***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 15, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_p6SGa8I5Sy6Dhc1VOfT45A

I. Call to Order
II. Approval of the February 1 Meeting Minutes
III. Consent Agenda

1. **Lots 12, Block 16 of Railroad Addition.** **Lot Split**
   307 SE Henry Street *(LS21-0069)*

2. **Been Road Villas** **Large Scale Development Extension**
   Glen Road & Been Road *(LSD20-0033)*

IV. Old Business
V. New Business

1. **Calcon, Inc.** **Future Land Use Map Amendment***
   1a. Residential Estate to General Commercial
   4103 SW 2nd Street *(RZ22-0002)*

   1b. R-E, Residential Estate to C-1, Neighborhood Commercial **Rezoning***
   4103 SW 2nd Street *(RZ22-0002)*

2. **Lowell-Phillips Company** **Future Land Use Map Amendment***
   2a. Residential Estate to General Commercial
   SE 28th and SE J Street *(RZ22-0003)*

   2b. A-1, Agricultural to C-2, General Commercial **Rezoning***
   SE 28th and SE J Street *(RZ22-0003)*

3. **Silver Oak Properties, LLC** **Future Land Use Map Amendment***
   3a. Low Density Residential to High Density Residential
   807 SE 3rd Street *(RZ22-0004)*

   3b. R-1, Low Density Single-Family Residential to **Rezoning***
   DN-3, Downtown High Density Residential
   807 SE 3rd Street *(RZ22-0004)*

4. **The Hub Bike Lounge** **Conditional Use Permit***
   Temporary Structure

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

410 SW A Street *(CU22-0002)*

5. **Aurora Subdivision Phase III**
   Scoggins Road and SW Atlantic Avenue *(PP21-0023)*

6. **G Street Holdings Partners, LLC** **Preliminary Plat**
   301 SE G Street *(WAV22-0001)*

7. **Sign Code Amendments** **Waiver**

Ordinance

Planning Commission
Meeting Minutes
February 1, 2022

Meeting Recording:
https://us06web.zoom.us/rec/share/l1JRzXG2zCxgzs8WSh9Mk432Y5NhWcNBF0WonVRmtVBR8I7rWmNKIcqJx3Jbg7-w.YNrV-K9r8lpdnDJ6

I. Call to Order

1. Meeting called to order at 4:00 p.m. by Rod Sanders, Chairman. Meeting was held at City Hall and via Zoom video conference.
2. **Present:** Dana Davis, Elaine Kerr, Reggie Wright, Joe Haynie, Rod Sanders, Richard Binns
   Absent: Eric Hipp
   Staff: Tyler Overstreet, Luke Aitken, Bonnie Bridges and Ellen Norvell

II. Approval of the January 4, 2022 and January 18, 2022 Meeting Minutes

1. Motion by Mr. Davis, seconded by Ms. Kerr to approve the minutes of January 4th
   - Approved 6-0
2. Motion to approve the minutes of the January 18th, 2022, with a correction made on item 3 of new business, changing Mr. Sanders vote on the waiver request from Abstained to No.
   - Approved 6-0

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)*
   - Tyler Overstreet reads consent agenda
   - Approved 6-0

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)*
   - Tyler Overstreet reads staff report
   - Mr. Wright abstains from the vote due to conflict of interest
   - Approved 5-0

2. **White** **Rezoning***
R-1, Low Density Single-Family Residential to
DN-1, Downtown Low Density Residential
301 SW E Street *(RZ21-0081)*
- Tyler Overstreet reads staff report
- Approved 6-0
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

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 staff report
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

4. **Plateau Properties, LLC** **Future Land Use Map Amendment***
4a. General Commercial to Medium Density Residential
SW Winsted Lane *(RZ21-0087)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

4b. C-2, General Commercial to R-3, Medium-High Density Multifamily Residential Rezoning*
SW Winsted Lane *(RZ21-0087)*
- Approved 6-0

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 staff report
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

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

- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

6b. A-1, Agricultural to R-3, Medium-High Density Multifamily Residential Rezoning*
SE Tara Ridge *(RZ21-0089)*
- Approved 6-0

