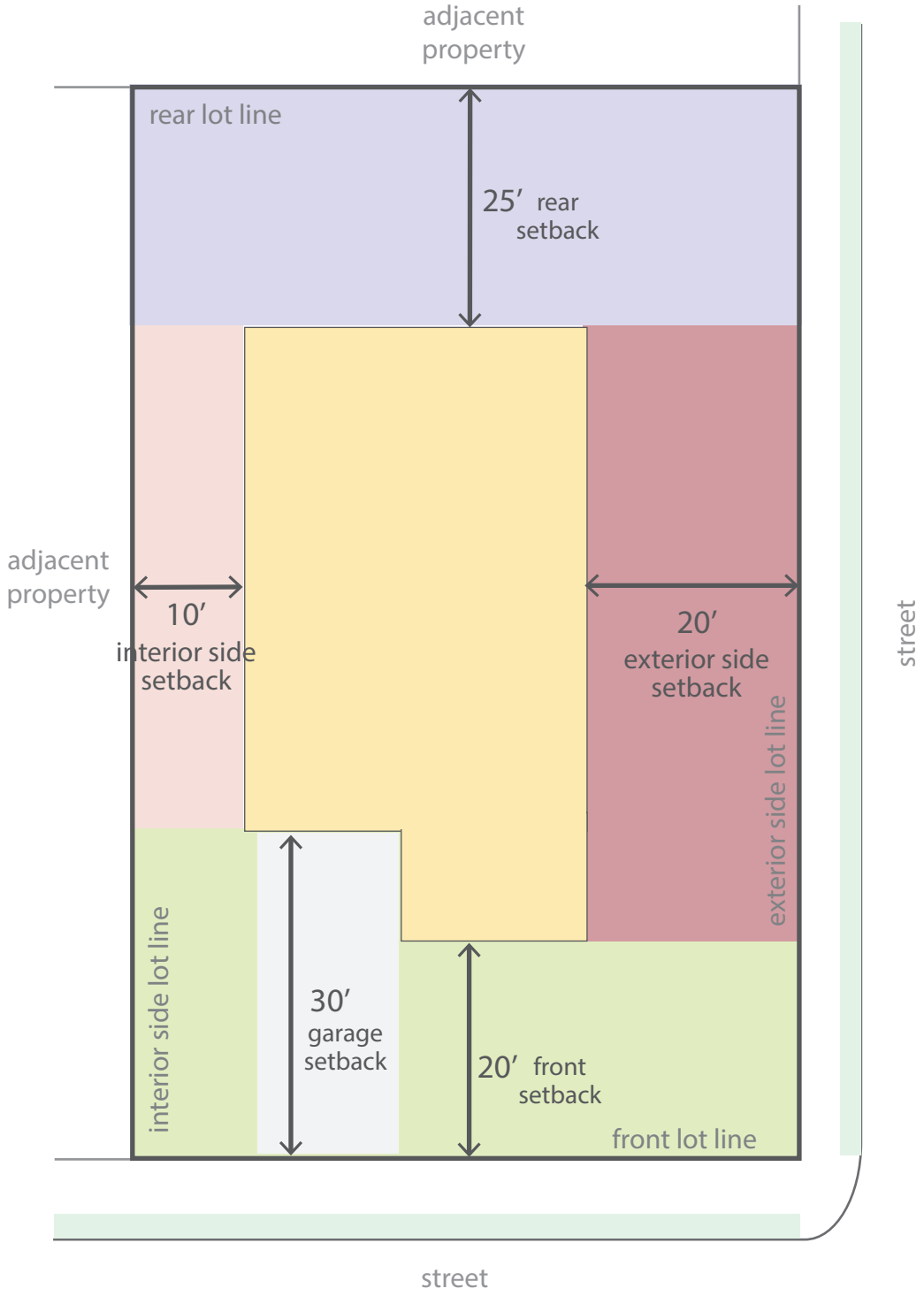
Land Uses:

