

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
November 16, 2021**

Registration Link: https://us06web.zoom.us/webinar/register/WN_GfYmqOIjTQWuLLnGWcx8aA

- I. Call to Order**
- II. Approval of the November 2 Meeting Minutes**
- III. Consent Agenda**
 - 1. The Warren** **Large-Scale Development**
527 SE 6th Street ([LSD21-0057](#))
- IV. Old Business**
 - 1. Lumen** **Large-Scale Development**
307 S Walton Boulevard ([LSD21-0058](#))
- V. New Business**
 - 1. Eyaal Investment Group, LLC** **Future Land Use Map Amendment***
 - 1a. Agriculture to Medium Density Residential**
SW Barron Road ([RZ21-0073](#))
 - 1b. A-1, Agricultural to R-2, Medium Density Two Family and Townhome & R-ZL, Zero Lot Line Residential** **Rezoning***
SW Barron Road ([RZ21-0073](#))
 - 2. Hunter Wright Development Group LLC** **Future Land Use Map Amendment***
 - 2a. Low Density Residential to High Density Residential**
908 SE 3rd Street ([RZ21-0074](#))
 - 2b. R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential** **Rezoning***
908 SE 3rd Street ([RZ21-0074](#))

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

Planning Commission Meeting
Minutes
November 2, 2021

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

Present: Dana Davis, Eric Hipp, Elaine Kerr, Reggie Wright, Joe Haynie, Rod Sanders, Richard Binns
Absent: N/A
Staff: Tyler Overstreet, Beth Johnson

Motion by Mr. Haynie, seconded by Mr. Wright to approve the minutes of November 2, 2021.

Approved 7-0

Consent Agenda

1. Lots 1 and 2 of Gerber Subdivision, Lot Split, SW 14th Street (LS21-0053)
2. Lot 39, Block J of Orchard Addition, Lot Split, 527 SE 6th Street (LS21-0054)
3. Lots 56 and 57 of Whiteoak Trails Subdivision, Property Line Adjustment, 208 and 210 SW Highlands Road (PLA21-0041)
4. Glen Arbor Subdivision, Final Plat, Featherston Road and Glen Road (FP21-0006)

Approved 7-0

Old Business

Item #1

Zoning and Land Development Code Update

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Commissioner Davis motions to reject the code update, seconded by Mr. Haynie

Rejected 4-3

Motion by Mr. Sanders, Seconded by Mr. Binns to approve

Approved 6-1

Item #2

Donation Boxes

Tyler Overstreet reads the staff report updates

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #3

Table at the Station, Conditional Use Permit, Amendment to Approved CUP, 409 SE 6th Street, CU19-0014

Tyler Overstreet reads the staff report updates

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #4

Table at the Station, Large-Scale Development, 409 SE 6th Street, LSD20-0040

Tyler Overstreet reads the staff report updates

There is discussion amongst Commissioners and Staff.

Approved 7-0

New Business

This Item was moved from the consent Agenda

Dollar Tree, Large-Scale Development, 2900 SW 14th Street, LSD21-0024

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

Sanders Abstains

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #1

1003 North Main Street, LLC, Rezoning, R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium-Density Residential, 1003 North Main Street, RZ21-0071

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #2a

Westwood Development Lot B, LLC, Future Land Use Map Amendment, Low Density Residential to Mixed-Use Commercial, 801-809 SW 3rd Street, RZ21-0072

Tyler Overstreet reads the staff report.

Opened public hearing

Art Falkenberry of 203 SW G St, speaks against the item due to drainage concerns.

Tom Hanley of 204 SW G St, speaks against the item

Closed public hearing

There is discussion amongst Commissioners and Staff.

Motion by Mr. Sanders, seconded by Mr. Hipp to table the item

Tabled 7-0

Item #2b

R-1, Low Density Single Family Residential and R-3, Medium-High Density Multifamily Residential to C-3, Mixed-Use Commercial, Rezoning, 801-809 SW 3rd Street, RZ21-0072

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

Barry Williams, representing the applicant is available for questions

There is discussion amongst Commissioners and Staff.

Motion by Mr. Sanders, seconded by Mr. Hipp to table the item

Tabled 7-0

Item #3

Walmart Store 100 Drone-Up Building, Conditional Use Permit, Long-Term Temporary Uses or Structures, 406 S Walton Boulevard, CU21-0022

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

The applicant is present to take questions

It is decided by the commission that the one-year conditional use will be in effect after issuance of a certificate of occupancy.

Approved 7-0

Item #4

Gator District Subdivision, Preliminary Plat, SW Gator Blvd. & SW Dundee Drive, PP21-000)

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Waiver Approved 7-0

Approved 7-0

Item #5

3302 SE L Street, Waiver, Parking Count, 3302 SE L Street, WAV21-0022

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

The applicant is available for questions

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Haynie to adjourn.

Meeting adjourned

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

Luke Aitken



Consent Agenda Items

For the Planning Commission meeting of November 16, 2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

- ❖ At the Technical Review meeting held on November 9, 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.

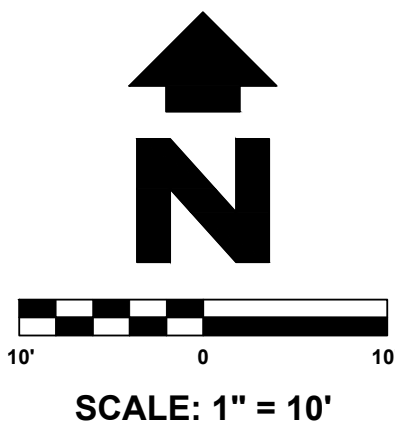
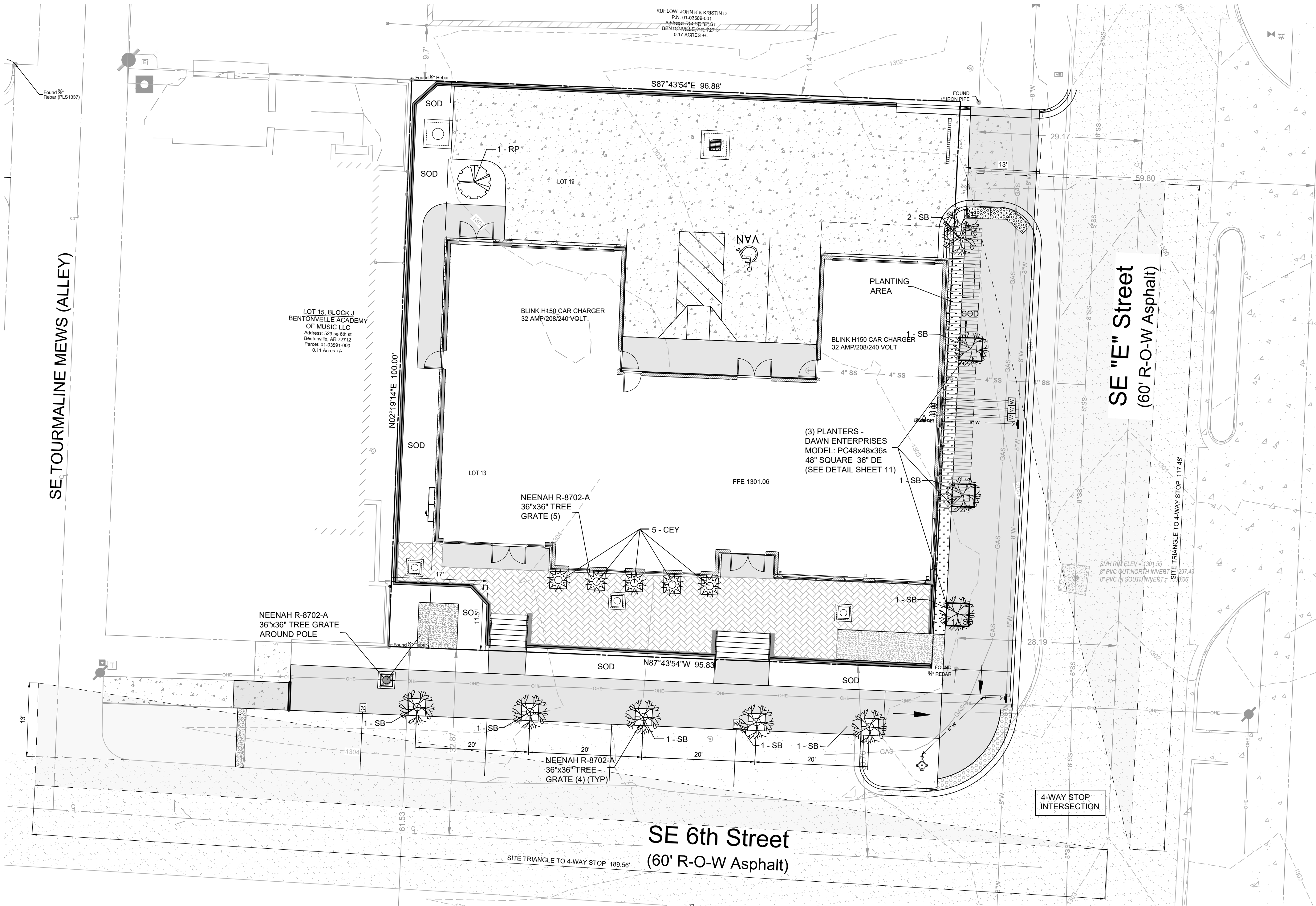
Large-Scale Development: The Warren, Redbud Holdings, LLC, 527 SE 6th Street, DE, Downtown Edge, LSD21-0057

The subject property is currently zoned DE, Downtown Edge and is a large-scale development proposing the development of a three-story mixed use building. Fourteen (14) parking spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a single, shared ingress/egress point onto SE E Street. The primary materials on the exterior of the building include 24 gauge architectural metal panels, brick, and storefront glass.

