

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
January 4, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_KjGxIkqnQv6VuTju0bRdYw

- I. Call to Order**
- II. Approval of the December 7 Meeting Minutes**
- III. Consent Agenda**

- | | |
|---|--|
| 1. Lots 7 and 8 of Shops at the Forum Subdivision
1400 SE Walton Boulevard (LS21-0048) | Lot Split |
| 2. Lot 1 of Mountain Bike Addition Ph. II
NW A Street (PLA21-0058) | Lot Split |
| 3. Lot 22, Block 5 of Clark's Second Addition
SE corner of SW E and SW 3 rd Street (LS21-0066) | Lot Split |
| 4. Lots 25 & 26 of Sherrill Heights
1605 Kimberly Place (LS21-0067) | Lot Split |
| 5. Lots 2 & 3 of Gateway North Subdivision
4300 SW Rainbow Farm Road (LS21-0068) | Lot Split |
| 6. Lot 1 Tara Ridge Subdivision
3809 SW Crockett Street (PLA21-0047) | Property Line Adjustment |
| 7. Lot 27 of Fairclo Block Addition
609 SW 4 th Street (PLA21-0057) | Property Line Adjustment |
| 8. Lots 20 and 21 of Seals Addition
3201 SW I Street (PLA21-0060) | Property Line Adjustment |
| 9. Gateway North 200
4300 SW Rainbow Farm Road (LSD21-0065) | Large-Scale Development |
| 10. SW 5th & SW F Parking
SW F Street (LSD21-0068) | Large-Scale Development |
| 11. Motto Hotel
229 S Main Street (LSD20-0071) | Large-Scale Development Extension |

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

IV. New Business

- 1. Delacruz & Cummings** **Rezoning***
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
111 NE Park Street ([RZ21-0076](#))
- 2. Richard L. Grubbs Jr. and Catherine S. Grubbs** **Future Land Use Map Amendment***
2a. General Commercial to Mixed-Use Commercial
220 N Walton Boulevard ([RZ21-0078](#))

2b. C-2, General Commercial to C-3, Mixed-Use Commercial **Rezoning***
220 N Walton Boulevard ([RZ21-0078](#))
- 3. Tony Gagliardo and Leah A. Gagliardo** **Future Land Use Map Amendment***
3a. Medium Density Residential to Downtown Commercial
303 SW 4th Street ([RZ21-0079](#))

3b. R-1, Low Density Single Family Residential to DE, Downtown Edge **Rezoning***
303 SW 4th Street ([RZ21-0079](#))
- 4. Stan Enterprises LLC** **Future Land Use Map Amendment***
4a. Agricultural to Medium Density Residential
Mill Dam Road and Nomad Road ([RZ21-0082](#))
4b. A-1, Agricultural to R-3, Medium-High Density Multifamily Residential
Rezoning*
Mill Dam Road and Nomad Road ([RZ21-0082](#))
- 5. Patton** **Future Land Use Map Amendment***
5a. Residential Estate to General Commercial
E Centerton Blvd. ([RZ21-0083](#))

5b. A-1, Agricultural to C-1, Neighborhood Commercial **Rezoning***
E Centerton Blvd. ([RZ21-0083](#))
- 6. Lake and Main Developers, LLC** **Rezoning***
R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential
1061 N Main Street ([RZ21-0084](#))
- 7. James & Brenda Patton Trustees (Schlotzsky's)** **Conditional Use***
Restaurant, Drive-Through
E Centerton Boulevard ([CU21-0026](#))
- 8. Aurora Subdivision Ph. 3** **Preliminary Plat**
Scoggins Road ([PP21-0023](#))

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

9. Solid Rock Missionary Baptist Church
3501 SW Rainbow Farm Road ([LSD21-0062](#))

Large-Scale Development

10. Waffle House
Building Materials
2306 SE Walton Boulevard ([WAV21-0026](#))

Waiver

Planning Commission Meeting
Minutes
December 7th, 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, Luke Aitken

Motion by Mr. Haynie, seconded by Mr. Wright to approve the minutes of November 16th, 2021.

Approved 7-0

Old Business

Item #1a

Eyaal Investment Group LLC, Future Land Use Map Amendment, Agriculture to Medium Density Residential, SW Barron Road, RZ21-0073

Beth Johnson reads the staff report.

Opened public hearing

Closed public hearing

Nate Bachelor, the applicant, is available for questions.

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #1b

Eyaal Investment Group LLC, Rezoning, A-1, Agricultural to R-2, Medium Density Two Family Residential, SW Barron Road, RZ21-0073

Beth Johnson reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #2a

Hunter Wright Development Group LLC, Future Land Use Map Amendment, Low Density Residential to High Density Residential, 908 SE 3rd Street, RZ21-0074

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Mr. Wright Recuses himself from the vote

Approved 6-0

Item #2b

Hunter Wright Development Group LLC, R-1, Rezoning, Low Density Single Family Residential to DN-3, Downtown High Density Residential, 908 SE 3rd Street, RZ21-0074

Beth Johnson reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Mr. Wright Recuses himself from the vote

Approved 6-0

Consent Agenda

1. Lots 1&2 of Westwood Subdivision, Property Line Adjustment, 307 S Walton Blvd, PLA21-0036
2. Lots 7&8 of Riverwalk Farms Commercial Subdivision, Phase 1, 3400 SW Regional Airport Blvd, PLA21-0049
3. Lot 32 Dunn & Davis Addition, 603,605 & 609 SW C St, PLA21-0051
4. Lot 21 of 2nd Eastside Addition, SE 4th St, PLA21-0052
5. Lot 8 of Enfield Park Subdivision, 602, 605, 606, & 609 Enfield Rd, PLA21-0054
6. Walmart Supercenter #100 Expansion Phasing Plan, 406 S Walton Blvd, LSD20-0062
7. Hawthorne Heights Phase 2, 903 NE Heights Lane, FP21-0004
8. Artspace Lofts, 701 SE 8th St, LSD21-0063

Mr. Sanders requests Item #6 be removed from the consent agenda and be addressed before new business.

Approved 7-0

Removed from Consent Agenda

Walmart Supercenter #100 Expansion Phasing Plan, 406 S Walton Blvd, LSD20-0062

John Youll, the applicant is available for questions

There is discussion amongst Commissioners and Staff.

Approved 7-0

New Business

Item #1

Master Street Plan Resolution

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

City Transportation Director, Dennis Birge is available for questions

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #2a

Pubside Holdings LLC, Future Land Use Map Amendment, Medium-Density Residential to Downtown Commercial, 203 A & B SW 4th Street, RZ21-0077

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #2b

Pubside Holdings LLC, Rezoning, R-1, Low Density Single Family Residential and R-O Residential Office to DC, Downtown Core, 203 A & B SW 4th Street, RZ21-0077

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Motion by Mr. Haynie, seconded by Mr. Binns to table the item

Approved 7-0

Item #3

SW A Street Food Truck Court, Conditional Use Permit, Outdoor Vendor Park, 405 SW A Street, CU21-0024

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

Will Kelstrom, the applicant, is available for questions

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #4

The Haven, Retail and Office Uses, Conditional Use Permit, SE 4th Street, CU21-0025

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 7-0

Item #5

Dollar General, R-1, Large Scale Development, 8100 SW Regional Airport Boulevard, LSD21-0060

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

Mr. Sanders abstains from discussion

Dan Bartlett, Project Architect is available for questions

There is discussion amongst Commissioners and Staff.

Tabled 7-0

Item #6

7C Townhomes, Large Scale Development, SW C Street and SW 7th Street, LSD21-0064

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

Jenny Burbidge of Ecological Design Group, is available for questions

There is discussion amongst Commissioners and Staff.

Motion by Mr. Binns 2nd by Mr. Hipp to approve the waiver request associated with the large scale development

Both the Waiver and the Large Scale Development are approved 7-0

Item #7

Robert Sanders, Waiver, Residential Addition, 307 SE Street, RADD21-0083

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

It is determined that a waiver is not required for this structure. No vote is held and the item is withdrawn.

Motion by Mr. Haynie, seconded by Mr. Hipp 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 January 4, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- ❖ At the Technical Review meeting held on December 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 7 and 8 of Shops at the Forum Subdivision, Mathias Shopping Centers, Inc., 1400 SE Walton Boulevard, C-2, General Commercial, LS21-0048

The property is currently zoned C-2, General Commercial. A lot split of Lot 6 of Shops at the Forum Subdivision, creating new Lot 7 (+/- 10.11 acres) and new Lot 8 (+/- 5.7 acres) of Shops at the Forum Subdivision. The plat dedicates various easements and dedicates right-of-way along Medical Center Parkway per the Master Street Plan.

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

Lot Split: Lot 1 of Mountain Bike Addition Ph. II, NWA Trailblazers, NW A Street, A-1, Agricultural, PLA21-0058

The property is currently zoned A-1, Agricultural. A lot split of unplatted section land, creating new Lot 1 (+/- 3.61 acres) of Mountain Bike Addition Ph. II. The plat dedicates various utility easements to serve the new lot.

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

Lot Split: Lot 22, Block 5 of Clark's Second Addition, Britain White and Kimberly White, SE corner of SW E and SW 3rd Street, R-1, Low Density Single-Family Residential, LS21-0066

The property is currently zoned R-1, Low Density Single-Family Residential. A lot split of a portion of Lots 2 and 3, Block 5 of Clark's Second Addition, creating new Lot 22 (+/- 0.21 acres), Block 5, of Clark's Second Addition. The plat dedicates various utility easements to serve the new lots.

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

Lot Split: Lots 25 & 26 of Sherrill Heights, Calcon, Inc., 1605 Kimberly Place, R-1, Low Density Single-Family Residential, LS21-0067

The property is currently zoned R-1, Low Density Single-Family Residential. A lot split of a portion of Lot 3 of Sherrill Heights, creating new Lot 25 (+/- 0.3 acres) and Lot 26 (+/- 0.33 acres) of Sherrill Heights. The plat dedicates various utility easements to serve the new lots.

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

Lot Split: Lots 2 & 3 of Gateway North Subdivision, Crossmar Industrial North 100 LLC, 4300 SW Rainbow Farm Road, I-1, Light Industrial, LS21-0068

The property is currently zoned I-1, Light Industrial. A lot split of existing Lot 1, creating new Lot 2 (+/- 28.47 acres) and Lot 3 (+/- 39.46 acres) of Gateway North Subdivision. Existing right-of-way widths for SW Regional Airport Blvd. and SW Rainbow Farm Road comply with the requirements of the current Master Street Plan. The plat dedicates several utility and drainage easements to serve the lots. Private access easements will be dedicated by separate instruments to serve the newly created lots.

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

Property Line Adjustment: Lot 1 Tara Ridge Subdivision, Salley, Charles R & Brenda K, 3809 SW Crockett Street, R-3, Medium-High Density Multifamily Residential & A-1, Agriculture, PLA21-0047

A portion of this property is currently zoned R-3, Medium-High Density Multifamily Residential. The other portion was recently annexed into the city and is currently zoned A-1, Agriculture. However, a rezoning request has been submitted for the recently annexed portion and will appear on the January 18th PC agenda. A property line adjustment of existing Lots 1 & 2 of Salley Addition and unplatted section land, creating new Lot 1 (+/- 25.21 acres) of Tara Ridge Subdivision. Additional right-of-way is being dedicated along SE Rainbow Road per the requirements of the current Master Street Plan.

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

Property Line Adjustment: Lot 27 of Fairclo Block Addition, Andres Capra and Aimee Capra, 609 SW 4th Street, R-2, Medium Density Two Family and Townhome, PLA21-0057

The property is currently zoned R-2, Medium Density Two Family and Townhome. A property line adjustment of Lots 1, 2, and 3 of Fairclo Block Addition, creating new Lot 27 (+/- 0.26 acres) of Fairclo Block Addition. The plat dedicates 5.7 feet of additional right-of-way along SW 4th Street, per the Master Street Plan.

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

Property Line Adjustment: Lots 20 and 21 of Seals Addition, Game Engines, LLC and Mars Loop, LLC, 3201 SW I Street I-1, Light Industrial, PLA21-0060

The property is currently zoned I-1, Light Industrial. A property line adjustment of Lots 15 and 18 of Seals Addition, creating new Lot 20 (+/- 3.68 acres) and Lot 21 (+/- 8.47 acres) of Seals Addition. The plat dedicates a 15-foot utility easement.

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

Large-Scale Development: Gateway North 200, Crossmar Industrial North 100 LLC, 4300 SW Rainbow Farm Road, I-1, Light Industrial, LSD21-0065

The subject property is currently zoned I-1, Light Industrial. A Large-Scale Development proposing the addition of a +/-283,550 square foot office/warehouse facility. Parking spaces are adequate, 163 parking spaces are provided, and 117 parking spaces are required. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through the existing ingress/egress point onto SW Regional Airport Blvd. and SW Rainbow Farm Road as well as a new ingress/egress point onto SW Rainbow Farm Road. The primary materials on the exterior of the building include concrete tilt-up panels, storefront glass, and metal panels. Note that since this project is zoned I-1 the only facade subject to the Building Materials Design Standards is the south façade facing SW Rainbow Farm Road.

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

Large-Scale Development: SW 5th & SW F Parking, Bentonvest Fund IV, LLC, SW F Street, R-O, Residential Office, LSD21-0068

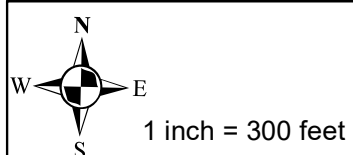
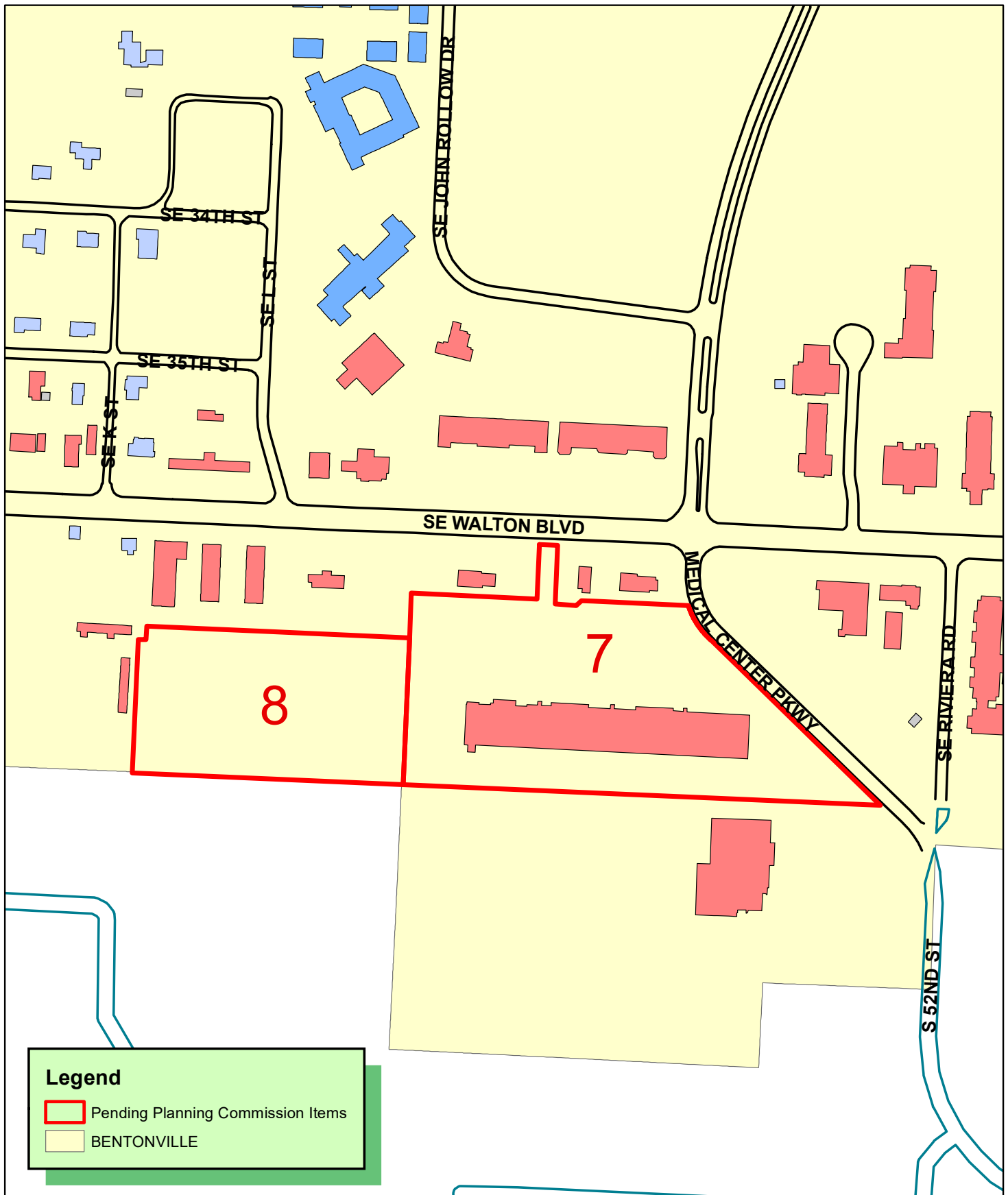
The subject property is currently zoned R-O, Residential Office. A Large-Scale Development proposing the development of a 9 space parking lot. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through a single, ingress/egress point onto SW F Street. An administrative waiver was approved by Community Development Director Ellen Norvell on December 17th from the minimum throat length requirements.

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

Large-Scale Development: Motto Hotel, Osage Hospitality, LLC, 229 S Main Street, DC, Downtown Core, LSD20-0071

A request for a one-year extension on the previously approved Motto Hotel Development. The applicant's updated elevations and site plan also depict the enclosure of an area previously reserved for a planter box.

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



**LS21-0048
LOT SPLIT
SHOPS AT THE FORUM SUBDIVISION
LOT 6 CREATING LOTS 7-8**



Owner/Developer

MATHIAS SHOPPING CENTERS INC
1400 SE WALTON BLVD, BENTONVILLE, AR 72712-3722
APN :01-11084-001

MATHIAS SHOPPING CENTERS INC
SE WALTON BLVD, BENTONVILLE, AR 72712-3722
APN :01-15081-000

Utility Notes

THE LOCATION 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

Survey Description

LOT 7:
BEING A PART OF LOT 6 OF SHOPS AT THE FORUM SUBDIVISION AR RECORDED IN BOOK 2008 AT PAGE 542, BENTON COUNTY, ARKANSAS, AND BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S02°31'10"W 51.71' TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTHEAST WALTON BOULEVARD, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S87°39'17"E 311.22' TO A FOUND NAIL IN CONCRETE BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°18'27"E 44.73' TO A FOUND CHISELED "X", THENCE LEAVING SAID RIGHT-OF-WAY S02°14'09"W 145.86' TO A FOUND 5/8" REBAR; THENCE S85°28'14"E 51.41' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N46°39'21"E 18.64' TO A FOUND 5/8" REBAR; THENCE S87°19'22"E 28.79' TO A FOUND CHISELED "X"; THENCE S87°24'43"E PASSING A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826" AT A DISTANCE OF 222.56' AND CONTINUING FOR A TOTAL DISTANCE OF 235.69' TO A FOUND CHISELED "X"; THENCE ALONG A CURVE WITH A RADIUS OF 192.84' TO THE LEFT CONSISTING OF A CHORD BEARING AND DISTANCE OF S32°59'38"E 101.93' TO A FOUND DRILL HOLE; THENCE S45°43'29"E 585.44' TO A FOUND 1/2" REBAR; THENCE N87°31'41"W 1181.73' TO A FOUND 5/8" REBAR; THENCE N02°33'55"E 362.76' TO A FOUND 5/8" REBAR; THENCE N02°31'10"E A DISTANCE OF 111.89' TO A FOUND 5/8" REBAR; THENCE S87°24'49"E A DISTANCE OF 310.71' TO A FOUND 5/8" REBAR; THENCE N02°44'16"E 134.33' TO THE POINT OF BEGINNING, CONTAINING 10.115 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 8:
BEING A PART OF LOT 6 OF SHOPS AT THE FORUM SUBDIVISION AR RECORDED IN BOOK 2008 AT PAGE 542, BENTON COUNTY, ARKANSAS, AND A PART OF LOT 2 MSC COMMERCIAL PARK RECORDED IN BOOK 2006, PAGE 1035, BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S02°31'10"W 51.71' TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTHEAST WALTON BOULEVARD BEING THE TRUE POINT OF BEGINNING; THENCE S02°31'10"W PASSING A FOUND 5/8" REBAR AT A DISTANCE OF 133.02' AND CONTINUING FOR A TOTAL DISTANCE OF 244.90' TO A FOUND 5/8" REBAR THENCE; S02°33'55"W 362.76' TO A FOUND 5/8" REBAR; THENCE N87°33'02"W 670.15' TO A FOUND 5/8" REBAR; THENCE N02°31'53"E 330.26' TO A FOUND 5/8" REBAR; THENCE N80°38'21"E 19.56' TO A FOUND 5/8" REBAR; THENCE N02°30'43"E 33.09' TO A FOUND 5/8" REBAR; THENCE S87°31'48"E 297.58' TO A FOUND 5/8" REBAR; THENCE S87°18'56"E 333.27' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N02°31'10"E 244.79' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826" ON THE SOUTHERLY RIGHT-OF-WAY LINE SOUTHEAST WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY S87°39'22"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.696 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ADJUSTED APN :01-15081-000:
BEING A PART OF LOT 2 MSC COMMERCIAL PARK RECORDED IN BOOK 2006, PAGE 1035, BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S02°31'10"W 51.71' TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTHEAST WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY N87°39'22"W 20.00' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826" BEING THE TRUE POINT OF BEGINNING; THENCE S02°31'10"W 244.79' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N87°18'56"W 333.27' TO A FOUND 5/8" REBAR; THENCE N02°31'44"E 84.30' TO A FOUND 5/8" CAPPED REBAR TAGGED "1534 & 1427"; THENCE S87°39'22"E 259.57' TO A SET MAG-NAIL; THENCE N02°36'27"E 158.52' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826" IN THE SOUTHERLY RIGHT-OF-WAY LINE SOUTHEAST WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY S87°39'22"E 73.44' TO THE POINT OF BEGINNING, CONTAINING 0.920 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

MASTER STREET PLAN RIGHT-OF-WAY DEDICATION:
PART OF LOT 6 OF SHOPS AT THE FORUM SUBDIVISION AS RECORDED IN PLAT BOOK 2008 AT PAGE 542, BENTON COUNTY, ARKANSAS, BEING A PART OF THE NE1/4 OF THE SE1/4 ALL IN SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND CHISELED "X" ON THE EASTERLY RIGHT-OF-WAY LINE OF MEDICAL CENTER PARKWAY, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 6, THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE WITH A RADIUS OF 192.84' TO THE LEFT, CONSISTING OF A CHORD BEARING AND DISTANCE OF S32°59'38"E 101.93'; THENCE S45°43'29"E 585.44' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY N87°31'41"W 18.56' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N45°43'29"W 571.33'; THENCE ALONG A CURVE WITH A RADIUS OF 205.21' TO THE RIGHT, CONSISTING OF A CHORD BEARING AND DISTANCE OF N32°19'10"W 112.57' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE S87°24'43"E 13.13' TO THE POINT OF BEGINNING, CONTAINING 0.195 ACRES MORE OR LESS.

Parent Legal Description

PLAT BOOK 2008, PAGE 542:
PART OF LOT 4 OF SHOPS AT THE FORUM SUBDIVISION AS RECORDED AT PLAT RECORD 2003-1044 IN THE CIRCUIT CLERK'S OFFICE FOR BENTON COUNTY, ARKANSAS, BEING A PART OF THE NW1/4 OF THE SE1/4 AND A PART OF THE NE1/4 OF THE SE1/4 ALL IN SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE WALTON BOULEVARD AS RECORDED AT SAID PLAT RECORD 2003-1044; THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°29'24"E 45.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°42'19"W 147.33 FEET; THENCE S87°17'32"E 52.62 FEET; THENCE N46°54'13"E 18.34 FEET; THENCE S87°17'32"E 28.73 FEET TO THE SW CORNER OF LOT 2 AS RECORDED AT SAID PLAT 2003-1044; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 S87°17'42"E 235.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MEDICAL CENTER PARKWAY AS RECORDED AT SAID PLAT RECORD 2003-1044; THENCE 102.73 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A LONG CHORD OF S32°45'25"E 101.84 FEET; THENCE S45°50'13"E 585.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 N87°31'09"W 1182.07 FEET; THENCE N87°35'04"W 670.11 FEET TO THE SW CORNER OF SAID LOT 4; THENCE LEAVING SAID SOUTH LINE N02°20'06"E 331.51 FEET; THENCE S87°32'39"E 20.00 FEET; THENCE N02°46'52"E 33.00 FEET; THENCE S87°32'39"E 297.30 FEET; THENCE S87°28'09"E 353.48 FEET; THENCE N02°35'25"E 111.65 FEET TO THE SW CORNER OF LOT 1 AS RECORDED AT SAID PLAT RECORD 2003-1044; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 S87°17'42"E 310.70 FEET TO THE SE CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 N02°42'19"E 134.02 FEET TO THE POINT OF BEGINNING CONTAINING 15.699 ACRES, MORE OR LESS.

PLAT BOOK 2004, PAGE 8052
TRACT 1:
THE WEST 120 FEET OF TRACT #1 IN A SURVEY FOR ED DENVER OF PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, AS SHOWN IN PLAT RECORD "S" AT PAGE 59; THE WEST 120 FEET BEING MORE PARTICULARLY DESCRIBED AS BEGINNING NORTH 88 DEGREES 39 MINUTES 52 SECONDS WEST 235 FEET FROM THE NE CORNER OF THE SAID W 1/2 OF THE SE 1/4 ON THE CENTERLINE OF U.S. HIGHWAY NO. 71; THENCE SOUTH 01 DEGREES 23 MINUTES WEST 297 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 52 SECONDS WEST 120 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 00 SECONDS EAST 297 FEET TO THE CENTERLINE OF SAID HIGHWAY; THENCE SOUTH 88 DEGREES 39 MINUTES 52 SECONDS EAST 120 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF U.S. HIGHWAY NO. 71 ON THE NORTH SIDE THEREOF.
LESS AND EXCEPT:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A COMPUTED POINT BEING USED AS THE SOUTHEAST 1/16 CORNER OF SECTION 8; THENCE NORTH 02° 36' 14" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 A DISTANCE OF 1288.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. 71B AS ESTABLISHED BY AHTD JOB 481; THENCE NORTH 87°29'43" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 233.01 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 02°36'35" WEST A DISTANCE OF 18.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 71B AS ESTABLISHED BY AHTD JOB R90072; THENCE NORTH 87° 29' 08" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 119.98 FEET TO A POINT ON THE EAST LINE OF THE YATES ADDITION; THENCE NORTH 02° 35' 02" WEST ALONG SAID EAST LINE A DISTANCE OF 18.06 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. 71B AS ESTABLISHED BY AHTD JOB 481; THENCE SOUTH 87° 29' 43" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 119.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES MORE OR LESS AS SHOWN ON THE PLANS PREPARED BY THE AHTD REFERENCED AS JOB R90072.

SEE PAGE 2 FOR SURVEY DRAWING

Miscellaneous Notes

STATE RECORDING NUMBER:
500-19N-30W-0-8-210-04-1826

COMPLETED FIELD WORK:
AUGUST 1, 2021

REFERENCE DOCUMENTS:
1. SURVEY PLAT FILED IN PLAT BOOK 2003 AT PAGE 1044.
2. SURVEY PLAT FILED IN PLAT BOOK 2008 AT PAGE 542.

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°29'01.03473"
LONGITUDE = -94°11'39.02212"
CONVERGENCE ANGLE = -1°16'36.43408"
DISTANCES SHOWN ON PLAT ARE GROUND.

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.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

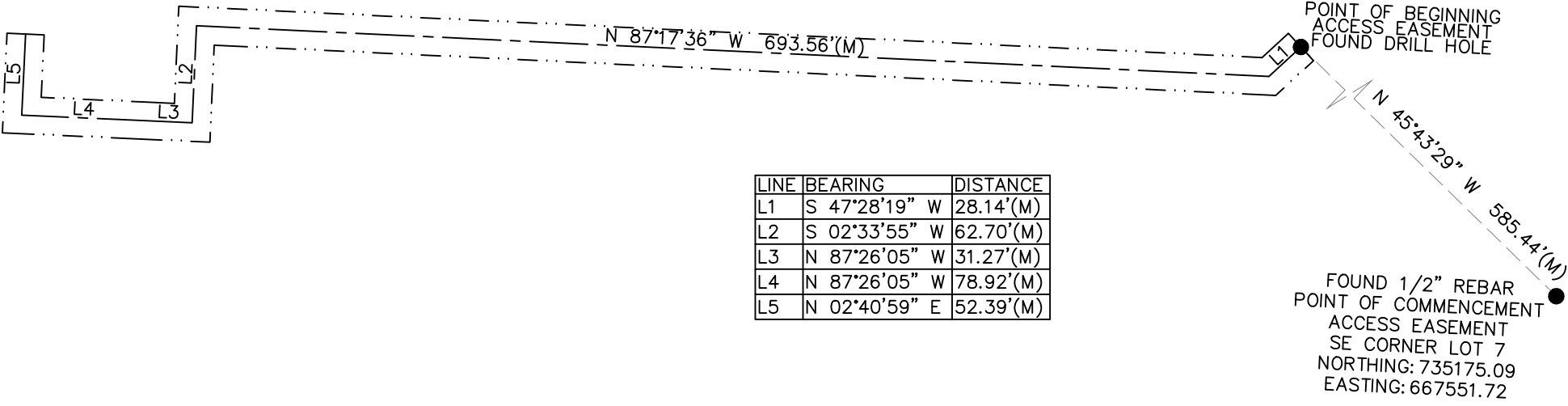
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @479-271-3122

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.

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

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

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



LINE	BEARING	DISTANCE
L1	S 47°28'19" W	28.14'(M)
L2	S 02°33'55" W	62.70'(M)
L3	N 87°26'05" W	31.27'(M)
L4	N 87°26'05" W	78.92'(M)
L5	N 02°40'59" E	52.39'(M)

ACCESS EASEMENT:
A 24' ACCESS EASEMENT BEING A PART OF THE NW1/4 OF THE SE1/4 AND A PART OF THE NE1/4 OF THE SE1/4 ALL IN SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING 12' ON EACH SIDE OF THE FOLLOWING CENTERLINE DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MEDICAL CENTER PARKWAY BEING THE SOUTHEAST CORNER OF LOT 7 OF SHOPS AT THE FORUM SUBDIVISION, THENCE ALONG SAID RIGHT-OF-WAY N45°43'29"W 585.44' TO A FOUND DRILL HOLE BEING THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE LEAVING SAID RIGHT-OF-WAY S47°28'19"W 28.14'; THENCE S02°33'55" 28.14'; THENCE N87°17'36"W 693.56'; THENCE S02°33'55"W 62.70'; THENCE N87°26'05"W 31.27' TO A POINT ON THE COMMON LINE OF LOTS 7 AND 8; THENCE CONTINUING N87°26'05"W 78.92'; THENCE N02°40'59"E 52.39' TO THE POINT OF TERMINATION.

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 TTITLE: D.R. ____

PAGE ____

CERTIFICATE OF SURVEYING ACCURACY

I, HEATH A. MYERS, 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: _____

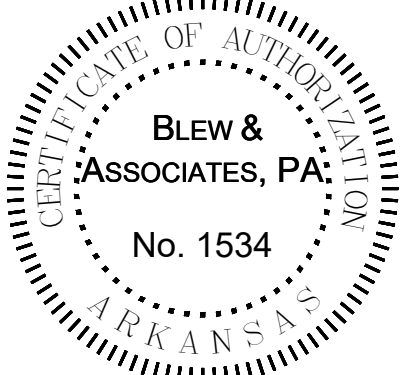
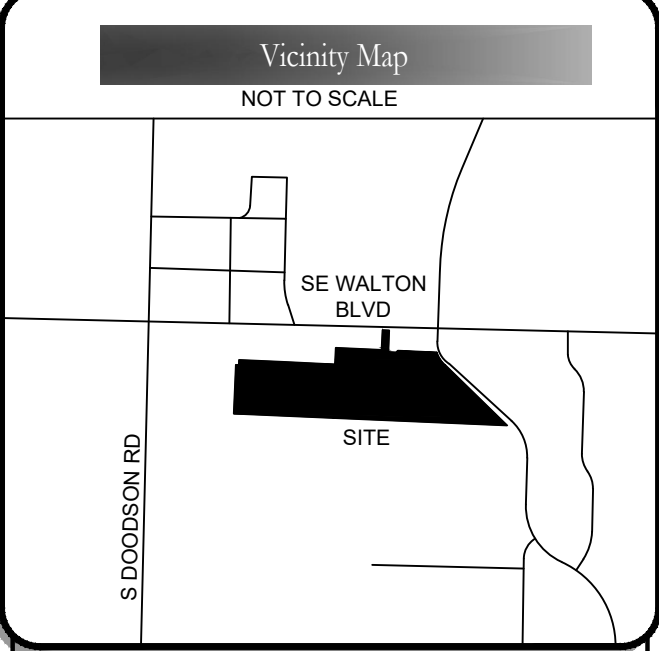
SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1826
STATE OF ARKANSAS

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

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH DAY OF OCTOBER, 2021.



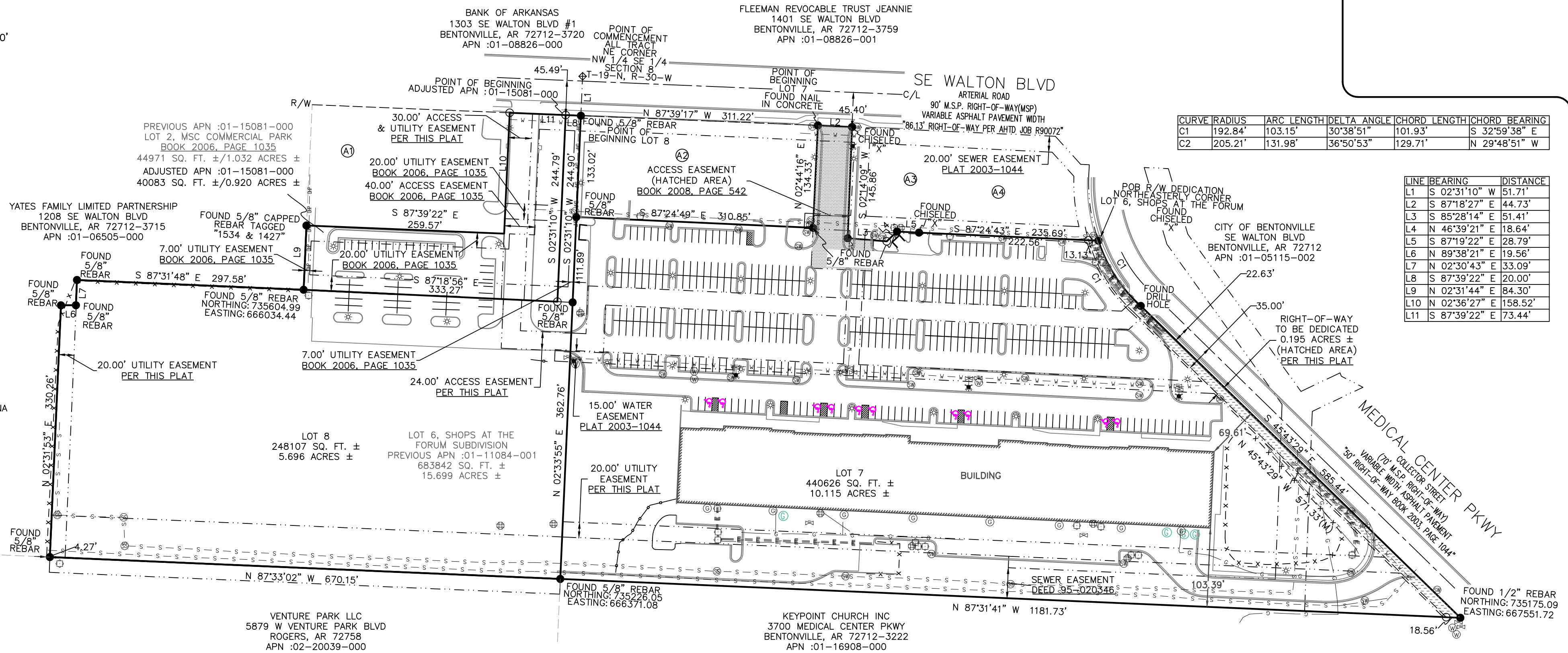
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

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 No 1534

DRAWN BY & DATE: AJO 8/04/2021	REVIEWED BY: HM	SURVEYED BY: DR
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-5470	
LOCATION: 1400 SE WALTON BLVD, BENTONVILLE, AR		
FOR THE USE AND BENEFIT OF: MATHIAS PROPERTIES		
CITY OF BENTONVILLE PROJECT #: LS21--0048		



LINE	BEARING	DISTANCE
L1	S 02°31'10" W	51.71'
L2	S 87°18'27" E	44.73'
L3	S 85°28'14" E	51.41'
L4	N 46°39'21" E	18.64'
L5	S 87°19'22" E	28.79'
L6	N 89°38'21" E	19.56'
L7	N 02°30'43" E	33.09'
L8	S 87°39'22" E	20.00'
L9	N 02°31'44" E	84.30'
L10	N 02°36'27" E	158.52'
L11	S 87°39'22" E	73.44'

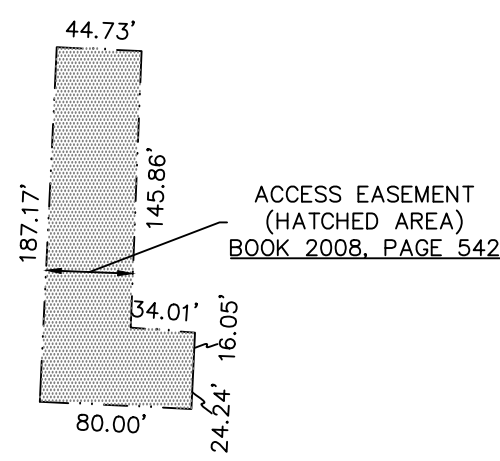
- | | |
|--------------------------|---|
| | BOUNDARY LINE |
| ---- | FORTY LINE / THE LINE |
| ----- | CENTERLINE OF ROAD (C/L) |
| ----- | RIGHT-OF-WAY (R/W) |
| X X X | FENCE |
| -o-o- | GUARDRAIL |
| | BUILDING SET BACK (B.S.B.) |
| ---DP--- | UTILITY EASEMENT (U.E.) |
| ----- | OVERHEAD POWER LINE |
| S S S | SANITARY SEWER LINE |
| E E E | UNDERGROUND ELECTRIC LINE |
| HANDICAP PARKING | ☒ FIRE HYDRANT |
| GREASE TRAP | ⊗ STORM WATER |
| GAS METER | ● FOUND MONUMENT
(AS NOTED) |
| WATER VALVE | ○ SET 5/8" CAPPED REBAR TAGGED
"AR PL 1659 AR PL 1828" |
| WATER METER | ◇ COMPUTED POINT |
| ELECTRICAL BOX/STRUCTURE | N.T.S. NOT TO SCALE |
| SANITARY SEWER | O.V.H. OVERHANG |
| LIGHT | |
| UTILITY PEDESTAL | |

CERTIFICATE OF AUTHORIZATION

BLEW &
ASSOCIATES, PA.

