***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
February 1, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_BM6cq_79TzGg-oxP-cRplg

I. Call to Order

II. Approval of the January 18, 2022 Meeting Minutes

III. Consent Agenda

1. **Lot 13, Block E, Orchard Addition** — **Property Line Adjustment**
   702 SE D Street *(PLA21-0064)*

2. **Waffle House** — **Large-Scale Development**
   2308 SE Walton *(LSD21-0071)*

IV. Old Business

1. **Hunter Wright Development Group LLC** — **Rezoning***
   R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential
   430 SE D Street *(RZ21-0080)*

2. **White** — **Rezoning***
   2b. R-1, Low Density Single-Family Residential to DN-1, Downtown Low Density Residential
   301 SW E Street *(RZ21-0081)*

3. **V3 Construction, LLC** — **Rezoning***
   R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
   Fillmore Street *(RZ21-0085)*

4. **Plateau Properties, LLC** — **Future Land Use Map Amendment***
   4a. General Commercial to Medium Density Residential
   SW Winsted Lane *(RZ21-0087)*

   4b. C-2, General Commercial to R-3, Medium-High Density Multifamily Residential Rezoning*
   SW Winsted Lane *(RZ21-0087)*

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

5. **Bowser Shattuck Group LLC** **Rezoning***
   R-1, Low Density Single-Family Residential to
   DE, Downtown Edge
   702 SE D Street *(RZ21-0088)*

6. **Hatfield & Cook, LLC** **Future Land Use Map Amendment***
   6a. Residential Estate to Medium Density Residential
   SE Tara Ridge *(RZ21-0089)*

   6b. A-1, Agricultural to R-3, Medium-High Density Multifamily Residential **Rezoning***
   SE Tara Ridge *(RZ21-0089)*

7. **Dog Wood Acres, LLC Trustees (Crystal Bridges Phase 2)** **Conditional Use***
   Construction Staging Area/Yard
   1100 NE J Street *(CU21-0027)*

8. **Dogwood Acres, LLC** **Conditional Use***
   Temporary Offices
   1102 J Street *(CU21-0028)*

9. **Spoke Adventures** **Conditional Use***
   Long-Term Temporary Uses and Structures
   224 N Main Street *(CU21-0029)*

10. **James H Berry Park** **Large-Scale Development**
    SW Corner of SW 5th St and SW F St *(LSD21-0067)*

V. New Business

1. **Kupillas**
   1a. Mixed-Use to General Commercial **Future Land Use Map Amendment***
   3700 East Central Avenue *(RZ21-0086)*

   1b. R-1, Low Density Single-Family Residential to **Rezoning***
   C-2, General Commercial
   3700 East Central Avenue *(RZ21-0086)*

2. **2303 Southeast J Street LLC** **Rezoning***
   I-1, Light Industrial to C-2, General Commercial
   2403 SE J Street *(RZ21-0090)*

3. **Simpson Exempt Trust** **Future Land Use Map Amendment***
   3a. No current land use designation to High Density Residential
   3179 Arkansas Highway 112 *(RZ21-0091)*

   3b. A-1, Agricultural to **Rezoning***
   R-3, Medium-High Density Multifamily Residential
   3179 Arkansas Highway 112 *(RZ21-0091)*

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

4. **Matthew H. Kendall and Rebecca S. Kendall and Pensago LLC**
   Future Land Use Map Amendment*
   4a. High Density Residential to Downtown Commercial
   250 and 238 SE B Street *(RZ21-0092)*

   4b. R-1, Low Density Single-Family Residential to DE, Downtown Edge **Rezoning***
   250 and 238 SE B Street *(RZ21-0092)*

5. **Splash Carwash**
   (Tunnel Car Wash) **Conditional Use***
   SW Regional Airport Boulevard and SW Bright Road. *(CU21-0030)*

6. **Katherine Elaine Jones (Adventure Church)** **Conditional Use***
   Religious Facilities, Event Center, Commercial Outdoor Recreation Facility
   4508 Town Vu Road *(CU21-0031)*

7. **Lot 17, Dunn and Davis Addition** **Property Line Adjustment**
   SW A Street *(PLA21-0056)*

8. **Neighborhood Church** **Large-Scale Development**
   2702 SW I Street *(LSD21-0072)*

9. **Tara Ridge** **Large-Scale Development**
   SW Crockett Street & SW Stone Boulevard *(LSD21-0073)*

10. **Gerber Collision** **Large-Scale Development**
    3001 SW 14th Street *(LSD21-0074)*

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

Planning Commission Meeting
Minutes
January 18th, 2022

Meeting called to order at 4:00 p.m. by Rod Sanders, 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, Bonnie Bridges

Motion by Mr. Haynie, seconded by Mr. Wright to approve the minutes of December 14th, 2021 and table the vote on the minutes of the January 4th, 2022 meeting until they are corrected.

Approved 7-0

Consent Agenda

Tyler Overstreet reads the Consent Agenda

1. Lots 33 and 34 of WA Burks Addition, Lot Split1003 North Main Street (LS21-0065)
2. Lots 6 and 7 of Shaw Estates, Lot Split, Allen Road (LS21-0072)
3. Lot 3 Bottens Acres, Property Line Adjustment, 2306 SE Walton Blvd (PLA21-0031)
4. Cormex Subdivision, Preliminary Plat, Walker Street (PP21-0024)
5. Walmart Campus Zone 2NE, Large Scale Development, 210 and 310 SE P Street (LSD21-0069)

Approved 7-0

Old Business

Item #1
Animal Service Building, Large Scale Development, 801 SW 41st Street (LSD21-0017)
Tyler Overstreet Reads the staff report.
There is discussion amongst Commissioners and Staff.
Motion by Mr. Davis, seconded by Mr. Hipp to vote on the 1st waiver from access management standards
Approved 7-0
Motion by Mr. Wright, seconded by Mrs. Kerr to vote on the 2nd waiver from large scale development design standards
Approved 7-0
Motion by Mr. Davis, seconded by Mr. Haynie to vote on the Large Scale Development
Approved 7-0

Item #2
Dollar General, Large-Scale Development, 8100 SW Regional Airport Boulevard (LSD21-0060)
Tyler Overstreet Reads the staff report.
There is discussion amongst Commissioners and Staff.
Mr. Sanders Abstains from voting due to conflict of interest.
Approved 6-1

Item #3
The Haven, Large-Scale Development, SE 4th Street (LSD21-0061)
Tyler Overstreet Reads the staff report.
There is discussion amongst Commissioners and Staff.
Mr. Sanders Abstains from voting due to conflict of interest.
Motion by Mr. Binns , seconded by Mr. Wright to vote on the waiver from Large Scale Development Design Standards
Approved 6-1
Mr. Sanders voted no for this waiver, because he believes the developer should meet our design standards for all portions of the building to include the 1% of the development which is the multi-use downstairs office space.
Large Scale Development
Approved 7-0

New Business

Item #1
Hunter Wright Development Group LLC, Rezoning, R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential, 430 SE D Street (RZ21-0080)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Mr. Wright abstains from voting because of a conflict of interest.
Motion by Mr. Hipp, seconded by Mr. Haynie to table the item due to lack of public notification prior to the public hearing
Tabled 6-1

Item #2a
White, Future Land Use Map Amendment, R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, 301 SW E Street (RZ21-0081)
Tyler Overstreet reads the staff report.
Opened public hearing
Marcie Platz of Accu-Staking Surveying, states the applicant wishes to amend their request to ask for DN-1, which would only require a vote on the rezoning as opposed to both a rezoning and future land use map amendment.
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Hipp, seconded by Mr. Haynie to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #2b
White, Future Land Use Map Amendment, R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, 301 SW E Street (RZ21-0081)
Tyler Overstreet reads the staff report.
Opened public hearing
Marcie Platz of Accu-Staking Surveying, states the applicant wishes to amend their request to ask for DN-1, which would only require a vote on the rezoning as opposed to both a rezoning and future land use map amendment.
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Hipp, seconded by Mr. Haynie to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #3
V3 Construction, LLC Rezoning, R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, Fillmore Street (RZ21-0085)
Tyler Overstreet reads the staff report, including one statement of objection from the public.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Davis, seconded by Mr. Binns to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #4a
Plateau Properties, LLC, Future Land Use Map Amendment, General Commercial to Medium Density Residential, SW Winsted Lane (RZ21-0087)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Davis, seconded by Mr. Binns to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #4b
C-2, General Commercial to R-3, Medium-High Density Multifamily Residential, Rezoning, SW Winsted Lane (RZ21-0087)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Binns, seconded by Mr. Haynie to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #5
Bowser Shattuck Group LLC, Rezoning, R-1, Low Density Single-Family Residential to DE, Downtown Edge, 702 SE D Street (RZ21-0088)
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 due to lack of public notification prior to the public hearing
Tabled 7-0

Item #6a
Hatfield & Cook, LLC, Future Land Use Map Amendment, Residential Estate to Medium Density Residential, SE Tara Ridge (RZ21-0089)
Tyler Overstreet reads the staff report.
Opened public hearing
Bill Watkins is available for questions on behalf of the applicant, and speaks on the purpose of the rezoning request.
Ron Fraizier of 50 Tara Ridge, an adjacent property speaks on his concerns regarding drainage near his property.
Phillip Cate of 1308 Rainbow road speaks on his concerns regarding increases in traffic.
Closed public hearing
There is discussion amongst Commissioners and Staff.
Motion by Mr. Haynie, seconded by Mr. Binns to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #6b
A-1, Agricultural to R-3, Medium-High Density Multifamily Residential, Rezoning, SE Tara Ridge (RZ21-0089)
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 due to lack of public notification prior to the public hearing
Tabled 7-0

Item #7
Dog Wood Acres, LLC Trustees (Crystal Bridges Phase 2) Conditional Use, Construction Staging Area/Yard, 1100 NE J Street (CU21-0027)
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. Hipp to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #8
Dogwood Acres, LLC Conditional Use, Temporary Offices, 1102 J Street (CU21-0028)
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. Hipp to table the item due to lack of public notification prior to the public hearing
Tabled 7-0

Item #9
Spoke Adventures, Conditional Use, Long-Term Temporary Uses and Structures, 224 N Main Street (CU21-0029)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Mr. Wright motions to table the item, 2nd by Mrs. Kerr
Tabled 7-0

Item #10
Wilson, Waiver Request, Waiver of Sidewalk Requirements/off-site improvements, 1402 NW 12 Street (WAV21-0025)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Dan Weese, City Engineer, speaks on the need for sidewalks in this area, recommending against approval of the waivers.
It is decided the waiver request should be voted on in two parts, one for the section of sidewalk along 12th Street, and another along Quail Run Circle
Motion to approve by Mr. Binns seconded by Mr. Hipp
A vote is held for the waiver of sidewalk requirements along Quail Run Circle
Approved 7-0
Motion to deny by Davis, no second
Motion to approve by Mr. Hipp seconded by Mr. Haynie
A vote is held for the waiver of sidewalk requirements along 12th Street.
Approved 4-3
Sanders, Wright, and Davis voting no because of concerns brought to light by Dan Weese involving the sidewalk being within a school commute zone.

Motion by Mr. Binns, seconded by Mr. Hipp to adjourn.
Meeting adjourned

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

Planning Commission Meeting
Minutes
January 4th, 2022

Meeting called to order at 4:00 p.m. by Rod Sanders, 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
Absent: Richard Binns
Staff: Tyler Overstreet, Jon Stanley, Ellen Norvell, Bonnie Bridges

Motion by Mrs. Kerr, seconded by Mr. Haynie to approve the minutes of December 7th, 2021.

Approved 6-0

Consent Agenda

Tyler Overstreet reads the Consent Agenda

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

Approved 6-0

New Business

Item #1
Delacruz & Cummings, Rezoning, R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, 111 NE Park Street (RZ21-0076)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #2a
Richard L. Grubbs Jr. and Catherine S. Grubbs, Future Land Use Map Amendment, General Commercial to Mixed-Use Commercial, 220 N Walton Boulevard (RZ21-0078)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #2b
C-2, General Commercial to C-3, Mixed-Use Commercial, Rezoning, 220 N Walton Boulevard (RZ21-0078)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #3a
Tony Gagliardo and Leah A. Gagliardo, Future Land Use Map Amendment,
Medium Density Residential to Downtown Commercial, 303 SW 4th Street (RZ21-0079)
Tyler Overstreet reads the staff report.
Opened public hearing
Tony Gagliardo, the applicant is available for questions and speaks in favor of the request
Todd Peterson of 319 SW 4th Street spoke in objection of the request
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-1

Item #3b
Tony Gagliardo and Leah A. Gagliardo, Rezoning,
R-1, Low Density Single Family Residential to DE, Downtown Edge, 303 SW 4th Street (RZ21-0079)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-1

Item #4a
Stan Enterprises LLC, Future Land Use Map Amendment, Agricultural to Medium Density Residential, Mill Dam Road and Nomad Road (RZ21-0082)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Barry Williams, applicant, requests to table the item.
Mr. Davis motions to table, 2nd by Mr. Hipp
Tabled 6-0

Item #4b
Stan Enterprises LLC, Rezoning, A-1, Agricultural to R-3, Medium-High Density Multifamily Residential, Mill Dam Road and Nomad Road (RZ21-0082)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Barry Williams, applicant, requests to table the item.
Mr. Davis motions to table, 2nd by Mr. Hipp
Tabled 6-0

Item #5a
Patton, Future Land Use Map Amendment, Residential Estate to General Commercial, E Centerton Blvd, (RZ21-0083)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #5b
A-1, Agricultural to C-1, Neighborhood Commercial, Rezoning, E Centerton Blvd. (RZ21-0083)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Jennifer Watkins of Sand Creek Engineering, the applicant, is available for questions.
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #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)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #7
James & Brenda Patton Trustees (Schlotzsky's) Conditional Use, Restaurant, Drive-Through, E Centerton Boulevard (CU21-0026)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Jennifer Watkins of Sand Creek Engineering, the applicant, is available for questions.
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #8
Aurora Subdivision Ph. 3, Preliminary Plat, Scoggins Road (PP21-0023)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Nate Bachelor of CEI Engineering is available for questions
Dan Weese, City Engineer is available for questions
There is discussion amongst Commissioners and Staff.
Motion by Mr. Davis to take a vote on the Connectivity Waiver request, 2nd by Mr. Wright
Denied 2-4
Hipp, Kerr, Sanders, and Haynie voted no, as Dan Weese, City Engineer spoke to the need for a secondary all weather cross connection over Osage Creek.
The applicant requests to table the item
Mr. Hipp motions to table the item, 2nd by Mrs. Kerr
Tabled 6-0

Item #9
Solid Rock Missionary Baptist Church Large-Scale Development, 3501 SW Rainbow Farm Road (LSD21-0062)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #10
Waffle House Waiver, Building Materials, 2306 SE Walton Boulevard (WAV21-0026)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

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 February 1, 2022

Reviewer: Jon Stanley, Senior Planner, APA, ASLA

- At the Technical Review meeting held on January 25, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 1 of Crystal Lands Subdivision, Crystal Lands, LLC, NE C Street, A-1, Agricultural, *PLA21-0062*

A lot split of unplatted section land, creating new Lot 1 (+/- 30.93 acres) of Crystal Lands Subdivision. This plat dedicates a utility easement to serve the newly created lot.

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

Property Line Adjustment: Lot 13, Block E of Orchard Addition, Bowser Shattuck Group, LLC, 703 SE D Street, R-1, Low Density Single Family Residential, *PLA21-0064*

The property is currently zoned R-1, Low Density Single Family Residential. The applicant has submitting a rezoning request to DE, Downtown Edge. A property line adjustment of part of existing Lot 1 and Lot 4, Block E of Orchard Addition creating new Lot 13 (+/- 0.22 acres), Block E of Orchard Addition. Additional right-of-way is being dedicated along SE 7th Street to meet the requirements of the Master Street Plan. The plat dedicates additional utility easements to serve the newly created lot.

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

Large-Scale Development: Waffle House, Waffle House Inc., 2308 SE Walton Boulevard, C-2, General Commercial, *LSD21-0071*

A large-scale development proposing the development of a new Waffle House restaurant. The existing Waffle House building will be razed and the new parking lot to support the new building will be constructed in its place. Twenty-three (23) spaces are required and forty-five (45) spaces are provided. 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 SE Moberly Lane. The primary materials on the exterior of the building include brick, yellow fascia in the form of architectural metal panels, and glazing. A materials waiver (WAV21-0026) was granted by the Planning Commission on January 4, 2022.

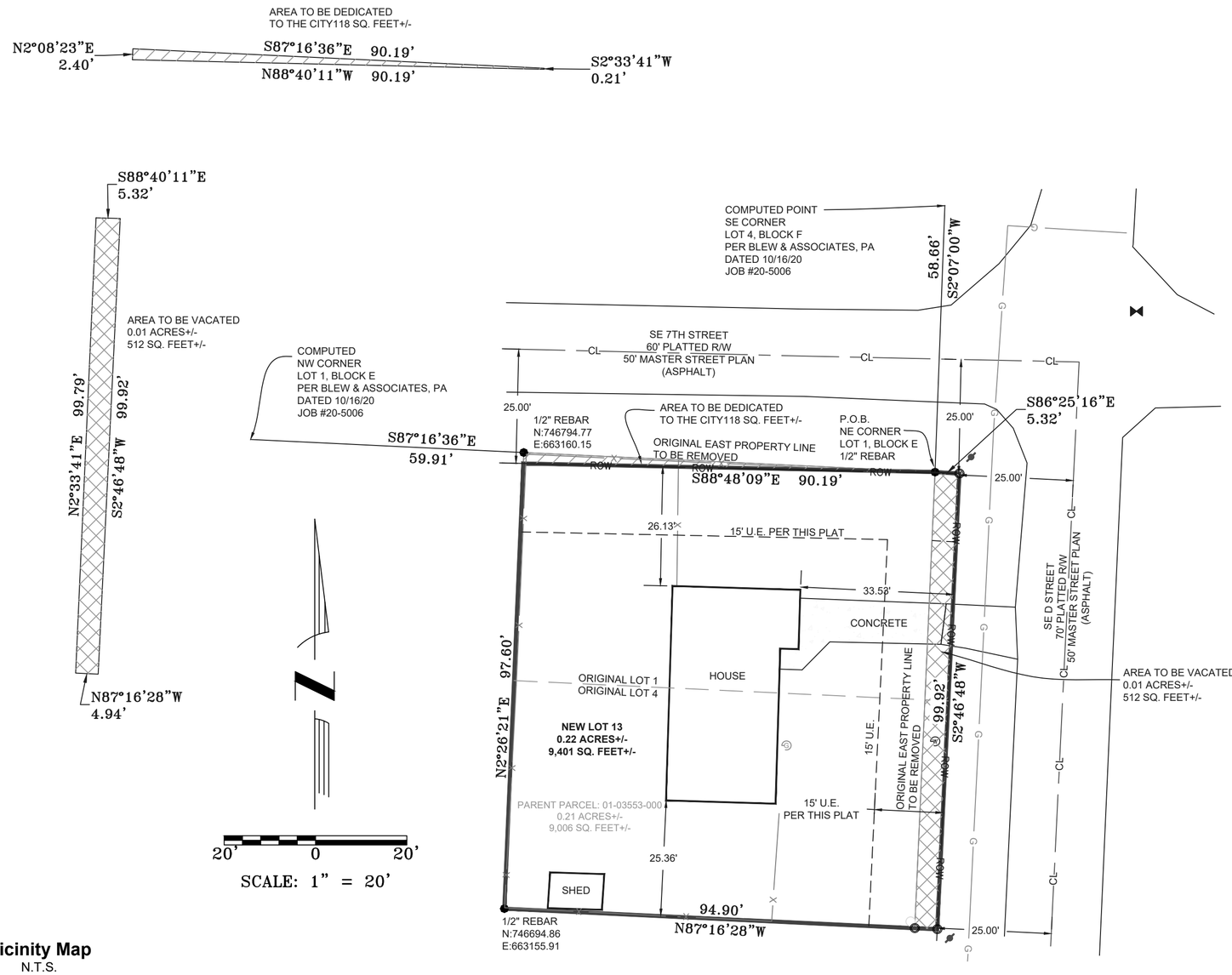
(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

N
W E
S

1 inch = 100 feet

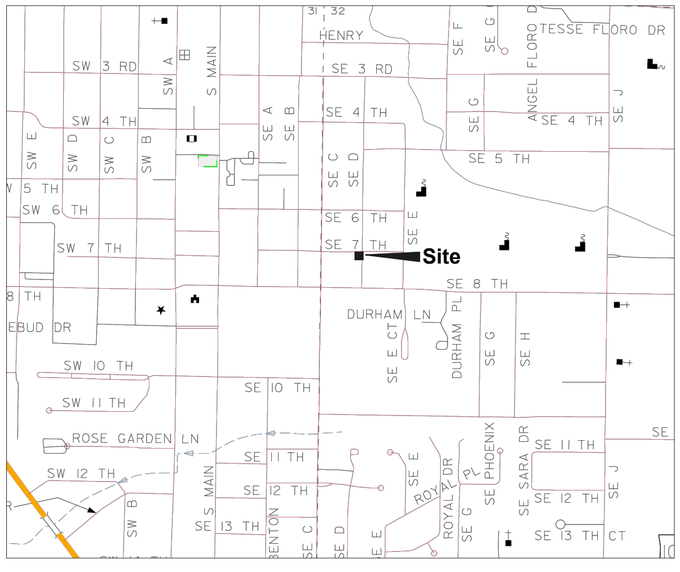
PLA21-0064
PROPERTY LINE ADJUSTMENT
ORCHARD ADDITION
PART OF LOTS 4 & 1 BLOCK E CREATING LOT 13

THE CITY OF BENTONVILLE



Vicinity Map

N.T.S.



PARENT LOT DESCRIPTION (TAKEN FROM DEED L202083174:
THE EAST 90 FEET OF LOTS 1 AND 4, BLOCK E, ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT A AT PAGE 89.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 13:
PART OF THE EAST 90 FEET OF LOTS 1 AND 4, BLOCK E, ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT A AT PAGE 89 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF LOT 1, BLOCK E OF ORCHARD ADDITION; THENCE SOUTH 86°25'16" EAST A DISTANCE OF 5.32 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°46'48" WEST A DISTANCE OF 99.92 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°16'28" WEST A DISTANCE OF 94.90 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 02°26'21" EAST A DISTANCE OF 97.60 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 88°48'09" EAST A DISTANCE OF 90.19 FEET TO THE POINT OF BEGINNING CONTAINING 0.22 ACRES OR 9,401 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0064

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 CHARMAN

SIGNED_____
MAYOR CITY OF BENTONVILLE

SIGNED_____
CITY CLERK, CITY OF BENTONVILLE

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: _____

BOWSER SHATTUCK GROUP, LLC

CERTIFICATE OF SURVEYING ACCURACY

I, _____, 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. _____

STATE OF ARKANSAS

CITY NOTES:

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

2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

3. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

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

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

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

8. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

9. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book L202083174 at the Office of the Circuit Clerk Benton County, Arkansas.

4. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).

5. This survey is valid only if the drawing includes the seal and signature of the surveyor.

6. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."

7. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.

8. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

9. The zoning designation is Downtown Edge: Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-312

10. No attempt was made to show building setback lines graphically on the survey.

11. Subsurface and environmental conditions were not examined nor considered a part of this survey.

12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

13. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by James Layout Services, LLC. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.

14. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date 06/05/2012.

CERTIFICATE OF AUTHORIZATION
JAMES LAYOUT SERVICES, LLC
NO. 2389
ARKANSAS SURVEYOR

Property Line Adjustment

of Part of Lot 1 & 4, Block E, Orchard Addition
Creating Lot 13, Block E, Orchards Addition

JLS
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

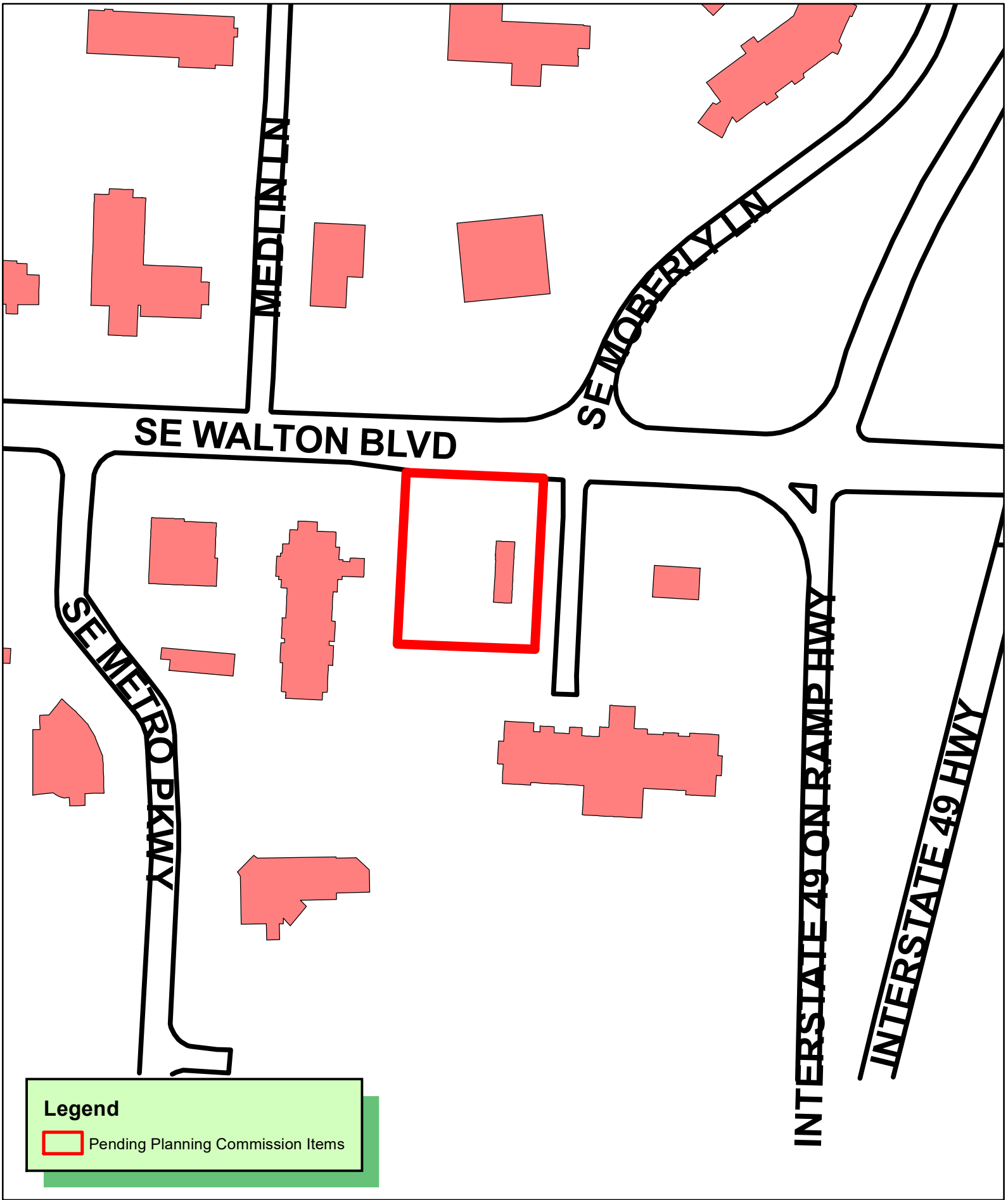
Recording Information

Job Number: 21-368
Field Work: W.A./A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 12/2/2021
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

GAS LINE (G)
TELEVISION CABLE (TV)
PROPERTY LINES
BUILDING SETBACK
UTILITY POLE (WITH GUY WIRE)
TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
TELEPHONE LINE
EXISTING WATER LINE (W)
OVERHEAD ELECTRIC LINE (OHE)
UNDERGROUND ELECTRIC LINE (UGE)
(XX.XX') RECORD DISTANCE
(XX°XX'XX") RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

LEGEND
MONUMENT FOUND (AS NOTED)
MONUMENT SET (AS NOTED)
AHTD R-O-W MONUMENT
BENCHMARK
GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER
ELECTRICAL RISER

SHEET NO.
1 OF 1



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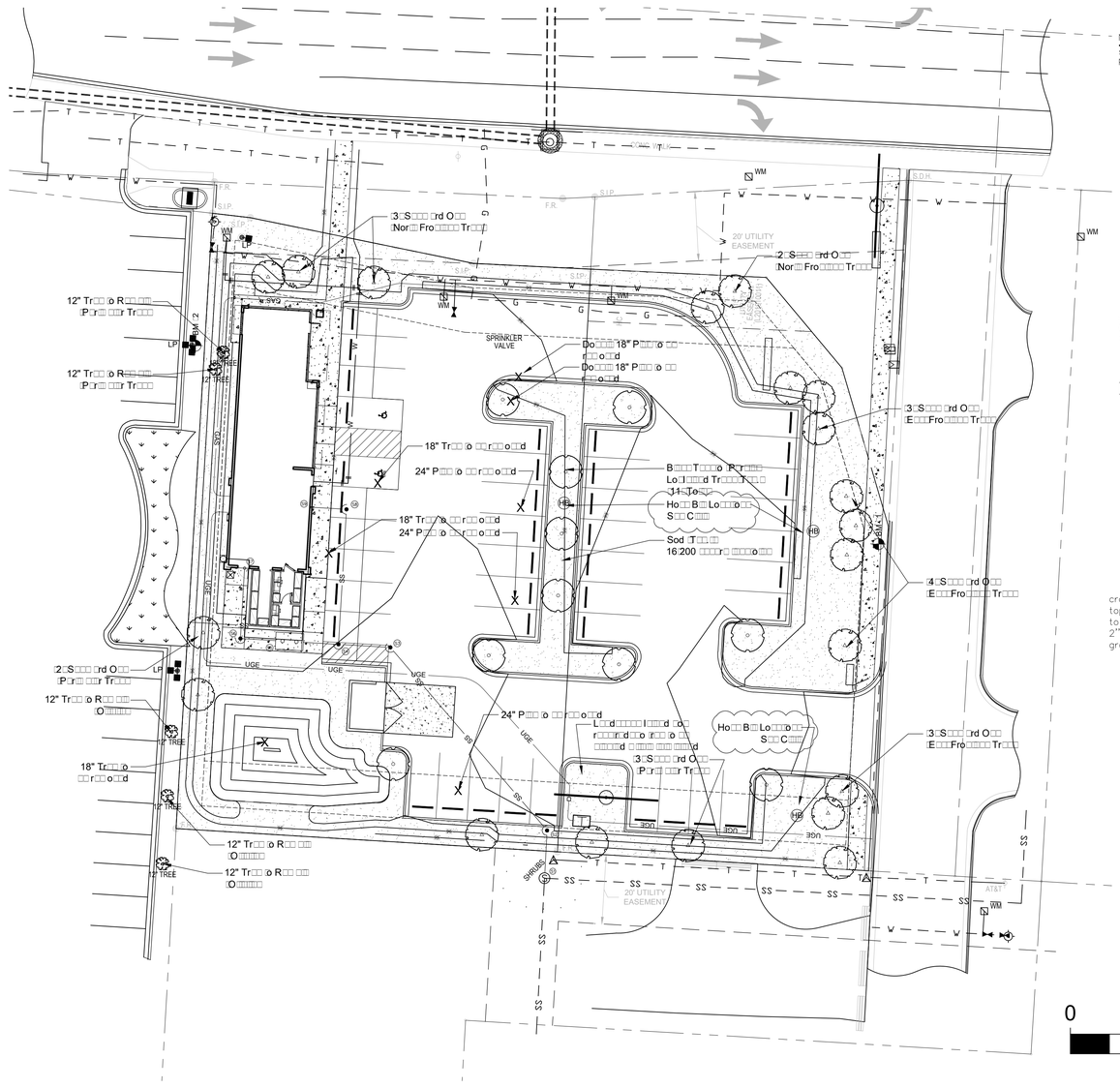
1 inch = 150 feet

LSD21-0071
LARGE SCALE DEVELOPMENT
WAFFLE HOUSE REBUILD
2308 SE WALTON BLVD


WM
S.I.P.
F.R.
S.D.H.
20' UTILITY EASEMENT
SPRINKLER VALVE
LP
UGE
SHRUBS
SS
AT&T
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21 TREE
21 TREE
SHRUBS
SHRUBS
SHRUBS

LONG GLASS WALL

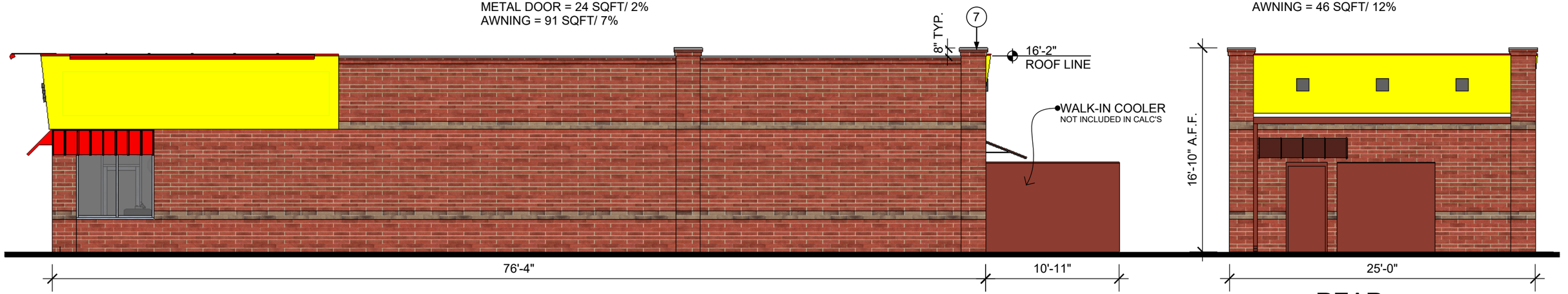
SCALE: 1/8" = 1'-0"

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 = 157SQFT/ 41%
AWNING = 46 SQFT/ 12%



LONG BLOCK WALL

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

LONG BLOCK WALL AREA = 1239 SQFT
QUIK-BRIK = 1058 SQFT/ 85%
YELLOW FASCIA = 316 SQFT/ 12%
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 = 24SQFT/ 6%
WALK-IN = 58 SQFT/ 14%

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

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

PROPOSED WAFFLE HOUSE | **UNIT 880 RELO BENTONVILLE, AR** | **DATE: 11/30/2021** | 22 **PG 1 OF 1**

Hunter Wright Development Group LLC

430 SE D Street

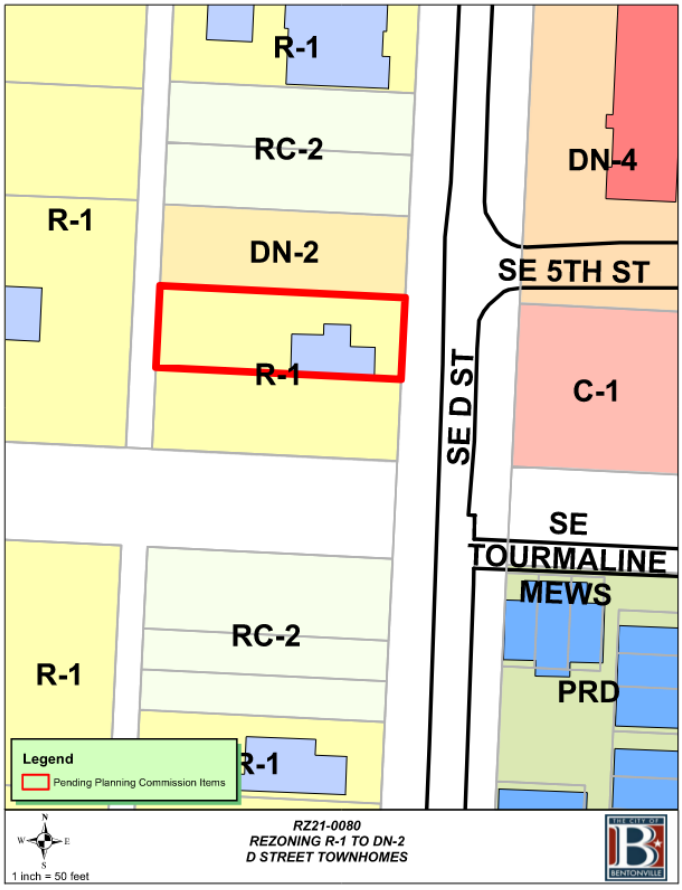
PC Date: 2/1/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0080
Applicant / Current Owner	Hunter Wright Development Group LLC
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 430 SE D Street. The property is surrounded by DN-2, Downtown Medium Density Residential to the north, C-1, Neighborhood Commercial to the east, and R-1, Low Density Single Family Residential to the south and west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

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

Public Comment

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

Analysis

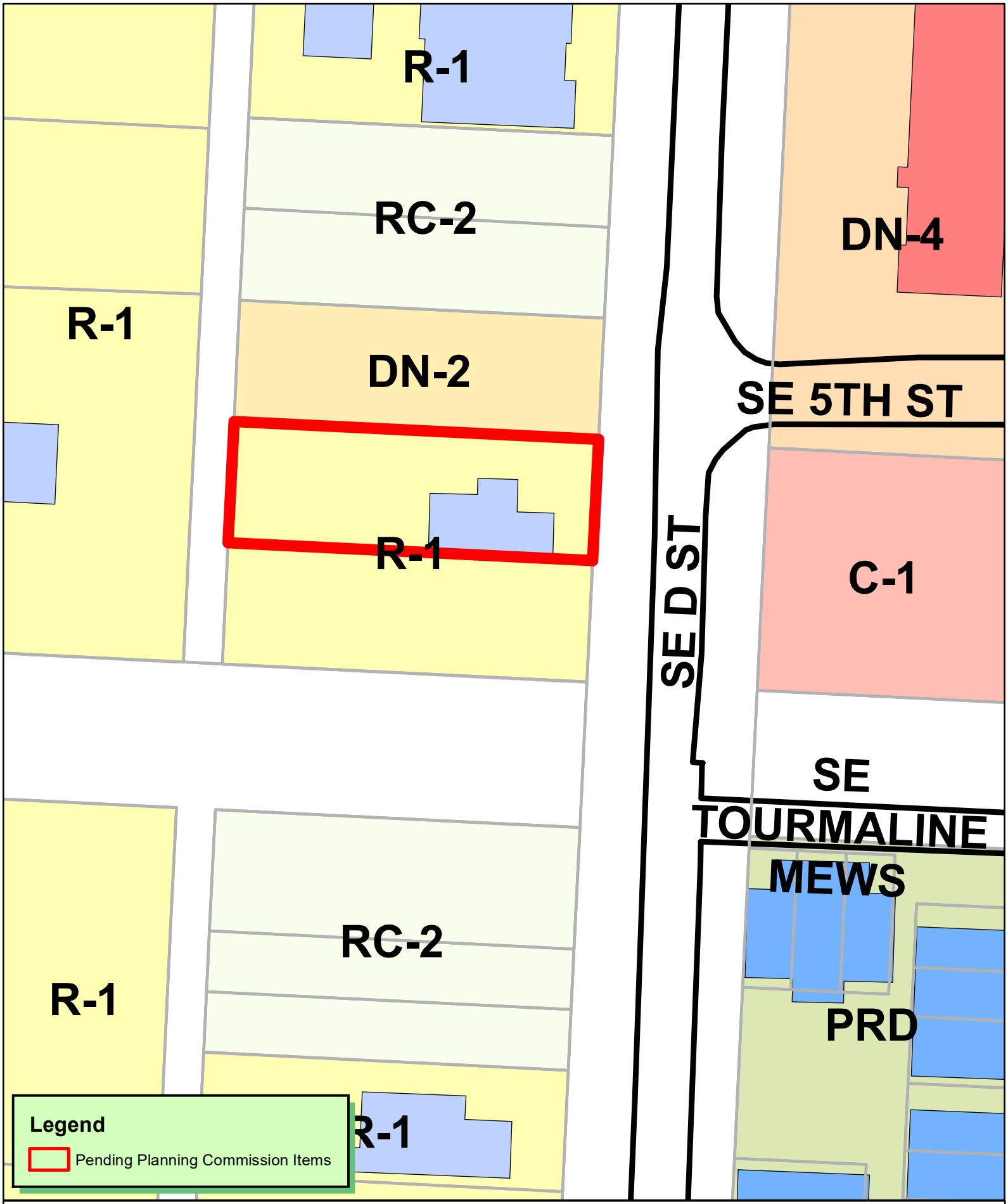
The DN-2 district is established to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher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

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days before the January 18 Planning Commission Meeting.



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1 inch = 50 feet

RZ21-0080
REZONING R-1 TO DN-2
D STREET TOWNHOMES

THE CITY OF BENTONVILLE

RB GROUP INC
ARCHITECTURE | CONSTRUCTION MANAGEMENT

November 18, 2021

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

RE: Rezoning Request-430 SE D street-Lot 12 block H

To Whom It May Concern:
We, RB Group, Inc are requesting to rezone this property from R-1 single family to Downtown Medium Density residential-DN-2. The goal is to construct 2 single family attached residences (one structure, two residences). The footprint will be similar to the existing single family attached residences that are along this block. Also, the design and scale will be compatible with the structures along D Street. All utilities, water, gas, electricity, and sewer are available at the site. Should you have any questions or need additional information please contact us at 501-960-1296

Sincerely,

Reginald Wright.

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care – 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

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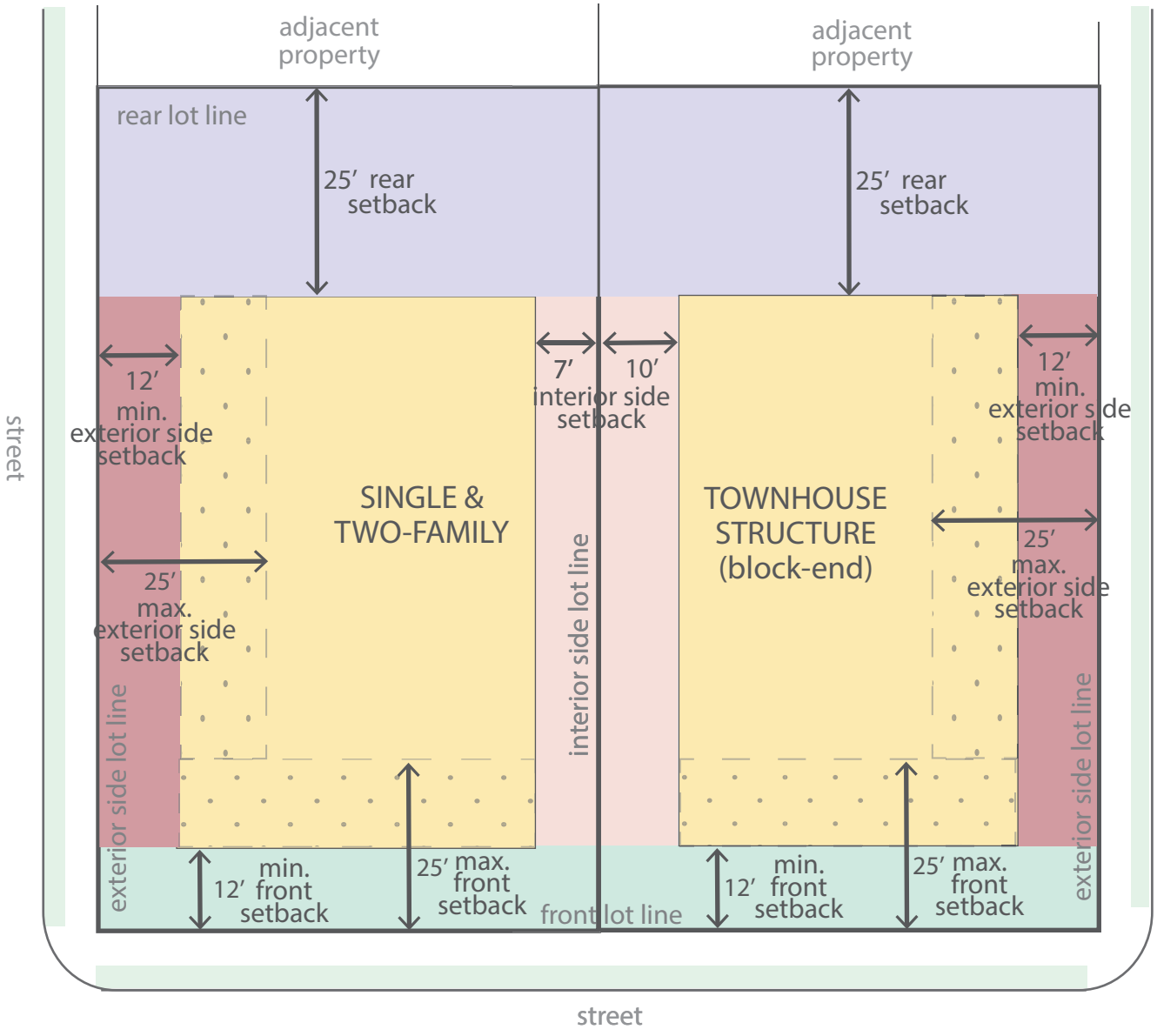
DN-2, Downtown Medium Density Residential

Setback Illustration



NOTICE OF INTENT TO REZONE

Hunter Wright Development Group, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1 to DN-2

The legal description of the property is as follows:

Lot 12, Block H, Orchard addition to the city of Bentonville, Benton County, Arkansas

The common description of the property is: 430 S.E. D Street

Proposed land use: Medium Density Residential

The public hearing will be held January 18th 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

406 SE 5th

Signature and Physical Address

Bentonville, AR 72712

Signature and Physical Address

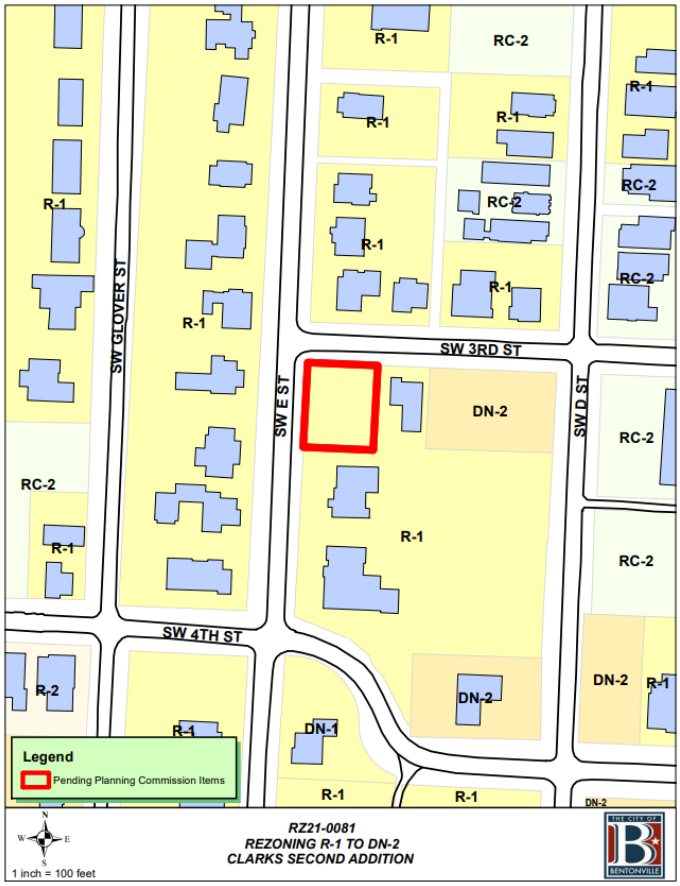
White

301 SW E Street
PC Date: 2/1/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0081
Applicant / Current Owner	White, Britain & Kimberly
Site Area	+/- 0.21 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 301 SW E Street. Adjacent zoning districts are all R-1, Low Density Single-Family Residential.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 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).

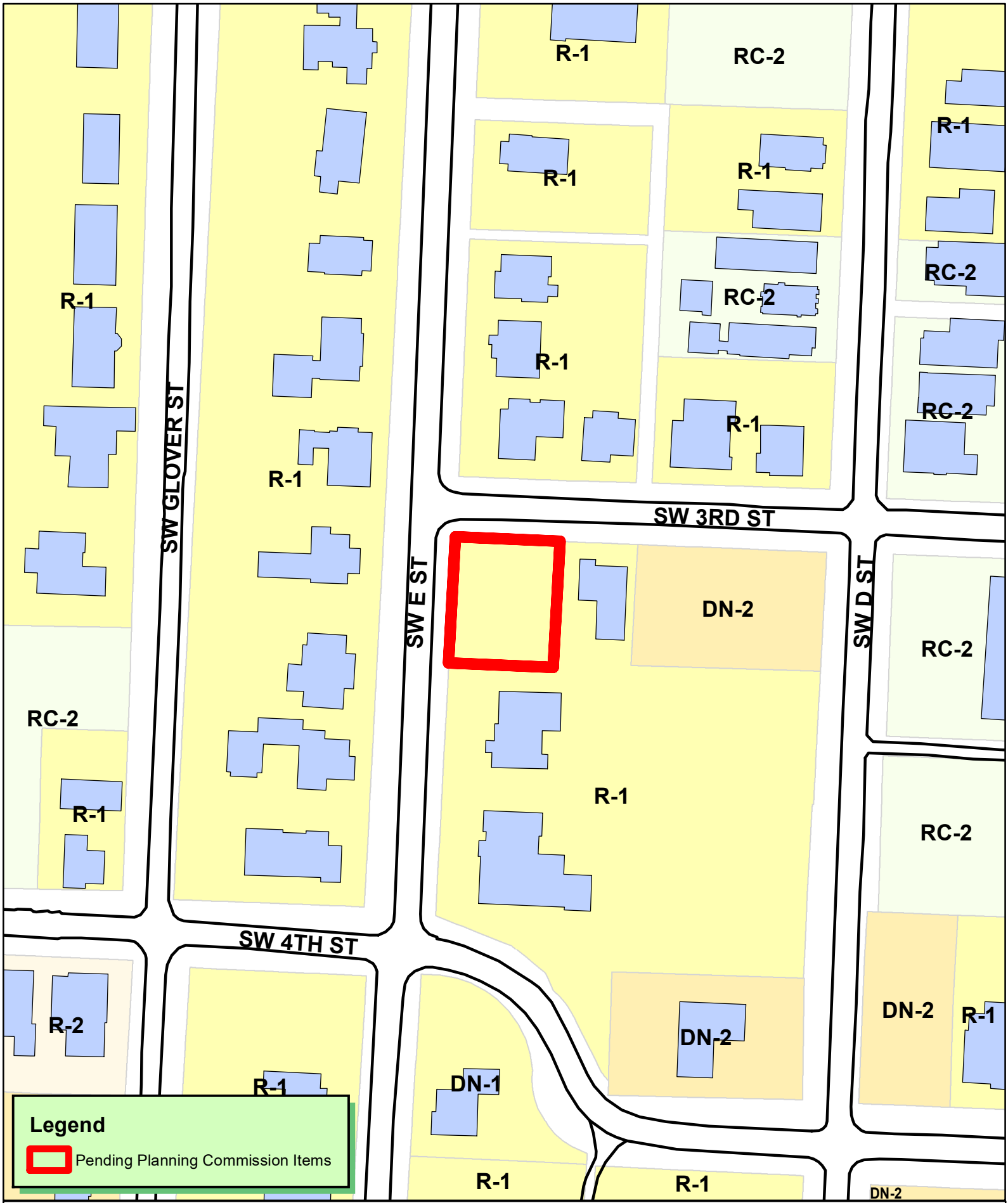
Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

Analysis
The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

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 long SW E Street.

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.

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.



