***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 21, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_I8yq2RiPSjKqz5GJSMER0w

I. Call to Order

II. Approval of the September 7 Meeting Minutes

III. Consent Agenda

1. **Lots 18 & 19 of Clark's 2nd Addition** — **Lot Split**
   302 SW D St. *(LS21-0046)*

2. **Pop-Up Drinks** — **Large-Scale Development**
   2001 SW Regional Airport Boulevard *(LSD21-0043)*

3. **Brier Hill Subdivision** — **Preliminary Plat**
   SW Featherston Road & SW 28th Street *(PP21-0015)*

4. **Lots 1-9 of I-14 Subdivision** — **Preliminary Plat**
   SW I Street & SW 14th Street *(PP21-0019)*

5. **Trail Ridge Subdivision** — **Final Plat**
   SW 2nd Street & NW Trail Ridge Road *(FP21-0003)*

IV. New Business

1. **Carenda L. Cobb Living Trust** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium Density Residential
   302 SW D Street *(RZ21-0053)*

2. **Ross A. Bull and Kristi L. Bull** — **Rezoning***
   A-1, Agricultural to R-1, Low Density Single Family Residential
   8395 Windsong Lane *(RZ21-0048)*

3. **Serenity P, LLC** — **Future Land Use Map Amendment***
   3a. Medium-Density Residential to High-Density Residential
   823 and 825 SE 5th Street *(RZ21-0054)*

   3b. R-1, Single-Family Residential to — **Rezoning***
   DN-4, Downtown Mixed-Use Residential
   823 and 825 SE 5th Street *(RZ21-0054)*

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

4. **Highland, LLC** **Future Land Use Map Amendment***
4a. High Density Residential, Mixed Use Commercial, and General Commercial to Medium Density Residential
Vaughn Road *(RZ21-0055)*

4b. A-1, Agricultural to R-3, Medium Density Residential **Rezoning***
Vaughn Road *(RZ21-0055)*

5. **Terrell** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium Density Residential
1111, 1113, 1115 NE Monroe Street *(RZ21-0056)*

6. **David S. Murray, Nina L. Murray-Williams and Elizabeth A. Murray**
6a. Residential Estate **Future Land Use Map Amendment***
to Medium Density Residential
SW Regional Airport Boulevard *(RZ21-0057)*

6b. A-1, Agricultural to R-3, Medium Density Residential **Rezoning***
SW Regional Airport Boulevard *(RZ21-0057)*

7. **Ozark Trail Development, LLC** **Future Land Use Map Amendment***
7a. High-Density Residential to Downtown Commercial
421 SE A Street *(RZ21-0058)*

7b. R-3, Medium High Density Multifamily Residential to DE, Downtown Edge **Rezoning***
421 SE A Street *(RZ21-0058)*

8. **Tice** **Rezoning***
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
NE Monroe Street *(RZ21-0059)*

9. **Walmart Temporary Storage** **Conditional Use Amendment***
Temporary Use
SE 5th & SE Moberly Lane *(CU20-0040)*

10. **Benton County Courts Addition** **Large-Scale Development**
203 E Central Avenue *(LSD20-0055)*

11. **Homes by Roth Office Building** **Large-Scale Development**
5200 SW Concourse Street *(LSD21-0044)*

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

Planning Commission Meeting
Minutes
September 7, 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, Elizabeth Johnson, Tyler Overstreet, Jon Stanley

Motion by Mr. Haynie, seconded by Mr. Binns to approve the minutes of August 17th, 2021.
Approved 7-0

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 Wheatgrass Boulevard, PP21-00001
5. Walmart Campus Zone 2N, Large Scale Development, 1400 SE 5th Street, LSD21-0042

Approved 7-0

Old Business
Item #1a
Deer Creek, LLC, Future Land Use Map Amendment, W Hwy 72 & SW Tater Black, RZ21-0044
Tyler Overstreet 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
Kurt Teshima, 104 SW Highland Rd, speaks his concerns
Scott Grandy, 3806 SW Plateau Blvd, speaks his concerns
Glen Kelly, representative of Bryan & Janice Martin, 4102 SW 2nd Street, speaks their concerns
Stephen Lytle, 104 NW Highland Rd speaks his concerns
Garrett Hubbard, 104 NW Bodark Cove, speaks his concerns
Closed public hearing
Will Kelstrom, representative, requests to change requested zoning from R-3 to R-2
There is a discussion amongst the Commissioners and Staff.
Richard Binns, explains his reasoning for voting against, he thinks they are splitting the property with medium density between agricultural.
Approved 6-1

Item #1b
Deer Creek, LLC, Rezoning: A-1, Agricultural to R-2, Medium Density Two Family and Townhome Residential, W Hwy 72 & SW Tater Black, RZ21-0044
Tyler Overstreet reads the staff report.
Opened public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-1

New Business
Item #1a
Simmons, Future Land Use Map Amendment, Agricultural to Low Density Residential, 2805 East Central Avenue, RZ21-0046
Tyler Overstreet reads the staff report.
Opened public hearing
Richard Whittle, 2608 Purdue Circle, speaks his concerns
Closed public hearing
Representative of Engineering company, speaks on the item.
There is discussion amongst Commissioners and Staff.
Applicant requested to change land use amendment to Low-Density Residential
Approved 7-0

Item #1b
Simmons, Rezoning: A-1, Agricultural to R-1, Low-Density Single Family Residential & C-1, Neighborhood Commercial, 2805 East Central Avenue, RZ21-0046
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Applicant requested to change zoning from R-2 to R-1, Low-Density Single Family Residential
Approved 7-0

Item #2a
Chuck & Diane, LLC, Future Land Use Map Amendment, Light Industrial to Mixed-Use Commercial, 4704 Town Vu Road, RZ21-0047
Jon Stanley reads the staff report.
Opened public hearing
Keith Smith, 4509 Town Vu Rd, speaks his concerns
Closed public hearing
Avery, applicant requests to table item.
There is discussion amongst Commissioners and Staff.
Motion to table by Mr. Wright, seconded by Mr. Haynie
Tabled

Item #2b
Chuck & Diane, LLC, Rezoning: A-1, Agricultural to C-3, Mixed-Use Commercial, 4704 Town Vu Road, RZ21-0047
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Avery, applicant requests to table item.
Motion to table by Mr. Wright, seconded by Mr. Haynie
Tabled

Item #3
Upchurch, Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential, 202 Lake Street, RZ21-0049
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
Will Kelstrom, representative of applicant, speaks on the item
There is discussion amongst Commissioners and Staff.
Approved 7-0

Item #4
Robert E. Carr and Kathrynn Carr, Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential, 501 NW B Street, RZ21-0050
Jon Stanley reads the staff report.
Opened public hearing
Monty Harris, 305 NW 5th Street, speaks his concerns
Eric Sommer, 338 NW 5th Street, speaks his concerns
Janice Sommer, 338 NW 5th Street, speaks her concerns
Jerilyn Lombard, 407 NW B Street, speaks her concerns
Closed public hearing
Mitch Moore, Newell Development, speaks on the request.
There is discussion amongst Commissioners and Staff.
Approved 7-0

Item #5
Buffington Barron, LLC, Planned Unit Development, SW Regional Airport Boulevard & SW Fair View Boulevard, RZ21-0051
Jon Stanley reads the staff report.
Opened public hearing
Harvey Freeman, 5810 SW Knotty Pine Road, speaks his concerns
Closed public hearing
Chris Brown, Buffington Homes representative, speaks on the request
Applicant clarifies they would like to add 4 additional uses: medical services (urgent care), office building (greater than 4000sqft), pharmacy, retail (greater than 4000sqft).
Commissioners & staff suggest cap on 4 different uses to be less than 12,000 sqft. Remove Phase 3 & 4 from Planned Unit Development and change to Future Residential Development or Planned Unit Development. Plat to be amended to remove Phases 3 & 4, and to be designated as future residential development.
Applicant requests approval of PUD including Phases 1,2,5 as presented in current layout and Phases 3&4 to be labelled as future residential development, amended plat and 4 uses mentioned above to be less than 12,000sqft.
There is discussion amongst Commissioners and Staff.
PUD as amended Approved 7-0

Item #6
Bentonville 12, LTD, Rezoning: PUD, Planned Unit Development, to R-3, Medium-High Density Multifamily Residential, 407 SW Ranch Road, RZ21-0052
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
Applicant, is available to speak on the item
There is discussion amongst Commissioners and Staff.
Approved 7-0

Item #7
United Industries Temporary Storage Area, Conditional Use, SE 5th Street, CU21-0017
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Conditions of Approval: 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.
Approved 7-0

Motion by Mr. Wright, seconded by Mr. Haynie 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 21, 2021

Reviewer: Jon Stanley, Senior Planner

- At the Technical Review meeting held on September 14, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 18 & 19 of Clark's 2nd Addition, Cobb Living Trust, 302 SW D Street, DN-2, Downtown Medium Density Residential, *LS21-0046*

A lot split of all of existing Lot 1, and part of existing Lot 4, Block 5 creating new Lot 18 (+/- 0.18 acres) and Lot 19 (+/- 0.16 acres), Block 5 of Clark's 2nd Addition.The plat dedicates various utility easements to serve the lots and also dedicates right-of-way along SW D Street to meet the requirements of the Master Street Plan.

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

Preliminary Plat: Brier Hill Subdivision Phases 1, 2 & 3, Sunrise Residential Construction Inc., SW Featherston Road, R-1, Low Density Single Family Residential and RZ-L, Zero Lot Line Residential, *PP21-0015*

A preliminary plat proposing 216 single-family and zero lot line single-family homes. The plat will be constructed in three separate phase, all public infrastructure shall be constructed and installed with Phase 1. Cross connection is being provided to the north and west and ingress/egress into the subdivision will be provided with a single curb cut onto both SW Featherston Road and SW 28th Street. 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)

Preliminary Plat: Lots 1-9 of I-14 Subdivision, Suroeste 14, LLC, Lone Projects LLC, Donovan Jr. & Caty Miles, SW I Street & SW 14th Street, C-2, General Commercial and A-1, Agricultural, *PP21-0019*

A preliminary plat proposing a nine lot commercial/mixed use subdivision to be known as I-14 Subdivion. The nine lots vary in size but all meet the requirements of both the Zoning and Land Development Codes. All necessary and required public infrastructure shall be constructed and installed with Phase 1. There is no indication that the subdivison will be constructed. The plat dedicates right-of-way along SW14th Street and SW I Street per the requirements of the Master Street Plan. Additionally, 50' of public right-of-way is being dedicated with the plat to allow for the extension of West Park Drive to the south through the center of the subdivision. A private drive from SW I Street will also aid in the circulation of traffic and ingress/egress in the subdivision. The plat dedicates various public utility and drainage easement and one access easement to serve the subdivision. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to final platting.

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

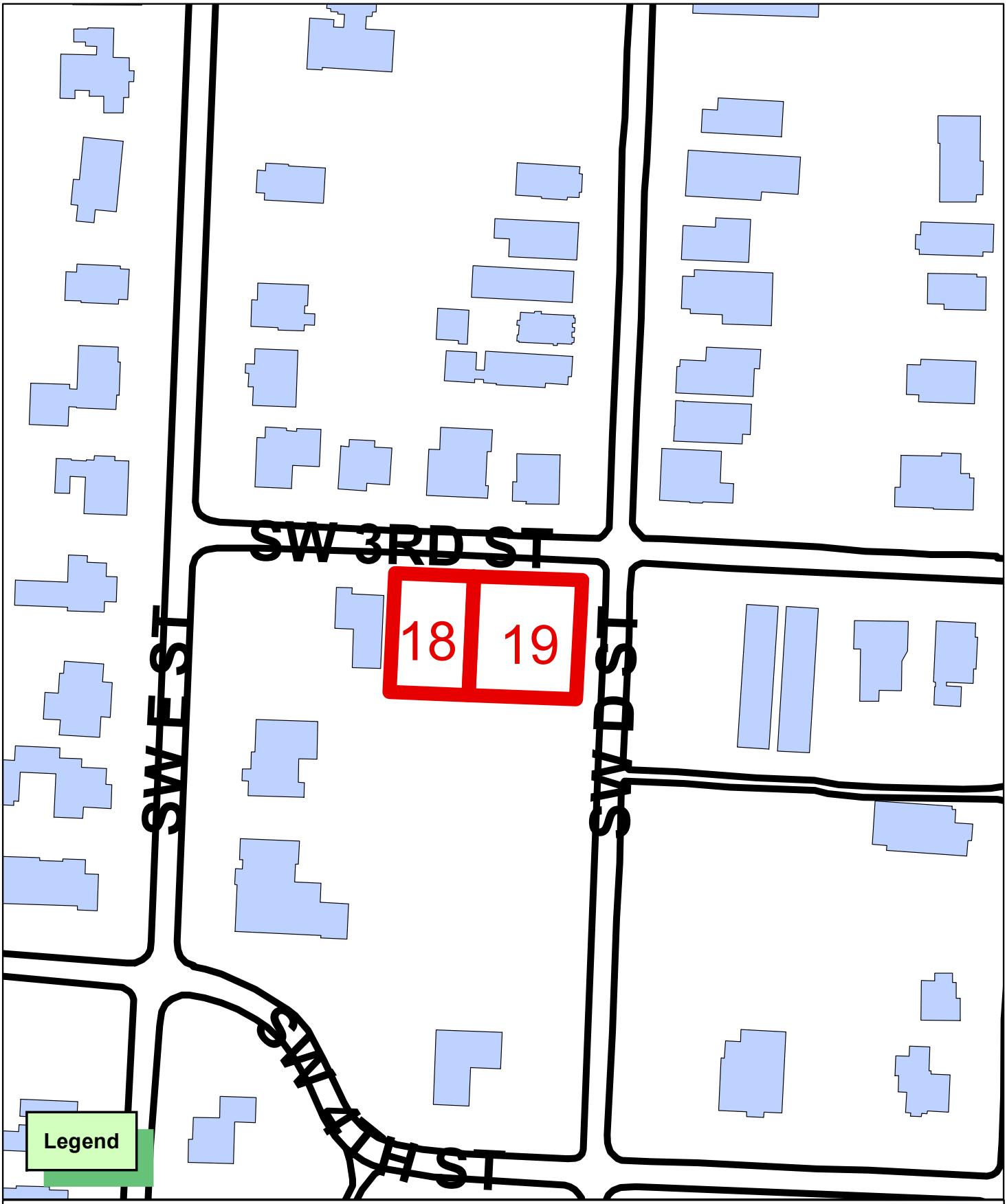
Final Plat: Trail Ridge, Boulder & Beam LLC, SW 2nd Street and NW Trail Ridge Road, R-1, Single-Family Residential and R-O, Residential Office, *FP21-0003*

A final plat consisting of 16 total lots. Fifteen (15) are single-family residential lots and one lot will be utilized as a common lot. The final plat dedicates right-of-way for the newly constructed NW Trail Ridge Lane. The final plat dedicates utility drainage easements in various locations to serve the subdivision. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.

Large-Scale Development: Pop-Up Drinks, Eureka Pizza, 2001 SW Regional Airport Boulevard, C-1, Neighborhood Commercial, *LSD21-0043*

A large-scale development proposing the construction of a 700-square foot drive through restaurant. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through existing curb cuts on SW Regional Airport Boulevard and SW Bright Road. The primary materials on the exterior of the building include pre-finished architectural metal panel, brick, and glass.

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



1 inch = 100 feet

LS21-0046
LOT SPLIT
CLARKS 2ND ADDITION
LOT 1, PART OF LOT 4, BLOCK 5 CREATING LOTS 18-19

LOT SPLIT OF ALL OF LOT 1, AND A PART OF LOT 4, BLOCK 5 OF CLARK'S 2ND ADDITION CREATING NEW LOTS #18 & #19

ADJACENT LAND OWNERS

1) FISH, DAVID D & ERIN C TRUSTEES
411 NW 4TH ST
BENTONVILLE AR 72712
PARCEL #01-01767-000
ZONED: R-1
2) DASH ENTERPRISES LLC
5 ROBSON WAY
BENTONVILLE AR 72712-4063
PARCEL #01-01758-000
ZONED: R-1
3) KINSLEY, MARK A & TARA L
502 SW 3RD ST
BENTONVILLE AR 72712
PARCEL #01-01756-000
ZONED: R-1
4) WILLIAMS DESIGN BUILD LLC
702 NW 2ND ST
BENTONVILLE AR 72712
PARCEL #01-01756-001
ZONED: R-1
5) LEVAN, DAVID H
408 SW 3RD ST
BENTONVILLE AR 72712-5811
PARCEL #01-01748-000
ZONED: RC-2
6) CITY OF BENTONVILLE
C/O WENDY PHILLIPS
1000 SW 14TH ST
BENTONVILLE AR 72712
PARCEL #01-01803-010
ZONED:
7) BEAHM, PAUL EUGENE TRUSTEE
36 W PINNACLE DR
ROGERS AR 72758
PARCEL #01-01768-000
ZONED: R-1

FIELD WORK:
JUNE 23 & 24, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

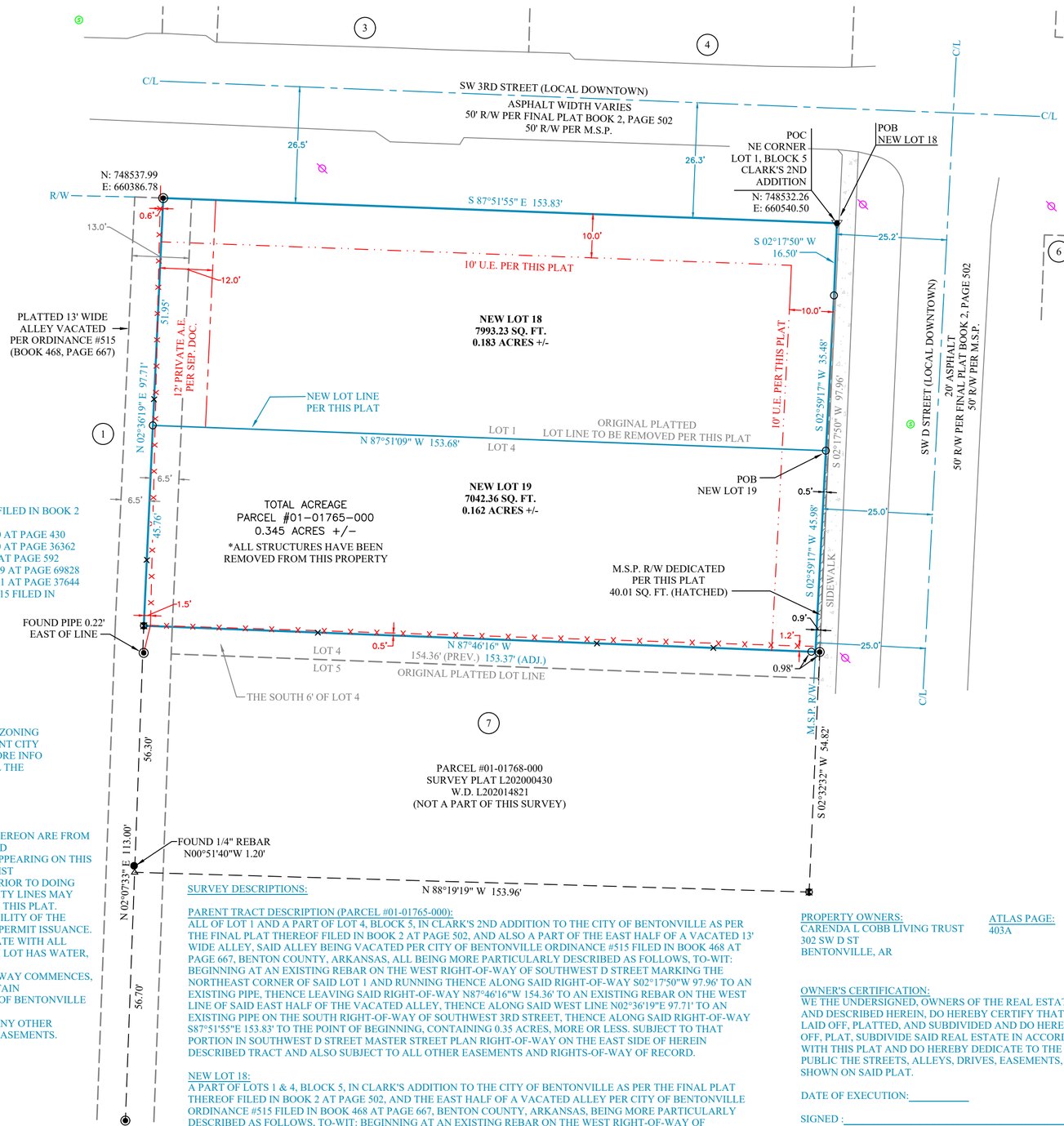
REFERENCE DOCUMENTS:
1) FINAL PLAT F CLARKS 2ND ADDITION FILED IN BOOK 2 AT PAGE 502
2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 430
3) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 36362
4) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 592
5) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 69828
6) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 37644
7) CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667

PROPERTY ZONED:
R-1

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

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

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



SURVEY DESCRIPTIONS:

PARENT TRACT DESCRIPTION (PARCEL #01-01765-000):
ALL OF LOT 1 AND A PART OF LOT 4, BLOCK 5, IN CLARK'S 2ND ADDITION TO THE CITY OF BENTONVILLE AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2 AT PAGE 502, AND ALSO A PART OF THE EAST HALF OF A VACATED 13' WIDE ALLEY, SAID ALLEY BEING VACATED PER CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHWEST D STREET MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°17'50"W 97.96' TO AN EXISTING PIPE, THENCE LEAVING SAID RIGHT-OF-WAY N87°46'16"W 154.36' TO AN EXISTING REBAR ON THE WEST LINE OF SAID EAST HALF OF THE VACATED ALLEY, THENCE ALONG SAID WEST LINE N02°36'19"E 97.71' TO AN EXISTING PIPE ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°51'55"E 153.83' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST D STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 18:
A PART OF LOTS 1 & 4, BLOCK 5, IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2 AT PAGE 502, AND THE EAST HALF OF A VACATED ALLEY PER CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHWEST D STREET MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°17'50"W 16.50', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S02°59'17"W 35.48', THENCE LEAVING SAID RIGHT-OF-WAY N87°51'09"W 153.68' TO THE WEST LINE OF SAID EAST HALF OF THE VACATED ALLEY, THENCE ALONG SAID WEST LINE N02°36'19"E 51.95' TO AN EXISTING PIPE ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°51'55"E 153.83' TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 19:
A PART OF LOTS 1 & 4, BLOCK 5, IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2 AT PAGE 502, AND THE EAST HALF OF A VACATED ALLEY PER CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHWEST D STREET WHICH IS S02°17'50"W 16.50', THENCE S02°59'17"W 35.48' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°59'17"W 45.98', THENCE LEAVING SAID RIGHT-OF-WAY N87°46'16"W 153.37' TO AN EXISTING REBAR ON THE WEST LINE OF SAID EAST HALF OF THE VACATED ALLEY, THENCE ALONG SAID EAST LINE N02°36'19"E 45.76', THENCE LEAVING SAID EAST LINE S87°51'09"E 153.68' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY OWNERS:
CARENDA L COBB LIVING TRUST
302 SW D ST
BENTONVILLE, AR

ATLAS PAGE:
403A

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

DATE OF EXECUTION:_____

SIGNED :_____
CARENDA L. COBB, TRUSTEE OF THE CARENDA L. COBB LIVING TRUST

ADDRESS:
302 SW D ST
BENTONVILLE, AR, 72712

SOURCE OF TITLE: TRUSTEE WARRANTY DEED B. L2021, P. 37644

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

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

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

CERTIFICATE OF 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

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

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF JUNE, 2021.

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

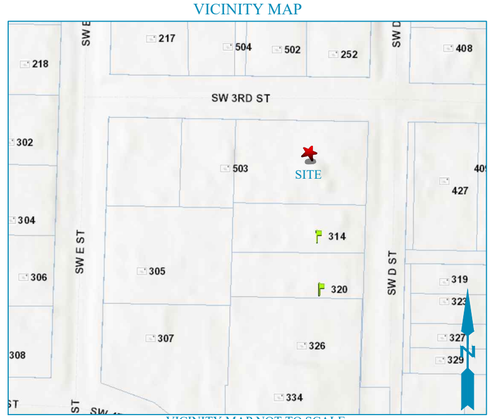
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

DRAFT

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

CITY OF BENTONVILLE PROJECT #LS 21-0046

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 1/2" REBAR
FOUND 3/4" REBAR
FOUND PIPE
FOUND 1/4" REBAR
COMPUTED POINT
SET 5/8" REBAR/CAP
POWER POLE
SET STAKE ON LINE
BOUNDARY LINE (MEASURED)
LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

Bates & Associates, Inc.
Engineers • Surveyors • Landscape Architects
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.3550

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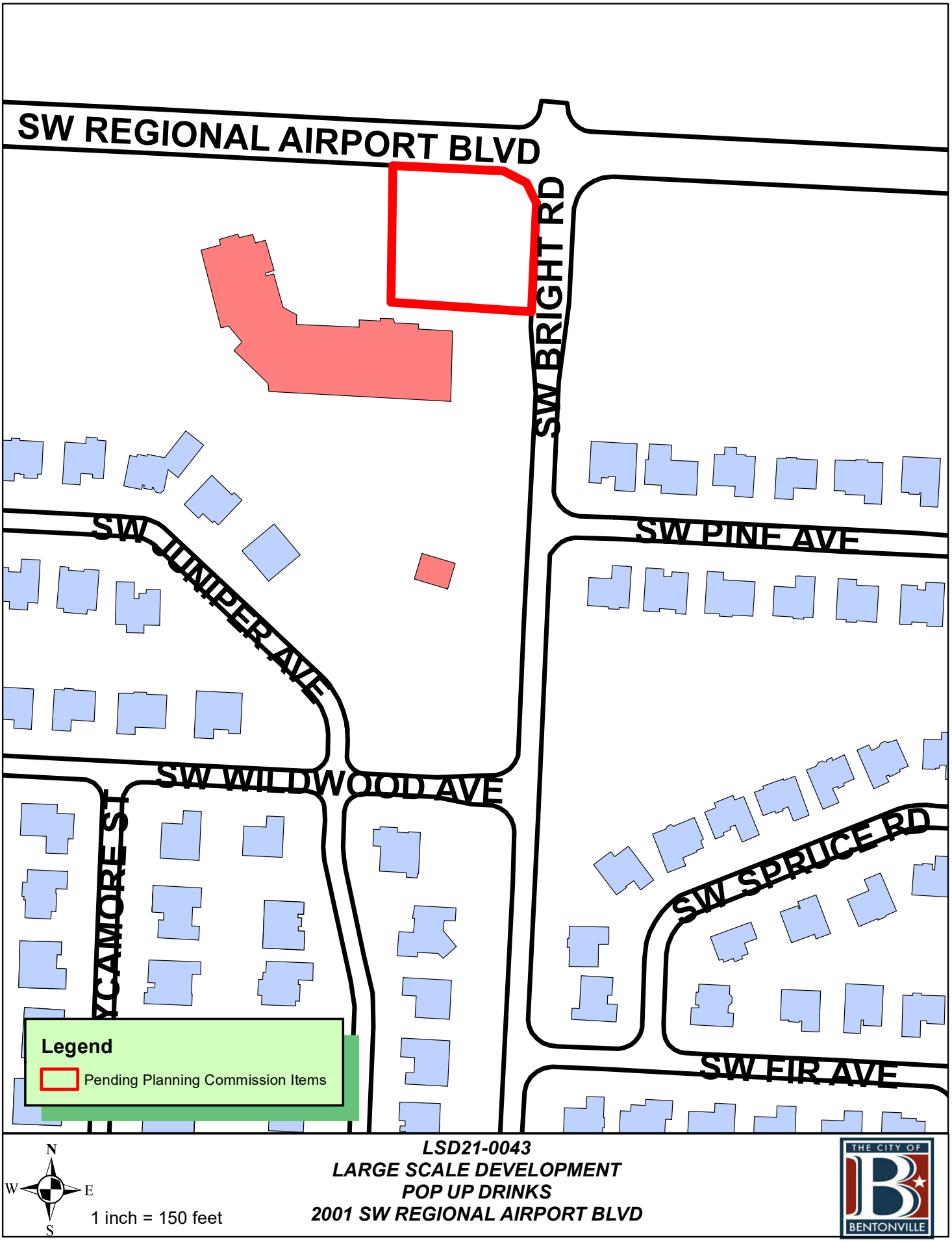
FOR USE AND BENEFIT OF:	CARENDA COBB
ADDRESS:	302 SW D STREET BENTONVILLE, ARKANSAS
LOCATION:	LOT 1 & 4 CLARKS 2ND ADDITION
DATE:	09/15/21
SCALE:	1"=20'
SURVEYED:	DD
DRAFTED:	AH, MR
REVIEWED:	DT
	COA #1335

DRAWING #21-194 SPLIT V.3



LSD21-0043
LARGE SCALE DEVELOPMENT
POP UP DRINKS
2001 SW REGIONAL AIRPORT BLVD

LARGE SCALE DEVELOPMENT PLANS
POP-UP DRINKS
2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT:
PRESIDENT & CHIEF CUST. ADV.
EUREKA PIZZA
1905 E. MISSION BLVD.
FAYETTEVILLE, AR 72703
CONTACT: ROLF WILKIN
PHONE: 479.439.7995
EMAIL: *rolf@eurekapizza.com*

ENGINEER:
OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
CONTACT: TODD A. BUTLER, P.E.
PHONE: 479.464.8850
EMAIL: *tbutler@ozarkcivil.com*

ARCHITECT:
VERDANT STUDIO
216 W. BIRCH ST. STE. 101
ROGERS, AR 72756
CONTACT: CHRIS McCRAY, AIA | NCARB
PHONE: 903.316.7171
EMAIL: *chris@verdant-studio.com*

SURVEYOR:
OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
CONTACT: RICHARD L. DAYTON
PHONE: 479.464.8850
EMAIL: *rdayton@ozarkcivil.com*

CITY OF BENTONVILLE:
PLANNING
305 SW A STREET
BENTONVILLE, AR 72712
CONTACT: ELLEN NORVELL
PHONE: 479.271.3122
EMAIL: *enorvell@bentonvillear.com*

BUILDING AND FIRE SAFETY
305 SW A STREET
BENTONVILLE, AR 72712
CONTACT: JAKE FEEMSTER
PHONE: 479.271.3108
EMAIL: *jafeemster@bentonvillear.com*

CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: DAN WEESE
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EMAIL: *dweese@bentonvillear.com*

STORMWATER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: JANET PAITH
PHONE: 479.271.5002
EMAIL: *jpaith@bentonvillear.com*

FIRE DEPARTMENT
800 SW A STREET
BENTONVILLE, AR 72712
CONTACT: BRENT BOYDSTON
PHONE: 479.271.5927
EMAIL: *bboydston@bentonvillear.com*

STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: TONY DAVIS
PHONE: 479.271.3130
EMAIL: *todavis@bentonvillear.com*

WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: BEAU THOMPSON
PHONE: 479.271.3140
EMAIL: *bthompson@bentonvillear.com*

WASTEWATER DEPARTMENT
1901 NE A STREET
BENTONVILLE, AR 72712
CONTACT: NANCY BUSEN
EMAIL: 479.271.3160
EMAIL: *nbusen@bentonvillear.com*

ELECTRIC
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
CONTACT: CHARLIE BARNES
PHONE: 479.271.3159
EMAIL: *cbarnes@bentonvillear.com*

GAS:
BLACK HILLS ENERGY
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
CONTACT: JOSH KNIGHT
PHONE: 479.333.7005
EMAIL: *joshua.knight@blackhillscorp.com*

COMMUNICATIONS:
AT&T
1133 EAST HAROLD STREET
FAYETTEVILLE, AR 72703
CONTACT: BRENT BALDWIN
PHONE: 479.571.6609
MOBILE: 479.200.9022

COMMUNICATIONS:
COX COMMUNICATIONS
4901 SOUTH 48TH STREET
SPRINGDALE, AR 72762
CONTACT: KIP SMITH
PHONE: 479.717.3796
EMAIL: *kip.smith@cox.com*

BENCHMARKS:

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

FLOOD ZONE STATEMENT:

BY GRAPHIC SCALING ONLY THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, PANEL NO. 05119 C 0312 G, EFFECTIVE DATE: JULY 6, 2015.