No. 1534

ARKANSAS



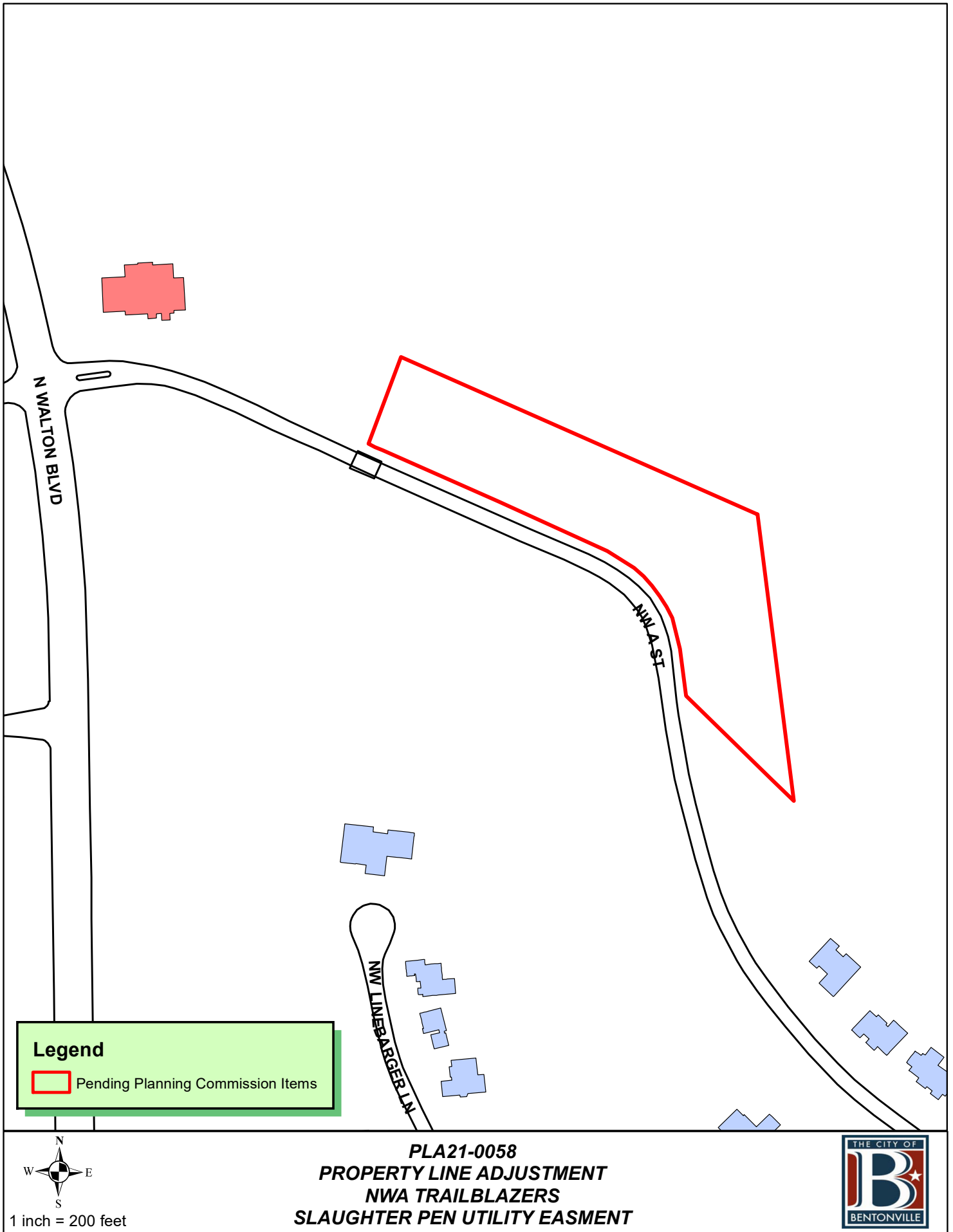
(A1) MATHIAS SHOPPING CENTERS INC
 1302 SW WALTON BLVD
 AR
 APN :01-15080-000

(A2) MATHIAS SHOPPING CENTERS INC
 1320 SE WALTON BLVD
 BENTONVILLE, AR 72712-3720
 APN :01-11081-000

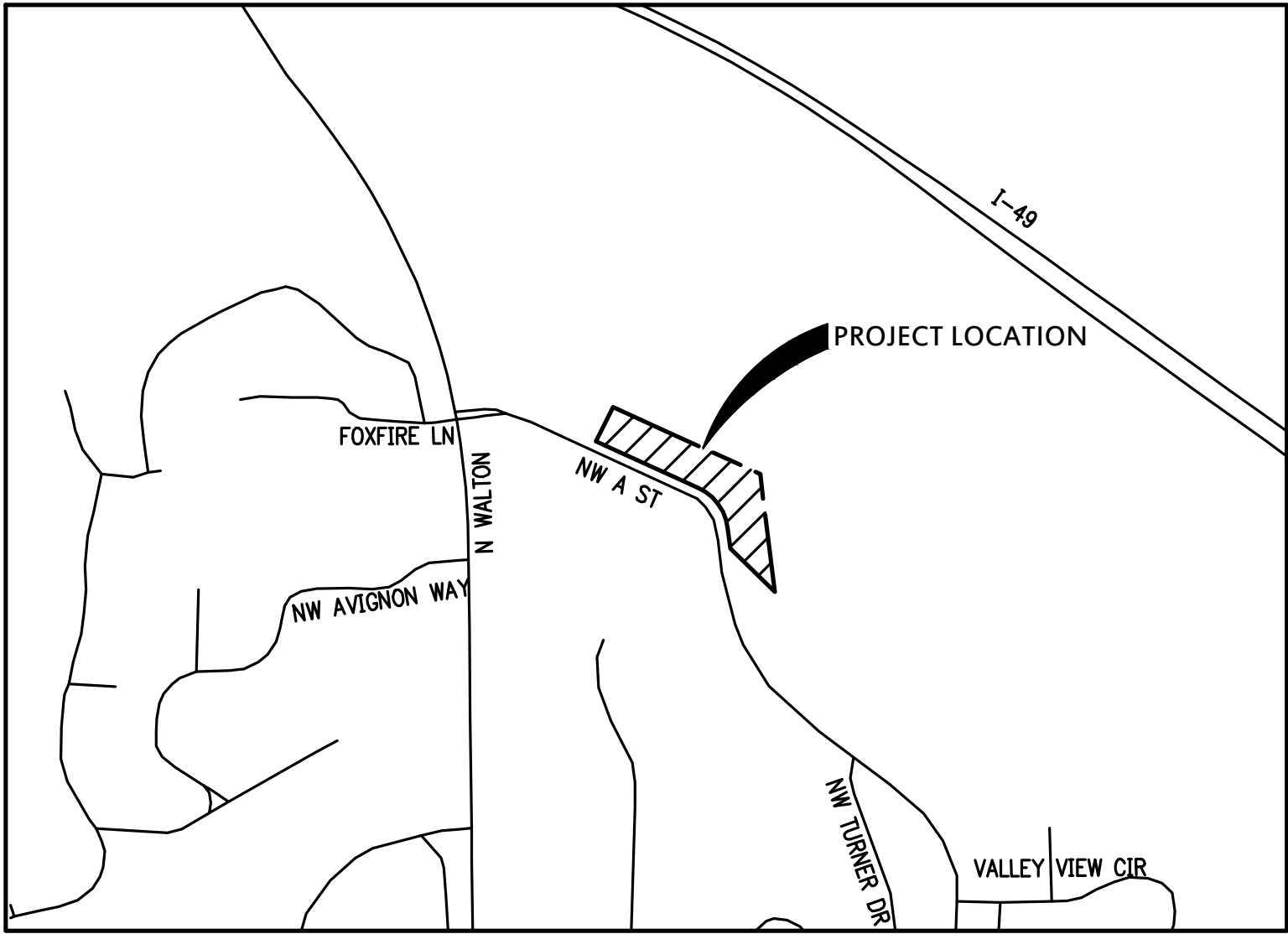
(A3) MATHIAS SHOPPING CENTERS INC
 SE WALTON BLVD
 BENTONVILLE, AR 72712
 APN :01-11084-000

(A4) SPIRIT MASTER FUNDING II LLC
 1502 SE WALTON BLVD
 BENTONVILLE, AR 72712-3723
 APN :01-11082-000

CITY OF BENTONVILLE PROJECT #: LS21--0048



LOT SPLIT FOR PARCEL 01-00222-006 CREATING NEW
"MOUNTAIN BIKE ADDITION PH. II" SUBDIVISION LOT 1



PARCEL 01-00222-006 DESCRIPTION

PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE NW1/4 OF THE SE1/4, PART OF THE NE 1/4 OF OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 18, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOW.

COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 OF THE NE1/4 OF SECTION 18, TOWNSHIP 20, NORTH RANGE 30 WEST,
THENCE SOUTH 87°46'06" EAST A DISTANCE OF 464.78 FEET;
THENCE SOUTH 2°13'54" WEST A DISTANCE OF 84.59 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 6°55'09" EAST A DISTANCE OF 491.69 FEET;
THENCE NORTH 45°30'05" WEST A DISTANCE OF 256.37 FEET TO THE RIGHT OF WAY OF NW A ST;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (3) CALLS;
THENCE NORTH 7°07'50" WEST A DISTANCE OF 82.80 FEET;
THENCE 223.17 FEET ALONG A CURVE WITH A RADIUS OF 217.99 FEET AND A LONG CHORD OF NORTH 36°27'34" WEST 213.55 FEET;
THENCE NORTH 65°47'18" WEST A DISTANCE OF 460.17 FEET;
THENCE LEAVING SAID RIGHT OF WAY NORTH 26°20'32" EAST A DISTANCE OF 159.25 FEET;
THENCE SOUTH 65°34'39" EAST A DISTANCE OF 669.76 FEET TO THE POINT OF BEGINNING CONTAINING 3.61 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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 A-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.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L201848941, PLAT 2009-325, AND PLAT RECORD W-174.

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 IN FLOOD ZONE "A" OR "AE", AND IS INSIDE 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 05007C0090J, EFFECTIVE DATE SEPTEMBER 28, 2017.

BASE FLOOD ELEVATION IS 1072.00 AT THE TIME OF THIS PUBLICATION.

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

OWNER/DEVELOPER
BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSOCIATION, INC.
P.O. BOX 2821
BENTONVILLE, AR 72712

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: _____
BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSOCIATION, INC

(PRINT)

STATE OF ARKANSAS)
COUNTY OF BENTON) SS
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

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



ATLAS PAGE: 277

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21-0058

RECORD INFORMATION

VICINITY MAP

SEAL

SUBDIVISION MOUNTAIN BIKE
ADDITION PH. II PROPOSED.
LOT 1

BENTONVILLE ARKANSAS

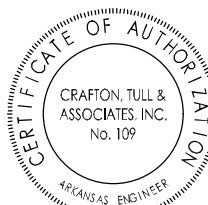
PREPARED FOR:
NWA TRAILBLAZERS

STATE PLAT CODE:
500-20N-30W-0-18-000-04-1460

DATE: 10/15/2021
PROJECT NO: 20108800
CONTACT: K. MONTGOMERY



CERTIFICATE OF AUTHORIZATION



© 2021 Crafton, Tull & Associates, Inc.

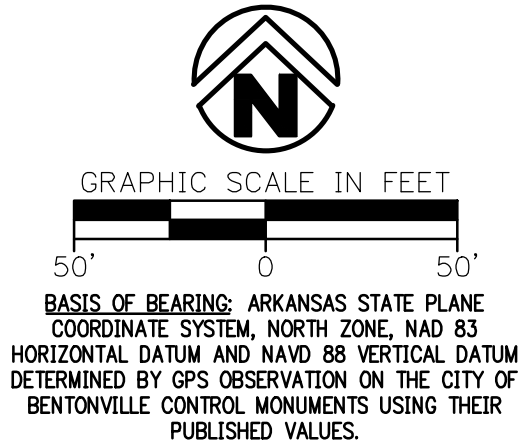
DELTA	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	12-15-21

SHEET NO.:

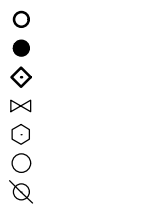
1 OF 2

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.02'	N26° 20' 32"E
L2	49.11'	S63° 48' 02"E
L3	10.37'	S17° 02' 22"W
L4	305.70'	S51° 27' 24"E
L5	93.91'	S55° 19' 57"E
L6	119.73'	S49° 01' 18"E
L7	77.36'	S19° 43' 07"E
L8	91.24'	S67° 41' 14"E
L9	92.56'	S67° 25' 37"E
L10	39.56'	S6° 55' 09"E
L11	10.26'	N79° 12' 56"W
L12	63.72'	N69° 15' 08"W
L13	99.68'	N77° 28' 11"W
L14	20.38'	N19° 43' 07"W
L15	113.40'	N49° 01' 18"W
L16	93.48'	N55° 19' 57"W
L17	298.50'	N51° 27' 24"W
L18	97.02'	S17° 02' 22"W
L19	16.55'	S22° 54' 11"W
L20	20.01'	N65° 47' 18"W
L21	15.07'	N22° 54' 11"E
L22	110.83'	N17° 02' 22"E
L23	32.12'	N63° 48' 02"W
L24	20.00'	N26° 20' 32"E
L25	89.07'	N77° 28' 11"W
L26	20.55'	N19° 43' 07"W
L27	73.17'	S67° 41' 14"E
L28	28.36'	S67° 25' 37"E

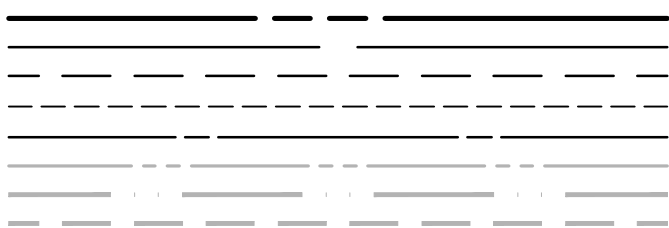
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	223.17'	217.99'	58°39'28"	N36° 27' 34"W	213.55'
C2	115.45'	217.99'	30°20'43"	N22° 39' 52"W	114.11'



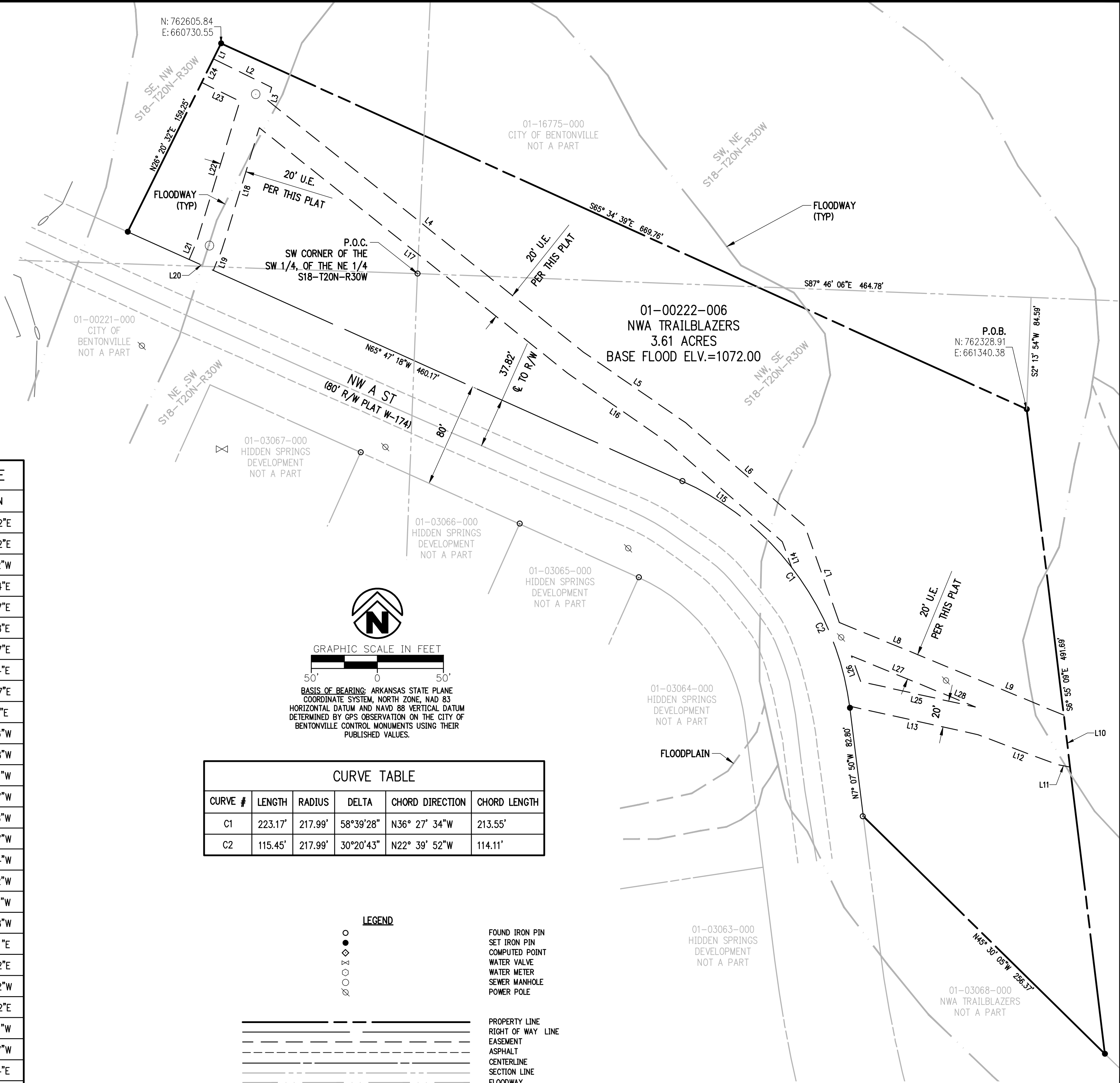
LEGEND



FOUND IRON PIN
SET IRON PIN
COMPUTED POINT
WATER VALVE
WATER METER
SEWER MANHOLE
POWER POLE



PROPERTY LINE
RIGHT OF WAY LINE
EASEMENT
ASPHALT
CENTERLINE
SECTION LINE
FLOODWAY
FLOOD PLAIN



ATLAS PAGE: 277

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21-0058

RECORD INFORMATION

VICINITY MAP

SEAL

SUBDIVISION MOUNTAIN BIKE
ADDITION PH. II PROPOSED.
LOT 1

BENTONVILLE ARKANSAS

PREPARED FOR:
NWA TRAILBLAZERS

STATE PLAT CODE:
500-20N-30W-0-18-000-04-1460

DATE: 10/15/2021
PROJECT NO: 20108800
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

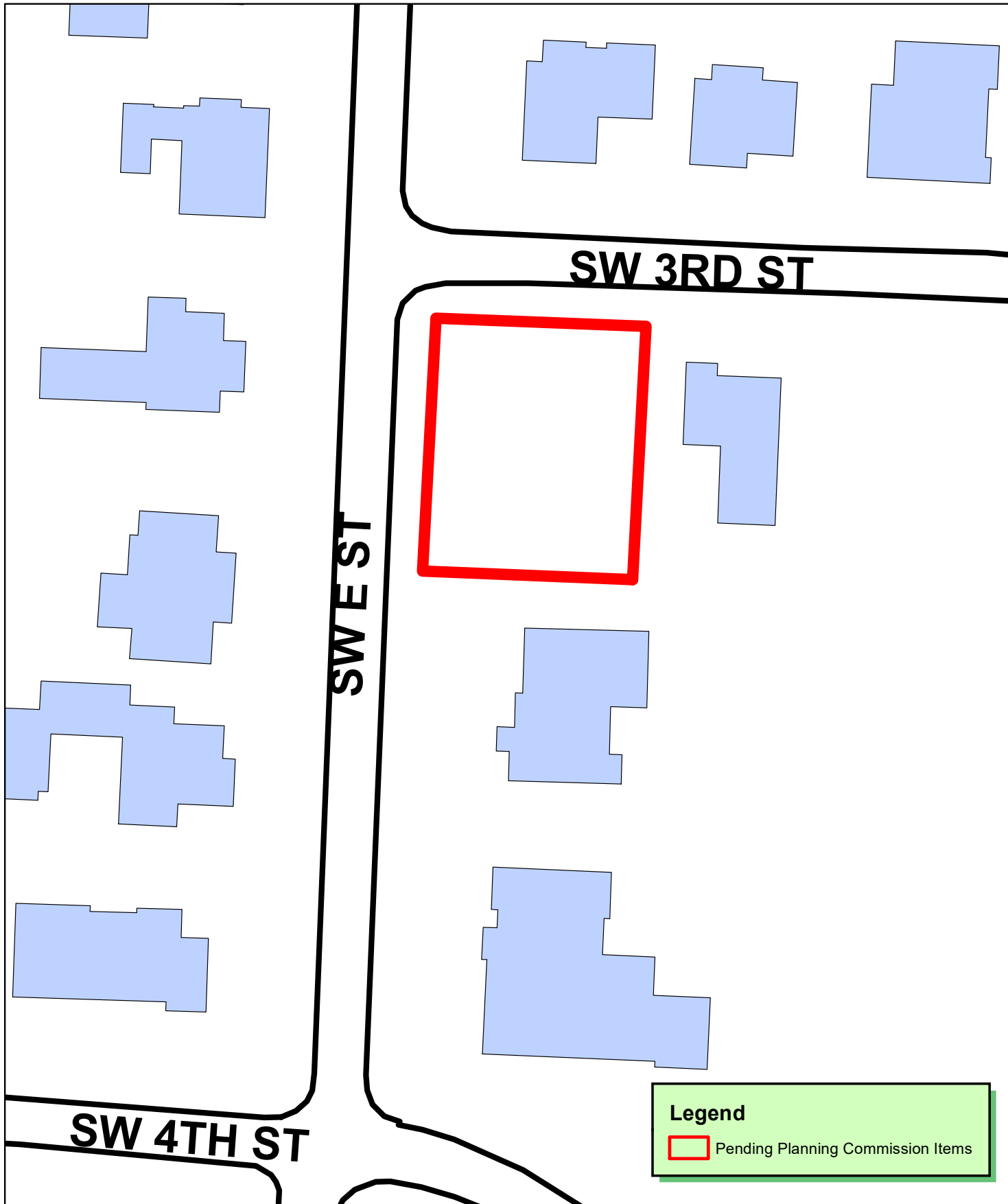
CERTIFICATE OF AUTHORIZATION:

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	12-15-21

SHEET NO.: 2 OF 2

DRAWING: G:\20108800_SLAUGHTERHOUSE\INFRASTRUCTURE\SURVEY\DWG\PARCEL 01-00222-006-PLAT.DWG
LAST PLOTTED BY: CHRISTIAN UMANA 12/15/2021 2:01:53 PM PLOTTED BY: VALID ON HARD COPY ONLY



Legend

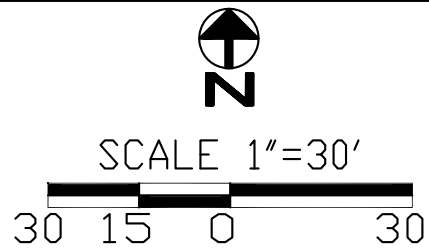
 Pending Planning Commission Items



1 inch = 50 feet

**LS21-0066
LOT SPLIT
CLARKS SECOND ADDITION
CREATING LOT 22 BLOCK 5**





- LEGEND**
- S.I.P. SET IRON PIN
 - ⊙ PIPE FOUND CURB STAKE
 - F.I.P. FOUND IRON PIN
 - PROPERTY LINE
 - OLD PROP. LINE
 - - - CENTERLINE
 - - - FENCE
 - - - UTILITY EASEMENT
 - ⊕ POWER POLE
 - ⊙ SEWER MANHOLE
 - ⊙ GAS METER
 - ⊙ WATER METER
 - ⊙ CABLE
 - ⊙ GAS RISER
 - ⊙ AT&T VAULT

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 OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

SURVEYOR NOTES:

1. PARENT DEED FILED IN DEED RECORD L2021 AT PAGE 36766.
2. PROPERTY COUNTY TAX PARCEL #01-01766-000
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:

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



VIC. MAP

PROPERTY DESCRIPTION (PARENT)

LOTS 2 AND 3, BLOCK 5, CLARK'S SECOND ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD Q AT PAGE 502, EXCEPT 60 FEET SQUARELY OFF OF THE EAST END.

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

PROPERTY DESCRIPTION (LOT 22)

BEGINNING AT AN EXISTING FOUND IRON PIN ON THE NORTHWEST CORNER OF LOT 2, BLOCK 5, CLARK'S SECOND ADDITION; THENCE SOUTH 87°41'24" EAST 86.73 FEET; THENCE SOUTH 02°53'33" WEST 104.71 FEET; THENCE NORTH 87°19'21" WEST 84.88 FEET; THENCE NORTH 01°52'29" EAST 104.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.206 ACRES, MORE OR LESS.

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 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: _____

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

01-01770-000
JOHNSON TRUST, ANDY & NOEL
305 SW E STREET
BENTONVILLE, AR 72712
ZONED: R-1

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



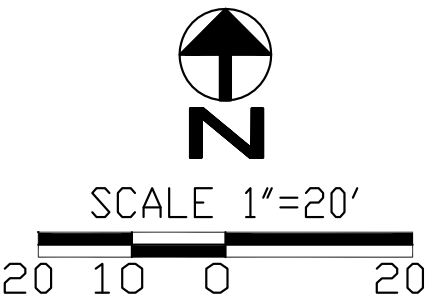
REVISIONS		
No.:	BY:	DATE:
#1	CITY	12/17/21
OWNER CONTACT INFO:		
CALCON, INC. 10620 HIGHWAY 72 WEST BENTONVILLE, AR 72712		
DAVID B. PLATZ LAND SURVEYOR		
P.O. BOX 223 BENTONVILLE, AR 72712		
DRAWN BY:	DP/ZS	DATE: 11/23/21
CHECKED BY:		JOB No.: 2021540
SCALE:	1"=30'	SHEET: 1



1 inch = 150 feet

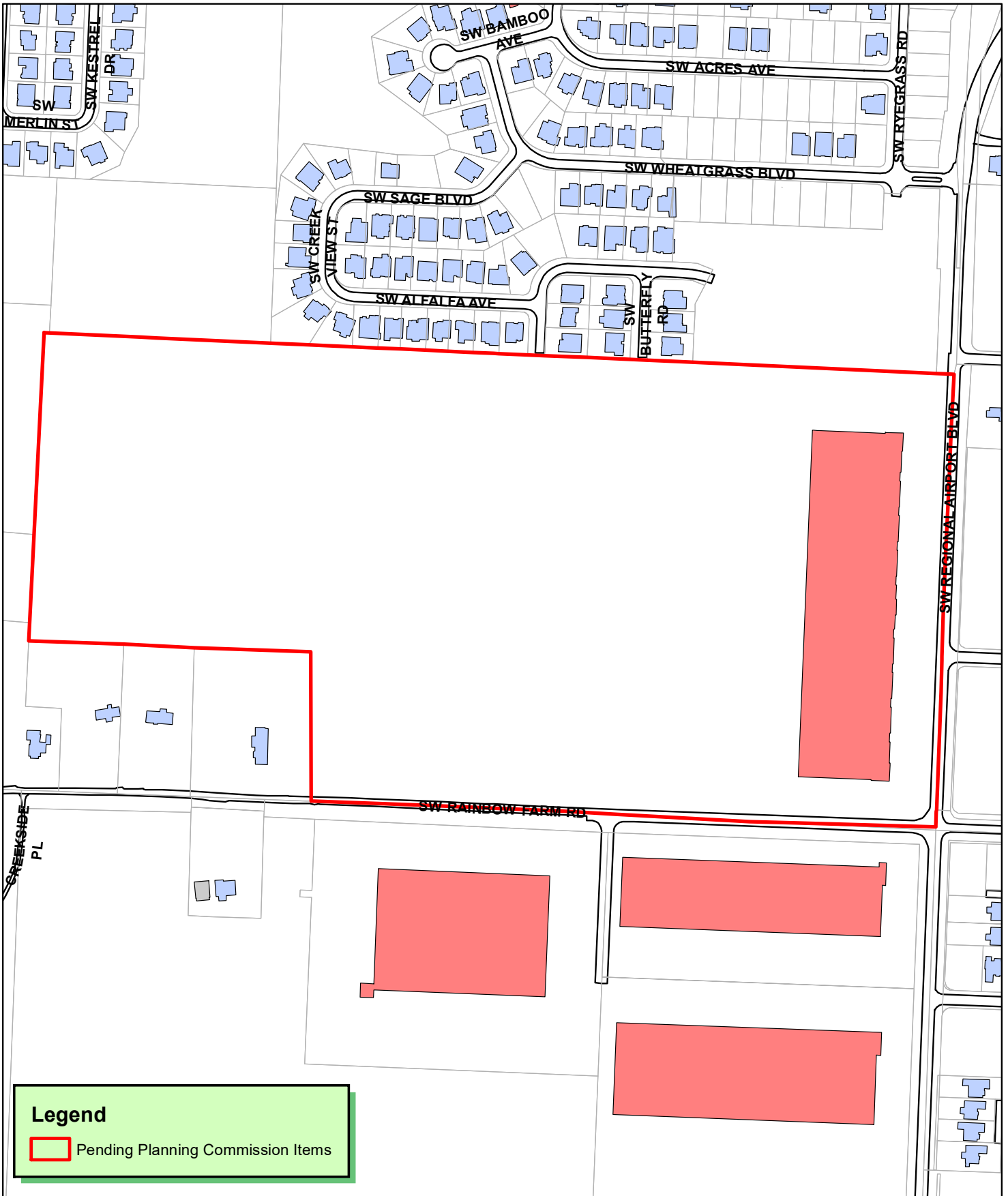
**LS21-0067
LOT SPLIT
SHERRILL HEIGHTS SUBDIVISION
CREATING LOTS 25 & 26**





BEGINNING AT A SET IRON PIN WHICH IS N33°35'51"E 64.97 FEET FROM THE SOUTHERN CORNER OF LOT 3 ALONG KIMBERLY PLACE; THENCE N54°21'18"W 207.21 FEET TO A SET IRON PIN; THENCE N19°42'26"E 71.09 FEET TO A FOUND IRON PIN; THENCE S53°28'42"E 224.44 FEET TO A FOUND IRON PIN; THENCE S33°35'51"W 64.97 FEET BACK TO THE POINT OF BEGINNING CONTAINING 14,364 SQ FT (0.330 ACRES) MORE OR LESS AND SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

ATLAS PAGE 361 BENTONVILLE PROJECT #: LS21-0067



Legend

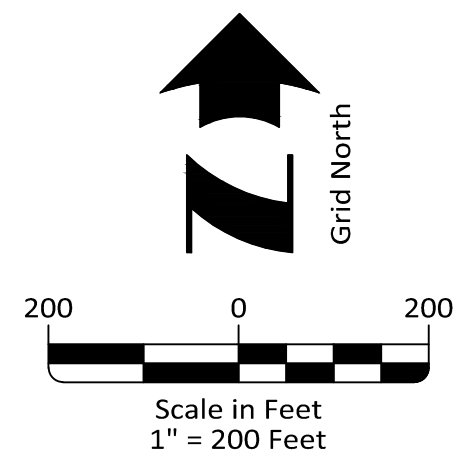
Pending Planning Commission Items

N
W E
S

1 inch = 350 feet

**LS21-0068
LOT SPLIT
GATEWAY PARK NORTH SUBDIVISION
CREATING LOTS 2 & 3**





LEGEND

	Ex. Section Line
	Ex. Quarter Section Line
	Ex. Quarter Quarter Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Dedicated Easement Line
	Ex. Building Setback Line
	Ex. Asphalt
	Ex. Concrete
	Ex. Gravel
	Ex. Base Flood Elevation Line
	Ex. FEMA Floodway
	Ex. FEMA Floodzone "AE"
	Ex. FEMA Floodzone "A"
	Ex. Fence Line
	Ex. Rebar, as noted
	Ex. Nail
	Ex. Monument
	Ex. Chiseled "X"
	Set 1/2" Rebar w/ PS# 1834 Cap
	Set Mag Nail w/ PS# 1834 Washer
	Ex. Water Meter
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Fire Department Connection
	Ex. Sewer Manhole
	Ex. Gas Meter
	Ex. Telephone Pedestal
	Ex. Fiber Optic Pedestal
	Ex. Electric Pedestal
	Ex. Electric Meter
	Ex. Power Pole
	Ex. Power Pole w/ Guy Wire
	Ex. Overhead Electric Line
	Ex. Light Pole
	Ex. Sign
	Record Bearing and Distance
	Drainage Easement Bearing and Distance
	Access Easement Bearing and Distance
	Drainage / Access Easement Bearing and Distance
	Utility Easement
	Access Easement

Zoning - Light Industrial (I-1)
Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code.

MORRISON-SHIPLEY | HALFF

FOR REVIEW

CITY OF BENTONVILLE #LS21-0068

LOT SPLIT

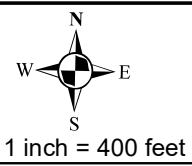
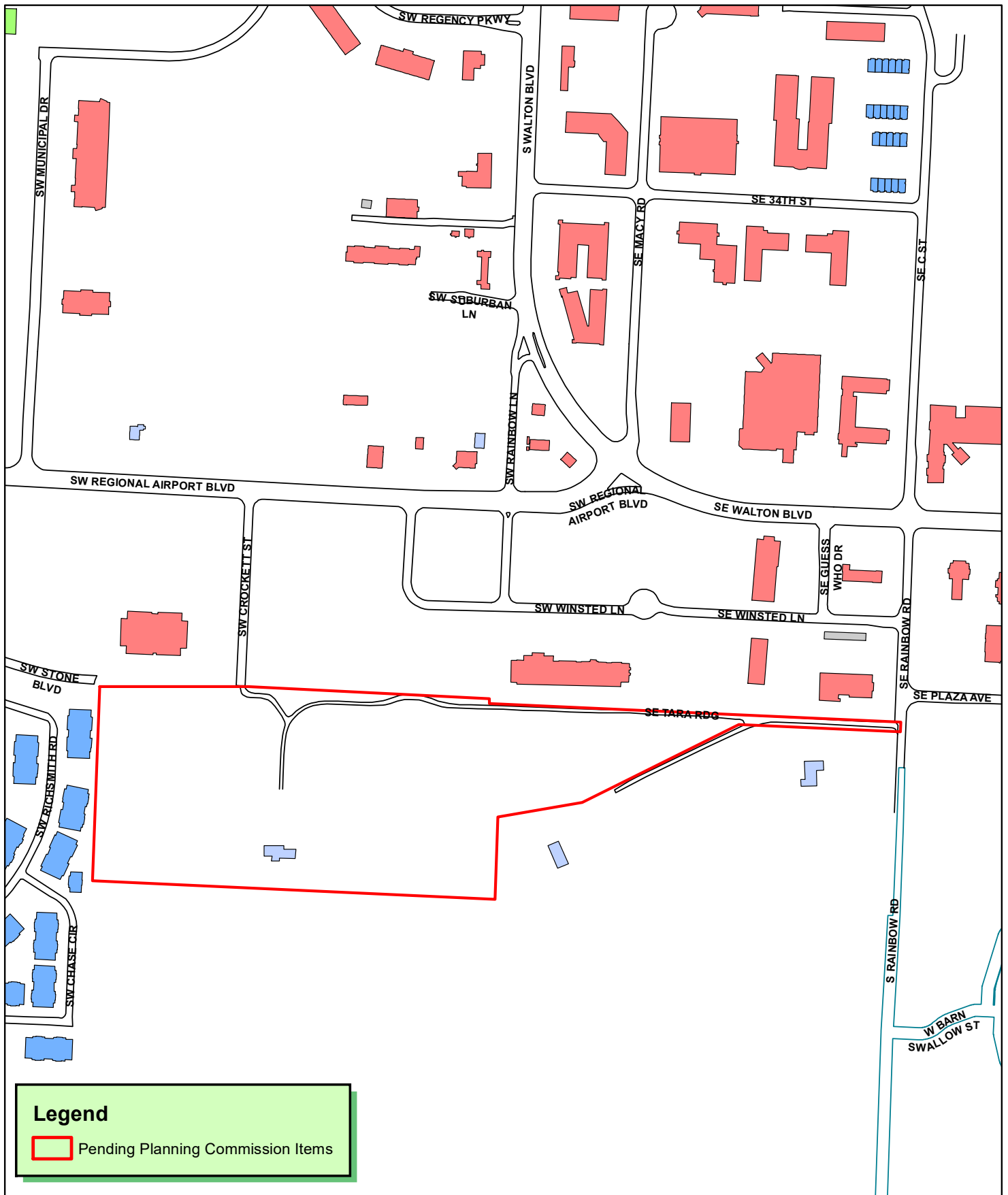
Lot 1, Gateway North Subdivision
Creating Lot 2 AND 3

Project No. CMI-17

Drawn By KES
Checked By CDC

Date: 12.16.2021

Sht 2 of 4

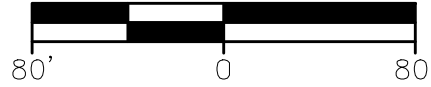


PLA21-0047
PROPERTY LINE ADJUSTMENT
SALLEY ADDITION
CREATING LOT 1 OF TARA RIDGE SUBDIVISION



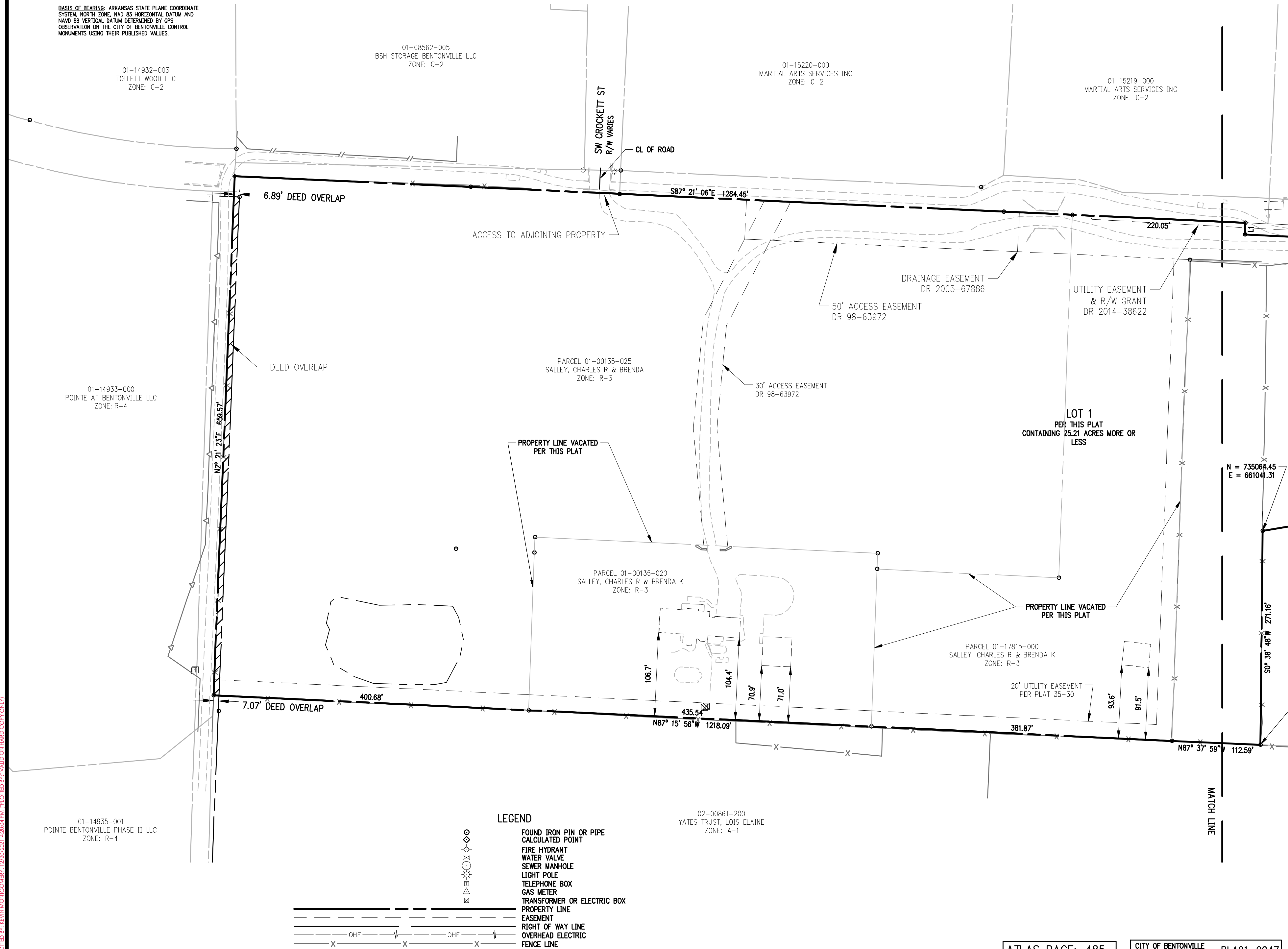


GRAPHIC SCALE IN FEET



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

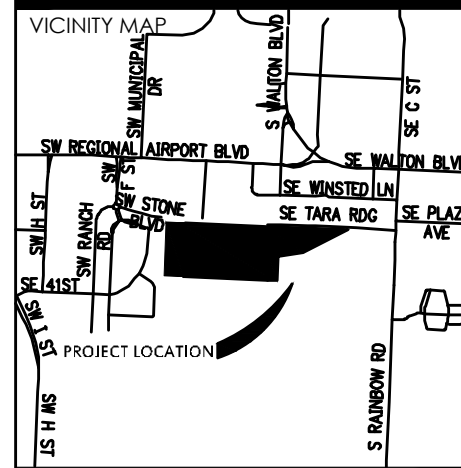
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.01'	S2° 26' 45"W
L2	34.83'	S2° 05' 24"W