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



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LANDSCAPE NOTES:

- GENERAL
1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADEN. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
 2. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
 3. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
 4. DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
 5. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
 6. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA. TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
 8. PRE-EMERGENT HERBICIDE (TRIFLORAL OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
 9. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 10. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
 11. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
 12. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.
 13. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
 14. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
 15. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
 16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES. WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS.
 17. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
 18. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
 19. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
 20. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL, AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
 21. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 22. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
 23. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER).
 24. ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
 25. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION. ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR SHALL BE REPLACED BY CONTRACTOR.
 26. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 27. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

TREE REQUIREMENTS

ALONG THE STREETS
SE "E" STREET 100' x 20' = 5
SE 6th STREET 38' x 20' = 4.75
5 TREES PROVIDED ON EACH STREET

NOTICE:

NO TREES SHALL BE PLANTED NEARER THAN 5' TO A PUBLIC WATER, SEWER OR ELECTRIC LINE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREA.

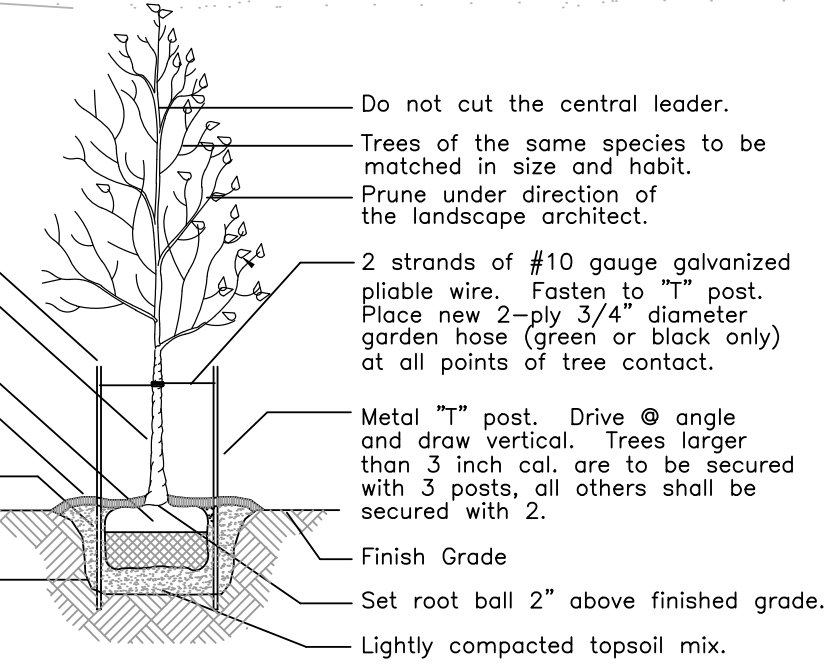
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

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

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



TREE PLANTING

PLANT MATERIAL SCHEDULE					
Quantity	Symbol	Abv	Common Name	Scientific Name	Mature Height
3	RP	RP	Regal Prince Oak "Long"	Quercus robur x bicolor	2.5" Caliper B&B 60 ft (SHADE)
10	SB	SB	Servicberry	Amelanchier	2" Caliper B&B 20 ft (SHADE)
5	CEY	CEY	Columnar English Yew	Taxus baccata "Erecta"	(Tree not required) 1.5" Caliper B&B 10 ft (EVERGREEN)
3			Dawn Enterprises Planter	Model: PC48x48x36S	48"x48"x 30"

LANDSCAPE PLAN

the WARREN - KY ENTERPRISES, LLC
527 SE 6TH STREET
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK
Bentonville, Arkansas 47209-0642-0282

MANAGER: KEN BOOTH

DESIGNED BY: KEN BOOTH

DRAWN BY: KEN BOOTH

CHECKED BY: TRS

SCE PROJECT #: 19115

CURRENT REVISION: 1

DATE: 10/18/2021

SHEET: 8 of 19

BID SET
NOT FOR CONSTRUCTION

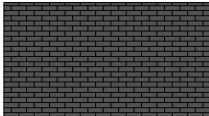
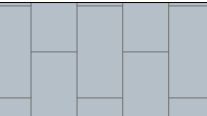
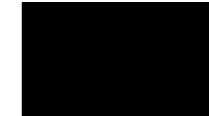
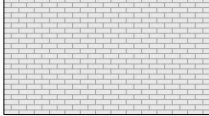
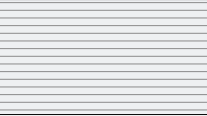
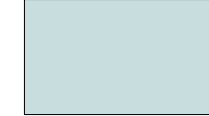
Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