LEGAL DESCRIPTION:

PART OF LOT 1, BRIGHTWOOD COMMERCIAL PHASE 2, RECORDED AT BOOK 2004, PAGE 485, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID LOT 1 (AS PLATTED); THENCE NORTH 87°02'27" WEST, 44.43 FEET ALONG THE SOUTH RIGHT OF WAY OF SW REGIONAL AIRPORT BLVD. (AR. HWY. 12) TO THE POINT OF BEGINNING; THENCE SOUTH 46°03'55" EAST, 40.50 FEET; THENCE SOUTH 2°09'33" WEST, 60.00 FEET; THENCE SOUTH 87°50'25" EAST, 14.08 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID EAST LINE ALSO BEING THE WEST RIGHT OF WAY OF SW BRIGHT ROAD; THENCE SOUTH 2°15'17" WEST, 71.34 FEET ALONG SAID EAST LINE; THENCE NORTH 87°02'27" WEST, 182.12 FEET; THENCE NORTH 3°23'54" EAST, 157.69 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT OF WAY OF SW REGIONAL AIRPORT BLVD. (AR. HWY. 12); THENCE SOUTH 87°02'27" EAST, 134.54 FEET ALONG SAID NORTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

CONTAINS 26,845 SQUARE FEET OR 0.616 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (INCHES), WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS DETERMINED NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
5. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATIONS, THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" WHICHEVER IS MORE STRINGENT, IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS. WHERE A CONFLICT EXISTS BETWEEN THE CITY'S, COUNTY'S AND/OR HIGHWAY DEPARTMENT'S STANDARDS, THE MOST STRINGENT SHALL APPLY.
7. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN AS PART OF THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
8. ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER'S AND/OR DEVELOPER'S SITE WORK SPECIFICATIONS.
9. REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULES, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS, AND PRECISE BUILDING DIMENSIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. ALL WORK PERFORMED WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK PERFORMED IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
14. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME.
HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND
CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

VICINITY MAP | NOT TO SCALE

PROJECT INFORMATION

SITE INFORMATION

EXISTING LAND USE CATEGORY	HIGH-DENSITY RESIDENTIAL
PROPOSED LAND USE CATEGORY	RETAIL - DRIVE THROUGH RESTAURANT
EXISTING & PROPOSED ZONING	(C-1)"NEIGHBORHOOD COMMERCIAL."
GROSS SITE ACREAGE	±3.884 AC / 169,174 SF
LEASED SITE ACREAGE	±0.616 AC / 26,845 SF
GROSS SITE COVERAGE AREA (% IMPERV.)	±2.869 AC / 124,961.564 SF (73.87%)
LEASED SITE COVERAGE AREA (% IMPERV.)	±0.436 AC / 19,015.41 SF (70.83%)
RIGHT OF WAY DEDICATION AREA	±0.098 AC / 4,283.662 SF

BUILDING INFORMATION

TOTAL BUILDING AREA	700 SF
BUILDING HEIGHT	22'-0"

BUILDING SETBACKS

FRONT WITH PARKING	50 FEET
FRONT WITHOUT PARKING	20 FEET
SIDE	7 FEET
SIDE ADJACENT TO RESIDENTIAL	15 FEET
REAR	20 FEET
REAR ADJACENT TO RESIDENTIAL	25 FEET

LEASED AREA PARKING REQUIREMENT
1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

STANDARD PARKING STALLS | 9'x19'	17 SPACES
ACCESSIBLE PARKING STALLS | 8'x19'	1 SPACES
TOTAL REQUIRED PARKING STALLS	**18 SPACES**

LEASED AREA PARKING PROVIDED

STANDARD PARKING STALLS | 9'x18'	18 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	1 SPACES
DRIVE THRU STACKING STALLS | 10'x20'	16 SPACES
TOTAL PROVIDED PARKING STALLS	**35 SPACES**

OVERALL PARKING REQUIRED (RETAIL)	**5.0 PER 1000 SF**
OVERALL SITE BUILDING AREAS	32,810 SF
STANDARD PARKING STALLS | 9'x18'	158 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	6 SPACES
TOTAL PROVIDED PARKING STALLS	**164 SPACES**

OVERALL PARKING PROVIDED (RETAIL)	**5.0 PER 1000 SF**
STANDARD PARKING STALLS | 9'x18'	139 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	9 SPACES
DRIVE THRU STACKING STALLS | 10'x20'	16 SPACES
TOTAL PROVIDED PARKING STALLS	**164 SPACES**

SHEET INDEX

REV/ADD	SHEET Nº	SHEET DESCRIPTION	SUBMITTAL TYPE
	C1.0	COVER SHEET	LARGE SCALE 2ND SUBMITTAL
	C2.0	OVERALL SITE PLAN	LARGE SCALE 2ND SUBMITTAL
	C2.1	SITE PLAN	LARGE SCALE 2ND SUBMITTAL
	C2.2	PAVEMENT & STRIPING PLAN	LARGE SCALE 2ND SUBMITTAL
	C2.3	SITE DETAIL SHEET PG.1	LARGE SCALE 2ND SUBMITTAL
	C2.4	SITE DETAIL SHEET PG.2	LARGE SCALE 2ND SUBMITTAL
	C3.0	SURVEY	LARGE SCALE 2ND SUBMITTAL
	C4.0	DEMOLITION & EROSION & SEDIMENT CONTROL PLAN	LARGE SCALE 2ND SUBMITTAL
	C4.1	EROSION & SEDIMENT CONTROL DETAIL SHEET PG.1	LARGE SCALE 2ND SUBMITTAL
	C5.0	GRADING PLAN	LARGE SCALE 2ND SUBMITTAL
	C6.0	OVERALL UTILITY PLAN	LARGE SCALE 2ND SUBMITTAL
	C6.1	UTILITY PLAN	LARGE SCALE 2ND SUBMITTAL
	C6.2	UTILITY DETAIL SHEET	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE WATER DETAILS PG.1	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE WATER DETAILS PG.2	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE SEWER DETAILS PG.1	LARGE SCALE 2ND SUBMITTAL
		BEUD DESIGN LAYOUT	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE ELECTRICAL DETAILS PG.1	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE ELECTRICAL DETAILS PG.2	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE ELECTRICAL DETAILS PG.3	LARGE SCALE 2ND SUBMITTAL
	L1.0	LANDSCAPE PLAN	LARGE SCALE 2ND SUBMITTAL
	L1.2	LANDSCAPE DETAIL SHEET PG.1	LARGE SCALE 2ND SUBMITTAL
		ARCHITECTURAL BUILDING ELEVS. (BY VERDANT STUDIO)	LARGE SCALE 2ND SUBMITTAL

LSD21-0043

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REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ 09-01-21

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

COVER SHEET

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
DESCRIPTION:	LARGE SCALE

SHEET Nº
C1.0

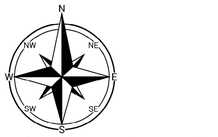
c:\dropbox (ozark civil)\oce projects\21-1360 bentonville ar rolf\design\04_lsd\21-1360 coverlsd.dwg - Plotted on 9/1/2021 12:11:57 PM to pdf-xchange.pc3 by ZWillhite

SITE NOTES TO CONTRACTOR:

1. ALL PROPOSED SIGNAGE NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
2. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
3. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

UTILITY NOTES TO CONTRACTOR

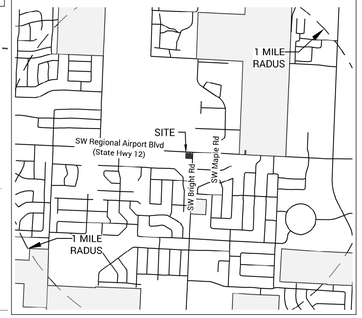
1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITH 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE PLAN OR UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

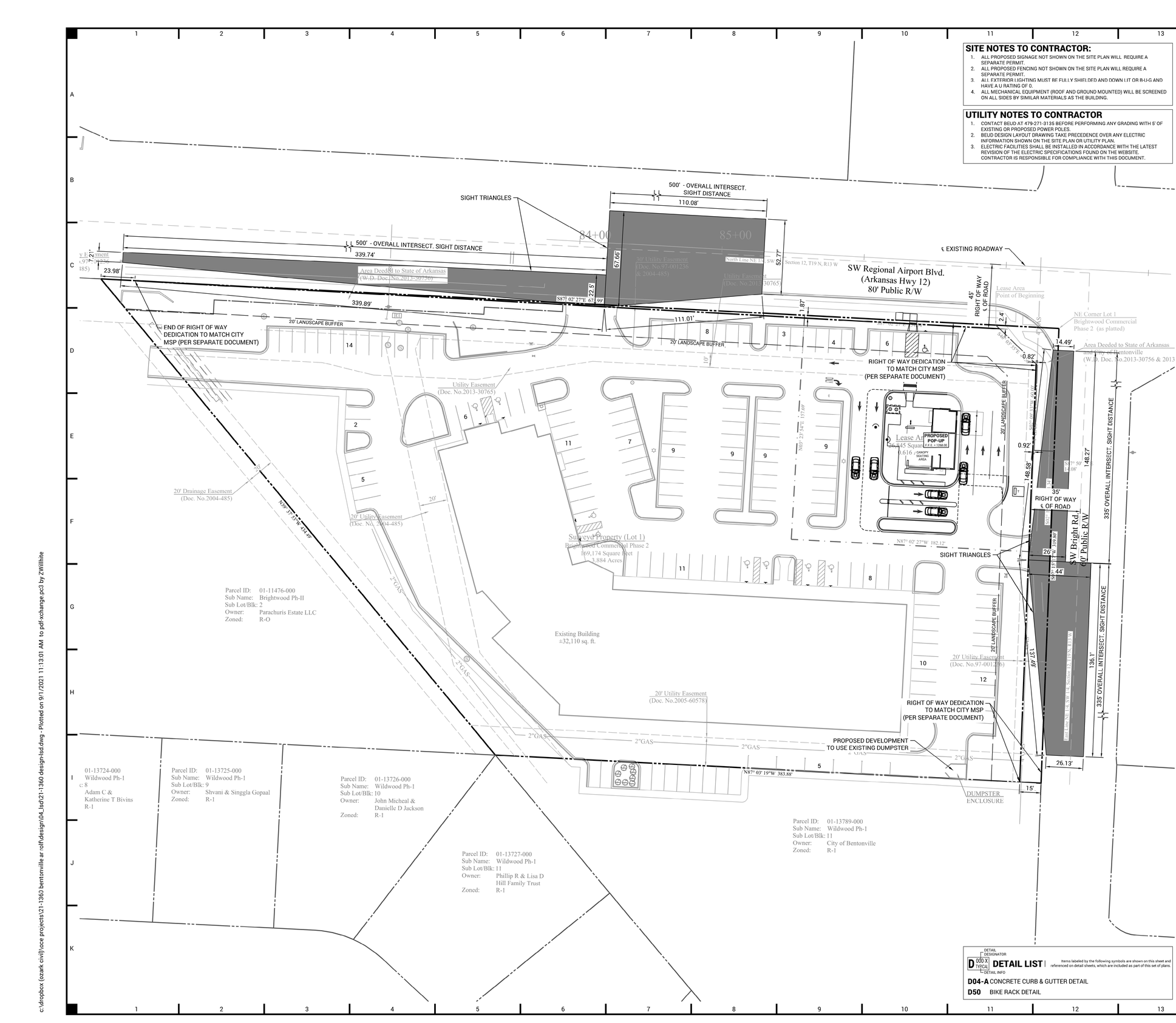


10 5 0 5 10 20 30

GRAPHIC SCALE IN FEET | 1in = 10ft

VICINITY MAP | NTS





PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

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

GENERAL NOTES

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

PROJECT INFORMATION

SITE INFORMATION

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PROPOSED LAND USE CATEGORY	RETAIL - DRIVE THROUGH RESTAURANT
EXISTING & PROPOSED ZONING	(C-1)"NEIGHBORHOOD COMMERCIAL"
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LEASED SITE COVERAGE AREA (% IMPERV.)	±0.436 AC / 19,015.41 SF (70.83%)
RIGHT OF WAY DEDICATION AREA	±0.098 AC / 4,283.662 SF

BUILDING INFORMATION

TOTAL BUILDING AREA	700 SF
BUILDING HEIGHT	22'-0"

BUILDING SETBACKS

FRONT WITH PARKING	50 FEET
FRONT WITHOUT PARKING	20 FEET
SIDE	7 FEET
SIDE ADJACENT TO RESIDENTIAL	15 FEET
REAR	20 FEET
REAR ADJACENT TO RESIDENTIAL	25 FEET

LEASED AREA PARKING REQUIREMENT

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DETAIL LIST |

Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

DETAIL DESIGNATOR — D 000 X TYPICAL — DETAIL INFO

D04-A CONCRETE CURB & GUTTER DETAIL

D50 BIKE RACK DETAIL

LSD21-0043

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REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ 18977 — 09-01-21

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

OVERALL SITE PLAN

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
DESCRIPTION:	LARGE SCALE
SHEET Nº	C2.0

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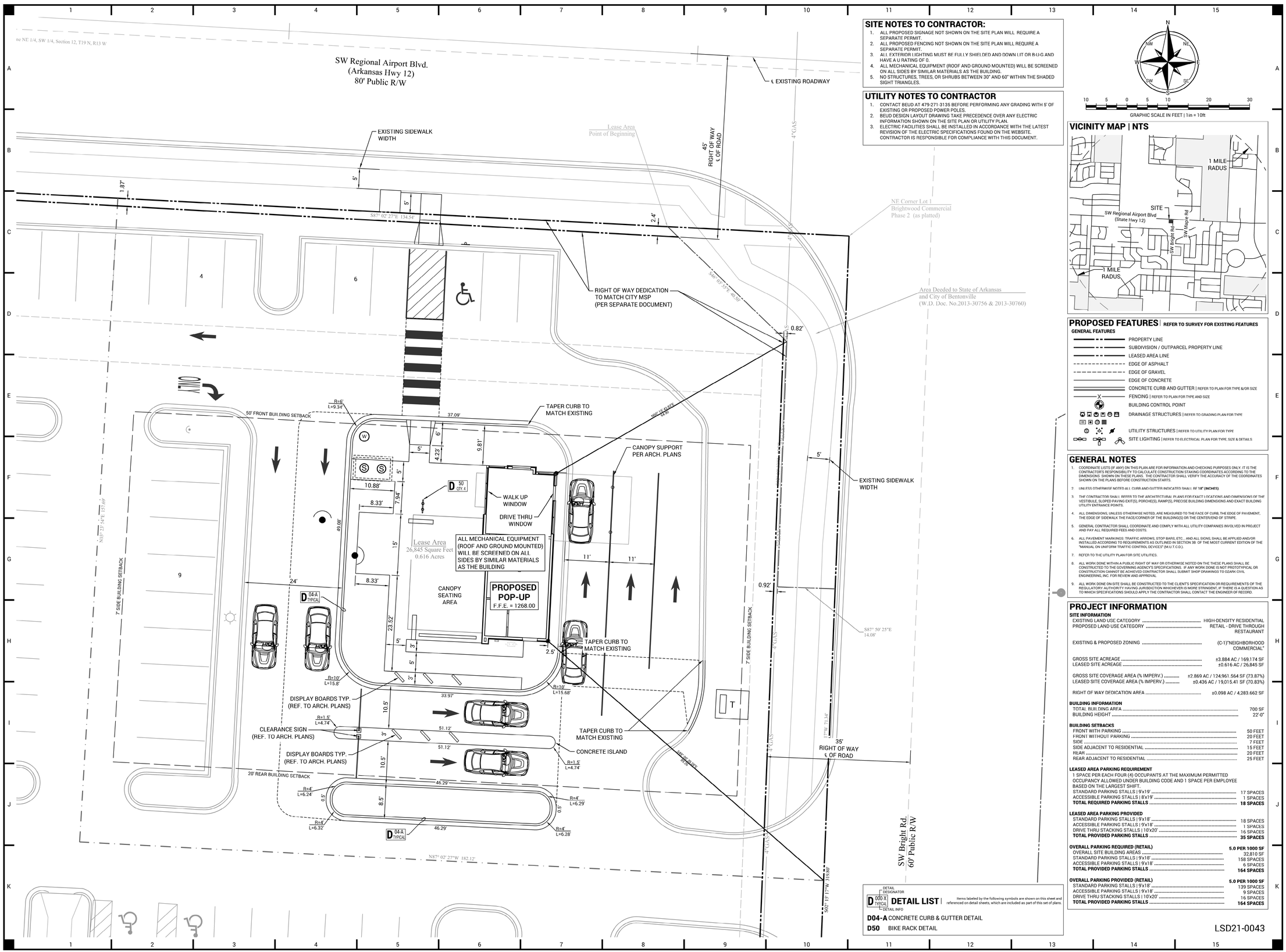

SITE NOTES TO CONTRACTOR:

1. ALL PROPOSED SIGNAGE NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
2. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
3. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
5. NO STRUCTURES, TREES, OR SHRUBS BETWEEN 30" AND 60" WITHIN THE SHADED SIGHT TRIANGLES.

UTILITY NOTES TO CONTRACTOR

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITH 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE PLAN OR UTILITY PLAN.
3. 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.

N

GRAPHIC SCALE IN FEET | 1in = 10ft (10 5 0 5 10 20 30)

VICINITY MAP | NTS

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

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

GENERAL NOTES

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

PROJECT INFORMATION

SITE INFORMATION

EXISTING LAND USE CATEGORY	HIGH-DENSITY RESIDENTIAL
PROPOSED LAND USE CATEGORY	RETAIL - DRIVE THROUGH RESTAURANT
EXISTING & PROPOSED ZONING	(C-1)"NEIGHBORHOOD COMMERCIAL"
GROSS SITE ACREAGE	±3.884 AC / 169,174 SF
LEASED SITE ACREAGE	±0.616 AC / 26,845 SF
GROSS SITE COVERAGE AREA (% IMPERV.)	±2.869 AC / 124,961.564 SF (73.87%)
LEASED SITE COVERAGE AREA (% IMPERV.)	±0.436 AC / 19,015.41 SF (70.83%)
RIGHT OF WAY DEDICATION AREA	±0.098 AC / 4,283.662 SF

BUILDING INFORMATION

TOTAL BUILDING AREA	700 SF
BUILDING HEIGHT	22'-0"

BUILDING SETBACKS

FRONT WITH PARKING	50 FEET
FRONT WITHOUT PARKING	20 FEET
SIDE	7 FEET
SIDE ADJACENT TO RESIDENTIAL	15 FEET
REAR	20 FEET
REAR ADJACENT TO RESIDENTIAL	25 FEET

LEASED AREA PARKING REQUIREMENT

1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

STANDARD PARKING STALLS | 9'x19'	17 SPACES
ACCESSIBLE PARKING STALLS | 8'x19'	1 SPACES
TOTAL REQUIRED PARKING STALLS	**18 SPACES**

LEASED AREA PARKING PROVIDED

STANDARD PARKING STALLS | 9'x18'	18 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	1 SPACES
DRIVE THRU STACKING STALLS | 10'x20'	16 SPACES
TOTAL PROVIDED PARKING STALLS	**35 SPACES**

OVERALL PARKING REQUIRED (RETAIL)	**5.0 PER 1000 SF**
OVERALL SITE BUILDING AREAS	32,810 SF
STANDARD PARKING STALLS | 9'x18'	158 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	6 SPACES
TOTAL PROVIDED PARKING STALLS	**164 SPACES**

OVERALL PARKING PROVIDED (RETAIL)	**5.0 PER 1000 SF**
STANDARD PARKING STALLS | 9'x18'	139 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	9 SPACES
DRIVE THRU STACKING STALLS | 10'x20'	16 SPACES
TOTAL PROVIDED PARKING STALLS	**164 SPACES**

DETAIL DESIGNATOR / DETAIL INFO

DETAIL LIST | Items labeled by the following symbols are shown on this sheet and referenced on detail sheets; which are included as part of this set of plans.

D04-A CONCRETE CURB & GUTTER DETAIL

D50 BIKE RACK DETAIL

LSD21-0043

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STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ 09-01-21

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
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SITE PLAN

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY: ZDW

JOB Nº 21-1360

ORIGINAL ISSUE DATE: 09/01/2021

DESCRIPTION: LARGE SCALE

SHEET Nº

C2.1

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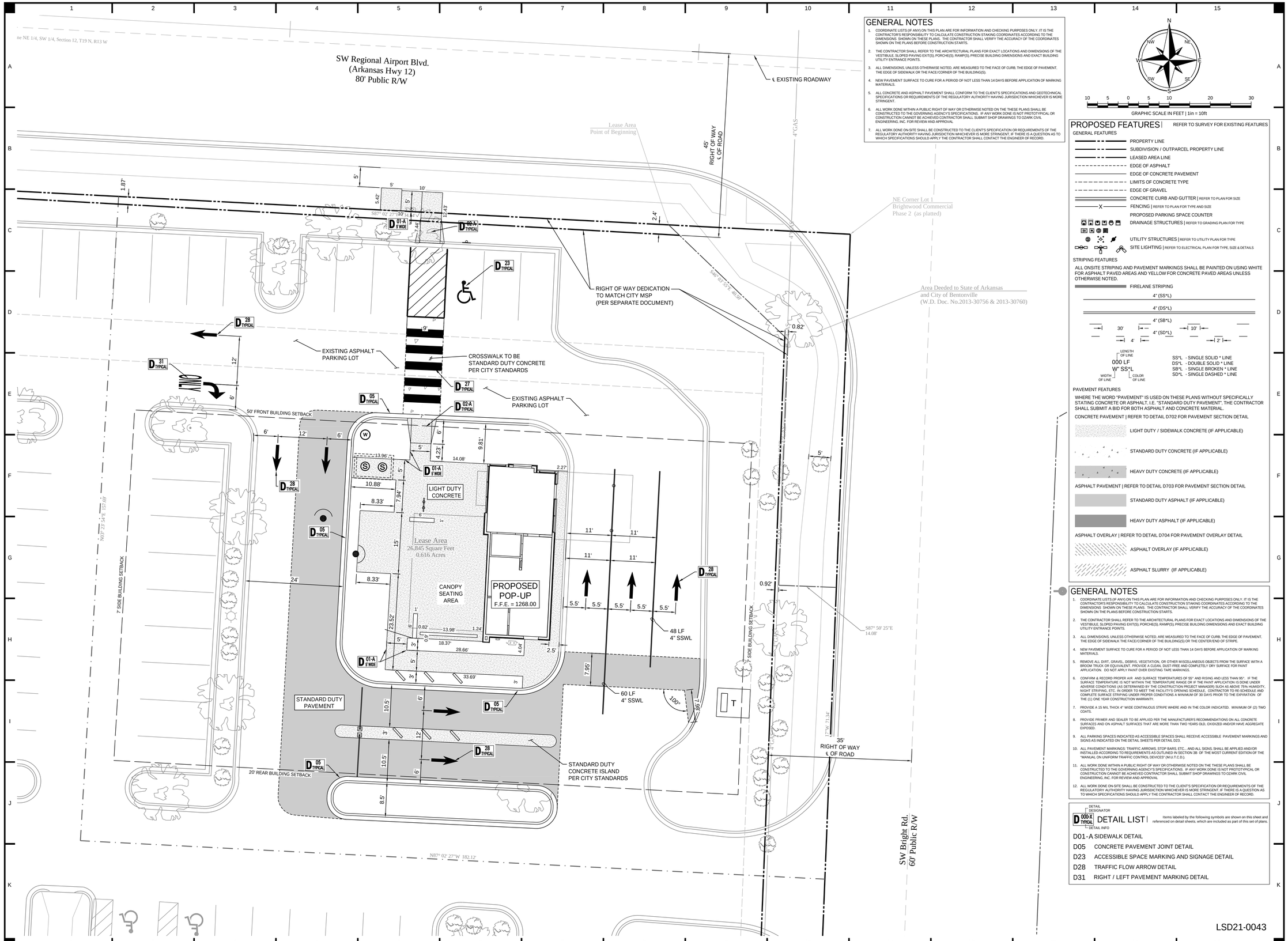

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3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK OR THE FACE/CORNER OF THE BUILDING(S).
4. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
5. ALL CONCRETE AND ASPHALT PAVEMENT SHALL CONFORM TO THE CLIENT'S SPECIFICATIONS AND GEOTECHNICAL SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
6. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
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N NE E SE S SW W NW

10 5 0 5 10 20 30

GRAPHIC SCALE IN FEET | 1in = 10ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE PAVEMENT
- LIMITS OF CONCRETE TYPE
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- PROPOSED PARKING SPACE COUNTER
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

STRIPING FEATURES

ALL ONSITE STRIPING AND PAVEMENT MARKINGS SHALL BE PAINTED ON USING WHITE FOR ASPHALT PAVED AREAS AND YELLOW FOR CONCRETE PAVED AREAS UNLESS OTHERWISE NOTED.

- FIRELANE STRIPING
- 4" (SS*L)
- 4" (DS*L)
- 4" (SB*L)
- 4" (SD*L)

30' 10' 4' 2'

LENGTH OF LINE: 000 LF
WIDTH OF LINE: W" SS*L
COLOR OF LINE

SS*L - SINGLE SOLID * LINE
DS*L - DOUBLE SOLID * LINE
SB*L - SINGLE BROKEN * LINE
SD*L - SINGLE DASHED * LINE

PAVEMENT FEATURES

WHERE THE WORD "PAVEMENT" IS USED ON THESE PLANS WITHOUT SPECIFICALLY STATING CONCRETE OR ASPHALT, I.E. "STANDARD DUTY PAVEMENT", THE CONTRACTOR SHALL SUBMIT A BID FOR BOTH ASPHALT AND CONCRETE MATERIAL.

CONCRETE PAVEMENT | REFER TO DETAIL D702 FOR PAVEMENT SECTION DETAIL

- LIGHT DUTY / SIDEWALK CONCRETE (IF APPLICABLE)
- STANDARD DUTY CONCRETE (IF APPLICABLE)
- HEAVY DUTY CONCRETE (IF APPLICABLE)

ASPHALT PAVEMENT | REFER TO DETAIL D703 FOR PAVEMENT SECTION DETAIL

- STANDARD DUTY ASPHALT (IF APPLICABLE)
- HEAVY DUTY ASPHALT (IF APPLICABLE)

ASPHALT OVERLAY | REFER TO DETAIL D704 FOR PAVEMENT OVERLAY DETAIL

- ASPHALT OVERLAY (IF APPLICABLE)
- ASPHALT SLURRY (IF APPLICABLE)

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3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
4. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
5. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
6. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET THE FACILITY'S OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
7. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
8. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.
9. ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS AND SIGNS AS INDICATED ON THE DETAIL SHEETS PER DETAIL D23.
10. ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC... AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B. OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.)
11. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
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DETAIL LIST |

D 000-X TYPICAL — DETAIL DESIGNATOR / DETAIL INFO

Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

D01-A	SIDEWALK DETAIL
D05	CONCRETE PAVEMENT JOINT DETAIL
D23	ACCESSIBLE SPACE MARKING AND SIGNAGE DETAIL
D28	TRAFFIC FLOW ARROW DETAIL
D31	RIGHT / LEFT PAVEMENT MARKING DETAIL

LSD21-0043

Know what's below. Call before you dig.