LEGEND

- FOUND IRON PIN OR PIPE
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- LIGHT POLE
- TELEPHONE BOX
- GAS METER
- TRANSFORMER OR ELECTRIC BOX
- PROPERTY LINE
- EASEMENT
- RIGHT OF WAY LINE
- OVERHEAD ELECTRIC
- FENCE LINE

RECORD INFORMATION



SEAL

PROPERTY LINE ADJUSTMENT OF
SALLEY ADDITION, CREATING
TARA RIDGE SUBDIVISION LOT 1
BENTONVILLE, ARKANSAS

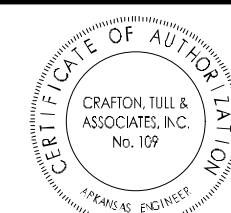
PREPARED FOR:
RED RIVER COMPANY

STATE PLAT CODE:
500-19N-30W-0-07-200-04-1460

DATE: 12/20/2021
PROJECT NO: 21103301
CONTACT: J. BEMBENEK

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

CERTIFICATE OF AUTHORIZATION:



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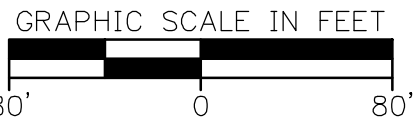
SHEET NO.:

2 OF 3

ATLAS PAGE: 485

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21-0047

DRAWING: G521103301.TARA RIDGE INFRASTRUCTURE SURVEY.DWG (21103301 LOT COMB.DWG)
LAST PLOTTED BY: KEVIN MONTGOMERY, 12/20/2021 4:20:04 PM PLOTTED BY: *VALID ON HARD COPY ONLY*



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

01-15217-000
MARTIAL ARTS SERVICES INC
ZONE: C-2

01-15216-000
MARTIAL ARTS SERVICES INC
ZONE: C-2

01-12780-002
GILD CORPORATION
ZONE: C-2

01-12780-000
GILD CORPORATION
ZONE: C-2

01-11447-017
DYNAMIC DEVELOPMENT INC
ZONE: C-2

01-11447-013
FOUNTAIN PLAZA POA INC
ZONE: C-2

PARCEL 18-06435-005
HATFIELD & COOK LLC

PROPERTY LINE VACATED
PER THIS PLAT

18-06435-000
FRAZIER, RONNIE W & HAIFEN

18-06435-001
CATE TRUST-PHILLIP W
ZONE:

18-06436-000
MUSTAFA, ABEER
ZONE:

02-00861-109
LEM 3 REAL ESTATE LLC
ZONE: C-3

02-00861-107
RAINBOW ROAD DEVELOPMENT LLC
ZONE: C-3

02-00861-200
YATES TRUST, LOIS ELAINE
ZONE:

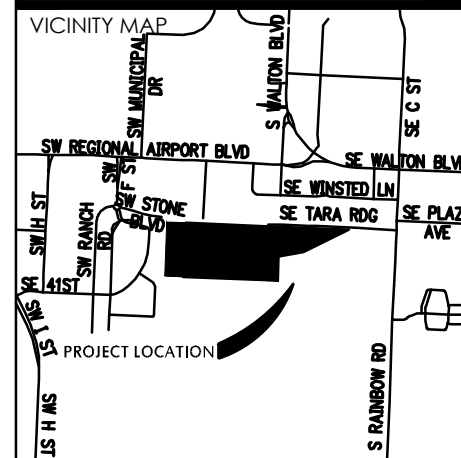
POC: SE CORNER
NE 1/4 SE 1/4
SECTION 7
T-19-N R-30-W
PER PR 31-16

LEGEND

- FOUND IRON PIN OR PIPE
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- LIGHT POLE
- TELEPHONE BOX
- GAS METER
- TRANSFORMER OR ELECTRIC BOX
- PROPERTY LINE
- EASEMENT
- RIGHT OF WAY LINE
- OVERHEAD ELECTRIC
- FENCE LINE

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.01'	S2° 26' 45"W
L2	34.83'	S2° 05' 24"W

RECORD INFORMATION



SEAL

PROPERTY LINE ADJUSTMENT OF
SALLEY ADDITION, CREATING
TARA RIDGE SUBDIVISION LOT 1
BENTONVILLE, ARKANSAS

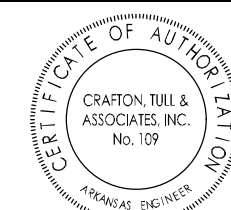
PREPARED FOR:
RED RIVER COMPANY

STATE PLAT CODE:
500-19N-30W-0-07-200-04-1460

DATE: 12/20/2021
PROJECT NO: 21103301
CONTACT: J. BEMBENEK

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CERTIFICATE OF AUTHORIZATION:



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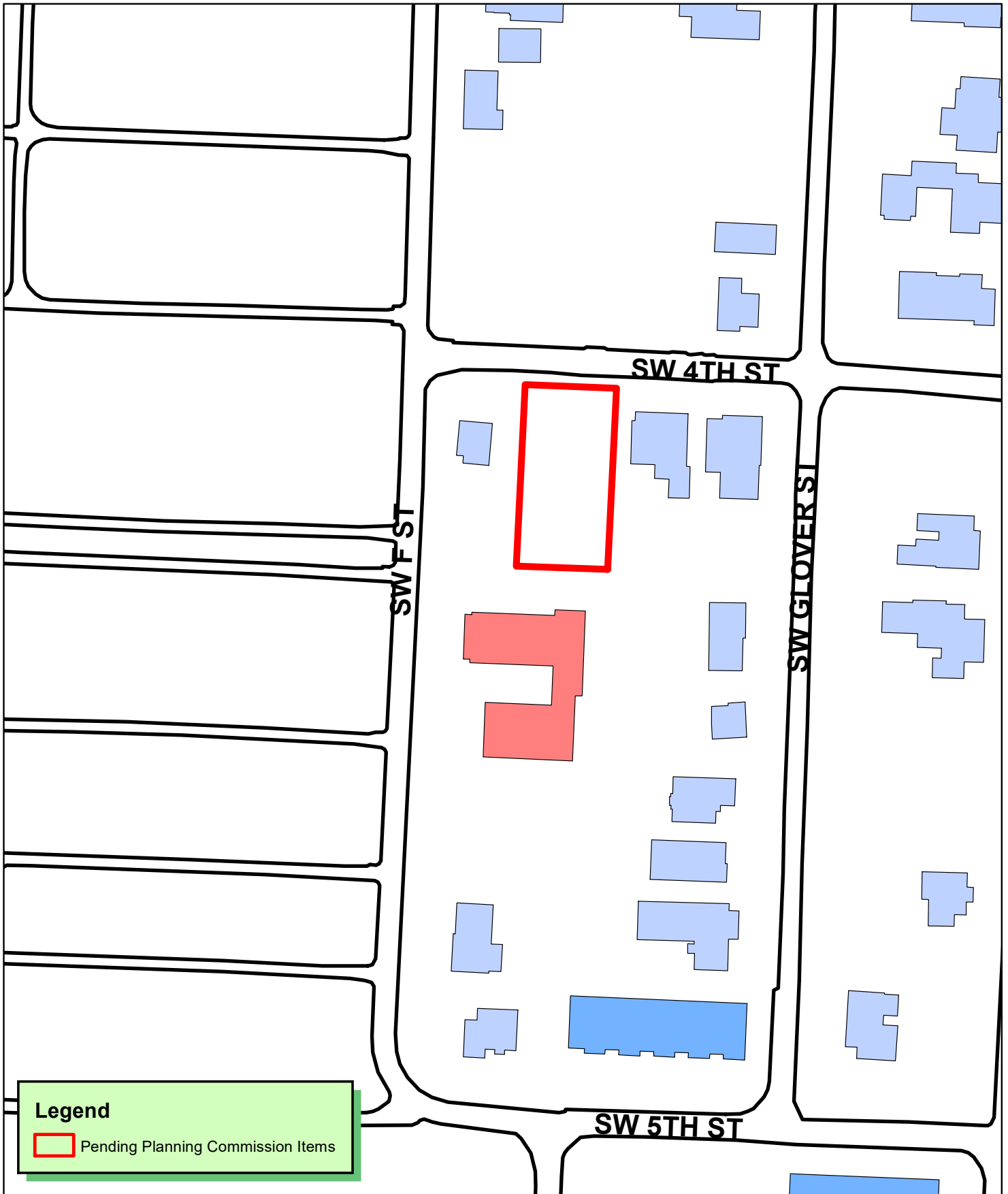
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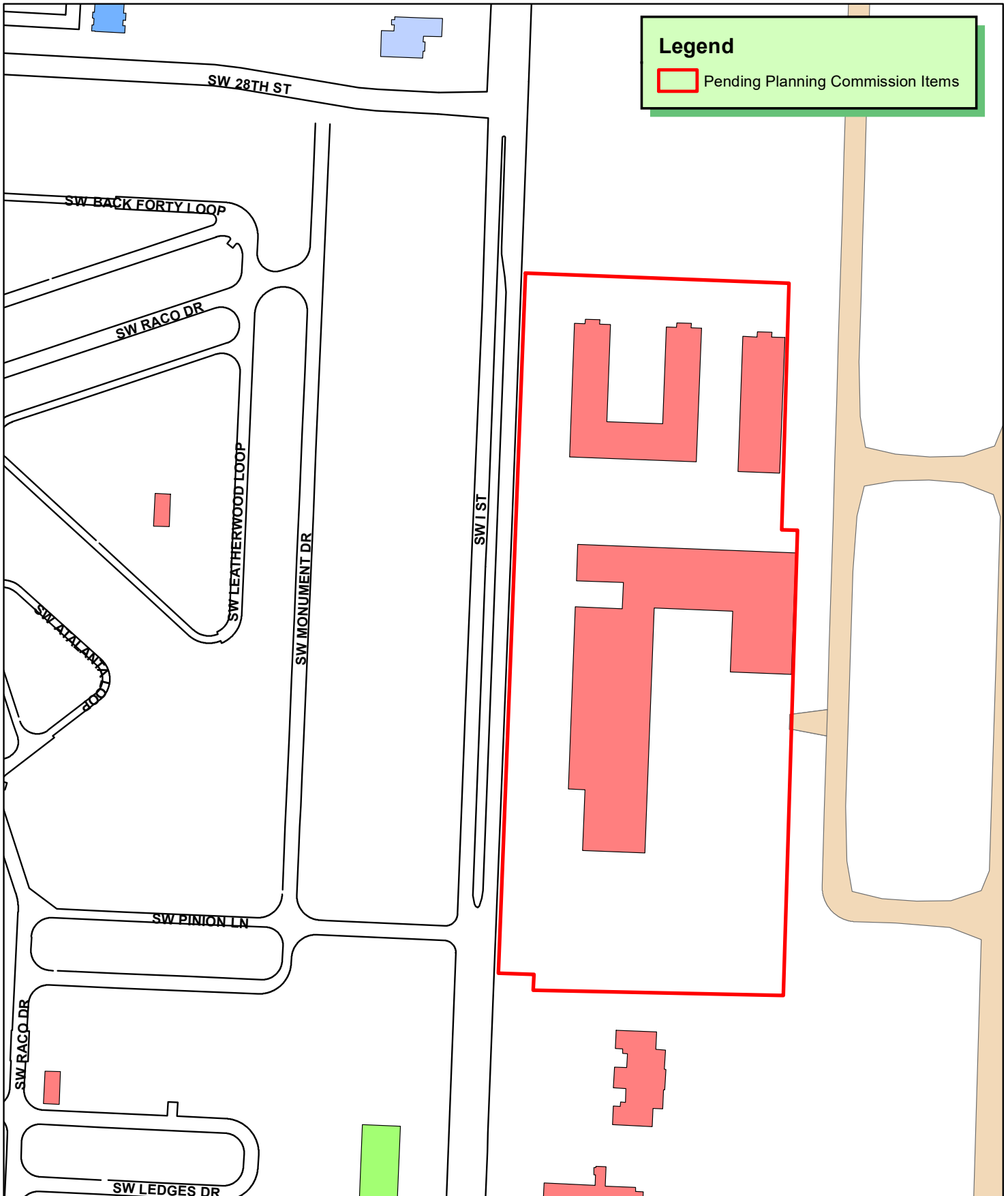
3 OF 3

ATLAS PAGE: 485

CITY OF BENTONVILLE
PROJECT NUMBER: PLA21-0047

DRAWING: G521103301 TARA RIDGE INFRASTRUCTURE SURVEY DWG 521103301 LOT COMBO DWG
LAST PLOTTED BY: KEVIN MONTGOMERY, 12/20/2021 4:20:27 PM, PLOTTED BY: "VALID ON HAND COPY ONLY"





PLA21-0060
PROPERTY LINE ADJUSTMENT
SEALS ADDITION
LOTS 15&18 CREATING LOTS 20&21



Drawing Name: P:\VBT-3\Game Engines PLAT\Drafting\VB-T-3\ Property Line Adjustment PLAT.dwg Last Modified: Dec 20, 2021 - 11:39am by arf665

PARENT TRACT DESCRIPTION - Scrivener's Affidavit, Document L201952891:

Lot 15, Seals Addition, Bentonville, Benton County, Arkansas, as shown on Plat Record 2016 at Page 648.

PARENT TRACT DESCRIPTION - Warranty Deed, Document L202153310:

Lot 18, of the Lot Split of Lot 11 of Seals Addition, Benton County, Arkansas, filed for record in Plat Record 2016 at page 786, being more particularly described as follows, to-wit: Beginning at a point on the East right-of-way of Southwest I Street which is S87°43'05"E 62.88 feet and S02°14'25"W 355.27 feet from the Northwest corner of the West Half of the Northwest Quarter of Section 7, Township 19 North, Range 30 West, Benton County, Arkansas, and running thence S87°36'35"E 462.16 feet to an existing rebar; thence S02°22'09"E 59.97 feet to an existing rebar; thence S02°16'55"W 313.37 feet to an existing rebar; thence N87°43'05"W 466.75 feet to an existing rebar on the East right-of-way of Southwest I Street; thence along said right-of way N02°14'25"E 374.01 feet to the point of beginning, containing 4.00 acres, more or less.

SURVEY DESCRIPTION - Lot 20, Seals Addition:

Part of Lot 15, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016, at page 648, and part of Lot 18, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016, at page 786, Benton County, Arkansas, and more particularly described as follows:

COMMENCING at a mag nail with PS #1507 washer marking the southwest Corner of Lot 15, Seals Addition; thence by bearing and distance (basis of bearings, Grid North), North 02°13'12" East along the east right-of-way line of Southwest I Street, as that currently exist, a distance of 777.69 feet to a one-half inch (1/2") rebar with PS #1507 cap and the POINT OF BEGINNING; thence North 02°14'25" East continuing along said east right-of-way line a distance of 344.01 feet to a chiseled "x" in concrete at the southwest corner of Lot 17, Seals Addition; thence leaving said east right-of-way line, South 87°36'35" East a distance of 462.16 feet to a five-eighths inch (5/8") rebar with PS #1642 cap marking the southeast corner of said Lot 17 on the west line of Lot 6, Thaden Addition, as recorded as Land Document No. L202167725; thence South 02°22'09" East along said west line of Lot 6 a distance of 59.97 feet to a five-eighths inch (5/8") rebar with PS #1642 cap; thence South 02°16'55" West continuing along said west line of Lot 6 a distance of 283.37 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said west line, North 87°43'05" West a distance of 466.78 feet to the Point of Beginning.

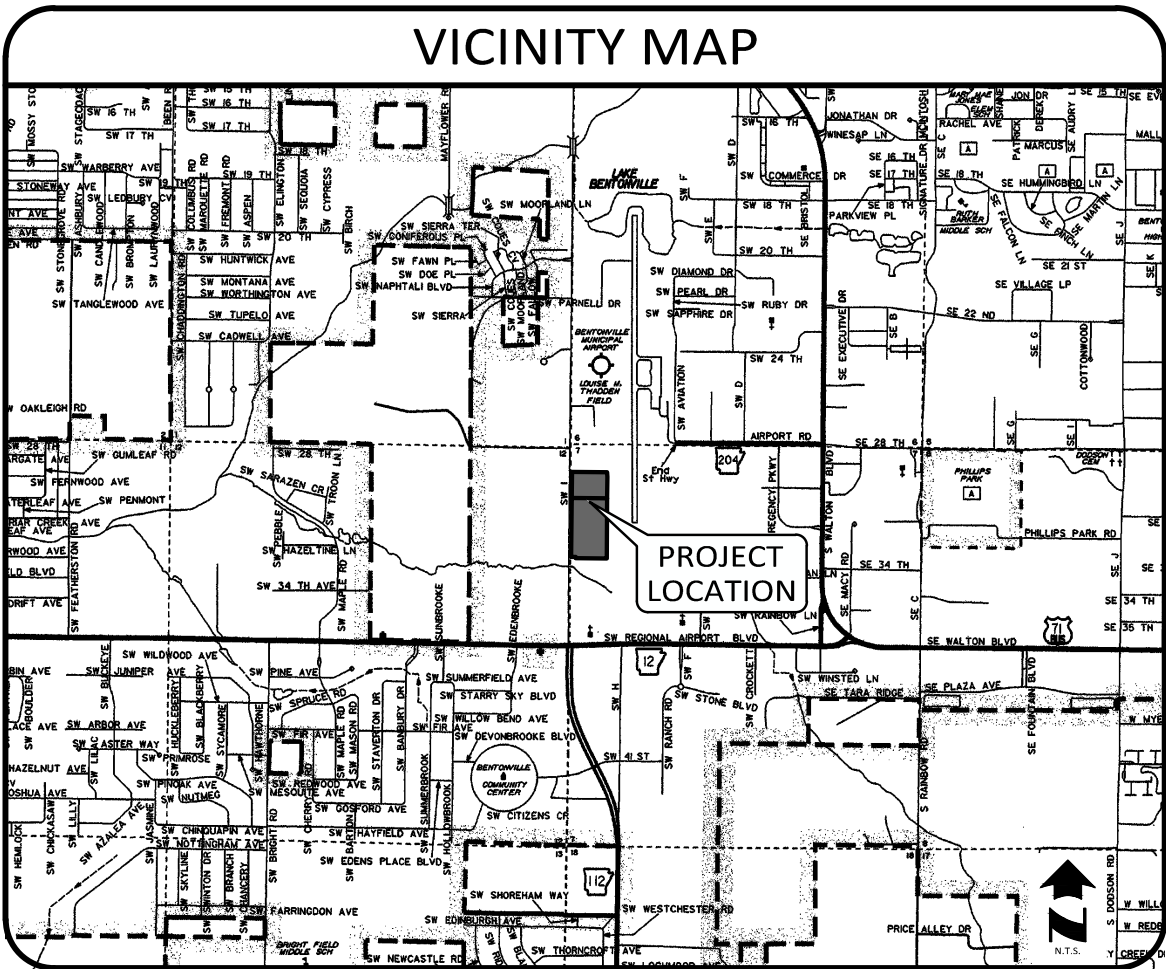
SURVEY DESCRIPTION - Lot 21, Seals Addition:

Lot 15, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016 at page 648 and part of Lot 18, Seals Addition to the City of Bentonville, as recorded in Plat Book 2016 at page 786, Benton County, Arkansas, and more particularly described as follows:

BEGINNING at a mag nail with PS #1507 washer marking the southwest Corner of Lot 15, Seals Addition; thence by bearing and distance (basis of bearings, Grid North), North 02°13'12" East along the east right-of-way line of Southwest I Street, as that currently exist, a distance of 777.69 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said east right-of-way line, South 87°43'05" East a distance of 466.78 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west line of Lot 6, Thaden Addition, as recorded as Land Document No. L202167725; thence South 02°16'55" West along said west line of Lot 6 a distance of 30.00 feet to a five-eighths inch (5/8") rebar with PS #1642 cap; thence North 87°43'05" West continuing along said west line of Lot 6 a distance of 2.95 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 01°42'51" West continuing along said west line of Lot 6 a distance of 761.59 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of said Lot 15, Seals Addition; thence leaving said west line, North 87°50'07" West along the south line of said Lot 15 a distance of 412.02 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 02°13'12" East continuing along said south line a distance of 14.77 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°46'48" West continuing along said south line a distance of 58.50 feet to the Point of Beginning.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage easement.
- Current Zoning for both Lots 20 and 21 is I-1 and Municipal Airport Overlay District, Zone B, Transitional Zone. 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



GENERAL NOTES:

- **Basis of Bearings:** Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and NGS OPUS Solution, having published values of: Latitude 36°20'31.05992" N; Longitude 94°13'14.13642" W; Convergence Angle = -1.29216111 degrees; and a Combined Scale Factor of 1.00003419 Ground to Grid.
- **Grid North Convergence:** At the southwest corner of Lot 15, Seals Addition, rotate from Grid North 01°17'35" to the left for True (Geodetic) North.
- **Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised: June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain. Flood Hazard Maps are subject to be changed, updated, and revised, and the purchaser or other interested parties of any lots or lands depicted hereon, should review current maps and satisfy themselves of the location and limits of any potential flood hazard areas, along with any associated risk.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Utilities, subsurface or environmental conditions were not examined or considered as a part of this survey. All utilities and subsurface improvements should be verified before any excavations or development.
- **Last Date of Field Survey:** October 20, 2021.

REFERENCES:

- General Warranty Deed; Game Engines, LLC, Grantee; Land Document No. L201946597, filed September 5, 2019, Benton County, Arkansas.
- Scrivener's Affidavit and Correction Deed; Game Engines, LLC, Grantee; Land Document No. L201952890, filed October 3, 2019, Benton County, Arkansas.
- Scrivener's Affidavit; Game Engines, LLC, Grantee; Land Document No. L201952891, filed October 3, 2019, Benton County, Arkansas.
- Warranty Deed; Mars Loop, LLC, Grantee; Land Document No. L202153310, filed July 16, 2021, Benton County, Arkansas.
- Lot Split Plat creating Lots 15 and 16, Seals Addition to the City of Bentonville, Plat Book 2016, page 648, filed August 26, 2016, Benton County, Arkansas.
- Property Line Adjustment Plat creating Lot 6 & Lot 7, Thaden Addition to the City of Bentonville, Land Document No. L202167725, filed September 9, 2021, Benton County, Arkansas.
- Lot Split Plat creating Lots 17 & 18 of Seals Addition to the City of Bentonville, Plat Book 2016, page 786, filed October 21, 2016, Benton County, Arkansas.

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.

Signed: _____ Date: _____
Game Engines, LLC

Printed Name: _____

Title: _____

State of Arkansas)
County of _____) SS

Sworn And Subscribed Before Me This _____ Day Of _____, 20____.

Notary Public: _____

My Commission Expires: _____

Signed: _____ Date: _____
Mars Loop, LLC

Printed Name: _____

Title: _____

State of Arkansas)
County of _____) SS

Sworn And Subscribed Before Me This _____ Day Of _____, 20____.

Notary Public: _____

My Commission Expires: _____

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 _____
Community Development Director

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A. Sikes, hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all requirements of the Arkansas Standards of Practice for Property Boundary Surveys and Plats have been met.

Date of Execution: December 20, 2021



Signed: _____

Filing Block

SURVEYOR
Morrison Shipley I Halff
2407 SE Cottonwood Street
Bentonville, AR 72712
Contact: Keith Sikes
Phone: 479-273-2209

OWNER
Mars Loop LLC
5543 Edmondson Pike #1122
Nashville, TN 37211
Contact: Will Nitz
Telephone: (479)-599-8140

OWNER
Game Engines, LLC
PO Box 1860
Bentonville, AR 72712
Contact: Will Nitz
Telephone: (479)-599-8140



MORRISON-SHIPLEY HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

Property Line Adjustment
LOTS 15 & 18 Seals Addition
creating LOTS 20 & 21
Seals Addition
Bentonville, Arkansas

Prepared For: Game Engines, LLC

PROPERTY LINE
ADJUSTMENT PLAT

Bentonville Project #PLA21-0060

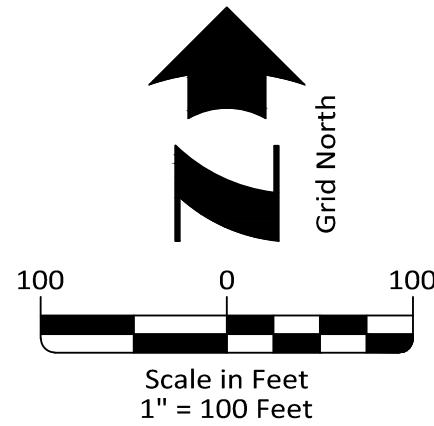
Revisions	
1	12.20.2021 - Revised Per City Comments

Drawn By: JDS	Vert. Scale: N/A
Approved By: KAS	Horiz. Scale: N/A
Date: 12.20.2021	Plot Scale: 1
Project No.: VBT-31	DWG Name: PLAT

SHEET

1

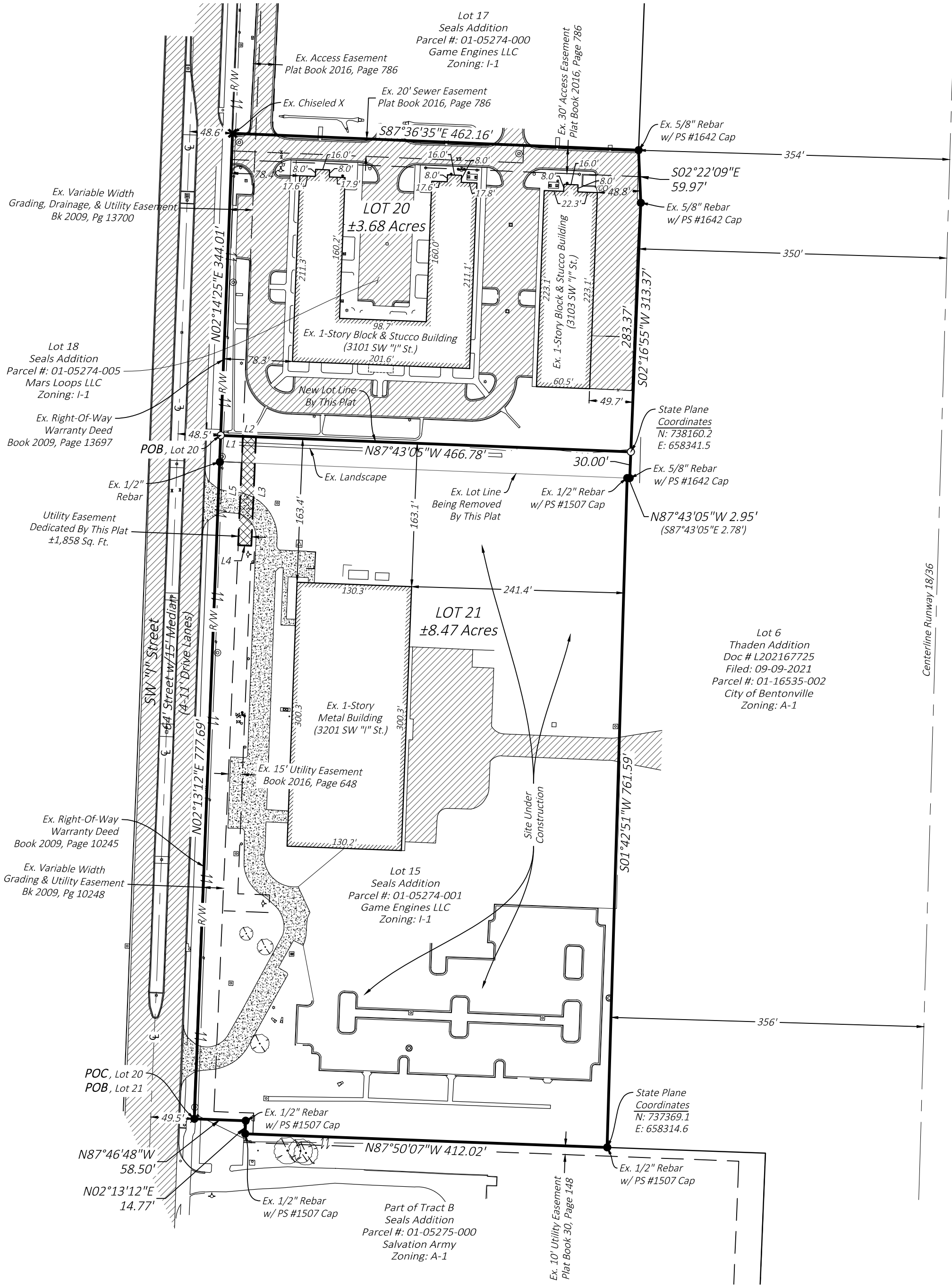
of 2



LEGEND

- Ex. Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Ditch Line
- Ex. Fence Line
- Dedicated Easement By This Plat
- Set 1/2" Rebar w/ PS# 1507 Cap
- Ex. Rebar or Iron Pipe
- Ex. Mag Nail w/ PS #1507 Washer
- Ex. Chiseled "X"
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Electric Transformer
- Ex. Vault Box
- Ex. Air Conditioner
- Ex. Tree
- Ex. Asphalt
- Ex. Concrete

Line Table		
Line #	Bearing	Length
L1	S 87°43'05" E	25.15'
L2	S 87°43'05" E	15.00'
L3	S 02°27'11" W	123.88'
L4	N 87°46'39" W	15.00'
L5	N 02°27'11" E	123.90'



FOR REVIEW



MORRISON-SHIPLEY HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

Property Line Adjustment
LOTS 15 & 18 Seals Addition
creating LOTS 20 & 21
Seals Addition
Bentonville, Arkansas

Prepared For: Game Engines, LLC

PROPERTY LINE
ADJUSTMENT PLAT

Bentonville Project #PLA21-0060

Revisions	
1	12.20.2021 - Revised Per City Comments
Drawn By: JDS	Vert. Scale: N/A
Approved By: KAS	Horiz. Scale: 1"=100'
Date: 12.20.2021	Plot Scale: 1
Project No.: VBT-31	DWG Name: PLAT

Drawing Name: P:\VBT-31 Game Engines PLAT\DRAWING\VT-31 Property Line Adjustment PLAT.dwg Last Modified: Dec 20, 2021 - 11:34am by atb/65



Legend

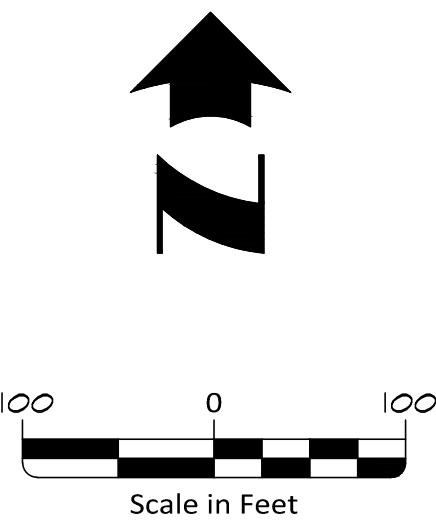
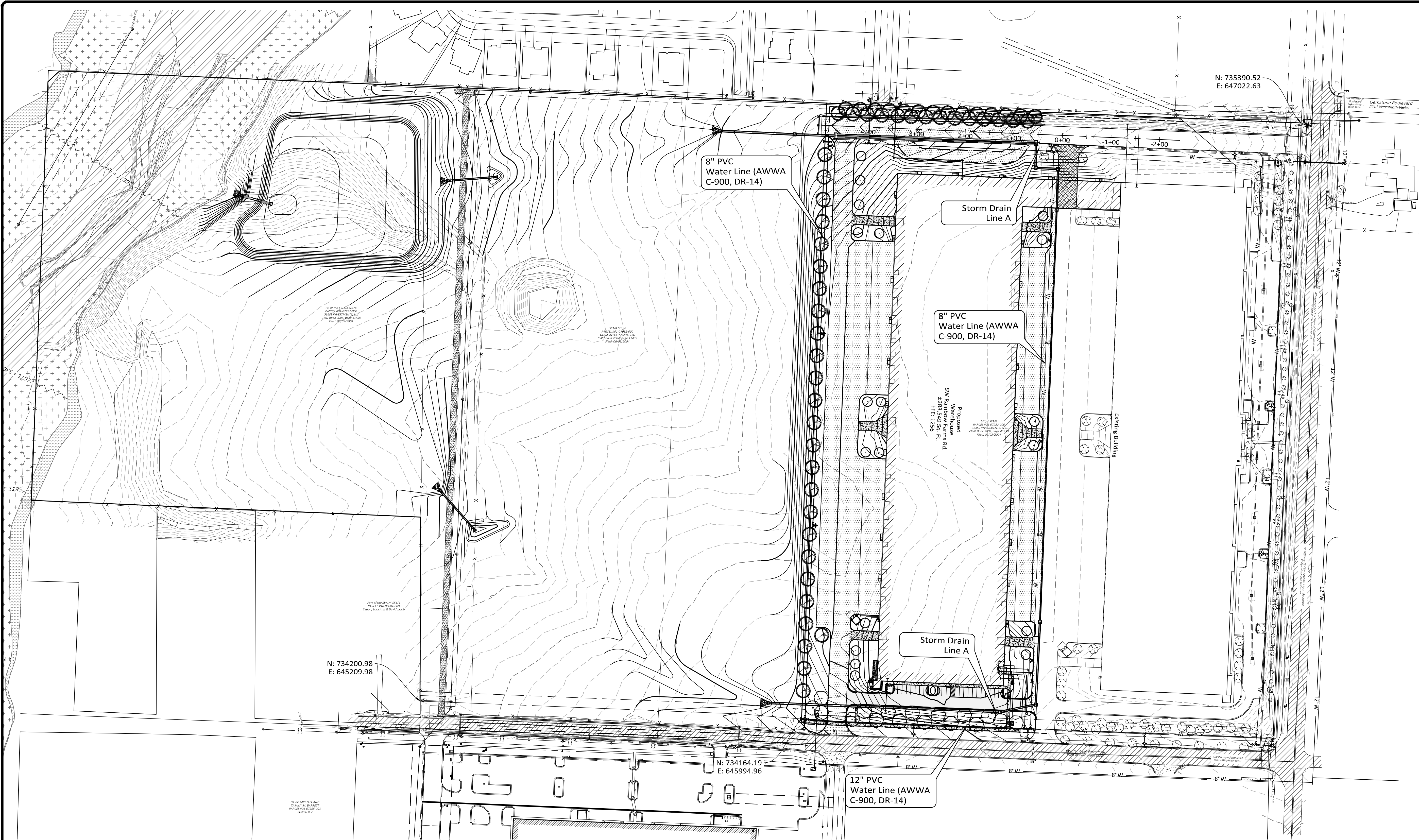
Pending Planning Commission Items



1 inch = 350 feet

LSD21-0065
LARGE SCALE DEVELOPMENT
GATEWAY PARK NORTH SUBDIVISION





Site Zoning: I-1 Light Industrial Districts					
I-1 - Minimum Building Setback Requirements					
Front		Side		Rear	
Parking In Front	No Parking In Front	Adjacent To Non-Residential and/or ROW	Adjacent To Residential	Adjacent To ROW	Adjacent To Non-Residential
75'	30'	30'	75'	30'	50'
					75'

Revision	By	Date

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

Drawn By: KES/RLA	Vertical Scale: 1
Approved By: PRF	Horizontal Scale: 1" = 100'
Date: 11.01.2021	Plotting Scale: 1
Project No: CMI-17	Drawing Name: Overall

GATEWAY NORTH 200

at 4300 SW RAINBOW FARMS ROAD

Bentonville, Benton County, Arkansas

OVERALL LAYOUT

LSD 21-0065

Issued for Review: 12.16.2021

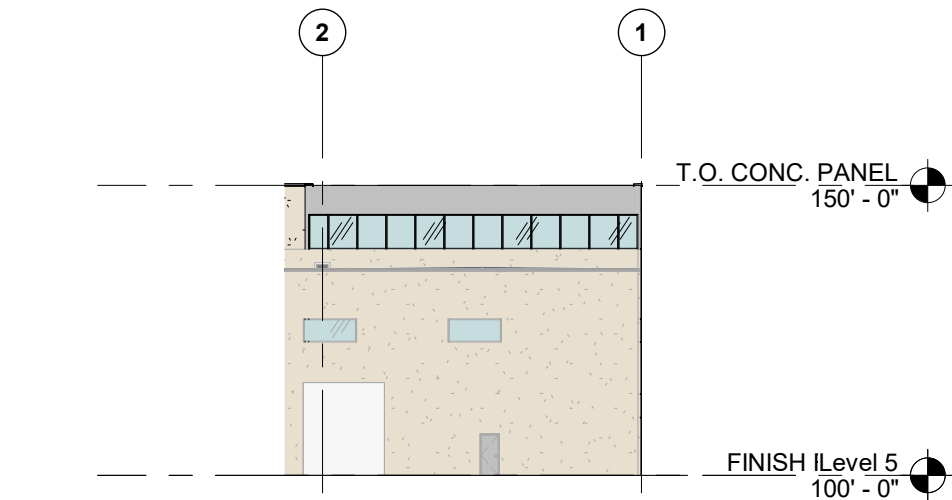
Sheet No:

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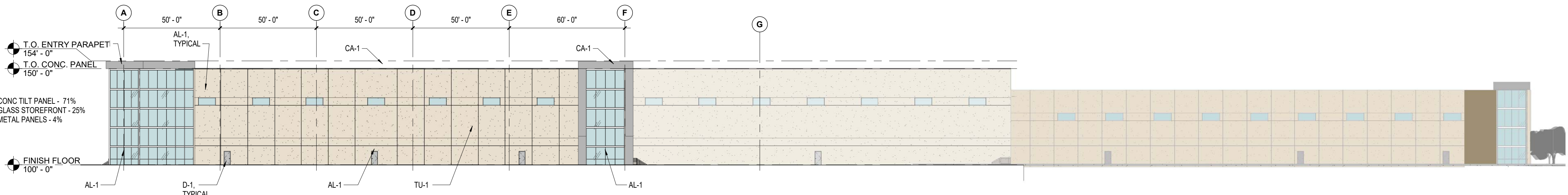
17

of

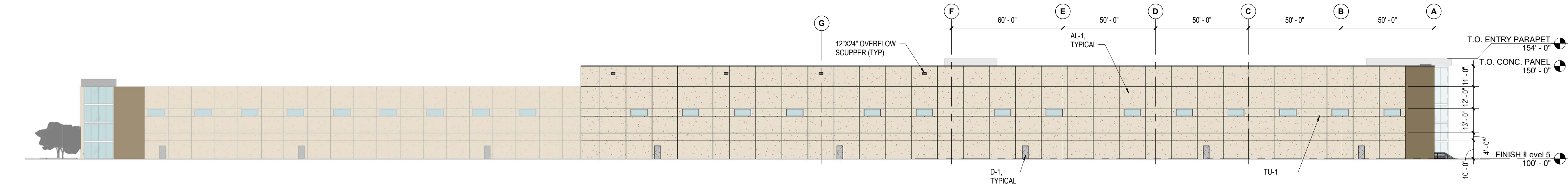
Drawing Name: P:\CH\17\DRAWING\CA\17 Plan Sheets.dwg Last Modified: Dec 17, 2021 - 4:03pm Plotted on: Dec 17, 2021 - 4:03pm by gsh514



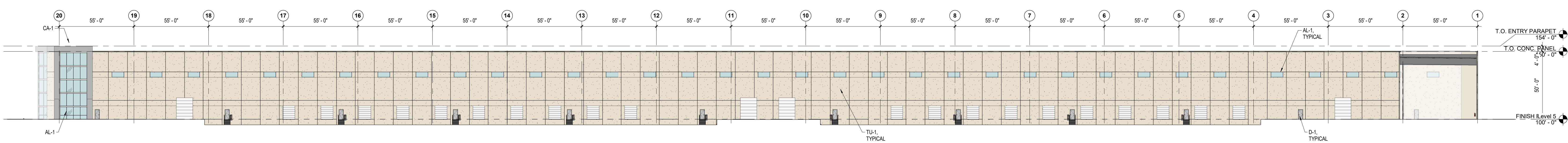
5 CLERESTORY WINDOW COLOR ELEVATION
1/32" = 1'-0"