RZ21-0081
REZONING R-1 TO DN-2
CLARKS SECOND ADDITION

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

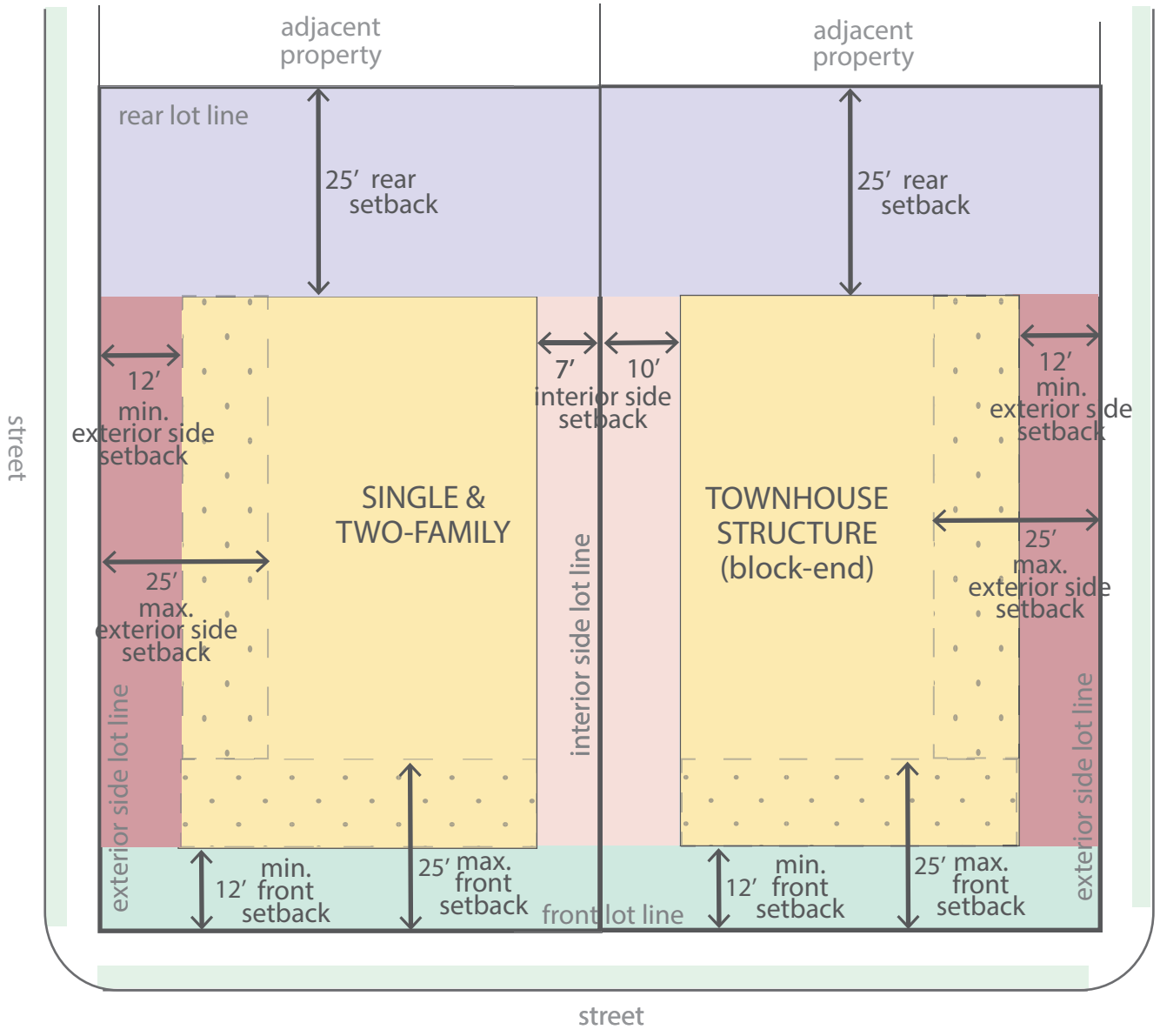
Land Uses:

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

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



December 8, 2021

Luke Aitken
Planning Technician
City of Bentonville
305 SW “A” Street
Bentonville, AR 72712

Re: White, Britain & Kimberly
303 S.W. “E” Street
Bentonville, Ark.

Dear Luke;

We request this item be scheduled for the next available meeting. We request a rezone of this property from its R-1 present zoning to a proposed zoning of DN-2 (downtown medium density residential). The whole area is transitioning to our requested new zoning (DN-2) and the White residence would be no different.

The owner would like to build a decent size residential home with separate garage and outbuilding structures. A zoning of DN-2 will allow the owner to build a typical new construction residence and uphold all the setbacks because this property is shaped and sized like a typical lot in the downtown area of the City of Bentonville. Using the old residential setbacks would make the lot too limited in size to accommodate the owner’s needs.

This land use is consistent with the adjacent properties which are all of similar size and usage. The street designation is local downtown on both frontage sides.

All utilities are to the site because the existing subdivisions that surround the site are all supported by utilities. Water is in front of the property and sewer is available.

Should you have any questions or comments, or should you need any additional information, please feel free to contact us at any time.

Sincerely;

David B. Platz, R.L.S.
W/R Consulting, Inc.

cc: Calcon, Inc., White job
2021540rezone

NOTICE OF INTENT TO REZONE

BRITAIN & KIMBERLY WHITE has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Attached;

The common description of the property is: Lot 22, Block 5, Clarks Second Addition

The public hearing will be held January 18th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because:

setback need to be consistance with other houses on E st and/or 3rd

1/3/22

Signature and Physical Address
304 SW E St
Bentonville, AR
72712

Signature and

Please mail to address to (Physical)
304 SW E St
Bentonville AR
72712

NOTICE OF INTENT TO REZONE

BRITAIN & KIMBERLY WHITE has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Attached;

The common description of the property is: Lot 22, Block 5, Clarks Second Addition

The public hearing will be held January 18th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because:

Set backs Need to be consistant with other houses in the Neighborhood

218 SW E St
Signature and Physical Address

Dana Anderson
Signature and Physical Address

V3 Construction, LLC

Fillmore Street

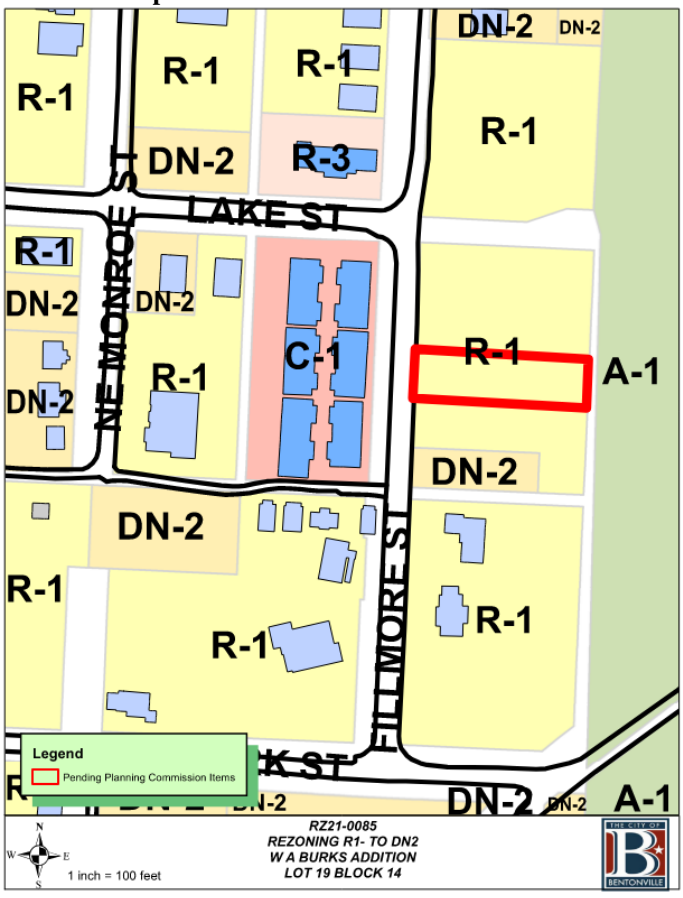
PC Date: 2/1/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0085
Applicant / Current Owner	V3 Construction, LLC
Site Area	+/- 0.29 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 on Fillmore Street. The property is surrounded by R-1, Low Density Single-Family Residential to the north and south, A-1, Agricultural to the east, and C-1, Neighborhood Commercial 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 of this staff report, staff has received one comment of concern from the public.

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.

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.

N
W E
S

1 inch = 100 feet

RZ21-0085
REZONING R1- TO DN2
W A BURKS ADDITION
LOT 19 BLOCK 14

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

November 29, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-04621-001)

Staff,

On behalf of our clients, we would like to formally request a zoning change for this project from R-1, Single Family Residential to DN-2, Downtown Medium Density Residential. The property is currently owned by Crowhow LLC. The adjacent properties are zoned A-1, C-1, DN-2, and R-1. A proposed DN-2 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The property in question was created by Plat Record L202071257 and is designated as Lot 19, Block 14 of W.A. Burk's Addition. There is no deed for Lot 19. Lot 19 is made up of parts of former Lot 8A, the north 10 feet of Lot 9, Lot 10, Lot 15, Lot 16 and an alley, all in Block 14. Deed Record L201953650 transferred the north 10 feet of Lot 9, Lot 10, Lot 15 and Lot 16 of Block 14 to the current owner. Deed Record L201953650 transferred Lot 8A to the current owner. Ordinance document L202050259 transferred the alley portion to the current owner.

The owners of this parcel are requesting a rezone to DN-2 in order to develop two residential units. Both units will have ingress/egress along Fillmore Street via a shared access easement to be platted in the future. Water and sewer are readily available on the west side of the site in the public right of way.

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

The site currently has no existing buildings. The land is comprised of grass cover with some trees throughout.

By rezoning to DN-2, Downtown 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

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

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

Updated 11-09-2021

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

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

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

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

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

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

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

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

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

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

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care – 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

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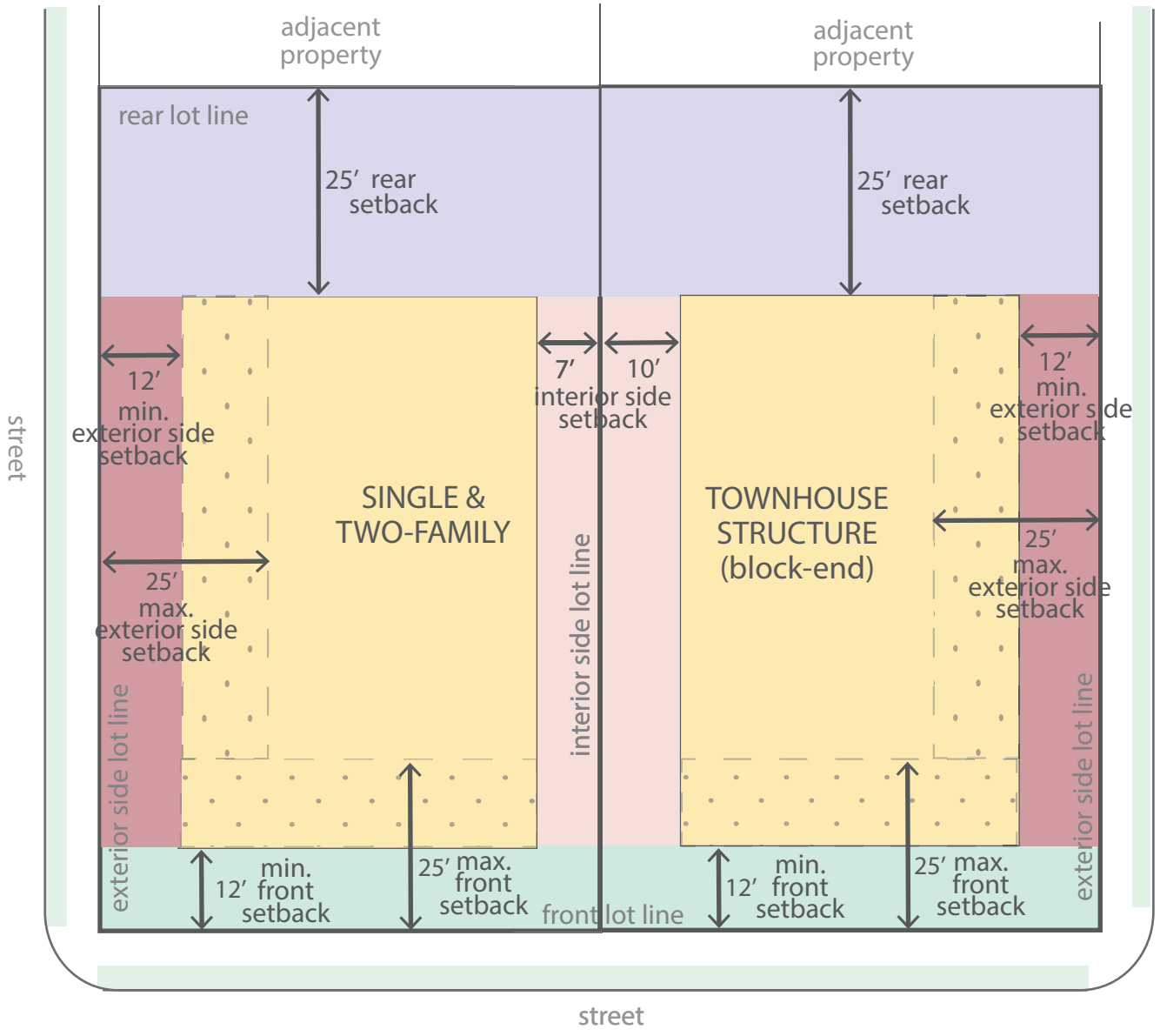
DN-2, Downtown Medium Density Residential

Setback Illustration



NOTICE OF INTENT TO REZONE

Crowhow LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:
LOT 19, BLOCK 14 OF W.A. BURK'S ADDITION, AS PER PLAT RECORD L202071257 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

The common description of the property is: East of Fillmore Street, between Lake St and NW Briartown Mews

Proposed land use: Medium Density Residential

The public hearing will be held January 18, 20 22 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

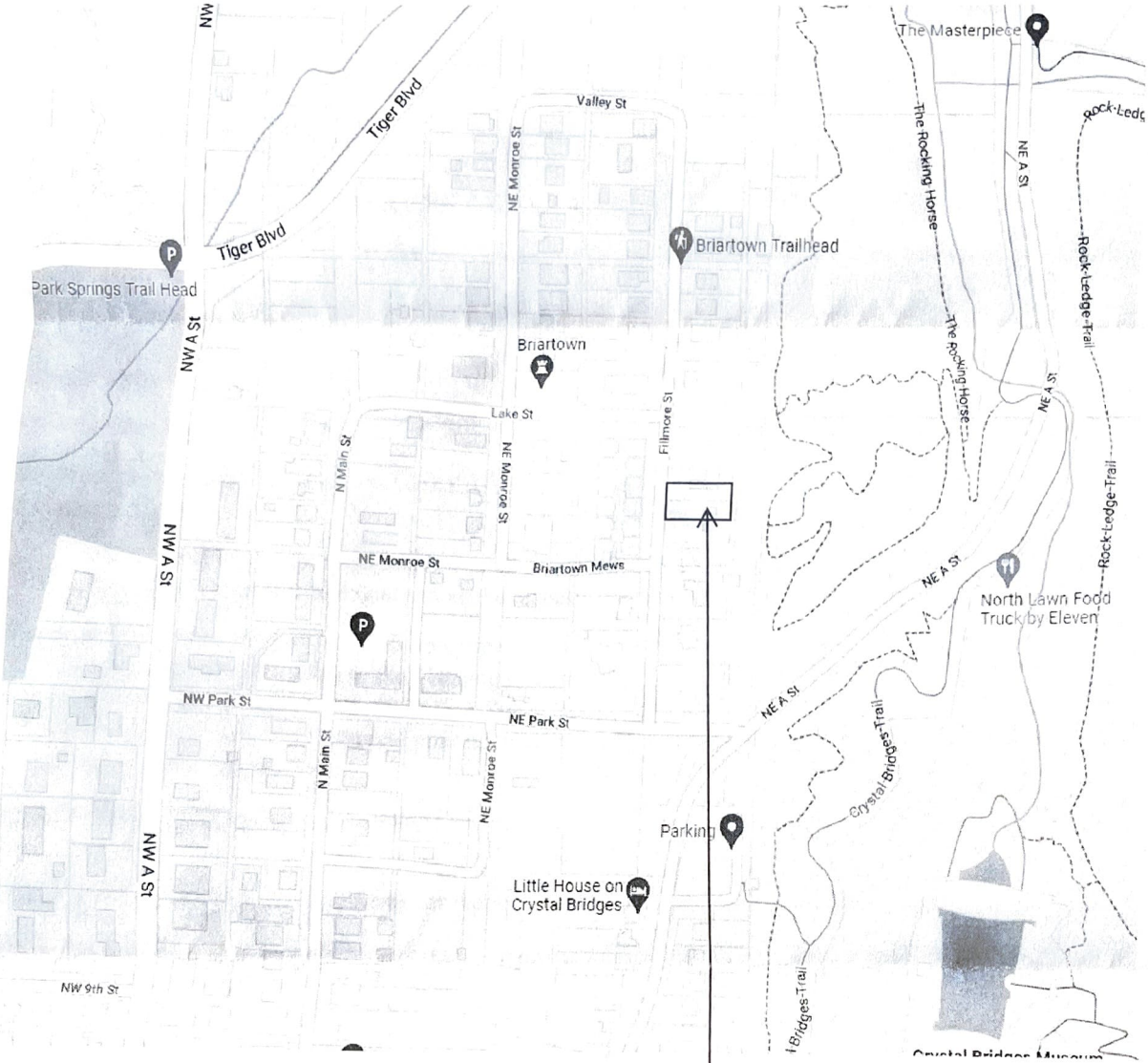
☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

We do not support Multi-family in the neighborhood

Howard P. Payne III
Signature

Margaret & Howard Payne III
Printed Name
1301 Southampton Ave Bentonville, AR 72713
Physical Address

VICINITY MAP



PROJECT LOCATION

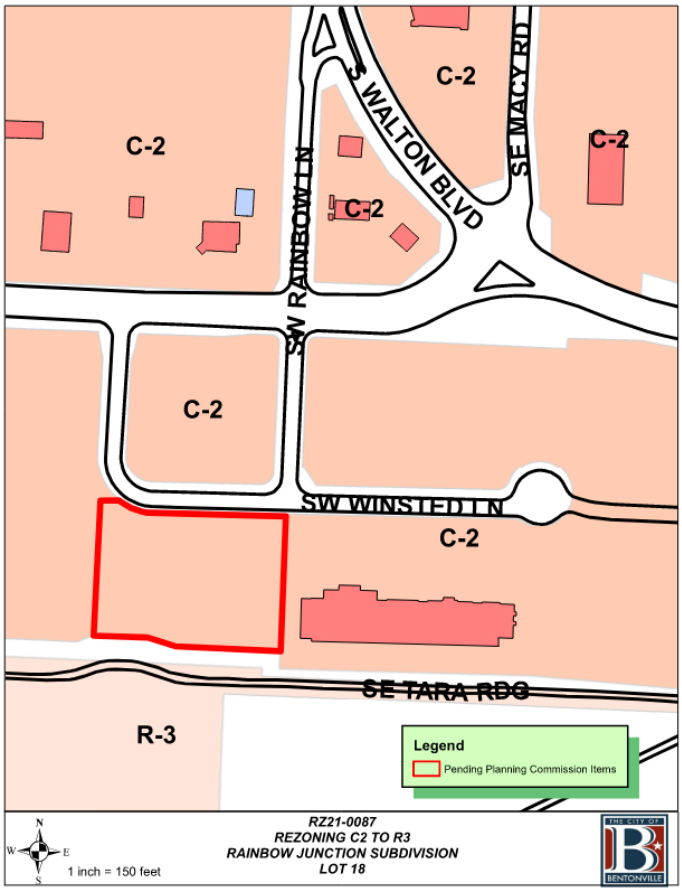
Plateau Properties, LLC

SW Winsted Lane
PC Date: 2/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0087
Applicant / Current Owner	Plateau Properties, LLC
Site Area	+/- 1.9 acres
Current Zoning	C-2, General Commercial
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	General Commercial (C)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on SW Winsted Lane. The property is surrounded by C-2, General Commercial to the north, east, and west, and R-3, Medium-High Density Multifamily Residential to the south.

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 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 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development.

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

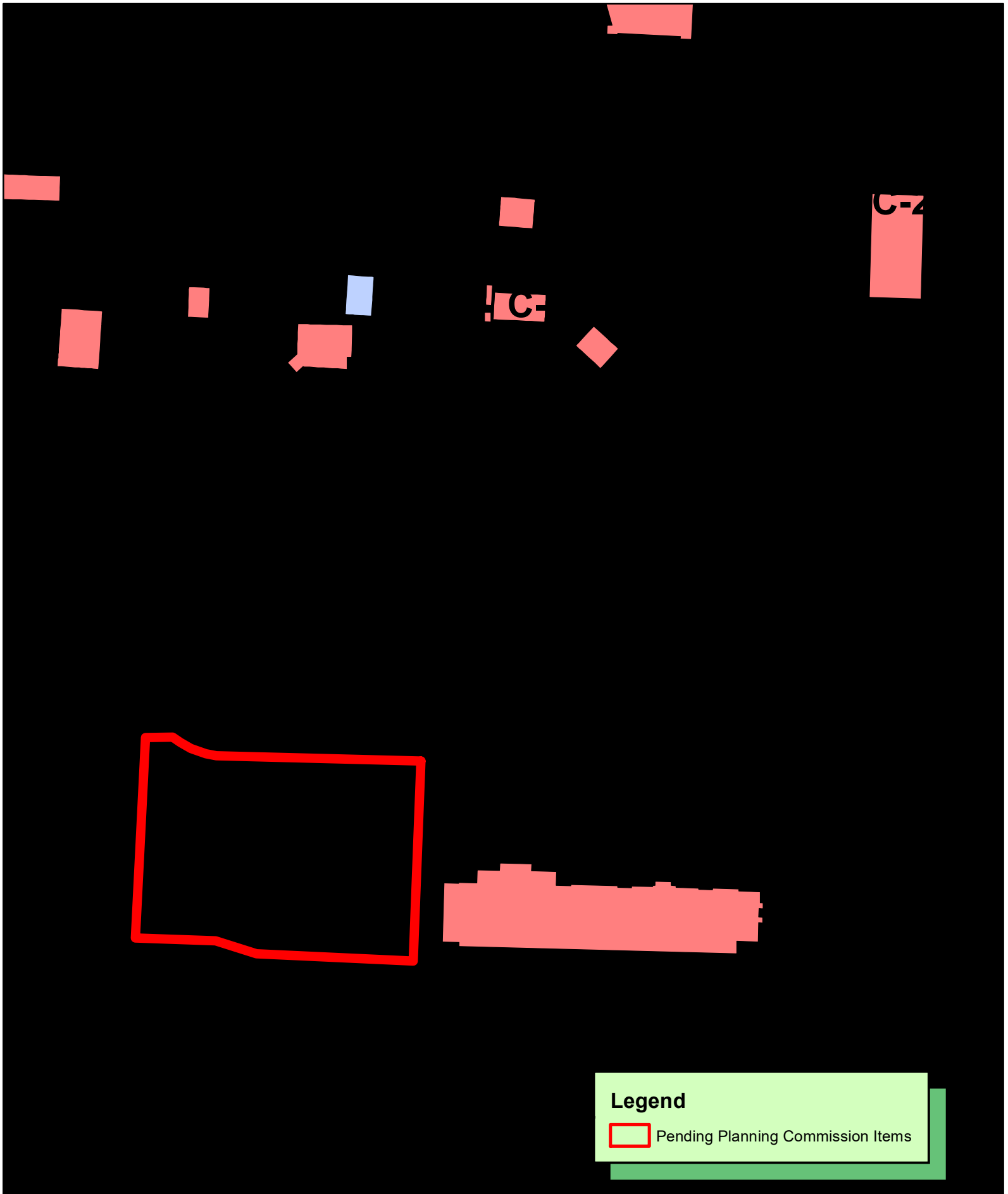
Analysis
The R-3 district is established to provide suitable areas for medium-density residential development. Such units would be located in areas where adequate city facilities existed before development or would be provided in conjunction with development, and where a suitable environment for medium 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.

This rezone is consistent with the Regional Airport Boulevard Model Bock Development Program by using medium-density residential as a buffer between intense commercial and lower-density residential.

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

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.



N
W E
S

1 inch = 150 feet

RZ21-0087
REZONING C2 TO R3
RAINBOW JUNCTION SUBDIVISION
LOT 18

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 13, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-15219-00)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from C-2, General Commercial to R-3, Medium Density Residential. Plateau Properties, LLC, currently owns the property. Properties within the area are zoned A-1, R-3, C-2 and unaccounted for Benton County Property to the South. A proposed R-3 zoning is appropriate in this area based on proximity to other R-3 zoning classifications and other designations in the area.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Some concepts have been developed, and with a successful zoning changed those will be brought to the Planning Commission for Large Scale Development. The access to this property will be SW Winstead Lane to the north and a private drive to the east.

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. A portion of the land is currently being used as a regional storm water detention pond. The remainder is open, grassy field. Water and sewer are along the northern border, 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

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 13, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-15219-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from General Commercial to Medium Density Residential. Plateau Properties currently owns this parcel. The properties in the area are noted as General Commercial, Agriculture, and Medium Density Residential. 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 units. There are some concepts for the project, and those will be brought to the Planning Commission with a successful Land Use change. This property has the potential for multiple points of along SW Winsted Lane to the north and a private drive to the east.

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. A portion of the land is currently being used as a regional storm water detention pond. The remainder is open, grassy field. Water and sewer are along the northern border, 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

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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

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

R-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

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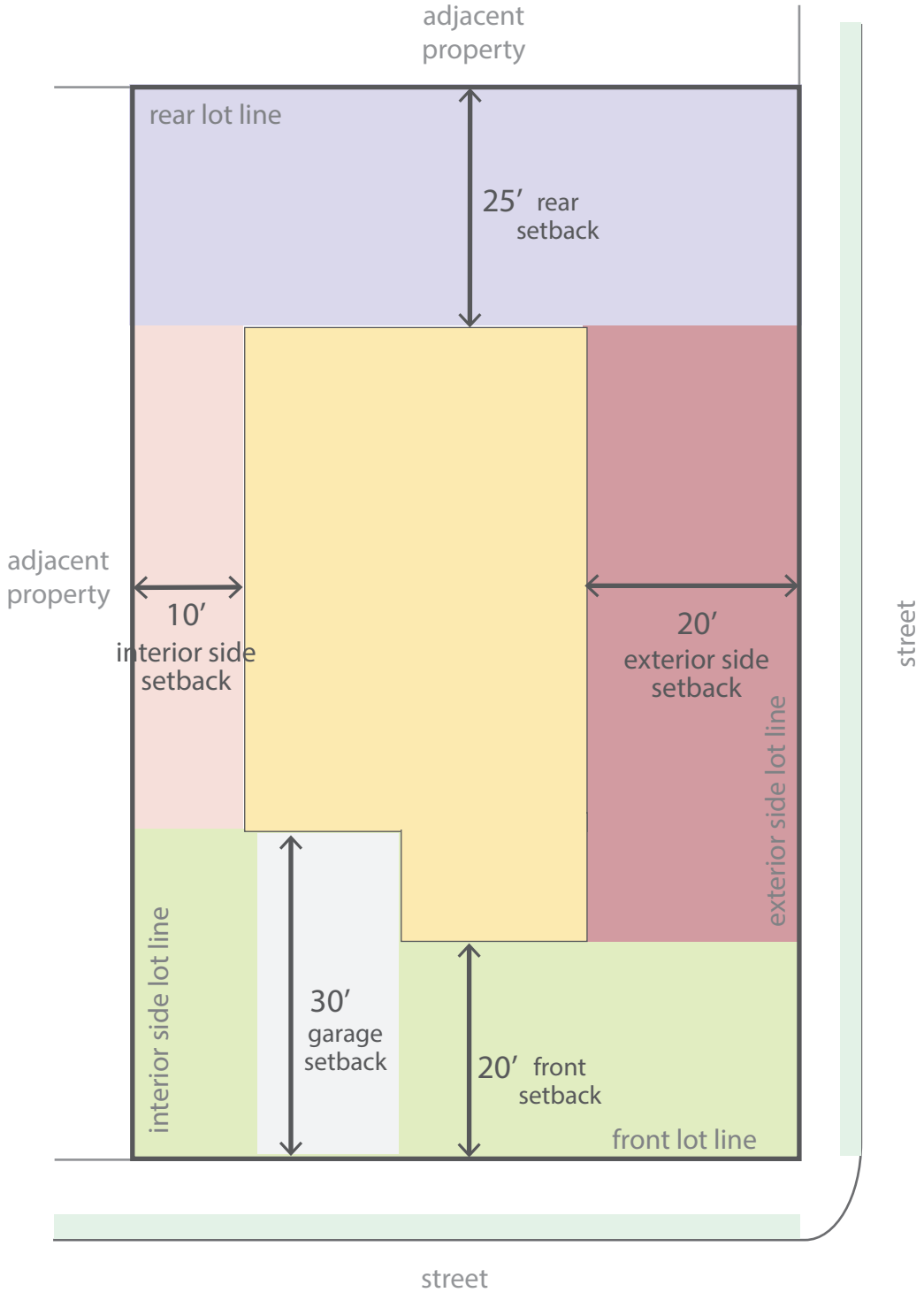
R-3, Medium-High Density Multifamily Residential

Setback Illustration



NOTICE OF INTENT TO REZONE

Plateau Properties, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-2 to R-3

The legal description of the property is as follows:
LOT 18 OF RAINBOW JUNCTION, AS PER PLAT RECORD 2016-379 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

The common description of the property is: Southwest the intersection of SW Winsted Ln and SW Rainbow Ln

Proposed land use: Medium Density Residential

The public hearing will be held January 18, 20 22 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.
☑ I/we object to the rezoning because:
This is a retention pond, we do not understand the need for this to occur and would more than likely violate the entire reason for the retention pond. Need more info on reason for change in zoning.

Signature

Zach Rodgers
Printed Name
On Behalf of MAS, Inc.
Physical Address

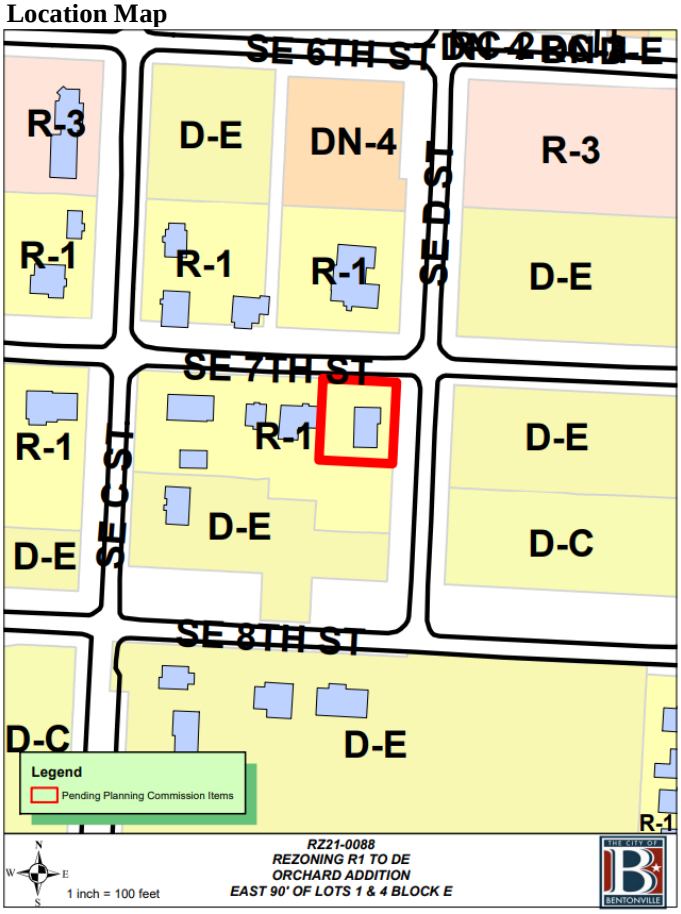
Bowser Shattuck Group, LLC

702 SE D Street
PC Date: 2/1/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0088
Applicant / Current Owner	Bowser Shattuck Group, LLC
Site Area	+/- 0.21 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 702 SE D Street. It is currently zoned R-1, Low Density Single Family Residential, and adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, south, and west and DE, Downtown Edge to the east.

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

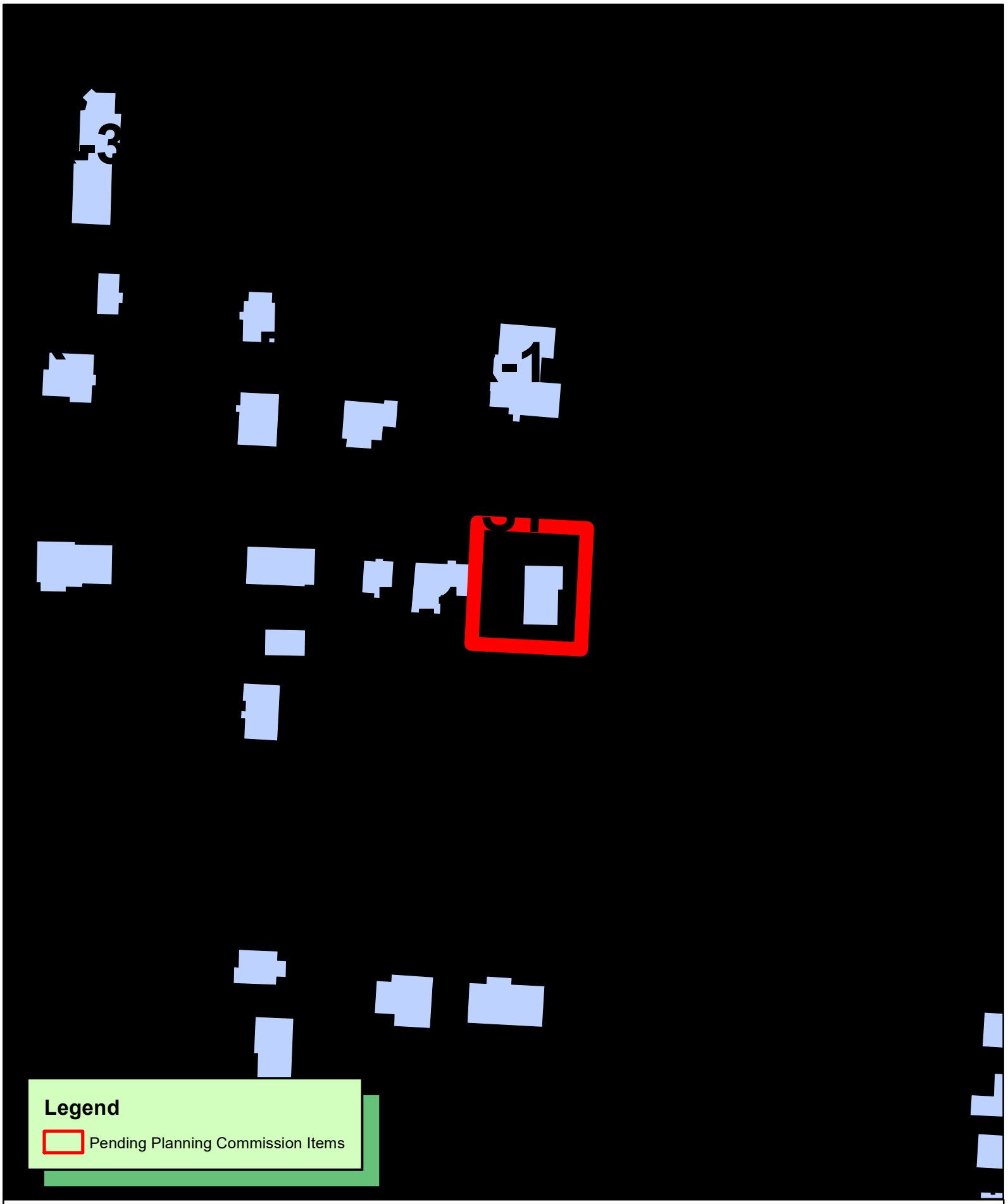
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

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.

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.



N
W E
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1 inch = 100 feet

RZ21-0088
REZONING R1 TO DE
ORCHARD ADDITION
EAST 90' OF LOTS 1 & 4 BLOCK E

James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730
(479) 445-7731
jameslayoutservices@yahoo.com

December 3rd. 2021
Planning Department
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: 702 SE D Street
Bentonville, AR 72712
Rezoning Request

We are representing a request by Hunter Banwarth to rezone the property located at 702 SE D Street. The property currently has a home and the owner would like to adjust the property by dedicating the northern property line to the master street plan right-of-way but would like to vacate some right-of-way from the City.

- *The property is currently zoned R-1 Single Family Residential. The proposed zoning is Downtown Edge.*

- *The property to the east and northeast of the property is currently zoned downtown edge.*

Sincerely,
James Layout Services, LLC

Nick Rumancik
Project Manager

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
DE	Residential	-	20’	7’	-	12’	-	7’	-
	Nonresidential	-	0’	7’	-	12’	-	7’	-

Encroachment Standards:

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

Applied to encroachments such as canopies, awnings and balconies.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DE, Downtown Edge

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

NOTICE OF INTENT TO REZONE

Bowser Shattuck Group LLC. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1 Low Density Single Family Residential to DE Downtown Edge

The legal description of the property is as follows: THE EAST 90 FEET OF LOTS 1 AND 4, BLOCK "E", ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°36'52"W 100.00' TO A SET IRON PIN, THENCE N87°18'56"W 89.96' TO A FOUND IRON PIN, THENCE N02°32'27"E 99.99' TO A FOUND IRON PIN, THENCE S87°19'12"E 90.09' TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

The common description of the property is: 702 SE D STREET

The public hearing will be held January 18th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☒ I / we object to the rezoning because:

See attached

[redacted] / FSB Realty 403 SE 8th Street.

Signature and Physical Address

Signature and Physical Address Bentonville AR. 72712

To Whom It May Concern

Re: Zoning meeting, January 18, 2022. 702 D Street. Bowser Shattuck Group LLC

From: FSB Realty/Property owner at 403 SE 8th Street

This letter is to formally express disagreement with the rezoning of 702 SE D Street for the following reasons:

1.) The properties referenced in the submitted proposal 'already zoned DE properties to the east and northwest'. However, these two referenced properties are very large plots of land and take up the entire block. It does not consist of independent individual owner strategies. Instead rezoning occurred through a land acquisition strategy with the goal of creating a unified look for combined multi-family housing and commerce with large developers who have money to build and create a look and feel in downtown Bentonville not easily achieved by a smaller investor or homeowners with a single land parcel.
2.) As stated in the rezoning of Downtown Bentonville, R1 property is to service a low-density development, with the goals of the highest value because of lot lines and land use. Adjacent to this property, and within the same block, all other lots are zoned R-1, with lots sized very similar in nature. The only exception on this block are the three lots that are on 8th street, which all face a 5-lane road, 2 sidewalks, and a 10' bike path. Large buildings on this side of the block make sense considering the transportation infrastructure and city supported parking is much different versus single parcel owners who are on the opposite side of the block.
3.) The argument to rezone by using property to the East and Northeast are DE, is inconsistent because also true is that the property and block directly across are all R1 to the North and West of the same street. If the property in question also owned the entire north side of properties on this block, rezoning to DE might make sense because it would have a cohesive look and feel of development. Instead, the question at hand, would allow for one lot owners to develop an DE building, even though the remaining and adjacent owners are all R1. There is a slippery slope of single parcel lot owners (as in this case) on this block requesting a rezoning and allowing other parcel owners to remain as R1. This would undermine the development efforts in Downtown Bentonville creating an incohesive development plan within the entire block, which impacts all property owners not only on this block but for all Downtown Bentonville residents who reside in R1 designated areas.
4.) R1 Parcel owners on this block actually have the greatest chances of increasing property values for every R1 property owner on this block and adjacent blocks. However, a mis-matched development strategy where some lots are R1 and some are DE, without a pattern or cohesive design can actually have a negative effect on property values for everyone regardless of zoning designation.

5.) The transportation plans better accommodate a DE zoning for C Street and 8th street adjacent properties as they are larger and accommodate more traffic and parking. The property in question does not border any of these streets.
6.) It must be the intent of this parcel to have a commercial front or else a requestion for DN1, DN2, DN3, DN4, R2, R3, R4 would have been requested instead. A DE designation next to R1 designated properties everywhere else, are not cohesive, and commercial traffic will impact every R1 resident on this and adjacent blocks. It will also impact green space on this block for physically and visually adjacent R1 parcels—a clear goal of Downtown Bentonville revitalization efforts. Combined with parking requirements for a DE on this lot will become the owners' issue to provide, however due to the lot size it will be every neighbor's issue because a good commercial concept will drive consumer demand to that location, which this lot size cannot support entirely on its own. A sustainable business will have consumer traffic far and above the limited designated parking designated spots available to support. Even with the goal of creating more pedestrian walkways, these walkways are supported on C Street across 8th street (not D Street), So pedestrian traffic from 8th street is not easily gained from the cross section of C and 8th in the transportation plans approved to date.
7.) If all the remaining lots were owned by one owner, or if every owner was requesting to rezone at the same time, then reclassification of these parcels could make more sense. However, a single parcel requesting to rezone has a more detrimental impact to all other property owners if allowed to pass at council without regard to owners who have purchased land for R1 in close range to 702 SE D Street.

I appreciate the opportunity to express views on this proposal.

Yours Truly,

FSB Realty
403 SE 8th Street Property Owner

Hatfield & Cook, LLC

SE Tara Ridge

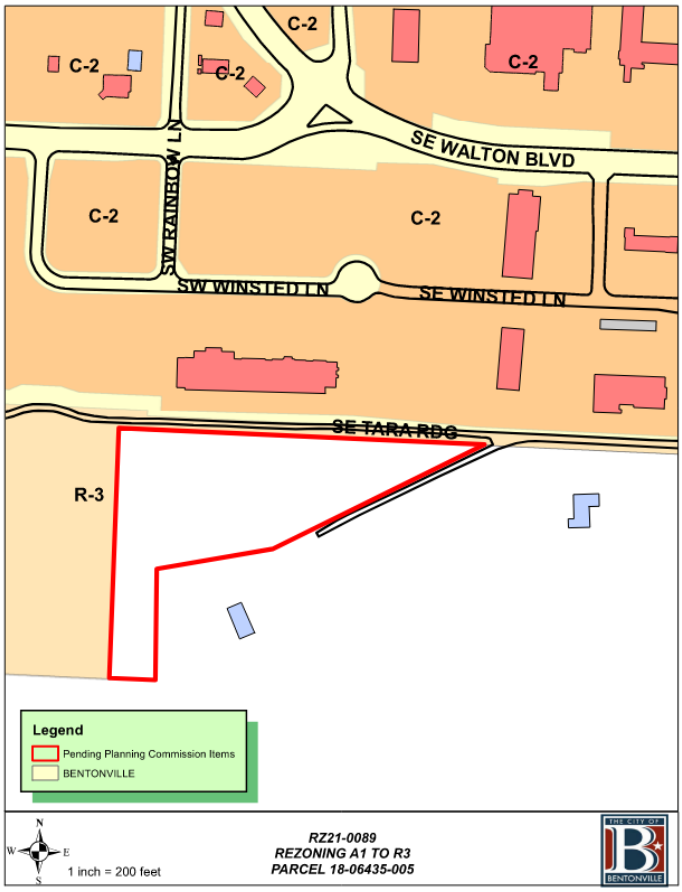
PC Date: 2/1/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0089
Applicant / Current Owner	Hatfield & Cook, LLC
Site Area	+/- 5.12 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on SE Tara Ridge. The property is surrounded by C-2, General Commercial to the north, county land to the east, City of Rogers to the south, and R-3, Medium-High Density Multifamily Residential to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Residential Estate. 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 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development.

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 areas as buffer or transitional zones between single-family and other uses not compatible with low-density residential development.

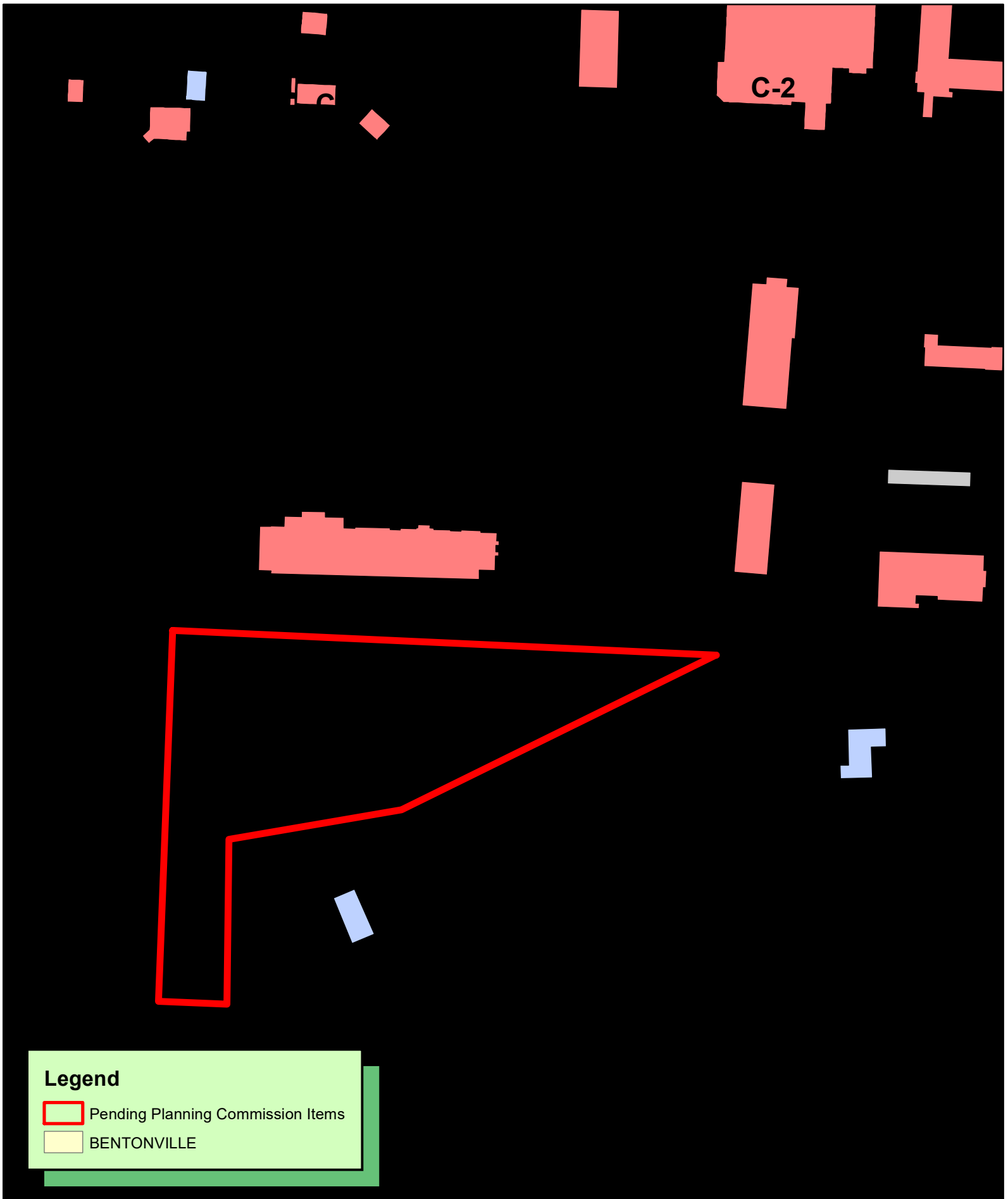
This rezone is consistent with the Regional Airport Boulevard Model Bock Development Program by using medium-density residential as a buffer between intense commercial and lower-density residential.

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

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.



N
W E
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1 inch = 200 feet

RZ21-0089
REZONING A1 TO R3
PARCEL 18-06435-005

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 10, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #18-06435-005)

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 Hatfield & Cook, LLC. The adjacent properties are zoned R-3 and Benton County property. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop detached multi-family residential units. Currently, the proposed plans for development on this property are to build 192 detached multi-family units (7.56 units/acre) with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Crockett St and SE Tara Ridge).

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

The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north and west.

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

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 14, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #18-06435-005)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Residential Estate to Medium Density Residential. The property is currently owned by Hatfield & Cook, LLC. The adjacent properties are noted as Medium Density Residential and Residential Estate. 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 detached multi-family residential units. Currently, the proposed plans for development on this property are to build 198 detached multi-family units (10 units/acre) with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Rainbow Rd and SE Tara Ridge).

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

The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site.

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,

Elizabeth Topping

Elizabeth Topping, E.I., CFM

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.

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

R-3, Medium-High Density Multifamily Residential

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care – 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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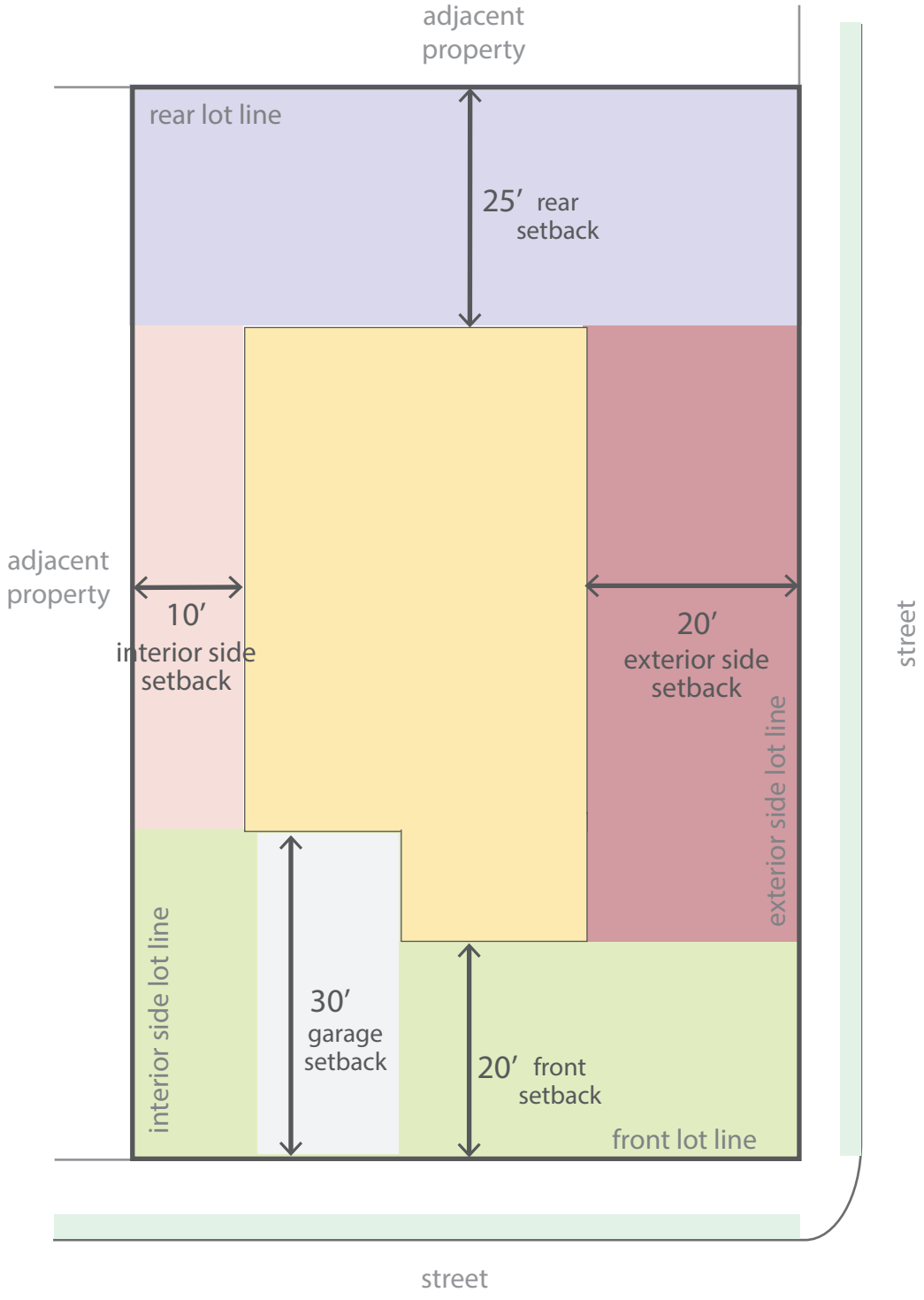
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-3, Medium-High Density Multifamily Residential

Setback Illustration



NOTICE OF INTENT TO REZONE

HATFIELD & COOK LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3

The legal description of the property is as follows:

SEE ATTACHED EXHIBIT

The common description of the property is: SOUTHWEST THE INTERSECTION OF SE TARA RIDGE AND SE RAINBOW RD

Proposed land use: MEDIUM DENSITY RESIDENTIAL

The public hearing will be held JANUARY 18, 20 22 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

- ☑ I/we have no objections to the rezoning.
- ☐ I/we object to the rezoning because:

Signature

Zach Rodgers
Printed Name
On Behalf of MAS Inc
Physical Address

NOTICE OF INTENT TO REZONE

HATFIELD & COOK LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3

The legal description of the property is as follows:

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

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

☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

* Please see attached *

Phillip Cate
Signature

Phillip Cate
Printed Name

1308 S Rainbow Rd Rogers, Ar
Physical Address

We are afraid putting 43 structures on this property could cause additional water issues.

Traffic issues- Tara Ridge is not a maintained road.

Rainbow Rd. is hard to pull out on currently. I

Rainbow Rd. is already backed up due to there being no light.