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — 19XXX — 09-01-21

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

PAVEMENT AND STRIPING PLAN

POP-UP DRINKS
2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
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SHEET Nº	C2.2

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CITY OF BENTONVILLE NOTES

1. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
2. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
3. AREAS OF EXISTING MULCH DISTURBED BY PROPOSED PLANTINGS SHALL REPLACED WITH NEW MULCH PER CITY STANDARDS.
4. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
5. 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.
6. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
7. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
8. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

CITY OF BENTONVILLE CALCULATIONS

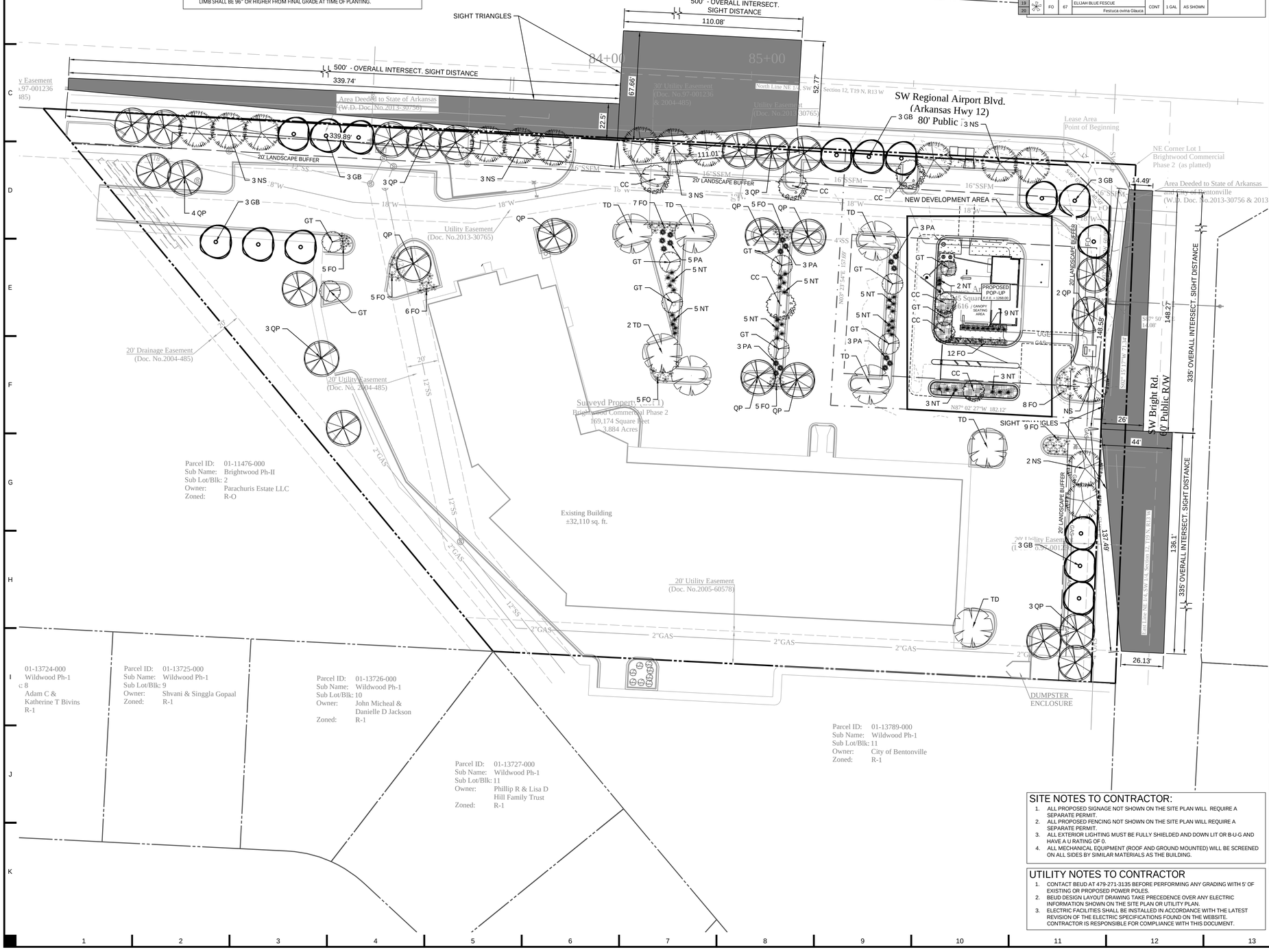
EXISTING ZONING: C-2
TOTAL SITE AREA:
TOTAL INTERIOR LANDSCAPE PROVIDED (EXISTING): 6,318

REQUIRED STREET TREES: 1 SHADE TREE/20 LINEAR FEET STREET FRONTAGE
TOTAL STREET FRONTAGE: 830 L.F.
TOTAL STREET TREES REQUIRED: 42 STREET TREES
TOTAL STREET TREES PROVIDED: 42 STREET TREES

INTERIOR PARKING REQUIREMENTS:
10% OF TOTAL PARKING AREA.
TOTAL PARKING AREA = 77,477 SQ. FT.
10% OF INTERIOR PARKING AREA=7,747 SQ. FT.
TOTAL INTERIOR PARKING PROVIDED (EXISTING)=7,848 SQ. FT. (10.13%)

PLANT SCHEDULE

	A	B	C	D	E	F	G
1	SYM.	KEY	QTY	COMMON NAME	ROOT BALL	SIZE	SPACING
2				Botanical Name			
3		QP	21	WILLOW OAK (SHADE)	B&B	2.5" CAL	AS SHOWN
4				Quercus phellos			
5		NS	15	BLACK GUM (SHADE)	B&B	2.5" CAL	AS SHOWN
6				Nyssa sylvatica			
7		GB	12	AUTUMN GOLD GINKO (SHADE)	B&B	2.5" CAL	AS SHOWN
8				Ginko biloba 'Autumn Gold'			
9		GT	10	THORNLESS HONEY LOCUST (SHADE)	B&B	2.5" CAL	AS SHOWN
10				Gleditsia triacanthos			
11		CC	7	OKLAHOMA RED BUD (ORNAMENTAL)	B&B	2" CAL	AS SHOWN
12				Cercis canadensis			
13		TD	8	BALD CYPRESS (SHADE)	B&B	2.5" CAL.	AS SHOWN
14				Taxodium distichum			
15		NT	47	MEXICAN FEATHER GRASS	CONT.	1 GAL	AS SHOWN
16				Nassella tenuissima			
17		PA	17	DWARF FOUNTAIN GRASS	CONT.	3 GAL	AS SHOWN
18				Pennisetum alopecuroides			
19		FO	67	ELIJAH BLUE FESCUE	CONT	1 GAL	AS SHOWN
20				Festuca ovina Glauca			



SITE NOTES TO CONTRACTOR:

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2. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
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UTILITY NOTES TO CONTRACTOR

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3. 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.

LSD21-0043

N NW NE W E SW SE S

30 15 0 15 30 60 90

GRAPHIC SCALE IN FEET | 1in = 30ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO PLAN FOR TYPE AND SIZE
- XX LF TYPE @ XX% SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- XX" WTR WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UGE UNDERGROUND ELECTRIC SERVICE
- OHE OVERHEAD ELECTRIC SERVICE
- UGT UNDERGROUND TELEPHONE SERVICE
- OHT OVERHEAD TELEPHONE SERVICE
- FO FIBER OPTIC CABLE SERVICE
- GAS GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

LANDSCAPING FEATURES

- STEEL EDGING
- LANDSCAPE BUFFER AREA
- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA.
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
- AREAS TO BE MULCHED
- STABILIZED SLOPES

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
6. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
7. PLANT MATERIAL:
   a. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   b. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
   c. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
   d. SHALL NOT BE PLANTED IN FROZEN GROUND.
8. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (CDW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10:20:10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
10. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE 20" DEWITT (BLACK) TREE STRAP/SLING TSL-8X (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
11. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 3/16" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
12. MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
13. ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
15. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
16. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

LANDSCAPE REQUIREMENTS

HOSE BIBS INSTALLED FOR LANDSCAPE IRRIGATION

UPON INSTALLATION, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

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.

TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

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

REVISIONS:

Nº	DATE	DESCRIPTION

Registered Landscape Architect Jason Lee Clark 809 Arkansas

10-01-2021

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

LANDSCAPE PLAN

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY: ZDW
JOB Nº 21-1360
ORIGINAL ISSUE DATE: 09/01/2021
DESCRIPTION: LARGE SCALE
SHEET Nº

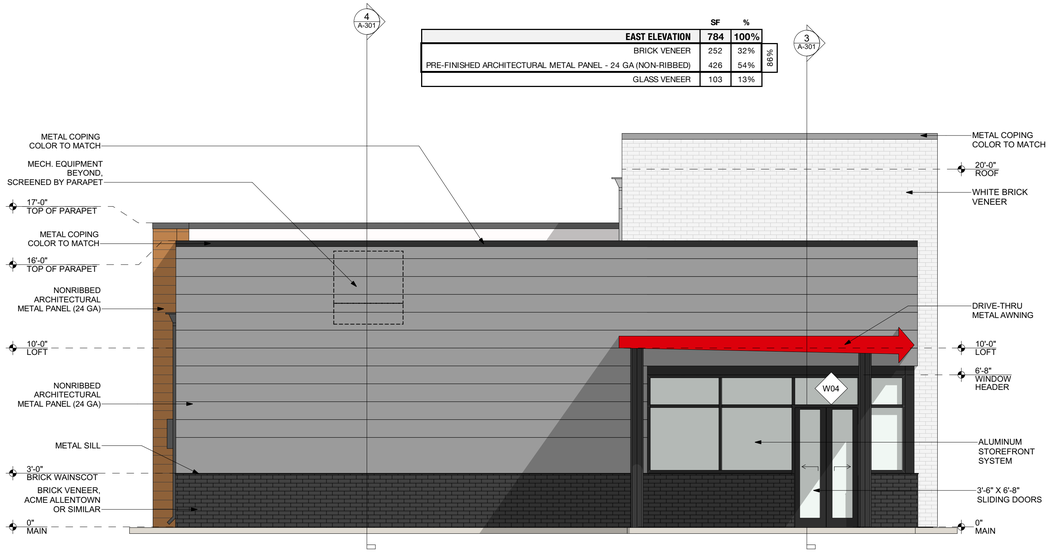
L1.0

c:\dropbox (ozark civil)\oce projects\21-1360 bentonville ar roll\design\04_lsd\21-1360 design-lsd.dwg - Plotted on 9/1/2021 11:45:08 AM to pdf:xchange.pc3 by ZWilhite

NORTH ELEVATION	SF	%	
BRICK VENEER	175	36%	
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	181	38%	100%
GLASS VENEER	124	26%	

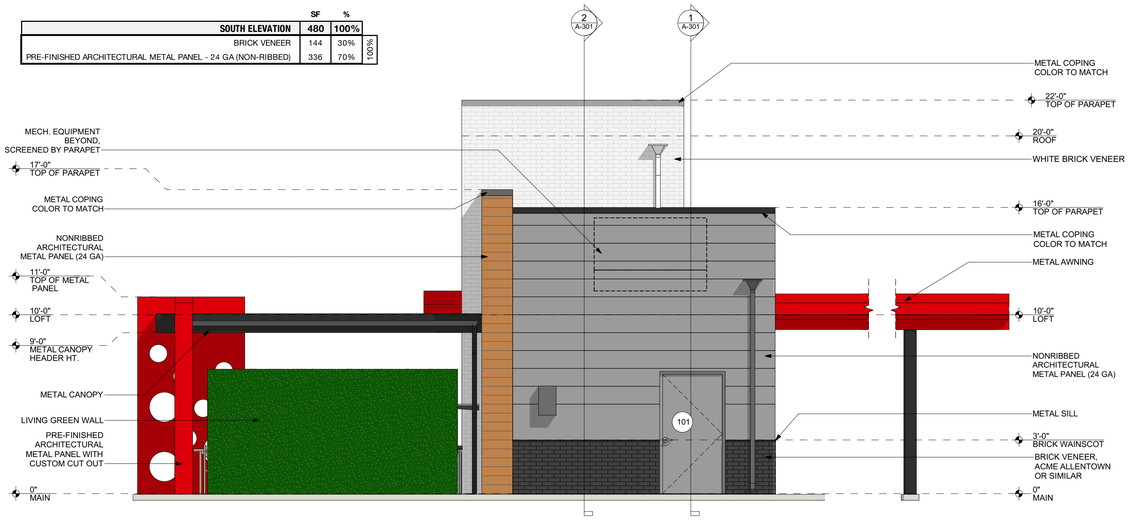
4 A — **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

EAST ELEVATION	SF	%	
BRICK VENEER	252	32%	
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	426	54%	86%
GLASS VENEER	103	13%	



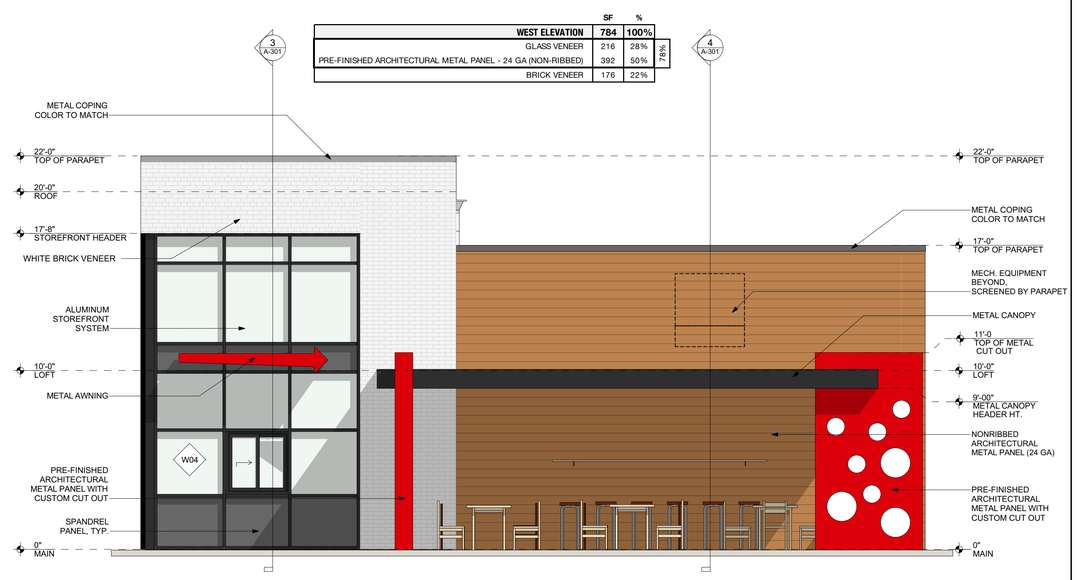
3 A — **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION	SF	%	
BRICK VENEER	144	30%	
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	336	70%	100%



2 A — **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

WEST ELEVATION	SF	%	
GLASS VENEER	216	28%	
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	392	50%	78%
BRICK VENEER	176	22%	



1 A — **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. SEE DOOR/WINDOW SCHEDULE (A-601) FOR INFORMATION ON DOOR/WINDOW TYPE, SIZING AND INSULATION
2. INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS
3. GRAY WINDOWS REPRESENT SPANDREL PANEL IN WINDOW ASSEMBLY
4. ELEVATIONS DO NOT REFLECT CHANGES IN GRADE. CONTRACTOR TO F.V ALL ELEVATIONS AND COORDINATE ACCESS AND CLEARANCE
5. ALL DOORS WITH GLASS MUST HAVE TEMPERED SAFETY GLASS
6. STRUCTURE HAS NOT BEEN SIZED, CONTRACTOR TO FIELD VERIFY CLEARANCES, ADJOINMENTS, FLUSHNESS, ETC.
7. BOTTOM OF METAL PROFILES MUST BE MIN 3 IN. ABOVE FINISHED GRADE, TYP. - RE: INSTALLATION MANUAL PROVIDED BY MANUFACTORER. IF FOUNDATION IS CMU, GAP MUST BE SKIM COATED.
8. MECHANICAL EQUIPMENT TO BE SCREENED BY PARAPET
9. LOCATION OF FREE STANDING SIGN IS NOT KNOWN AT THIS TIME, ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE U RATING OF 0

VERDANT STUDIO
art • architecture
216 West Birch Street
Rogers, Arkansas 72756
www.verdant-studio.com

POP UP
2001 SW Regional Airport Blvd
Bentonville, AR 72712

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ISSUE	ID	CHANGE NAME	BY	DATE
01		LSD Revision	CRL	09/02

PROJECT NO: AVP-21-001
DRAWN BY: CRL
CHECKED BY: CH

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LSD SUBMISSION ELEVATIONS

A

Printed: 8/30/2021

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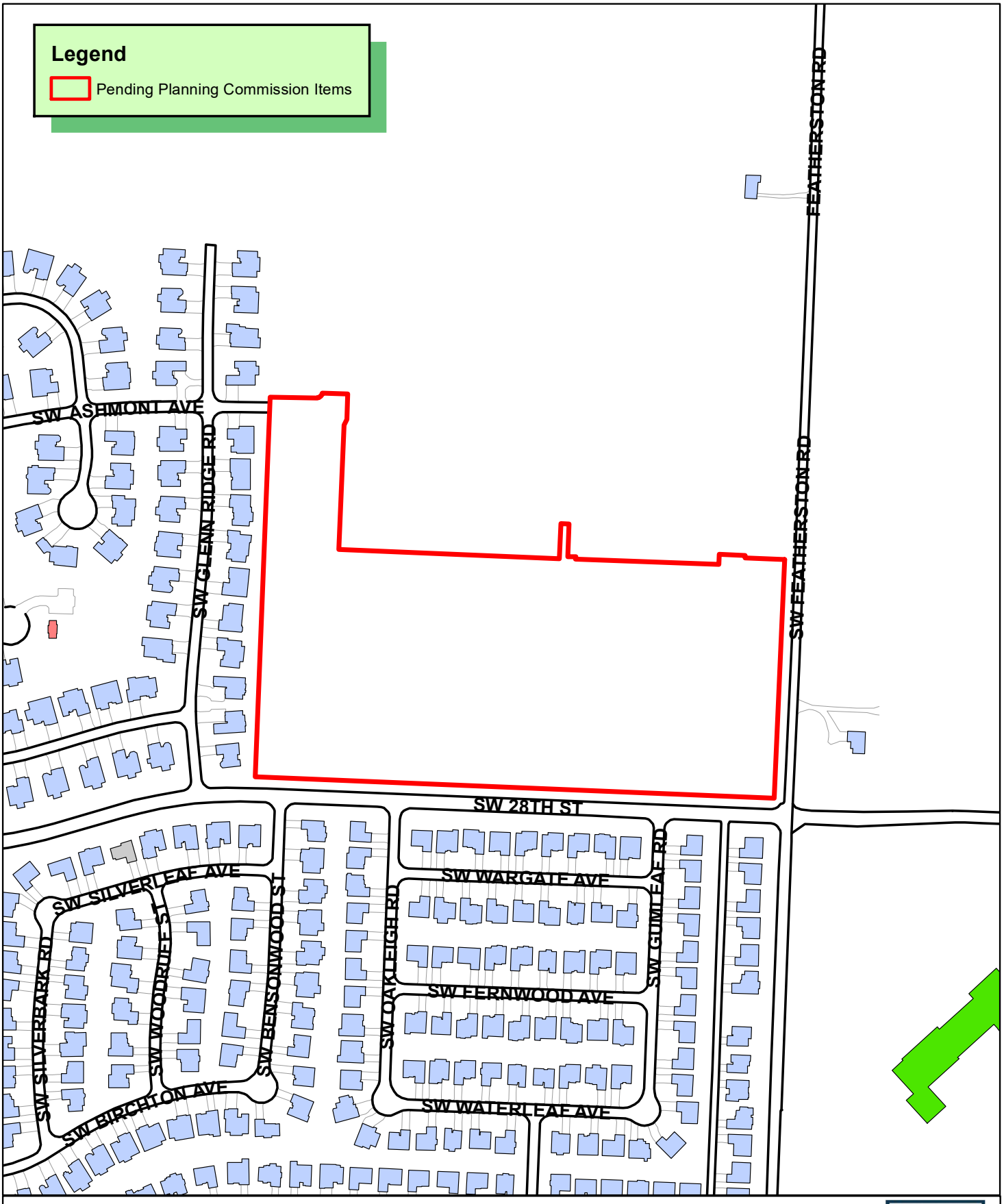

PP21-0015
PRELIMINARY PLAT
FEATHERSTON FARMS SUBDIVISION PHASE 1

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

ANDERSON ENGINEERING, INC. OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO SW 28TH STREET OR SW FEATHERSTON ROAD.

PHASE TABLE

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PHASE 3:	86 LOTS

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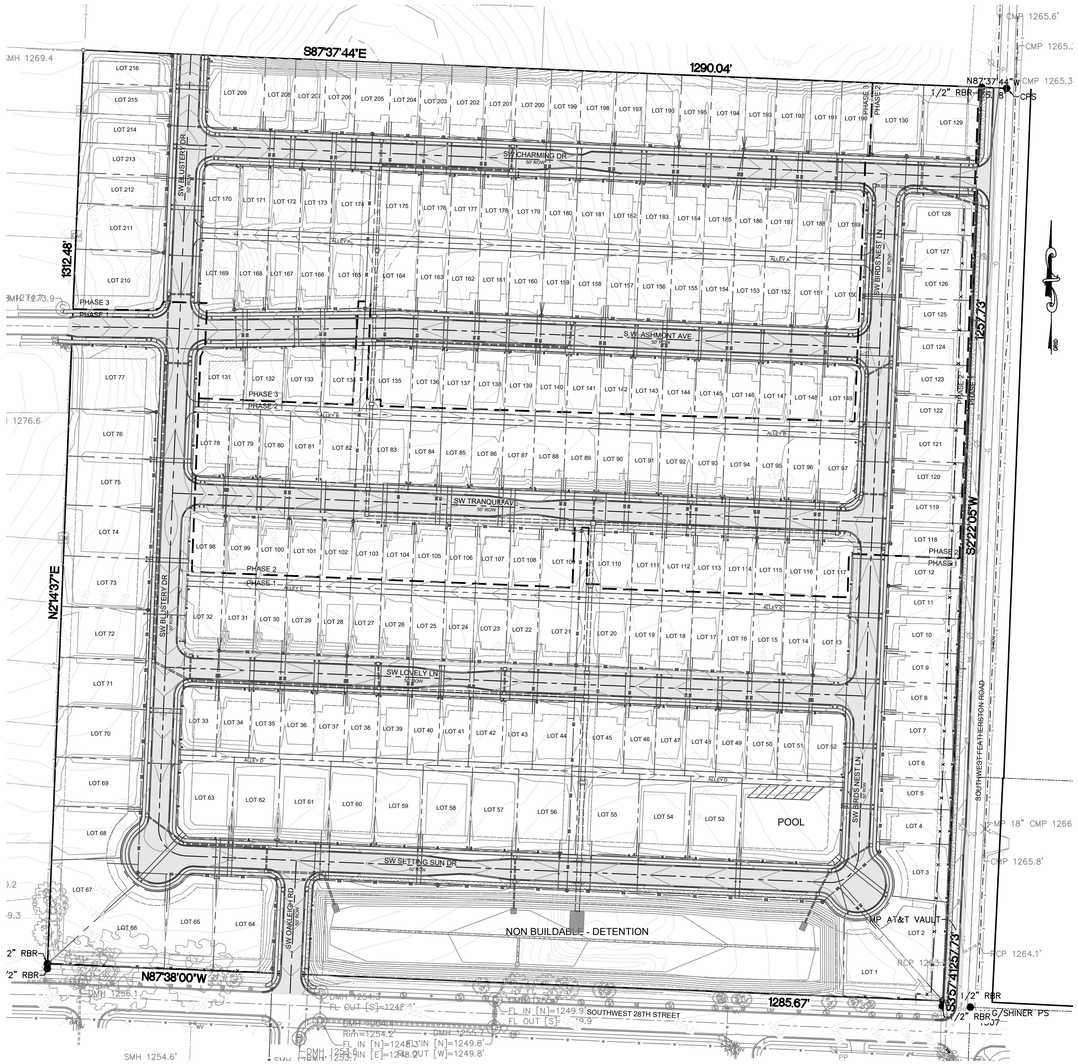
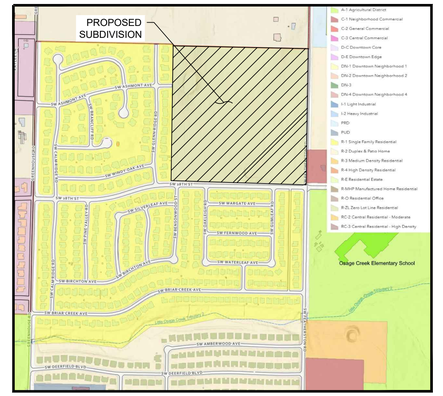


GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



VICINITY

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LANDTEK STUDIOS
CONTACT: JAMES GIBSON, PLA
PHONE: (479) 283-9721

CITY OF BENTONVILLE STANDARD NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.

CERTIFICATE OF AUTHORIZATION ANDERSON ENGINEERING INC. #335 ARKANSAS - ENGINEER

damage prevention is no accident

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PRELIMINARY PLAT NUMBER: PP21-0015

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ANDERSON COA# 335 • MOLLY ROBB PE# 19640

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROBB
8-20-2021

DRAWING INFO.
FIELD BY: -
DRAWN BY: MRR
CHECK BY: MRR
DATE: 8-20-2021
FIELD BOOK: -
JOB NUMBER: 20RO10008

REVISIONS

NO.	DESCRIPTION	DATE	BY

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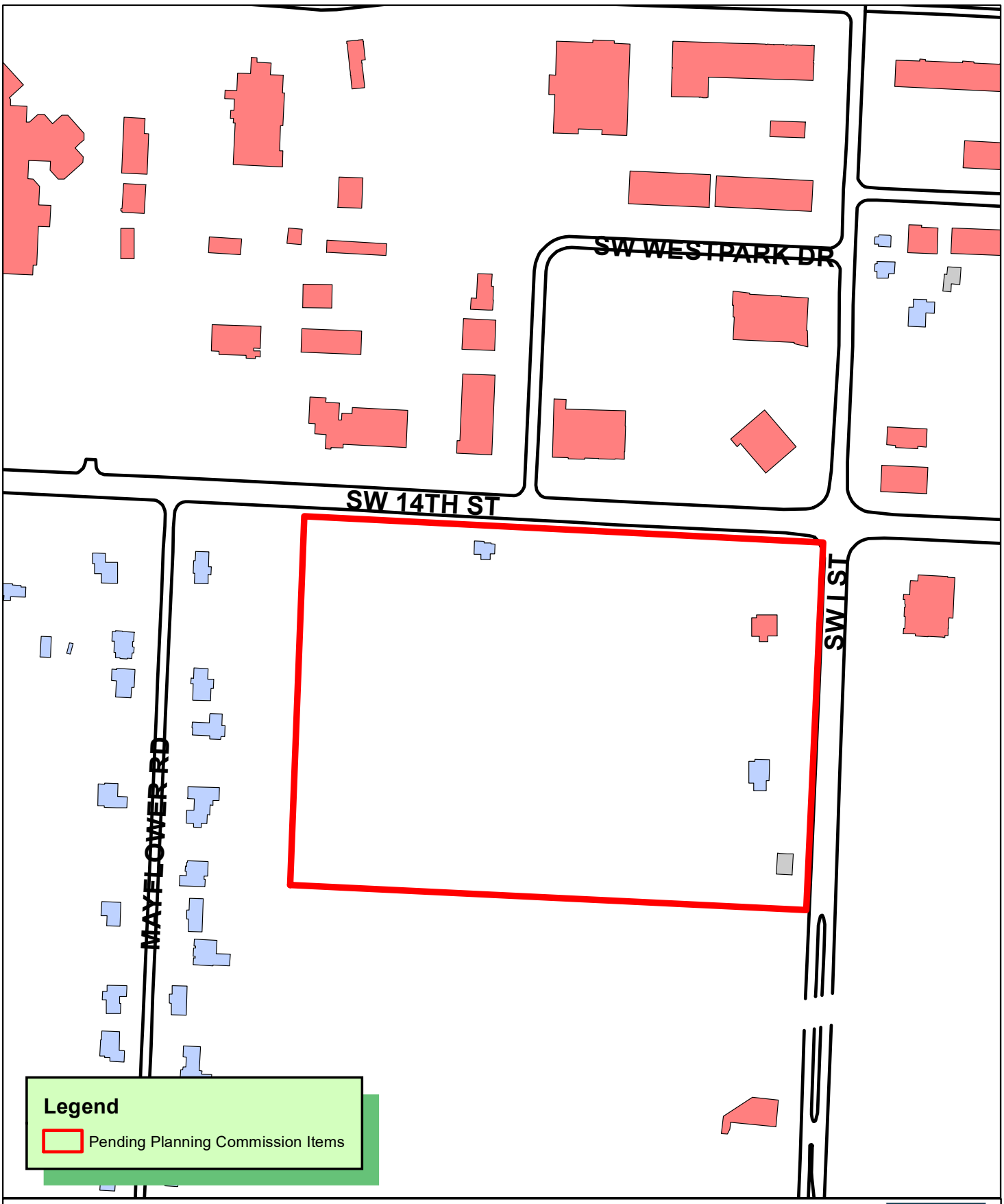
SUNRISE DEVELOPERS, INC.
BRIER HILL SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER
C0.0



PP21-0019
PRELIMINARY PLAT
I-14 SUBDIVISION
LUCAS SUB & PART OF SCOTT SUB

2"AHTD" ALUMINUM CAP
2"AHTD" ALUMINUM CAP
2"AHTD" ALUMINUM CAP
SW WESTPARK DR.
AR HWY 102 (SW 14TH STREET)
PUBLIC (ASPHALT) 90' R/W PER MSP
R/W VARIES PER ARDOT JOB #090138
3/8" REBAR CA4502
AR HWY 102 (SW 14TH STREET)
PUBLIC (ASPHALT) 90' R/W PER MSP
R/W VARIES PER ARDOT JOB #090138
5/8" REBAR
N: 744078.6
E: 656728.0
ACCESS
1/2" REBAR
1/2" REBAR
STATE" BRASS CAP
HWY MARKER
3/8" REBAR
0 80' 120' 160'
SCALE IN FEET
GRID
5/8" REBAR
SUBJECT TRACT
LOT 1
475,965 SQ. FT. OR
10.93 AC. ±
ZONE A-1
SW WESTPARK DR.
PUBLIC R/W PER THIS PLAT
56,412 SQ. FT.
OR 1.29 AC. ±
SUBJECT TRACT
LOT 2
31,204 SQ. FT.
0.72 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 3
33,658 SQ. FT.
OR 0.77 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 4
53,623 SQ. FT.
OR 1.23 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 5
191,153 SQ. FT.
OR 4.39 AC. ±
ZONE C-2
SHEET 4
SW I STREET
PUBLIC (ASPHALT) 90' R/W PER MSP
1"" PIPE
1"" PIPE
ACCESS
SHEET 3
SUBJECT TRACT
LOT 1
475,965 SQ. FT. OR
10.93 AC. ±
ZONE A-1
SW WESTPARK DR.
PUBLIC R/W PER THIS PLAT
56,412 SQ. FT.
OR 1.29 AC. ±
SUBJECT TRACT
LOT 6
67,083 SQ. FT.
OR 1.54 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 7
110,740 SQ. FT.
OR 2.54 AC ±
ZONE C-2
SUBJECT TRACT
LOT 9
96,706 SQ. FT.
OR 2.22 AC. ±
ZONE A-1 & C-2
SW I STREET
PUBLIC (ASPHALT) 90' R/W PER MSP
ACCESS
SHEET 5
SHEET 6
5/8" REBAR
N: 743166.7'
E: 656697.6'
5/8" REBAR
LS1227
SUBJECT TRACT
LOT 8
42,788 SQ. FT. OR 0.98
AC. ±
ZONE C-2
1/2" REBAR
1" PIPE
CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

City of Bentonville Project # PP21-0019

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

© 2021 CEI ENGINEERING ASSOCIATES, INC.