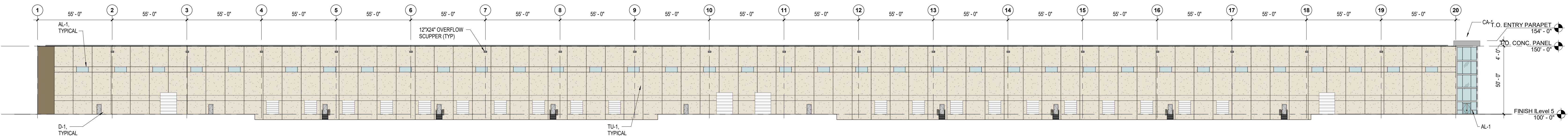
3 SOUTH ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



4 NORTH ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"

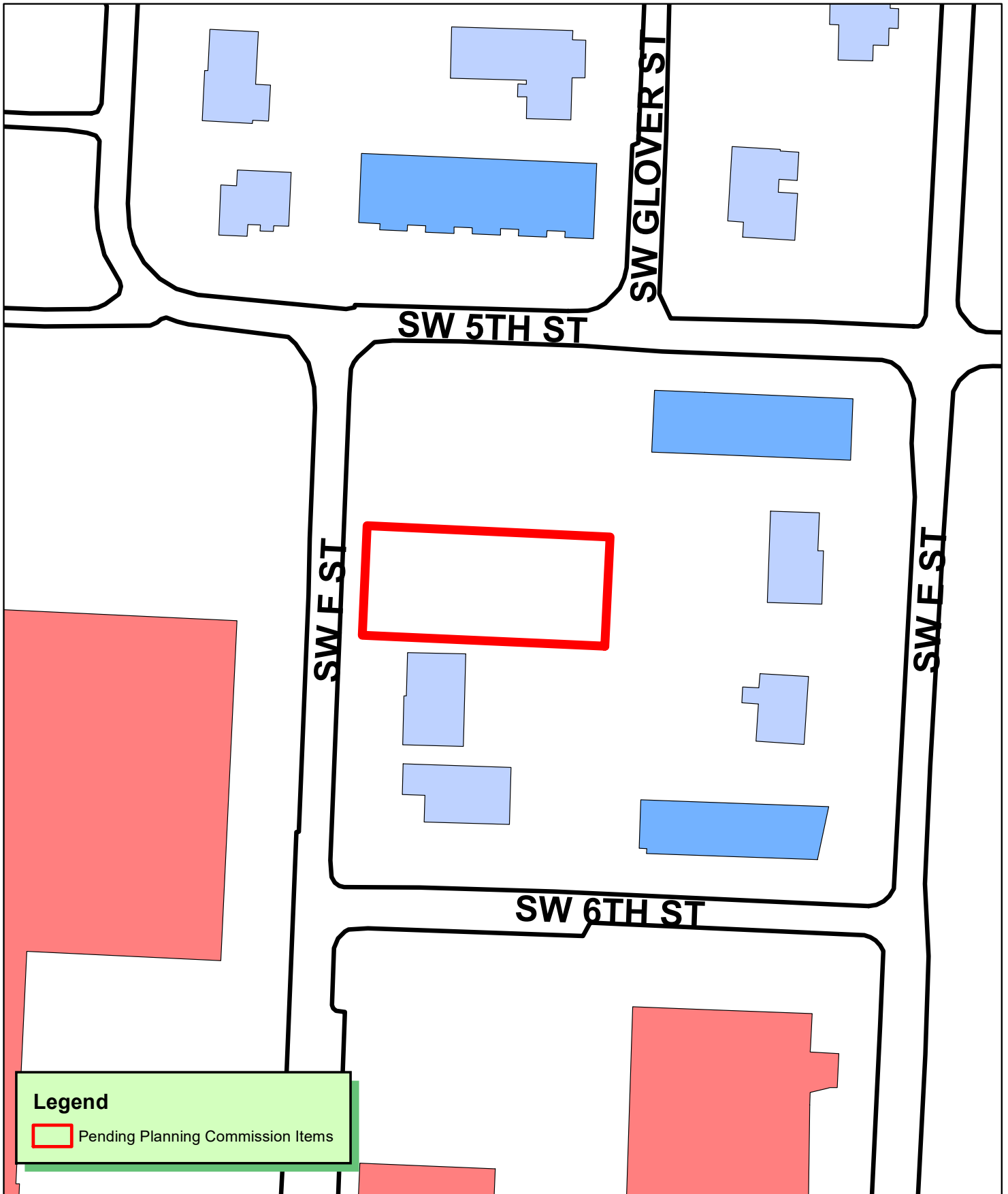


2 EAST ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



1 WEST ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"

TU-1 TILT-UP CONCRETE WALL PANELS MATERIAL: SMOOTH FINISH TILT-UP CONCRETE INSULATED WALL PANEL COLOR: PAINT - SHERWIN WILLIAMS RESERVED WHITE SW 7056 MNF: TBD	CA-1 ALUMINUM CANOPY MATERIAL: PREFINISHED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM FINISH TO MATCH STOREFRONT MNF: MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL
AL-1 ALUMINUM FRAMED STOREFRONT MATERIAL: ALUMINUM STOREFRONT COLOR: CLEAR ANODIZED MNF: KAWNEER	D-1 DOORS MATERIAL: HOLLOW METAL FRAME COLOR: PAINT - SILVER MNF: TBD



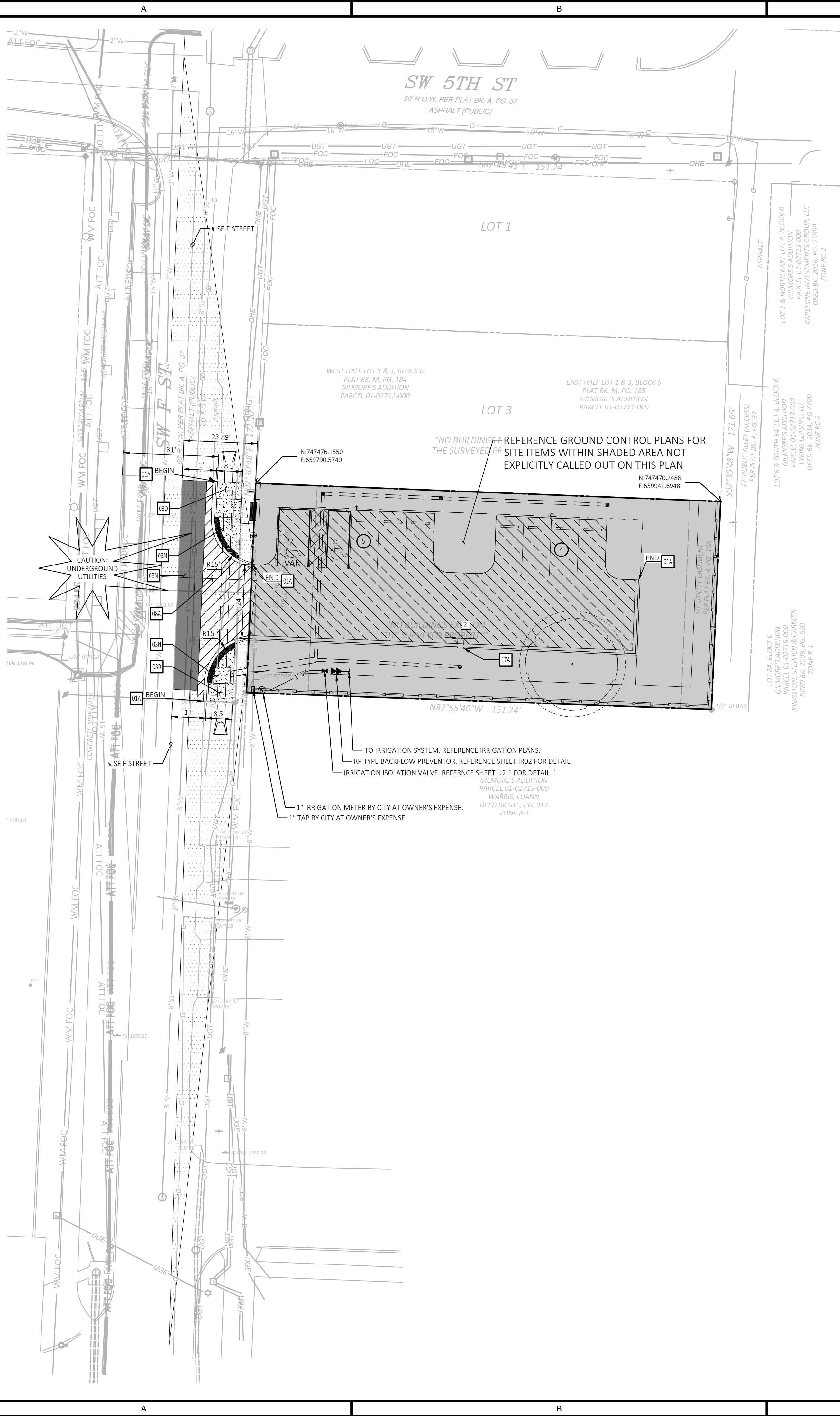
Legend
 Pending Planning Commission Items



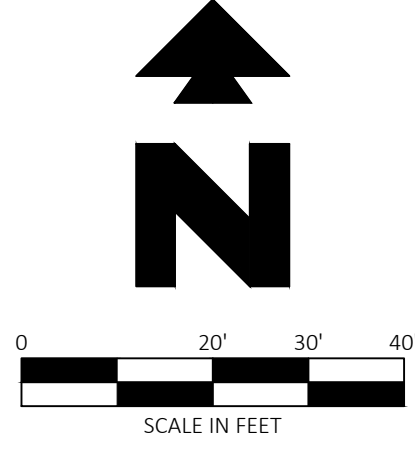
1 inch = 75 feet

LSD21-0068
LARGE SCALE DEVELOPMENT
JAMES H BERRY PARK, PARKING AREA





SITE BENCHMARK
BM-1: MAGNAIL LOCATED ON THE SOUTHERN EDGE OF SW 5TH ST. APPROXIMATELY 46.4' EAST OF THE CENTERLINE OF SW F ST. ELEVATION = 1299.00
BM-2: MAGNAIL LOCATED ON THE NORTHERN EDGE OF THE SOUTHERN MOST ASPHALT CEMETERY DRIVE APPROXIMATELY 210' WEST OF A SANITARY SEWER MANHOLE IN THE SW 5TH ST. AND SW F ST. INTERSECTION. ELEVATION = 1298.08



SITE DATA	
SITE AREA	0.24 ACRES (10,265 ± SF)
BUILDING AREA	N/A
ZONING	R-O
PARKING REQUIRED	NONE
PARKING PROVIDED	9 SPACES

EXISTING LEGEND			
◆	Found rebar (as noted)	□	Telephone vault
◇	Set rebar (as noted)	+	Fiber optic warning sign
	Found mag nail (as noted)	□	Fiber optic vault
	Set mag nail (as noted)	+	Sign cable tv
G	Clean out	+	Sign
⊙	Sewer manhole	⊙	Deciduous tree
⊙	Drainage manhole	eg	Existing Ground
+	Fire department connector	tb	Top bank
+	Fire hydrant	fl	Flow line (Ditch)
+	Water meter	tbc	Top Back Curb
+	Water valve	gut	Gutter
+	Gas meter	ea	Edge of asphalt
+	Gas sign	cr	Center road
+	Guy pole	ec	Edge of concrete
+	Guy wire	smh	Sewer manhole
+	Light pole straight	ohe	Overhead Electric
+	Electrical riser	dec	Deciduous tree
+	Utility pole	bid	Building corner
+	Telephone riser	cmp	Corrugated metal pipe
+	Telephone sign	rcp	Reinforced concrete pipe
+	Telephone manhole	dnh	Drainage manhole

PROPOSED SITE LEGEND	
○	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
#	PROPOSED PARKING SPACES
▨	LIMITS OF SIDEWALKS
▨	LIMITS OF STANDARD DUTY ASPHALT PAVEMENT (PUBLIC STREET)
▨	LIMITS OF MILL AND OVERLAY
▨	LIMITS OF STANDARD DUTY ASPHALT PAVEMENT (PRIVATE PARKING)
▨	ASHTO SIGHT TRIANGLE. 250' SIGHT DISTANCE. BASED ON 25 MPH DESIGN SPEED.

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CONCRETE SIDEWALK, PAVEMENT AND CURBING WITHIN CITY RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF BENTONVILLE SPECIFICATIONS.

- SITE DETAILS**
- 01A TYPE A CONCRETE CURB AND GUTTER
 - 03D CONCRETE SIDEWALK
 - 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
 - 08A STANDARD DUTY ASPHALT PAVING
 - 08N 2" ASPHALT OVERLAY
 - 17A 2' CURB CUT

- NOTES:**
- BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD) DESIGN LAYOUT DRAWINGS TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 - ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
 - CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 - RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
 - 1" METER SHALL BE INSTALLED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
 - ALL WATER SERVICE TAPS SHALL BE COMPLETED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
 - ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW.
 - ADJUST ALL EXISTING WATER VALVE AND UTILITY BOXES TO MATCH PROPOSED GRADE.
 - CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATER AND SANITARY SEWER LINES. MINIMUM COVER SHALL BE MAINTAINED PER CITY OF BENTONVILLE SPECIFICATIONS FOR ALL WATER AND SEWER LINES.
 - ALL MANHOLES AND VALVE BOXES SHALL BE ADJUSTED TO GRADE PER CITY SPECIFICATIONS.

SW 5th & SW F Parking

Bentonville, AR



Landscape Architects
40 E Montgomery Ave, 4th Floor
Ardmore, PA 19003
540.449.8157
www.groundcontrol.design



CEI ENGINEERING ASSOCIATES, INC.
3008 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9412
FAX: (479) 273-0844

GRAPHIC & WAYFINDING DESIGNER

CLOUD GEHSAN
400 Market St #300,
Philadelphia, PA 19106
215.829.9414 x 247

LIGHTING DESIGNER

RANDY BURKETT LIGHTING DESIGN
609 E Lockwood Ave #201,
St. Louis, MO 63119
314.961.6650

MEP ENGINEER

HSA Engineering
1150 Bob Courtway Dr, Ste 400
Conway, AR 72032
501.327.5757

STRUCTURAL ENGINEER

MARTIN/MARTIN, INC.
106 South Main Street,
Bentonville, AR 72712
479.407.0945 x 433

IRRIGATION DESIGNER

HINES INC
659 Cranbrook Drive
Kirkwood, MO 63122
314.530.1052

No.	Date	Description
11-03-2021		PRE-APP REQUEST

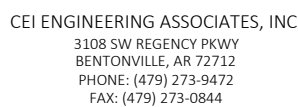


SITE AND UTILITY PLAN

Scale: 1"=20'
Date: 09-10-2021
Drawn: MDA
Checked: NAH
Project No.: 32081

Bentonville, AR

Landscape Architects
40 E Montgomery Ave, 4th Floor
Ardmore, PA 19003
540.449.8157
www.groundcontrol.design



MARTIN/MARTIN, INC.
106 South Main Street,
Bentonville, AR 72712
479.407.0945 x 433

CMS COLLABORATIVE, INC.
404 Little River Way,
Sacramento, CA 95831
831.425.3743 x 2

HSA Engineering
1150 Bob Courtway Dr, Ste 400
Conway, AR 72032
501.327.5757

RANDY BURKETT LIGHTING DESIGN
609 E Lockwood Ave #201,
St. Louis, MO 63119
314.961.6650

CLOUD GEHSAN
400 Market St #300,
Philadelphia, PA 19106
215.829.9414 x 247

HINES INC
659 Cranbrook Drive
Kirkwood, MO 63122
314.530.1052

Scale: 1"=10'-0"
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L100





*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

November 29, 2021

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

RE: Motto Hotel LSD Modification Request (COB project LSD20-0071)

Dear Planning Commission:

Please accept this letter of request as a formal request by Osage Hospitality, LLC to extend the previous approval in conjunction with a minor building modification for the Motto Hotel located at 229 South Main Street, Bentonville, Arkansas. The date of initial approval was January 19, 2021.

The principal building façade (west elevation) has been amended in various aspects. A portion of the southwestern corner now extends to the right-of-way in exchange for a planter that was previously occupied this area. The northwestern most planter has also been updated and consolidated and remains located on the right-of-way. The architectural character of the building has also been revised as noted in the provided architectural renderings. Building material colors have also been revised, the primary exterior material remains brick as originally proposed.

Thank you for your time and consideration of this matter. Should you have any questions, please do not hesitate to call.

Respectfully submitted,

CEI Engineering Associates, Inc.

A handwritten signature in blue ink, reading "Ryan Y. Eyitts".

Ryan Y. Eyitts, PLA, LI
Project Manager

LARGE SCALE DEVELOPMENT PLANS

MOTTO HOTEL

LSD20-0071

229 S MAIN STREET

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- I. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-273-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY. FOR WATER UTILITIES, CALL 479-273-3140 OR EMAIL WATERSEWER@BENTONVILLE.AR.COM

THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY SHALL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS.

WAV20-0010 WAS APPROVED BY COB ON 7/16/2020.

DETERMINATION OF NO HAZARD TO AIR NAVIGATION ASN
2021-ASW-5700-OE WAS APPROVED BY FAA ON 04/06/2021.



VICINITY MAP

Latitude: 36°22'13"N
Longitude: 94°12'31"W

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, AR. MAP NUMBER: 05007C0255K MAP REVISED: JUNE 5, 2012

LEGAL DESCRIPTION:

PARENT TRACT:
TRACT A:
LOT 10, BLOCK 2, RAILROAD ADDITION, BEING THE SOUTH 100 FEET OF LOT 6 BLOCK 2 RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT SPLIT SURVEY RECORDED IN BOOK 2005 AT PAGE 1056, IN THE REAL PROPERTY RECORDS OF BENTON COUNTY, ARKANSAS.

TRACT B:
A STRIP EIGHT (80) FEET WIDE OFF THE NORTH SIDE OF LOT SIX (6) BLOCK TWO (2) IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, EXCEPT 12 FEET ON THE EAST SIDE FOR ALLEY.

ALSO
A STRIP OF LAND 12 FEET OF EQUAL WIDTH OFF THE EAST SIDE OF THE NORTH 80 FEET OF LOT 6, BLOCK 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

ALL OF TRACT B ALSO BEING DESCRIBED AS:
THE NORTH PART OF LOT 6, BLOCK 2, OF THE RAILROAD ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8" REBAR (CAP #1002) LOCATED AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 02°23'18" WEST 80.84 FEET ALONG THE EAST LINE OF SAID LOT 6 TO A FOUND MAG NAIL; THENCE LEAVING SAID EAST LINE AND RUNNING N 87°21'24" W 165.0 FEET TO 5/8" REBAR (CAP #1002) LOCATED ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 02°33'49" EAST 80.91 FEET TO A CHISELED X IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 87°19'56" EAST 164.85 FEET TO THE POINT OF BEGINNING, CONTAINING 13,343 SQ. FT. (0.31 AC +/-), MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RIGHTS-OF-WAY OF FACT.

SURVEY DESCRIPTION LOT 21
THE NORTH HALF OF LOT 6, BLOCK 2, RAILROAD ADDITION, ACCORDING TO PLAT BOOK A, PAGE 66, AND LOT 10, BLOCK 2, RAILROAD ADDITION, ACCORDING TO PLAT BOOK 2005, PAGE 1056, IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR WITH CAP, CRAFTON TULL, BEING THE NORTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 02°10'52" WEST ALONG THE EAST BOUNDARY OF SAID LOT 6, A DISTANCE OF 80.80 FEET TO A FOUND MAG NAIL WITH CAP, LS 1002 AND THE NORTHEAST CORNER OF AFOREMENTIONED LOT 10;
THENCE SOUTH 02°19'38" WEST ALONG THE EAST BOUNDARY OF SAID LOT 10, A DISTANCE OF 99.93 FEET TO A FOUND 5/8" REBAR WITH CAP LS1002;
THENCE NORTH 87°34'38" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 10, PASSING A FOUND 5/8" REBAR WITH CAP, G, GAGNER AT A DISTANCE OF 160.05, CONTINUING FOR A TOTAL DISTANCE OF 164.89 FEET TO A FOUND 5/8" REBAR WITH CAP, LS 1618;
THENCE NORTH 02°19'58" EAST ALONG THE EAST RIGHT-OF-WAY OF S. MAIN STREET, A DISTANCE OF 99.94 FEET TO A FOUND 5/8" REBAR WITH CAP, ED GRAY;
THENCE NORTH 02°20'42" EAST CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.91 FEET TO A FOUND MAG NAIL;
THENCE SOUTH 87°32'11" EAST ALONG THE NORTH BOUNDARY OF AFOREMENTIONED LOT 6, A DISTANCE OF 164.85 FEET TO THE POINT OF BEGINNING, CONTAINING 29,800 SQUARE FEET OR 0.68 ACRES, MORE OR LESS.



Know what's below.
Call before you dig.

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TOPPENHEIM@CEIENG.COM
(479) 273-9472

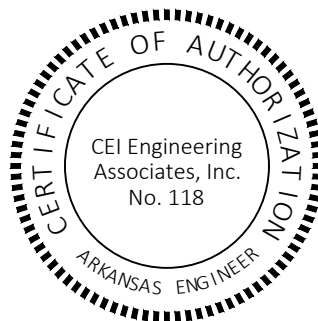
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ARCHITECT CONTACT:

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ADDRESS: BGKT ARCHITECTS, PLLC
7975 STAGE HILLS BLVD., SUITE 4
MEMPHIS, TN 38133
PHONE: (901) 377-6603

OWNER CONTACT:

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EMAIL: JALEXANDER@WINDSORAUGHTRY.COM
ADDRESS: WINDSOR AUGHTRY
40 WEST BROAD STREET, SUITE 500
GREENVILLE, SC 29601
PHONE: (864) 271-9855



CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

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

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C2.00	OVERALL SITE PLAN	C5.02	EROSION CONTROL NOTES 2
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ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE STANDARD WATER & SEWER DETAIL SHEETS
3. CONTECH UNDERGROUND DETENTION DRAWINGS
4. ELECTRIC LAYOUT
5. BEUD ELECTRIC DETAIL SHEET 1
6. BEUD ELECTRIC DETAIL SHEET 2
7. BEUD ELECTRIC DETAIL SHEET 3

RESOURCE LIST:

CITY OF BENTONVILLE PARKS & RECREATION DAVID WRIGHT 215 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 464-7275	WASTEWATER DEPARTMENT NANCY BUSEN 1901 N.E. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3160	NATURAL GAS BLACK HILLS ENERGY JOSHUA KNIGHT 3301 FEDERAL WAY LOWELL, AR 72745 PHONE: (479) 333-7005
CITY OF BENTONVILLE CITY ENGINEER DAN WEESE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5993	ELECTRIC DEPARTMENT CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967
PLANNING DEPARTMENT TYLER OVERSTREET 305 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3126	STORMWATER JANET PAITH 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-5002	LAYNE RHODES PHONE: (479) 442-1977
WATER DEPARTMENT BEAUTY THOMPSON 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT JAKE FEEVSTER, FIRE MARSHALL 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927	CABLE COX COMMUNICATIONS MICHAEL MOORE 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 871-3473
MASTECC (FIBER) STEPHEN BRACY 4300 STOCKTON DR LITTLE ROCK, AR 72117 PHONE: (501) 920-7558	STREET DEPARTMENT TONY DAVIS 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130	CITY OF BENTONVILLE FACILITIES ADMINISTRATOR BRYAN BEESON 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-1096



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MOTTO HOTEL
CITY PROJECT (LSD20-0071)
229 S MAIN STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/17/2021
REVISION	REV-4

COVER

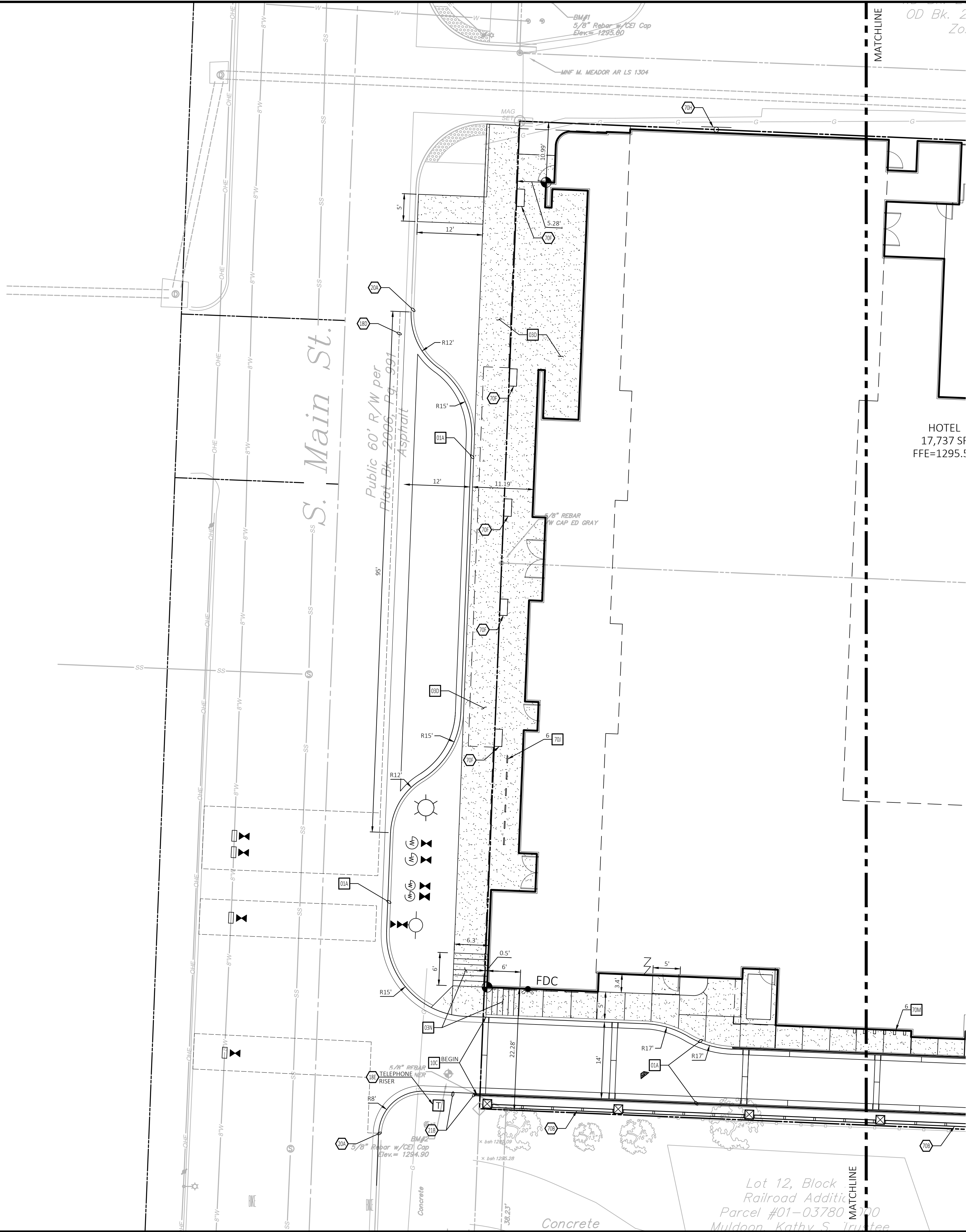
SHEET TITLE
SHEET NUMBER

LSD20-0071

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DRAWING LOCATION: P:\3000\30678\0\DRAWINGS\DESIGN\WORKING\30678-SP.DWG - SAVED BY: CLEMWIERHIRT

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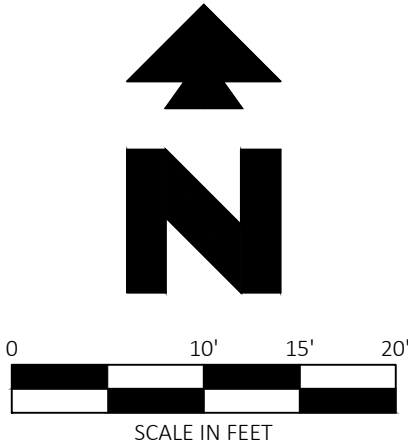


SITE BENCHMARK

Benchmark REF 1: 5/8" Rebar with CEI cap located on the East side of S. Main St. and North of Alley in Landscape area, approximately 13.0' Northeast from a utility pole with a light on it and approximately 60.5' Northeast from a drainage manhole on the West side of S. Main St. and across from alley. Elevation = 1295.60'

Benchmark REF 2: 5/8" Rebar with CEI cap located on the East side of S. Main St. and West of concrete sidewalk by a Telephone Riser approximately 32.0' Northeast from a sanitary sewer manhole that is in the middle of S. Main St. and approximately 51.1' Northeast from a utility pole located by a light pole on the West side of S. Main St. Elevation = 1294.90'

NOTE:
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811

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EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoiner Boundary Line		Telephone Riser
	Right-of-Way Line		Cable TV Riser
	Center Line		Air Conditioner Unit
	Overhead Electric Line		Fire Department Connection
	Sanitary Sewer Line		Ground Light
	Storm Drain Pipe		Lightpole Overhang
	Water Line		Light on Utility Pole
	Chainlink Fence Line		Water Valve
	Wood Fence Line		Traffic Sign (type of sign)
	Metal Fence Line		Tree (Deciduous)
	Tree Line		
	Benchmark		B/B
	Found Monument (as noted)		Bk. & Pg.
	Set 5/8" Rebar 15#1618"		DMH
	Set Nail w/Washer 15#1618"		L/S
	Found Mag Nail (as noted)		OD
	Gas Meter		PVC
	Electric Meter		RCP
	Water Meter		R/W
	Drainage Manhole		SMH
	Fire Hydrant		WD
	Sewer Manhole		(XXXX)
	Sewer Cleanout		(XXXX)
	Utility Pole		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
	BUILDING CONTROL POINT

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
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SITE NOTES

- TRASH DUMPSTER PAD (PER ARCH. PLANS).
- POINT OF RELOCATION.
- MATCH EXISTING PAVEMENT ELEVATIONS.
- REPLACE/RESTORE CURBS PER LOCAL CODES TO MATCH EXISTING.
- TAPER CURB TO MATCH EXISTING CURB.
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- WOOD BOARD FENCE (PER ARCH. PLANS).
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- LANDSCAPE PLANTER (PER ARCH. PLANS).
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- COLLABORATION VAULT BIKE BOLLARD SHORT/ROUNDED
- DOUBLE SWING GATE (PER ARCH. PLANS).
- REMOVABLE STEEL BOLLARD (PER ARCH. PLANS).

SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 03D CONCRETE SIDEWALK
- 03M WHEELCHAIR RAMP IN SIDEWALK
- 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 10C FIRE LANE MARKING
- 70J WAUSA TILE 329 GREEN INGROUND "U" BIKE RACK
- 70M AMERIBIKE - HOOK SOLO BIKE RACK



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MOTTO HOTEL
CITY PROJECT (LSD20-0071)
229 S MAIN STREET
BENTONVILLE, ARKANSAS



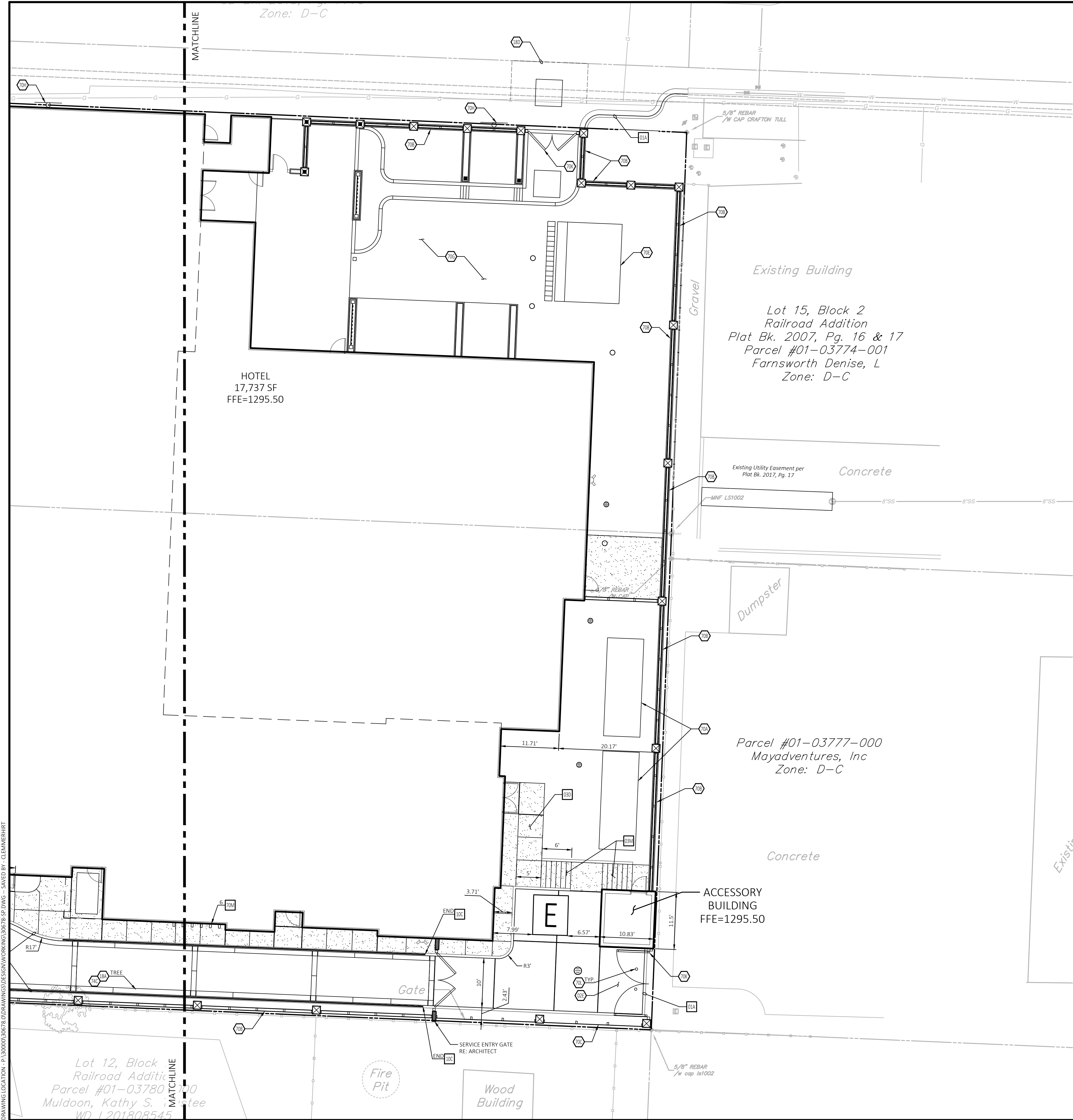
PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RVE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/17/2021
REVISION	REV-4

SITE PLAN
ENLARGEMENT 1

SHEET TITLE
SHEET NUMBER

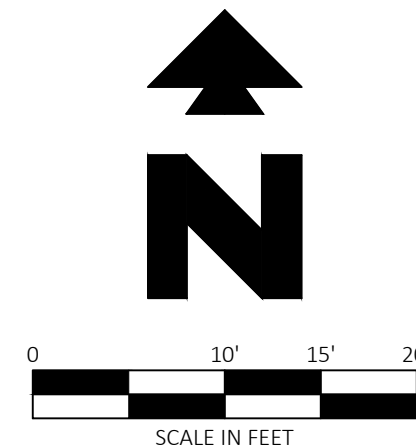
LSD20-0071

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SITE BENCHMARK
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EXISTING LEGEND

Boundary Line	Electric Riser
Adjoiner Boundary Line	Telephone Riser
Right-of-Way Line	Cable TV Riser
Center Line	Air Conditioner Unit
OHE	Overhead Electric Line
SS	Sanitary Sewer Line
(SIZE)	Storm Drain Pipe
W	Water Line
Chainlink Fence Line	Ground Light
Wood Fence Line	Lightpole Overhang
Metal Fence Line	Light on Utility Pole
Tree Line	Water Valve
Benchmark	Traffic Sign (type of sign)
Found Monument (as noted)	Tree (Deciduous)
Set 5/8" Rebar "LSR1618"	
Set Nail w/Washer "LSR1618"	
Found Map Nail (as noted)	
Gas Meter	
Electric Meter	
Water Meter	
Drainage Manhole	
Fire Hydrant	
Sewer Manhole	
Sewer Cleanout	
Utility Pole	
Bk. & Pg.	Back to Back of Curb
DMH	Back & Page
LS	Drainage Manhole
OD	Landscape Area
PVC	Other Document (Surveyor's Notes)
ACP	Polyvinyl Chloride Pipe
R/W	Reinforced Concrete Pipe
SMH	Right-of-Way
WD	Sanitary Sewer Manhole
(XXXX)	Warranty Deed
(XXXX)	Record Bearing & Distance per Plot L20181037
(XXXX)	Record Bearing & Distance per Plot Bk. 2006, Page 991

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER, SEE DETAIL 01A/01B.
BUILDING CONTROL POINT

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MOTTO HOTEL
CITY PROJECT (LSD20-0071)
229 S MAIN STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	TCD
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/17/2021
REVISION	REV-4

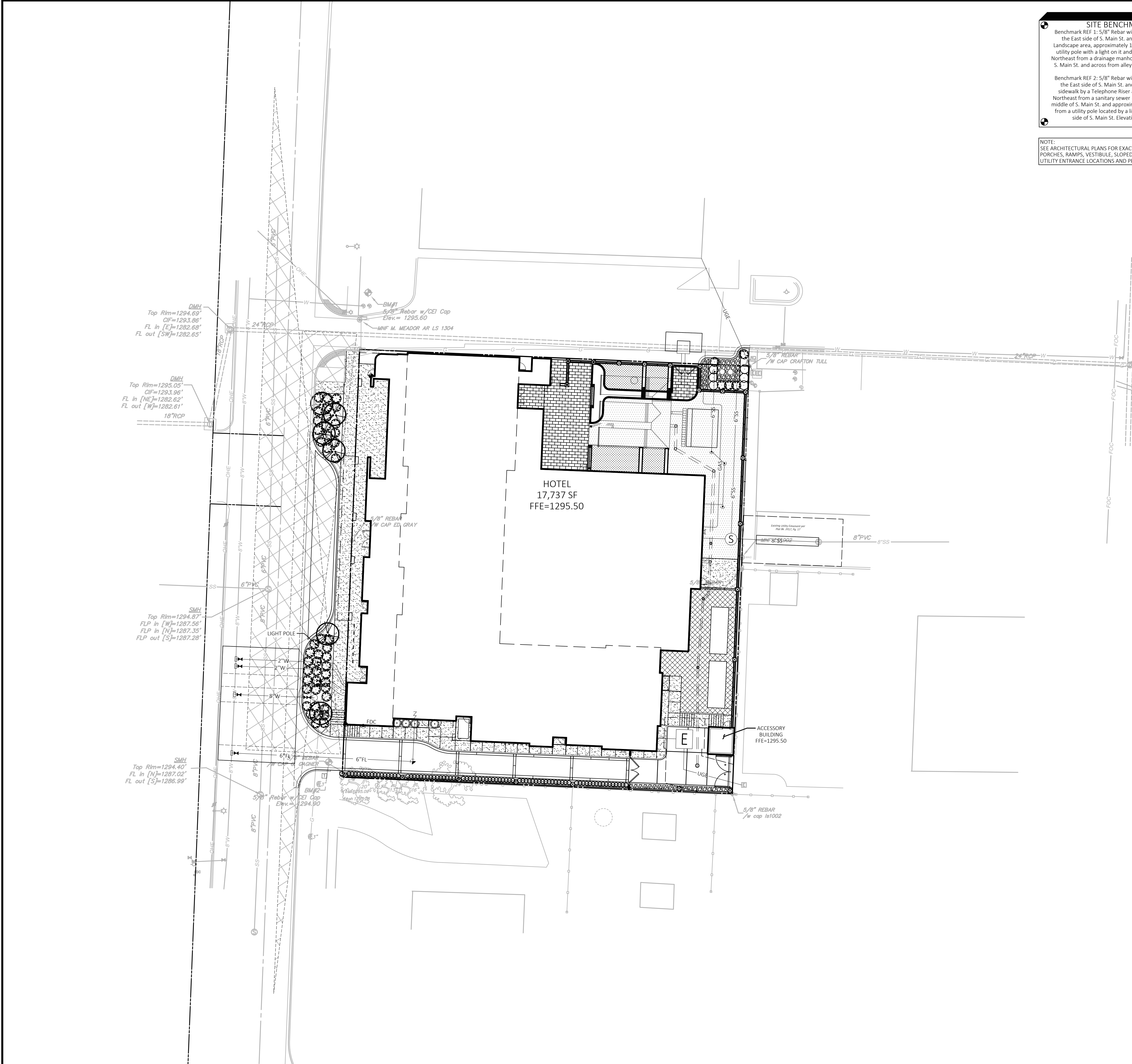
SITE PLAN
ENLARGEMENT 2

SHEET TITLE
SHEET NUMBER

LSD20-0071

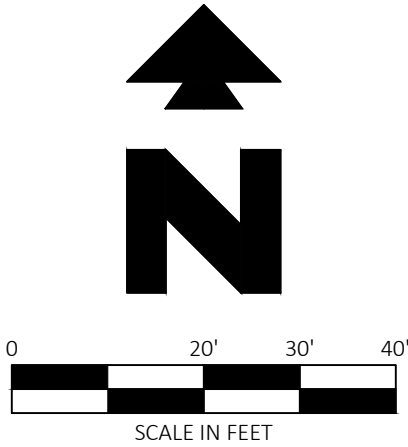
C2.02

DRAWING LOCATION: P:\3000\30678\DRAWINGS\DESIGN\WORKING\30678-1P.DWG - SAVED BY: WIPARKS



SITE BENCHMARK
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(XXXX)	Record Bearing & Distance per Plot L20181037
(XXXX)	Record Bearing & Distance per Plot Bk. 2006, Page 991

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE	ONE TREE SHALL BE PLANTED PER 30 LF OF FRONTAGE ALONG MAIN STREET	163 LF / 30 = 6 TREES REQUIRED	6 TREES PROVIDED

GENERAL NOTES

- SEE LANDSCAPE NOTES (SHEET C7.03) FOR LANDSCAPE NOTES, DETAILS AND PLANTING SCHEDULE.
- AT TIME OF BUILDING PERMIT ISSUANCE, NEWLY CONSTRUCTED SINGLE AND TWO FAMILY RESIDENTIAL STRUCTURES SHALL BE REQUIRED TO HAVE ONE (1) 2.5" CALIPER SHADE TREES PLANTED IN EACH YARD ADJACENT TO THE ROADWAY. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL COMPLETE LANDSCAPE REQUIREMENTS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IMMEDIATELY.
- UTILITY LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
- NO LANDSCAPE MATERIAL BETWEEN 30" AND 60" IN HEIGHT SHALL BE INSTALLED WITHIN THE CLEAR SITE TRIANGLES.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LIMBED UP TO A HEIGHT OF 8'.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- REFER TO LANDSCAPE NOTES SHEET FOR ADDITIONAL PLANTING NOTES AND DETAILS.

