***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
October 5, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_1LyiDDahQXCg9nWYY76fyw

I. Call to Order

II. Approval of the September 21 Meeting Minutes

III. Consent Agenda

1. **Lots 23, 24, 25 & 26 of Faircole Block Addition** — **Lot Split**
   SW Glover Street *(LS20-0065)*

2. **Lots 11 & 12 Polson's Subdivision** — **Lot Split**
   203, 207 & 209 SE 7th Street *(LS21-0043)*

3. **Lots 13 & 14, Osage Hills Subdivision** — **Lot Split**
   Ginn Road *(LS21-0050)*

4. **Lots 30-32, Block 6 of W.A. Burk's Addition** — **Property Line Adjustment**
   1111, 1113 & 1115 NE Monroe Street (*PLA21-0033)*

5. **Lots 20 & 21, Block 5 of Clark's Second Addition** — **Property Line Adjustment**
   307 SW E Street *(PLA21-0034)*

6. **Aurora Subdivision** — **Preliminary Plat**
   S Morning Star Road *(PP18-0012)*

7. **Aurora Subdivision Phase II** — **Final Plat**
   S Morning Star Road *(FP21-0005)*

8. **Walmart Campus Zone 04 Phase 2** — **Large-Scale Development**
   1600 SE 8th Street *(LSD21-0047)*

IV. New Business

1. **Tree and Landscape Committee Amendments** — **Ordinance***

2. **Zoning and Land Development Code Update** — **Ordinance***

3. **Donation Boxes** — **Ordinance***

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

4. **Lykins Leasing, LLC** **Rezoning***
   C-1, Neighborhood Commercial to C-2, General Commercial
   NW 3rd Street *(RZ21-0060)*

5. **Joseph Courtland Halbrook and**
   Tabitha T. Halbrook **Future Land Use Map Amendment***
   5a. Residential Estate and Agricultural to Low Density Residential
   Allen Road *(RZ21-0061)*

   5b. R-E, Residential Estate to R-1,
   Low Density Single Family Residential **Rezoning***
   Allen Road *(RZ21-0061)*

6. **Scott Ventures, LLC** **Rezoning***
   DE, Downtown Edge to DC, Downtown Core
   306 NW A Street *(RZ21-0062)*

7. **1120 South Walton Partners, LLC** **Future Land Use Map Amendment***
   7a. General Commercial to Mixed-Use Commercial
   1120 S Walton Boulevard *(RZ21-0063)*

   7b. C-2, General Commercial to C-3, Mixed-Use Commercial **Rezoning***
   1120 S Walton Boulevard *(RZ21-0063)*

8. **Shasta Properties, LLC** **Future Land Use Map Amendment***
   8a. Low-Density Residential to High-Density Residential
   S Vaughn Road and Motley Road *(RZ21-0064)*

   8b. A-1, Agricultural to R-3, High Density Multifamily **Rezoning***
   S Vaughn Road and Motley Road *(RZ21-0064)*

9. **Walmart Home Office Campus** **Planned Unit Development***
   E Central Avenue and Katie Court *(PUD20-0002)*

10. **The Bike Inn** **Conditional Use***
    Temporary Gravel Parking
    3400 S Walton Boulevard *(CU21-0021)*

V. Other Business

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

Planning Commission Meeting
Minutes
September 21, 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, Elaine Kerr, Reggie Wright, Joe Haynie, Richard Binns
Absent: Eric Hipp, Rod Sanders
Staff: Ellen Norvell, Elizabeth Johnson, Tyler Overstreet

Motion by Mr. Haynie, seconded by Mrs. Kerr to approve the minutes of September 7th, 2021.
Approved 5-0

Consent Agenda

1. Lot 18 & 19 of Clark's 2nd Addition, Lot Split, 302 SW D Street, LS21-0046
2. Pop Up Drinks, Large Scale Development, 2001 SW Regional Airport Boulevard, LSD21-0043
3. Briar Hill Subdivision, Preliminary Plat, SW Featherston Road & SW 28th Street, PP21-0015
4. Lots 1-9 of I-14 Subdivison, 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

Approved 5-0

New Business
Item #1
Carenda L. Cobb Living Trust, Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential, 302 SW D Street, RZ21-0053
Tyler Overstreet reads the staff report.
Opened public hearing
Janice Saumweber, 427 SW 3rd, speaks her concerns
Closed public hearing
Will Kelstrom, representative speaks on the item
There is a discussion amongst the Commissioners and Staff.
Approved 5-0

Item #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
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #3a
Serenity P, LLC, Future Land Use Map Amendment, Medium Density Residential to High-Density Residential, 823 and 825 SE 5th Street, RZ21-0054
Tyler Overstreet states item will be tabled to October 5th Planning Commission due to not meeting 15-day window for mailers due to Labor Day.
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Binns to table item, seconded by Mr. Wright
Tabled

Item #3b
Serenity P, LLC, Rezoning: R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential, 823 and 825 SE 5th Street, RZ21-0054
Tyler Overstreet states item will be tabled to October 5th Planning Commission due to not meeting 15-day window for mailers due to Labor Day.
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Binns to table item, seconded by Mr. Wright
Tabled

Item #4a
Highland, LLC, Future Land Use Map Amendment, High-Density Residential, Mixed-Use Commercial, and General Commercial to Medium Density Residential, Vaughn Road, RZ21-0055
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
Barry Williams, representative, is available to speak on the item
There is discussion amongst Commissioners and Staff.
Applicant requested to change zoning from R-2 to R-1, Low-Density Single Family Residential
Approved 5-0

Item #4b
Highland, LLC, Rezoning: A-1, Agricultural to R-3, Medium-High Multifamily Residential, Vaughn Road, RZ21-0055
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
Barry Williams, representative, is available to speak on the item
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #5
Terrell, Rezoning: R-1 Low Density Single Family Residential to DN-2, Downtown Medium Density Residential, 1111, 1113, 1115 NE Monroe Street, RZ21-0056
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Barry Williams, representative, is available to speak on the item
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #6a
David S. Murray, Nina. L. Murray-Williams and Elizabeth A. Murray, Future Land Use Map Amendment Residential Estate to Medium Density Residential, SW Regional Airport Boulevard, RZ21-0057
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #6b
David S. Murray, Nina. L. Murray-Williams and Elizabeth A. Murray, Rezoning: A-1, Agricultural to R-3, Medium-High Multifamily Residential to Medium Density Residential, SW Regional Airport Boulevard, RZ21-0057
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #7a
Ozark Trail Developments, LLC, Future Land Use Map Amendment, High-Density Residential to Downtown Commercial, 421 SE A Street, RZ21-0058
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Applicant is available to speak on the item.
0There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #7b
Ozark Trail Developments, LLC, Rezoning: R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge, 421 SE A Street, RZ21-0058
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #8
Tice, Rezoning: R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, NE Monroe Street, RZ21-0059
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #9
Walmart Temporary Storage, Conditional Use Amendment, SE 5th & SE Moberly Lane, CU20-0040
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-0

Item #10
Benton County Courts Addition, Large Scale Development, 203 E Central Avenue, LSD20-0055
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Wright, seconded by Mr. Haynie to approve the waiver from Article 1200, Offsite Improvements
Waiver Approved 5-0
A vote for the large scale is made
Approved 5-0

Item #11
Homes by Roth Office Building, Large Scale Development, 5200 SW Concourse Street, LSD21-0044
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Binns, seconded by Mrs. Kerr to approve the waiver from Article 1100, Section 1100.21.e
Waiver Approved 4-1
Mr. Binns states he is voting yes due to location of project, nature of material
A vote for the large scale is Approved 5-0

Motion by Mr. Haynie, seconded by Mr. Wright 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 October 5, 2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

- At the Technical Review meeting held on September 28, 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 23-26, Faircole Block Addition, 404 GLV, LLC, SW Glover Street, DN-2, Downtown Medium Density Residential, *LS20-0065*

The property is currently zoned DN-2, Downtown Medium Density Residential. A lot split of all of existing Lots 9 & 19, creating new Lot 23 (+/- 0.16 acres), Lot 24 (+/- 0.16 acres), Lot 25 (+/- 0.14 acres), and Lot 26 (+/-0.17 acres) of Faircole Block Addition. The plat dedicates various easements to serve the new lots and also dedicates a right-of-way along SW Glover Street per the Master Street Plan requirements. Additionally, the plat dedicates a 12' wide shared public access easement between new Lots 25 & 26.

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

Lot Split: Lots 11 & 12, Polson's Subdivision, Seventh Living, LLC, 203, 207, and 209 SE 7th Street, DE, Downtown Edge, *LS21-0043*

The property is currently zoned D-E, Downtown Edge. A lot split of all of existing Lots 7 & 8, and part of Lot 2, creating new Lot 11 (+/- 0.33 acres) and Lot 12 (+/- 0.34 acres) of Polson's Subdivision. The plat dedicates various utility and drainage easements to serve the new lots and also dedicates a right-of-way along SE B Street per the Master Street Plan requirements.

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

Lot Split: Lots 13 & 14, Osage Hills Subdivision, Route 71 Construction Company, LLC, Ginn Road, R-2, Medium Density Two-Family Residential, *LS21-0050*

A lot split of all of existing Lot 8, creating new Lot 13 (+/- 22.63 acres) and Lot 14 (+/- 12.51 acres) of Osage Hills Subdivision. The plat dedicates right-of-way for a future collector street along the southern lot line of new Lot 14 per the Master Street Plan requirements.

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

Property Line Adjustment: Lots 30-32, Block 6, W.A. Burk's Addition, Thomas Jr. and Judith Terrell, 1111, 1113, & 1115 NE Monroe Street, R-1, Low Density Single-Family Residential, *PLA21-0033*

A property line adjustment of all of existing Lots 19, 20, 21 and part of existing Lot 22, Block 6, creating new Lot 30 (+/- 0.21 acres), Lot 31 (+/- 0.19 acres), and Lot 32 (+/- 0.19 acres) of W.A. Burk's Addition. The plat dedicates various utility easements to serve the new lots and also dedicates a small portion of right-of-way in the southeast corner of new Lot 30 for NE Monroe Street per the Master Street Plan requirements.

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

Property Line Adjustment: Lots 20 & 21, Block 5, Clark's Second Addition, David and Alyson Brittain, Karen Mahan Trust, 307 SW E Street, R-1, Low Density Single-Family Residential, *PLA21-0034*

A lot split of all of existing Lots 13 & 15, Block 5, creating new Lot 20 (+/- 0.21 acres), Lot 21 (+/- 0.47 acres), and Lot 32 (+/- 0.51 acres) of Clark's Second Addition. The plat dedicates various utility easements to serve the new lots. Right-of-way for SW E Street, SW 4th Street, and SW D Street are all in compliance with the current Master Street Plan.

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

Preliminary Plat: Aurora Subdivision, Aurora Development Company, LLC, S Morning Star Road, PRD, Planned Residential Development, *PP18-0012*

Note: This is a major amendment to a previously approved Preliminary Plat.
All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval. The applicant requests that Aurora Subdivision be constructed in three phases. Phases I and II will be constructed per the original preliminary plat. Phase III is the improvements to S Morning Star Road.

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

Final Plat: Aurora Subdivision Phase II, Aurora Development Company, LLC, S Morning Star Road, PRD, Planned Residential Development, *FP21-0005*

The subdivision consists of 29 total lots. 28 are single-family residential lots and one lot will be utilized as a common lot. The applicant must dedicate all private access easements before this plat can be filed with the county. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.

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

Large-Scale Development: Walmart Campus Zone 04 Phase 2, Walmart Stores, Inc., 1600 SE 8th Street, PUD, Planned Unit Development, *LSD21-0047*

The subject property is currently zoned PUD, Planned Unit Development. The proposed development aligns with the previously approved Walmart Campus PUD. Zone 04 Phase 2 includes the construction of an auditorium and an amphitheater to service the new Walmart Home Office Campus. The architectural elevations depict glass, architectural metal panel, modular brick, and aluminum composite panel as the primary materials on the building.

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

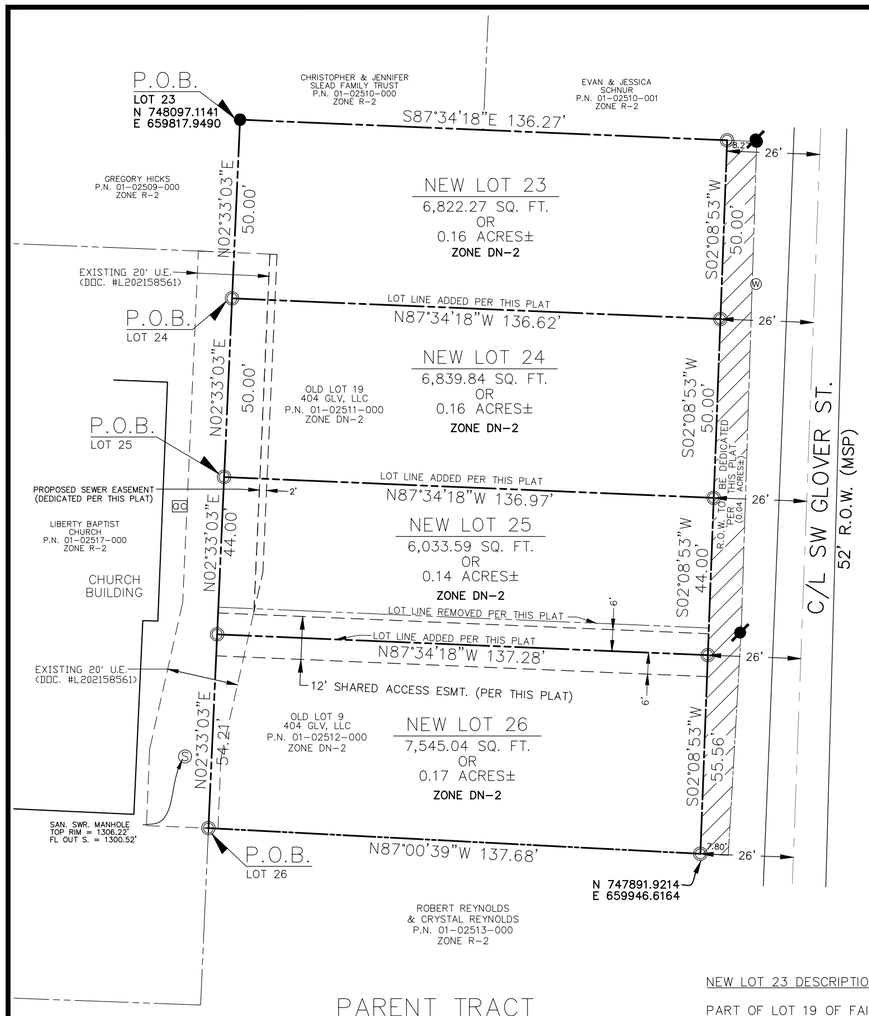


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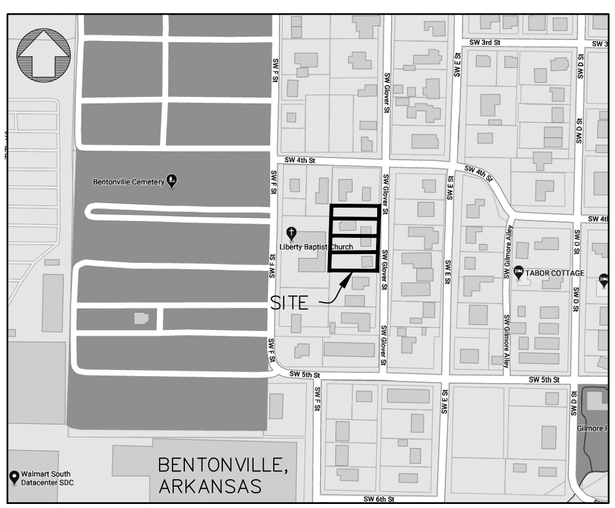
1 inch = 98 feet

LS20-0065
LOT SPLIT
FAIRCLO BLOCK ADDITION
LOT 19 CREATING LOTS 23-25

THE CITY OF BENTONVILLE



PARENT TRACT
(ORIGINAL LOTS 9 & 19)
0.63 ACRES±
P.N. 01-02511-000
& P.N. 01-02512-000
ZONE DN-2

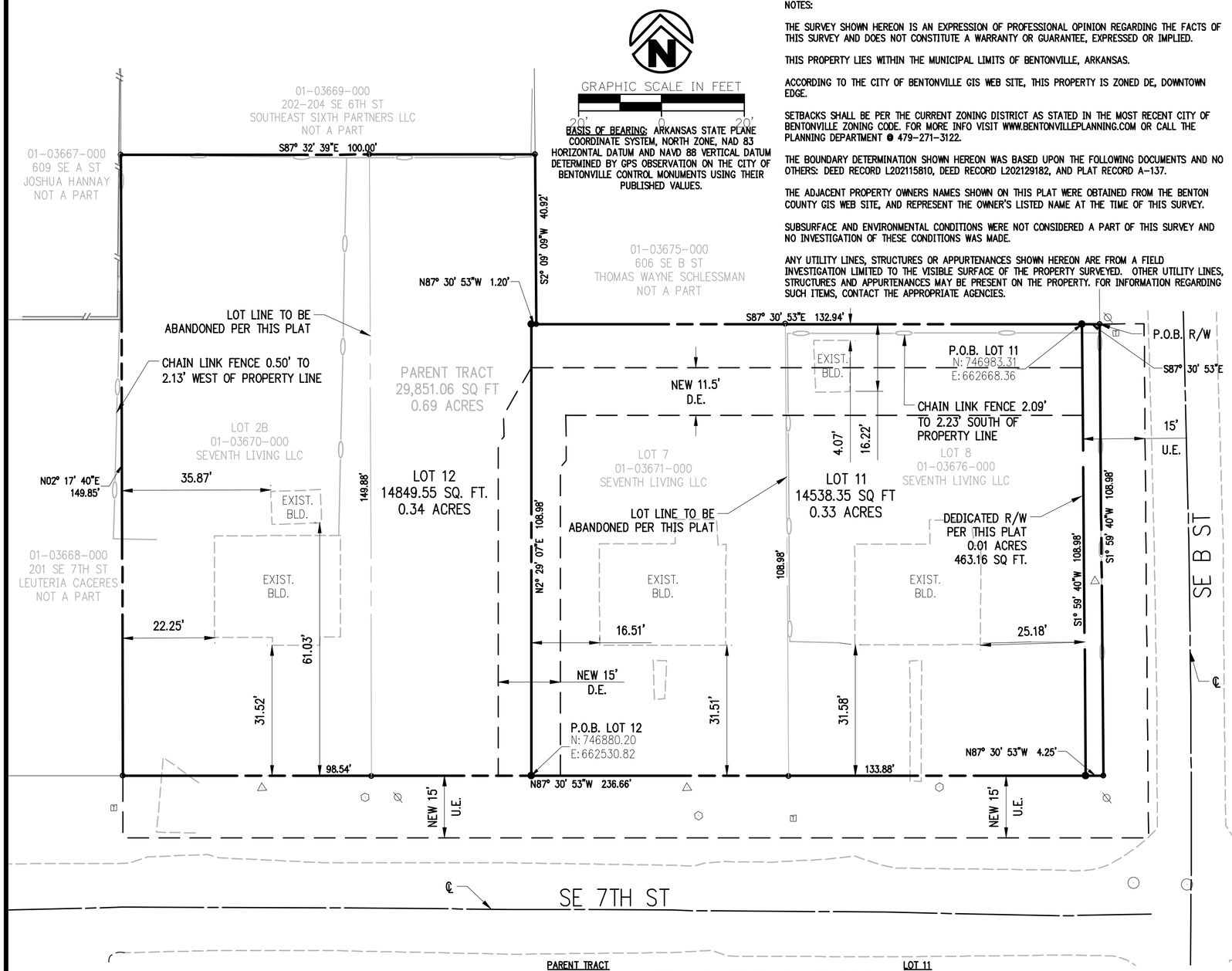

SW 3rd St
SW 4th St
SW 5th St
SW 6th St
SW 400 St
SW Gilmore Alley
SW Gillmore Alley
SW Gillmore St
SW Gillmore Ave
SW Gillmore Ave
SW Gillmore Ave



LS21-0043
LOT SPLIT
POLSONS SUBDIVISION
PART OF LOTS 7-8 & 2 CREATING LOTS 11-12

THE CITY OF BENTONVILLE

LOT SPLIT OF LOT'S 7, 8 PART OF LOT 2 OF POLSON'S SUBDIVISION, CREATING LOTS 11-12



NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED DE, DOWNTOWN EDGE.

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.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202115810, DEED RECORD L202129182, AND PLAT RECORD A-137.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

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

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

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

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

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

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.

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

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT

LEGEND

o	FOUND IRON PIN
●	SET IRON PIN
⋈	WATER VALVE
⬡	WATER METER
○	SEWER MANHOLE
⌀	POWER POLE
△	GAS METER
▥	TELEPHONE PEDESTAL
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT
	ASPHALT
	CENTERLINE
	CHAIN LINK FENCE

PARENT TRACT
THE WEST 60 FEET OF THE SOUTH 150 FEET OF LOT 2, LOT 7 AND THE EAST 40 FEET OF THE SOUTH 150 FEET OF LOT 2, THE WEST 60 FEET OF THE SOUTH 150 FEET OF LOT 2, AND LOT 8 OF POLSON'S SUBDIVISION, OF OUTLOT 34 TO THE CITY OF BENTONVILLE, AS PER PLAT RECORD A-137 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8;
THENCE ALONG THE EAST LINE THEREOF S01°59'40"W 108.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE ALONG THE SOUTH LINE OF SAID LOT 2, LOT 7 AND LOT 8 N87°30'53"W 236.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE WEST LINE THEREOF N02°17'40"E 149.85 FEET;
THENCE LEAVING SAID WEST LINE S87°32'39"E 100.00 FEET;
THENCE S02°09'09"W 40.92 FEET;
THENCE S87°30'53"E 135.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.69 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

R/W DESCRIPTION
PART OF LOT 8 OF POLSON'S SUBDIVISION, OF OUTLOT 34 TO THE CITY OF BENTONVILLE, AS PER PLAT RECORD A-137 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8;
THENCE SOUTH 1°59'40" WEST A DISTANCE OF 108.98 FEET;
THENCE NORTH 87°30'53" WEST A DISTANCE OF 4.25 FEET;
THENCE NORTH 1°59'40" EAST A DISTANCE OF 108.98 FEET
THENCE SOUTH 87°30'53" EAST A DISTANCE OF 4.25 FEET
TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 11
LOT 7 AND PART OF LOT 8 OF POLSON'S SUBDIVISION, OF OUTLOT 34 TO THE CITY OF BENTONVILLE, AS PER PLAT RECORD A-137 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8;
THENCE NORTH 87°30'53" WEST A DISTANCE OF 4.25 FEET TO THE POINT OF BEGINNING
THENCE SOUTH 1°59'40" WEST A DISTANCE OF 108.98 FEET;
THENCE NORTH 87°30'53" WEST A DISTANCE OF 133.88 FEET;
THENCE NORTH 2°29'07" EAST A DISTANCE OF 108.98 FEET;
THENCE SOUTH 87°30'53" EAST A DISTANCE OF 1.20 FEET;
THENCE SOUTH 87°30'53" EAST A DISTANCE OF 132.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 12
PART OF LOT 2 OF POLSON'S SUBDIVISION, OF OUTLOT 34 TO THE CITY OF BENTONVILLE, AS PER PLAT RECORD A-137 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11;
THENCE NORTH 87°30'53" WEST A DISTANCE OF 98.54 FEET;
THENCE NORTH 2°17'40" EAST A DISTANCE OF 149.85 FEET;
THENCE SOUTH 87°32'39" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 2°09'09" WEST A DISTANCE OF 40.92 FEET;
THENCE NORTH 87°30'53" WEST A DISTANCE OF 1.20 FEET;
THENCE SOUTH 2°29'07" WEST A DISTANCE OF 108.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

OWNER/DEVELOPER
GATOR DISTRICT LLC
5303 SW LAVENDER ST.
BENTONVILLE, AR 72713

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

BY: _____
GATOR DISTRICT LLC

_____
(PRINT)

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

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 CHAIRPERSON

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

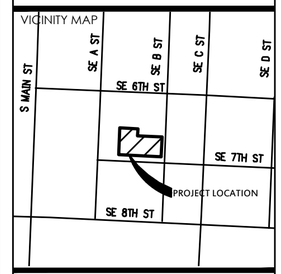
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ATLAS PAGE: 403A

CITY OF BENTONVILLE PROJECT NUMBER: LS21-0043

RECORD INFORMATION

VICINITY MAP



SEAL

BENTONVILLE
ARKANSAS

PREPARED FOR:
GATOR DISTRICT LLC

STATE PLAT CODE:
500-20N-30W-0-31-130-04-1460

DATE: 07/28/2021
PROJECT NO: 211019000
CONTACT: K. MONTGOMERY

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

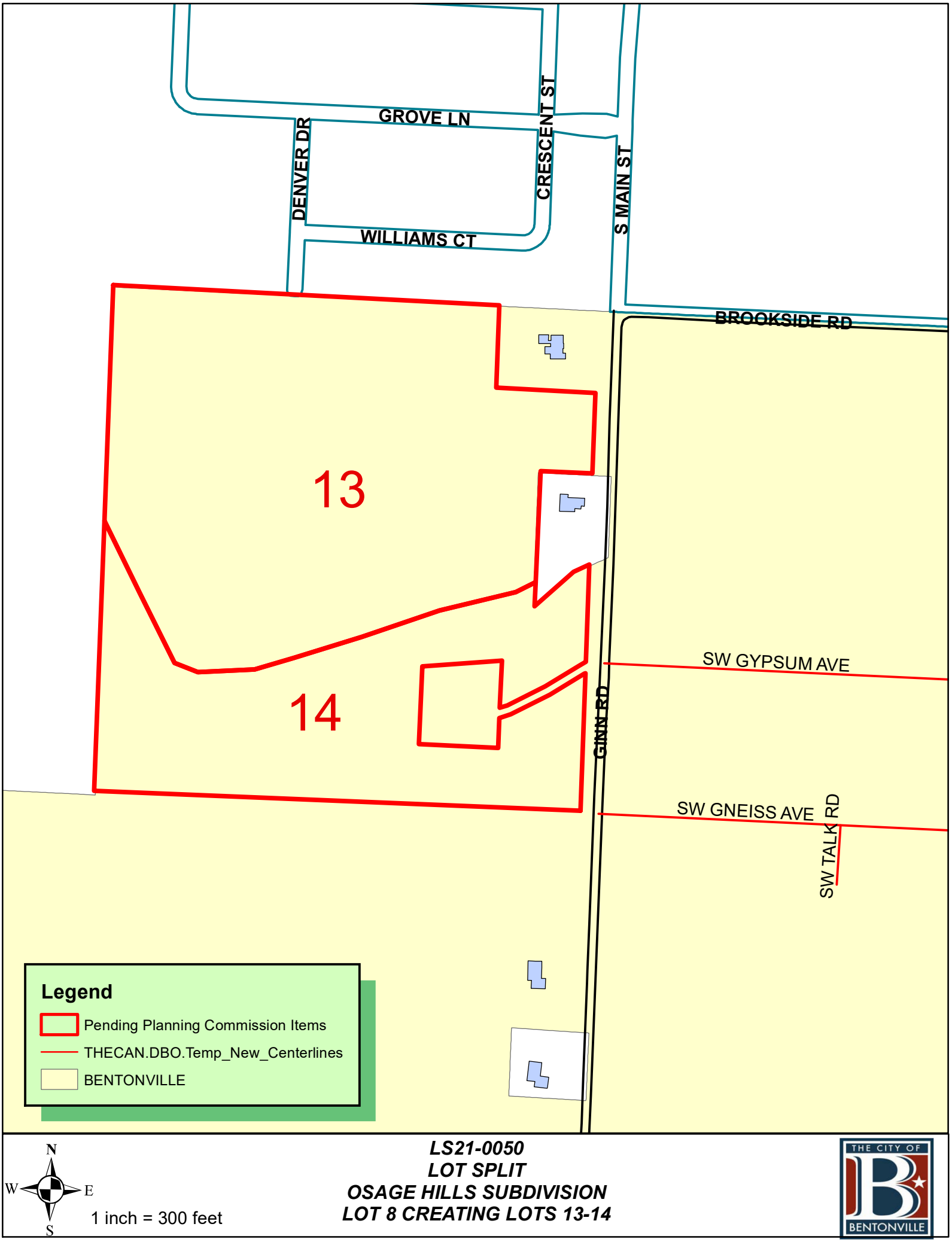
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

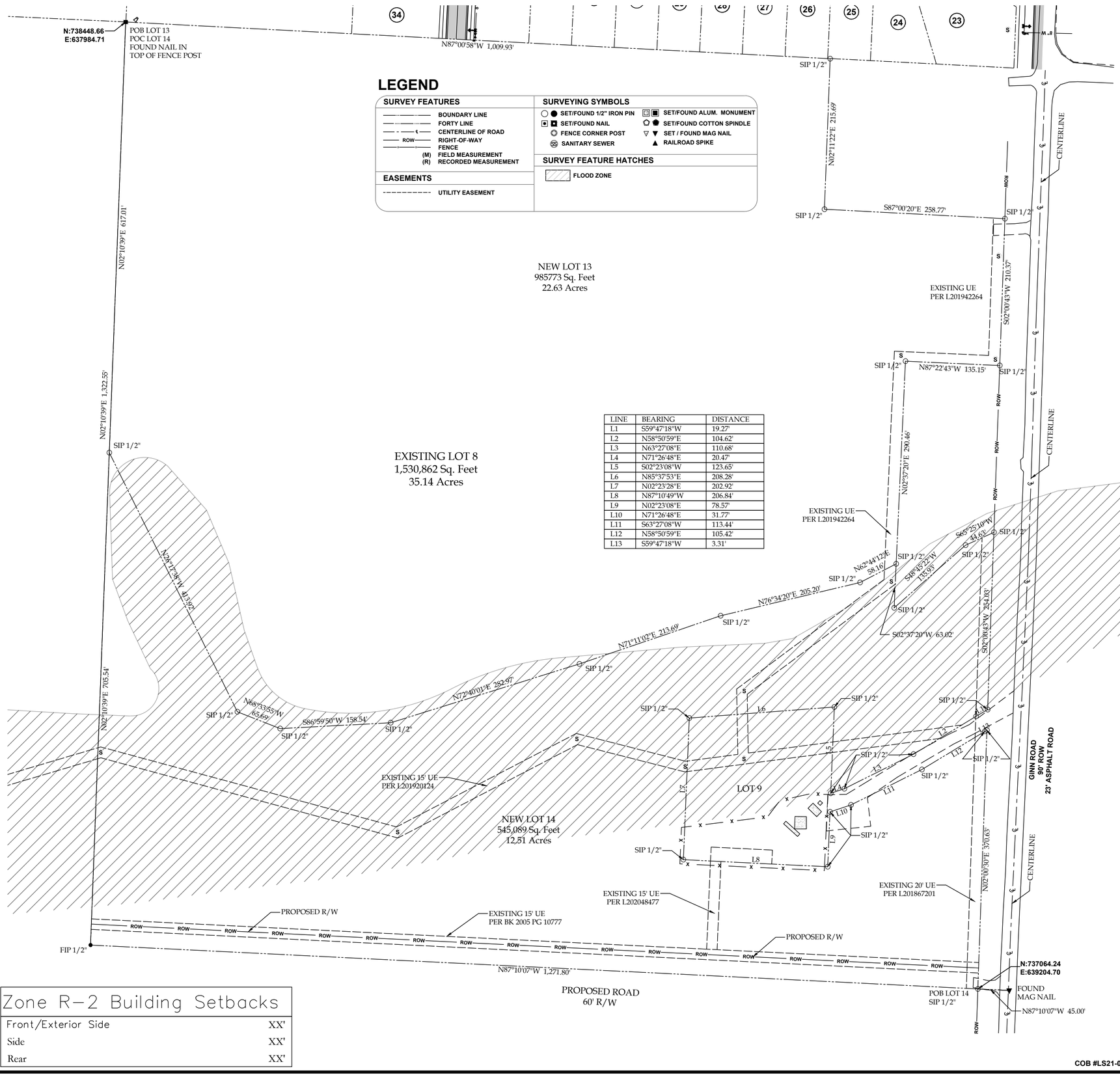
SHEET NO.:
1 OF 1

DRAWING: G:\21\101900_7THSTDOWNHILL\INFRASTRUCTURE\SURVEY\DWG\211019001 LOT COMBO.DWG
LAYOUT: LAYOUT1 , LAST SAVED: CLISOTZ , 9/17/2021 10:25:02 AM
LAST PLOTTED BY: CHRISTIAN LIMANA, 9/17/2021 10:25:18 AM [*PLOTTED BY*- VALID ON HARD COPY ONLY]



LS21-0050
LOT SPLIT
OSAGE HILLS SUBDIVISION
LOT 8 CREATING LOTS 13-14

c:\cloud rapid\swope engineering dropbox\~swope\20-115 snyder ridge subdivision\external references\20-115su.dwg - Plotted on 9/17/2021 5:58:11 AM @ a scale of 1:1 to dwg to pdf.pc3 by Ethan



LEGEND

SURVEY FEATURES		SURVEYING SYMBOLS	
BOUNDARY LINE		SET/FOUND 1/2" IRON PIN	SET/FOUND ALUM. MONUMENT
FORTY LINE		SET/FOUND NAIL	SET/FOUND COTTON SPINDLE
CENTERLINE OF ROAD		FENCE CORNER POST	SET / FOUND MAG NAIL
ROW RIGHT-OF-WAY		SANITARY SEWER	RAILROAD SPIKE
FENCE		**SURVEY FEATURE HATCHES**	
(M) FIELD MEASUREMENT		FLOOD ZONE	
(R) RECORDED MEASUREMENT			
EASEMENTS			
UTILITY EASEMENT			

NEW LOT 13
985773 Sq. Feet
22.63 Acres

EXISTING LOT 8
1,530,862 Sq. Feet
35.14 Acres

NEW LOT 14
545,089 Sq. Feet
12.51 Acres

LINE	BEARING	DISTANCE
L1	S59°47'18"W	19.27'
L2	N58°50'59"E	104.62'
L3	N63°27'08"E	110.68'
L4	N71°26'48"E	20.47'
L5	S02°23'08"W	123.65'
L6	N85°37'53"E	208.28'
L7	N02°23'28"E	202.92'
L8	N87°10'49"W	206.84'
L9	N02°23'08"E	78.57'
L10	N71°26'48"E	31.77'
L11	S63°27'08"W	113.44'
L12	N58°50'59"E	105.42'
L13	S59°47'18"W	3.31'

Zone R-2 Building Setbacks	
Front/Exterior Side	XX'
Side	XX'
Rear	XX'

COB #LS21-0050

N

W E

S

GRAPHIC SCALE

0 100' 200'

1 inch = 100 feet

Recording Block



VICINITY MAP
N.T.S.

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

LOT SPLIT OF LOT 8 IN OSAGE HILLS SUBDIVISION CREATING LOTS 13 & 14

OSAGE WEST
GINN RD
WM 63 RE 1 LLC
885 3RD AVE STE 2403
NEW YORK, NY 10022-4834

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

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

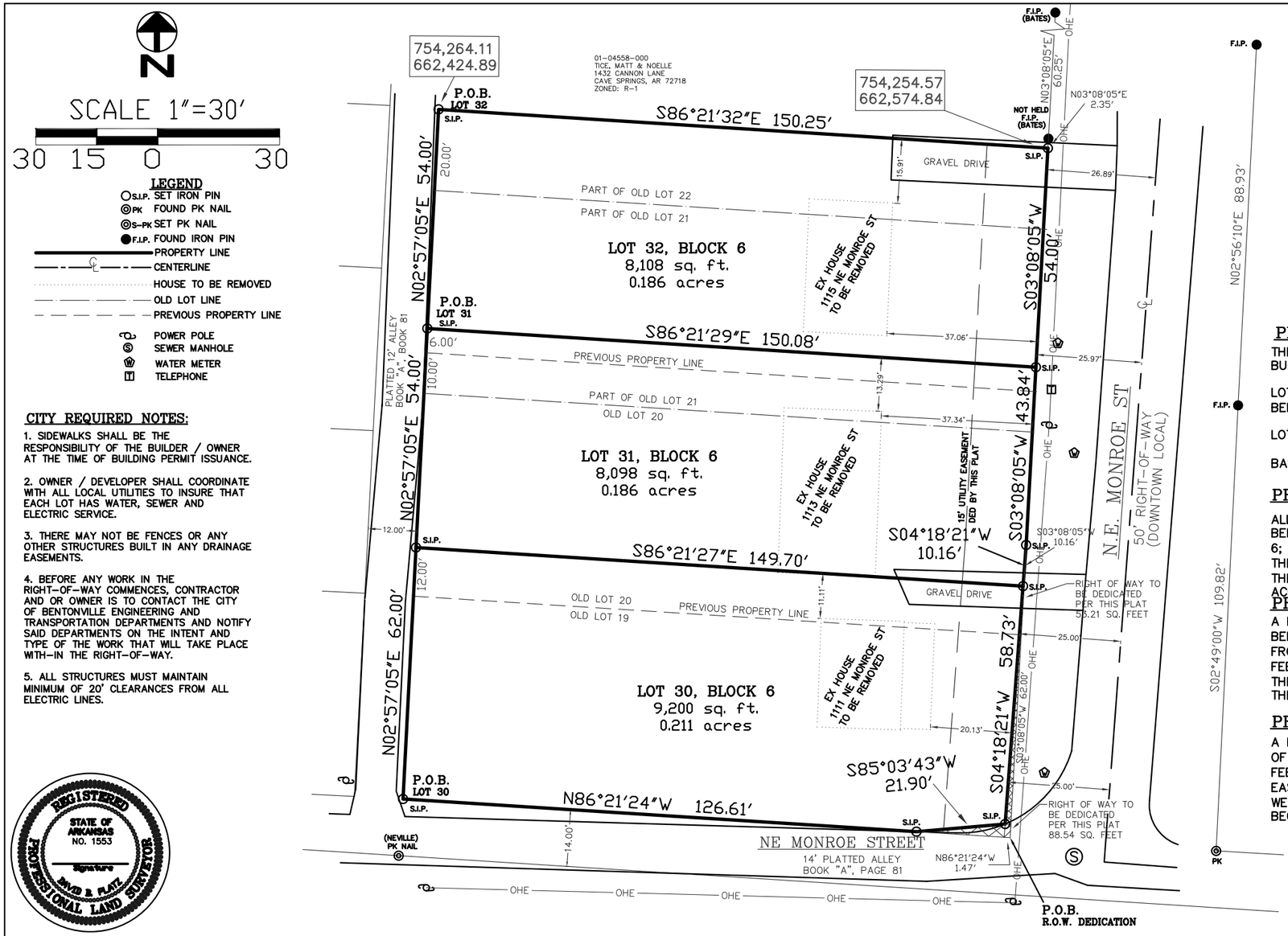
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	EST	JOB NUMBER	20-115
SUBMITTAL DATE:	07/23/2021	SCALE	1" = 100'
DRAWING NAME:	20-115su.dwg		
SHEET NUMBER:	1 OF 1		



PLA21-0033
PROPERTY LINE ADJUSTMENT
W A BURKS ADDITION
LOTS 19-22 BLOCK 6 CREATING LOTS 30-32

THE CITY OF BENTONVILLE



SCALE 1"=30'

30 15 0 30

LEGEND

- S.I.P. SET IRON PIN
- PK FOUND PK NAIL
- S-PK SET PK NAIL
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- CENTERLINE
- HOUSE TO BE REMOVED
- OLD LOT LINE
- PREVIOUS PROPERTY LINE
- POWER POLE
- SEWER MANHOLE
- WATER METER
- TELEPHONE

CITY REQUIRED NOTES:

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

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

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

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

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

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



VIC. MAP

PROPERTY DESCRIPTION (PARENT)

THE NORTH 40 FEET OF LOT 21 AND THE SOUTH 20 FEET OF LOT 22, IN BLOCK 6, IN W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LOT 20 AND THE SOUTH 10 FEET OF LOT 21, BLOCK 6, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 81.

LOT 19, BLOCK 6, W.A. BURKS ADDITION, BENTONVILLE, ARKANSAS

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 30)

ALL OF LOT 19, AND A PART OF LOT 20, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE SOUTHWEST CORNER OF THE LOT 19, BLOCK 6; THENCE NORTH 02°57'05" EAST 62.00 FEET; THENCE SOUTH 86°21'27" EAST 149.70 FEET; THENCE SOUTH 04°18'21" WEST 58.73 FEET; THENCE SOUTH 85°03'43" WEST 21.90 FEET; THENCE NORTH 86°21'24" WEST 126.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.211 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 31)

A PART OF LOT 20, AND A PART OF LOT 21, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT A POINT, NORTH 02°57'05" EAST 16.00 FEET FROM THE SOUTHWEST CORNER OF LOT 21, BLOCK 6; THENCE SOUTH 86°21'29" EAST 150.08 FEET; THENCE SOUTH 03°08'05" WEST 43.84 FEET; THENCE SOUTH 04°18'21" WEST 10.16 FEET; THENCE NORTH 86°21'27" WEST 149.70 FEET; THENCE NORTH 02°57'05" EAST 54.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.186 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 32)

A PART OF LOT 21, AND A PART OF LOT 22, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT A POINT, NORTH 02°57'05" EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF OLD LOT 22, BLOCK 6; THENCE SOUTH 86°21'32" EAST 150.25 FEET; THENCE SOUTH 03°08'05" WEST 54.00 FEET; THENCE NORTH 86°21'29" WEST 150.08 FEET; THENCE NORTH 02°57'05" EAST 54.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.186 ACRES MORE OR LESS.

RIGHT-OF-WAY DEDICATION

A PART OF LOTS 19 AND 20, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE SOUTH EAST CORNER OF LOT 19, BLOCK 6; THENCE NORTH 86°21'24" WEST 1.47 FEET; THENCE NORTH 04°18'21" EAST 72.16 FEET; THENCE SOUTH 03°08'05" WEST 72.16 FEET TO THE POINT OF BEGINNING, CONTAINING 53.21 SQUARE FEET.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

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

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

FLOOD CERTIFICATION

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

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

SURVEYOR NOTES:

1. PARENT DEEDS FILED IN DEED RECORD 2015-54672 & L2020-00997 & 2001-154535

2. PROPERTIES ARE COUNTY TAX PARCEL #01-04555-000 & 01-04556-000 & 01-04557-000

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

4. ALL EASEMENTS AVAILABLE TO THE SURVEYOR ARE SHOWN, TO FIND ANY/ALL EASEMENTS OF RECORD A TITLE SEARCH IS REQUIRED.

PROP. LINE ADJUSTMENT OF LOT 19-21 & PART OF LOT 22, BLOCK 6, W A BURK'S ADDITION, CREATING LOTS 30-32, BLOCK 6 BENTONVILLE, ARKANSAS

REVISIONS

No.:	BY:	DATE:
#1	C.O.B.	9/20/21

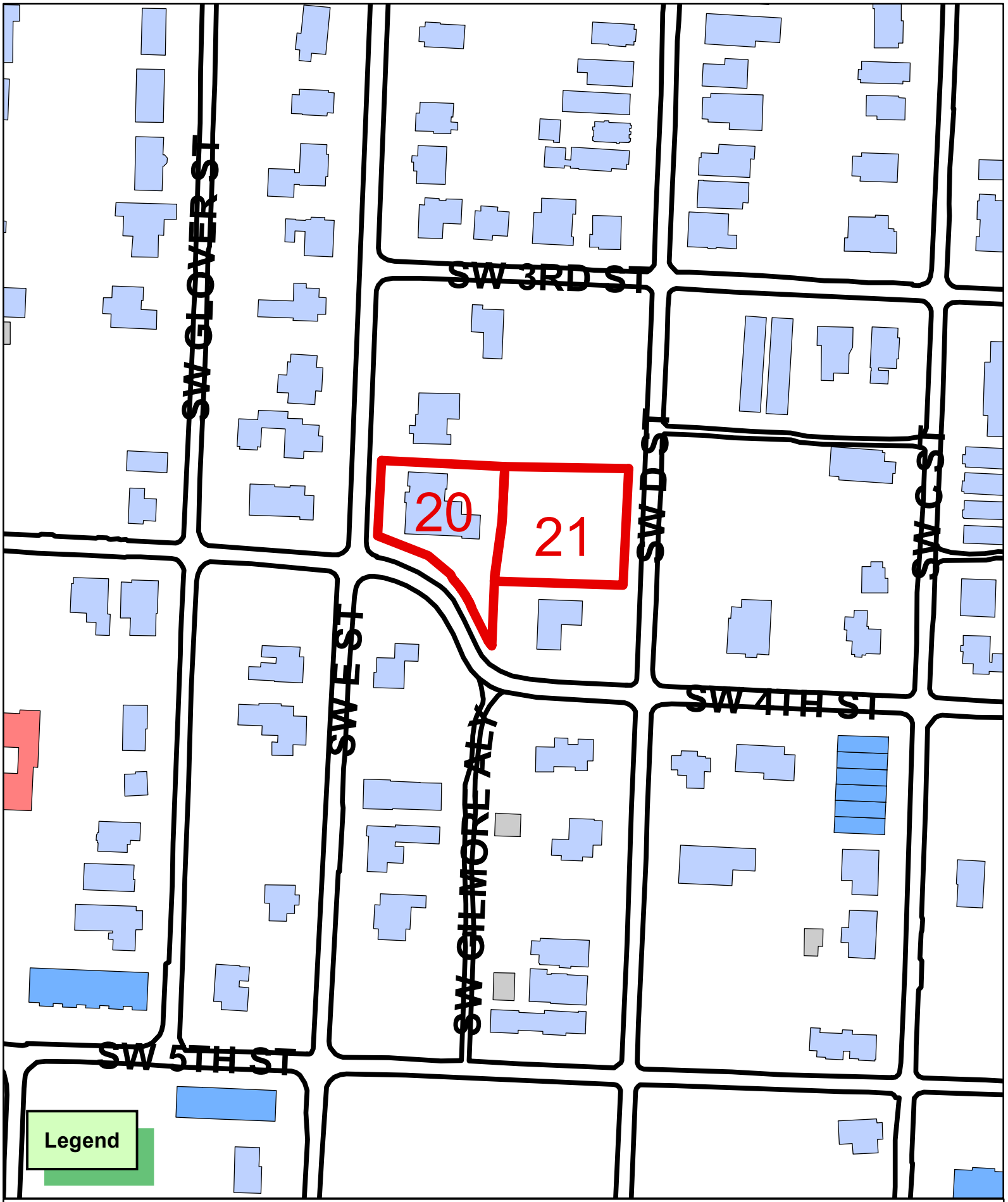
OWNER CONTACT INFO:
THOMAS & JUDITH TERRELL
PO BOX 390
BENTONVILLE, ARKANSAS 72712

273-7989 OR 366-7989
DAVID B. PLATZ
LAND SURVEYOR
P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY: DP/ZS	DATE: 8/28/21
CHECKED BY:	JOB No.: 2021431
SCALE: 1"=30'	SHEET: 1

ATLAS PAGE 361

BENTONVILLE PROJECT #: PLA21-0033



N
W E
S

1 inch = 150 feet

PLA21-0034
PROPERTY LINE ADJUSTMENT
LOT 13 & 15 BLOCK 5 CREATING LOTS 20-21

THE CITY OF BENTONVILLE

SCALE 1"=40'

40 20 0 40

CITY REQUIRED NOTES:

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

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

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

CITY REQUIRED NOTES:

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

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

6. THE PORTION OF 408 N.W. C. STREET HOME IS UNDER CONSTRUCTION AND DOES NOT SHOW UP ON THE AERIAL IMAGERY AS OF THE DATE OF THIS PLAT.

SURVEYOR NOTES:

1. PARENT DEEDS FILED IN DEED RECORD L2020 AT PAGE 05316 & BOOK 2015 AT PAGE 74215.

2. PROPERTIES ARE COUNTY TAX PARCEL #01-01771-000 & 01-01772-000.

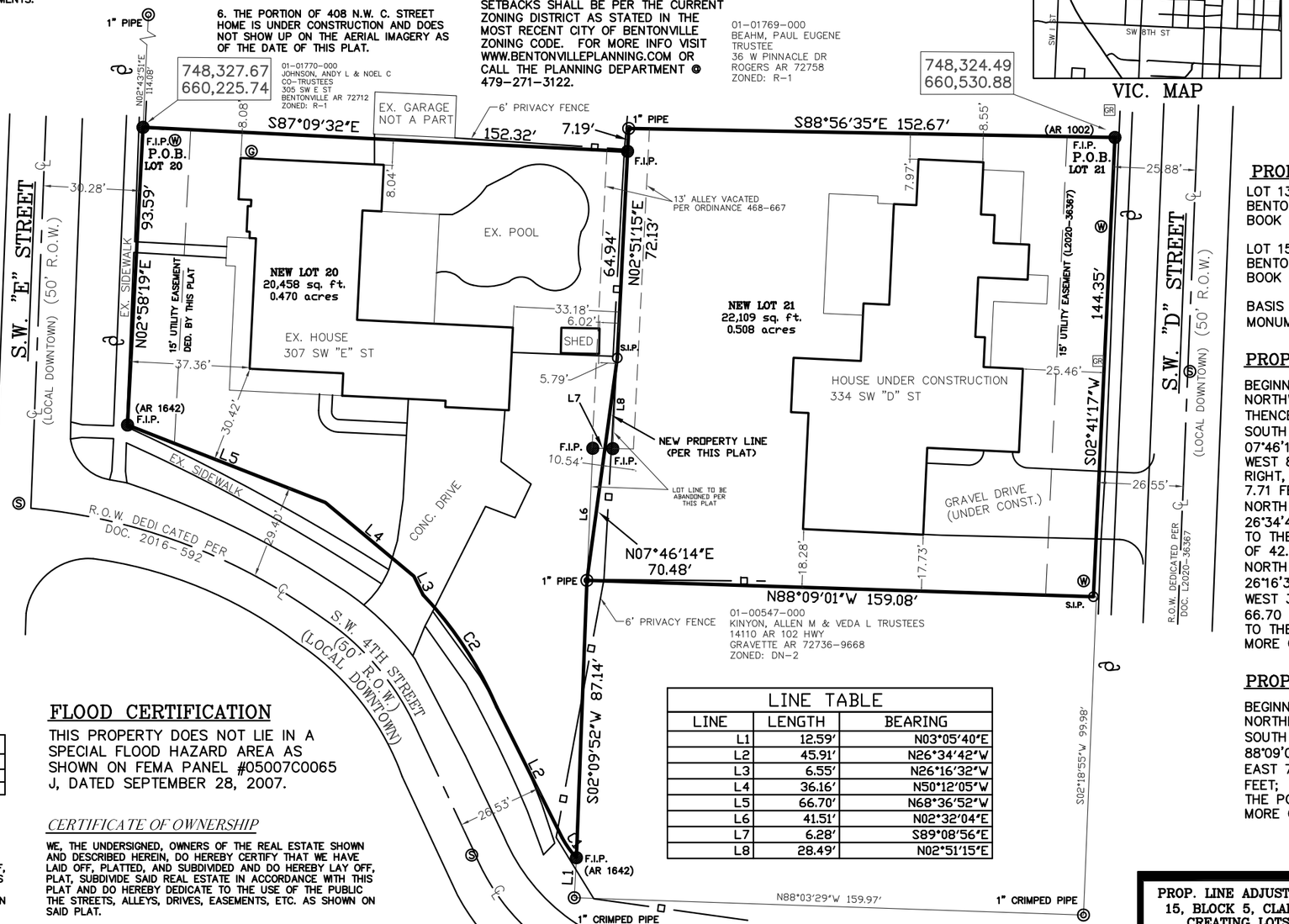
3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

SURVEYOR NOTES:

4. ALL EASEMENTS AVAILABLE TO THE SURVEYOR ARE SHOWN, TO FIND ANY/ALL EASEMENTS OF RECORD A TITLE SEARCH IS REQUIRED.



VIC. MAP



LEGEND

- S.I.P. SET IRON PIN
- PIPE FOUND PIPE
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- CENTERLINE
- FENCE
- UTILITY EASEMENT
- POWER POLE
- SEWER MANHOLE
- GAS METER
- WATER METER
- CABLE
- GAS RISER

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	7.71'	28.50'	7.69'	N35°39'02"W
C2	42.34'	120.41'	42.12'	N33°17'46"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.59'	N03°05'40"E
L2	45.91'	N26°34'42"W
L3	6.55'	N26°16'32"W
L4	36.16'	N50°12'05"W
L5	66.70'	N68°36'52"W
L6	41.51'	N02°32'04"E
L7	6.28'	S89°08'56"E
L8	28.49'	N02°51'15"E

PROPERTY DESCRIPTION (PARENT)

LOT 13, BLOCK 5 OF CLARKS SECOND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN BOOK 2016, PAGE 592

LOT 15, BLOCK 5 OF CLARKS SECOND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN BOOK L2020, PAGE 36367.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 20)

BEGINNING AT AN EXISTING FOUND IRON PIN ON THE NORTHWEST CORNER OF SAID LOT 20, BLOCK 5, THENCE SOUTH 87°09'32" EAST 152.32 FEET; THENCE SOUTH 02°51'15" WEST 64.94 FEET; THENCE SOUTH 07°46'14" WEST 70.48 FEET; THENCE SOUTH 02°09'52" WEST 87.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, A RADIUS OF 28.50 FEET, WITH A LENGTH OF 7.71 FEET, WITH A CHORD BEARING AND DISTANCE, NORTH 35°39'02" WEST 7.69 FEET; THENCE NORTH 26°34'42" WEST 45.91 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 120.41 FEET, LENGTH OF 42.34 FEET, WITH A CHORD BEARING AND DISTANCE, NORTH 33°17'46" WEST 42.12 FEET; THENCE NORTH 26°16'32" WEST 6.55 FEET; THENCE NORTH 50°12'05" WEST 36.16 FEET; THENCE NORTH 68°36'25" WEST 66.70 FEET; THENCE NORTH 02°58'19" EAST 93.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.470 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 21)

BEGINNING AT AN EXISTING FOUND IRON PIN ON THE NORTHEAST CORNER OF SAID LOT 21, BLOCK 5, THENCE SOUTH 02°41'17" WEST 144.35 FEET; THENCE NORTH 88°09'01" WEST 159.08 FEET; THENCE NORTH 07°46'14" EAST 70.48 FEET; THENCE NORTH 02°51'15" EAST 72.13 FEET; THENCE SOUTH 88°56'35" EAST 152.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.508 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____

MAYOR

_____

CITY CLERK

_____

PLANNING COMMISSION CHAIRMAN

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0065 J, DATED SEPTEMBER 28, 2007.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

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

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

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

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

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

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

PROP. LINE ADJUSTMENT OF LOT 13 & LOT 15, BLOCK 5, CLARK'S SECOND ADDITION, CREATING LOTS 20 & 21, BLOCK 5 BENTONVILLE, ARKANSAS

REVISIONS		
No.:	BY:	DATE:
#1	COB	9/20/21

OWNER CONTACT INFO:
PAUL MAHAN
1201 MELISSA DR
BENTONVILLE, ARKANSAS 72712

366-7989
OR
273-7989

DAVID B. PLATZ
LAND SURVEYOR

P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY: DP/ZS	DATE: 8/28/21
CHECKED BY:	JOB No.: 2021430
SCALE: 1"=40'	SHEET: 1

ATLAS PAGE 403A & 403B BENTONVILLE PROJECT #: PLA21-0034

PHASE 1: AURORA SUBDIVISION

PHASE 2: AURORA SUBDIVISION

PHASE 3: MORNINGSTAR ROAD IMPROVEMENTS

SW AMBIENT ST
SW DAWNING PATH ST
SW LUSTER RD
SW PRISM PATH ST
SW LUNA LN
SW BEACON ST
SW HALO PL
SW STARBRIGHT AVE
SW STARFIRST AVE
SW AURORA LN
SW AURORA BOREALIS VLY
SW STELLAR ST
SW CELEBRATE AVE
SW ARRAY AVE
SW BRILLIANCE TER
SW SCOGGINS RD
SW HARMONY WAY
SW AWAKENING AVE
SW FIRST LIGHT ST
SW HOPE AVE
SW MORNINGSTAR RD

0 80' 120' 160'
SCALE IN FEET

30234	8/16/21	NLB	NLB	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

PP18-0012

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

AURORA SUBDIVISION

MORNINGSTAR ROAD
BENTONVILLE, ARKANSAS

PHASING DIAGRAM

REV. DATE	SHEET NO.
8/16/21 PHASE 1B	3

© 2021 CEI ENGINEERING ASSOCIATES, INC.

JOB # 30234 DRAWING: 30234-UP.dwg LAST SAVED BY: ATHURBER LOCATION: P:\30000\30234.01\Drawings\Design\Working\30234-UP.dwg



FP21-0005
FINAL PLAT
AURORA SUBDIVISION PHASE 2

Final Plat of Aurora Subdivision, Phase 2

being a Replat of Lot 228, Aurora Sudivision, Phase I

Bentonville, Benton County, Arkansas

REVISION		
NO.	DESCRIPTION	DATE
1	City Comments	09/10/2021

NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Final Plat of Aurora Subdivision, Phase I as recorded in Record Plat in the public records of Benton County, Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: NAD83, State Plane Coordinate System, AR North Zone based on GPS observations using OPUS.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."*
7. *This survey is based on a 50 Year Search, Invoice #17-34618-007 supplied by Elite Title Company, and dated July 18, 2017,*
8. *No attempt was made to show zone building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
9. *By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
   Map Number: 05007C0245K
   Map Revised: June 5, 2012
10. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
11. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
12. *Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
13. *Current zoning PRD (Planned Residential Development District) was approved by City Council on 2-13-18.*
14. *At the time of survey there was no evidence of wetland areas delineated by "Wetlands Mapping Services" published by U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation.*
15. *Surveyor is not aware of a septic system being used on the subdivision.*
16. *Owners/Developers shall coordinate with local utilities to insure that each lot has water, sewer and electric service*
17. *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.*
18. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
19. *There may not be fences or any other structures built in any drainage easements.*
20. *Lot 29, including all landscape areas, private drives, and private streets is common area to be used for access, recreation, and private utilities, serving all lots within the subdivision.*

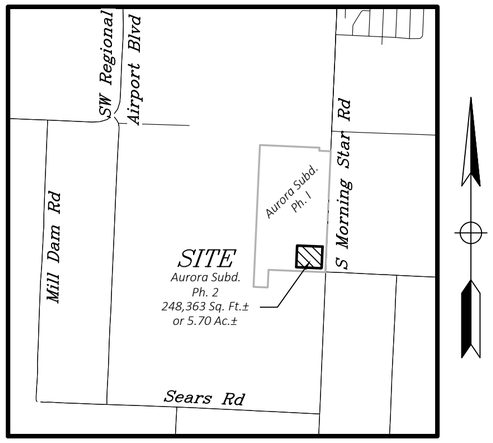
Zone Setback Table						
Zone	Garage	Front	Interior Side	Exterior Side	Rear	Lot #
Zone 2	0'	0'	0' & 10'	20'	0'	1 - 29

Note:
Where easements are larger than the indicated setbacks, the easement shall become the setback.

Parking and Off-Street Loading:

Parking and off-street loading. All uses established with a PRD shall comply with the off-street parking and loading requirements as established Art. 501 Off-street Parking and Loading of the Zoning Code and the following additional requirements.

a. *Two (2) off-street parking spaces must be provided of each residential unit, such as a driveway, carport, garage, etc.*
b. *Guest parking spaces may be uncovered and shall be so located as to be accessible to visitors and guests.*
c. *The required parking spaces, garages, or carports, or any portions thereof, may be grouped when it is determined by the planning commission that such grouping and the locations thereon with be accessible and useful in connection with the proposed dwelling unit in the development.*



Vicinity Map

Not to Scale

Latitude: 36°18'41"N
Longitude: 94°15'10"W

City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712
Street Dept.: Tony Davis
(479) 271-3130
Water Dept.: Beau Thompson
(479) 271-3140
Electric Dept.: Charlie Barnes
(479) 271-2159
City Engineer: Dan Weese
(479) 271-5993
Stormwater: Janet Paith
(479) 271-5002

City of Bentonville
305 SW A Street
Bentonville, AR
Planning Dept.: Ellen Norvell
(479) 271-3122
Building & Fire Safety: Jake Feemster
(479) 271-3108

Fire Dept. (City of Bentonville):
Brent Boydston, Fire Chief
800 SW A Street
Bentonville, AR 72712
(479) 271-5927

City of Bentonville
1901 NE A Street
Bentonville, AR
Wastewater Dept.: Nancy Busen
(479) 271-3160

Black Hills Energy:
Josh Knight
1301 Federal Way
PO Box 2129, Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T:
Brent Baldwin,
1133 East Harold St.
Fayetteville, AR 72703
Office: (479) 571-6609
Cell: (479) 200-9022

Cox Communications:
Kip Smith
4901 S. 48th Street
Springdale, AR 72762
(479) 717-3796
kip.smith@cox.com

Owners/Developer:

Parcel #01-08215-355
Aurora Development Company, LLC
3227 E. 31st. Street
Tulsa, OK 74105
Ph. 918-808-6792

SURVEY DESCRIPTION:

Lot 228 of Aurora Subdivision to the City of Bentonville as recorded in Document No. L202165615, of the public records of Benton County, Arkansas and being described more particularly by metes and bounds as follows:

BEGINNING at a found 5/8" rebar with cap stamped LS 1666 at the Northeast corner of said Lot 228 on the west right-of-way line of S. Morningstar Rd.

THENCE with said west right-of-way line, South 02°21'11" West, 446.99 feet to a found 5/8" rebar with cap stamped with LS 1666;

THENCE along a curve to the right, with a length of 20.43 feet, having a radius of 13.00 feet, through a central angle of 90°03'04", and having a chord with bears South 47°22'43" West, 18.39 feet to a found 5/8" rebar with cap stamped LS 1666 on the north right-of-way line of SW Scoggins Rd. per Doc. #L202165615;

THENCE with said north right-of-way line, North 87°35'45" West, 527.19 feet to a found 5/8" rebar with cap stamped LS 1666 at the Southwest corner of said Lot 228;

THENCE with the common line of said Lot 228 and Lot 227 of said Doc. No. L202165615, North 02°24'15" East, 460.00 feet to a found 5/8" rebar with cap stamped LS 1666;

THENCE continuing with said common line, South 87°35'45" East, 539.79 feet to the POINT OF BEGINNING and containing 248,363 square feet or 5.70 acres, more or less.