CEI
Solutions for Land and Life

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

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

Preliminary Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

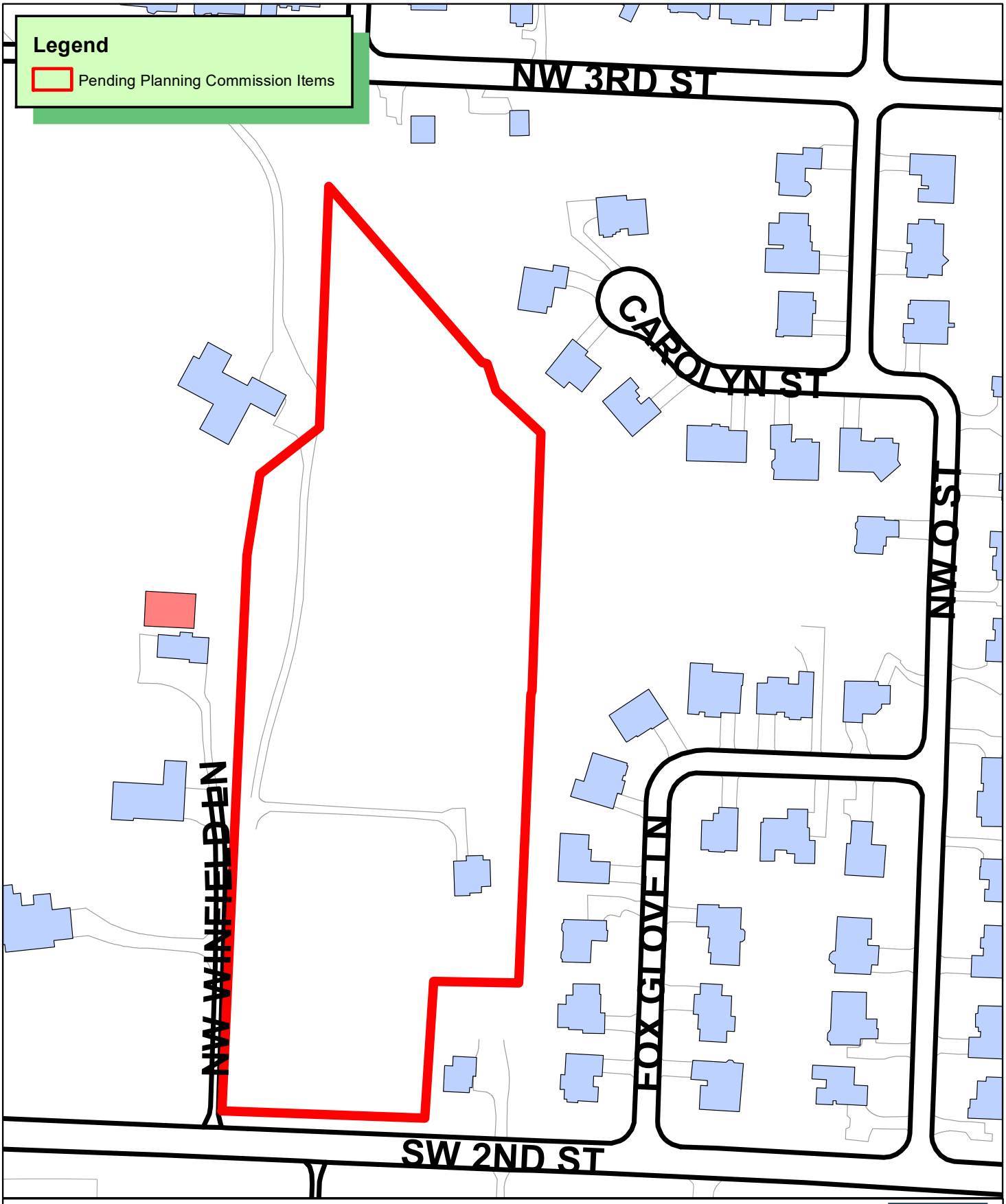
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDC
CEI PROJECT NUMBER	32158
DATE	9/7/2021
REVISION	REV-1

OVERVIEW

SHEET TITLE

SHEET NUMBER



N
W E
S

1 inch = 150 feet

FP21-0003
FINAL PLAT
TRAIL RIDGE SUBDIVISION

THE CITY OF BENTONVILLE

SURVEY DESCRIPTION - Trail Ridge Subdivision Boundary:

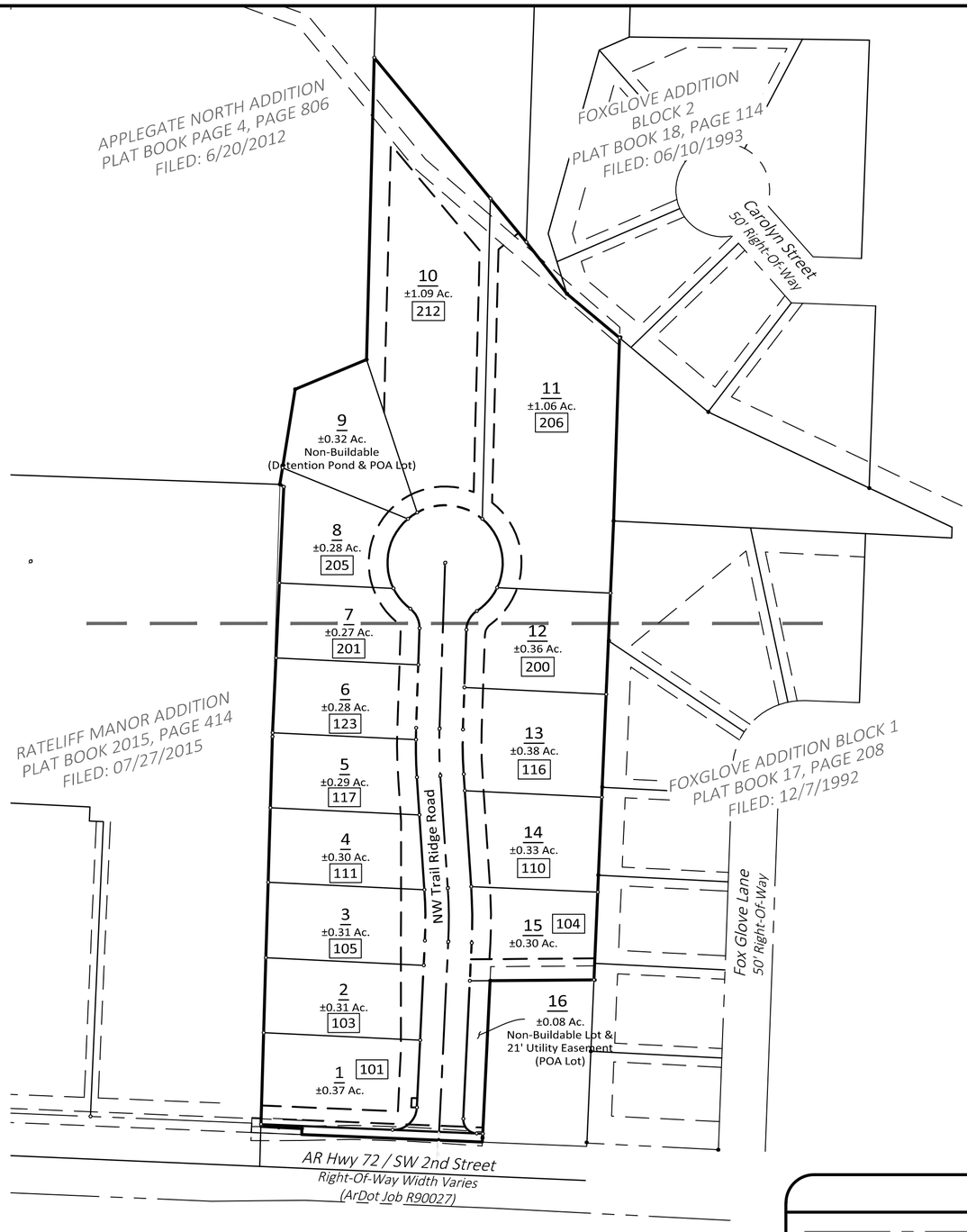
Lot 4, Applegate North Addition, as filed for record in Plat Book P4-806, June 20, 2002, and part of the West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4), all in Section 25, Township 20 North, Range 31 West, Bentonville, Benton County, Arkansas, being particularly described as follows:

COMMENCING at the Southwest Corner of said West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 25. Thence by bearing and distance (basis of bearing, Grid North), South 87°30'49" East a distance of 320.15 feet; thence North 01°41'31" East a distance of 45.00 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west line of Lot 4, Applegate North Addition and the POINT OF BEGINNING; thence North 01°41'31" East along the west line of said Lot 4 a distance of 413.67 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said west line, North 02°36'00" East a distance of 266.77 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 54°26'42" West a distance of 5.03 feet to a one-half inch (1/2") rebar on said west line of Lot 4; thence North 09°08'05" East continuing along said west line a distance of 102.43 feet to a one-half inch (1/2") rebar with PS #985 cap; thence North 67°26'21" East continuing along said west line a distance of 82.52 feet to a one-half inch (1/2") rebar with PS #985 cap; thence North 01°27'27" East continuing along said west line a distance of 322.35 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northwest corner of said Lot 4; thence South 39°29'14" East along the north line of said Lot 4 a distance of 255.11 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 38°06'43" East continuing along said north line a distance of 70.16 feet to a five-eighths inch (5/8") rebar with PS #1128 cap; thence South 50°07'54" East continuing along said north line a distance of 73.23 feet to the northeast corner of said Lot 4, from which a one-half inch (1/2") rebar with PS #985 cap bears North 54°33' East 0.97 feet; thence South 01°51'03" West along the east line of said Lot 4 a distance of 195.33 feet to a five-eighths inch (1/2") rebar with PS #944 cap; thence South 02°27'25" West continuing along said east line of Lot 4 a distance of 490.16 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of said Lot 4; thence South 89°32'36" West along the south line of said Lot 4 a distance of 110.81 feet to a three-eighths inch (3/8") rebar; thence leaving said south line, South 02°45'12" West a distance of 163.39 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°33'14" West a distance of 236.87 feet to the Point of Beginning.

SURVEY DESCRIPTION - Right-of-way Dedication:

Part of Lot 4, Applegate North Addition, as filed for record in Plat Book P4-806, June 20, 2002, and part of the West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4), all in Section 25, Township 20 North, Range 31 West, Bentonville, Benton County, Arkansas, being particularly described as follows:

COMMENCING at the Southwest Corner of said West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 25. Thence by bearing and distance (basis of bearing, Grid North), South 87°30'49" East a distance of 320.15 feet; thence North 01°41'31" East a distance of 35.76 feet to the north right-of-way line of Arkansas Highway 72 (SW 2nd Street), as established by ArDOT Job R90027; thence North 01°41'31" East a distance of 6.94 feet to the southwest corner of Lot 4, Applegate North Addition and the POINT OF BEGINNING; thence North 01°41'31" East along the west line of said Lot 4 a distance of 2.30 feet to the proposed north right-of-way line of Arkansas Highway 72 (SW 2nd Street); thence leaving said west line, South 87°33'14" East along said proposed north right-of-way line a distance of 236.86 feet; thence leaving said proposed north right-of-way line, South 02°45'12" West, crossing a five-eighths inch (5/8") rebar at a distance of 4.35 feet, in all a distance of 8.95 feet to said north right-of-way line of Arkansas Highway 72 (SW 2nd Street); thence North 87°37'28" West along said north right-of-way line a distance of 192.92 feet; thence North 02°43'53" East a distance of 6.40 feet to a five-eighths inch (5/8") rebar with PS #944 cap; thence North 86°55'02" West a distance of 43.90 feet to the Point of Beginning.



Grid North

100 0 100

Scale in Feet

Filing Block

FOR REVIEW

LEGEND

	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
R/W	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Proposed Lot Line
R/W	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Easement Line
- 20' BSL -	Proposed Building Setback Line
●	Ex. Rebar
◪	Ex. Nail
○	Set 1/2" Rebar w/ PS# 1507 Cap
⌀	Set Mag Nail w/ PS# 1507 Washer
U/E	Utility Easement
D/E	Drainage Easement
R/W	Right Of Way
101	Address

MORRISON SHIPLEY

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

TRAIL RIDGE SUBDIVISION

Bentonville, Arkansas

City of Bentonville Project #FP21-0003
Atlas Page 360

FINAL PLAT

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**KAS**	Horiz. Scale:	**1"=100'**
Date:	**8.12.2021**	Plot Scale:	**1**
Project No.:	**CSC-01**	DWG Name:	**FINAL PLAT**

Drawing Name: P:\CSC-01\DWGS\CSC-01 Final Plat.dwg Last Modified: Jul 30, 2021 - 8:27am Plotted on: Aug 12, 2021 - 1:29pm by tlunsford

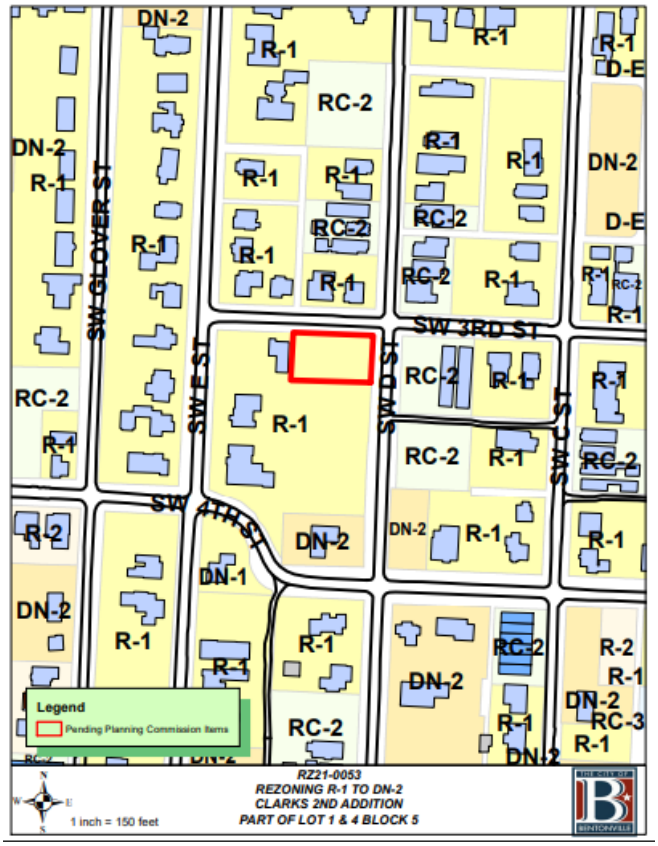
Carenda L. Cobb Living Trust

302 SW D Street
PC Date: 9/21/2021
Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0053
Applicant / Current Owner	Carenda L. Cobb
Site Area	+/- 0.35 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 302 SW D 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, south and west and RC-2, Central Residential-Moderate Density Residential to the east.

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

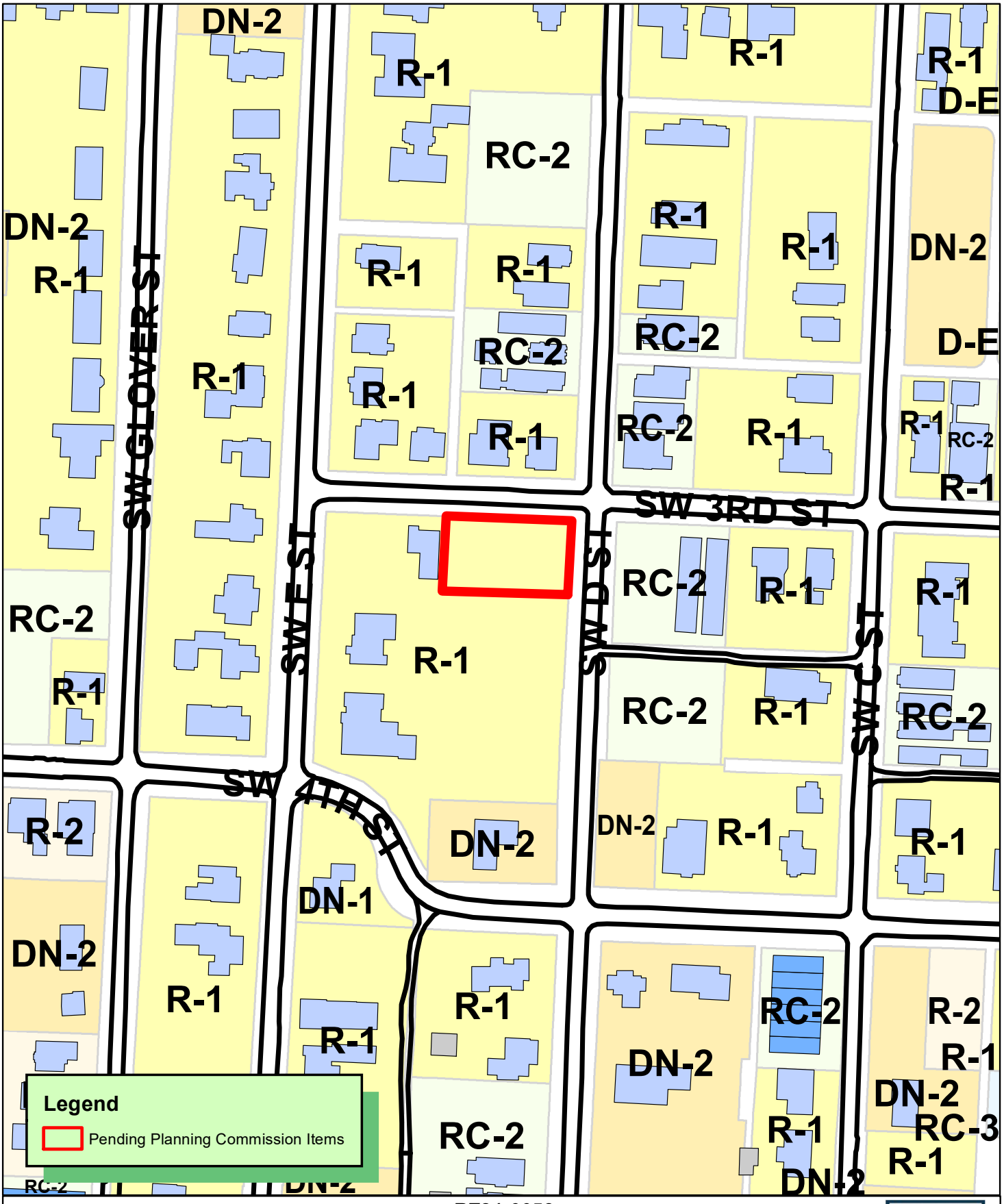
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

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 immediate 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.



RZ21-0053
REZONING R-1 TO DN-2
CLARKS 2ND ADDITION
PART OF LOT 1 & 4 BLOCK 5

THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

August 1, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-01765-000 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, Carenda Cobb, in obtaining a rezoning of Parcel No. 01-01765-000 (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. Additionally, the reason the applicant has requested DN-2, as opposed to DN-1, is to gain an additional three (3) feet of front setback in order to have larger porches on the homes to be built. The applicant plans to split the parcel into two lots–one larger lot for their personal residence, and one smaller lot for a smaller investment property.

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 large number of parcels along D St. have already been zoned DN-2, or otherwise medium density. Accordingly, this rezoning will follow the current pattern of development along D St., as contemplated by the FLUP.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of the development will be similar to other redevelopment in downtown Bentonville. Lastly, a six inch (6") gravity sewer line is located along D St., and four inch (4") water lines are located along both 3rd and D 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

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

RZ-21-0053

NOTICE OF INTENT TO REZONE

Carenda Cobb has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential. The legal description of the property is as follows:

Lots 1 and 4, except 6 feet of equal width squarely off the South side of Lot 4, all in Block 5, Clark's Addition to the City of Bentonville, Arkansas, and the East half of a closed Alley along the West side of the above-described property.

The common description of the property is: **302 SW D St., Bentonville, Arkansas**

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

The public hearing will be held on **September 21th, 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:

Mark Kinsley
Signature

Mark Kinsley
Printed Name

502 SW 3rd Street
Physical Address

NOTICE OF INTENT TO REZONE

Carenda Cobb has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential. The legal description of the property is as follows:

> **Lots 1 and 4, except 6 feet of equal width squarely off the South side of Lot 4, all in Block 5, Clark's Addition to the City of Bentonville, Arkansas, and the East half of a closed Alley along the West side of the above-described property.**

The common description of the property is: **302 SW D St., Bentonville, Arkansas**

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

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

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

I/we have no objections to the rezoning.

I/we object to the rezoning because:

_____

_____

_____

_____

Signature

Gordon A VanTuyl

Printed Name

329 SW D

Physical Address

NOTICE OF INTENT TO REZONE

Carenda Cobb has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential. The legal description of the property is as follows:

> **Lots 1 and 4, except 6 feet of equal width squarely off the South side of Lot 4, all in Block 5, Clark's Addition to the City of Bentonville, Arkansas, and the East half of a closed Alley along the West side of the above-described property.**

The common description of the property is: **302 SW D St., Bentonville, Arkansas**

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

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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 would like for our new neighbors to build the two houses as they wish. However we are concerned about rezoning as there are many precedents of rezoning then something entirely different gets built. We would rather the city consider granting setback variances to accomplish this rather than rezoning. Setbacks should be in keeping with the immediate neighborhood

Signature

Les + Jan Saumweber
Printed Name

427 SW 3rd St
Physical Address

Rezoning would set a bad precedence for future lots cleared in this area

REZONING STAFF REPORT

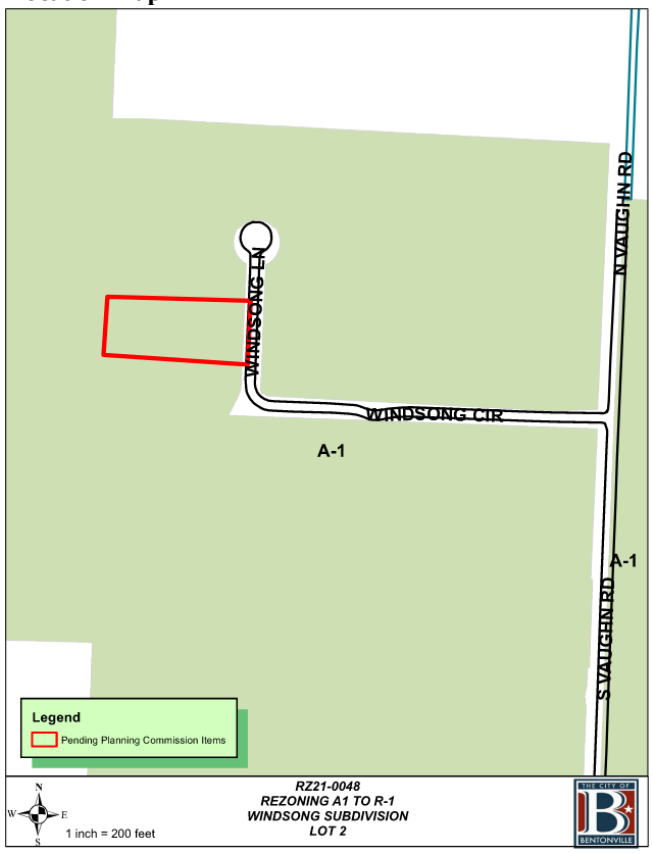
Ross A. Bull and Kristi L. Bull

8395 Windsong Lane
PC Date: 9/21/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0048
Applicant / Current Owner	Ross A. Bull and Kristi L. Bull
Site Area	+/- 1.3 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 8395 Windsong Lane. The property is currently zoned A-1, Agricultural. Surrounding zoning districts are A-1, Agricultural to the north, east, south, and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Low-Density Residential. 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.

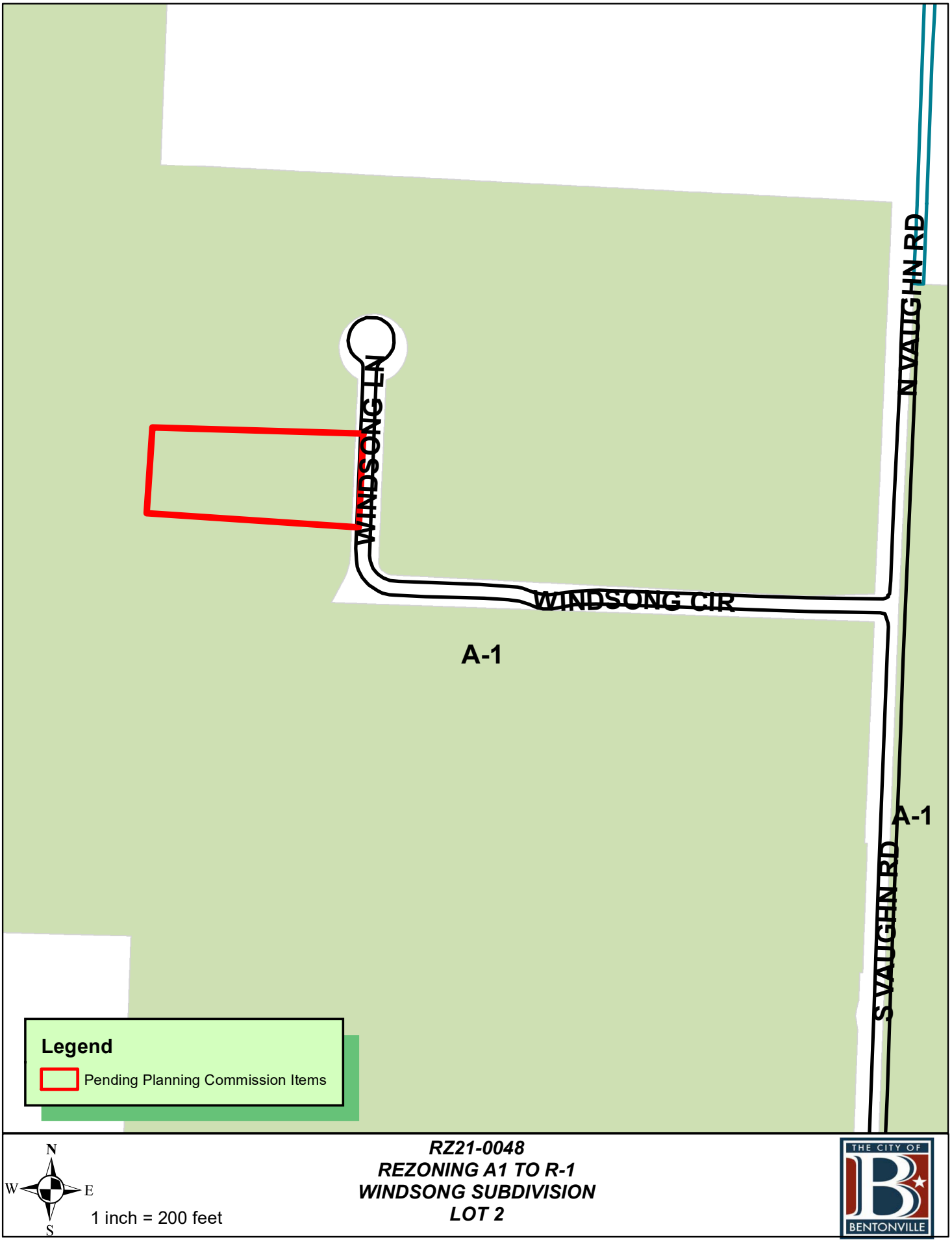
The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Community Plan. This area focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.

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

Analysis
The intent of the R-1 district is to serve 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.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan.

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.



RZ21-0048
REZONING A1 TO R-1
WINDSONG SUBDIVISION
LOT 2

THE CITY OF BENTONVILLE

NARRATIVE

REZONING 8395 WINDSONG LANE
FROM AGRICULTURAL TO RESIDENTIAL

In May 2021, this property was purchased as a primary home for Ross A and Kristi Bull. The property has been a residence since 2001, and is in a residential neighborhood named Windsong off Vaughn Road in Bentonville. We are currently living in the home, and plan on doing so for many years. We wish to add a storage building to the property, and understand it is still zoned agricultural. We understand by rezoning it, not only will the property be more in keeping with appropriate city zoning, but it will allow us to use the residential setbacks vs the agricultural, which, when you are talking about a little over an acre, can make a huge difference in aesthetics in relationship to the current home and for the neighborhood. This change will have no effect on the water or sewage system, since it is currently on city water and has a septic that has functioned very well for over 20 years.

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

REZONING STAFF REPORT

Serenity P, LLC

823 and 825 SE 5th Street

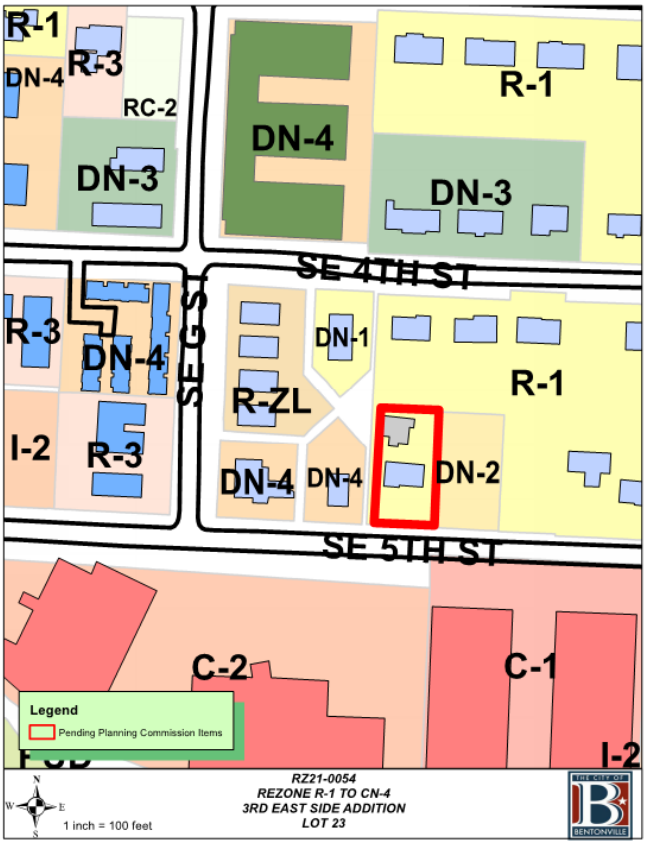
PC Date: 9/21/2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	RZ21-0054
Applicant / Current Owner	Serenity P, LLC
Site Area	+/- 0.29 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Medium Density Residential to High Density Residential

https://arcg.is/08HvK8

Location Map



Note: This item will need to be tabled to the October 05, 2021 Planning Commission Meeting. Certified mail was not sent within the mandated 15-day window.