CITY OF BENTONVILLE LANDSCAPE NOTES

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 OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



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3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
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FAX: (479) 273-0844

MOTTO HOTEL
CITY PROJECT (LSD20-0071)
229 S MAIN STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/16/2021
REVISION	REV-4

OVERALL LANDSCAPE
PLAN

SHEET TITLE
SHEET NUMBER

LSD20-0071

C7.00

DRAWING LOCATION: P:\3000\30676\DRAWINGS\DESIGN\WORKING\30676-1P.DWG - SAVED BY: JRPARKS

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SITE BENCHMARK

Benchmark REF 1: 5/8" Rebar with CEI cap located on the East side of S. Main St. and North of Alley in Landscape area, approximately 13.0' Northeast from a utility pole with a light on it and approximately 60.5' Northeast from a drainage manhole on the West side of S. Main St. and across from alley. Elevation = 1295.60'

Benchmark REF 2: 5/8" Rebar with CEI cap located on the East side of S. Main St. and West of concrete sidewalk by a Telephone Riser approximately 32.0' Northeast from a sanitary sewer manhole that is in the middle of S. Main St. and approximately 51.1' Northeast from a utility pole located by a light pole on the West side of S. Main St. Elevation = 1294.90'

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoiner Boundary Line		Telephone Riser
	Right-of-Way Line		Cable TV Riser
	Center Line		Air Conditioner Unit
	Overhead Electric Line		Fire Department Connection
	Sanitary Sewer Line		Ground Light
	Storm Drain Pipe		Lightpole Overhang
	Water Line		Light on Utility Pole
	Chainlink Fence Line		Water Valve
	Wood Fence Line		Traffic Sign (type of sign)
	Metal Fence Line		Tree (Deciduous)
	Tree Line		
	Benchmark		Back to Back of Curb
	Found Monument (as noted)		Book & Page

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE	ONE TREE SHALL BE PLANTED PER 30 LF OF FRONTAGE ALONG MAIN STREET	163 LF / 30 = 6 TREES REQUIRED	6 TREES PROVIDED

LANDSCAPE NOTES

77A DECOMPOSED GRANITE "STABILIZED PATHWAY MIX" (REFER TO ARCH. PLANS)

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50Q STEEL EDGING

GENERAL NOTES

- SEE LANDSCAPE NOTES (SHEET C7.03) FOR LANDSCAPE NOTES, DETAILS AND PLANT SCHEDULE.
- AT TIME OF BUILDING PERMIT ISSUANCE, NEWLY CONSTRUCTED SINGLE AND TWO FAMILY RESIDENTIAL STRUCTURES SHALL BE REQUIRED TO HAVE ONE (1) 2.5" CALIPER SHADE TREES PLANTED IN EACH YARD ADJACENT TO THE ROADWAY. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL COMPLETE LANDSCAPE REQUIREMENTS.
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- REFER TO LANDSCAPE NOTES SHEET FOR ADDITIONAL PLANTING NOTES AND DETAILS.

CITY OF BENTONVILLE LANDSCAPE NOTES

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

PROPOSED LEGEND

	BOUNDARY LINE
	STORM DRAIN

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MOTTO HOTEL
CITY PROJECT (LSD20-0071)
229 S MAIN STREET
BENTONVILLE, ARKANSAS

PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/16/2021
REVISION	REV-4

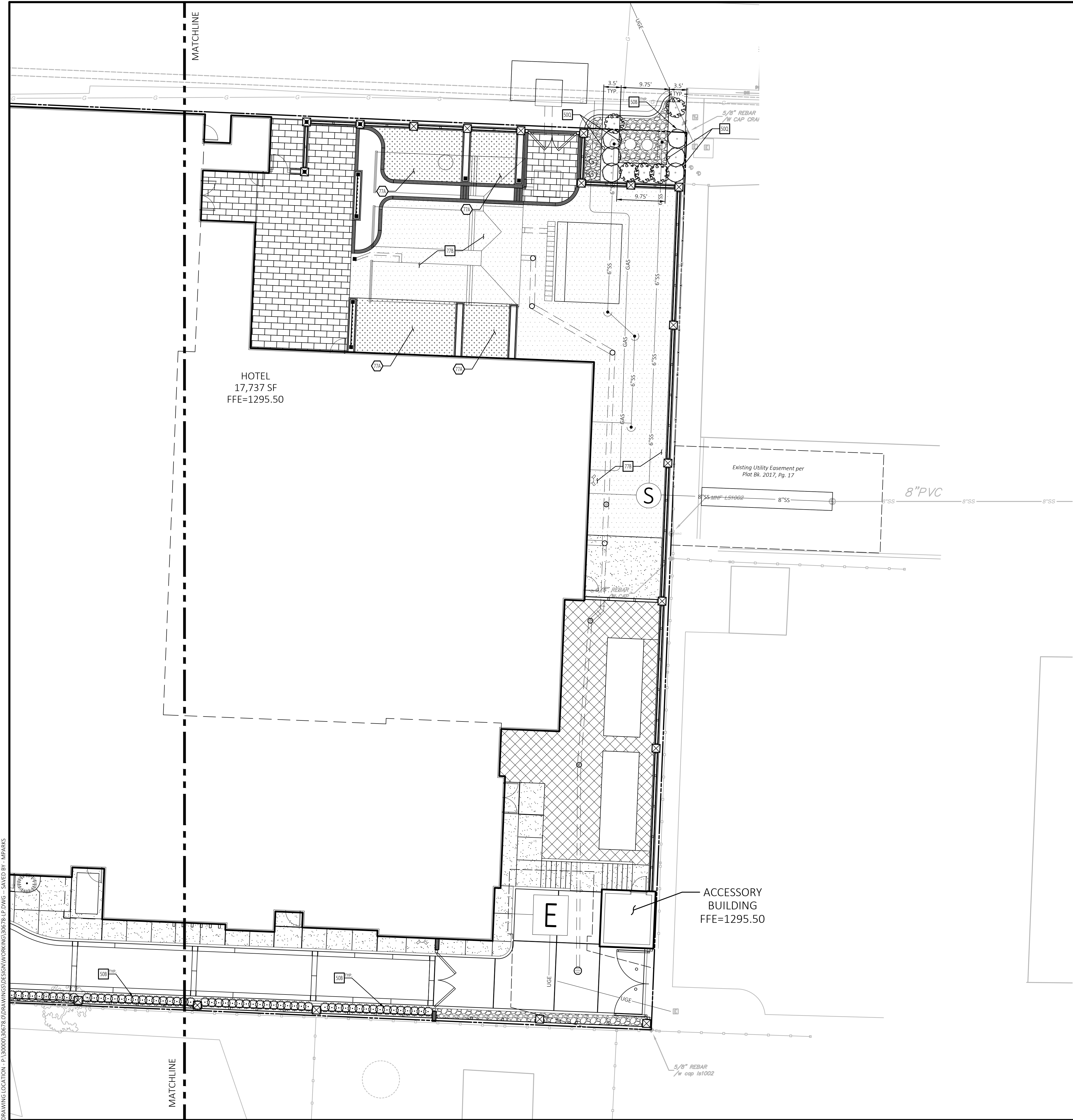
LANDSCAPE PLAN
ENLARGEMENT 1

SHEET TITLE
SHEET NUMBER

LSD20-0071

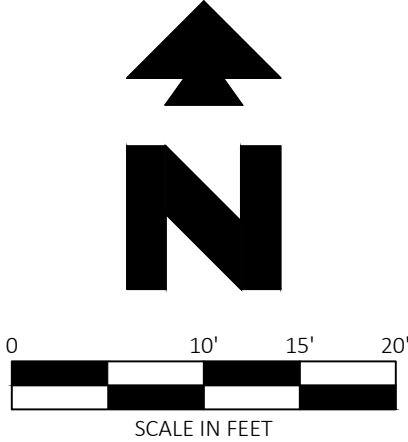
C7.01

43



SITE BENCHMARK
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EXISTING LEGEND

Boundary Line	Electric Riser
Adjoiner Boundary Line	Telephone Riser
Right-of-Way Line	Cable TV Riser
Center Line	Air Conditioner Unit
OHE	Overhead Electric Line
SS	Sanitary Sewer Line
SD	Storm Drain Pipe
W	Water Line
Chainlink Fence Line	Lightpole Overhang
Wood Fence Line	Light on Utility Pole
Metal Fence Line	Water Valve
Tree Line	Traffic Sign (type of sign)
Benchmark	Tree (Deciduous)
Found Monument (as noted)	
Set 5/8" Rebar "LSR1618"	
Set Nail w/Washer "LSR1618"	
Found Map Nail (as noted)	
Gas Meter	
Electric Meter	
Water Meter	
Drainage Manhole	
Fire Hydrant	
Sewer Manhole	
Sewer Cleanout	
Utility Pole	
	Back to Back of Curb
	Book & Page
	Drainage Manhole
	Landscape Area
	Other Document (Surveyor's Notes)
	Polyvinyl Chloride Pipe
	Reinforced Concrete Pipe
	Right-of-Way
	Sanitary Sewer Manhole
	Warranty Deed
	Record Bearing & Distance per Plot L20181037
	Record Bearing & Distance per Plot Bk. 2006, Page 991

LANDSCAPE NOTES

77A DECOMPOSED GRANITE "STABILIZED PATHWAY MIX" (REFER TO ARCH. PLANS)

LANDSCAPE DETAILS

50B SHRUB PLANTING DETAIL
50Q STEEL EDGING
77B SYNTHETIC TURF

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

PROPOSED LEGEND

BOUNDARY LINE	
STORM DRAIN	
4" DEPTH LANDSCAPE ROCK, 2"-3" DIA, COLOR: BROWN/TAN	
OUTDOOR PATIO PAVER (REFER TO ARCHITECTURAL SHEETS)	
SYNTHETIC TURF (SEE DETAIL SHEET C7.03)	
DECOMPOSED GRANITE (REFER TO ARCHITECTURAL SHEETS)	



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MOTTO HOTEL
CITY PROJECT (LSD20-0071)
229 S MAIN STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD TCO
PROJECT MANAGER RYE
DESIGNER CLL
CEI PROJECT NUMBER 30678
DATE 12/16/2021
REVISION REV-4

LANDSCAPE PLAN
ENLARGEMENT 2

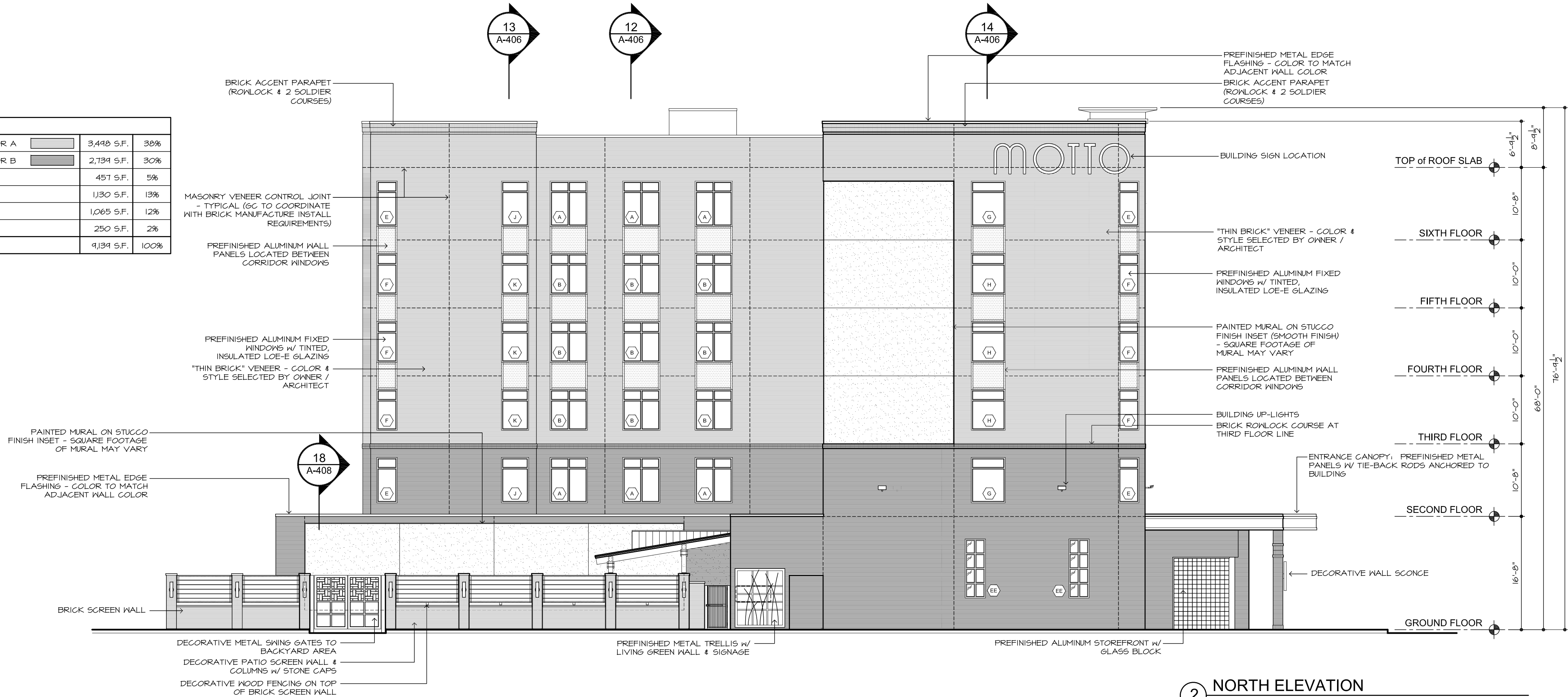
SHEET TITLE
SHEET NUMBER

LSD20-0071

C7.02

DRAWING LOCATION: P:\30000\30678\DRAWINGS\DESIGN\WORKING\30678-LP.DWG - SAVED BY: HPARKS

EXTERIOR WALL CALCULATIONS:			
BRICK / THIN BRICK VENEER - COLOR A		3,448 S.F.	30%
BRICK / THIN BRICK VENEER - COLOR B		2,734 S.F.	30%
METAL PANEL / TRELLIS		457 S.F.	5%
GLASS / STOREFRONT		1,130 S.F.	13%
MURAL (PAINTED) OVER BRICK		1,065 S.F.	12%
WOOD FENCING		250 S.F.	2%
TOTAL		9,394 S.F.	100%



2 NORTH ELEVATION

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

EXTERIOR WALL CALCULATIONS:			
BRICK / THIN BRICK VENEER - COLOR A		3,608 S.F.	30%
BRICK / THIN BRICK VENEER - COLOR B		3,141 S.F.	26%
METAL PANEL / TRELLIS		1,658 S.F.	14%
GLASS / STOREFRONT		3,432 S.F.	24%
TILE ACCENT		33 S.F.	0.3%
PLANTER BOXES		97 S.F.	0.7%
MURAL (PAINTED) OVER BRICK		0 S.F.	0%
WOOD FENCING		0 S.F.	0%
TOTAL		11,969 S.F.	100%



1 WEST (FRONT) ELEVATION

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

ELDHUIS "664 1" (GROUT: MAPEI) ELDHUIS "511 T: MAPEI "OI" NT BAND: "CHARCOAL" ATIONS: COLOR WITH MURAL 2ND COLOR FOR TO BE KANNEER Y TINT GLAZING EFINISHED (COLOR TO IT COLOR TO BE WIAL: GREY TINT ARK BRONZE SE COLOR TO BE DARK 6 / COPINGS TO MATCH T COLOR TO MATCH COLOR TO MATCH	SC TO PROVIDE MOCK-UP WALL SAMPLE SO THAT ALL EXTERIOR COLORS CAN BE REVIEWED AND APPROVED PRIOR TO INSTALLATION. MOCK-UP WALL TO INCLUDE ALL EXTERIOR MATERIALS, WINDOW & GLASS SAMPLE AND SEALANT JOINTS BETWEEN EACH MATERIAL. SEALANT COLORS: BRICK VENEER (ONYX SMOOTH): RAL 7012 BRICK VENEER (DEEP WINE HANDFORM): RAL 8012 SC TO PROVIDE SAMPLES FOR FINAL APPROVAL PRIOR TO INSTALLATION SEALANT COLORS: BRICK VENEER (ONYX SMOOTH): TREMCO "CHARCOAL" BRICK VENEER (DEEP WINE): TREMCO "RIVER ROUGE RED" METAL PANEL (CHARCOAL): TREMCO "CHARCOAL" WINDOW (BLACK): TREMCO "BLACK" SC TO PROVIDE SAMPLES FOR FINAL APPROVAL PRIOR TO INSTALLATION
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BENTONVILLE

ARKANSAS

motto

by Hilton

EXTERIOR ELEVATIONS

Project No: 011907
Date: 10-29-21
Sheet:

A-301

Architectural drawing of the South Elevation of a building. The drawing shows a multi-story building with a ground floor, second floor, third floor, fourth floor, fifth floor, and sixth floor. The building has a brick accent parapet, masonry veneer control joint, and prefinished aluminum fixed windows. The drawing includes callouts for various materials and finishes, such as 'THIN BRICK' VENEER, PREFINISHED ALUMINUM FIXED WINDOWS, and PREFINISHED METAL EDGE FLASHING. The drawing also includes a scale bar and a north arrow.

Callouts and Details:

- 8 A-404
- 11 A-405
- 9 A-405
- 10 A-405
- 20 A-408
- 18 A-408
- PREFINISHED METAL EDGE FLASHING - COLOR TO MATCH ADJACENT WALL COLOR
- BRICK ACCENT PARAPET (RONLOCK & 2 SOLDIER COURSES)
- MASONRY VENEER CONTROL JOINT - TYPICAL (GC TO COORDINATE WITH BRICK MANUFACTURE INSTALL REQUIREMENTS)
- THIN BRICK VENEER - COLOR & STYLE SELECTED BY OWNER / ARCHITECT
- REFINISHED ALUMINUM FIXED WINDOWS w/ TINTED, INSULATED LOW-E GLAZING
- REFINISHED ALUMINUM WALL PANELS LOCATED BETWEEN CORRIDOR WINDOWS
- BUILDING UP-LIGHTS
- BRICK RYOLOCK COURSE AT THIRD FLOOR LINE
- ENTRANCE CANOPY: PREFINISHED METAL PANELS w/ TIE-BACK RODS ANCHORED TO BUILDING
- PAINTED MURAL ON BRICK VENEER - SQUARE FOOTAGE OF MURAL MAY VARY
- DECORATIVE WALL SCULPTURE
- REFINISHED ALUMINUM STOREFRONT w/ TINTED, INSULATED LOW-E GLAZING
- PAINTED MURAL ON STUCCO-FINISH INSET (SMOOTH FINISH) w/ DOWN-LIGHTING - SQUARE FOOTAGE OF MURAL MAY VARY
- LOCATION OF EXTERIOR WALL MOUNTED BIKE RACKS & AIR STATION / BIKE WASH
- REFINISHED, DECORATIVE GARAGE DOOR SYSTEM w/ TINTED, INSULATED LOW-E GLAZING
- BRICK STORAGE BUILDING BEYOND
- GROUND FLOOR
- SECOND FLOOR
- THIRD FLOOR
- FOURTH FLOOR
- FIFTH FLOOR
- SIXTH FLOOR
- TOP OF ROOF SLAB

Scale and Orientation:

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



WINDOWS+DOORS
KAWNEER
BLACK

REZONING STAFF REPORT



Delacruz & Cummings

1003 North Main Street

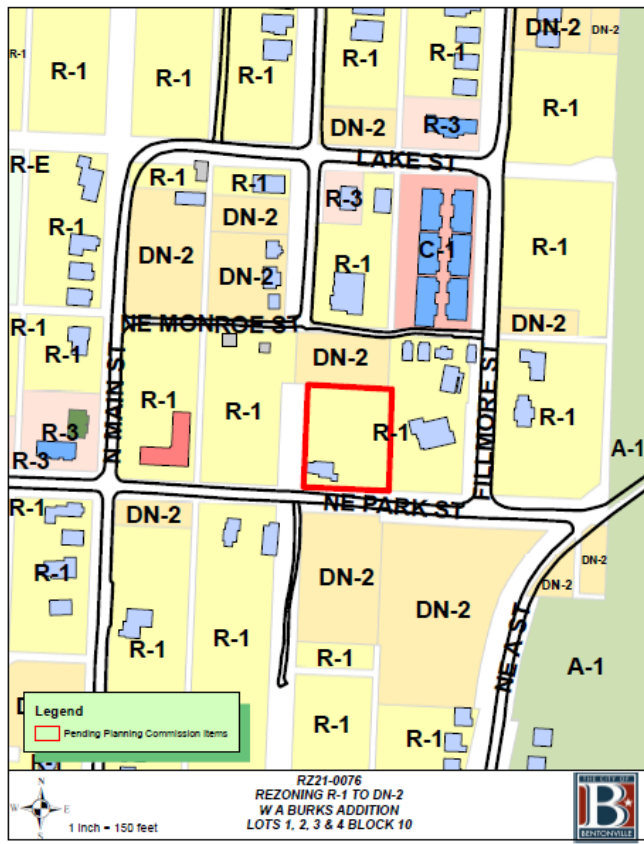
PC Date: 1/4/2022

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0076
Applicant / Current Owner	Delacruz and Cummings
Site Area	+/- 0.69 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

This property is located at 111 NE Park Street and is currently zoned R-1, Low-Density Single Family Residential. Adjacent zoning districts are DN-2, Medium Density Residential to the north and south, and R-1, Low Density Single-Family Residential to the north, east, and west.

Relationship to the Bentonville Community Plan

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

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

Public Comment

At the time of writing this staff report, staff has not received public comments.

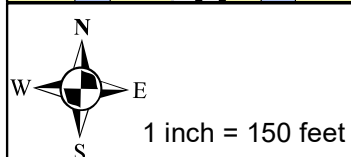
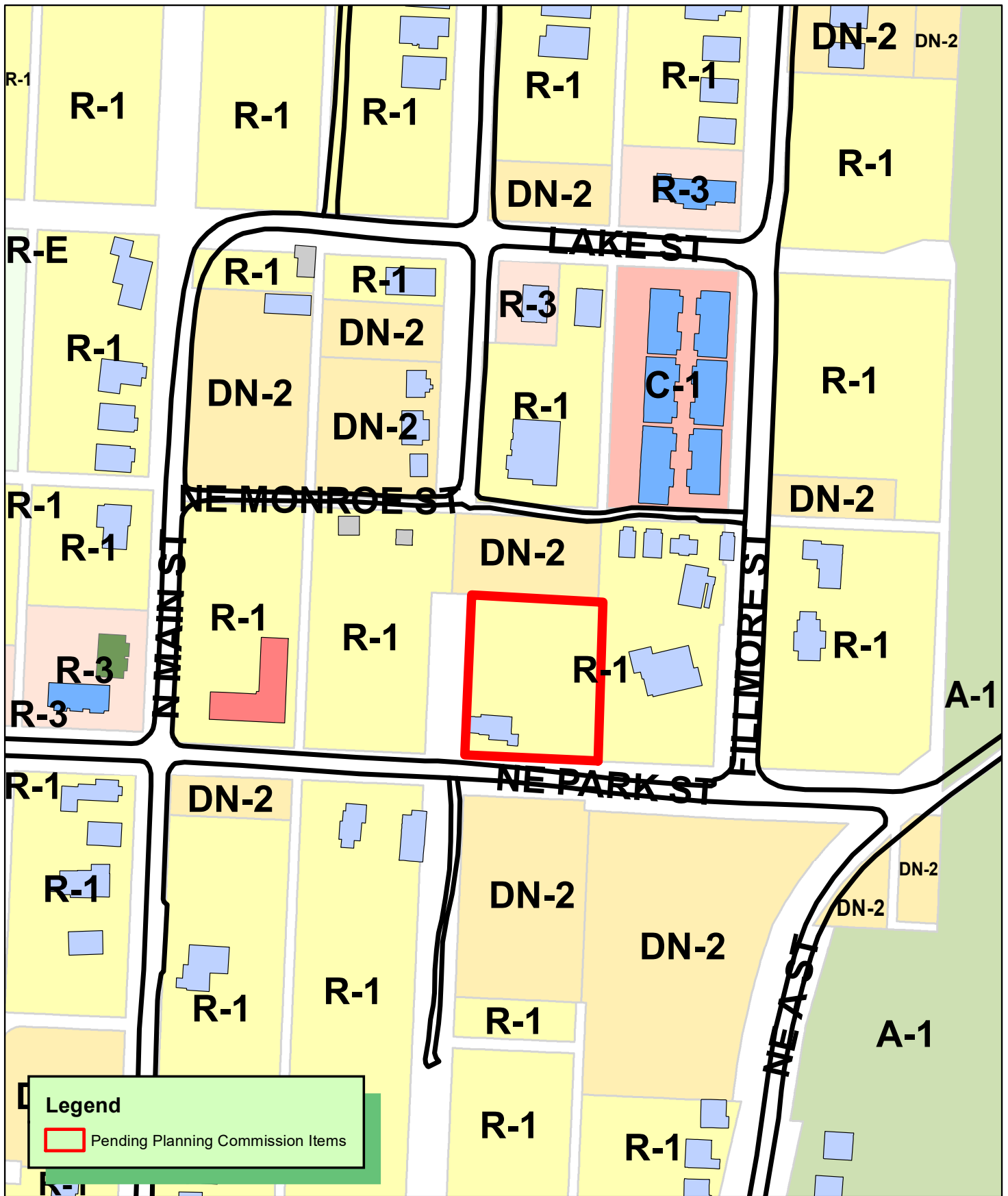
Analysis

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

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

Conclusion

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



RZ21-0076
REZONING R-1 TO DN-2
W A BURKS ADDITION
LOTS 1, 2, 3 & 4 BLOCK 10



111 NE Park & Adjacent Land Rezone Narrative *

Rezone Narrative Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Ted Dickey proposes to rezone the property located at 111 NE Park. Parcel IDs:

- 01-04581-000 Delacruz, Lot 1;
- 01-04582-000 Cummings, Lots 2, 3 & 4

from R1 to DN2, in order to develop a real estate project in compliance with DN2 development standards of the Bentonville Zoning Code. The current owners are:

- Chris Delacruz: **Mailing Address: 111 NE Park Street, Bentonville, AR 72713** and
- John Cummings, Jr: Mailing Address: 2515 Canyon Creek Drive, Richardson, TX 75080

who endeavors to sell the property to Ted Dickey will serve as the property developer.

Reason to Rezone: The rezone from R1 to DN2 would allow for Ted Dickey to build a future residential development on the .52 and .17-acre lots. Currently the property is zoned R1 and has a single-family house on Delacruz's lot and is undeveloped land on the other. The City of Bentonville Planning Department recommended a rezone to DN2 to fit within the future land use plan.

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

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

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

Signage: None proposed at this time.

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

Water/ Sewer – would need to be brought to the site. **Electric** – is in proximity to the lot.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Richard L. Grubbs Jr. and Catherine S. Grubbs

220 N Walton Boulevard

PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0078
Applicant / Current Owner	Richard L. Grubbs Jr. and Catherine S. Grubbs
Site Area	+/- 1.54 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)

Property Description

This property is located at 220 N Walton Boulevard. The property is surrounded by C-2, General Commercial to the north, south, east, and west, and C-1, Neighborhood Commercial to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as General Commercial. The applicant requests 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 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

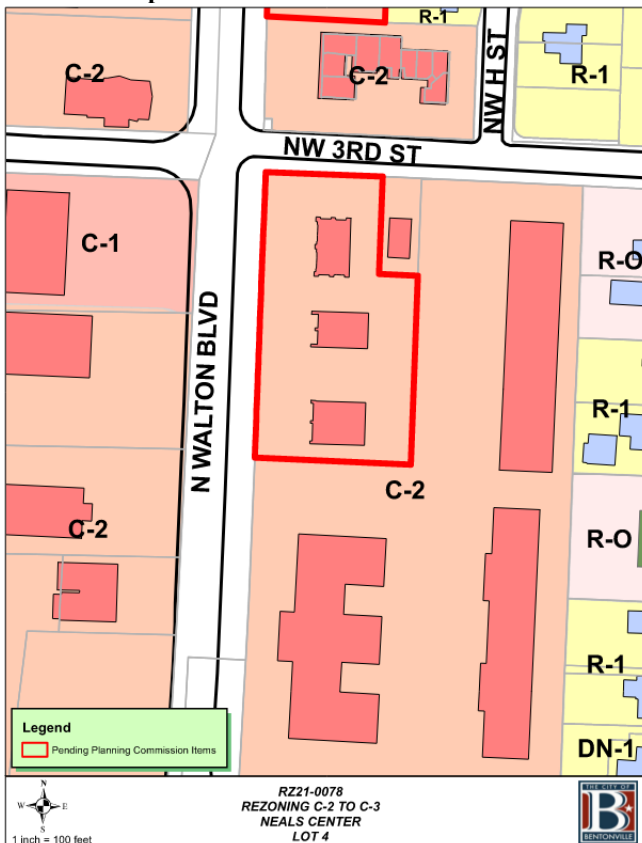
The C-3 zoning district is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop, and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices, and medium-density 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.

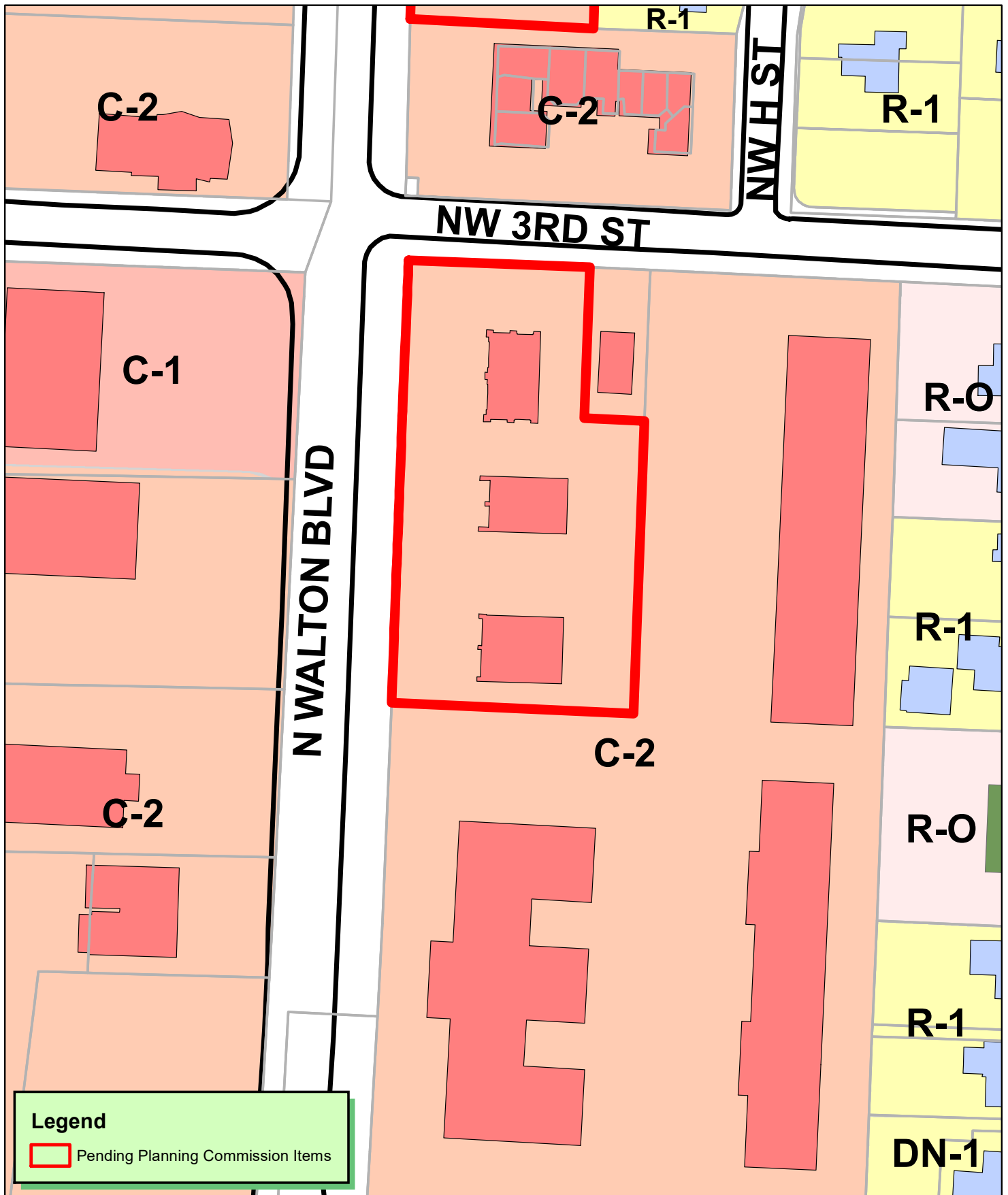
Conclusion

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.

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

Location Map





1 inch = 100 feet

RZ21-0078
REZONING C-2 TO C-3
NEALS CENTER
LOT 4



220 N Walton Blvd Narrative

Current Zoning Designation: C2- General Commercial

Proposed Zoning Designation: C3- Mixed-Use Commercial

Explanation: Newell Development proposes to rezone the property located at 220 N. Walton Blvd (parcel ID 01-03495-013) from C2 to C3, in order to develop a mixed-use building. The current owner is Richard and Catherine Grubbs (Mailing Address: 1215 NE Waverly Way, Bentonville, AR 72712) who endeavors to sell the property to Newell Development.

Reason to Rezone: The rezone would allow for Newell Development to build a mixed-use development.

Statement of how the property will relate to surrounding properties: Adjacent properties along the North Walton Corridor are generally zoned C2 with low density residential neighborhoods to the east and west of Walton Blvd. In addition to the rezone request, Newell Development is requesting an amendment to the Future Land Use map to designate this parcel as Mixed-Use Residential as the zoning description “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” is in line with the vision for this future development.

Use: While the project is still in the very early stages of planning, the vision is to create a mixed-use development that provides an opportunity for business and community use and interaction while also promoting alternative transportation with its proximity to the Coler Bike Preserve, Slaughter Pen Trails and the Razorback Greenway which also aligns with the North Walton Enhancement Plan.

Traffic: As planning progresses, project engineers will work with City staff and within the Bentonville Development Code to ensure traffic mitigation requirements are met for this project.

Signage: None proposed at this time.

Appearance: Pulling from the N. Walton Enhancement Plan, this project will seek to “Create an inviting streetscape with enhanced landscaping and updated architecture”. During initial studies, this image of the outdoor space at the co-op in Fayetteville has been used to fuel planning discussions. Final design will in line with the Bentonville Development Design Standards.