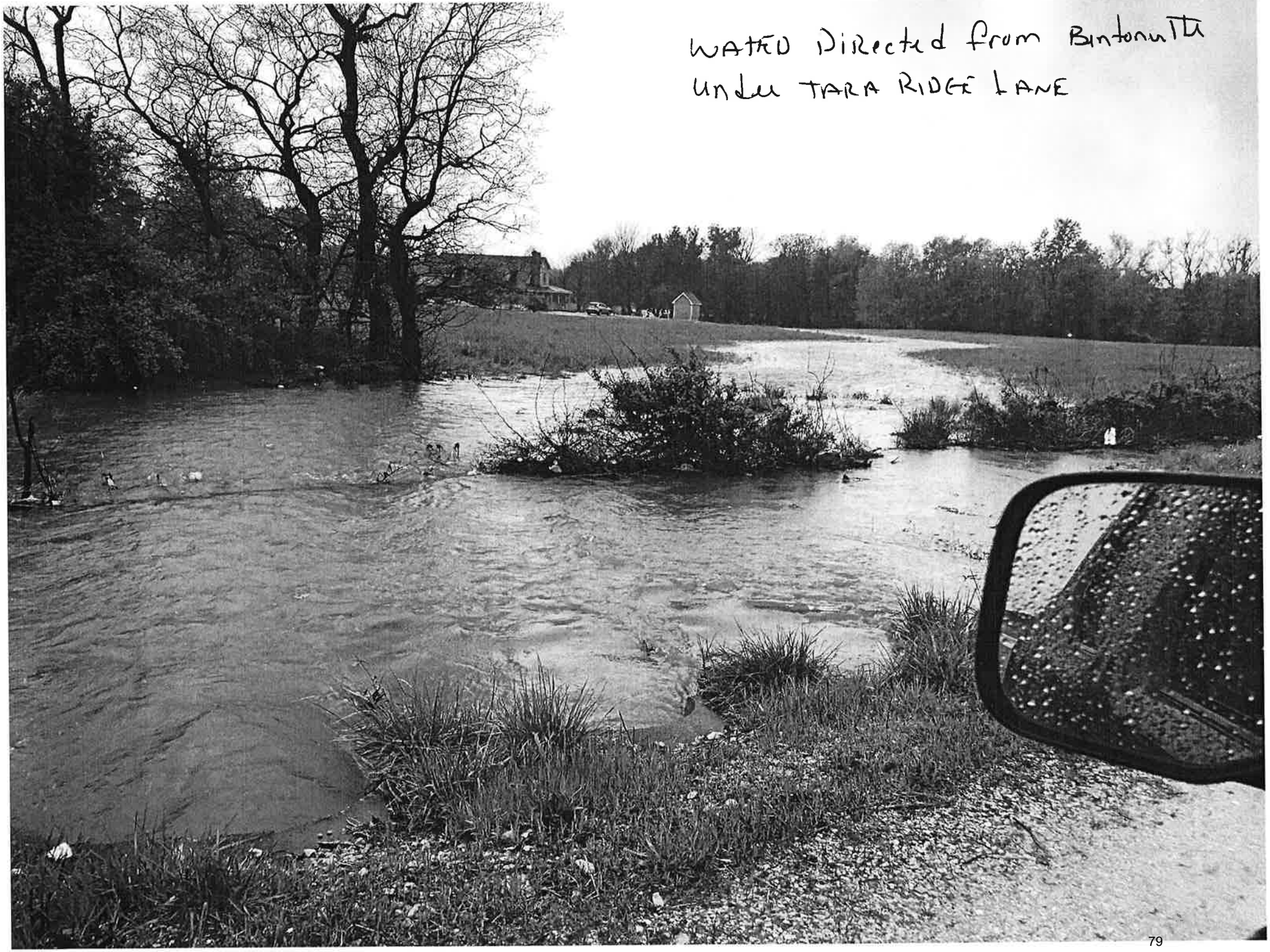
MEETING TIME 4:00PM 1-18-21

1) Water Drainage Across my Property. Directed from Benton Ville.
2) Traffic on Tara Ridge In on non maintained street not wide enough for 2 way traffic
3) Rainbow RD and Walton has Right turn only at Stop Sign FROM 7:00AM TO 7:00 PM
4.) Water Drainage now Causes Erosion on my Property now.

3:41
LTE
50 SE Tara Ridge
PROPERTY IN QUESTION
PATH of WATER
50 SE Tara Ridge
Building

PATH of WATER
WATER FLOW

2" RAIN


WATER DIRECTED FROM BENTONVILLE
UNDER TARA RIDGE LANE

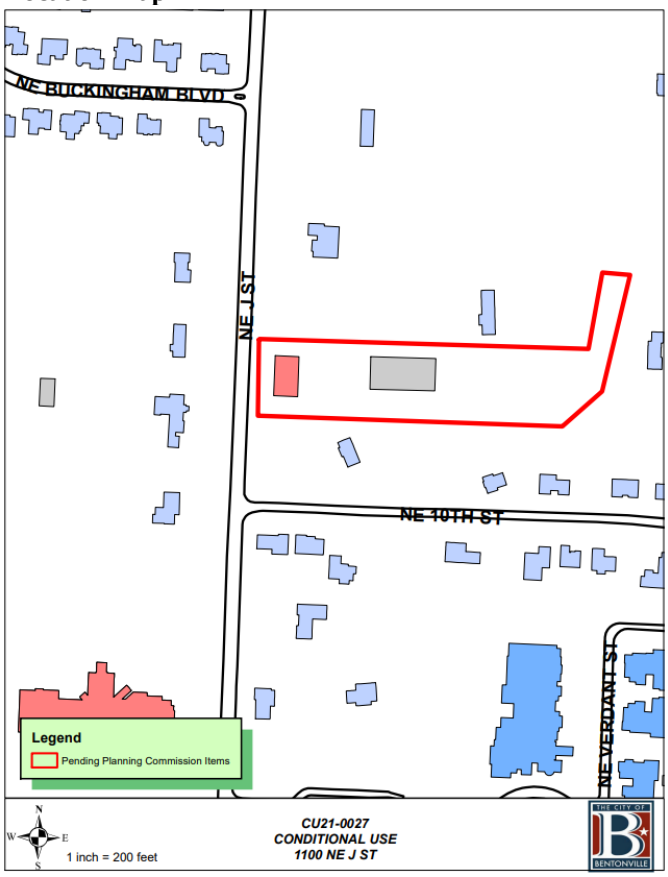
Dogwood Acres, LLC
Trustees (Crystal Bridges Phase 2)

1100 NE J Street
PC Date: 2/1/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU21-0027
Applicant / Current Owner	Dogwood Acres, LLC
Site Area	+/- 0.32 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



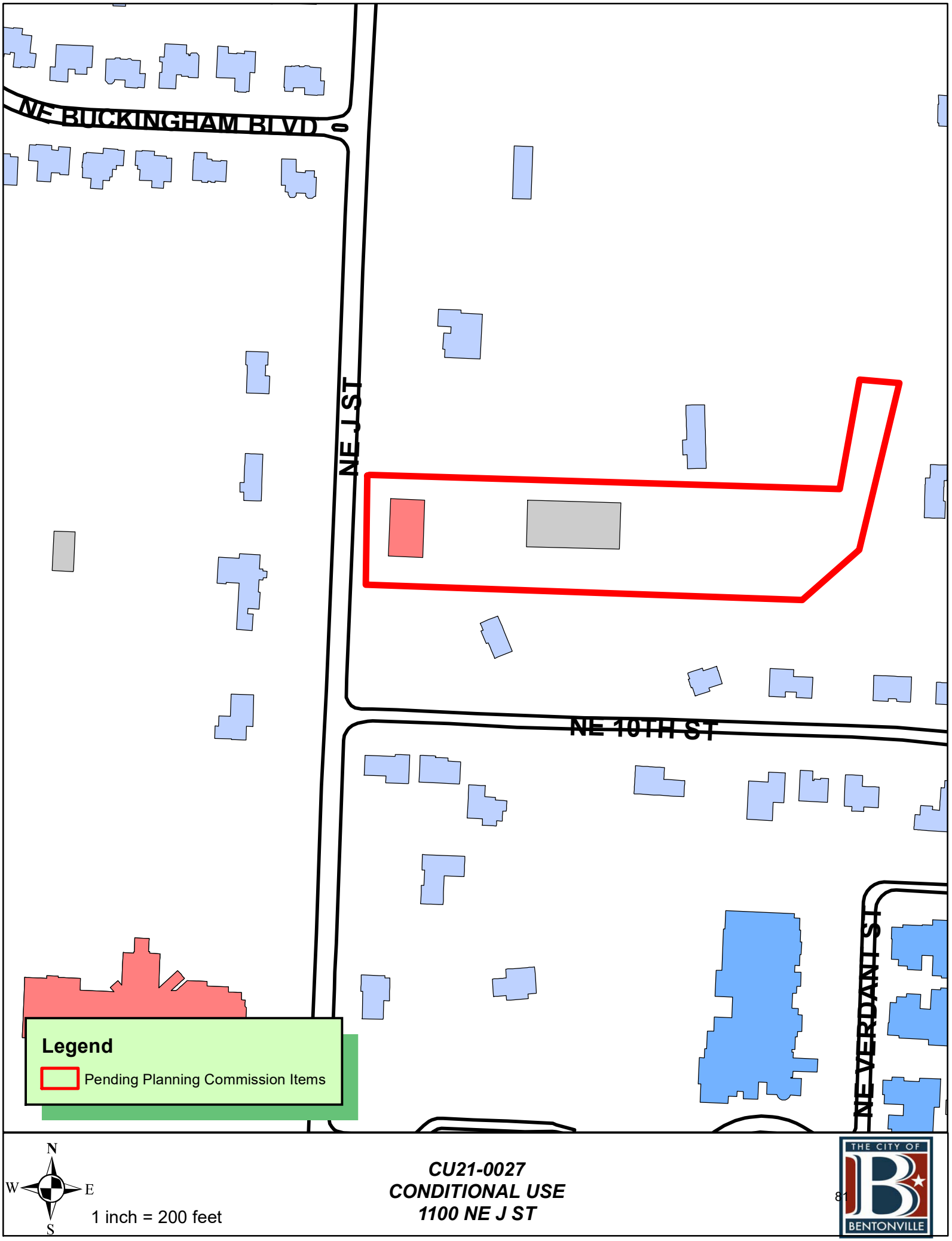
Property Description
The subject property is located at 1100 NE J Street and is currently zoned A-1, Agricultural. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

Proposed Use Description
According to the applicant's narrative, the proposed use will be for a material staging yard for the construction of the Crystal Bridges expansion project. The hours of operation are assumed to be from 6 a.m. to 6 p.m., Monday through Saturday. The existing metal building will be used for material storage and the areas around it will be used as a construction material and equipment yard. There are no structural changes planned. See attached site plan for proposed gravel parking areas and number of spaces. There will be down lighting added for the security of materials and equipment. They anticipate three deliveries per day and approximately five employees on-site each day.

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

Conditions of Approval
1. *Zoning districts allowed*. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet
2. *Site access.* The site shall have access drives so located as to minimize traffic hazards.
3. *Nuisance control*. The applicant shall show, and provide as part of the conditional use permit application, that adequate measures will be taken to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on other adjacent properties.
4. *Fire code*. All temporary structures shall meet the City of Bentonville Fire Code, as approved by the Fire Marshal.
5. *Time period*. This conditional use permit shall expire 60 days after the permanent certificate of occupancy is issued for the Crystal Bridges Phase 2 project (LSD21-0053).
6. *Setbacks*. Long-term temporary structures shall meet the setbacks of the zoning district in which it is located and in no instance placed in front of the primary structure.
7. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use at any time.

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.


NE BUCKINGHAM BLVD
NE J ST
NE 10TH ST
NE VERDANT ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
CU21-0027
CONDITIONAL USE
1100 NE J ST
THE CITY OF
BENTONVILLE

Conditional Use Checklist

Depending on the nature and proposed use of the Conditional Use permit, additional information may be requested by the Planning Department staff and the Planning Commissioners.

1. **Application Packet.** All items must be submitted in **one PDF in the order listed below**.
   - **Property Owner Consent Form.** A signed Property Owner Consent Form is required. This form must be signed by the property owner. **If one property has multiple owners, then a separate form is required for each property owner.**
     - See attached.
   - **Warranty Deed.** A copy of the warranty deed showing the current ownership of the property. A survey may be required if the deed cannot be accurately drawn to meet the Arkansas minimum survey accuracy standards. If you do not have a warranty deed, a copy may be obtained from the Benton County Deeds / Mortgages Department located in the Benton County Administration building at 215 E. Central Avenue, second floor, room number 202. Phone number: (479) 271-1017.
     - See attached.
   - **Narrative.** A typed narrative addressing each of the following items:
     - Proposed use and reason for the proposed use;
       - Proposed use will be for material staging yard for construction of Crystal Bridges expansion project.
     - Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet.
     - Hours of operation, including days of the week;
       - 6am to 6pm, Monday through Saturday.
     - Indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet, the existing metal building will be used for material storage and the areas around it will be used for construction material and equipment yard.
     - Planned indoor and outdoor structural changes;
       - No structural changes are planned.
     - Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);
       - See attached markups on current Land Title Survey sheet.
     - Planned outdoor lighting changes
       - See attached markups on current Land Title Survey sheet, added down lights for security of materials/equipment.
     - Anticipated patrons, clients, deliveries, and/or customers (average per day);
       - Average deliveries would be 3 per day.
     - Proposed number of employees; and,
       - 5
     - Photographs of the property
       - See attached.
     - **Protective Covenants.** A copy of the Protective Covenants (if applicable) for your subdivision to confirm that the proposed use is allowed in your subdivision. **N/A**

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.*
2. *Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.*
3. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
4. *This plat represents an ALTA/NSPS of the parcel recorded in Deed Records, Deed Bk. 2016 Pg. 7302 in the public records of Benton County, Arkansas.*
5. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
6. *Basis of Bearings: NAD83 Arkansas State Plane Coordinate System, North Zone*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."*
9. *This survey is based on a title commitment provided by Old Republic National Title Insurance Company, 2011611-106 countersigned by Waco Title Company, Effective Date: June 21st, 2020.*
10. *Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.*
11. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
12. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
13. *All dimensions to curb are to back of curb.*
14. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
15. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
16. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*

NOTES REGARDING TABLE "A" ITEMS:

Item 3: *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
Map Number: 05007C0090J
Map Revised: September 28th, 2007

Item 6: *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville GIS map. This property is zoned A-1 (Residential, Commercial or Agriculture).*
Building setbacks for zone A-1 are as follows:

Front :	*30 Feet*
Side:	*30 Feet*
Rear:	*30 Feet*
Height:	*40 Feet*

Item 9: *No clearly identifiable striping, or constructed parking was observed.*

Item 16: *No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.*

Item 17: *The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.*

VICINITY MAP
NOT TO SCALE
Latitude: 36°23'0.27"
Longitude: 94°11'42.39"

SURVEYOR'S CERTIFICATION TO:

Octopus Messaging INC
Dogwood Acres LLC
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7c, 8, 9, 11, 13, 14, 15, 16, and 17 of Table A thereof. The field work was completed on 7, 17, 2020.

Date of Plat or Map: 7.31.2020

Dustin G. Riley, Arkansas No. 1618

Title Commitment provided by: Old Republic National Title Insurance Company, 2011611-106, Countersigned by Waco Title Company Effective Date: June 21st, 2020.

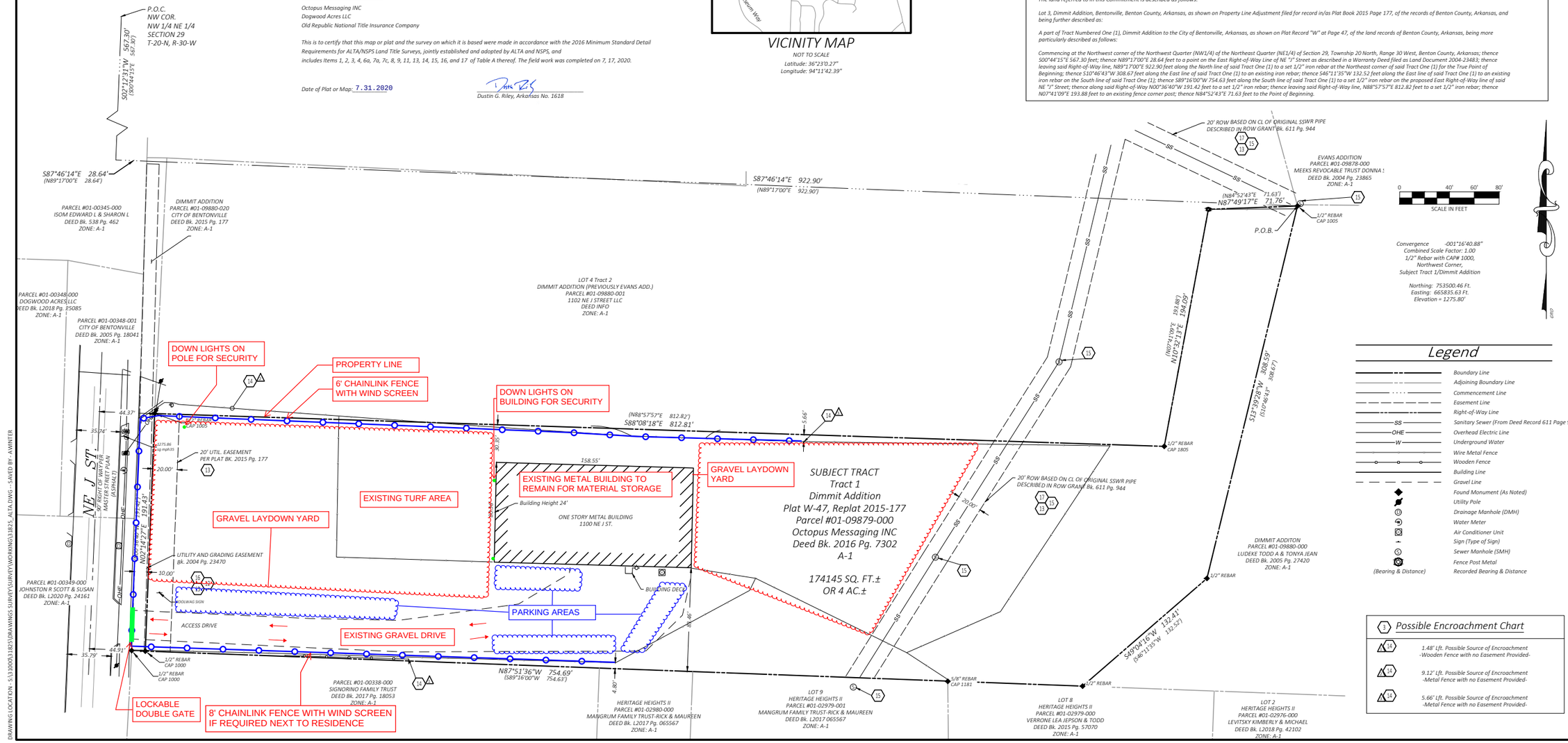
		Exceptions	Effect on Survey
1.		*Any defect, lien, encumbrance, adverse claims, or other matter that appear in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.*	*Not Survey Related*
2.		*General and special taxes for the year 2020 and subsequent years which are not yet due and payable. Taxes for the year 2018 and prior years are paid.*	*Not Survey Related*
3	⬡	*Encroachments, violations, variations, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.*	*As Shown Hereon*
4.		*Easements, or claims of easements, not shown by the Public Records or which would be disclosed by an accurate survey and inspection of the premises.*	*None Presented to Surveyor*
5.		*Rights or claims of parties in possession not shown by the Public Records.*	*None Presented to Surveyor*
6.		*Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant, (together with non-exclusive rights in common with other tenants in areas used by all tenants).*	*Not Survey Related*
7.		*Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.*	*Not Survey Related*
8.		*Taxes or special assessments, if any, which are not shown as existing liens by the Public Records.*	*Not Survey Related*
9.		*Loss arising from security interest evidenced by Financing Statements and Liens filed of record as of the effective date hereof, under the Arkansas Uniform Commercial Code in the State of Arkansas.*	*Not Survey Related*
10.		*Loss arising from and/or resulting from oil, gas and/or all other minerals, conveyed, retained, leased, assigned or any other activity concerning the sub-surface rights or ownership, including but not limited to the right of ingress or egress for said sub-surface purposes.*	*None Presented to Surveyor*
11.		*Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record W at Page 47 of the records of Benton County, AR.*	*None Found*
12	⬡	*Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record 2012 at Page 456 of the records of Benton County, AR.*	*As Shown Hereon*
13	⬡	*Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record 2015 at Page 177 of the records of Benton County, AR.*	*As Shown Hereon*
14	⬡	*Variation in location of fences as shown on Plat Record 2012 at Page 456 and Plat Record 2015 at Page 177, records of Benton County, AR.*	*As Shown Hereon*
15	⬡	*Sanitary Sewer Manhole and Sanitary Sewer Line located on subject property as shown on Plat Record 2012 at Page 456 and Plat Record 2015 at Page 177, records of Benton County, AR.*	*As Shown Hereon*
16	⬡	*Utility and Grading Easement and Temporary Construction Easement, in favor of the City of Bentonville, filed May 26, 2004 in Deed Book/Page 2004 23470, records of Benton County, AR.*	*As Shown Hereon*
17	⬡	*Right of Way Grant, in favor of the City of Bentonville, filed December 20, 1983 in Deed Record 611 at Page 944, records of Benton County, AR.*	*As Shown Hereon*

The land referred to in this Commitment is described as follows:

Lot 3, Dimmit Addition, Bentonville, Benton County, Arkansas, as shown on Property Line Adjustment filed for record in/as Plat Book 2015 Page 177, of the records of Benton County, Arkansas, and being further described as:

A part of Tract Numbered One (1), Dimmit Addition to the City of Bentonville, Arkansas, as shown on Plat Record "W" at Page 47, of the land records of Benton County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 29, Township 20 North, Range 30 West, Benton County, Arkansas; thence S00°44'15"E 567.30 feet; thence N89°17'00"E 28.64 feet to a point on the East Right-of-Way Line of NE "I" Street as described in a Warranty Deed filed as Land Document 2004-23483; thence leaving said Right-of-Way line, N89°17'00"E 922.90 feet along the North line of said Tract One (1) to a set 1/2" iron rebar at the Northeast corner of said Tract One (1) for the True Point of Beginning; thence S10°46'43"W 308.67 feet along the East line of said Tract One (1) to an existing iron rebar; thence S46°11'35"W 132.52 feet along the East line of said Tract One (1) to an existing iron rebar on the South line of said Tract One (1); thence S89°16'00"W 754.63 feet along the South line of said Tract One (1) to a set 1/2" iron rebar on the proposed East Right-of-Way line of said NE "I" Street; thence along said Right-of-Way N00°36'40"W 191.42 feet to a set 1/2" iron rebar; thence leaving said Right-of-Way line, N88°57'57"E 812.82 feet to a set 1/2" iron rebar; thence N07°41'09"E 193.88 feet to an existing fence corner post; thence N84°52'43"E 71.63 feet to the Point of Beginning.



Legend

- *Boundary Line*
- *Adjoining Boundary Line*
- *Commencement Line*
- *Easement Line*
- *Right-of-Way Line*
- SS — *Sanitary Sewer (From Deed Record 611 Page 944)*
- OHE — *Overhead Electric Line*
- W — *Underground Water*
- *Wire Metal Fence*
- *Wooden Fence*
- *Building Line*
- *Gravel Line*
- *Found Monument (As Noted)*
- *Utility Pole*
- *Drainage Manhole (DMH)*
- *Water Meter*
- *Air Conditioner Unit*
- *Sign (Type of Sign)*
- *Sewer Manhole (SMH)*
- *Fence Post Metal*
- *(Bearing & Distance)* — *Recorded Bearing & Distance*

Possible Encroachment Chart

14	*1.48' Lft. Possible Source of Encroachment -Wooden Fence with no Easement Provided-*
14	*9.12' Lft. Possible Source of Encroachment -Metal Fence with no Easement Provided-*
14	*5.66' Lft. Possible Source of Encroachment -Metal Fence with no Easement Provided-*

© 2020 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - S:\13000\31825\DRAWINGS SURVEY\SURVEY\WORKING\31825_ALTA.DWG - SAVED BY - AWINTER

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

ALTA/NSPS Land Title Survey
Dogwood Acres, LLC
1100 NE J Street
City of Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	AJW
FIELD WORK	KDM
CEI PROJECT NUMBER	31825
DATE	7/28/2020
REVISION	REV-0

ALTA NSPS

SHEET TITLE

SHEET NUMBER

1 83 OF 1

Moving 1-2-2021
210 Prairie LN
CAGE FREE
DAYCARE
SPA & TRAINING
479-273-3553

Moving 1-2-2021
210 Prairie LN
CAGE FREE
DAYCARE
SPA*TRAINING
479-273-3553

Moving 1-7 2021
210 Prairie LN
479-273-3553

Dogwood Acres, LLC

Trustees (Crystal Bridges Phase 2)

1100 NE J Street

PC Date: 2/1/2022

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	CU21-0028
Applicant / Current Owner	Dogwood Acres, LLC
Site Area	+/- 0.32 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Long-Term Temporary Uses
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description

The subject property is located at 1102 NE J Street and is currently zoned A-1, Agricultural. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

Proposed Use Description

According to the applicant's narrative, the proposed use will be for an office space for 10-15 persons. The temporary office use is in association with the nearby Crystal Bridges Phase II project.

The hours of operation are assumed to be from 6 a.m. to 6 p.m., Monday through Friday. The request includes minimal changes to the interior of the home to convert the space to usable office space. See attached site plan for proposed gravel parking areas and number of spaces.

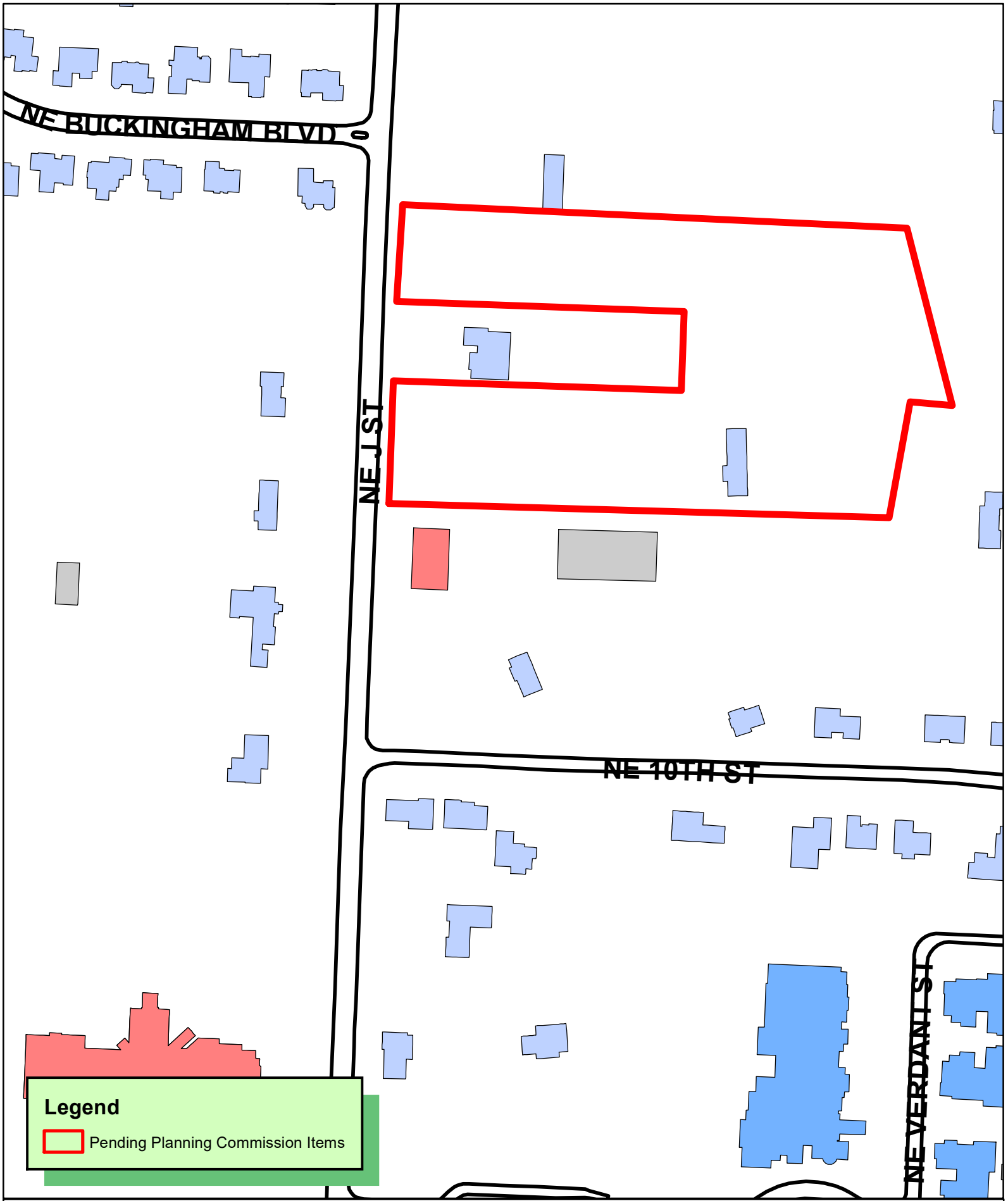
Public Notice

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

Conditions of Approval

1. *Zoning districts allowed*. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet
2. *Site access.* The site shall have access drives so located as to minimize traffic hazards.
3. *Nuisance control*. The applicant shall show, and provide as part of the conditional use permit application, that adequate measures will be taken to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on other adjacent properties.
4. *Fire code*. All temporary structures shall meet the City of Bentonville Fire Code, as approved by the Fire Marshal.
5. *Time period*. This conditional use permit shall expire 60 days after the permanent certificate of occupancy is issued for the Crystal Bridges Phase 2 project (LSD21-0053).
6. *Setbacks*. Long-term temporary structures shall meet the setbacks of the zoning district in which it is located and in no instance placed in front of the primary structure.
7. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use at any time.

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.



N
W E
S

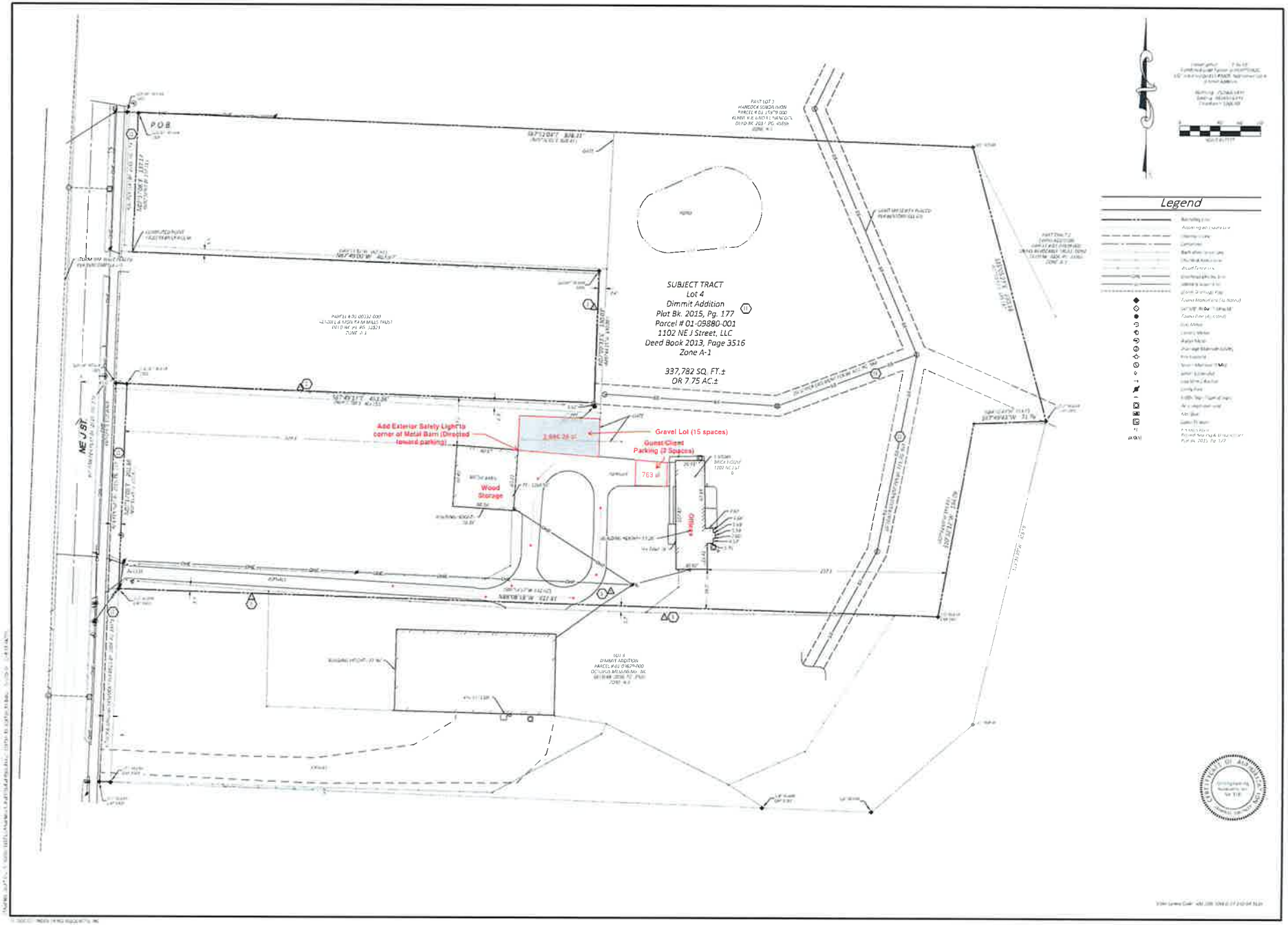
1 inch = 200 feet

CU21-0028
CONDITIONAL USE
1102 NE J ST

Conditional Use Checklist

Depending on the nature and proposed use of the Conditional Use permit, additional information may be requested by the Planning Department staff and the Planning Commissioners.

1. **Application Packet.** All items must be submitted in **one PDF in the order listed below**.
   - **Property Owner Consent Form.** A signed Property Owner Consent Form is required. This form must be signed by the property owner. **If one property has multiple owners, then a separate form is required for each property owner.**
     - See attached.
   - **Warranty Deed.** A copy of the warranty deed showing the current ownership of the property. A survey may be required if the deed cannot be accurately drawn to meet the Arkansas minimum survey accuracy standards. If you do not have a warranty deed, a copy may be obtained from the Benton County Deeds / Mortgages Department located in the Benton County Administration building at 215 E. Central Avenue, second floor, room number 202. Phone number: (479) 271-1017.
     - See attached.
   - **Narrative.** A typed narrative addressing each of the following items:
     - Proposed use and reason for the proposed use;
       - Proposed use will be for office space for 10-15 persons. Office space will accommodate 10-15 desks, printers, a plotter, conference space and breakroom area. Reason: recent staff growth has outgrown the amount of usable office space at the museum.
     - Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet.
     - Hours of operation, including days of the week;
       - 6am to 6pm, Monday through Friday.
     - Indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet, the existing house will be used for offices and workspaces. A gravel parking lot for 10-12 cars is planned on the north side of the drive to increase parking capacity of the already installed asphalt drive. Large metal building on the site is for storage (wood, tools, small equipment).
     - Planned indoor and outdoor structural changes;
       - Minimal changes inside the home to provide office privacy. See attached layout.
     - Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);
       - See attached markups on current Land Title Survey sheet.
     - Planned outdoor lighting changes
       - See attached markups on current Land Title Survey sheet, added down light on northeast corner of metal building for parking area safety.
     - Anticipated patrons, clients, deliveries, and/or customers (average per day);
       - 2-4 clients per week
     - Proposed number of employees; and,
       - 10-15 (initial plan is for 9 persons)
     - Photographs of the property
       - See attached.
     - **Protective Covenants.** A copy of the Protective Covenants (if applicable) for your subdivision to confirm that the proposed use is allowed in your subdivision. **N/A**



CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC

ALTA/NSPS Land Title Survey
Recasting, LLC
1102 NE J Street
Bentonville, Benton County, Arkansas

REGISTERED STATE OF ARKANSAS NO 1818 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS Land Title Survey

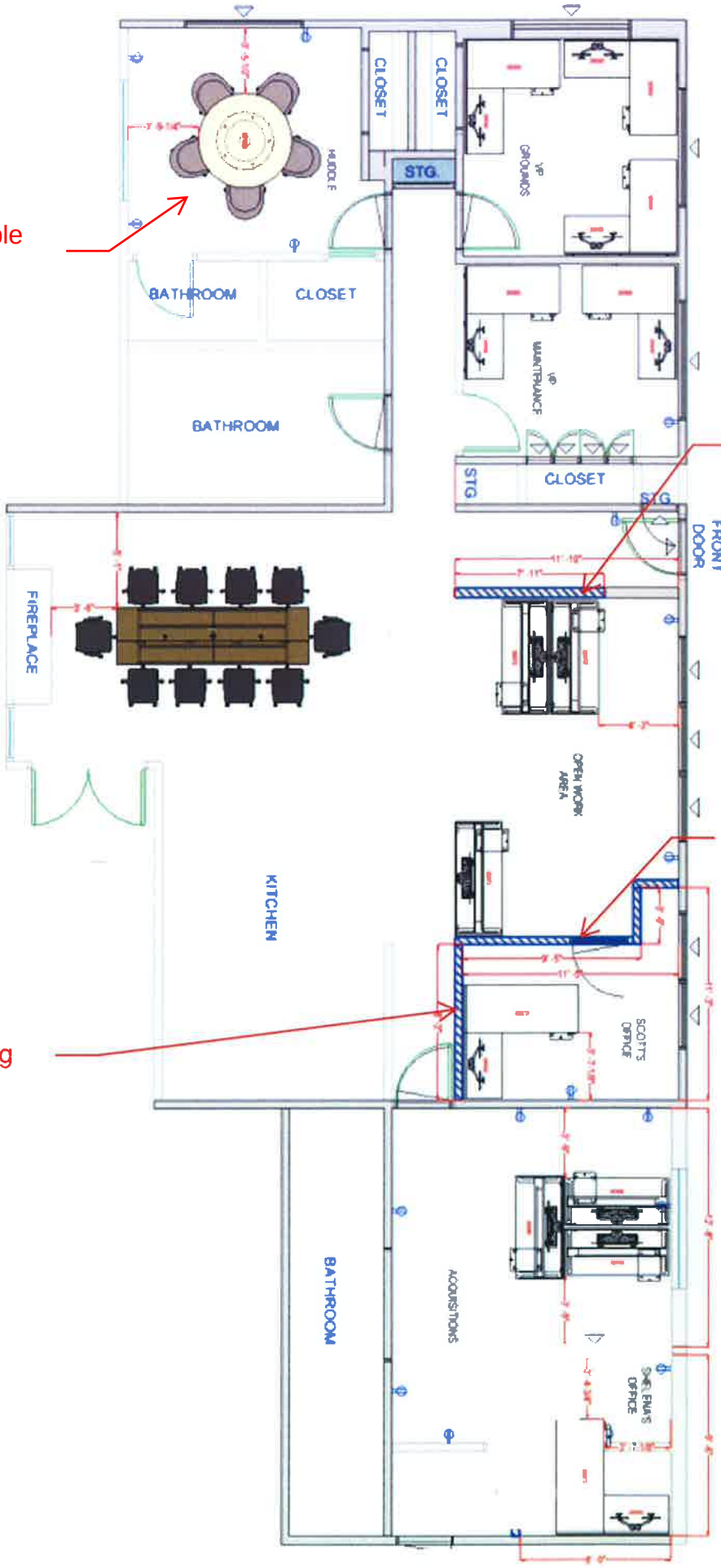
SHEET TITLE

SHEET NUMBER

2 OF 2

Benton County Tax Parcels - 01-09880-001
Add to Results
View Additional Details
Run a Report
1110
1106
1105
1102
1101
1106
1102

This room could accommodate (2) more workstations (with the table removed) to get the staff count to (15).



added 1/2 wall

Added wall to create private office

This wall is existing

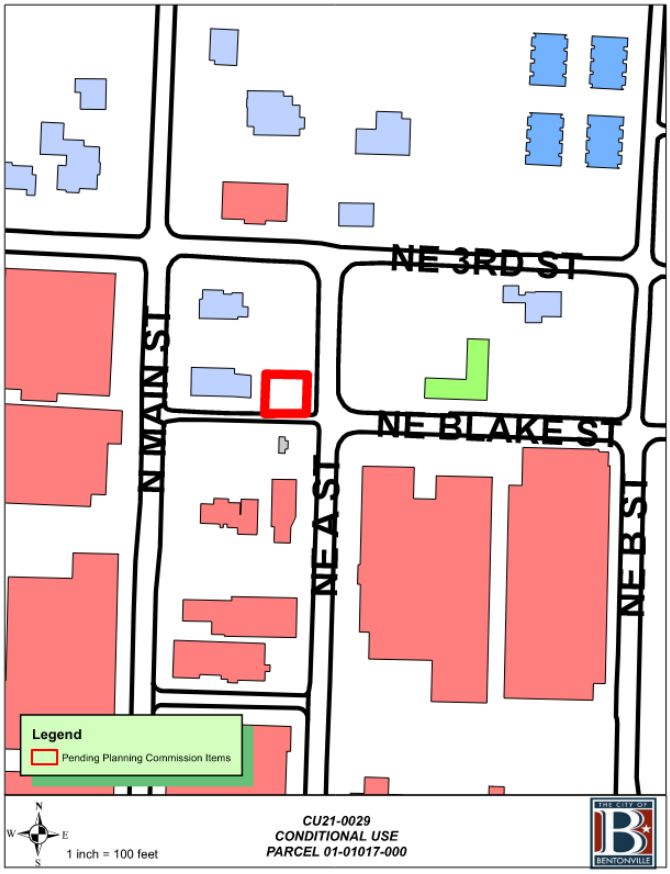
Spoke Adventures

224 N Main Street
PC Date: 2/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0029
Applicant / Current Owner	Rustin Chrisco and Pamela Chrisco
Site Area	+/- 0.32 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located at 224 N Main Street and is currently zoned DC, Downtown Core. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

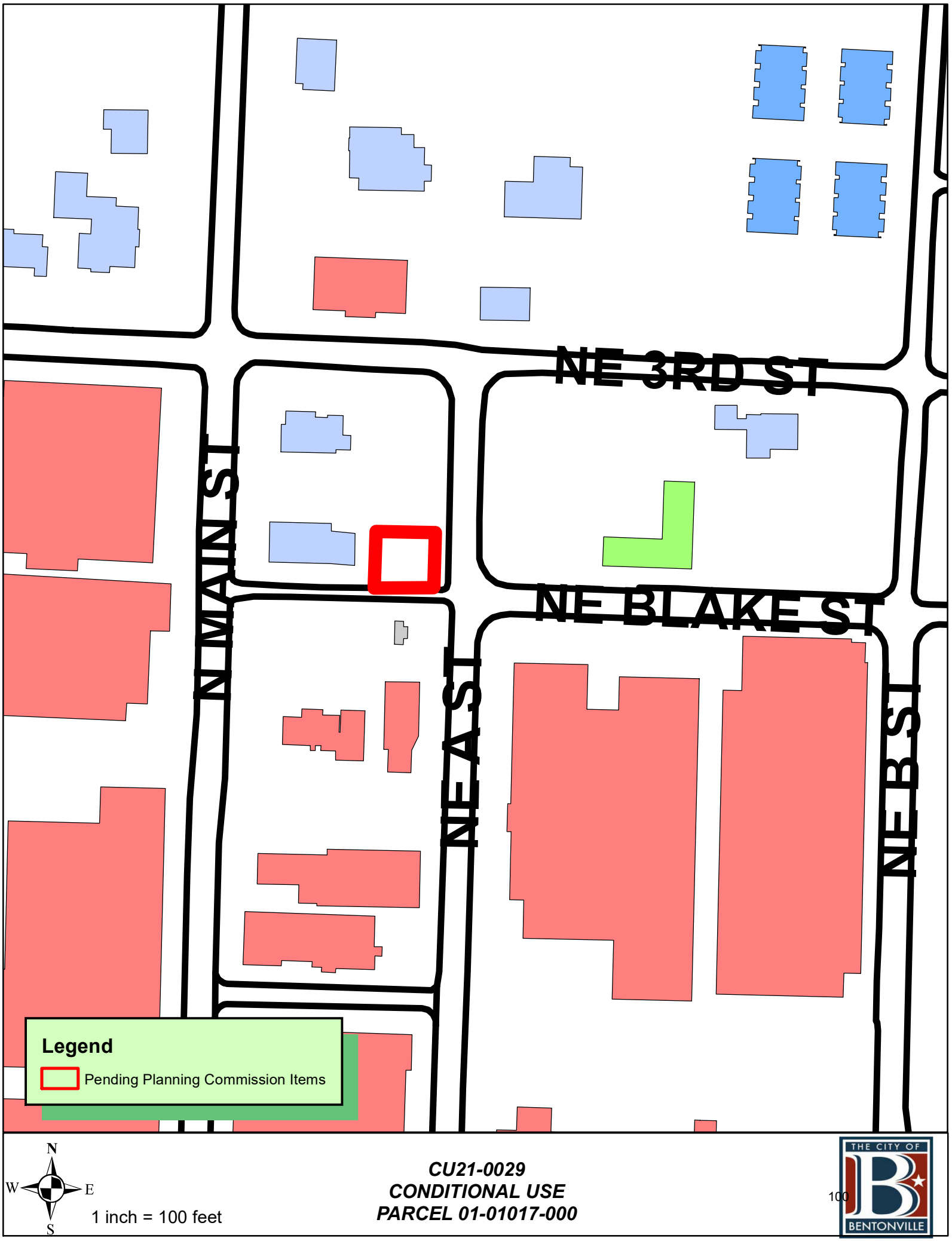
Proposed Use Description
According to the applicant's narrative, they propose to open a bike rental business using shipping containers as the building. The bike shop will occupy approximately 900 square feet.

The hours of operation are planned to be 9 a.m. to 6 p.m. daily. The applicant estimates there will be two or three employees on site at a time.

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

Conditions of Approval
1. A building permit will be required for this structure.
2. Coordinate with the Bentonville Water Department on requirements for connecting the structure to city water and sewer.
3. This conditional use permit shall be valid in perpetuity from date of issuance.
4. 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.

Note: This item was tabled to the February 1 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the January 18 Planning Commission Meeting.


NE 3RD ST
N MAIN ST
NE BLAKE ST
NE A ST
NE B ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
CU21-0029
CONDITIONAL USE
PARCEL 01-01017-000
100
THE CITY OF
BENTONVILLE

Spoke Adventures LLC
224 N Main street
Bentonville, AR 72712

Project Narrative Conditional Use

City of Bentonville

Spoke Adventures
Date: December 13, 2021

Shipping container retail store

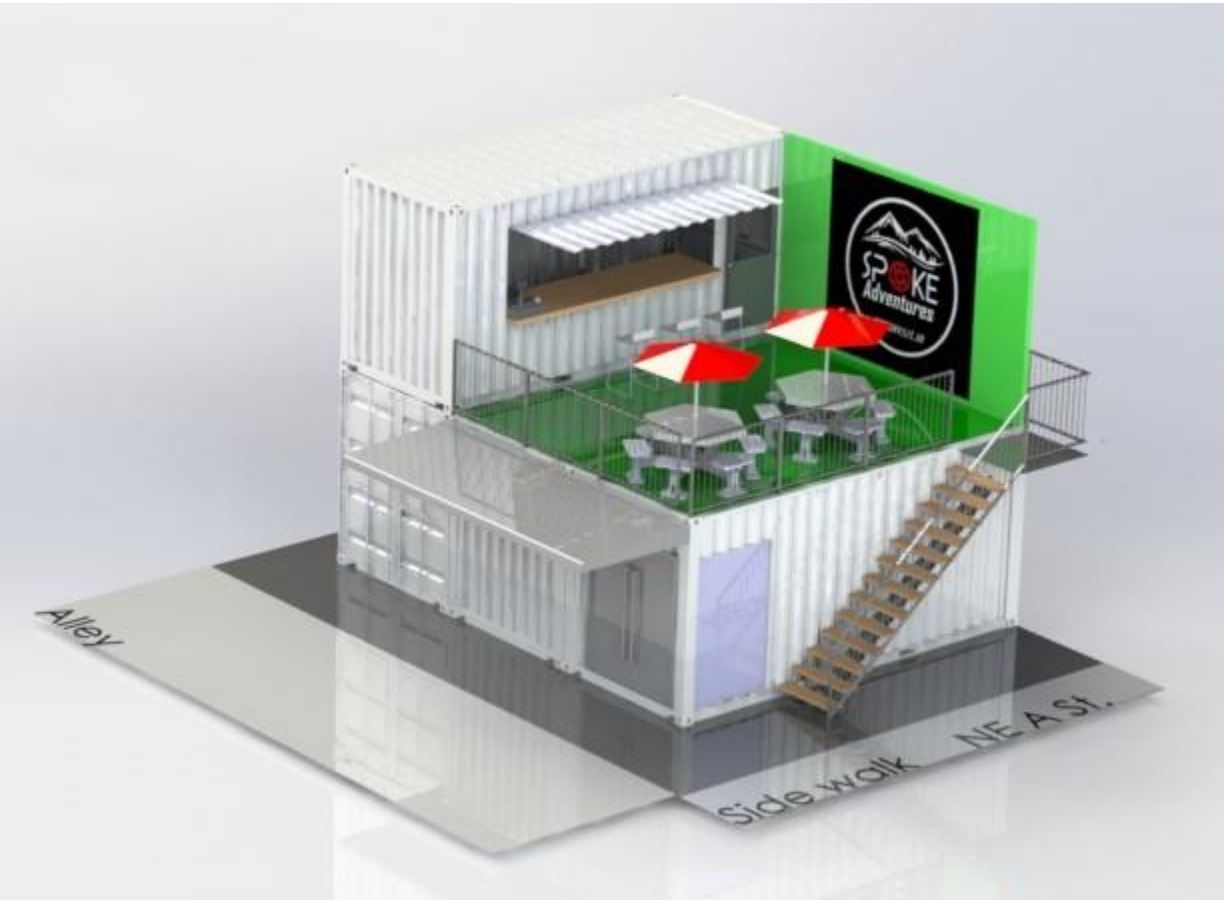
Conditional Use Narrative:

- The applicant is seeking a conditional use permit in order to open a bike rental business. This building would house bikes for rent to be offered to the general public.
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized.
- Hours of operation, including days of the week:
  Bike Shop will operate daily, weather permitting, from 9am to 6pm.

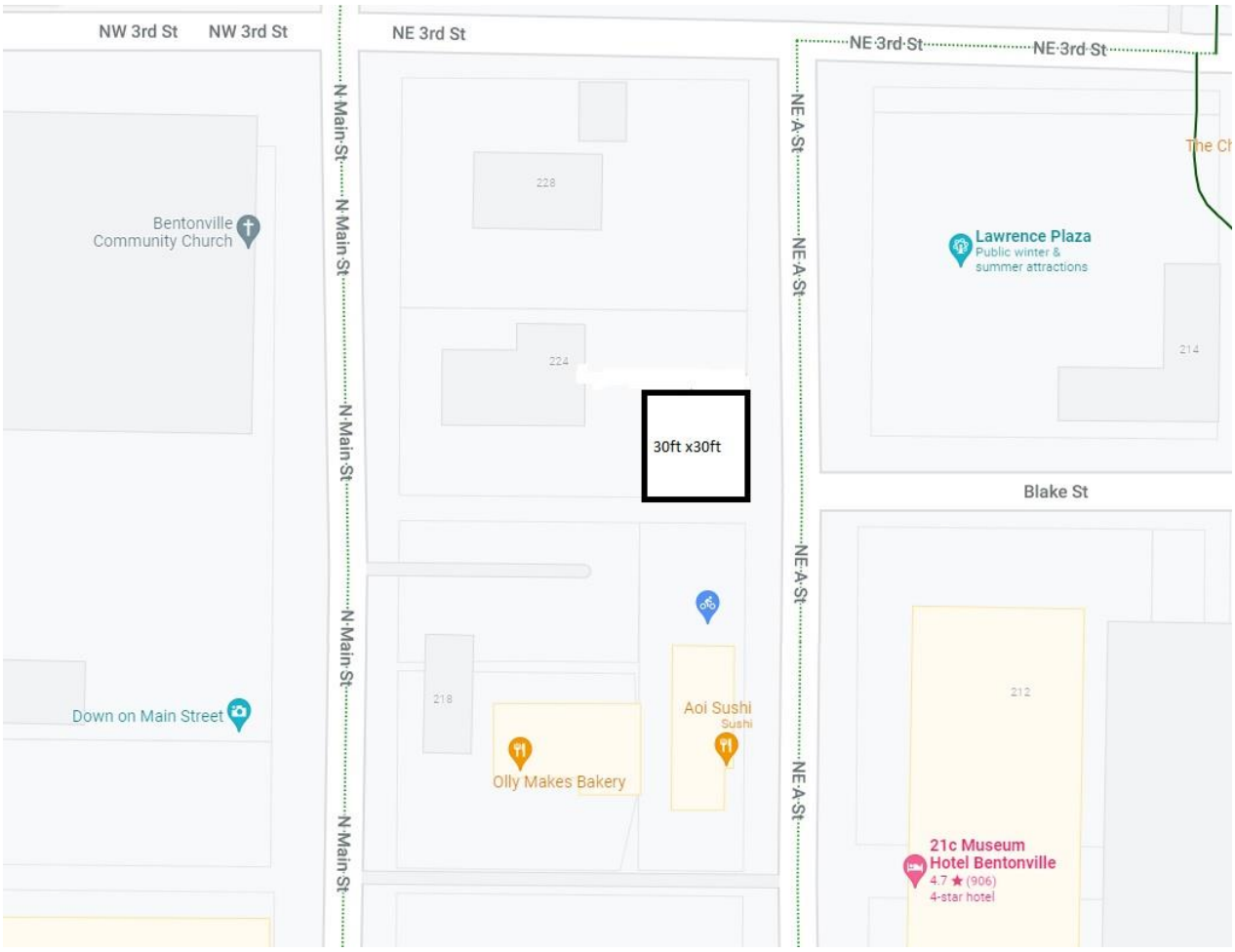
- **Indoor and outdoor areas to be utilized:**
  Bike Shop will be located in approximately 900 square feet of the proposed 215 NE A street corner.