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 staff report
- Mr. Sanders opens the floor for a Public Hearing
- Luke Wanzer (Applicant) poses a question –Requesting an extended period of 120 days for the conditional use permit to be valid, amending condition of approval number 5.
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Condition of approval of number 5 is amended to be 150 days.
- Approved 6-0

8. Dogwood Acres, LLC Conditional Use*
Temporary Offices
1102 J Street *(CU21-0028)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Shelena Taylor and Scott Eccleston (Applicants), speak on details of the request
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

9. Spoke Adventures Conditional Use*
Long-Term Temporary Uses and Structures
224 N Main Street *(CU21-0029)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

10. James H Berry Park Large-Scale Development
SW Corner of SW 5th St and SW F St *(LSD21-0067)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Ryan Evitts with CEI is available for questions.
- Motion by Ms. Kerr to approve waiver. Seconded by Mr. Haynie.

- Discussion amongst commissioners and staff
- Approved 6-0
- Vote was taken to approve the large-scale development.
- Approved 6-0

V. New Business

1. Kupillas

1a. Mixed-Use to General Commercial **Future Land Use Map Amendment***

3700 East Central Avenue *(RZ21-0086)*

- Tyler Overstreet reads staff report
- Dustin Riley from CEI spoke on intended use of the property
- Mr. Sanders opens the floor for a Public Hearing
- Cortland Heart of 1304 NE Fairwinds Dr. spoke about his concerns
- John Butler of 7 Mountain Brook Court voiced his concerns around issues of noise and view shed.
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Mr. Haynie abstains due to conflict of interest.
- Dustin Riley addressed concerns from the commissioners
- Motion by Davis to reopen the Public Hearing. Seconded by Ms. Kerr
- Mr. Haynie of 1 Acorn Circle expressed his concerns
- Public Hearing closed
- Denied 1-4
- Ms. Kerr, Mr. Bins, Mr. Wright and Mr. Davis all vote no because of concerns of allowed uses in C2 zone if property is sold to another developer.

1b. R-1, Low Density Single-Family Residential to C-2, General Commercial **Rezoning***

3700 East Central Avenue *(RZ21-0086)*

- Request by applicant to table the item
- Motion by Mr. Davis to table, seconded by Mr. Binns
- Tabled 6-0

2. 2303 Southeast J Street LLC **Rezoning***

I-1, Light Industrial to C-2, General Commercial

2403 SE J Street *(RZ21-0090)*

- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

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)*

- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Closed Public Hearing
- Bill Watkins requested on behalf of the applicant to table the item
- Motion by Mr. Binns to table item, seconded by Mr. Haynie
- Table 6-0

3b. A-1, Agricultural to **Rezoning***

R-3, Medium-High Density Multifamily Residential

3179 Arkansas Highway 112 *(RZ21-0091)*

- Tabled 6-0

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)*

- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Public Comment from Susan Galen of 200 SE B St stating concerns around the rezoning request and drainage issues nearby
- Bill Watkins speaks on behalf of the applicant to the details of the request
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

4b. R-1, Low Density Single-Family Residential to **Rezoning***

DE, Downtown Edge

250 and 238 SE B Street *(RZ21-0092)*

- Approved 6-0

5. Splash Carwash

(Tunnel Car Wash) **Conditional Use***

SW Regional Airport Boulevard and SW Bright Road. *(CU21-0030)*

- Tyler Overstreet reads staff report
- Condition 5 should be amended from a 1 year time period to in perpetuity
- Mr. Sanders opens the floor for a Public Hearing
- Tanner Freeman of 4204 Pinnacle Hills, Rogers AR, from the development team spoke on behalf of the applicant
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Condition of approval 9 is added, stating that the façade of the structure will be facing SW Regional airport boulevard
- Approved 6-0

6. **Katherine Elaine Jones (Adventure Church)** **Conditional Use***
Religious Facilities, Event Center, Commercial Outdoor Recreation Facility
4508 Town Vu Road *(CU21-0031)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Robi Birst, Lead pastor from Adventure Church is available for questions
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