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



CONDITIONAL USE STAFF REPORT

United Industries Temporary Storage Area Extension

1900 East Central Ave. & 1803 SE 5th Street

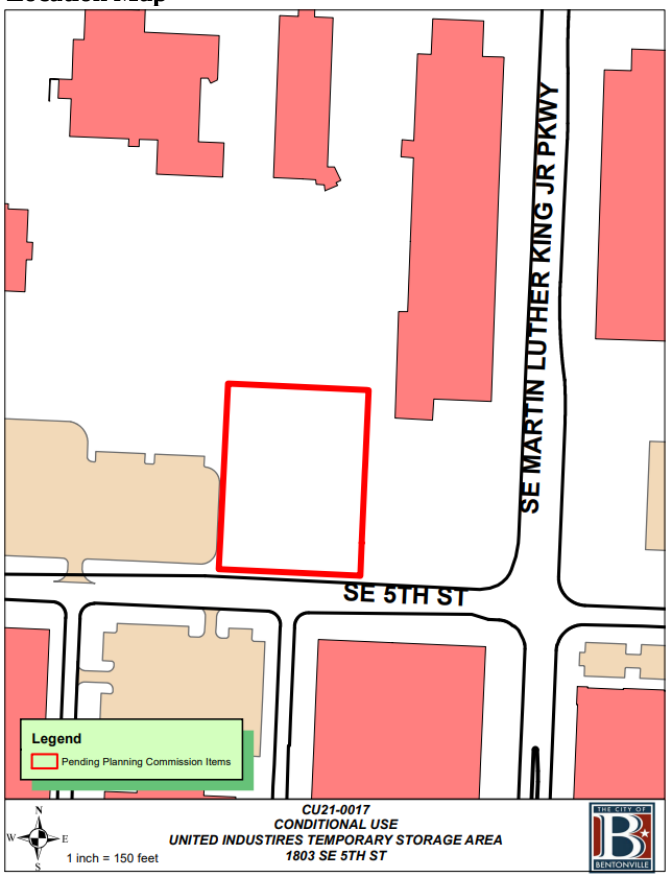
PC Date: 9/7/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU21-0017
Applicant / Current Owner	CILP Realty, LLC PO BOX 507 Bentonville, Arkansas 72712
Site Area	+/- 4.01 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Gravel Storage Area
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

The property to be utilized is located south of 1702 East Central Ave., directly west of the exiting United Industries and fronts along SE 5th Street. The property is zoned I-2 Heavy Industrial. Long-term temporary uses require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description

The applicant is requesting an extension to the originally approved Conditional Use Permit that was granted on June 2, 2020. According to the applicant's narrative, they intend to continue utilizing an approximate one acre temporary gravel material storage area for outside storage of bulk material until a more permanent location can be designed and constructed. This will keep them in compliance with Fire Code. The storage area is accessed from a gravel drive that connects to the existing hard surface storage area on the south end of the existing facility. There are no actual parking spaces nor site lighting associated with the temporary use. Hours of operation will be on an as-needed basis during the facility's normal operating hours.

The previous conditions of approval for the original Conditional Use Permit are the same as the conditions of approval as listed below.