- **Planned indoor and outdoor structural changes:**
  Shipping containers will be used as structures for this business
- **Parking needs required for the proposed use including existing and proposed provide sketch of traffic flow and parking pattern (if applicable):**
  No parking needs
- **Planned outdoor lighting changes:**
  Safety/decorative night lights around the edge of the building.
- **Anticipated patrons, clients, deliveries, and/or customers (average per day);**
  Anticipate an average of 30 customers per day
- **Proposed number of employees:**
  Two to three employees at a time
- **Photographs of the property**
  Attached to the project.

Front view



Back view


NW 3rd St
NW 3rd St
NE 3rd St
NE 3rd St
NE 3rd St
N Main St
N Main St
N Main St
N Main St
N Main St
NE A St
NE A St
NE A St
NE A St
Bentonville Community Church
Down on Main Street
228
224
218
212
214
30ft x30ft
Olly Makes Bakery
Aoi Sushi
Sushi
Lawrence Plaza
Public winter & summer attractions
Blake St
21c Museum Hotel Bentonville
4.7 ★ (906)
4-star hotel

LARGE-SCALE DEVELOPMENT STAFF REPORT

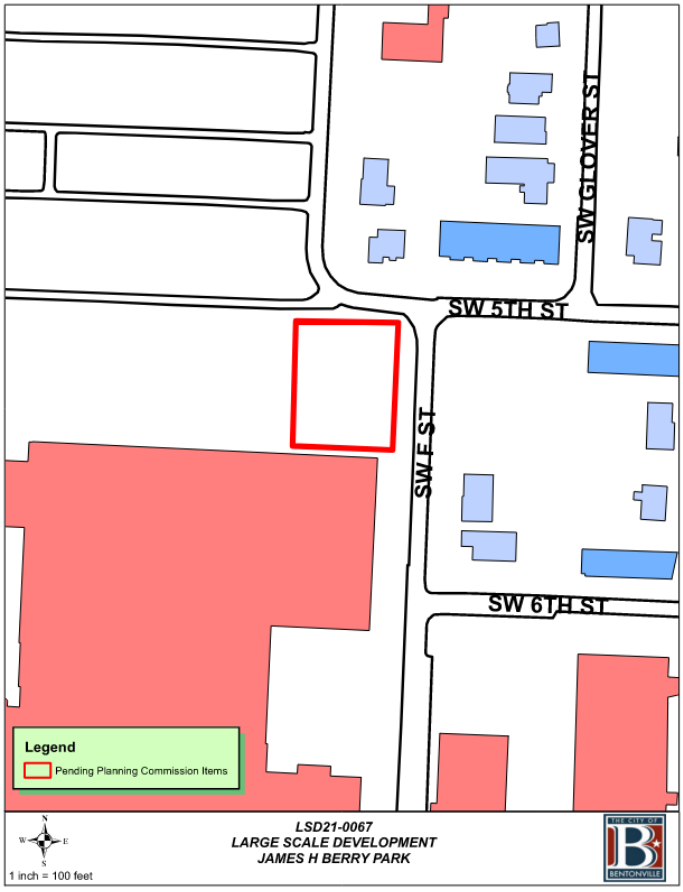
James H Berry Park

SW Corner of SW 5th St and SW F St
PC Date: 3/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0067
Applicant / Current Owner	Bentonvest Fund 4, LLC
Site Area	+/- 0.44 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Park

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on the SW corner of SW 5th Street and SW F Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

Project Details
The project consists of large-scale development proposing a park on this site. No parking is proposed with this development. A stand alone parking lot is being developed across SW F Street to serve any parking needs. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a pedestrian path from the right-of-way.

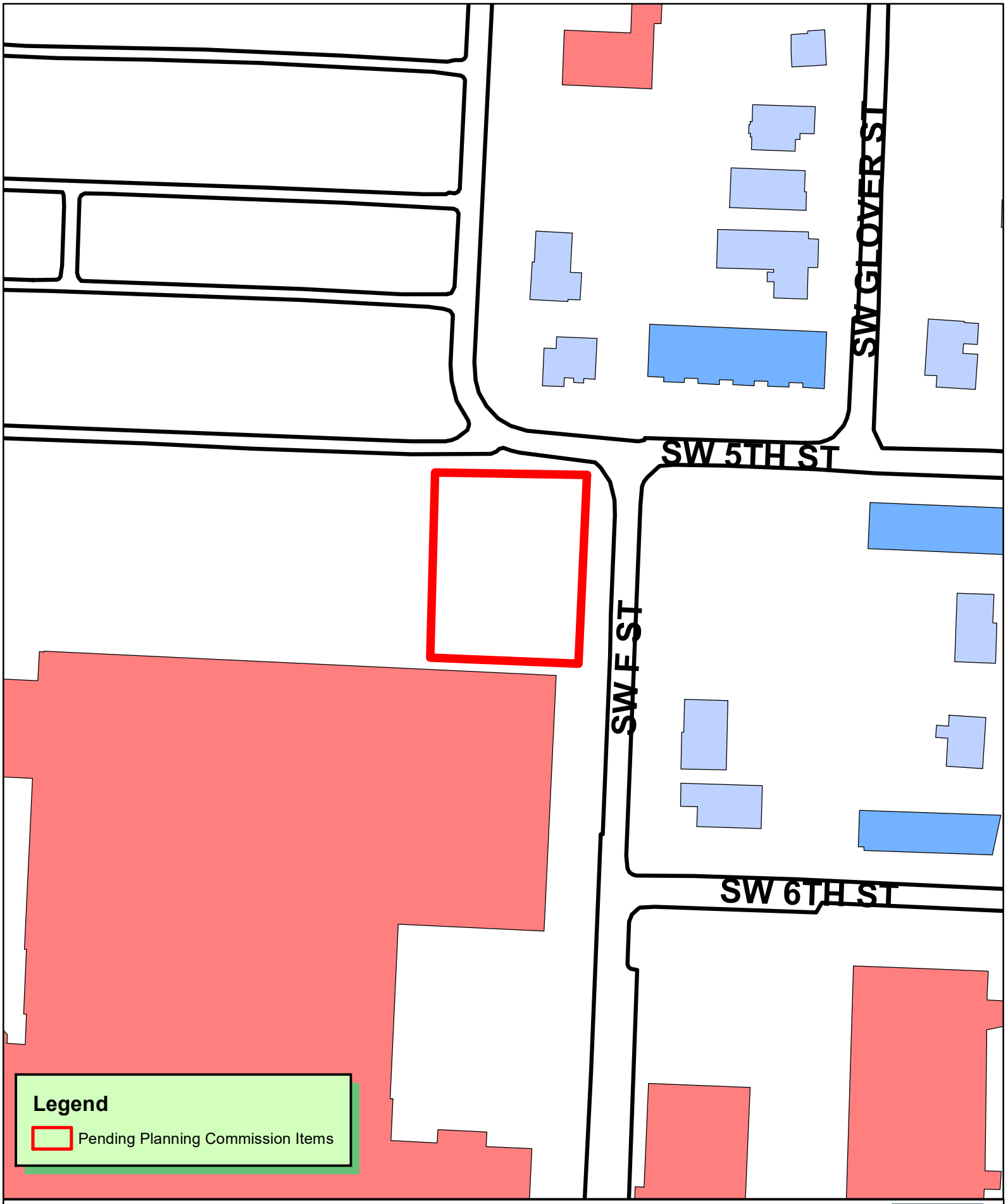
Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the proposed parking lot to the east of this lot should help alleviate potential impacts.

Waivers
One waiver requested:

- A waiver from Article 1400, Section 1100.07, Perimeter Landscape Strip Required, which requires a 7' landscape strip along every non-street facing side with 1 tree per 50' of perimeter and a minimum of 50% of those trees must be shade.

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

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



N
W E
S

1 inch = 100 feet

LSD21-0067
LARGE SCALE DEVELOPMENT
JAMES H BERRY PARK

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 29, 2021

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: Waiver – Section 1400.07 Perimeter Landscape Strip Required
LSD21-0067
Parcel # 01-02709-000

Dear Planning Commission,

We are requesting a waiver for LSD21-0067 from Section 1400.07, perimeter landscape strip required between adjacent properties. The planned site is a mini park that borders the Bentonville Cemetery, along the western property line and a commercial building, along the southern property line. We are requesting that the west and the south property line landscape perimeter strip be waived.

The design provides a combination of tall landscape hedges, small trees, fencing, and opaque walls, along the western and southern property lines. The southern property line has an easement that includes a 16" waterline that provides water for the City of Bentonville. Trees located near the 16" waterline is not recommended or desired. Walls and dense landscaping will be placed to buffer the neighboring property to the south.

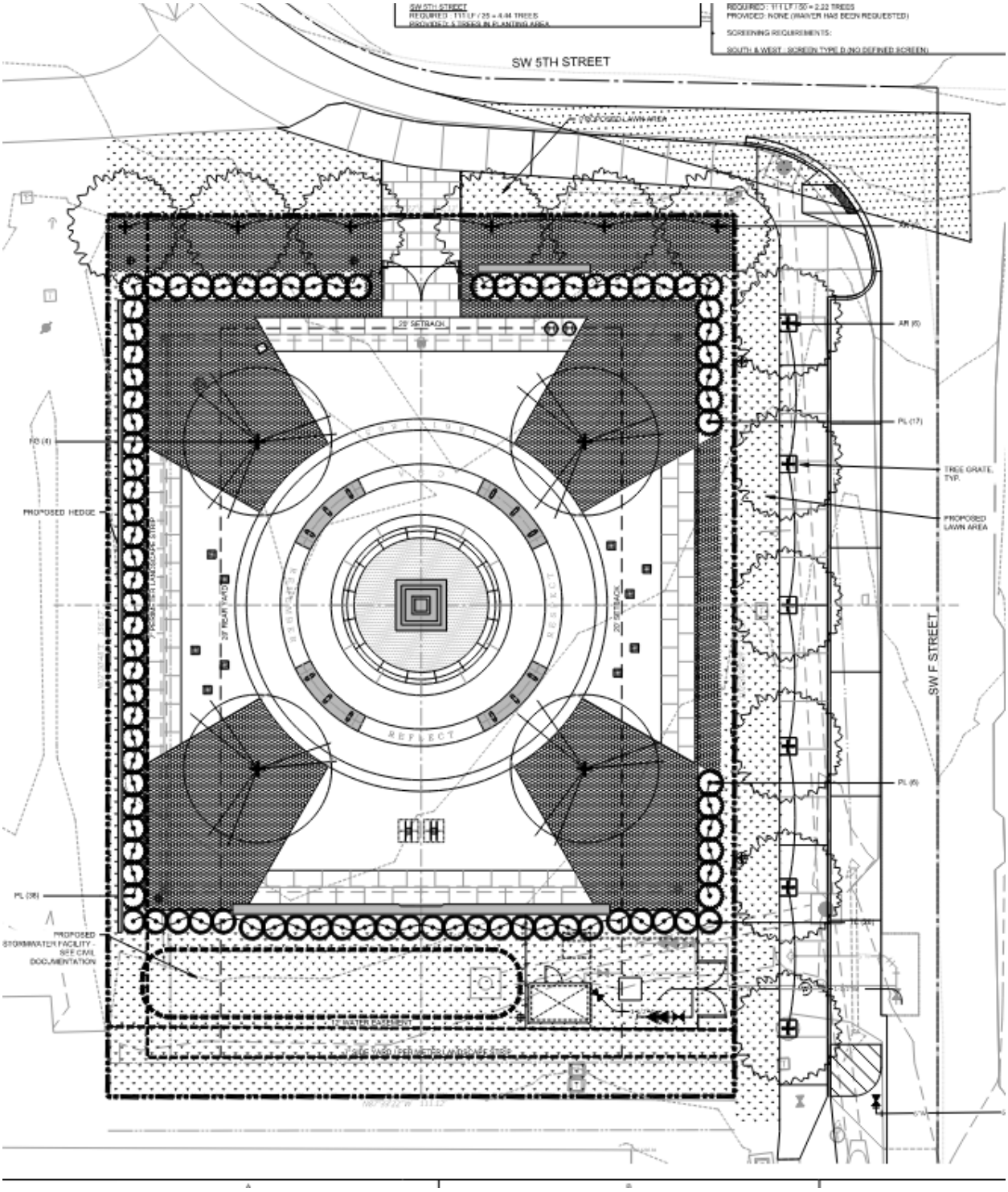
Along the western boundary, dense tall shrubs and perimeter fencing are being designed, to create a lush hedge. Additional trees placed along the western boundary will compete and interfere with the signature trees in the heart of the mini park. The current use to the west is an extension of an existing park to this mini park.

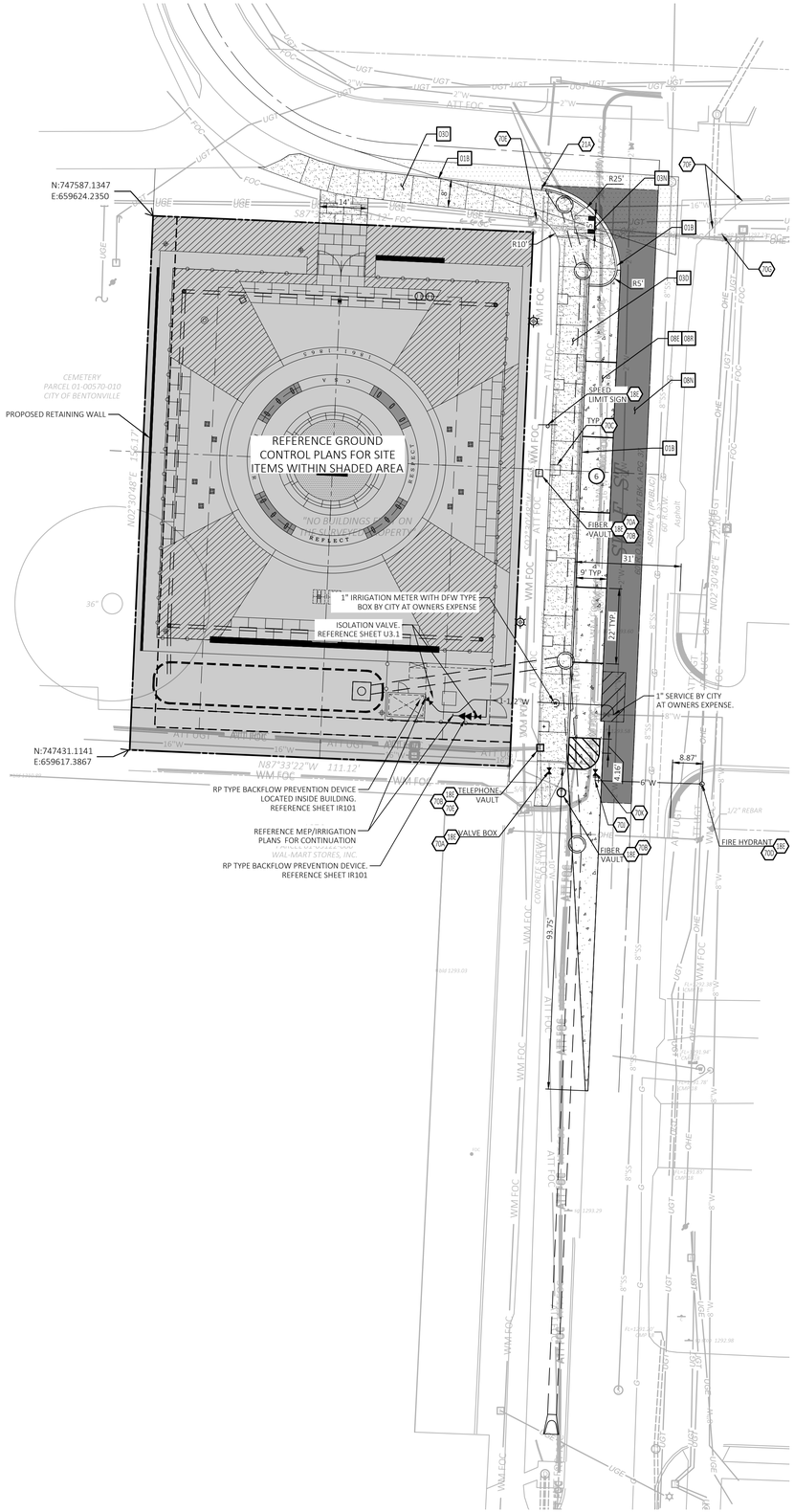
Please take in to account these considerations as you review this waiver request. The granting of this waiver does not affect the subdivision of adjacent properties or the public health, safety, and welfare. I have attached an image for reference. Please feel free to reach out if you have any questions or concerns.

Respectfully Submitted,

John Easterling
Project Manager
479-321-8707
jeasterling@ceieng.com

LSD21-0067


SW 5TH STREET
SW F STREET
PROPOSED HEDGE
PROPOSED LAWN AREA
TREE GRATE, TYP.
PROPOSED STORMWATER FACILITY - SEE CIVIL DOCUMENTATION
REFLECT



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

N

0 20' 30' 40'
SCALE IN FEET

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

SITE DATA	
SITE AREA	0.40 ACRES (17,354 ± SF)
BUILDING AREA	N/A
ZONING	C-2
PARKING REQUIRED	NONE
PARKING PROVIDED	6 SPACES (ON STREET)

NOTES:

1. BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD) DESIGN LAYOUT DRAWINGS TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
2. 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.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
5. 1" METER SHALL BE INSTALLED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
6. ALL WATER SERVICE TAPS SHALL BE COMPLETED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
7. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW.
8. ADJUST ALL EXISTING WATER VALVE AND UTILITY BOXES TO MATCH PROPOSED GRADE.
9. 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.
10. ALL MANHOLES AND VALVE BOXES SHALL BE ADJUSTED TO GRADE PER CITY SPECIFICATIONS.
11. ALL STRIPING AND PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY TO BE THERMOPLASTIC.

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
C	Clean out	⫟	Sign
S	Sewer manhole		Deciduous tree
D	Drainage manhole	eg	Existing Ground
FDC	Fire department connector	tb	Top bank
	Fire hydrant	fl	Flow line (Ditch)
WM	Water meter	tbc	Top Back Curb
	Water valve	gut	Gutter
G	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
E	Electrical riser	dec	Deciduous tree
	Utility pole	bld	Building corner
T	Telephone riser	cmp	Corrugated metal pipe
⫟	Telephone sign	rcp	Reinforced concrete pipe
T	Telephone manhole	dmh	Drainage manhole

PROPOSED SITE LEGEND

- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS
- LIMITS OF STANDARD DUTY CONCRETE PAVEMENT
- LIMITS OF 2" MILL AND OVERLAY
- LIMITS OF STANDARD DUTY ASPHALT PAVEMENT
- AASHTO SIGHT TRIANGLE. 250' SIGHT DISTANCE BASED ON 25 MPH DESIGN SPEED.

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. 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

01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
03D CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08E STANDARD DUTY CONCRETE PAVING
08N ASPHALT OVERLAY
08R CONCRETE JOINT DETAILS

SITE NOTES

18E POINT OF RELOCATION.
21A TAPER CURB TO MATCH EXISTING CURB.
70A ADJUST VERTICALLY
70B COORDINATE WITH AFFECTED UTILITY COMPANY FOR REQUIRED ADJUSTMENTS.
70C TREE GRATES PER GROUND CONTROL PLANS
70D FIRE HYDRANT POINT OF RELOCATION. INSTALL PER CITY OF BENTONVILLE WATER DETAILS
70E MAINTAIN MINIMUM 1' HORIZONTAL SEPARATION FROM SIDEWALK
70F EDGE OF EXISTING PAVEMENT TO REMAIN.
70G EXISTING STOP SIGN TO REMAIN.
70H COORDINATE WITH CITY OF BENTONVILLE WATER DEPARTMENT TO SHUT DOWN EXISTING 16" MAIN. 6" VALVE TO BE INSTALLED AT EXISTING 16"X6" REDUCER AND RESTRAINED TO ISOLATE THE HYDRANT LEAD. INSTALLATION OF THE HYDRANT LEAD CAN THEN PROCEED TO BE INSTALLED AND FULLY TESTED AS A NEW INSTALLATION PER CITY OF BENTONVILLE SPECIFICATIONS AND DETAILS.
70J 6" 90 DEGREE BEND.
70K 6" M.J. VALVE WITH ANCHOR COLLAR.

CITY OF BENTONVILLE NO: LSD21-0067

James H Berry Park

Bentonville, AR

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

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

GRAPHIC & WAYFINDING DESIGNER
CLOUD GEHSHAN
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
	11-29-2021	1ST CITY SUBMITTAL
	01-03-2022	2ND CITY SUBMITTAL

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14925
NATHAN A. HIGHFILL
12/22/2021

SITE AND UTILITY PLAN

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

C2

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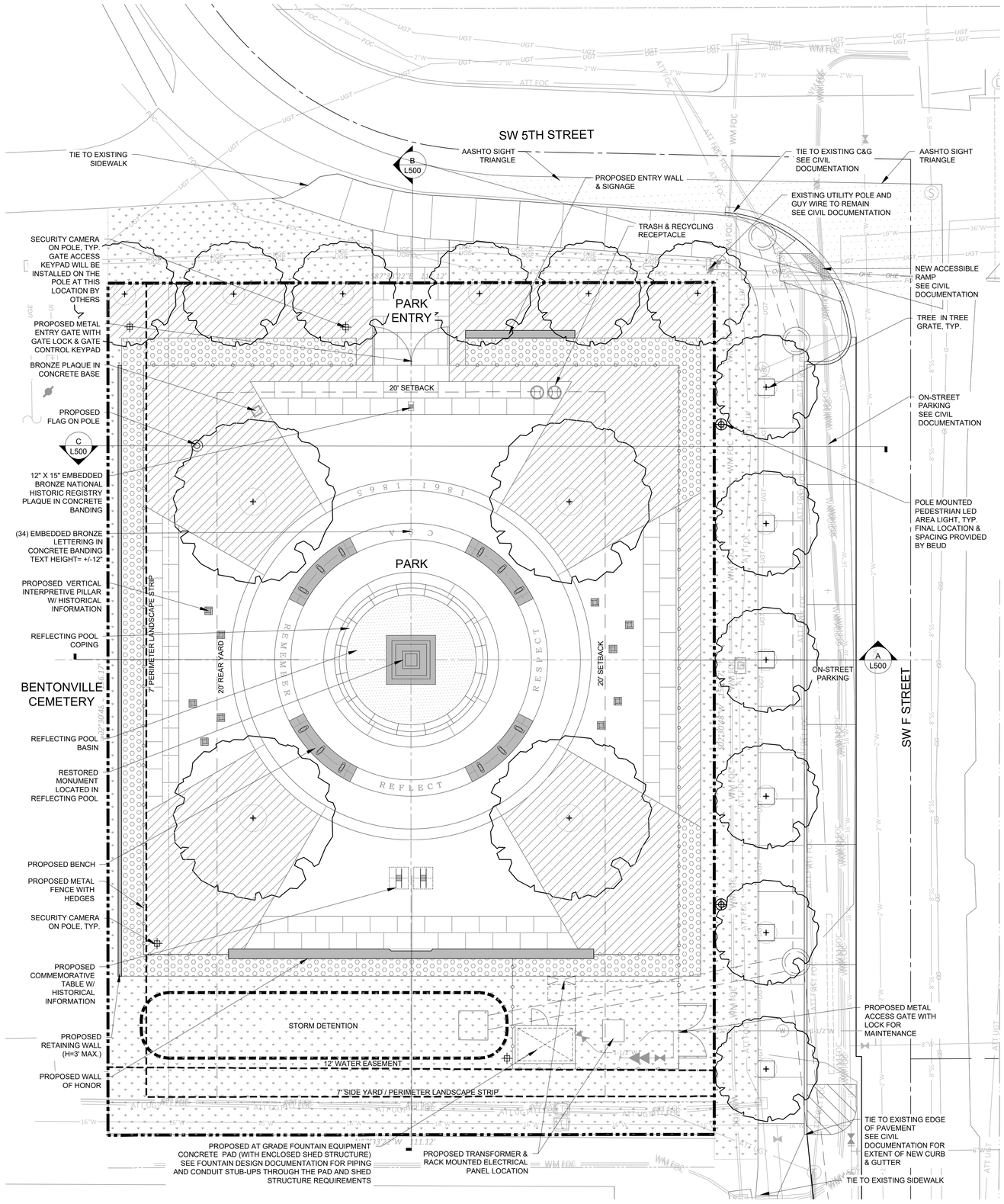

LANDSCAPE PLAN LEGEND

- Project Property Line
- Proposed Tree Symbol Varies, See L-800
- Existing Tree To Remain And Be Protected
- Shrub & Groundcover Planting See L-800
- Sod See L-800
- Hedge Screen Planting See L-800
- Restored Monument See 1/L660
- Commemorative Table See 3/L640
- Vertical Interpretive Pillar See 1-4/L650
- Precast Concrete Bench See 1-3/L620
- Entry Signage Wall (H=+/- 4') See 1&2/L640
- C.I.P. Concrete Retaining Wall (H=+/- 3') See 4/L620
- Wall of Honor (H=+/- 9') See 1&2/L630
- Metal Fence & Gate (H=+/- 6') See 1&2/L670
- Pole Mounted Pedestrian LED Area Light BEUD Standard
- Flag Pole See 3/L670
- Security Camera on Pole See MEP Documentation
- Trash & Recycling Receptacle See 4/L610

LANDSCAPE PLAN NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION ARE FROM PLANS BY: CEI ENGINEERING ASSOCIATES, INC.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
4. PRESERVE AND PROTECT ALL EXISTING: STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW - GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO CONTRACT LIMIT LINE DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. THE EXISTENCE AND LOCATION OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH OWNER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDSCAPE ARCHITECT IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY THE LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO ENSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.
18. MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
19. REFER TO APPROPRIATE DRAWINGS FOR LAYOUT INFORMATION, UTILITY COORDINATION, GRADING, DRAINAGE, SITE ELEMENTS, IRRIGATION AND PLANTING.
20. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTOR SHALL MEET EXISTING GRADES AT ALL EDGES OF CONTRACT LIMIT LINE.
21. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURE TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.
22. CLEAN DEBRIS FROM PUBLIC AREAS ON A DAILY BASIS. OWNER HAS THE RIGHT TO HAVE SITE CLEANED, AT CONTRACTOR'S EXPENSE, IF CONTRACTOR FAILS TO COMPLY. ALL PROJECT GENERATED DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE.
23. TREES SHALL MAINTAIN A MINIMUM OF 5' SEPARATION FROM ALL PUBLIC UTILITIES.
24. IF ANY ADDITIONAL FREE STANDING SIGNAGE WERE PROPOSED, IT WILL REQUIRE A SEPARATE PERMIT.
25. ALL NEW NON EXEMPT OUTDOOR LIGHT FIXTURES WITH AN INITIAL OUTPUT GREATER THAN OR EQUAL TO 2,000 LUMENS SHALL BE CUTOFF OR FULL CUTOFF, AS DEFINED BY IESNA AND WILL REQUIRE AN APPROVAL BY THE PLANNING DEPARTMENT.
26. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

N

0' 10' 20'

SCALE: 1" = 10'-0"

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314.530.1052

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2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	1/3/2022	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — STATE OF ARKANSAS

1/3/2022

LANDSCAPE PLAN

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

L100

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LAYOUT PLAN LEGEND

- CENTERLINE
- COLUMN LINE (ARCH)
- BASELINE / LAYOUT LINE

+ PC 0+00.00	POINT OF CURVATURE
+PCC 0+00.00	POINT OF COMPOUND CURVATURE
+ PI 0+00.00	POINT OF INTERSECTION
+POB 0+00.00	POINT OF BEGINNING
+POC 0+00.00	POINT ON CURVE
+PRC 0+00.00	POINT OF REVERSE CURVE
+ PT 0+00.00	POINT OF TANGENCY
+ WP 0+00.00	WORK POINT

AP	ANGLE POINT
BL	BASELINE
BM	BENCH MARK
BRG	BEARING
℄	CENTERLINE
COORD	COORDINATE
DEG	DEGREE
DIA	DIAMETER
EL	EASEMENT LINE
EQ	EQUAL
FOC	FACE OF CURB
FOW	FACE OF WALL
Δ - I	DEFLECTION OR INTERNAL ANGLE IN DEGREE
L	LENGTH OF CURVE
LC	LONG CHORD LENGTH
OC	ON CENTER
R	RADIUS OF CURVE
SVL	SURVEY LINE
T	TANGENT LENGTH
VIF	VERIFY IN FIELD

LAYOUT NOTES:

1. DO NOT SCALE DRAWINGS.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR DECISION BEFORE STARTING CONSTRUCTION.
4. STAKE OR FLAG ALL SITE ELEMENTS TO BE CONSTRUCTED IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE STATED.
6. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY CONFLICT BETWEEN THE COORDINATE POINTS AND DIMENSIONS WHEN LAYING OUT IN THE FIELD.CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
7. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
8. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
9. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY CEI ENGINEERING ASSOCIATES, INC..
10. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
11. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
12. LAYOUT TO BE CONFIRMED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO EXECUTION.

N

0' 10' 20'

SCALE: 1" = 10'-0"

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4	1/3/2022	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT WILLIAM P. BERKEBILE NOT FOR CONSTRUCTION STATE OF ARKANSAS

1/3/2022

LAYOUT PLAN

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

L200

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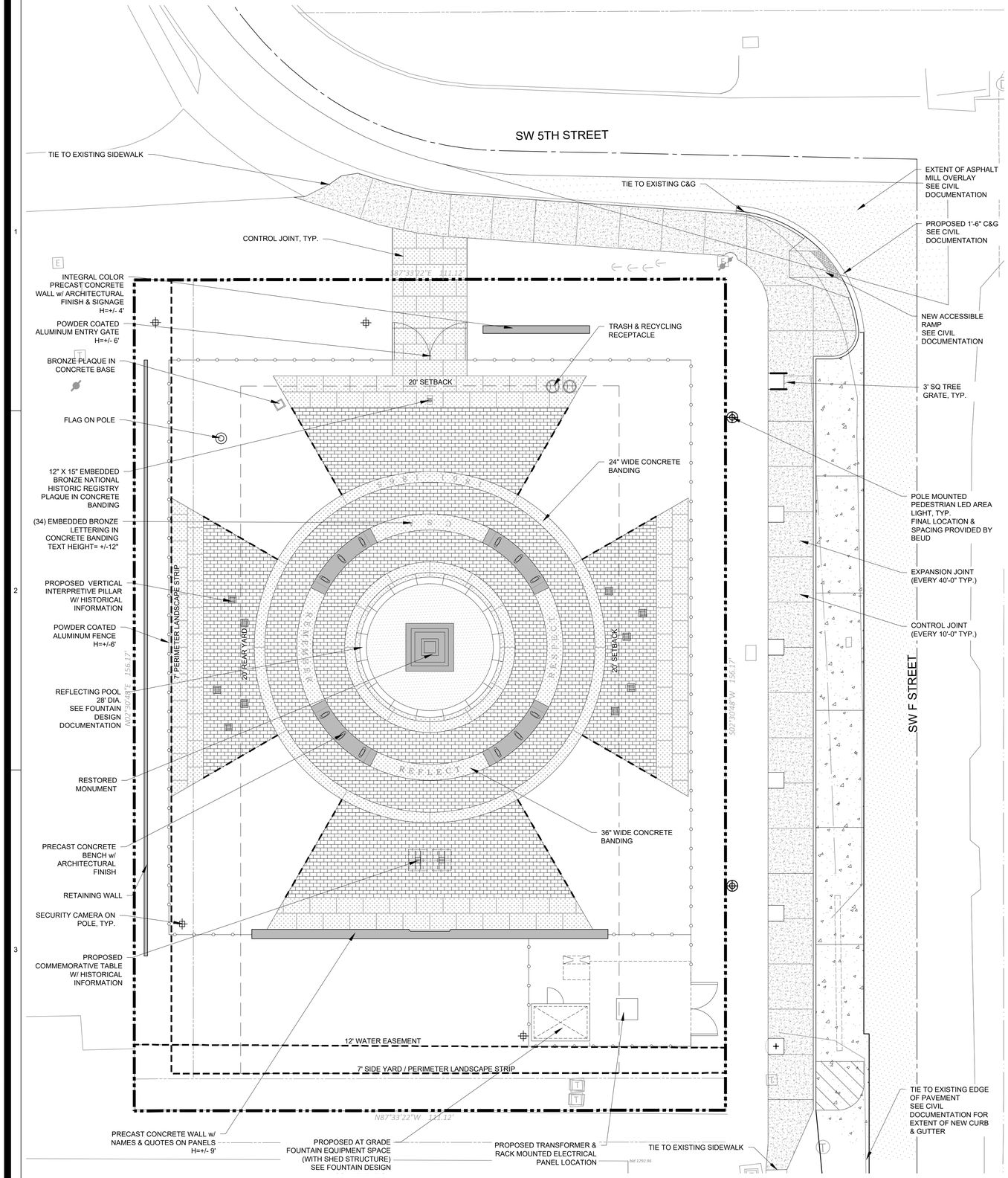

MATERIAL LEGEND

- Project Property Line
- Proposed Tree Symbol Varies, See L-800
- Existing Tree To Remain And Be Protected
- C.I.P. Concrete Paving - Pedestrian See 1/L600
- C.I.P. Exposed Aggregate Concrete Paving - Pedestrian See 2/L600
- Concrete Paver - Pedestrian Load See 6/L600
- Standard Duty Concrete Paving See Civil Documentation
- Asphalt Mill & Overlay See Civil Documentation
- Metal Edge, See 7/L600
- 1' - 6" CIP Concrete Curb & Gutter, See Civil Documentation
- 24" CIP Exposed Aggregate Concrete Banding, See 8&9/L600
- 36" CIP Exposed Aggregate Concrete Banding, See 1&2/L610
- Embeded Bronze Lettering in Concrete Banding, See 9/L600 & 2/L610
- Restored Monument See 1/L660
- Commemorative Table See 3/L640
- Vertical Interpretive Pillar See 1-4/L650
- Precast Concrete Bench See 1-3/L620
- Entry Signage Wall (H=+/- 4') See 1&2/L640
- C.I.P. Concrete Retaining Wall (H=+/- 3') See 4/L620
- Wall of Honor (H=+/- 9') See 1&2/L630
- Metal Fence & Gate (H=+/- 6') See 1&2/L670
- Pole Mounted Pedestrian LED Area Light BEUD Standard
- Flag Pole See 3/L670
- Security Camera on Pole See MEP Documentation
- Trash & Recycling Receptacle See 4/L610
- Tree Grate Model: 3' Square Jamison Urban Accessories, Inc.

MATERIALS / PAVING NOTES:

1. REFER TO CIVIL DOCUMENTATION FOR OUTSIDE OF THE LANDSCAPE SCOPE AS SHOWN IN THE PLAN WHICH INCLUDES BUT NOT LIMITED TO EXTENTS OF NEW ASPHALT PAVING, ASPHALT RESURFACING, PROPOSED CURB AND GUTTER, AND A.D.A. RAMPS.
2. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
3. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

3.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

3.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.

4. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
5. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.

5.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.

6. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
7. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
8. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
9. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
10. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
11. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
12. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
13. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
14. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
15. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
16. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
17. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

N

0' 10' 20'

SCALE: 1" = 10-0"

CITY OF BENTONVILLE NO: LSD21-0067

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2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	1/3/2022	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — STATE OF ARKANSAS

1/3/2022

MATERIALS PLAN

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

L300

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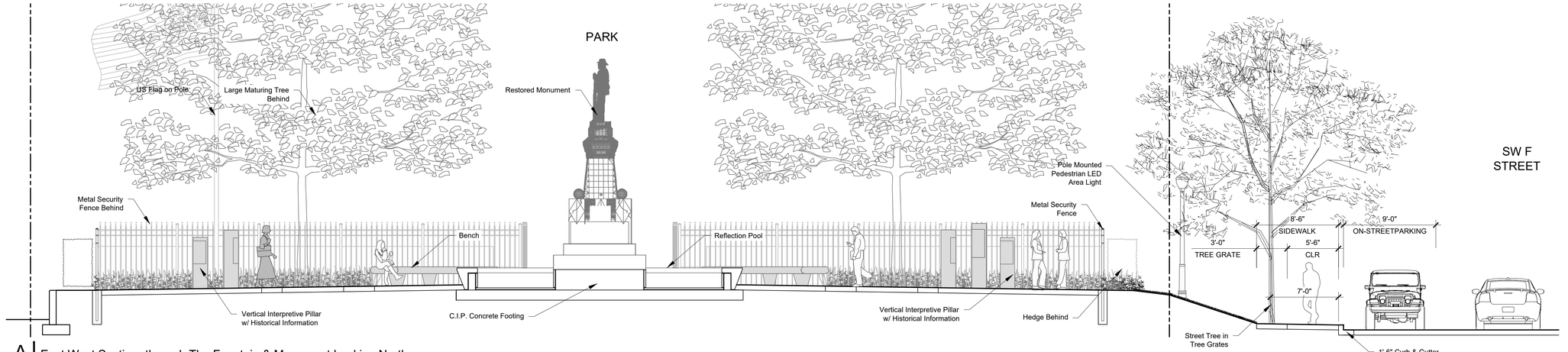
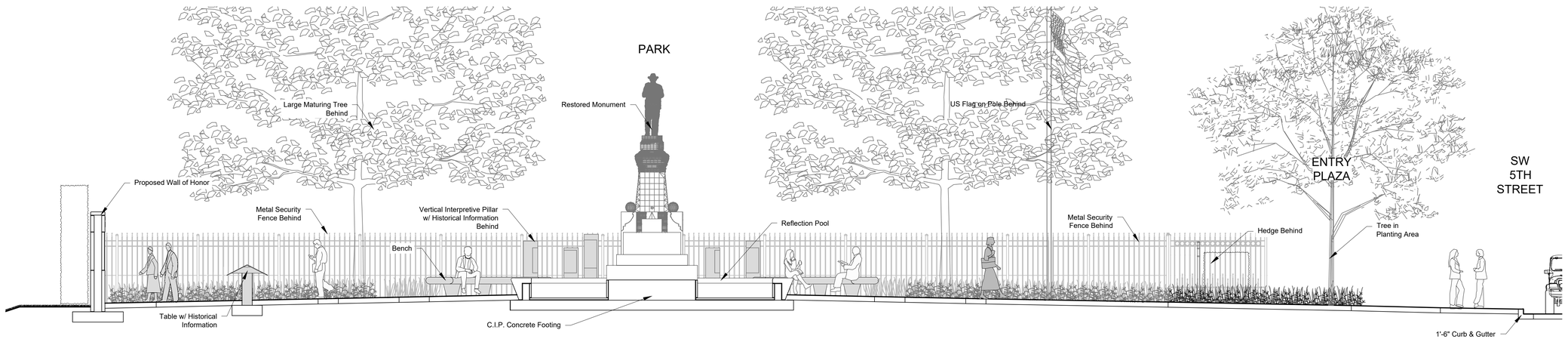


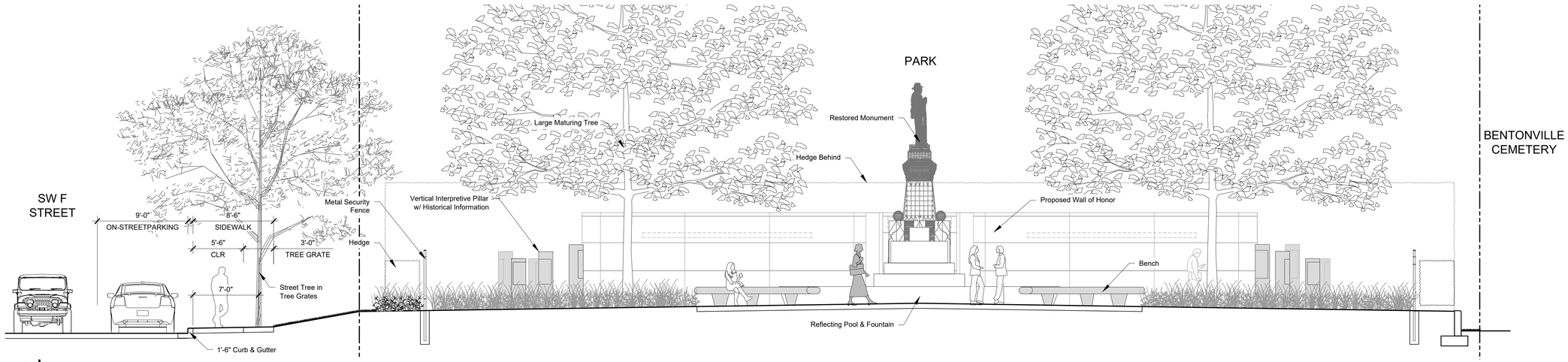
A | East West Section- through The Fountain & Monument Looking North

3/16" = 1'-0"



B | North South Section- through The Fountain & Monument Looking West

3/16" = 1'-0"



C | East West Section- through the Plaza Looking South

3/16" = 1'-0"

CITY OF BENTONVILLE NO: LSD21-0067

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NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARKANSAS
1/3/2022

SITE SECTIONS

Scale: AS INDICATED
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L500

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LANDSCAPING, SCREENING AND BUFFERING REQUIREMENTS:

- DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS:

SW F STREET
REQUIRED : 156 LF / 25 = 6.24 TREES
PROVIDED: 6 TREES IN TREE GRATE AND 1 TREE IN PLANTING AREA

SW 5TH STREET
REQUIRED : 111 LF / 25 = 4.44 TREES
PROVIDED: 5 TREES IN PLANTING AREA

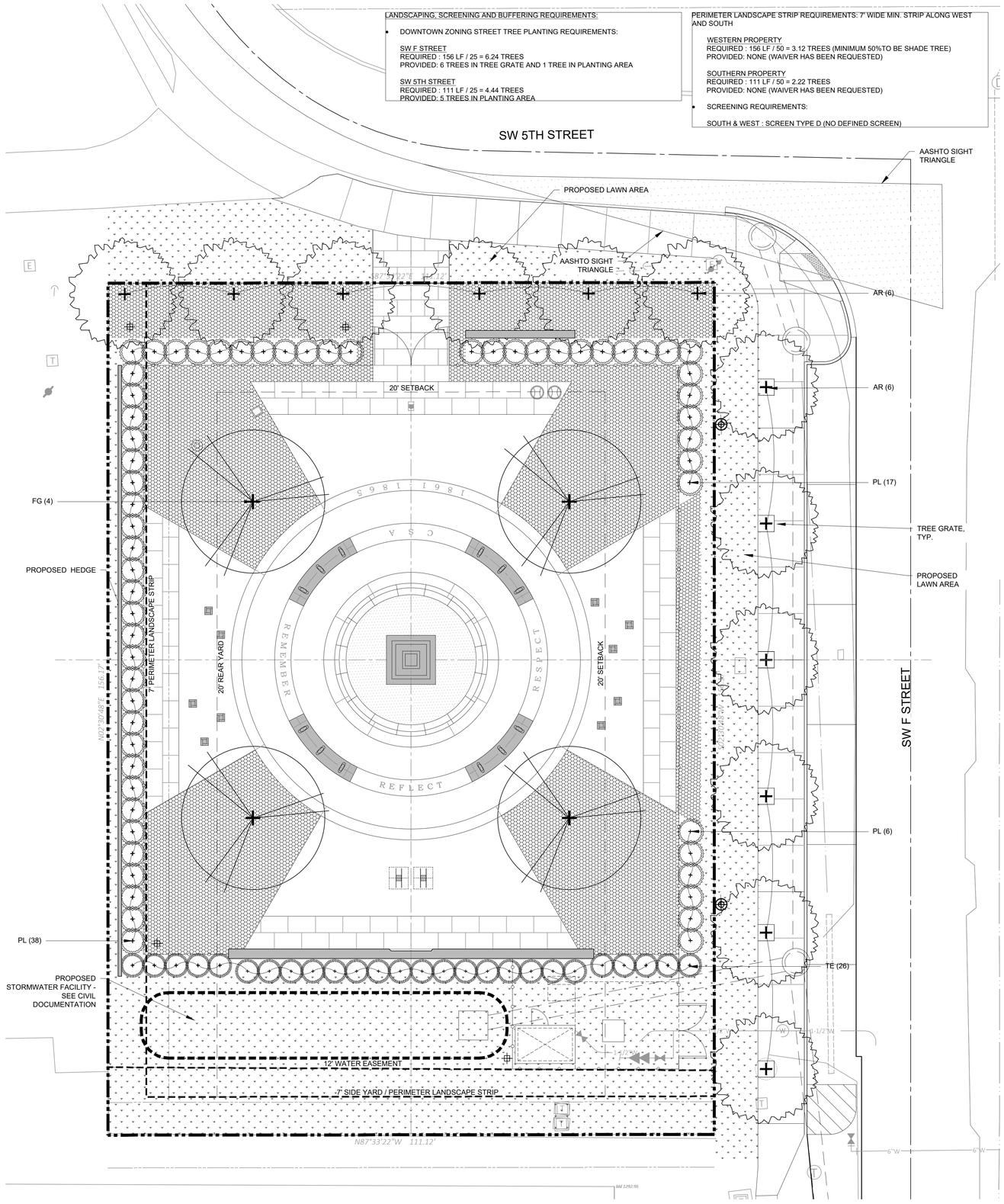
PERIMETER LANDSCAPE STRIP REQUIREMENTS: 7' WIDE MIN. STRIP ALONG WEST AND SOUTH

WESTERN PROPERTY
REQUIRED : 156 LF / 50 = 3.12 TREES (MINIMUM 50%TO BE SHADE TREE)
PROVIDED: NONE (WAIVER HAS BEEN REQUESTED)

SOUTHERN PROPERTY
REQUIRED : 111 LF / 50 = 2.22 TREES
PROVIDED: NONE (WAIVER HAS BEEN REQUESTED)

- SCREENING REQUIREMENTS:

SOUTH & WEST : SCREEN TYPE D (NO DEFINED SCREEN)



TREE PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	REMARKS
AR	12	Acer Rubrum 'October Glory'	October Glory Red Maple	4" CAL.	B&B	See Plan	Matched Specimen
FG	4	Fagus grandifolia	American Beech	4" CAL.	B&B	See Plan	Matched Specimen
TE	26	Thuja 'Emerald Green'	Emerald Green Arborvitae	10 Height Min.	B&B	See Plan	Matched Specimen

SHRUB PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	REMARKS
PL	61	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	10 GAL.	CONT.	See Plan	

GROUND COVER PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE*	CONT.	SPACING	REMARKS
	4,895 SF	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 GAL.		18" O.C.	
		Allium 'Pinball Wizard'	Pinball Wizard Allium	Bulb		18" O.C.	Substitute as required with approval by Landscape Architect
		Tulipa 'Negrita'	Negrita Tulip	Bulb		18" O.C.	Substitute as required with approval by Landscape Architect
	1,906 SF	Sod	Fescue				

PLANTING PLAN LEGEND

- Project Property Line
- Proposed Tree Symbol Varies
- Existing Tree To Remain And Be Protected
- Proposed Lawn
- Ground Cover Hatch Varies

PLANTING AREA AND PLANTING MIX REQUIREMENTS AND RECOMMENDATIONS:

1. WHERE PAVEMENT CUTOUTS ON RENOVATED SITES ARE REQUIRED AND/OR WHERE PLANTING STRIPS OR ISLANDS ARE REQUIRED, ALL PAVEMENT, CONSTRUCTION DEBRIS AND GRAVEL SUB-BASE MUST BE REMOVED BEFORE PREPARING SOIL AND PLANTING TREES. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24"-36" OF PLANTING MIX UP TO THE DEPTH AS INDICATED ON PLANS -OR- AS NOTED IN PROJECT SPECIFICATIONS.
2. SOIL IN ALL PLANTING AREAS MUST MEET THE MINIMUM PLANTING MIX SPECIFICATIONS.
3. PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS STICKS AND OTHER EXTRANEOUS MATTER. SOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-6.5 AND THE FOLLOWING COMPOSITION:

CLAY (RED CLAY, WELL PULVERIZED)	MINIMUM 10%, MAXIMUM 35%
COMPOST*/ORGANIC	MINIMUM 5%, MAXIMUM 10%
SILT	MINIMUM 25%, MAXIMUM 50%
COARSE SAND	MINIMUM 30%, MAXIMUM 45%

*ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS

RECOMMENDATIONS:

ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IN RECOMMENDED FOR PROPER GROWTH:

CALCIUM	55 - 80%
MAGNESIUM	10 - 30%
POTASSIUM	5 - 8%

BENTONVILLE TREE ORDINANCE NOTES:

1. MAINTENANCE: MAINTENANCE INCLUDES ALL SERVICES NECESSARY TO ENSURE THE LANDSCAPE IS HEALTHY AND WELL KEPT. ALL PLANTINGS SHALL BE IRRIGATED. LAWNS SHALL BE MOWED ON A REGULAR SCHEDULE DURING THE GROWING SEASON, FERTILIZED IN THE FALL, AND OVERSEEDED IN THE SPRING OR FALL AS REQUIRED. PLANTING BEDS SHALL BE EDGED AND WEEDED AS REQUIRED. PLANTING BEDS SHALL BE MULCHED ANNUALLY IN THE SPRING. PLANTING BEDS SHALL BE FERTILIZED IN THE SPRING AND FALL. TREES SHOULD BE PRUNED AS REQUIRED TO MAINTAIN A HEALTHY STRUCTURE.
2. MAINTENANCE GUARANTEE STATEMENT: ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTH LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
3. TREE TOPPING GUARANTEE STATEMENT: TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. TREE REMOVAL GUARANTEE STATEMENT: HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. 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.
6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

PLANTING NOTES:

1. SEE SHEET L-8.90 FOR PLANTING DETAILS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE SPECIFICATIONS AND ON THESE PLANS.
3. CONTRACTOR SHALL FIELD LOCATE HORIZONTAL AND VERTICAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND SUBTERRANEAN ELEMENTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN TEAM OF ANY CONFLICTS SO THEY CAN BE ANALYZED AND ADJUSTED FOR.
4. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION TO REMAIN WITH TREE PROTECTION FENCING AND MEASURES AS INDICATED ON ENGINEER'S PLANS.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
6. ALL EXISTING GRASS AND ROOTS OF REMOVED VEGETATION SHALL BE COMPLETELY REMOVED FROM SITE PRIOR TO INSTALLATION OF NEW PLANTS.
7. THERE WILL BE NO PLANT SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT THE APPROVAL OF LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER RETENTION IN TREE OR SHRUB PITS.
9. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL LOSS AS INDICATED ON ENGINEER'S PLANS.
10. CONTRACTOR SHALL INSTALL GATOR BAGS FOR ALL NEW CANOPY AND UNDERSTORY TREES IMMEDIATELY UPON COMPLETION OF INSTALLATION.
11. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
12. CONTRACTOR SHALL STAKE ALL PLANTING BED EDGES AND PLANTING IN FIELD FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
13. SEE PLANT SCHEDULE FOR PLANT SIZES, QUANTITIES, SPECIES AND CONDITION.
14. ALL TREES AND SHRUBS SHALL HAVE AT LEAST 18" APPROVED PLANTING SOIL AROUND ROOTBALL.
15. MULCH, COMPOST AND/OR LEAF LITTER IS TO BE INSTALLED AS INDICATED ON PLANS AND IN PROJECT MANUAL.
16. REFER TO CIVIL ENGINEER'S DRAWINGS FOR CODE COMPLIANCE INFORMATION.
17. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
18. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
19. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
22. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
23. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
25. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
26. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
27. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
28. ALL PLANT MATERIAL IS TO BE FIELD ADJUSTED AS NECESSARY TO ADDRESS EXISTING SITE CONDITIONS, PROPOSED UNIT LANDSCAPING, AND TO ENSURE THAT CLEAR SIGHT TRIANGLES AND CLEAR SIGHT LINES ARE MAINTAINED.
29. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. THE LANDSCAPE ARCHITECT TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
30. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
31. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
32. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
33. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

N

0' 10' 20'

SCALE: 1" = 10-0"

CITY OF BENTONVILLE NO: LSD21-0067

James H Berry Park

Bentonville, AR

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

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

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

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

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

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

GRAPHIC & WAYFINDING DESIGNER
CLOUD GEHSHAN
400 Market St #300,
Philadelphia, PA 19106
215.829.9414 x 247

IRRIGATION DESIGNER
HINES INC
659 Cranbrook Drive
Kirkwood, MO 63122
314.530.1052

No.	Date	Description
1	12/31/2020	SCHEMATIC DESIGN 100%
2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	1/3/2022	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — STATE OF ARKANSAS

1/3/2022

PLANTING PLAN

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

L800

C:\Ground Control Dropbox\Projects\2019\1911_James H Berry Park\CADD\3CD\GROUNDCONTROL\Plotsheets\1911-GC-P1-L800-PLANTING PLAN.dwg, Aya Miyakoda 12/23/2021 10:40:15 PM

Kupillas

3700 E Central Avenue

PC Date: 2/1/2022

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	RZ21-0086
Applicant / Current Owner	Joseph and Bonnie Kupillas
Site Area	+/- 9.02 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at 3700 E Central Avenue. Adjacent zoning districts are R-1, Low-Density Single Family Residential to the north, east, south, and west, R-O, Residential Office to the northeast, and C-2, General Commercial to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Mixed-Use Commercial. According to the Future Land Use Map and Zoning Districts Alignment Policy, the C-3 and PUD zoning districts *could* be supported on Mixed-Use Commercial properties in the Edge Growth Priority Area. As such, the applicant is requesting a change in the Future Land Use Classification to General Commercial. General Commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices.