Property Description

This property is located at 823 and 825 SE 5th Street. The property is currently zoned R-1, Low Density Single Family Residential. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, DN-2, Downtown Medium Density Residential to the east, C-2, General Commercial and C-1, Neighborhood Commercial to the south, and DN-4, Downtown Mixed-Use Residential to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. 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 Bentonville Community Plan depicts this property in a transitional residential area. Transitional residential areas accommodate a higher density and mix of residential uses due to its proximity to new institutional and cultural development.

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

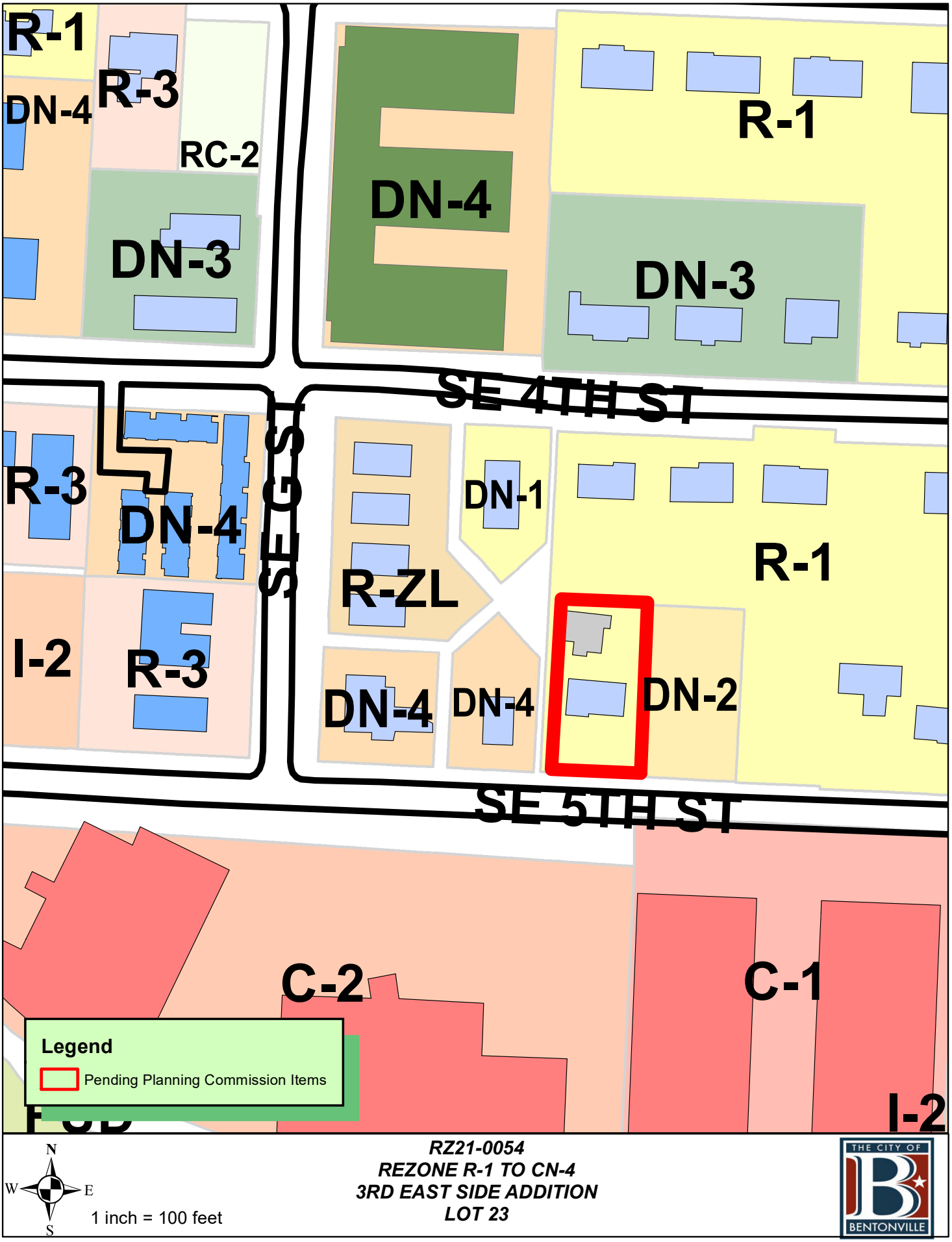
Staff has not received public comments regarding this rezoning request.

Analysis

Recent development and rezoning activity within proximity of this rezoning request support additional density and mixed-use development. G @ Market to the North, SEG4 to the northeast, Brick Avenue Lofts on SE 3rd St, and adjacent DN-4 zoned property all evidence an area transitioning to a mix of residential densities and uses. In addition, property to the south along SE 5th St. carry a variety of commercial or industrial zoning districts, which suggests support for higher densities.

Conclusion

Recent development activity, the Bentonville Community Plan, and adjacent zoning districts all support the Future Land Use Map Amendment and rezoning requests. Staff recommends approval of the map amendment and rezoning.



RZ21-0054
REZONE R-1 TO CN-4
3RD EAST SIDE ADDITION
LOT 23

Narrative for 823 / 825 SE 5th Street, Bentonville AR

Kerry Laman (Serenity P, LLC), Owner of 823 / 825 SE 5th Street, Bentonville AR is seeking to have the above property rezoned from R1 to DN-4. The two parcels located directly west of this parcel are zoned DN-4 and the adjacent property located to the East is zoned DN-2.

The purpose of the rezone is to allow for the lot to be split into two smaller parcels supporting the objective of createing more density in Downtown Bentonville. The two parcels directly to the east are of the same dimensions that these lots will be if the lot split is approved.

The rezone will have no impact on traffic or appearance other than the existing structures would need to be removed prior to a lot split being approved. Sewer runs down 5th street and the property has one water meter on it. A separate sewer and water meter would need to be added if the lot split is approved.

Thanks

Kerry Laman
479-295-1445

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

DN-4, Downtown Mixed-use Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Setback Standards:

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

.

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

DN-4, Downtown Mixed-use Residential

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

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

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

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

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

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

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

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

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

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

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

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DN-4, Downtown Mixed-use Residential

Land Uses:

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

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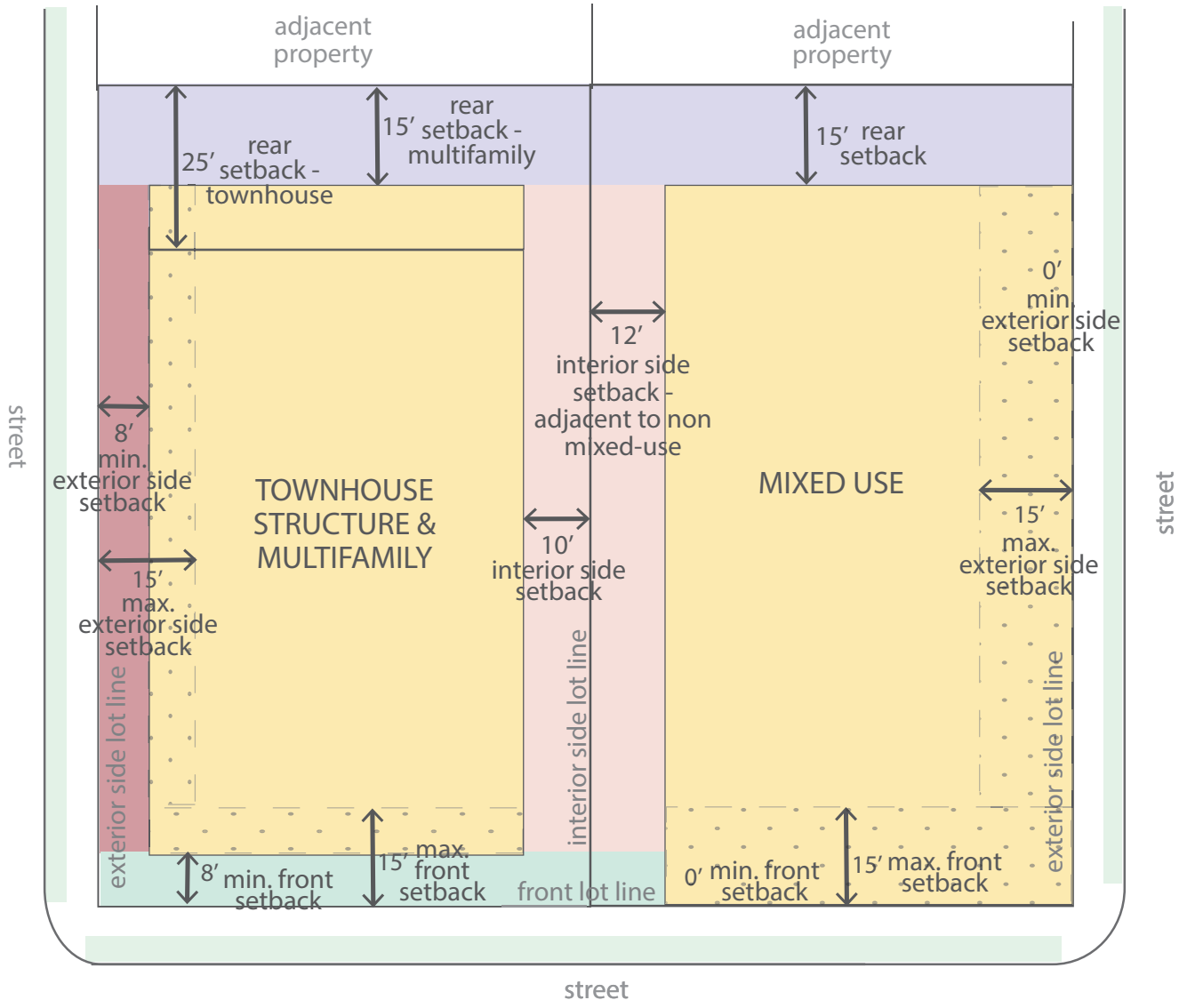
DN-4, Downtown Mixed-Use Residential

Setback Illustration



High Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Highland, LLC

Vaughn Road

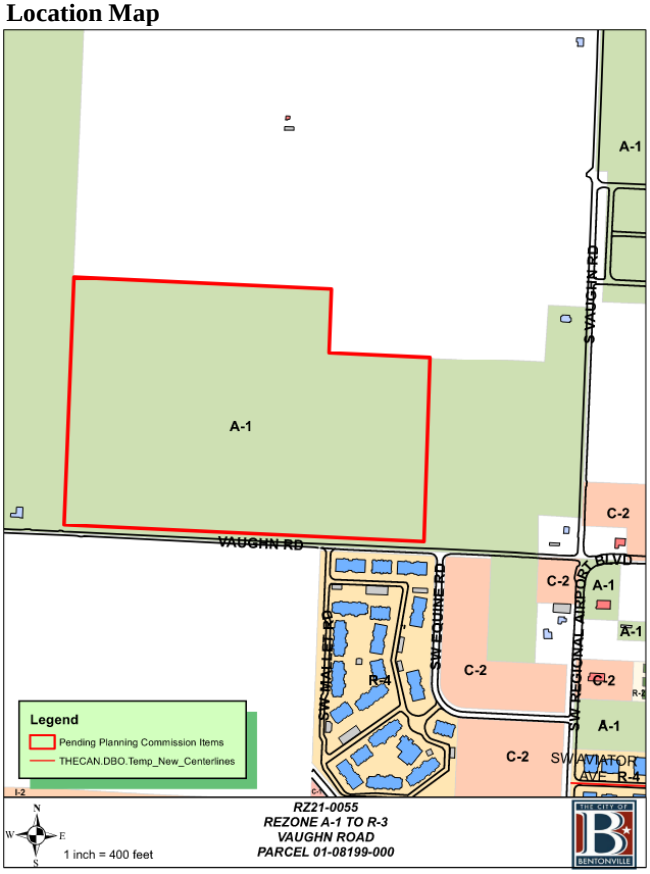
PC Date: 9/21/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0055
Applicant / Current Owner	Highland, LLC
Site Area	+/- 68.42 aces
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	High Density Residential, Mixed Use Commercial, and General Commercial to Medium Density Residential

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on Vaughn Road. The property is surrounded by county land and A-1 to the north, county land and C-2 to the east, Centerton, C-2, and A-1 to the south, and A-1 to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High-Density Residential, Mixed Use Commercial, and General Commercial. The applicant is requesting a change in the Future Land Use Plan to Medium-Density Residential. Medium-Density Residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment

Staff has not received public comments regarding this rezoning request.

Analysis

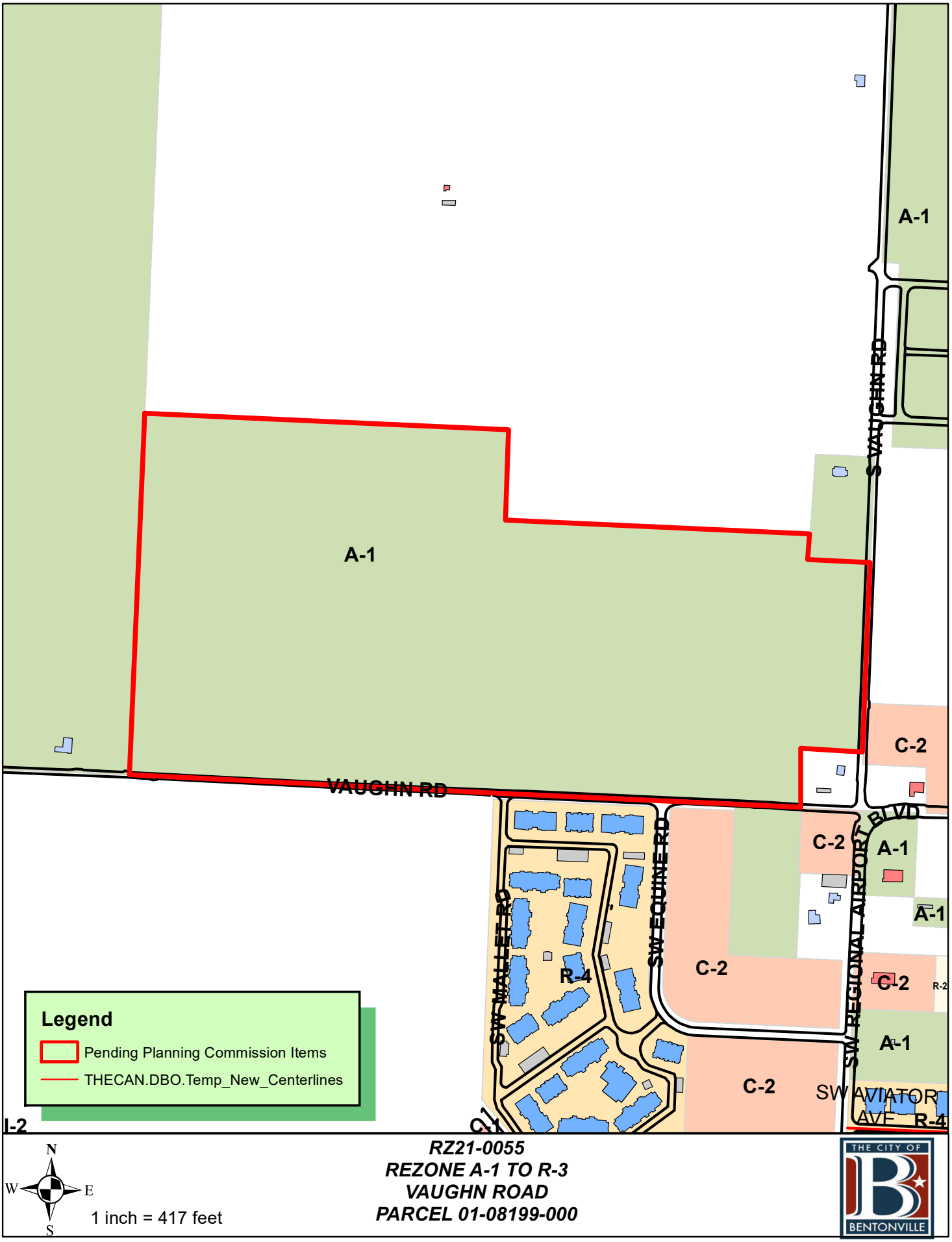
The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium-density residential development would be available. This district could be used as a transitional zone between single-family and other uses not compatible with low density residential development.

This request is not consistent with the Future Land Use Plan, however, it is consistent with surrounding zoning districts as there are existing R-3 and R-4 lots in the immediate vicinity.

Note: The applicant requested to reduce the rezone area (see map attached) to only include the portion of land that the applicant is buying.

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.


A-1
A-1
VAUGHN RD
S VAUGHN RD
C-2
C-2
A-1
A-1
SW REGIONAL AIRPORT BLVD
SW EQUINE RD
SW MALLET RD
R-4
C-2
C-2
R-2
A-1
C-2
SW AVIATOR AVE
R-4
I-2
C-1
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
N
W
E
S
1 inch = 417 feet
RZ21-0055
REZONE A-1 TO R-3
VAUGHN ROAD
PARCEL 01-08199-000
THE CITY OF
BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

September 16, 2021

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

RE: RZ-21-0055 – Rezoning of Property

Members of Staff,

There was an error in our initial application for this rezoning request, and we would like request an amendment to our application. Initially the request was for the entirety of Parcel #01-08199-000. However, the intent of the owner was to only rezone to R-3, Medium Density Residential the western +/- 50 acres of this parcel. This is known as Lot 1, Big Blue Marble Subdivision, Bentonville, AR. Also described as:

> PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17;
> THENCE ALONG THE NORTH LINE THEREOF S87°27'33"E 1321.27 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17;
> THENCE ALONG THE EAST LINE THEREOF S02°21'56"W 328.98 FEET;
> THENCE LEAVING SAID EAST LINE S87°22'34"E 526.63 FEET;
> THENCE S02°18'48"W 945.40 FEET;
> THENCE N87°25'09"W 559.66 FEET;
> THENCE N87°13'36"W 1287.12 FEET TO THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17;
> THENCE ALONG SAID WEST LINE N02°16'30"E 1269.51 FEET TO THE POINT OF BEGINNING, CONTAINING 50.00 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

We would greatly appreciate the opportunity to make this amendment request and remain on the current agenda cycle.

Thank you,

Barry R. Williams, ASLA
Project Manager

LOT SPLIT CREATING BIG BLUE MARBLE SUBDIVISION WITH LOT 1 AND LOT 2

P.O.B. LOT 1
NW CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W
N = 730819.98
E = 631062.65

BUILDING SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT A-1, AGRICULTURAL, AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION, VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

A

S87° 27' 33"E 1321.27'

1.1' TO FENCE

3.3' TO FENCE

2.6' TO FENCE

B

NE CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W

0.5' TO FENCE

2.0' TO FENCE

S2° 21' 56"W 328.99'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	98.99'	S2° 20' 08"W
L2	95.16'	N1° 50' 30"E

LEGEND

▲	FOUND ALUMINUM MONUMENT
⊡	FOUND RR SPIKE
⊠	FOUND CPS
○	FOUND IRON PIN
◇	MAGNETIC READING
●	SET IRON PIN
⋈	WATER VALVE
⊸	FIRE HYDRANT
∅	POWER POLE
	PROPERTY LINE
	RIGHT OF WAY LINE
	1/16 SECTION LINE
	WATER EASEMENT
	GAS EASEMENT
	THEORETICAL MSP R/W
	EDGE OF STREET
	STREET CENTERLINE
X—X—X	FENCE LINE

SEE SHEET 1 "ADJOINING PROPERTY OWNER INFORMATION" TABLE FOR THE PROPERTY OWNERS ADJACENT TO THE EXTERIOR OF THIS PROPERTY.

C

P.O.B. LOT 2

S87° 22' 3

1.2' TO FENCE

526.63'

6.1' TO FENCE

3.4' TO FENCE

P

N2° 16' 30"E 1315.62'

0.9' TO FENCE

80' GAS EASEMENT
DOC D-381
AS SHOWN IN PR 2003-734

LOT 1
±50.00 ACRES
PER THIS PLAT

SW 1/4 SW 1/4 SECTION 17 ±39.92 ACRES
SE 1/4 SW 1/4 SECTION 17 ±10.08 ACRES

S2° 18' 48"W 945.40'

2.1' TO CENTERLINE

0.8' TO FENCE

S87° 13' 36"E 1287.12'

20' WATER & GAS EASEMENT
DOC 2005-18028 &
DOC 2006-54257

20' UTILITY EASEMENT
PER THIS PLAT

SE CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W

PROPOSED R/W
2.44 ACRES OR ±106439 SQ FT
PER THIS PLAT

S87° 25' 09"E 559.66'

S87° 25' 09"E

444.22'

N87° 22' 59"W 1112.85'

O

SW CORNER
SW 1/4 SW 1/4
SECTION 17
T-19-N R-31-W
N = 729505.40
E = 631010.42

N87° 21' 55"W 1320.10'

N

M

VAUGHN RD (ARTERIAL STREET 90' MSP R/W) EXISTING R/W AS NOTED

2.0' TO CENTERLINE

36' STREET R/W
PR 2004-1407

L

ATLAS PAGE: 521

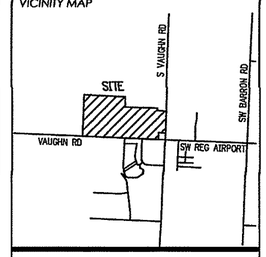
CITY OF BENTONVILLE PROJECT NUMBER: LS21-0035

RECORD INFORMATION

GRAPHIC SCALE IN FEET
100' 0 100'

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

VICINITY MAP



LOT SPLIT CREATING
BIG BLUE MARBLE SUBDIVISION
WITH LOT 1 AND LOT 2
SW/4 SEC 17 T-19-N R-31-W
BENTONVILLE ARKANSAS

PREPARED FOR:
GATOR DISTRICT, LLC

STATE PLAT CODE:
500-19N-31W-0-17-300-04-1460

DATE: 07/14/2021
PROJECT NO: 21105200
CONTACT: K MONTGOMERY

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

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

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

DRAWING: G:\21105200_VAUGHNRD\NRA\STRUCTURE\SURVEY\DWG\21105200_SPLIT.DWG
LAYOUT: LAYOUT2 , LAST SAVED: KM476, 7/14/2021 4:43:19 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 7/14/2021 3:51:52 PM (PLOTTED BY:" VALID ON HARD COPY ONLY)

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-08199-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Highland LLC. The adjacent properties are zoned A-1, C-2, R-4, and three is unaccounted for Benton County Property to the North. There is also parcels zoned A-1 per the Centerton zoning map. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Currently, the proposed plans for development on this property are to townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress with a planned additional collector road according to the master street plan (via S Vaughn Rd. and Vaughn 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 no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By rezoning to R-3, Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-08199-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from High-Density Residential, Mixed-Use Commercial, and General Commercial to Medium Density Residential. The property is currently owned by Highland LLC. The adjacent properties are noted as Residential Estate, Agriculture, High-Density Residential, General Commercial, Mixed-Use Commercial, and Industrial. A proposed change to Medium Density Residential Land Use is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes. Currently, the proposed plans for development on this property are to build townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via S Vaughn Rd. and Vaughn Rd St.).

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 no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By changing the Future Land Use to Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

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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

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

REZONING STAFF REPORT

Terrell

1111, 1113, 1115 NE Monroe Street

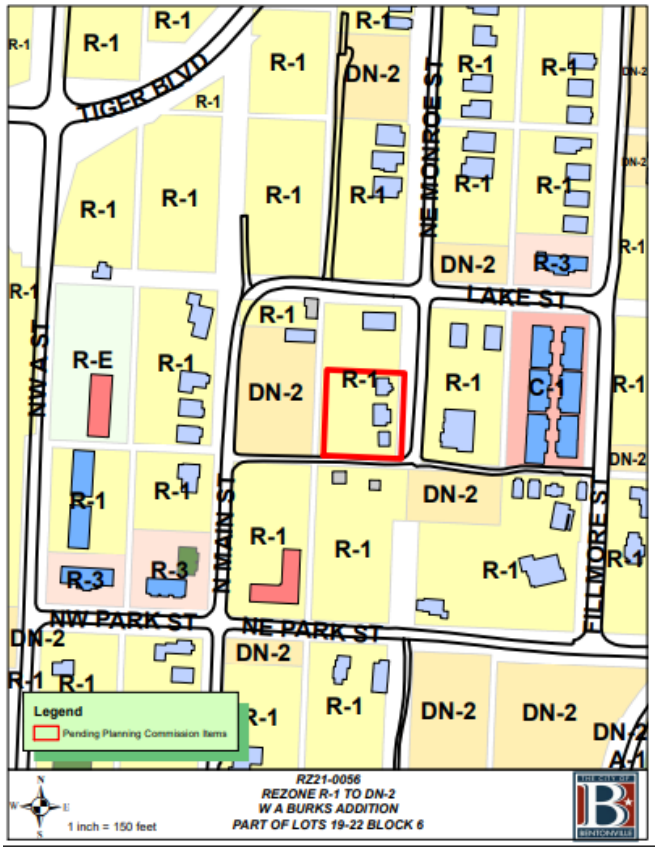
PC Date: 9/21/2021

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0056
Applicant / Current Owner	Terrell
Site Area	+/- 0.58 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 1111, 1113, 1115 NE Monroe 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, south east 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 not received public comments regarding this rezoning request.

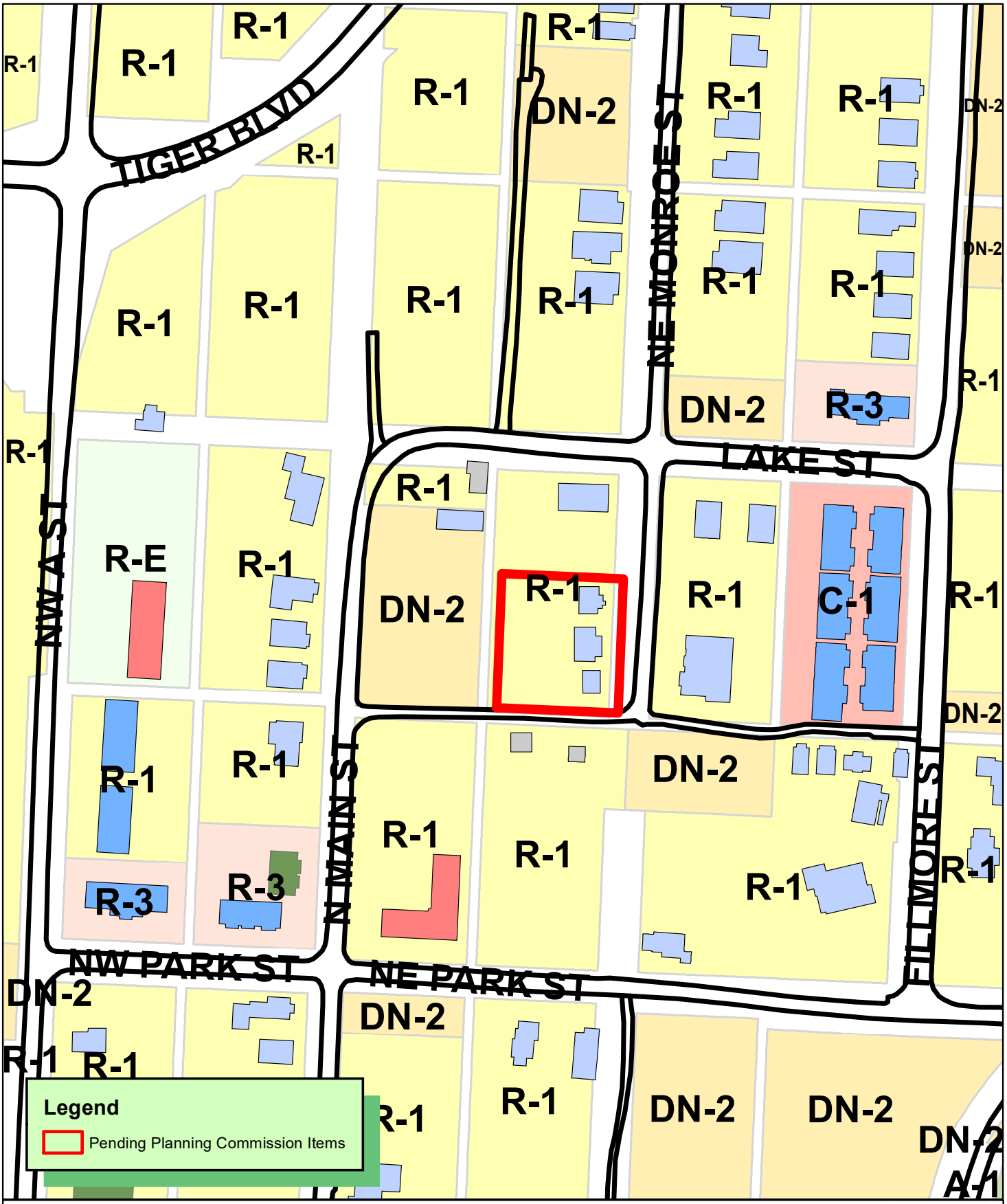
Analysis

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

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



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1 inch = 150 feet

RZ21-0056
REZONE R-1 TO DN-2
W A BURKS ADDITION
PART OF LOTS 19-22 BLOCK 6

THE CITY OF BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-04557-000, #01-04556-000, #01-04555-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from R-1, Single Family Residential to DN-2, Downtown Neighborhood 2. The property is currently owned by Thomas and Judith Terrell. The adjacent properties are zoned R-1 and DN-2. A proposed DN-2 zoning is appropriate in this area based on proximity to other residential and downtown neighborhood 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 DN-2 in order to develop townhome units. Currently, the proposed plans for development on this property are to townhomes with associated infrastructure, storm water retention, and onsite amenities. These properties has access to 1 point of ingress/egress (via NE Monroe St.).