Water/ Sewer/ Electric: On-Site

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

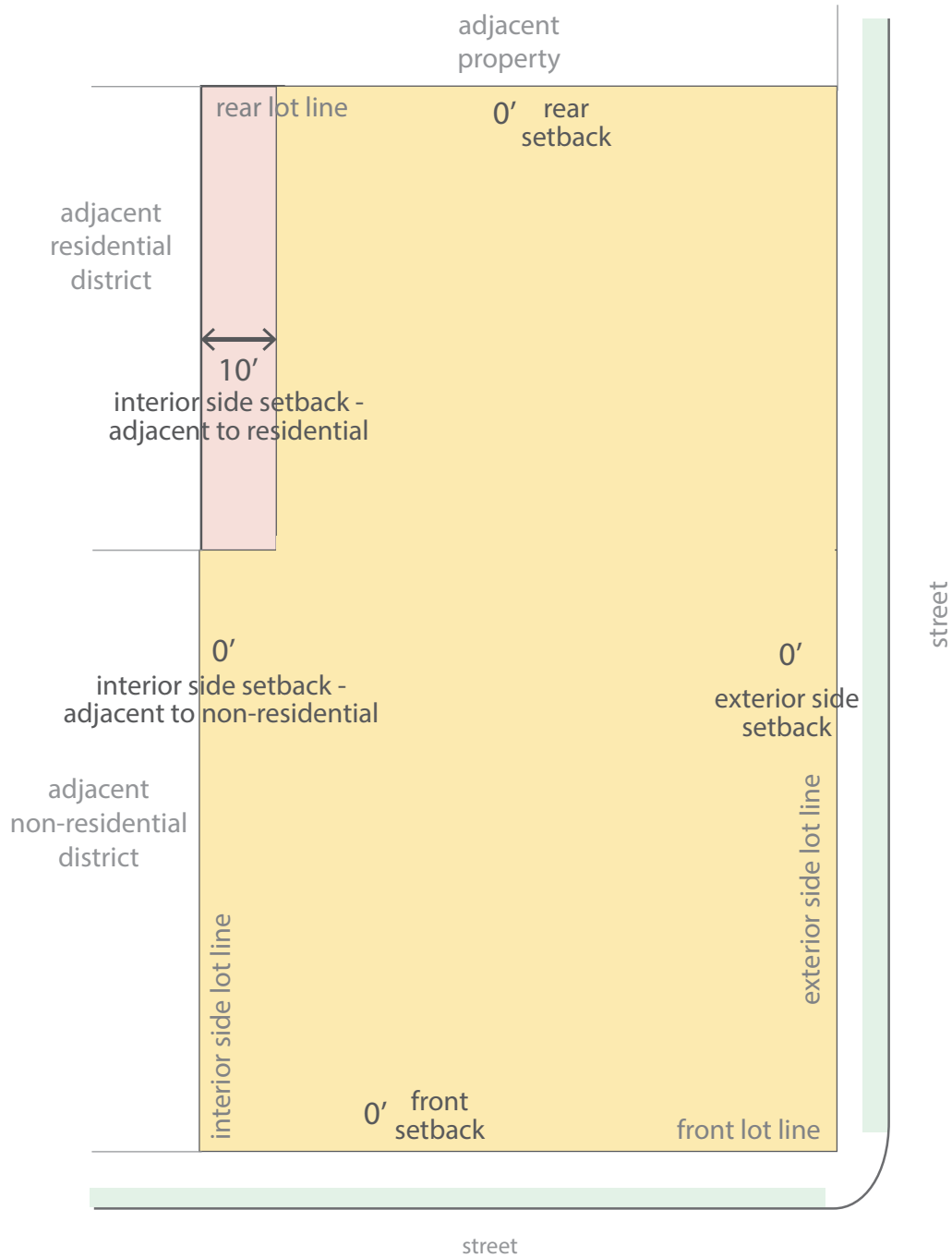
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Urban farm Residential Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation Recreation, Education & Assembly Aquarium Community center Commercial recreation facility - indoor Cultural studio Library Museum Park – mini, neighborhood Services Adult day care ATM machine Auction house Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Funeral home Governmental services facility Lodging - hotel / motel Medical services - doctor office Office Personal services Postal services Repair services - household Retail Artisan shop Bakery Bar, lounge or tavern Gas station Outdoor vending - private property Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-in Restaurant, drive through Retail Sidewalk café in public right-of-way Transportation / Utilities Broadcasting studio	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	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation box

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C-3, Mixed- Use Commercial

Setback Illustration



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Tony Gagliardo and Leah

A. Gagliardo

303 SW 4th Street

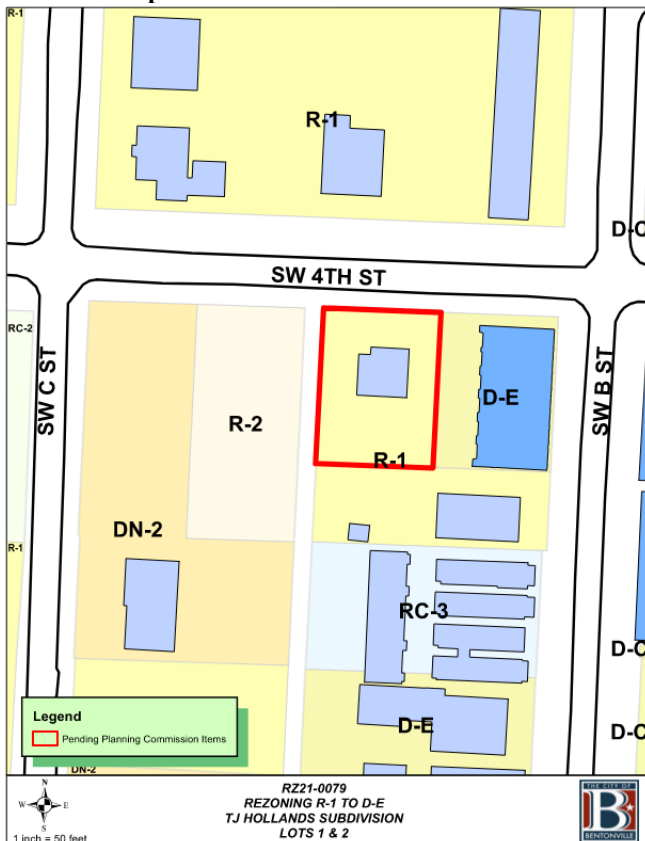
PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0079
Applicant / Current Owner	Tony Gagliardo and Leah A. Gagliardo
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Medium-Density Residential (MDR)
Requested Future Land Use Map Designation	Downtown Commercial (DC)

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

Location Map



Property Description

This property is located at 303 SW 4th Street. The property is surrounded by R-1, Low Density Single Family Residential to the north and south, DE, Downtown Edge to the east, and R-2, Medium Density Two Family and Townhome to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. The applicant requests a change in the Future Land Use Plan to 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 a primary use.

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

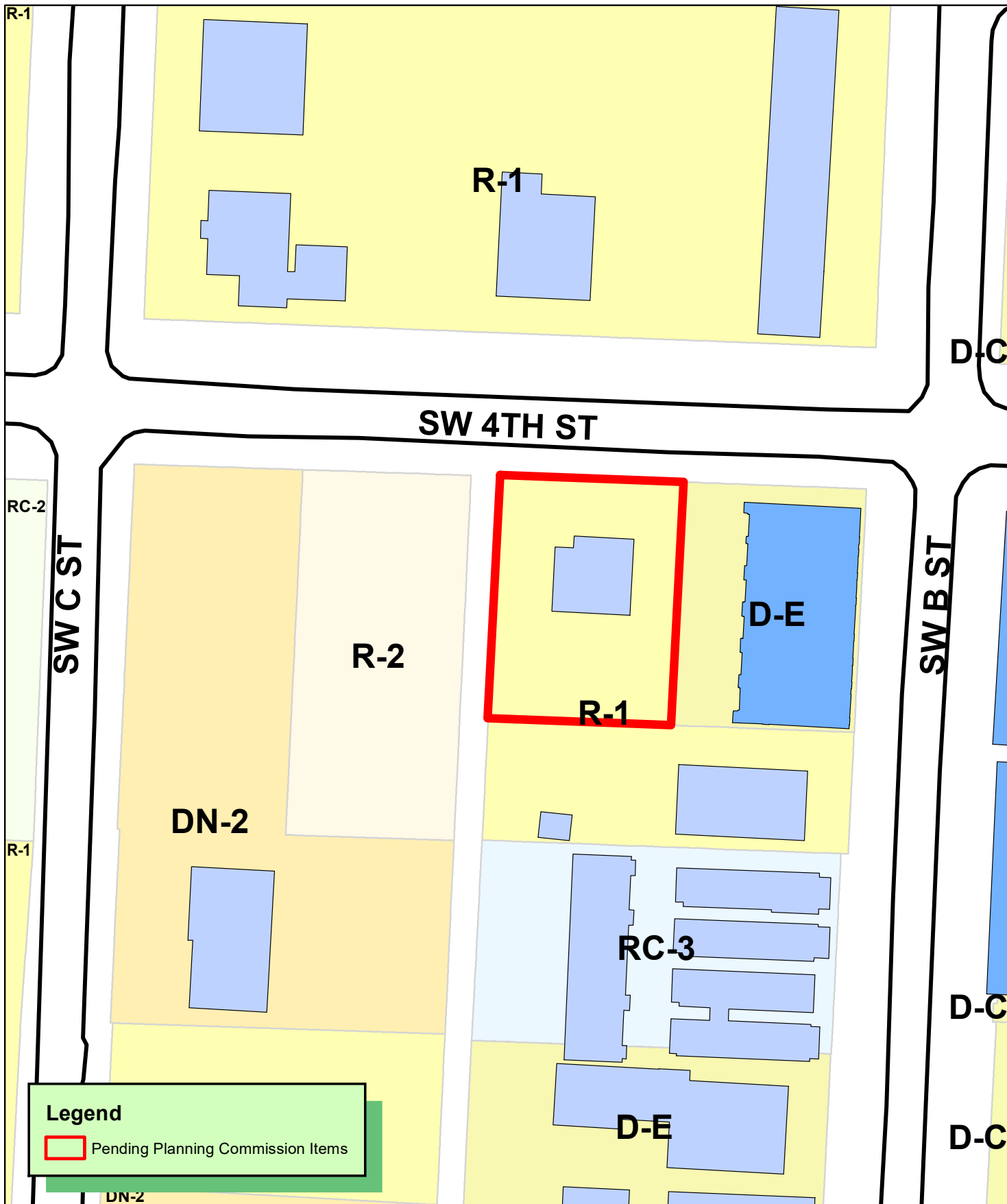
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

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

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.



**RZ21-0079
REZONING R-1 TO D-E
TJ HOLLANDS SUBDIVISION
LOTS 1 & 2**



303 SW 4th Street

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DE – Downtown Edge

Explanation: Tony and Leah Gagliardo propose to rezone property located at 303 SW 4th Street (Parcel 01-03133-000) from R1 to DE in order to develop a real estate project within the guidelines of the DE development guidelines.

Reason to Rezone: The rezone from R1 to DE would allow for the development of possible Multi Family project on the .17 Acre Lot. Currently the property is zoned R1 and serves single family dwelling.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville DE building standards. Surrounding properties are zoned R-2, DN-2, R-1, and immediate adjacent to the east is DE

Use: This residential development would conform to the “Land Use Plan” published by the city of Bentonville as well it will contribute to Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville’s current and anticipated population growth in the coming years.

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

Signage: None proposed at this time.

Appearance: Modern design standards, similar to other neighboring properties

Water/ Sewer/ Electric: On-Site

Land Use Request: I am requesting that the future land use map be changed to Downtown Commercial to support this rezone to DE.

Downtown Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Downtown commercial 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.



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DE, Downtown Edge



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

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

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

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

Setback Standards:

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

Encroachment Standards:

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

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

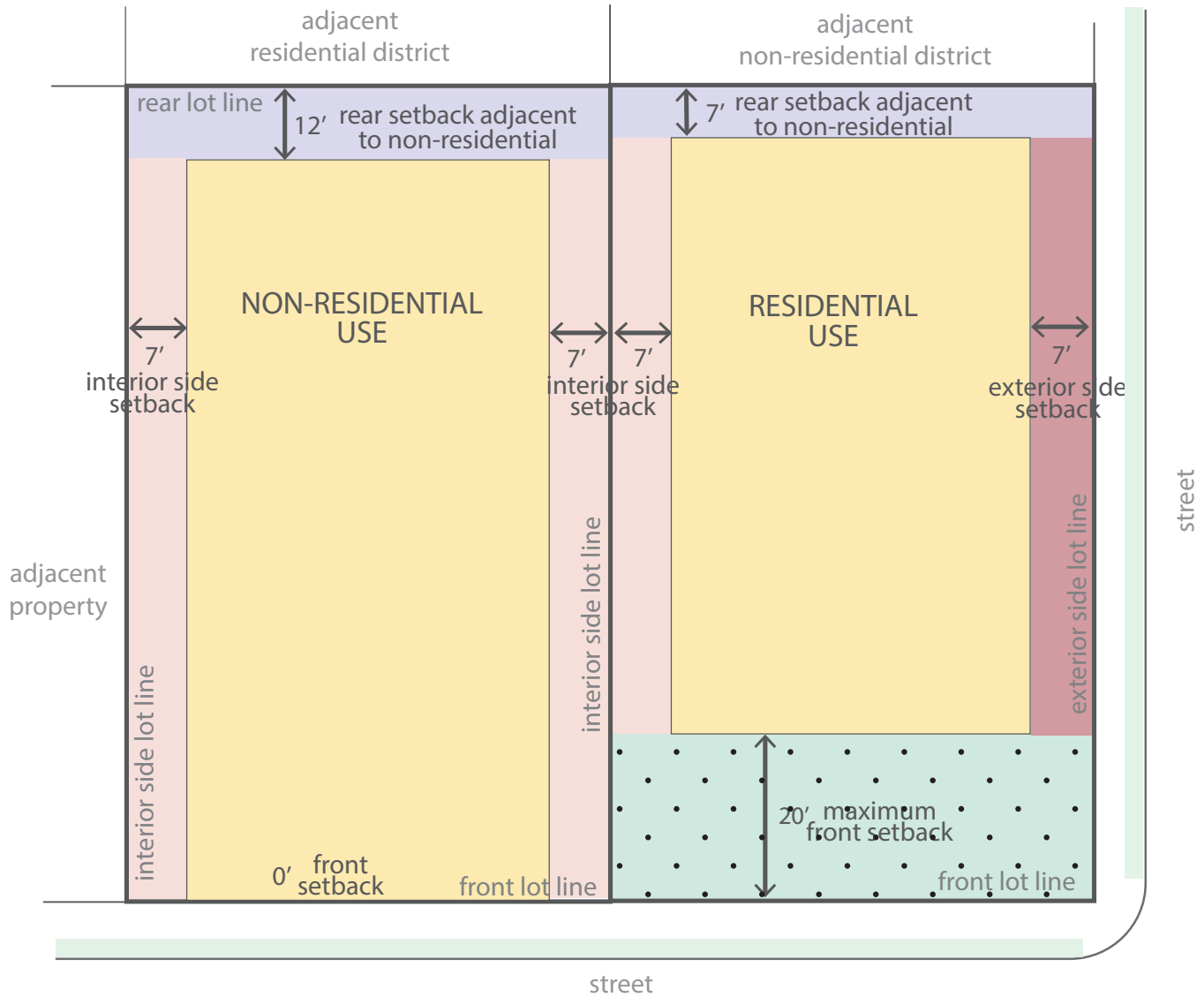
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood Services Adult day care ATM machine Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household Retail Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail Sidewalk café in public right-of-way	Agriculture and Animals Animal clinic Urban farm Residential Home occupation - type b Recreation, Education & Assembly Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities Services Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services Retail Bar, lounge or tavern Restaurant Transportation / Utilities Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory – nonresidential Donation box

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DE, Downtown Edge

Setback Illustration



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Stan Enterprises LLC

Mill Dam Road and Nomad Road

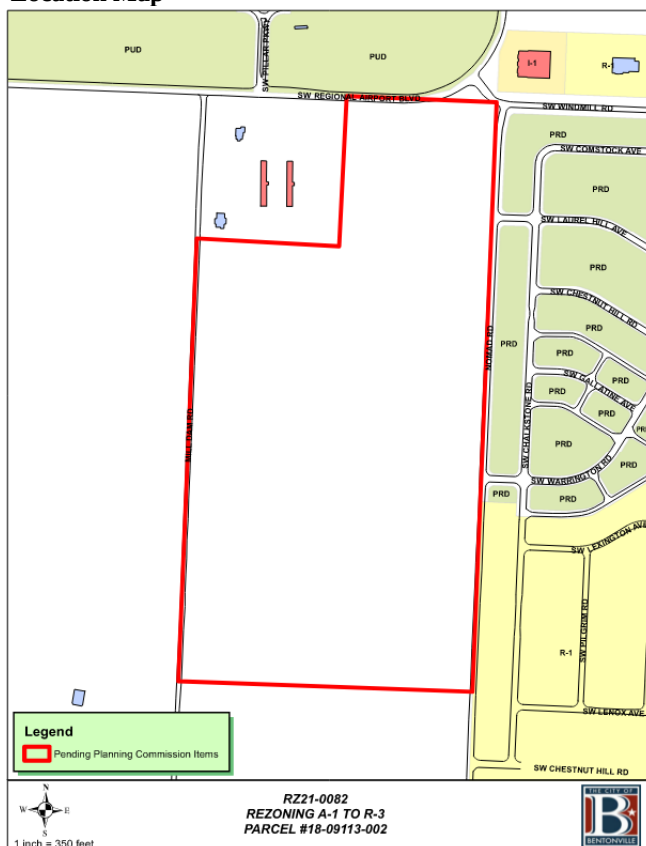
PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0082
Applicant / Current Owner	Stan Enterprises LLC
Site Area	+/- 69.64 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Agriculture (A)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

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

Location Map



Property Description

This property is located at the southwest corner of Mill Dam Road and Nomad Road. The property is surrounded by PUD, Planned Unit Development to the north, PRD, Planned Residential Development and R-1,

Low Density Single Family Residential to the east, and Benton County to the north, south, and west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Agricultural. The applicant requests a change in the Future Land Use Plan to Medium Density Residential. These 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.

The 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-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 before 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.

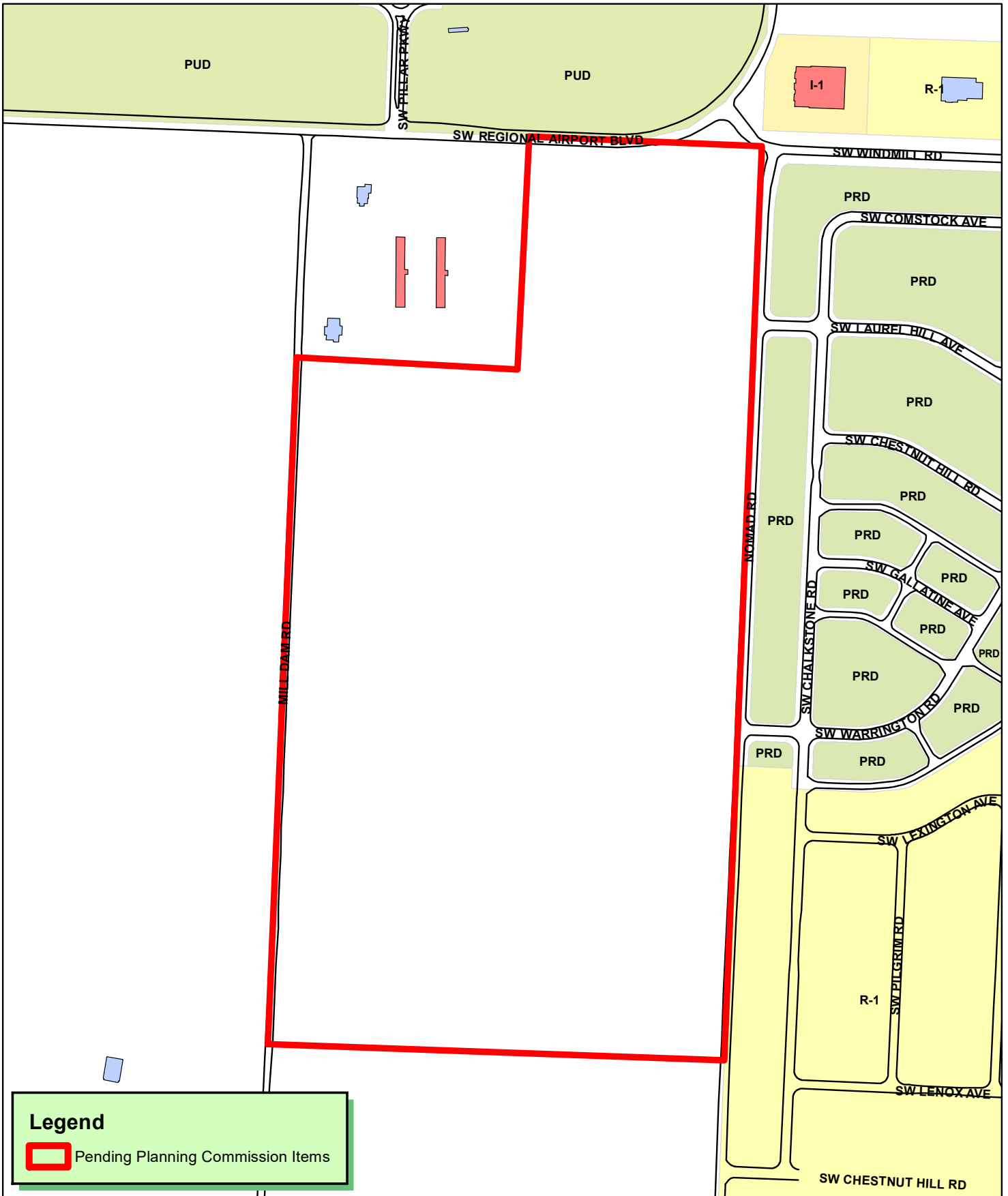
The Regional Airport Boulevard Model Block Development Program in the Bentonville Community Plan encourages a transition of retail (tier 1), commercial or office (tier 2), multifamily (tier 3), and single-family (tier 4) as development gets farther from SW Regional Airport Boulevard. This pattern helps provide essential goods and services for the surrounding residential development. Rezoning the entire 69 acres to R-3 does not meet the Model Block Development Program and is not appropriate for this area.

However, a mix of commercial, multifamily, and single-family through a PUD is more in-line with the Model Block Development Program and creates compatibility with the context of the surrounding area. The applicant could also consider rezoning portions of the property for commercial, medium-density residential, and low-density residential reflective of the Model Block Development Program through separate requests to C-1, R-3, and R-1.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Conclusion

This rezoning is not consistent with existing land use patterns, the Bentonville Community Plan, and the intent of the R-3 zoning district. Staff recommends denial of the Future Land Use Map amendment and the rezoning request.



Legend

 Pending Planning Commission Items



1 inch = 350 feet

RZ21-0082
REZONING A-1 TO R-3
PARCEL #18-09113-002



November 18, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #18-09113-002)

Staff,

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

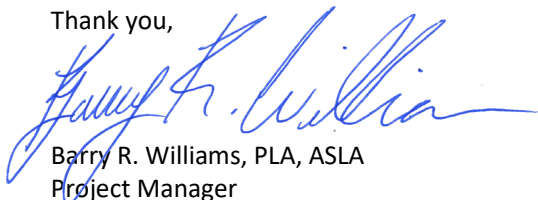
The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes and other attached residential units. Currently, there are no specific plans or designs for development of this property. However, the designs will include associated infrastructure, storm water retention, and onsite amenities as per required by the Bentonville Code of Ordinances. This property has the potential for multiple points of ingress/egress at Mill Dam Road and Nomad Road.

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

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are along the north and eastern borders, and the developer will coordinate with Bentonville Water and Sewer for what may be needed on site as the plans begin to develop.

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

Thank you,



Barry R. Williams, PLA, ASLA
Project Manager

November 18, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #18-09113-002)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Stan Enterprises LLC. The adjacent properties are zoned I-1, A-1, PUD, PRD, R-1 and unaccounted for Benton County Property to the West and South. A proposed R-3 zoning is appropriate in this area based on proximity to other wide variety of zoning designations in the area.

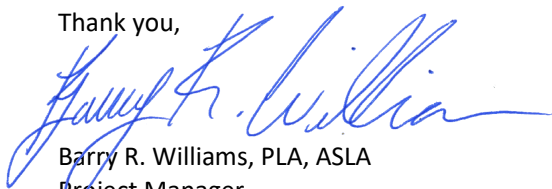
The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Currently there are no specific plans for the parcel. This property has the potential for multiple points of ingress/egress at Mill Dam Road and Nomad Road

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

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are along the north and eastern borders, and the developer will coordinate with Bentonville Water and Sewer for what may be needed on site as the plans begin to develop.

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

Thank you,


Barry R. Williams, PLA, ASLA
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.



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R-3, Medium-High Density Multifamily Residential



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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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R-3, Medium-High Density Multifamily Residential

Residential Tree Planting:

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

Land Uses:

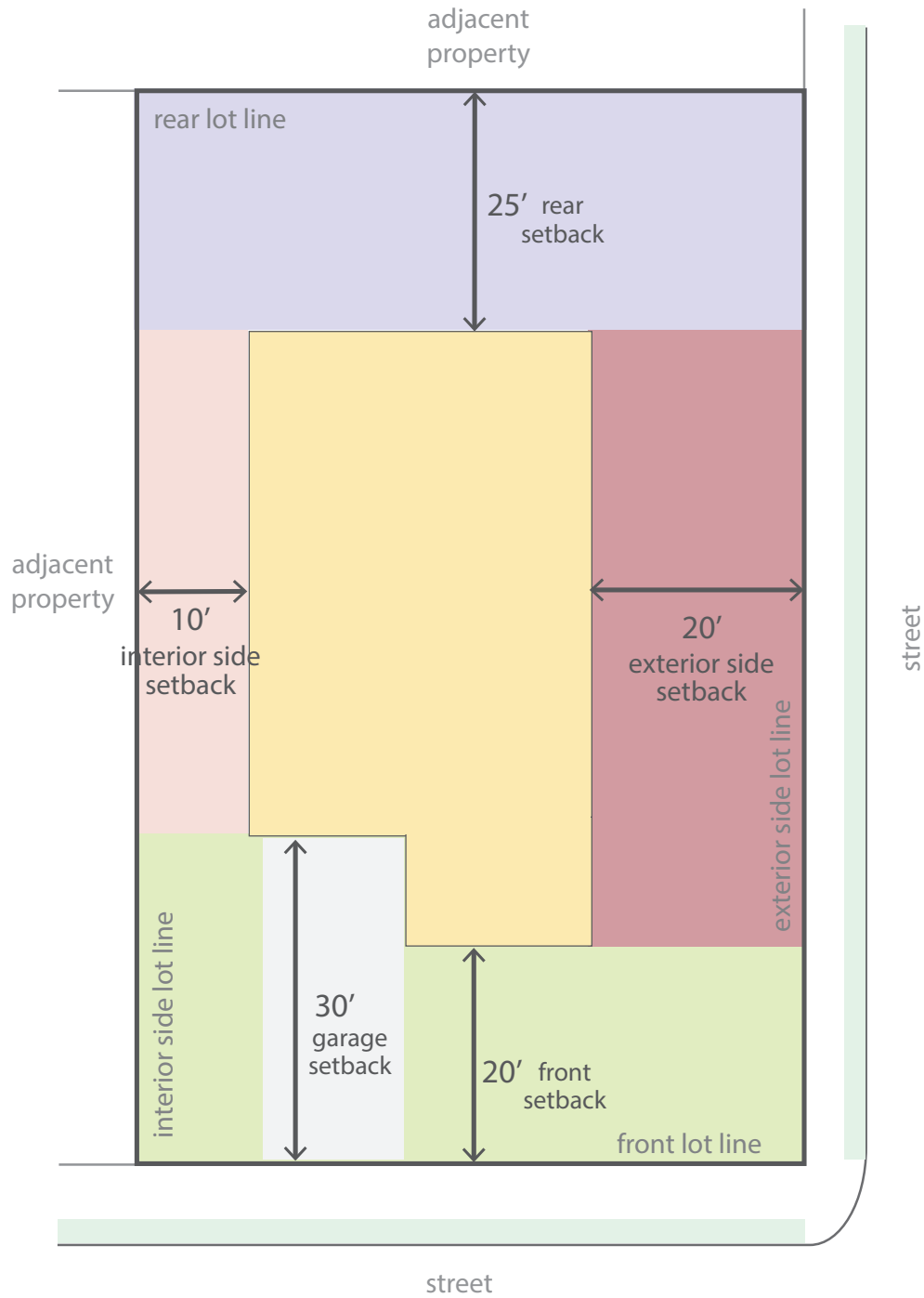
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care – registered family home (5 children) Retail Mobile food vendor	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Public Aquarium Community center Country club Educational facility Golf course Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory – nonresidential Donation boxes

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R-3, Medium-High Density Multifamily Residential

Setback Illustration



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Patton

East Centerton Boulevard

PC Date: 1/4/2022

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0083
Applicant / Current Owner	Patton Family Revocable Trust-James M & Brenda D
Site Area	+/- 0.75 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	General Commercial (C)

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

Location Map



Property Description

This property is located along East Centerton Boulevard, east of the existing KFC restaurant and the intersection of Tater Black road and East Centerton Boulevard. Adjacent zonings are R-1, Low Density Single-Family

Residential to the north, A-1, Agricultural to the east, C-2 to the west, and City of Centerton to the south.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Residential Estate. The applicant is requesting a change in the Future Land Use Plan to General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area focuses on developing in areas proximate to existing infrastructure to capitalize on municipal and private investments that have already taken place.

Public Comment

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

Analysis

The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

This request is not consistent with the Future Land Use Plan, however, it is consistent with surrounding zoning districts as there is an existing C-2 on the lot immediately adjacent to the west and other commercial uses in the vicinity and along the arterial road that borders the property to the south.

Conclusion

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



Legend

 Pending Planning Commission Items



1 inch = 150 feet

RZ21-0083
REZONING A-1 TO C-1
KFC SUBDIVISION



Rezone Narrative

Owner: Patton Family Revocable Trust, James and Brenda Patton
Address: Parcel# 01-18947-000 – E. Centerton Blvd.

Current Zoning: A-1, Agricultural

Proposed Zoning: C-1, Neighborhood Commercial

Owner: Patton Family Revocable Trust, James and Brenda Patton

Reason for rezone: To create commercial restaurant.

How will property relate to surrounding properties: The current surrounding properties include KFC restaurant to the West, Single Family Homes to the North, and Agricultural to the East. Surrounding zoning within a one-block radius includes A-1 Agricultural, C-2 General Commercial, R-O Residential Office, R-1 Low Density Single Family Residential.

Proposed Use: Fast Food Restaurant

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: Commercial building to blend with surrounding commercial properties.

Water and Sewer Availability: 8" Water line along South side of property and 8" Sewer line at the Northwest corner of site are available to serve the property.

REZONING STAFF REPORT



Lake and Main Developers, LLC

1061 N Main Street

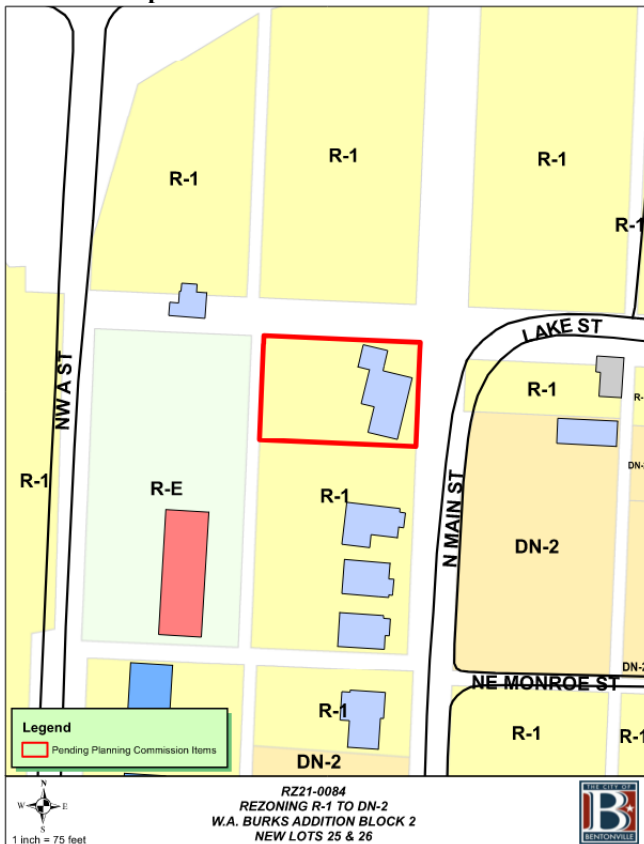
PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0084
Applicant / Current Owner	Lake and Main Developers, LLC
Site Area	+/- 0.34 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

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

Location Map



Property Description

This property is located at 1061 N Main Street. The property is surrounded by R-1, Low Density Single-Family Residential to the north, east, and south, DN-2, Downtown Medium Density Residential, and R-E, Residential Estate to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. These 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.

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.

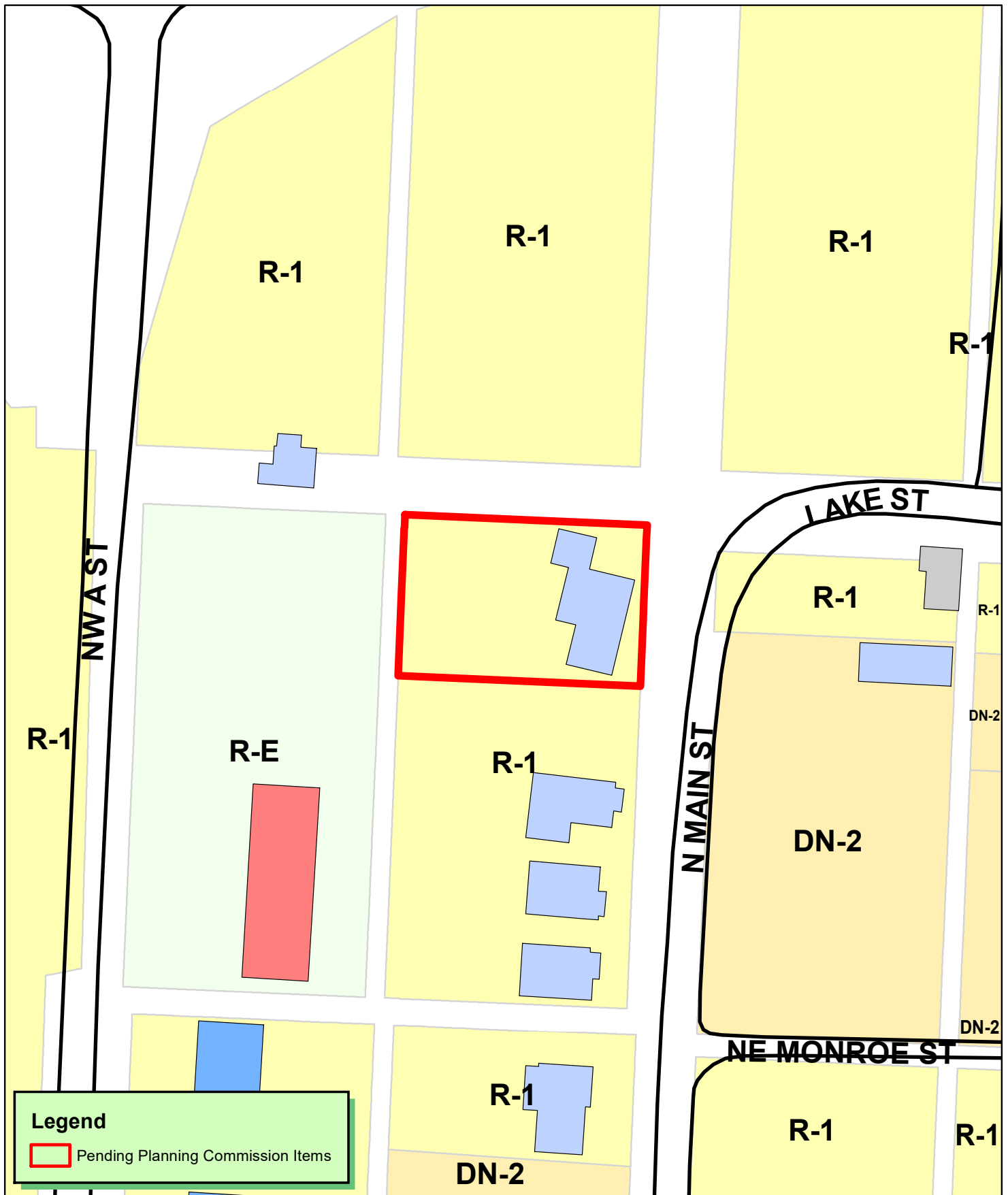
Analysis

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

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

Conclusion

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



1 inch = 75 feet

RZ21-0084
REZONING R-1 TO DN-2
W.A. BURKS ADDITION BLOCK 2
NEW LOTS 25 & 26



The current land use for 1061 North Main Street is R1 Residential and requesting to rezone to DN2 Medium Density Residential. The current owner is Main and Lake Street Partners, LLC and there are not any planned or proposed sales. The zoning request is to allow for increased density, setback allowances, lot width differences.

1061 N Main will relate to the adjacent DN2 properties that have been built around it. There have been numerous properties built around the property that have already been rezoned DN2. It will also relate to the city's allowable land use that has designated the area Downtown Medium Density and has alley and main street access.

The plan is to build 2 single family homes or a single family attached home.

The property is located on N Main Street with access from Main Street and alley access via Park St.

There will not be any signage on the property.

The appearance of the property is a single family which will be torn down due to the condition of the home.

6" Water and sewer are available for access on the east side of the property running along N Main St.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-2, Downtown Medium Density Residential



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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Residential Tree Planting:

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

Updated 11-09-2021

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care – registered family home (5 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Educational facility Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling – accessory Home occupation - type a Transportation Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation boxes

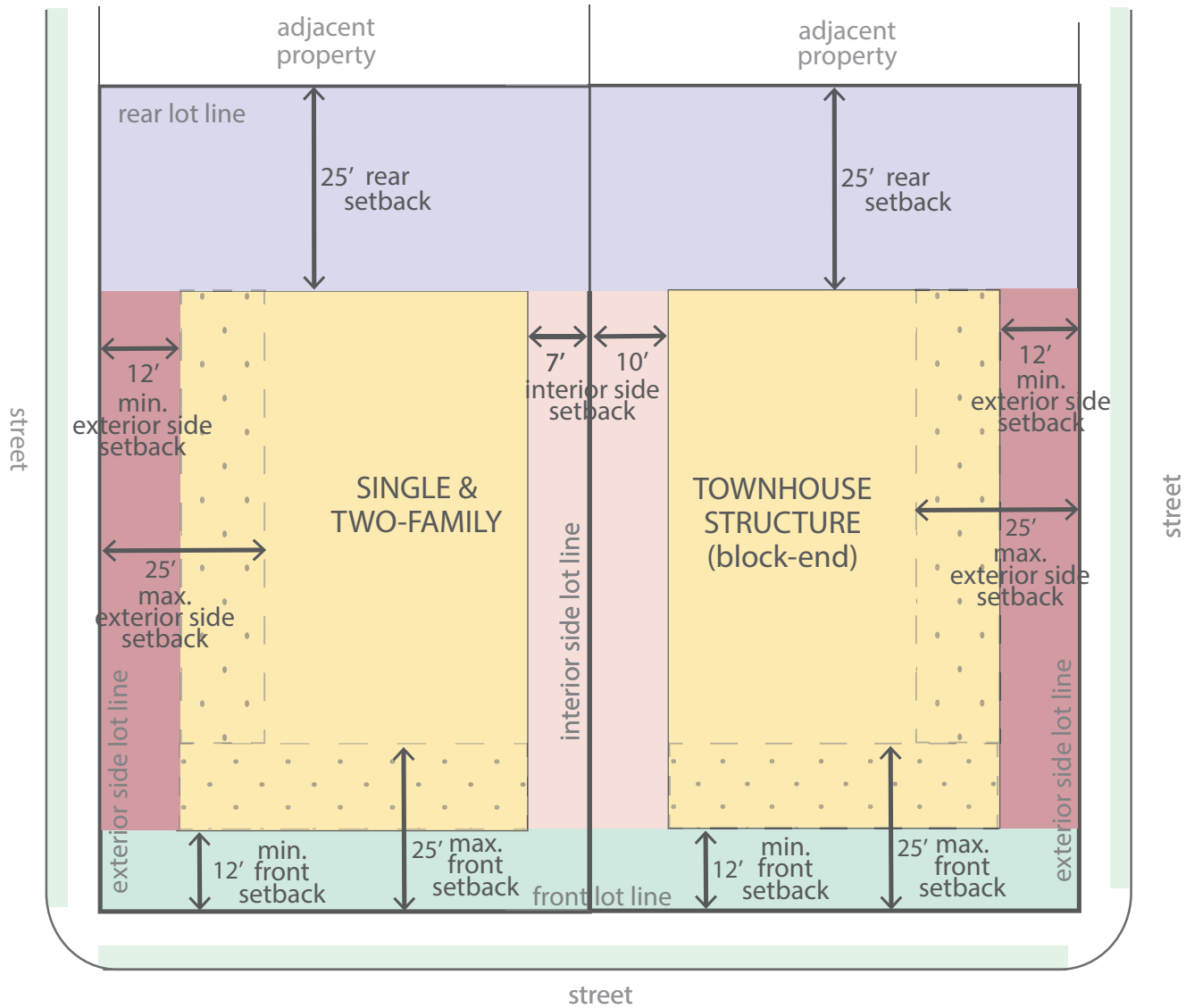
Updated 11-09-2021

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-2, Downtown Medium Density Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT



James & Brenda Patton Trustees (Schlotzsky's)

E Centerton Boulevard

PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner,
AICP

Project Number	CU21-0026
Applicant / Current Owner	James & Brenda Patton Trustees
Site Area	+/- 5.21 acres
Current Zoning	A-1, Agricultural; requesting C-2, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE); requesting General Commercial (GC)
Requested Use	Drive-Through Fast-Food Restaurant
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located on E Centerton Boulevard and is currently zoned A-1, Agricultural, but is requesting a rezone to C-1, Neighborhood Commercial (RZ21-0083 on this agenda). The use of "Restaurant, Drive-Through" is allowed conditionally in the C-1 zoning district.

Proposed Use Description

According to the applicant's narrative, they propose to construct a drive-through fast-food restaurant next to the existing Kentucky Fried Chicken restaurant. The hours of operation are assumed to be from 7 AM to 10 PM. Parking, lighting, and the number of employees and patrons will be established with the Large-Scale Development.