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. Development in the Edge Growth Area should aim to accomplish three primary goals:

1. Accommodate anticipated long-term population growth.
2. Maintain a desirable neighborhood character; and
3. Minimize the need for additional below-grade and surface infrastructure to accommodate growth.

The plan also states that in order to encourage that edge growth occurs in a responsible manner, the City should encourage the preservation of land for or integration of local commercial uses in new residential subdivisions.

Public Comment

At the time of writing of this staff report, staff has received public comment and inquiry on this item.

Analysis

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

As referenced in the Community Plan, development in the Edge Growth Area should minimize the need for additional below-grade and surface infrastructure to accommodate growth. Access to the site for future development will be achieved through a public street, NE Kenwood Drive. The intersection of NE Kenwood

Drive allows for a single-lane of ingress, a right-hand turn lane, and a left-hand turn lane. Water and sewer are currently available to the site.

According to the applicant's narrative, the intent of the rezoning request to C-2 is to allow for an office-warehouse use. The Zoning Code defines office-warehouse uses as: A facility combining office and warehouse functions in a single structure, characterized by occasional truck deliveries and that does not create a nuisance such as dust, noise, or odors. The office-warehouse use is allowed by right in the C-2, I-1, and I-2, zoning districts, necessitating the need for this request as opposed to a less intensive commercial district.

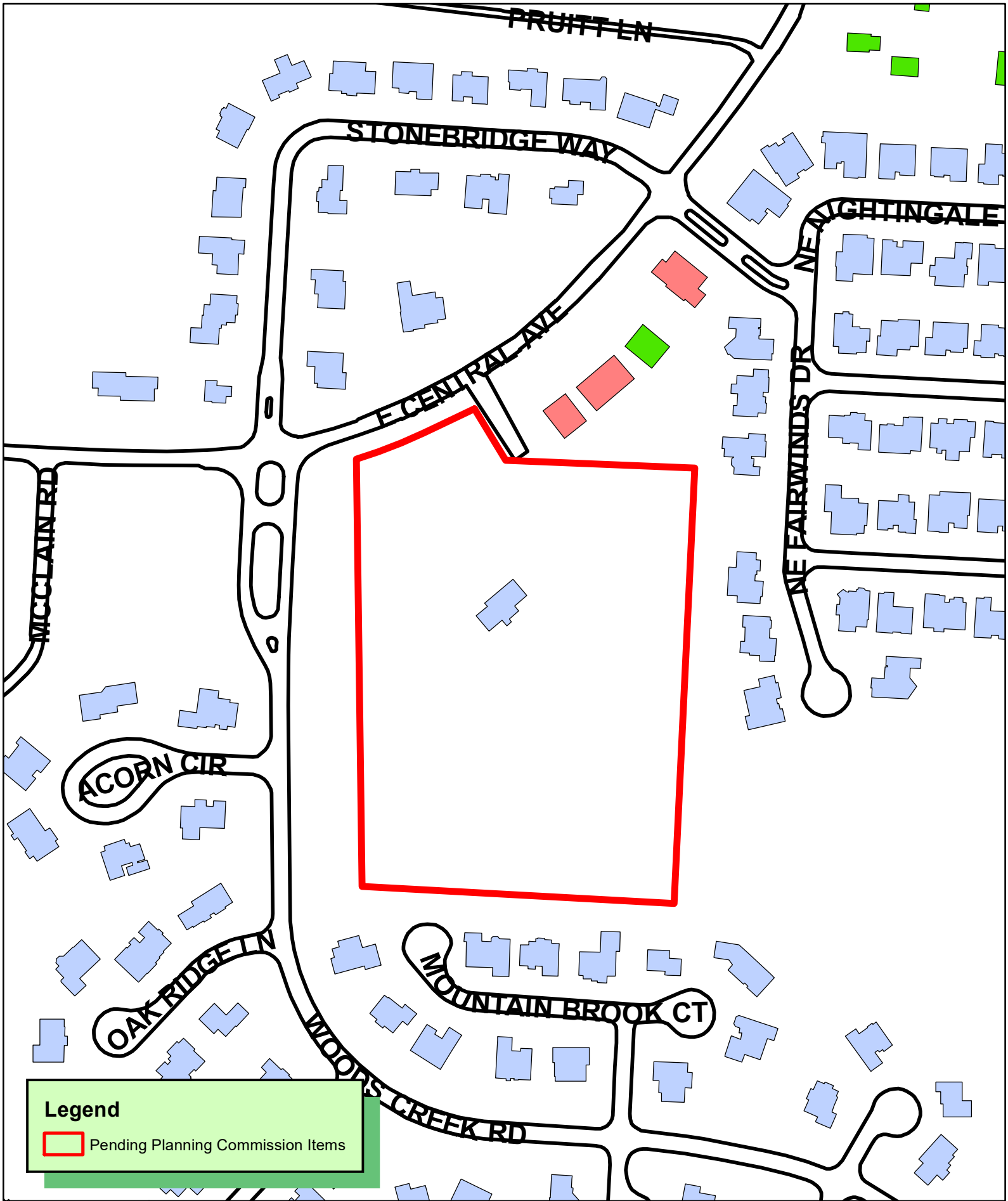
The countours of the land provide a natural buffer between this site and adjacent properties. The contours also limit the developable area on the site. See Map 1 below for context.

Conclusion

This rezoning request is not consistent with the Future Land Use Plan classification of Mixed-Use Commercial. However, the access and contour constraints of the site, the the Community Plan and Zoning Code's support for commercial uses along local arterials and state highways lend support to the applicant's Future Land Use Plan amendment to General Commercial.

Should the Planning Commission approve the Future Land Use Plan Amendment, planning staff recommends approval of the rezoning request. Should the Planning Commission deny the Future Land Use Plan Amendment, planning staff recommends denial of the rezoning.

Map 1: Subject Parcel and 2017 Contours



N
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1 inch = 200 feet

RZ21-0086
REZONING R-1 TO C-2
KENSINGTON SUBDIVISION PHASE 4
LOT 5 PARCEL 01-18476-000

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

01-28-2022

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

RE: 3700 E Central Avenue Rezone

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map.

The Future Land Use Plan designates this property as Mixed-Use Commercial; however, this request is for General Commercial.

Proposed use: Office-Warehouse

Parcel ID: 01-18476-000

Total acreage: 9.04

If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect General Commercial use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.
Dustin Riley, PS
Program Manager

RZ21-0086

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Joe Haynie #1 Acorn Circle
Signature and Physical Address

Charlotte Haynie #1 Acorn Circle
Signature and Physical Address

RZ21-0086

NOTICE OF INTENT TO REZONE

Joseph & Bonnie Kupillas has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to C-2, General Commercial

The legal description of the property is as follows:

Lot 5 of Kensington Subdivision Phase 4 to Bentonville, Benton County, Arkansas, as shown on plat filed under Book and Page L201822219, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

The common description of the property is: Lot 5

Proposed land use: Office Warehouse

The public hearing will be held February 1st, 20 22 at 4:00pm. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / (we) object to the rezoning because:

We want to protect our natural view to the East. Currently that view is Wooded - Do Not want a view of Commercial buildings / Development.

1 Oak Ridge Ln
Signature and Physical Address

Melanie Jacobs 1 Oak Ridge, Ln.
Signature and Physical Address

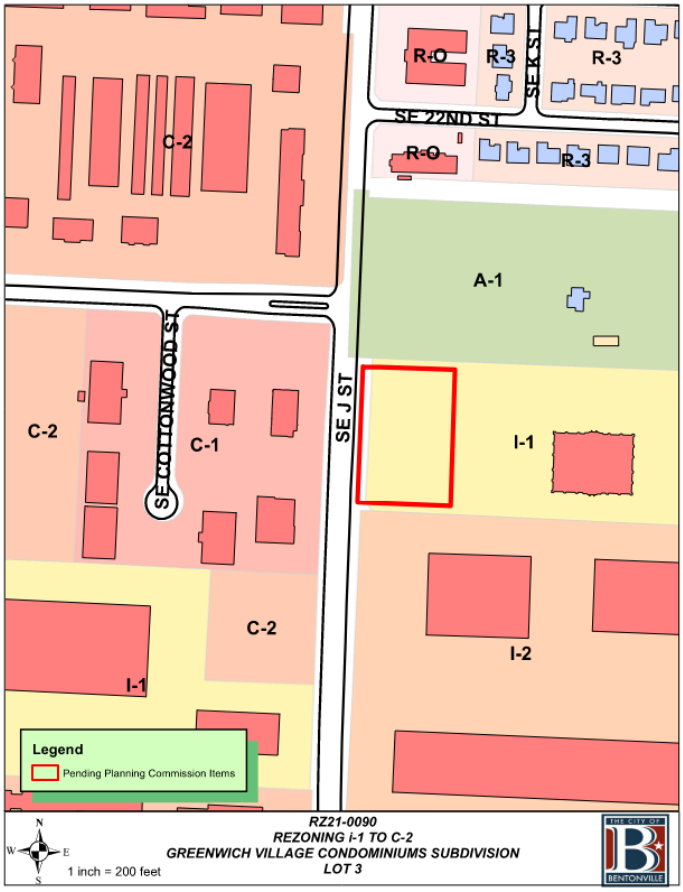
2303 Southeast J Street LLC

2403 SE J Street
PC Date: 2/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0090
Applicant / Current Owner	2303 Southeast J Street LLC
Site Area	+/- 1.72 acres
Current Zoning	I-1, Light Industrial
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 2403 SE J Street. The property is surrounded by A-1, Agricultural to the north, I-1, Light Industrial to the east and south, and C-1, Neighborhood Commercial to the west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Office. These areas include properties primarily dedicated to professional employment/office uses but can accommodate accessory commercial uses such as restaurant, service, or convenience uses oriented to serving office tenants. These areas can include stand-alone office buildings or be designed as multi-building office parks or campuses. These areas are considered lower-intensity development, relative to other commercial areas.

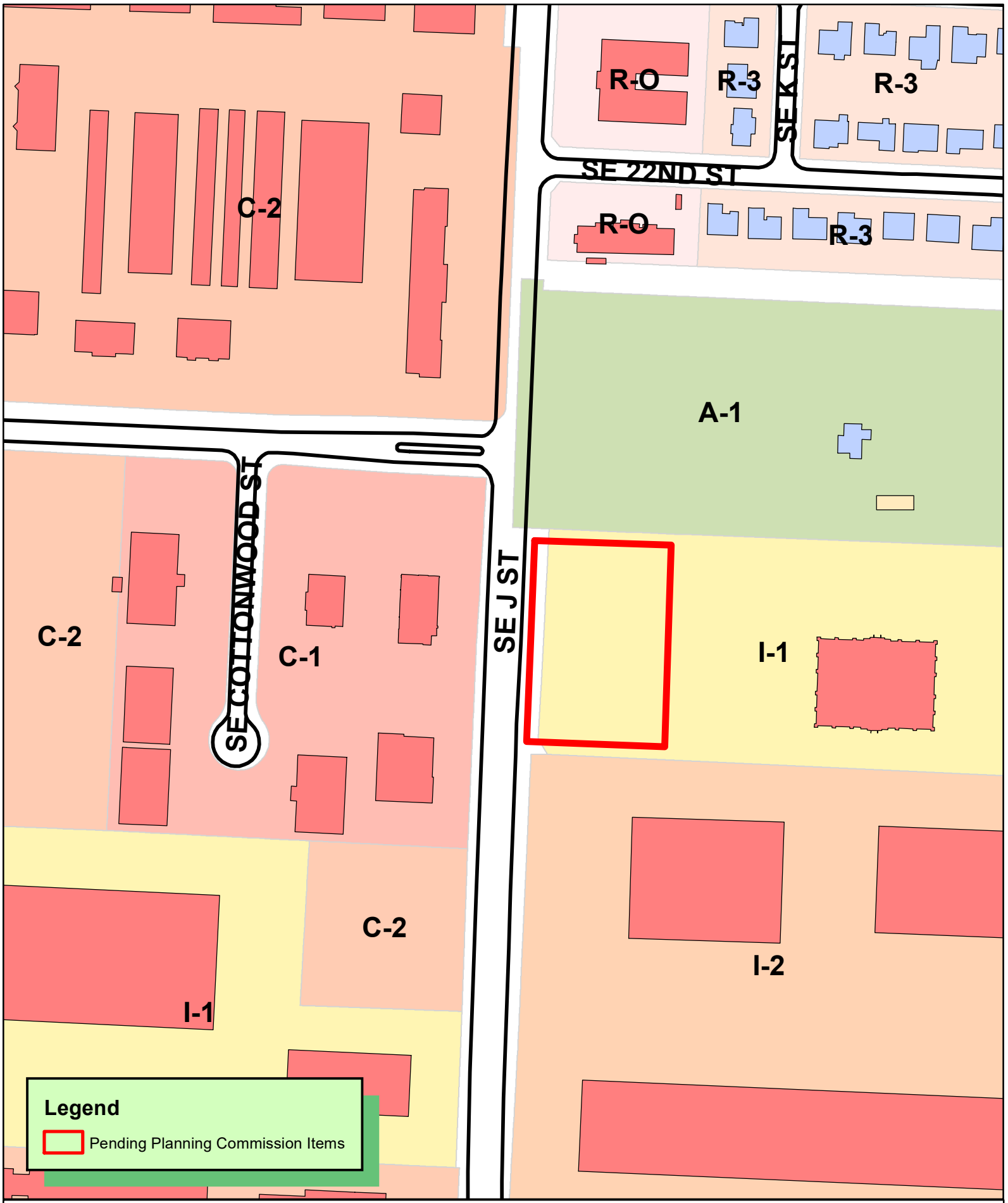
The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development (pg. 44)

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

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

This rezoning request is consistent with the Future Land Use Plan and the intent of the C-2 zoning district, as this lot is located off of an Arterial road. Additionally, this request is consistent with surrounding land-use patterns as there are existing C-2 zoning districts in the immediate area.

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



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1 inch = 200 feet

RZ21-0090
REZONING i-1 TO C-2
GREENWICH VILLAGE CONDOMINIUMS SUBDIVISION
LOT 3

THE CITY OF BENTONVILLE

MORRISON-SHIPLEY | HALFF

December 28, 2021

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

RE: Rezone Request
2403 SE J Street
Bentonville, AR 72712

Dear Planning Department,

Morrison-Shipley | Halff, on behalf of 2303 Southeast J Street LLC, is respectfully submitting a rezone request for the property located at 2403 SE J Street, Parcel ID 01-18767-000, in Bentonville, AR. The property is currently zoned I-1, and the proposed zoning is C-2 to allow the owners more flexibility for future retail/office developments. The proposed C-2 zone will be compatible with the surrounding industrial and commercial zonings and will also provide compatibility with the Land Use Plan. Traffic, signage, and appearance are anticipated to be compatible with all surrounding developments. There is a 12" water main on the west side of the property and an 8" water main on the south side of the property. There is an 8" sanitary sewer line on the west side of SE J Street, as well as an 8" sanitary sewer line to the east near SE Otis Corley Drive.

Please let me know if you have any questions or if you need any additional information.

Sincerely,

Morrison-Shipley | Halff

Patrick Foy, P.E.
Project Manager

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

C-2, General Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

C-2, General Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal clinic
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Residential
Dwelling – condominium
Dwelling - multifamily
Residential facility - assisted living
Residential facility - extended medical care
Residential facility - temporary shelter

Services
Adult day care
ATM machine
Auction house
Auto or equipment auction
Automobile repair
Car wash
Cemetery or mausoleum
Child care – licensed center
Child care – registered family home (5 children)
Child care – licensed family home (6-16 children)
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Maintenance service
Medical services - hospital
Medical services - doctor office
Medical services - urgent care clinic
Medical services - laboratory
Medical services - substance abuse or mental health treatment clinic
Office
Office / warehouse
Personal services
Postal services
Repair services - household
Repair services - equipment, large appliances

Retail
Artisan shop
Auto and vehicle sales/rental
Bakery
Bar, lounge or tavern
Building and landscape material sales
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
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

Industrial and Warehousing
Laboratory – dental or medical
Laboratory – research
Mini-warehouse storage
Taxidermy

Transportation / Utilities
Broadcasting studio
Parking facility (as principle use)

Recreation, Education & Assembly
Aquarium
Arena / auditorium
Community Center
Commercial recreation facility – indoor
Conference / convention center
Cultural studio
Event center
Library
Museum
Library
Museum
Park – community, mini, neighborhood

CONDITIONAL

Agriculture and Animals
Animal kennel or shelter
Urban farm

Residential
Residential facility – rehabilitation

Recreation, Education & Assembly
Commercial recreation facility – outdoor
Educational facility
Golf course
Outdoor music venue
Religious facilities

Services
Crematory
Public safety services

Retail
Construction / heavy equipment sales/rental
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park
Package liquor store within 500 ft. of a city owned and maintained park or trail
Restaurant – microbrewery
Sexually oriented business

Industrial and Warehousing
Contractor maintenance yard
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail
Mining

Transportation / Utilities
Airport facilities
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling – accessory

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory – nonresidential
Donation box

Updated 11-09-21

RZ21-0090

NOTICE OF INTENT TO REZONE

Morrison-Shipley | Halff has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

I-1 to C-2

The legal description of the property is as follows: See Attached

The common description of the property is: 2403 SE J Street

The public hearing will be held February 1, 20 22 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

Baker 2400 SE J St Bentonville AR 72712
Signature and Physical Address

Signature and Physical Address

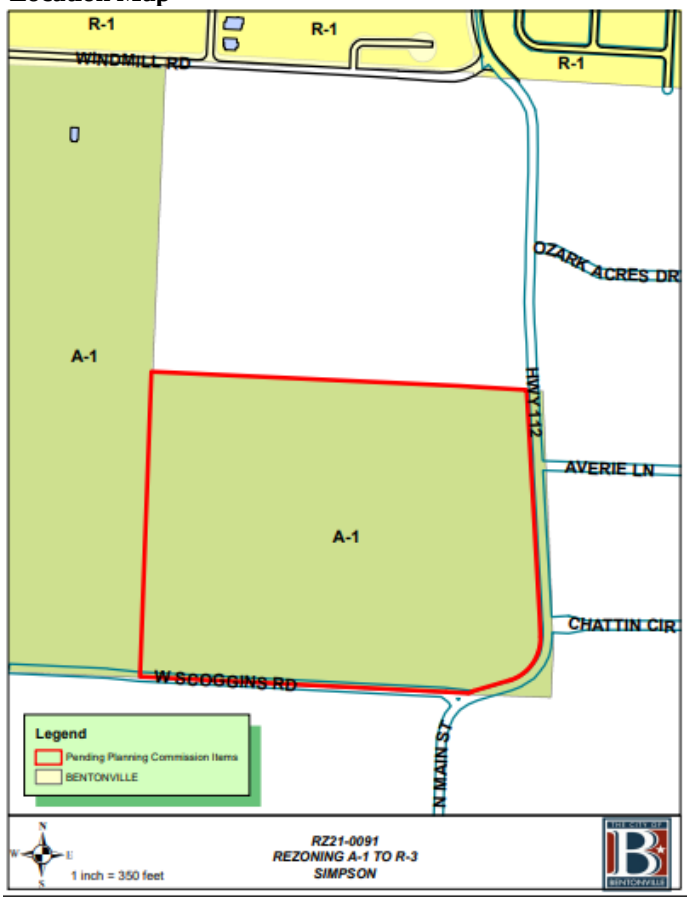
Simpson Exempt Trust

3179 Arkansas Highway 112
PC Date: 2/1/2022
Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0091
Applicant / Current Owner	Simpson Exempt Trust
Site Area	+/- 50.21 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	No Land Use Map Designation, recently annexed.
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 3179 Arkansas Highway 112. Adjacent zonings The property was annexed into the city in 2021 and is currently zoned A-1, Agricultural. Adjacent zoning districts are A-1, Agricultural to the west, Benton County to the north, Benton County and City of Cave Springs to the east, and City of Rogers and City of Cave Springs to the south.

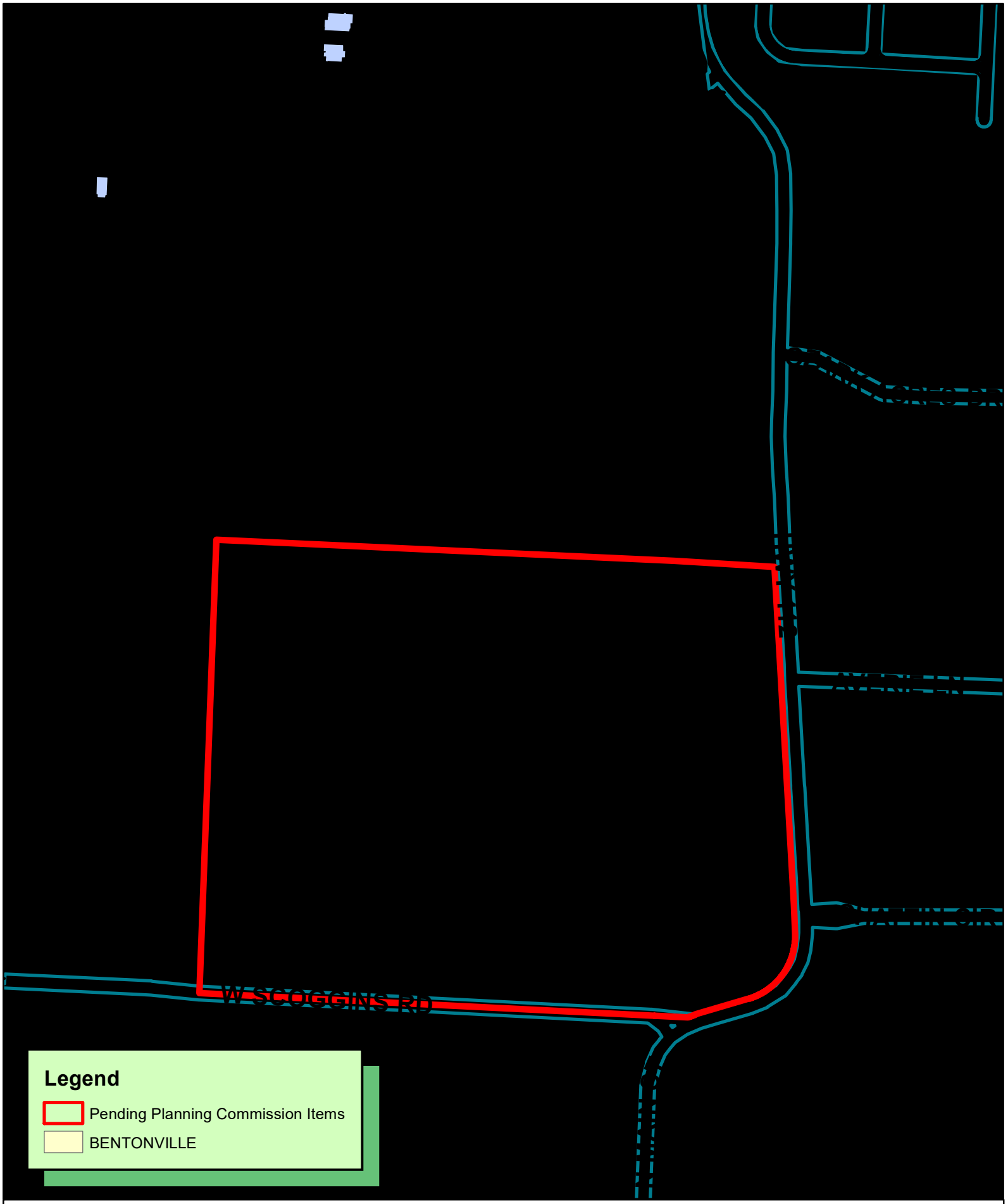
Relationship to the Bentonville Community Plan
There is no current land use map designation for this property as it was recently annexed into the city. The applicant is requesting to establish a land-use map designation of High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

Since the property was recently annexed there is no Priority Area designation within the Future Land Use Plan. The property is adjacent to properties 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 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.

Conclusion
The applicant has communicated to Planning Staff that they wish to table this item after the advertised public hearing is held.



RZ21-0091
REZONING A-1 TO R-3
SIMPSON

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 28, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #05-10243-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Simpson Exempt Trust, Jon P C/U Simpson Family Revocable Living Trust, et al. The adjacent property to the west is zoned A-1. The properties to the east are in Cave Springs City Limits and are zoned R-1 and R-2. The property to the southeast is in Cave Springs City Limits and is zoned C-2. The property due south is in Rogers City Limits and is zoned A-1. The property to the north and a parcel to the east are unincorporated Benton County properties. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 in order to proceed with a residential development. It will include the associated infrastructure to support the density, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via Scoggins Rd and HWY 112). The site currently has one single family home and a few outbuildings. The land is comprised of hay/grass cover with some larger trees surrounding the house and two ponds. There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

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,

Ali Karr

Ali Karr, E.I.
Project Manager

Matthew H. Kendall and Rebecca S. Kendall and Pensago LLC

250 and 238 SE B Street

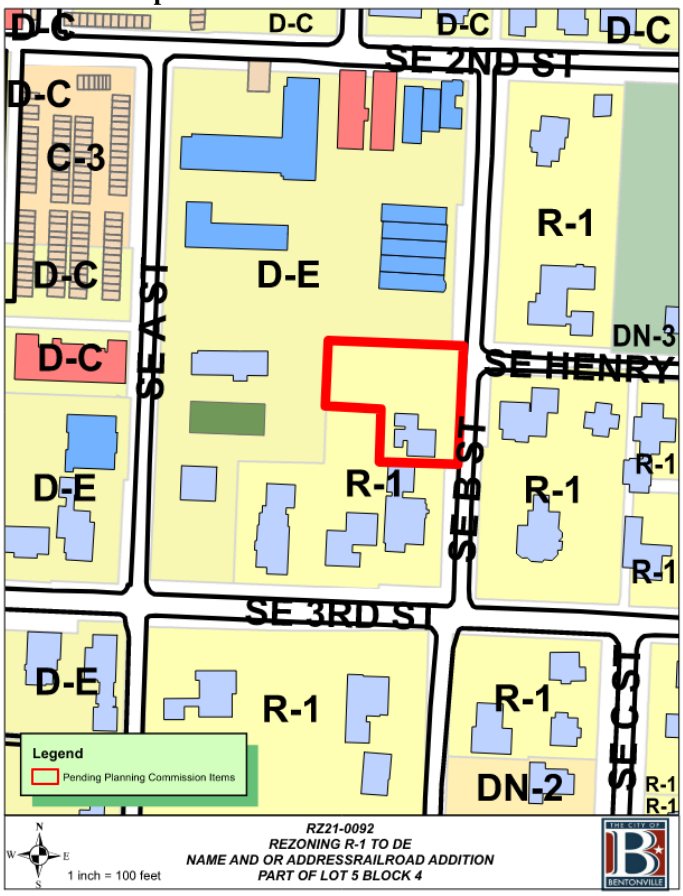
PC Date: 2/1/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0092
Applicant / Current Owner	Mathew H. Kendall and Rebecca S. Kendall and Pensago LLC
Site Area	+/- 0.44 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High-Density Residential (HDR)
Requested Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 250 and 238 SE B Street. The property is surrounded by DE, Downtown Edge to the north and west, R-1, Low Density Single Family Residential to the east and south.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High-Density Residential. The applicant requests a change in the Future Land Use Plan to Downtown Commercial. 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 active uses.

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

Public Comment

At the time of writing this staff report, staff has received one public comment with no objections to the rezoning.

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.

This rezoning request is consistent with the intent of the Bentonville Community Plan and with surrounding land-use patterns as there are existing DE zoning districts within the same block.

Conclusion

This rezoning request is consistent with the Bentonville Community Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.

N
W E
S

1 inch = 100 feet

RZ21-0092
REZONING R-1 TO DE
NAME AND OR ADDRESSRAILROAD ADDITION
PART OF LOT 5 BLOCK 4

RZ21-5092

NOTICE OF INTENT TO REZONE

Matthew H. Kendall and Reecca S. Kendall Revocable Trust, Pensago LLC, Phil Libin and Tammy Sun has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Low Density Single-Family Residential to DE, Downtown Edge

The legal description of the property is as follows:

See attached

The common description of the property is: 250 Se B Street and 238 SE B Street, Bentonville, AR

The public hearing will be held February 1st, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☐ I / we object to the rezoning because:

I have concerns about increasing the density on this street without accompanying changes to infrastructure to handle drainage from storms. We already have significant →

Susan Galen

Signature and Physical Address
200 SE B ST.

Signature and Physical Address

12/26/2021

REZONING NARRATIVE

Rezoning Request for the following addresses including parcel number and legal description is requested below:

Parcel 1- 250 E B Street (Parcel number 01-03802-000) Legal Description attached Exhibit A

Parcel 2- 238 SE B Street (Parcel number 01-03803-000) Legal Description attached Exhibit B

Parcel 1 and Parcel 2 are currently zoned R-1 Single Family Residential. This request is to rezone both parcels to D-E Downtown Edge and a future land use map amendment to these parcels as downtown commercial from high-density residential. Parcel 1 is currently owned the Matthew H. Kendall and Rebecca S Kendall Revocable Trust and Parcel 2 is currently owned by Pensago LLC.

Parcel 1 has already had both a boundary survey as well as an as-built survey as well as architecture house plans completed for a remodel and add on for a single-family house for the Kendall Trust to own as their principal residence. The Kendall's relied on an online zoning map in early 2021 to design the house that showed it as Downtown Edge but later learned this was in error. Construction on principal residence to begin in April 2022.

Parcel 2 has a survey of the parcel and currently has Burris Architecture working on house plans for a single-family house to be constructed on this parcel. The property is being sold from Pensago to Phil Libin and Tammy Sun who are building their principal residence on the lot in the coming year. Sellers and buyers were also under the impression that this property was already zoned D-E Downtown Edge.

Reason for requesting the rezoning: All parcels north as well as west of these two parcels are already downtown edge (D-E). This rezoning would be consistent with surrounding uses to the north and west and allow the residences as designed to fit on their specific properties. The requested zoning would also allow a good buffer for the properties to the south which are single family residential structures also.

Use and traffic will be consistent with all surrounding parcels and no signage will be used. It will also increase the value of surrounding parcels with higher end new construction. Water and Sewer is available for both parcels.

NOTICE OF INTENT TO REZONE

Matthew H. Kendall and Reecca S. Kendall Revocable Trust, Pensago LLC, Phil Libin and Tammy Sun has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DE, Downtown Edge

The legal description of the property is as follows:

See attached

The common description of the property is: 250 Se B Street and 238 SE B Street, Bentonville, AR

The public hearing will be held February 1st, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

Signature and Physical Address

Robert Craig Soos, Jr.

Signature and Physical Address

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.

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

DE, Downtown Edge

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

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

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

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

Setback Standards:

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

Encroachment Standards:

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

Applied to encroachments such as canopies, awnings and balconies.

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

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

Splash Car Wash

SW Regional Airport Boulevard and SW Bright Road.

PC Date: 2/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU21-0030
Applicant / Current Owner	Ortho Mek, LLLP
Site Area	+/- 2.03 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Car Wash
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description

The subject property is located at the intersection of SW Regional Airport Boulevard and SW Bright Road and is currently zoned C-1, Neighborhood Commercial.

Proposed Use Description

According to the applicant's narrative, the proposed use will be for a car wash. Car washes require a Conditional Use Permit when located in the C-1, Neighborhood Commercial zoning district. 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.

The applicant states the hours of operation are to be from 8 a.m. to 8 p.m., Monday through Saturday and 10 a.m. to 7 p.m. on Sunday. One-hundred fifty (150) customers per day are anticipated. The proposed site improvements include customer drive through lanes to direct traffic through the pay kiosk into the wash tunnel, twenty-four (24) vacuum stalls, five (5) employee parking spots, and the screened dumpster enclosure. All site improvements shall be in accordance with the Large Scale Development design standards.

Public Notice

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

Conditions of Approval

1. *Zoning districts allowed*. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet
2. *Site access.* The site shall have access drives so located as to minimize traffic hazards.
3. *Nuisance control*. The applicant shall show, and provide as part of the conditional use permit application, that adequate measures will be taken to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on other adjacent properties.
4. *Fire code*. All structures shall meet the City of Bentonville Fire and Building Codes, as approved by the Fire Marshal.
5. *Time period*. This conditional use permit shall expire 60 days after the permanent certificate of occupancy is issued for the Crystal Bridges Phase 2 project (LSD21-0053).
6. *Setbacks*. All structures shall meet the setbacks of the zoning district in which it is located and in no instance placed in front of the primary structure.
7. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use at any time.
8. A Large Scale Development plan shall be approved by the Planning Commission prior to any site improvements.

N
W E
S

1 inch = 250 feet

CU21-0030
CONDITIONAL USE
SPLASH CAR WASH
PARCEL 01-09797-000

1Allied Drive, Suite 1500
Little Rock, AR
72202

Direct: 501 372 6161

This Narrative to accompany the Conditional Use Permit Application submitted to

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

Planning Department,

Our development team at Colliers has been working with Splash Carwash to develop multiple tunnel wash locations across Arkansas. We are excited about delivering a first class wash to the subject site at SW Regional and SW Bright. Our clients cater to the surrounding neighbors and provide a pleasant and quick carwash experience. This tunnel wash location will be staffed full time.

The Proposed Use of the existing C-1 site is an automatic carwash tunnel with outdoor vacuums. We've included our proposed site layout in this application packet.

Splash Carwash will operate this location during the following days and times:

Monday to Saturday:	08:00AM to 08:00PM
Sunday:	10:00AM to 07:00PM

Based on data from similar locations, this tunnel wash is anticipated to serve an average of 150 customers per day. Splash's staff does an excellent job in moving customers thru the tunnel. Each vehicle can move thru the tunnel at 3 minutes per wash. The average customer spends 10 minutes at the outdoor vacuum station. This layout provide plenty of vehicle stacking spaces off of the main roadways and their full time employees ensure no traffic disruptions. The tunnel wash will have 3 employees working at the location at any given time. On peak times staffing levels will be at 4- 5 employees.

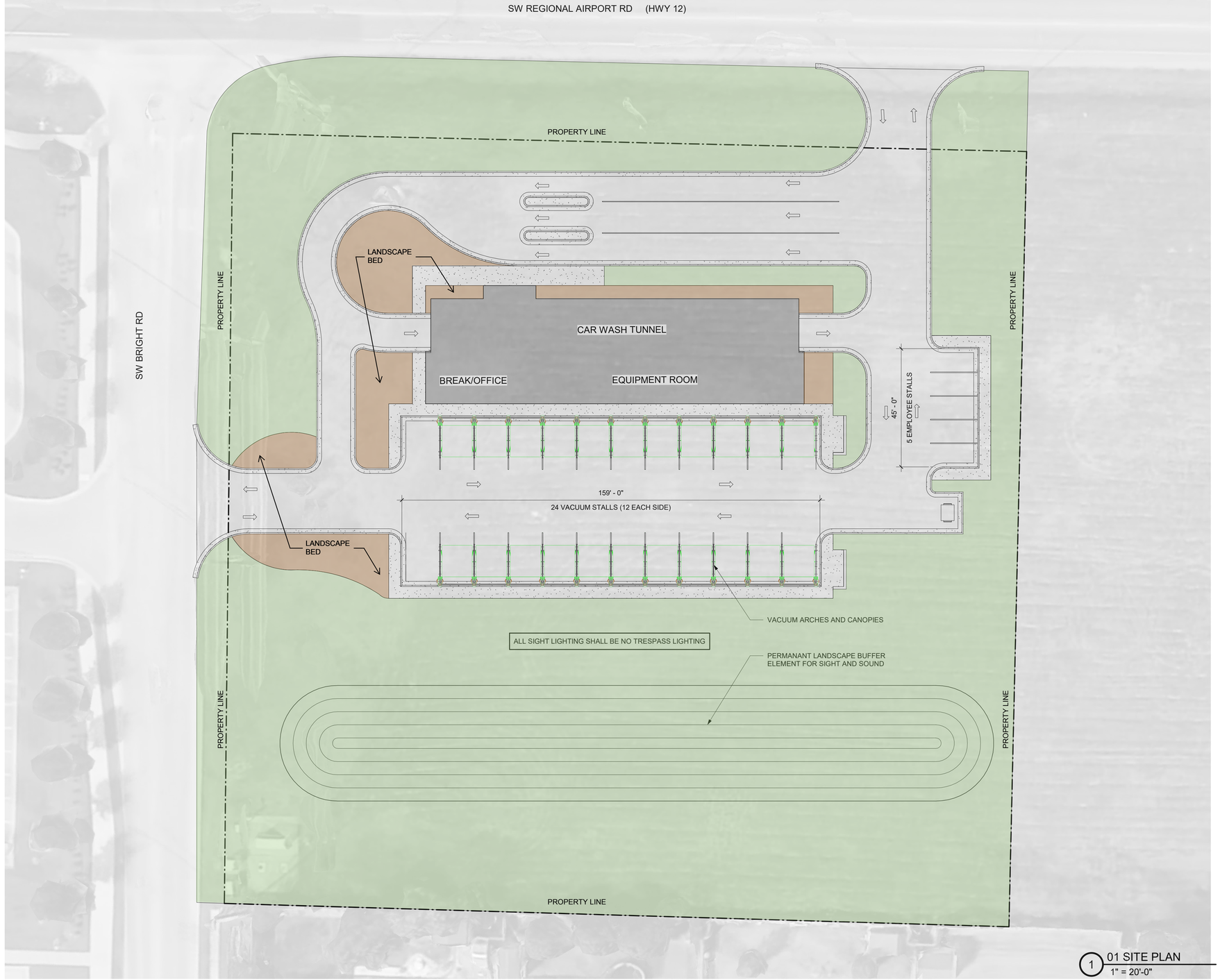
The interior of the proposed structure consists of the small employee break room, office, and restrooms. The remainder of the footprint accommodates the car wash tunnel and equipment. The building is designed to match the current approved Splash Carwash on Walton Ave near Redbud.

Proposed exterior improvements include customer drive through lanes to direct traffic through the pay kiosk into the wash tunnel, twenty-four (24) vacuum stalls, five (5) employee parking spots, and the screened dumpster enclosure. Further improvements include sidewalks throughout and landscaping (including a dedicated permanent landscape buffer element).

We purposefully design the tunnel and vacuums close to SW Regional to keep sounds away from the neighborhood to the south. We are also proposing a large landscape buffer between our buildings and the adjacent neighbors. We will work with staff to ensure this buffer has a nice mix of hardwoods, evergreens and understory plant material.

All site lighting will be designed to focus foot-candles on the carwash tunnel and outdoor vacuum areas. We will direct light away from the adjacent neighborhood. Dark-sky fixtures can be utilized if required by staff.

We believe that this Splash Carwash meets the goal of the C-1 neighborhood commercial zoning in that it provides a nearby, convenient carwash facility for local neighbors. My client also does an incredible job of



1 01 SITE PLAN
1" = 20'-0"

NORTH

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 22
Little Rock, Arkansas 722
(501) 224-3055 FAX: (479)-966-
www.scmarchitects.

NOT FOR CONSTRUCTION

EXPRESS TUNNEL SPLASH CARWASH

BENTONVILLE, ARKANSAS

REVISIONS:

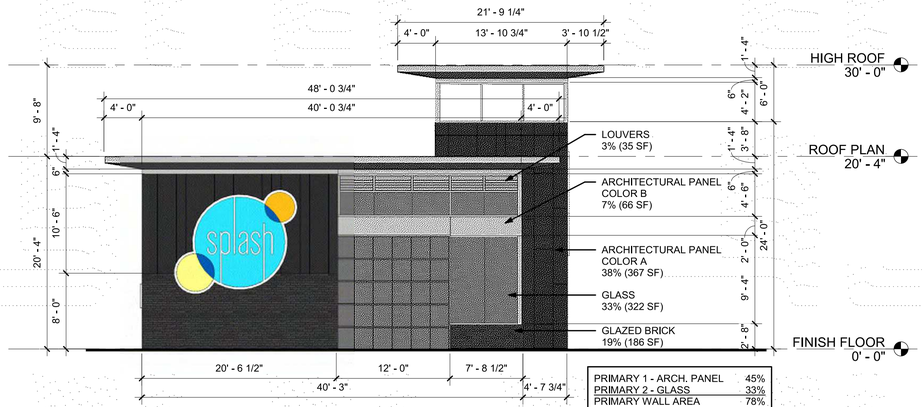
PROJECT NO.
21106
DATE:
January XX, 2011

ARCHITECTURAL SITE PLAN

A0.01

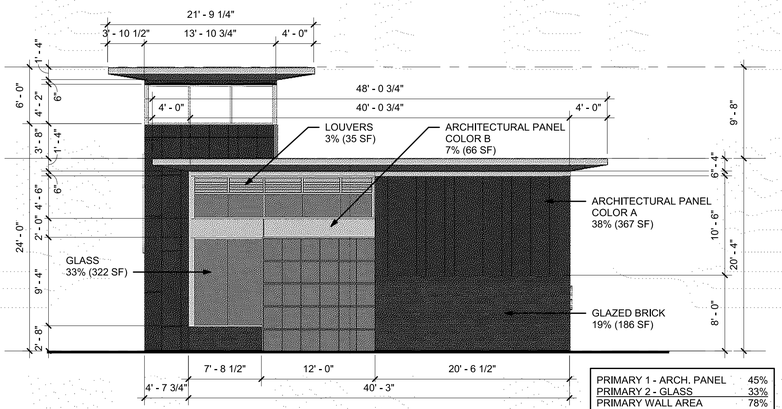
SCM ARCHITECTS P.L.L.C.
© 2019

12/16/2021 4:53:39 PM



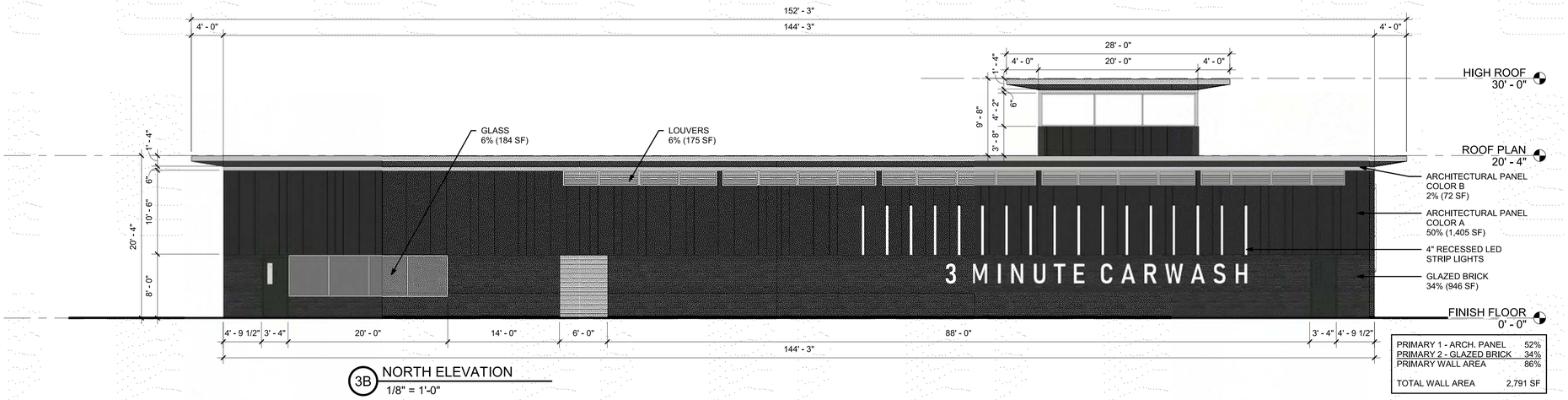
PRIMARY 1 - ARCH. PANEL	45%
PRIMARY 2 - GLASS	33%
PRIMARY WALL AREA	78%
TOTAL WALL AREA	976 SF

2B EAST ELEVATION
1/8" = 1'-0"



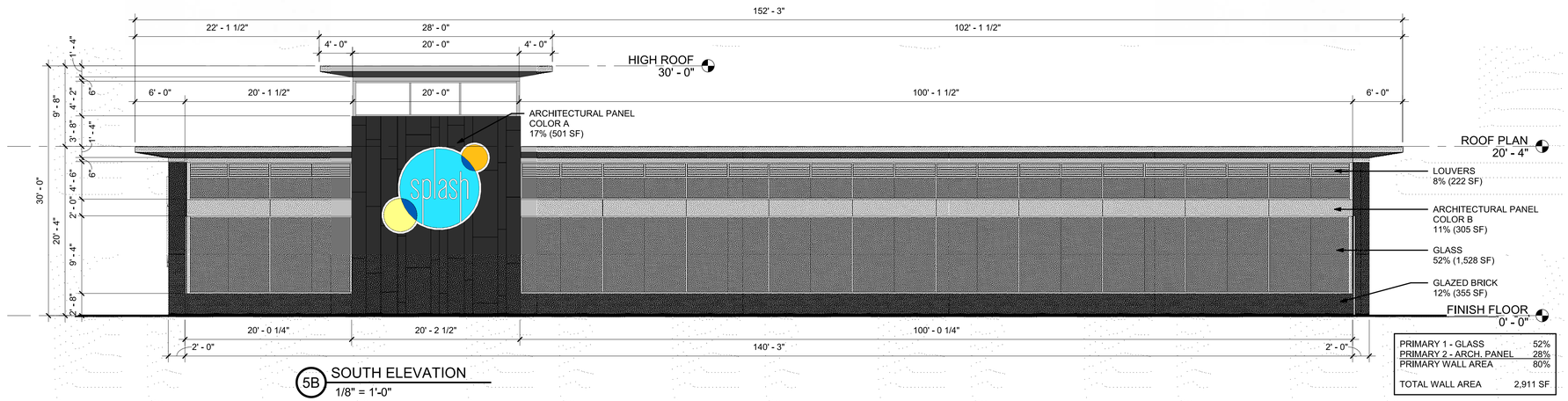
PRIMARY 1 - ARCH. PANEL	45%
PRIMARY 2 - GLASS	33%
PRIMARY WALL AREA	78%
TOTAL WALL AREA	976 SF

2E WEST ELEVATION
1/8" = 1'-0"



PRIMARY 1 - ARCH. PANEL	52%
PRIMARY 2 - GLAZED BRICK	34%
PRIMARY WALL AREA	86%
TOTAL WALL AREA	2,791 SF

3B NORTH ELEVATION
1/8" = 1'-0"



PRIMARY 1 - GLASS	52%
PRIMARY 2 - ARCH. PANEL	28%
PRIMARY WALL AREA	80%
TOTAL WALL AREA	2,911 SF

5B SOUTH ELEVATION
1/8" = 1'-0"

BELDEN BRICK CO. GLAZED BRICK
METALLIC BLACK SMOOTH - NORMAN

2G GLAZED BRICK
NOT TO SCALE

KAWNEER TRIFAB 451 ALUMINUM STOREFRONT SYSTEM
CLEAR ANODIZED

3G ALUMINUM STOREFRONT
NOT TO SCALE

TRESPA METEON HPL (HIGH PRESSURE LAMINATE) PANEL
METALLICS - M51.0.1 - ALUMINUM GREY - SATIN

4G ARCHITECTURAL PANEL - COLOR B
NOT TO SCALE

TRESPA METEON HPL (HIGH PRESSURE LAMINATE) PANEL
METALLICS - M21.8.1 - GRAPHITE GREY - SATIN

5G ARCHITECTURAL PANEL - COLOR A
NOT TO SCALE

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 22
Little Rock, Arkansas 722
(501) 224-3055 FAX: (479)-966-
www.scmarchitects.

NOT FOR CONSTRUCTION

EXPRESS TUNNEL PROTOTYPE
SPLASH CARWASH

REVISIONS:

PROJECT NO.
21051
DATE:
AUGUST 3, 2021

PRELIMINARY
BUILDING
ELEVATIONS

ELEV-1

SCM ARCHITECTS P.L.L.C.

8/6/2021 10:39:50 AM

splash

splash
splash

Katherine Elaine Jones (Adventure Church)

4508 Town Vu Road

PC Date: 2/1/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0031
Applicant / Current Owner	Katherine Elaine Jones
Site Area	+/- 17.83 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Religious Facilities, Event Center, and Commercial Outdoor Recreation Facility
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description

The subject property is located at 4508 Town Vu Road and is currently zoned A-1, Agricultural. The uses of "Religious Facilities", "Event Center", and "Commercial Outdoor Recreation Facility" require a conditional use permit in the A-1, Agricultural zoning district.

Proposed Use Description

According to the applicant's narrative, the proposed use will be religious assembly, tent camping, indoor and outdoor events, retreats, and short-term rentals. The applicant did not provide proposed hours of operation, but did state that they plan on using the facility on a daily basis. See attached site plan for the proposed layout.

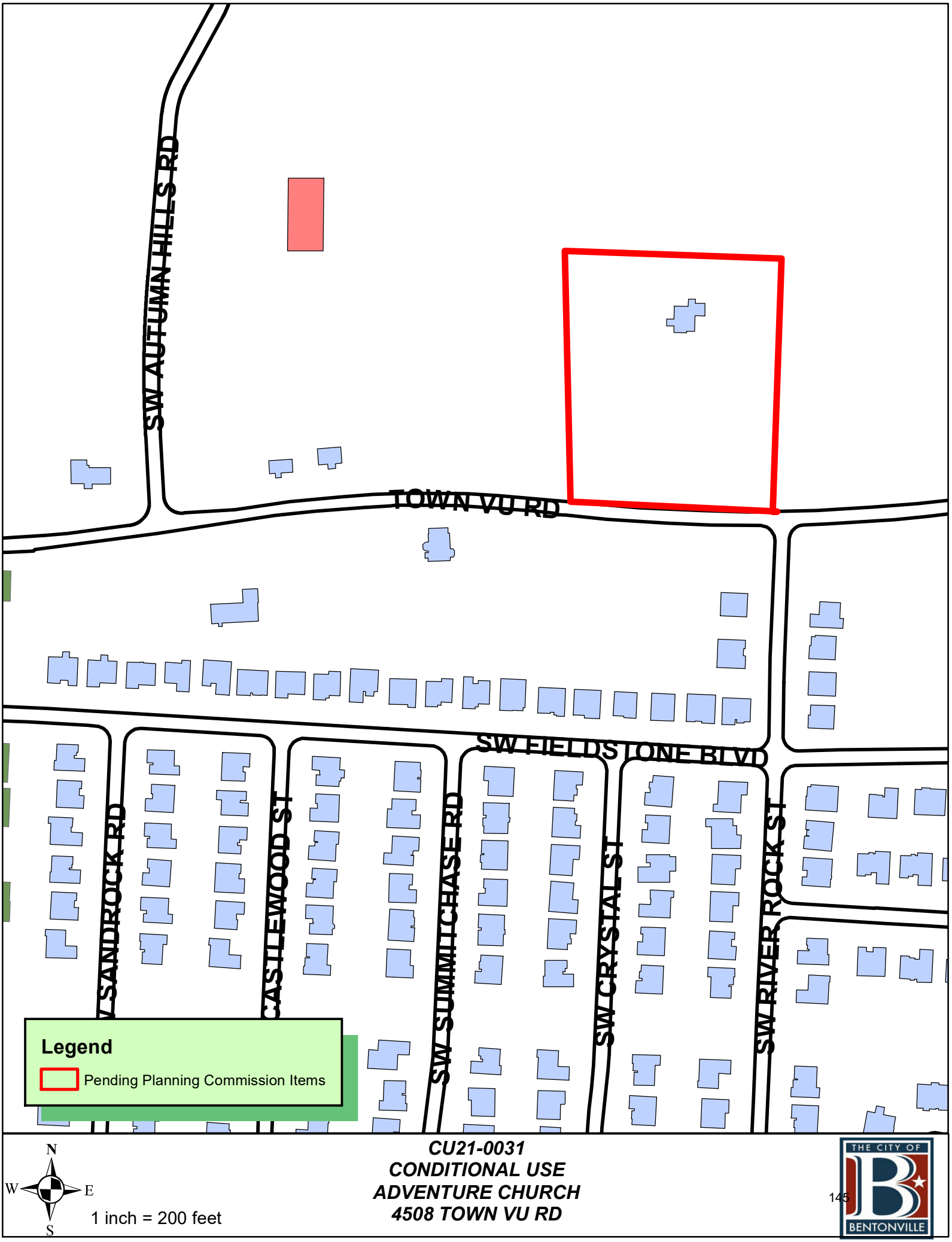
There are plans to light the parking lot. This will be reviewed during the large-scale development and be required to be down lit and have a U rating of 0. The church currently has four-part time and two-full time employees. The main worship facility will have roughly 300 seats and classrooms for the children. The applicant did not state a requested time period in the narrative provided.