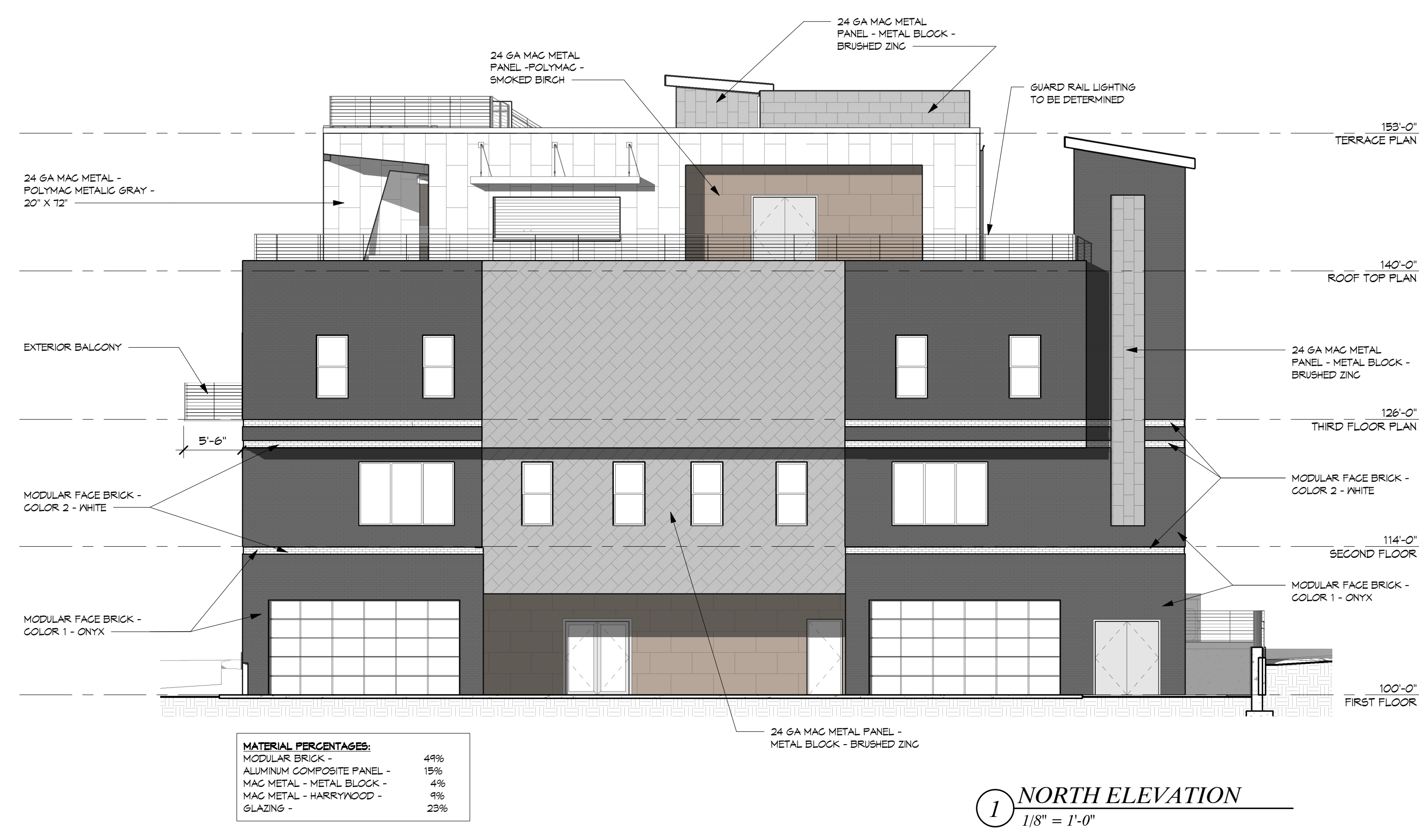
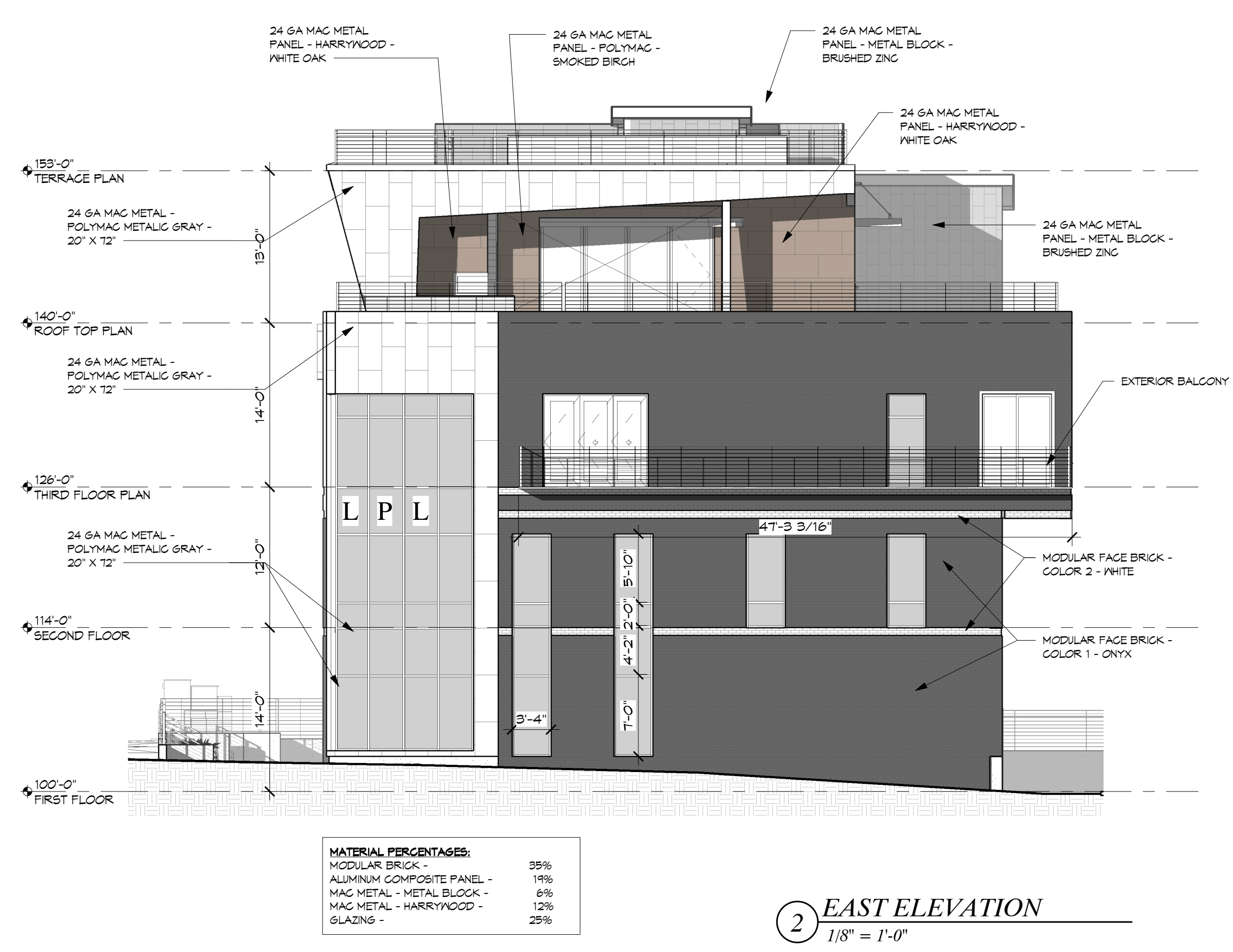
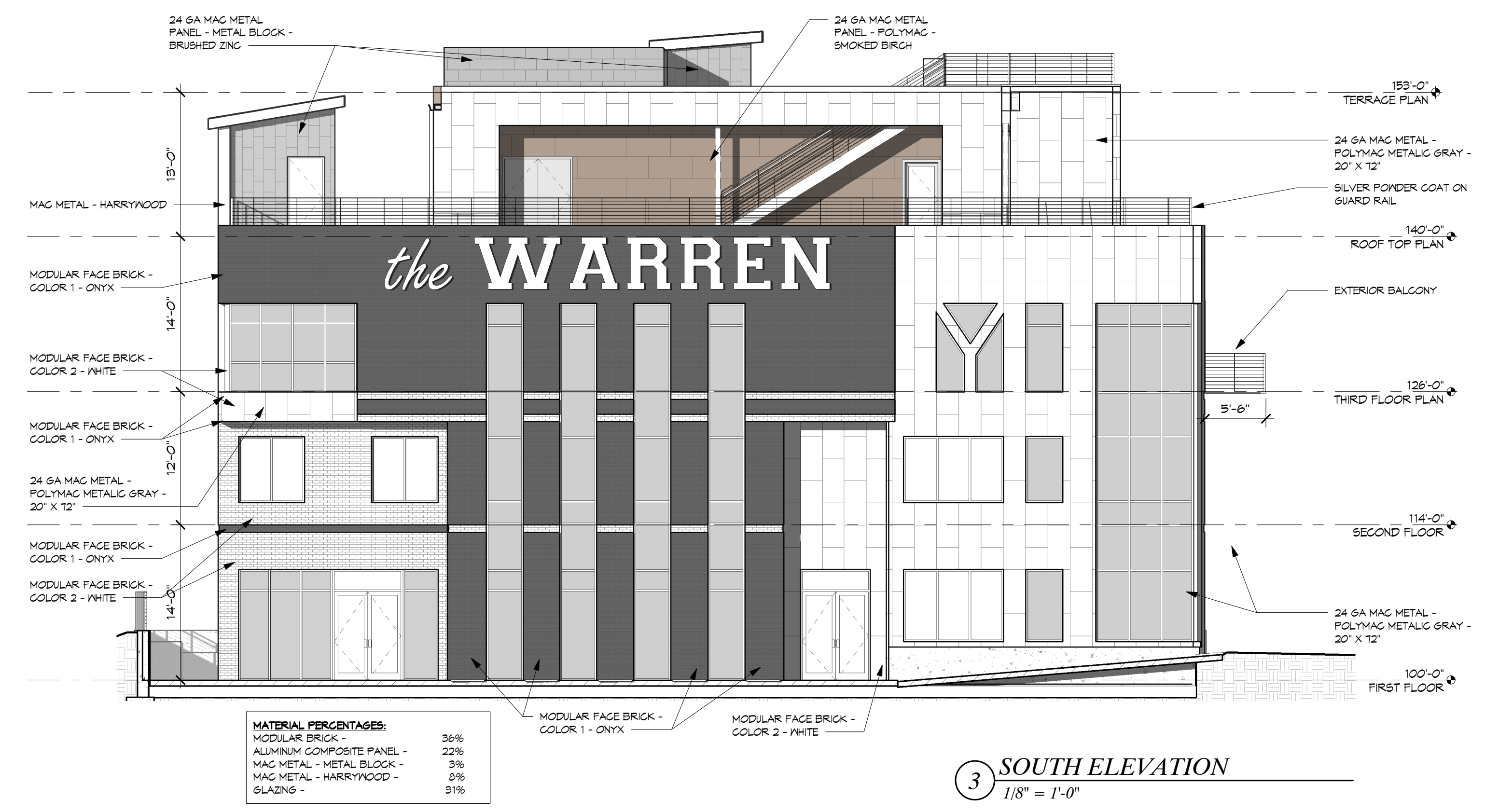
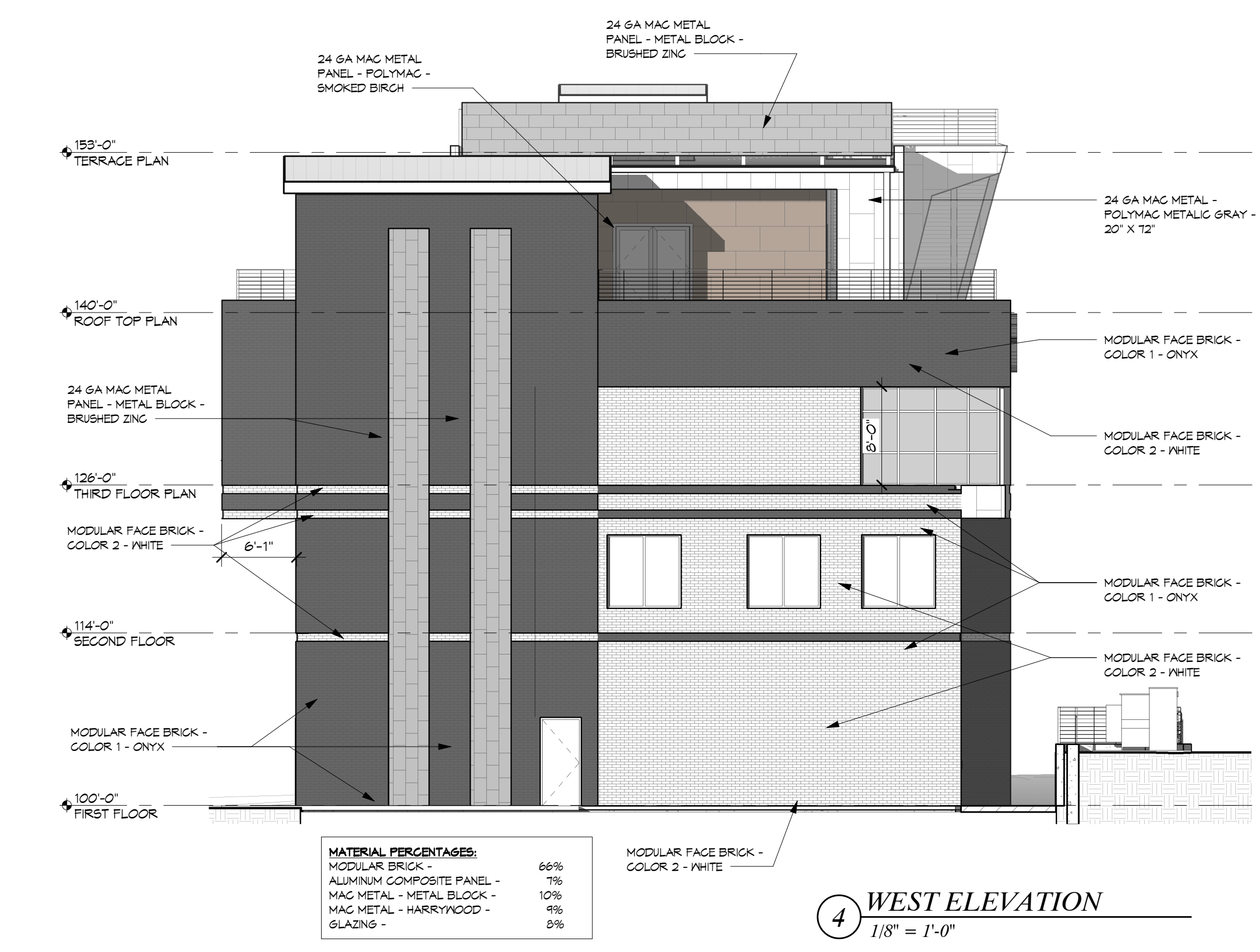
the WARREN
527 S.E. 6TH ST.
BENTONVILLE, AR