7. **Lot 17, Dunn and Davis Addition** **Property Line Adjustment**
SW A Street *(PLA21-0056)*
- Tyler Overstreet reads staff report
- Request by applicant to table the item
- Mr. Sanders opens the floor for a Public Hearing
- James Koch, applicant, spoke on specifics of the property line adjustment
- Richard Binns clarified that Dan Weese, City Engineer suggests denial of the waiver due to modifications to the Plat which will dedicate 7.5ft of right of way along NW.A St to allow a consistent right of way width.
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Mr. Davis motioned to deny the waiver, Seconded by Mr. Wright.
- Denied 6-0
- Mr. Davis motioned to approve the property line adjustment with the 7.5ft of right away dedication, seconded by Mr. Haynie.
- Approved 6-0.

8. **Neighborhood Church** **Large-Scale Development**
2702 SW I Street *(LSD21-0072)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Dave Burris, of Burris Architecture spoke on details of the project
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Mr. Binns motioned to approved the waiver, seconded by Ms. Kerr.
- Approved 6-0
- Vote to approve the Large Scale Development.
- Approved 6-0

9. **Tara Ridge** **Large-Scale Development**
SW Crockett Street & SW Stone Boulevard *(LSD21-0073)*
- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Daniel Ellis of Crafton-Tull spoke on the specifics of the project
- Dan Weese, City Engineer, spoke in support of the waiver
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Mr. Wright motioned to approve the waiver, seconded by Mr. Binns.
- Approved 6-0
- Vote was taken to approve the Large Scale Development.

- Approved 6-0

10. Gerber Collision **Large-Scale Development**

3001 SW 14th Street *(LSD21-0074)*

- Tyler Overstreet reads staff report
- Mr. Sanders opens the floor for a Public Hearing
- Dillon Bentley, of Jorgensen & Associates spoke to the specifics of the project
- Closed Public Hearing
- Discussion amongst commissioners and staff
- Approved 6-0

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

Jana Snyder

Consent Agenda Items

For the Planning Commission meeting of February 15, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on February 8, 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 12, Block 16 of Railroad Addition, Robert V. Sanders, III, 307 SE Henry Street, DN-2, Downtown Medium Density Residential, *LS21-0069*

A lot split of part of existing Lot 10, Block 16 creating new Lot 12, (+/-0.18 acres) Block 16 of Railroad Addition. The plat dedicates right-of-way along SE Henry Street per the Master Street Plan requirements. The plat also dedicates a 10' wide utility easement that runs parallel to the newly dedicated right-of-way along SE Henry Street.

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

Large-Scale Development: Been Road Villas, Todd S. Elzey and Brenda Elzey, Glen Road & Been Road, R-2, Duplex and Patio Home Residential, *LSD20-0033*