Public Notice

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

Conditions of Approval

1. Large-Scale Development application and approval from the Planning Commission will be required to build the proposed building.
2. The existing building may not be occupied until a building permit has been approved by the Building and Fire Safety Department.
3. Fire Department must approve access and water supply for emergency operations prior to erecting or changing any structures on the property.
4. This Conditional Use Permit shall be valid for a period of one year from date of issuance.
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.



CU21-0031
CONDITIONAL USE
ADVENTURE CHURCH
4508 TOWN VU RD

THE CITY OF BENTONVILLE

Adventure Church - Conditional Use Narrative for the property at 4508 Town Vu Road, Bentonville, Arkansas 72712

Robi & Sandy Brust moved to Bentonville in July of 2016 with the purpose of starting a new church named Adventure Church. We officially began on February 5th, 2017. We have met at Infiniti Athletics since that day. However, during the pandemic, after going virtual for a couple of months in 2020, we decided to start meeting outside at Park Springs Park. We met there every Sunday until November. As a result of our “outside church” experience it helped shape our approach to our future property purchase. It shaped us so much that we decided to meet outside at Park Springs Park again in 2021. We did so from May through October. Our mindset about the property on Town Vu road is that we would create a parklike setting where a Church meets.

Our initial phase would include building an outdoor pavilion that we would use for church services, weddings, picnics, etc. We also have plans to use the house that is on the property for a retreat center and/or short term rental. We plan to clean up the spring fed pond and possibly build a small fishing dock to add to the ambiance of the property.

Our long range plan is to build a 10,000 to 15,000 square foot multipurpose building which would serve as our main worship facility (roughly 300 seats) with classrooms for the children’s ministry as well. We would also use this facility for other events. The plan is to construct the building in such a way that we would put the stage on one end so that when the weather allows we could open up large doors to the outside to hold our worship services. Our plans would be to build amphitheater type seating for outdoor services and other gatherings. When the weather isn’t conducive to being outdoors we would set up the stage to turn inward and hold our services and other gatherings indoors.

We intend to use the northeast corner where there are two spring fed streams as a nature area with walking trails, prayer garden, and a few platforms for tent camping that would tie in with the retreat center concept.

We do not have any plans for the church staff, which presently consists of 4 part time and 2 full time employees to office out of the facility. Working from home has been the norm for us long before it became necessary due to the pandemic.

We would use the facility on a daily basis depending on the planned schedule of events. Obviously we would use the facility on Sunday mornings like most Churches. As you can see from the site plan drawings we would also add a significant amount of lighted parking. Our patrons would be church members, church guests, retreat participants, wedding parties, short term rental guests, etc.

1 SITE PLAN
1" = 60'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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

ADVENTURE CHURCH
4508 TOWN VU ROAD
BENTONVILLE, AR

DATE
12-27-21

JOB NO.
22019

REVISIONS

PRE 1
CONCEPT PLAN

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Pictures of 4508 Town Vu Road, Bentonville - Future home of Adventure Church

Dunn and Davis Addition

SW A Street
PC Date: 2/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	PLA21-0056
Applicant / Current Owner	Bville A Street, LLC
Site Area	+/- 0.24 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at SW A Street. It is currently zoned DC, Downtown Commercial with a Future Land Use Classification of General Commercial.

Project Details
A property line adjustment of part of existing Lot 4 and all of existing Lot 5 of Dunn & Davis Addition creating new Lot 17(+/- 0.24 acres) of Dunn & Davis Addition. Additional right-of-way is being dedicated along SW A Street per the requirements of the current Master Street Plan. The plat dedicates additional utility easements to serve the newly created lot.

Waivers
One waiver requested:

- A waiver from Article 1100, Section 1100.16 Street Standards, subsection (b), Right-of-way dedication, which requires right-of-way to be dedicated per the Master Street Plan. The applicant requests to dedicate an additional 5.3 feet of right-of-way instead of the required 7.5 feet.

Analysis and Recommendation
The proposed property line adjustment does not meet the minimum requirements of the Land Development Code because of the requested waiver.

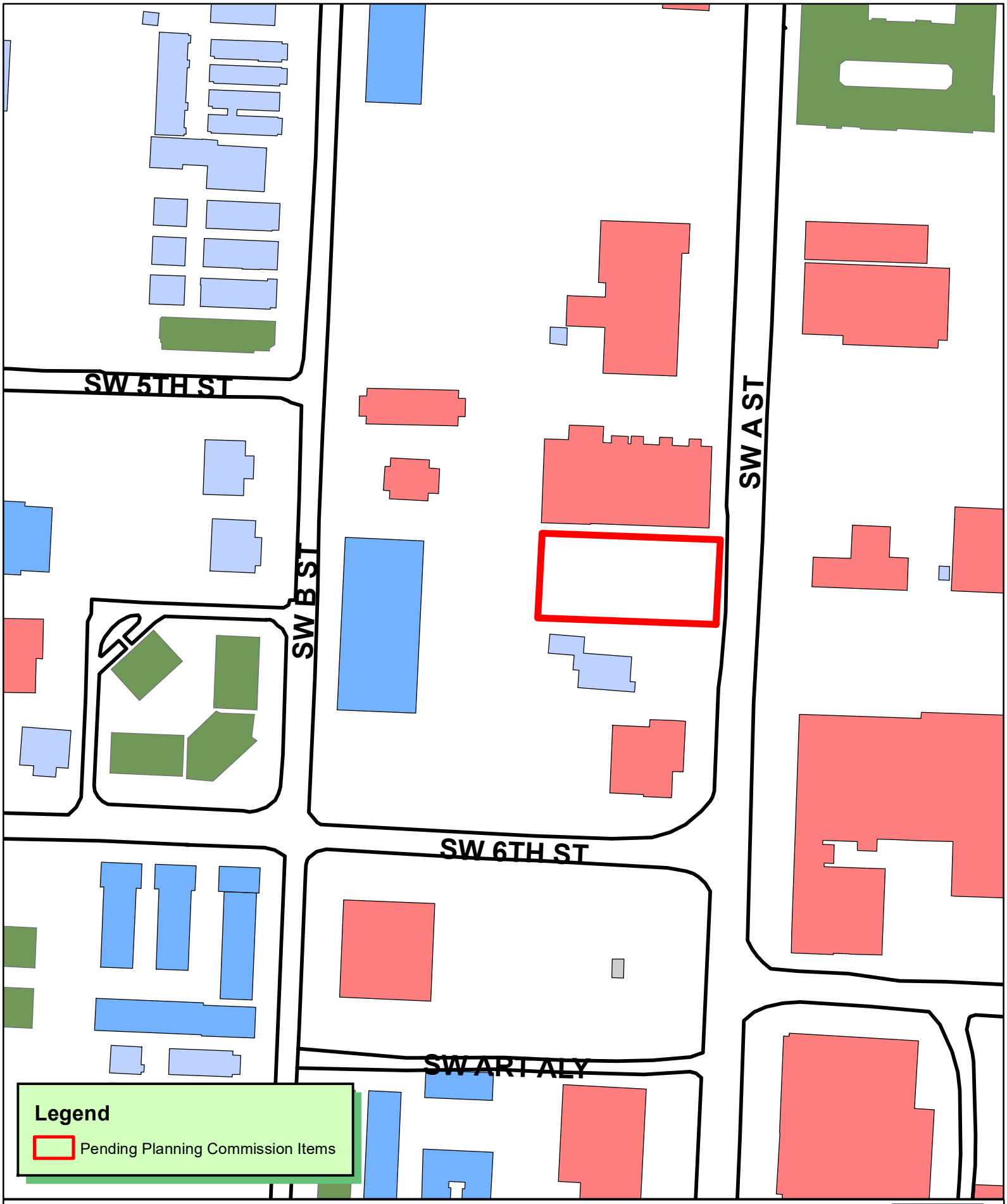
If the Planning Commission approves the requested waiver, staff recommends approval of the property line adjustment. If the commission denies the requested waiver, staff recommends the applicant table their property line adjustment until the proposal is brought into compliance with the Land Development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

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



N
W E
S

1 inch = 100 feet

PLA21-0056
PROPERTY LINE ADJUSTMENT
DUNN AND DAVIS ADDITION
LOTS 4&5 CREATING LOT 17

THE CITY OF BENTONVILLE

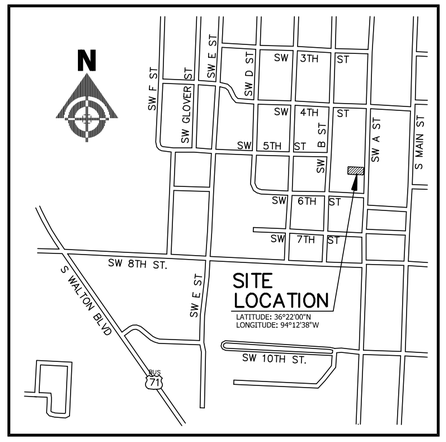
PROPERTY LINE ADJUSTMENT
OF A PART OF LOT 4 AND ALL OF LOT 5
DUNN AND DAVIS ADDITION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LEGEND:

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- OHE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- X"SAN — SANITARY SEWER LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- AC — AIR CONDITIONING UNIT
- C — CLEANOUT
- D — DRAINAGE MANHOLE
- E — ELECTRIC METER
- FIRE HYDRANT
- GI — GRATED INLET
- G — GAS METER
- GUARD POST
- GUY WIRE
- LAMP POLE
- TV — CABLE TV RISER
- E — ELECTRIC RISER
- T — TELEPHONE RISER
- SIGN
- S — SANITARY MANHOLE
- UTILITY POLE
- T — TELEPHONE VAULT
- W — WATER METER
- WATER VALVE

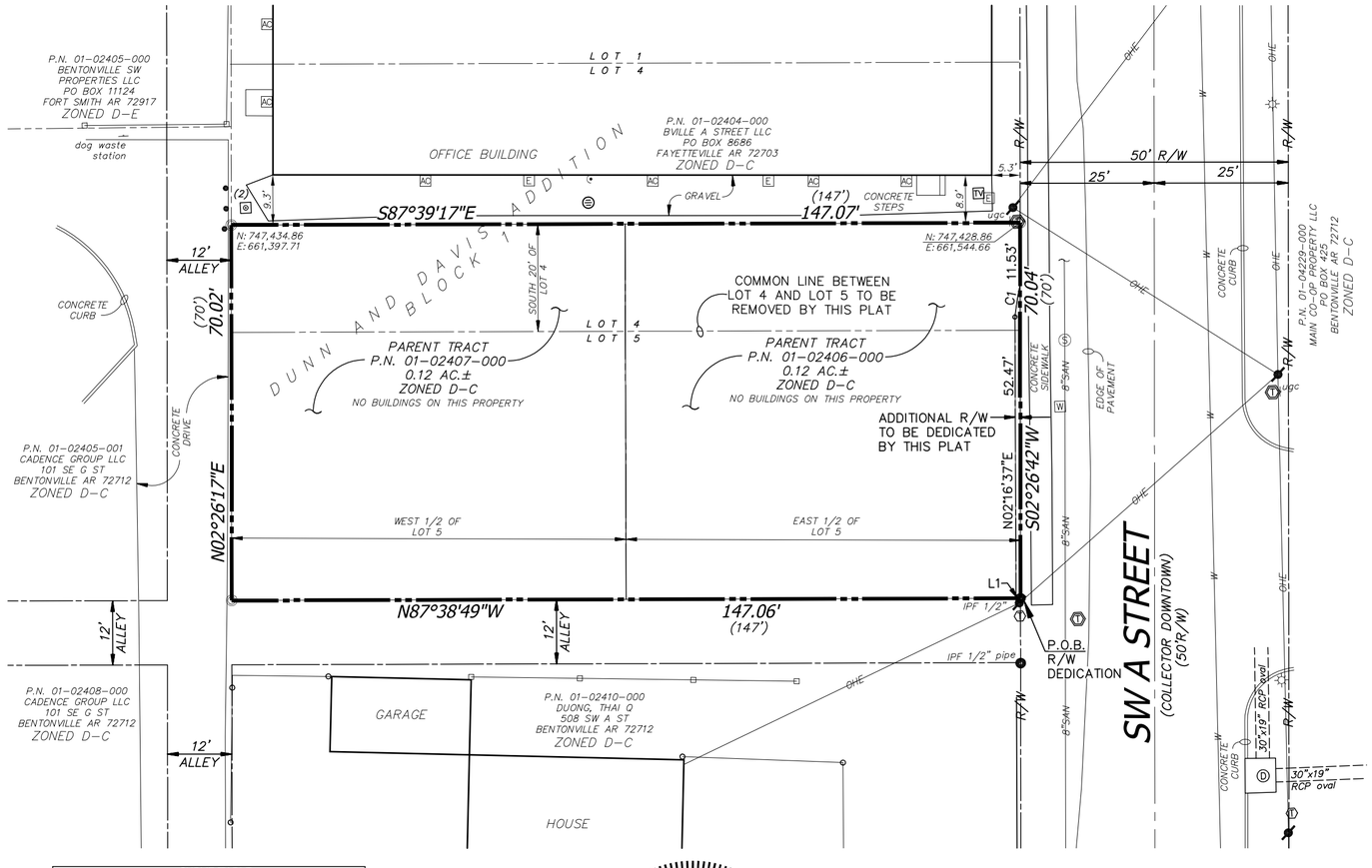
ABBREVIATIONS:

cnc	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
P	PAVEMENT
tc	TOP OF CURB
cr	CROWN OF ROAD
fl	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
ugt	UNDERGROUND TELEPHONE CABLE



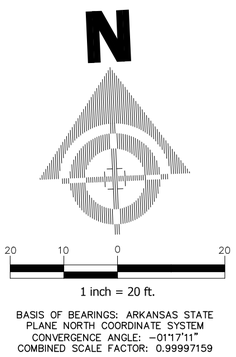
VICINITY MAP
NOT TO SCALE

CITY OF BENTONVILLE ATLAS PAGE NUMBER 403A



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	06°17'21"	55.78'	6.12'	N11°41'01"E 6.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°38'49"W	0.83'



BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: -01°17'11"
COMBINED SCALE FACTOR: 0.99997159

PARENT TRACT
P.N. 01-02406-000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L201902895

The East One-Half of the South Twenty (20) feet of Lot Numbered four (4) and the East One-Half (E1/2) of Lot Numbered Five (5), in Block Numbered One (1), Dunn and Davis Addition to the city of Bentonville, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas.

PARENT TRACT
P.N. 01-02407-000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L201902895

The West One-Half of the South Twenty (20) feet of Lot Numbered four (4) and the West One-Half (W1/2) of Lot Numbered Five (5), in Block Numbered One (1), Dunn and Davis Addition to the city of Bentonville, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas.

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT:

A PART OF LOT 5 AND A PART OF LOT 4, ALL IN BLOCK NUMBER 1 OF THE DUNN AND DAVIS ADDITION TO THE CITY OF BENTONVILLE AS SHOWN IN PLAT RECORD "B" AT PAGE 117, BENTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SE CORNER OF SAID LOT 5, BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SW "A" STREET (50'R/W); THENCE ALONG THE SOUTH LINE OF SAID LOT 5 N87°38'49"W 0.83 FEET; THENCE DEPARTING SAID SOUTH LINE N02°16'37"E 52.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 06°17'21", A RADIUS OF 55.78 FEET, A LONG CHORD THAT BEARS N11°41'01"E 6.12 FEET, AN ARC DISTANCE OF 6.12 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE OF SW "A" STREET; THENCE ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE S02°26'42"W 58.51 FEET TO THE POINT OF BEGINNING, CONTAINING 51 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

SITE SPECIFIC NOTES:

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

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

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

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

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0255K
REVISED DATE: JUNE 05, 2012

ZONING AND SETBACK INFORMATION

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT D-C, DOWNTOWN CORE, 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.

OWNER:

BVILLE A STREET LLC
PO BOX 8686
FAYETTEVILLE AR 72703

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 & Address

Source of Title: Document L201902895

CERTIFICATE OF APPROVAL.

Pursuant to the City of Bentonville Subdivision Regulations and all other conditions and approvals 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 AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
LAZARO G. PAYA
PROGRESS DRAWING
SIGNATURE

CERTIFICATE OF SURVEY.

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, 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: PROGRESS DRAWING
LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

CITY OF BENTONVILLE PROJECT NUMBER: LS21-????

REVISION	DATE	DESCRIPTION
R1	DATE	DESCRIPTION

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. 13 - CAVE SPRINGS, AR - 72718

PROPERTY LINE ADJUSTMENT
PART OF LOT 4 & ALL OF LOT 5 IN BLOCK 1
DUNN AND DAVIS ADDITION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:	BVILLE A STREET, LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE: November 2, 2021	
REVISED: LP	DWG: 21042_PLA	SHEET: 1 OF: 1	

Neighborhood Church

2702 SW I Street
PC Date: 2/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0072
Applicant / Current Owner	The Neighborhood Church
Site Area	+/- 6.17 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Downtown Commercial (DC) and Medium-Density Residential (MDR)
Development Type / Use	Relgious Facility

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at 2702 SW I Street. It is currently zoned A-1, Agricultural with a Future Land Use Classification of Downtown Commercial and Medium-Density Residential.

Project Details
This project consists of a large-scale development proposing a church building expansion on this site. 60 parking spaces are required. 148 parking spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through two existing curb cuts on SW I Street.

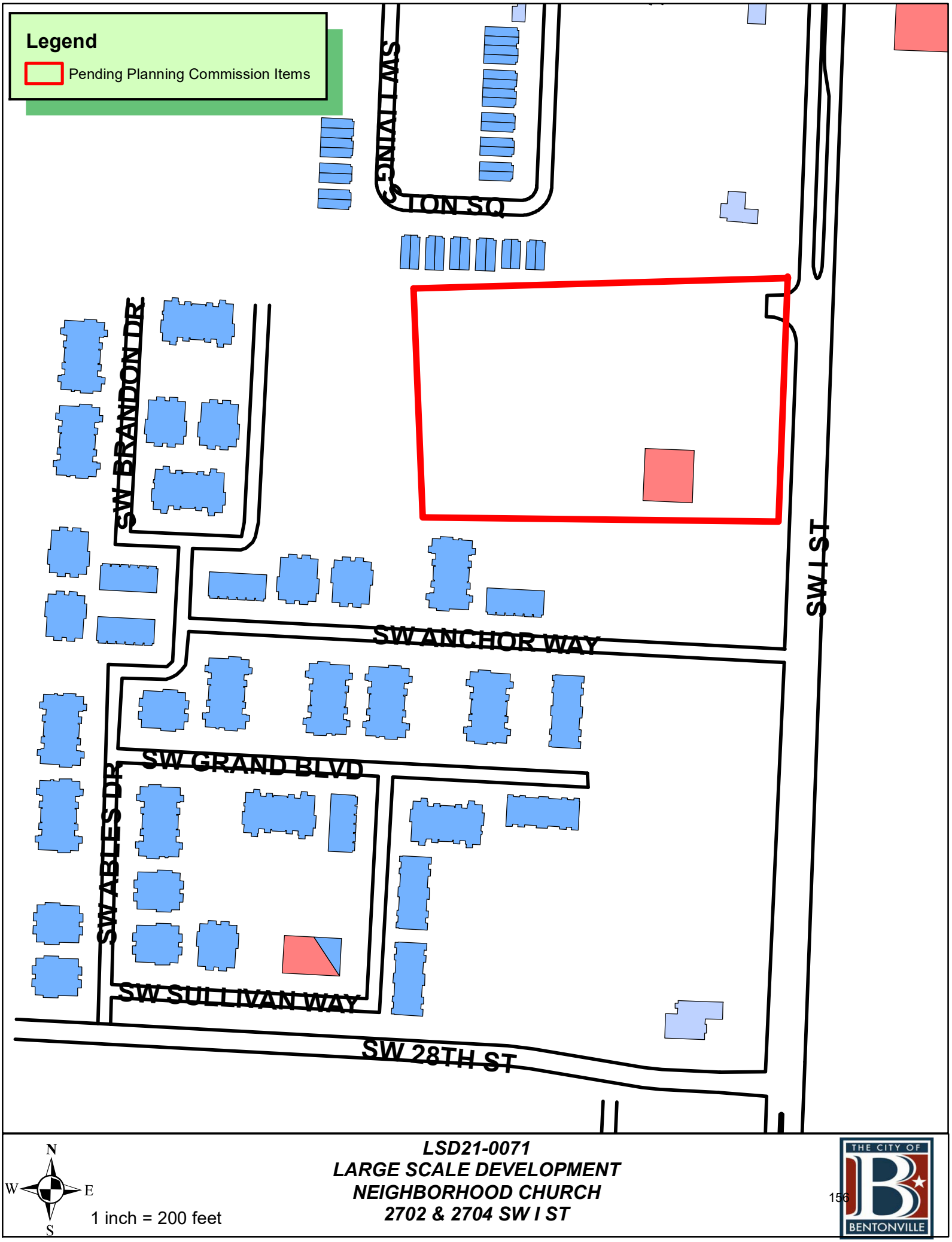
Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the dedication of cross-access easements should help alleviate potential impacts.

Waivers
One waiver requested:

- A waiver from Article 1100, Section 1100.21, Large-Scale Development Design Standards, subsection (e), Building material, which requires a minimum of two primary building materials that are at least 25% of the wall area each and combined at least 75% of the wall area.

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

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



N
W E
S

1 inch = 200 feet

LSD21-0071
LARGE SCALE DEVELOPMENT
NEIGHBORHOOD CHURCH
2702 & 2704 SW I ST

THE CITY OF BENTONVILLE

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: December 21, 2021

To: Elizabeth Johnson
Senior Planner
City of Bentonville

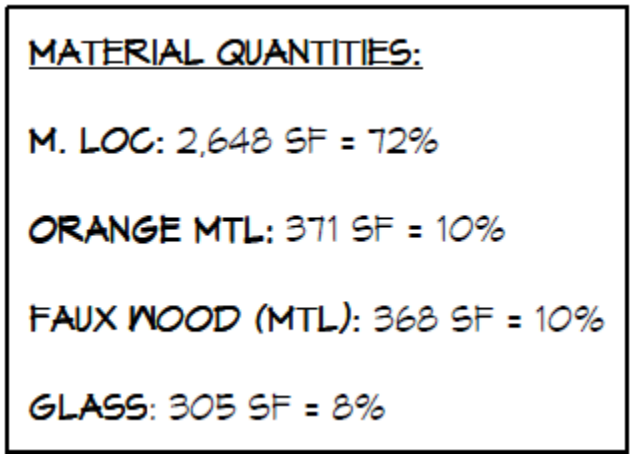
Beth,

Please see the attached colored elevation for the Neighborhood Church.

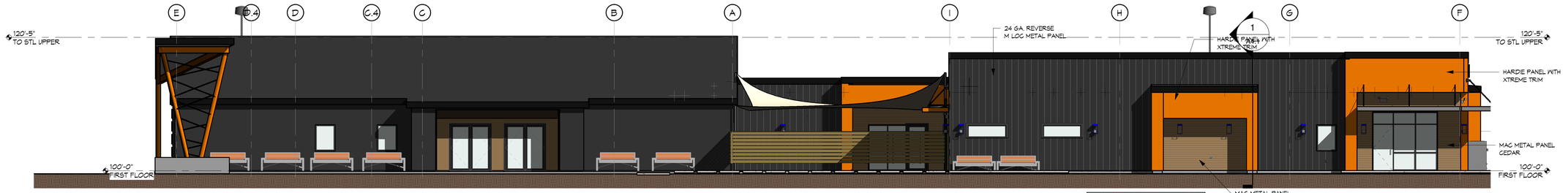
Acting as the owner's agent, Burris Architecture respectfully requests a waiver from the following Bentonville Design Standard:

(e) Building material. A minimum of two primary building materials is required constituting 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 any building. Materials shall comply with the standards established below.

Our design intent was a clean pallet of materials with the primary material being a dark gray 24 ga. reverse M Loc architectural metal panel. Secondary architectural metal panels have been used to break up the primary material both vertically and horizontally. Beyond the glass, we feel introducing another material or increasing either of the secondary architectural metal panels would take away from the design, not add value or aesthetics. Therefore, we respectfully request the use of the material presented in the color elevations and renderings. See below for percentages proposed.



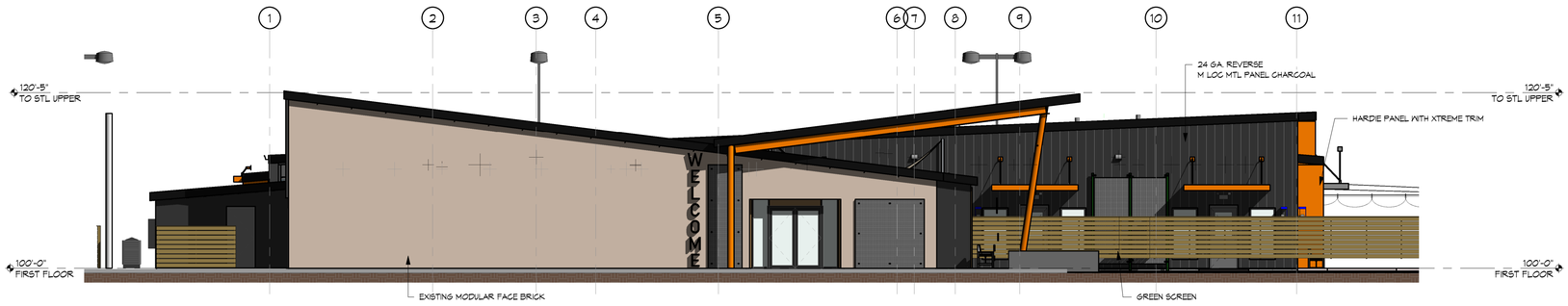
Sincerely,
Dave P. Burris, AIA, NCARB
479-586-9400
dave@burrisarch.com



MATERIAL QUANTITIES:
M. LOG: 2,648 SF = 72%
ORANGE MTL: 371 SF = 10%
FAUX WOOD (MTL): 368 SF = 10%
GLASS: 305 SF = 8%

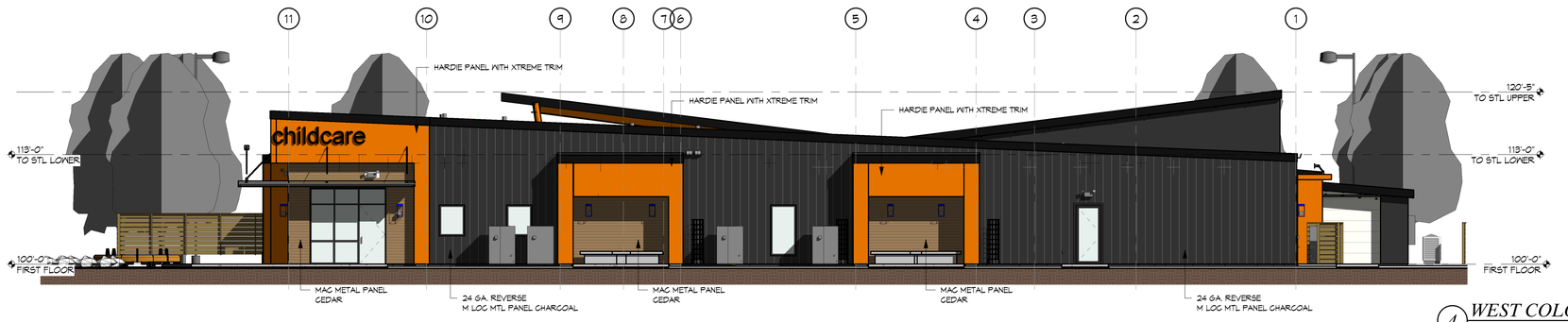
1 NORTH COLOR ELEVATION
1/8" = 1'-0"

2 SOUTH COLOR ELEVATION
1/8" = 1'-0"



3 EAST COLOR ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL QUANTITIES
M. LOG: 735 SF = 36%
ORANGE MTL: 33 SF = 2%
BRICK: 1,113 SF = 55%
GLASS: 152 SF = 7%



4 WEST COLOR ELEVATION
1/8" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

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

NEIGHBORHOOD CHURCH
2702 SW. I ST.
BENTONVILLE, AR

DATE
12-21-21
JOB NO.
20069
REVISIONS

A7.0
COLOR ELEVATIONS

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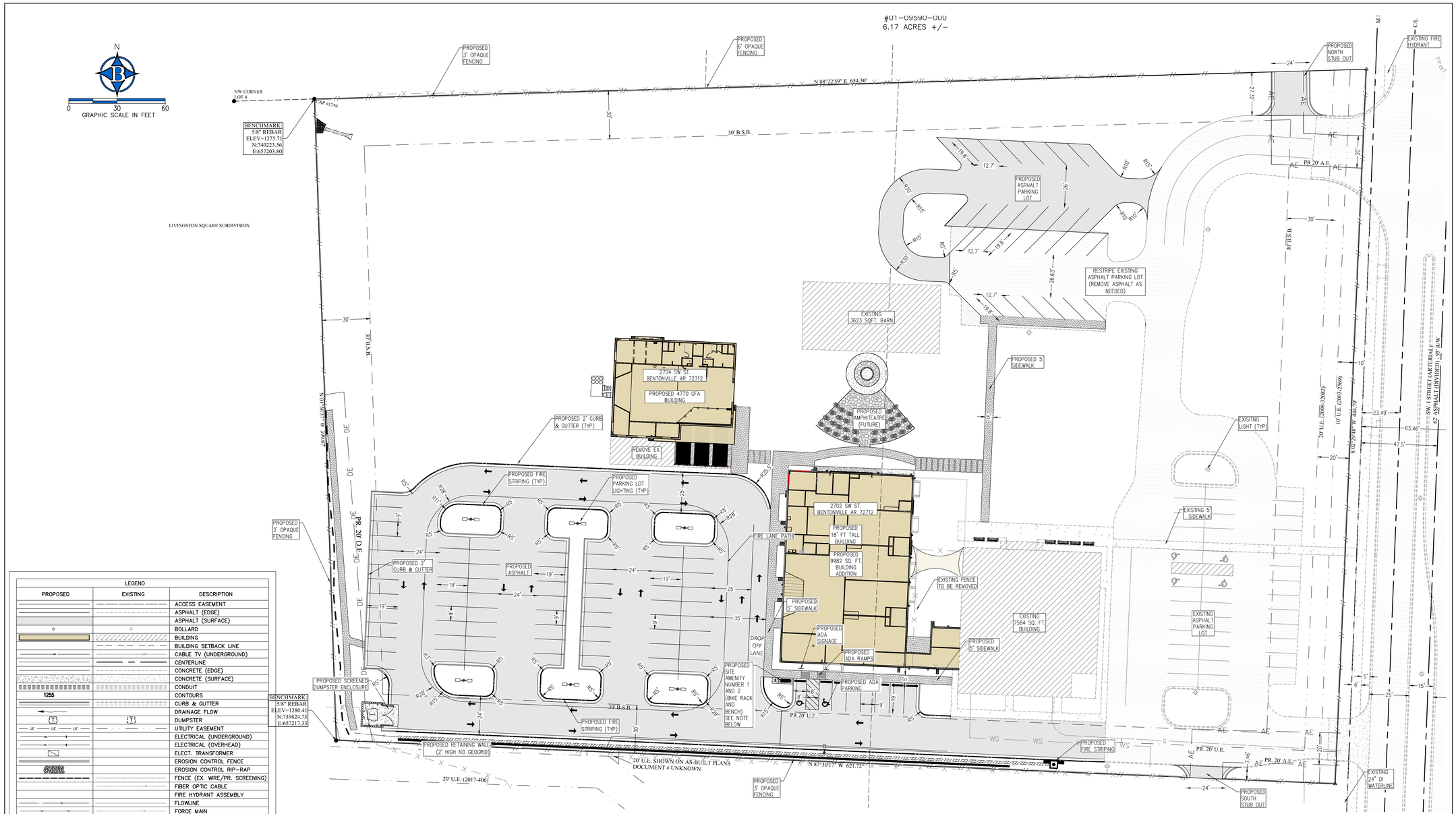
preschool

preschool



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE UE UE	UE UE UE	UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

BEUD

A.) CONTACT BEUD AT 479-271-3135 BEFORE PERORMING ANY GRADING WITHIN 5' OF XISTING OR PROPOSED POWER POLES.

B.) BEUD DESIGN LAYOUT TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN

C.) 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.

SURVEY DESCRIPTION (PARCEL #01-09590-001 & #01-09590-000):

A PART LOT 3 OF JARNAGAN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE N88°22'59"E 654.30', THENCE S02°29'48"W 444.79', THENCE N87°30'17"W 621.72' TO AN EXISTING REBAR, THENCE N01°56'37"W 399.07' TO THE POINT OF BEGINNING, CONTAINING 6.17 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST I STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

CHURCH SANCTUARY: 1 PARKING SPACE FOR EACH FOUR (4) SEATS BASED ON MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM

PRINCIPAL ASSEMBLY ROOM SEATING:	270
TOTAL SPACES REQUIRED:	60
EXISTING STANDARD SPACES:	53
EXISTING ADA SPACES:	4
PROPOSED STANDARD SPACES:	101
PROPOSED ADA SPACES:	2
TOTAL PARKING PROVIDED:	160

SITE COVERAGE NOTE - A-1 ZONING

	SQUARE FEET	PERCENTAGE
IMPERVIOUS SURFACE	123631	46%
PERVIOUS SURFACE	145189	54%
TOTAL SQUARE FEET	268820	100%

BUILDING SETBACKS (A-1):

FRONT	30 FT
SIDE	30 FT
REAR	30 FT

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

BIKE RACK AND BENCH NOTES

BENCH- WILL BE A MINIMUM OF 6 FEET IN LENGTH AND WILL BE A VICTOR STANLEY "CLASSIC" MODEL # C-10 OR APPROVED EQUAL

BIKE RACK-WILL BE A SINGLE HOOP, DERO SWERVE RACK, SIZE 34"X21.5" THAT HOLDS AT LEAST 2 BIKES OR AN APPROVED EQUAL

A1 ZONE: RESIDENTIAL DISTRICT LOT AND AREA STANDARDS:

SEC. 401.06 - A-1, AGRICULTURAL DISTRICT

BUILDING TYPES:	ALL
MIN. LOT AREA (SQFT.)	217,800 (5 ACRES)
MIN. LOT WIDTH	100 FT.
MIN. LOT DEPTH	100 FT.
MAX. LOT COVERAGE	INT. LOT: 30% EXT/CORNER LOT: 30%

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
01/18/22
CERTIFICATE OF AUTHORIZATION NO. 247
BATES & ASSOCIATES, INC. #335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. YOUNG

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REVISIONS	DATE
CONCEPTUAL MEETING PLAN PREPARATION	11/16/2020
PRESUBMITTAL	11/15/2021
1st. SUBMITTAL	12/28/2021
2ND. SUBMITTAL	01/18/2022

NEIGHBORHOOD CHURCH ADDITION
LARGE SCALE DEVELOPMENT PLANS
SITE PLAN 1
BENTONVILLE, ARKANSAS

THIS PLAN SET DOES NOT HAVE FINAL APPROVAL FROM THE CITY OF BENTONVILLE

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

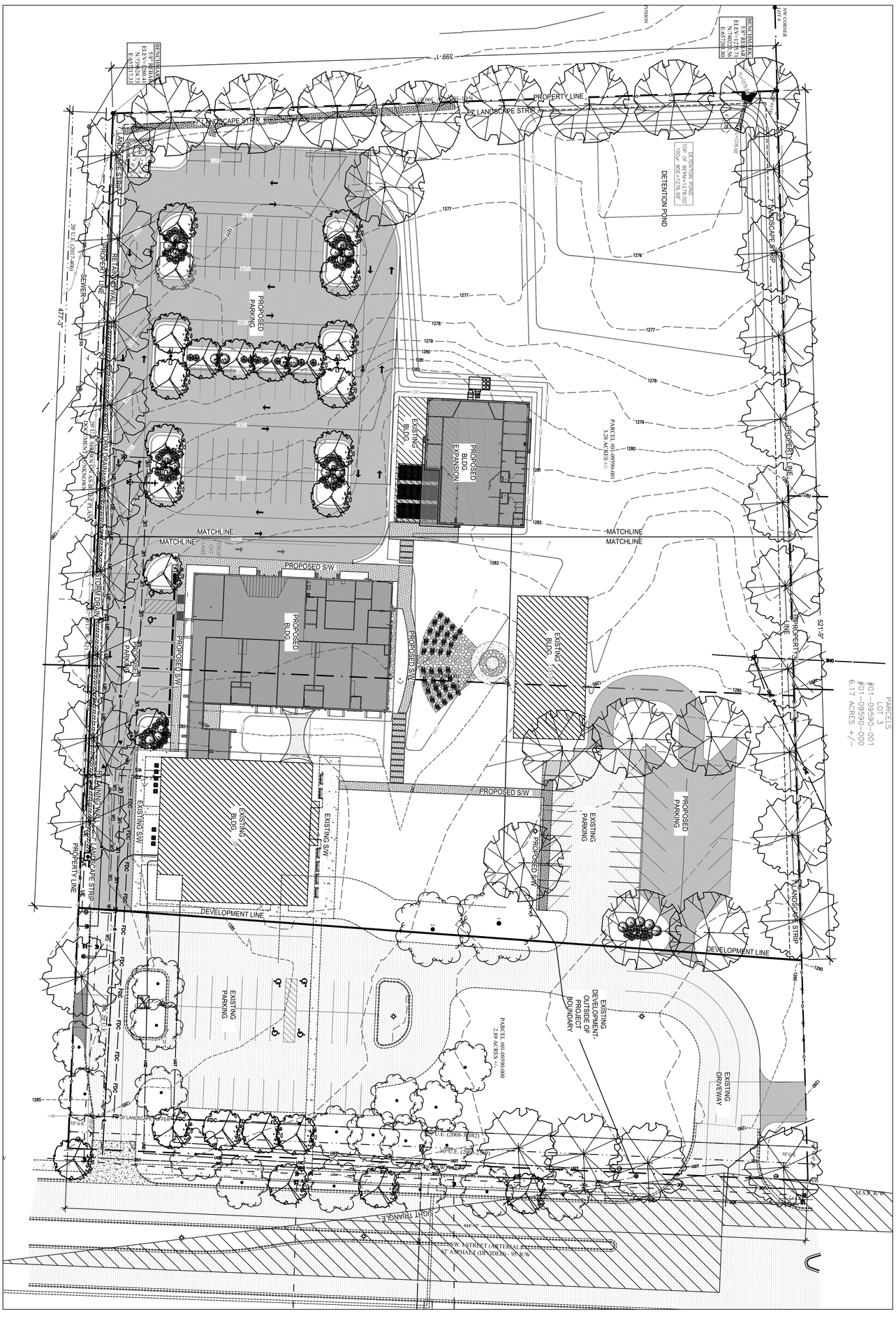
PROJECT NO. 20-228

DRAWING NO. 03

LSD21-0072

Time: 8:46 am
Scale: 1" = 30' (PS)
Date: 5/10/2021

Drawing Name: 20\200\20-228\Engineering\02-03 Site Plan.dwg
Xrefs Used: BATES-AR w signature, bases, COX, BBA, 24X36



NORTH

SCALE: 1" = 30'

0' 15' 30' 60'

PROJECT NO

DRAWING NO

L-01

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

NEIGHBORHOOD CHURCH ADDITION
LARGE SCALE DEVELOPMENT PLANS
TREE & LANDSCAPE KEY PLAN

BENTONVILLE , ARKANSAS

REVISIONS	DATE
FIRST SUBMITTAL	11/22/2021
SECOND SUBMITTAL	12/20/2021
THIRD SUBMITTAL	1/18/2022

DRAWN BY: A. Ostner

ENGINEER: G. Bates

LICENSED LANDSCAPE ARCHITECT
STATE OF ARKANSAS
No. 5204
ALAN OSTNER
1-18-2022

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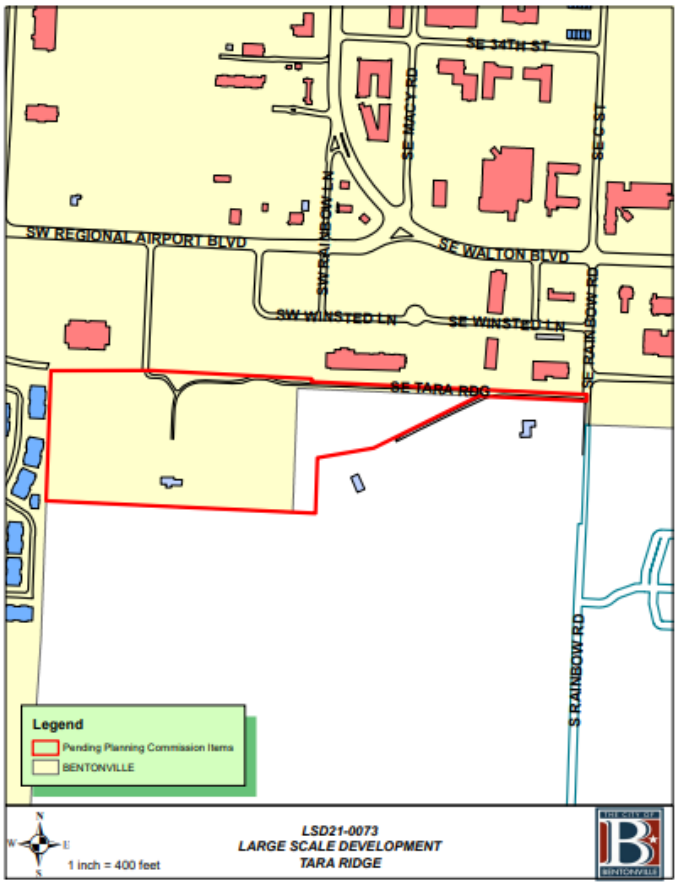
Tara Ridge

SW Crockett Street & SW Stone Boulevard
PC Date: 2/1/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0073
Applicant / Current Owner	Salley, Charles R & Brenda K & Hatfield & Cook, LLC
Site Area	+/- 18.01 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Single-Family Residential Condos

https://arcg.is/08HvK8

Location Map



Property Description
The subject property can be accessed from either SW Crockett Street, SW Stone Boulevard, or a shared access drive to the north. It is zoned R-3, Medium-High Density Multifamily Residential. Adjacent zoning districts are R-4, High-Density Multifamily Residential to the west, C-2, General Commercial to the north, Benton County to the east, and City of Rogers to the South.

Project Details

A large-scale development proposing the development of 62 duplex units, 65 three-bedroom single-family units, and 65 two-bedroom single-family units, totaling 192 units. All units are proposed to be single-story structures. 288 parking spaces are required and 559 are proposed. Some of these parking spaces are located in garages and covered carports. Sidewalks, grading/drainage, landscaping, and site amenities are per the requirements of the Land Development Code. Access to the project is proposed by a connection to SW Crockett Street, SE Rainbow Road, and north to SW Winsted Lane. There is no access being prosed to SE Rainbow Farm Road with this development. The primary materials on the exterior of the building include cementitious 6" Lap Siding, Brick, Stone, and glass.

Projected Traffic Impact

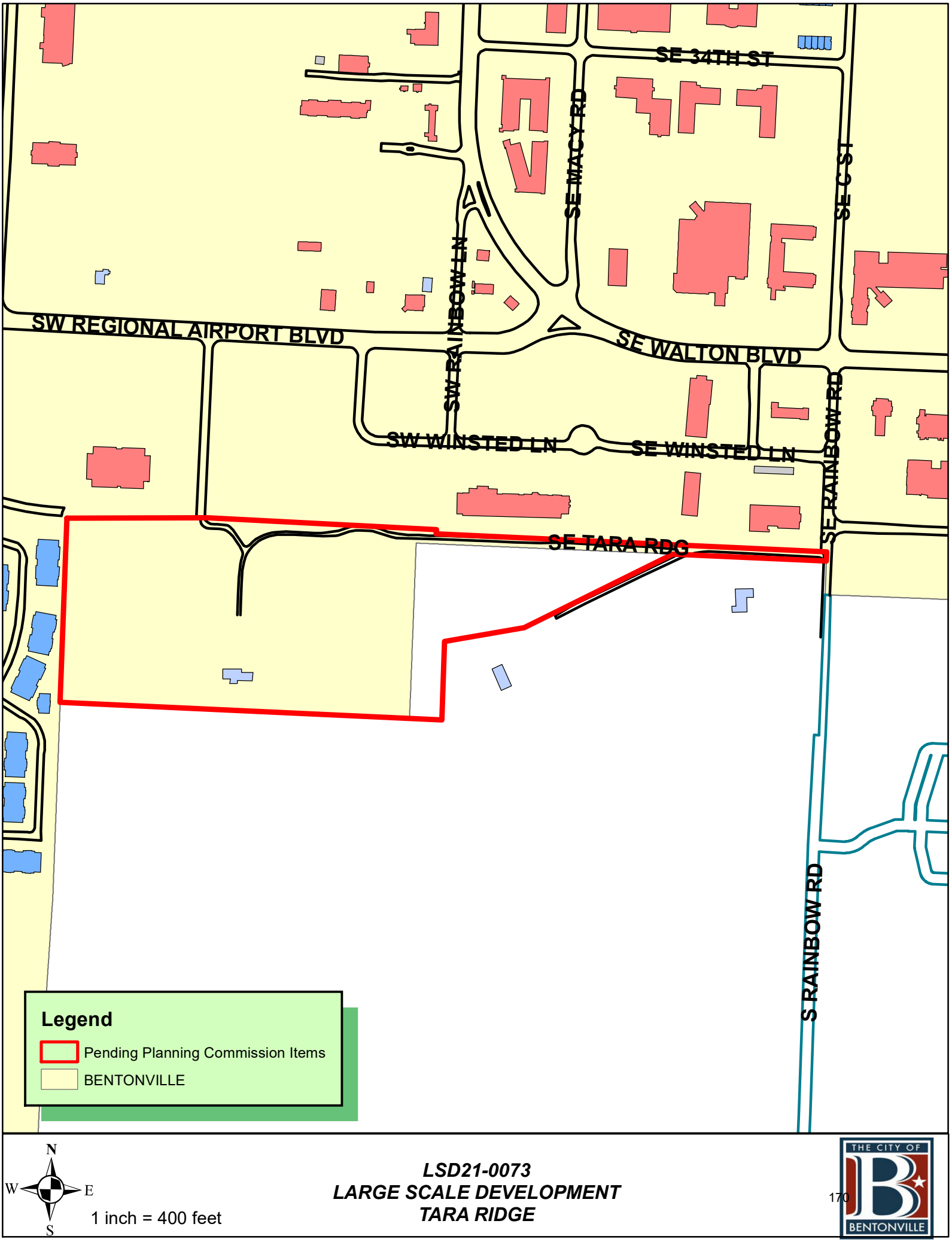
This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the three points of ingress/egress and future improvements to the intersections of SW Regional Airport Boulevard and S Walton Boulevard should help to alleviate these concerns.

Waivers
One waiver requested:

- A waiver from Article 501, Section 501.07 requiring off-street parking to be paved with a sealed surface pavement. The applicant requests to use permeable pavers in their parking stalls to provide detention onsite via Low Impact Development instead of a traditional stormwater pond.

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.



LSD21-0073
LARGE SCALE DEVELOPMENT
TARA RIDGE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 23, 2021

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

RE: Tara Ridge
CTA Job No. 21103301

Dear City of Bentonville Planning Department:

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

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

   ~~Due to utility conflicts and discussions with city staff, the 1 street tree required along Rainbow Road has been relocated within the site.~~

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

   ~~We are requesting a waiver from the required size of parking islands as well from the requirement to plant all interior parking lot trees within the islands. Due to utility conflicts and site layout, some parking islands are smaller than the 18'x18' requirement. The site requires 112 total parking trees. The site provides 112 parking trees and exceeds 15% greenspace. Interior trees that could not be placed in islands due to utility conflicts or size have been relocated within the site. Please see L-101 Planting Plan for parking lot area calculations. Parking islands used in the 15% interior greenspace calculations have been shown in green.~~

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

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

~~The site meets the 7' perimeter landscape strip requirement except along the private entry drive off Rainbow Road. The area along the northern property line and along the southern property line in this area is not sufficient to reach the 7' perimeter landscape strip requirement. Both of these areas have been called out with "Perimeter Landscape Strip Width Varies" on L-103 Planting Plan C. The required perimeter tree count has been provided.~~

~~5. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.09 Screening requirements; (c) Screen type A and (d) Screen type B are unable to be met along the northern and southern edges of property at the private entry drive off Rainbow Road given utility conflicts and lack of space north and south of entry drive. We have proposed ornamental grasses from southern edge of city owned trail to the northern edge of the private entry drive and provided shade trees within the grasses to accommodate some screening. Along the southern adjacent property owner, we have proposed a row of evergreen trees for the majority of the entry drive, but due to utility conflicts, propose ornamental grasses along the remainder of the entry drive.~~

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

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

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

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

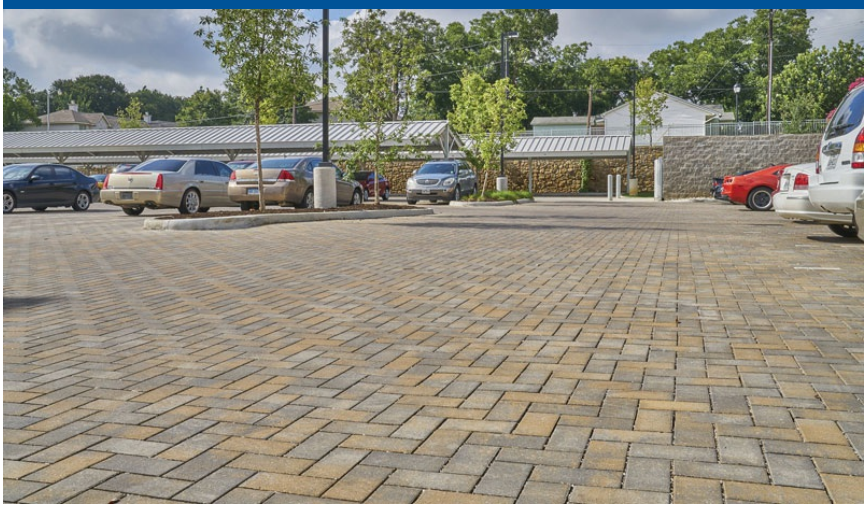
We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Daniel Ellis, P.E.

Fallon Henry
Landscape Architect Intern

ECO-CITYLOCK® HERRINGBONE 5X10 80MM PRODUCT NUMBER # 324



- Smooth surfaces and finely chamfered edges combine to create a sleek and contemporary look
- Made of durable concrete with iron oxide pigments which helps prevent fading from extended UV exposure. Meets or exceeds applicable requirements of ASTM C936 and C1782.
- Initial infiltration rate exceeds 700 in/hour per ASTM C1781.
- Designed for mechanical installation
- Heavy vehicular applications

The CityLock series of standard and permeable pavers includes a wide range of shapes to suit most site pavement conditions. All CityLock units share a common joint design which increases design versatility while also helping installation patterns maintain their bond lines. Each unit features fine chamfers which create a contemporary aesthetic and smooth rolling surface. Sleek and innovative, CityLock units are ideal for architectural purposed applications.