DATE
10-12-21
JOB NO.
20040
REVISIONS

A2.0
EXTERIOR ELEVATIONS

EXTERIOR MATERIALS LEGEND

	MODULAR BRICK - COLOR #1 - ONYX		24 GA MAC METAL - POLYMAG; INSPIRATION COLLECTON - COLOR: 'METALIC GRAY'		24 GA MAC METAL - METAL BLOCK; INSPIRATION COLLECTON - COLOR: 'BRUSHED ZINC'		METAL ACCENT TRIM, DOWNSPOUTS, GUTTERS, COLOR - BLACK
	MODULAR BRICK - COLOR #2 - WHITE		24 GA MAC METAL - HARRYWOOD; MOOD COLLECTON - COLOR: 'WHITE OAK'		24 GA MAC METAL - POLYMAG; MOOD COLLECTON - COLOR: 'SMOKED BIRCH'		DOUBLE PANE - LOW E - TINTED GLAZING



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LARGE-SCALE DEVELOPMENT STAFF REPORT



Lumen

307 S Walton Boulevard

PC Date: 11/16/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0058
Applicant / Current Owner	Westwood Development Lot A LLC
Site Area	+/- 6.58 acres
Current Zoning	C-3, Mixed-Use Commercial, C-2, General Commercial, R-1, Low Density Single-Family Residential, and R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Mixed-Use Commercial (MUC), General Commercial (GC), and Low-Density Residential (LDR)
Development Type / Use	Mixed-Use

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 307 S Walton Boulevard. It is currently zoned C-3, Mixed-Use Commercial, C-2, General Commercial, R-1, Low Density Single-Family Residential, and R-3, Medium-High Density Multifamily Residential with a Future Land Use classification of Mixed-Use Commercial (MUC), General Commercial (GC), and Low-Density Residential (LDR).

Project Details

The project consists of a large-scale development proposing a mixed use development with 127 multifamily units and restaurant and retail/general business space. 222 parking spaces are required and 217 spaces are provided with phase 1. Phase 2 will provide an additional 93 spaces. Sidewalks, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a shared access drive on S Walton Boulevard. The primary materials on the exterior of the building include Brick, Pre-Finished Architectural Metal Panels, and Glass.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the dedication of cross-access easements should help alleviate potential impacts.

Waivers

Six waivers are requested:

- A waiver from Article 1400, Sec. 1400.06 Street Frontage Buffer Landscaping Required which requires one shade tree per 20 feet of street frontage. The applicant is requesting this waiver due to utility conflicts. The trees will be located elsewhere within the site.
- A waiver from Article 1400, Sec. 1400.08 Interior Parking Lot Landscaping Required, (e)(2) Minimum size which requires interior planting islands to be a minimum size of 18 feet by 18 feet. The applicant requests this waiver due to utility conflicts, site layout, and the required 26-foot-wide drive aisle for fire access. The required interior greenspace percentage has been met and the required number of trees are being provided on the site, but are not all located within the island.
- A waiver from Article 1400, Sec. 1400.07 Perimeter landscape strip required, (c) Minimum width which requires the perimeter landscape strip to be a minimum width of 7 feet. The applicant requests this waiver due to the required 26-foot-wide drive aisle for fire access. They are providing 5 feet along the southern perimeter and 4.43 feet along the northern perimeter. The correct number of trees will be provided elsewhere in the site.
- A waiver from Article 501, Sec. 501.07 Surfacing of Parking Lots, which requires off-street parking to be paved with a sealed surface pavement. The applicant is requesting to pave their off-street parking with permeable pavers to provide detention onsite via

LARGE-SCALE DEVELOPMENT STAFF REPORT

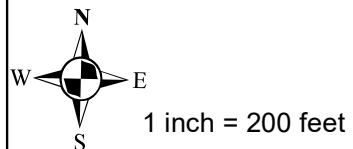
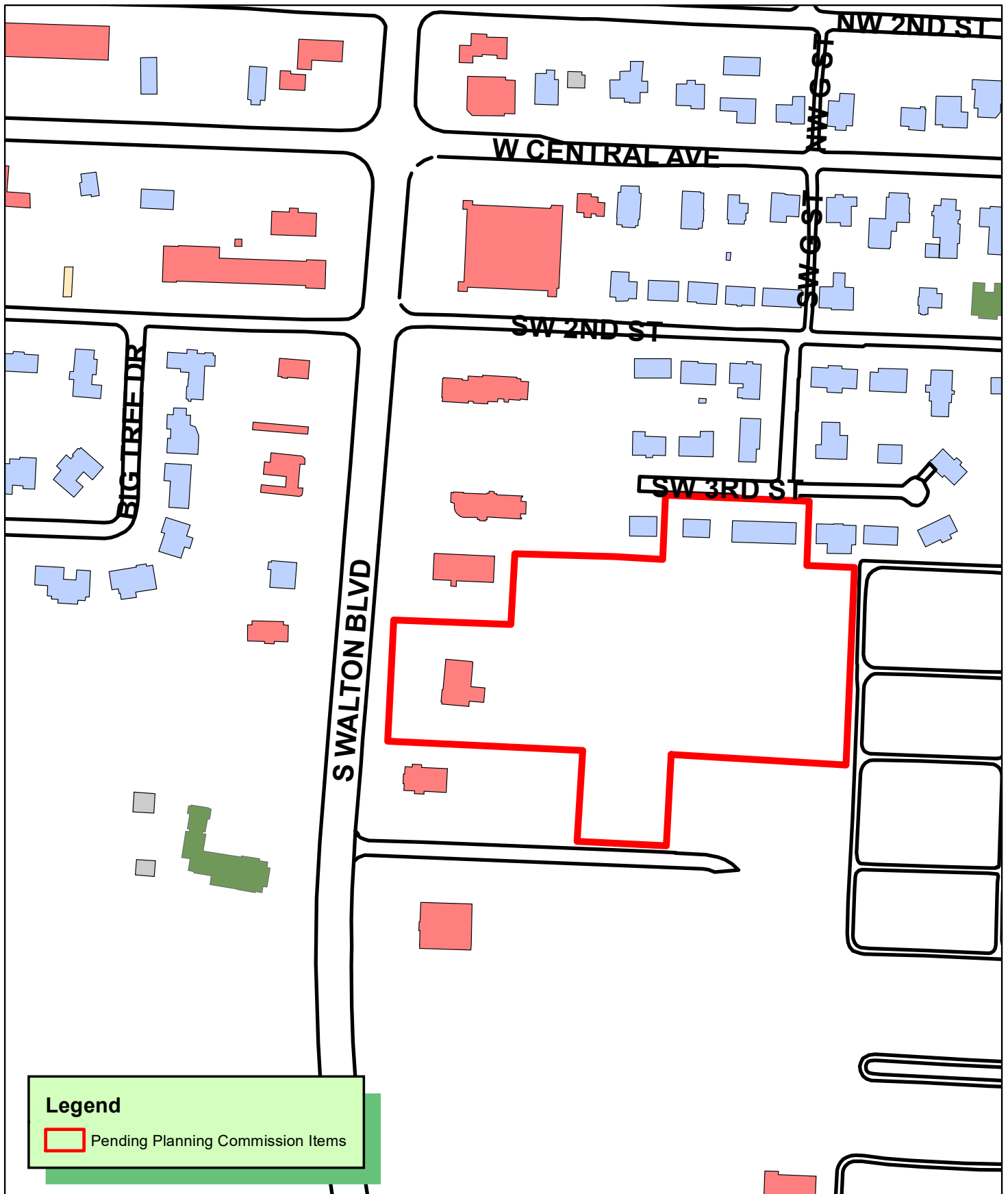
Low Impact Development instead of a traditional storm water pond.