Certificate of Ownership:

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

Date of Execution: _____

Signed : _____
Signature

Signed : _____
Print Name

Source of Title: *Deed Bk. L201944883*

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

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

Certificate of Surveying Accuracy:

I, James Barnett 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: _____

_____
Registered Land Surveyor
State of Arkansas
Registration No. 1666

Sheet Index

Sheet 1	***Cover / Notes / Signatures***
Sheet 2	***Final Plat, Phase 2***
Sheet 3	***Curve Tables / Legend / Overall Detail***

City of Bentonville Project # FP21-0005

ATLAS PAGE: 565

State Survey Code: 500-19N-31W-0-23-420-04-1666

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

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

Final Plat of Aurora Subdivision, Phase 2
being a Replat of Lot 228, Aurora Sudivision, Phase I
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	JKB
DESIGNER	TLP
FIELD WORK	JF
CEI PROJECT NUMBER	30234
DATE	9/17/2021
REVISION	REV-1

Cover Sheet
SHEET TITLE

SHEET NUMBER
1 OF 3

DRAWING LOCATION - S:\30000\30234\DRAWINGS SURVEY\30234 FINAL PLAT - PH. II_WORKING\30234FP-PH 2.DWG -- SAVED BY - TPRIVETT

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Aurora Subdivision, Phase I
Per Doc. # L202165615

SW AWAKENING AVE.
(PRIVATE RD)

SW HARMONY WAY
(PRIVATE RD.)

S. MORNINGSTAR RD.
(90' R/W - ARTERIAL RD)

SW SCOGGINS RD.
(52' R/W per Doc. # L202165615 - Local Rd)

P.O.B.
5/8" REBAR
LS1666
N:726561.62'
E:649321.14'

5/8" REBAR
LS1666
N:726124.67'
E:648762.53'

SE Corner
SE1/4, NW1/4
T-19-N, R-31-W
CPF

Convergence -1°18'43"
Combined Scale Factor: 0.9999605503
At a Found Railroad Spike at the
SW corner of the SE1/4 of the NW1/4
of Section 23, T-19-N, R-31-W

Northing: 726103.8 US Ft.
Easting: 648019.8 US Ft.
Elevation = 1240.87'

0 40' 60' 80'
SCALE IN FEET

LOT 1 4,121 Sq. Ft.± 0.09 Ac.± 6711
LOT 2 4,123 Sq. Ft.± 0.09 Ac.± 6713
LOT 3 4,123 Sq. Ft.± 0.09 Ac.± 6801
LOT 4 4,123 Sq. Ft.± 0.09 Ac.± 6803
LOT 5 4,123 Sq. Ft.± 0.09 Ac.± 6805
LOT 6 4,123 Sq. Ft.± 0.09 Ac.± 6807
LOT 7 4,123 Sq. Ft.± 0.09 Ac.± 6809
LOT 8 4,242 Sq. Ft.± 0.10 Ac.± 6811
LOT 9 4,250 Sq. Ft.± 0.10 Ac.± 3508
LOT 10 4,250 Sq. Ft.± 0.10 Ac.± 3400
LOT 11 4,286 Sq. Ft.± 0.10 Ac.± 3402
LOT 12 4,080 Sq. Ft.± 0.09 Ac.± 3404
LOT 13 4,080 Sq. Ft.± 0.09 Ac.± 3406
LOT 14 4,080 Sq. Ft.± 0.09 Ac.± 3500
LOT 15 4,080 Sq. Ft.± 0.09 Ac.± 3502
LOT 16 4,080 Sq. Ft.± 0.09 Ac.± 3504
LOT 17 4,287 Sq. Ft.± 0.10 Ac.± 3506
LOT 18 4,140 Sq. Ft.± 0.10 Ac.± 3507
LOT 19 4,080 Sq. Ft.± 0.09 Ac.± 3505
LOT 20 4,080 Sq. Ft.± 0.09 Ac.± 3503
LOT 21 4,080 Sq. Ft.± 0.09 Ac.± 3501
LOT 22 4,080 Sq. Ft.± 0.09 Ac.± 3409
LOT 23 4,080 Sq. Ft.± 0.09 Ac.± 3407
LOT 24 4,140 Sq. Ft.± 0.10 Ac.± 3405
LOT 25 4,250 Sq. Ft.± 0.10 Ac.± 3403
LOT 26 4,248 Sq. Ft.± 0.10 Ac.± 3401
LOT 27 4,248 Sq. Ft.± 0.10 Ac.± 3511
LOT 28 4,250 Sq. Ft.± 0.10 Ac.± 3509
LOT 29 132,117 Sq. Ft.± 3.03 Ac.± FFE=1244.0' Common Area

Common Area
Pond / Drainage Easement
Per Doc. # L202165615

20' Drainage Esmt
Per Doc. # L202165615

20' Utility Esmt
Per Doc. # L202165615

Utility Esmt
Per Doc. # L201921392

Parcel #01-08215-355
Aurora Development Company, LLC
Inst. No. L201944883
Zone: PRD

AURORA SUBD. PH I LOT 228 Per Doc. # L202165615

Sidewalks to be Constructed by Developer

Parcel #18-09123-000
Whitaker, Larry C. & Linda &
Whitaker Revocable Trust
Deed Bk. 91, Pg. 8122
In County

Lot 1 & 2
Osborne Acres
Plat 2016, Page 23
Parcel #15-18606-000
Parcel #15-18607-000
Simpson, James & Linda
Deed Bk. 2016, Pg. 41204
In County

Lot 2, Block 1
Morningstar Estates
Plat 04-1239
Parcel #15-16670-000
Reder, Diane
Deed Bk. 2013, Pg.44894
In County

100-Year
WSE=1234.25'

Section 23
T-19-N, R-31-W
SE1/4, NW1/4
NE1/4,SW1/4

LEGEND

- Boundary Line
- Lot/Deed Line
- Adjoining Boundary Line
- Easement Line
- Centerline
- Section Line
- Proposed Boundary Corner to be set with 5/8" Rebar w/Cap #1666
- Found Rebar (As Noted)
- Found Cotton Picker Spindle
- Found Railroad Spike
- XXXX Lot Addresses

Note:
Lot 29, including all landscape areas, private drives, and private streets is common area to be used for access, recreation, and private utilities, serving all lots within the subdivision.

City of Bentonville Project # FP21-0005

ATLAS PAGE: 565

State Survey Code: 500-19N-31W-0-23-420-04-1666

DRAWING LOCATION - S:\30000\30234\DRAWINGS\SURVEY\30234 FINAL PLAT - PH. II_WORKING\30234FP-PH 2.DWG -- SAVED BY - TPRIVETT

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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

Final Plat of Aurora Subdivision, Phase 2

being a Replat of Lot 228, Aurora Sudivision, Phase I
Bentonville, Benton County, Arkansas

Preliminary
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CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

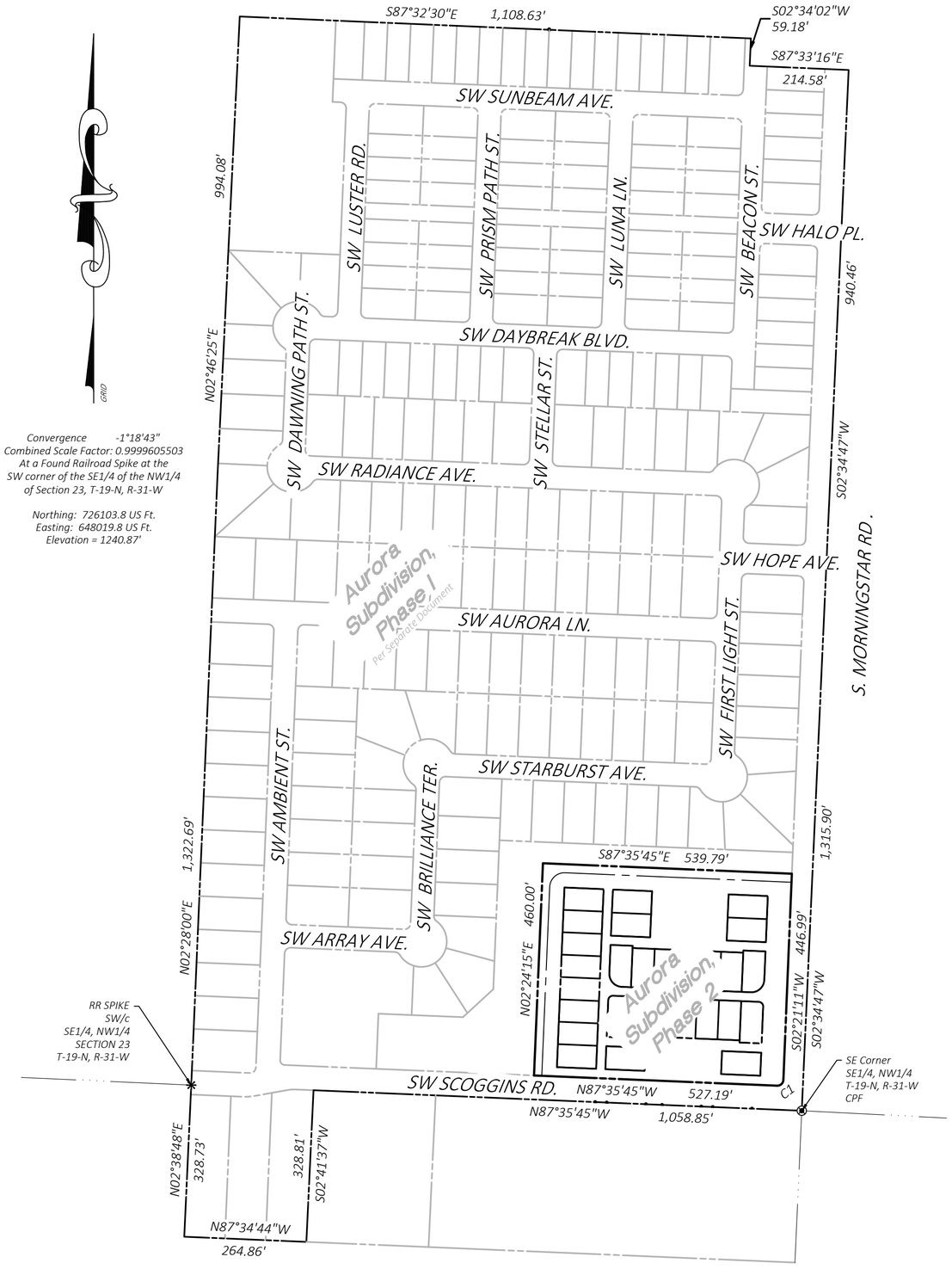
REVISION

NO.	DESCRIPTION	DATE
1	City Comments	09/10/2021

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	JF
CEI PROJECT NUMBER	30234
DATE	9/17/2021
REVISION	REV-1

Final Plat, Phase 2
SHEET TITLE

SHEET NUMBER
2 OF 3



Overall Detail
Scale: 1" = 200'

GRID

Convergence -1°18'43"
Combined Scale Factor: 0.9999605503
At a Found Railroad Spike at the
SW corner of the SE1/4 of the NW1/4
of Section 23, T-19-N, R-31-W

Northing: 726103.8 US Ft.
Easting: 648019.8 US Ft.
Elevation = 1240.87'

LEGEND

- *Boundary Line*
- *Lot/Deed Line*
- *Adjoining Boundary Line*
- *Easement Line*
- *Centerline*
- *Section Line*
- *Proposed Boundary Corner to be set with 5/8" Rebar w/Cap #1666*
- *Found Rebar (As Noted)*
- *Found Cotton Picker Spindle*
- *Found Railroad Spike*
- XXXX *Lot Addresses*
- *Existing 20' Drainage Easement per Record Plat*
- *Existing 20' Utility Easement per Record Plat Unless otherwise dimensioned*
- *Existing Common Area / Pond / Drainage Easement per Record Plat*
- *Existing Utility Easement per Doc. No. L201921392*

Property Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	13.00'	20.43'	90°03'04"	S47°22'43"W	18.39'
C2	20.00'	6.09'	17°27'27"	S6°19'29"E	6.07'
C3	20.00'	6.09'	17°27'27"	S11°07'58"W	6.07'
C4	28.00'	43.98'	90°00'00"	S42°35'45"E	39.60'
C5	10.00'	15.71'	89°59'44"	N47°24'23"E	14.14'
C6	9.98'	15.70'	90°07'47"	N42°39'39"W	14.13'
C7	28.00'	43.98'	90°00'00"	N47°24'15"E	39.60'
C8	20.00'	6.09'	17°27'27"	S6°19'29"E	6.07'

Centerline Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
CL9	32.00'	50.27'	90°00'00"	S47°24'15"W'	45.25'

Note:
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City of Bentonville Project # FP21-0005

ATLAS PAGE: 565

State Survey Code: 500-19N-31W-0-23-420-04-1666

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CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	09/10/2021

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
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Final Plat of Aurora Subdivision, Phase 2

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REVISION	REV-1

Description, Curve Table & Legend

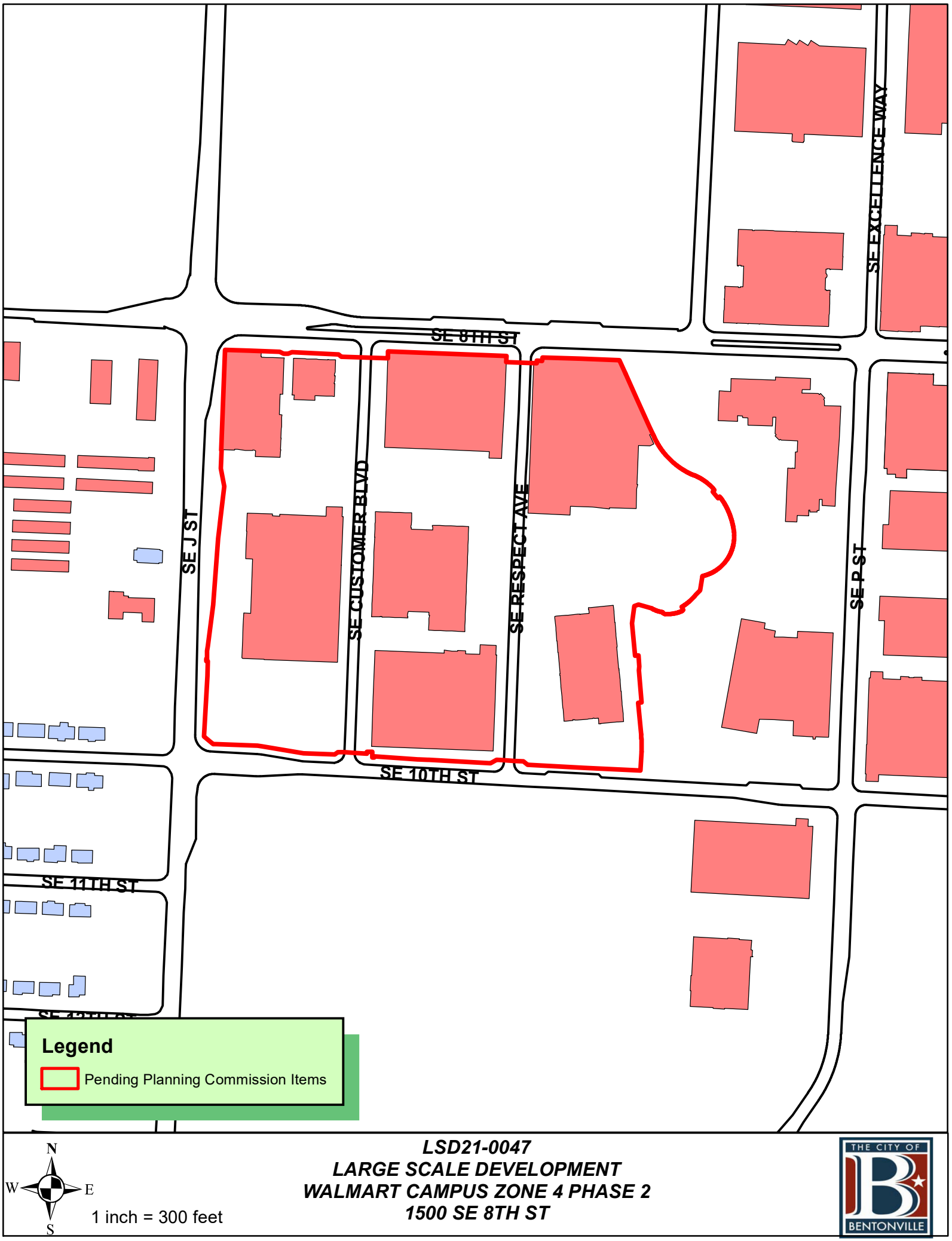
SHEET TITLE

SHEET NUMBER

3 OF 3

DRAWING LOCATION - S:\30000\30234\DRAWINGS SURVEY\30234 FINAL PLAT - PH. II_WORKING\30234FP-PH 2.DWG -- SAVED BY - TPRIVETT

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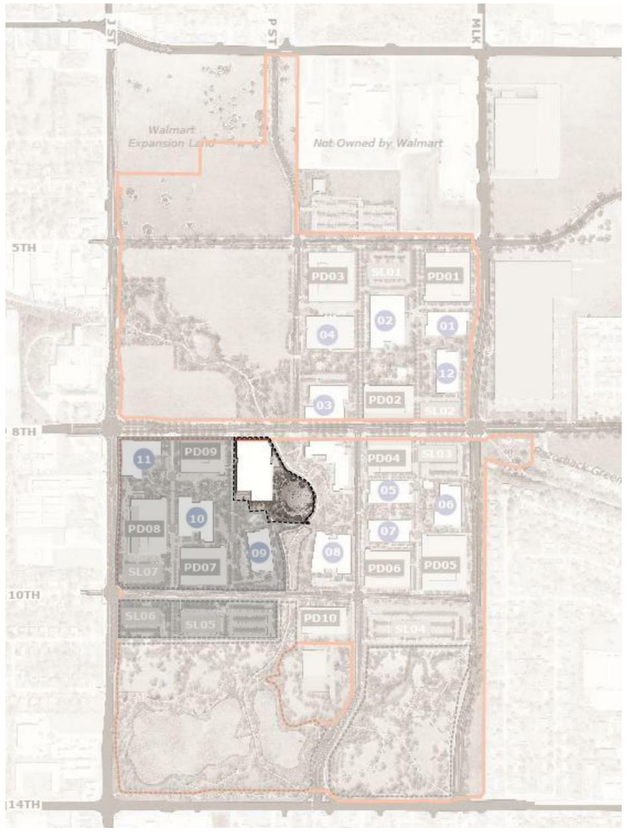


LSD21-0047
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 4 PHASE 2
1500 SE 8TH ST

THE CITY OF BENTONVILLE

WALMART

LSD ZONE 04 PHASE 2



PROJECT CONTACTS

OWNER

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

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING

TYLER OVERSTREET
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6840
EMAIL:TOVERSTREET@BENTONVILLEAR.COM

BRIAN BAHR
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:BBAHR@BENTONVILLEAR.COM

JON STANLEY
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:JSTANLEY@BENTONVILLEAR.COM

STREET DEPARTMENT

DENNIS BIRGE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3130
EMAIL:DBIRGE@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT

DAN WEESE, PE
CITY ENGINEER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3168
EMAIL:DWEESE@BENTONVILLEAR.COM

STORMWATER

JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5002
EMAIL:JPAITH@BENTONVILLEAR.COM

CITY OF BENTONVILLE (CONTINUED)

PUBLIC WORKS

MIKE BENDER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6720
EMAIL:MBENDER@BENTONVILLEAR.COM

FIRE DEPARTMENT

JAKE FEEMSTER
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3151
EMAIL:JAFEEMSTER@BENTONVILLEAR.COM

BRENT BOYDSTON
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-5927
EMAIL:BBOYDSTON@BENTONVILLEAR.COM

WATER DEPARTMENT

BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-418-8680
EMAIL:BTHOMPSON@BENTONVILLEAR.COM

PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3140
EMAIL:PNEWBILL@BENTONVILLEAR.COM

WASTEWATER DEPARTMENT

NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3160
EMAIL:NBUSEN@BENTONVILLEAR.COM

ELECTRIC DEPARTMENT

TRAVIS MATLOCK
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5941
EMAIL:TMATLOCK@BENTONVILLEAR.COM

CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3159
EMAIL:CBARNES@BENTONVILLEAR.COM

BLACK HILLS ENERGY

JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE:479-271-6840
EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T

SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

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

HEALTH DEPARTMENT

ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
PHONE:501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
PHONE:479-986-1300

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
PHONE:479-756-1555
EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

LOCAL CIVIL ENGINEER

JOHN TRAHAN
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:JTRAHAN@CEIENG.COM

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

Gensler
5005 Greenville Avenue
Dallas, TX 75206
Tel 214.273.1500

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

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

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

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

ISP DESIGN LIGHTING CONSULTANT
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

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

VOLUME: I,III

2ND PLANNING COMMISSION SUBMISSION
09.20.2021

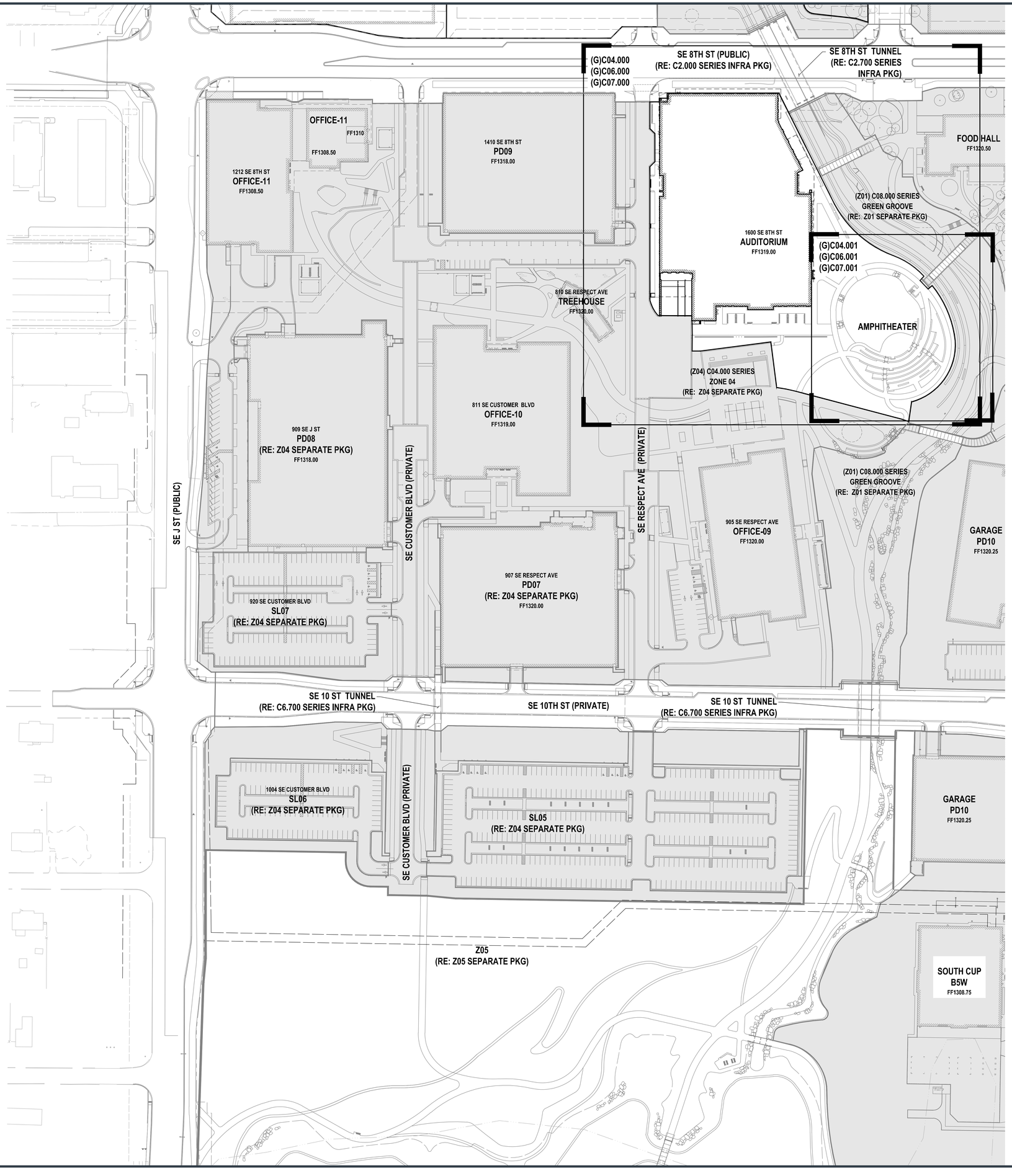
BENTONVILLE, ARKANSAS

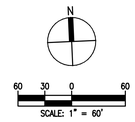
027.7568.000 PROPRIETARY

REF: PP21-0018 FOR MASTER TYPICAL DETAILS

City of Bentonville Project No.
LSD21-0047

FACILITY # 30067-500





HATCH LEGEND :

RE: SEPARATE PACKAGES

LEGEND :

PHASE 2-AUDITORIUM PACKAGE LIMIT LINE

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Walmart

BENTONVILLE, AR

FACILITY # 30067-500

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United States

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BENTONVILLE, AR 72712
(479) 273-9472
FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



△ Date	Description
08.12.2021	PRE-APP REQUEST
08.30.2021	1ST PLANNING COMMISSION
09.20.2021	2ND PLANNING COMMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete; Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 09-20-2021
ASBL COA NO. 719

Project Name

LSD ZONE 4 PHASE 2

Project Number

27.7568.000

Description

OVERALL LAYOUT PLAN

Scale

1" = 60'

ID	VOLUME	SHEET
SITE-Z04-2	V1	(G)C03.000

City of Bentonville Project No. LSD21-0047

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

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Sep 16, 2021 - 3:21pm X:\M\03\20\18\03-00 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\SITS4\01\WMC_SP04_G_WPM_C_DV_M0318S0100.dwg

SE 8TH ST (PUBLIC)
(RE: C2.000 SERIES INFRA PKG)

SE 8TH ST TUNNEL
(RE: C2.700 SERIES INFRA PKG)

40' Right-of-Way Grant per Book 520, Page 277

BP STA. 30+00.00

BP STA. 200+00.00

NW POWER

BLDG GRID LINE B-2
℄ ALIGNMENT Z4 EAST DR
STA 30+67.17, OFF 57.70' LT.

PD09
FF1318
(RE: Z04 SEPARATE PKG)

PD09
WEST ENTRANCE
FF1318

AUDITORIUM
FF1319

TREEHOUSE
FF1320

Z4 EAST DRIVE

(Z01) C08.000
SERIES GREEN GROOVE
(RE: Z01 SEPARATE PKG)

(Z04) C04.000 SERIES
ZONE 04
(RE: Z04 SEPARATE PKG)

PI STA. 201+01.51

PI STA. 204+23.16

PI STA. 204+84.48

PI STA. 35+75.90

EP STA. 54+16.37

BLDG GRID LINE M-18
℄ ALIGNMENT Z4 AMPHITHEATER
STA 204+23.71, OFF 106.57' RT.

C04.001 (RE: LANDSCAPE PLANS FOR DIMENSION CONTROL WITHIN THE AMPHITHEATER)

RE: ARCH/STRUC FOR LOADING DOCK FLOOR AND RETAINING WALLS

RE: ARCH/STRUC FOR PAVEMENT STAIR AND LAYOUT DETAILS

CL-Z4 EAST DRIVE
STA: 31+09.89
OFF: 22.52' LT.

CL-Z4 EAST DRIVE
STA: 31+09.89
OFF: 16.50' LT.

CL-Z4 EAST DRIVE
STA: 31+57.01
OFF: 31.02' LT.

CL-Z4 EAST DRIVE
STA: 31+63.00
OFF: 30.66' LT.

CL-Z4 EAST DRIVE
STA: 31+78.42
OFF: 30.65' LT.

CL-Z4 EAST DRIVE
STA: 31+84.42
OFF: 30.96' LT.

CL-Z4 EAST DRIVE
STA: 32+02.71
OFF: 22.50' LT.

CL-Z4 EAST DRIVE
STA: 32+32.71
OFF: 22.49' LT.

CL-Z4 EAST DRIVE
STA: 32+90.45
OFF: 22.47' LT.

CL-Z4 EAST DRIVE
STA: 34+15.98
OFF: 22.44' LT.

CL-Z4 EAST DRIVE
STA: 34+55.63
OFF: 64.17' LT.

CL-Z4 EAST DRIVE
STA: 34+55.63
OFF: 76.92' LT.

CL-Z4 EAST DRIVE
STA: 34+55.98
OFF: 33.24' LT.

CL-Z4 EAST DRIVE
STA: 34+71.28
OFF: 88.87' LT.

CL-Z4 EAST DRIVE
STA: 34+71.28
OFF: 105.34' LT.

CL-Z4 EAST DRIVE
STA: 34+71.28
OFF: 111.34' LT.

CL-Z4 EAST DRIVE
STA: 34+71.28
OFF: 132.67' LT.

CL-Z4 EAST DRIVE
STA: 34+71.25
OFF: 144.23' LT.

CL-Z4 EAST DRIVE
STA: 34+71.25
OFF: 152.46' LT.

CL-Z4 AMPHITHEATER
STA: 201+80.59
OFF: 9.96' LT.

CL-Z4 AMPHITHEATER
STA: 202+07.99
OFF: 14.21' LT.

CL-Z4 AMPHITHEATER
STA: 201+80.53
OFF: 9.05' RT.

CL-Z4 AMPHITHEATER
STA: 202+25.44
OFF: 14.11' LT.

CL-Z4 AMPHITHEATER
STA: 202+65.47
OFF: 13.21' RT.

CL-Z4 AMPHITHEATER
STA: 204+01.96
OFF: 6.00' LT.

CL-Z4 AMPHITHEATER
STA: 204+01.96
OFF: 6.00' RT.

CL-Z4 AMPHITHEATER
STA: 204+13.66
OFF: 43.79' RT.

CL-Z4 AMPHITHEATER
STA: 204+17.90
OFF: 50.58' RT.

CL-Z4 AMPHITHEATER
STA: 204+70.76
OFF: 88.86' RT.

CL-Z4 AMPHITHEATER
STA: 204+52.74
OFF: 200.77' RT.

CL-Z4 AMPHITHEATER
STA: 204+54.77
OFF: 120.66' RT.

CL-Z4 AMPHITHEATER
STA: 204+49.69
OFF: 130.76' RT.

CL-Z4 AMPHITHEATER
STA: 204+90.07
OFF: 94.99' RT.

CL-Z4 AMPHITHEATER
STA: 204+57.46
OFF: 202.42' RT.

CL-Z4 AMPHITHEATER
STA: 205+21.81
OFF: 100.29' RT.

CL-Z4 AMPHITHEATER
STA: 205+31.91
OFF: 100.80' RT.

CL-Z4 AMPHITHEATER
STA: 206+38.95
OFF: 55.82' RT.

CL-Z4 AMPHITHEATER
STA: 206+33.86
OFF: 82.51' RT.

CL-Z4 EAST DRIVE
STA: 35+88.39
OFF: 275.73' LT.

CL-Z4 EAST DRIVE
STA: 35+92.22
OFF: 290.33' LT.

CL-Z4 EAST DRIVE
STA: 36+40.86
OFF: 480.70' LT.

CL-Z4 EAST DRIVE
STA: 36+36.66
OFF: 468.04' LT.

EP STA. 206+56.73

N

20 0 20 40

SCALE:1"=20'

HATCH LEGEND :

RE: SEPARATE PACKAGES

LEGEND :

PHASE 2 – AUDITORIUM PACKAGE LIMIT LINE

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, JOINT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.

D. RE: UTILITY PKG FOR ALL UTILITY CORRIDOR UTILITIES (THERMALS, ELECTRIC/TELECOM DUCTBANK, GAS, WATER, SANITARY SEWER, AND STORM SEWER).

E. RE: INFRASTRUCTURE PKG FOR WORK WITHIN PUBLIC ROW AND PRIVATE ROADWAYS.

F. ROOT BARRIER REQUIRED FOR ALL TREE ROOT BALLS LOCATED WITHIN 5 FEET OF ALL UTILITIES/STRUCTURES AND PAVEMENT. CONTRACTOR TO COORDINATE ROOT BARRIER REQUIREMENTS WITH LANDSCAPE ARCHITECT.

G. RE: MTP SET FOR ALL CONSTRUCTION DETAILS.

NOTE:

Z4 WEST DRIVE = SE CUSTOMER BLVD (PRIVATE)
Z4 EAST DRIVE = SE RESPECT AVE (PRIVATE)

Key Notes:

1	C06.001M MTP: 3	TYPICAL SIDEWALK EDGE AT ENTRY
2	C06.001M MTP: 5	ADA RAMP IN SIDEWALK
3	C06.001M MTP: 6	CONCRETE MOW STRIP/SIDEWALK
4		BOLLARD–REMOVABLE (RE: LANDSCAPE PLANS FOR DETAILS
5	C02.001M MTP: 8	BOLLARD–LOADING DOCK
6	C06.001M MTP: 4	ADA/EV SIGN MOUNTING AND BASE
7	C06.001M MTP: 1	PAVEMENT MARKINGS
8	C06.001M MTP: 2	CONCRETE WHEEL STOPS
9	C07.000M MTP: 4	4.0' CONCRETE CANTILEVER WALL
10	C07.000M MTP: 5	6.0' CONCRETE CANTILEVER WALL
11	C07.000M MTP: 6	8.0' CONCRETE CANTILEVER WALL
12	C07.000M MTP: 1	DRY–STACKED BEAM ROCK WALL
13	C07.000M MTP: 8	16.0' RAMP WALL
14		LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS)
15	C07.000M MTP: 2	GABION RETAINING WALL
16	C07.001M MTP: 12	16.0' LIGHTPOLE BASE (RE: ISP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
17	C07.000M MTP: 9	BIOSWALE CROSSING – ELEVATED SLAB
18		BIKE GARDEN (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: MTP/SITE STRUCTURAL PLANS FOR FOUNDATION DETAILS/RE: MEP PLANS FOR POWER DETAILS)
19		BRIDGE/HEADWALL (RE: CONTECH PLANS FOR DETAILS)
20	C07.000M MTP: 10	BIOSWALE CROSSING – BOX CULVERT
21		HAND RAIL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
22		CONCRETE SEAT WALL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
23		FOOD TRUCK AREA (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: CANOPY STRUCTURE DETAILS IN SERIES C07.000M IN MTP SET)
24	C07.000M MTP: 11	BIKE RACK FOUNDATION (RE: LANDSCAPE FOR LAYOUT/DETAILS)
25	C07.001M MTP: 13	30.0' SLEEK LIGHTPOLE BASE (RE: ISP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
26		GARAGE CANOPY FOUNDATION (RE: PARKING DECK PLANS FOR STRUCTURAL DETAILS AND LAYOUT)
27		CANOPY FOUNDATION (RE: STRUCTURAL PLANS FOR DETAILS AND LAYOUT)
28		NOT USED
29		FENCE (RE: LANDSCAPE PLANS FOR DETAILS)
30		CONTRACTOR TO PROVIDE 20' MINIMUM BLOCKOUT IN THE CONCRETE PAVEMENT FOR INSTALLATION OF RETRACTABLE BOLLARDS. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR LAYOUT, DETAILS, AND JOINT REQUIREMENTS FOR RETRACTABLE BOLLARD SYSTEM.RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS RE: C07.200M FOR STORM SEWER STUB REQUIRED FOR RETRACTABLE BOLLARD DRAINAGE.
31	C07.000M MTP: 3	CONCRETE STAIRS (RE: LANDSCAPE PLANS FOR HAND RAIL DETAILS)
32		BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
33		BENCH (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
34	C07.001M MTP: 15	GATE ARMS (RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS & RE: SECURITY PLANS FOR EQUIPMENT INFORMATION
35	C07.000M MTP: 7	VENEER CONCRETE CANTILEVER WALL
36		LOADING DOCK RAMP (RE: STRUCTURAL PLANS FOR DETAILS)
37		EXIST TREES (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
38		TRAFFIC SIGNAGE AND STRIPING (RE: SERIES TP02.00X)
39	C07.001M MTP: 15	EV CHARGING STATION FOOTING
40	C02.000M 205: 2	SWALE OUTFALL STRUCTURE
41		PROP SIGNAGE (RE: ARCH PLANS FOR LAYOUT/DETAILS & RE: MANUFACTURER FOR FOUNDATION DESIGN & RE: MEP FOR ELECTRICAL ROUTING/CONNECTION)

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Walmart

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FACILITY # 30067-500

Gensler
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Dallas, TX 75206
United States
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Fax 214.273.1505

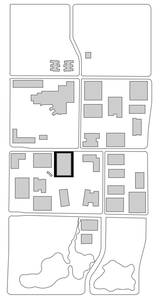
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BENTONVILLE, AR 72712 FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



△	Date	Description
	08.12.2021	PRE-APP REQUEST
	08.30.2021	1ST PLANNING COMMISSION
	09.20.2021	2ND PLANNING COMMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete. Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 09–20–2021
ASBL COA NO. 719

Project Name
LSD ZONE 4 PHASE 2

Project Number
27.7568.000

Description
LAYOUT PLAN

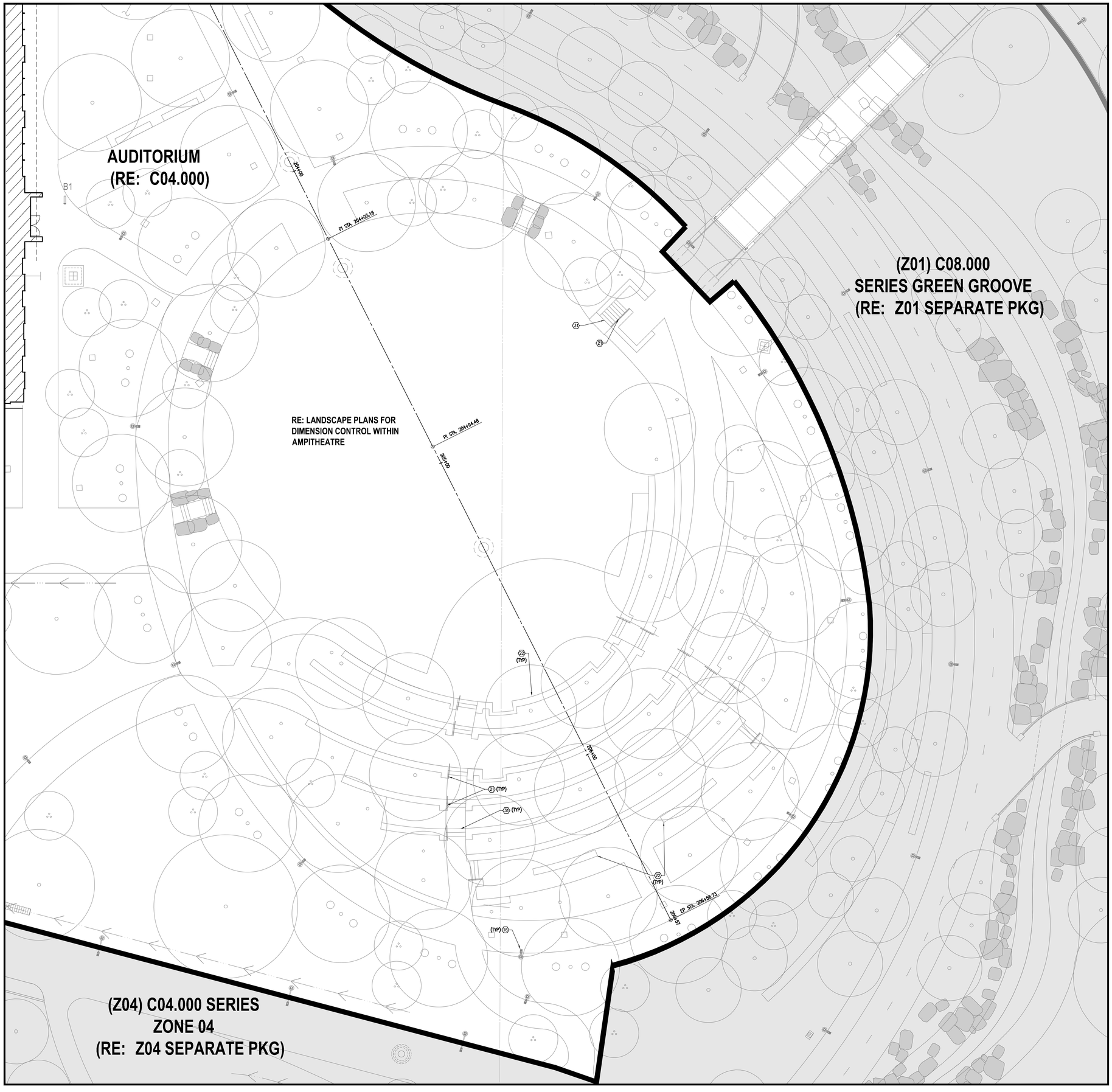
Scale
1" = 20'

ID	VOLUME	SHEET
SITE-Z04-2	V1	(G)C04.000

City of Bentonville Project No. LSD21-0047

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N

10 0 10 20

SCALE:1"=10'

HATCH LEGEND :

RE: SEPARATE PACKAGES

LEGEND :

PHASE 2 – AUDITORIUM PACKAGE LIMIT LINE

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

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Key Notes:

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2. C06.001M MTP 5 — ADA RAMP IN SIDEWALK
3. C06.001M MTP 6 — CONCRETE MOW STRIP/SIDEWALK
4. BOLLARD–REMOVABLE (RE: LANDSCAPE PLANS FOR DETAILS
5. C09.001M MTP 6 — BOLLARD–LOADING DOCK
6. C06.001M MTP 4 — ADA/EV SIGN MOUNTING AND BASE
7. C06.001M MTP 1 — PAVEMENT MARKINGS
8. C06.001M MTP 2 — CONCRETE WHEEL STOPS
9. C07.000M MTP 4 — 4.0' CONCRETE CANTILEVER WALL
10. C07.000M MTP 5 — 6.0' CONCRETE CANTILEVER WALL
11. C07.000M MTP 6 — 8.0' CONCRETE CANTILEVER WALL
12. C07.000M MTP 1 — DRY–STACKED BEAM ROCK WALL
13. C07.000M MTP 8 — 16.0' RAMP WALL
14. LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS)
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16. C07.001M MTP 12 — 16.0' LIGHTPOLE BASE (RE: ISP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
17. C07.000M MTP 9 — BIOSWALE CROSSING – ELEVATED SLAB
18. BIKE GARDEN (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: MTP/SITE STRUCTURAL PLANS FOR FOUNDATION DETAILS/RE: MEP PLANS FOR POWER DETAILS)
19. BRIDGE/HEADWALL (RE: CONTECH PLANS FOR DETAILS)
20. C07.000M MTP 10 — BIOSWALE CROSSING – BOX CULVERT
21. HAND RAIL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
22. CONCRETE SEAT WALL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
23. FOOD TRUCK AREA (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: CANOPY STRUCTURE DETAILS IN SERIES C07.000M IN MTP SET)
24. C07.000M MTP 11 — BIKE RACK FOUNDATION (RE: LANDSCAPE FOR LAYOUT/DETAILS)
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31. C07.000M MTP 3 — CONCRETE STAIRS (RE: LANDSCAPE PLANS FOR HAND RAIL DETAILS)
32. BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
33. BENCH (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
34. C07.001M MTP 15 — GATE ARMS (RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS & RE: SECURITY PLANS FOR EQUIPMENT INFORMATION
35. C07.000M MTP 7 — VENEER CONCRETE CANTILEVER WALL
36. LOADING DOCK RAMP (RE: STRUCTURAL PLANS FOR DETAILS)
37. EXIST TREES (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
38. TRAFFIC SIGNAGE AND STRIPING (RE: SERIES TP02.00X)
39. C07.001M MTP 15 — EV CHARGING STATION FOOTING
40. C09.000M 2001 2 — SWALE OUTFALL STRUCTURE

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ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



△	Date	Description
	08.12.2021	PRE-APP REQUEST
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	09.20.2021	2ND PLANNING COMMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 09–20–2021
ASBL COA NO. 719

Project Name

LSD ZONE 4 PHASE 2

Project Number

27.7568.000

Description

LAYOUT PLAN (AMPHITHEATER)

Scale

1" = 20'

ID	VOLUME	SHEET
SITE-Z04-2	V1	(G)C04.001

City of Bentonville Project No. LSD21-0047

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SE 8TH ST (PUBLIC)

PD09
1410 SE 8TH ST.

ACT
1500 SE 8TH ST.

K-04
810 SE RESPECT AVE

SE RESPECT AVE (PRIVATE)

BEAM ROCK PIER WALL. REFER TO 8TH ST PACKAGE AND 13/L06.101M

REFER TO ZONE 1GG SITE PACKAGE

REFER TO ZONE 4 PHASE I SITE PACKAGE

CONVENIENCE POWER PEDESTAL

ELECTRIC PULL BOX, SEE LIGHTING DRAWINGS.

N 746254.51 E 666401.66 P.O.B.

N 746035.01 E 666390.34 P.C.

N 745909.58 E 666385.58 P.C.

N 745825.36 E 666620.33

N 745816.03 E 666619.98

N 745810.77 E 666614.97

N 746060.10 E 666692.93

N 746058.08 E 666714.98

N 746007.22 E 666738.23

N 745949.42 E 666688.73

01 (G)L01.031

02 (G)L01.031

01 (G)L01.001

01 ACT EAST FLEXIBLE SPACE
1" = 10'-0"

LAYOUT LEGEND

	ROW (RIGHT OF WAY)
	LIMIT OF WORK
	MATCH LINE
	UTILITY LINE
	WALL/PLANTER
	PLANTING AREA
	PLANTING AREA - LAWN
	MULCH SURFACE
01 LX. XX	SECTION/DETAIL TARGET DETAIL NUMBER SHEET NUMBER
ALIGN	ALIGN EDGES
	PROPOSED TREE
EX	EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
	RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
	PROPOSED BOULDER
	CATCH BASIN PER CIVIL
	UTILITY BOX BY OTHERS
P.O.B. / P.C.	POINT OF BEGINNING / POINT OF CURVATURE
	PROPOSED LIGHT FIXTURE BY OTHERS
PW	POTABLE WATER CONNECTION
IC	IRRIGATION EQUIP. REFER TO IRRIGATION DRAWINGS
	FIXED BOLLARD
	MANUAL RETRACTABLE BOLLARD
FTPP	FOOD TRUCK POWER PEDESTAL
EPP	EVENT POWER PEDESTAL
CPP	CONVENIENCE POWER PEDESTAL
KB	KNOX BOX

NOTES:

1. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
2. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
3. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30067-500

Gensler

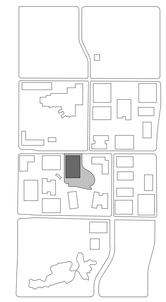
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Date	Description
08.12.2021	PRE-APP REQUEST
08.30.2021	1ST PLANNING COMMISSION SUBMISSION
09.20.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
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Project
LSD ZONE 04 PHASE 2

Project
27.7568.000

Descriptio
LAYOUT PLAN

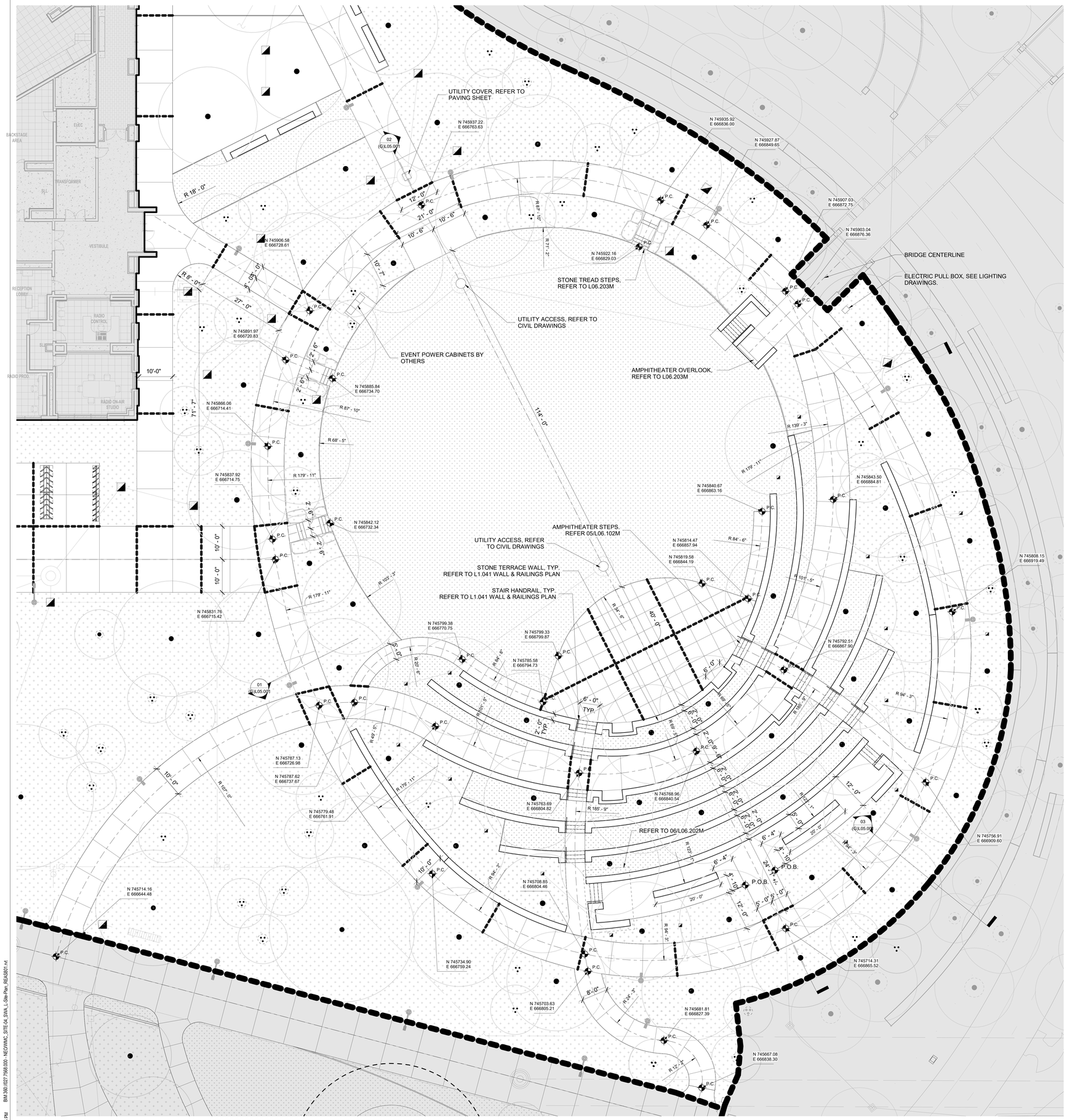
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ID SITE-Z04-2 | VOLUME V1 | SHEET (G)L01.001

City of Bentonville Project No. LSD21-0047

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PAVING SCHEDULE

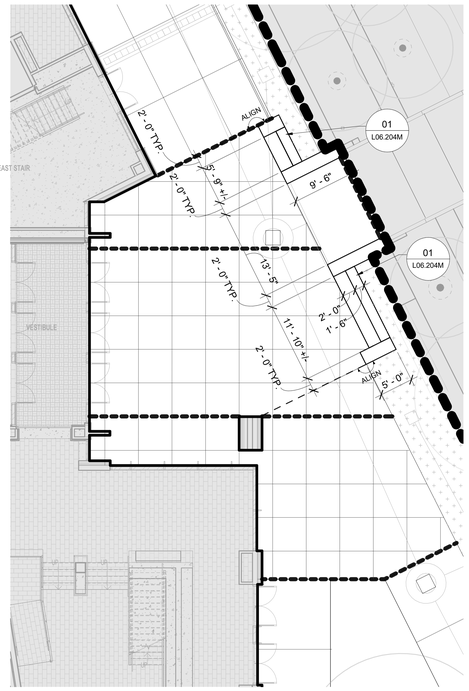
SYMBOL	KEY	DESCRIPTION	MATERIAL
	E1	CONCRETE RIBBON CURB (FIRE LANE)	CAST IN PLACE CONCRETE
	E2	CONCRETE HEADER	CAST IN PLACE CONCRETE
	E3	STEEL HEADER	STEEL
	J2	DOWEL BASKET CONSTRUCTION JOINT WITH SAW CUT	SEE DETAILS
	J3	SAW CUT CONTRACTION JOINT	SEE DETAILS

NOTES:

1. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
2. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
3. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
4. ALL TREES TO BE STAKED OUT IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LAYOUT LEGEND

- ROW (RIGHT OF WAY)
- LIMIT OF WORK
- MATCH LINE
- UTILITY LINE
- WALL/PLANTER
- PLANTING AREA
- PLANTING AREA - LAWN
- MULCH SURFACE
- 01 / L.X. XX — SECTION/DETAIL TARGET DETAIL NUMBER SHEET NUMBER
- ALIGN — ALIGN EDGES
- PROPOSED TREE
- EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- PROPOSED BOULDER
- CATCH BASIN PER CIVIL
- UTILITY BOX BY OTHERS
- P.O.B. — POINT OF BEGINNING
- P.C. — POINT OF CURVATURE
- PROPOSED LIGHT FIXTURE BY OTHERS
- PW — POTABLE WATER CONNECTION
- C — IRRIGATION EQUIP. REFER TO IRRIGATION DRAWINGS
- FIXED BOLLARD
- MANUAL RETRACTABLE BOLLARD
- FTPP — FOOD TRUCK POWER PEDESTAL
- EPP — EVENT POWER PEDESTAL
- CPP — CONVENIENCE POWER PEDESTAL
- KB — KNOX BOX



02 AMPHITHEATER & OVAL LAWN PLAN ENLARGEMENT
1" = 10'-0"

01 ACT EAST ENTRY / BRIDGE PLAZA
1/8" = 1'-0"

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FACILITY # 30067-500

Gensler

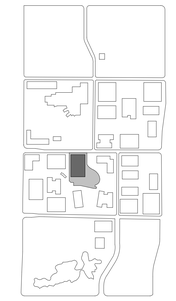
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	09.20.2021	2ND PLANNING COMMISSION SUBMISSION

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Project
LSD ZONE 04 PHASE 2

Project
27.7568.000

Descriptio
PLAN ENLARGEMENTS

Scale
As indicated

ID	VOLUME	SHEET
SITE-Z04-2	V1	(G)L01.031

City of Bentonville Project No. LSD21-0047

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TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE FRA	Acer rubrum 'Franksred'	Red Sunset Maple
ACE OCT	Acer rubrum 'October Glory'	October Glory Maple
ACE FRE	Acer x freemanii	Freeman Maple
BET NIG	Betula nigra 'Cully' (Multi-stem)	River Birch
CAR CAR	Carpinus caroliniana	American hornbeam
CAR ILL	Carya illinoinensis	Pecan
CAS OZA	Castanea ozarkensis	Ozark Chinquapin
CAT SPE	Catalpa speciosa	Catalpa
FAG GRA	Fagus grandifolia	American Beech
GIN BIL	Ginkgo biloba	Ginkgo
GLE TRI	Gleditsia Triacanthos var. inermis 'Skycole'	Honey Locust
JUG NIG	Juglans nigra	Black Walnut
LIR TUL	Liriodendron tulipifera	Tulip Tree
NYS SYL	Nyssa sylvatica	Black Gum
OST VIR	Ostrya virginiana	Eastern Hop Hornbeam
PLA OCC	Platunus occidentalis	American Sycamore
QUE PAL	Quercus palustris	Pin Oak
QUE PHE	Quercus phellos	Willow Oak
TIL COR	Tilia cordata	Little-leaf Linden
ULM AME	Ulmus americana 'Valley Forge'	American Elm
ZEL SER	Zelkova serrata	Japanese Zelkova
EVERGREEN		
MAG GRA	Magonlia grandiflora	Southern Magnolia
PIN STR	Pinus strobus	Eastern White Pine
UNDERSTORY		
AME GRA	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
CER CAN	Cercis canadensis	Eastern Redbud
COR CHE	Cornus florida 'Cherokee Princess'	Flowering Dogwood 'Cherokee Princess'
COR RUB	Cornus florida f. 'rubra'	Pink Flowering Dogwood
MAG STE	Magnolia stellata	Star magnolia
PRU YED	Prunus x yedoensis	Yoshino Cherry

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITYCONFLICTS NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
5. SEE PROJECT SPECIFICATIONS FOR LAYOUT OF TREES PRIOR TO FINAL PLANTING.
6. ALL TREES TO BE STAKED OUT IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LEGEND:

PROPOSED TREE (Single Trunk)

PROPOSED TREE (Multi-stem)

EXISTING TREE. PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

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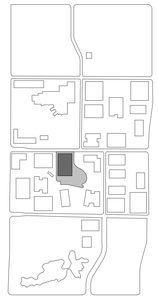
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Project

LSD ZONE 04 PHASE 2

Project

27.7568.000

Descriptio

PLANTING PLAN – TREES

Scale

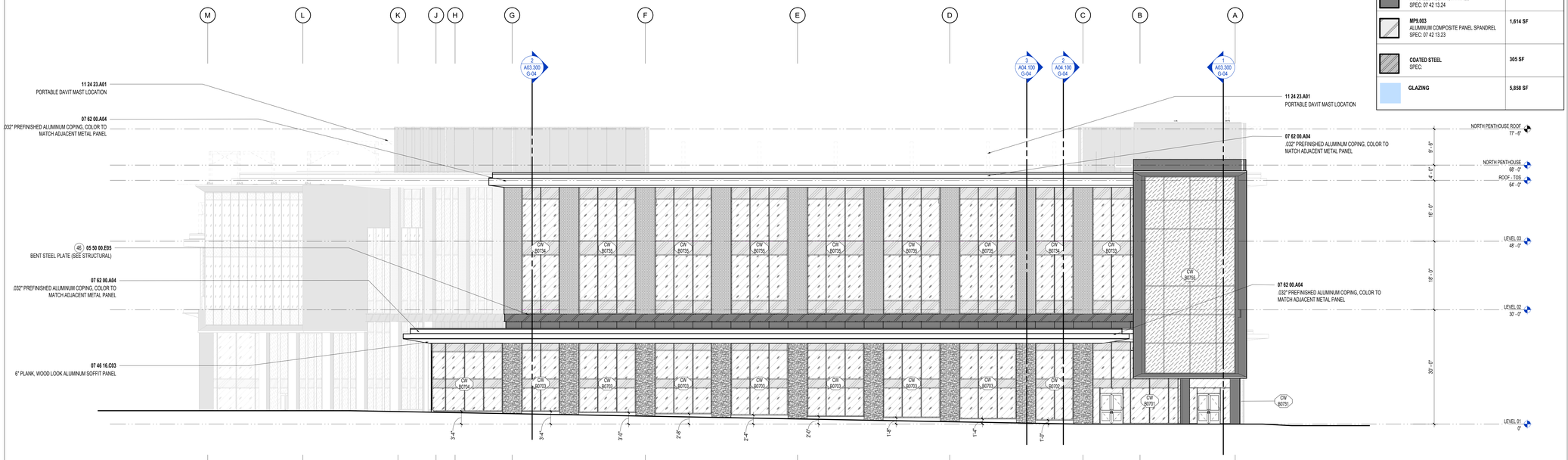
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ID	VOLUME	SHEET
SITE-Z04-2	V1	(G)L08.011

City of Bentonville Project No. LSD21-0047

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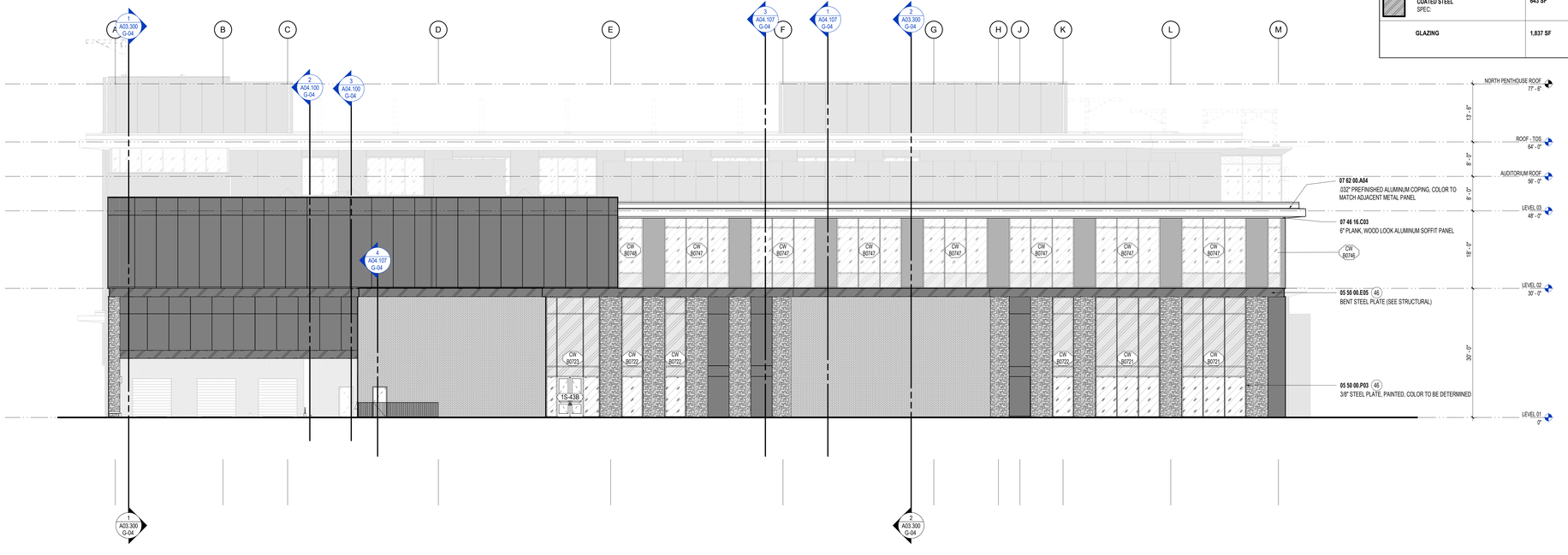
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	BR9.001 HAND SET MODULAR BRICK VENEER	1,504 SF
	MP9.001 ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24	763 SF
	MP9.003 ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23	1,614 SF
	COATED STEEL SPEC:	305 SF
	GLAZING	5,858 SF