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 single family homes on site. The land is comprised grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By rezoning to DN-2, Downtown Neighborhood 2, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

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

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Residential Tree Planting:

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

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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

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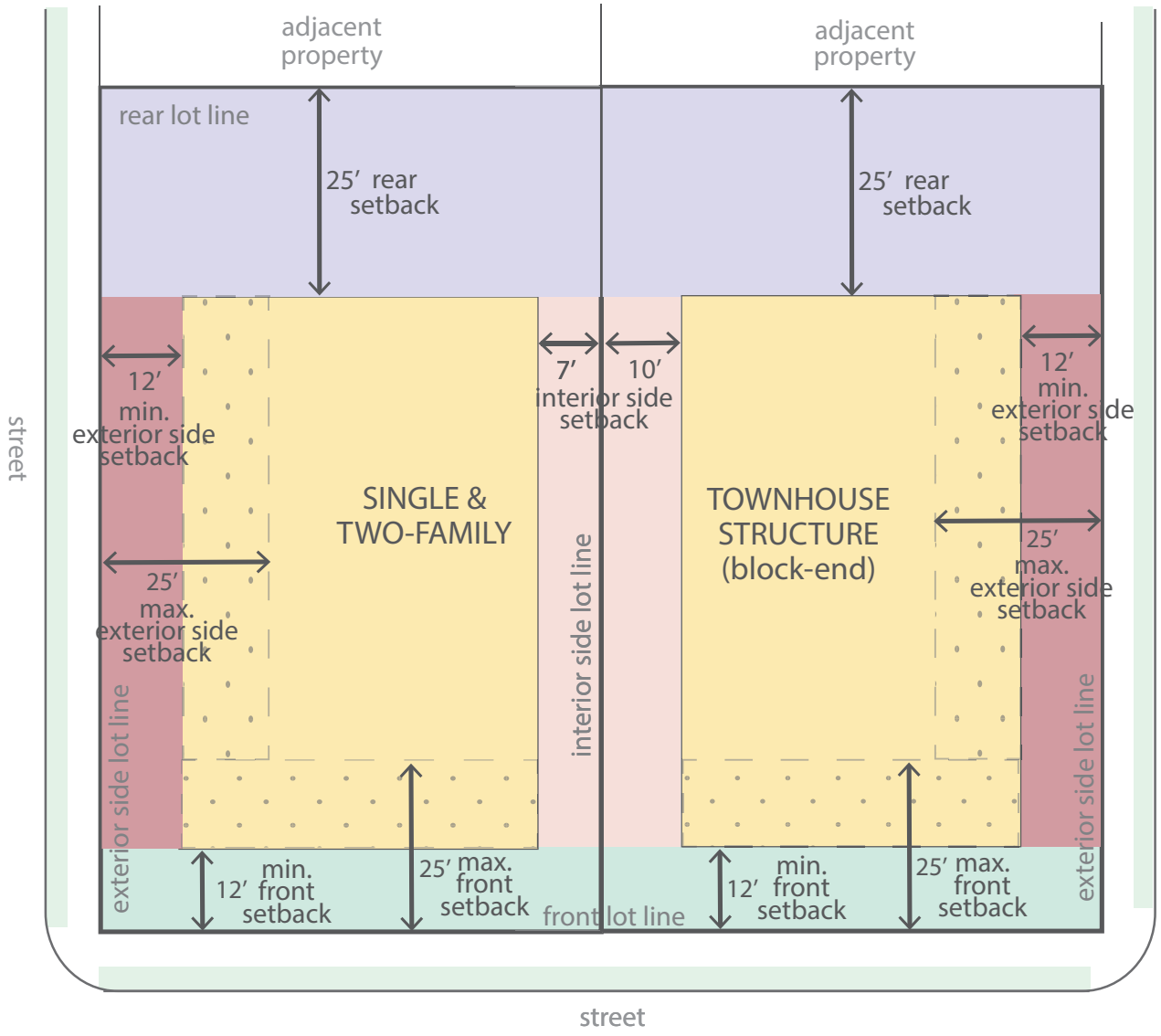
DN-2, Downtown Medium Density Residential

Setback Illustration



David S. Murray, Nina L. Murray-Williams and Elizabeth A. Murray

SW Regional Airport Boulevard

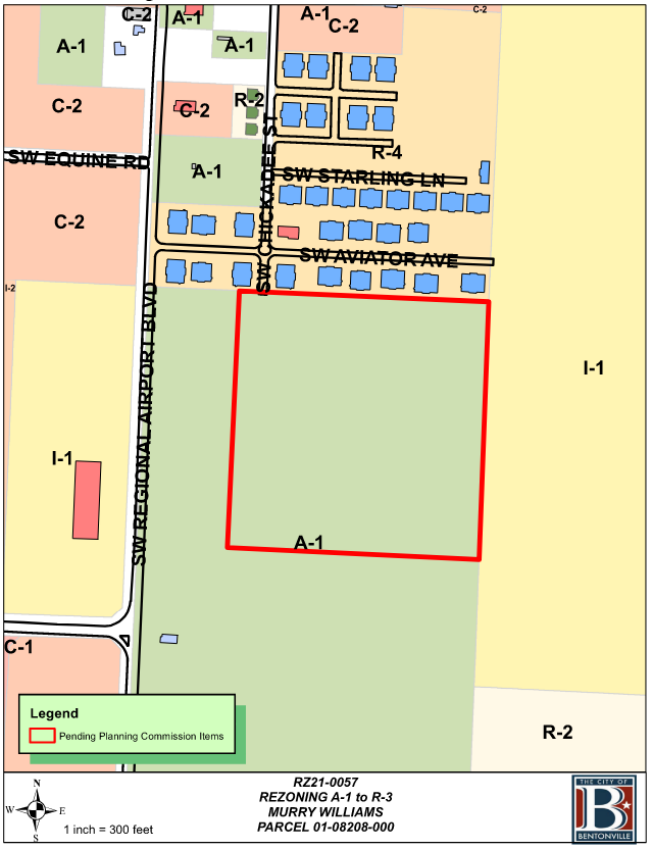
PC Date: 9/21/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0057
Applicant / Current Owner	David S. Murray, Nina L. Murray-Williams and Elizabeth A. Murray
Site Area	+/- 30.2 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Residential Estate to Medium-Density Residential

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on SW Regional Airport Boulevard. The property is currently zoned A-1, Agricultural. Surrounding zoning districts are R-4 to the north, I-1 to the east, A-1 to the south, and I-1 to the west.

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 Medium-Density Residential. Medium-Density Residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acres. 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 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.

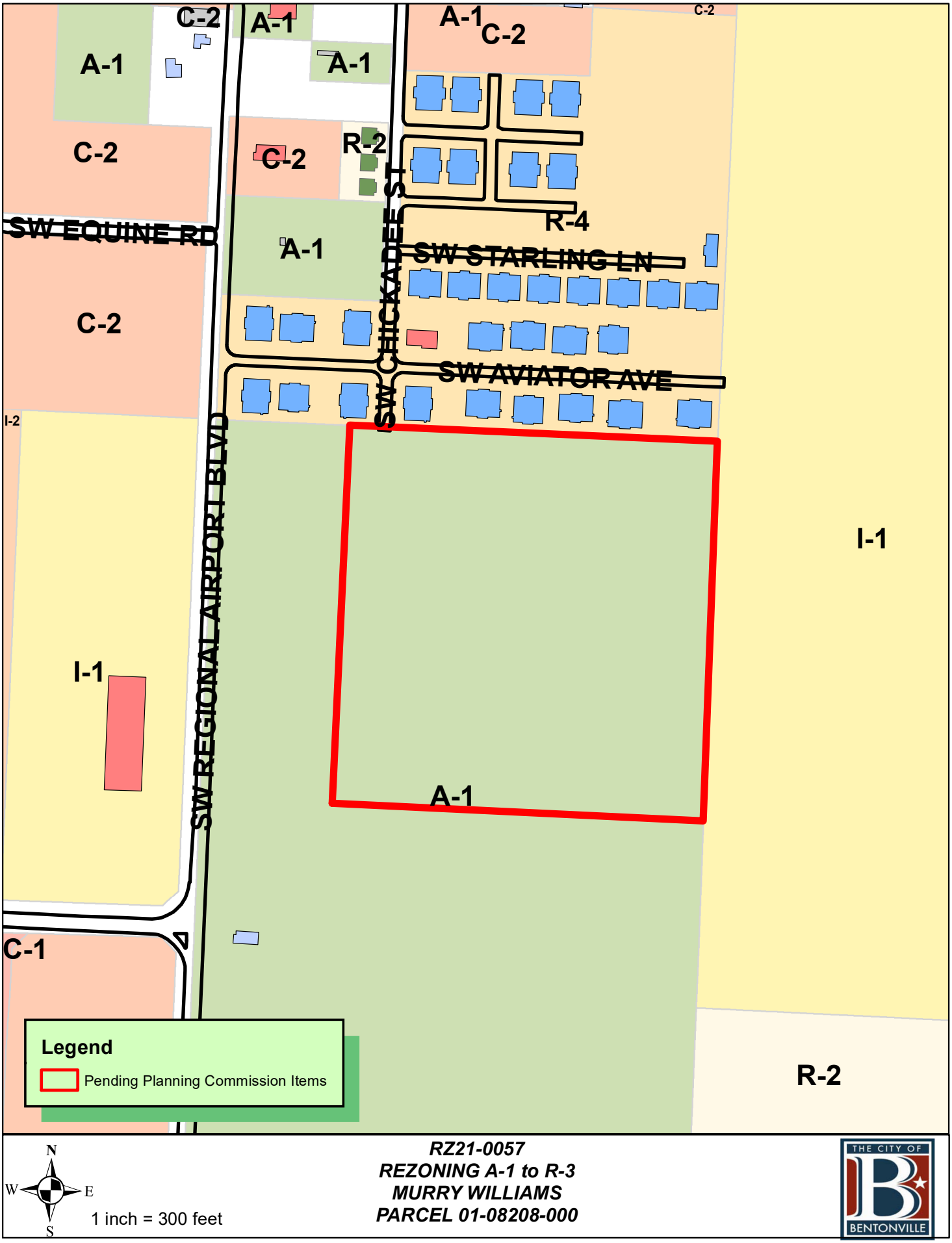
Analysis

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 compatible with the R-4 zoning to the north.

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.


C-2
A-1
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R-2
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SW EQUINE RD
A-1
SW CHICKADEE ST
SW STARLING LN
C-2
SW AVIATOR AVE
I-2
SW REGIONAL AIRPORT BLVD
I-1
I-1
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C-1
R-2
Legend
Pending Planning Commission Items
N
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S
1 inch = 300 feet
RZ21-0057
REZONING A-1 to R-3
MURRY WILLIAMS
PARCEL 01-08208-000
THE CITY OF
BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-08208-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by David S Murray, Nina L Murray-Williams, and Elizabeth A Murray. The adjacent properties are zoned A-1, I-1, and R-4. A proposed R-3 zoning is appropriate in this area based on proximity to other residential parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Currently, the proposed plans for development on this property are to townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Regional Airport Blvd. and SW Chickadee St.).

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 no existing buildings on site. The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By rezoning to R-3, Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

901 N 47th Street, Suite 400
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August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-08208-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Residential Estate to Medium Density Residential. The property is currently owned by David S Murray, Nina L Murray-Williams, and Elizabeth A Murray. The adjacent properties are noted as Residential Estate, High-Density Residential, and General Commercial. A proposed change to Medium Density Residential Land Use is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes. Currently, the proposed plans for development on this property are to build townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Regional Airport Blvd. and SW Chickadee St.).

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 no existing buildings. The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By changing the Future Land Use to Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

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

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

Updated 06-02-2021

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

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

Land Uses:

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

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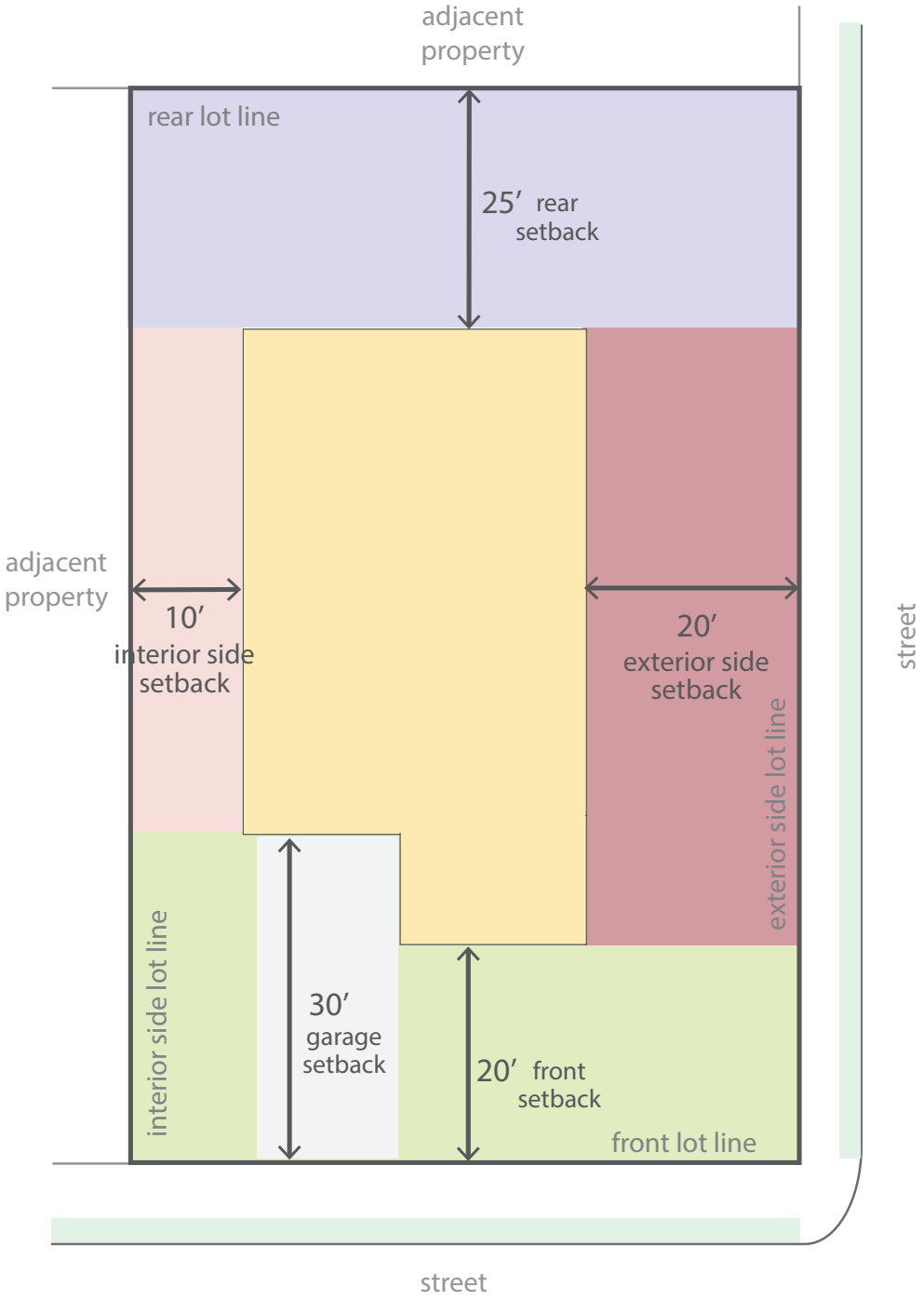
R-3, Medium-High Density Multifamily Residential

Setback Illustration



Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Ozark Trail Development, LLC

421 SE A Street
PC Date: 9/21/2021
Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	RZ21-0058
Applicant / Current Owner	Ozark Trail Development, LLC
Site Area	+/- 0.75 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High-Density Residential to Downtown Commercial

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at 421 SE A Street. The property is currently zoned R-3, Medium-High Density Multifamily Residential with a Future Land Use Classification of High-Density Residential. Adjacent zoning districts are R-3, Medium-High Density Multifamily Residential to the north and south, DN-2, Downtown Medium-Density Residential to the east, and DE, Downtown Edge to the south and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as High-Density Residential. The applicant requests a change in the Future Land Use Plan to Downtown Commercial. Downtown Commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access.

The Bentonville Community Plan depicts this property within a High Density Residential area. The Downtown Neighborhoods "Districts" plan depicts the western portion of this property as "Frontage for Integrated Commercial Uses," which may suggest support for mixed-use development.

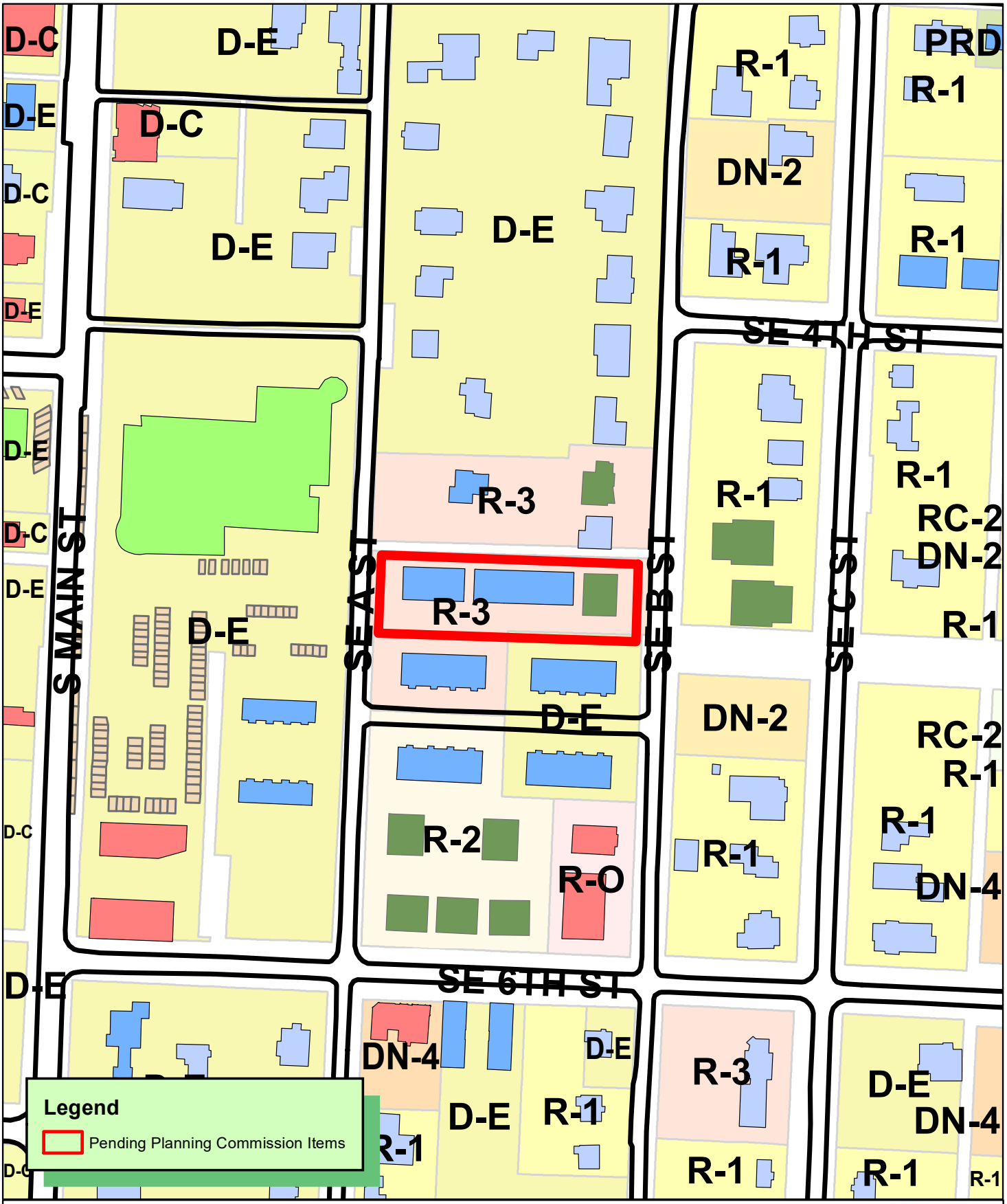
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

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

Analysis
Recent rezoning activity directly to the south at 502 SE B Street has similarly signaled support for more intense downtown commercial zoning districts.

In addition, the property's adjacency to the Northwest Arkansas Greenway serves as a unique opportunity for additional pedestrian and bicycle traffic to the property, in line with the pedestrian-oriented development encouraged in Downtown Commercial land use areas and Downtown Edge zoned properties.

Conclusion
Recent rezoning activity, the Bentonville Community Plan, and adjacency to the trail all support the Future Land Use Map Amendment and rezoning requests. Staff recommends approval of the map amendment and rezoning.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1 inch = 150 feet
RZ21-0058
REZONING R-3 TO DE
RAILROAD ADDITION
LOT 6 BLOCK 5 PARCEL 01-03827-000
THE CITY OF
BENTONVILLE

421 SE A Street Rezone Narrative

Current Zoning Designation: R3- Medium- High Density Multi-Family Residential
Proposed Zoning Designation: DE- Downtown Edge

Explanation: Newell Development proposes to rezone the property located at 421 SE A Street (parcel ID 01-03827-000) from R3 to DE, in order to develop a future project in compliance with the DE development standards of the Bentonville Zoning Code. The current owner is Ozark Trail Development, LLC who endeavors to sell the property to NFD, LLC. Newell Development will serve as the developer.

Reason to Rezone: The rezone from R3 to DE would allow for a future development consistent with Downtown Edge development standards. Currently the property is zoned R3 and serves as multi-family rentals.

Statement of how the property will relate to surrounding properties: Surrounding properties zoning include R-3, R-1 and adjacent and nearby properties designated as DE. The future land use map designates this parcel as high density residential.

Use: The parcel will be used for a future development project that 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.

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 as well as its location on the Downtown Trail.

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 southside 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.

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

DE, Downtown Edge

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

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

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

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

Setback Standards:

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

Encroachment Standards:

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

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood **Services** Adult day care ATM machine Cemetery or mausoleum Child care - commercial Child care - residential (4 children) Child care - residential (5 – 10 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale (≤ 4,000 gsf) Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail - small scale (≤ 4,000 gsf) Sidewalk café in public right-of-way	**Agriculture and Animals** Animal clinic Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities **Services** Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services **Retail** Bar, lounge or tavern Restaurant **Transportation / Utilities** Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

REZONING STAFF REPORT

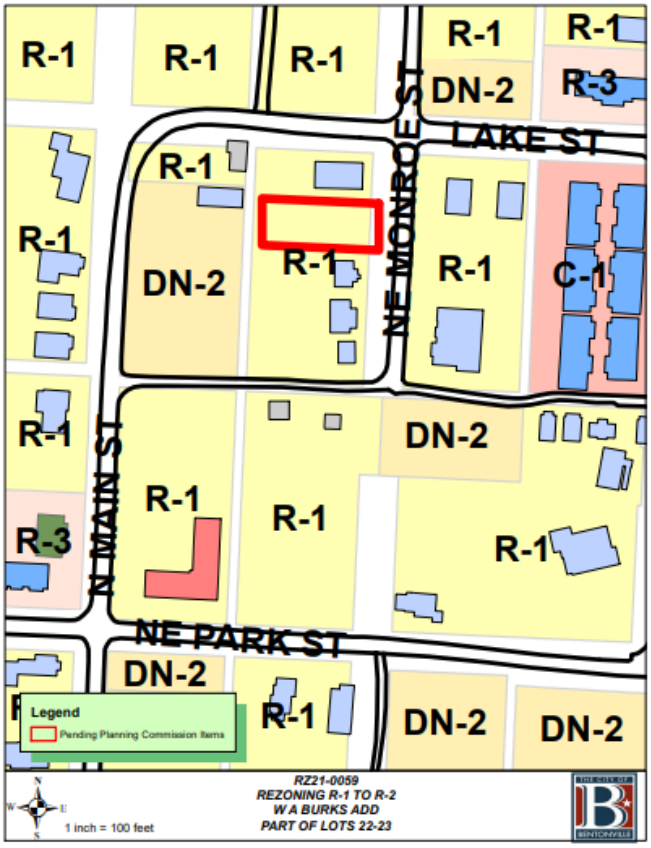
Tice

NE Monroe Street
PC Date: 9/21/2021
Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0059
Applicant / Current Owner	Tice
Site Area	+/- 0.25 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 NE Monroe 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, south east 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.

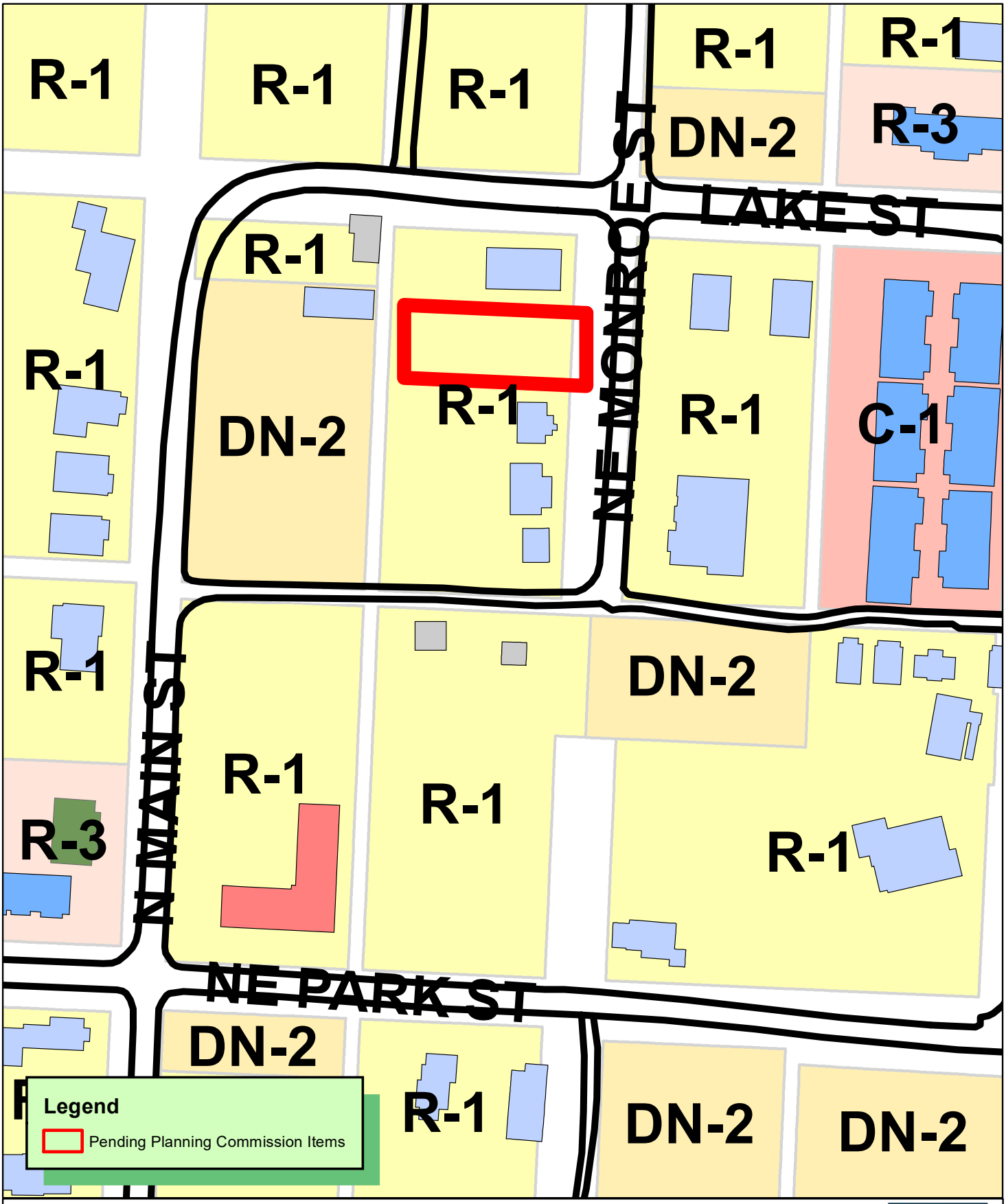
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

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

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

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



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1 inch = 100 feet

RZ21-0059
REZONING R-1 TO R-2
W A BURKS ADD
PART OF LOTS 22-23

THE CITY OF BENTONVILLE

Rezone Narrative

Tice Family – 1117 NE Monroe St, Bentonville, AR 72712

Project #RZ21-0059

To whom it may concern:

I, Matt Tice, and my wife, Noelle Tice, are the legal owners of the property at 1117 NE Monroe St in Bentonville, AR. We would like to propose rezoning this property from the R-1 designation it currently holds to DN-2.

Our piece of land is currently a vacant lot. It used to have a single-family home. We are working with an architect to design a very tasteful and upscale unit (most likely single-family with attached unit) which we plan to both rent and use for our family and friends. We will remain owners of the property through the rezone, building process and as we lease it out.

There are many rentals (both short and long-term) in this area due to its proximity to Crystal Bridges and the biking trail network. The area is currently changing with multiple older homes in addition to new builds. Our beautiful design will enhance the look and feel of the area, optimizing value of the homes in the surrounding area.

Considering there was a home here previously, the land is already equipped with water and sewer lines. There is an electric wire handing from one pole to another in the front of the property that we would like to explore possibilities of moving and/or burying with the City as part of our new structure build.

Please reach out should you have further questions about our project.

Thanks so much for considering the rezone!