- A waiver from Article 501, Sec. 501.10 Off-Street Loading, which requires loading spaces for 10 feet in width by 35 feet in length. The applicant requests this waiver due the loading and unloading being able to be conducted in the standard sized parking stalls.
- A waiver from Article 501, Sec. 501.06 Number of Off-Street Parking Spaces Required, which requires 222 parking spaces for this development. The applicant requests to construct 217 with phase one and an additional 93 spaces in phase two for a total of 310 spaces.

Conclusion

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

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



LSD21-0058
LARGE SCALE DEVELOPMENT
LUMEN
307 S WALTON BLVD





November 4, 2021

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

RE: Lumen
CTA Job No. 20108200

Dear City of Bentonville Planning Department:

This is a formal request for a waiver of the following city codes:

1. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.06 Street frontage buffer landscaping required.

Due to utility conflicts and discussions with city staff, the 11 street trees required along Walton have been relocated within the site.

2. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.08 Interior parking lot landscaping required; (e),(2), (a): Minimum size. Internal planting islands shall be a minimum size of eighteen (18) feet by eighteen (18) feet, measured back of curb to back of curb.

We are requesting a waiver from the required size of parking islands as well from the requirement to plant all interior parking lot trees within the islands. Due to utility conflicts, site layout, and the required 26' wide drive aisle for fire access, some parking islands are smaller than the 18'x18' requirement. The site requires 61 total parking trees. The site provides 61 parking trees and meets 10% greenspace. Interior trees that could not be placed in islands due to utility conflicts or size have been relocated within the site. Please see L-101 Planting Plan for parking lot area calculations. Only parking islands that meet the 18'x18' requirement were used in the 10% interior greenspace calculation and have been shown in green.

3. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.07 Perimeter landscape strip required; (c): Minimum width. The perimeter landscape strip shall be a minimum width of seven (7) feet and is required for each development regardless if a perimeter landscape strip is already in place from an adjacent, developed lot.



The site meets the 7' perimeter landscape strip requirement except in two areas. These areas are the east side of the entrance off of SW 3rd St where the 10' sidewalk encroaches into the landscape strip. The other location is north of the parallel parking on the northwest of the building. Both of these areas have been called out with "Perimeter Landscape Strip Width Varies" on L-101 Planting Plan. The correct number of perimeter trees has been met throughout the site.

4. Section 501.07 requiring off-street parking to be paved with a sealed surface pavement.

We are requesting to pave our off street parking with permeable pavers to provide detention onsite via Low Impact Development instead of a traditional storm water pond.

5. Section 501.10 requiring loading areas for the non-residential square footage

We are requesting a waiver from this requirement. The non-residential areas will conduct loading and unloading in the standard parking stalls. Due to the nature of the shared parking for this development, there are plenty of times throughout the day where not all stalls are being used and could be utilized for loading and unloading.

6. Section 501.06 required parking.

There is 222 parking spaces required per City of Bentonville Code for Phase 1. Phase 1 will have 217 parking spaces. We are asking for this requirement to be waived due to the site constraints. Also, we believe that residents and visitors will use alternative means of transportation due to proximity to downtown Bentonville. Pedestrians will have the ability to walk and bike to and from work, restaurants, and other venues in the area.

We formally petition the Planning Commission to waive the above listed city code requirements allowing for the intent to be met given the site's layout and utility constraints.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.



Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Daniel Ellis, P.E.

Fallon Henry
Landscape Architect Intern

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF PUBLIC UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 5' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

STREET FRONTAGE: (1 TREE PER 20LF)
S WALTON BLVD: 316.67LF /20LF = 11 TREES REQUIRED; 11 PROVIDED
SW 3RD STREET: 213.53LF /20LF = 11 TREES REQUIRED; 11 PROVIDED
PERIMETER TREES/SCREENING: (1 TREE PER 50L; MIN 50% SHADE)
NORTH = 821.93LF = 17 TREES; 17 PROVIDED
EAST = 421.69LF = 9 TREES (7 EXISTING TO REMAIN); 9 PROVIDED
SOUTH = 1142.75LF = 23 TREES; 23 PROVIDED

PARKING INTERIOR GREENSPACE: 10% REQUIRED; 1 SHADE TREE PER ISLAND
TOTAL PARKING SF = 107,803.26 SF
INTERIOR GREENSPACE PROVIDED = 10,780.33 SF
INTERIOR GREENSPACE PROVIDED = 13,743.80 SF; 12.75%
PARKING ISLAND TREES = 61 PROVIDED; 61 PROVIDED
*WILL PROVIDE 61 TREES FOR PARKING GREENSPACE REQUIREMENT
8% OF IMPERVIOUS MATERIAL AND AT LEAST 60% WILL BE LIVING
MATERIALS FOR PARKING ISLANDS.

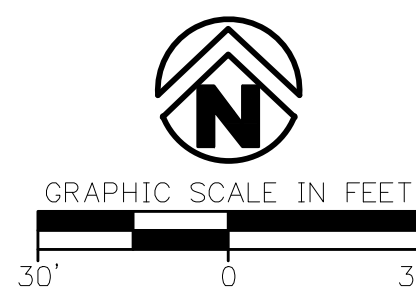
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	2	BETULA NIGRA 'CULLY IMPROVED' TM / HERITAGE IMPROVED RIVER BIRCH	MULTI-TRUNK	2.5" CAL	10' HT MIN	SHADE
	19	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	B & B	2.5" CAL	10'-12' HT.	SHADE
	13	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	31	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	B & B	2.5" CAL	8' HT. MIN.	SHADE
	8	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5" CAL	10' HT MIN	SHADE
	24	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	6	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
	15	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	11	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC. **IN ROW AREAS, MUST BE 4" CAL. LIMBED UP TO 96IN.	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
	3	THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE	B & B		8' HT. MIN.	EVERGREEN

<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
	3/4" GOLD DECOMPOSED GRANITE / INSTALLED WITH BINDER OVER GEOTEXTILE TO BE USED IN PLACE OF MULCH	
	ALL DISTURBED AREAS TO BE SODDED WITH CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	

— — — PARKING LOT AREAS FOR CALCULATIONS

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL PLANT BED AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE & ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOIL AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOIL. ON SLOPES OF 4:1 OR GREATER, SOIL SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. LIVING HERBAGE (SUCH AS GRASS, OR HERB OR FLOWER COVERING LIQUOR) SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.9)
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

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



Key Plan

[illegible]