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

1



	ST9.001 STONE VENEER SPEC: 04 43 13.13	1,294 SF
	BR9.001 HAND SET MODULAR BRICK VENEER	1,283 SF
	MP9.001 ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24	4,400 SF
	MP9.003 ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23	1,403 SF
	COATED STEEL SPEC:	643 SF
	GLAZING	1,837 SF

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

2

SHEET NOTES

46 HIGH-PERFORMANCE COATING SYSTEM. COLOR MATCH TO ALUMINUM PANEL SYSTEM

GENERAL NOTES

ST9.001 STONE VENEER SPEC: 04 43 13.13

BR9.001 HAND SET MODULAR BRICK VENEER

MP9.001 ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24

MP9.003 ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23

COATED STEEL SPEC:

KEY PLAN

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

MBL

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United States

Tel 479.443.7121

KEY PLAN



△	Date	Description
	02-25-2021	100% SCHEMATIC DESIGN
	05-17-2021	50% DESIGN DEVELOPMENT

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Project Name

AUDITORIUM, CONFERENCE AND TRAINING CENTER

Project Number

180027

Description

EXTERIOR ELEVATIONS

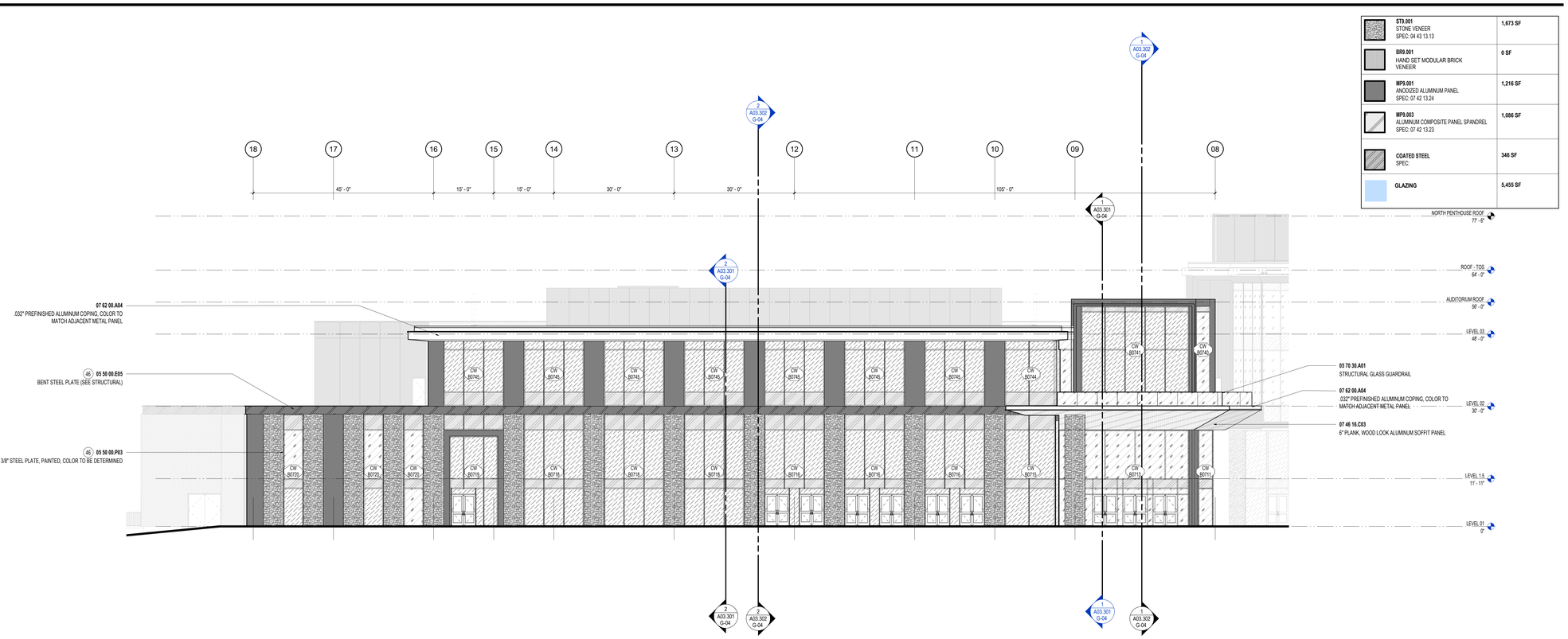
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3/32" = 1'-0"

ID	VOLUME	SHEET
G-04	V1	A03.200

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ST9.001	STONE VENEER SPEC: 04 43 13.13	1,673 SF
BR9.001	HAND SET MODULAR BRICK VENEER	0 SF
MP9.001	ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24	1,216 SF
MP9.003	ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23	1,086 SF
COATED STEEL	SPEC:	346 SF
GLAZING		5,455 SF

EAST ELEVATION B

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

1



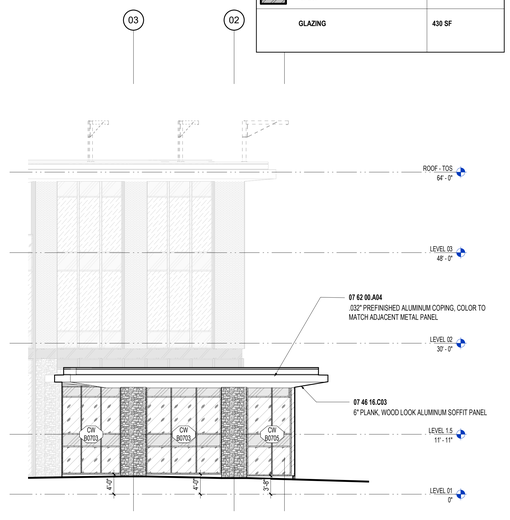
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BR9.001	HAND SET MODULAR BRICK VENEER	723 SF
MP9.001	ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24	330 SF
MP9.003	ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23	813 SF
COATED STEEL	SPEC:	

NORTHEAST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

3



ST9.001	STONE VENEER SPEC: 04 43 13.13	179 SF
BR9.001	HAND SET MODULAR BRICK VENEER	0 SF
MP9.001	ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24	0 SF
MP9.003	ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23	143 SF
COATED STEEL	SPEC:	0 SF
GLAZING		430 SF

EAST ELEVATION A

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

2

SHEET NOTES

46 HIGH-PERFORMANCE COATING SYSTEM. COLOR MATCH TO ALUMINUM PANEL SYSTEM

GENERAL NOTES

ST9.001 STONE VENEER SPEC: 04 43 13.13

BR9.001 HAND SET MODULAR BRICK VENEER

MP9.001 ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24

MP9.003 ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23

COATED STEEL SPEC:

KEY PLAN

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

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United States
Tel 479.443.7121

KEY PLAN



△	Date	Description
	11-18-2019	10% SCHEMATIC DESIGN
	05-05-2020	CONCEPTUAL PRICING SET
	02-25-2021	100% SCHEMATIC DESIGN
	05-17-2021	50% DESIGN DEVELOPMENT

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Project Name

AUDITORIUM, CONFERENCE AND TRAINING CENTER

Project Number

180027

Description

EXTERIOR ELEVATIONS

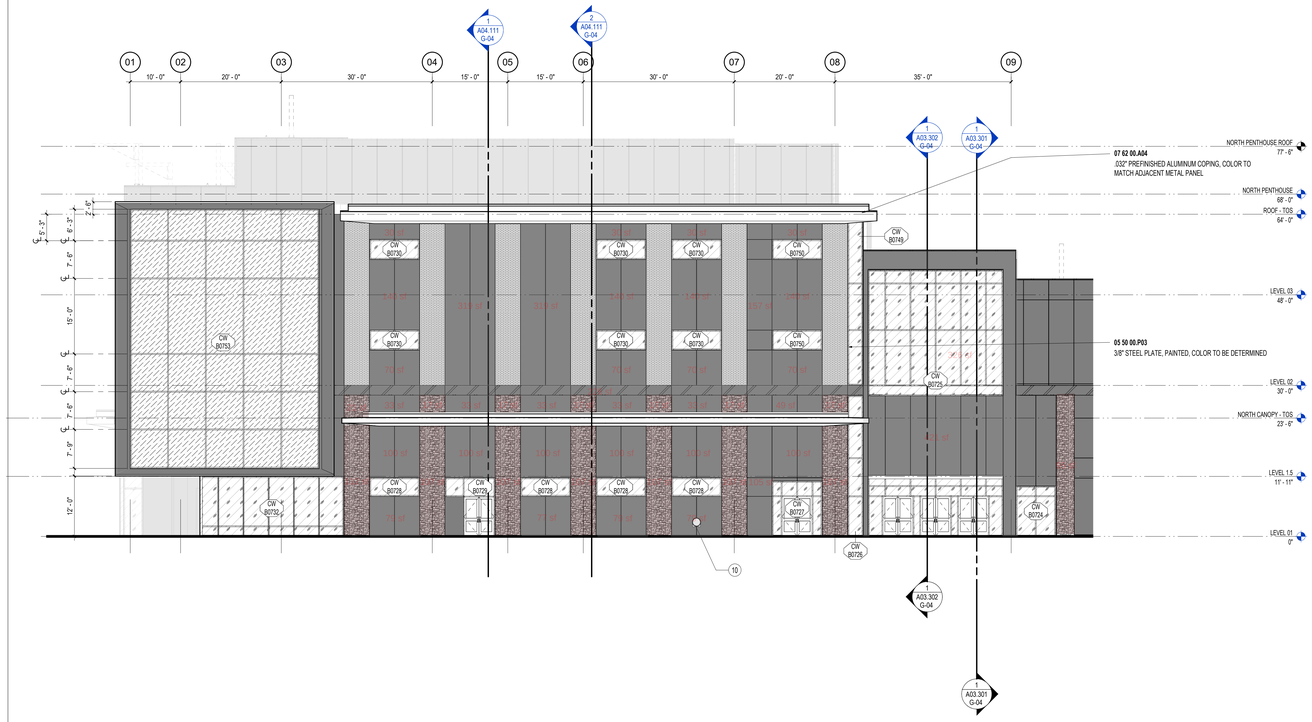
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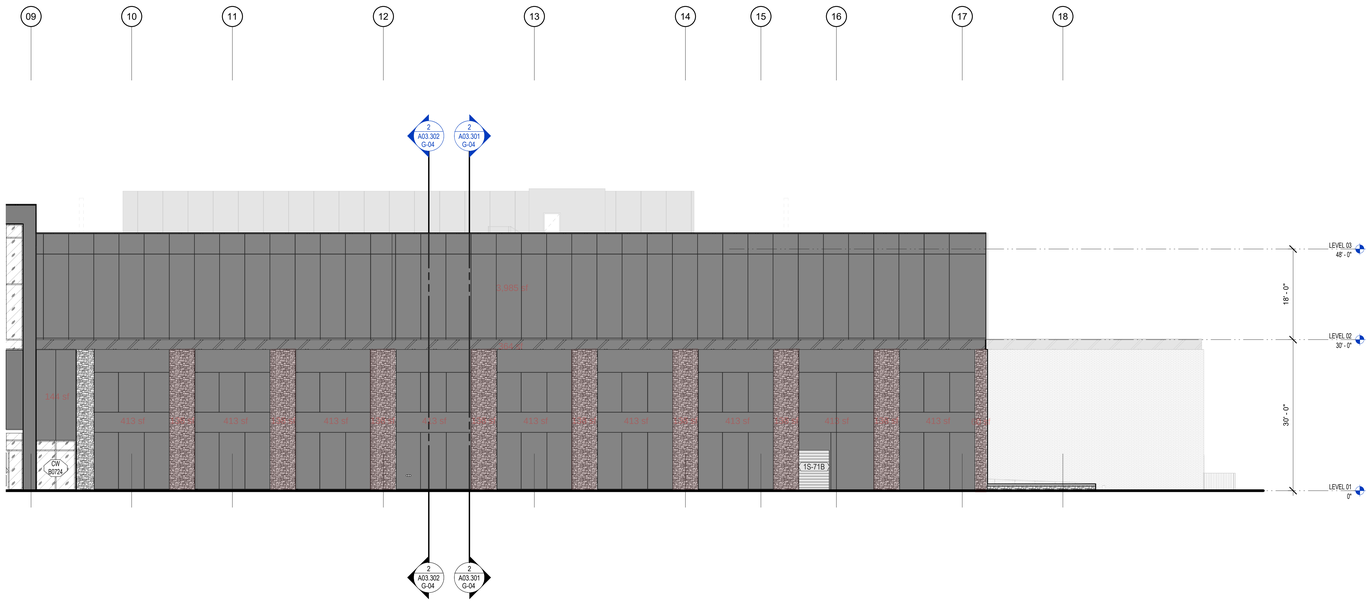


WEST ELEVATION A

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

1



WEST ELEVATION B

SCALE: 3/32" = 1'-0"

REF: 1 / A02.100

2

	ST9.001 STONE VENEER SPEC: 04 43 13.13	**2,075 SF**
	BR9.001 HAND SET MODULAR BRICK VENEER	**0 SF**
	MP9.001 ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24	**11,585 SF**
	MP9.003 ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23	**55 SF**
	COATED STEEL SPEC:	**590 SF**
	GLAZING	**5,455 SF**

SHEET NOTES

10 STORM OVERFLOW COW TONGUE - SEE PLUMBING DRAWINGS

GENERAL NOTES

ST9.001 STONE VENEER SPEC: 04 43 13.13

BR9.001 HAND SET MODULAR BRICK VENEER

MP9.001 ANODIZED ALUMINUM PANEL SPEC: 07 42 13.24

MP9.003 ALUMINUM COMPOSITE PANEL SPANDREL SPEC: 07 42 13.23

COATED STEEL SPEC:

KEY PLAN

WALMART CAMPUS

Walmart

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FACILITY # XXXXX-XXX (FOUNDATION)

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△	Date	Description
	02-25-2021	100% SCHEMATIC DESIGN
	05-17-2021	50% DESIGN DEVELOPMENT

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Project Name

AUDITORIUM, CONFERENCE AND TRAINING CENTER

Project Number

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Description

EXTERIOR ELEVATIONS

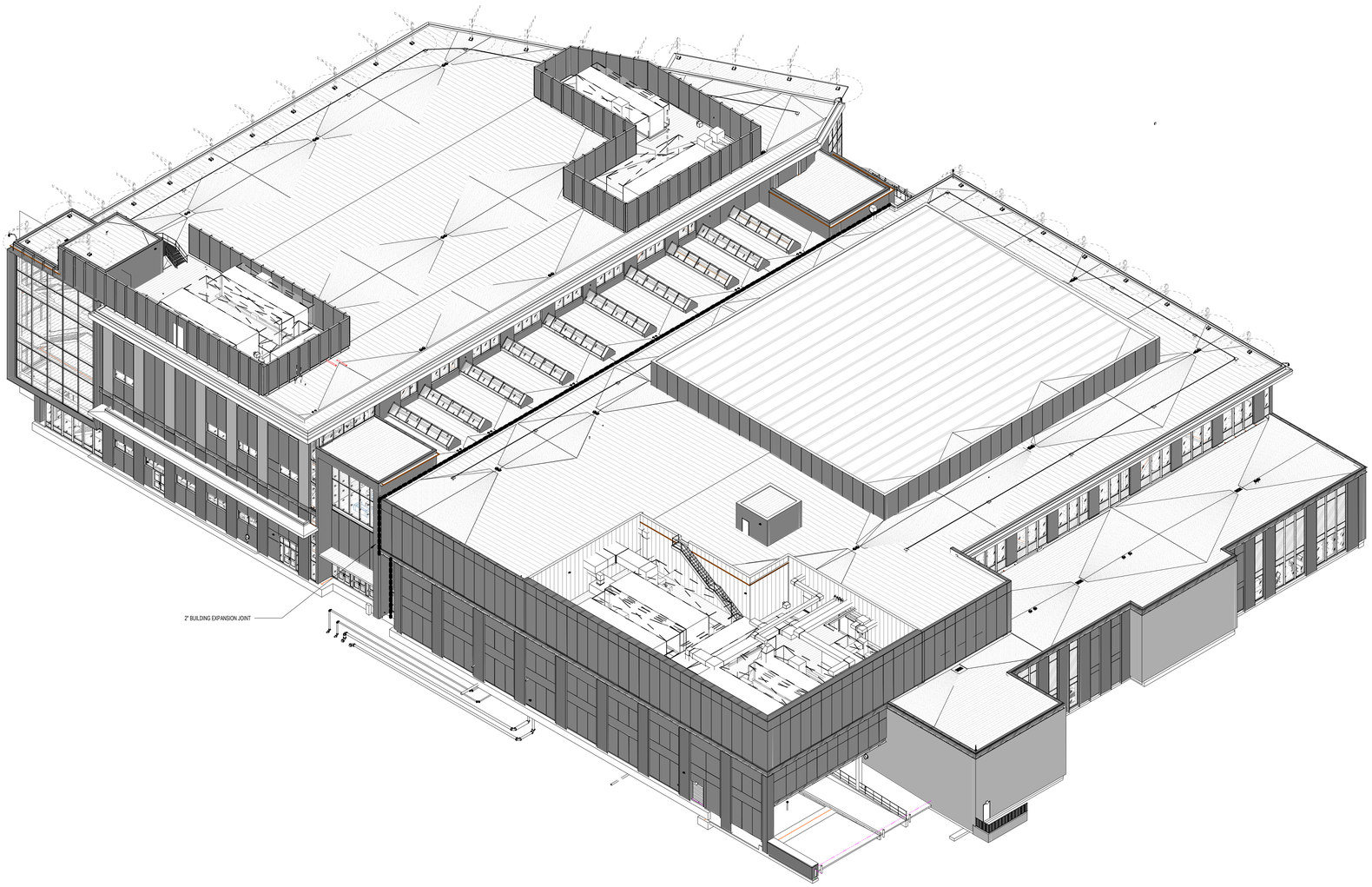
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Project Number

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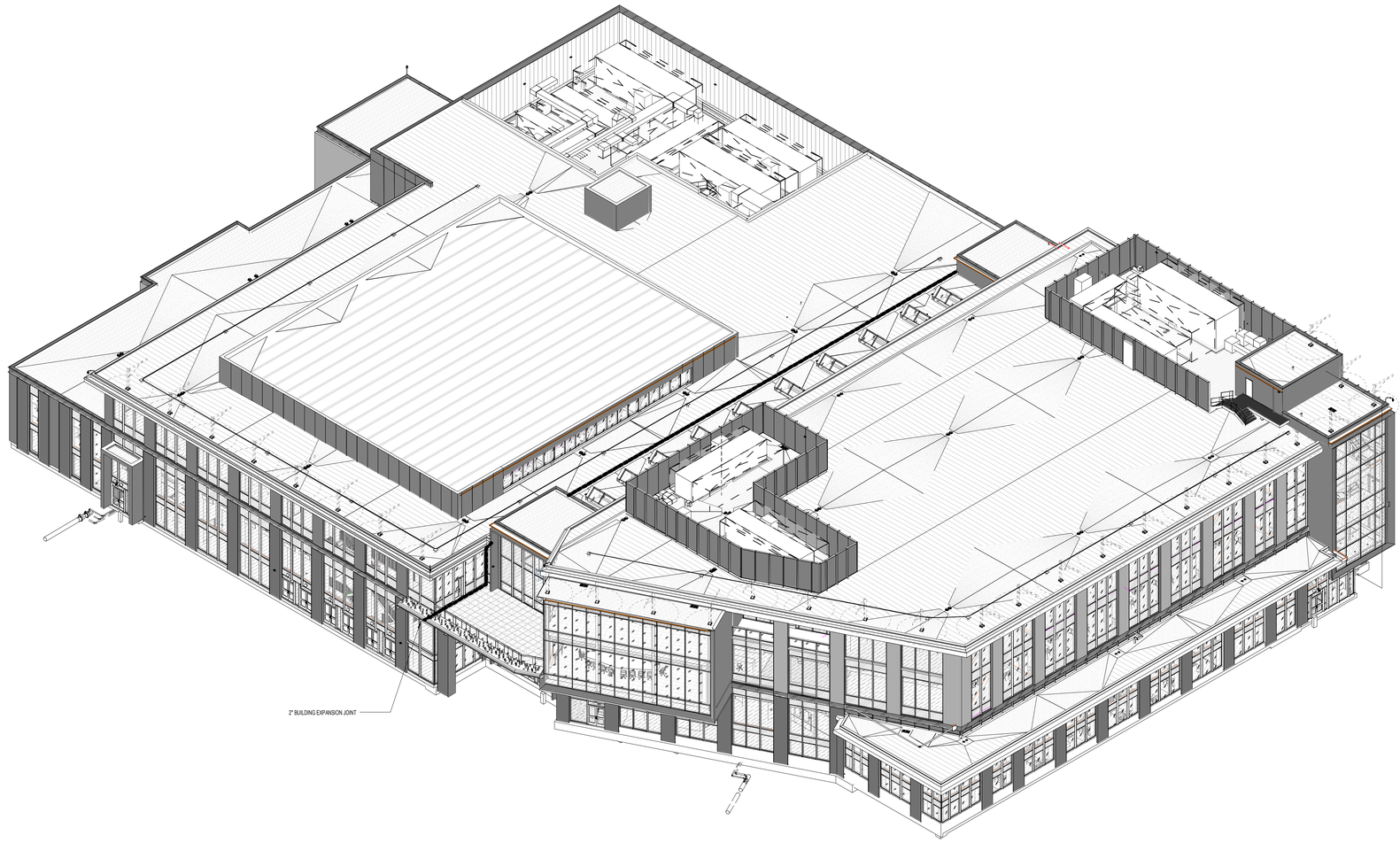
AXONOMETRIC VIEWS

Scale

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WALMART CAMPUS

Walmart

BENTONVILLE, AR

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Description

AXONOMETRIC VIEWS

Scale

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Amendments to Tree & Landscape Advisory Committee

PC Date: 10/5/2021
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Subdivision Code
Section(s)	Sec. 1300.04 Establishment of a Tree and Landscape Advisory Committee

History

The Tree and Landscape Advisory Committee was establish in 1998 with Ordinance No. 98-90. Membership was to include five people, two professionally trained in a related field. The membership was adjusted from 5 to 6 in 2020 with Ord. No. 2020-156.

Issues

We recently advertised and conducted interviews for the additional position added in 2020. In doing so, we referenced the adopting ordinance and the bylaws to determine membership and terms and found several items that should be updated.

1. **Increase membership from 6 to 7.**
   - Committee voting works better with an odd number.
   - More members provides more volunteers for tree giveaways.
   - As we expand efforts for tree preservation and education, we need more members to be available to work on these components.

2. **Clarify that there are no term limits.**
   - The current regulations do not identify how many terms a member can serve.
   - Staff suggests to clearly state that there are no term limits, but that the member must request in writing to be considered for reappointment.

3. **Remove from Duties: *Pursue the establishment of a comprehensive Bentonville Street Tree Plan*.**
   - The Street Tree Master Plan was adopted in 2012 but has since been eliminated.

4. **Add to Duties: *Organize and manage Tree Giveaways.***
   - Members are currently asked to volunteer for these and staff is coordinating as part of the Tree & Landscape Advisory Committee responsibilities.

5. **Identify which departments provide staff support.**
   - The Planning Department provides support to the committee, including agenda prep, minutes prep, coordinating tree giveaways and landscape awards. The Parks Department is advising on horticultural and landscaping issues and participating in the tree giveaways.

6. Adjust current terms so all terms run with the calendar year.

- This adjustment streamlines the process of advertising, accepting applications, and making appointments. Advertising would begin in October, interview in November, and appointments made at the first meeting in December.
- It also ensures that no more than three positions expire in one year, in accordance with Sec. 1300.04(b).

Position	Member	Term No.	Term Begins	Term Expires	Proposed Expiration	Change
1	Jessie Wagner	1	08/12/2020	8/12/2023	12/31/2023	+4 months
2	Gulizar Baggson	1	08/12/2020	8/12/2023	12/31/2023	+4 months
3	David Short	2	05/23/2020	5/23/2022	12/31/2022	-5 months
4	Nathan Lembke	2	07/25/2020	7/25/2023	12/31/2023	+5 months
5	Ralph Weber	2	01/01/2019	12/31/2021	12/31/2021	No change
6	Vacant	n/a	01/01/2022	n/a	12/31/2024	New 3 yr term
7	Vacant	n/a	01/01/2022	n/a	12/31/2024	New 3 yr term

ORDINANCE NO. _____

AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE APPENDIX B LAND DEVELOPMENT CODE, SEC 1300.04 ESTABLISHMENT OF A TREE AND LANDSCAPE ADVISORY COMMITTEE.

WHEREAS, the Tree and Landscape Advisory Committee was established in 1998 with Ord. No. 98-90, amended in 2020 with Ord. No. 2020-156; and

WHEREAS, additional amendments are needed to clarify term limits and membership.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That Bentonville Municipal Code, *Appendix B Land Development Code* should be and the same is hereby amended with the following *Attachment A: Tree and Landscape Advisory Committee Amendments*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2. For compliance with *Sec. 1300.04 (b) Terms* that requires terms of office be alternated so that a maximum of three appointments expire in one year, the position and terms are amended as follows:

Position	Term Expires	Position	Term Expires
1	12/31/2023	5	12/31/2021
2	12/31/2023	6	12/31/2024
3	12/31/2022	7	12/31/2024
4	12/31/2023		

Section 3.That this ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2021.

APPROVED:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

DRAFT

Attachment A

Tree and Landscape Advisory Committee Amendment

Sec 1300.04 Establishment Of A Tree And Landscape Advisory Committee

(a) *Membership*.

(1) There shall be created a committee to be known and designated as the "Tree and Landscape Advisory Committee", composed of citizens of the City of Bentonville.

(2) The Tree and Landscape Advisory Committee shall consist of ~~Six~~ Seven(~~6~~7) ~~of said~~ members ~~shall be~~ appointed by the Mayor and approved by City Council. The ~~appointees~~members shall consist of at least~~:~~ three (3) persons professionally trained in fields such as forestry, botany, horticulture, and/or landscape architecture; ~~and three (3) persons who are residents of the City of Bentonville~~.

(3) The Mayor shall appoint a City Council member as a non-voting ex-officio member.

(4) All appointed members shall serve without pay.

(b) *Terms*.

(1) The ~~five (5)~~ seven (7) ~~appointees~~ members shall serve a term of three (3) years, with terms of office to be alternated so that a maximum of three appointments expire in one year.

(2) Said members shall serve until their successors are duly appointed and approved by City Council.

(3) Vacancies shall be filled for the unexpired term in the same manner as original appointments are made.

(4) There are no term limits. However, members must request in writing to be considered for reappointment.

(c) *Jurisdiction and powers*.

(1) *Creation*. The Tree and Landscape Advisory Committee shall be created upon the adoption of this ordinance.

(2) *Officers*. The Committee shall elect from its membership, a chairperson, who shall serve a one-year term and shall be eligible for re-election to a subsequent term or terms. Additional officers may be elected and subcommittees established at the discretion of the Committee.

(3) *Rules*. The Committee shall adopt and amend rules to govern the conduct of its business, consistent with the provisions of the Arkansas Freedom of Information Act, Arkansas Code Ann. § 25-19-101.

(4) *Meetings*. The Committee shall hold regular meetings and may call special meetings if necessary to carry out its duties.

(d) *Duties*. The Tree and Landscape Advisory Committee, with the assistance of the Community Development Director, shall:

(1) Advise and consult the Community Development Director on issues pertaining to the Tree Preservation Ordinance and its enforcement.

(2) Organize and administer an ongoing program of public education designed to increase public awareness of trees, their needs and proper care.

(3) Assist in the dissemination of news and information regarding the protection, maintenance, removal, and planting of trees in the City of Bentonville.

(4) Monitor the needs of the City of Bentonville with regard to its tree planting and preservation program.

(5) ~~Pursue the establishment of a comprehensive Bentonville Street Tree Plan~~. Organize and manage Tree Giveaways.

(e) *Staff Support. The Planning Department and Parks and Recreation department shall serve as support to the Tree and Landscape Advisory Committee.*

ORDINANCE STAFF REPORT

Code Update - 2021

PC Date: 10/5/2021
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code & Land Development Code
Section(s)	Zoning Article 201 Definitions

http://www.bentonvillear.com/198/Code-Amendments

From time to time, staff reviews the existing development code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to Appendix A Zoning Code and Appendix B Land Development Code.

* = Code Diagnostic Recommendation

Appendix A ZONING CODE

1. Sec. 201.02 Definitions **Att. A, pg. 1-4**

The following definitions are proposed for amendment.

(a) *Alley* - consistency between both codes. *

(b) *Alternative Tower Structure* – remove to eliminate confusion with wireless communication tower.

(c) *Auto and Vehicle Sale and Rental* to amend from *mobile home* to *manufactured home.*

(d) *Basement* - consistency with Building Code.

(e) *Buffer* - eliminate regulatory language. *

(f) *Building* - consistency with Building Code.

(g) *Child care* - consistency with the state and federal regulations. *

(h) *Convenience store* - eliminate the size requirement.

(i) *Dwelling, Manufactured* - consistency with state and federal regulations.

(j) *Dwelling, Modular* - consistency with state and federal regulations.

(k) *Easement* - consistency between both codes. *

(l) *Garage, private* - differentiate it from a service garage.

(m) *Lot, corner* - consistency between both codes. *

(n) *Mini-warehouse storage.*

(o) *Mobile home* - consistency with state and federal regulations.

(p) *Open space* - consistency between both codes. *

(q) *Private garage* – eliminate regulatory language. *

(r) *Reclassification* - align with rezoning regulations.

(s) *Street* - consistency between both codes. *

(t) *Setback* - consistency between both codes. *

(u) *Story* - eliminate since it is not used in the code.

(v) Street – consistency between both codes.

(w) *Structure* - consistency with Building Code.

(x) *Wireless communications facility, small cell* - add to accommodate new technology. *

(y) *Yard* - consistency between both codes. *

(z) *Yard, front* - consistency between both codes. *

(aa) *Yard, rear* - consistency between both codes. *

(bb) *Yard, side* - consistency between both codes. *

2. Sec. 401.02 Classification of Districts **Att. A, Pg. 5**

(a) *C-3 Central Commercial* - correction to C-3, Mixed-Use Commercial

3. Sec. 401.05 Table of Uses **Att. A, pg. 5**

(a) *Child care* - revise for consistency with state and federal regulations. *

(b) *Multifamily residential and condominiums* – add as an allowed use in the C-2 district.

(c) *Retail and Office* – eliminate the 4,000 square foot size limitations.

4. Sec. 401.07-B Downtown Neighborhood (DN) districts regulations & Sec. 401.08-B Downtown (D) districts regulations **Att. A, pg. 6**

(a) DN-1 lot size – reduce lot area from 6,000 sq. ft. to 5,000 sq. ft. and lot width from 60’ to 50’ to allow for smaller, single family downtown lots.

5. Sec. 401.10 PUD, Planned Unit Development **Att A, pg. 6**

(a) Eliminate the minimum area requirement for PUD districts. Currently requires 10 acres.

6. Article 601 Use Regulations **Att. A, pg. 7-8**

(a) *Child Care* (601.07) for consistency with state regulations.

(b) *Outdoor and Mobile Food Vendors* (601.16) allowing for outdoor vendors in city parks upon authorization by the Parks and Recreation Director.

(c) *Wireless Communication Facilities* (601.27) – eliminate Subsection (d)(4) regarding leasing space on water towers, which is not allowed.

7. Article 801 Signs **Att. A, pg. 8-9**

(a) Clarify language for “property under construction” vs. “subdivision under construction.”

(b) Allow walls signs for non-residential uses in the R-O, Residential Office district.

ORDINANCE STAFF REPORT

APPENDIX B LAND DEVELOPMENT CODE

8. Sec. 200.01 Definitions **Att. B, pg. 1-2**

The following definitions are proposed for amendment.

(a) *Access* - consistency between both codes. *

(b) *Alley* - consistency between both codes. *

(c) *Basement* - consistency with the Building Code.

(d) *Building* - add for consistency with the Building Code.

(e) *Buffer, perimeter landscape* – eliminate since it is explained in the regulations

(f) *Lot, reverse frontage* – eliminate since it is not used in the code.

(g) *Manufactured home* - consistency with state and federal regulations.*

(h) *Manufactured home park* - consistency with the state and federal regulations. *

(i) *Open space* - consistency between both codes.*

(j) *Setback* - consistency between both codes.*

(k) *Structure* - consistency with Building Code.

(l) *Variance* - consistency between both codes. *

(m) *Yard* - consistency between both codes. *

(n) *Yard, front* - consistency between both codes. *

(o) *Yard, rear* - consistency between both codes. *

(p) *Yard, side* - consistency between both codes. *

9. Sec. 300.04 Waivers **Att. B, pg. 3**

- *Review criteria* – revise to change from a negative to a positive. *

10. Sec. 500.06 Recording **Att. B, pg. 3**

- *Copies of final plat* – change from 10 to 1.

11. Sec. 900.02 Items to be Shown on Plat or Plan **Att. B, pg. 4**

- When a project is to be phased, a phasing plan is required at the time of large scale development submittal.

12. Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards **Att. B, pg. 4**

- *Parking* – remove statement that garages, parking lots or designated parking spaces are prohibited in a corner side yard. This conflicts with (d)(2)(a) that establishes the setback for a corner side yard garage.

13. Sec. 1100.23 Downtown (D) Districts Design Standards **Att. B, pg. 4**

- *Parking* – require that the residential garage and parking requirements of the DN districts also apply to residential uses in the DC and DE districts.

14. Sec. 1100.24 Bentonville Municipal Airport Design Standards. **Att. B, pg. 5**

- *Architectural approval* - require Airport Advisory Board approval of building materials and colors.

ORDINANCE NO. _____

AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE APPENDIX A ZONING CODE AND APPENDIX B LAND DEVELOPMENT CODE.

WHEREAS, the City of Bentonville periodically reviews the Zoning Code and Land Development code to identify needs for clarification or updates to meet current conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That the Bentonville Municipal Code, *Appendix A Zoning Code* should be and the same is hereby amended with the following *Attachment A: Zoning Code Amendments,* an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2. That the Bentonville Municipal Code, *Appendix B Land Development Code* should be and the same is hereby amended with the following *Attachment B: Land Development Code Amendments*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2.That this ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2021.

APPROVED:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

DRAFT

Article 201 Definitions

Sec. 201.02 Definition of Terms and Uses.

Act (Wireless Communication Facilities): The Communications Act of 1934, as it has been amended from time to time, including the Telecommunications Act of 1996, and shall include any re-amendments thereto.

Alley: A ~~public~~ passage or way ~~affording a secondary means of~~ to the back or side of abutting property used for vehicular access and utility installations and not intended for general traffic circulation.

~~*Alternative Tower Structure:* Manmade trees, clock towers, bell steeples, light poles, and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers and are built for the express purpose of serving as a tower or for locating antennas.~~

Auto and Vehicle Sales and Rental: A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and scooters with internal combustion engines. (Bicycle sales are included under "General Retail"). Vehicles for sale may be displayed outdoors or indoors, as authorized by the required Use Permit. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); ~~mobile~~manufactured home, recreational vehicle, or watercraft sales (see "~~Mobile~~Manufactured Home, RV and Boat Sales"); tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

Basement: ~~A story partly or wholly underground~~As defined by the International Building Code as adopted by the Bentonville City council. ~~For purposes of height measurement, a basement shall be counted as a story when more than one half of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.~~

Buffer: A strip of land established to protect one type of land use from another with which it is incompatible. ~~A buffer strip is landscaped and kept in open space.~~ The term buffer zone may be used more broadly to describe any zone that separates two unlike zones such as a multi-family zone between a single-family zone and a commercial zone.

Building: ~~Any structure intended for shelter, housing or enclosure of persons, animals, goods or equipment that includes walls and a roof. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate structure.~~ Any structure used or intended for supporting or sheltering any use or occupancy.

Child Care, ~~Commercial~~Licensed Center: A~~ny~~ child care facility ~~is considered commercial in nature when the facility~~that cares for ~~eight (8)~~ six (6) or more children under the age of 16 years ~~,~~from more than one family ~~and not of common parentage, for care apart from their natural parents, legal guardians, or custodians, when received for regular periods of time for compensation, provided~~, however, this definition shall not include public or private schools organized, operated or approved under the laws of this state, custody of children fixed by a court of competent jurisdiction, or to children related by blood or marriage within the third degree to the custodial persons. These uses include but are not limited to: commercial day care center, nursery school, pre-school, kindergarten.

Child Care, ~~Residential~~Registered Family Home (~~4~~5): A ~~single family~~ dwelling unit that regularly provides care, protection, and supervision of no more than ~~four (4)~~ five (5) children, including ~~children under the age of ten that permanently reside in the home~~the caregiver's own preschool age children, in the ~~permanent~~

~~residence of the operator's home~~caregiver's own residence, for periods of less than twenty-four (24) hours per day, while parents or guardians are away.

Child Care, ~~Residential~~ Licensed Family Home (~~5~~6-~~10~~16): A ~~single family~~ dwelling unit that regularly provides care, protection, and supervision of between ~~five (5)~~ six (6) and ~~ten (10)~~sixteen (16) children, including ~~children under the age of ten that permanently reside in the home~~the caregiver's own preschool age children, in the ~~permanent residence of the operator's home~~caregiver's own residence, for periods of less than twenty-four (24) hours per day, while parents or guardians are away.

Convenience Store: A retail commercial establishment~~, not exceeding 2,500 square feet in gross floor area,~~ supplying a limited range of food items, magazines, toiletries, and tobacco products to meet the day-to-day needs of residents in the immediate neighborhood.

Dwelling, Manufactured: A ~~detached single-family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code. This Code means the standard for construction, design and performance of a manufactured home as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283, and 42 USC 5401, ET SEQ, as mandated in the United Stated of America and as administered by the United States Department of Housing and Urban Development~~dwelling unit constructed in a factory in accordance with and meeting the definitions set forth in the Federal Manufactured Home Construction and Safety Standards, 24 C.F.R. pt. 3280, promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C. 5401 et seq., as it existed on January 1, 1976 and as defined in Arkansas State Statute Sec. 20-25-102.

Dwelling, Modular: A ~~dwelling unit~~factory built structure produced ~~constructed~~ in accordance with the standards set forth in the City of Bentonville Building Code and ~~composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation~~designed to be used as a dwelling unit with a foundation when connected to the required utilities.

Easement: ~~A right-of-way or parcel of land specified or set aside for a specific use, normally used for access, utilities, and other public or private usages given by the owner or land to another party, the City or the public~~A grant by the property owner of the use, for a specific purpose or purposes, of land by the public, a corporation, or certain persons.

Garage, Private: An accessory building or part of a main building used primarily for storage ~~purposes only for not more than four (4) automobiles~~of motor vehicles where no repair service facilities are maintain and where no motor vehicles are kept for rental or sale~~, or for a number of automobiles which does not exceed one and a half (1/2) times the number of families occupying the dwelling unit to which such garage is accessory whichever number is the greater.~~ This definition shall include carports.

Guyed Tower~~s~~ (Wireless Communication Facilities): A communication tower that is supported, in whole or in part, by guy wires and ground anchors.

~~*Home Occupation*~~: Home-based work. ~~A nonresidential use carried on within a dwelling, which is clearly subordinate to the residential use and which does not outwardly change the residential character of the use, lot or structure.~~ Any occupation performed or business conducted by a resident within a residence that is clearly incidental to and secondary to the principal use of the structure for residential dwelling purposes.

Lattice Tower (Wireless Communication Facilities): A guyed or self-supporting three- or four-sided, open, steel frame structure used to support telecommunications equipment.

Lot, Corner: ~~A lot which has an interior angle of less than 180 degrees at the intersection of two streets lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents of the curve at the points of intersection of the side lot lines intersect at an interior angle of less than 135 degrees~~. A lot located at the intersection of and abutting two or more streets.

Mini-Warehouse Storage: ~~One (1) or more permanent structures, meeting applicable City building requirements,~~ A storage facility ~~which w~~with separate storage units or cubicles that are intended to be leased by ~~members of~~ the public. The term includes self-storage facility.

Mobile Home: ~~A movable or portable structure built prior to June 15, 1976, the effective date for the Federal Mobile Home Construction and Safety Act of 1974, which is larger than three hundred twenty (320) square feet, and designed to be used as a year round residential dwelling unit~~A dwelling unit constructed in a factory before the enactment of the Federal Manufactured Home Construction and Safety Standards, 24 C.F.R. pt. 3280, promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C. Section 5401 et seq., as it existed on January 1, 1976. ~~.~~

Monopole Tower (Wireless Communication Facilities): A communication tower constructed without the use of guy wires and ground anchors and consisting of only a single pole. Also called a self-support tower.

Open Space: ~~Any unoccupied space on the lot that is open and unobstructed to the sky and occupied by no structures or portion of structures whatever.~~ Open space shall be interpreted to mean:

1. All areas of natural plant communities or areas replanted with vegetation after construction, such as revegetated natural areas; and
2. tree, shrub, hedge, or ground cover planting areas; and
3. lawns and other areas allowed to be counted as open space per the Zoning Code and Land Development Code.

Re~~classification~~zoning: An amendment to or a change in the Zoning ~~Ordinance~~Code reflecting a change or revision or modification of the Zoning District Boundary Map.

~~*Story:* That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.~~

~~*Story, Half:* A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing independent apartment or living quarters shall be counted as a full story.~~

Street: ~~Any public thoroughfare which affords the principal means of access to abutting property.~~ A public right-of-way, however designated, which provides vehicular access to adjacent areas.

Structure: ~~Anything constructed or erected for human occupancy and/or entrance, the use of which requires location on the ground or attached to something having a location on the ground.~~ That which is built or constructed.

~~*Tower or* Communication Tower *(Wireless Communication Facilities):* Any structure that is designed and constructed for the primary purpose of supporting one or more antennas, including lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers,

common-carrier towers, cellular telephone towers, alternative tower structures, and the like. This term is not intended to describe buildings or other structures that have been constructed primarily for a purpose other than supporting one or more antennas, despite the fact that such structure may currently, or in the future, actually support one or more antennas.

Wireless Communications Facility - ~~(WCF) (~~cell tower~~s)~~ (Wireless Communication Facilities): A land use facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns and other types of monopoles, or similar structures supporting said equipment, equipment buildings, shelters or cabinets, and other accessory development. Wireless communication facility includes personal wireless services as defined in the Federal Telecommunication Act of 1996, and as subsequently amended. Wireless communication facility shall not include the following: federally licensed amateur radio stations, ~~and~~ facilities used exclusively for receive ~~-~~-only antennas, and small cell wireless communication facilities.

Wireless Communications Facility - small cell: A non-tower wireless communications facility that houses an antenna and equipment designed for the purpose of wireless communications and is utilized to boost wireless communications capacity for a limited area. A small cell wireless communication facility is not considered a wireless communications facility (cell tower) regulated by the Zoning Code.

Yard: A~~n~~ required open ~~space~~ area at grade between a building setback line and ~~the adjoining~~ a public right-of-way, access easement or property ~~lot~~ line, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically ~~provided~~allowed in this ~~ordinance~~code ~~that the building or structure may be located in a portion of a yard required for main buildings. In measuring a yard for the purpose of determining the width of the side yard, the depth of the front yard, or the depth of the rear yard, the shortest horizontal distance between the lot line and the main building shall be used.~~

Yard, Front: ~~The required area of open space extending across the full width of the lot, the depth of which shall be the least distance between the front lot line and the nearest point of the main building or of any open, unenclosed porch or paved terrace as measured from the exterior face of the building foundation.~~ The portion of a lot between the front building setback line and the public right-of-way, access easement or property line, whichever is closest to the front of the building as determined by the main entry to which the lot is addressed.

Yard, Rear: ~~The required area of open space extending across the full width of the lot between the rear most main building and the rear lot line, the depth of which shall be the least distance between the rear lot line and the rear of such building.~~ The portion of a lot between the rear building setback line and the public right-of-way, access easement or rear property line, whichever is closest to the back of the building.

Yard, Side: ~~The required area of open space between the main building and the side lot line, extending from the front yard or front lot line, where no front yard is required, to the rear yard, the width of which shall be the least distance between the side lot line and the nearest point of the main building.~~ The portion of a lot between the side building setback line and the public right-of-way, access easement or side property line, whichever is closest to the side of the building.

Article 401 Zoning District Regulations

Sec 401.02 Classification of Districts

4. *Commercial (C) districts.*
   a. C-1, Neighborhood Commercial
   b. C-2, General Commercial
   c. C-3, ~~Central~~ Mixed-Use Commercial

Sec. 401.05 Table of Uses

Residential	Use Regs.	A 1	R E	R 1	R2	R 3	R 4	RC 2	RC3	RM H	RZ L	RO	DN 1	DN 2	DN3	DN4	C 1	C 2	C3	D C	DE	I1	I2
Dwelling - Condominium					●	●	●	●	●			●			●	●		●	●	●	●		
Dwelling— Multi-Family						●	●		●							●		●	●	●	●		

Services	Use Regs	A 1	R E	R 1	R 2	R 3	R 4	RC 2	RC 3	RM H	RZ L	R O	D N1	D N2	D N3	D N4	C 1	C 2	C 3	D C	D E	I 1	I 2
Child Care— ~~Commercial~~ Licensed Center	601.07	●	C	C	C	C	C	C	C	C	C	●					●	●	●	●	●	C	C
Child Care— ~~Residential (4 Children)~~ Registered Family Home (5 children or less)	601.07	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Child Care— ~~Residential (5—10 Children)~~ Licensed Family Home (6-16 children)	601.07	C	C	C	C	C	C	C	C	C	C	●	C	C	C	C			●		●		
Office ~~— Small Scale(≤ 4,000 gsf)~~												●			C	A	●	●	●	●	●	●	●
~~Office — Large Scale (> 4,000 gsf)~~																		●	●	●		●	●

Retail	Use Regs.	A 1	R E	R 1	R 1	R 3	R 4	RC 2	RC 3	RM H	RZ L	R O	D N1	D N2	D N3	D N4	C 1	C 2	C 3	D C	D E	I 1	I 2
Retail ~~— Small Scale (≤ 4,000 gsf)~~															C	A	●	●	●	●	●	●	
~~Retail — Large Scale (> 4,000 gsf)~~																		●		●			

Sec. 401.07-B Downtown Neighborhood (DN) districts regulations.

(c) DN districts lot and area standards.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS LOT AND AREA STANDARDS							
				Lot Width		Max. Lot Coverage Ⓒ	
District	Building Type	Min. Lot Area (sq. ft.) Ⓐ	Min. Land Area/ Dwelling Unit (sq. ft.)	Min. Lot Width Ⓑ	Max. Lot Width	Interior lot	Exterior/ corner lot
DN-1	Single-family	~~6,000~~ 5,000	--	~~60'~~ 50’	--	40%	45%

Sec 401.10 PUD, Planned Unit Development

(b) ~~*Minimum area required for PUD districts.* The minimum lot area required for property proposed for a Planned Unit Development district shall be 10 acres.~~

Article 601 Use Regulations

Sec 601.07 Child Care

(a) ~~*Child care, residential*~~*Registered child care family home: ~~Four~~ (~~4~~) Five (5) children or less.* ~~Residential child care~~A registered child care family home shall meet the provisions of Section 601.12, Home Occupations, Subsection (a), Type A, and shall also meet the following provisions:

(1) A ~~small residential child care~~registered child care family home shall not care for more than ~~four (4)~~ five (5) children at any given time, including the ~~children under the age of ten residing in the home or the number approved by the state's licensing board, whichever is fewer~~caregiver's own preschool children.

(2) The dwelling shall meet all City, County and State Health Department requirements as to safety, design, facilities, equipment, and other features and the center shall be operated in a manner that will not adversely affect other properties and uses in the area.

(3) The ~~residential~~ registered child care family home shall be located in a single-family dwelling, which is ~~the permanent residence of the operator(s)~~the caregiver's own residence and shall be operated in a manner that will not change the character of the residence.

(b) ~~*Child care, residential*~~*Licensed child care family home: ~~Five (5)~~ Six (6) to ~~ten (10)~~ sixteen (16) children.* ~~Residential child care~~A licensed child care family home~~,~~ shall meet the provisions of Section 601.12, Home Occupations, Subsection B, Type B; shall meet all of the provisions of a ~~small residential child care~~registered child chare family home; and the additional following provisions:

(1) A ~~large residential child care~~licensed child care family home shall not care for more than ten (10) children including the number of children under the age of ten that reside in the home, or the number of children approved by the state's licensing board, whichever is fewer.

(2) A large residential child care shall provide verification of a Fire Department inspection at the time of application submittal for a conditional use permit.

(c) ~~*Child care, commercial.*~~ Licensed child care center. Commercial child care, day care centers, pre-schools, kindergartens, and nurseries shall be operated from structures that are commercial in nature or operated within a religious facility. They shall be limited by the requirements of the State of Arkansas in licensing such a facility, and shall otherwise comply with all area regulations established for the district in which such facility is located.

Sec 601.16 Outdoor and Mobile Food Vendors

(d) Outdoor vending. The following requirements shall apply to outdoor vending at fixed locations:

(2) Public property/right-of-way. Outdoor vending on public right-of-way and public property shall only be permitted in special outdoor vendor districts as identified herein, in public parks only as authorized by the Parks and Recreation Director, or otherwise established by City Council.

(3) Location restrictions. No outdoor vendor shall be permitted to operate in the following areas:

p. City public park property, unless authorized by the Parks and Recreation Director.

Sec. 601.27 Wireless Communication Facilities

(d) General Guidelines.

(4) ~~Space may be leased on city owned water towers for the purpose of constructing telecommunication towers and antennas. The addition of a tower or antenna may not add more than twenty (20) feet to the height of the existing water tower. All proposals for leasing of space upon City owned property must obtain approval by the City Council prior to construction and must meet all applicable requirements of this ordinance.~~

Sec 801.13 Signs Allowed Without A Sign Permit

(b) Additional signs. In addition to any other allowed sign, the following signs may be installed, mounted and displayed without a sign permit when the current condition of the property meets any of the conditions below, subject to the corresponding rules and conditions. Maximum area is measured per sign face. Maximum height applies to freestanding signs only.

Property Condition	Land Use		Max. No.	Max. Area (sf)	Max Height (ft.)
	Res.	Nonres.			
Property Under Construction	●		1/street frontage of the lot	16	6
		●	1/street frontage of the lot or development ~~neighborhood or subdivision~~	32	12
Subdivision Under Construction	●	●	1/street frontage of the neighborhood or subdivision ~~lot or development~~	32	12
Property for Sale or Lease	●		1 freestanding/street frontage and 1 wall/dwelling unit	8	6
		●	1 freestanding/street frontage and 1 wall/lease space	32	8

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Sec 801.15 Signs Allowed With A Sign Permit

The following signs may be installed, mounted, or placed on public display only pursuant to a duly authorized and issued sign permit, subject to the height, area and location regulations specified in this Section. A common signage plan is required in accordance with SEC. 801.09 Common Signage Plan. Erection of the following signs without a permit is a violation of this Section.

1. *Height and area regulations*.

Sign Type	ZONING								Use	No. Allowed	Max. Height	Max. Area (per sign face)
	A1,RE, R1, R2, R3, R4 RC-2, RC-3, PRD, DN1, DN2	RO	C1	C2	C3	DC, DE, DN3, DN4	I1 & I2	PUD				
Free-standing	●								Subdivision & Multifamily	2/street entrance	6 ft.	32 sq. ft.
	●	●	●		●				Non-residential	1/street frontage	6 ft.	32 sq. ft.
				●			●	●	Single tenant	1/street frontage	8 ft.	60 sq. ft.
				●			●	●	Multiple tenant	1/street frontage	12 ft.	100 sq. ft.
Wall	●	●							Residential	1/building	1 ft. above roof peak	4 sq. ft., non-illuminated
		●	●	●	●	●	●	●	Non-residential	No maximum number; however, the total area cumulative of all sign faces cannot exceed 15% of the wall area for the building, or suite if applicable.	1 ft. above roof peak	15% of wall area* (includes awning, canopy, window, door, projecting and roof signs) 25 sq. ft. min. allowed

Sec 200.01 Definitions

Access: ~~A way or means of approach to provide vehicular or pedestrian entrance or exit to a property~~The way or means by which a piece of property is approached or entered.

~~*AHTD*~~*ARDOT:* Arkansas ~~Highway and Transportation~~ Department of Transportation.

Alley: A ~~minor public right-of-way~~passage or way to the back or the side of abutting propert~~ies~~y used for ~~and~~ vehicular access and utility installations ~~abutting a street~~and not intended for general traffic circulation.

Apex (Flood Damage Prevention)*:* A point on an alluvial fan or similar landform below which the flow path or the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Base Flood (Flood Damage Prevention): The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Basement: ~~Any area of the building having its floor subgrade (below ground level) on all sides~~As defined by the International Building Code as adopted by Bentonville City Council.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

~~*Buffer, Perimeter Landscape:* A continuous area of land set aside along the perimeter of a lot in which landscaping is used to provide a transition between and reduce the environmental, aesthetic, and other impacts of one type of land use upon another.~~

~~*Lot, Reverse Frontage:* A double frontage lot which is designed to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street.~~

Manufactured Home: ~~A detached single-family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the~~ A dwelling unit constructed in a factory in accordance with and meeting the definitions set forth in the Federal Manufactured Housing Construction and Safety Standards Code. ~~This Code means the standard for construction, design and performance of a manufactured home as set forth in the Code of Federal Regulations, Title~~ 24 C.F.R, ~~Part~~pt 3280~~, 3282, 3283, and 42 USC 5401, ET SEQ, as mandated in the United Stated of America and as administered by the~~ promulgated by the United States Department of Housing and Urban Development under authority of 42 U.S.C. 5401 et seq., as it existed on January 1, 1976 and as defined in Arkansas State Statute Sec. 20-25-102.

Manufactured Home Park: A parcel of land which has been designed or improved or is intended to be utilized for occupancy by one or more mobile homes and which conforms to the provisions of this ~~ordinance~~code.

Open Space: Open space shall be interpreted to mean:

1. All areas of natural plant communities o~~f~~r areas replanted with vegetation after construction, such as re-vegetated natural areas; and
2. Tree, shrub, hedge, or ground cover planting areas; and
3. lawns and other areas allowed to be counted as open space per the Zoning Code and Land Development Code.

Planned Residential Development (PRD): A comprehensive residential planned land development project in which the standard requirements of the Zoning Code and Land Development Code may be varied to allow design flexibility, building clustering, grouping of open space, increased density and alternatives to public facility improvements.

Planned Unit Development (PUD): A comprehensive planned land development project in which the standard requirements of the Zzoning ordinanceCode and lLand dDevelopment regulationsCode may be varied to permit allowed design flexibility, building clustering, grouping of open space, increased density and alternatives to public facility improvements.

Setback Line: A line or lines, established by the Zoning Ordinance, designating the area intended for future right-of-way as established by the Master Street Plan and restricting the placement of buildings therein. The required distance between every structure and any lot line on the lot which it is located as established by the Zoning Code.

Structure: Anything inanimate constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including roof overhangs, carports, garages, porches, and other similar structures.That which is built or constructed.

Variance: (Flood Damage Prevention) A grant of relief to a person from the requirements of this ordinancecode when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinancecode. (For full requirements, See Section 60.3 of the National Flood Insurance Program regulations).

Yard: That portion of a lot established by the building lines as minimum open space and intended to be unobstructed and unoccupied by any structure. Such things as fences, poles, posts, fence walls and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height and visibility limitations. A required open area at grade between a building setback line and a public right-of-way, access easement or property line, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically allowed in this code.

Yard, Front: That minimum required open space extending between side lot lines from the front lot line to the nearest point of any building, as set forth in the Zoning Ordinance.The portion of a lot between the front building setback line and the public right-of-way, access easement or property line, whichever is closest to the front of the building as determined by the main entry to which the lot is addressed.

Yard, Rear: That minimum required open space extending between side lot lines measured from the rear lot line to the nearest point of any building, as set forth in the Zoning Ordinance. The portion of a lot between the rear building setback and the public right-of-way, access easement, or rear property line, whichever is closest to the back of the building.

Yard, Side: That minimum required open space extending from the front yard line to the rear lot line on both sides of any lot, measured from the side lot line to the nearest point of any building, as set forth in the Zoning Ordinance. The portion of a lot between the side building setback line and the public right-of-way, access easement, or side property line, whichever is closest to the side of the building.

Article 300 Administration and Enforcement

Sec. 300.04 Waivers.

2. No waiver shall be granted except upon written petition by the applicant when the application is filed. Under exceptional circumstances, the Planning Commission may grant waivers at the time of final plat approval. The petition shall state fully the grounds for the waiver and all the facts upon which the petition is made. In granting the waiver, the Planning Commission shall prescribe any conditions that it deems necessary to or desirable in the public interest. In considering the petition for a waiver, the Planning Commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity. No waiver shall be granted unless the Planning Commission finds all four of the following:

    1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would unreasonably affect the applicant.
    2. That the waiver ~~is not in conflict with~~ supports the overall goals of the City in adopting these regulations.
    3. That the granting of the waiver ~~will not be detrimental~~maintains ~~to the~~ public health, safety and welfare is consistent with~~or injurious to~~ other property in the area.
    4. That the granting of the waiver ~~will not have the effect of preventing~~enables the orderly subdivision of other land in the area in accord with the provision of these regulations.

Article 500 Final Plats

Sec 500.06 Recording

1. *Owner/developer responsibility*. Upon approval of the final plat and acceptance of the public dedications by the city council, the owner/developer shall submit ~~ten~~one (1~~0~~) original paper ~~copies~~plat, notarized and signed, to the Planning Department.
2. *Planning department responsibility*.
    1. The Planning Department shall have the final plat recorded in the office of the County Recorder within 30 days from the date of submittal of the required documentation. If the final plat is not filed within such time, approval shall be considered as having been abandoned.
    2. Upon recording the plat, the designated city official shall retain the ~~Mylar and two (2) copies~~original for the ~~planning commission's files and building inspection's~~city files.

Sec. 900.02 Items to be Shown on Plat or Plan

The table below establishes the information and details required to be shown on all submittals for preliminary plats, final plats, large scale developments, planned developments and incidental subdivisions. The requirements for planned developments apply to planned unit developments (PUDs) and planned residential developments (PRDs). The requirement shall apply to the development type if a dot (●) is shown in the development type column.

Requirements	Preliminary Plat	Final Plat	Large-Scale Development	Planned Development	Incidental Subdivision
(e) Site specific information					
(28) For phased projects, a phasing plan with phased areas outlined and labeled with a phase number shall be required at the time of original submittal.			●		

Sec 1100.22 Downtown Neighborhood (DN) Districts Design Standards

(d) DN districts general site access and parking.

(1) *Parking location*.
   a. *Prohibited in front yards*. Garages, parking lots or designated parking spaces are prohibited in the front yard ~~and corner side yard~~.
   b. *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.
   c. *Detached garages*. Detached garages shall be located to the rear of the primary structure.

(2) *Parking setbacks*.
   a. *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.
   b. *Detached garages*. Detached garages must be separated from the primary structure by a minimum of 10'.
   c. *Garages with alley access*. Garages with alley access must be setback 8' from the alley.

Sec. 1100.23 Downtown (D) districts Design Standards

(l) Parking placement. Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on arterial or collector streets, unless at the intersection of any combination of arterial and collector streets Parking drives are highly discouraged along arterial and collector streets and only allowed if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces. The standards for garages and parking for residential uses set forth in Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards shall apply to residential uses in the DC and DE districts.

Sec 1100.24 Bentonville Municipal Airport Design Standards

11. *Exterior materials*. The front, rear, and sides of all buildings and structures shall be constructed with materials approved by the ~~City of Bentonville~~Airport Advisory Board. Builders are encouraged to use sustainable materials, when possible.

12. *Exterior colors*. Exterior colors shall utilize primarily muted, neutral, or earth tone colors. Builders must choose from a set of four (4) pre-approved color palettes, which will be made available to all prospective builders. The selected color palette shall be approved by the Airport Advisory Board and provided with all plan submittals.

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ORDINANCE STAFF REPORT

Donation Box Regulations

PC Date: 10/5/2021
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	New Regulations
Code Impacted	Zoning Code
Section(s)	Sec. 401.05 Table of Uses, Art. 601 Use Regulations

http://www.bentonvillear.com/198/Code-Amendments

Issue

Staff has received several complaints regarding the appearance and upkeep of donation boxes that have recently appeared on vacant properties near the public right-of-way. The donation boxes often become full and persons making donations set items outside of the box. The area surrounding the donation box creates unsightly conditions and becomes a nuisance.

Code enforcement has been working to identify the owners of the donations boxes to bring them into compliance with property maintenance codes. This has been a challenge since often the property owners are not aware the donation boxes have been placed on their property and the donation boxes themselves do provide contact information.







Research Findings

Staff used MuniPro to identify regulations for donation boxes. This included 14 municipalities primarily in the midwest and south, including Texas and Oklahoma. We did not find such regulations for any cities in Arkansas. This is a summary of those findings.

Purpose and Intent: Municipalities regulate donation boxes to maintain cleanliness and visual aesthetics.

Applicability/Exemptions: A few communities prohibit donation boxes outright. Some allow them only for 501(c)(3) nonprofits, and only on the same property as a 501(c)(3) nonprofit. Regulations are retroactive and apply to existing boxes.

Permit/Fees: Most regulations required a permit or registration with fees ranging from $10-$150.

Zoning Districts: Allowed in nonresidential districts only. Some go further and restrict to one specific commercial district, only.

Number Limitations: Some regulations established a limit of one per lot. Others limit the number within the community per operator, anywhere between three and five. Some require spacing from other boxes.

Location Requirements:

- Not on public property
- Not on vacant property
- Not in a required parking space
- Not in a setback
- Not in an easement
- Not within sight distance requirements
- Not in a front yard
- Located against the building
- On paved surface
- Not within 150'/200' of one or two family residential structure.

Box Design: A few regulations included details on design, including size, material, and signage. Maximum height allowed is between 6' and 8' with a footprint no larger than 6' x 6'.