Sincerely,

Matt & Noelle Tice

(M): 919-357-0975

(N): 919-749-6228

Current Address: 1432 Cannon Lane, Cave Springs, AR 72718

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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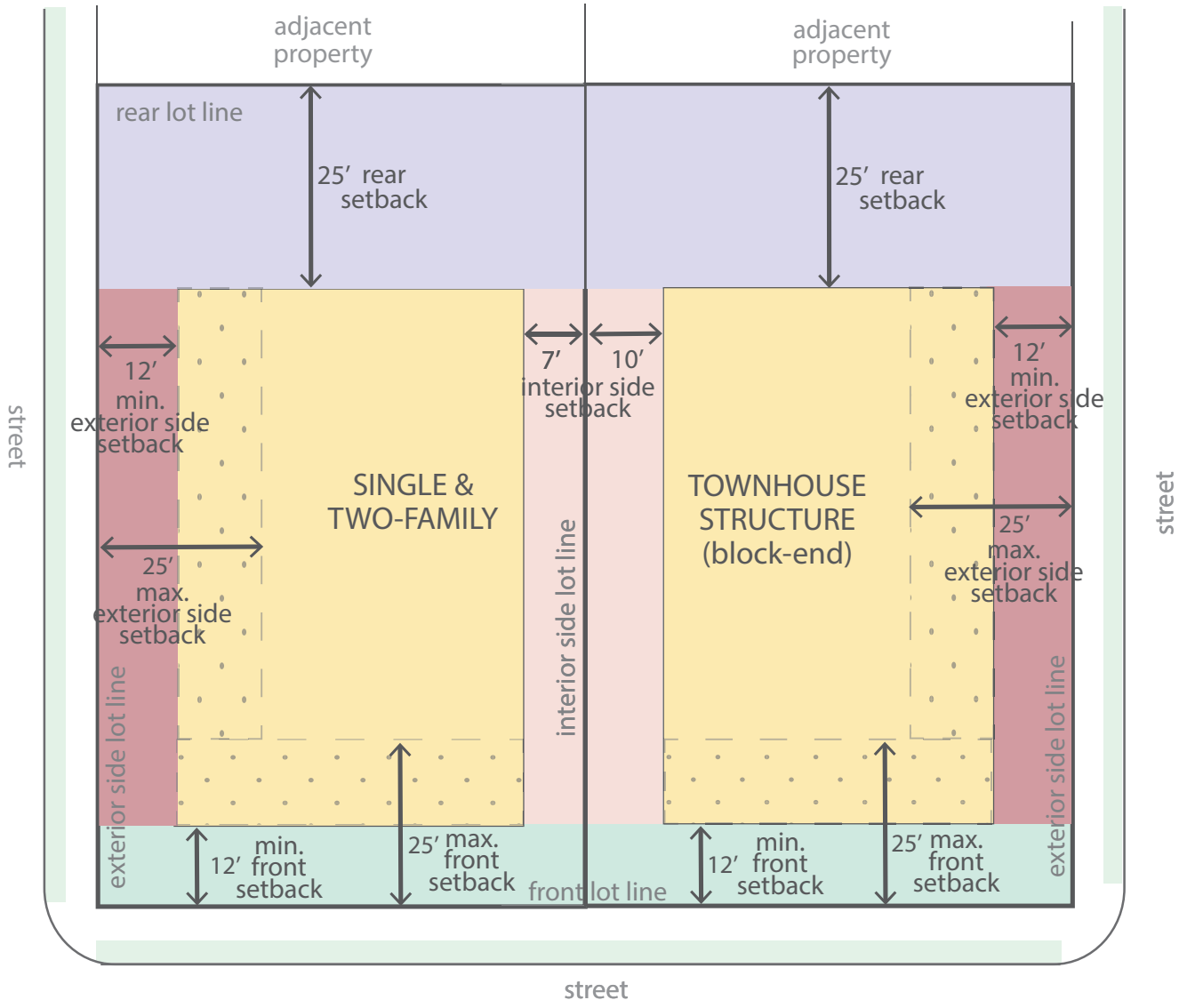
DN-2, Downtown Medium Density Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT

Walmart Temporary Storage

805 SE Moberly Ln.

PC Date: 9/15/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0040
Applicant / Current Owner	Walmart Stores, Inc.
Site Area	N/A
Current Zoning	C-2, General Commercial and C-1, Neighborhood Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Long Term Temporar Use for Shipping Containers
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Note: This is an amendment to a previously approved Conditional Use Permit for the containers located at SE 5th and SE Moberly.

Property Description

This request is specifically for the shipping containers located at SE 5th and SE Moberly Lane. The property is currently zoned C-2, General Commercial and C-1, Neighborhood Commercial.

Proposed Use Description

A request to allow for a long-term temporary use of shipping containers for storage purposes. The applicant requests to expand the storage area at SE Moberly to include 75 flatbed trailers containing timber to be used during the construction of the campus. The previously approved containers would remain.

The applicant anticipates between 10 to 75 deliveries per day and has depicted vehicular movement and traffic circulation patterns on their site plan.

Public Notice

The city has not received public comment on this conditional use permit request.

Conditions of Approval

1. This conditional use permit shall be valid for one year after the filing of the Walmart Campus Final Plat for the New HO Campus.
2. Any changes in locations, 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.

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

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

August 12, 2020

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

RE: (Amended) Conditional Use Permit Request - Temporary Trailer & Conex Storage

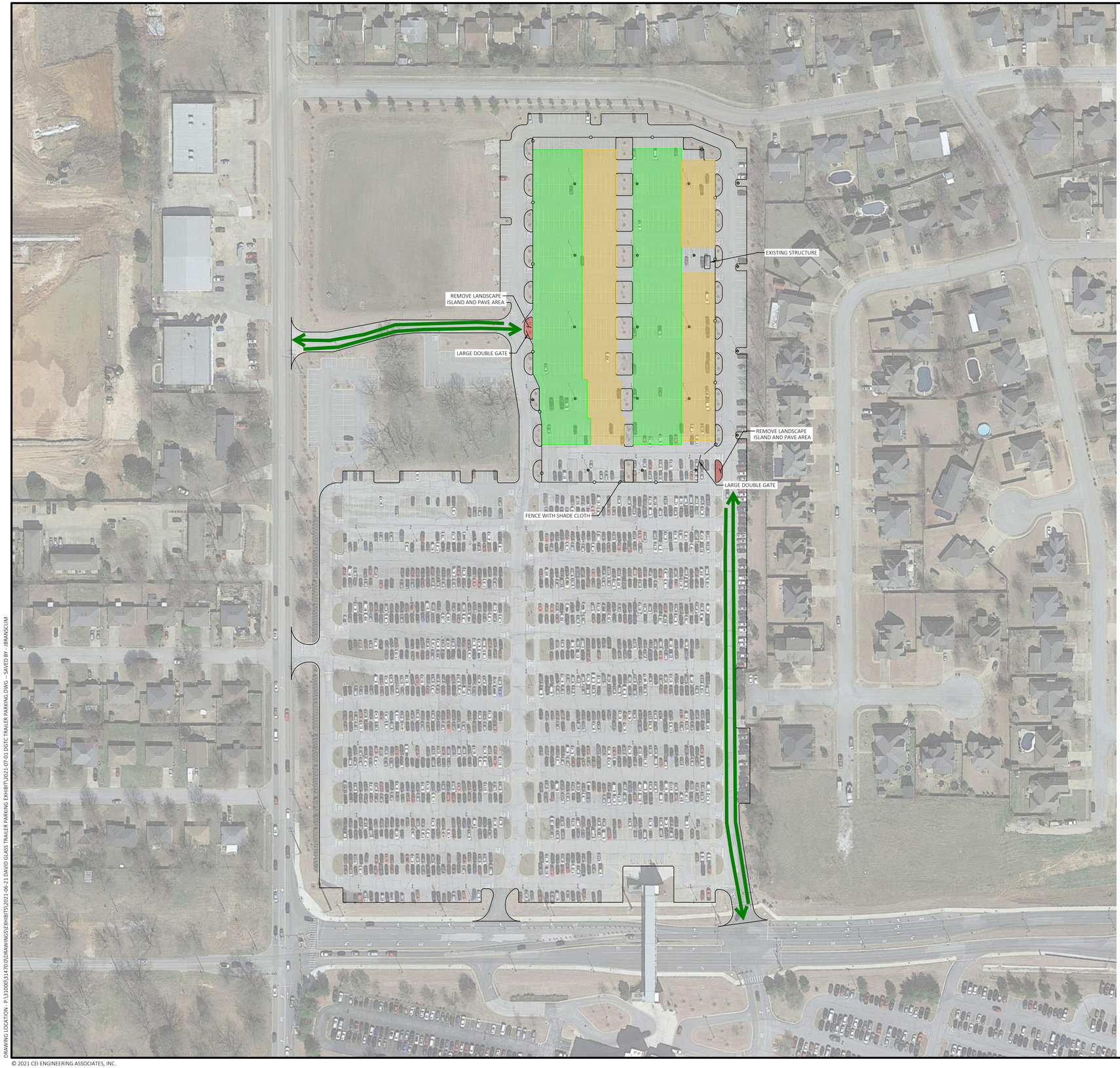
Dear Planning Commissioners:

Please accept this revised narrative letter to accompany a formal application by Walmart Stores Inc for consideration of an amendment to an existing conditional use permit (CU20-0040) to allow for an expansion of the existing temporary storage area located in the northern section of the David Glass Technology Center parking lot. The requested storage area would accommodate (+/-) 75 flatbed trailers containing predominantly timber to be used for construction of the new campus. The conex containers, which were a part of the original narrative for conditional use, would remain. No hazardous material would be stored within the requested area, and it would be fully enclosed within chain link fence and scrim cloth to buffer views from the public. In addition, there are no planned changes to lighting or traffic flow patterns. We currently project anywhere from 10 to 75 deliveries per day, which will be dependent upon speed of construction.

We request that this conditional use be permitted, in accordance with the attached site exhibit, through the conclusion of the approved buildings associated with the Walmart Campus project, after which it will be returned to its original use as a parking lot.

Respectfully Submitted,
CEI Engineering Inc.

Clinton Muse
Project Designer
cmuse@ceieng.com



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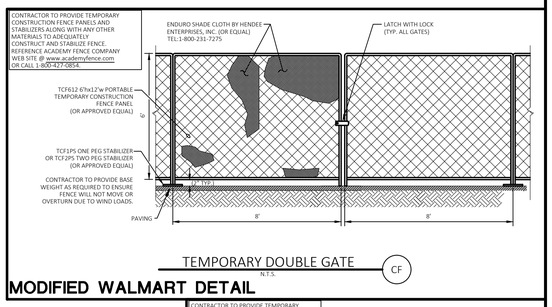
SCALE IN FEET

LEGEND

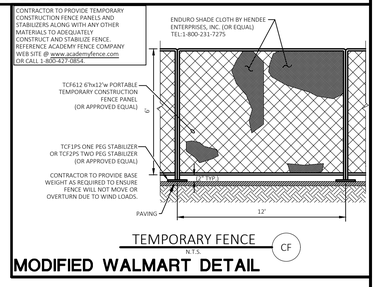
- TRUCK MANEUVERING AREAS
- CONEX AND TRAILER PARKING AREAS



TEMPORARY DOUBLE GATE CF

N.T.S.

MODIFIED WALMART DETAIL



TEMPORARY FENCE CF

N.T.S.

MODIFIED WALMART DETAIL

TRAFFIC FLOW PATTERN

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

TRAILER PARKING EXHIBIT

SE 8TH STREET AND MOBERLY LANE
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JE
DESIGNER	JB
CEI PROJECT NUMBER	31470
DATE	7/7/2021
REVISION	REV-2

PLAN 1

SHEET TITLE

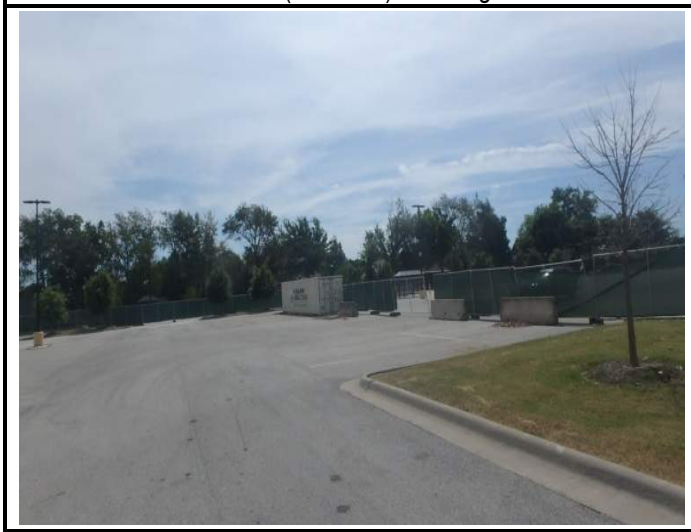
SHEET NUMBER

DRAWING LOCATION - P:\31000\31470.01\DRAWINGS\EXHIBITS\2021-06-21 DAVID GLASS TRAILER PARKING EXHIBIT\2021-07-01 DGTC TRAILER PARKING.DWG -- SAVED BY - JBRANKSUM

© 2021 CEI ENGINEERING ASSOCIATES, INC.

David Glass (North Lot) – looking north

David Glass (North Lot) – looking north



David Glass (North Lot) – looking east

David Glass (North Lot) – looking east

David Glass (North Lot) – looking south

David Glass (North Lot) – looking south

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway

Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31470
City, State: Bentonville, AR
Project: David Glass Technology Center

EXHIBIT NUMBER **EX1.01**

David Glass (North Lot) – looking west	David Glass (North Lot) – looking west
INTENTIONALLY LEFT BLANK	**INTENTIONALLY LEFT BLANK**
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PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway

Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31470
City, State: Bentonville, AR
Project: David Glass Technology Center

EXHIBIT NUMBER **EX1.02**

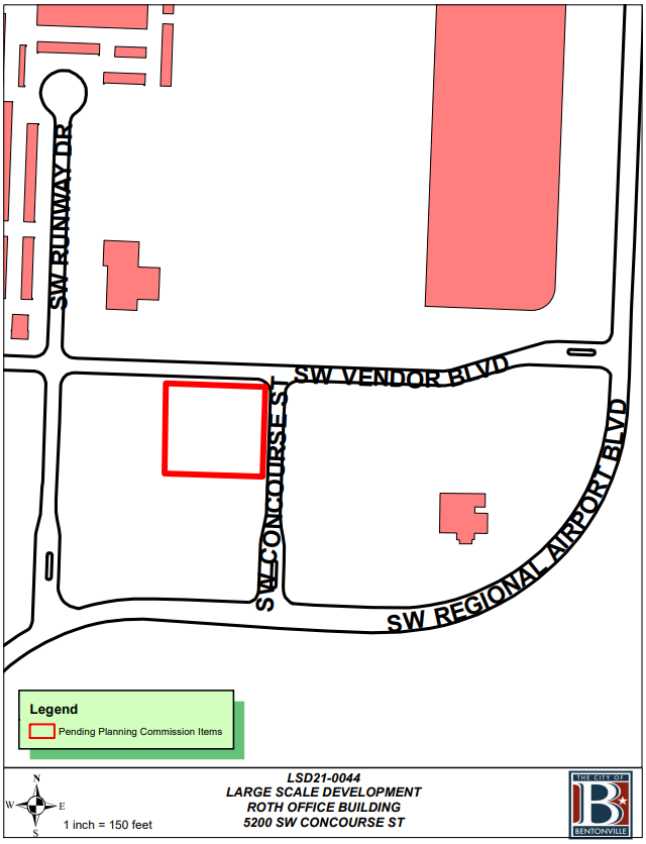
Benton County Courts Addition

203 E Central Avenue
PC Date: 9/21/2021
Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	LSD20-0055
Applicant / Current Owner	Benton County
Site Area	+/- 1.71 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Public Facility

https://arcg.is/08HvK8

Location Map



Note: This is a major amendment to a previously approved Large-Scale Development. See the waiver request below.

Property Description
This property is located at 203 E Central Avenue and is the current location of the Benton County Courthouse. The property is currently zoned DC, Downtown Core with a Future Land Use Designation of Downtown Commercial.

Project Details

A large-scale development proposing a 6,200 square foot building addition and parking expansion to the existing Benton County Courts facility. The development includes a total of 72 parking spaces. The applicant has amended their original Large-Scale Development to be completed in three phases. Phase 1 is the northern half of the parking area, Phase 2 is the southern half of the parking area, and Phase 3 is the sidewalk and landscaping.

The development provides a 12-foot sidewalk along E Central Avenue and an 8-foot sidewalk along NE 2nd Street. Both streets are designated as Collectors on the Master Street Plan. Landscaping is accomplished through street frontage buffers along both frontages, interior planting islands, and a continuous planting island. The addition is meant to match the design of the original courts facility. As such, the materials depicted on the exterior elevations include glazing, brick, precast concrete, and burnished CMU.

Projected Traffic Impact

This development should not adversely impact traffic in the area.

Waivers
One waiver requested:

- A waiver from Article 1200 of the Land Development Code, Off-Site Improvements. The applicant requests that the sidewalk and landscaping be constructed after the remainder of the parking area. According to the applicant's narrative, shipping delays on their brick pavers necessitate the waiver request.

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

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.

MORRISON
SHIPLEY

August 20, 2021

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

Re: ***Waiver Request for Phasing the Parking Lot and Public Improvements***
Benton County Courts Addition
205 E Central Avenue

Dear Commissioners:

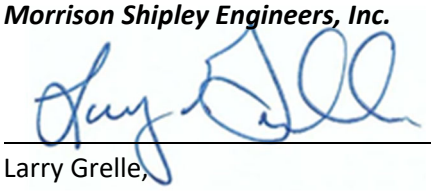
On behalf of Benton County, we respectfully request a waiver from Article 1200, Off-Site Improvements, regarding allowing the parking lot and public improvements to be phased. The proposed development for the construction of a 6,264-sf building addition and a 72-space parking lot is currently under construction, and by virtue of a generous donation, site improvements were upgraded to provide additional landscaping and brick pavers for both the 8-foot sidewalk along NE 2nd Street and the 12-foot sidewalk along E. Central Avenue. This change took place after construction had already started and due to shortages throughout the construction industry, this late change in construction has caused a delay on when the brick pavers will be received and then installed.

There is also the issue with downtown parking availability and providing continuous access to the Administration building during construction. Currently the south area of the county's existing parking lot west of the Administration Building is open to allow the public to park in front of the Administration Building and access the building through the main entrance while construction on the north half of the proposed parking lot is being completed. Once the north half is paved and striped the County wishes to open it up for parking and access to the building and close off the south half for construction.

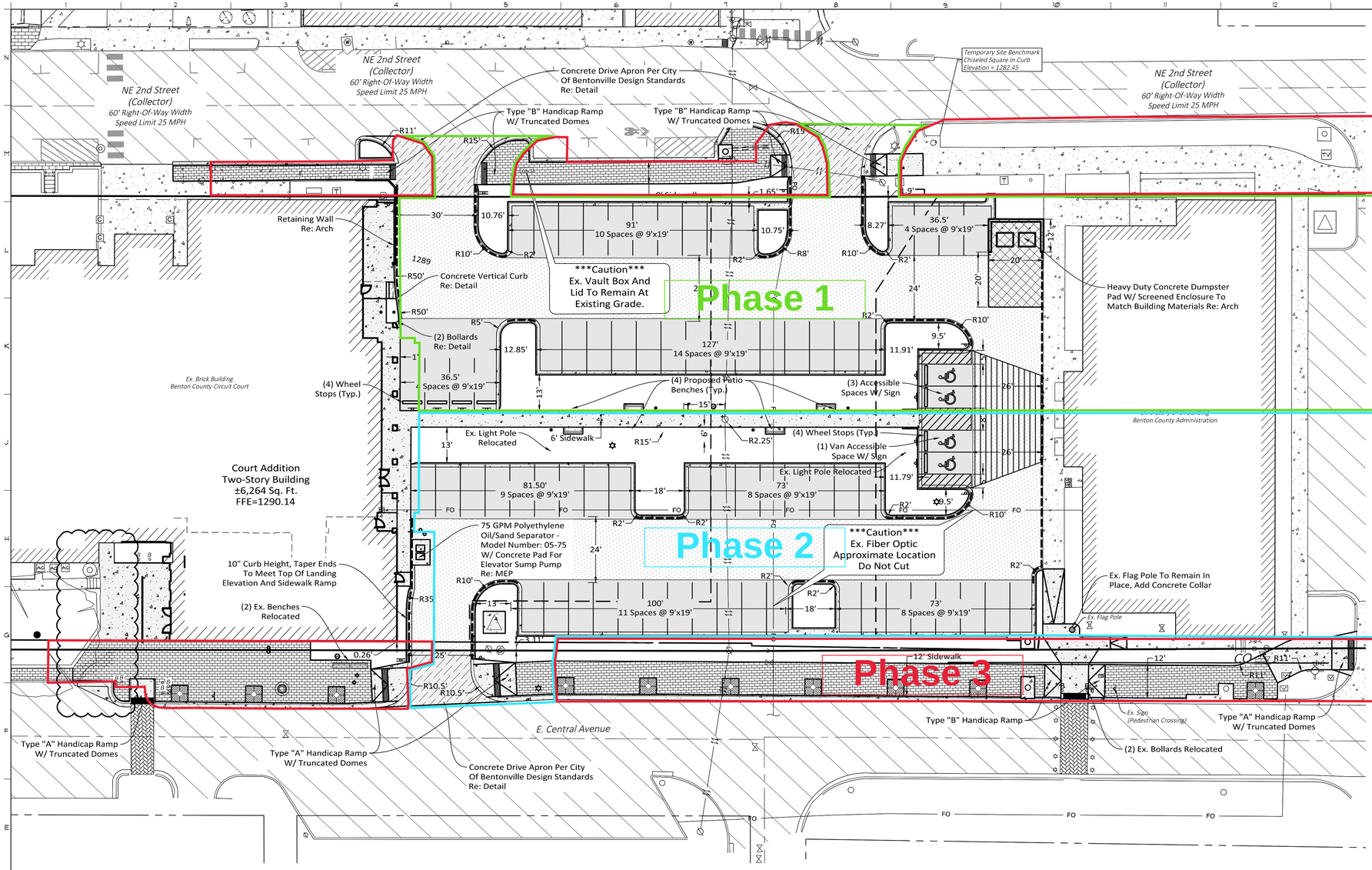
In conclusion, the County is requesting a waiver to allow deviation from completing the public improvements prior to opening the parking for public use. Due to the circumstances as stated above, the County wishes to open the north half parking field for public use as Phase 1, open the south half parking field for public use as Phase 2, and complete the brick pavers and enhanced landscaping as Phase 3 (reference attached sketch).

Please consider this waiver request on the proposed site Phasing. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.



Larry Grelle,
Project Manager



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Scale in Feet

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.9728
JOHN R. MAY

The Original Signed and Sealed Document is on file at the Office of Record

PARKING SUMMARY

Description	Parking Spaces Required	Spaces Provided
Existing Number of Spaces	-	62*
Proposed Accessible Spaces	3	4
Proposed Total Number of Spaces	-	72*

*Includes Accessible Spaces

First Floor > 3000 S.F. - 1 Space Per 500 S.F.
Upper Floors - 1 Space Per 1,000 S.F.
51-75 Total Parking Spaces - 3 Accessible Spaces Required

Zoning - Downtown Core (DC)			
Building Setbacks			
Front Yard	Side Yard	Rear Yard	
		Adj. To Non-Residential District	Adj. To Residential District
0'	0'	0'	0'

General Notes

1. The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.
2. To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10am for an inspection the following day.
3. The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.
4. Pre-Pave Precon will be required before any Paving of Streets. All test results and inspections to be verified and in file before requesting Pre-Pave Precon. Tracer Wire to be inspected before Paving.
5. There Are No Known Existing Wetlands On Site.

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. All Construction Shall Conform To The City Of Bentonville Development Regulations.
9. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
10. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Bentonville Details And Specifications.
11. The Proposed Community Design Features For This Project Are (4) Victor Stanley Patio Benches.
12. All Proposed Signage Will Require A Separate Permit.

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Landscaping
- Ex. Landscaping Gravel
- Ex. Overhead Electric Line
- Ex. Fiber Optic Line (FO)
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole W/ Guy Wire
- Ex. Light Pole
- Ex. Mailbox
- Ex. Sign
- Ex. Bollard
- Ex. Traffic Signal Box
- Ex. Air Conditioner
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "A" W/ Truncated Domes
- Proposed Handicap Ramp, Type "B" W/ Truncated Domes
- Proposed Light Duty Asphalt
- Proposed Concrete
- Proposed Medium Duty Asphalt
- Proposed Concrete Drive Apron Per City Of Bentonville Design Standards
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Sewer Manhole
- Proposed Clean-Out
- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building

The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, And State Code Shall Govern These Plans. If There Are Discrepancies In The Plans Or Information Contained Within, City Of Bentonville Ordinances, Standards, And Specifications Shall Rule, Unless, Approved In Writing By The City Engineer.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

Note: Refer To Architecture Plans For Building Dimensions

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

SITE DIMENSION PLAN

LSD20-0055

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

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
Bentonville, AR

DRAWN BY: TBL
CHECK BY: LMG
ISSUE DATE: 11/12/2020
PROJECT NO.: 2009

REVISION DATES
11/12/2020

DATE	DESCRIPTION
01/04/21	PR-1
06/29/21	PR-4

4/7/2
5/25/

SHEET
C2.0

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LARGE-SCALE DEVELOPMENT STAFF REPORT

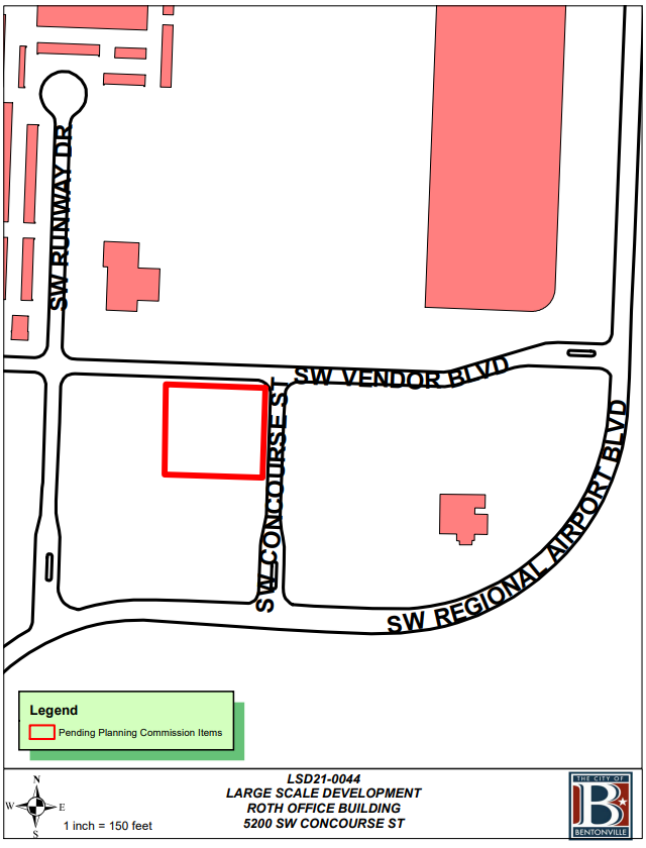
Homes by Roth Offices

1080 SE 14th Street
PC Date: 9/21/2021
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0044
Applicant / Current Owner	ROMI Investments, LLC
Site Area	+/- 0.77 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Office

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 5200 SW Concourse Street. It is currently zoned C-2, General Commercial with a Future Land Use classification of General Commercial.

Project Details

The project consists of a large-scale development proposing the development of a 6,056 square feet, two-story office building with a maximum height of 30 feet. Twenty (20) parking spaces are required and twenty-six (26) spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through two ingress/egress points, one on SE Concourse Street and another on SW Vendor Boulevard. Cross access is being provided to the west and south to accommodate future developments. The primary materials on the exterior of the building include Stonewood Phenolic Panels, brick, and storefront glass.

Projected Traffic Impact

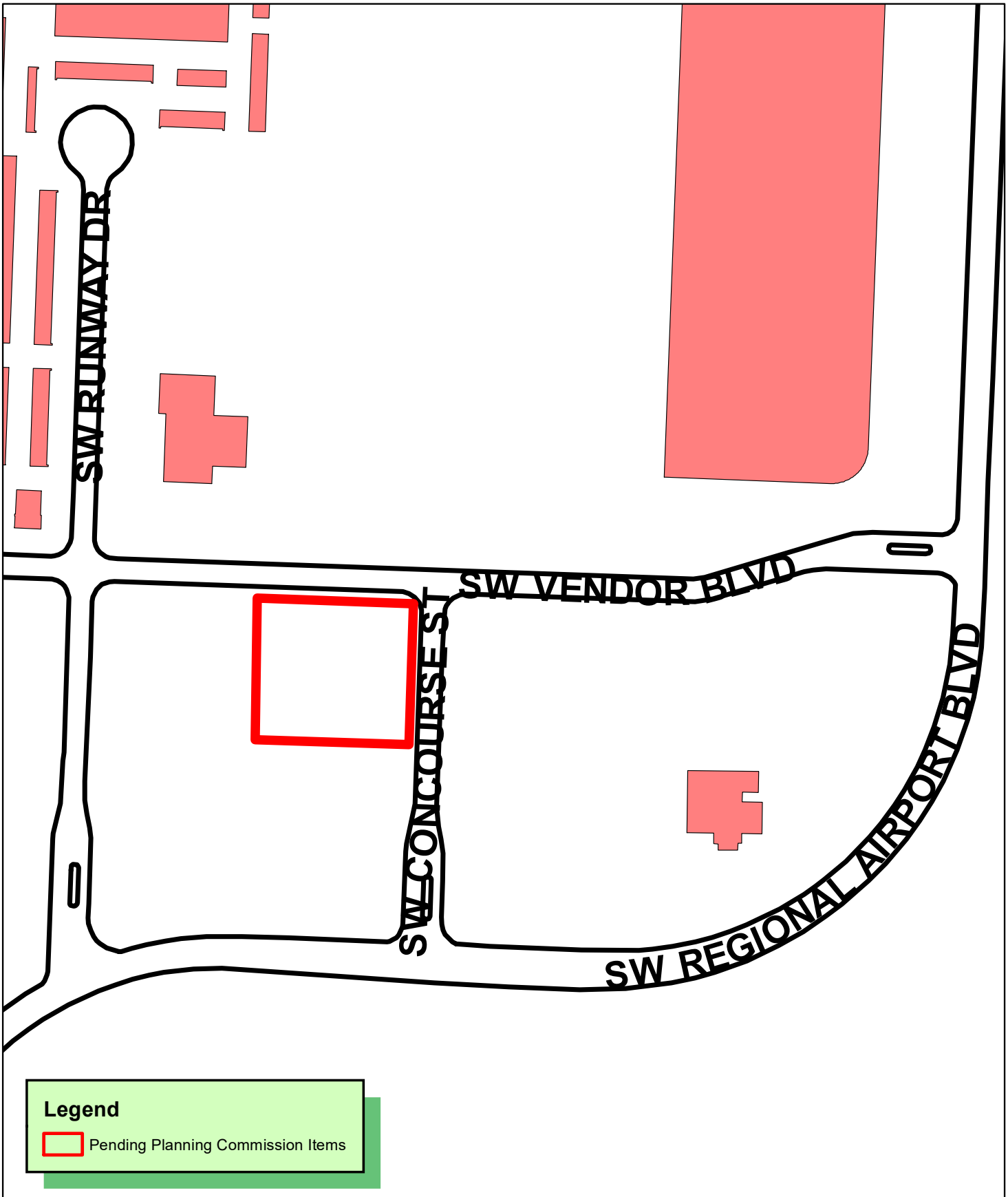
This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the dedication of cross-access easements should help alleviate potential impacts.