STONE(S)

		5x10	L-10
Height	*in*	3.15	3.15
	mm	80	80
Length	*in*	10	10
	mm	254	254
Width	*in*	5	10
	mm	127	254
Units	*/pl*	208	48

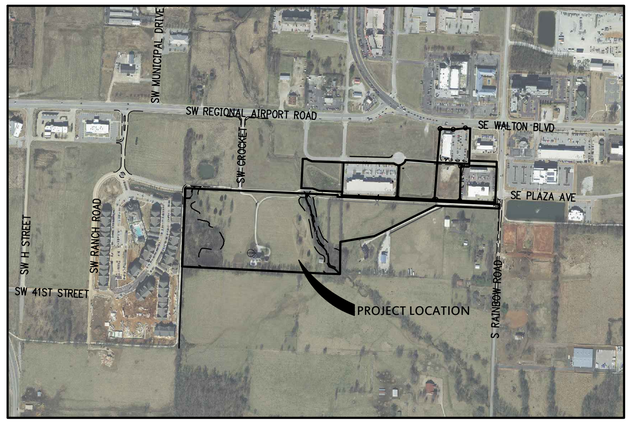
PALLET INFO

Pallet Weight	3497 lbs
Sq Ft/Pallet	98 sq.ft.

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

LSDP



VICINITY MAP
NTS

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	SITE PLAN C
C-105	OVERALL GRADING PLAN
C-106	GRADING PLAN A
C-107	GRADING PLAN B
C-108	GRADING PLAN C
C-109	OVERALL UTILITY PLAN
C-110	UTILITY PLAN A
C-111	UTILITY PLAN B
C-112	UTILITY PLAN C
C-113	OVERALL ELECTRIC PLAN
C-114	EROSION CONTROL PHASE I
C-115	EROSION CONTROL PHASE II
C-201	SANITARY SEWER LINE 1 P&P (C)
C-202	SANITARY SEWER LINE 2 P&P (C)
C-203	SANITARY SEWER LINE 2 P&P (C)
C-204	SANITARY SEWER LINE 3 P&P (C)
C-205	SANITARY SEWER LINE 3 P&P (C)
C-206	SANITARY SEWER LINE 4 P&P (C)
C-207	SANITARY SEWER LINE 4 P&P (C)
C-208	STORM SEWER LINE 1 & 2 P&P (C)
C-209	STORM SEWER LINE 3 P&P (C)
C-210	STORM SEWER LINE 3 & 4 P&P (C)
C-501	MUNICIPAL DETAILS 1 OF 2
C-502	MUNICIPAL DETAILS 2 OF 2
C-503	EROSION CONTROL DETAILS SHT. 1
C-504	EROSION CONTROL DETAILS SHT. 2
C-505	EROSION CONTROL DETAILS SHT. 3
C-506	DRAINAGE DETAILS
C-507	STANDARD DETAILS 1 OF 3
C-508	STANDARD DETAILS 2 OF 3
C-509	STANDARD DETAILS 3 OF 3
BW-1	WATER SEWER DETAILS
BW-2	SEWER DETAILS 1 OF 2
BW-3	SEWER DETAILS 2 OF 2
BW-4	WATER DETAILS 1 OF 2
BW-5	WATER DETAILS 2 OF 2
BE-1	BEUD DETAILS
BE-2	BEUD DETAILS
BE-3	BEUD DETAILS
L-101	PLANTING PLAN A (C)
L-102	PLANTING PLAN B (C)
L-103	PLANTING PLAN C (C)
L-501	PLANTING DETAILS
* A201.1	EXTERIOR ELEVATIONS DUPLEX
* A201.2	EXTERIOR ELEVATIONS 2 BEDROOM 2 BATH
* A201.3	EXTERIOR ELEVATIONS 3 BEDROOM 2 BATH
* A201.4A	EXTERIOR ELEVATIONS CLUB HOUSE
* A201.4B	EXTERIOR ELEVATIONS CLUB HOUSE
* A201.4C	EXTERIOR ELEVATIONS CLUB HOUSE
* A201.5	EXTERIOR ELEVATIONS GARAGE
* A201.6	EXTERIOR ELEVATIONS CARPORT
* G003	3D ELEVATIONS
* AC-105	PHASING PLAN
* BY OTHERS	

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL 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. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. 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.
11. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED DIN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
12. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

UTILITY CONTACTS

CITY ENGINEER
CITY OF BENTONVILLE
DAN WEESE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-5993

STREET DEPARTMENT
CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3130

WATER DEPARTMENT
CITY OF BENTONVILLE
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

PLANNING DEPARTMENT
CITY OF BENTONVILLE
ELLEN NORVELL
305 SW "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3122

BLACK HILLS ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, ARKANSAS 72745
PHONE: (479) 333-7005
joshua.knight@blackhillscorp.com

AT&T
BRENT BALDWIN
1133 EAST HAROLD ST.
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-571-6609
CELL: 479-200-9022

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3159

FIRE DEPARTMENT
CITY OF BENTONVILLE
BRENT BOYDSTON, FIRE CHIEF
800 SW "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-5927

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
NANCY BUSEN
1901 NE "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3160

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-5002
jpaith@bentonvillear.com

BUILDING AND FIRE SAFETY
CITY OF BENTONVILLE
JAKE FEEMSTER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-3108

COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, ARKANSAS 72762
PHONE: (479) 717-3796
CHAD.HODGE@COX.COM
TIMOTHY GOSS
PHONE: (479) 651-5583
TIMOTHY.GOSS@COX.COM

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PROJECT INFORMATION

ZONING:
R-3
BUILDING SETBACK:
R-3:
FRONT 20'
INTERIOR SIDE 10'
EXTERIOR SIDE 20'
REAR 25'
ATLAS PAGE:
485
SITE AREA:
24.75± ACRES (1,078,007± SQ FT)
DEVELOPMENT AREA:
24.75± ACRES (1,078,007± SQ FT)
PROPERTY USAGE:
RESIDENTIAL
BUILDING USAGE:
RESIDENTIAL
DENSITY CALCULATIONS:
192 UNITS/24.75± ACRES = 7.56 UNITS PER ACRE

UNIT CALCULATIONS:

BUILDING A	62 UNITS	2 UNITS EACH
BUILDING B	65 UNITS	1 UNITS EACH
BUILDING C	65 UNITS	1 UNITS EACH
TOTAL UNITS	192 UNITS	

REQUIRED PARKING:
ZONE R-3: 3 SPACES PER 2 DWELLING UNITS
192 UNITS X 1.5 = 288 STALLS

PROVIDED PARKING:
ZONE R-3:
STANDARD STALLS = 263
GARAGE STALLS = 78
CARPORT STALLS = 136
ADA STALLS = 9
TOTAL = 486

SITE ENGINEER: CRAFTON TULL
DANIEL ELLIS, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

SITE DEVELOPER/ OWNER: RED RIVER COMPANY 403
S. CHEYENNE AVE., #205
TULSA, OK 74103
918-645-0804

REQUESTED WAIVERS

1. SEC 501.07 – REQUIRED PAVEMENT FOR OFF-STREET PARKING

PROPERTY DESCRIPTION

DESCRIPTION LOT 1:

A PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 7;
THENCE N02°08'25"E 612.20 FEET;
THENCE N87°22'14"W 30.07 FEET TO THE POINT OF BEGINNING;
THENCE N87°22'14"W 503.50 FEET;
THENCE S63°47'08"W 576.69 FEET;
THENCE S80°19'51"W 288.43 FEET;
THENCE S00°38'48"W 271.16 FEET;
THENCE N87°37'59"W 112.59 FEET;
THENCE N87°15'56"W 1211.02 FEET;
THENCE N02°20'24"E 659.58 FEET;
THENCE S87°21'06"E 1277.58 FEET;
THENCE S02°26'45"W 15.01 FEET;
THENCE S87°21'18"E 1327.92 FEET;
THENCE S02°09'24"W 26.24 FEET;
THENCE S00°48'16"W 8.70 FEET TO THE POINT OF BEGINNING, CONTAINING 24.62 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255 K, EFFECTIVE DATE JUNE 5, 2012.

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

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

THE VILLAGE AT TARA RIDGE
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 21103301
ISSUE DATE: 1/28/2022
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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LSD21-0073

COVER SHEET

C-001

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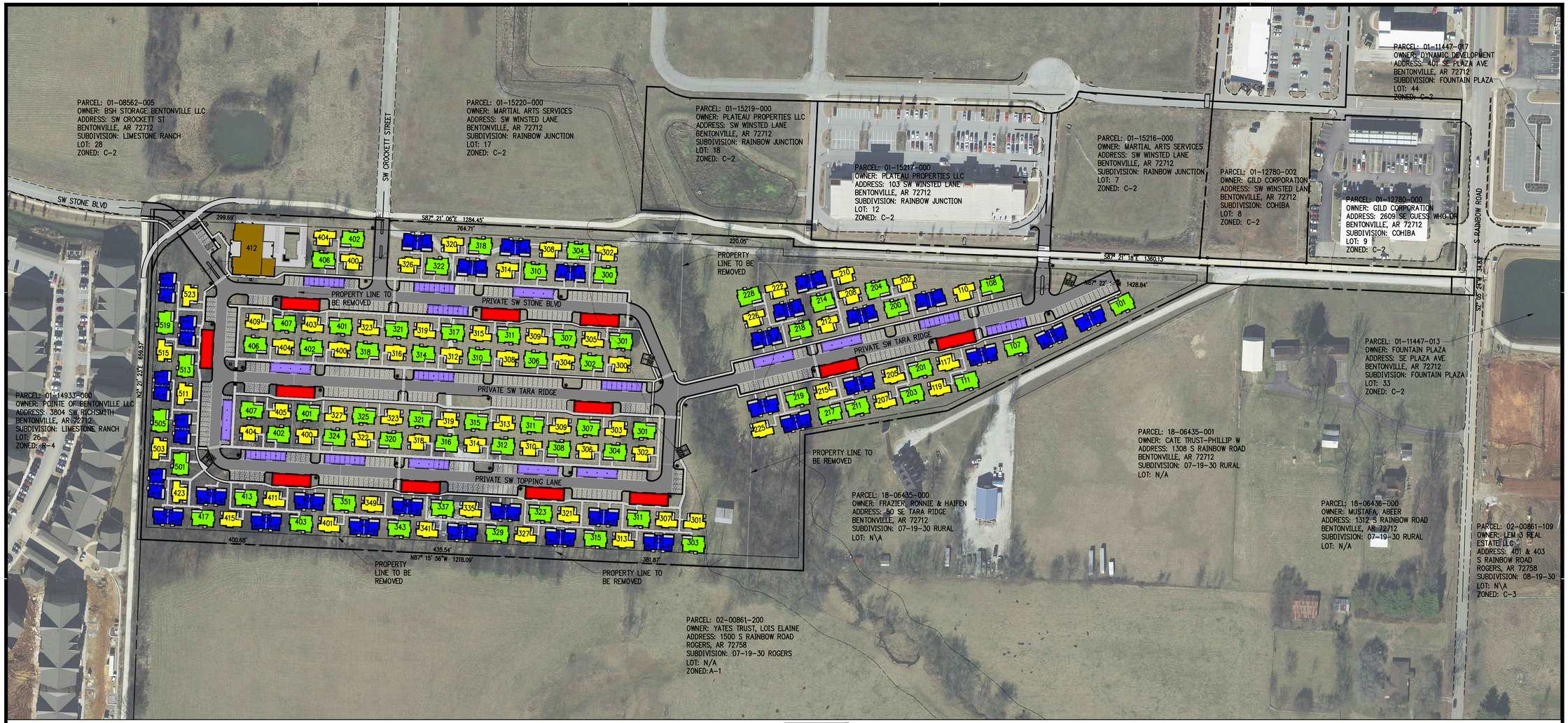
PLOTTED BY: BRIAN TOPPING, 1/28/2022 9:24 AM|PLOTTED BY: CAD1-192.168.64.66|CAD1



LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIN
☼	LIGHT POLE

LINEWORK
CURB
RIGHT OF WAY
ROAD CENTERLINE
SIDEWALK
WELDED IRON FENCE

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN
✷	ON-SITE LIGHT POLE BASE

LINEWORK
CURB
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE
6' STEEL PICKET FENCE
6' WOOD PICKET PRIVACY FENCE
MASONRY COLUMNS WITH 6' WOOD PICKET INFILL
PERMEABLE PAVERS
SIDEWALK

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

SITE INFORMATION:

ZONING:
R-3
BUILDING SETBACK:
R-3:

FRONT	20'
INTERIOR SIDE	10'
EXTERIOR SIDE	20'
REAR	25'

ATLAS PAGE:
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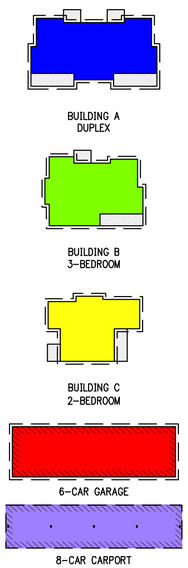

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CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

Key Plan

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CHECKED BY:

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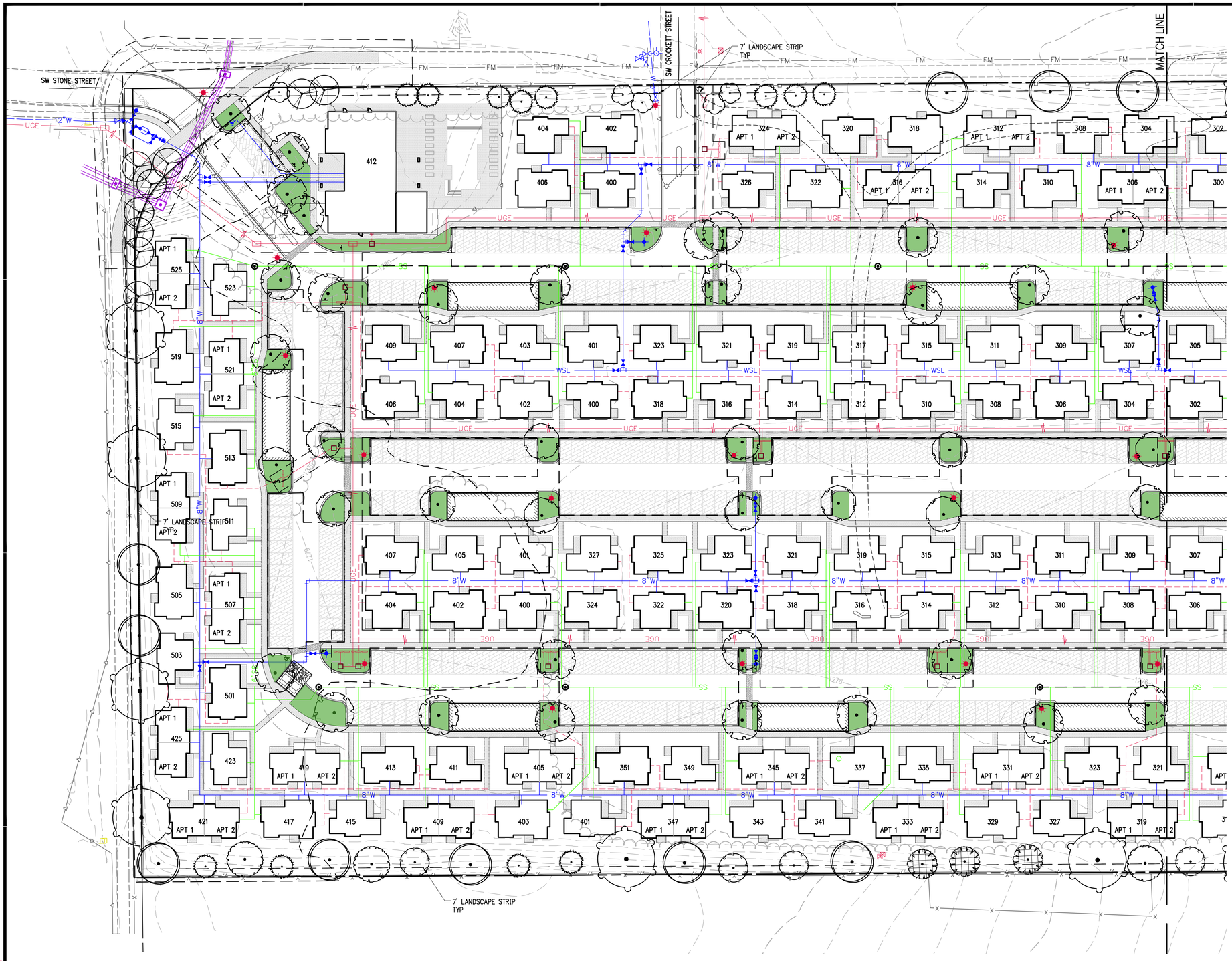
LSD21-0073

OVERALL SITE PLAN

C-101

DRAWING OUTPUT SCALE: 1"=400' | DRAWING PLOTTED BY: ELLIS | DRAWING PLOTTED ON: MAY 4, 2022 8:37 AM | FILE NAME: P:\2021\21103301 - 1360 TARA RIDGE, BENTONVILLE, AR\CAD\21103301 - SITE PLAN.DWG



SEE SHEET L-103 FOR PLANT SCHEDULE AND NOTES

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No. 109
ARKANSAS

GRAPHIC SCALE IN FEET
40' 0 40'

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

Key Plan

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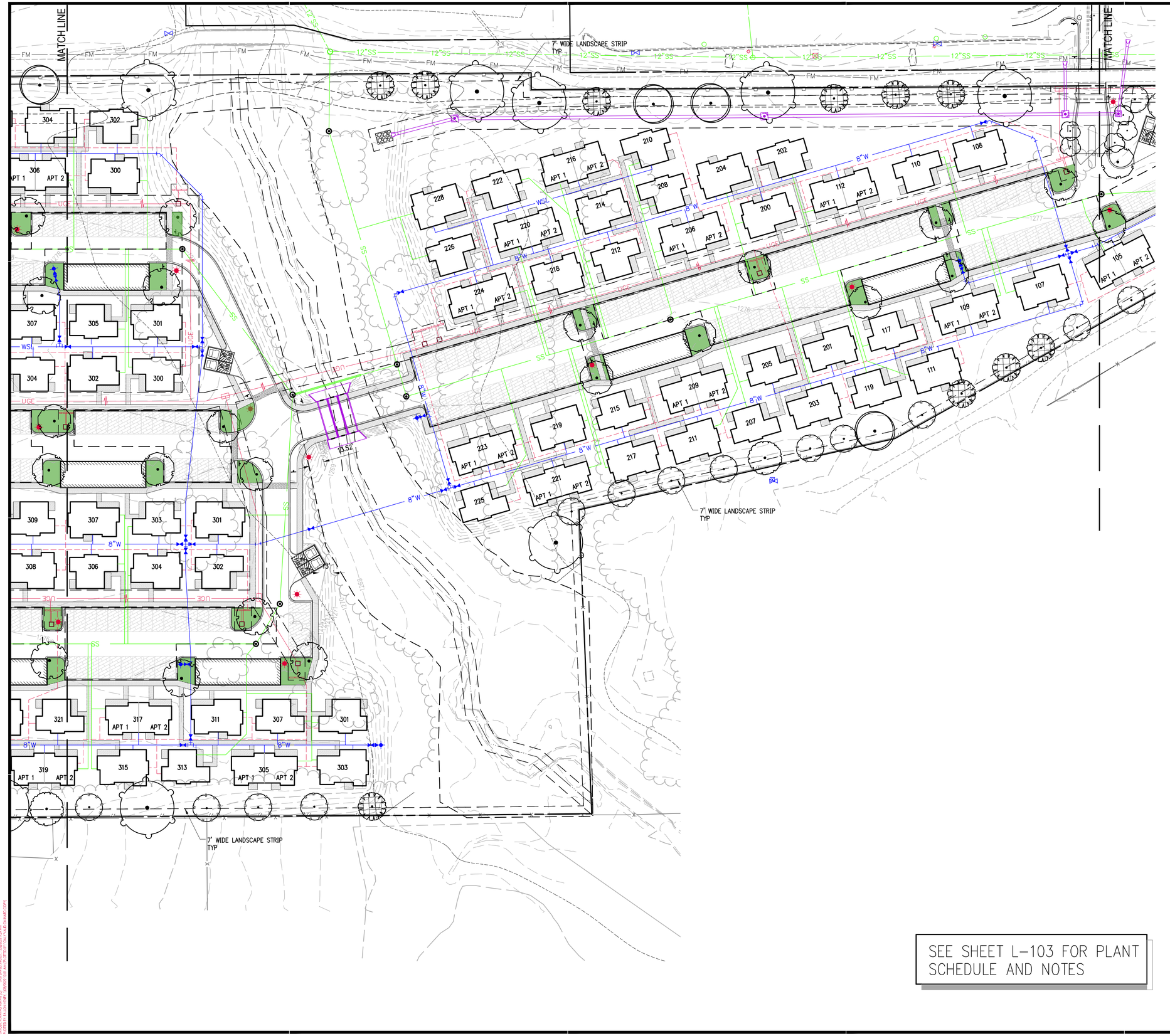
PLANTING PLAN A (C)

L-101



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GRAPHIC SCALE IN FEET
40' 0 40'

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

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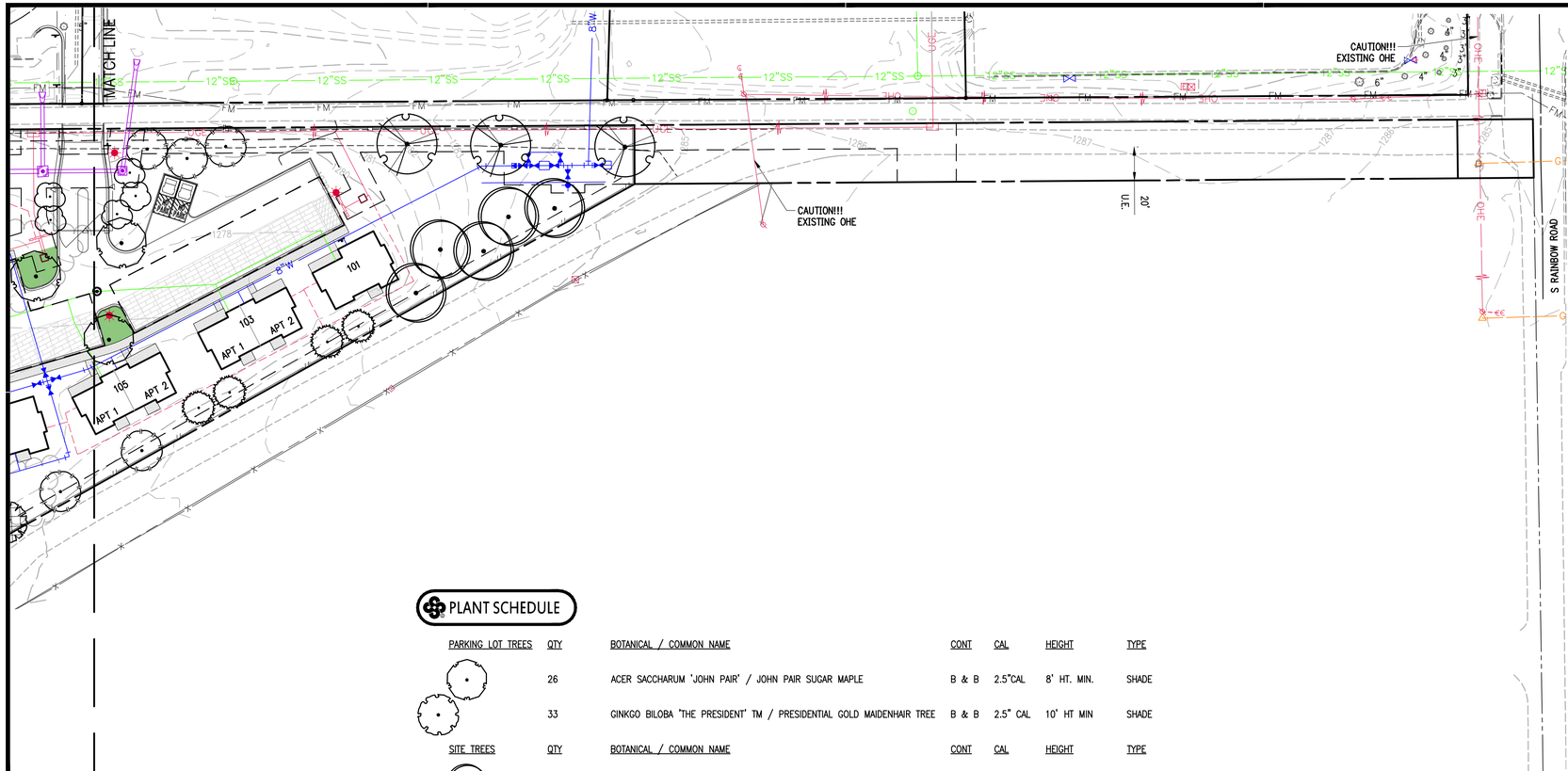
PLANTING PLAN B (C)

L-102



PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	26	ACER SACCHARUM 'JOHN PAIR' / JOHN PAIR SUGAR MAPLE	B & B	2.5"CAL	8' HT. MIN.	SHADE
	33	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	18	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	B & B	2.5"CAL	10' HT MIN	SHADE
	19	PINUS ECHINATA / SHORT LEAF PINE	B & B		8' HT. MIN.	EVERGREEN
	13	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B & B	2.5" CAL	10'-12' HT.	SHADE
	10	PRUNUS X YEDOENSIS 'AFTERGLOW' / AFTERGLOW YOSHINO CHERRY	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	13	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2.5"CAL	10' HT. MIN.	SHADE
	4	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	8' HT. MIN.	SHADE
	16	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		8'-10' HT. MIN	EVERGREEN
	9	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2.5"CAL	10' HT. MIN.	SHADE
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**			
	163,763 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	S.F.			

BENTONVILLE MAINTENANCE NOTES

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

BENTONVILLE UTILITIES AND PLANT MATERIALS

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

PLANTING REQUIREMENTS

STREET FRONTAGE: (1 TREE PER 20LF)
RAINBOW RD: 34.83LF /20LF = 1 TREE REQUIRED; 1 PROVIDED
*TREE PULLED TO INTERIOR OF SITE DUE TO UTILITY CONFLICTS AT STREET

PERIMETER TREES/ SCREENING: 1 TREE PER 50L; MIN 50% SHADE
NORTH = 2,119.48LF = 42 TREES REQUIRED; 42 PROVIDED
EAST = 34.94LF = 1 TREES REQUIRED; 1 PROVIDED
SOUTH = 2,459.89LF = 49 TREES REQUIRED; 49 PROVIDED
WEST = 659.57LF = 13 TREES REQUIRED; 13 PROVIDED

PARKING INTERIOR GREENSPACE: 15% REQUIRED; 1 SHADE TREE/ INTERNAL ISLAND, 2 SHADE TREES/ EXTERNAL
TOTAL PARKING SF = 156,288.10 SF
INTERIOR GREENSPACE REQUIRED = 23,443.22 SF
INTERIOR GREENSPACE PROVIDED = 24,759.43 SF; 15.84%
PARKING ISLAND TREES = 59 REQUIRED; 59 PROVIDED
*8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIALS FOR PARKING ISLANDS

LEGEND

INTERIOR GREENSPACE AREAS; PARKING ISLANDS CALCULATED TO MEET CODE

PARKING LOT AREAS FOR CALCULATIONS

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. LIVING 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. (1400.8.g)
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

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

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LAST SAVED BY: DELLIS 1/28/2022 2:53 PM PLOTTED BY: DELLIS 1/28/2022 2:54 PM PLOTSTYLE: CTA-1.CTB PLOTTER: DWG TO PDF.PC3

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GRAPHIC SCALE IN FEET
40' 0 40'

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 21103301
ISSUE DATE: 1/28/2022
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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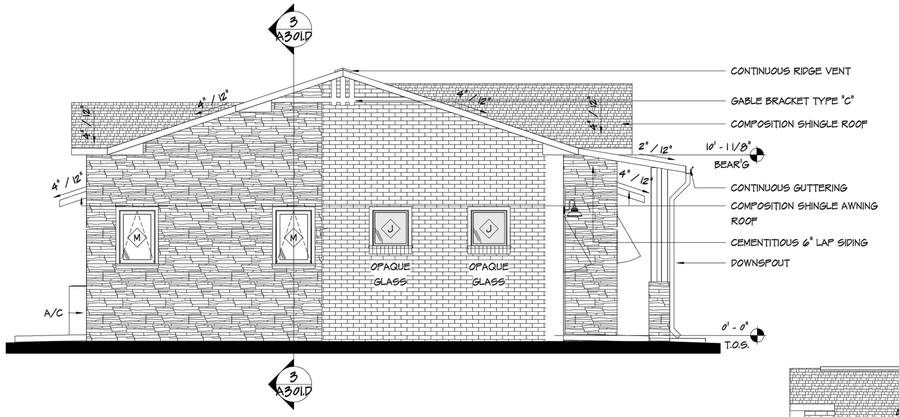
LSD21-0073

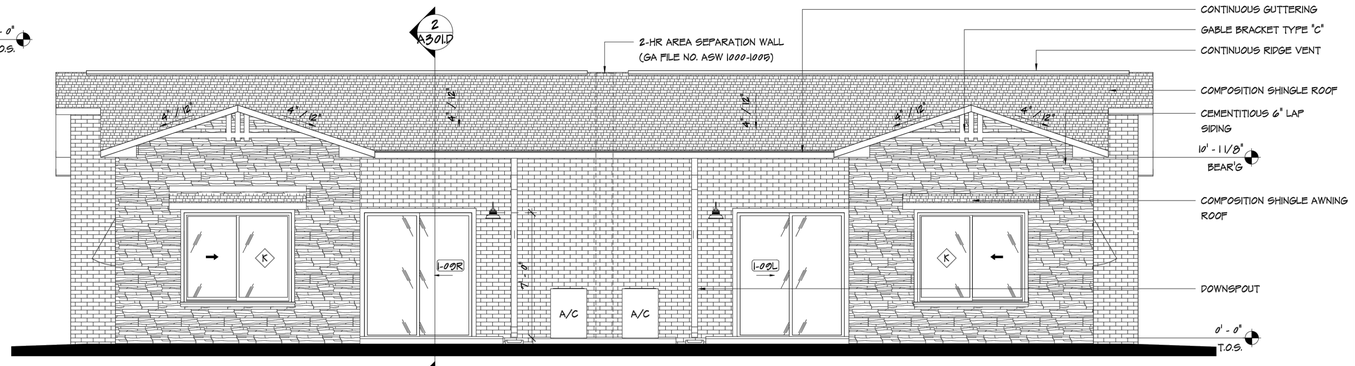
PLANTING PLAN C (C)

L-103



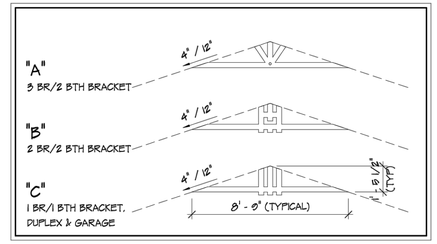
4 DUPLEX - LEFT ELEVATION

1/4" = 1'-0"



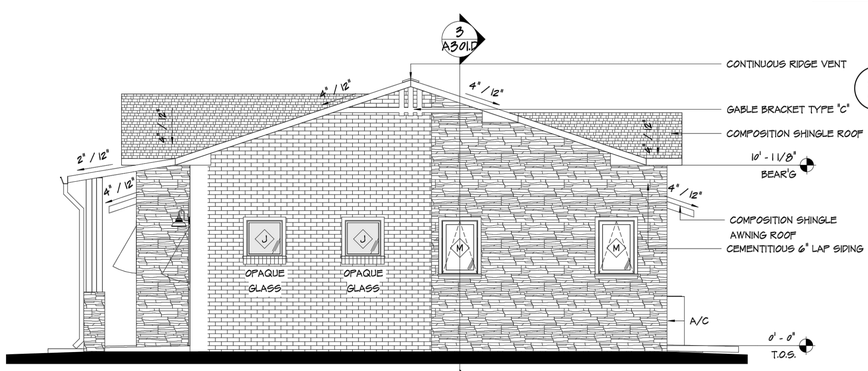
3 DUPLEX - REAR ELEVATION

1/4" = 1'-0"



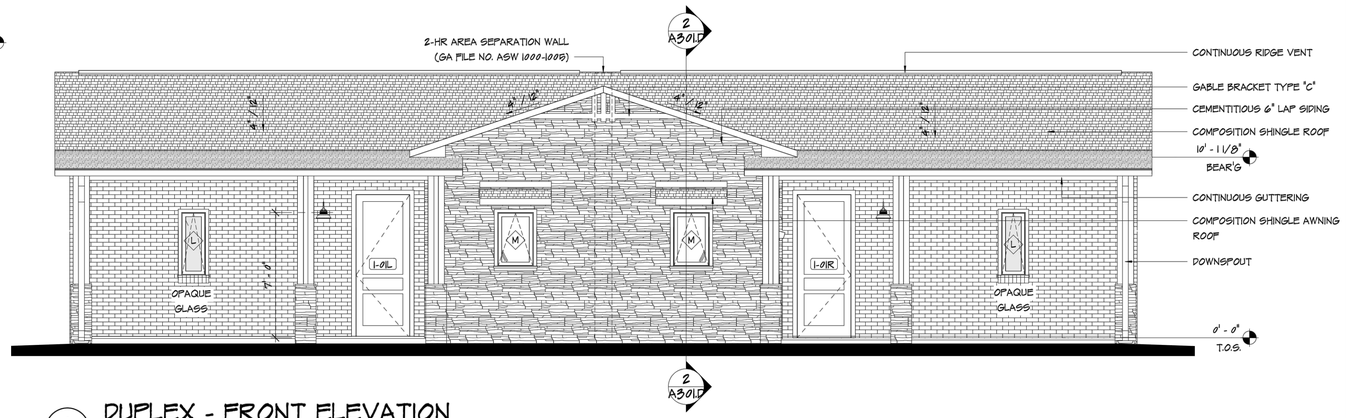
MATERIAL PERCENTAGES:

BRICK:	830 S.F. - 48%
STONE:	863 S.F. - 41%
DOORS & WINDOWS:	208 S.F. - 14%
TOTAL:	2,100 S.F. - 100%



2 DUPLEX - RIGHT ELEVATION

1/4" = 1'-0"



1 DUPLEX - FRONT ELEVATION

1/4" = 1'-0"

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RED RIVER DEVELOPMENT - TARA RIDGE

SE TARA RIDGE & S. RAINBOW RD.
BENTONVILLE, ARKANSAS

100% SCHEMATIC DESIGN

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PROJECT NO. 100-132
ISSUE DATE: 11-16-2021

EXTERIOR ELEVATIONS - ONE BEDROOM/ONE BATH DUPLEX

A201.1D

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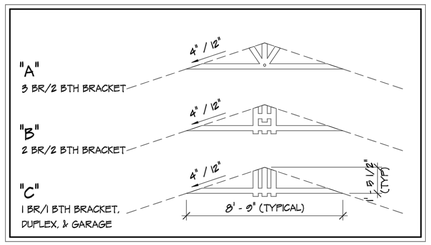
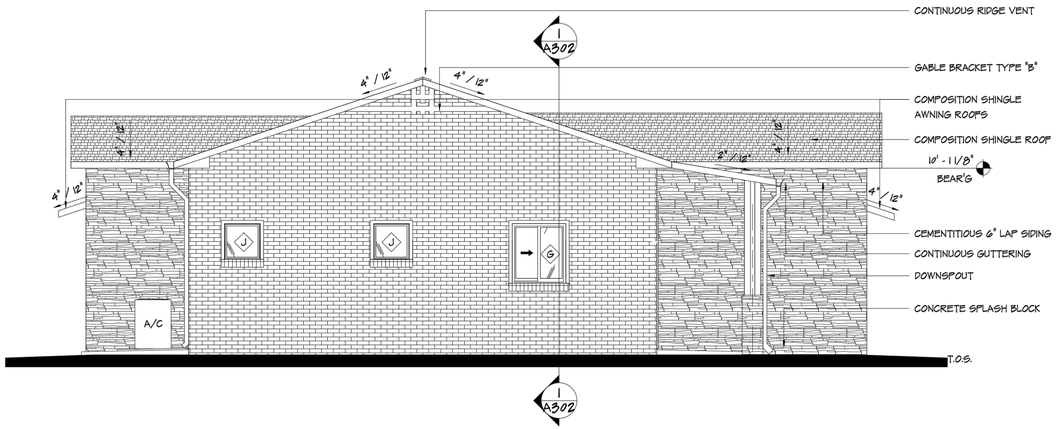
D:\Documents\RRD_Tara Ridge - Bentonville, AR - 100-132_cscR21.rvt

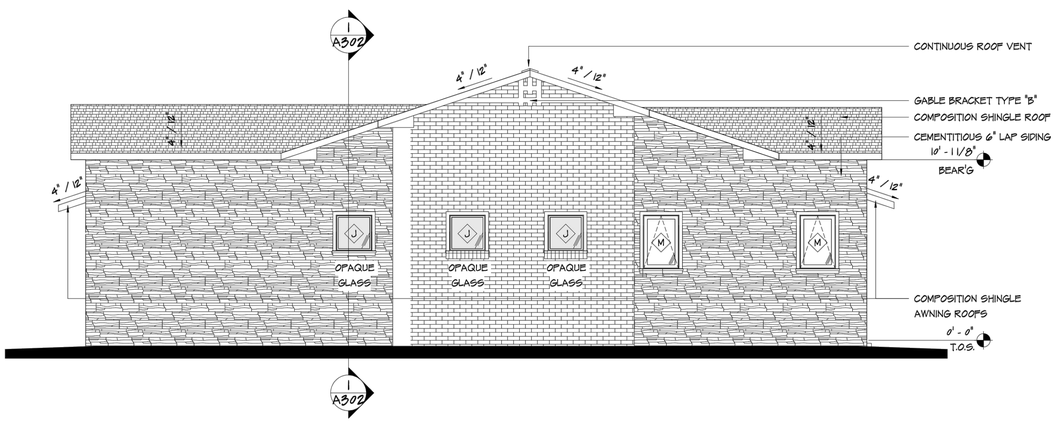
MATERIAL PERCENTAGES:	
BRICK:	784 S.F. - 44%
STONE:	780 S.F. - 44%
DOORS & WINDOWS:	221 S.F. - 12%
TOTAL:	1,704 S.F. - 100%





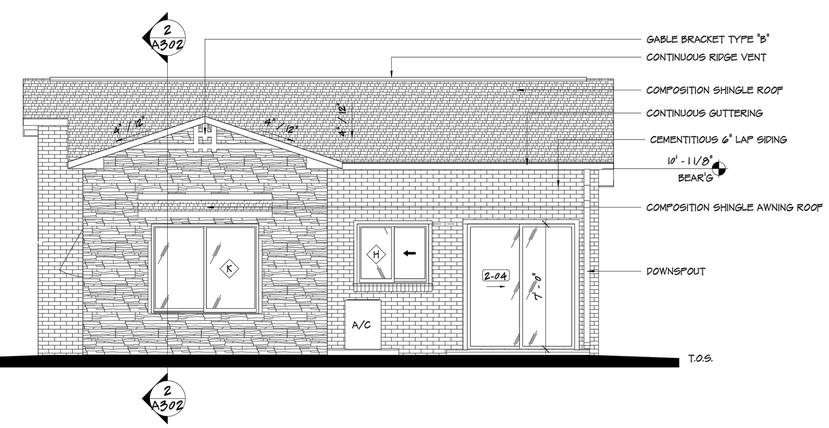
4 2 BR 2 BTH - LEFT ELEVATION

1/4" = 1'-0"



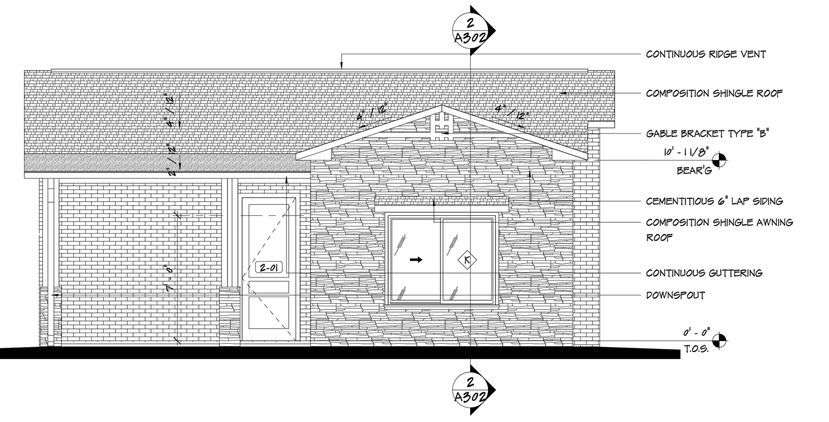
2 2 BR 2 BTH - RIGHT ELEVATION

1/4" = 1'-0"



3 2 BR 2 BTH - REAR ELEVATION

1/4" = 1'-0"



1 2 BR 2 BTH - FRONT ELEVATION

1/4" = 1'-0"

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ISSUE DATE: 11-16-2021

EXTERIOR ELEVATIONS - TWO BEDROOM/TWO BATH

A201.2

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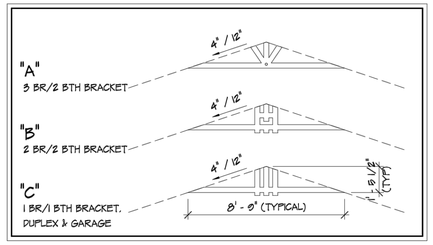
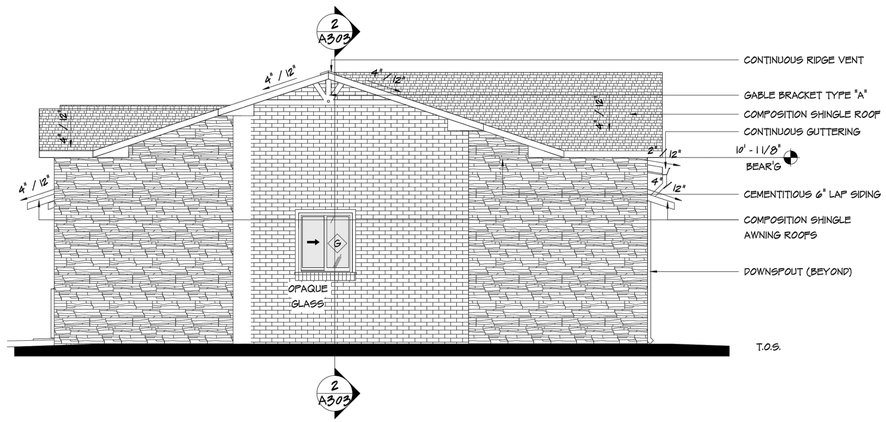
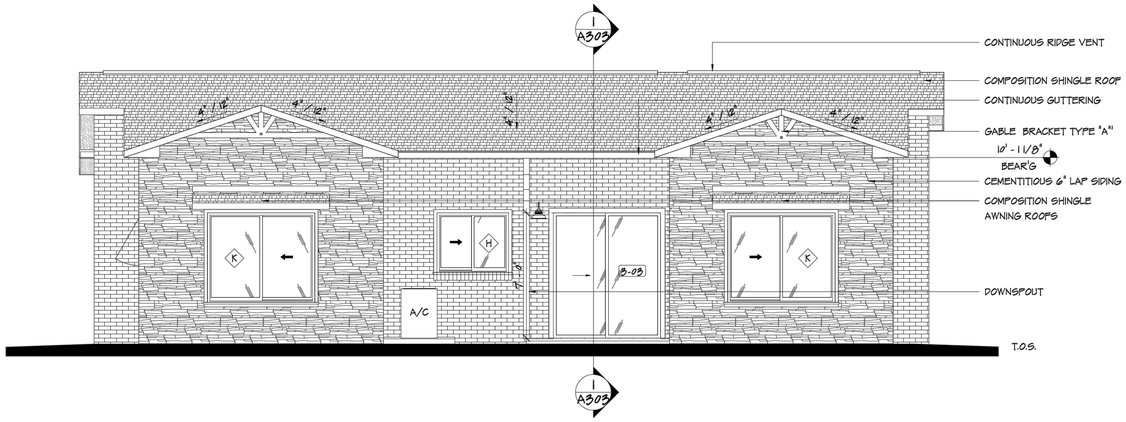
MATERIAL PERCENTAGES:	
BRICK:	704 S.F. - 37%
STONE:	967 S.F. - 50%
DOORS & WINDOWS:	249 S.F. - 13%
TOTAL:	1,920 S.F. - 100%





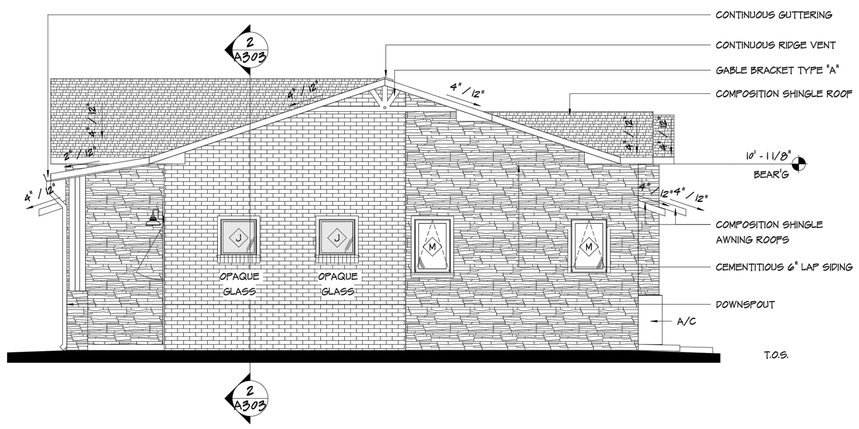
4 3 BR 2 BTH - LEFT ELEVATION

1/4" = 1'-0"



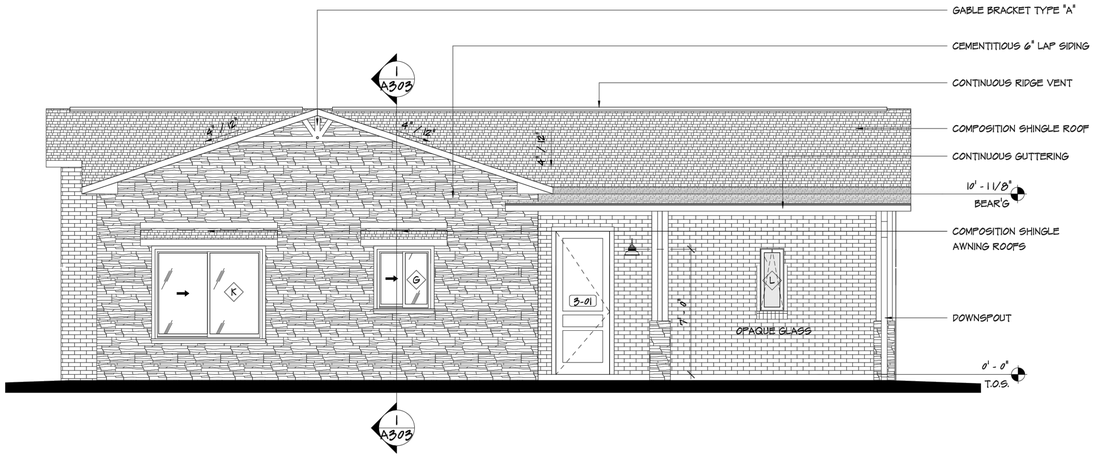
3 3 BR 2 BTH - REAR ELEVATION

1/4" = 1'-0"



2 3 BR 2 BTH - RIGHT ELEVATION

1/4" = 1'-0"



1 3 BR 2 BTH - FRONT ELEVATION

1/4" = 1'-0"

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PROJECT NO: 100-132
ISSUE DATE: 11-16-2021

EXTERIOR ELEVATIONS - THREE BEDROOM/TWO BATH

A201.3

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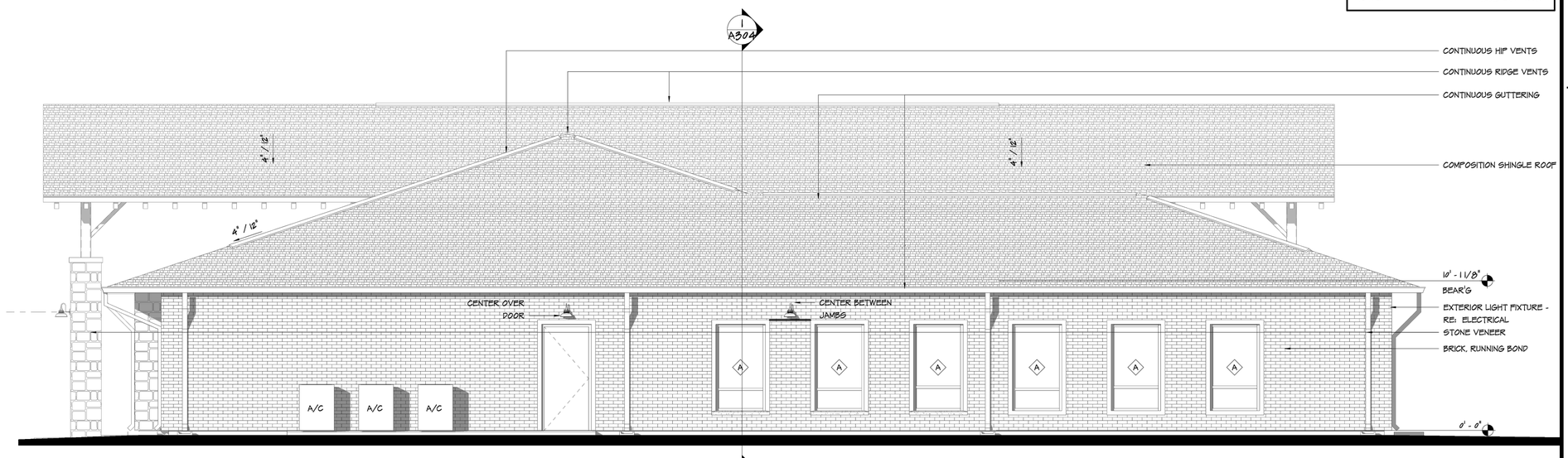
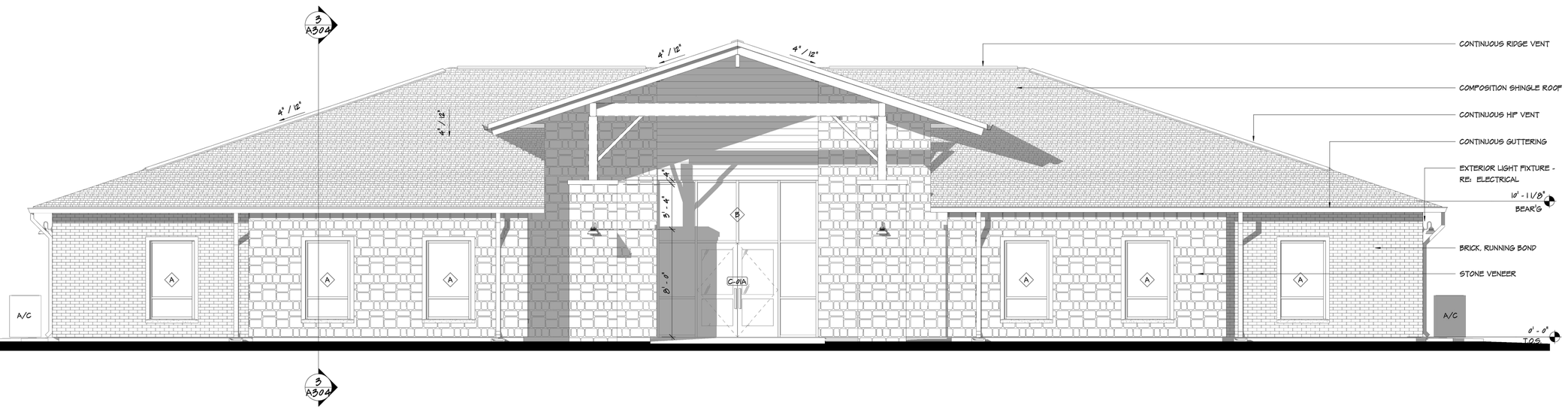
MATERIAL PERCENTAGES:	
STONE:	- 1,237 S.F. - 30%
BRICK:	- 1,976 S.F. - 47%
DOORS, WINDOWS & TRIM:	- 948 S.F. - 23%
TOTAL:	- 4,158 S.F. - 100%



2 CLUBHOUSE - RIGHT-SIDE ELEVATION

1/4" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION

1/4" = 1'-0"

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PROJECT NO. 100-152
ISSUE DATE: 11-16-2021