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PROJECT NO: 20108200

ISSUE DATE: 10/18/2021

CONTACT: D. ELLIS DOCUMENT IS

CHECKED BY: _____ PRELIMINARY IN _____

PRELIMINARY : NATURE AND IS NO
A FINAL SIGNED

PRELIMINARY
PLANS

PLANS	AND SEALED DOCUMENT
-------	------------------------

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CITY PROJECT #1SD21-0058

CHIT PROJECT #ESD21 0000

PLANTING PLAN

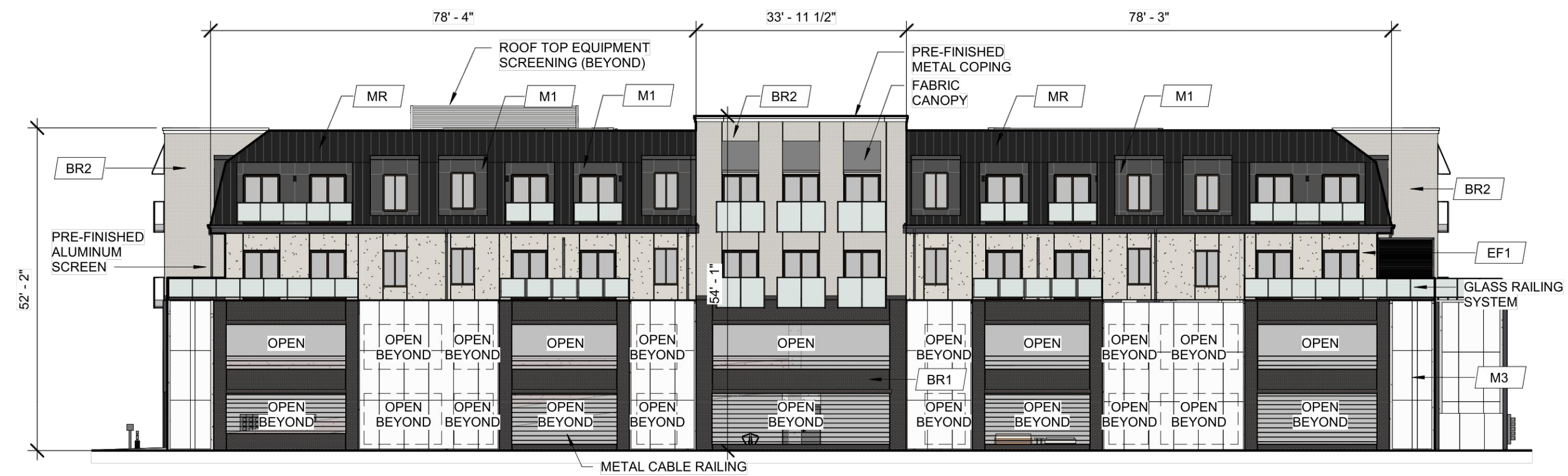
PLANTING PLAN

101

-10-

100

EXT. MATERIAL % (EAST)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	1429 SF	11.6%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	1928 SF	15.7%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	1336 SF	10.9%
GL1	GLAZING	GLAZING	1220 SF	9.9%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	911 SF	7.4%
M3	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	McNICHOLS - PRE-FINISHED PERFORATED ALUMINUM PANEL - COLOR TO MATCH SW 9154 PEARL NOIR	1978 SF	16.1%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	3497 SF	28.4%
TOTAL			12298 SF	100.0%
EXT. MATERIAL % (WEST)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	2787 SF	21.2%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	765 SF	5.8%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	2419 SF	18.4%
GL1	GLAZING	GLAZING	3481 SF	26.5%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	1053 SF	8.0%
M2	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SW9166 DRIFT OF MIST	920 SF	7.0%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	1719 SF	13.1%
TOTAL			13142 SF	100.0%
EXT. MATERIAL % (SOUTH)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	3796 SF	15.9%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	7353 SF	30.8%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	2893 SF	12.1%
GL1	GLAZING	GLAZING	3127 SF	13.1%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	1136 SF	4.8%
M3	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	McNICHOLS - PRE-FINISHED PERFORATED ALUMINUM PANEL - COLOR TO MATCH SW 9154 PEARL NOIR	1795 SF	7.5%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	3750 SF	15.7%
TOTAL			23850 SF	100.0%
EXT. MATERIAL % (NORTH)				
MARK	MATERIAL	DESCRIPTION	AREA	% OF MATERIALS
BR1	FACE BRICK	ENDICOTT - MANGANESE IRONSPOT - MODULAR - SMOOTH	4346 SF	17.7%
BR2	FACE BRICK	GLEN GERY - SIOUX CITY - MODULAR - COLOR TO MATCH SW9166 DRIFT OF MIST	7373 SF	30.1%
EF1	EIFS	DRYVIT DRAINABLE EIFS SYSTEM - COLOR TO MATCH SW9166 DRIFT OF MIST	2863 SF	10.9%
GL1	GLAZING	GLAZING	3312 SF	13.5%
M1	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	DRI-DESIGN - PRE-FINISHED ALUMINUM PANEL - COLOR TO MATCH SNAP-CLAD MATTE BLACK	1295 SF	5.3%
M3	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	McNICHOLS - PRE-FINISHED PERFORATED ALUMINUM PANEL - COLOR TO MATCH SW 9154 PEARL NOIR	1751 SF	7.2%
MR	PRE-FINISHED ARCHITECTURAL METAL PANEL (MIN 24 GA)	SNAP-CLAD - PRE-FINISHED ALUMINUM ROOF PANEL - 12" OC -MATTE BLACK	3749 SF	15.3%
TOTAL			24489 SF	100.0%



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



③ WEST ELEVATION
SCALE: 1/16" = 1'-0"



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



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



CASPER ONE, LLC.

LUMEN

BENTONVILLE, ARKANSAS

SET STATUS	
DESCRIPTION	DATE
SHEET NAME	
OVERALL EXTERIOR ELEVATIONS	
SHEET NUMBER	
A201	
DATE	11/01/2021
PROJECT NO.	20501



SOUTH ELEVATION



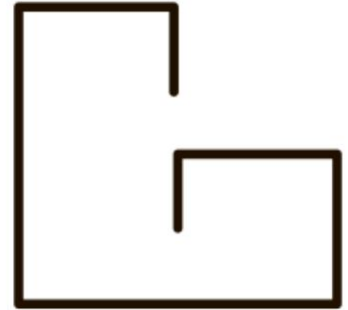
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD, SUITE C
BARLING, ARKANSAS 72923

CASPER ONE, LLC.
LUMEN
BENTONVILLE, ARKANSAS

SET STATUS	
DESCRIPTION	DATE

SHEET NAME
EXTERIOR ISOMETRICS

SHEET NUMBER	
A201a	
DATE	10/15/2021
PROJECT NO.	20501

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Eyaal Investment Group LLC

SW Barron Road

PC Date: 11/16/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0073
Applicant / Current Owner	Eyaal Investment Group LLC
Site Area	+/- 24.84 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential and R-ZL, Zero Lot Line Residential
Future Land Use Map Designation	Agriculture (A)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at SW Barron Road, directly north of the Benton County Fair Grounds. The property is surrounded by A-1, Agricultural to the north, south, east, and west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Agriculture. Agriculture areas include larger properties used primarily for the raising of crops or livestock. These properties may also include residences and farm-related structures. The applicant is requesting a change in the Future Land Use Plan to Medium Density Residential. Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area focuses on development in areas proximate to existing infrastructure 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

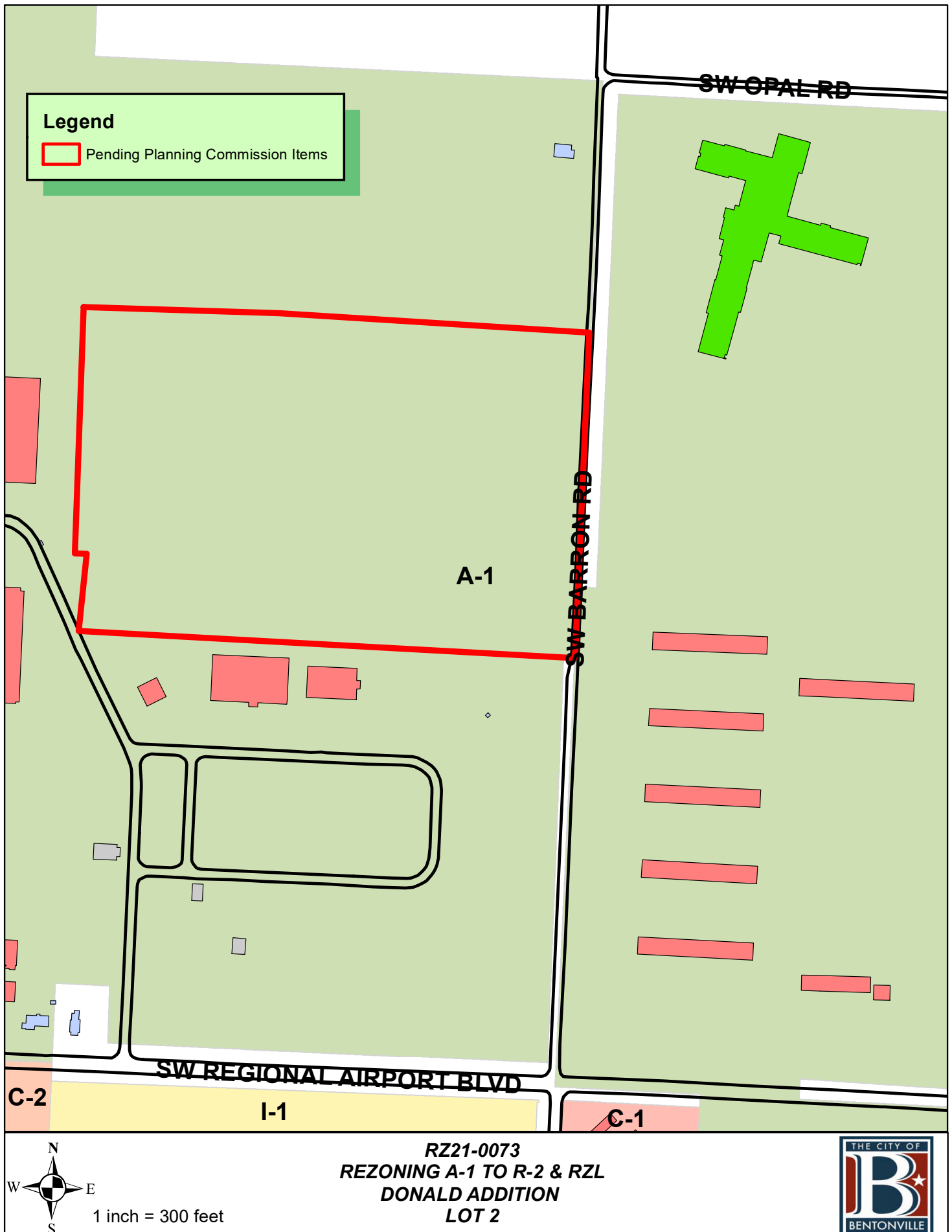
Analysis

The R-2 District allows for a slightly higher density than the R-1 District, with residential uses separated from commercial and industrial activity. It encourages duplex and patio home development at appropriate locations. The district may be located in developed areas or undeveloped areas of the City compatible with moderate density residential development.

The R-ZL District is a moderate density residential district designed to encourage the development of a variety of dwelling types including “zero lot line” units. Developments must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

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.





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

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

October 11, 2021

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

RE: Eyaal Investment Group, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Eyaal Investment Group, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-08200-026 from A-1, Agricultural District to R-ZL Residential Zero Lot Line and R-2 Medium Density Two Family and Townhome. The property is approximately 25 acres located on SW Barron Rd. between SW Opal Rd and SW Regional Airport Blvd. The property is planned for development by the current owner as a Medium Density Residential subdivision.

Pending approval of this rezoning request, a proposed development plan will be submitted later addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as R-ZL Residential Zero Lot Line and R-2 Medium Density Two Family Townhome use will be compatible with the surrounding agricultural lands, school location, and a future single-family and townhome subdivision.