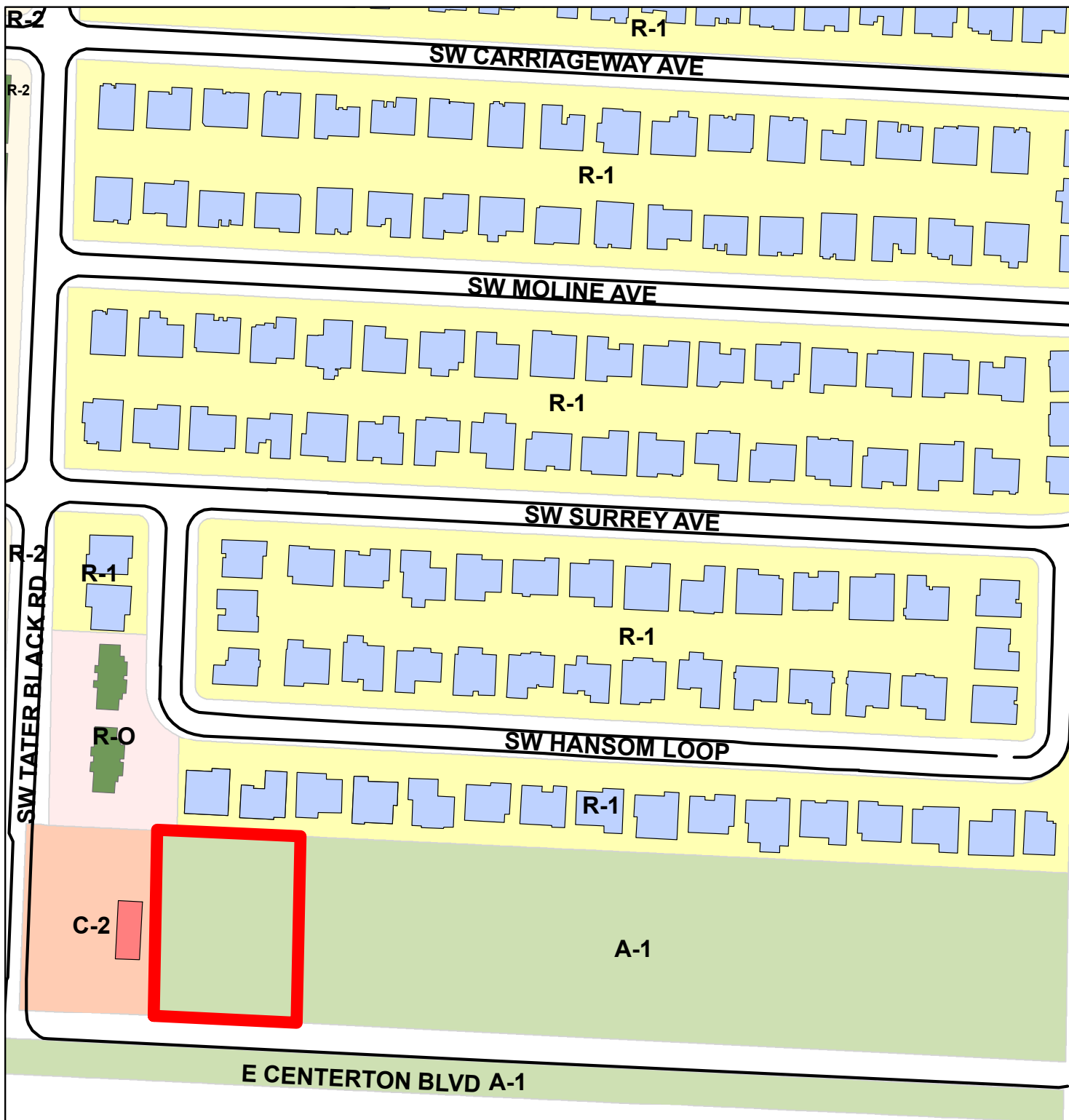
Public Notice

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

Conditions of Approval

If the Planning Commission votes to approve this request, staff recommends the following conditions:

1. The Conditional Use Permit is contingent upon Council approval on the applicant's rezoning to C-1, Neighborhood Commercial.
2. This Conditional Use Permit shall be valid in perpetuity.
3. The project must receive Large Scale Development approval.
4. All structures built must obtain a building permit.
5. 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.



Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU21-0026
CONDITIONAL USE FAST-FOOD RESTAURANT
KFC SUBDIVISION





December 21, 2021

Project # 21073

RE: Conditional Use Amendment Request
C1 Zone Part of Lot 2 of KFC Subdivision
Hwy 102 Bentonville Arkansas

Bentonville Planning Commission

James Patton, of the Patton Family Revocable Trust, hereby requests a conditional use to be allowed to have/operate a drive-through service for a fast-food restaurant such as the Kentucky Fried Chicken on the lot next door to this site. The lot is being created from the overall property by a Property Line Adjustment also submitted on this day for review by the City Staff and Planning Commission. With the new development a Large-Scale Development plan will be submitted for review of the design criteria. This request is to allow for a Drive-through which is not currently allowed in a C1 zone. The particulars of the drive-through, the layout, and parking needs of the site would need to be submitted as a Large-Scale Development and approved for this Conditional Use to be activated.

- Proposed Use – Fast-Food Restaurant with service window
- Hours of operation - Assumed to be 7am to 10pm. Will be further established with LSD submittal.
- Vacant lot, new construction will require a Large Scale Development Plan submittal
- Parking needs would be established with the LSD
- Outdoor lighting would be established with the LSD
- Anticipated patrons – would be established with the LSD.
- Number of employees would be established with the LSD.
- No Covenants exists for this site.

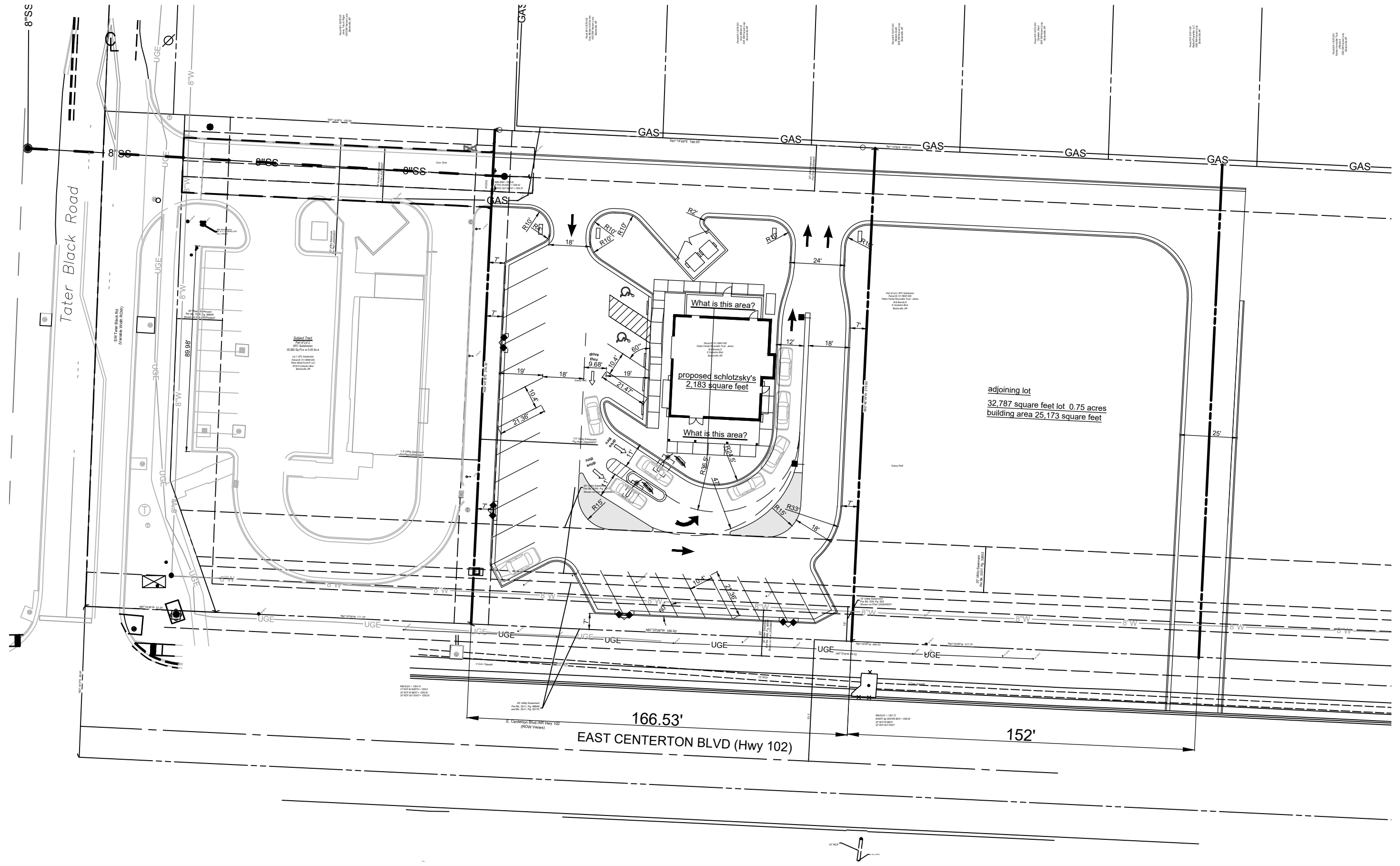
We appreciate your consideration.

Sincerely,

Jennifer Watkins

Project Manager

jwatkins@sandcreek.us



PRELIMINARY PLAT STAFF REPORT



Aurora Subdivision Ph. 3

Scoggins Road

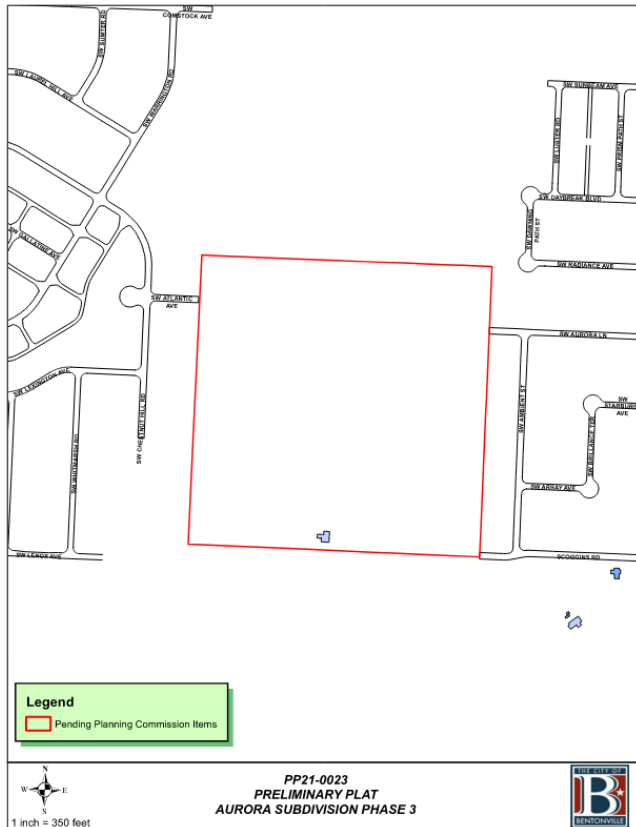
PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	PP21-0023
Applicant / Current Owner	Amazing Land Company, LLC
Site Area	+/-38.46 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Agriculture (A)
Development Type / Use	Single-Family Residential

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located on Scoggins Road. It is approximately 38 acres and is zoned R-1, Low Density Single-Family Residential.

Project Details

A Preliminary Plat proposing the construction of the third phase of Aurora Subdivision. Aurora Subdivision Ph. 3 contains a total of 79 single-family lots. Lots 1 and 29 are unbuildable.

All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the connection to both Aurora Lane and Scoggins Road should help alleviate potential impacts.

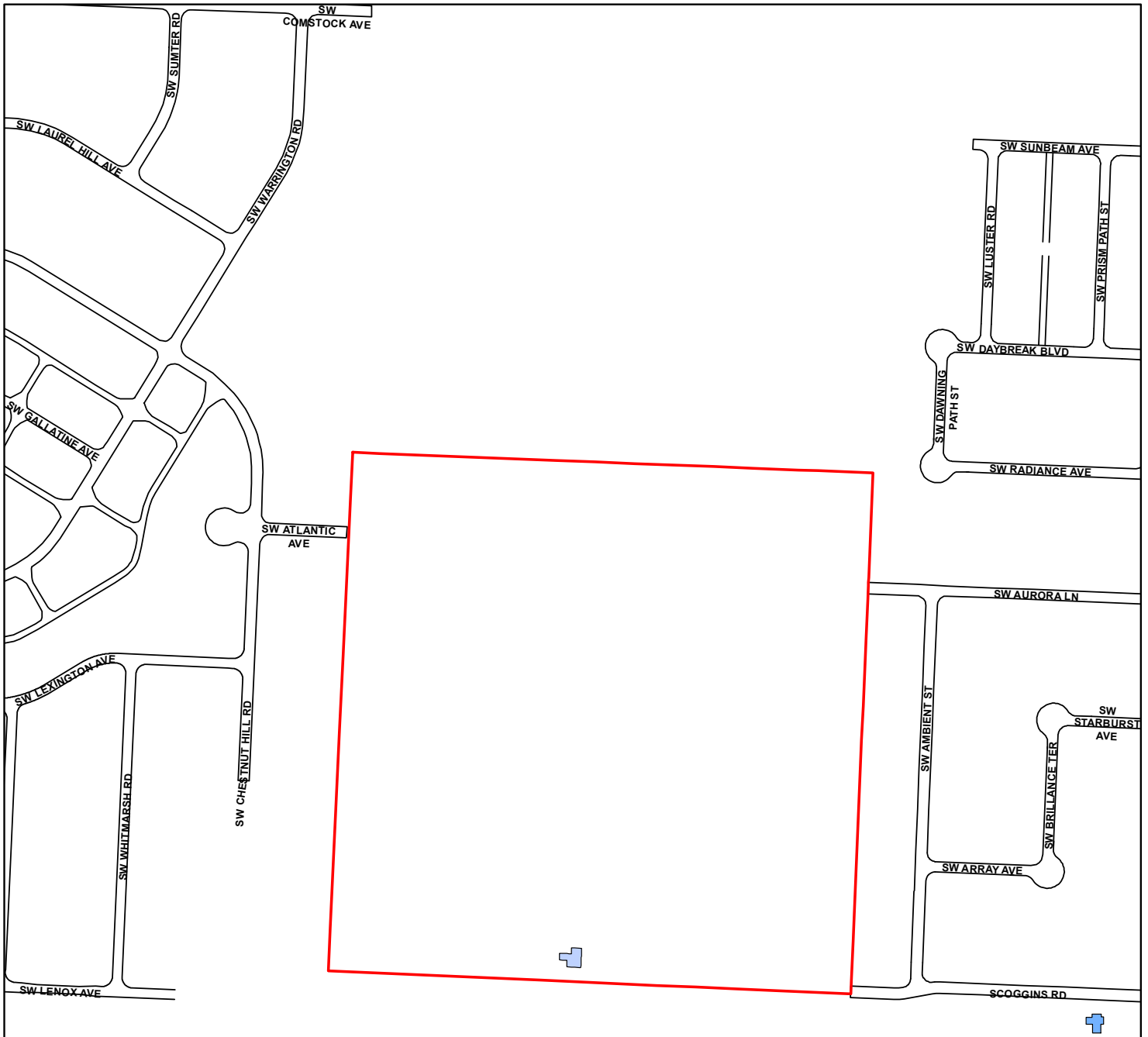
Waivers

Two waivers requested:

- A waiver from Article 1100, Section 1100.16(d) from the requirement that local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evaluation.
- A waiver from Street Specifications Section 500.6 from the requirement that all curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG-1 Type A with a minimum width of 24 inches with the radius being a minimum of 2 inches.

Conclusion

The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver requests, however, staff recommends approval of the project.



Legend

 Pending Planning Commission Items



1 inch = 350 feet

**PP21-0023
PRELIMINARY PLAT
AURORA SUBDIVISION PHASE 3**





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

December 20, 2021

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

RE: Aurora Subdivision Phase 3 – Waiver Request
Bentonville Project No. PP21-0023
CEI Project No. 32125

Bentonville Planning Commission:

On behalf Amazing Land Company, LLC, CEI is requesting two waivers from published city code on this project. We believe these waivers to be reasonable and request consideration of the following:

➤ **Article 1100.16(d) Connectivity**

Local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation, but such connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.

The Providence Village subdivision which is directly west of our proposed Aurora Subdivision Phase 3, has a local street named SW Atlantic Ave. which is stubbed to the common property line of the proposed development. Based on the topography of the surrounding area and the observed and calculated areas prone to flooding, Developer requests a waiver of the connectivity requirement. In order to construct the required street connection, earth fill would be required in the area prone to flooding which could cause damage to adjoining properties by raising the flood elevations on those lands. Potential future flood damage to the public street would place an unnecessary burden on the City of Bentonville for ongoing maintenance or repairs. Granting of this waiver of street connectivity will not cause adverse impact to the traveling public or fire protection services for the neighborhoods. Attached with this waiver request are photos and video of flooding from earlier this year.

➤ **Street Specifications Section 500.6 Curb and Gutter**

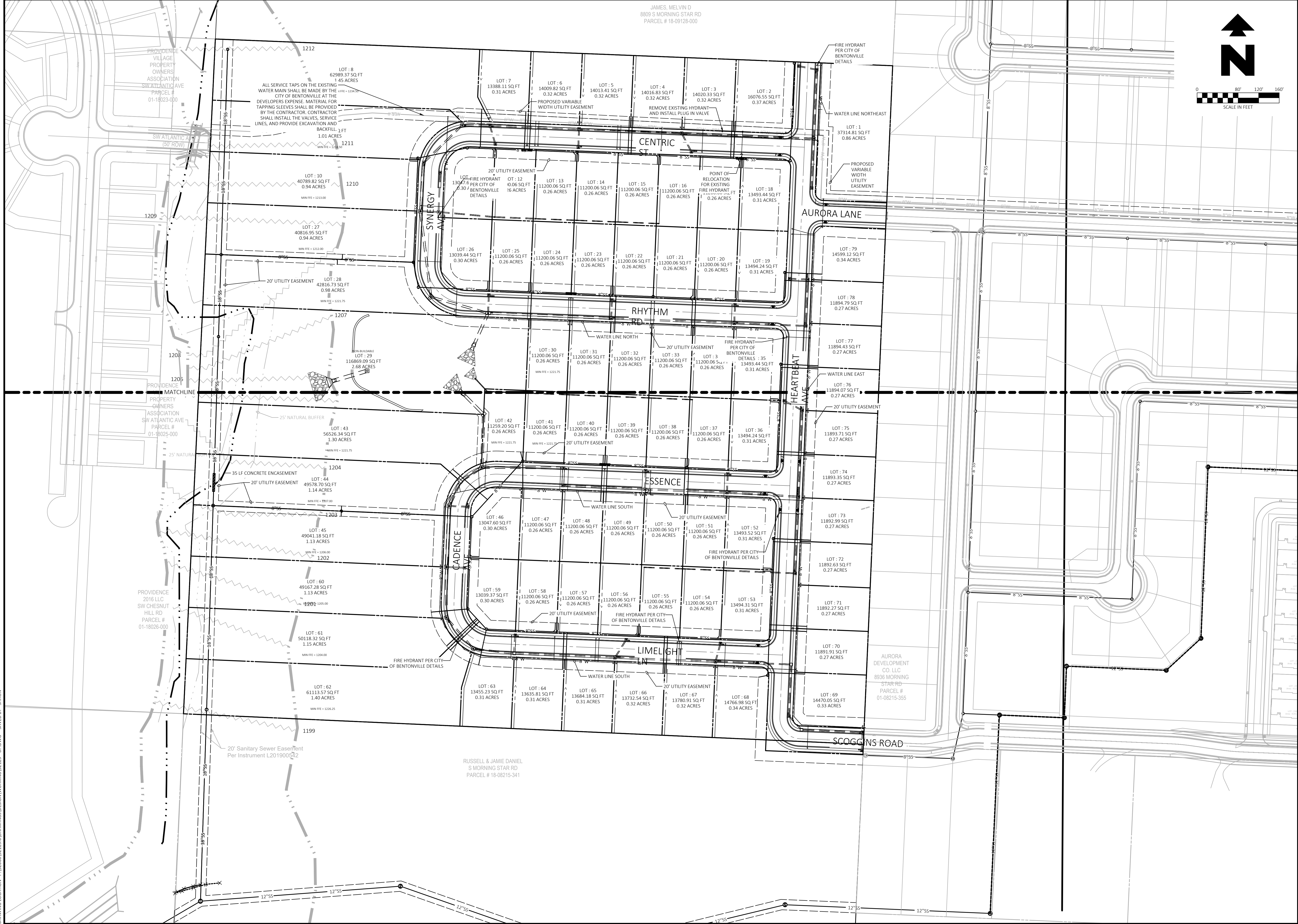
All curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG-1 Type A (Curbing Details) with a minimum width of 24 inches with radius being a minimum of 2 inches. Mountable curbs will not be allowed in the City of Bentonville without written authorization of the City Engineer.

This phase 3 of Aurora Subdivision connects in two locations to phase 1 of the subdivision where a modified or rolled type curb was approved and constructed throughout that neighborhood. For continuity of this additional phase of development we request that the same modified rolled curb be allowed in this phase of construction. Drainage systems have been designed with this rolled curb in mind and meet the city requirements. The rolled curb also allows additional protection of city assets during construction of the homes by eliminating the need to cut out the curb to install driveways on the lots.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor, PE
Project Manager – Local Development



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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

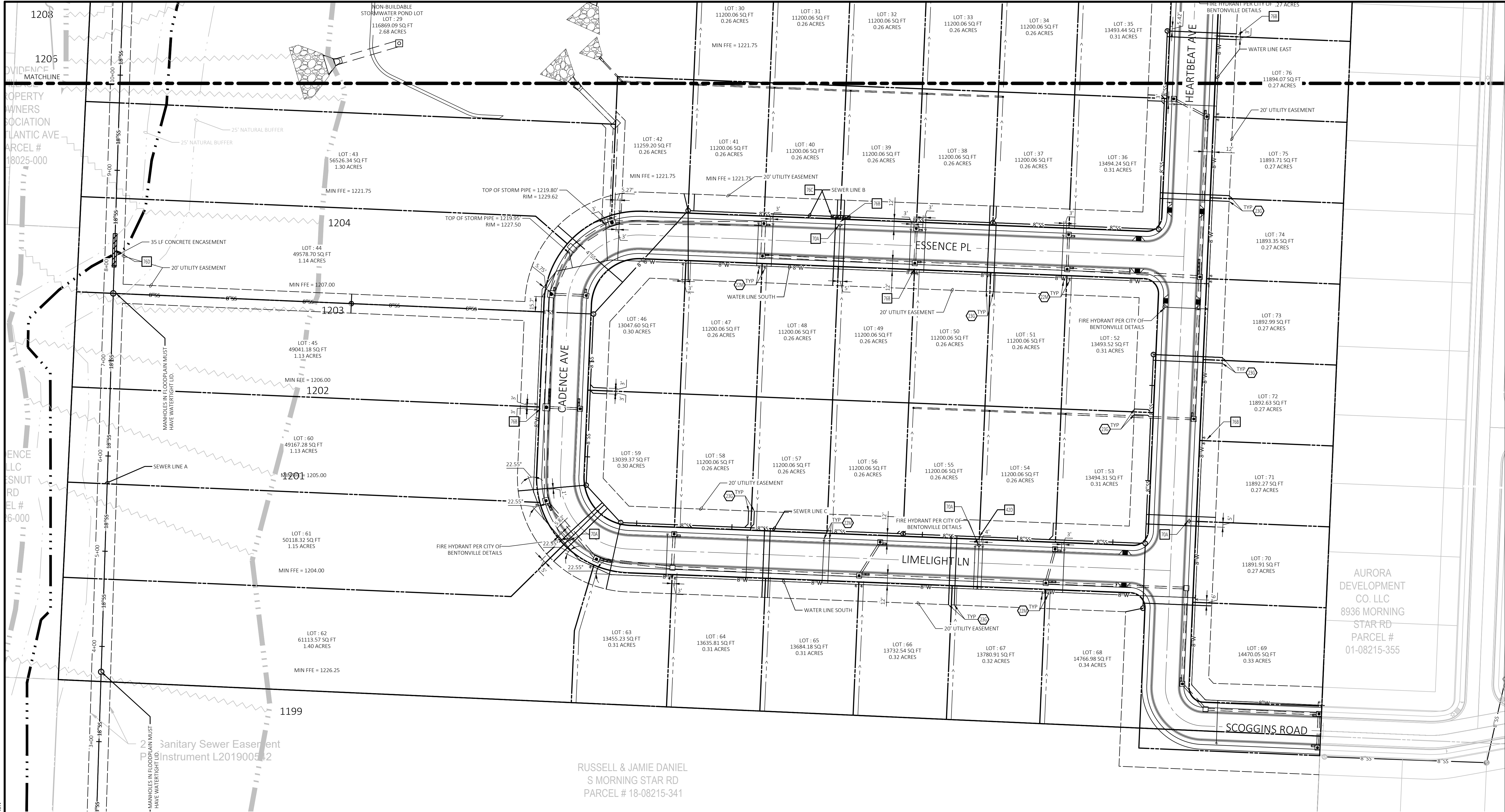
CITY PROJECT #: PP21-0023

OVERALL UTILITY
PLAN

SHEET TITLE
SHEET NUMBER

C5.0

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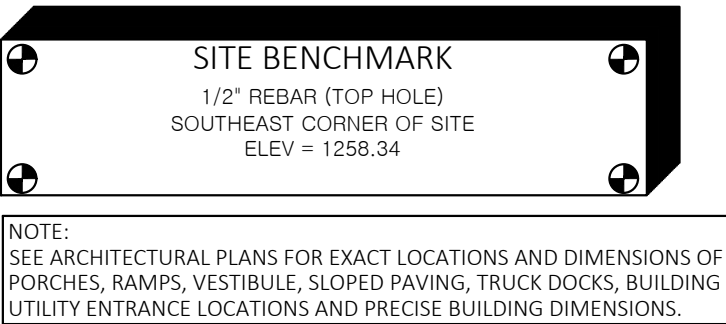
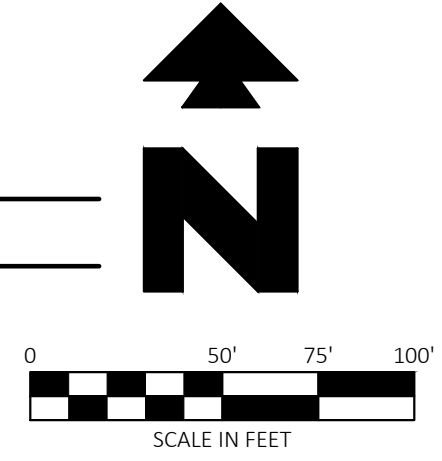


EXISTING LEGEND	
	EAST OR ELECTRIC
	NORTH
	OVERHEAD
	SOUTH OR SEWER
	TELEPHONE
	UNDERGROUND
	WEST OR WATER
	RIGHT OF WAY LINE
	STORM DRAIN
	GAS
	OVERHEAD ELECTRIC AND TELEPHONE
	OVERHEAD TELEPHONE
	OVERHEAD TV
	SANITARY SEWER
	UNDERGROUND ELECTRIC
	UNDERGROUND ELECTRIC AND TELEPHONE
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	WATER
	GRAVEL
	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	ELECTRICAL RISER
	TELEPHONE RISER
	UTILITY RISER
	DECIDUOUS TREE
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	OVERHEAD ELECTRIC LINE
	EDGE OF WATER LINE
	FENCE (BARB WIRE)
	FENCE (WOOD)
	FLOW LINE
	DRAINAGE PIPE

PROPOSED LEGEND	
	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
	GAS SERVICE
	UNDERGROUND ELECTRIC SERVICE
	UNDERGROUND TELEPHONE SERVICE
	SANITARY SEWER SERVICE
	WATER SERVICE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SANITARY SEWER MANHOLE

- GENERAL UTILITY NOTES
- A. ALL WATER LINES SHALL BE PVC C-900 WITH 4" MIN. COVER.
- B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER COB STANDARD DETAILS. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS.
- H. ALL WATER AND SEWER WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS APPROVED BY ARKANSAS DEPARTMENT OF HEALTH (#67501) ON APRIL 1, 2021.

- UTILITY NOTES
- 23G 4" SANITARY SEWER SERVICE WITH CAP TO BE MONUMENTED OR MARKED WITH T-POST.
- 22M PROPOSED 3" WATER SERVICE WITH DOUBLE 3/4" METER BOX PER COB DETAILS.
- 76A COB REQUIRES FIRE HYDRANTS BE PLACED A MIN 3' BOC AND MAX 9' BOC. THIS WILL PLACE IT IMMEDIATELY AGAINST THE SIDEWALK
- UTILITY DETAILS
- 76A FIRE HYDRANT AND VALVE (PER BEUD DETAILS).
- 76B TYPICAL UTILITY LAYOUT
- 76C ENCASUREMENT DETAIL - SEE C8.10 - COB GWS01
- 76D CONCRETE CAP (ENCASUREMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2



DRAWING LOCATION: P:\2020\02115\02DRAWINGS\DESIGN\WORKING\2115 - UP.DWG - SAVED BY: SHAUN

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CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-5472
FAX: (479) 273-0844

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS



12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

CITY PROJECT #: PP21-0023

UTILITY SOUTH

SHEET TITLE

SHEET NUMBER

C5.2



REVISION		
NO.	DESCRIPTION	DATE
	City Comments	12/17/2021



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

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

Preliminary Plat of
Aurora Subdivision, Phase 3
A Residential Subdivision
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

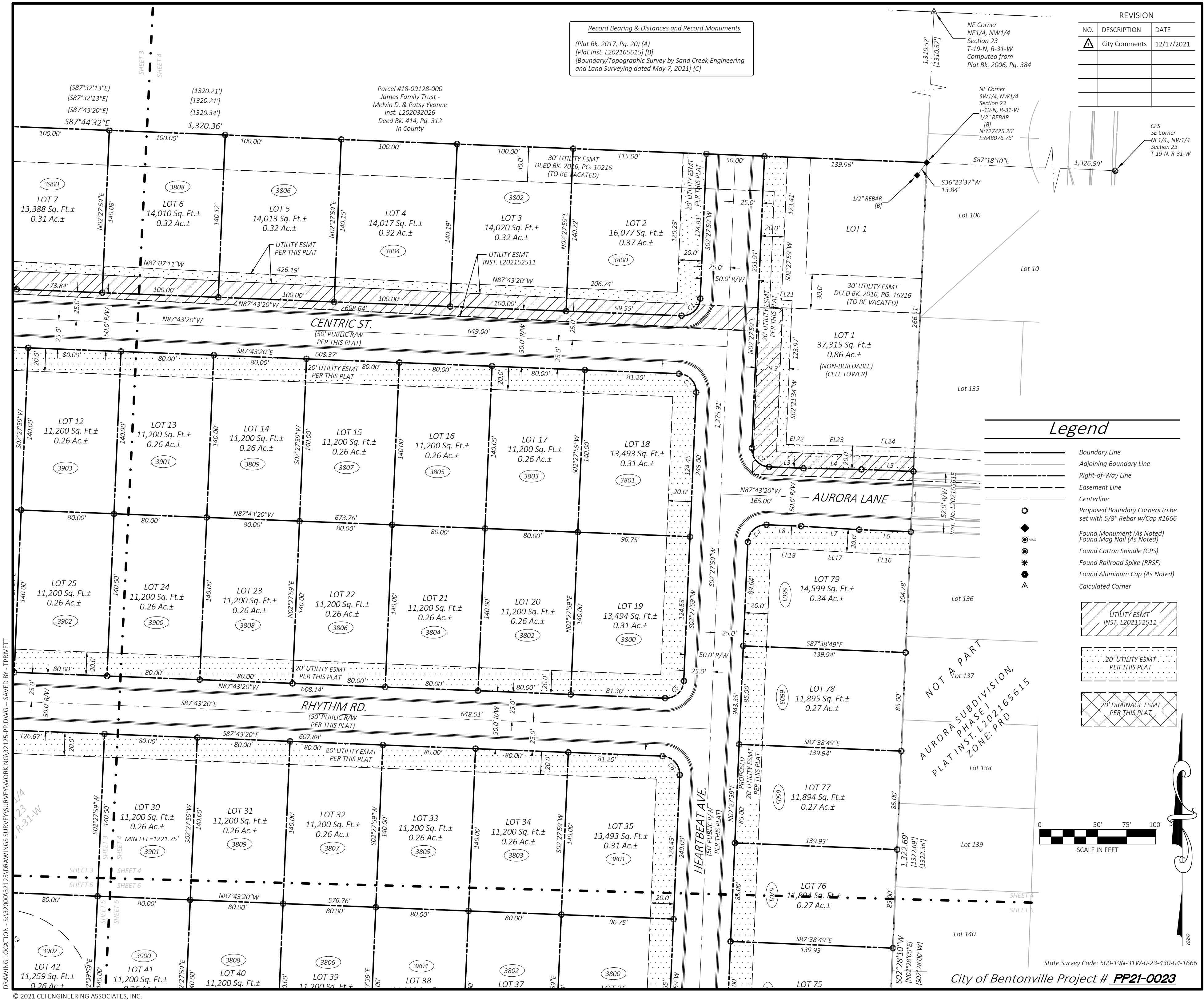
PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Overall Property

SHEET TITLE

SHEET NUMBER

2 OF 7



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

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

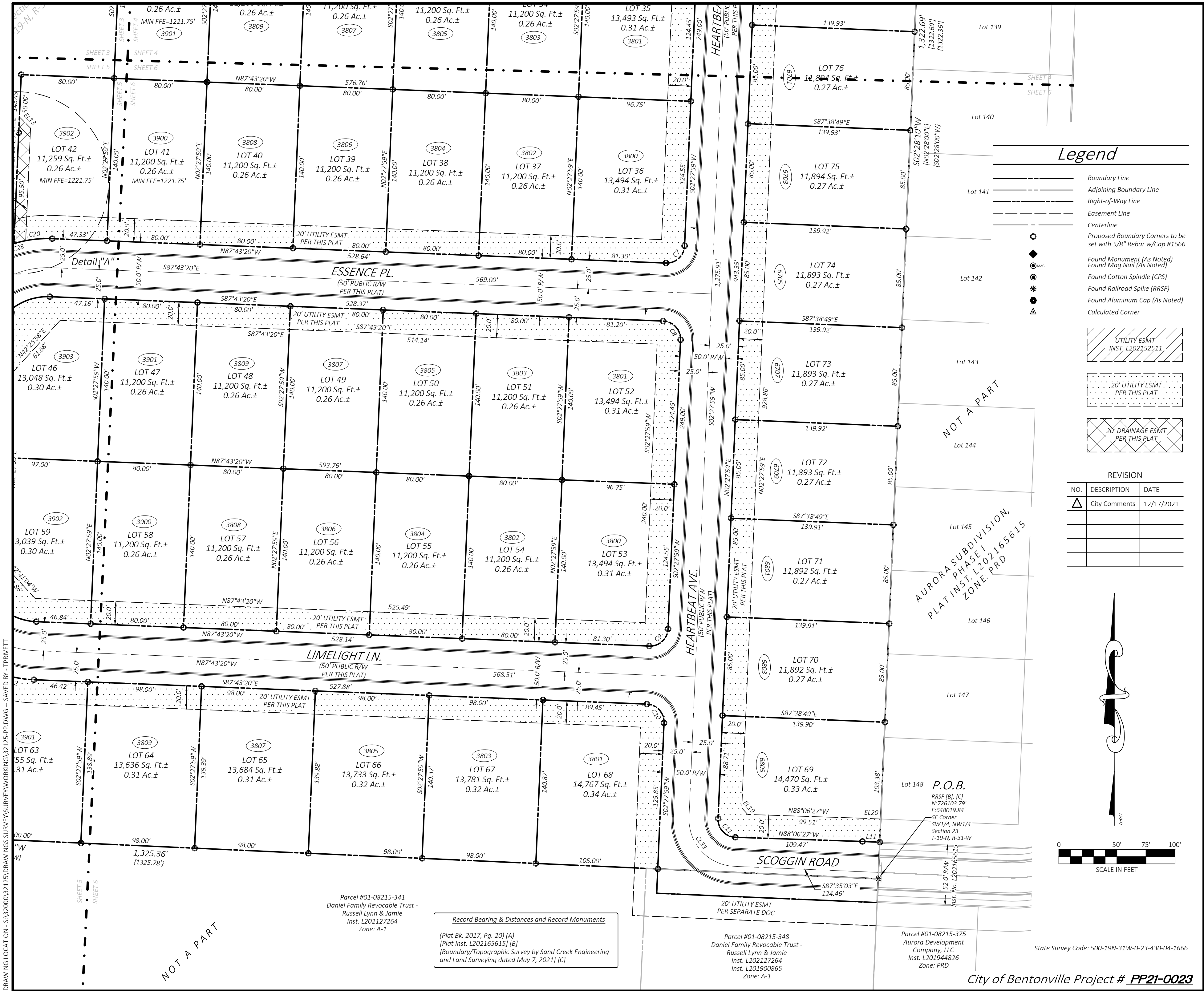
Preliminary Plat of Aurora Subdivision, Phase 3 A Residential Subdivision Bentonville, Benton County, Arkansas

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 CSS
FIELD WORK JCF
CEI PROJECT NUMBER 32125
DATE 12/20/2021
REVISION REV-1

Northeast Corner
SHEET TITLE
SHEET NUMBER

4 OF 7



LARGE-SCALE DEVELOPMENT STAFF REPORT



Solid Rock Missionary Baptist Church Addition

3501 SW Rainbow Farm Road

PC Date: 1/4/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0062
Applicant / Current Owner	Solid Rock Missionary Baptist Church
Site Area	+/-8.0 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate
Development Type / Use	Residential

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

Location Map



Property Description

This property is located at 3501 SW Rainbow Farm Road. It is currently zoned A-1, Agricultural and adjacent zonings are 1 to the north R-E and PUD to the west, A-1 to the east, and Benton County to the south.

Project Details

The project consists of a Large-Scale Development proposing a 4,787 square foot addition to the existing religious facility located on this site. The existing 71 parking spaces are adequate to serve both the existing facility and the proposed addition. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through the existing ingress/egress point onto SW Rainbow Farm Road. No new ingress/egress points are being proposed with the addition. The primary materials on the exterior of the proposed addition are meant to match those of the existing facility and are comprised of brick, split face CMU, cast stone, and glass. Note that since this project is zoned A-1 the only facade subject to the Building Materials Design Standards is the north façade facing SW Rainbow Farm Road.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the use of the existing street network should help alleviate potential impacts.