EXTERIOR ELEVATIONS - CLUBHOUSE

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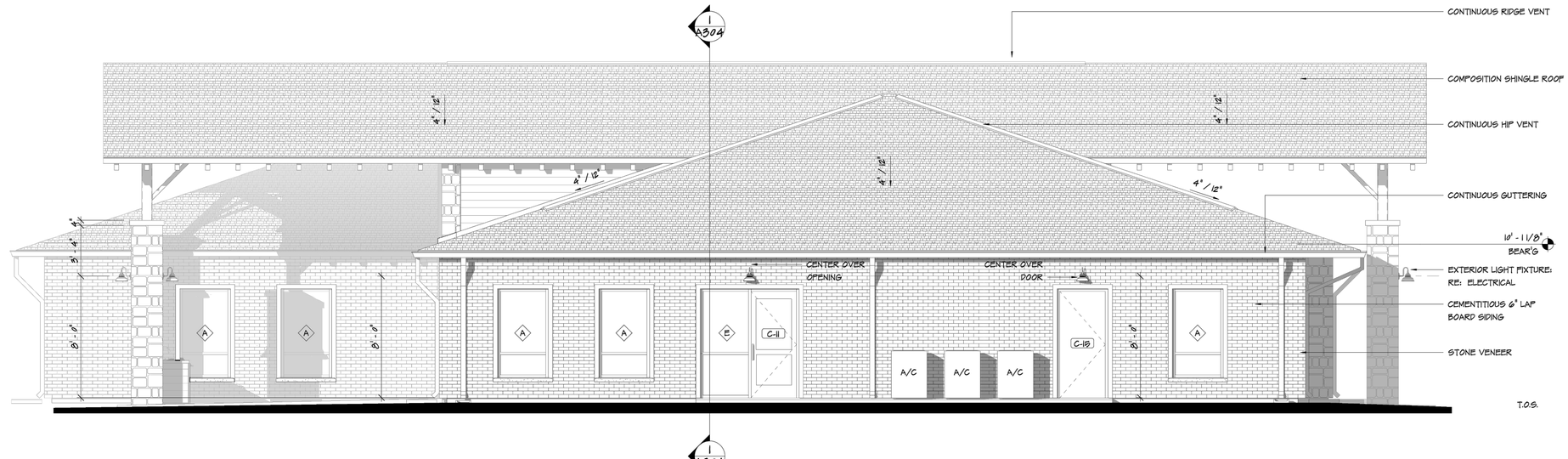
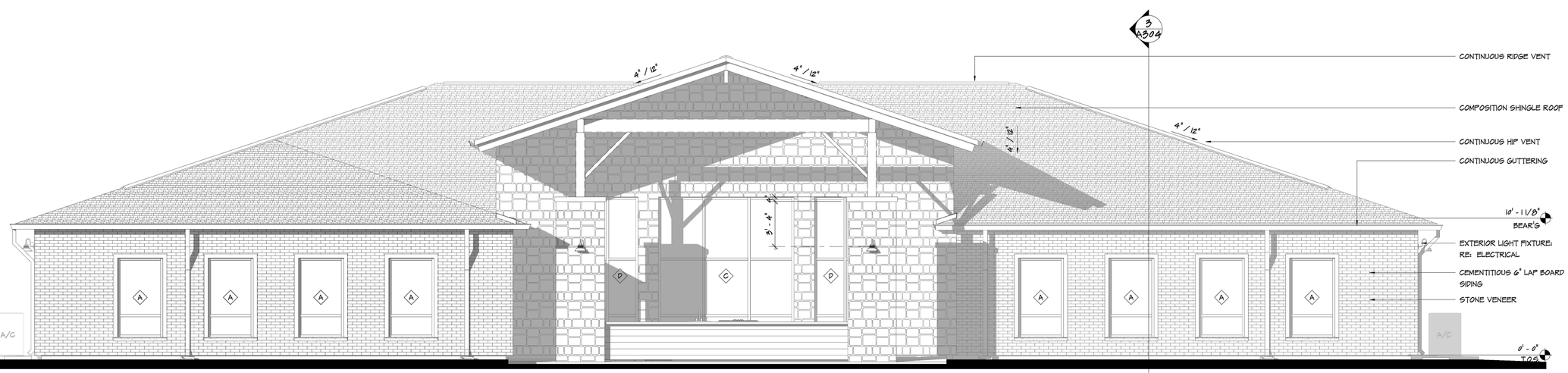


2 CLUBHOUSE - LEFT-SIDE ELEVATION

1/4" = 1'-0"



1 CLUBHOUSE - REAR ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS - CLUBHOUSE

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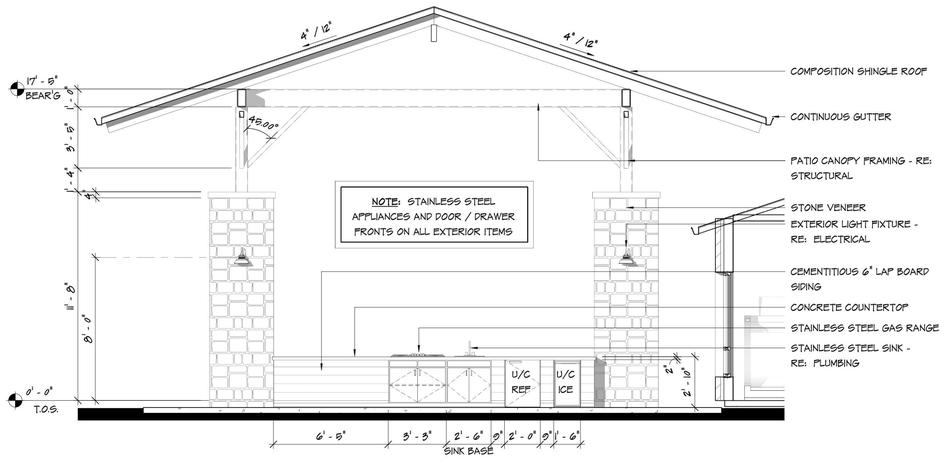
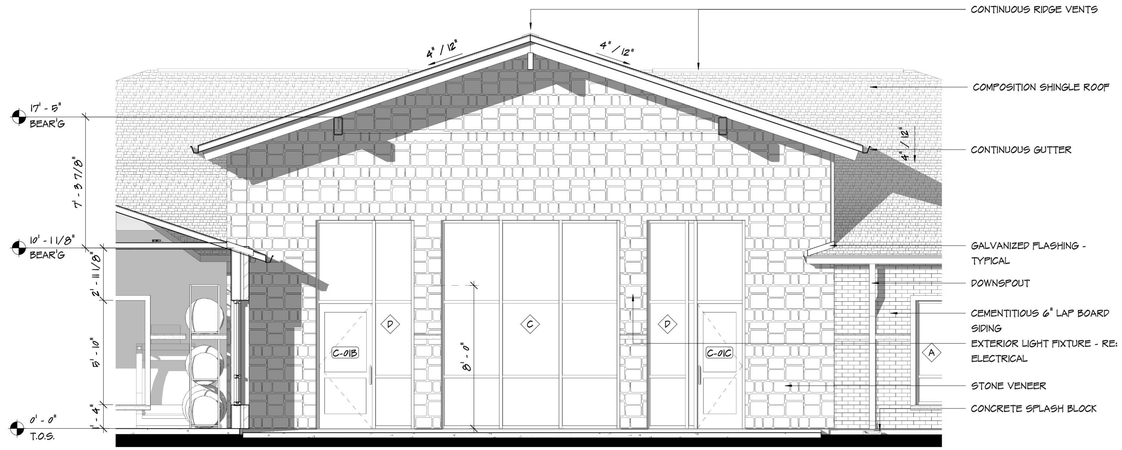


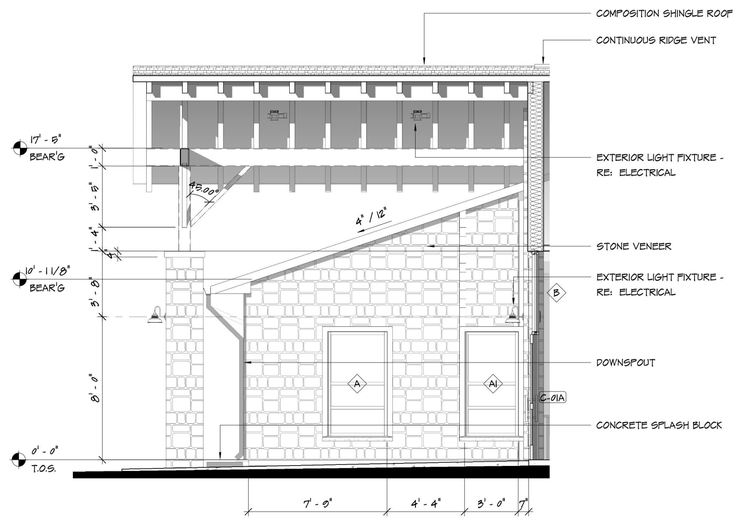
4 CLUBHOUSE - PATIO ELEV (GRILL-SIDE)

1/4" = 1'-0"



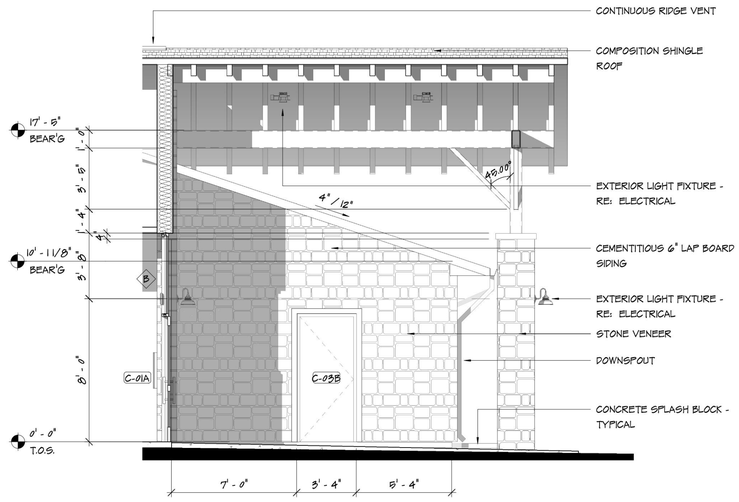
3 CLUBHOUSE - PATIO ELEV (BUILDING-SIDE)

1/4" = 1'-0"



2 CLUBHOUSE - ENTRY (LEFT-SIDE)

1/4" = 1'-0"



1 CLUBHOUSE - ENTRY (RIGHT-SIDE)

1/4" = 1'-0"

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PROJECT NO. 100-132
ISSUE DATE: 11-16-2021

EXTERIOR ELEVATIONS - CLUBHOUSE

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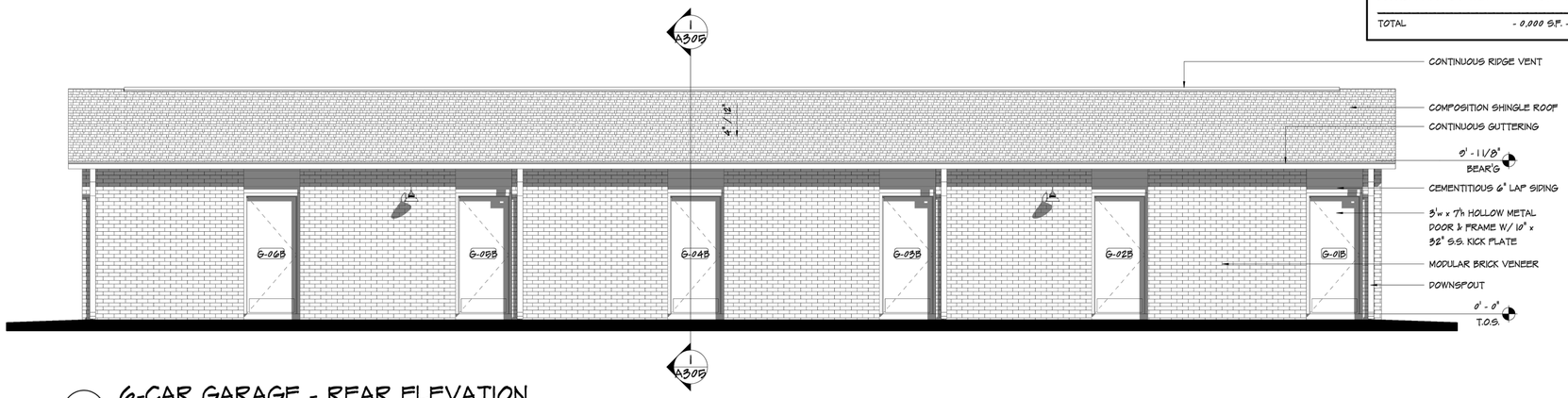
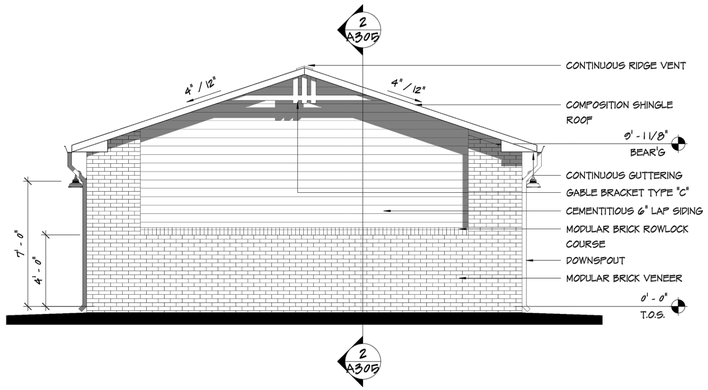
MATERIAL PERCENTAGES:	
BRICK	- 000 S.F. - 0%
SIDING	- 000 S.F. - 0%
DOORS, WINDOWS & TRIM	- 000 S.F. - 0%
TOTAL	- 0,000 S.F. - 100%



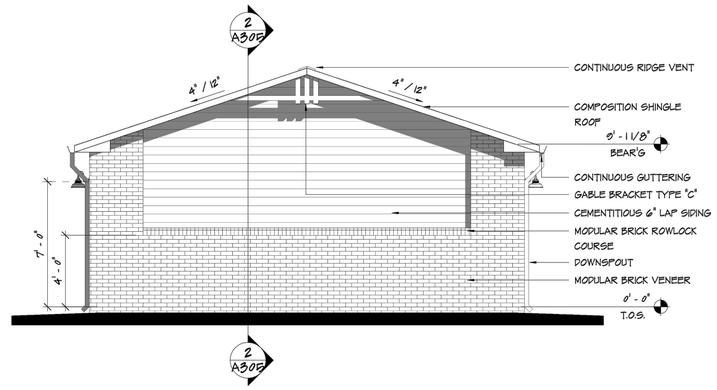
4 6-CAR GARAGE - REAR ELEVATION

1/4" = 1'-0"



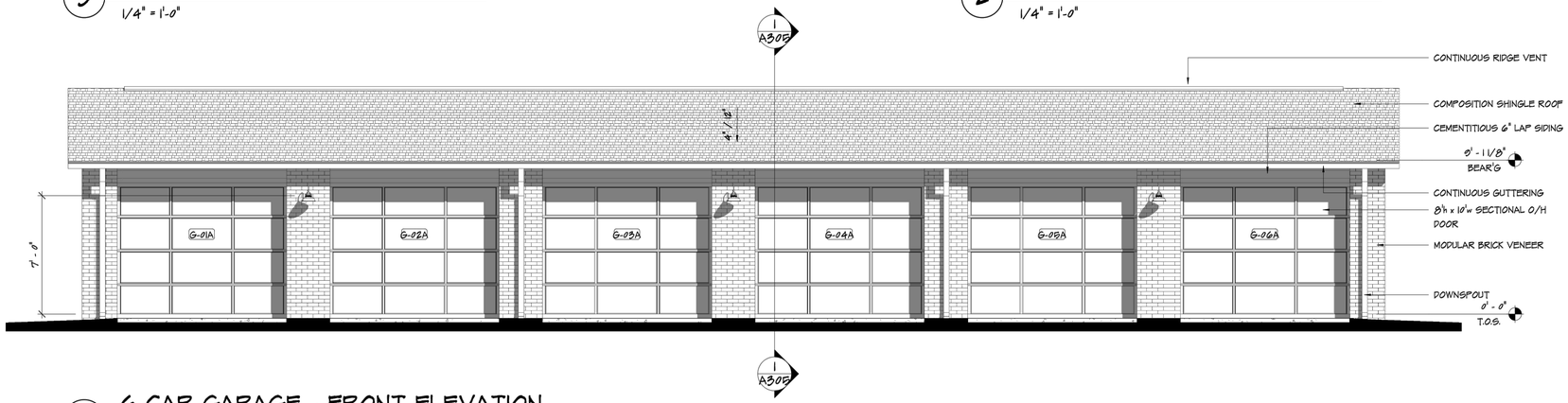
3 6-CAR GARAGE - LEFT ELEVATION

1/4" = 1'-0"



2 6-CAR GARAGE - RIGHT ELEVATION

1/4" = 1'-0"



1 6-CAR GARAGE - FRONT ELEVATION

1/4" = 1'-0"

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PROJECT NO: 100-132
ISSUE DATE: 11-16-2021

EXTERIOR ELEVATIONS - 6-CAR GARAGE

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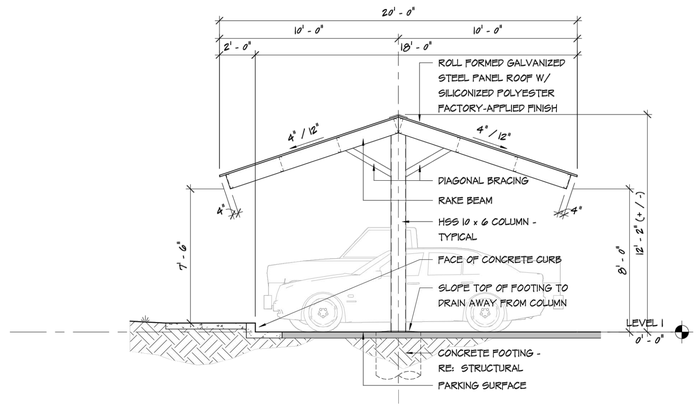
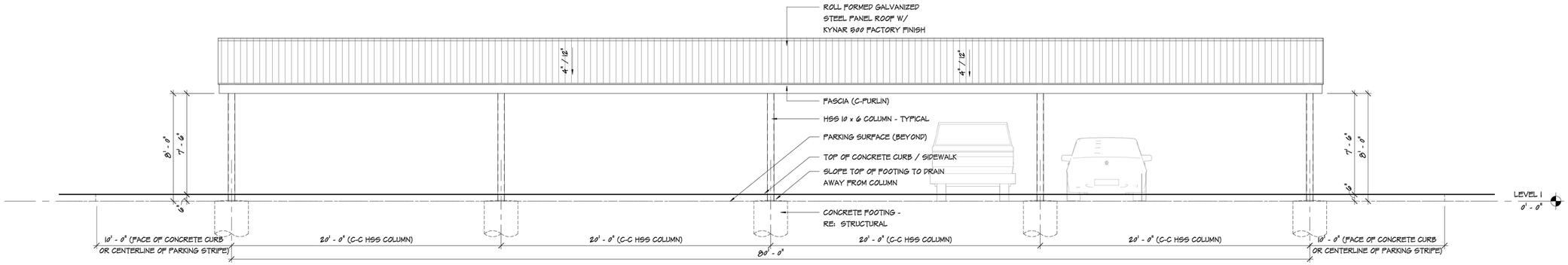


3 CARPORT - LEFT ELEVATION

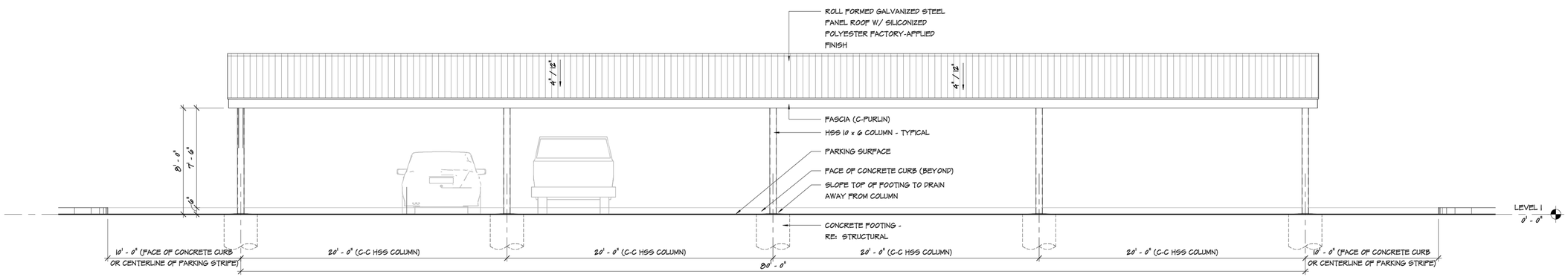
1/4" = 1'-0"

RIGHT ELEVATION (OPPOSITE HAND)



2 CARPORT - REAR ELEVATION

1/4" = 1'-0"



1 CARPORT - FRONT ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS - CARPORT

A201.6

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ONE BEDROOM DUPLEX

THREE BEDROOM

TWO BEDROOM

REDRIVER DEVELOPMENT

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NOT FOR CONSTRUCTION

PROJECT NO: 100-132
ISSUE DATE: 01/17/22

3D ELEVATIONS

G003

1/17/2022 5:06:10 PM
BIM 360://Red River Development - Tara Ridge/RRD - Tara Ridge - Bentonville, AR - 100-132.rvt

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-XXX.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 4" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12') ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR 1206
DROP INLET	INDEX CONTOUR 1205
TREE	

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
(X-X) STRUCTURE NUMBER	INTERMEDIATE CONTOUR 1206
	INDEX CONTOUR 1205
TC XX.XX TOP OF CURB	PROPERTY LINE
TP XX.XX TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX HIGH POINT	TREE PRESERVATION FENCING
LP XX.XX LOW POINT	
FG XX.XX FINISH GRADE	
SW XX.XX SIDEWALK	
TW XX.XX TOP OF WALL	
BW XX.XX BOTTOM OF WALL	
TC/TP XX.XX TOP OF CURB/TOP OF PAVEMENT	
TG XX.XX TOP OF GRATE	

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Rogers, Arkansas 72756
Crafton Tull
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 21103101
ISSUE DATE: 10/01/21
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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PP21-0XXX

OVERALL GRADING PLAN

C-105

DRAWING OUT: 10/01/2021 7:04:48 AM J:\PROJECTS\2021\21103101 - THE VILLAGE AT TARA RIDGE\CAD\PLANS\PRELIMINARY PLANS\21103101 - OVERALL GRADING PLAN.DWG
PLOTTED BY: ALEX ABEL 10/1/2021 7:14 AM J:\PROJECTS\2021\21103101 - THE VILLAGE AT TARA RIDGE\CAD\PLANS\PRELIMINARY PLANS\21103101 - OVERALL GRADING PLAN.DWG

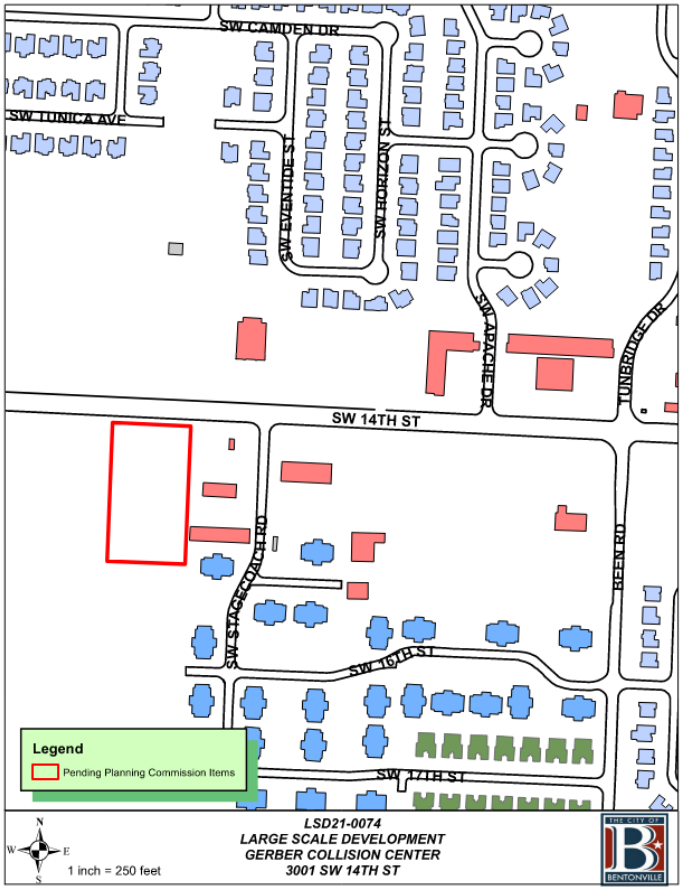
Gerber Collision

3001 SW 14th Street
PC Date: 2/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0074
Applicant / Current Owner	Vaishno Groups LLC
Site Area	+/- 2.32 acrees
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Collision Center

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 3001 SW 14th Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

Project Details
The project consists of a large-scale development proposing a collision center on this site. 83 parking spaces are required. 36 parking spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a cub cut on SW 14th Street. The applicant is providing a stub out to the west for future connectivity.

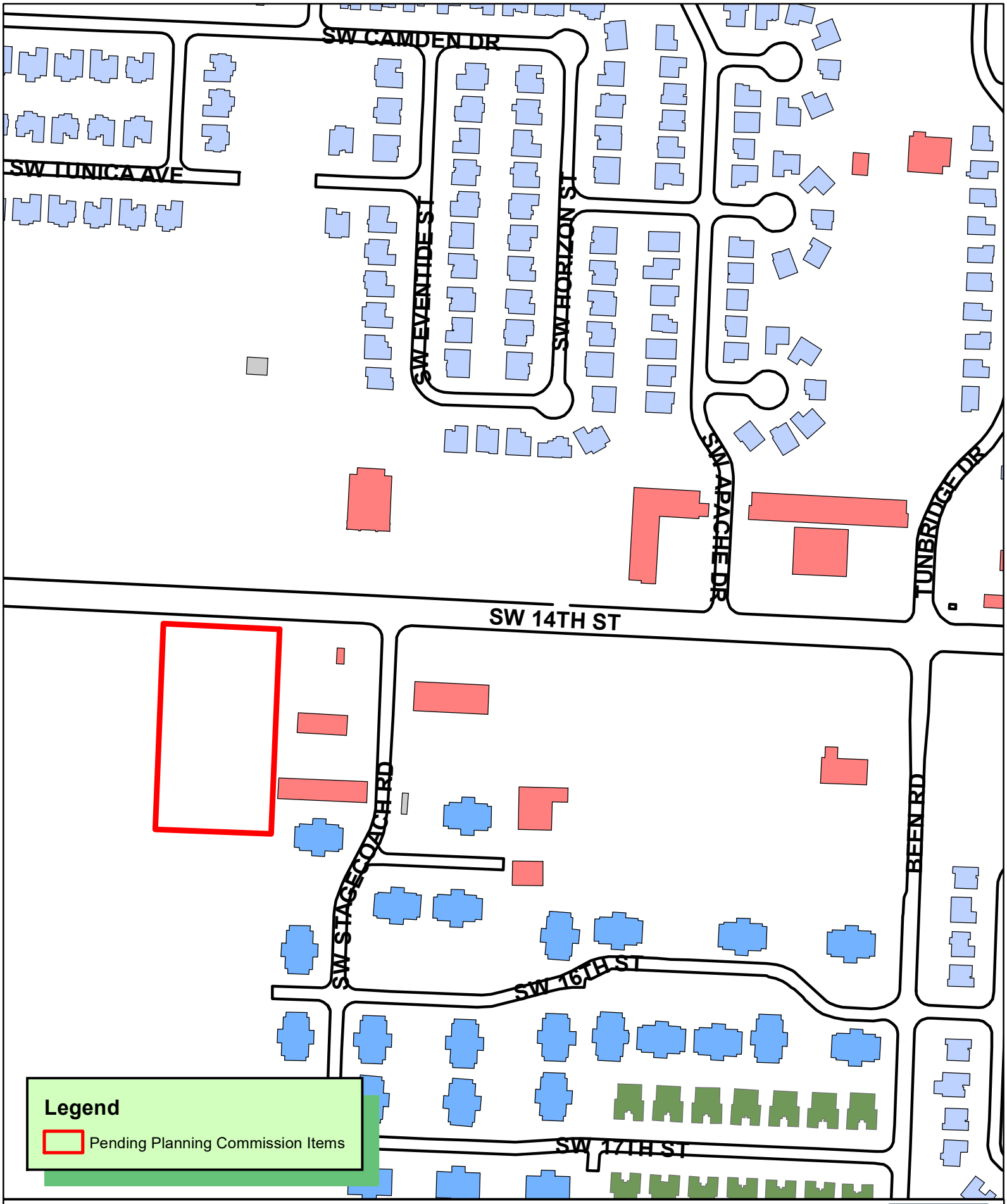
Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the dedication of cross-access easements should help alleviate potential impacts.

Waivers
One waiver requested:

- A waiver from Article 501, Section 501.06, Number of Off-Street Parking Spaces Required, subsection (f), Standards, which requires 5 spaces plus 1 space for each 200 square feet of net building area for automotive services. Using this calculation, the applicant is required 83 parking spaces, but requests to reduce the required number down to 36 parking spaces.

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

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



N
W E
S

1 inch = 250 feet

LSD21-0074
LARGE SCALE DEVELOPMENT
GERBER COLLISION CENTER
3001 SW 14TH ST

THE CITY OF BENTONVILLE

JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

January 18, 2022

City of Bentonville
305 SW A Street
Bentonville, AR 72712

Attn: Planning Department & Planning Commissioners

Re: LSD21-0074 – Gerber Collision Center – Parking Requirement Waiver

Please let this letter serve as a waiver request for LSD21-0074 – Gerber Collision Center located at 3001 SW 14th Street. The proposed development is comprised of 2.32 acres that includes a 15,524 sq. ft. building, associated parking, a detention pond, landscaping, and utilities to support the development. This waiver is request that the parking requirements for an automotive service business of 5 space plus 1 space for each 200 sq. ft. of net building area be waved for this proposed development. If this requirement is enforced there would be 83 total parking spaces required for the proposed 15,524 sq. ft. collision center building. The development currently proposes 36 parking spaces of which there are 11 for customers & 25 for vehicle storage/repair. The developer has communicated that this is adequate parking to support the collision center without issues.

We thank you for your consideration of this waiver and please call with any questions,

Thank you.

Sincerely,

Dillon Bentley

Dillon B. Bentley, P.E.

NOTES:

1. PROPOSED USE: SERVICES - AUTOMOBILE REPAIR

1. CURRENT ZONING: C-2 - GENERAL COMMERCIAL

2. PARCEL NUMBER: 01-00828-115.

3. OWNER: VAISHNO GROUPS, LLC - SW 14TH STREET, BENTONVILLE, AR 72713.

4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).

5. BOUNDARY BASED ON WARRANTY DEED FILED AS INSTRUMENT #L201946829.

6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.

7. ALL IMPROVEMENTS SHOWN ON THE PROPOSED TRACT 1 ARE PROPOSED. AT PRESENT TIME THE ENTIRE PROPOSED TRACT IS VACANT LAND.

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID FRACTIONAL FORTY ACRE TRACT AND RUNNING THENCE N02°20'31"W 614.23 FEET; THENCE S87°18'31"E 208.56 FEET; THENCE N02°17'13"W 586.15 FEET TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 102; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY S87°18'31"E 1113.90 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S02°19'16"W 1197.83 FEET; THENCE N87°25'08"W 1322.33 FEET TO THE POINT OF BEGINNING, CONTAINING 33.59 ACRES, MORE OR LESS. SUBJECT TO THE EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PROPOSED TRACT 1:
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FRACTIONAL FORTY ACRE TRACT, AND RUNNING S87°25'08"E 1322.32 FEET AND N02°19'16"E 776.34 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE N87°40'42"W 238.97 FEET; THENCE N02°19'18"E 423.03 FEET TO THE SOUTHERN RIGHT OF WAY OF SOUTHWEST 14TH STREET (ARKANSAS STATE HIGHWAY 102), AND RUNNING ALONG SAID RIGHT OF WAY S87°18'31"E 238.97 FEET; THENCE LEAVING SAID RIGHT OF WAY S02°19'16"W 421.49 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.32 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

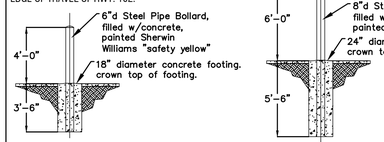
PROPOSED TRACT 2:
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID FRACTIONAL FORTY ACRE TRACT, AND RUNNING THENCE N02°20'31"E 614.23 FEET; THENCE S87°18'31"E 208.56 FEET; THENCE N02°17'13"E 586.15 FEET TO THE SOUTHERN RIGHT OF WAY OF SOUTHWEST 14TH STREET (ARKANSAS STATE HIGHWAY 102), AND RUNNING ALONG SAID RIGHT OF WAY S87°18'31"E 874.93 FEET; THENCE LEAVING SAID RIGHT OF WAY S02°19'16"W 423.03 FEET; THENCE S87°40'42"E 238.97 FEET; THENCE S02°19'16"W 776.34 FEET TO THE SOUTHEAST CORNER OF THE SAID FRACTIONAL FORTY ACRE TRACT; THENCE N87°25'08"W 1322.32 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 31.27 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SIGHT DISTANCE CALCULATIONS:

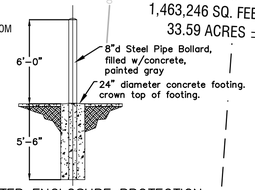
CASE B1 - LEFT-TURN FROM STOP
FOR DESIGN SPEED OF 45 MPH A 500 FT. SIGHT DISTANCE IS REQUIRED

CASE B2 - RIGHT-TURN FROM STOP
FOR DESIGN SPEED OF 45 MPH A 430 FT. SIGHT DISTANCE IS REQUIRED

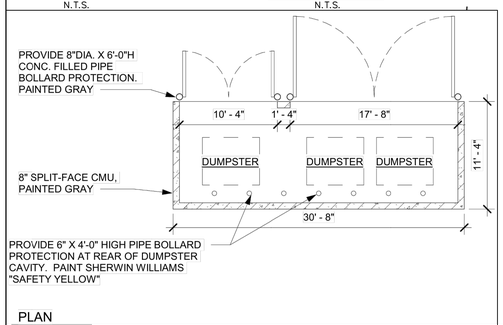
VERTEX OF DECISION POINT FOR EACH CASE IS 18.5 FT. FROM EDGE OF TRAVEL OF HWY. 102.



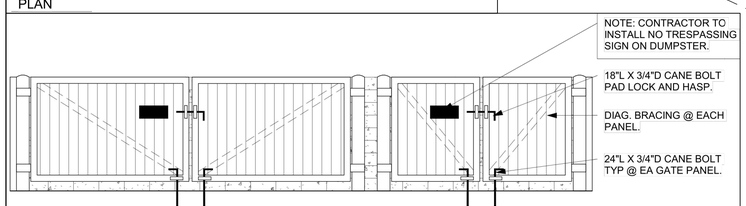
DUMPSTER CAVITY BOLLARD DETAIL
N.T.S.



DUMPSTER ENCLOSURE PROTECTION BOLLARD DETAIL
N.T.S.



PLAN



FRONT ELEVATION

DUMPSTER ENCLOSURE DETAIL
NTS

PARENT TRACT
PARCEL #01-00828-115
PART OF
FRAC. NW 1/4 NE 1/4
SECTION 2
T-19-N, R-31-W
1,463,246 SQ. FEET ±
33.59 ACRES ±

PROPOSED TRACT 1
100,908 SQ. FEET ±
2.32 ACRES ±

PROPOSED TRACT 2
1,362,338 SQ. FEET ±
31.27 ACRES ±

PROPOSED GERBER COLLISION CENTER
15,524 S.F. TOTAL
FFE: 1255.15

PROPOSED DETENTION POND
BOTTOM OF POND = 1248.85
TOP OF POND = 1252.00
(100 YEAR WATER SURFACE = 1251.72)

AR. STATE HIGHWAY 102 / SW 14th STREET
(MASTER STREET PLAN - ARTERIAL 95' R/W)

PARCEL #01-00828-113
CLEARWATER INVESTMENTS, INC.
PO BOX 1055
BENTONVILLE, AR
ZONED: C-2
7 BREW SUBDIVISION

PARCEL #01-15485-000
COPPERSTONE APARTMENTS
1200 EAST JOYCE BOULEVARD
FAYETTEVILLE, AR
ZONED: R-3
COPPERSTONE SUBDIVISION

EXISTING BUILDING

EXISTING BUILDING

POINT OF BEGINNING
LOT 1

N87°40'42"W 238.97

S87°18'31"E 238.97

S02°19'16"W 40.00'

N02°19'18"E 423.03

S02°19'16"W 421.49'

PARKING REQUIREMENTS:

BUILDING SIZE: = 15,524 SF

REQUIREMENT FOR AUTOMOTIVE SERVICES (FUELING STATION ONLY, GARAGES, AUTOMOBILE WASHING FACILITIES AND SIMILAR USES): 5 SPACES PLUS 1 SPACE FOR EACH 200 SQ. FT. OF NET BUILDING AREA
REQUIRED: 15,524 SQ. FT. OF AUTOMOTIVE SERVICES = 78 SPACES + 5 SPACES
TOTAL SPACES REQUIRED = 83 SPACES

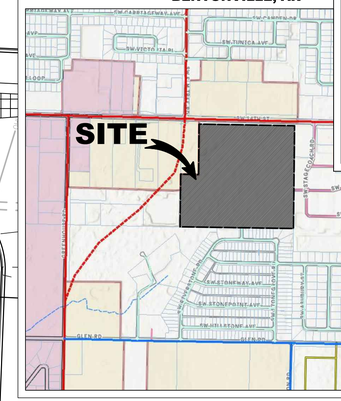
TOTAL SPACES PROVIDED = 36 (11 FOR CUSTOMERS & 25 FOR VEHICLE STORAGE/ REPAIR) + 1 LOADING SPACE

REQUIRED ADA SPACES = 4 SPACES
PROVIDED ADA SPACES = 2 SPACES

C-2 (GENERAL COMMERCIAL) BUILDING SETBACK TABLE

FRONT, PARKING IN FRONT	50'
FRONT, NO PARKING IN FRONT	20'
SIDE, ADJACENT TO NON-RESIDENTIAL DISTRICT	7'
SIDE, ADJACENT TO RESIDENTIAL DISTRICT	30'
REAR, ADJACENT TO NON-RESIDENTIAL DISTRICT	20'
SIDE, ADJACENT TO RESIDENTIAL DISTRICT	30'

VICINITY MAP
BENTONVILLE, AR

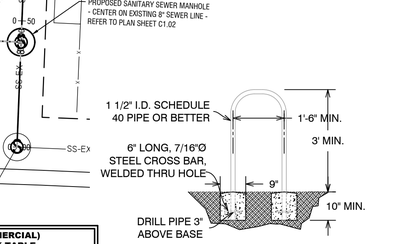


- Arterial
- Arterial Proposed
- Collector
- Collector Downtown
- Collector Proposed
- Expressway
- Expressway Proposed
- Local
- Local Downtown
- Local Proposed

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. ALL PROPOSED FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREAS.
3. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G WITH A U RATING OF 0, AND APPROVED BY THE PLANNING DEPARTMENT.
4. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
5. PROPOSED DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
6. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER IS REQUIRED TO PAY FOR THE LIGHTS PRIOR TO REQUESTING A PRECON.
8. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
10. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
11. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
12. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.



BICYCLE RACK DETAIL
EMBEDDED ANCHOR MOUNT

BICYCLE RACK NOTES:

1. EACH BICYCLE SPACE REQUIRES 2'-0" BY 6'-0" OF CLEAR SPACE BESIDE THE RACK. THE 2'-0" DIMENSION MAY OVERLAP ANOTHER BICYCLE SPACE SUCH THAT PARALLEL RACKS MAY BE 2'-6" ON CENTER.
2. BICYCLE RACKS MUST HAVE 15'-0" CLEARANCE FROM EDGE OF FIRE HYDRANTS.
3. BICYCLE RACKS MUST HAVE 4'-0" CLEARANCE FROM EXISTING STREET FURNITURE, INCLUDING MAILBOXES AND LIGHT POLES.
*4. EACH BICYCLE RACK CAN HOLD 2 BICYCLES

LSD21-0074

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
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Office: 479.442.9127
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LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
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- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: GERBER COLLISION LARGE SCALE DEVELOPMENT

PROJECT LOCATION: BENTONVILLE, AR

REVISIONS

DATE: 9/22/2021
DRAWN BY: DBB
PROJECT #2021-103
FILE PATH: Z:\LSD\2021103\DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

LARGE SCALE DEVELOPMENT

SHEET NUMBER

C1.01

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

87°18'31" E 1113.90'

AR. STATE HIGHWAY 102 / SW 14th STREET
(MASTER STREET PLAN ARTERIAL 95' R/W)

S02°19'16"W
40.00'

NE CORNER
FRAC. NW 1/4 NE 1/4
SECTION 2
T-19-N, R-30-W

MSP49.04R/W
2009-59743

S87°18'31"E 238.97'

CASE B2 DECISION POINT

CASE B1 DECISION POINT

EXISTING WATER METER (PROTECT)

VEHICLE SERVICE DROP OFF
1,587 S.F.

SPRINKLER RISER W/ DCDA & RPZ BACKFLOW PREVENTER

OFFICE
1,580 S.F.

OVERHEAD BAY DOORS

PROPOSED GERBER
COLLISION CENTER
15,524 S.F. TOTAL
FFE: 1255.15

SERVICE & REPAIR GARAGE
12,357 S.F.

PROPOSED TRACT 1
100,908 SQ. FEET ±
2.32 ACRES ±

OVERHEAD BAY DOORS

PROPOSED 6' PRIVACY FENCE

84' LANDSCAPE BUFFER STRIP

N87°40'42"W 238.97'

SS-8

PARCEL
CLEARWATE
P(
BEN
Z(
7 BREV

EXISTING BUI

PARENT TRACT
PARCEL #01-00828-115
PART OF
FRAC. NW 1/4 NE 1/4
SECTION 2
T-19-N, R-31-W
1,463,246 SQ. FEET ±
33.59 ACRES ±

1200 E
F

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
TREES: 1 TREE PER 20' OF R.O.W.
HWY 102/SW 14th (238.97' OF R.O.W) = 12 STREET TREES REQD. & PROVIDED

INTERIOR PARKING:
REQD. 8% INTERIOR LANDSCAPE AREA: 2,607.07 S.F. REQD/ 2,618.32 S.F. PROVIDED
(PARKING LOT OVERALL 50,267.11 LESS BUILDING/SIDEWALK 17,678.71 = TOTAL PARKING AREA 32,588.41 S.F.)

PERIMETER:
REQD. 1 TREE PER 50 LINEAR FEET (1083.49 L.F.) = 22 TREES REQD. & 24 PROVIDED

SCREENING GENERAL COMMERCIAL (C-2) FROM RESIDENTIAL MULTI-FAMILY (R-3) 46 L.F. = SCREEN TYPE B (SEMI-OPAQUE SCREEN)

SCREENING GENERAL COMMERCIAL (C-2) FROM GENERAL COMMERCIAL (C-2) = SCREEN TYPE D (NO DEFINED SCREEN)

LANDSCAPE NOTES:

ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS OR WATER SPIGOTS AT MINIMUM 100' RADIUS INTERVALS. MAINS SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS.

ALL INTERIOR LANDSCAPE ISLANDS SHALL BE SODDED OR 80% MINIMUM LIVING COVER.

ALL LANDSCAPING WILL BE GUARANTEED BY THE DEVELOPER FOR 36 MONTHS FROM THE TIME OF INSTALLATION. IF ANY VEGETATION SHOULD FAIL TO SURVIVE DURING THAT TIME IT WILL NEED TO BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.

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

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B-12)

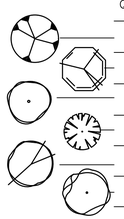
TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.B-13)

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 1400.05.B-14)

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)

ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING. OR PLANT THE 3" IN THE GREENSPACE BEHIND THE SIDEWALK BUT YOU MUST MAINTAIN 5' OF SEPARATION FROM PUBLIC UTILITIES. THESE CAN BE STAGGERED.

INTERIOR PARKING LOT LANDSCAPING EXHIBIT



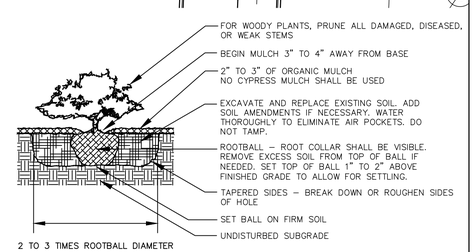
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	BG	BLACKGUM Nyssa sylvatica	B&B	2.5" CAL.	SHADE TREE
13	S	AMERICAN HORNBEAM/IRONWOOD Carpinus caroliniana	B&B	2.5" CAL.	SHADE TREE
19	SM	SHANTUNG MAPLE Acer truncatum	B&B	2.5" CAL.	SHADE TREE
5	YC	YOSHINO CHERRY Prunus yedoensis	B&B	2" CAL.	ORNAMENTAL TREE
3	D	WHITE DOGWOOD Cornus florida	B&B	2" CAL.	ORNAMENTAL TREE
6	NA	NIGRA AMERICAN ARBORVITAE Thuja occidentalis 'Nigra	B&B	8' TALL	SCREEN TREE

SIGHT DISTANCE CALCULATIONS:

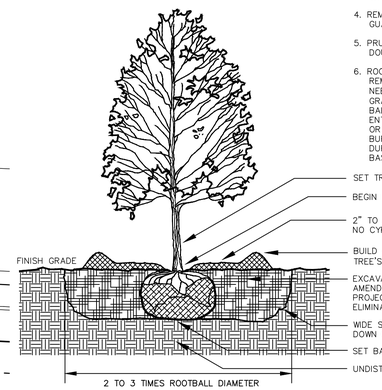
CASE B1 - LEFT-TURN FROM STOP
FOR DESIGN SPEED OF 45 MPH A 500 FT. SIGHT DISTANCE IS REQUIRED

CASE B2 - RIGHT-TURN FROM STOP
FOR DESIGN SPEED OF 45 MPH A 430 FT. SIGHT DISTANCE IS REQUIRED

VERTEX OF DECISION POINT FOR EACH CASE IS 18.5 FT. FROM EDGE OF TRAVEL OF HWY. 102.



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

LSD21-0074

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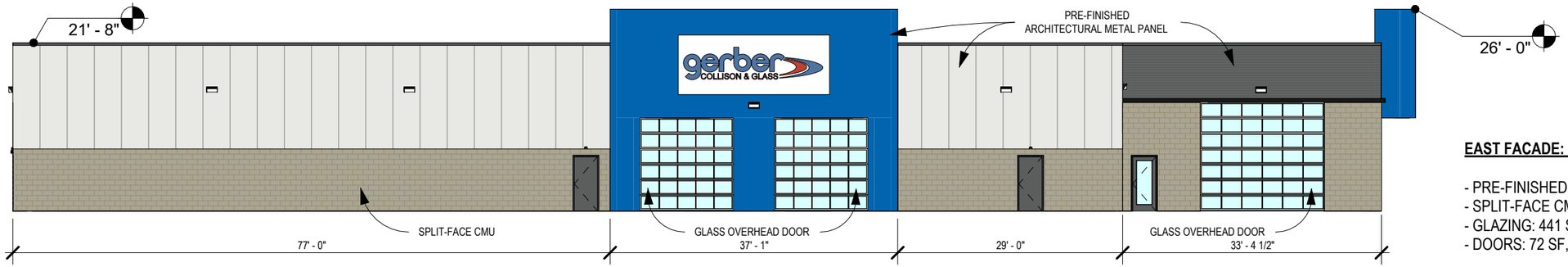
LANDSCAPE PLAN

SHEET NUMBER

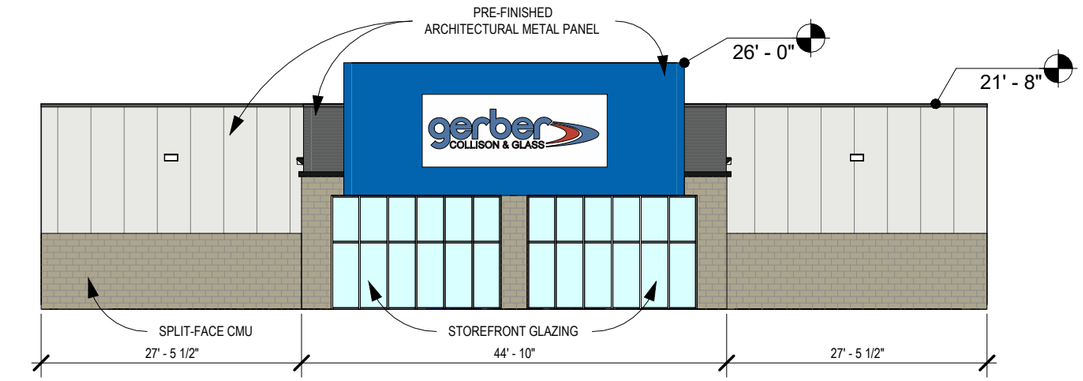
L1.01 193



EAST FACADE: 4050 SF - 154 SF SIGNAGE = 3,896

- PRE-FINISHED ARCHITECTURAL METAL PANEL: 2,364, 61%
- SPLIT-FACE CMU: 1,019 SF, 26%
- GLAZING: 441 SF, 11%
- DOORS: 72 SF, 2%

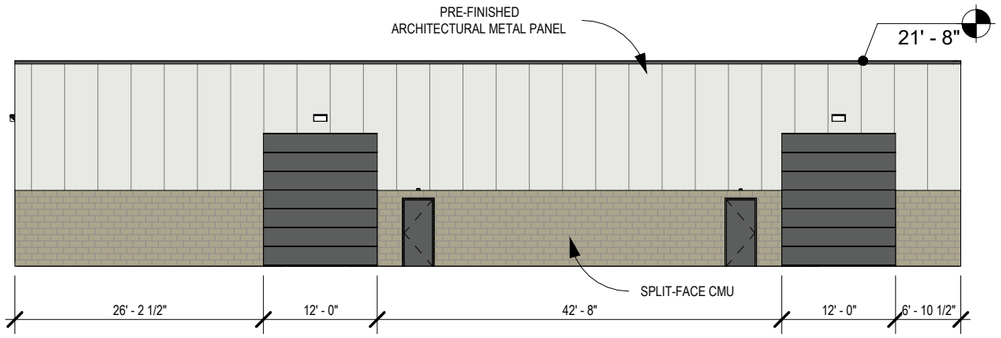
EAST



NORTH FACADE: 2317 SF - 154 SF SIGNAGE = 2,163

- PRE-FINISHED ARCHITECTURAL METAL PANEL: 1,168, 54%
- SPLIT-FACE CMU: 565 SF, 26%
- GLAZING: 430 SF, 20%

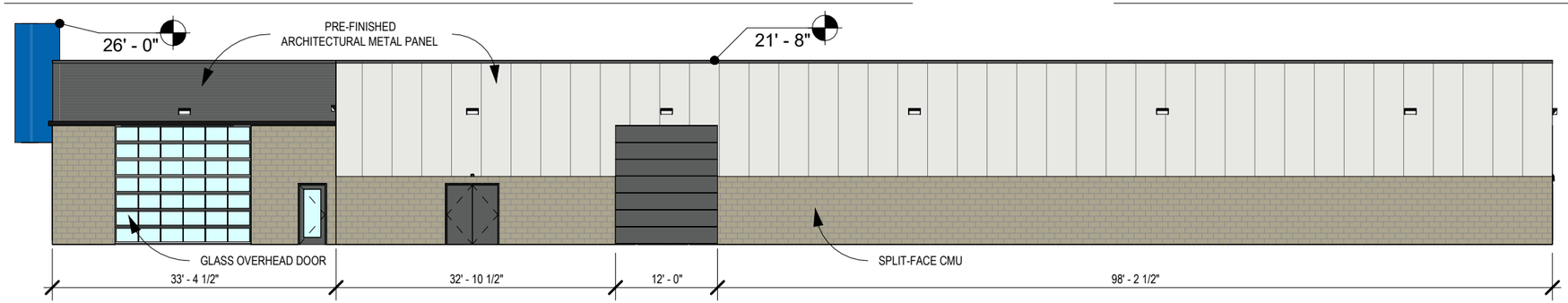
NORTH



SOUTH FACADE: 2162 SF

- PRE-FINISHED ARCHITECTURAL METAL PANEL: 1,219, 56%
- SPLIT-FACE CMU: 558 SF, 26%
- DOORS: 385 SF, 18%

SOUTH



WEST FACADE: 3,889 SF

- PRE-FINISHED ARCHITECTURAL METAL PANEL: 2,206, 57%
- SPLIT-FACE CMU: 1,222 SF, 31%
- GLAZING: 224 SF, 6%
- DOORS: 237 SF, 6%

WEST