Maintenance: Boxes must be painted, remain clean and emptied frequently. Items cannot be placed outside and around the box.

Proposal

Donation boxes are beneficial to people wishing to donate unwanted items. They also provide items and services to persons in need. However, they can pose an unsightly nuisance if not properly maintained. Adopting regulations will help ensure that the donation boxes are used as intended and are properly maintained.

The regulations recommended include location, box dimensions and maintenance:

- Donation boxes allowed as an accessory use in all zoning districts upon compliance with the use regulations.
- Donation boxes be allowed only on properties that are 501(c)(3) non-profit organizations.
- The operator of donation boxes must be a 501(c)(3) non-profit organization.
- Maximum height of 6'.
- Ground footprint of 25 square feet.
- No more than two donation boxes per parcel.
- Front setback is the same as the zoning district. Side and rear setbacks are 7' (the same as the setbacks for accessory buildings). Must be at least 200 ft. from a residential structure.
- Donation boxes cannot impede traffic flow or sight visibility, cannot be placed within a required parking space, and must be on a concrete or asphalt surface.
- Donation box must include contact information and any additional signage cannot exceed two square feet.
- Donation boxes must be maintained, serviced and emptied regularly.

The regulations do not require a permit at this time and will be enforced through code enforcement.

Recommendation

Staff recommends approval of the proposed ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE APPENDIX A ZONING CODE TO REGULATE DONATION BOXES.

WHEREAS, Bentonville City Council wishes to promote the community's health, safety, and welfare; and,

WHEREAS, unattended donation boxes often become unsightly and create a nuisance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That the Bentonville Municipal Code, *Appendix A Zoning Code* should be and the same is hereby amended with the following *Attachment A: Donation Boxes*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2.That this ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2021.

APPROVED:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

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Attachment A

Donation Boxes

Underlined red text to be added.

Sec. 201.02 Definitions of Terms and Uses

Operator (Unattanded Donation Box): Means a person, entity, association or organization who places, maintains or operates unattended donation box(es) to solicit donations of salvageable personal property.

Property owner (Unattanded Donation Box): Means the person, entity, association or organization who owns the real property where the unattended donation box(es) are or are proposed to be located.

Unattended donation box: Means any unattended container, receptacle, or similar device that is located on any property, outside of a fully enclosed building, within the city used for soliciting and collecting donations including, but not limited to, clothing, books, shoes furniture, or other salvageable personal property.

Sec. 401.05 Table of uses for zoning districts.

OTHER	Use Regs	A 1	RE	R1	R2	R3	R4	R-C2	R-C3	R-MH	R-ZL	RO	DN-1	DN-2	DN-3	DN-4	C1	C2	C3	DC	DE	I1	I2
Donation Box	601.34	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Sec. 601.34 Unattended Donation Box. No person or other legal entity shall cause or permit the installation or placement of a donation box upon any property within the city, whether public or private, except in accordance with this section.

(a) Purpose and Intent. The purpose of this section is to regulate the placement of unattended donation boxes within the city. These procedures and requirements are enacted to:

(1) Promote the community's health, safety, and welfare by regulating unattended donation boxes for clothing or other salvageable personal property within the city;

(2) Ensure that unattended donation boxes do not pose a hazard to pedestrian and vehicular traffic;

(3) Ensure that material is not allowed to accumulate outside of the unattended donation boxes where it can be scattered by adverse weather conditions, animal contacts and human activities; and

(4) Establish criteria that avoid attracting vermin, unsightliness, and a public health hazard.

(b) Applicability. The requirements of this section shall apply to all donation boxes regardless of whether said boxes were placed prior to the effective date of these regulations. No previously placed donation boxes shall be granted any inherent legal or nonconforming status. All existing donation boxes shall be removed or brought into compliance with these regulations within 30 days of the effective date of these regulations.

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(c) Exemptions. These regulations do not apply to recycling bins operated by the city or a waste management company or donation boxes contained wholly within an enclosed building.

(d) Requirements. Donation boxes are allowed as an accessory use in all zoning districts within the city only upon compliance with the following:

(1) *501(c)(3) required.*

a. All proceeds are dedicated to the use of an entity which is qualified by the Internal Revenue Service as a 501(c)(3) charitable institution, or is a governmental entity.

b. The donation box is located upon the premises of an entity which is qualified by the Internal Revenue Service as a 501(c)(3) charitable institution, or is a governmental entity.

(2) *Number.* A maximum of two (2) donation boxes may be located on any parcel.

(3) *Dimensions.* The donation box shall be no more than six (6) feet high, with a ground footprint of not more than twenty five (25) square feet.

(4) *Setbacks.*

a. *Front:* As required by the zoning district.

b. *Side & Rear*: The donation box shall be located at least 7' from the side and rear property lines.

c. *Buildings*: The donation box shall be located at least 10' from any building.

d. *Residential Structures*: The donation box shall be located at least 200' from any residential structure.

(5) *Surface.* The donation box shall be placed upon a concrete or asphalt surface.

(6) *Visibility.* The donation box shall be located so as not to interfere with any sight triangles or block the view of any business signage.

(7) *Parking spaces and circulation.* No unattended donation box shall be placed on or within any parking space required under Appendix A Zoning, Article 501 Parking and Loading or in any way that interferes with on-site circulation

(8) *Signage.* The total signage on each donation box shall not exceed two square feet. No advertising shall be allowed on the donation box. An additional sign shall include the contact information: the name, address, email and phone number of both the property owner/manager and operator. It too shall not exceed two square feet.

(9) *Locked.* Unattended donation boxes shall be locked or otherwise secured.

(10) *Maintenance.*

a. Unattended donation boxes shall be serviced and emptied as needed, or within 24 hours of a request by the director or his or her designee.

b. Unattended donation boxes shall be maintained in good condition and appearance with no structural damage or defects, holes, or visible rust, and shall be free of graffiti.

c. The area surrounding the unattended donation boxes shall be free of any junk, garbage, trash, debris or other refuse material.

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REZONING STAFF REPORT

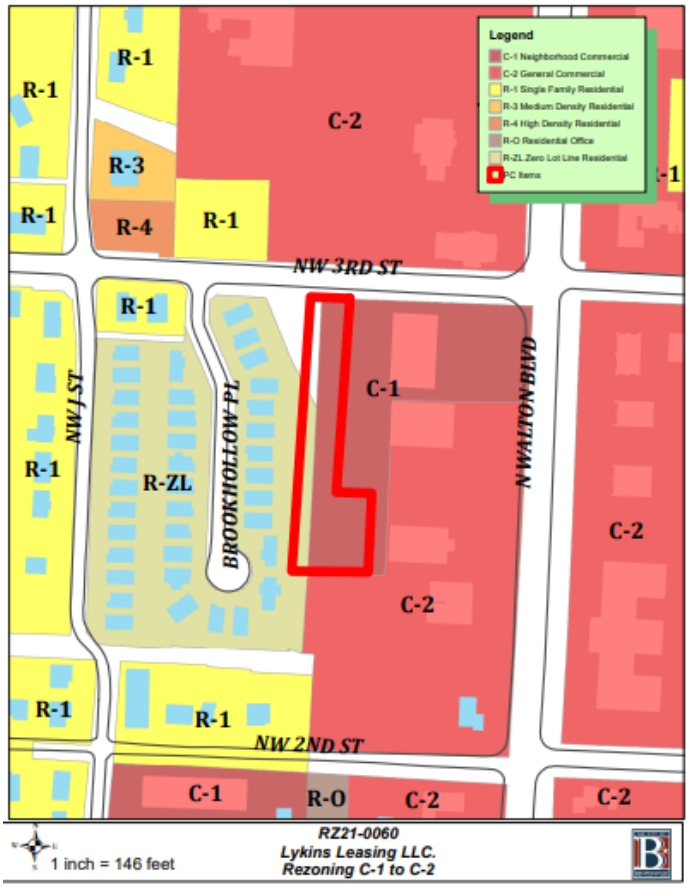
Lykins Leasing, LLC

NW 3rd Street and Walton Blvd.
PC Date: 10/5/2021
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0060
Applicant / Current Owner	Lykins Leasing, LLC
Site Area	+/-0.98 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located just west of the intersection of North Walton Boulevard and NW 3rd Street and has frontage onto NW 3rd Street. Adjacent zoning districts are C-2, General Commercial to the north and south, C-1, Neighborhood Commercial to the east, and R-ZL, Zero Lot Line Residential to the west.

Relationship to the Bentonville Community Plan
The Future Land Use Map currently depicts this property as General Commercial. These areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

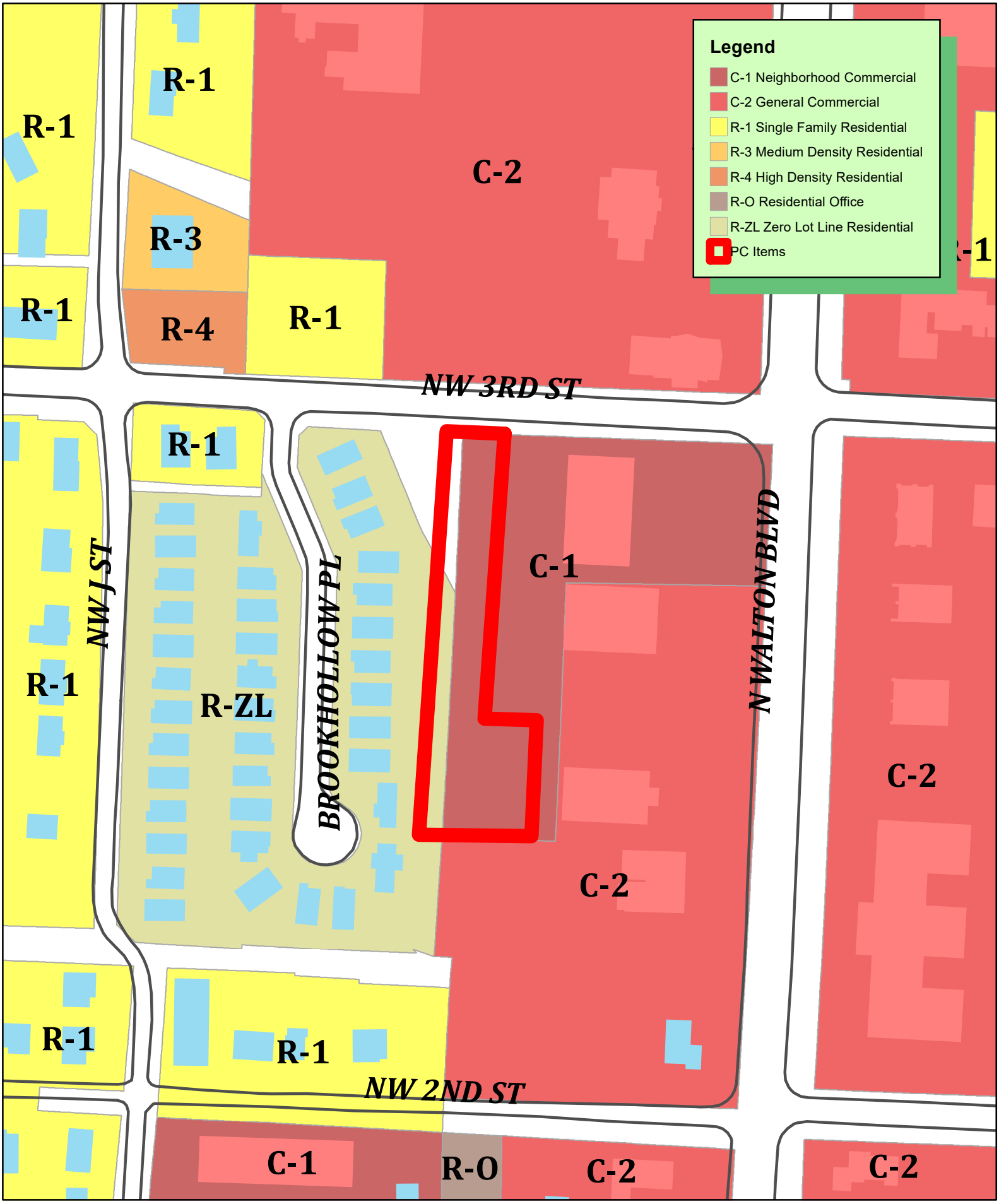
The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development (pg. 44).

Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

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

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 C-2, General Commercial zoning districts immediately adjacent to this property and a large natural area that provides a buffer to the RZ-L, Zero Lot Line Residential neighborhood to the west.

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



N
W E
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1 inch = 146 feet

RZ21-0060
Lykins Leasing LLC.
Rezoning C-1 to C-2

THE CITY OF BENTONVILLE

MORRISON
SHIPLEY

August 27, 2021

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

Re: Lot 4 Morrison Acres Rezone Request
Bentonville, AR 72712

We are representing a request by Lykins Leasing LLC to rezone Lot 4 of Morrison Acres located on the south side of NW 3rd Street, parcel 01-05386-002, just west of N Walton Blvd. This property currently vacant. The owner would like to develop the approximate 1-acre lot into a motel type facility. Due to the difficult topography of the property, it is intended, if the rezone is approved, to build the development on the south side of the parcel just west of the Arkansas Daycare Center. There is a major flow path on the west side of the site, and it is desired to keep as much of the trees as possible, which will help with screening to the west as well. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

1. The property is currently zoned C-1, Neighborhood Commercial. The proposed zoning is C-2, General Commercial.
2. The C-2 zoning will allow the construction of a motel type facility.
3. The C-2 zone classification is consistent with the Land Use Map.
4. The property currently has a driveway onto NW 3rd St.
5. Signage is anticipated at NW 3rd St for the development and will meet all city sign ordinances.
6. The appearance of the development is not known at this time, however development will follow the Bentonville Design Standards.
7. There is a 12” water line located on the north side of the property and in the southeast corner of the property. There is an 8” sewer line also located on the west side and south side of the property as well as one 8” sewer line flowing through the middle.

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, P.E.
Project Manager

NOTICE OF INTENT TO REZONE

Lykins Leasing LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1, Neighborhood Commercial to C-2, General Commercial

The legal description of the property is as follows:
Lot 4 of Morrison Acres

The common description of the property is: Parcel ID: 01-05386-002; NW 3rd Street

Proposed land use: Services - Lodging

The public hearing will be held October 5, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

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

Signature

Printed Name Cynthia Coughlin

Physical Address 11713 Huey 279 Bentonville, AR

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Joseph Courtland and Tabitha Halbrook

Allen Road

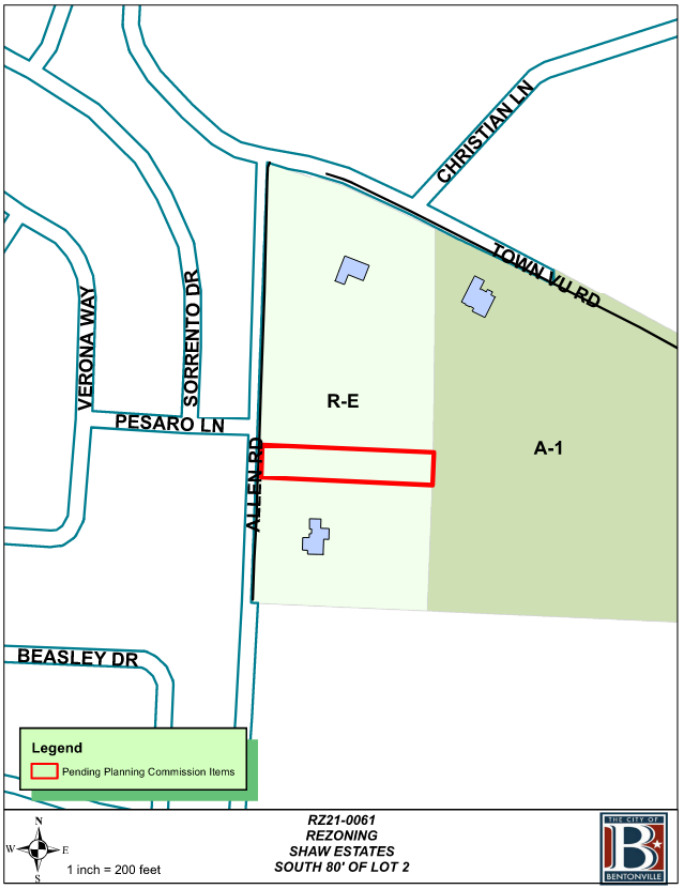
PC Date: 10/5/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0061
Applicant / Current Owner	Joseph Courtland and Tabitha Halbrook
Site Area	+/- 0.77 acres
Current Zoning	R-E, Residential Estate
Requested Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Agricultural (A) and Open Space (OS)
Requested Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on Allen Road. The property is surrounded by R-E, Residential Estate to the north and south, A-1, Agricultural to the east, and Centerton to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Open Space and Agricultural. The applicant is requesting a change in the Future Land Use Plan to Low Density Residential. These areas typically include detached single-family residential properties with a typical density of 3-9 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominate form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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

Public Comment

At the time of writing this staff report, staff has not received public comment on this item.

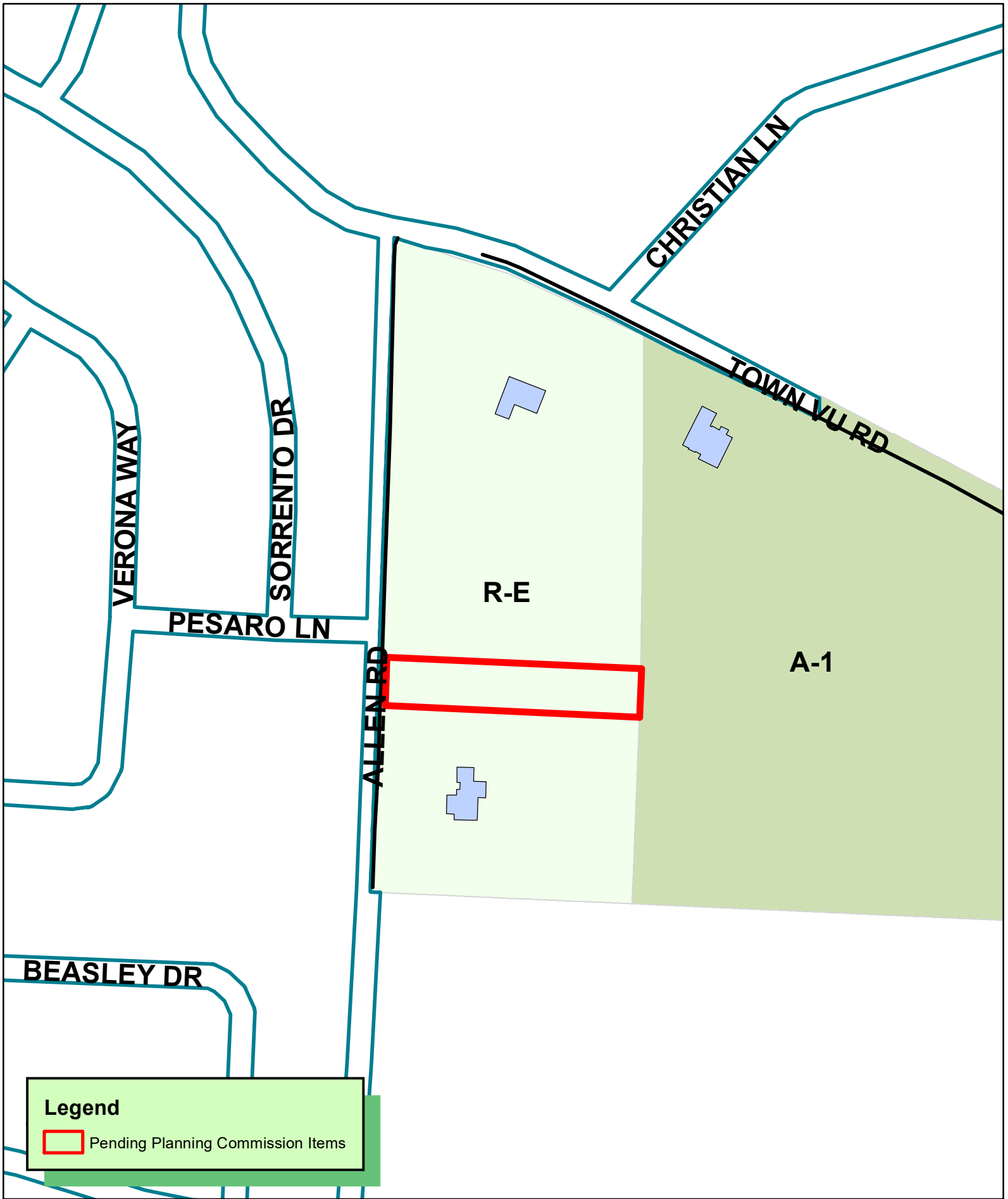
Analysis

The R-1 district is established to provide suitable areas for 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 request is not consistent with the Future Land Use Plan, however, R-1 is compatible with existing land uses and with the Bentonville Community Plan.

Conclusion

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



N
W E
S

1 inch = 200 feet

RZ21-0061
REZONING
SHAW ESTATES
SOUTH 80' OF LOT 2

THE CITY OF BENTONVILLE

NARRATIVE

Rezone for a Portion of Parcel #301-08949-000

Current Zone: R-E

Proposed Zone: R-1

Reason: We (Courtland and Tabitha Halbrook) purchased this lot from my (Tabitha's) parents, John T. and Tammie Thames, with the intention of building a house. My parents would like to build a small home beside us, so the intent was to build a main house with a guest house on the 3.33 acres. Because my parents will be paying separately for the guest house and because the bank 1) will not grant a construction loan if another structure is being built on the property and 2) does not recommend having two structures on one lot, we would like to pursue a tract split so that the two projects can be treated separately. We are asking for approval to rezone a small portion before obtaining a survey and submitting paperwork for the tract split.

How property will relate to surrounding properties: This should change nothing about the relation to surrounding properties.

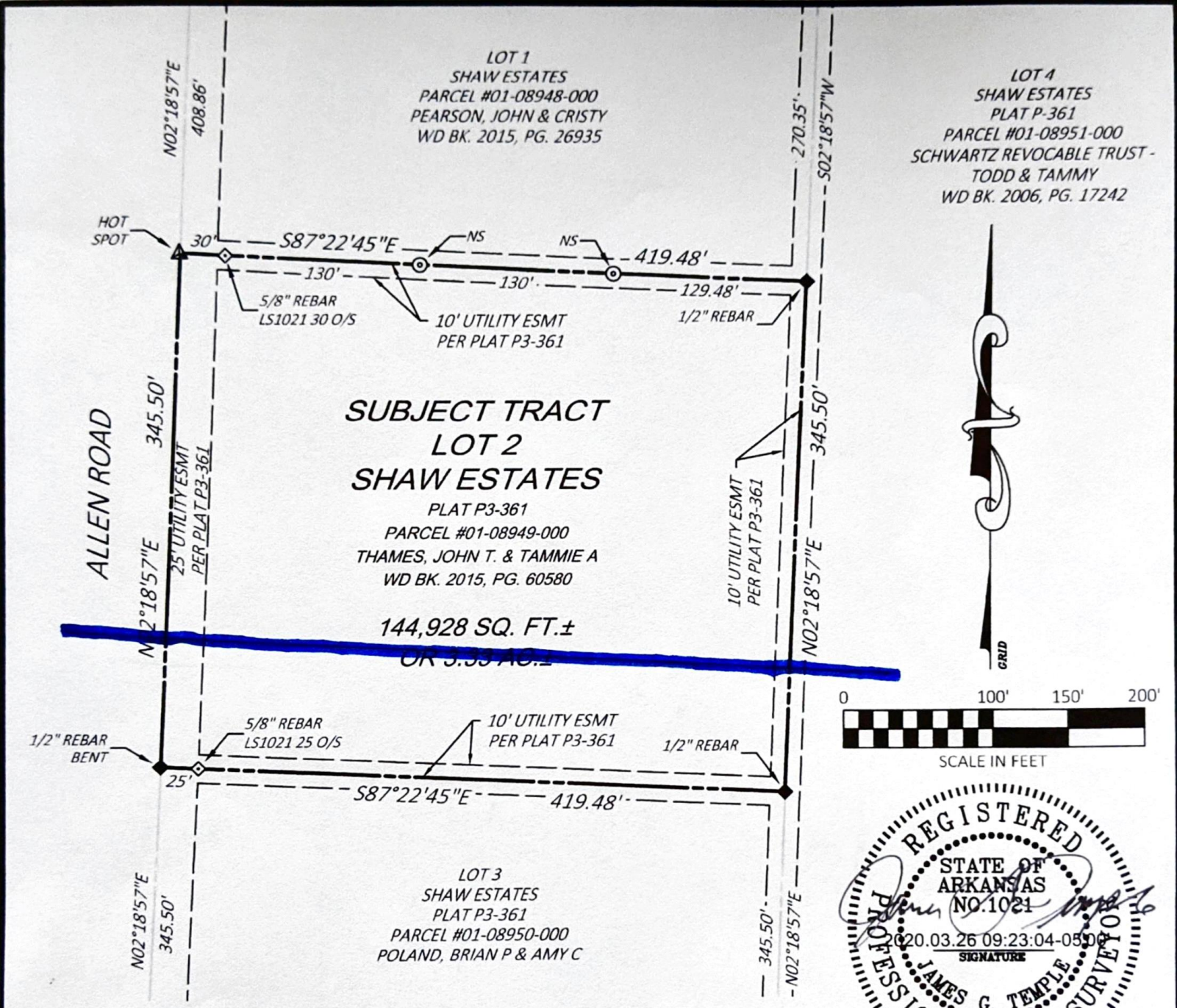
Use: The rezoned portion will be sold back to John T. and Tammie Thames and used to build a small home.

Traffic: A rezone/tract split should not affect traffic.

Signage: No signage.

Appearance: The overall appearance will not change besides what is normal with home construction. There will be no fence built between the smaller and larger portions of the property.

Availability of water and sewer: This property is located on Allen Rd. which is shared with Centerton and is across the street from Sienna Estates in Centerton. Currently there are no city water/sewer lines on the property. Centerton Utilities has been contacted, and they will hook up water/sewer by boring across the street and connecting to the line that services Sienna Estates.



REGISTERED
STATE OF ARKANSAS
NO. 1021
2020.03.26 09:23:04-05'00'
SIGNATURE
JAMES G. TEMPLE
PROFESSIONAL LAND SURVEYOR

Legend

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1021"
- Set Mag Nail

SURVEYOR'S BOUNDARY CERTIFICATION:

I hereby certify that the above platted and described survey was performed in the field under my supervision and that all monuments were found or set, as shown, to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

2020.03.26 09:23:30-05'00'
James G. Temple, AR, PS No. 1021

3/26/2020
Date

State Survey Code: 500-20N-31W-0-34-420-04-1021

CEI Engineering Associates, Inc.
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS · ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Thames, John & Tammie

CEI PROJECT NO.	DATE	PLS.	DRW	FLD	CHK'R
31670	03/23/2020	JGT	TLP	KCD	CSS

Boundary Exhibit
Allen Road
City of Centerton, Arkansas

REV DATE	SHEET NO.
3/25/2020 REV-0	1 OF 1

Low Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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

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

R-1, Low Density Single Family Residential

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

R-1, Low Density Single Family Residential

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

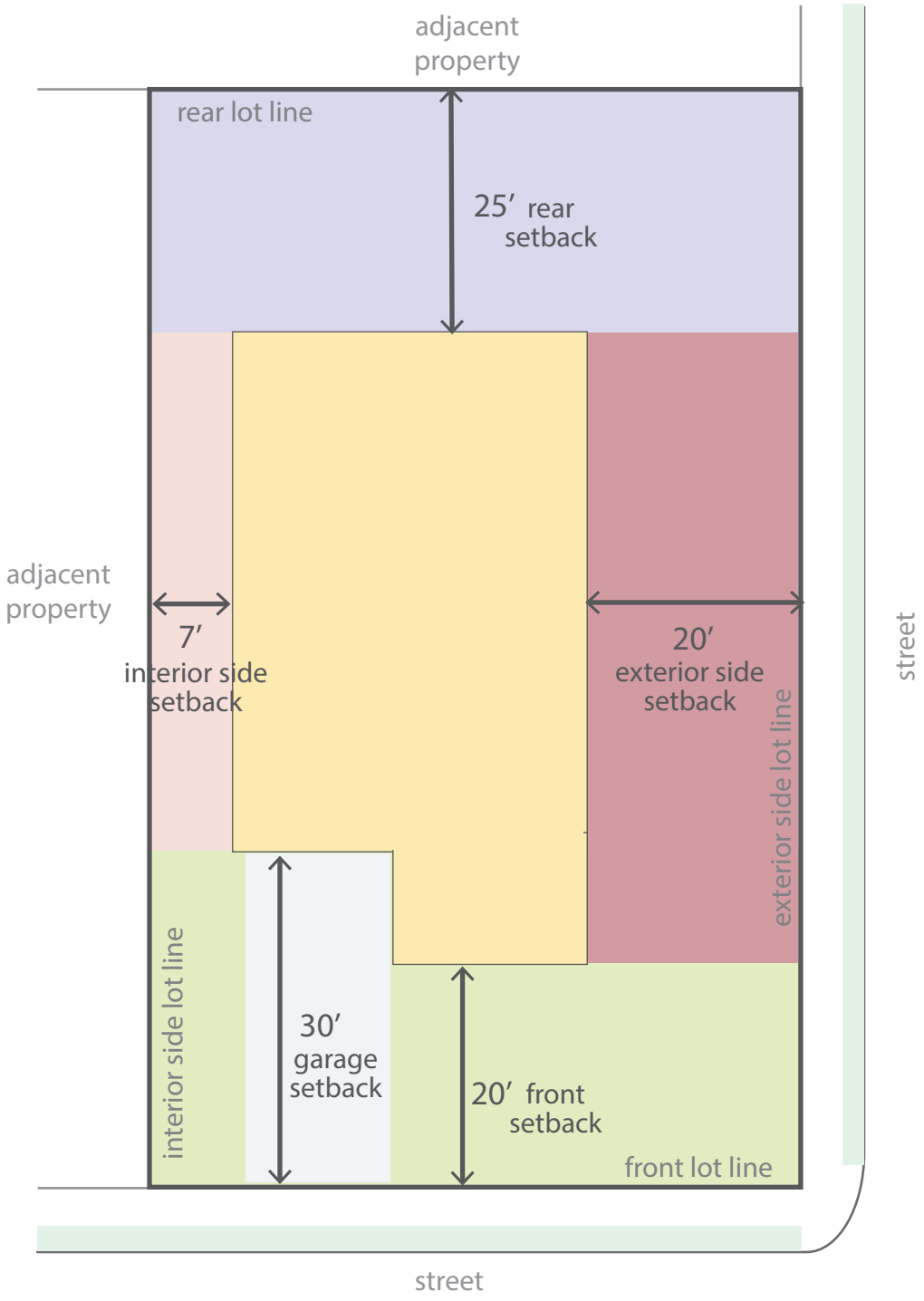
Land Uses:

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

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R-1, Low Density Single Family Residential

Setback Illustration



REZONING STAFF REPORT

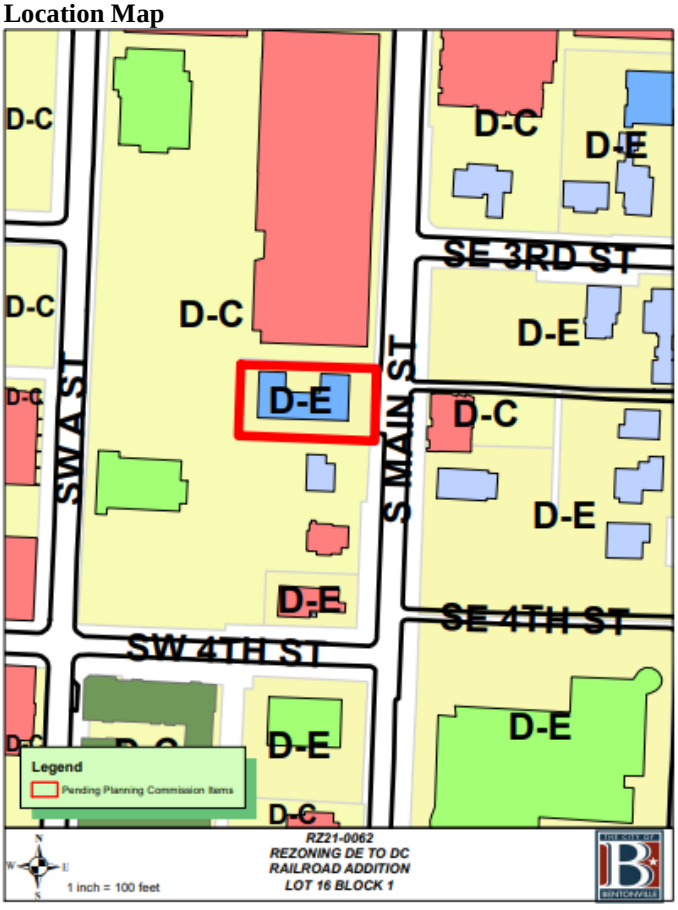
Scott Ventures, LLC

306 North Main Street
PC Date: 10/5/2021
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0062
Applicant / Current Owner	Scott Ventures, LLC
Site Area	+/-0.33 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 306 North Main Street, just south of the new Bentonville City Center development. Adjacent zoning districts are all DC, Downtown Core.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

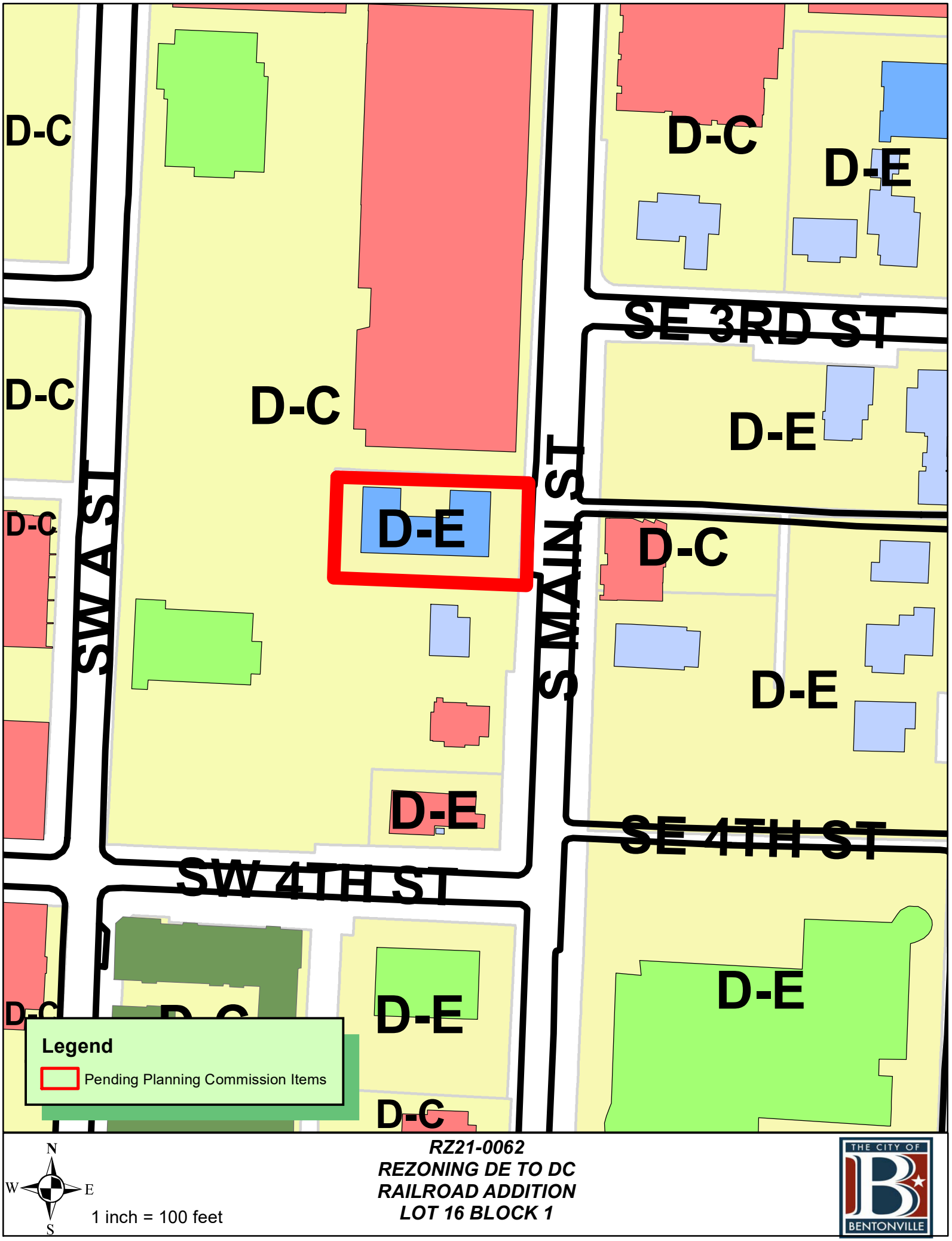
The property is located within Priority Area 1, Downtown Intensification and highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).

Public Comment
At the time of writing this staff report, staff has received public comment in support on this item.

Analysis
The Downtown Core comprises that area of the Bentonville Square and extends those urban characteristics along the primary downtown street of SW A Street to Highway 102. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

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

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.


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SW A ST
S MAIN ST
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D-C
D-E
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SE 4TH ST
SW 4TH ST
D-E
D-E
D-C
Legend
Pending Planning Commission Items
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1 inch = 100 feet
RZ21-0062
REZONING DE TO DC
RAILROAD ADDITION
LOT 16 BLOCK 1
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 30, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-03763-000 from D-E, Downtown Edge to DC, Downtown Core

Dear Planning Staff:

This law firm has been hired to assist the applicant, Scott Ventures, LLC, in obtaining a rezoning of Parcel No. 01-03763-000 (hereinafter "the Property") from from D-E, Downtown Edge to D-C, Downtown Core.

The primary reason for this rezoning request is to bring the lot into compliance with surrounding properties, and maximize the development potential of the parcel. No development is contemplated in the immediate future. The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Downtown Commercial, which allows for D-C zoning. All parcels to the North, South, and West are zoned D-C. Additionally, the parcel directly across the Main St. to the East is zoned D-C. All other parcels nearby are zoned D-E.

Because the Property is already zoned D-E, this rezoning will not increase traffic in any appreciable way. Because no development is contemplated at the time, questions of signage and appearance are inapplicable. Lastly, eight inch (8") gravity sewer and water lines are located along Main 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

RZ21-00062

NOTICE OF INTENT TO REZONE

Scott Ventures, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from D-E, Downtown Edge to DC, Downtown Core. The legal description of the property is as follows:

Lot 16, Block 1, Railroad Addition, Bentonville, Benton County, as shown in Plat Record "A", Page 38, Less and Except the South 75 feet thereof. Said property having the address of 306 S. Main, Bentonville, Arkansas 72712

The common description of the property is: **306 S. Main St., Bentonville, Arkansas**

Proposed land use: **Downtown Commercial**

The public hearing will be held on **October 5th, 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:

X I/we have no objections to the rezoning.

I/we object to the rezoning because:

_____

_____

_____

_____

_____

Signature

EMMA PARTNERS, LLC
ATTN: PAUL ESTERER,
Printed Name MANAGING MEMBER

310 S. MAIN, BENTONVILLE, AR
Physical Address

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

1120 South Walton Partners, LLC

1120 S Walton Boulevard
PC Date: 10/5/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0063
Applicant / Current Owner	1120 South Walton Partners, LLC
Site Area	+/- 5.63 acres
Current Zoning	C-2, General Commercial
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1120 S Walton Boulevard. The property is surrounded by C-2, General Commercial to the north, south, east, and west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as General Commercial. The applicant is requesting a change in the Future Land Use Plan to Mixed-Use Commercial. These areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas, but should be sited and designed to not be detrimental to the character of the area.

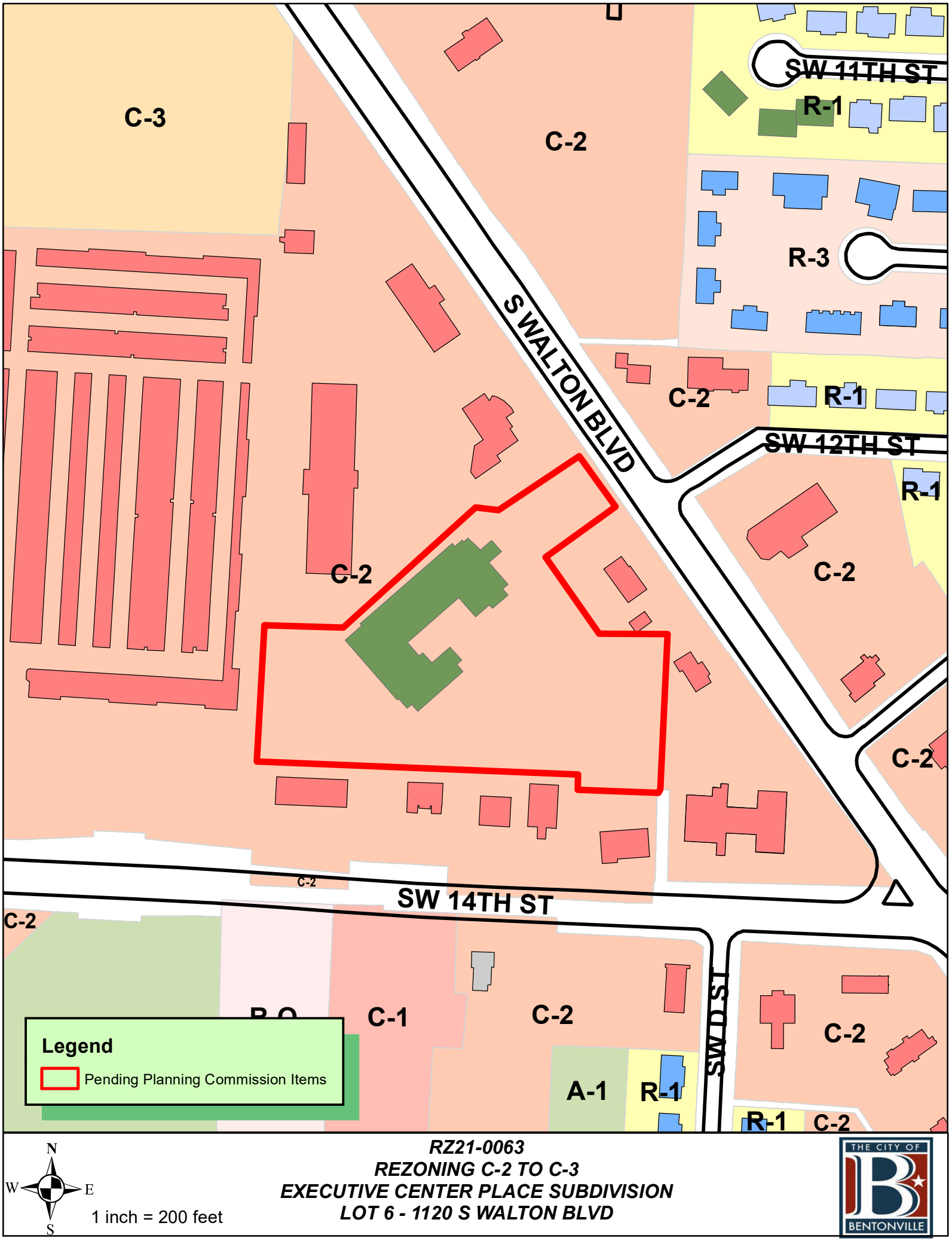
The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure with the context of existing development (pg. 44).

Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

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

While this rezoning request is not consistent with the Future Land Use Plan, there is existing C-3 in the immediate area and this request is a compatible zoning district with the surrounding land uses. Additionally, this request is consistent with the intent of the Bentonville Community Plan.

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.



RZ21-0063
REZONING C-2 TO C-3
EXECUTIVE CENTER PLACE SUBDIVISION
LOT 6 - 1120 S WALTON BLVD

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 30, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-09408-000 from C-2–General Commercial to C-3–Mixed Use Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, Fifty One Farm Group, LLC, in obtaining a rezoning of No. 01-09408-000 from C-2–General Commercial to C-3–Mixed Use Commercial, pursuant to a proposed sale.

The primary purpose for this rezoning request is to allow the developer a greater variety of uses for this parcel. Notably, C-2 largely does not allow residential uses, either conditionally or by right. Generally speaking, the purpose of this rezoning is to allow the property to be put to its highest and best use if ever redeveloped in the future. The property is currently developed with a mix of commercial and lodging uses. Lastly, rezoning the property to C-3 will not cause the current development to be in violation of any setback, height, area, or density requirements, as all of said requirements are less restrictive under C-3 than under C-2.

Because all adjacent properties have commercial zonings and uses, the requested zoning and proposed use are compatible with the parcel's surroundings. Moreover, this rezoning is expected to act as a continuation of the redevelopment occurring along this stretch of S. Walton Blvd. This rezoning also falls in line with recent rezonings to C-3 at 1002 S. Walton, and 307 S. Walton. As for traffic, the parcel sits Highway 71B, which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line and a 8" gravity sewer line currently serving the property which run from and along S. Walton Blvd.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

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

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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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 31, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Amending the Future Land Use Map Designation of Parcel No. 01-09408-000 from General Commercial to Mixed Use Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, Fifty One Farm Group, LLC, in amending the Future Land Use Map designation for Parcel No. 01-09408-000 from General Commercial to Mixed Use Commercial. The primary purpose for this amendment request is to the allow for the applicant to obtain a rezoning from C-2, General Commercial to C-3, Mixed Use Commercial.

There are several reasons why a Mixed Use Commercial land use designation is fitting for this parcel, as well as this stretch of Walton Boulevard in general. If a mix of residential and commercial use were allowed to develop on Walton Boulevard, this stretch in particular could act as an extension of Downtown Bentonville. This is especially the case because this area is walkable or bikable from most of Downtown and the SW A St. and Main St. corridors. Generally speaking, allowing a mix of residential and commercial uses where intense land uses already exist falls in line with Bentonville's goal to be a dense, walkable city. Moreover, this property is located on Highway 71B, which has ample capacity to any handle any additional traffic generated from allowing mixed-use development.

A change to a Mixed Use Commercial designation for this parcel would aid in the continuation of the redevelopment occurring along this stretch of S. Walton Blvd. Lastly, there is precedent for this amendment, granted the recent rezonings to C-3 at 1002 S. Walton, and at 307 S. Walton.

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

Will A. Kellstrom

WK:
pc:

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

Mixed-Use Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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

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

C-3, Mixed-Use Commercial

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

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0’	0’	0’	10’	0’	0’

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

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

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C-3, Mixed-Use Commercial

ALLOWED BY RIGHT

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

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

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

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

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

Transportation / Utilities
Broadcasting studio

CONDITIONAL

Agriculture and Animals
Animal clinic
Botanical garden
Greenhouse

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

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

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

Retail
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park

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

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

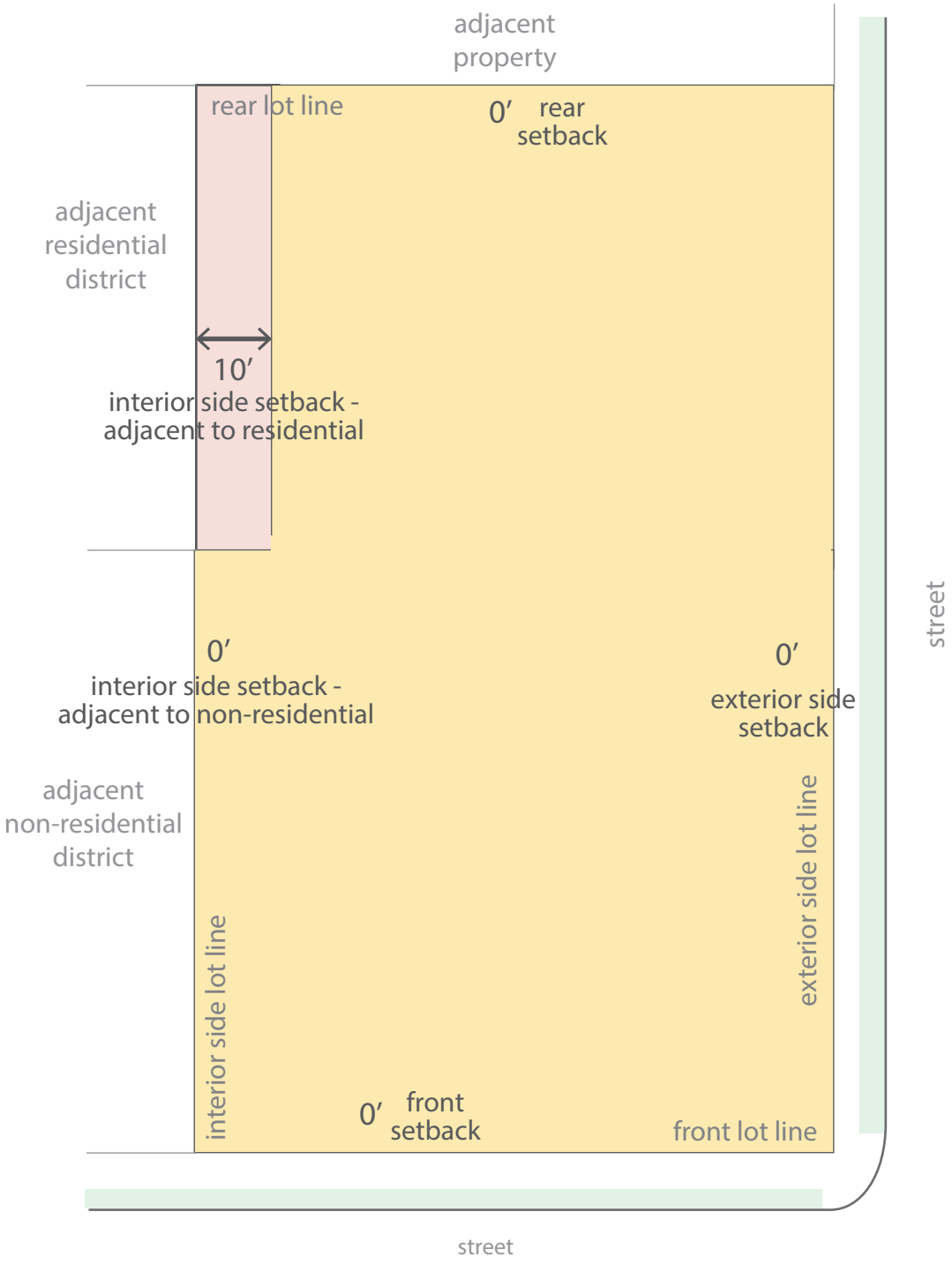
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-3, Mixed- Use Commercial

Setback Illustration



Updated May 2020

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

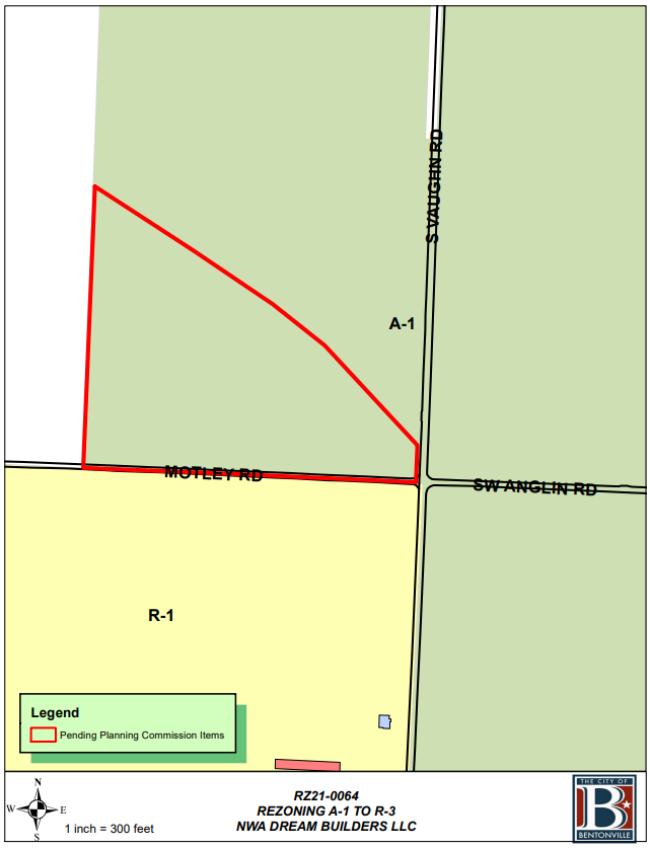
Shasta Properties, LLC

South Vaughn Road & Motley Road
PC Date: 10/5/2021
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0064
Applicant / Current Owner	Scott Ventures, LLC
Site Area	+/-19.69 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at the intersection of South Vaughn Road and Motley Road. 306 North Main Street, just south of the new Bentonville City Center development. Adjacent zoning districts are A-1, Agricultural to the north and east, R-1, Low Density Single-Family Residential to the south, and Centerton to the 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 applicant is requesting a change in the Future Land Use Plan to High Density Residential. These areas typically include apartments, condominium buildings, senior housing, and special types of group living. These areas also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

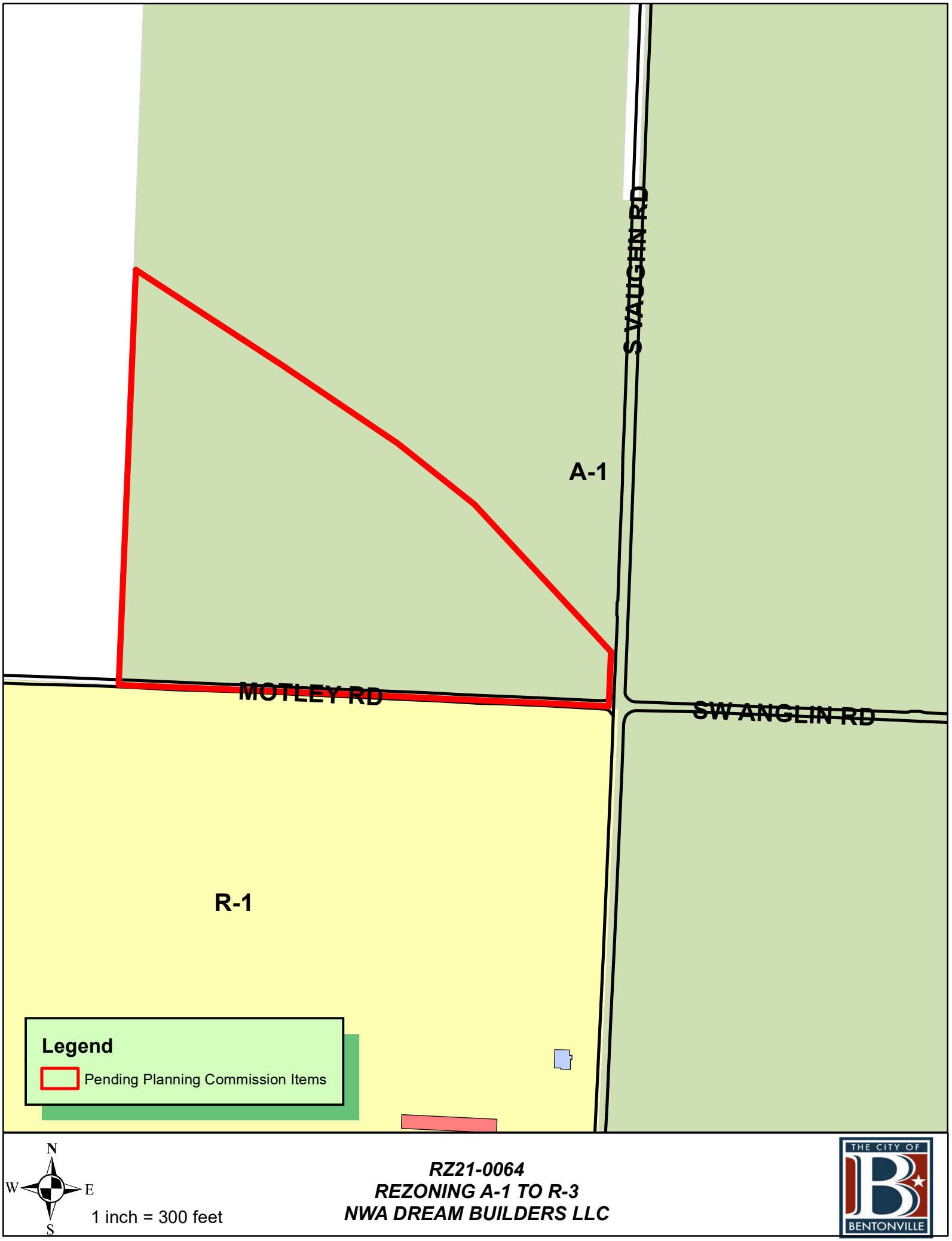
The property is located within Priority Area 3, Edge Growth and focuses on development in areas proximate to existing infrastructure on order to capitalize on municipal investments that have already taken place. (pg. 44).

Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

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. 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.

This rezoning request is not consistent with the Future Land Use Plan, however it is compatible with the property on South Vaugh Road that was recently rezoned to R-3 by the Planning Commission on September 21, 2021.

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.


S VAUGHN RD
A-1
MOTLEY RD
SW ANGLIN RD
R-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 300 feet
RZ21-0064
REZONING A-1 TO R-3
NWA DREAM BUILDERS LLC
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 30, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Amending the Future Land Use Map from Agriculture to High Density Residential for 19.69 Acres on Vaughn Road

Dear Planning Staff:

This law firm has been hired to assist the applicant, NWA Dream Builders, LLC, in amending the Future Land Use Map (hereinafter the "FLUM") from Agriculture to High Density Residential for 19.69 acres located at 4100 S. Vaughn Road in Bentonville (hereinafter the "Property").

Currently, the Property is designated as Agriculture on the FLUM, which allows for only A-1 zoning. The primary purpose for this FLUM amendment request is to obtain a rezoning from A-1 Agricultural to R-3, Medium-High Density Residential.

There have been several recent rezonings and developments in the area which suggest that the Property is a good candidate for being rezoned to a residential use. There are several parcels along Anglin/Motley Road which have recently been rezoned to R-1. Additionally, there are several other residential developments along Vaughn Road as it approaches Arkansas Highway 102 in Centerton. Lastly, there are two other apartment complexes on Vaugh Road–one to the North near the intersection of Vaughn Road and Highway 102 in Centerton and one to the South at the intersection of Vaughn Road and SW Regional Airport Boulevard in Bentonville. Lastly, the Property is in close proximity to both the Northwest Arkansas Regional Airport and several distribution centers. Accordingly, this is an excellent location for workforce housing.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

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

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
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WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

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

August 30, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning 19.69 Acres at 4100 Vaughn Road from A-1, Agricultural, to R-3, Medium High Density Multifamily

Dear Planning Staff:

This law firm has been hired to assist the applicant, NWA Dream Builders, LLC, in obtaining a rezoning of 19.69 Acres at 4100 Vaughn Road (hereinafter "the Property") from A-1, Agricultural, to R-3, Medium High Density Multifamily.

The primary reason for this rezoning request is to allow the applicant to build an apartment complex on the Property. The immediately adjacent land uses are all either residential estate or agriculture. Accordingly, the planned residential use is unlikely to interfere with either of those types of land uses. Additionally, there have been several recent residential developments along Anglin/Motley Road to the East and West and along Vaughn Road to the North and South. Moreover, some of those developments have been multifamily. Specifically, the Aviator Apartments and the Glen at Polo Park Apartments are located near the intersection of Vaughn Road and SW Regional Airport Boulevard. Also, there is an apartment complex located near the intersection of Vaughn Road and Highway 102 in Centerton. Lastly, granted its proximity to Northwest Arkansas National Airport and to nearby distribution centers, this property is a prime candidate for a workforce housing development.

As for traffic, the Property is located on Arkansas Highway 279, which should have ample capacity for additional residents. Signage, if any, will consist of a monument sign for the development, and the appearance of the development will be similar to other apartment complexes in the area. Lastly, there is a 12" water line running along Vaughn Road, and there is an easement for a future 12" gravity sewer line which runs Northwest/Southeast along the northern boundary of the Property.

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

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

REZONING STAFF REPORT

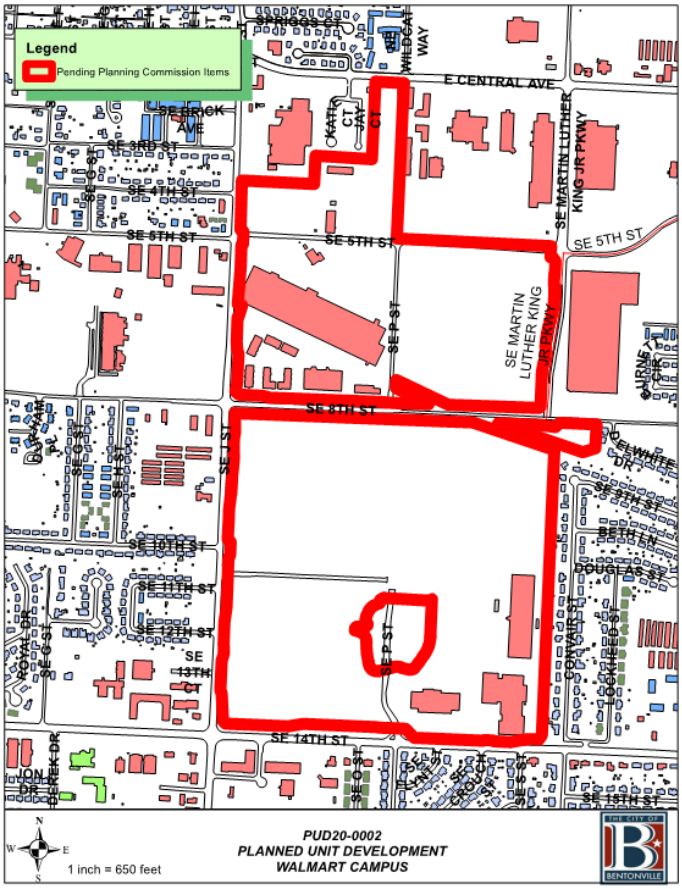
Walmart Campus

301 SE J Street
PC Date: 10/5/2021
Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	PUD20-0002
Applicant / Current Owner	Wal-Mart Stores, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	+/- 231 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	General Commercial

https://arcg.is/08HvK8

Location Map



Note: This is an amendment to a previously approved Planned Unit Development.