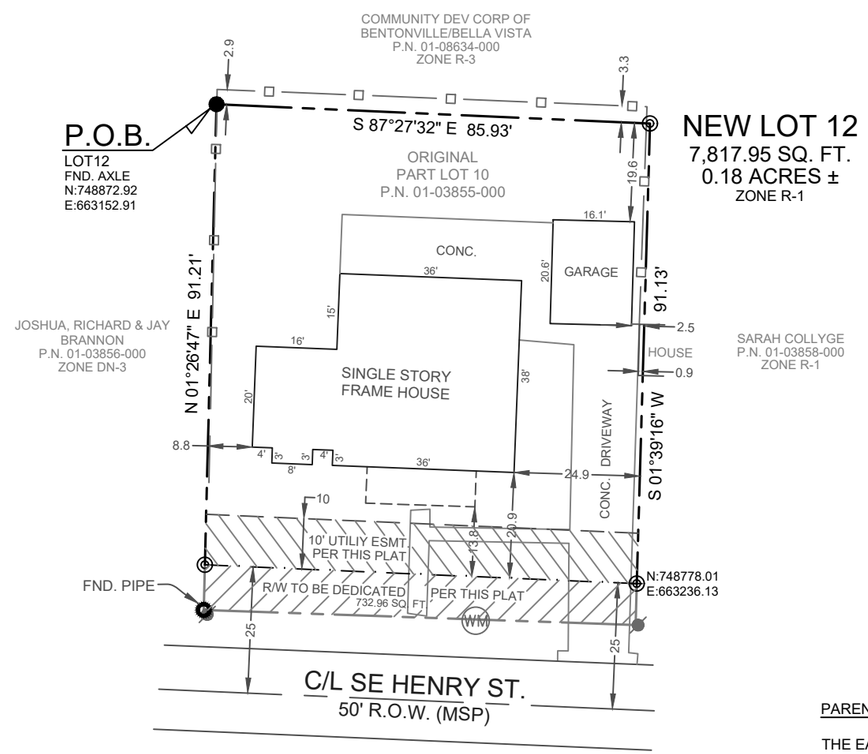
The applicant is requesting a large-scale development extension for a development proposing four clusters of townhomes within the Been Road Villas Subdivision. The original large-scale development was approved by Planning Commission on September 1, 2020. The townhomes shall be oriented towards Been Road, with garages that load off of Expedition Road. The development provides street frontage landscaping and sidewalk along Expedition Road. The primary materials depicted on the exterior elevations are brick and fiber cement siding. The final plat for Been Road Villas Subdivision must be complete before pre-construction on the townhomes.

(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

LS21-0069
LOT SPLIT
RAILROAD ADDITION
BLOCK 16 CREATING LOT 12

THE CITY OF BENTONVILLE



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

4. THIS PROPERTY IS ZONED R-1, SINGLE FAMILY RESIDENTIAL. 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 AT (479) 271-3122.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

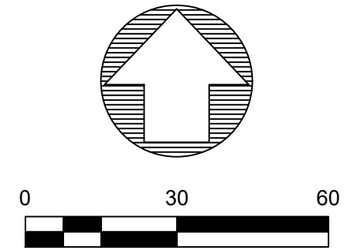
6. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

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

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

9. 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.

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



PARENT TRACT:

THE EAST HALF (E1/2) OF THE SOUTH 108 FEET OF LOT 10, BLOCK 16 OF RAILROAD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2014, PAGE 218 OF THE BENTON COUNTY RECORDS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

NEW LOT 12 SURVEY DESCRIPTION:

THE EAST HALF (E1/2) OF THE SOUTH 108 FEET OF LOT 10, BLOCK 16 OF RAILROAD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2014, PAGE 218 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID E½ OF THE SOUTH 108 FEET OF LOT 10; THENCE S 87°27'32" E A DISTANCE OF 85.93 FEET; THENCE S 01°39'16" W A DISTANCE OF 91.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE HENRY STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°30'17" W A DISTANCE OF 85.60 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 01°26'47" E A DISTANCE OF 91.21 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 7817.95 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LEGEND

- SET 1/2" REBAR W/CAP (LS #1370)
- UTILITY POLE
- WATER METER
- GAS METER
- TELEPHONE RISER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- WOOD FENCE

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, 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. 1370 STATE OF ARKANSAS