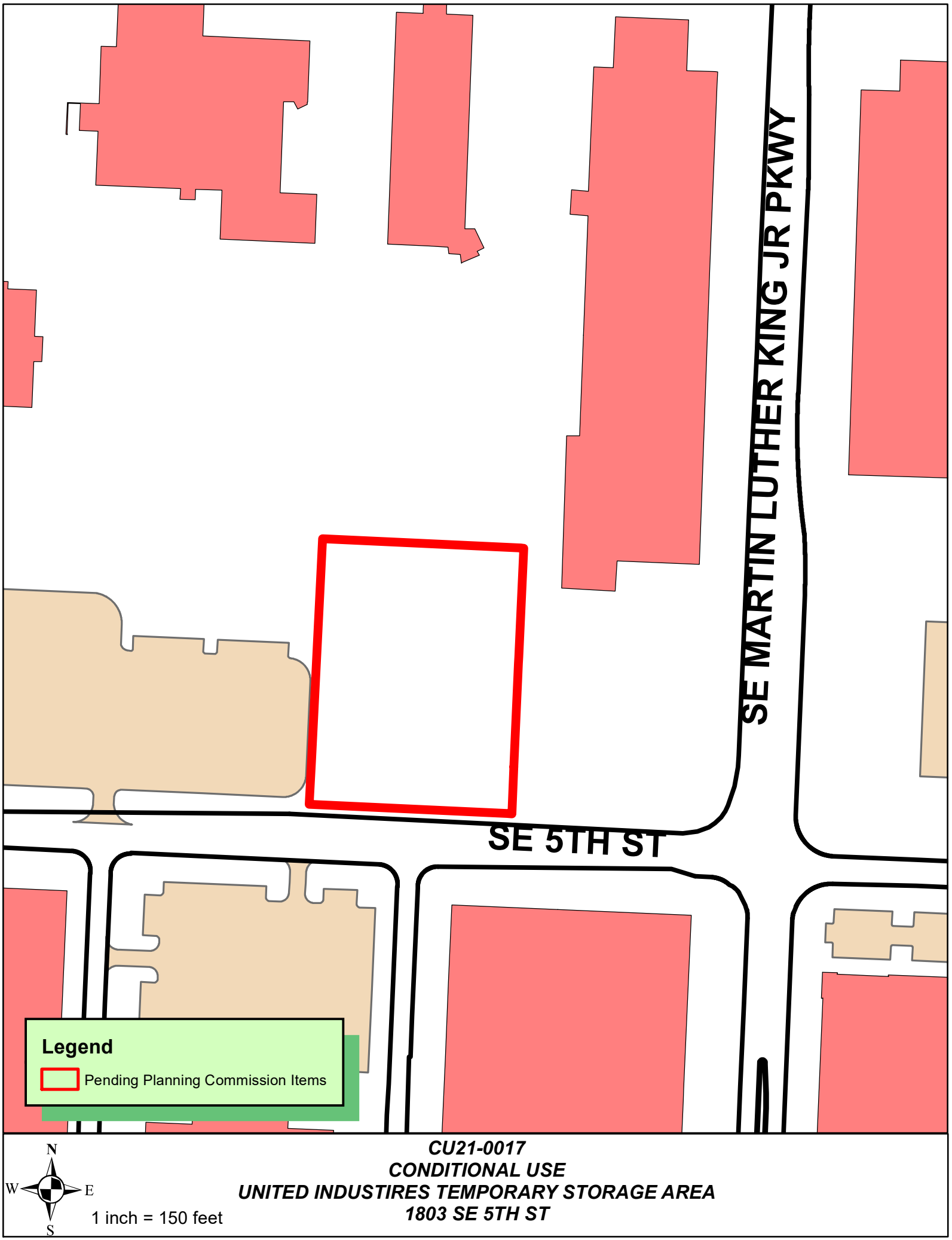
Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

1. This Conditional Use Permit shall be valid for a period of one year at which time a permanent solution will need to be in place or an extension of the Conditional Use Permit granted by Planning Commission.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.