Amendment Description
An amendment to the previously approved Walmart Campus PUD to add Katie Lynn Courts Subdivision to the area. The area is depicted in the revised PUD plan set as Zone 02NE. The area includes a Childcare Center, housed in buildings L-02 and I-02. The primary materials depicted on the exterior elevations are brick, burnished concrete block, wood, and architectural metal panel.

Project Description
This property is the future site of the Walmart Home Office Campus. The property is generally bounded by E Central Avenue to the north, SE Martin Luther King Junior Parkway and SE Moberly Lane to the east, SE 14th Street to the south, and SE J Street to the west. Vicinity maps and streetscape layouts are included in the Planned Unit Development packet.

The campus includes a total of 13 commercial buildings, 13 parking decks, and 10 surface parking lots. The development is divided into five zones to be constructed in three phases. Depictions of each of the zones and a phasing plan are included within the packet. The development provides a total of 11,255 parking spaces. The Planned Unit Development depicts 15-foot setbacks along SE J Street and SE 14th Street, 10-foot setbacks along MLK, and 0-foot setbacks along SE 8th Street. The development depicts a total of 108 acres of open space, or 47% of the project area. The development provides a variety of materials such as architectural metal panel, wood finish, brick, glass, and precast concrete panels.

Currently zoned I-2 Heavy Industrial, R-3 Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial. Adjacent zoning districts include R-1, R-4, C-2, and C-1 to the north, R-1, R-3, C-2, and C-1 to the east, R-1, R-O, and C-2 to the south, and R-O, C-1, C-2, R-1, I-2, and PUD to the west.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as General Commercial. General Commercial areas typically include uses that serve nearby residents and those coming from other parts of the region. They encourage a variety of commercial uses and should balance access between vehicles and pedestrians. The General Commercial land use category is compatible with the proposed Planned Unit Development

Public Comment
Staff has received comments regarding this request.

Conclusion

According to the applicant's narrative the purpose of their Planned Unit Development is to provide a smart and sustainable design and a connected campus rooted in the community. The Campus seeks to meet these goals through the use of local materials, environmentally friendly design, connection with the Razorback Greenway and 8th Street, and building and architectural selections to serve as an extension of the existing community.

The Commerce and Industry Chapter of the 2015 Bentonville Community Plan is of special importance to this project. The Chapter's Community-Wide Recommendations suggest the City require a high quality of design and make unique and interesting places. In addition, the chapter depicts this property as being within the East Side Walmart Employment Sector Area. The plan notes that this area should serve as a link between the western trail network (which includes Downtown and Crystal Bridges) and the eastern trail network (which includes NWACC and the City of Rogers).

This Planned Unit Development, through its use of unique design, open space, and pedestrian connectivity, meets the purpose and intent of the PUD ordinance and of the Commerce and Industry Chapter of the Community Plan. Staff recommends approval of this rezoning request.

WALMART CAMPUS

PUD SUBMISSION - 3RD REVISED SUBMISSION

AUGUST 30, 2021

CONTACTS

BLACK HILL ENERGY
Josh Knight
1301 Federal Way
PO Box 2129
Lowell, AR 72745
(479) 333-7005
Joshua.knight@blackhillscorp.com

AT&T
Scott Seaman
627 White Road
Springdale AR 72766
(479) 442-1967

Layne Rhodes
(479) 442-1977
lr159@att.com

COX COMMUNICATIONS
Kip Smith
4901 S. 48th Street
Springdale, AR 72762
(479) 717-3796
kip.smith@cox.com

FIRE DEPARTMENT
City of Bentonville
Brent Boydston, Fire Chief
800 S.W. “A” Street
Bentonville, AR 72712
(479) 271-5927

STREET DEPARTMENT
City of Bentonville
Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT
City of Bentonville
Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT
City of Bentonville
Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT
City of Bentonville
Nancy Busen
1901 N.E. “A” Street
Bentonville, AR 72712
(479) 271-3160

PLANNING DEPARTMENT
City of Bentonville
Ellen Norvell
305 S.W. “A” Street
Bentonville, AR
(479) 271-3122

CITY ENGINEER
City of Bentonville
Dan Weese
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5993

STORMWATER
City of Bentonville
Janet Paith
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5002
jpaith@bentonvillear.com

Walmart
Gensler DUDA PAINE swa Miller Boskus Lack
CEI Page/ WALKER CONSULTANTS wpm ENGINEERING

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OWNER
Walmart
Bentonville, AR

ARCHITECT
Gensler
5005 Greenville Avenue
Dallas, TX 75206

ARCHITECT
Duda | Paine Architects
333 Liggett Street
Durham, NC 27701

ARCHITECT
Miller Boskus Lack
224 SE 2nd Street
Suite 200
Bentonville, AR 72712

ARCHITECT
Page Southerland Page, Inc.
1100 Louisiana Street
Suite One
Houston, TX 77002

PARKING AND ADVISORY
Walker Consultants
2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169

CIVIL ENGINEER
CEI
3108 SW Regency Parkway
Bentoville, AR 72712

CIVIL ENGINEER
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010

LANDSCAPE ARCHITECT
SWA
811 W. 7th Street
8th Floor
Los Angeles, CA 90017

Walmart Home Office Campus

PUD Submission - Revision 3

August 30, 2021

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart's leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company's commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 237.73 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P17.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P18, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands, where applicable, at the minimum rate of (1) shade tree per every nine (9) parking spaces located in the double row. Internal planting islands shall not be required. Trees shall not be required in external planting islands. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P19-P25 Street Sections.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P19-P25 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

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

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P27, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P17, Phasing Plan, for additional details.

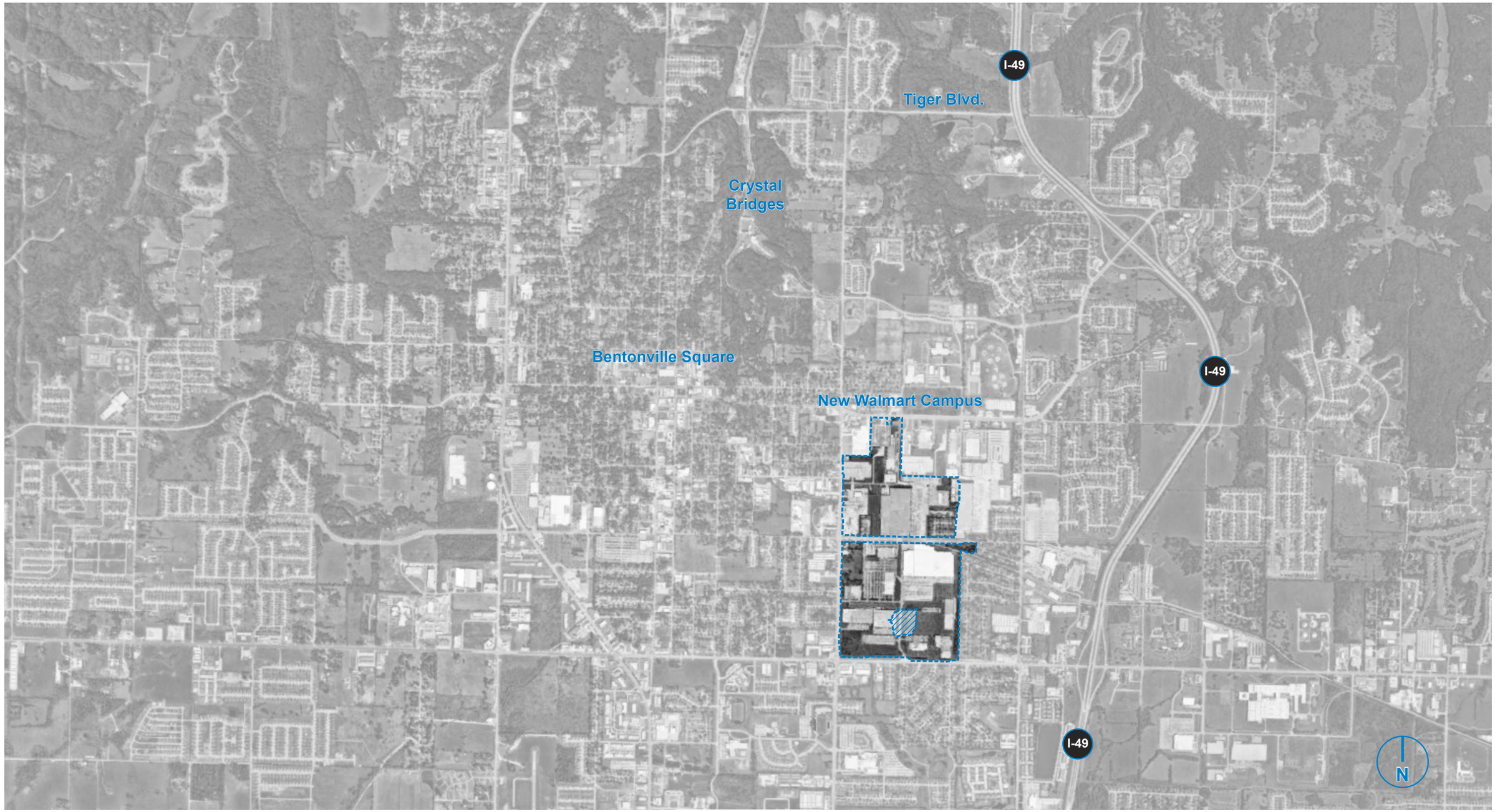
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

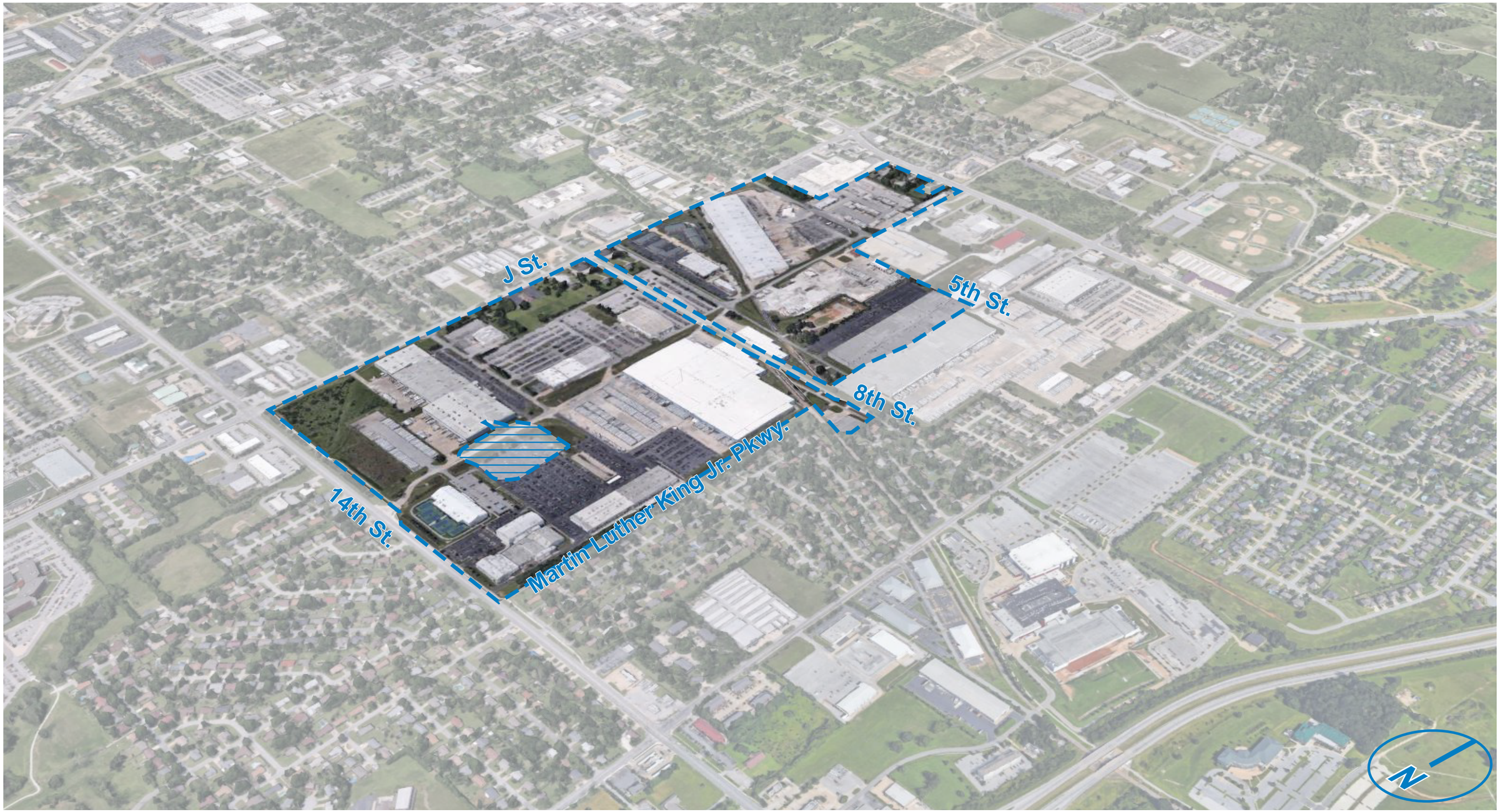
These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

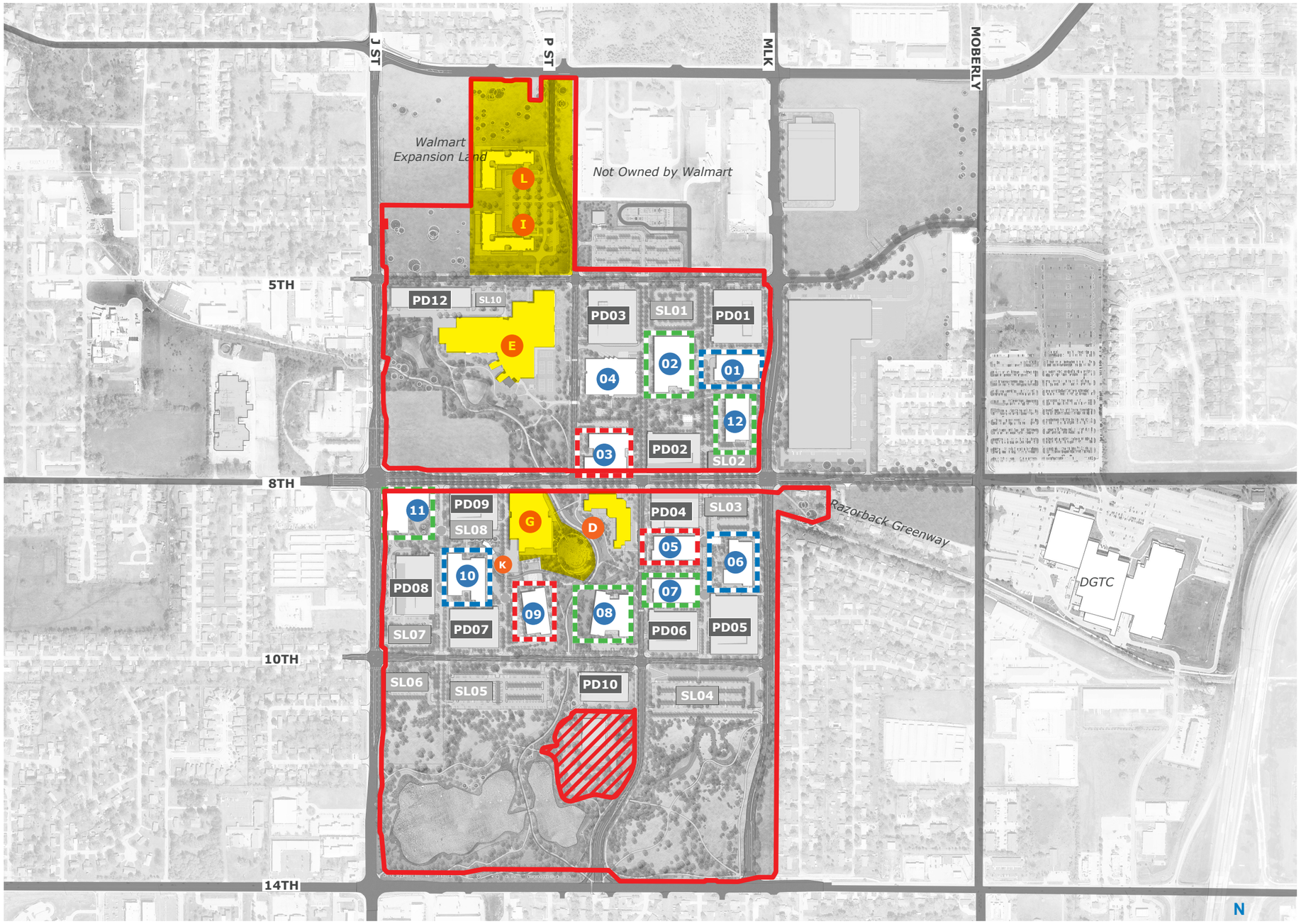
Refer to P28 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.


I-49
Tiger Blvd.
Crystal Bridges
Bentonville Square
New Walmart Campus
I-49
I-49
N

Google Maps

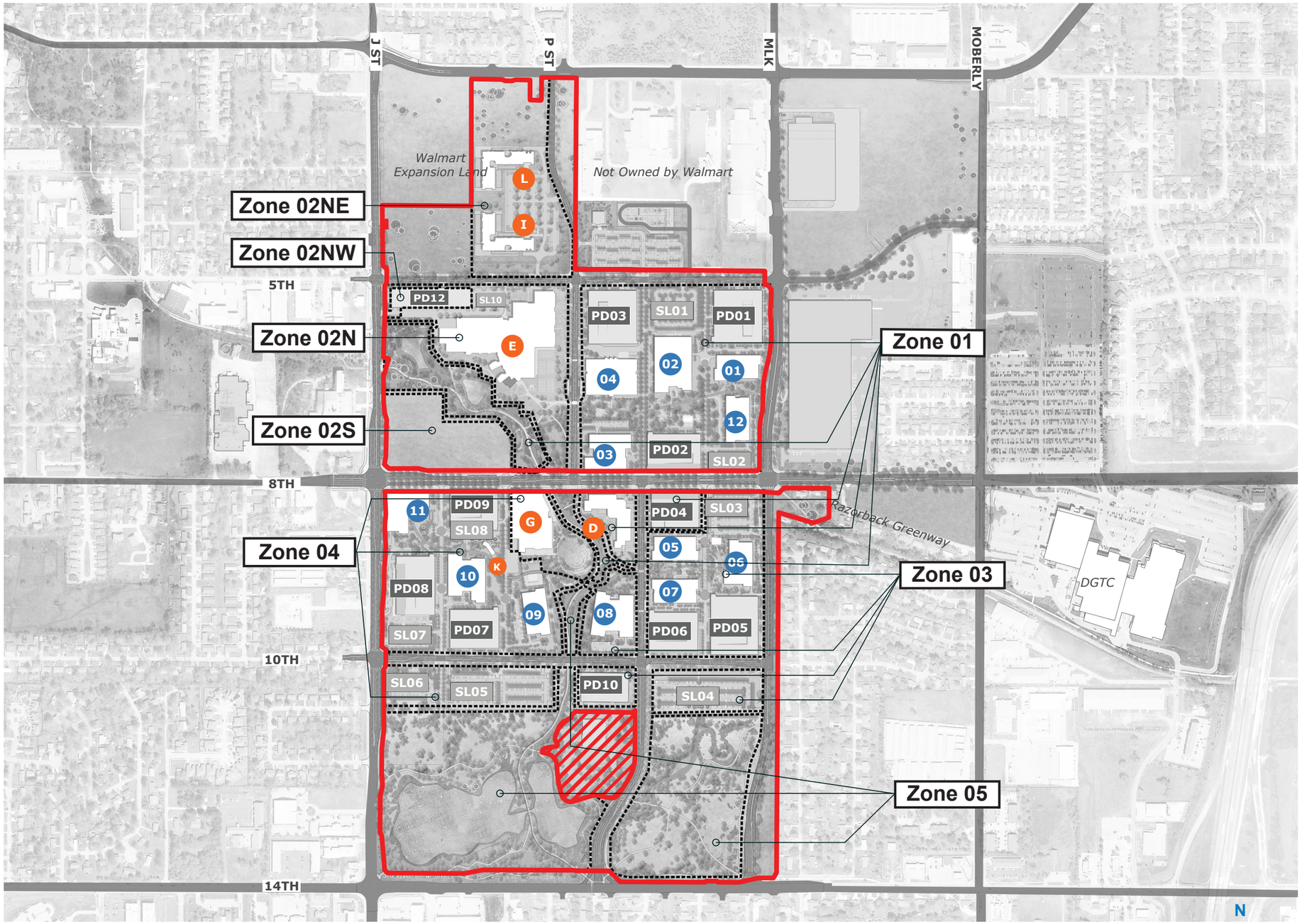


Google Maps



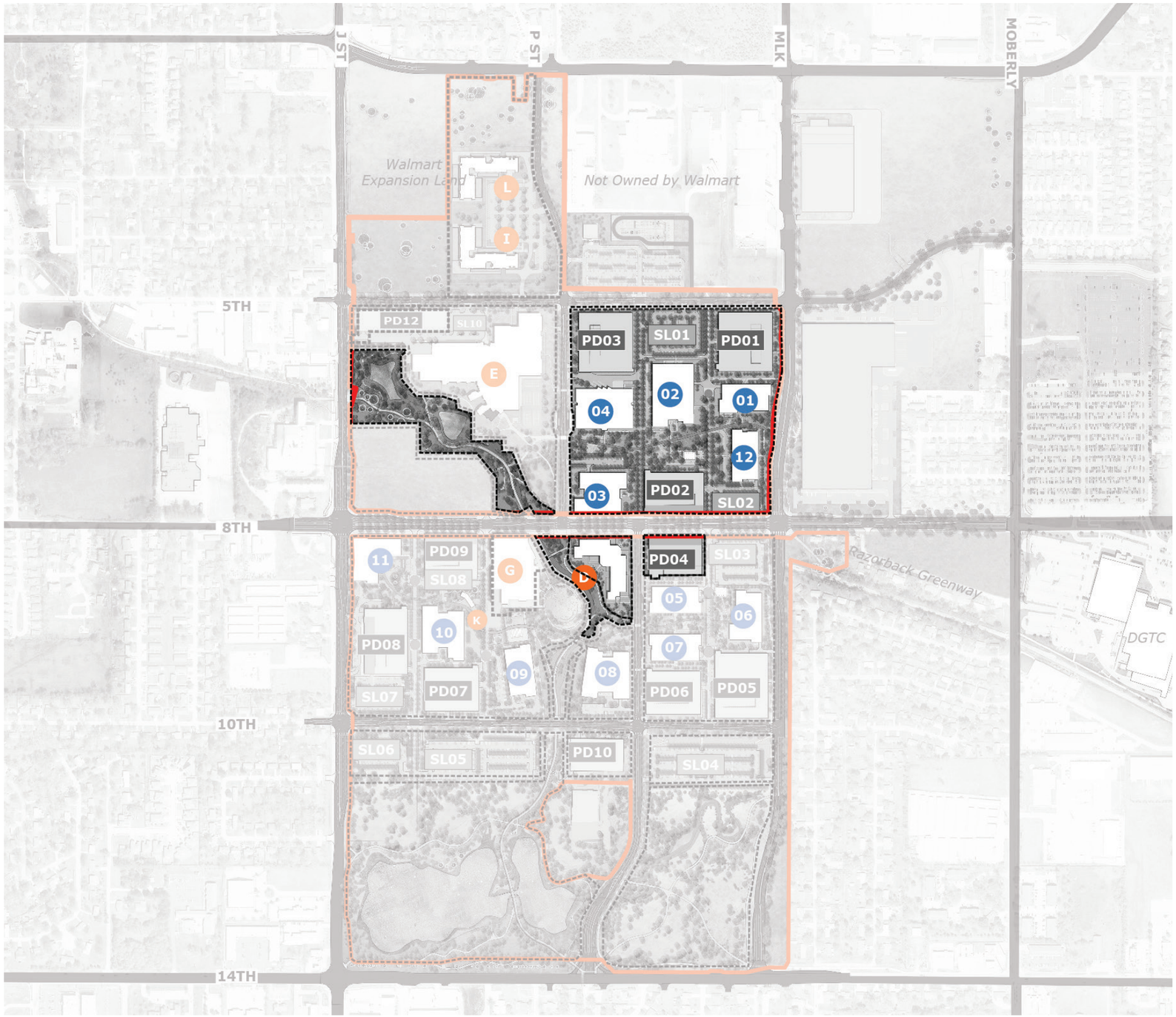
Legend

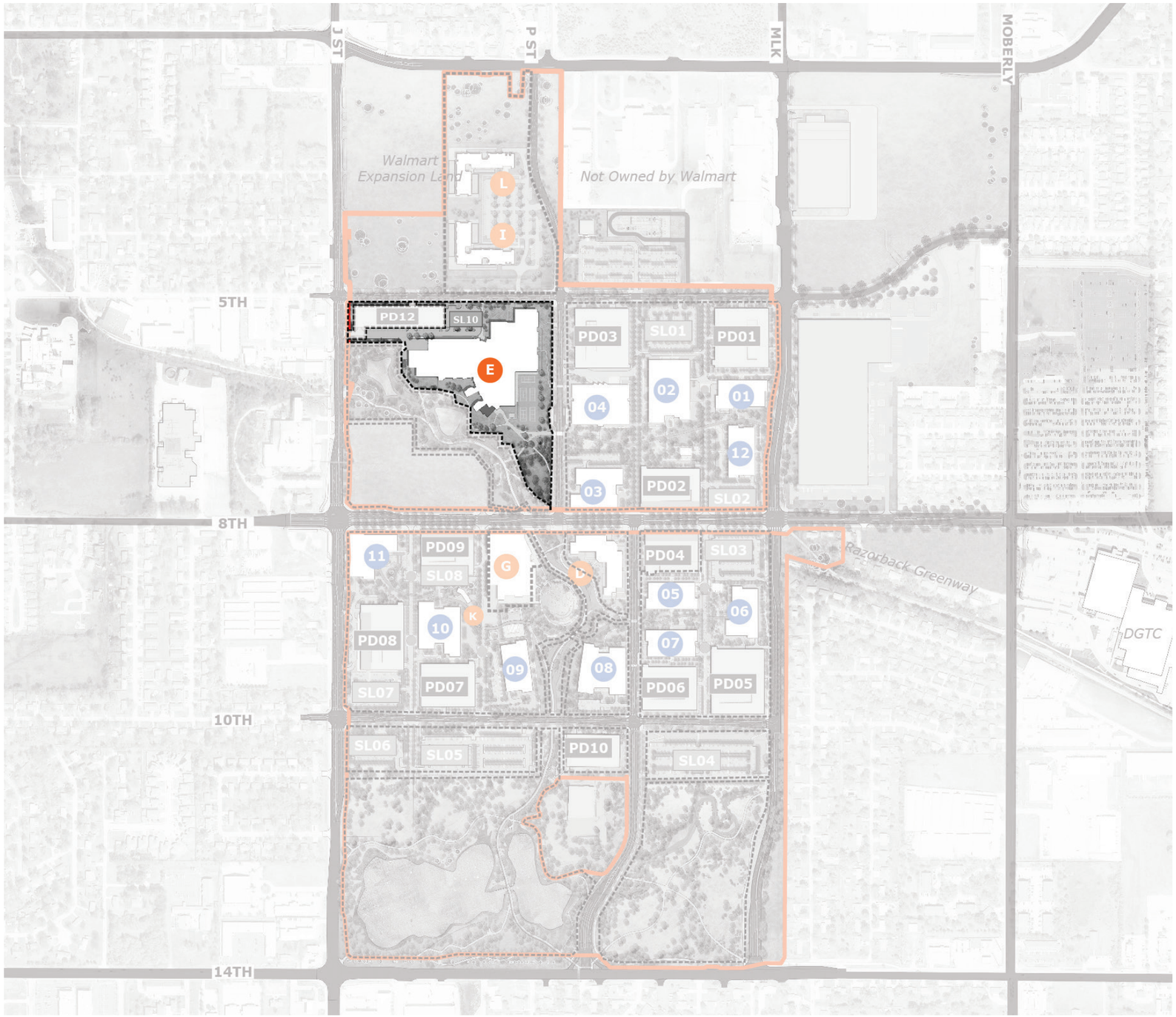
- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building
- Areas Revised from Previous Submission



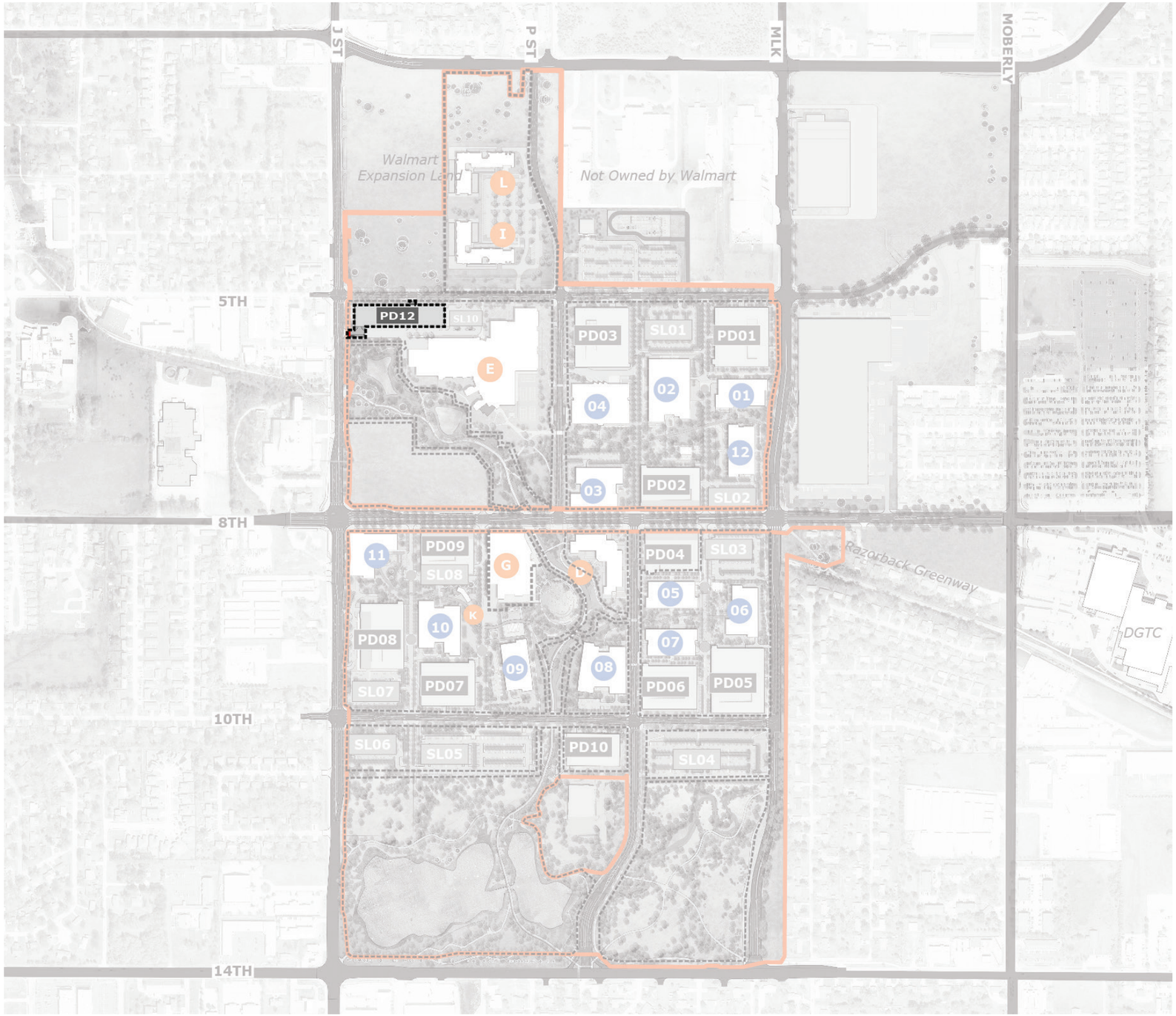
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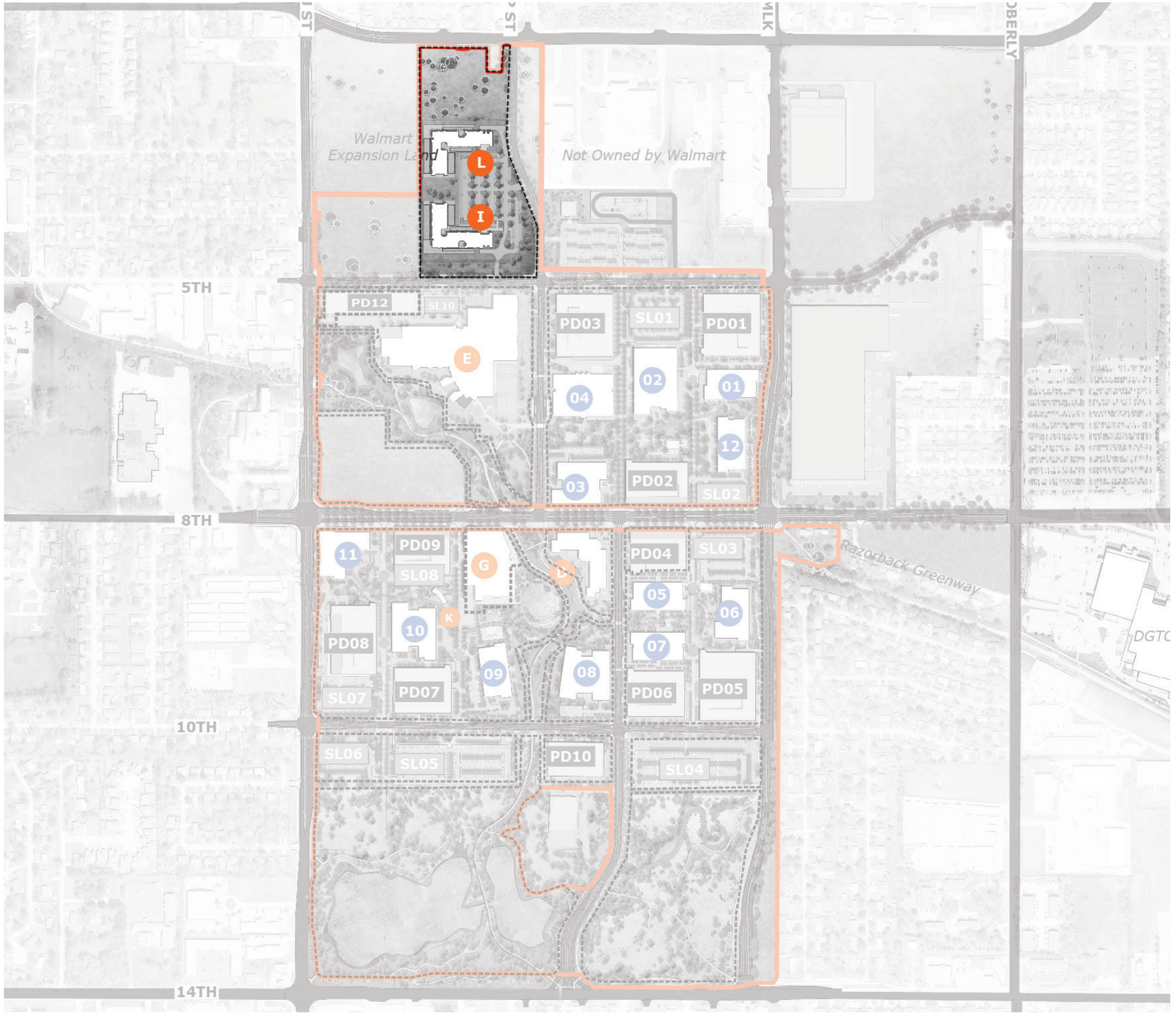
- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- Zone Boundary

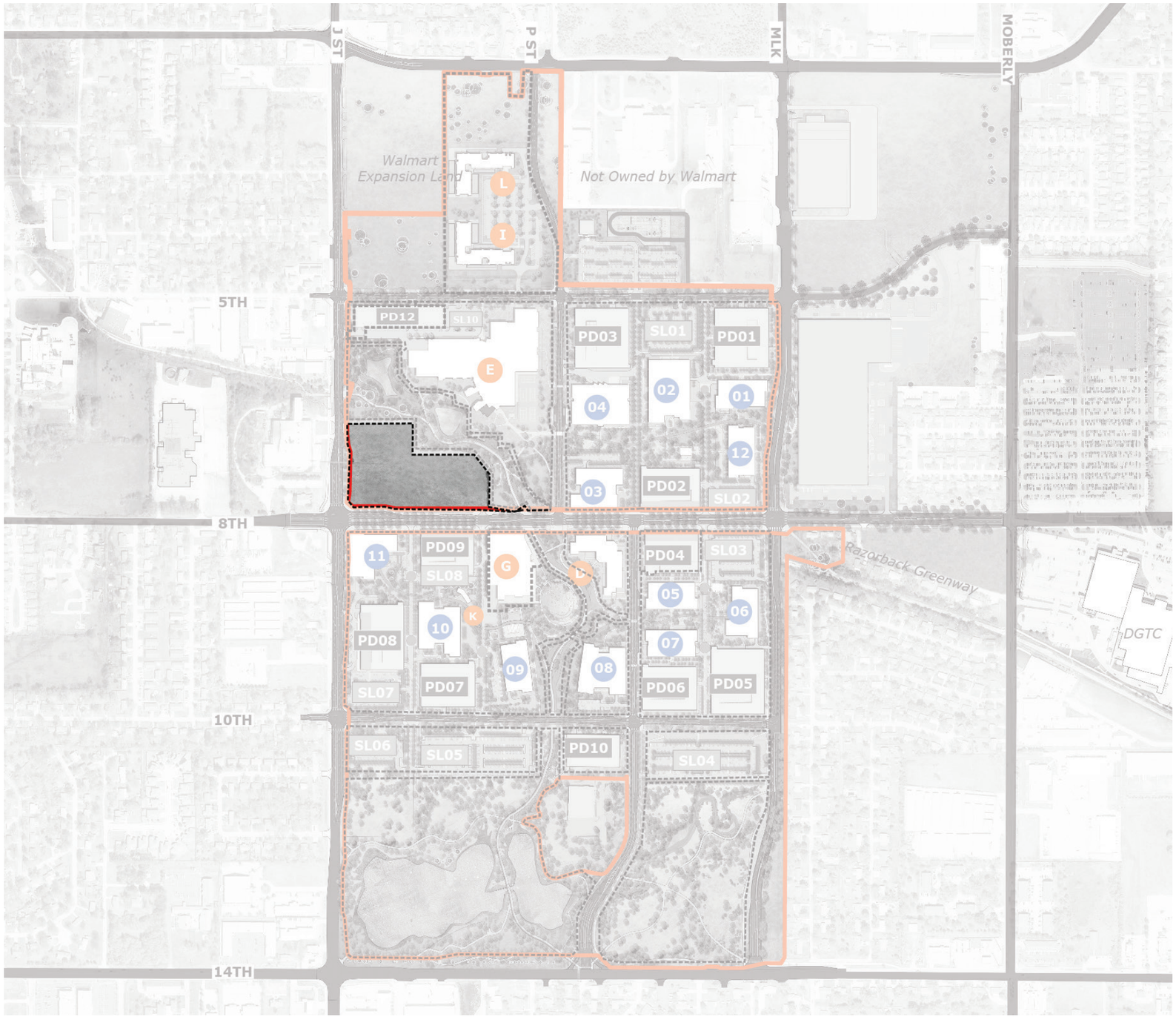

J ST
P ST
MLK
MOBERLY
Walmart Expansion Land
Not Owned by Walmart
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SL04
Razorback Greenway
DGTC
14TH

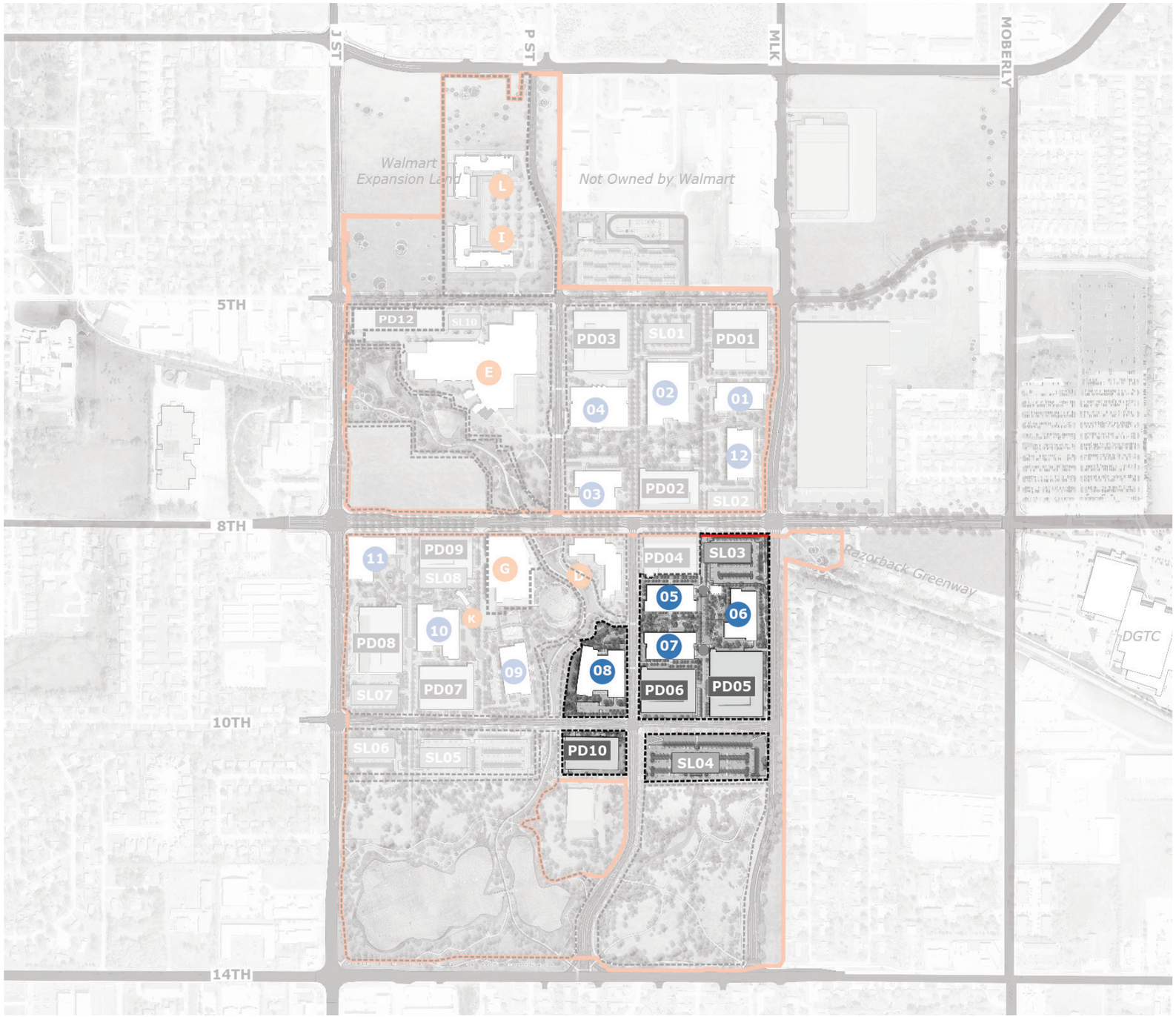

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SL04
Razorback Greenway
DGTC
14TH

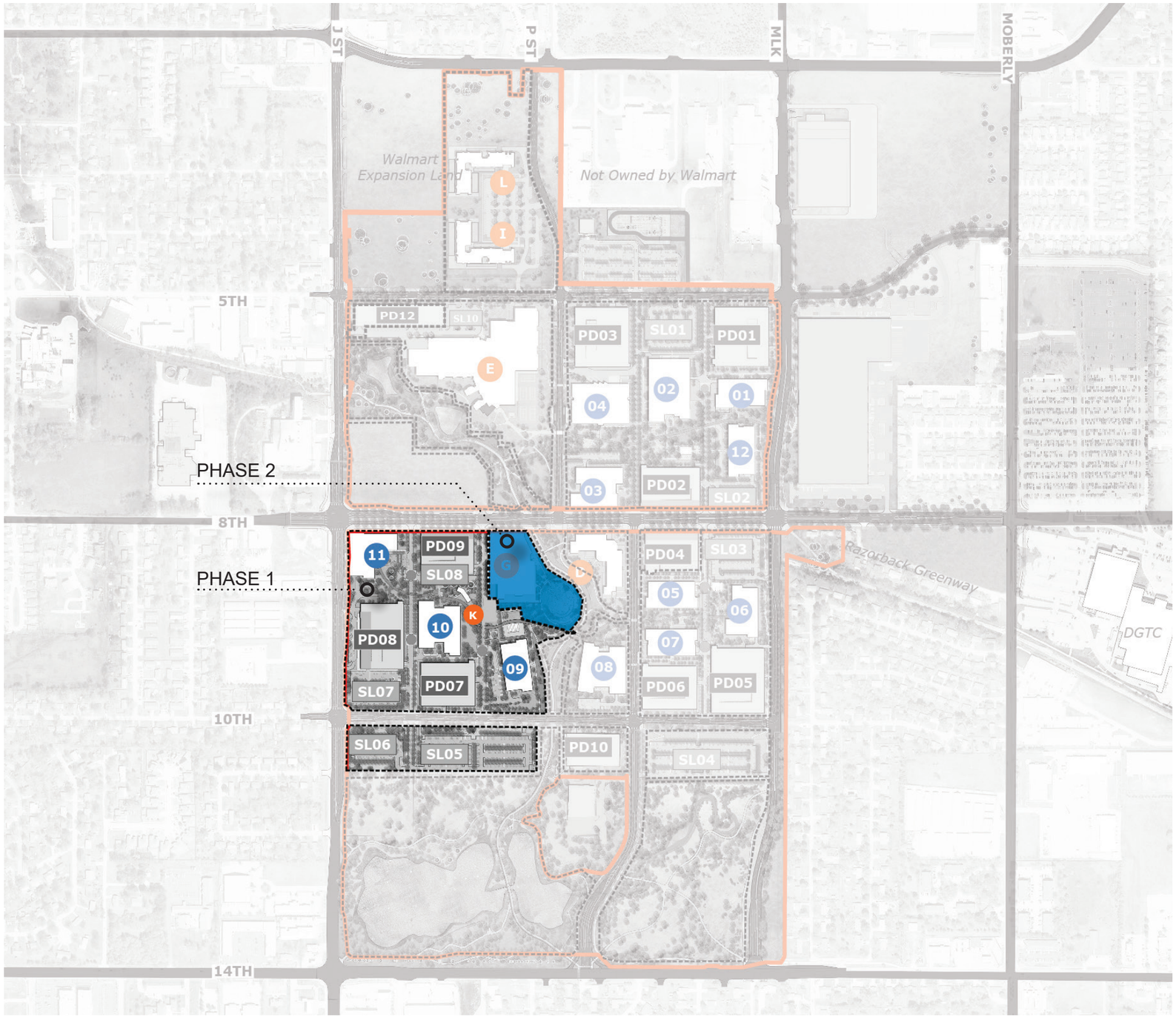
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.

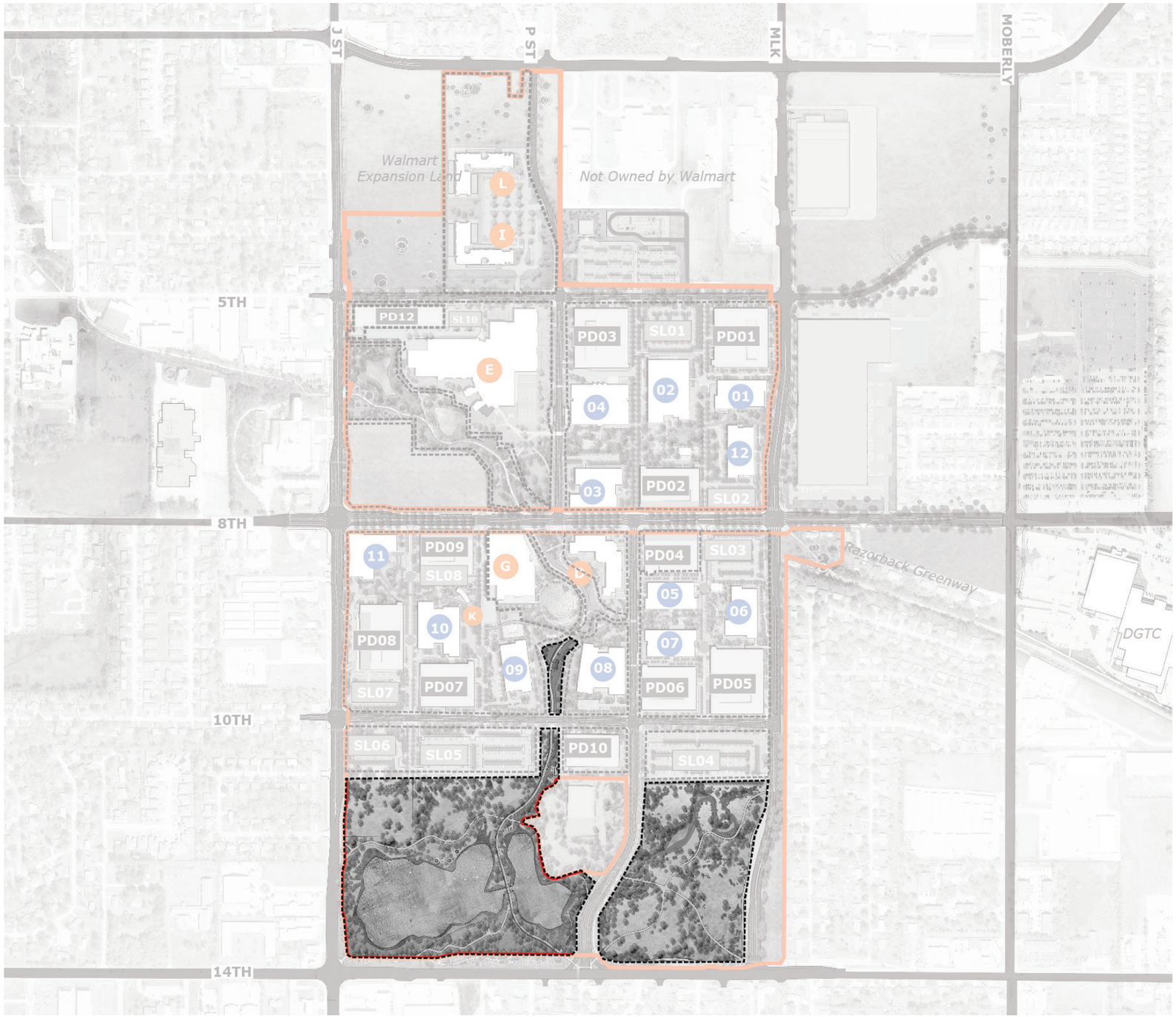


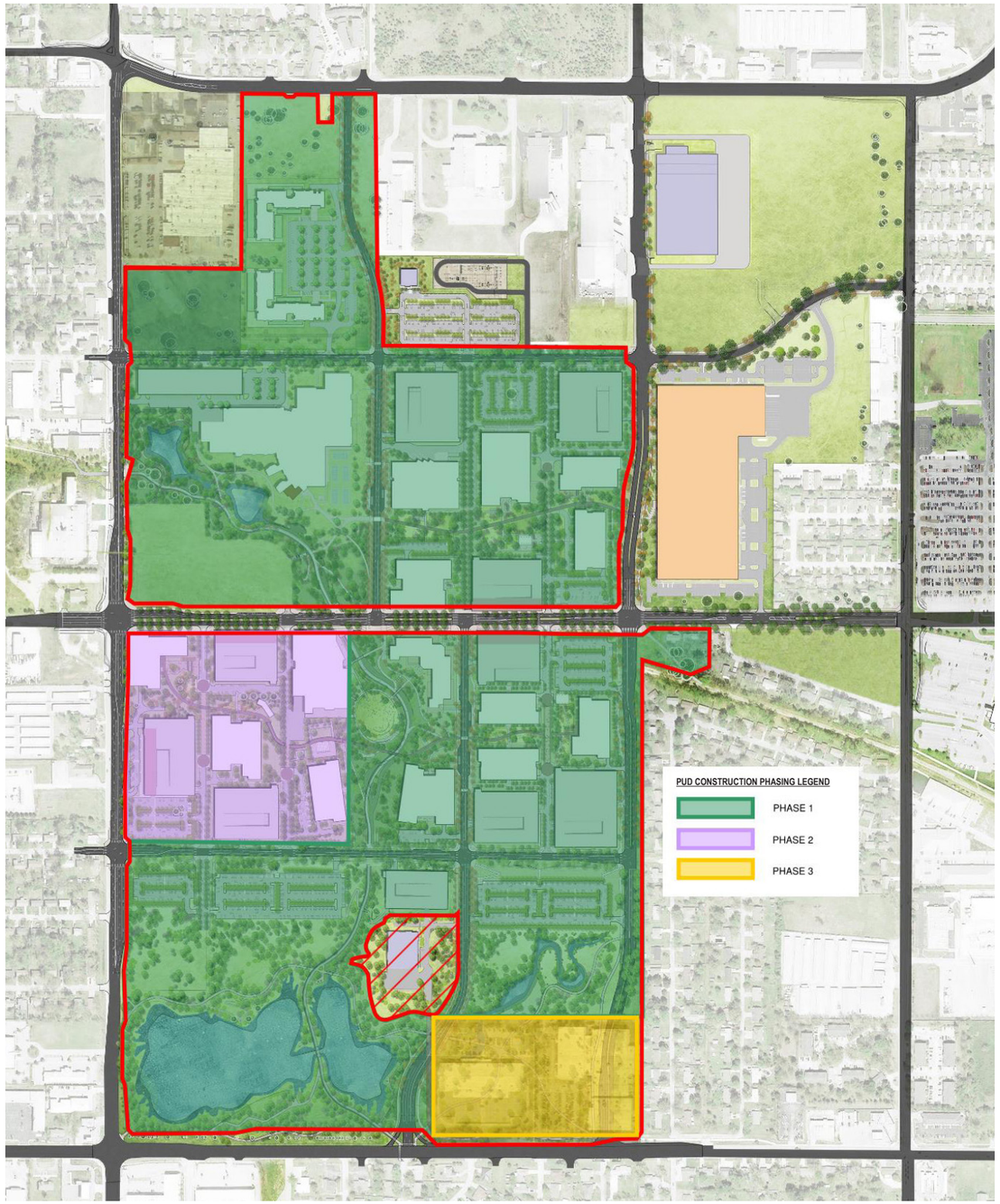

Walmart Expansion Land
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Razorback Greenway
DGTC


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Walmart Expansion Land
Not Owned by Walmart
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Razorback Greenway
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Walmart Expansion Land
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Walmart Expansion Land
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Razorback Greenway
DGTC
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SL04
14TH



PHASE 1

Required Parking Spaces:	5,536
Total Parking Spaces:	11,578

PHASE 2

Required parking spaces:	2,846
Total parking spaces:	6,536

PHASE 3

Required parking spaces:	0
Total parking spaces:	0

ROW & SETBACK BOUNDARIES



LEGEND



PROPOSED ROW

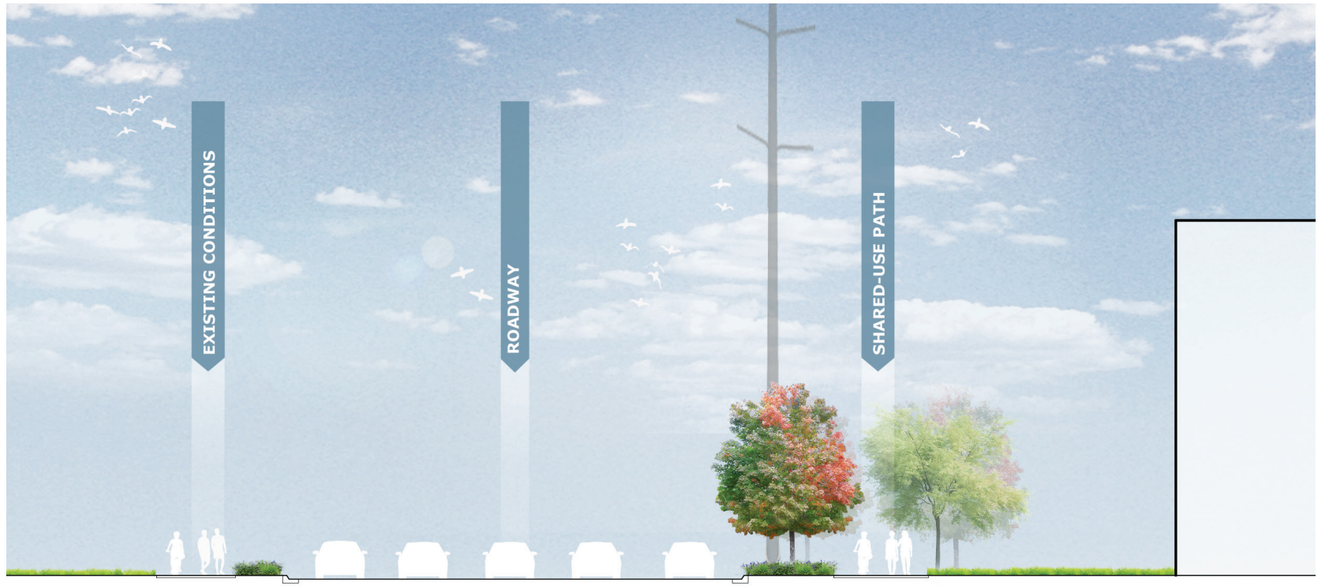
EXISTING ROW

BUILDING SETBACK

10' BUILDING SETBACK – J STREET, 14TH, E. CENTRAL STREET
10' BUILDING SETBACK – MLK PARKWAY
0' BUILDING SETBACK – 8TH STREET

*WHERE A UTILITY EASEMENT EXIST THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK

100' MAX. BUILDING HEIGHT
ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION





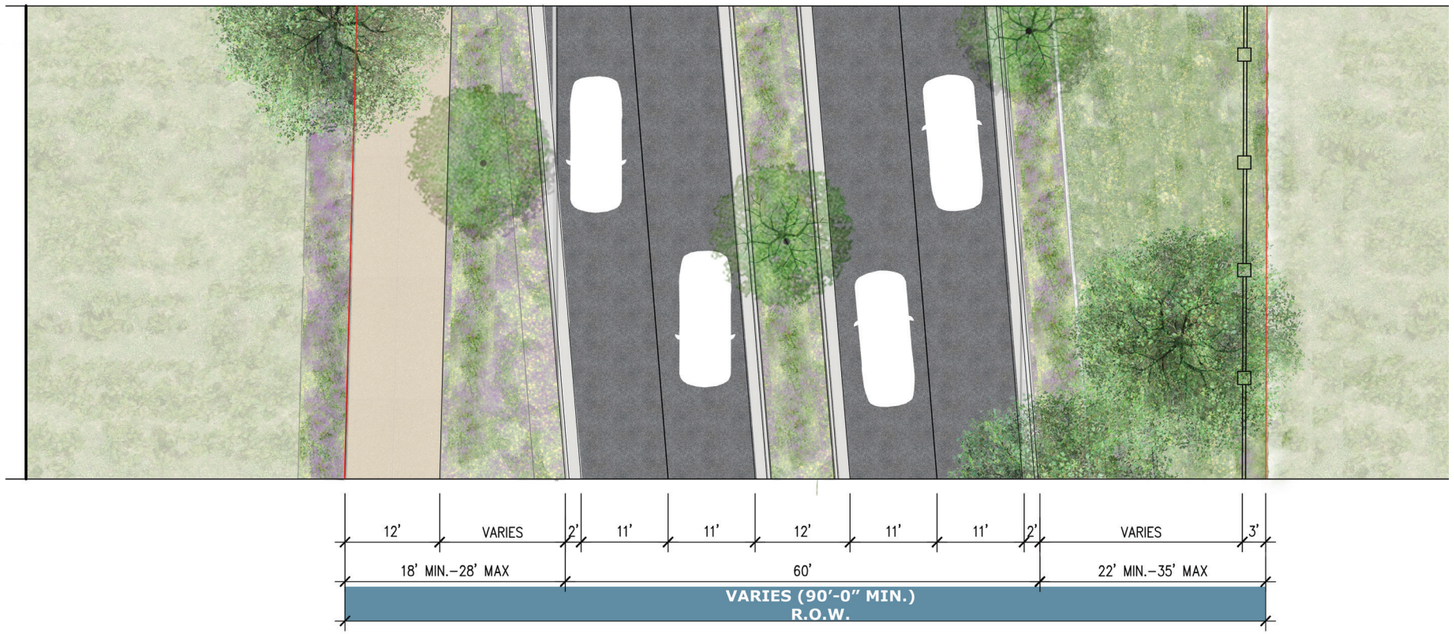
PROPOSED GUIDELINES

EAST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk Note: Reduced width where necessary to minimize impact to existing trees.*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities shall not exceed a mature height of 25 feet.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