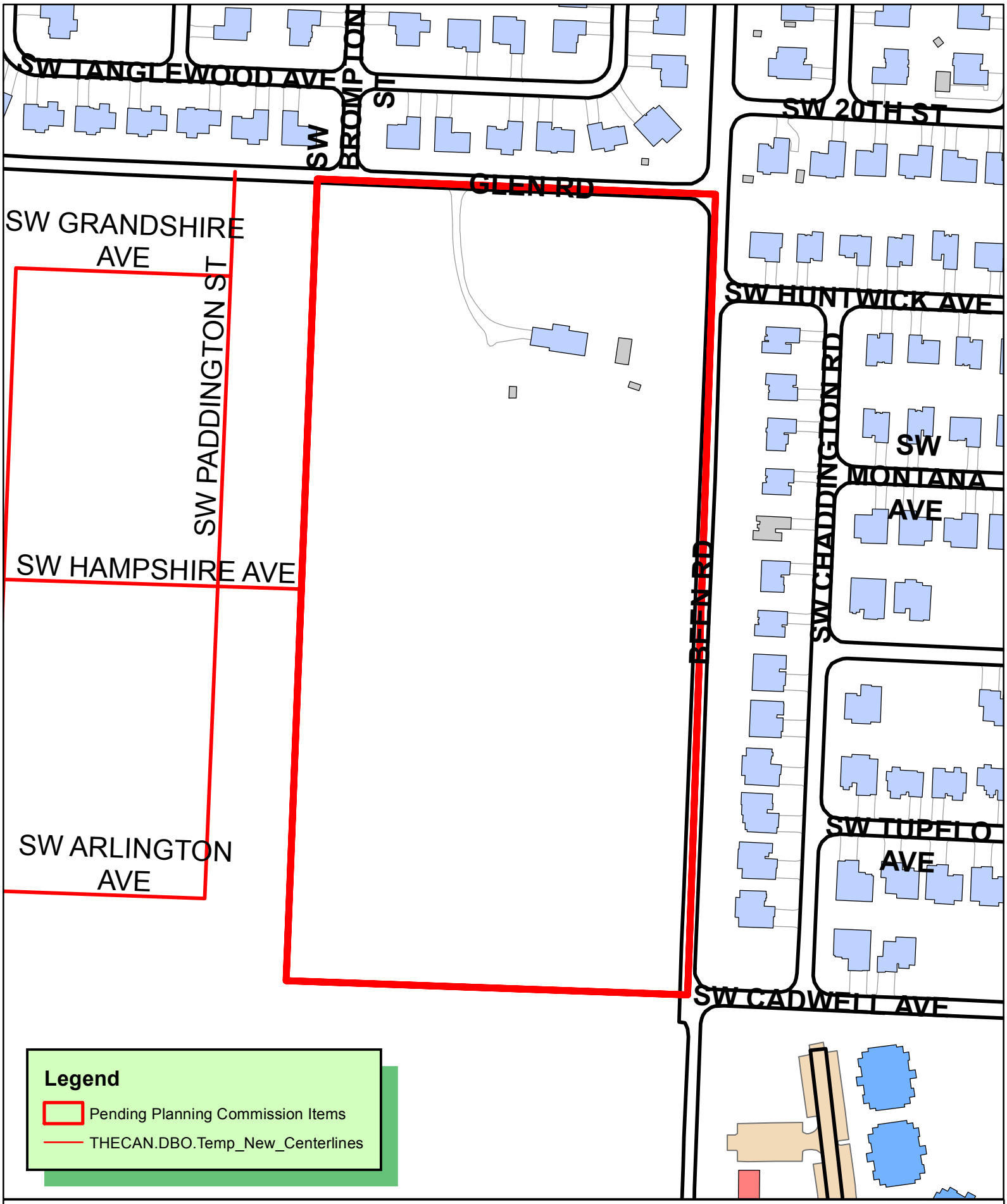
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CITY OF BENTONVILLE PROJECT #LS21-0069

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30'	DATE: 1-14-22		
LOT SPLIT PART LOT 10, BLOCK 16 RAILROAD ADDITION CREATING LOT 12			
307 SE HENRY STREET BENTONVILLE, BENTON COUNTY, ARKANSAS			
JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-309	ASD	RJC	1 OF 1