Access to this development has been provided by the extension of public streets from the adjacent collector and arterial streets in the surrounding areas. An imminent increase of traffic can be expected from the development of a future single-family subdivision, townhomes, and an adjacent school, since the land is currently being developed. All necessary utilities for the proposed development will be available on or by adjacent easement to the subject tract. The main water utility connection will take place on the eastern side of Barron St., to a proposed 12" water main constructed by the Bentonville School District. Access to sewer will be provided by an established easement to the east which will connect to the Bentonville School project nearing construction.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager



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

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

October 11, 2021

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

RE: Eyaal Investment Group, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map. On behalf of Eyaal Investment Group, LLC, CEI has submitted a request for rezoning of one parcel of 01-08200-026 requesting R-2 & RZL zoning (Medium Density Residential) where the future land use plan map shows agricultural use. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect medium density residential use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

R-2, Medium Density Two Family and Townhome



The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

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-2	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	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-2, Medium Density Two Family and Townhome

Residential Tree Planting:

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

Land Uses:

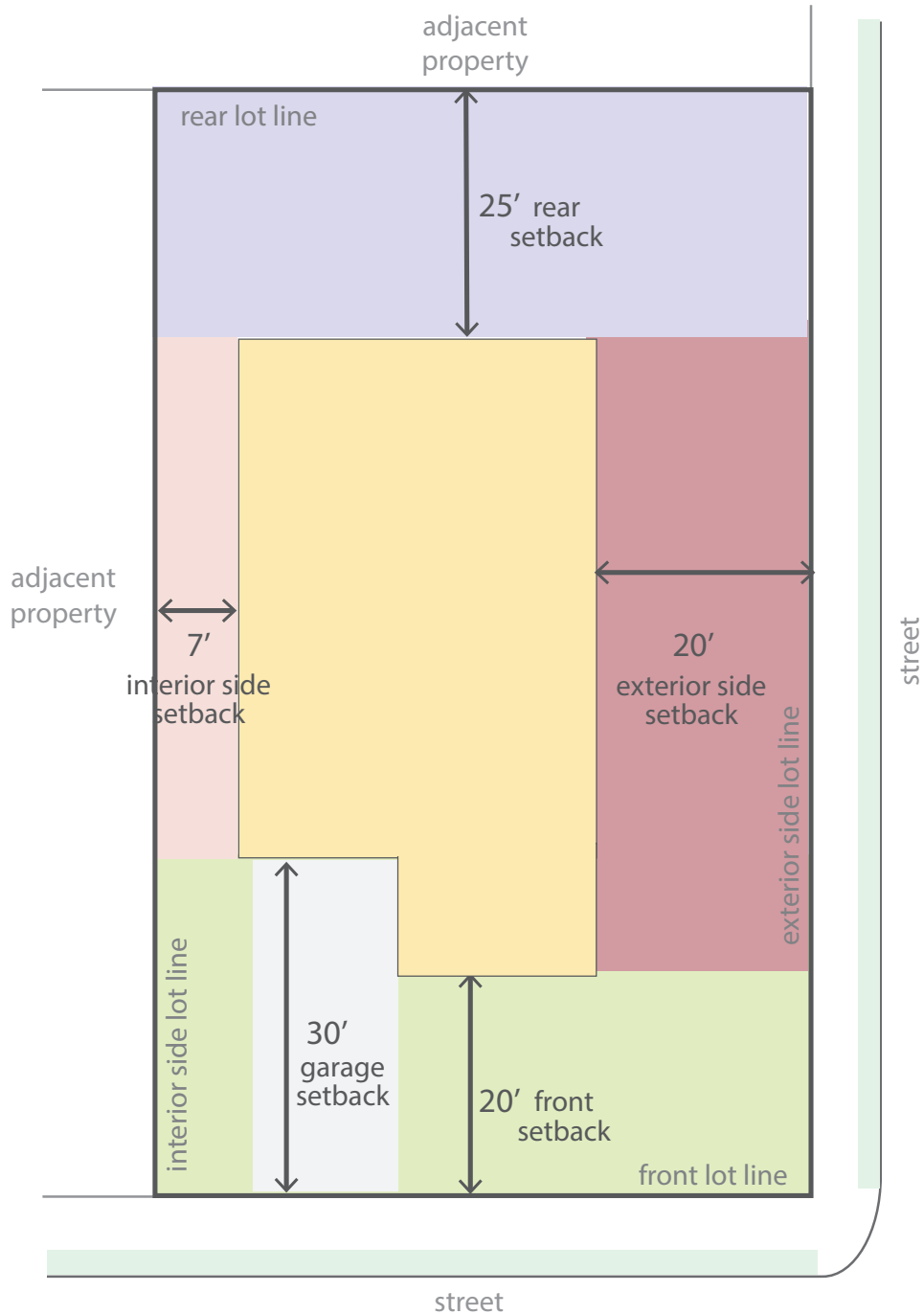
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care - residential (4 children) Retail Mobile food vendor	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Public Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary Uses	Agriculture and Animals Chicken, hobby 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-2, Medium Density Two Family & Townhome Residential

Setback Illustration



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R-ZL, Zero Lot Line Residential



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

Maximum Height Allowed:	36 feet
Minimum Street Frontage:	20 feet
Minimum Width of Corner Lots:	75 feet at building line
Lot and Area Standards:	

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

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	20'	25'

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

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

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

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

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

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

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R-ZL, Zero Lot Line Residential

Residential Tree Planting:

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

Land Uses:

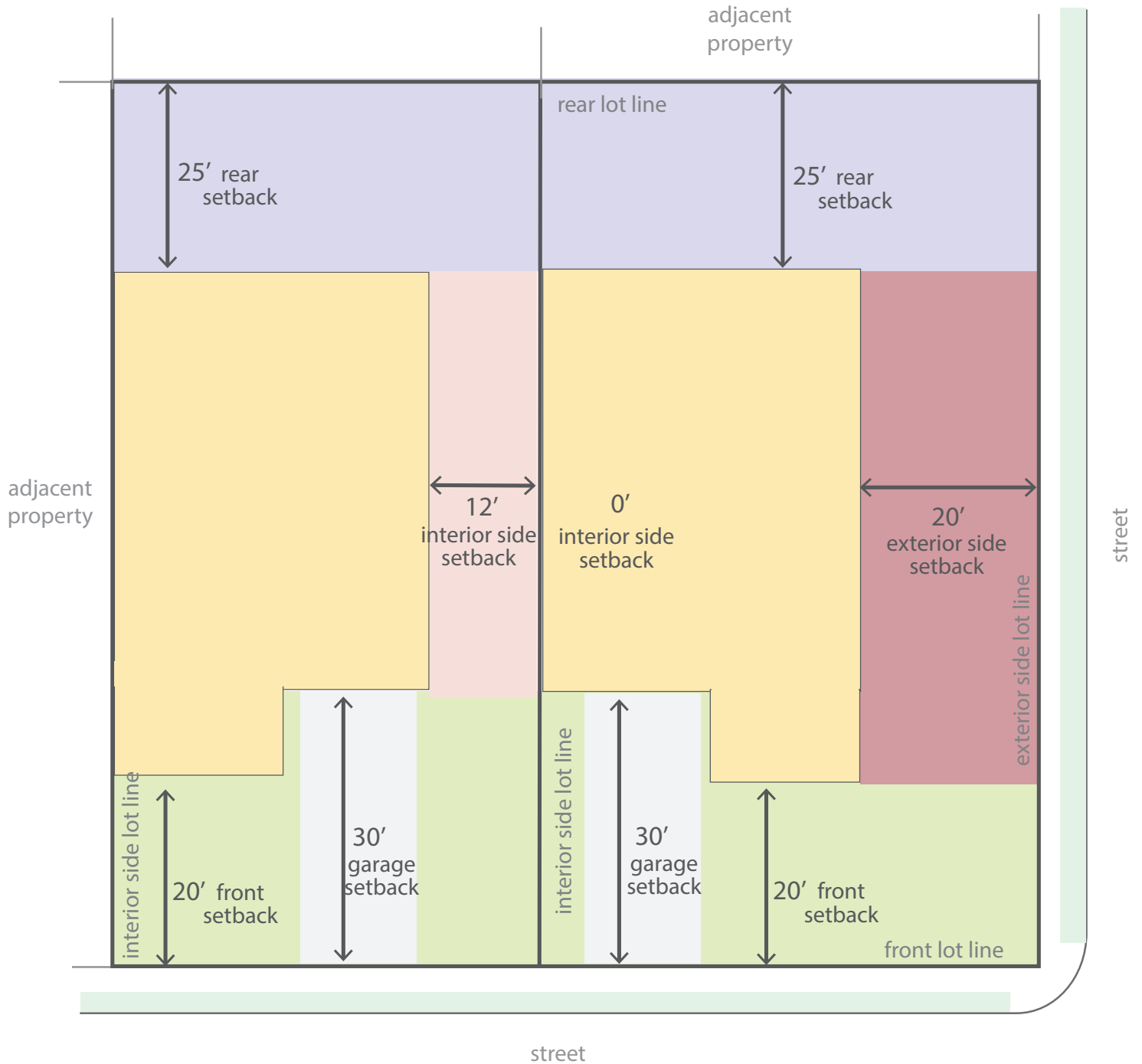
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - modular Dwelling - single family Residential facility - assisted living Recreation, Education & Assembly Library Park - mini Park - neighborhood Retail Mobile food vendor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

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R-ZL, Zero Lot Line Residential

Setback Illustration



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Hunter Wright Development Group LLC

908 SE 3rd Street

PC Date: 11/16/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0074
Applicant / Current Owner	Hunter Wright Development Group LLC
Site Area	+/- 0.33 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located at 908 SE 3rd Street. The property is surrounded by PUD, Planned Unit Development to the north, R-1 to the east, west, and south, and DN-3, Downtown High-Density Residential within the same block.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Low-Density Residential. The applicant requests a change in the Future Land Use Plan to High-Density Residential. These areas vary greatly in terms of density but typically have at least 12 units per acre. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

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

Public Comment

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

Analysis

The DN-3 district is established to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. At the ends of blocks, multifamily apartment buildings may be an appropriate use in this district.