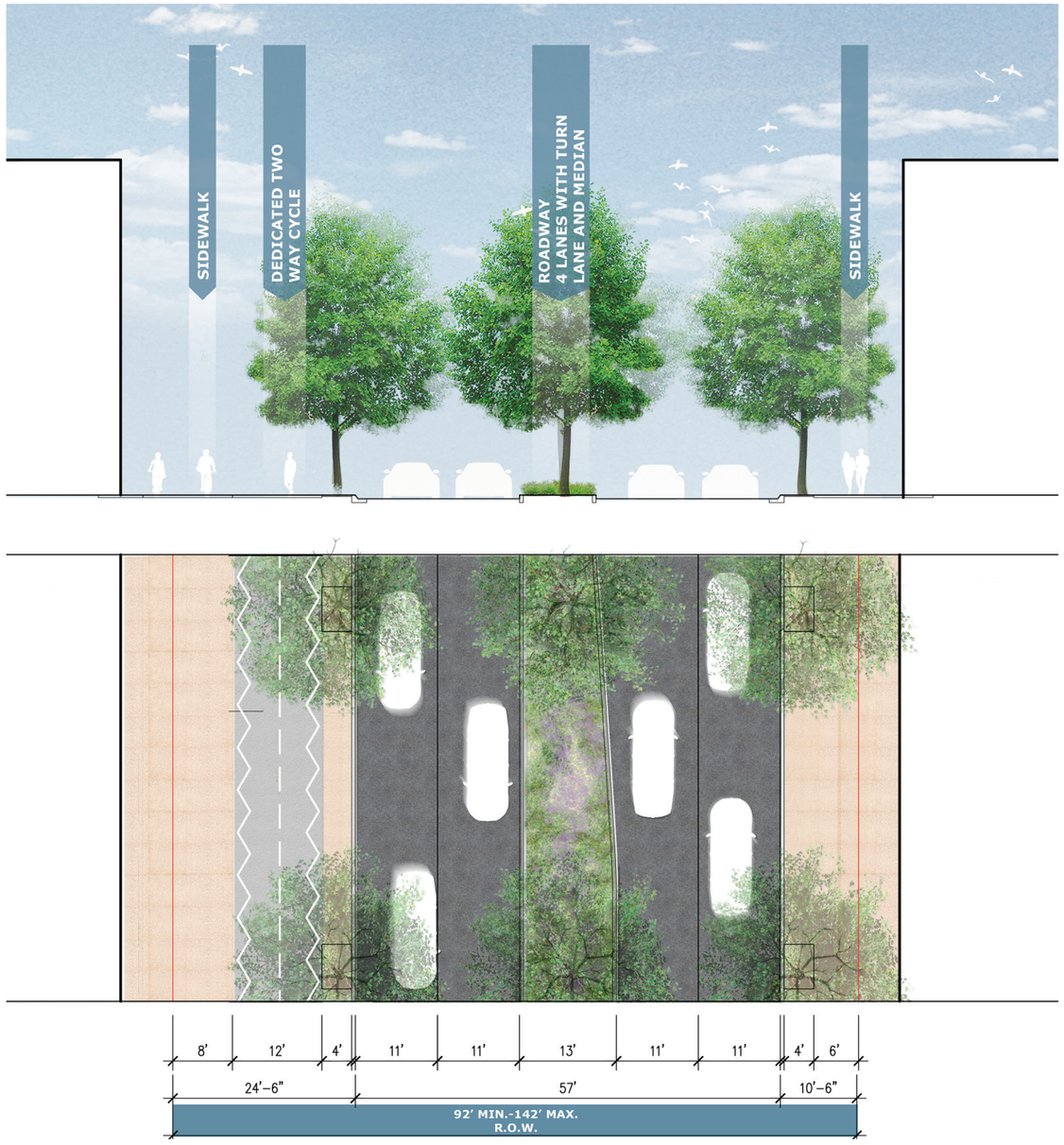


PROPOSED GUIDELINES

EAST & WEST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk (on west side only)*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

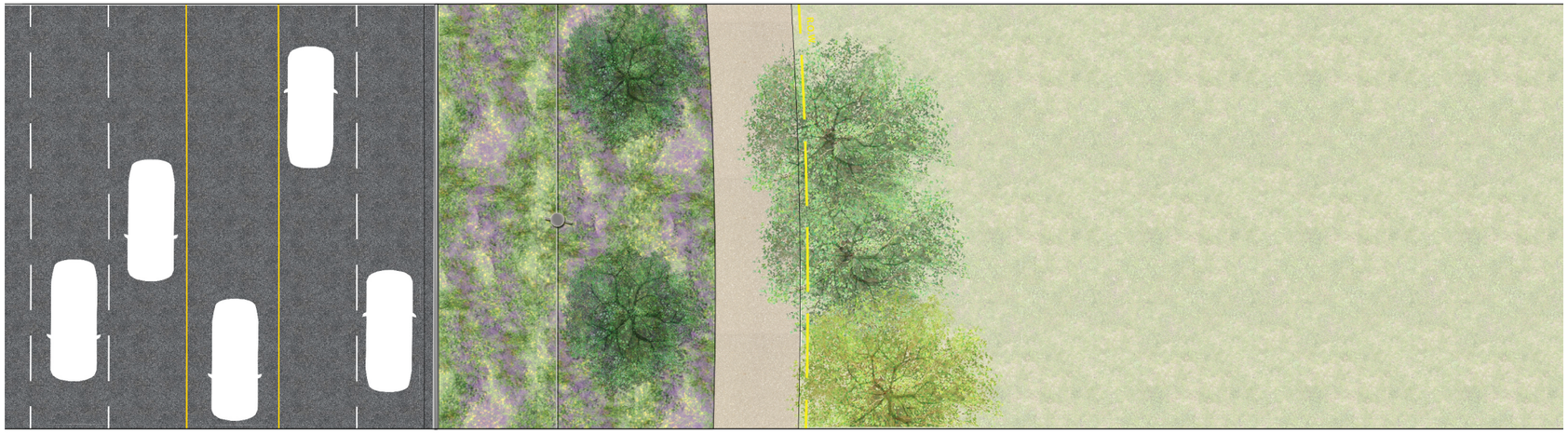
SOUTH

- *4' paved curb zone*
- *12' wide two-way cycle path*
- *8' Min. wide sidewalk*

- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



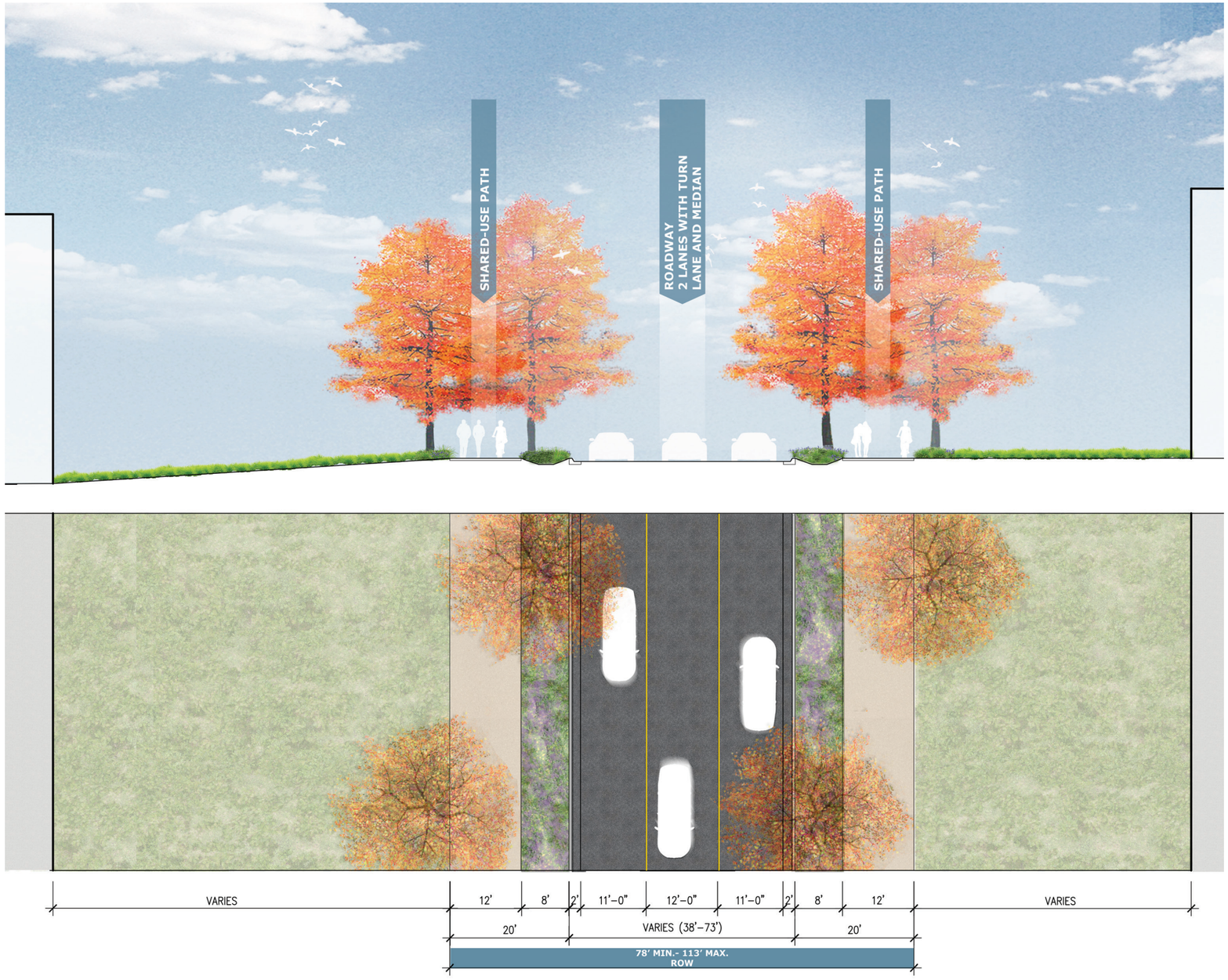


PROPOSED GUIDELINES

NORTH

- *8' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.*

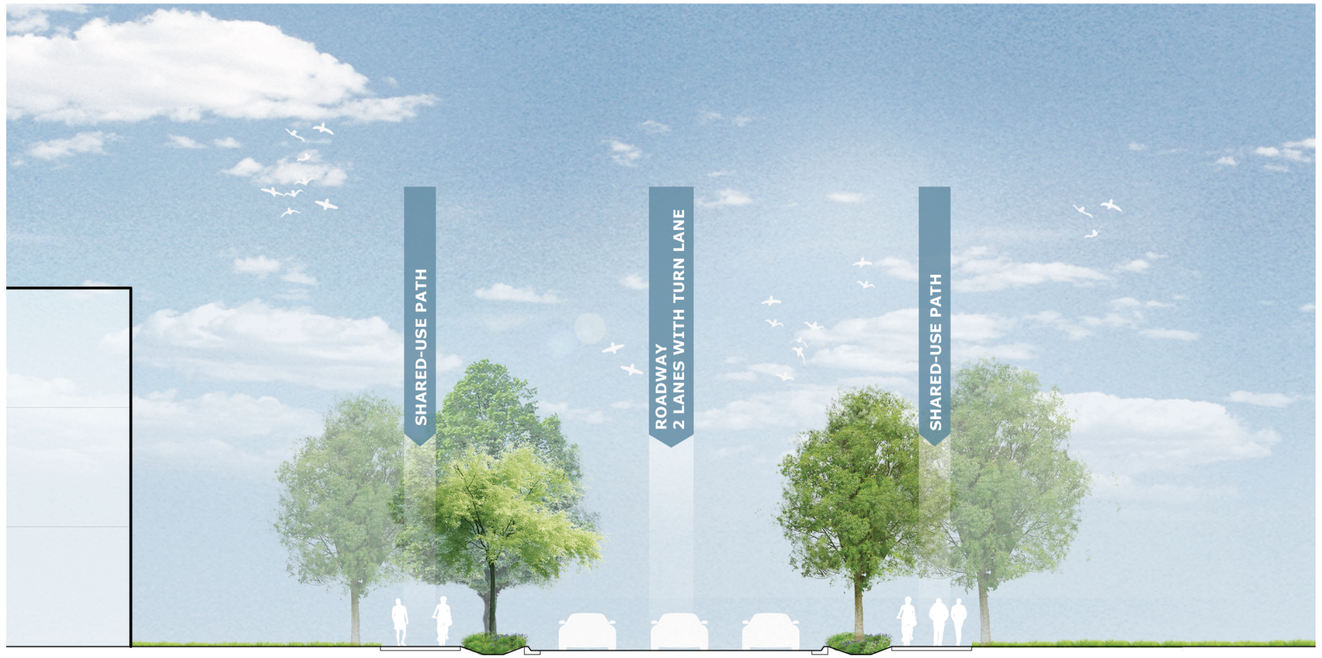
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

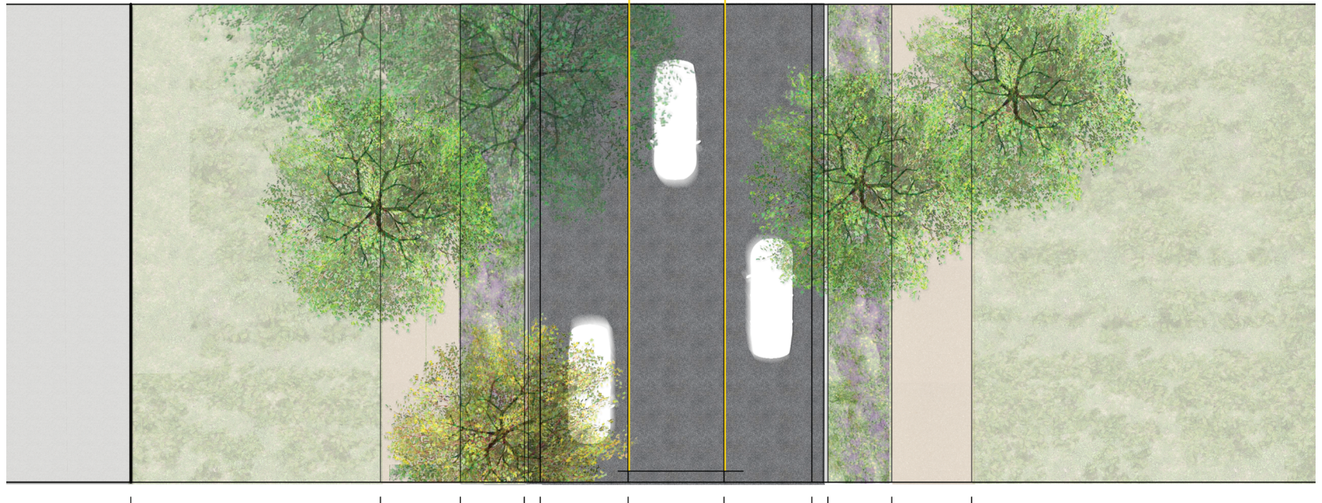


PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



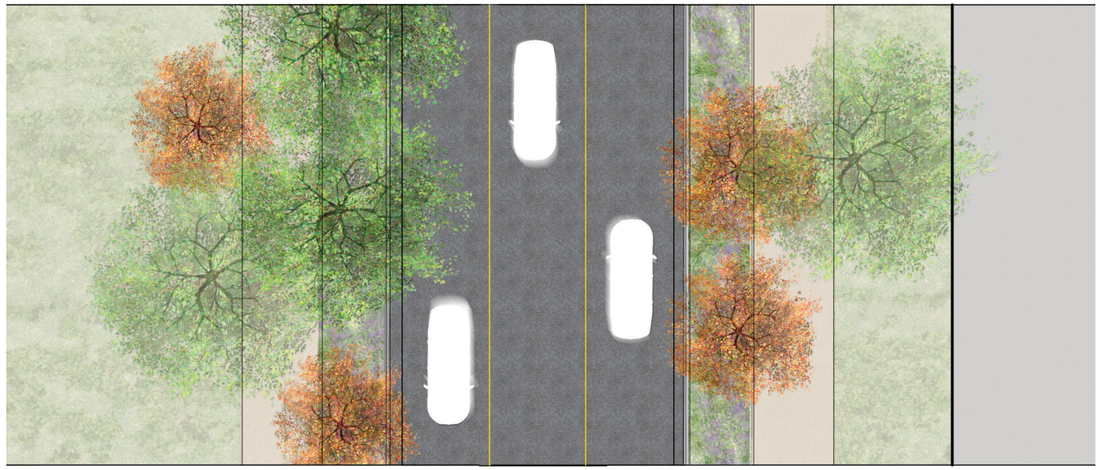


*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*





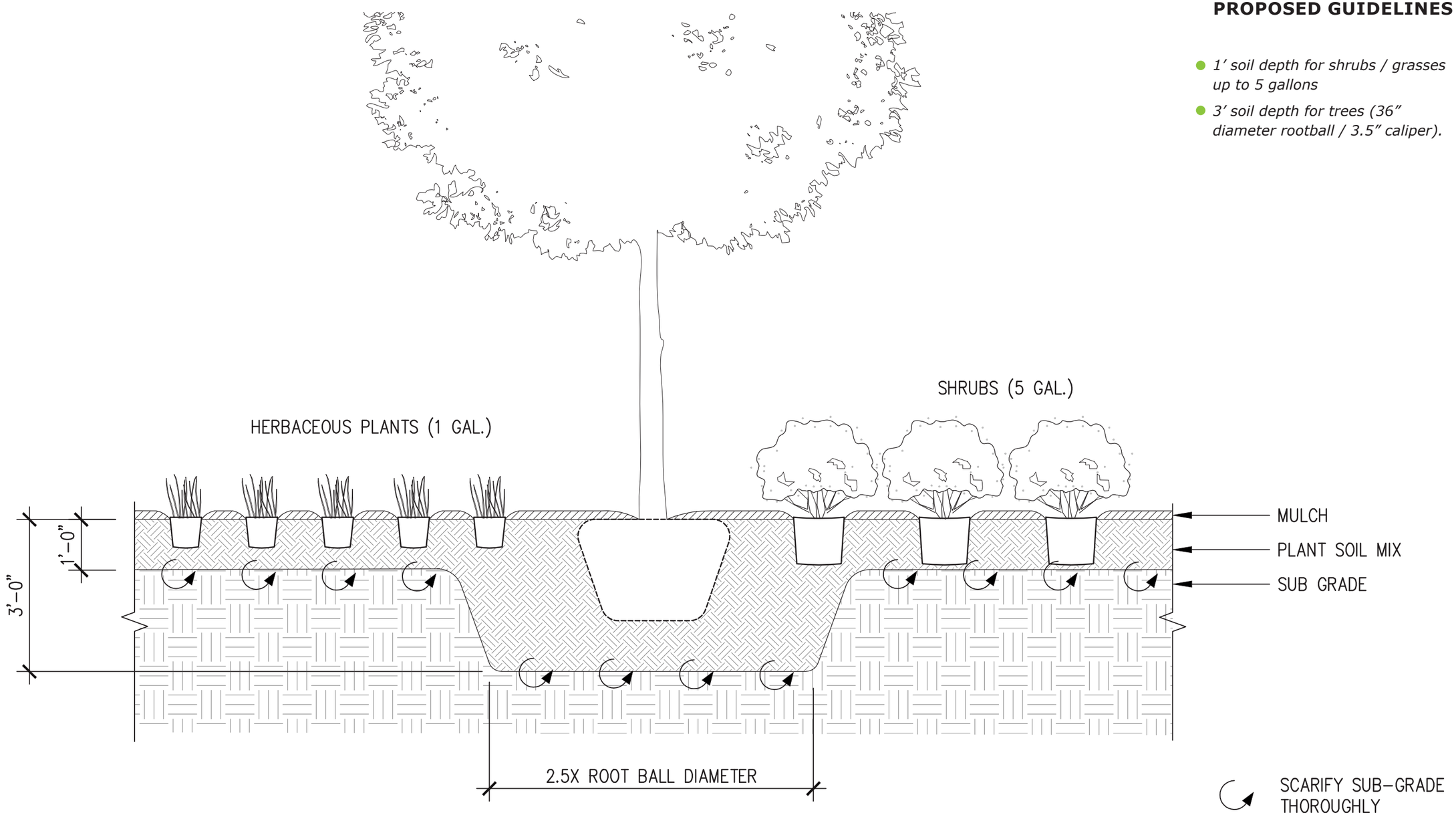
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

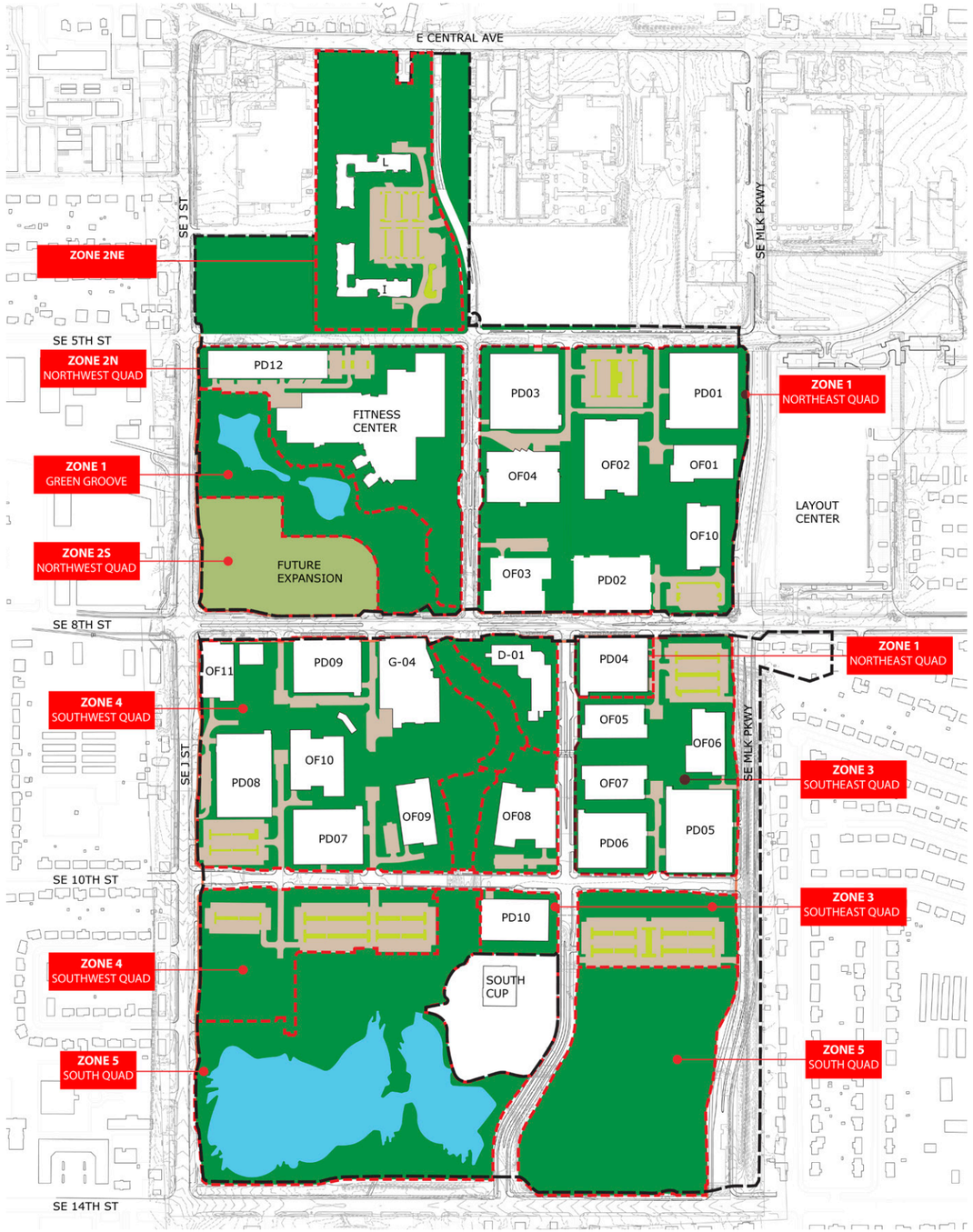
- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

PROPOSED GUIDELINES

- *1’ soil depth for shrubs / grasses up to 5 gallons*
- *3’ soil depth for trees (36” diameter rootball / 3.5” caliper).*



OPEN SPACE AREA



ZONE 1
AREA: 34.1 acres
OPEN SPACE: 16.22 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 1 - GREEN GROOVE
AREA: 11 acres
OPEN SPACE: 10 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 90%
(70% ABOVE REQUIREMENT)

ZONE 2S
AREA: 7.7 acres
FUTURE EXPANSION AREA: 7.7 acres

ZONE 2N
AREA: 16.2 acres
OPEN SPACE: 7.6 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 3
AREA: 24.8 acres
OPEN SPACE: 11.57 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 4
AREA: 38.6 acres
OPEN SPACE: 18.2 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 5
AREA: 48.5 acres
OPEN SPACE: 36.0 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2NE
AREA: 15.67 acres
OPEN SPACE: 11.31 acres
OPEN SPACE PERCENTAGE: 72%
(52% ABOVE REQUIREMENT)

TOTAL AREA: 237.73 ACRES
OPEN SPACE: 123.9 acres
TOTAL OPEN SPACE PERCENTAGE: 52%
(32% ABOVE REQUIREMENT)

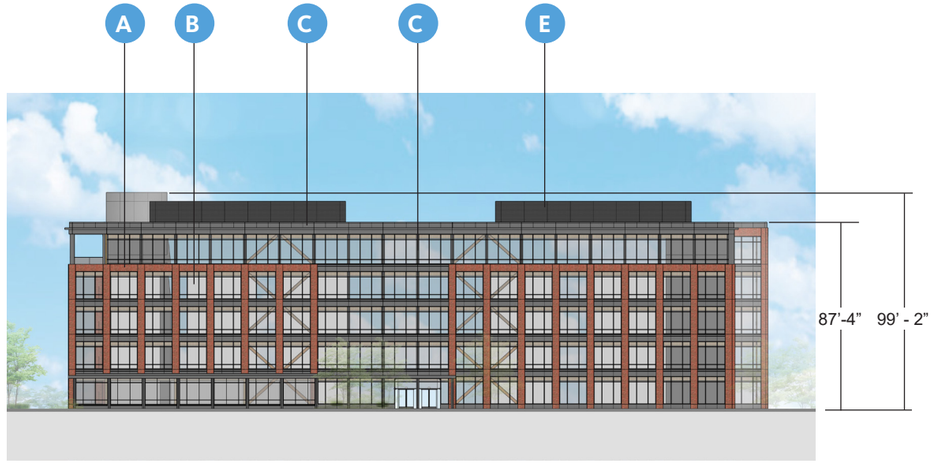
KEY

- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

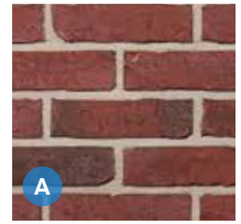
Note: PUD Revision 3 includes adjustments to open space areas associated with the child care center in Zone 2NE, which was previously shown as future expansion area.



NORTH ELEVATION



SOUTH ELEVATION



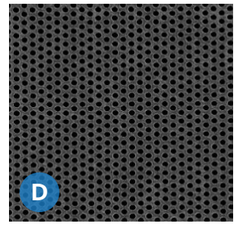
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL MINIMUM 24 GAUGE



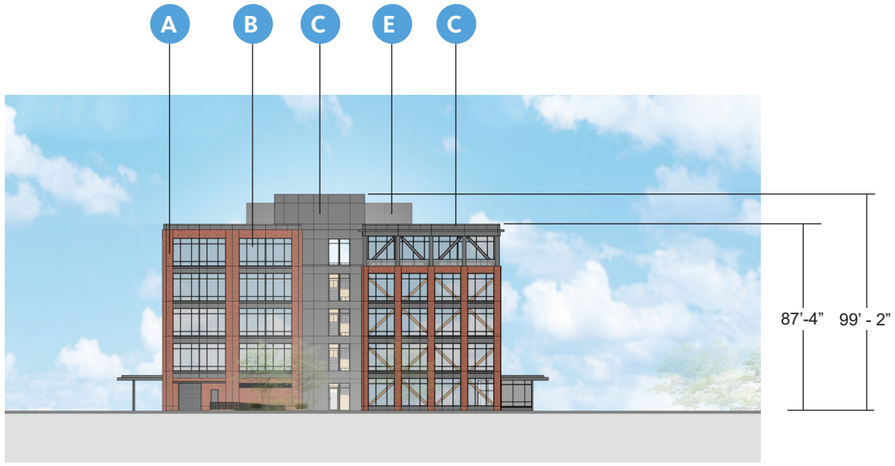
MP05- PERFORATED METAL MINIMUM 24 GAUGE



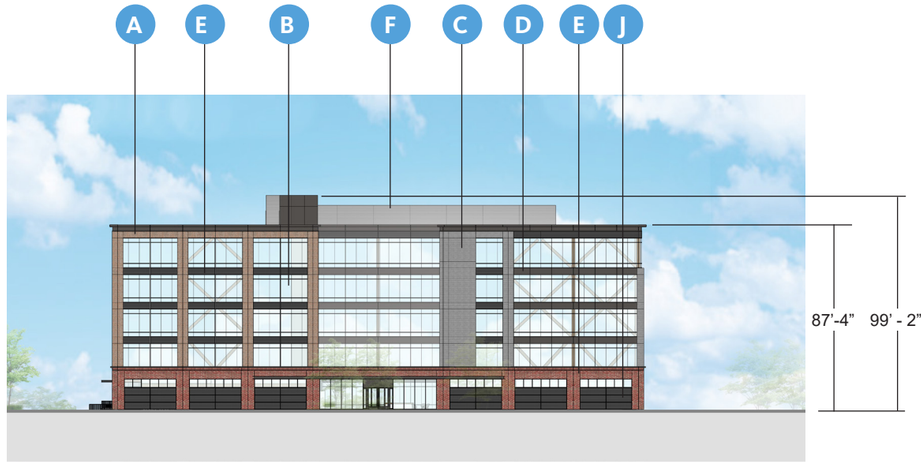
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



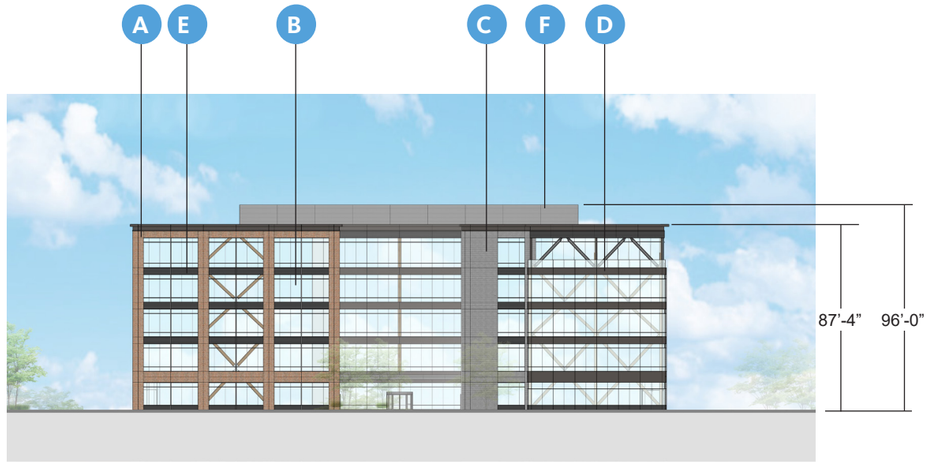
EAST ELEVATION



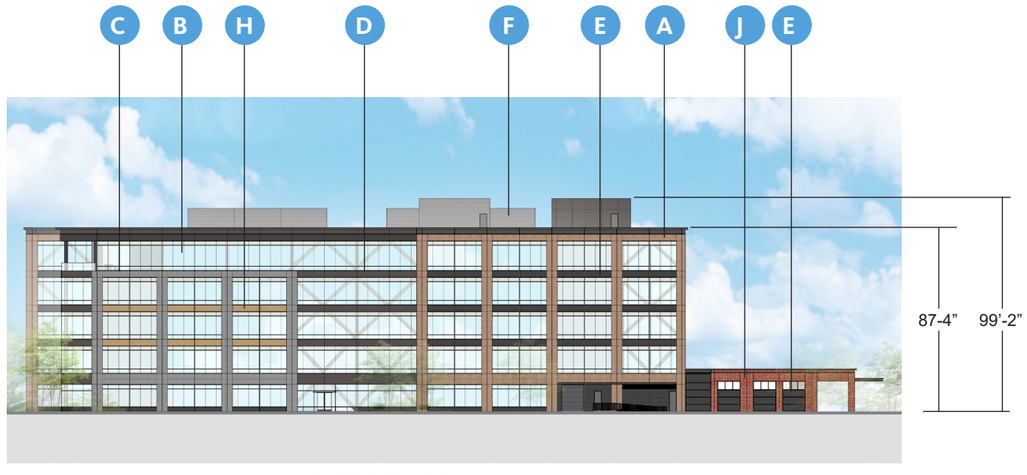
WEST ELEVATION



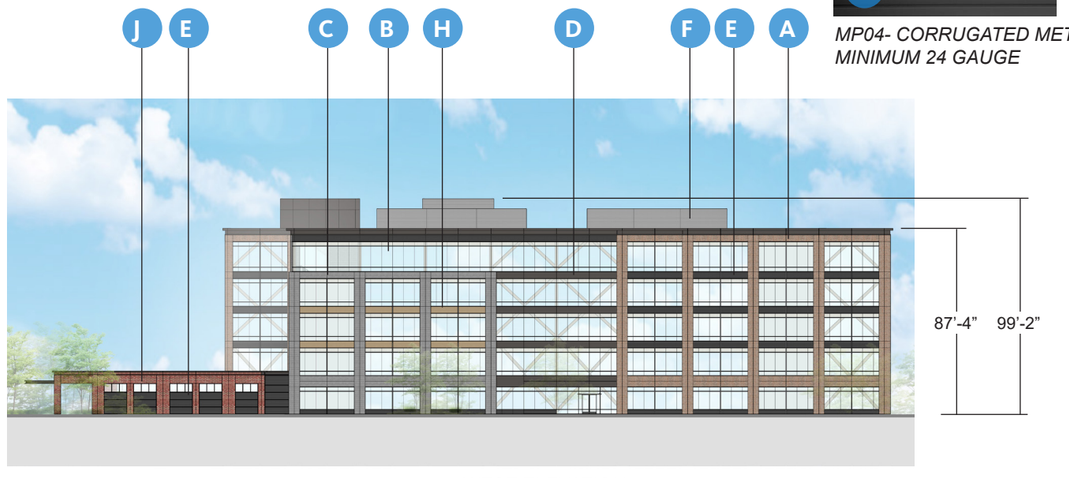
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



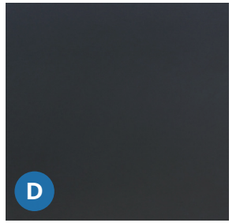
BR02- RED THIN BRICK



GL01- VISION GLASS



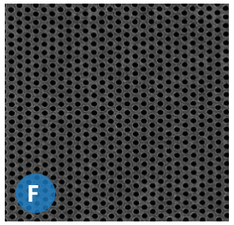
BR04- GRAY THIN BRICK



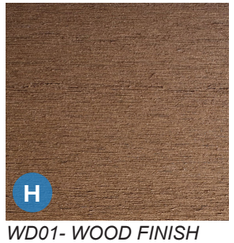
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



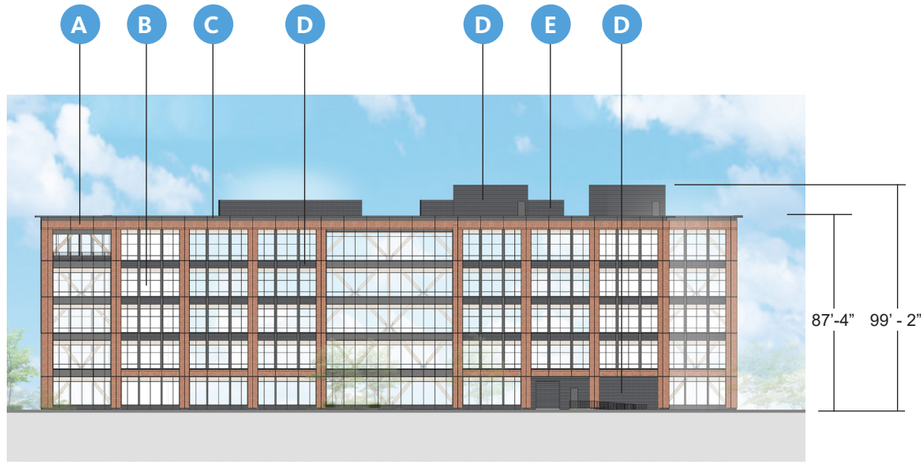
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



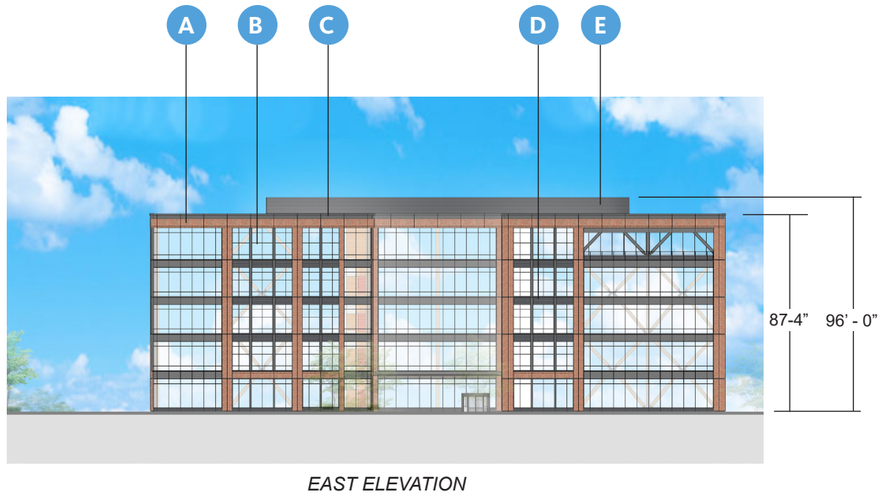
BR05- RED THIN BRICK



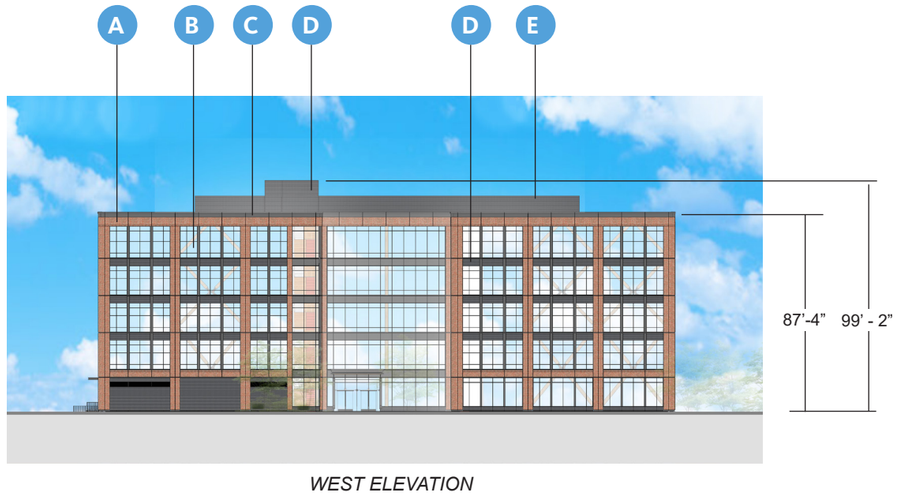
NORTH ELEVATION



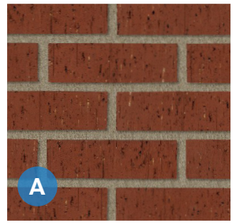
SOUTH ELEVATION



EAST ELEVATION



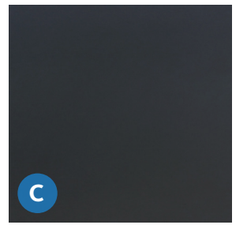
WEST ELEVATION



BR01- RED THIN BRICK



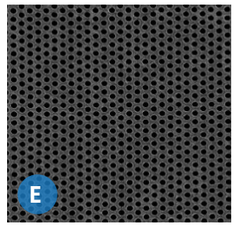
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



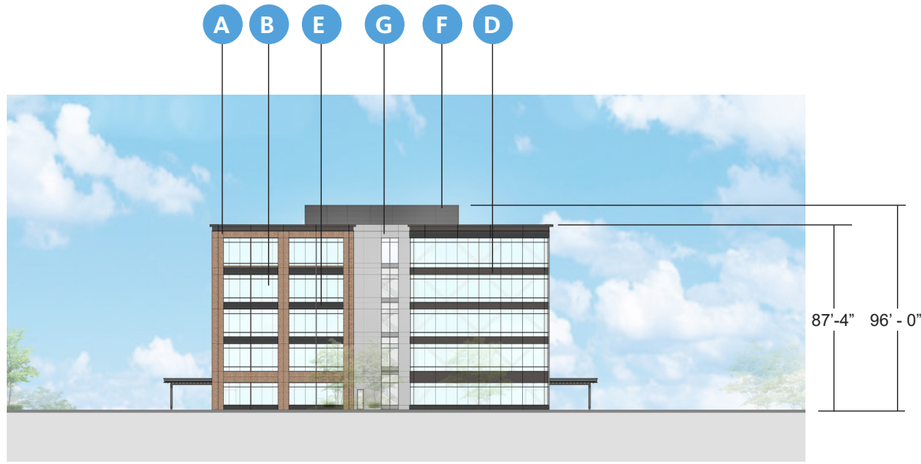
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



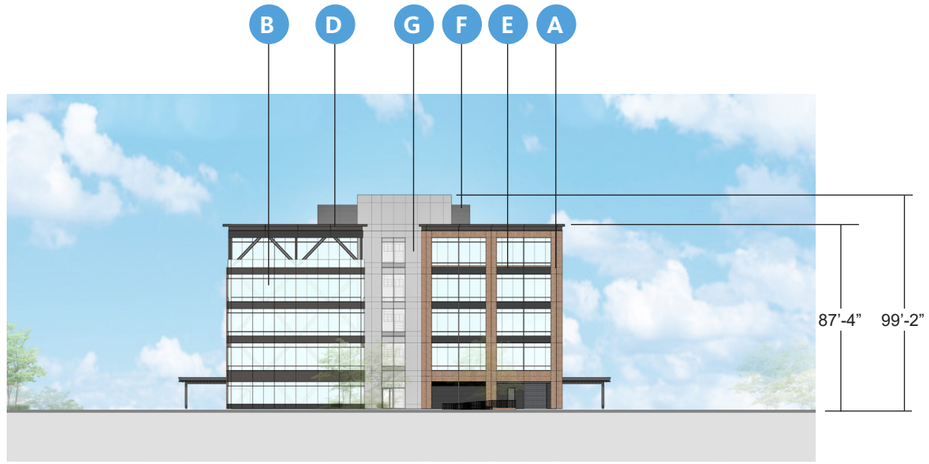
MP05- PERFORATED METAL MINIMUM 24 GAUGE



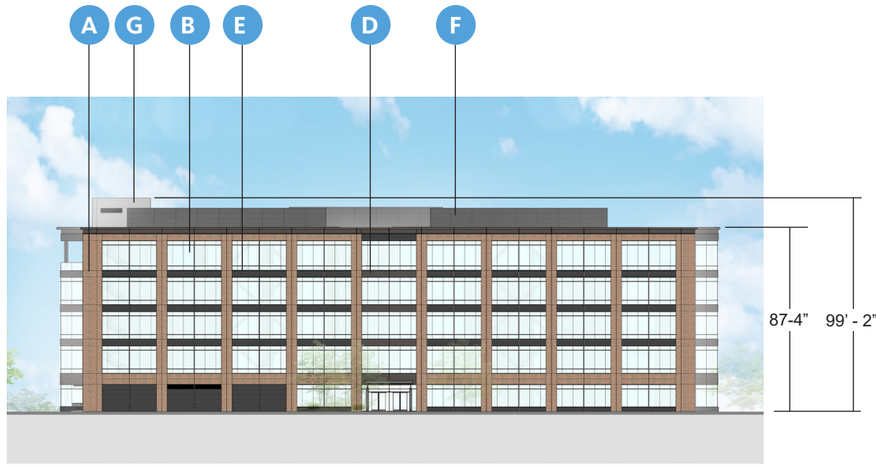
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



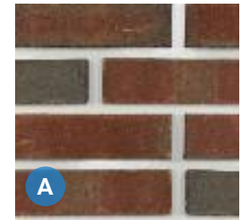
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



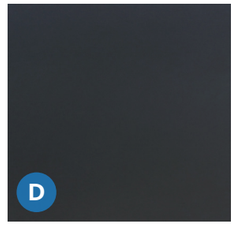
BR02- RED THIN BRICK



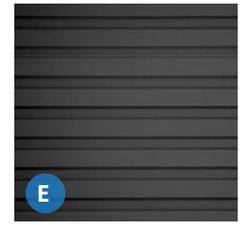
GL01- VISION GLASS



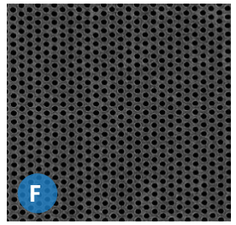
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE



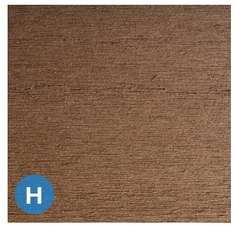
MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



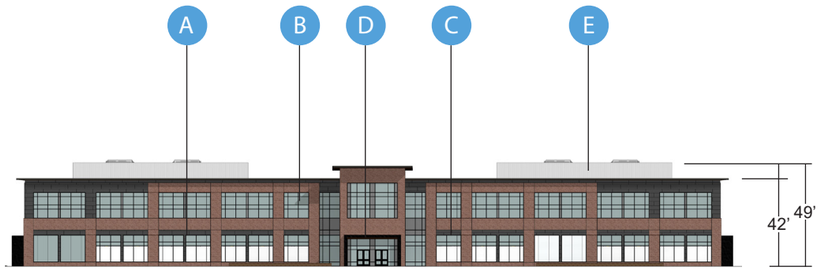
MP01- GRAY METAL
MINIMUM 24 GAUGE



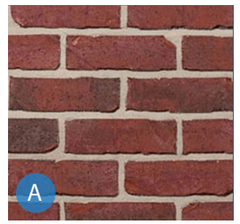
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



NORTH ELEVATION



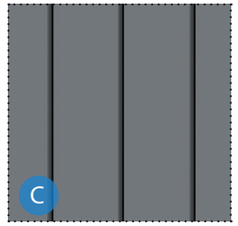
SOUTH ELEVATION



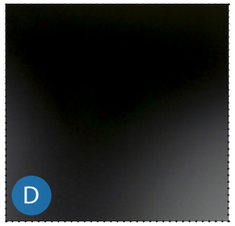
BR01- RED BRICK



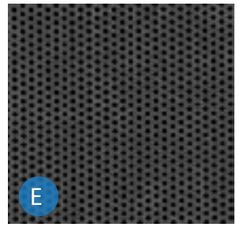
GL01- VISION GLASS



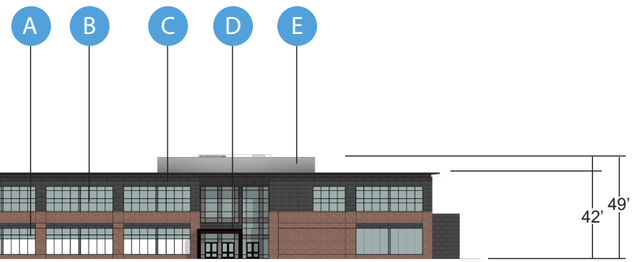
MP01- GRAY METAL
MINIMUM 24 GAUGE



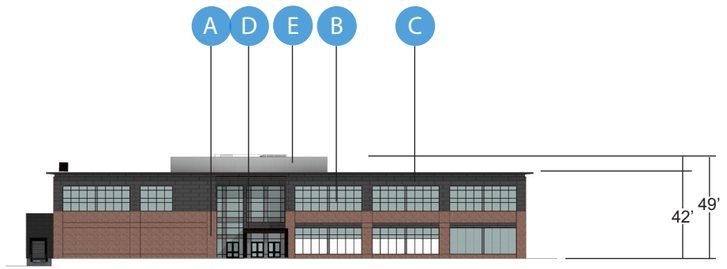
MP03- BLACK METAL
MINIMUM 24 GAUGE



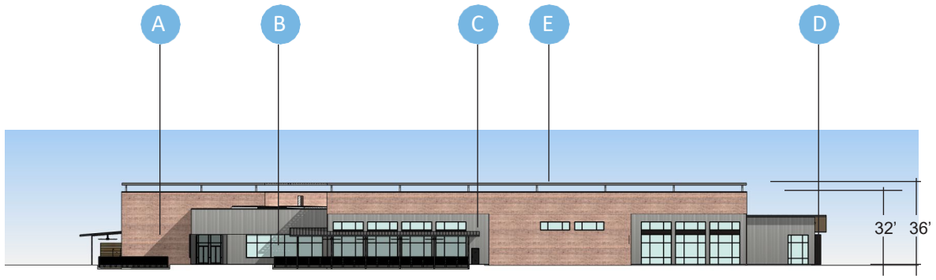
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



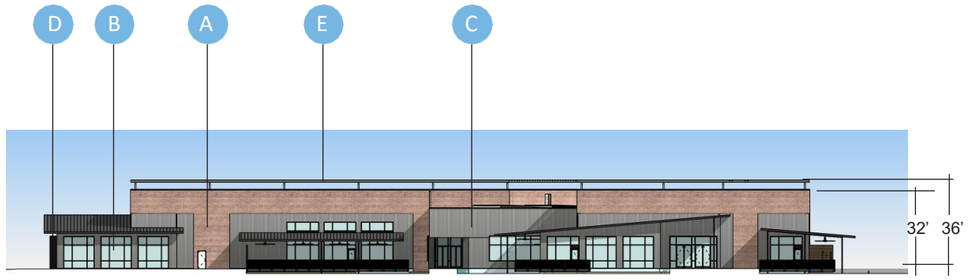
EAST ELEVATION



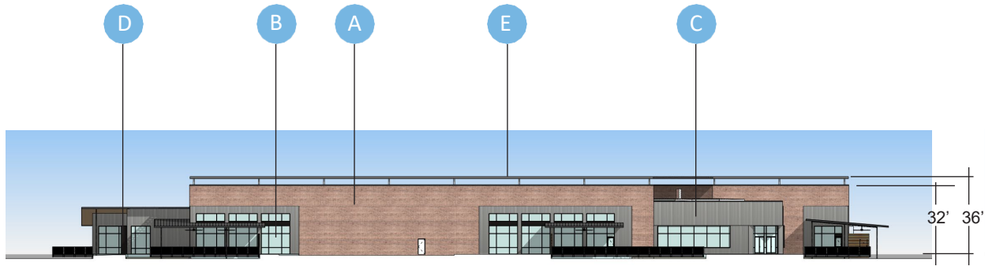
WEST ELEVATION



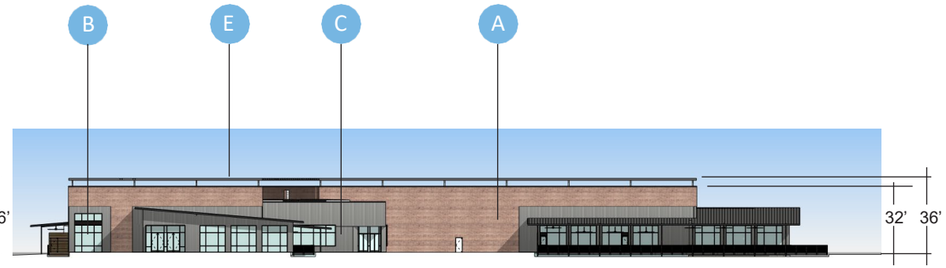
NORTH ELEVATION



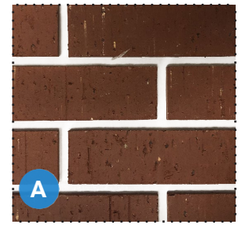
SOUTH ELEVATION



EAST ELEVATION



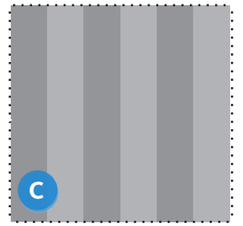
WEST ELEVATION



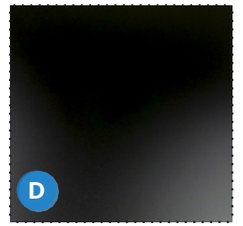
BR01- RED BRICK



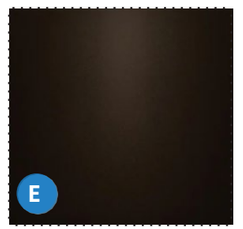
GL01- VISION GLASS



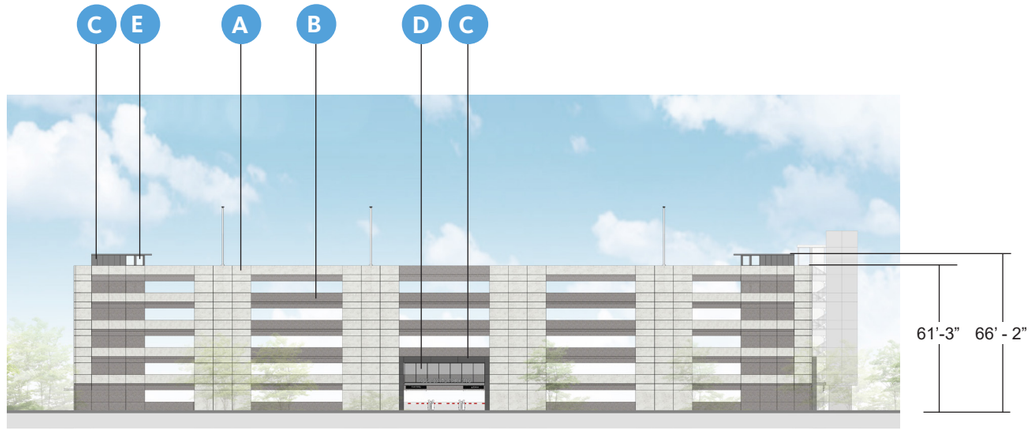
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



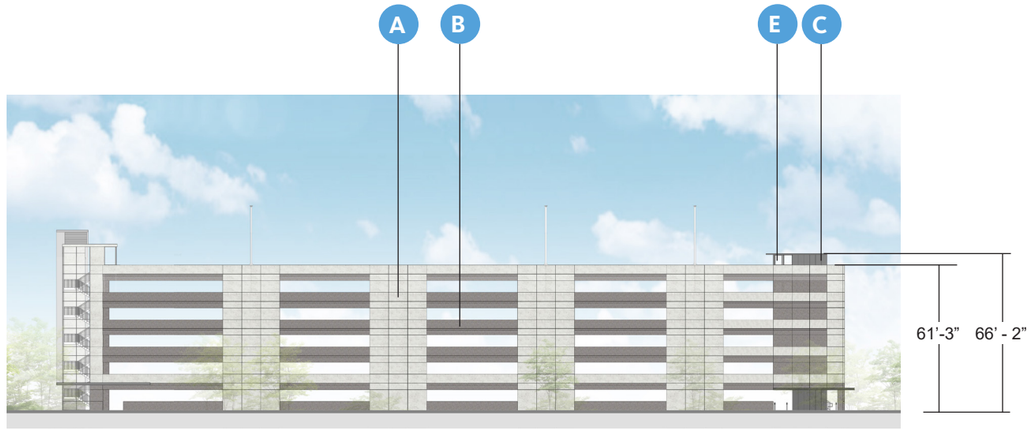
MP02- DARK METAL MINIMUM 24 GAUGE



RS01- DARK BRONZE ALUMINUM ROOF SCREENING



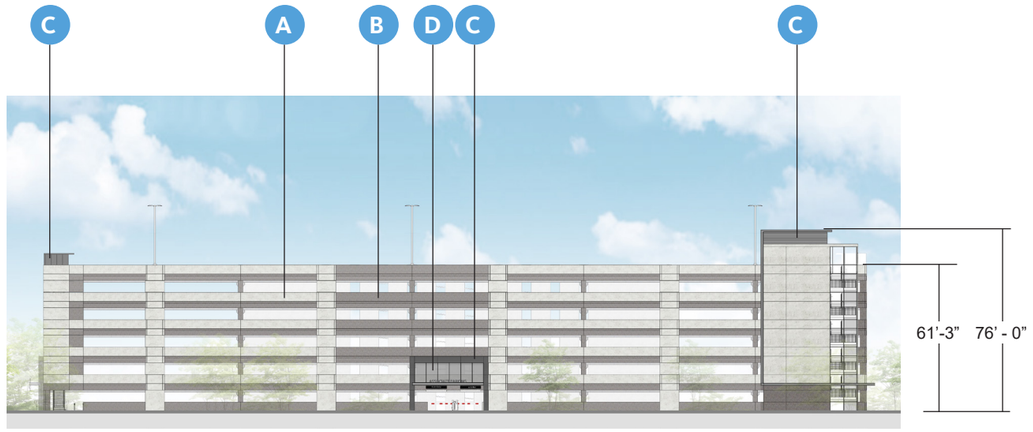
NORTH ELEVATION



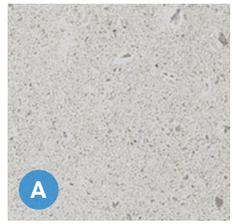
SOUTH ELEVATION



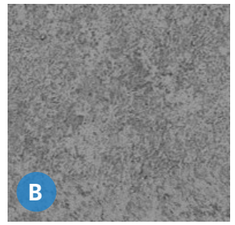
EAST ELEVATION



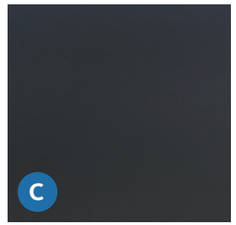
WEST ELEVATION



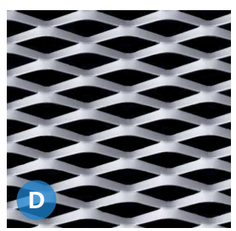
PC01- PRECAST LIGHT



PC02- PRECAST DARK



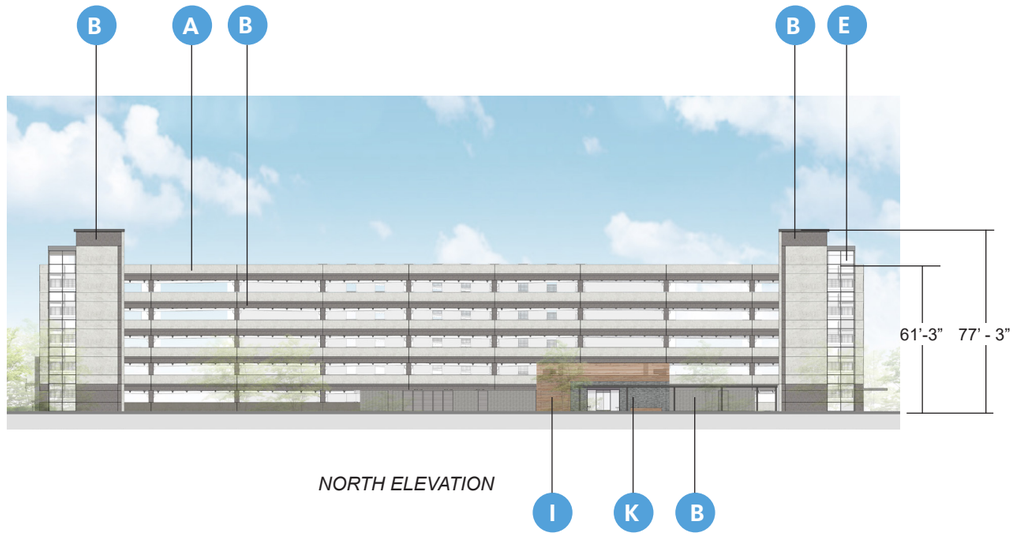
MP03- BLACK METAL
MINIMUM 24 GAUGE



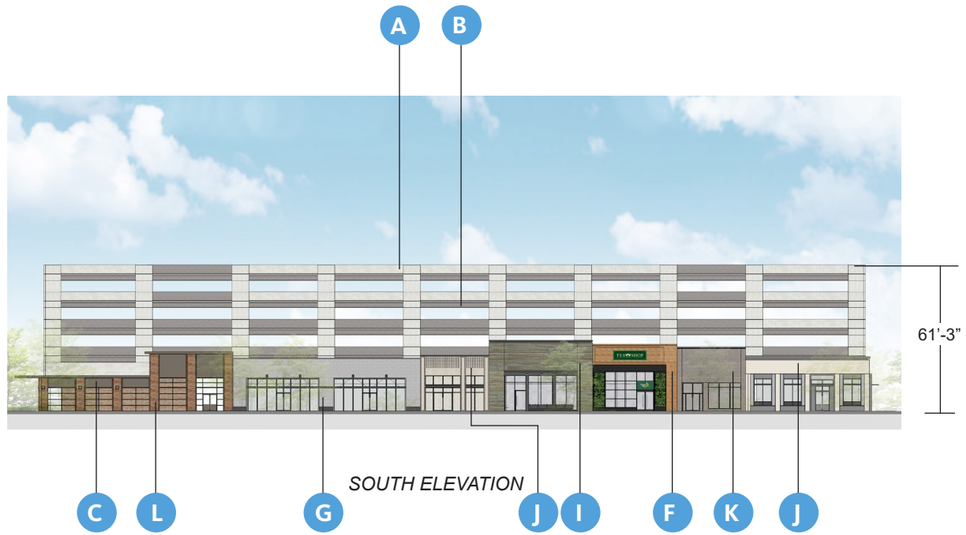
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



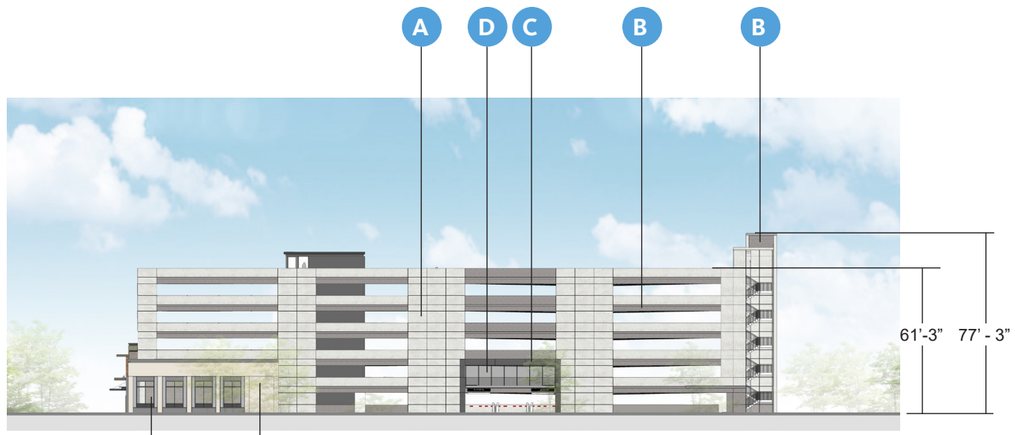
GL01- VISION GLASS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