Waivers
One waiver is being requested:

- A waiver from Article 1100, Section 1100.21.e, Building Materials, of the Land Development Code. The code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. The applicant requests a Stonewood Phenolic Panel be accepted as a primary material.

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

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.



N
W E
S

1 inch = 150 feet

LSD21-0044
LARGE SCALE DEVELOPMENT
ROTH OFFICE BUILDING
5200 SW CONCOURSE ST

LANDSCAPE CALCULATIONS:

PARKING AREA:	9722 SQ. FT.
LANDSCAPE AREA REQUIRED (8%)	778 SQ. FT.
LANDSCAPE AREA PROVIDED:	
BEDS 330, 351, 309 SF =	990 SQ. FT.
STREET FRONTAGE:	368'
STREET TREES REQUIRED (1/20')	18 TREES
STREET TREES PROVIDED	14 TREES
(4 TREES MOVED TO PERIMETER DUE TO SITE CONSTRAINTS)	
PERIMETER:	368'
PERIMETER TREES REQUIRED (1/50')	7 TREES
PERIMETER TREES PROVIDED	11 TREES
TOTAL GREENSPACE:	
SITE AREA:	33694
GREENSPACE:	9778 (29%)

LANDSCAPE NOTES:

LANDSCAPE MAINTENANCE GUARANTEE STATEMENT: ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREE TOPPING GUARANTEE STATEMENT: 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)

TREE REMOVAL GUARANTEE STATEMENT: 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)

LIVING MATERIAL: LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

UTILITY CONFLICTS: WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

UTILITY NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

COB PROJECT NOTE: PLEASE ADD CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER TO THE BOTTOM RIGHT CORNER OF ALL PLAN SHEETS.

IRRIGATION TO BE PROVIDED BY HOSE BIB

ALL DISTURBED GROUND TO BE SODDED FULL COVERAGE WITH BERMUDA SOD

INSTALL STEEL EDGING TO DELINEATE PLANTER BED

PLANT ISLAND PREPARATION: PLANT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 3' AND BACKFILLED WITH GRADE A LOAMY TOPSOIL. PERFORM DRAINAGE PERK TEST PRIOR TO BACKFILLING TOPSOIL 6" OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS THEN INSTALL DRAINAGE PIPE.

ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED

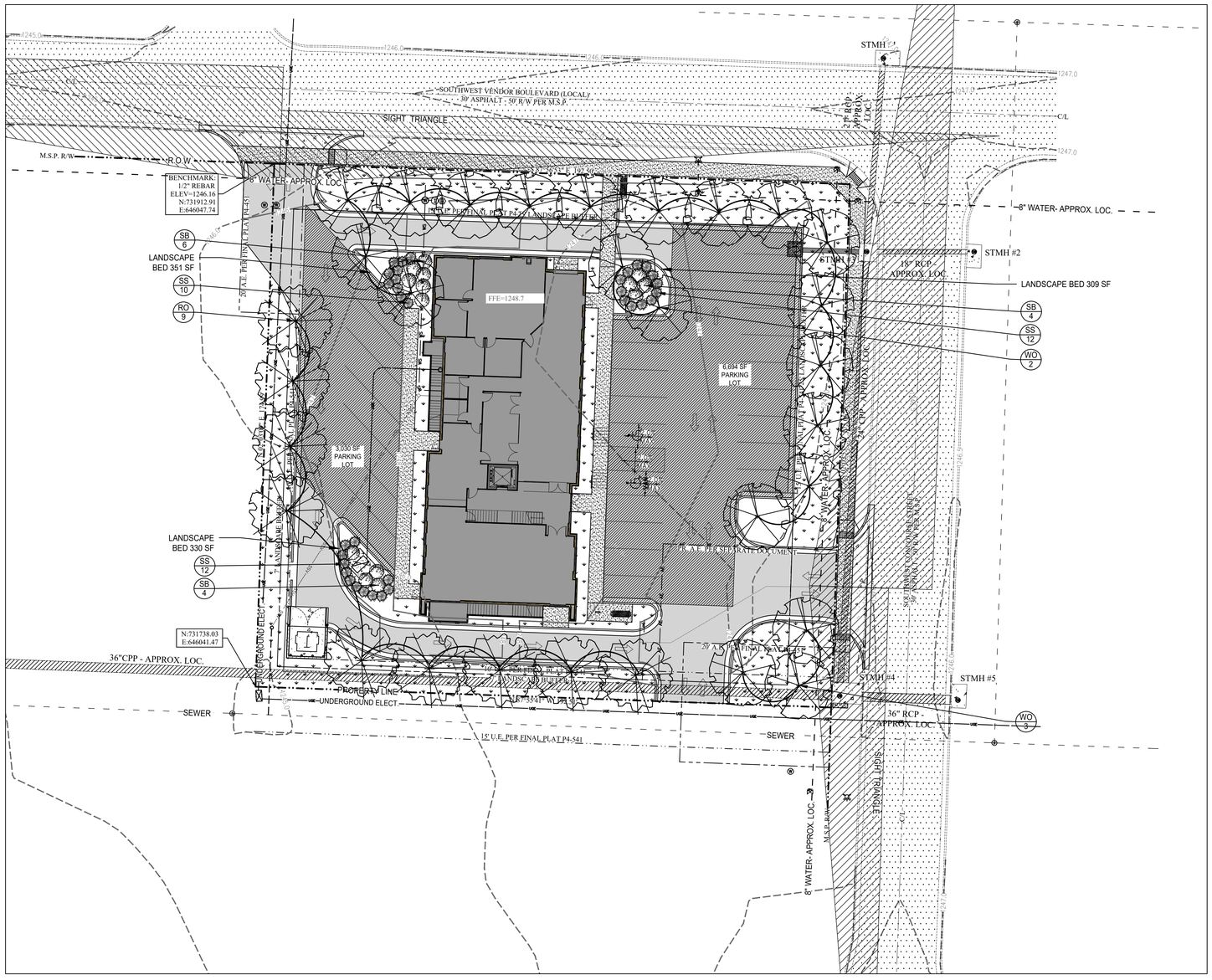
NO LANDSCAPING SHALL BE WITHIN SIGHT TRIANGLES WITHIN 42" AND 96" ABOVE FINISH GRADE

LEGEND:

- FOUND 5/8" REBAR/ CAP
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCHMARK
- ELEVATION
- RIGHT-OF-WAY MARKER
- COMPUTED POINT
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- MITERED DRAIN
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- MANHOLE
- ELECTRICAL BOX
- DRAINAGE
- LIGHT
- TREE CANOPY
- TREE TRUNK
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL METER
- COMMUN. DROP
- SIGN

PLANTING SCHEDULE & SYMBOL KEY

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE
	WO	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL.
	RO	RED OAK	QUERCUS RUBRA	2.5" CAL.
	SB	SPICE BUSH	LINDERA BENZOIN	3 GAL. & 18" TALL
	SS	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL
	GR	SEED, SOD, OR EX'G GRASS		



ARKANSAS LICENSED LANDSCAPE ARCHITECT
ALAN OSTNER
No. 5204
STATE OF ARKANSAS

DRAWN BY: A. Ostner
ENGINEER: G. Bates

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REVISIONS

	DATE
FIRST SUBMITTAL	7/23/21
SECOND SUBMITTAL	8/16/21
THIRD SUBMITTAL	9/7/21

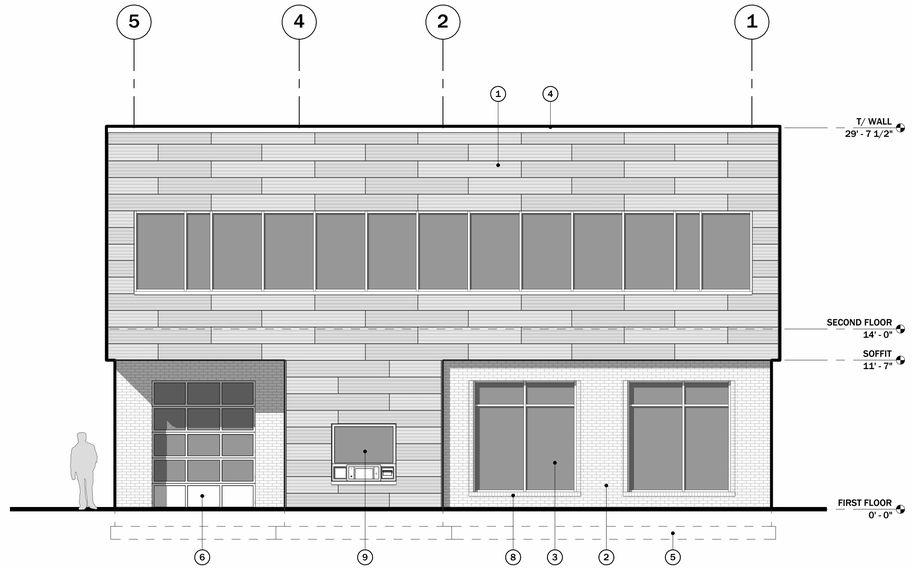
HOMES BY ROTH OFFICE
LARGE SCALE DEVELOPMENT PLANS
TREE & LANDSCAPE PLAN

BENTONVILLE , ARKANSAS

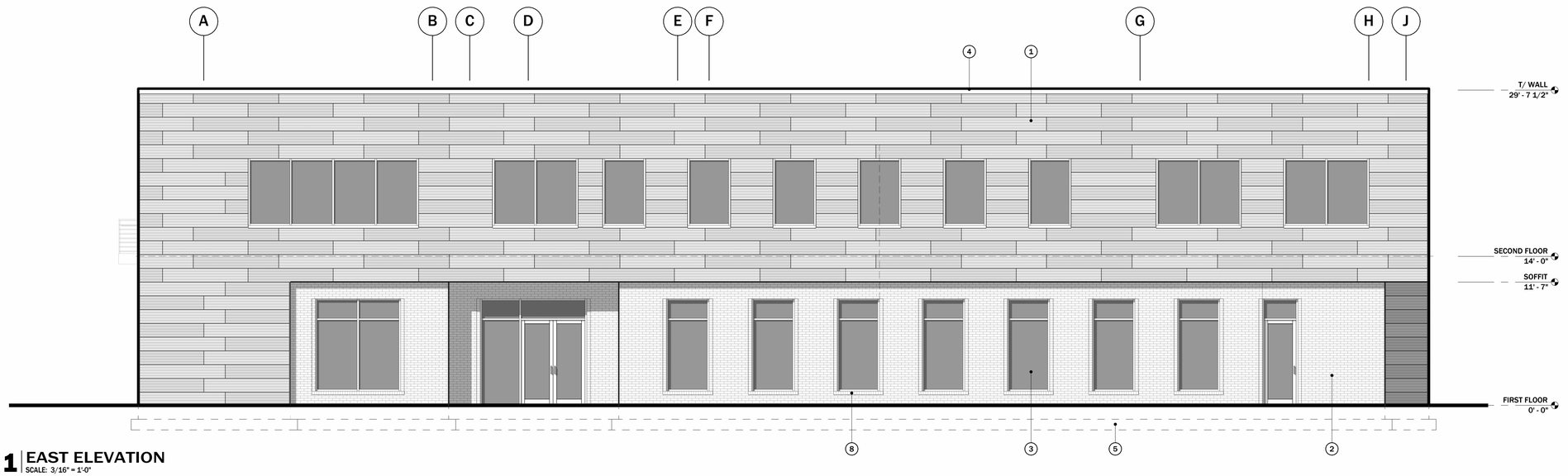
Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax. 479.521.9350

PROJECT NO 21-108

DRAWING NO L-01



2 | **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



1 | **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

KEYNOTES

1. STONEWOOD ARCHITECTURAL PANELS, STONEWOOD CLIP SYSTEM. COLOR AND STYLE TBD.
2. MODULAR BRICK VENEER. COLOR AND STYLE TBD.
3. ALUMINUM STOREFRONT FRAMING, KAWNEER TRIFAB 451T. COLOR: ANODIZED DARK BRONZE. GLAZING: SOLARBAN 60, SOLAR GRAY
4. PRE-FINISHED METAL COPING. COLOR: DARK BRONZE.
5. POURED IN PLACE CONCRETE FOOTING. REF STRUCTURAL DRAWINGS.
6. ALUMINUM OVERHEAD SECTIONAL DOOR. COLOR: ANODIZED DARK BRONZE. OVERHEAD DOOR CORP. MODEL 521 OR APPROVED EQUAL.
7. PAINTED STEEL STAIR AND RAILING. COLOR TO MATCH DARK BRONZE.
8. BRICK ROWLOCK WINDOW SILL.
9. PREFINISHED ALUMINUM WINDOW W/ TRANSACTION DRAWER. QUIKSERV PCJ-130 (OR APPROVED EQUAL).

MATERIAL AREAS

NORTH ELEVATION:	
STONEWOOD PHENOLIC PANEL:	768 SF (49.87%)
MODULAR BRICK VENEER:	230 SF (14.94%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	542 SF (35.19%)
TOTAL:	**1,540 SF**
SOUTH ELEVATION:	
STONEWOOD PHENOLIC PANEL:	490 SF (31.57%)
MODULAR BRICK VENEER:	661 SF (42.59%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	401 SF (25.84%)
TOTAL:	**1,552 SF**
EAST ELEVATION:	
STONEWOOD PHENOLIC PANEL:	2,017 SF (55.88%)
MODULAR BRICK VENEER:	746 SF (20.67%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	846 SF (23.45%)
TOTAL:	**3,609 SF**
WEST ELEVATION:	
STONEWOOD PHENOLIC PANEL:	1,693 SF (46.91%)
MODULAR BRICK VENEER:	1,186 SF (32.86%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	730 SF (20.23%)
TOTAL:	**3,609 SF**

SEGER
ARCHITECTURE
4300 W OAK STREET
ROGERS, AR 72758
T: 479.616.1080
www.segerarch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO: 21-108

BY ROTH

HOMES OFFICE

SW CONCOURSE ST
BENTONVILLE, ARKANSAS

CONSULTANT

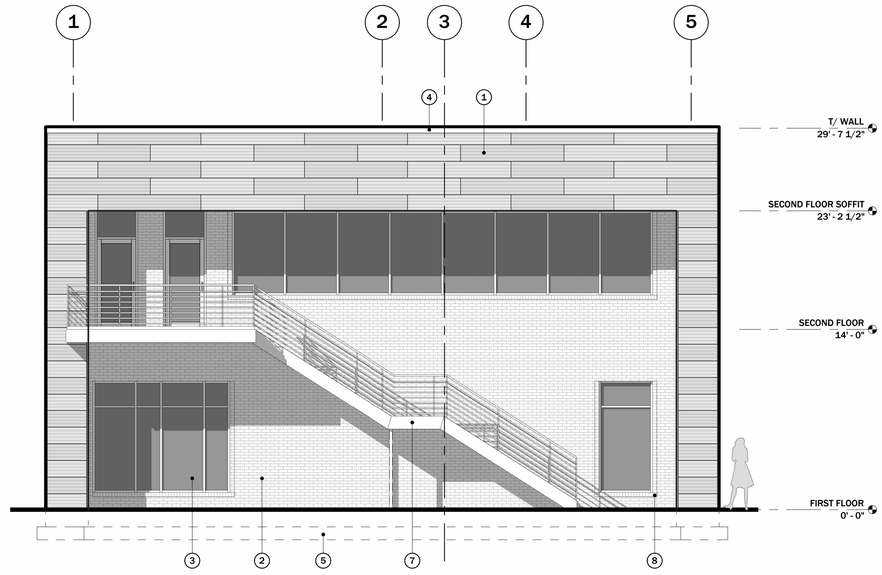
REVISIONS

DRAWN BY: SS
CHECKED BY:

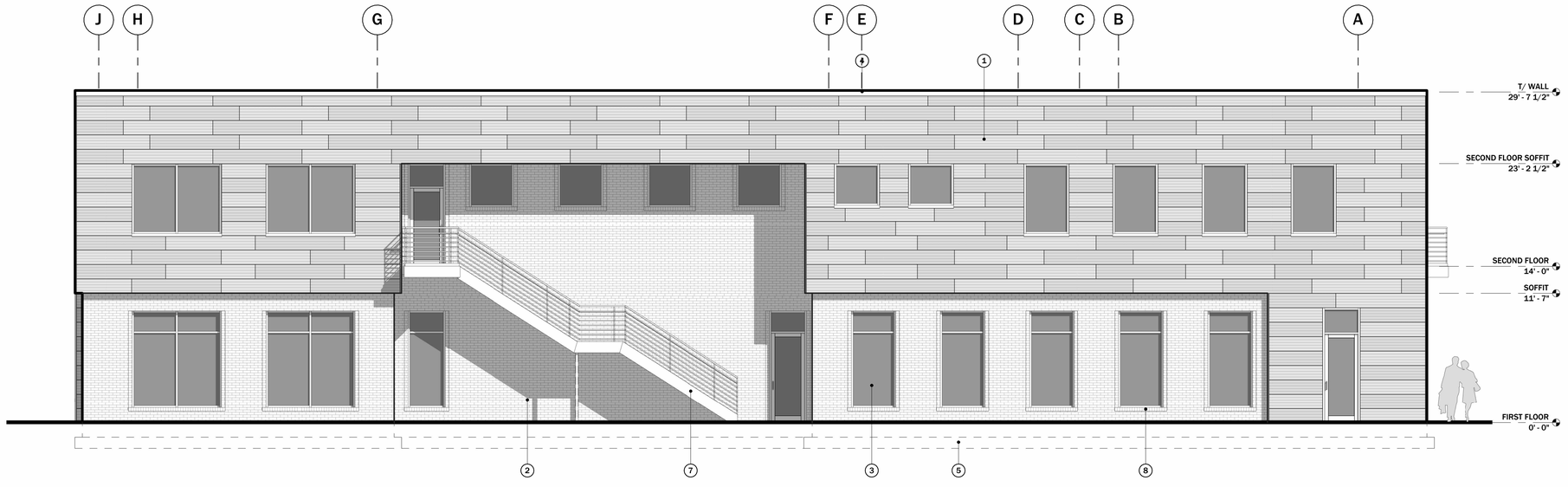
EXTERIOR ELEVATIONS

A2.1

DATE: 08.12.2021



2 | **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



1 | **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

KEYNOTES

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2. MODULAR BRICK VENEER. COLOR AND STYLE TBD.
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PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO: 21-108

HOMES BY ROTH OFFICE

SW CONCOURSE ST
BENTONVILLE, ARKANSAS

CONSULTANT

REVISIONS

DRAWN BY: SS
CHECKED BY:

EXTERIOR ELEVATIONS

A2.2

DATE: 08.12.2021

SEGER
ARCHITECTURE

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E: silas@segerarch.com
W: www.segerarch.com

09.07.2021

Jon Stanley
Senior Planner
479.271-3107
jstanley@bentonvillear.com

RE: Roth office building – waiver request

Dear Jon,

After reviewing your comments dated 8/26/2021, we would like to request a waiver to address comment #3 regarding the proposed Stonewood panel system.

We are looking to achieve a more modern aesthetic with the building facades. While this specific product material is not listed in the allowed primary building materials, it is also not contained within the prohibited materials. This panel system material is a strong, highly durable and impervious phenolic panel. The panel system would consist of a rainscreen application with a concealed fastener attachment. The aesthetic would be very similar to a pre-finished architectural metal panel system.

I have included within this letter a technical data sheet, Carbon Oak color overview and examples images of the panel system for consideration. 3D Renderings have also been provided as part of the resubmittal.

Thank you,

Silas Seger, NCARB
Principal

Carbon Oak

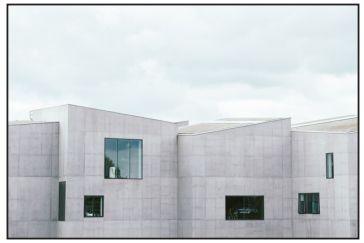
Mineralize Trend

Shown as a simulated 48” x 96” sheet

STONEWOOD™
ARCHITECTURAL PANELS

MINERALIZE

Mineralize is a trend based on the neutral grays that are seen in concrete, stone, and weathered woodgrains. It is commonly found with a perfect blend of warm and cool hues. To the left are four new designs with existing coordinates.



Product samples available @ stonewoodpanels.com

STONEWOOD

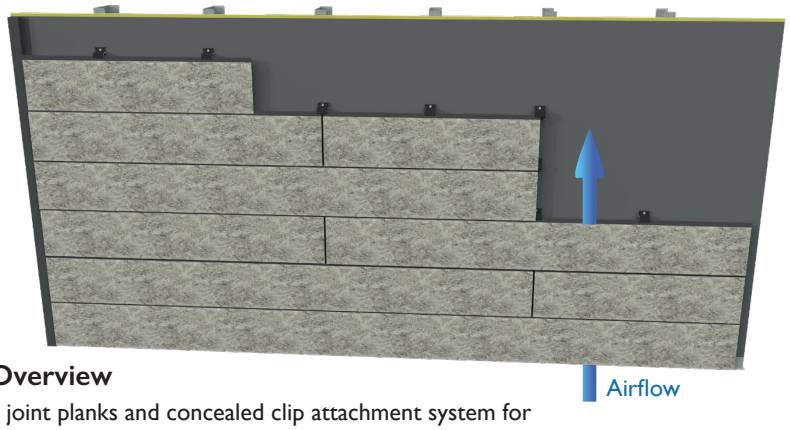
STONEWOOD™ ARCHITECTURAL PANELS
PROUDLY MADE IN AMERICA

TECHNICAL DATA SHEET

STONEWOOD CLIP EXTERIOR PLANK SYSTEM

SOLID PHENOLIC CORE LAP JOINT PLANKS AND CLIP ATTACHMENT SYSTEM

PRODUCT DESCRIPTION

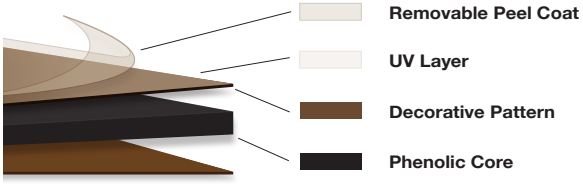


Stonewood Clip Overview

Solid phenolic core lap joint planks and concealed clip attachment system for use as an **open joint** exterior cladding in a ventilated façade system. Stonewood Clip planks are required to have **unobstructed air flow** behind the planks.

Material Composition

Stonewood is manufactured with a core of phenolic resin impregnated kraft paper and a decorative pattern. These layers are compressed at high pressure and temperature creating a highly durable, non-porous panel. The panel is further safeguarded by a UV-protective layer and a clear peel coat for shipping and handling.



The exposed panel edges and the horizontal reveals —between the panels—are the natural core of the phenolic panel. As the natural core ages it will develop a patina, turning from dark grey to light grey.

Phenolic Benefits:

- **Solid core phenolic panels** are strong, highly durable, and impervious to moisture and bacteria.
- **Non-porous surface** is easy to clean and graffiti resistant.
- **UV protective layer** filters 99% of damaging UV rays.
- **Suited** for all construction types and climates.
- **Fabricate** in the field or factory.
- **Self-edging** or traditional edge treatments.
- **Class A or B** fire ratings.
- **Optional Forest Stewardship Council®**(FSC®) certification (FSC C115183)
- **Made in America.**

Stonewood Clip Benefits:

- Factory-machined plank laps **conceal clips for a clean look.**
- Install clip to align with wall studs.
- **Clips create ventilated** facade.
- **Cost effective solution** for plank attachment.
- **Simplified specification,** minimal parts.

Fabrication

Planks for Stonewood Clip system can be cut to width in the field.

Plank Sizes x 96"L

Part No.	Height	Weight Per Plank
Clip 8	7 1/8"	11.5 lbs.
Clip 12	11 1/4"	17.5 lbs.
Clip 16	15 1/4"	23.7 lbs.

Note: all panels are 5/16" thick

Construction Types

Stonewood panels can be used in all construction types:

- Commercial
- Hospitality
- Mixed-use
- Municipal
- Multi-family
- Healthcare
- Institutional

DESIGN OFFERING

Over 300 colors are available in wood grains, abstract, and solids. View complete Design Offering and order samples at Stonewoodpanels.com

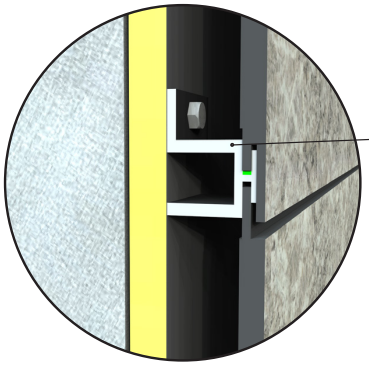
TECHNICAL AND ENVIRONMENTAL

Approvals:

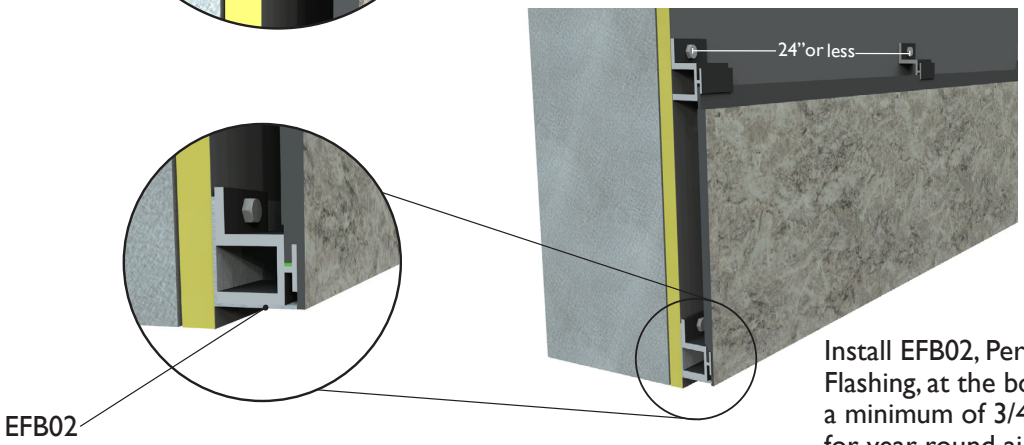
- Class A or Class B Fire Rating
- Comprehensive NEMA Test Results
- ASTM E300 and E331 Compliant

Visit Stonewoodpanels.com for in-depth testing and report documents.

STONEWOOD CLIP DETAILS

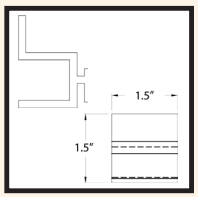


Machined lap-joint, kerfed planks are placed on the clips creating the proper 1/4" reveal between planks and creating a ventilated facade.

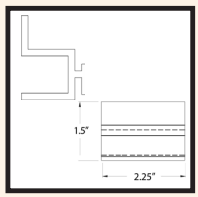


Install EFB02, Perforated Sill Flashing, at the bottom of the wall, a minimum of 3/4" above grade for year round air flow. Starting at the bottom of the wall install clips every 24" or less.

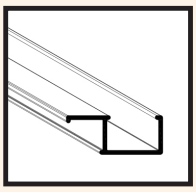
PARTS OVERVIEW



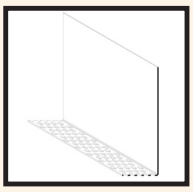
MFP-1.5
Clip MFP 1.5" - standard clip



MFP2.25
Clip MFP 2.25" for use when spanning two (2) planks



EFEB
Vertical Termination Edge Closure



EFB02
Perforated Sill Flashing

Seal Bond 105
Fixed Point Sealant

INSTALLATION

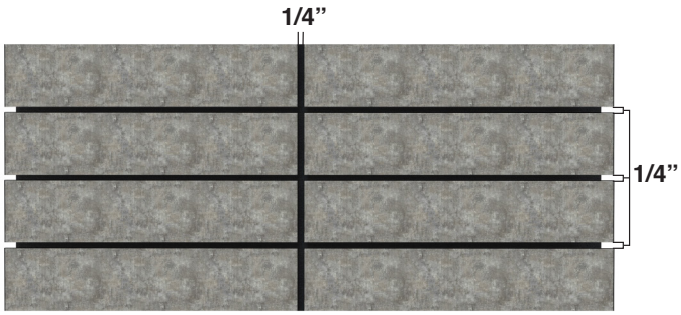
- Ensure the EFB02 bottom sill flashing is level and flush
- Always ensure each row is level and flush
- Each plank requires a fixed point at the center
- Use 1/8" shim on each plank-end to establish a consistent gap at the top
- Use 1/8" shim between top of plank and every clip to establish a consistent gap. Stonewood recommends using a 1/8" Allen Wrench (hex key)
- Use MFP-2.5 clip when spanning two planks to create vertical reveal

Visit Stonewoodpanels.com for comprehensive installation instructions and details.

Details

Complete detail packet available at Stonewoodpanels.com. Packet includes terminations, soffit and fascia transitions.

Panel-to-Panel Joints



Maintain a minimum distance of 1/4" between planks to accommodate hygrothermal movement of the panels.

Storage and Handling

Panels have a peel coat to protect the surface during transportation and fabrication. The peel coat is not intended for long term storage. It is the responsibility of the installing contractor to remove the peel coat on all panels prior to vacating the premises. Follow storage and handling instructions as outlined on Stonewoodpanels.com.

Cleaning

When cleaning Stonewood Architectural Panels, use a progressive approach starting with the gentlest cleaning method. It is best to use the least amount of cleaning agents and do not scrub to remove debris. Follow cleaning methods as outlined on Stonewoodpanels.com.

Repair

There is no approved method to repair panels. Damaged panels must be replaced. Contact Stonewood Customer Service for additional information, 262-567-4427.

Limitations

Stonewood Architectural Panels are designed to be installed on a continuous substructure. Panels are not to be installed such that they span areas where there is a discontinuity in the substructure, such as vertical or horizontal expansion joints. It is the responsibility of the project designer to ensure that panels do not span these substructure discontinuities.

MANUFACTURING LOCATION

Wisconsin, USA

AVAILABILITY

Available in the United States and Canada.

WARRANTY

Standard 10 year warranty is available.

NORTHGATE TRANSFER CENTE

Natural Pantry