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.



October 11, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-02487-001 from R-1 to DN-3 (908 SE 3rd Street)

Dear Planning Staff:

I'm requesting a rezone of the above-mentioned property from R-1 to DN-3 zoning. This request is to bring the property more in compatibility with current and recent zonings as we consider a higher density for this property. Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 501-960-1296.

Sincerely,

A handwritten signature in dark ink, appearing to be 'RW' with a stylized flourish.

Reginald Wright.

November

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan- Parcel No. 01-02487-001

Dear Planning Staff:

I'm requesting a change in the Future Land Use Plan Low Density Residential to Downtown High Density Residential. A request of this type is appropriate in this area base on high density development in this area. Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 501-960-1296.

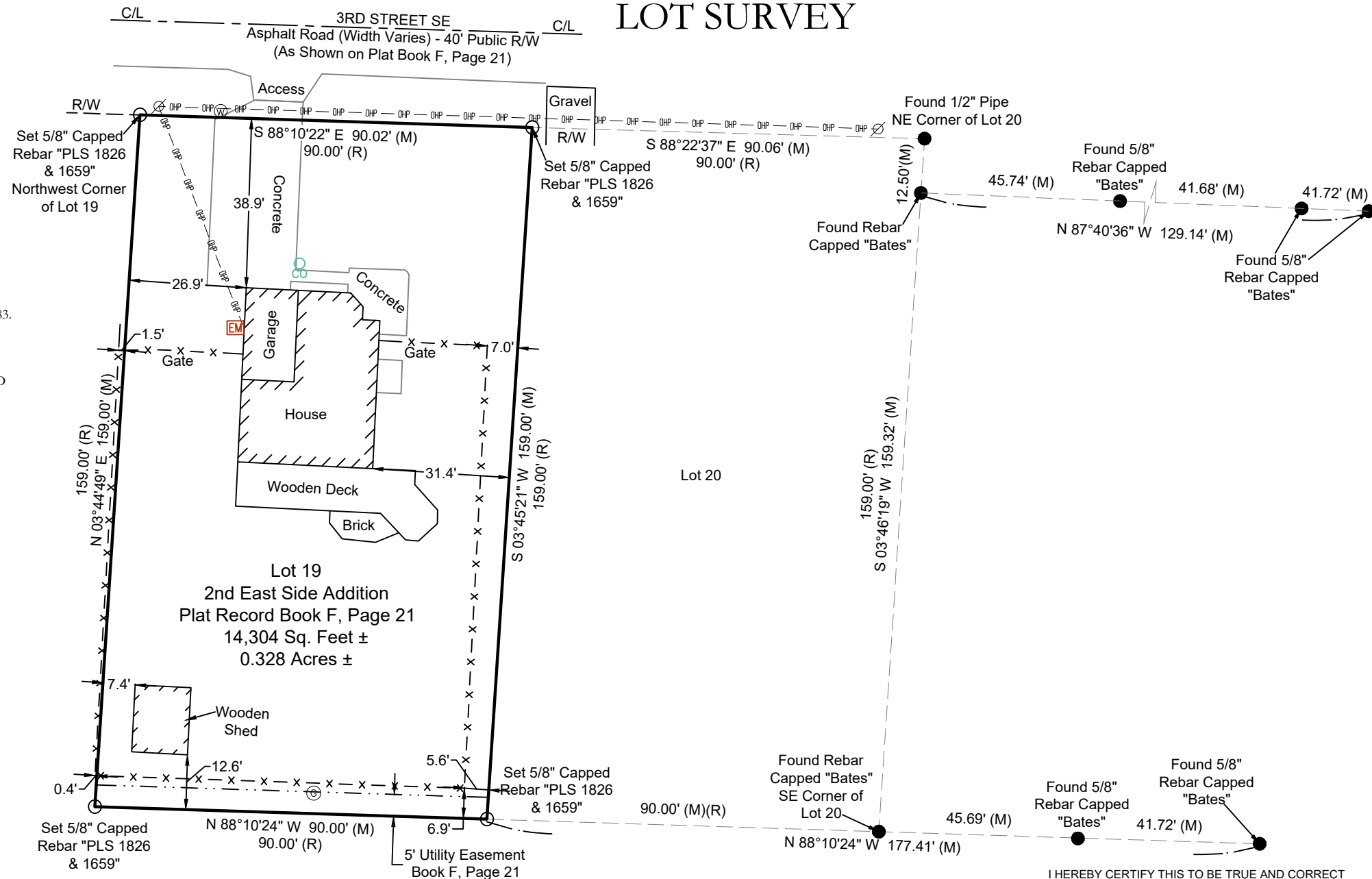
Sincerely,

A handwritten signature in black ink, appearing to be 'RW' with a stylized flourish.

Reginald Wright.



BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'10.2382"
LONGITUDE = -94°11'54.7219"
CONVERGENCE ANGLE = -01°16'45.5698"
DISTANCES SHOWN ON PLAT ARE GROUND



Miscellaneous Notes

COMPLETED FIELD WORK: JULY 1, 2021

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN
OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND
DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

MONUMENTS WERE FOUND AT POINTS WHERE
INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS
PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF
ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO
THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN
POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME
OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION
RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND
ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH
MAY DISCLOSE.

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 30160.
2. SURVEY PLAT FILED IN PLAT BOOK "F" AT PAGE 21.

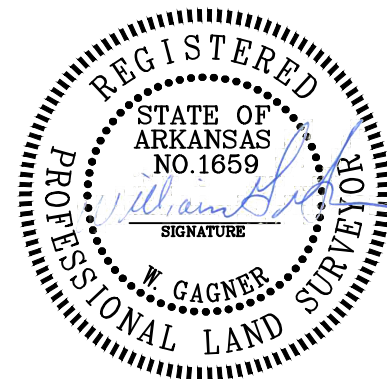
Survey Description

LOT 19, IN 2ND EAST SIDE ADDITION, TO THE CITY
BENTONVILLE, BENTON COUNTY, ARKANSAS, AS
SHOWN IN PLAT RECORD BOOK "F" AT PAGE 21.
SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND
PROTECTIVE COVENANTS OF RECORD, IF ANY.

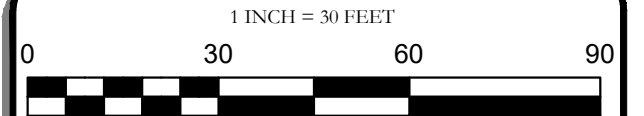
Utility Notes

THE LOCATIONS OF UTILITIES SHOWN HEREON ARE
FROM OBSERVED EVIDENCE OF ABOVE GROUND
APPURTENANCES ONLY. THE SURVEYOR WAS NOT
PROVIDED WITH UNDERGROUND PLANS OR SURFACE
GROUND MARKINGS TO DETERMINE THE LOCATION
OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811
FOR FIELD LOCATIONS (REQUEST FOR GROUND
MARKINGS) OF UNDERGROUND UTILITY LINES



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



Legend of Symbols & Abbreviations

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF ROAD (C/L)
	RIGHT-OF-WAY (R/W)
	FENCE
	BUILDING SET BACK (B.S.B.)
	UTILITY EASEMENT (U.E.)
	OVERHEAD POWER LINE
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	COMPUTED POINT
N.T.S.	NOT TO SCALE
O.V.H.	OVERHANG
(M)	MEASURED/CALCULATED
(R)	RECORD
	GAS METER
	POWER POLE
	WATER METER
	ELECTRIC METER
	CLEAN OUT

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE: ANS, 7/8/2021	REVIEWED BY: HM	SURVEYED BY: TC
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-4610	
LOCATION: 908 SE 3RD STREET, BENTONVILLE, AR 72712		
FOR THE USE AND BENEFIT OF: HUNTER WRIGHT DEV GROUP		

High Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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



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DN-3, Downtown High Density Residential



The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 ft.	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-3	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-3	Single-family and Two-family	10'	20'	10'	20'	7'	0'	25'
	Townhouse	10'	20'	10'	20'	10'	0'	25'
	Multi-family block-end and others not listed	10'	20'	10'	20'	10'	0'	15'

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DN-3, Downtown High Density Residential

Residential Tree Planting:

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

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

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

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

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

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

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

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

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

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

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

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DN-3, Downtown High Density Residential

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Cultural studio Educational facility Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Medical service – doctor office Office - small scale ($\leq 4,000$ gsf) Personal services Public safety services Retail Artisan shop Bakery Convenience store that sells beer and/or light wine for off-site consumption Retail – small scale ($\leq 4,000$ gsf) Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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DN-3, Downtown High Density Residential

Setback Illustration