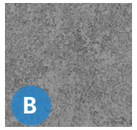
WEST ELEVATION



PC01-
PRECAST LIGHT



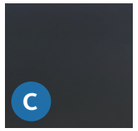
WD02 -
WOOD SLAT



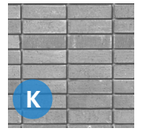
PC02-
PRECAST DARK



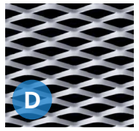
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE



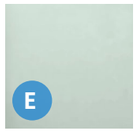
BR03 -
BRICK VENEER



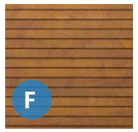
MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE



BR04 -
BRICK VENEER



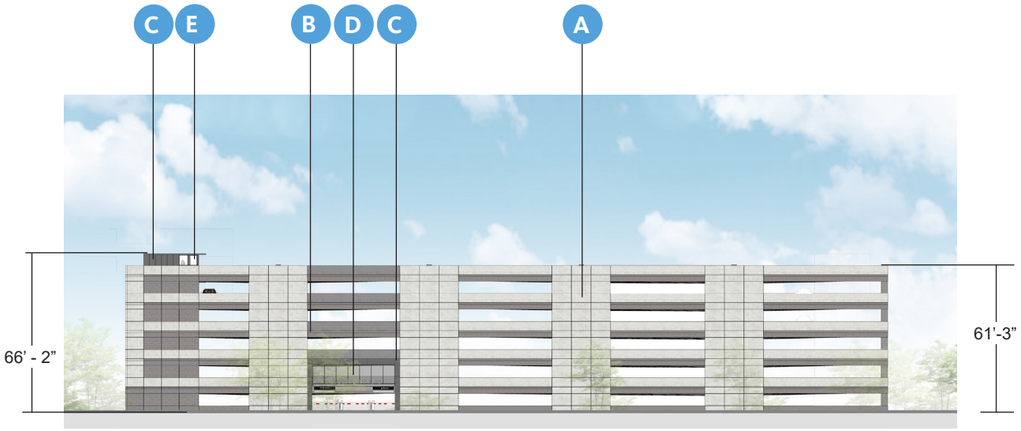
GL01-
VISION GLASS



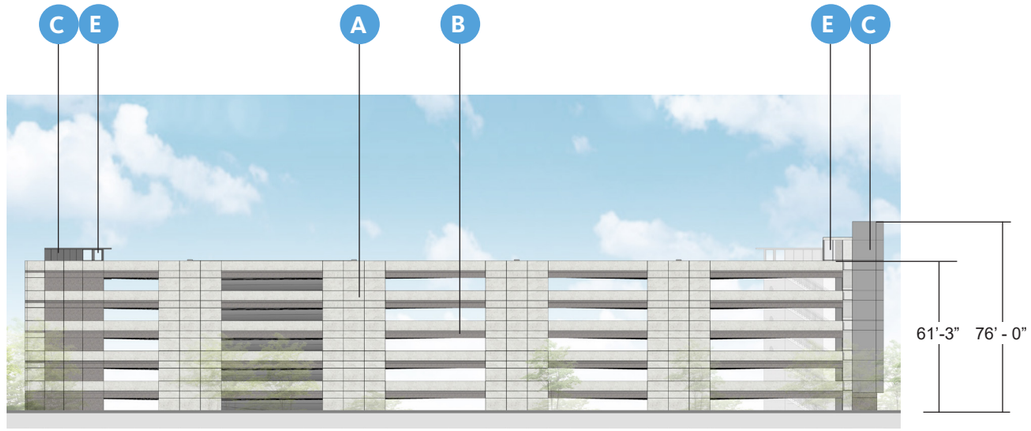
WD01 -
WOOD VENEER



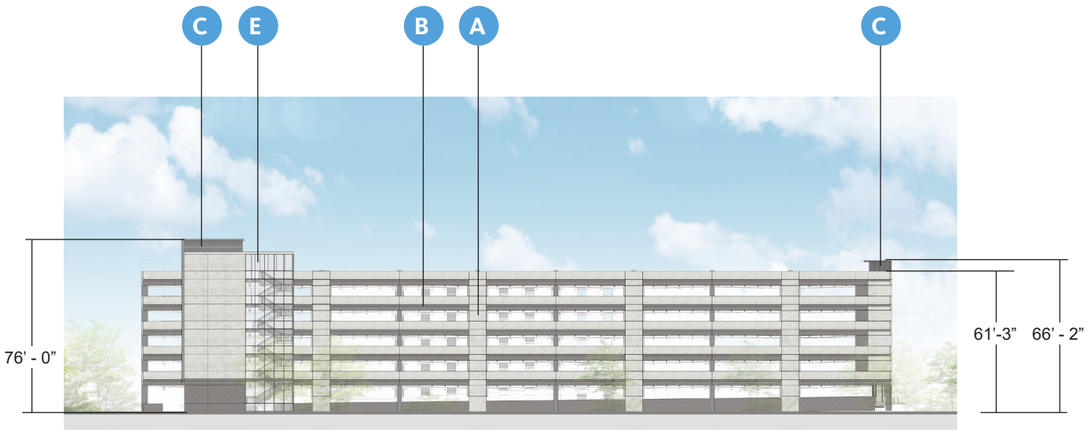
BR01 -
CMU BLOCK



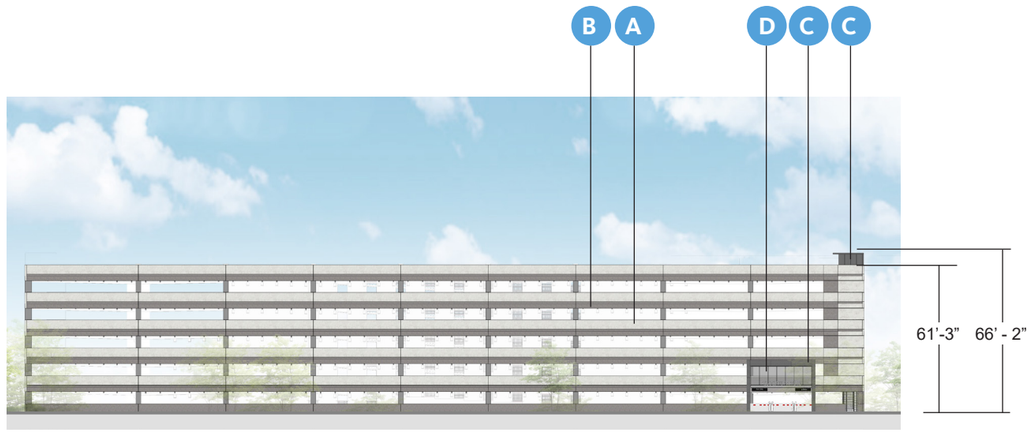
NORTH ELEVATION



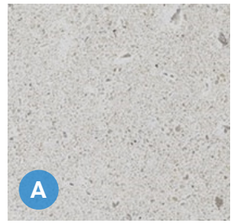
SOUTH ELEVATION



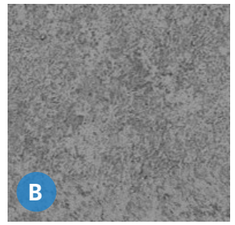
EAST ELEVATION



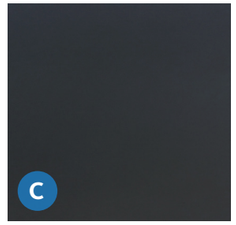
WEST ELEVATION



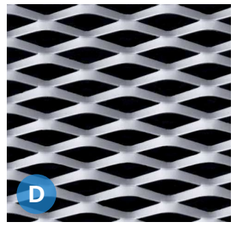
PC01- PRECAST LIGHT



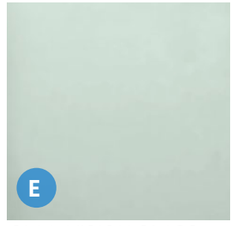
PC02- PRECAST DARK



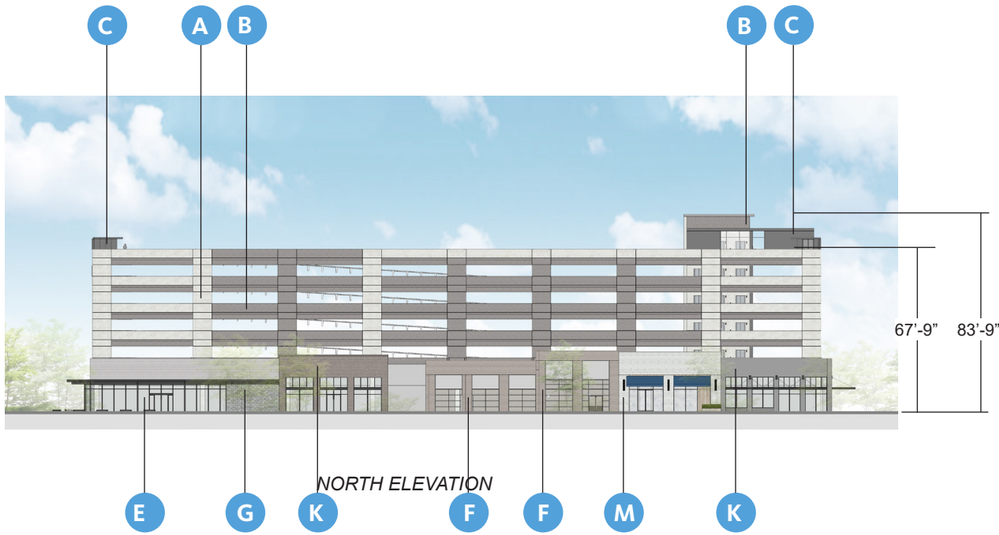
MP03- BLACK METAL
MINIMUM 24 GAUGE



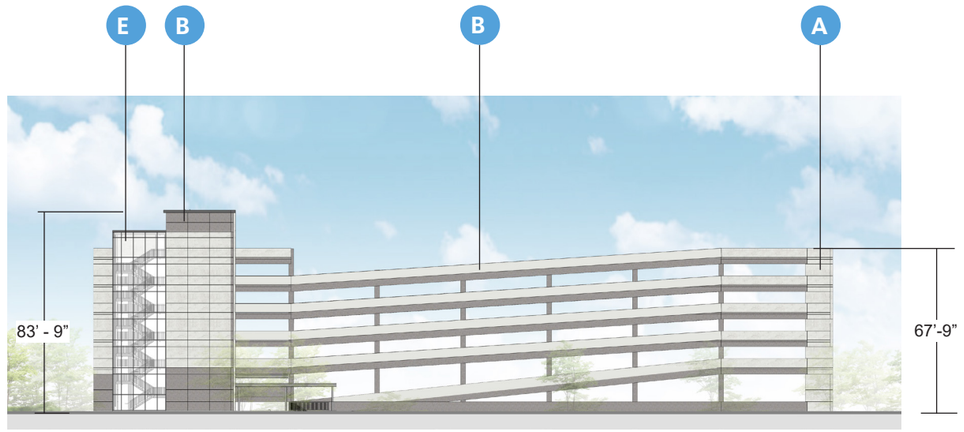
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



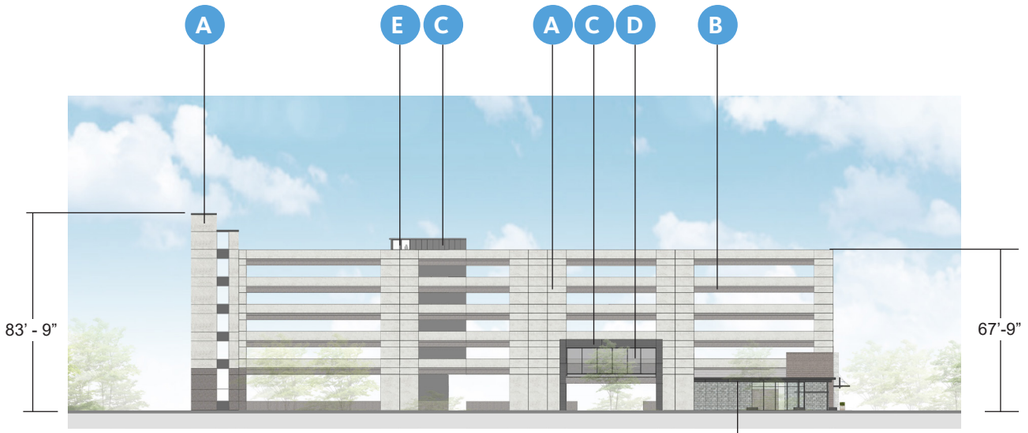
GL01- VISION GLASS



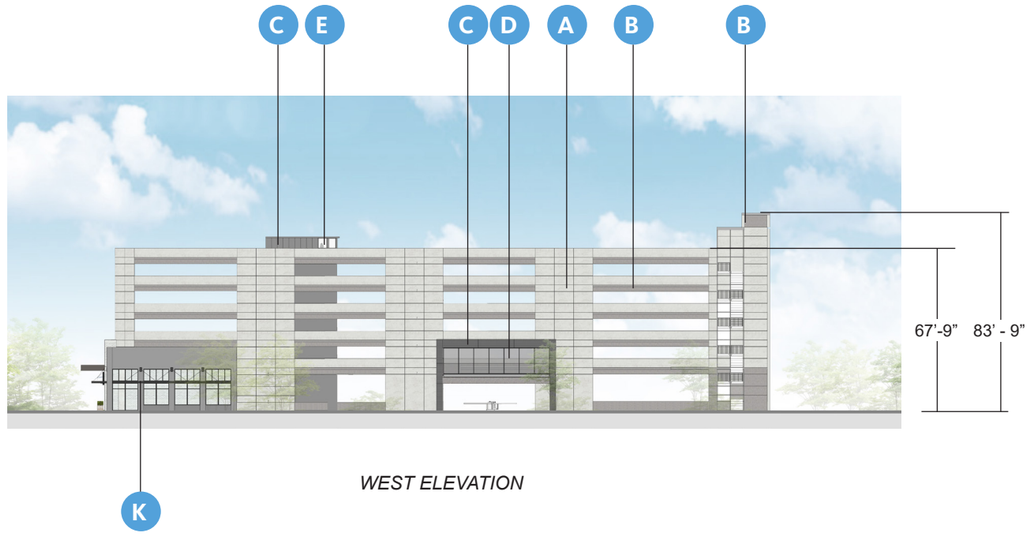
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



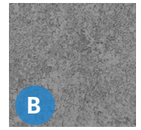
WEST ELEVATION



PC01-
PRECAST LIGHT



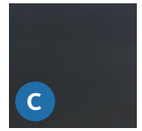
WD02 -
WOOD SLAT



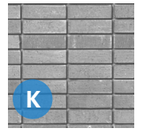
PC02-
PRECAST DARK



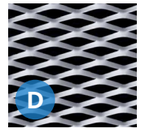
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE



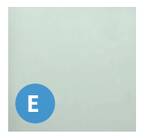
BR03 -
BRICK VENEER



MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE



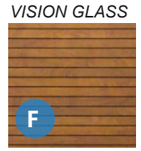
BR04 -
BRICK VENEER



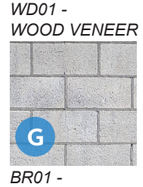
GL01-
VISION GLASS



BR05 -
BRICK VENEER



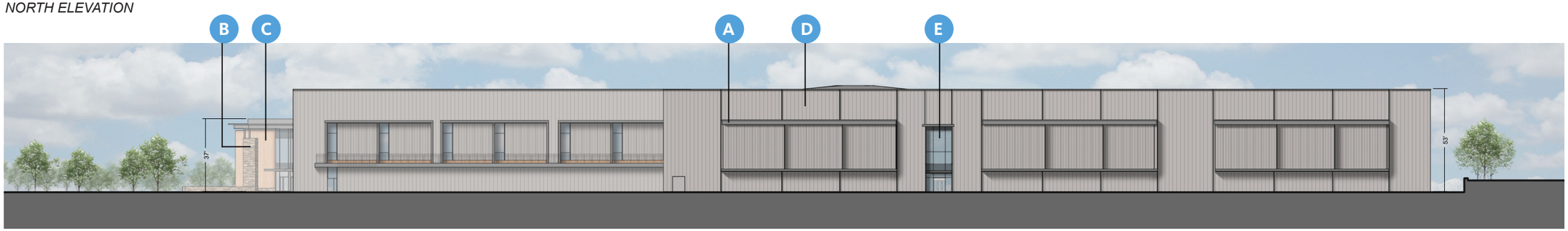
WD01 -
WOOD VENEER



BR01 -
CMU BLOCK



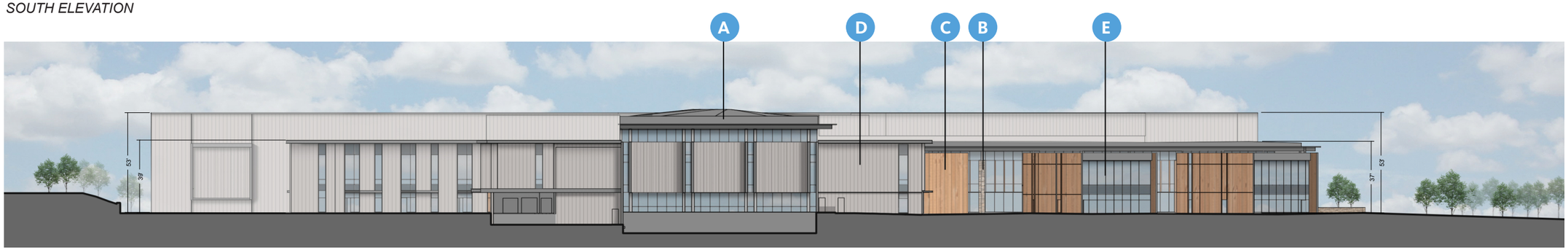
NORTH ELEVATION



EAST ELEVATION



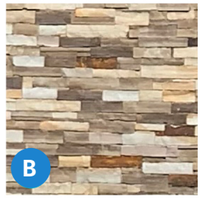
SOUTH ELEVATION



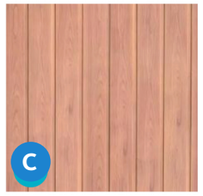
WEST ELEVATION



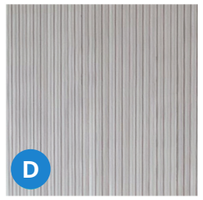
MCM1 - Florupon Classic II



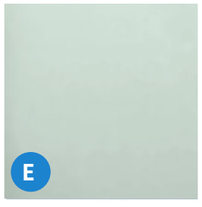
ST1 - Hackett Blue-Brown Multi-Strip



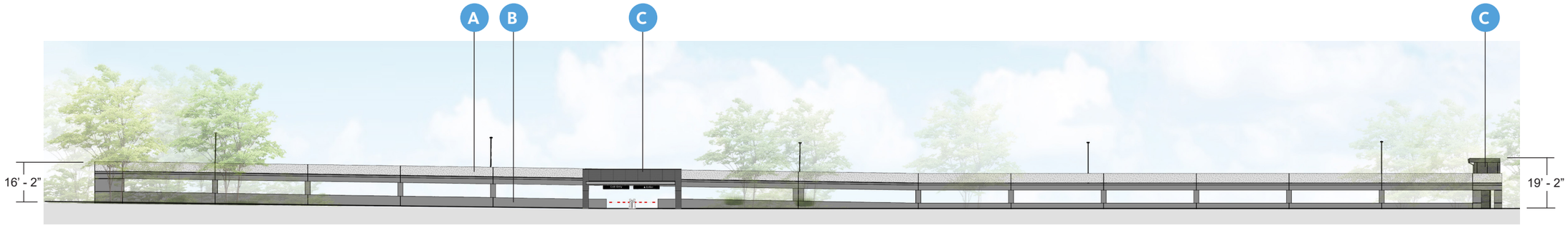
CL7 - Concrete Panel



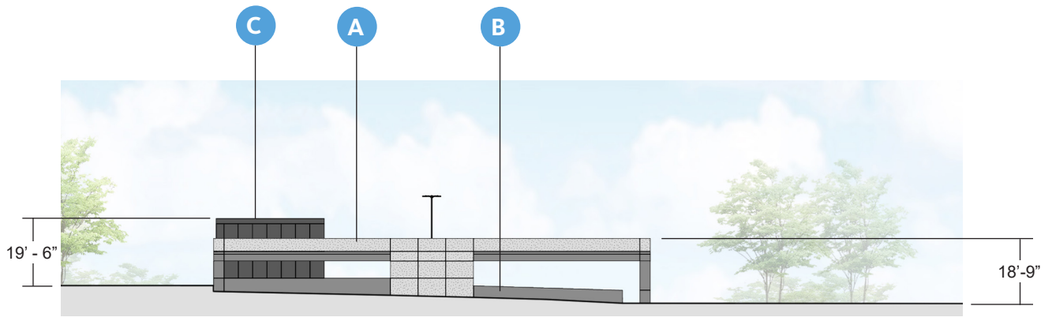
MWP (1,2,3) - Metal Wall Panel, min. 24 ga



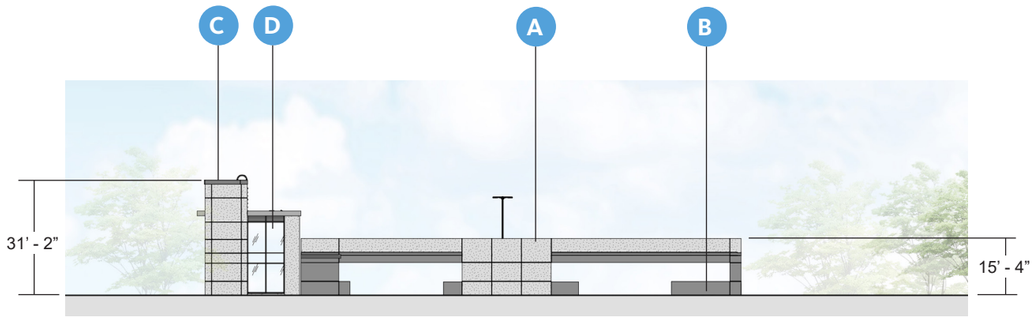
GL1 - Vision Glass



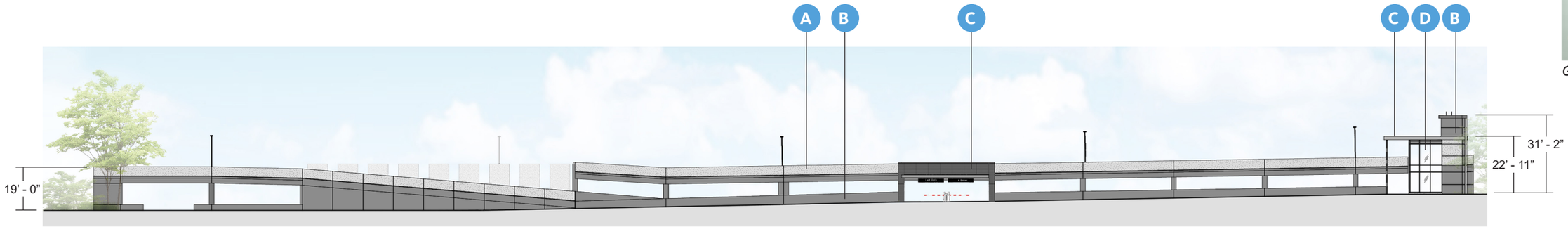
NORTH ELEVATION



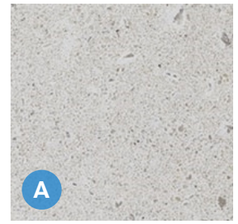
WEST ELEVATION



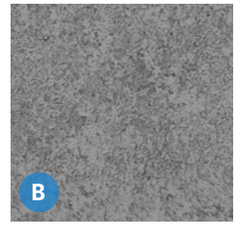
EAST ELEVATION



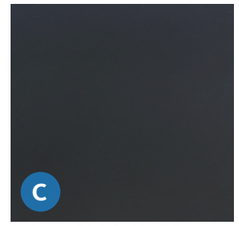
SOUTH ELEVATION



PC01- PRECAST LIGHT



PC02- PRECAST DARK

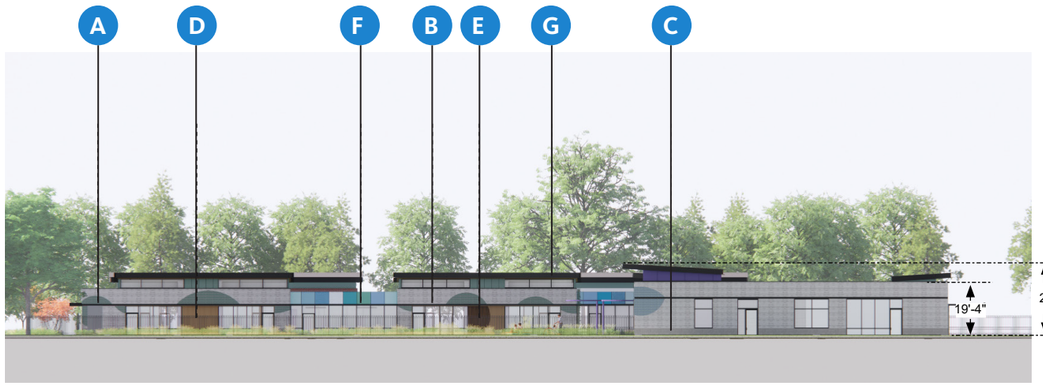


MP03- BLACK METAL MINIMUM 24 GAUGE

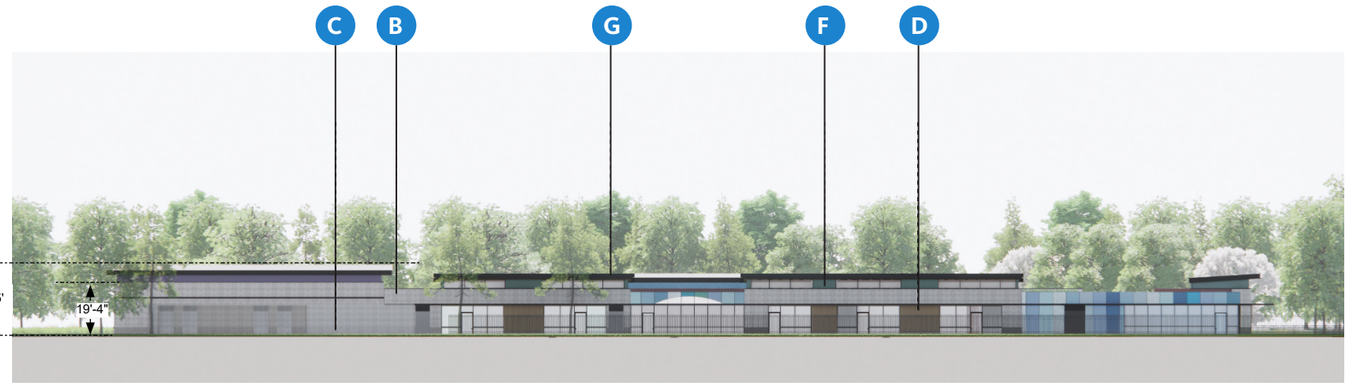


GL01- VISION GLASS

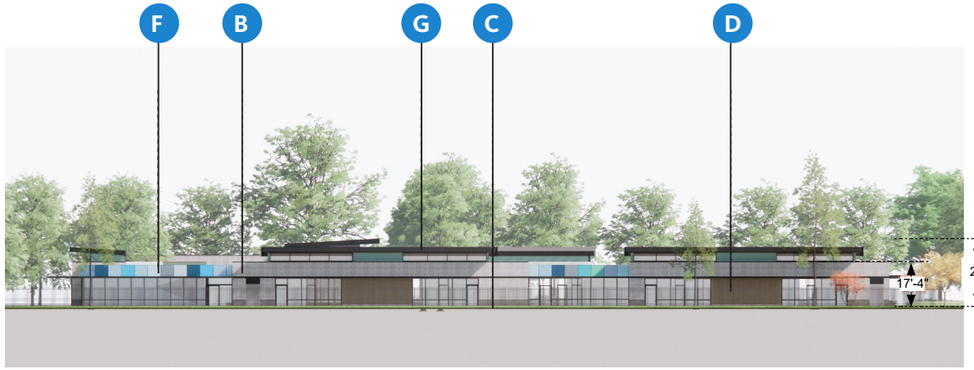
NOTE: Childcare Building I-02 is a mirror image of Childcare Building L-02 (shown below)



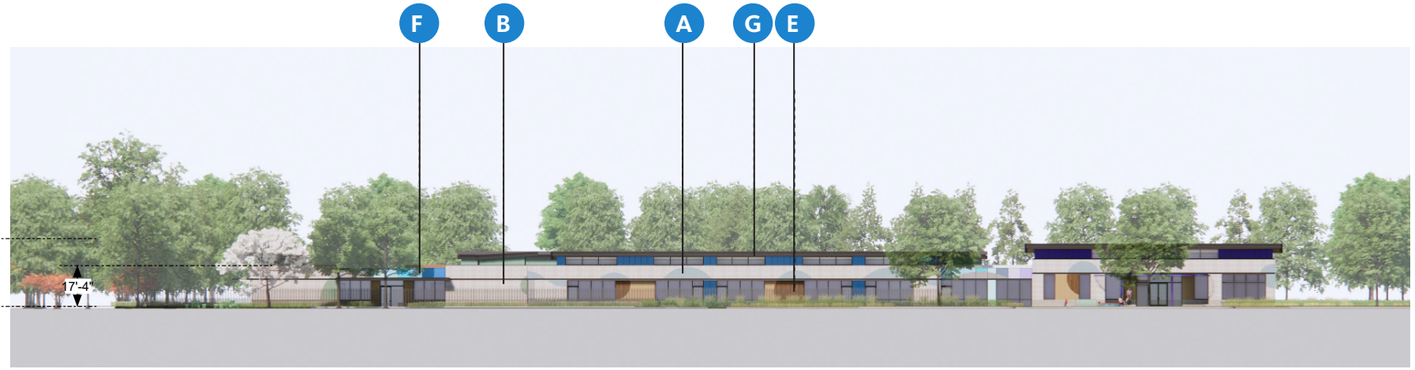
EAST ELEVATION (BUILDING L-02)



NORTH ELEVATION (BUILDING L-02)



WEST ELEVATION (BUILDING L-02)



SOUTH ELEVATION (BUILDING L-02)



A
Brick 01
BRICK 01



B
Brick 02
BRICK 02



C
Burnished Block
BURNISHED BLOCK



D
Wood 01
WOOD 01
(LONGBOARD METAL PANEL)



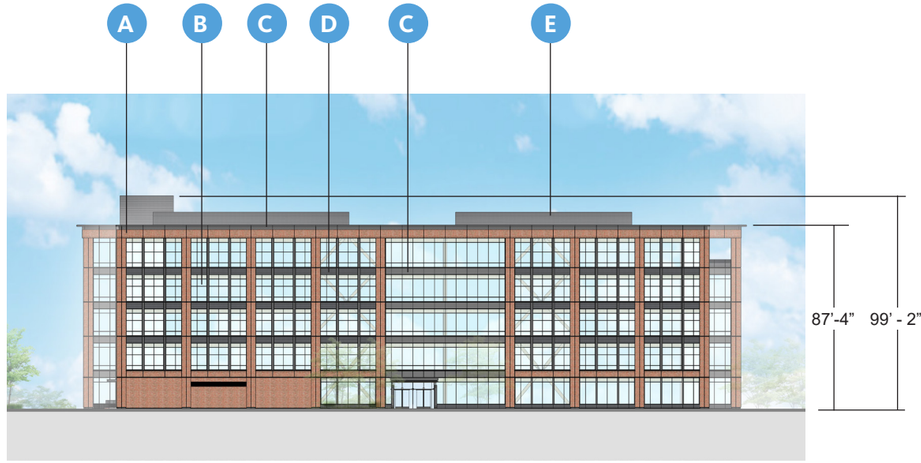
E
Wood 02
WOOD 02
(LONGBOARD METAL PANEL)



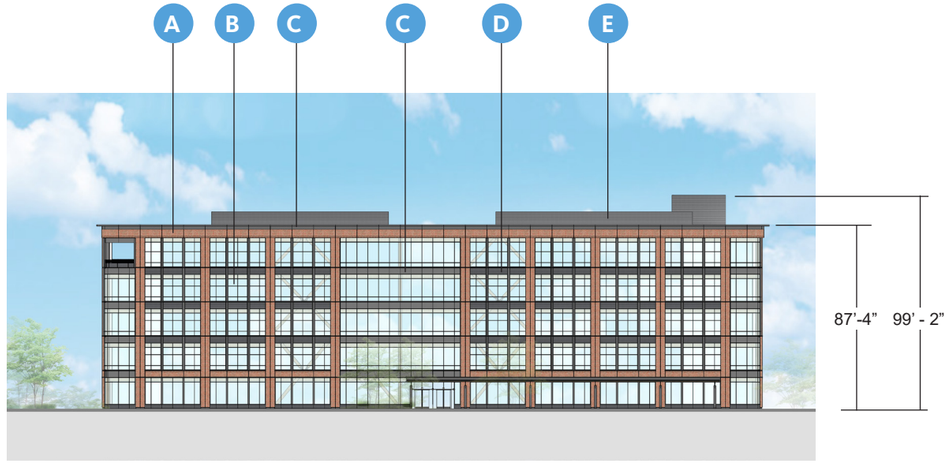
F
Metal Panel
METAL PANEL, MIN. 24 GA



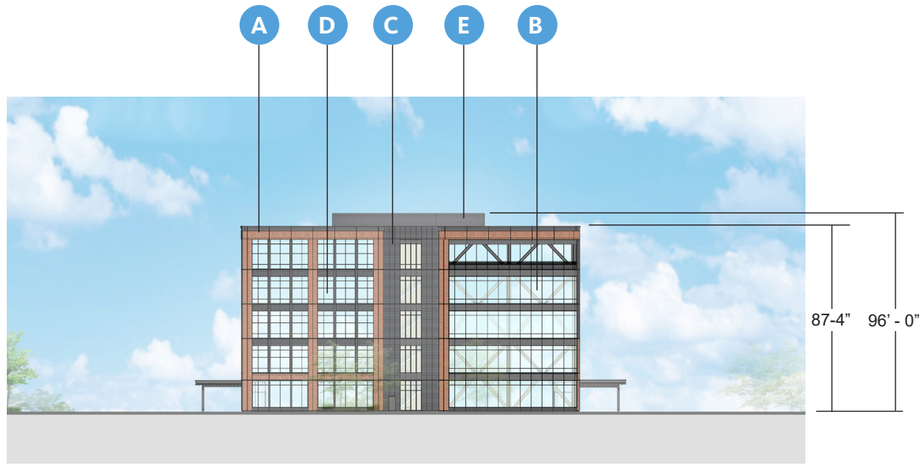
G
Mullion
MULLION



NORTH ELEVATION



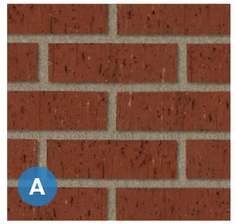
SOUTH ELEVATION



EAST ELEVATION



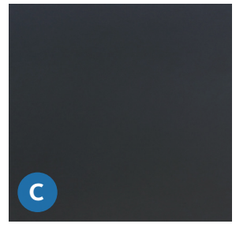
WEST ELEVATION



BR01- RED THIN BRICK



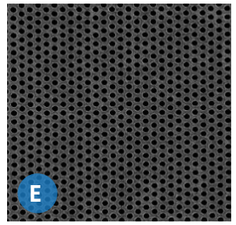
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



MP05- PERFORATED METAL MINIMUM 24 GAUGE



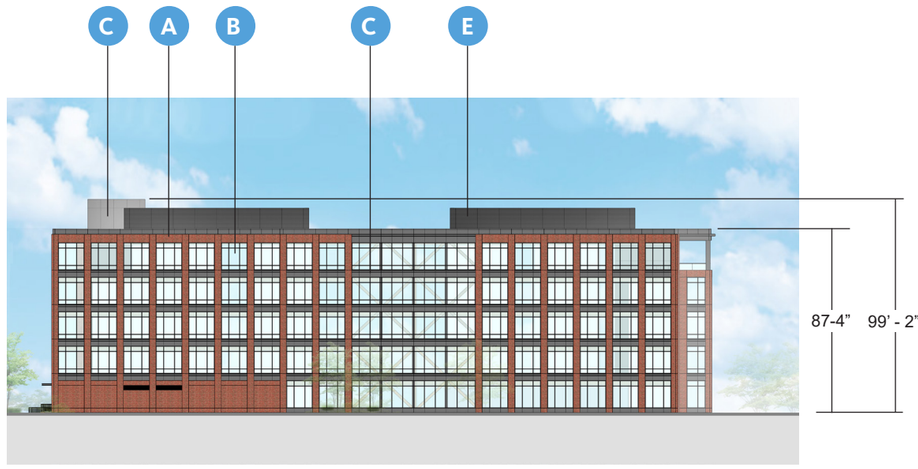
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



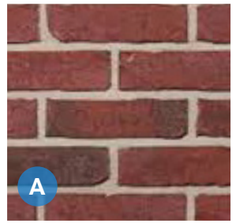
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



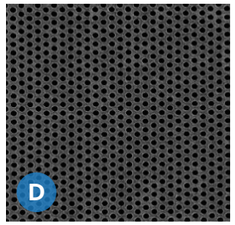
BR01- RED THIN BRICK



GL01- VISION GLASS



MP01- GRAY METAL MINIMUM 24 GAUGE



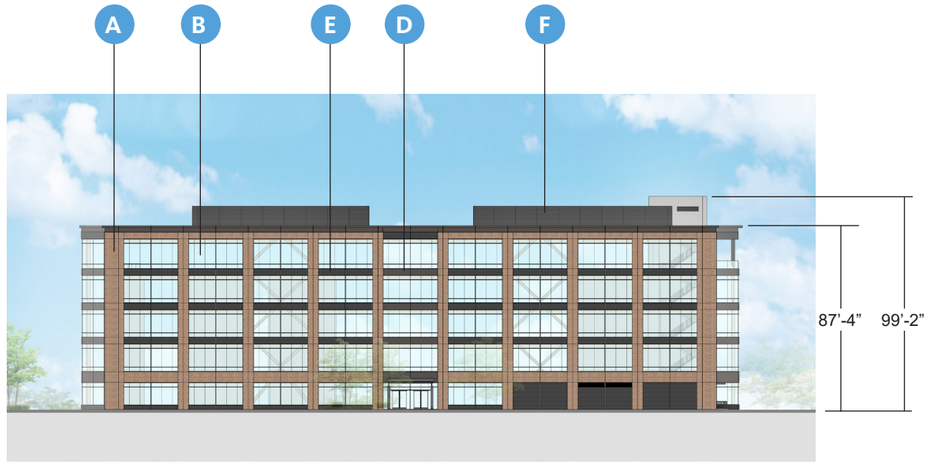
MP05- PERFORATED METAL MINIMUM 24 GAUGE



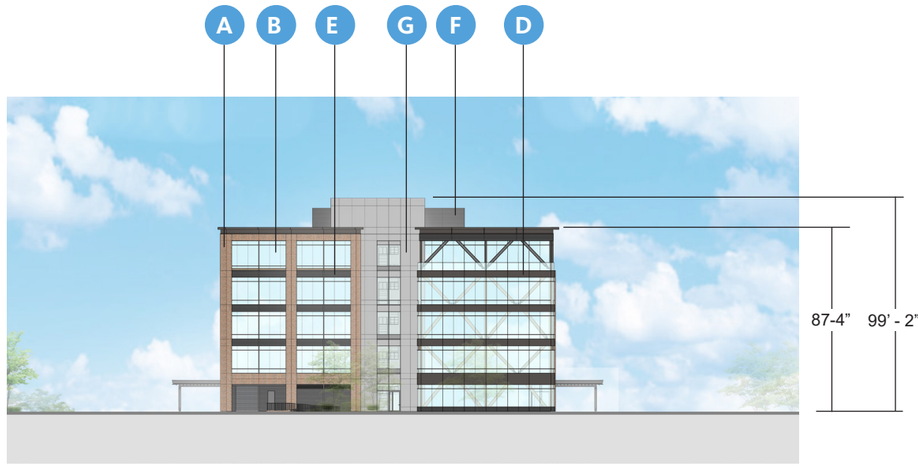
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



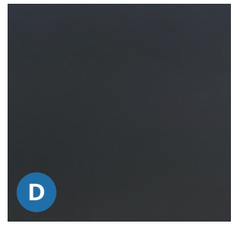
BR02- RED THIN BRICK



GL01- VISION GLASS



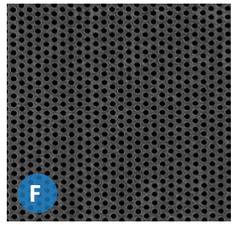
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



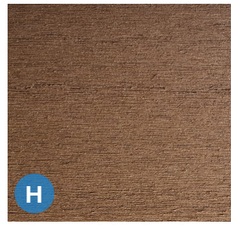
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



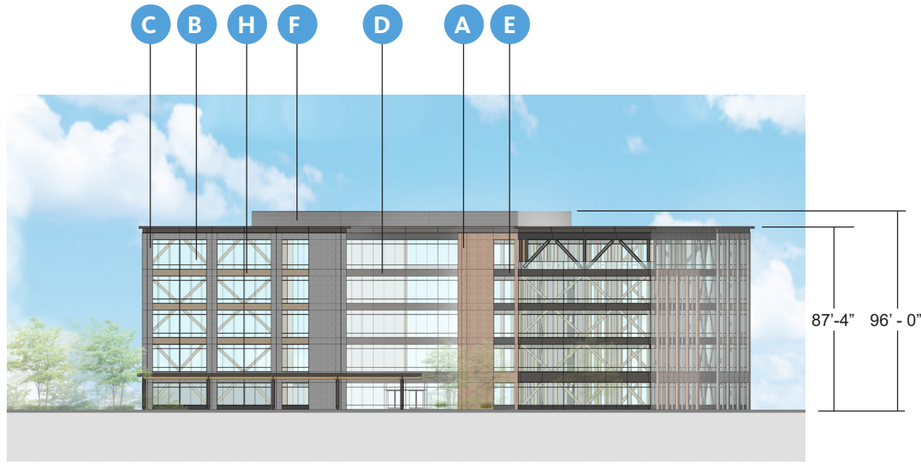
MP05- PERFORATED METAL MINIMUM 24 GAUGE



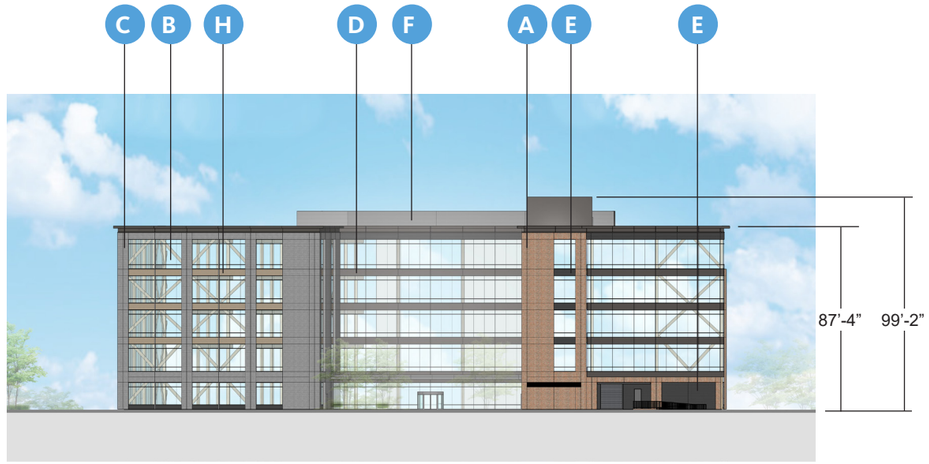
MP01- GRAY METAL MINIMUM 24 GAUGE



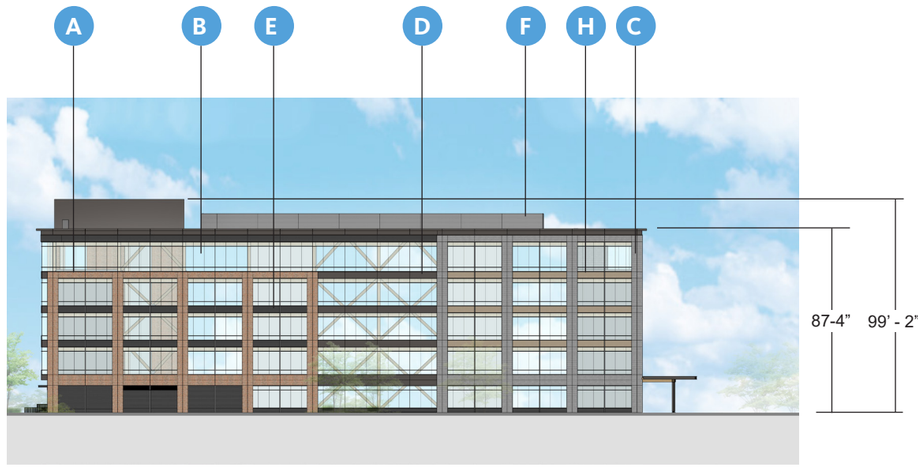
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



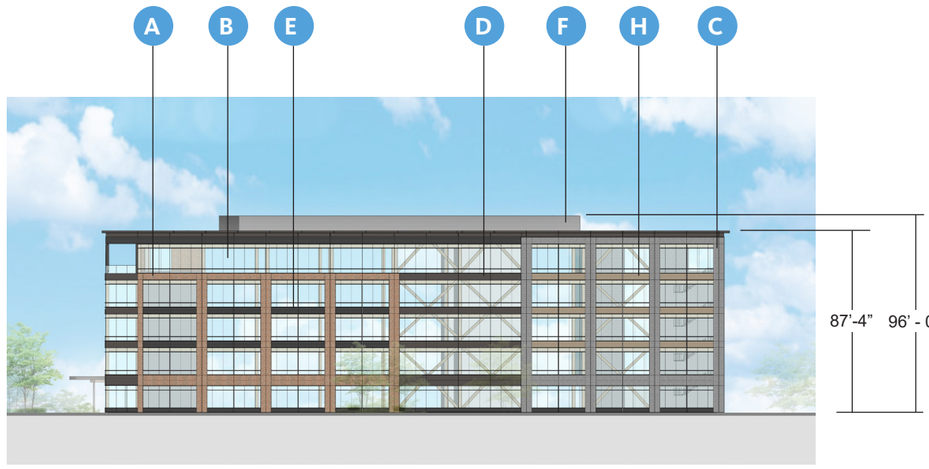
NORTH ELEVATION



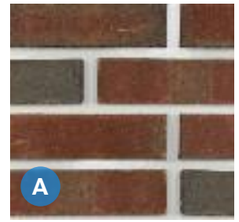
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



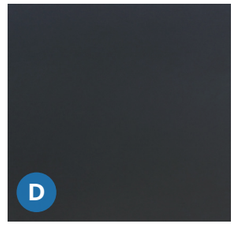
BR02- RED THIN BRICK



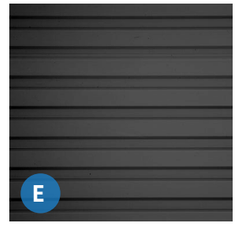
GL01- VISION GLASS



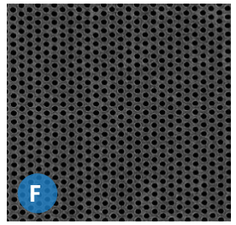
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



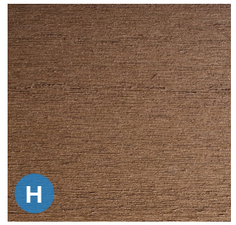
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



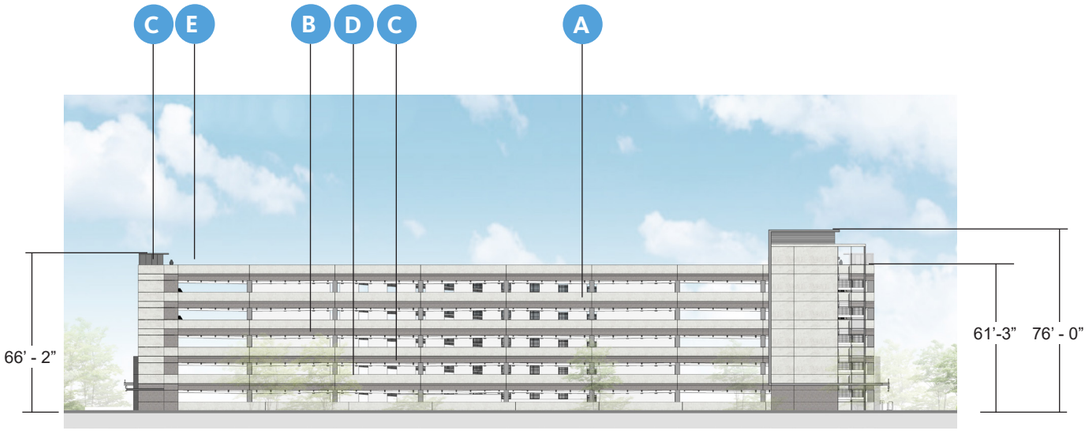
MP05- PERFORATED METAL MINIMUM 24 GAUGE



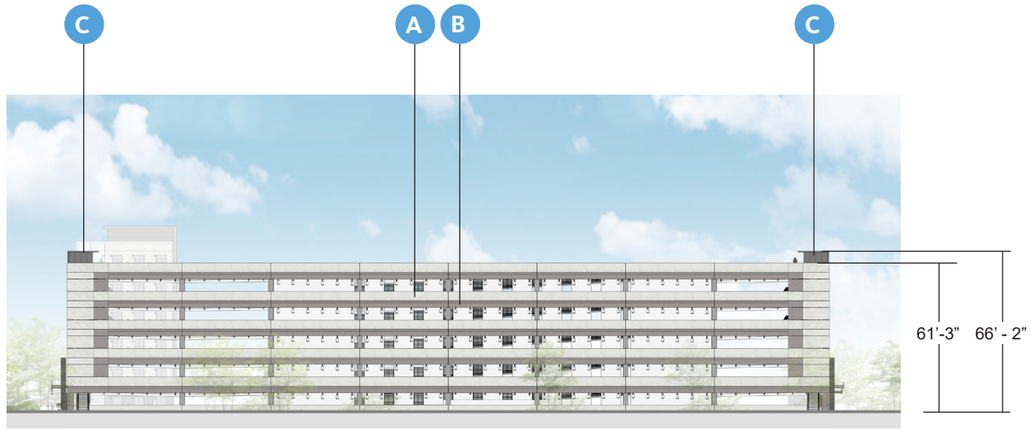
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



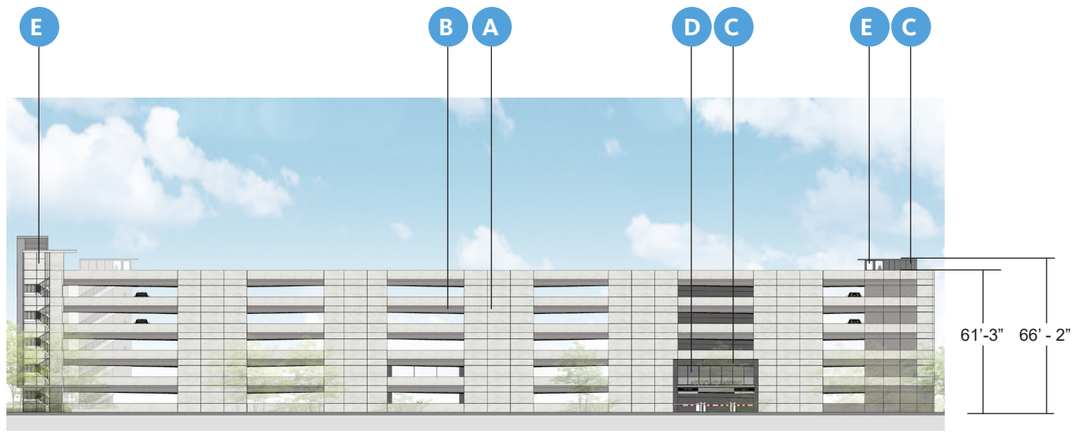
NORTH ELEVATION



SOUTH ELEVATION



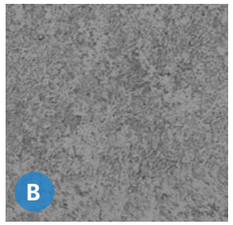
EAST ELEVATION



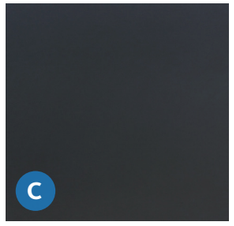
WEST ELEVATION



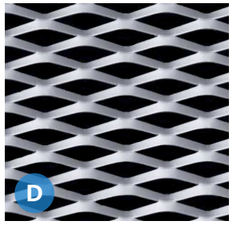
PC01- PRECAST LIGHT



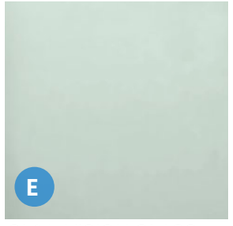
PC02- PRECAST DARK



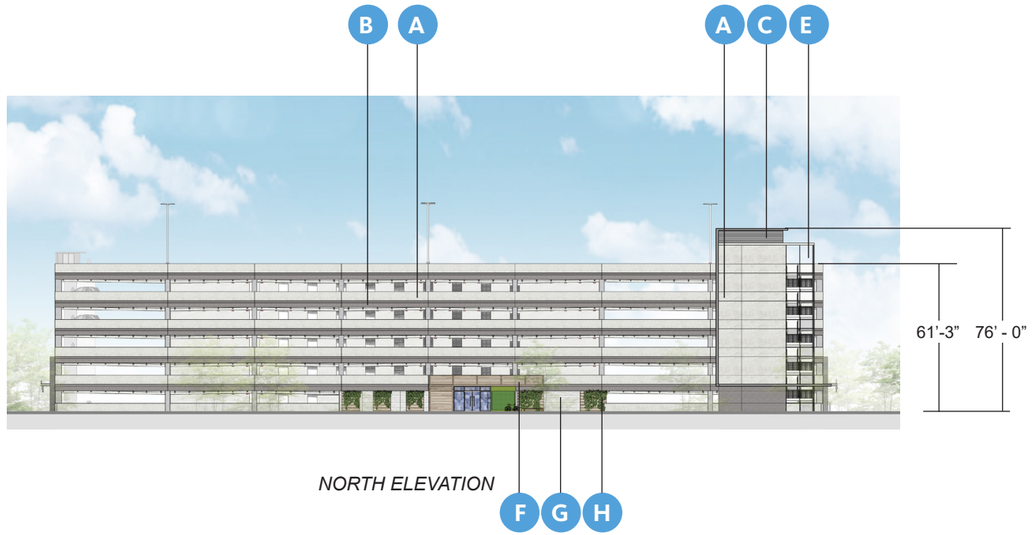
MP03- BLACK METAL
MINIMUM 24 GAUGE



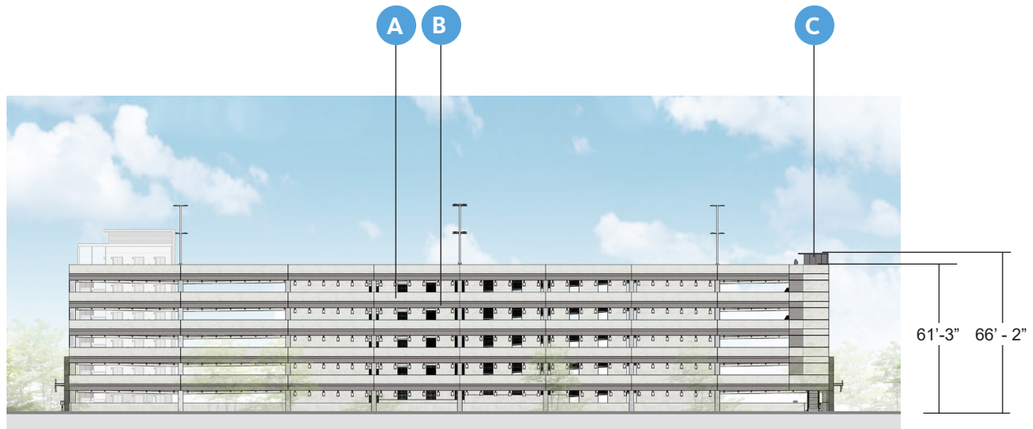
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



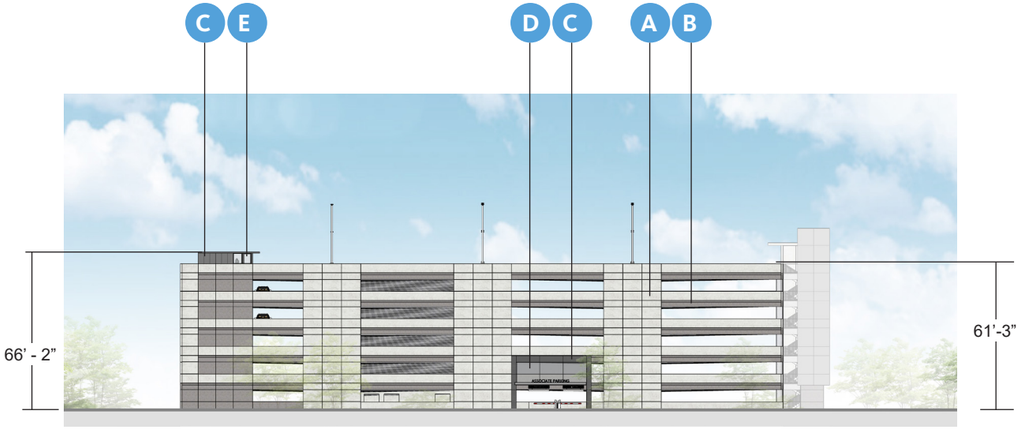
GL01- VISION GLASS



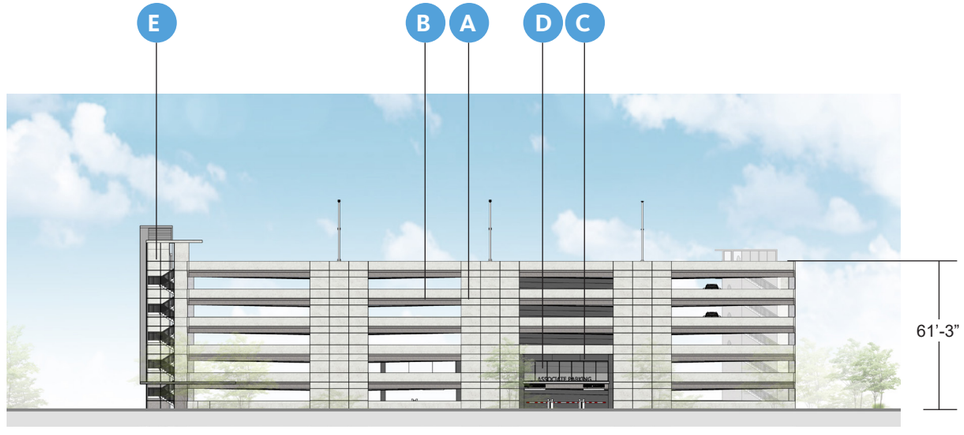
NORTH ELEVATION



SOUTH ELEVATION



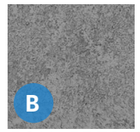
EAST ELEVATION



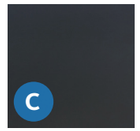
WEST ELEVATION



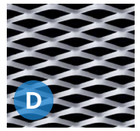
PC01- PRECAST LIGHT



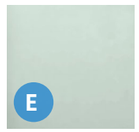
PC02- PRECAST DARK



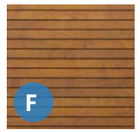
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