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,

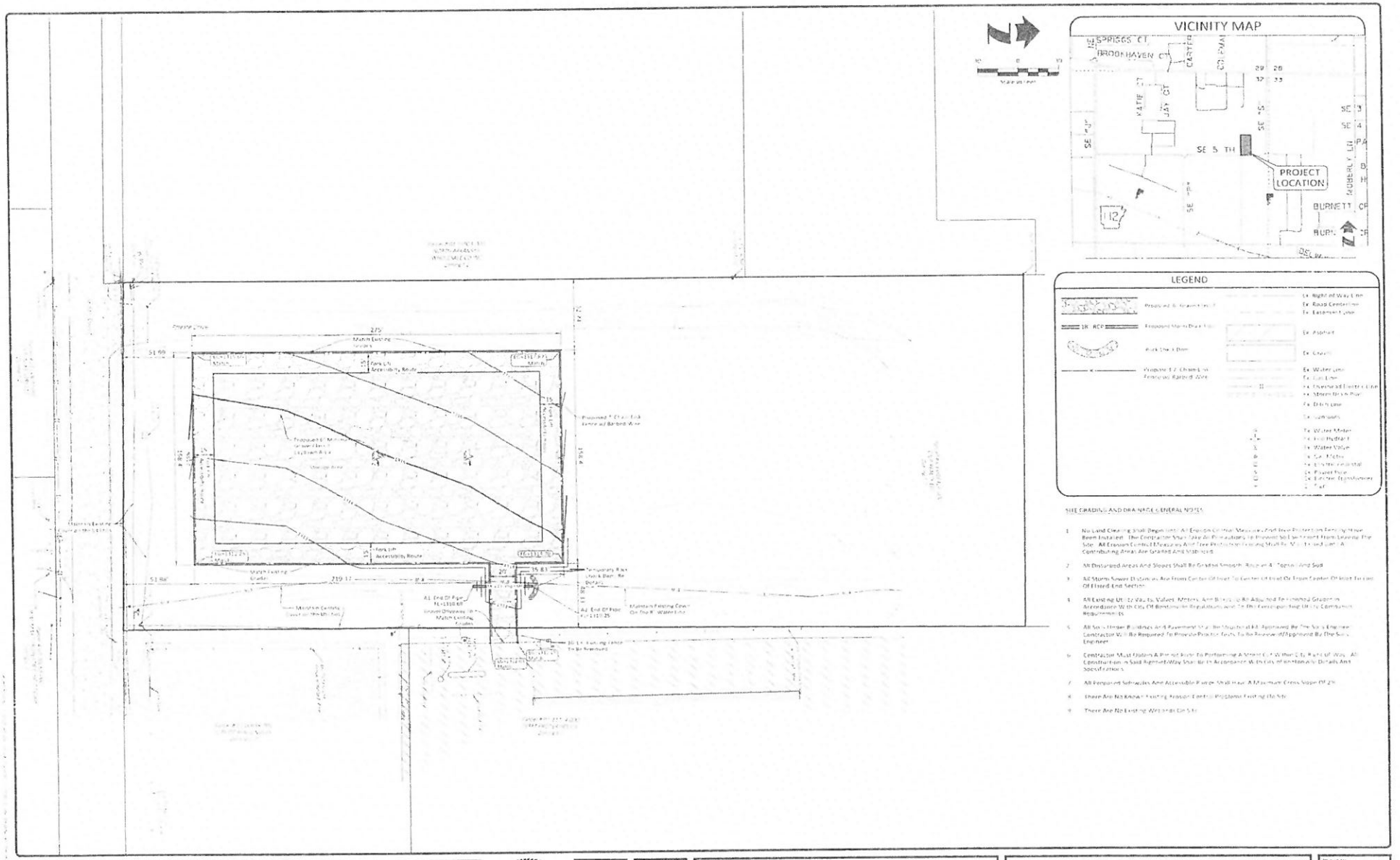
United Industries is respectfully requesting the City of Bentonville's renewal of the conditional use permit (CU20-0018) for parcel 01-08426-000 in Bentonville. The use is a gravel material storage lot for use by United Industries to store product. The lot is approximately 1 acre in size and is accessed 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



MORRISON SHIPLEY	Drawn By: DKW	Vertical Scale:
ARKANSAS LICENSED PROFESSIONAL ENGINEER	Approved By: PRF	Horizontal Scale: 1" = 30'
	Date: 04.27.2020	Plotting Scale: 1
	Project No: UI-01	Drawing Name: UI-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