Waivers

One waiver is being requested:

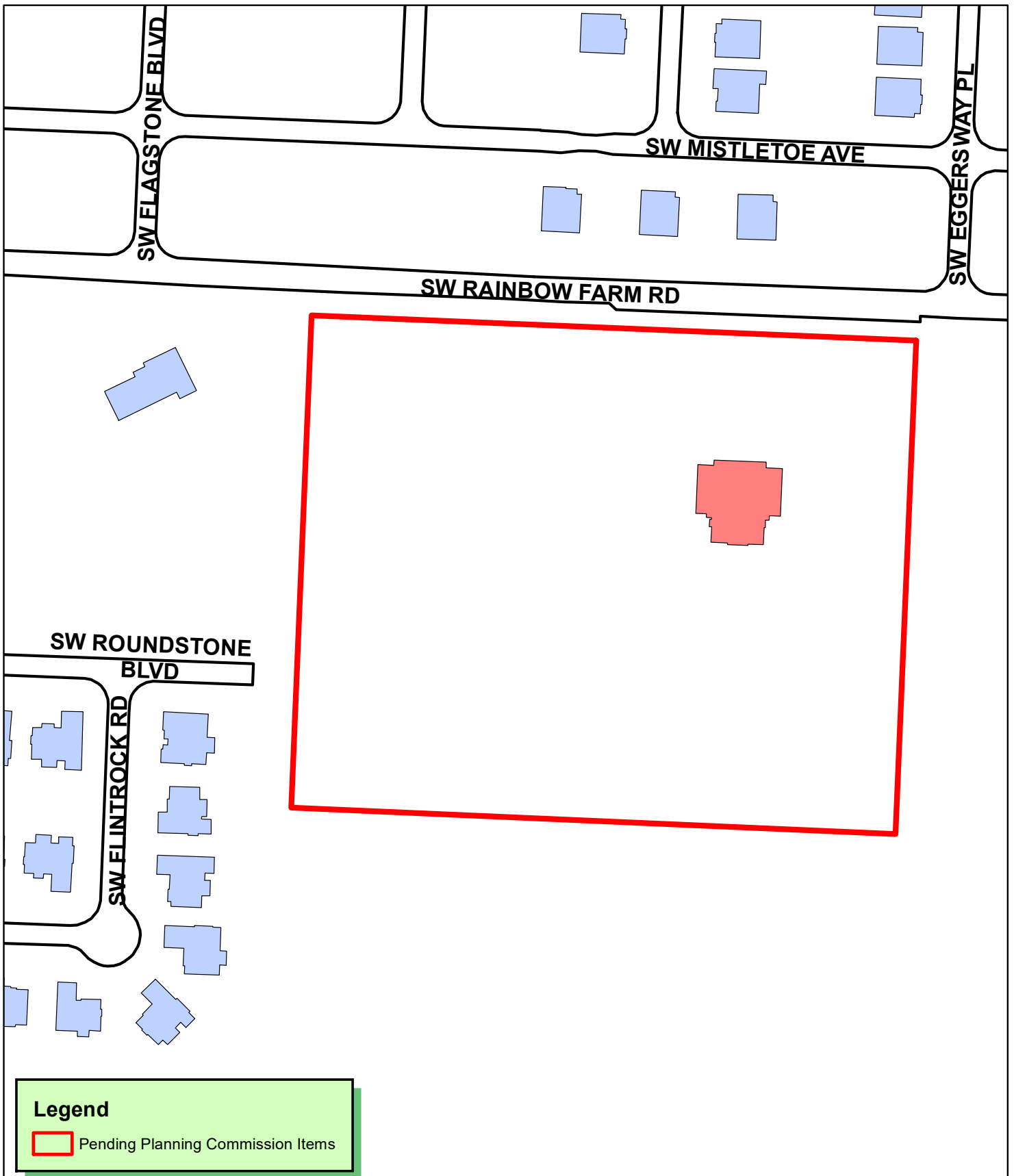
- A waiver from Article 1100, Section 1100.21.c, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. Per the applicant's narrative, the church membership desires to continue the existing building materials palette of brick veneer and a horizontal 'base' of textured concrete block onto the proposed classroom building addition. This masonry composition is of approved 'primary' materials, however, the ratios of the textured concrete block are slightly lower than the minimum 25% of wall area on the north and west side. The proportions of the textured concrete block are 3.5% less on the north side and 6% less on the west side, than the minimum ratio of 25%. Refer to the attached building elevations and rendering. This building addition is part of a multi-phased growth plan which was originally designed with the first phase building in 2014. Brick was stockpiled to facilitate matching the future building additions and preserve the 'traditional' masonry design aesthetic. The church prefers the alignment of the sill height of the textured concrete block 'base' with the existing building which yields a consistent appearance and a more seamless building addition. They believe that deviating in the height proportions of the textured concrete block 'base' and increasing the ratio of this block creates a pronounced 'mismatch' in materials. The church respectfully requests a waiver of the 25% minimum ratio for the textured concrete block since matching the existing building's ratio is very close to the design standards and will yield the best appearance for the project.

LARGE-SCALE DEVELOPMENT STAFF REPORT

Conclusion

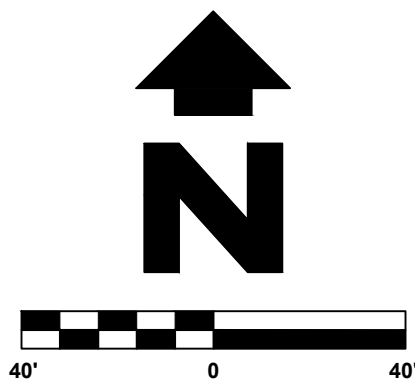
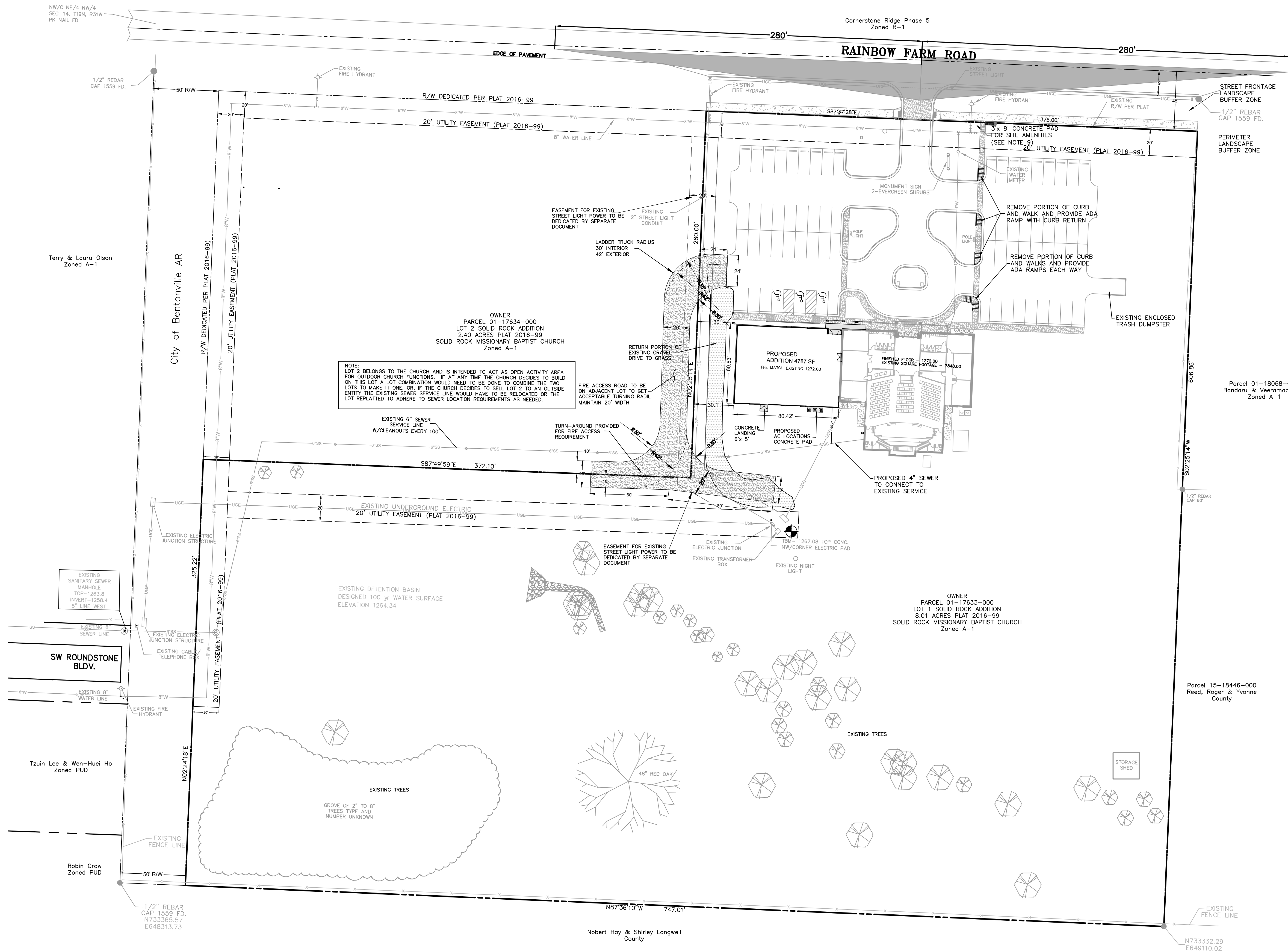
The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the waiver request.

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.



LSD21-0062
LARGE SCALE DEVELOPMENT
SOLID ROCK MISSIONARY BAPTIST CHURCH ADDITION





SCALE: 1" = 40'

SITE LEGEND

- PROPERTY MARKER
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRIC RISER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- FENCE (BARB WIRE)

SITE DATA

SITE ACREAGE = 8.01 ACRES
PARCEL #01-17633-000
EXISTING ZONING: A-1
PARKING INFORMATION (NO NEW PARKING IS PROPOSED)
CHURCH SEATING = 200
PARKING 1 SPACE PER 4 SEATS = 50 REQUIRED
PARKING PROVIDED - 72 SPACES WITH 3 BEING HANDICAP

SITE NOTES:

- ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- NO ADDITIONAL CURBS OR PARKING PROPOSED.
- NO NEW SIGNAGE PROPOSED.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING IMPROVEMENTS.
- NO LANDSCAPING IS PROPOSED OTHER THAN SOD FOR THE AREA DISTURBED AROUND THE BUILDING EXPANSION. DURING THE ORIGINAL DEVELOPMENT PROJECT IT WAS AGREED THAT THERE ARE ENOUGH EXISTING MATURE TREES ON THE SITE TO COVER THIS DEVELOPMENT. TREES SHOWN ARE APPROXIMATE AND RANGE FROM 2" TO 48" AND FROM RED OAK, POST OAK, ELM, BODARK AND UNKNOWN. 48 COUNTED TREES AND NUMEROUS UNCOUNTED TREES IN THE GROVE AREA.
- ANY LANDSCAPING MATERIAL THAT IS DEAD WILL BE REPLACED WITH THE CONSTRUCTION OF THIS ADDITION TO MEET THE INTENT OF THE ORIGINAL APPROVED LANDSCAPE PLAN.
- NO ADDITIONAL SIGNS ARE PROPOSED FOR THIS EXPANSION. ANY FUTURE SIGNS MUST SUBMIT FOR A SEPARATE PERMIT.
- NO FENCING IS PROPOSED FOR THIS PROJECT. A SEPARATE PERMIT IS REQUIRED FOR ANY FUTURE FENCING.
- AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE APPROVED DESIGN STANDARDS
BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL # C-10), MINIMUM 6" IN LENGTH OR APPROVED ALTERNATIVE
BIKE RACK - SINGLE HOOP, DERO SWEERVE RACK, BLACK OR APPROVED EQUAL, OR APPROVED ALTERNATIVE.
- NO VISUAL OBSTRUCTIONS SHALL BE PLACED IN THE SITE TRIANGLE AREAS AS SHOWN ON THIS PLAN.

UTILITY NOTES:

- COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
- NO ADDITIONAL PARKING LOT LIGHTING IS PROPOSED. REFER TO BUILDING PLANS FOR ANY BUILDING EXTERIOR LIGHTING. ANY WALL MOUNTED BUILDING LIGHTS MUST BE DARK SKY FIXTURES.
- MAINTAIN 5' MIN HORIZONTAL SEPARATION FROM AND WATER, SEWER, OR ELECTRIC LINES. NO NEW WATER, SEWER OR ELECTRIC PUBLIC LINES ARE NEEDED.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING POWER POLES OR GROUND UNITS.
- EXISTING WATER LINE WILL BE EXTENDED INTO THE EXPANSION AREA.
- NEW ADDITION WILL CONNECT TO THE EXISTING SEWER SERVICE AS SHOWN.

EXTERIOR LIGHTING

ALL LIGHTING, WHETHER GROUND OR BUILDING MOUNTED, MUST BE CUT-OFF OR B-L-G, HAVE A U RATING OF 0 AND BE APPROVED BY THE PLANNING DEPARTMENT. PROVIDE PROPOSED LIGHTING SPECIFICATION TO PLANNING PRIOR TO INSTALLATION.

ELECTRIC NOTE

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

ELECTRIC NOTE - POWER POLES

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING POWER POLES.

SITE & UTILITY PLAN

SOLID ROCK BAPTIST CHURCH
3501 S.W. RAINBOW FARM ROAD
BENTONVILLE, ARKANSAS

SHEET:

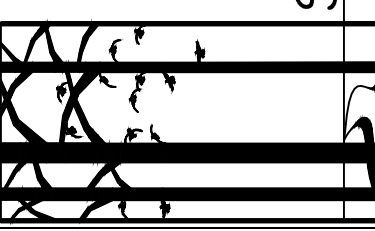
PROJECT:

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

SAND CREEK



MANAGER:	KEN BOOTH
DESIGNED BY:	KEN BOOTH
DRAWN BY:	KEN BOOTH
CHECKED BY:	TRS
SCE PROJECT #:	20093
CURRENT REVISION:	2
DATE:	12/20/2021
SHEET:	3 of 6

Solid Rock Baptist Church



'Preferred' Building Exterior Match to the existing Materials

North Elevation Materials Ratios for 'Primary Materials' Brick 53% , Split face CMU 21.5%, Cast Stone 3%, Glass 14%
West Elevation Materials Ratios for 'Primary Materials' Brick 43% , Split face CMU 19%, Cast Stone 8%, Glass 5%

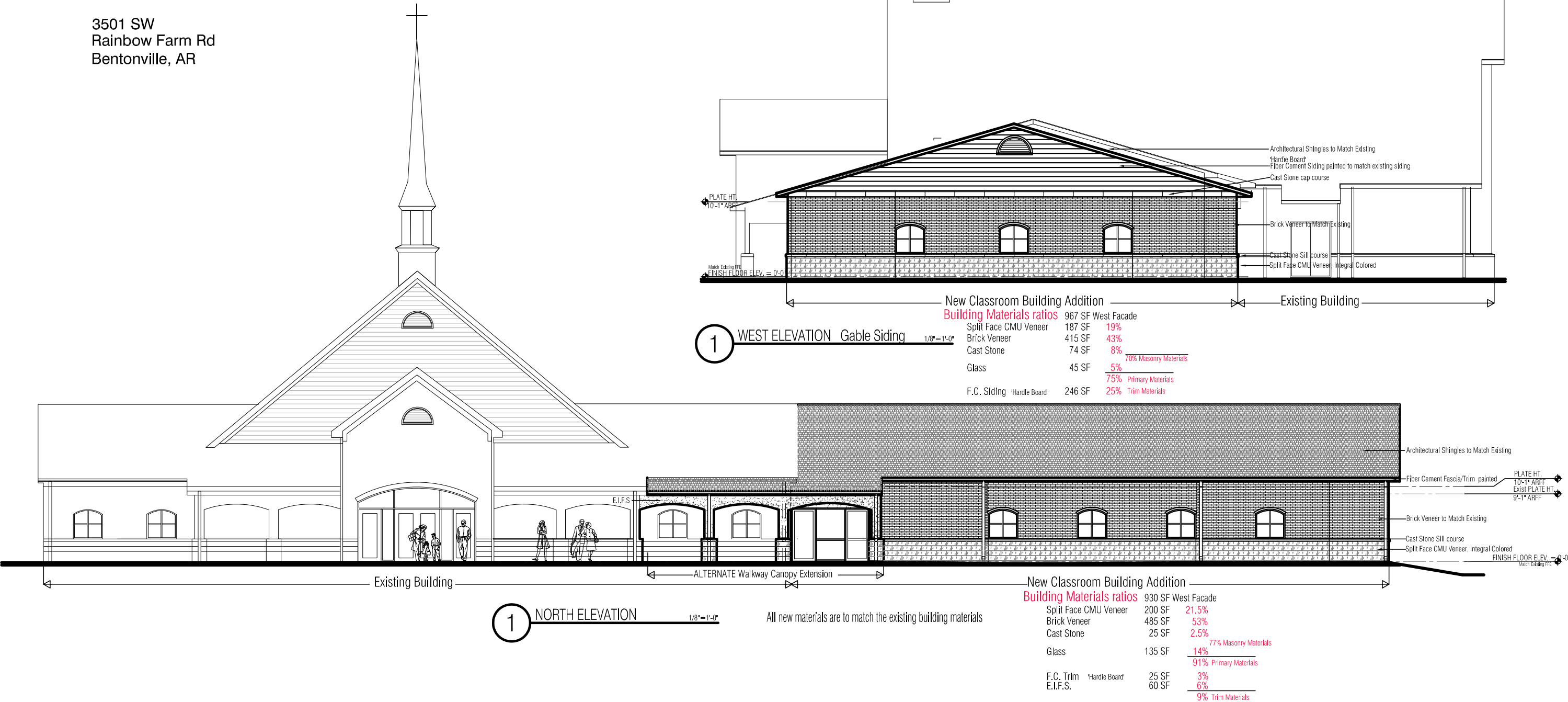


SOLID ROCK
BAPTIST CHURCH

Classroom
Addition

3501 SW
Rainbow Farm Rd
Bentonville, AR

Preferred EXTERIOR Materials
to MATCH the EXISTING BUILDING
DESIGN (CMU base, brick above)



WAIVER REQUEST STAFF REPORT



Waffle House

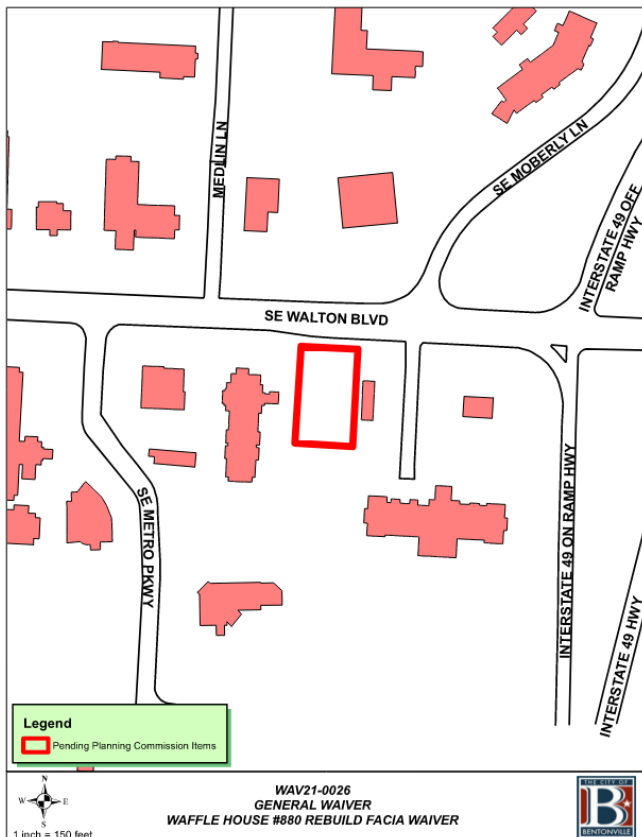
2306 SE Walton Boulevard

PC Date: 1/4/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	WAV21-0026
Applicant / Current Owner	Waffle House
Site Area	+/- 0.43 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Waiver Request	Section 1100.21(e) Building Materials

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



Property Description

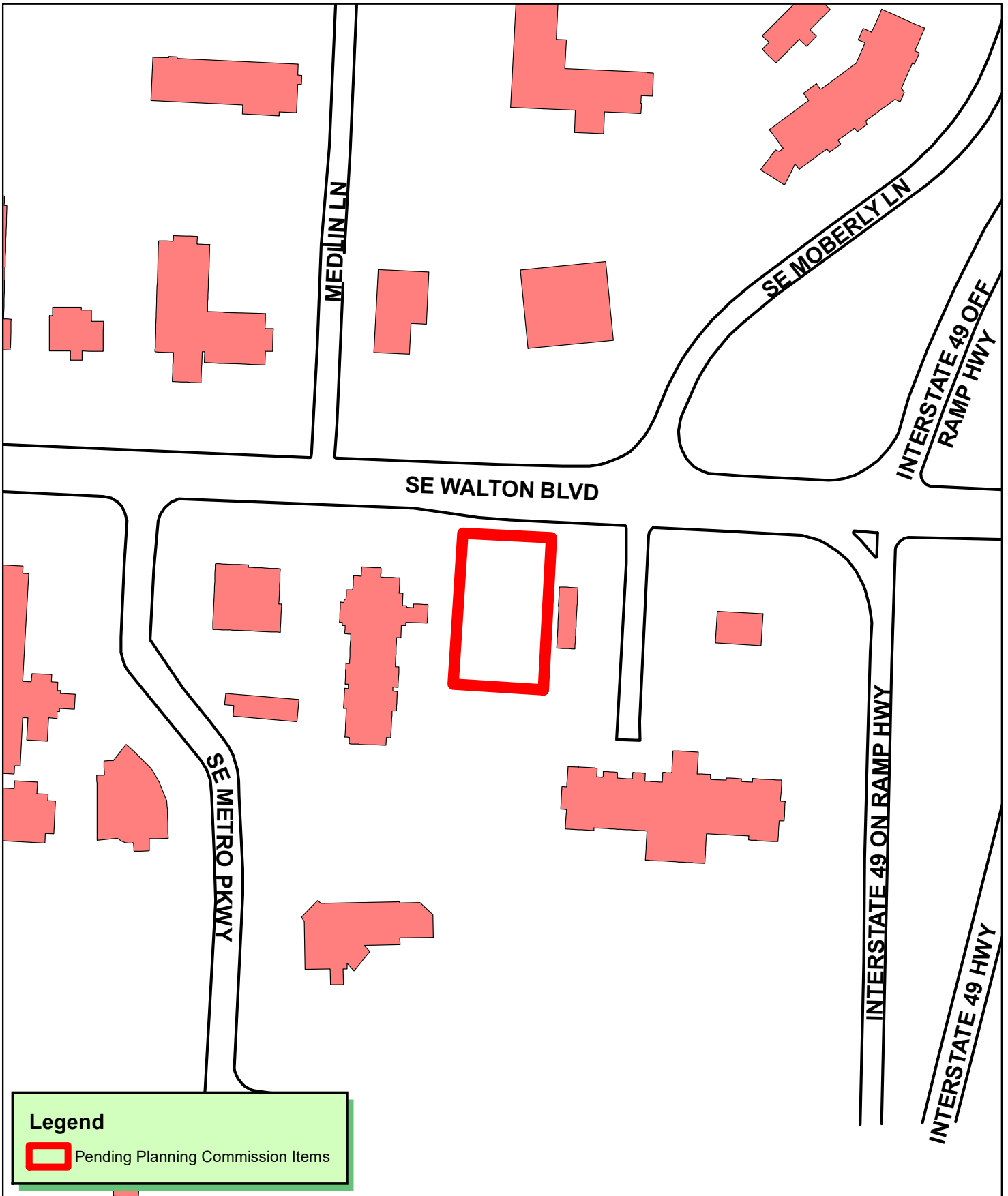
This property is located at 2306 SE Walton Boulevard. It is currently zoned C-2, General Commercial.

Waiver Request

The applicant requests a waiver from Article 1100, Section 1100.21(e), which requires a minimum of two primary materials that are no less than 25% each, equally up to at least 75% of the wall area.

Analysis

Per the applicant's narrative, the applicant requests to have 85% masonry, 12% yellow fascia (architectural metal panel), and 4% glazing and awning on the west wall. If the applicant were to meet the City's design standards, they would need to extend the yellow fascia another 30 feet to reach the 25% requirement. The applicant states in their narrative that the reduction in yellow fascia would allow less maintenance, as the yellow fascia gets visibly dirty over time and they believe that this reduction would look better.



1 inch = 150 feet

**WAV21-0026
GENERAL WAIVER
WAFFLE HOUSE #880 REBUILD FACIA WAIVER**





"GOOD FOOD FAST"

P.O. BOX 6450 - NORCROSS, GEORGIA 30091-6450
5986 FINANCIAL DRIVE, NORCROSS, GEORGIA 30071
(770) 729-5700

December 3rd, 2021

Bentonville Planning Commission
305 SW A Street,
Bentonville, AR 72712

Dear Planning Commission:

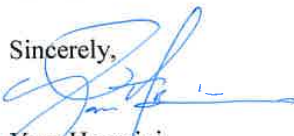
Request for Waiver of **Sec 1100.21** Ordinance on Primary Building Material Percentages

Waffle House inc has proposed to rebuild our Restaurant at 2306 SE Walton Blvd, Bentonville AR. We would like to request a waiver on Sec 1100.21 Large scale development design standard "a minimum of two primary building materials is required consisting of at least 75 percent of the wall area. No single Primary Material shall constitute less than 25% of wall area. The standard shall apply to all sides of the building"

Typically, the west wall on our building has approx. 85% masonry and 12% yellow fascia while the remaining 4% is glazing and awning. The imposed design standard would require Waffle House to create framing out of wood that extends the yellow fascia another 30ft in order to reach the 25 percent requirement.

This creates an undue hardship due to additional long-term maintenance required on blank yellow fascia, which compared to masonry, collects dirt more visibly over time. It is our opinion that our typical iconic design will look the best over time and give us an opportunity to keep the building and fascia better maintained.

We ask that you accept our request for a waiver by reviewing the attached renderings that show the design standard based on the Code in Sec 1100.21 vs. the rendering that reflects a more typical design on the long block wall, while still conforming to the other building design codes on all other sides of the building. If you have any questions or comments please reach me by phone at (770)-729-5929 by cell at (404)-754-4480 by email at yaarhosseini@wafflehouse.com or by mail at 5986 Financial Dr, Norcross Ga 30071.

Sincerely,

Yaar Hosseini
Permit Project Manager
Waffle House, Inc.
(770) 729-5929



NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

BUILDING DESCRIPTION:

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING



PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

DATE: 09/17/2021

**PG 1
OF 5**



NOTE: LANDSCAPING AND SITE WORK
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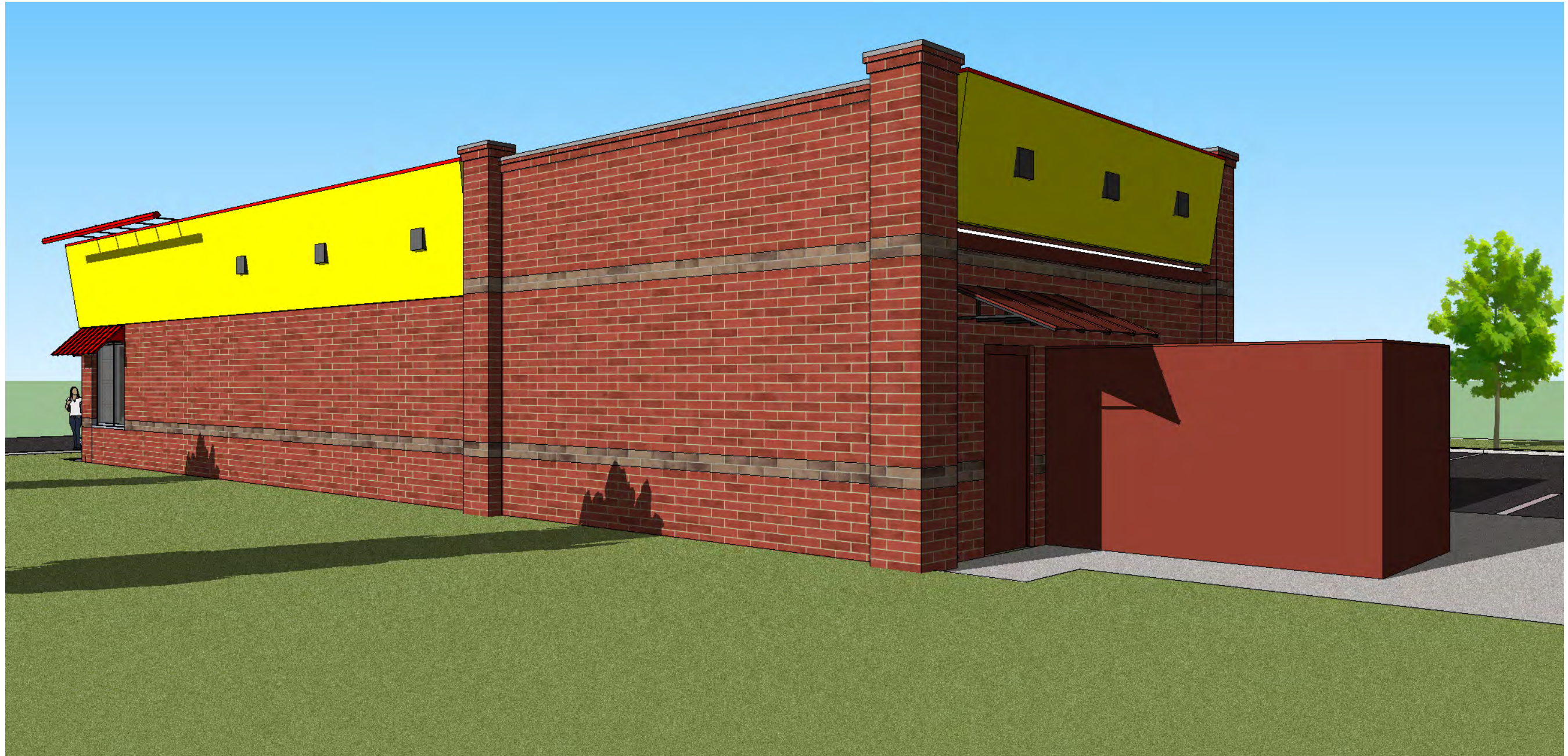


PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

DATE: 09/17/2021

**PG 2
OF 5**



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PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

DATE: 09/17/2021

**PG 3
OF 5**



NOTE: LANDSCAPING AND SITE WORK
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RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
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PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

DATE: 09/17/2021

**PG 4
OF 5**



LONG GLASS WALL

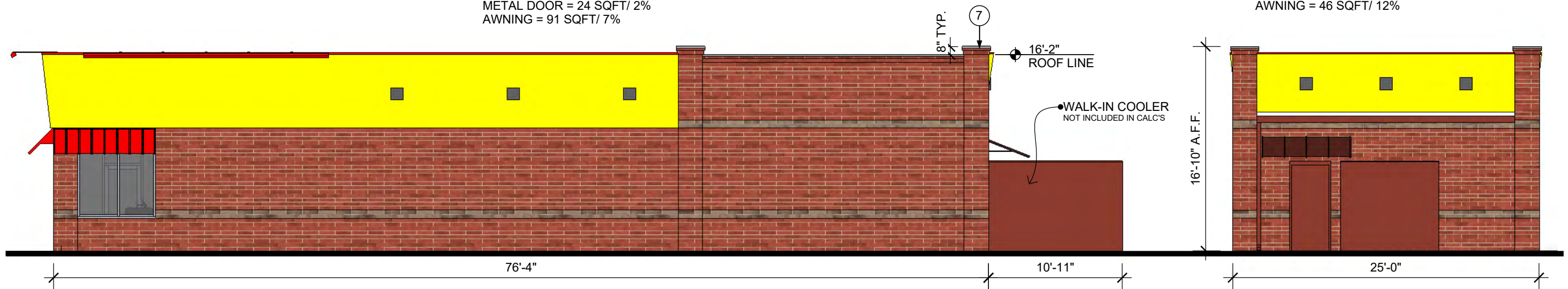
SCALE: 1/8" = 1'-0"

LONG GLASS WALL AREA = 1237 SQFT
 QUIK-BRIK = 473 SQFT/ 38%
 YELLOW FASCIA = 316 SQFT/ 26%
 GLAZING = 333 SQFT/ 27%
 METAL DOOR = 24 SQFT/ 2%
 AWNING = 91 SQFT/ 7%

STRETCH END

SCALE: 1/8" = 1'-0"

STRETCH END WALL AREA = 385 SQFT
 QUIK-BRIK = 32 SQFT/ 8%
 YELLOW FASCIA = 150 SQFT/ 39%
 GLAZING = 157 SQFT/ 41%
 AWNING = 46 SQFT/ 12%



LONG BLOCK WALL

SCALE: 1/8" = 1'-0"

LONG BLOCK WALL AREA = 1239 SQFT
 QUIK-BRIK = 872 SQFT/ 70%
 YELLOW FASCIA = 316 SQFT/ 26%
 GLAZING = 34 SQFT/ 3%
 AWNING = 17 SQFT/ 1%

REAR

SCALE: 1/8" = 1'-0"

REAR WALL AREA = 401 SQFT
 QUIK-BRIK = 204 SQFT/ 51%
 YELLOW FASCIA = 102 SQFT/ 26%
 AWNING = 13 SQFT/ 3%
 METAL DOOR = 24 SQFT/ 6%
 WALK-IN = 58 SQFT/ 14%

ARCHITECTURAL DETAILS:

- 1 - PILASTERS - 2FT WIDE W/ 8IN PROJECTION
- 2 - ARTICULATED CORNICE LINE
- 3 - 3'-8" ROOFLINE OVERHANG
- 4 - RECESSION - IN STOREFRONT @ ENTRY
- 5 - PORTICO OVER ENTRANCE
- 6 - COLUMNS - 2FT WIDE
- 7 - VARIED ROOF HEIGHTS
- 8 - 2FT PROJECTION

BUILDING MATERIALS:

- A - "RICHFIELD FLASHED" QUIK-BRIK
- B - "AUTUMN FLASHED" QUIK-BRIK
- C - YELLOW FASCIA (PRE-FINISHED ARCHITECTURAL METAL PANEL, NON RIBBED AND MINIMUM 24 GAUGE)
- D - RED STANDING SEAM METAL AWNINGS

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 RICHFIELD FLASHED QUIK-BRIK W/ AUTUMN FLASHED QUIK-BRIK ACCENT STRIPES,
 STEPPED CORNICE, & RED STANDING-SEAM METAL AWNING





NOTE: LANDSCAPING AND SITE WORK
FOR PRESENTATION PURPOSES ONLY

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PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

DATE: 09/17/2021

**PG 1
OF 5**



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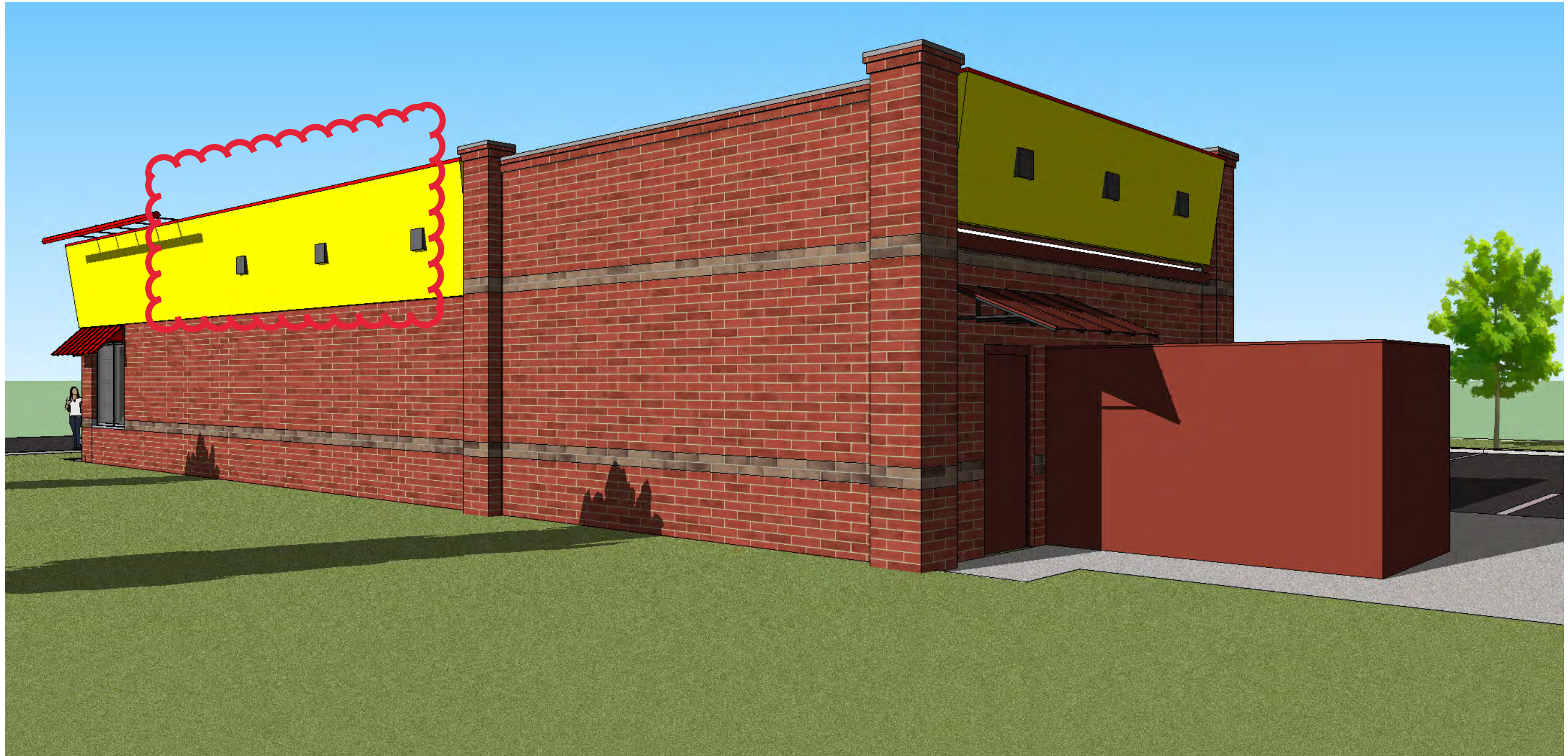


PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

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**PG 2
OF 5**



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PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
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**PG 3
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PROPOSED WAFFLE HOUSE

**UNIT 880 RELO
BENTONVILLE, AR**

DATE: 09/17/2021

**PG 4
OF 5**



LONG GLASS WALL

SCALE: 1/8" = 1'-0"

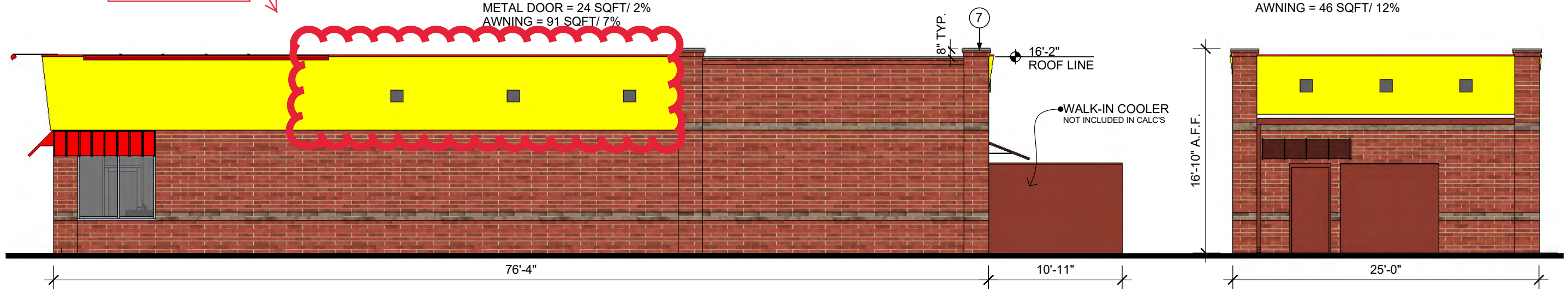
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STRETCH END

SCALE: 1/8" = 1'-0"

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 YELLOW FASCIA = 150 SQFT/ 39%
 GLAZING = 157 SQFT/ 41%
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Waiver to remove
 extended yellow
 fascia



LONG BLOCK WALL

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 WALK-IN = 58 SQFT/ 14%

ARCHITECTURAL DETAILS

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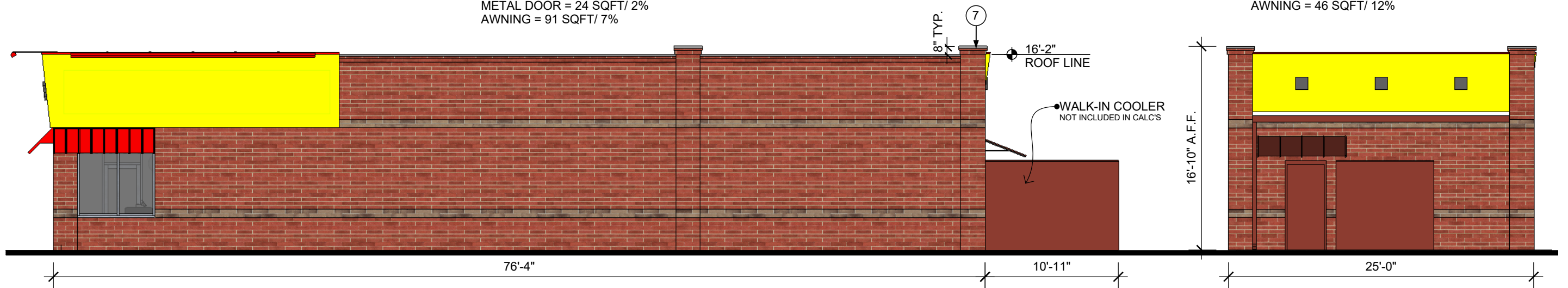
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