WD01 - WOOD VENEER

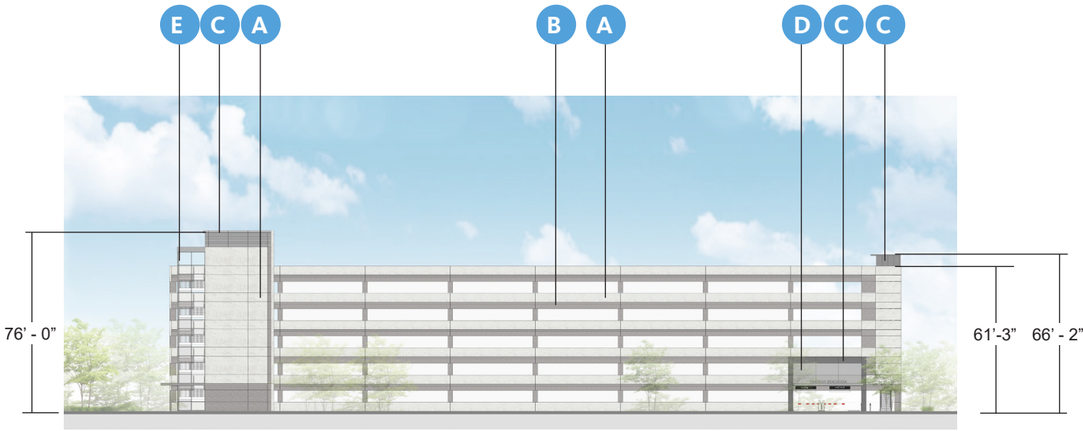


BR01 - BRICK VENEER

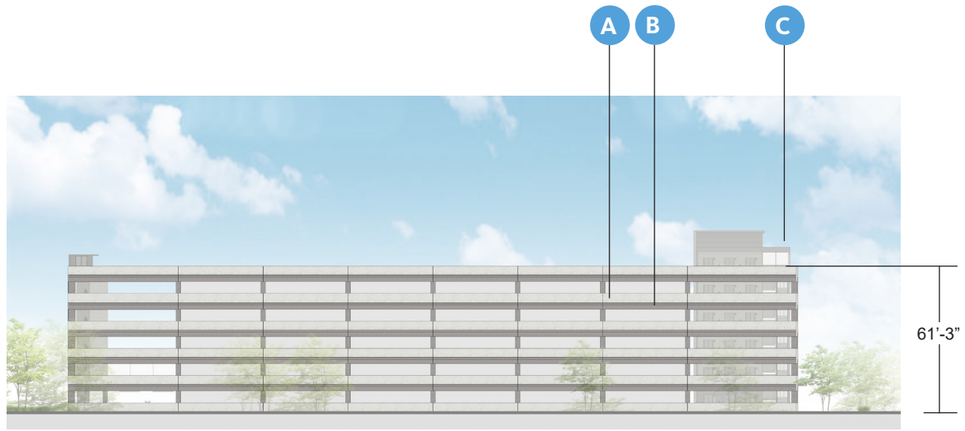


WC01 - GREEN WALL

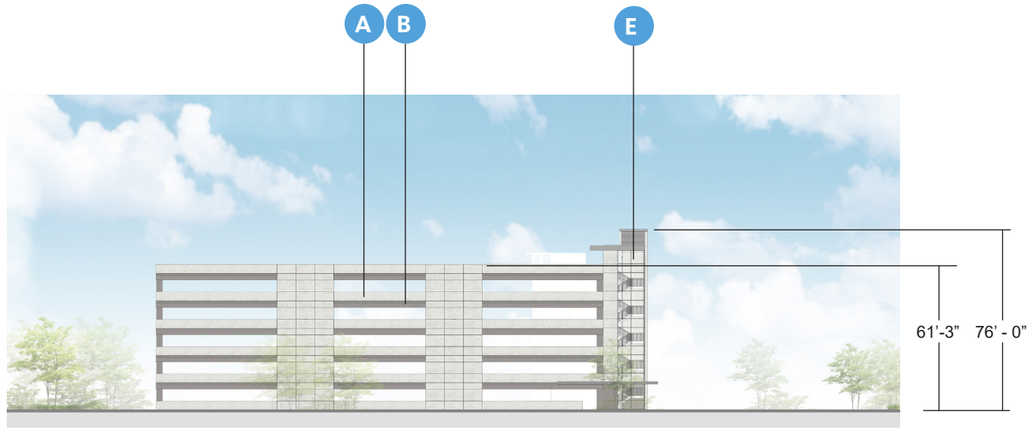
WC01 - GREEN WALL



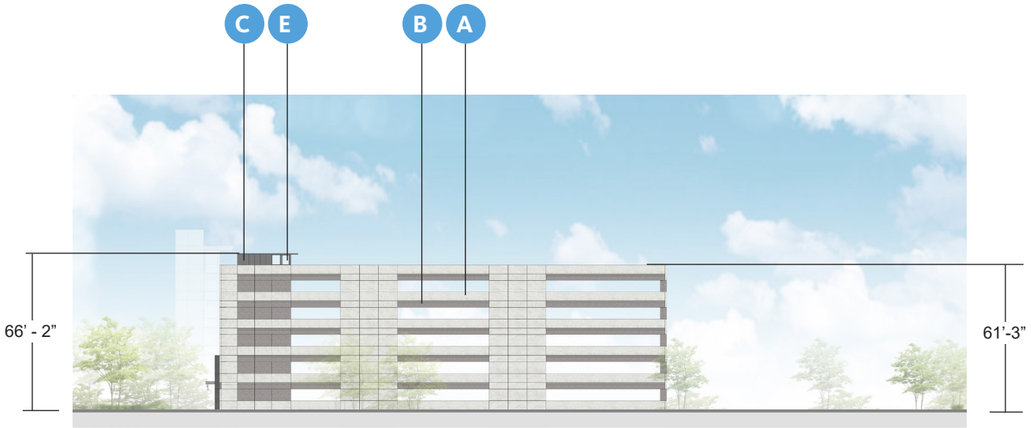
NORTH ELEVATION



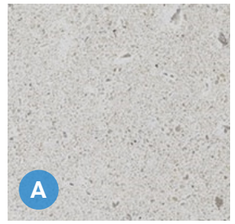
SOUTH ELEVATION



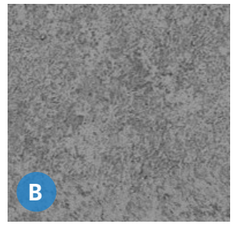
EAST ELEVATION



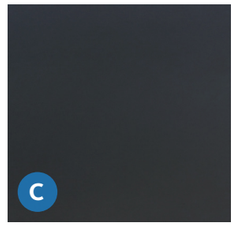
WEST ELEVATION



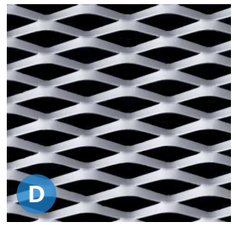
PC01- PRECAST LIGHT



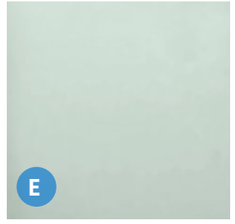
PC02- PRECAST DARK



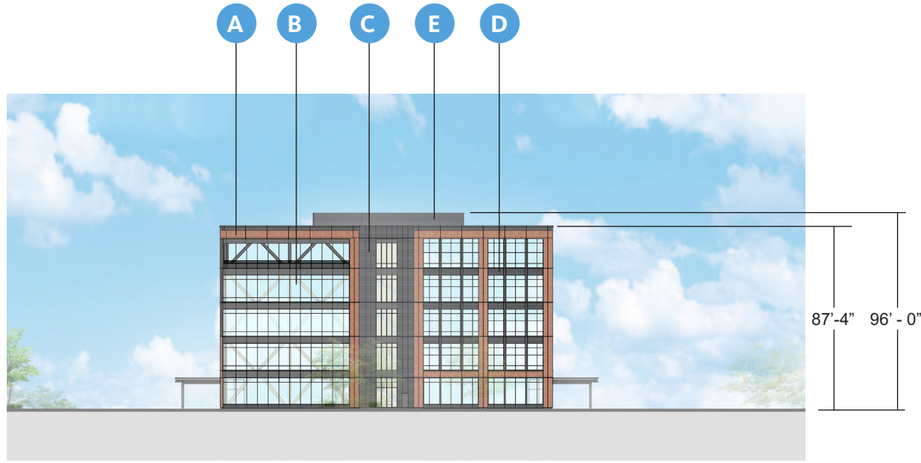
MP03- BLACK METAL
MINIMUM 24 GAUGE



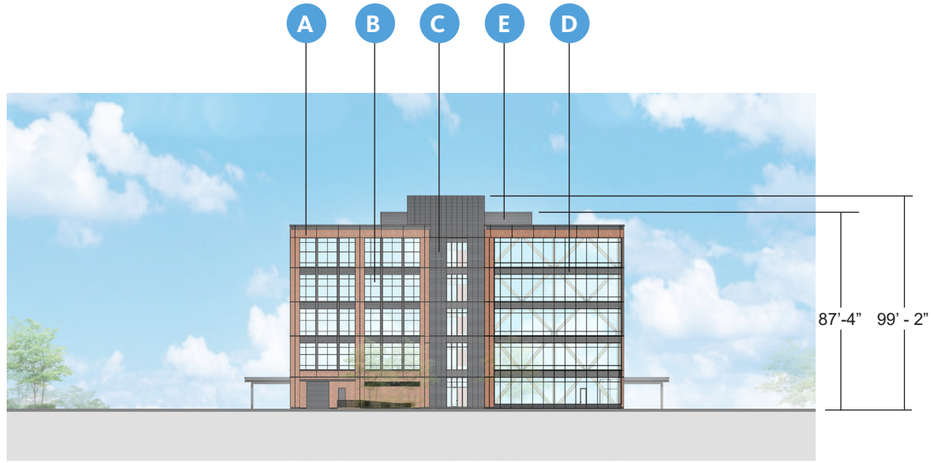
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



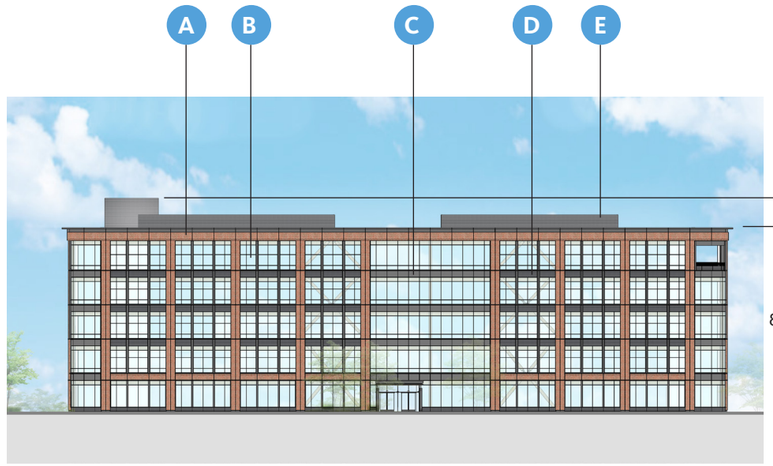
GL01- VISION GLASS



NORTH ELEVATION



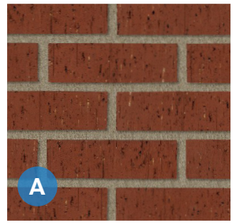
SOUTH ELEVATION



EAST ELEVATION



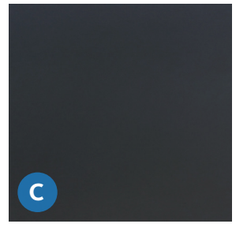
WEST ELEVATION



BR01- RED THIN BRICK



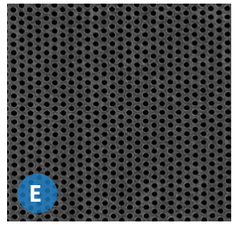
GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE



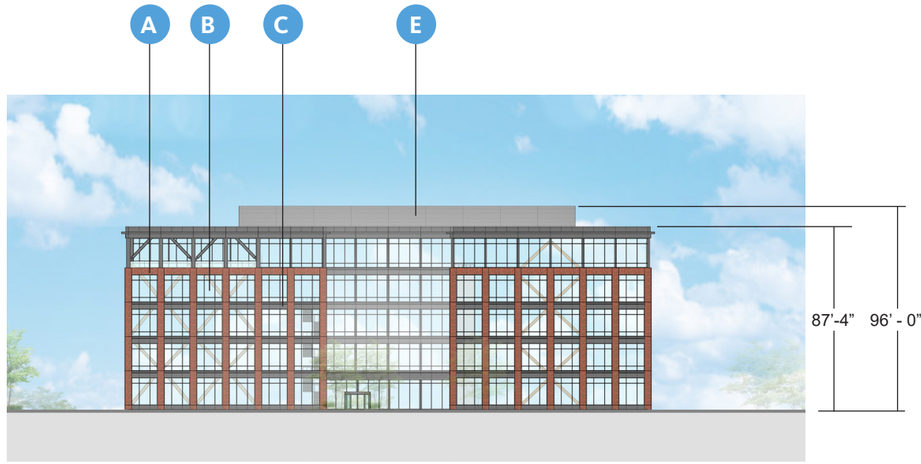
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



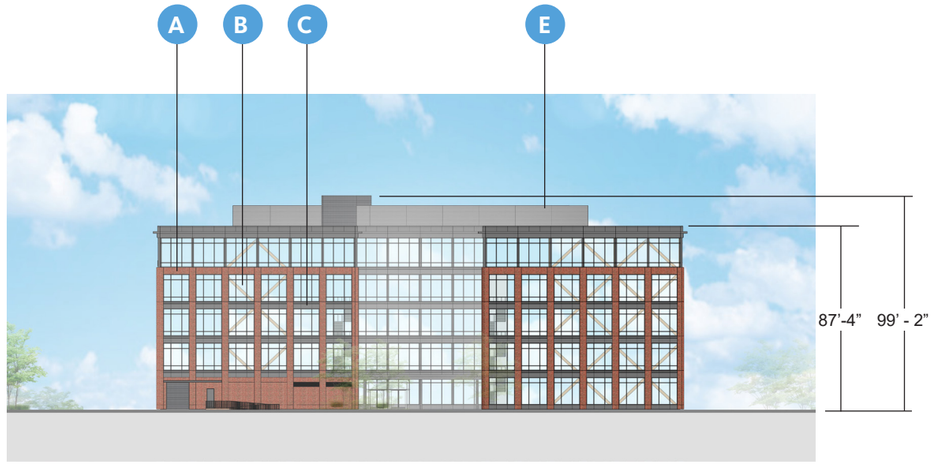
MP05- PERFORATED METAL MINIMUM 24 GAUGE



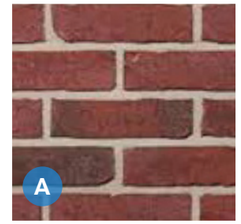
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION



SOUTH ELEVATION



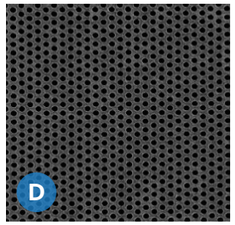
BR01- RED THIN BRICK



GL01- VISION GLASS



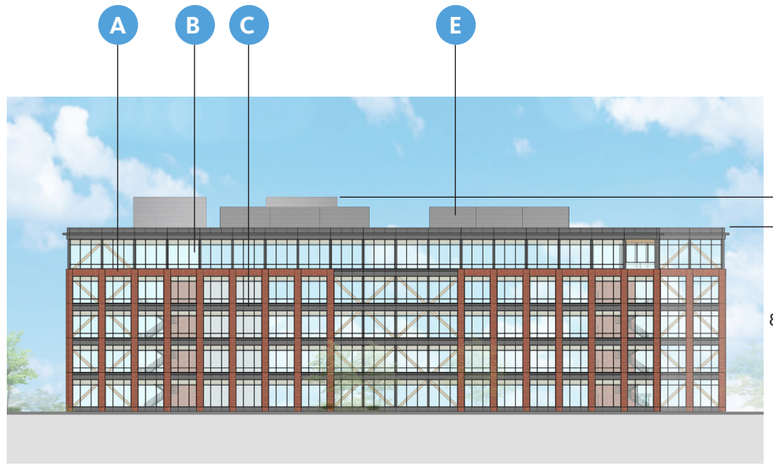
MP01- GRAY METAL
MINIMUM 24 GAUGE



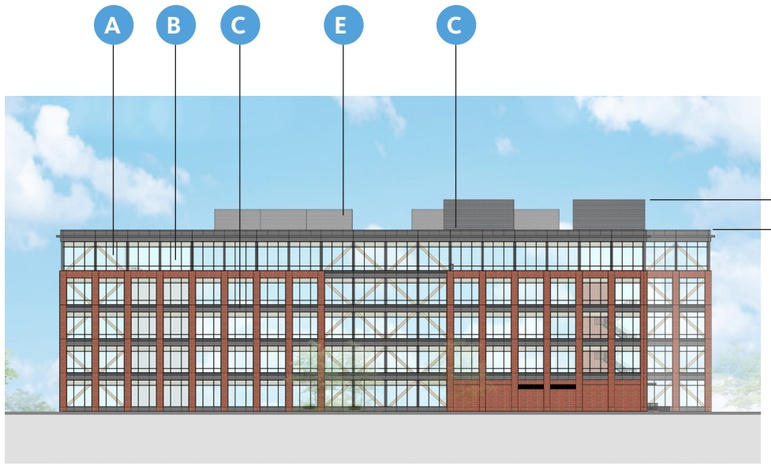
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



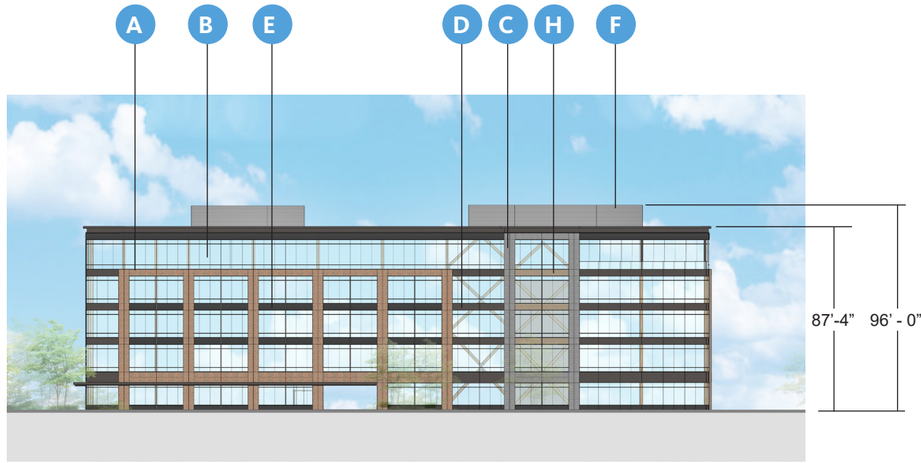
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



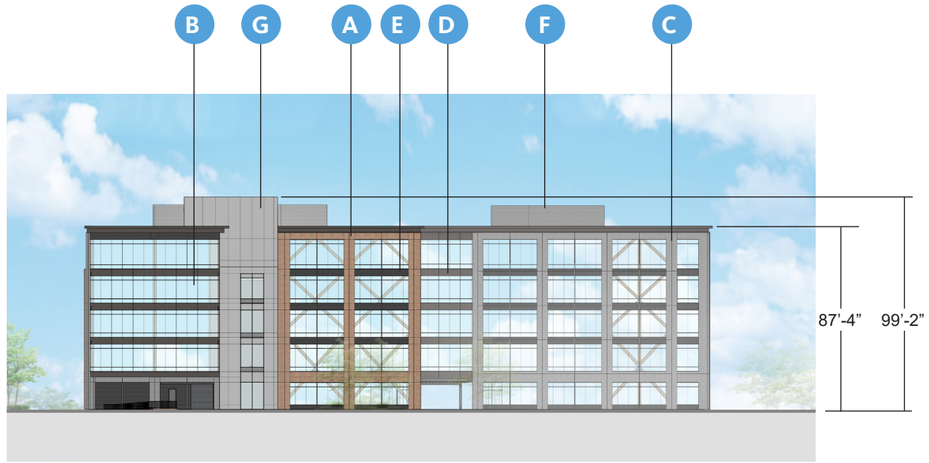
EAST ELEVATION



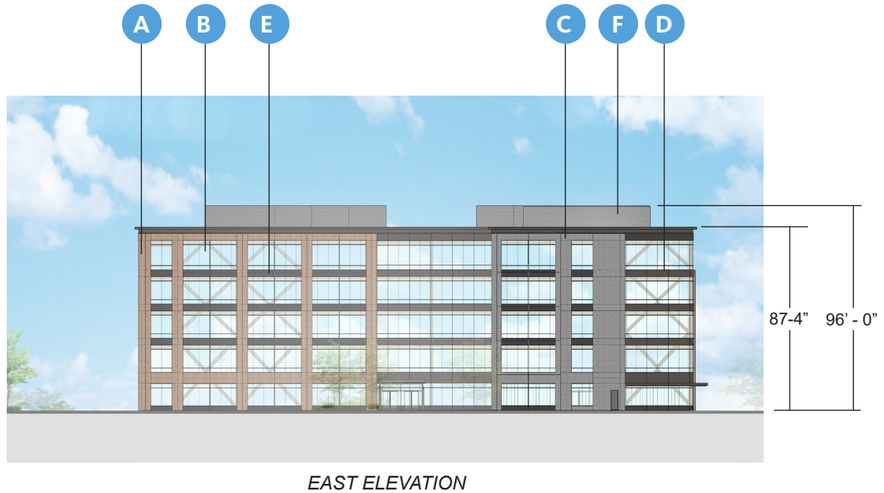
WEST ELEVATION



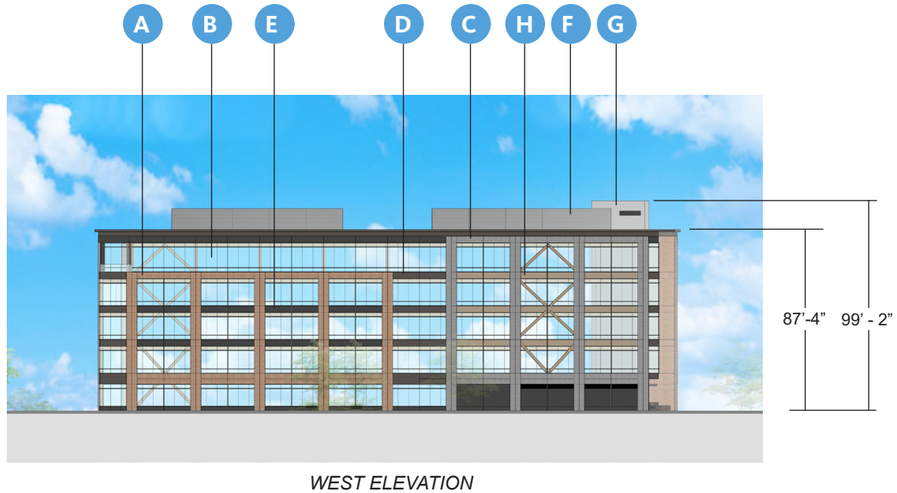
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



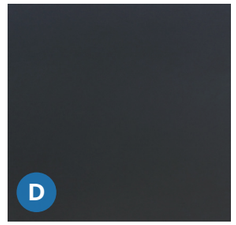
BR02- RED THIN BRICK



GL01- VISION GLASS



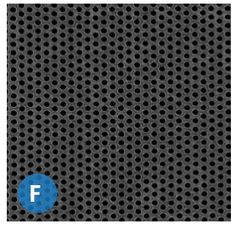
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



MP04- CORRUGATED METAL MINIMUM 24 GAUGE



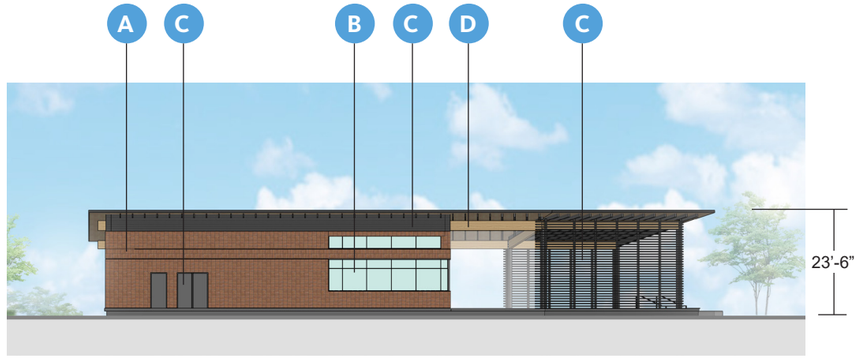
MP05- PERFORATED METAL MINIMUM 24 GAUGE



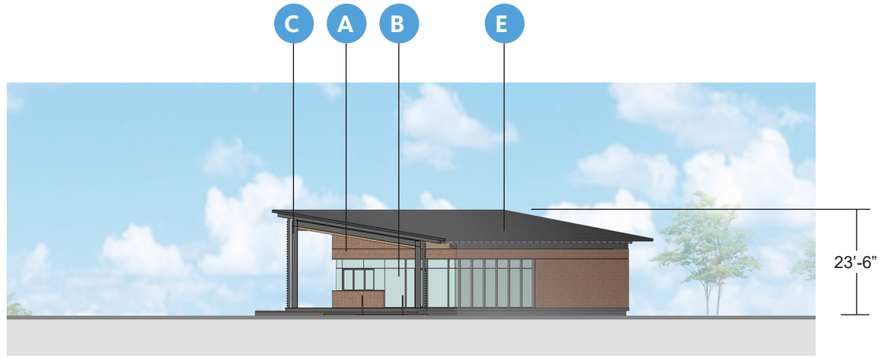
MP01- GRAY METAL MINIMUM 24 GAUGE



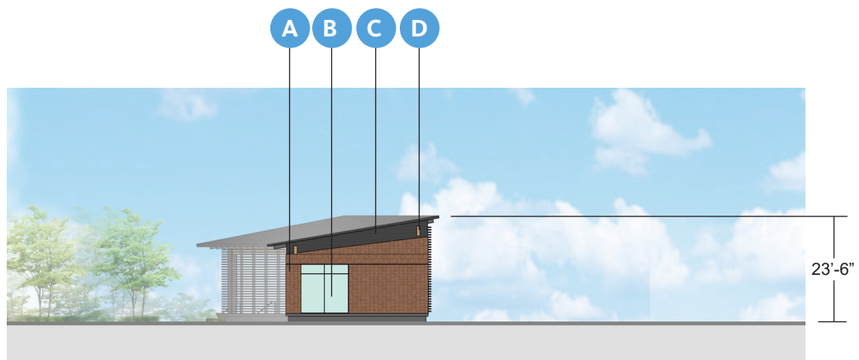
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



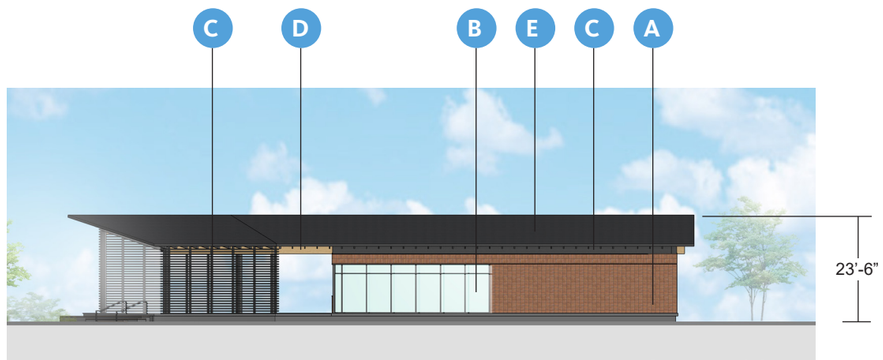
NORTHEAST ELEVATION



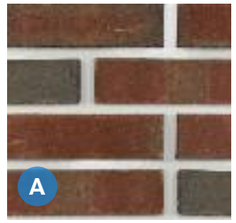
NORTHWEST ELEVATION



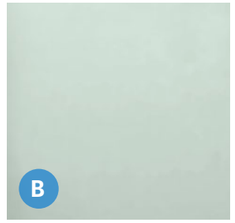
SOUTH ELEVATION



SOUTHWEST ELEVATION



BR02- RED THIN BRICK



GL01- VISION GLASS



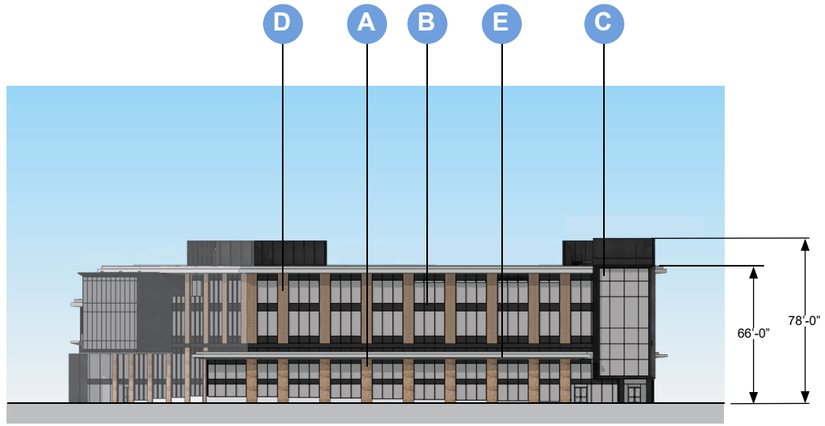
MP01- GRAY METAL
MINIMUM 24 GAUGE



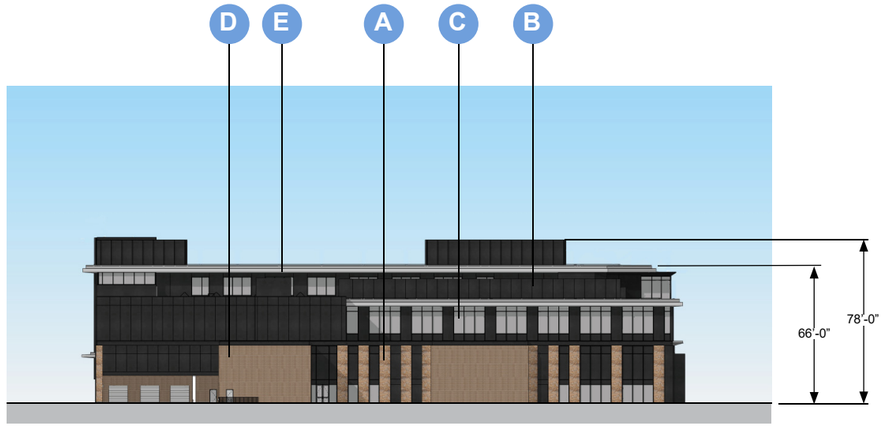
WD01- WOOD FINISH
(CANOPY SOFFITS)



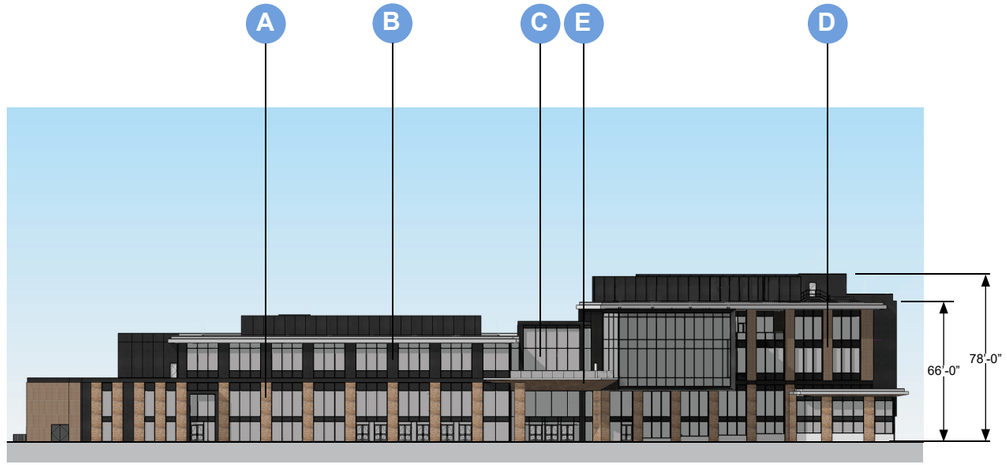
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



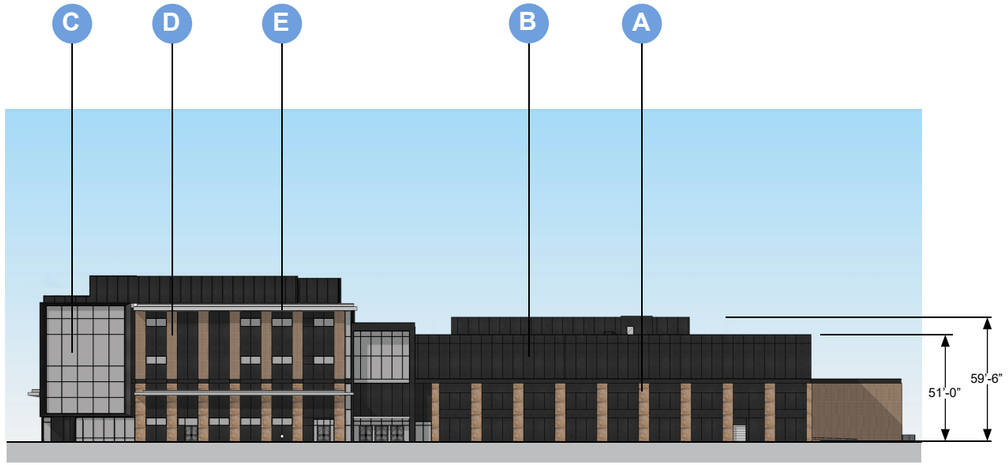
NORTH ELEVATION



SOUTH ELEVATION



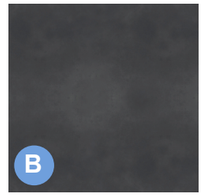
EAST ELEVATION



WEST ELEVATION



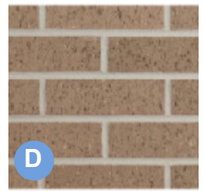
ST9 STONE VENEER



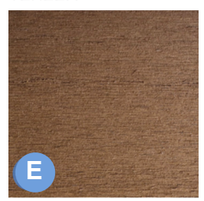
MP9 ANODIZED ALUMINUM PANEL, MIN. 24 GAUGE



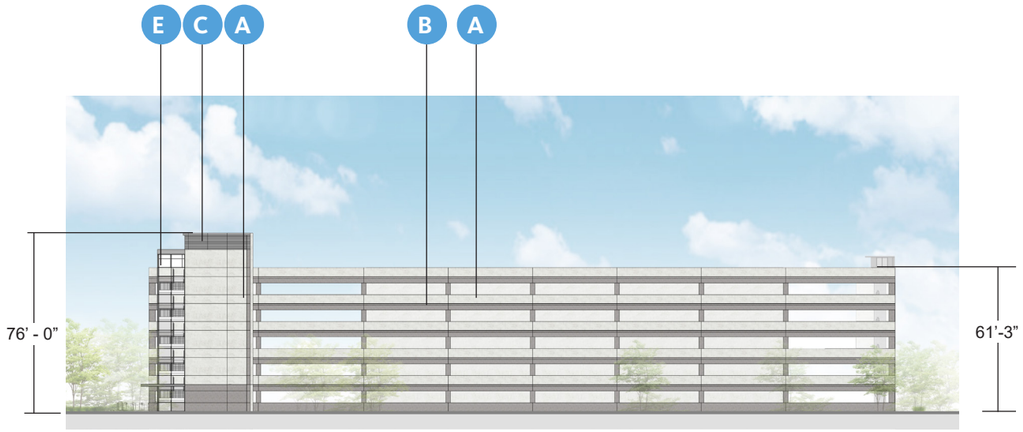
GL9 VISION GLASS



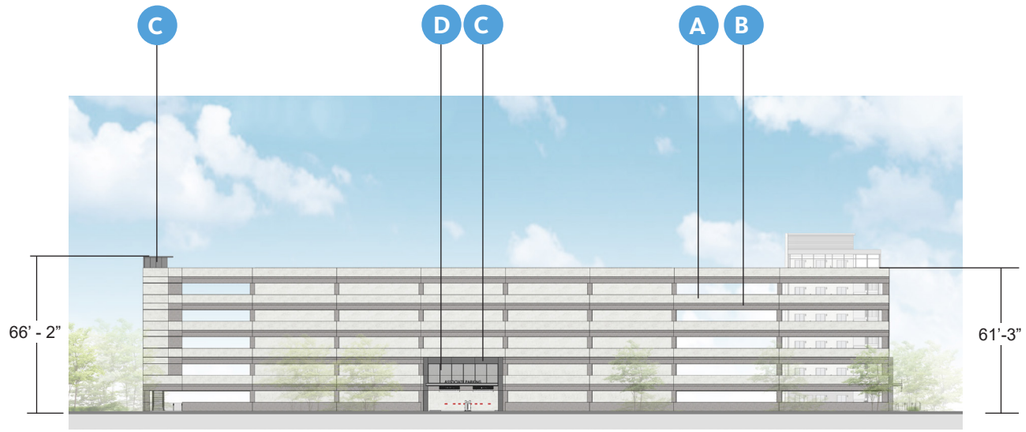
BR9 MODULAR BRICK VENEER



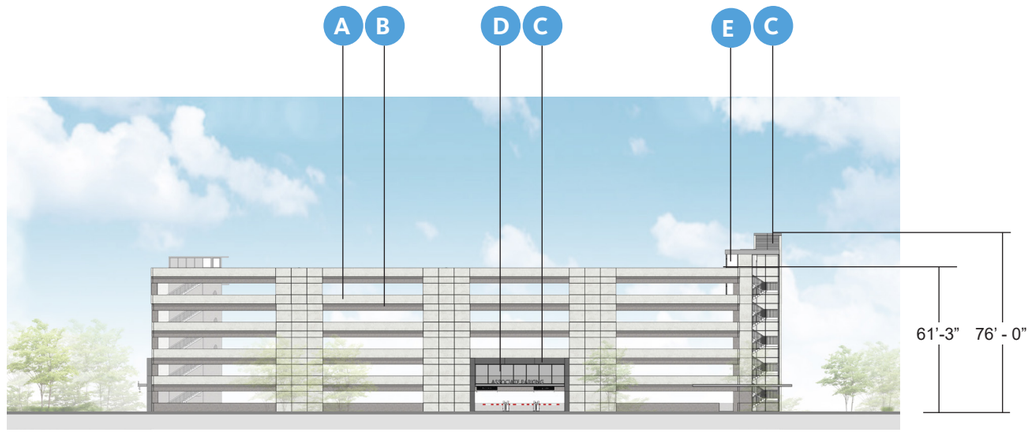
WD9 WOOD FINISH ALUMINUM SOFFIT



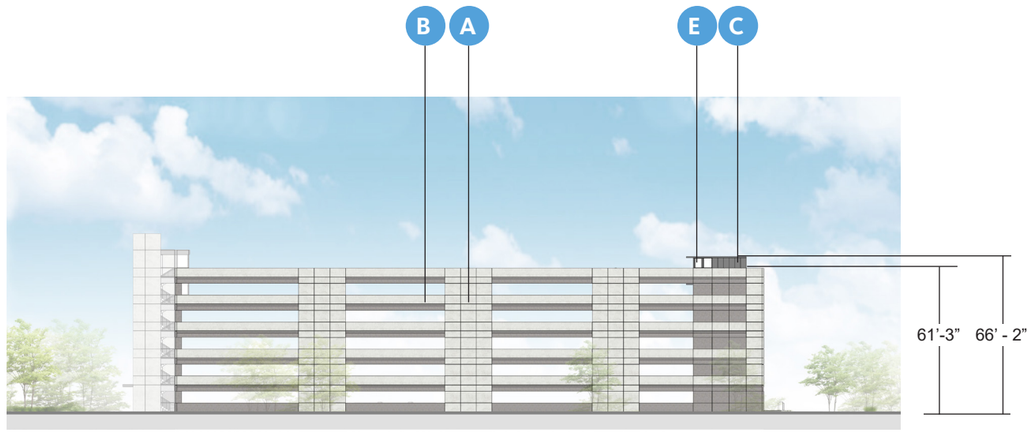
NORTH ELEVATION



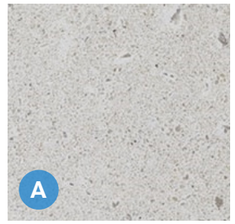
SOUTH ELEVATION



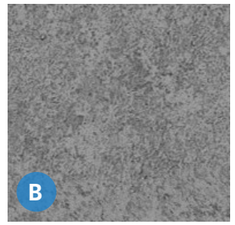
EAST ELEVATION



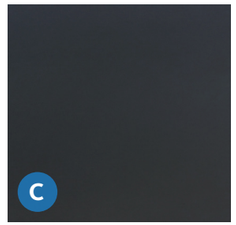
WEST ELEVATION



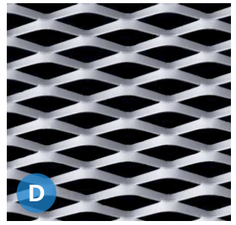
PC01- PRECAST LIGHT



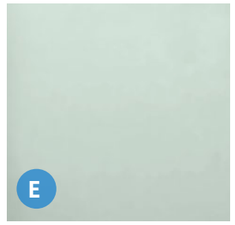
PC02- PRECAST DARK



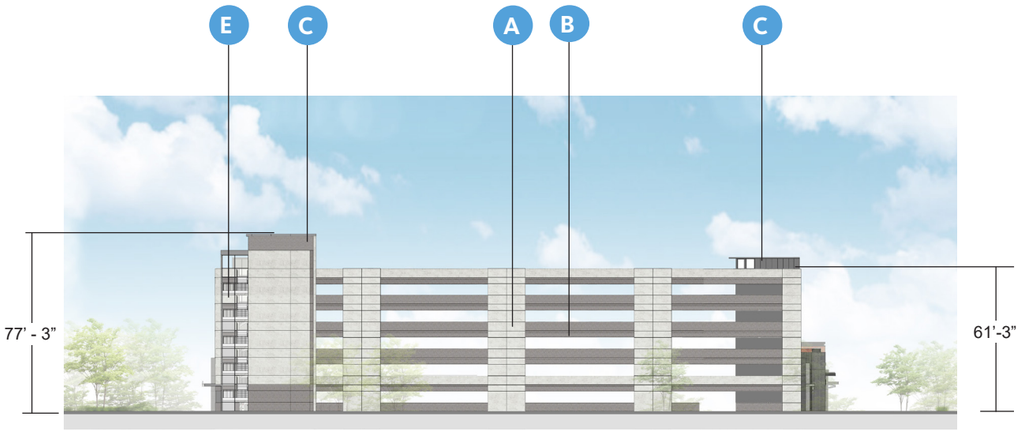
MP03- BLACK METAL
MINIMUM 24 GAUGE



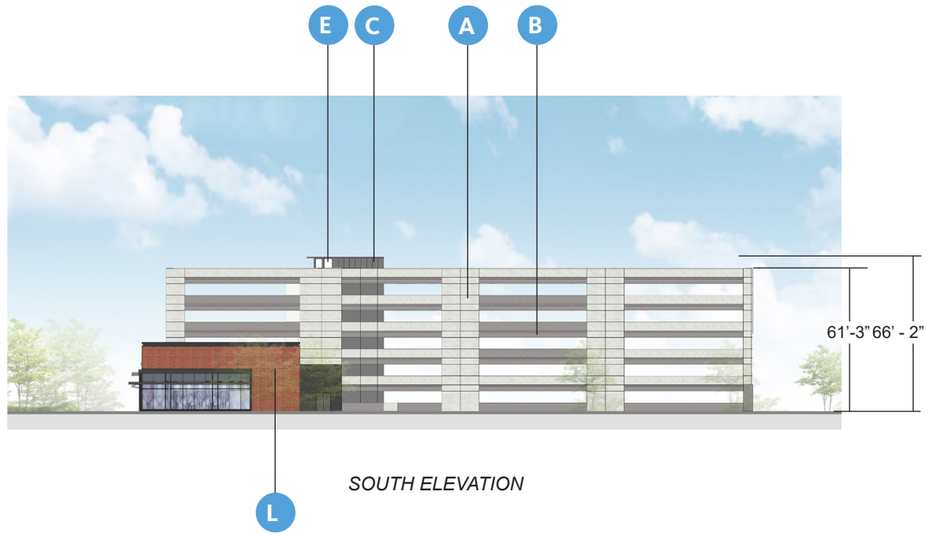
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



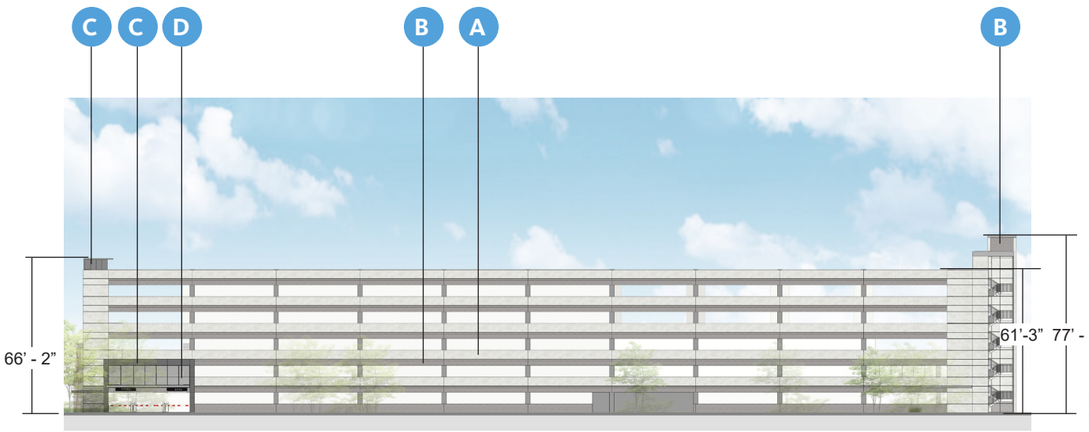
GL01- VISION GLASS



NORTH ELEVATION



SOUTH ELEVATION



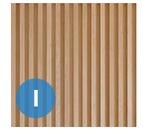
EAST ELEVATION



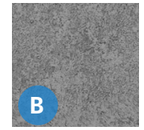
WEST ELEVATION



PC01- PRECAST LIGHT



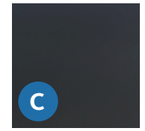
WD02 - WOOD SLAT



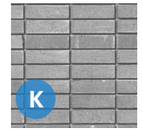
PC02- PRECAST DARK



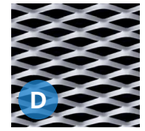
BR02 - BRICK VENEER



MP03- BLACK METAL MINIMUM 24 GAUGE



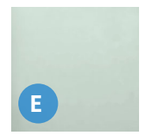
BR03 - BRICK VENEER



MP06 - EXPANDED METAL MINIMUM 24 GAUGE



BR04 - BRICK VENEER



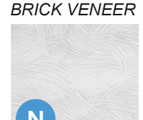
GL01- VISION GLASS



BR05 - BRICK VENEER



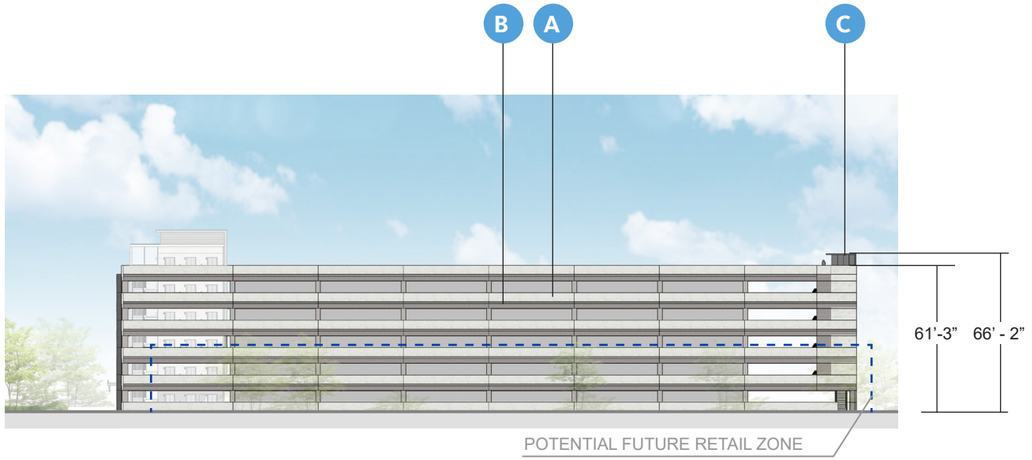
WD01 - WOOD VENEER



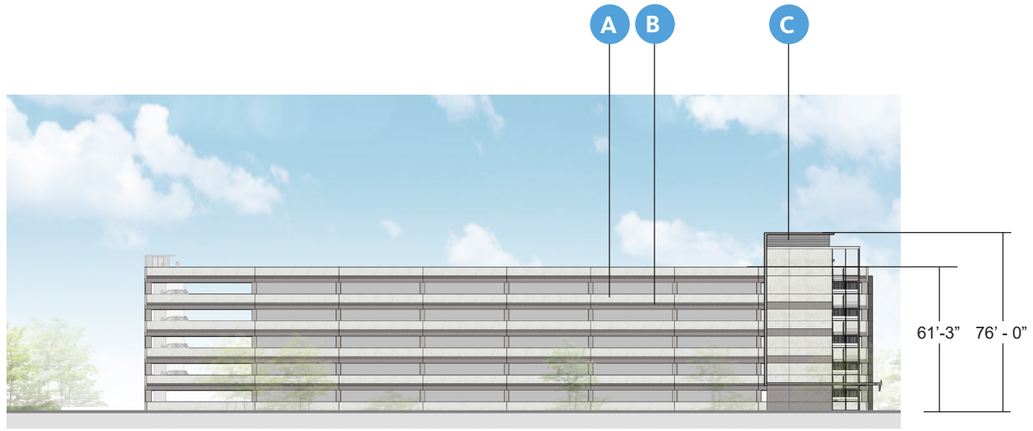
GR01 - GRAPHIC WALL



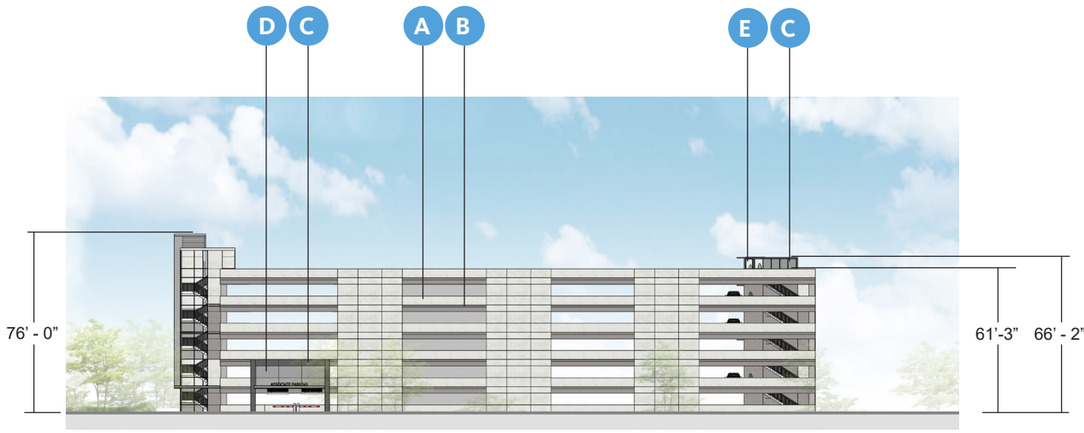
BR01 - CMU BLOCK



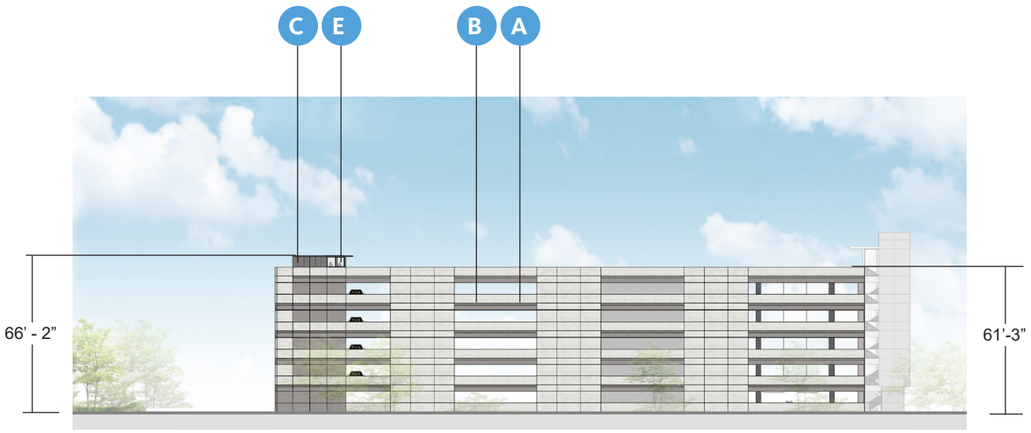
NORTH ELEVATION



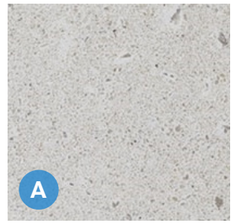
SOUTH ELEVATION



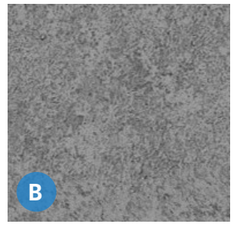
EAST ELEVATION



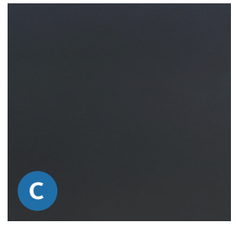
WEST ELEVATION



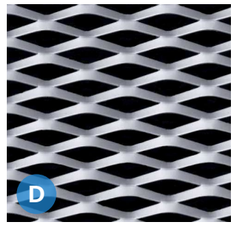
PC01- PRECAST LIGHT



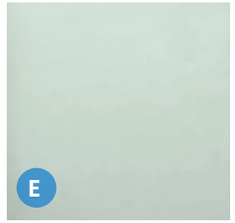
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

CONDITIONAL USE STAFF REPORT

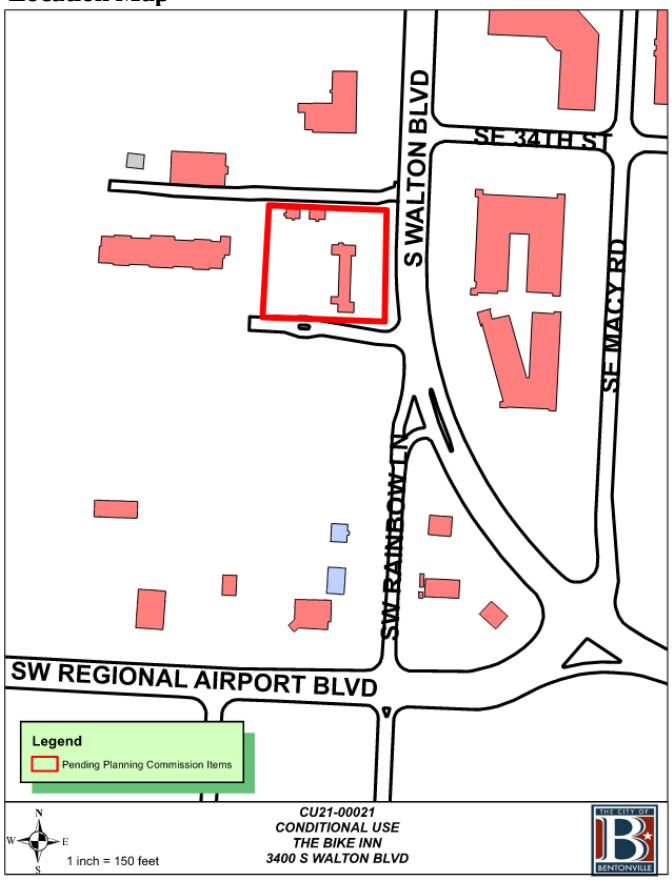
The Bike Inn

3400 S Walton Boulevard
PC Date: 10/5/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0021
Applicant / Current Owner	The Bike Inn, LLC
Site Area	+/- 1.07 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Temporary Gravel Parking
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

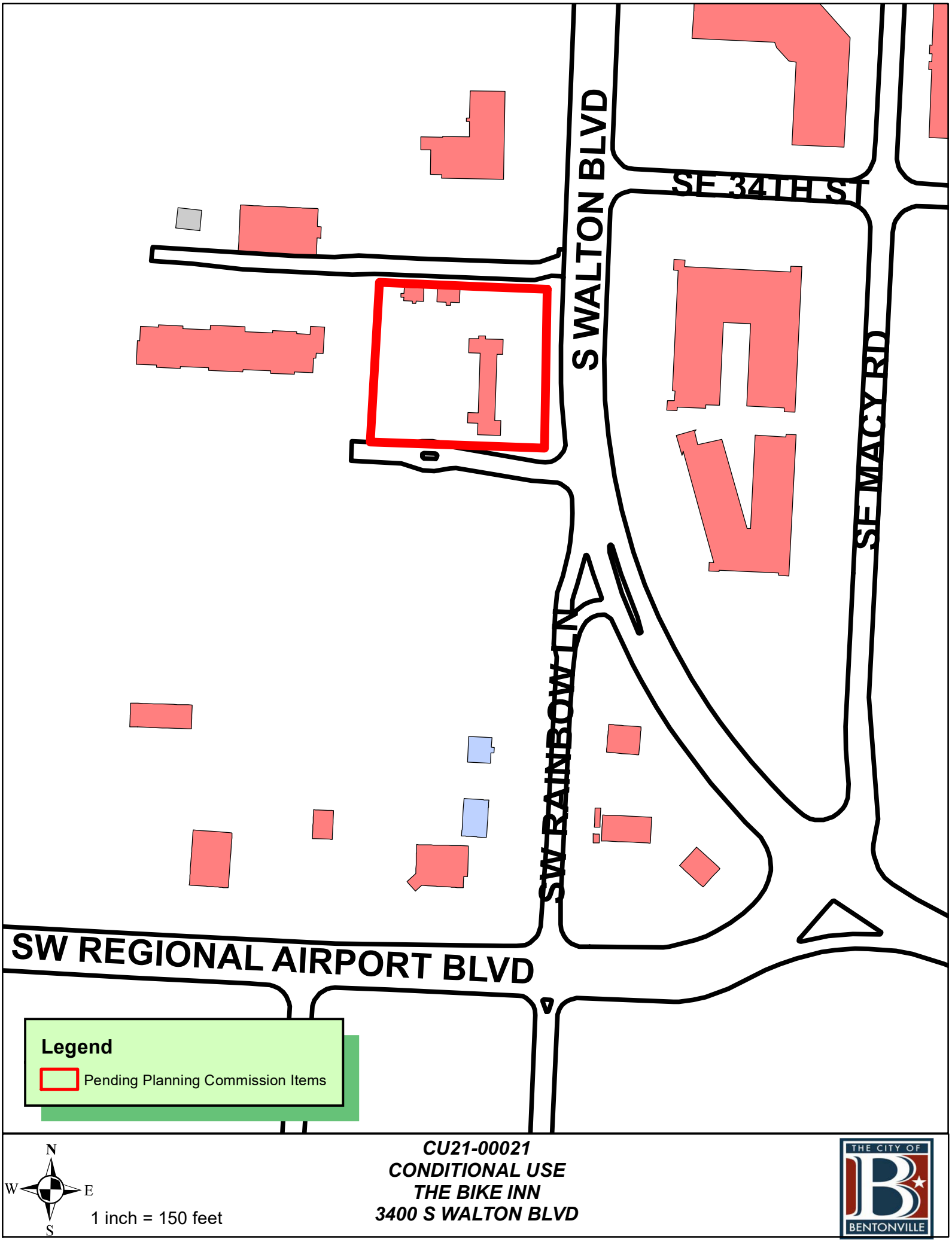


Property Description
The subject property is located at 3400 S Walton Boulevard and is zoned C-2, General Commercial. Long-term temporary uses require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description
The applicant is requesting temporary parking for their motel. According to the applicant's narrative, they intend to construct a 130'x12' gravel drive and seven 30'x12' van parking pads. The site would be accessed from a gravel drive off of S Walton Boulevard. The applicant proposes solar powered motion sensor lights and post mounted lights behind each parking pad. The hours of operation will be 24/7 minus scheduled full motel closings.

Public Notice
At the time of writing this staff report, staff has not received public comment on this item.

Conditions of Approval
1. This Conditional Use Permit shall be valid for a period of one year at which time the gravel must be removed and the parking paved.
2. No RV's will be allowed to park at this location at any time.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.


S WALTON BLVD
SE 34TH ST
SE MACY RD
SW RAINBOW LN
SW REGIONAL AIRPORT BLVD
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
CU21-00021
CONDITIONAL USE
THE BIKE INN
3400 S WALTON BLVD
THE CITY OF
BENTONVILLE

The Bike Inn, Bentonville
Conditional Use Permit Narrative

Aug 23, 2021

- Proposed use and reason for proposed use;
    - The former Pines Motel has been remodeled to reopen as The Bike Inn. A Mountain Bike Centric motel catering to the needs of cycling tourism & tourists.
        - The proposed extension of the existing gravel drive to the rear of the property is to facilitate (7ea) 30'L x 12'W parking pads for van parking.
            - Each of the 7 proposed parking pads would be excavated 6" below grade with red dirt being laid first.
            - Gravel would be laid ontop of a 4" thick Geo/ground grid (honeycomb pattern to capture gravel to be compacted over time)
        - We applied for a permit to run (7ea) 30amp drops, 1ea for each parking pad being proposed.
        - The use of Sprinter Vans, and other similar models, has exploded along with the Mountain Biking world as a form of travel. There is a major shortage of parking locations in and around Bentonville for travelers coming into NW Arkansas in Vans. Many of these vans need power plug in options to charge onboard systems such as Wheelchair lifts & ramps, along with other onboard systems.
- Site Plan Drawn to scale
    - Please see attached
- Hours of operation
    - 24/7 minus scheduled full motel closings. Currently none are scheduled.
- Indoor & Outdoor areas to be utilized
    - Indoor: Existing 8 motel rooms and 2 "cottages" on rear of property
    - Outdoor: Proposed 7 van parking pads on rear of property with access by existing gravel drive to rear of property.
- Planned Indoor & outdoor structural changes
    - No planned indoor or outdoor structural changes
- Parking needs required for the proposed use
    - The motel currently has 8 parking spots to support the 8 motel rooms, and the cottages in the rear have existing parking areas. We are proposing adding 7 additional gravel parking pads for Van exclusive parking
- Planned outdoor lighting changes
    - Solar powered Motion sensor lights behind each proposed parking pad
    - Solar powered post mounted light for each proposed parking pad
- Anticipated patrons, clients, deliveries, &/or Customers

    - At 100% occupancy we expect 38 patrons at the property. With the addition of 7 parking pads, and 2 patrons per van, that would bring our 100% occupancy to 52 patrons at.
- Proposed number of employees
    - The Bike Inn will be solely operated by the owners, Jeremy & Tiffany Rose
- Photographs of the property.
    - Please see attached

We are very excited to be a part of the Community of Bentonville and to be able to offer what the Mountain Biking Community desires as the numbers of Mountain Bikers and other outdoor enthusiasts continue to continue to grow in this region. Please let us know if we can provide any further details.

Jeremy & Tiffany Rose
The Bike Inn, Bentonville
TheBikeInnBentonville@Gmail.com
541-233-3741


SW Dogwatch Ave
BUS
71
3314
3312
25.5’ of existing asphalt
170’ of pre-existing gravel
30’ pad
130’ of new gravel drive
S Walton Blvd
3400 S Walton Blvd,
Bentonville, AR 72712
9 min drive - work
BUS
71
SW Suburban Ln
SW Suburban Ln
SW Suburban Ln

Key

New power line pull for (7ea) 30amp drops

Existing asphalt, 25.5’ from concrete apron to Gravel

Existing Gravel drive, 170’L x 12’W

New Gravel Drive (130’L x 12’W) to feed (7) parking pads. Dug 6” with Red dirt Base. 7 Parking pads: 30L’ x 12W’ and 16’ from property line



30Amp power drop on pedestal


PINES
MOTEL
VACANCY
THE
BIKE INN
BENTONVILLE
BIKE. SLEEP. REPEAT.
www.TheBikeInn.co




S WALTON BLVD
SW DOGWATCH AVE
STOP
Arkansas Urology


HOMETOWNE
SUITES