N
W E
S

1 inch = 200 feet

LSD20-0033
LARGE SCALE DEVELOPMENT
BEEN ROAD VILLAS

THE CITY OF BENTONVILLE

PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

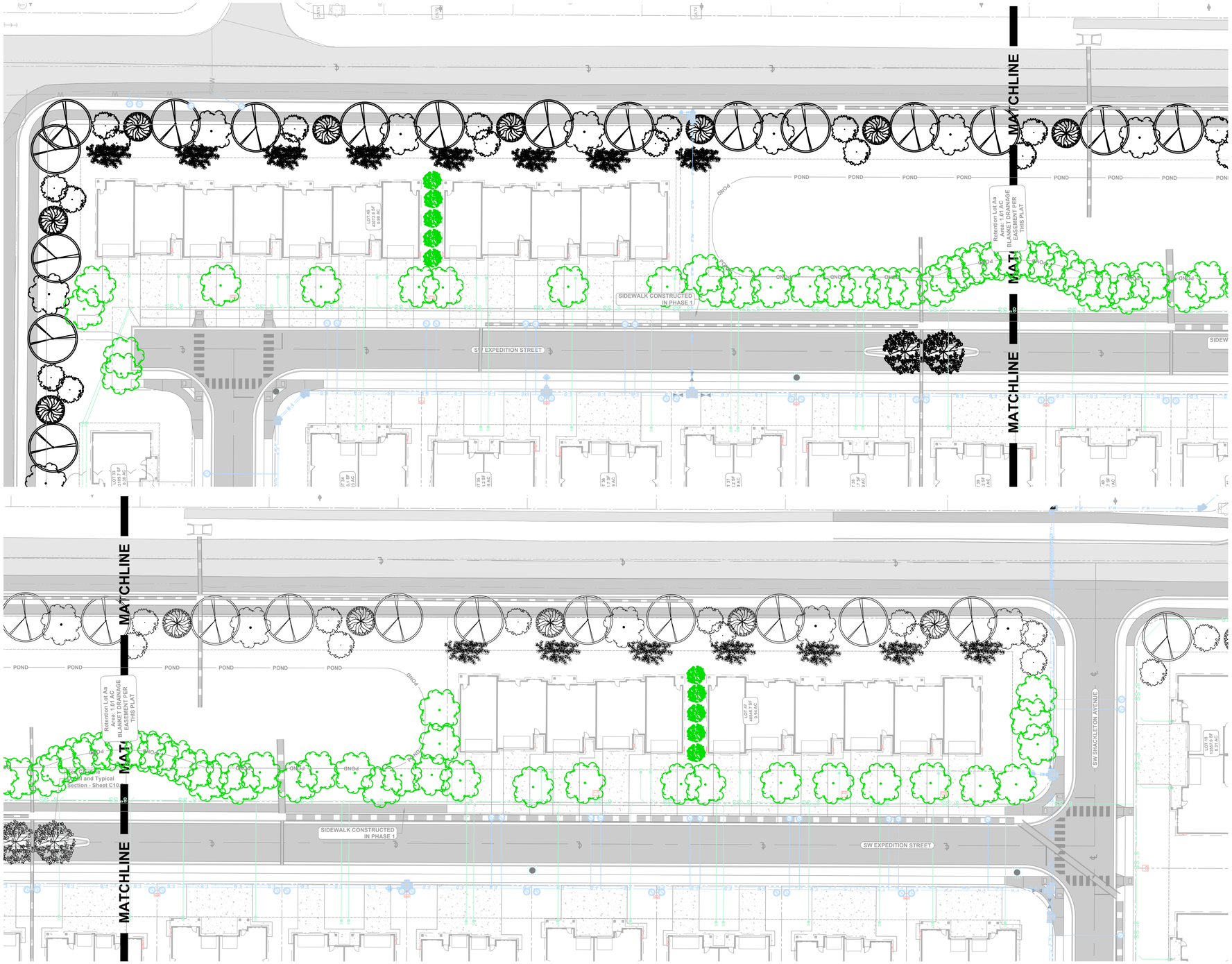
SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet



LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS 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)
5. 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.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, 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.
8. 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.

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 1100 FT
1 SHADE TREE PER 20 FT

1100 / 20 = 55
55 SHADE TREES REQUIRED
55 SHADE TREES PROVIDED

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

PLANT SCHEDULE

NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
55		NORWEGIAN SUNSET MAPLE / Acer x. Norwegian Sunset	4.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
10		FOSTER HOLLY / Ilex attenuata 'Fosteri'	2.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 20 FT & 10 FT

PERIMETER TREES ARE INCLUDED IN THE PRELIMINARY PLAT'S LANDSCAPE PLAN

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER D. JOHNSON
License Number 5138
STATE OF ARKANSAS
8/24/20

LANDSCAPING PLAN - LSD

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
####
####

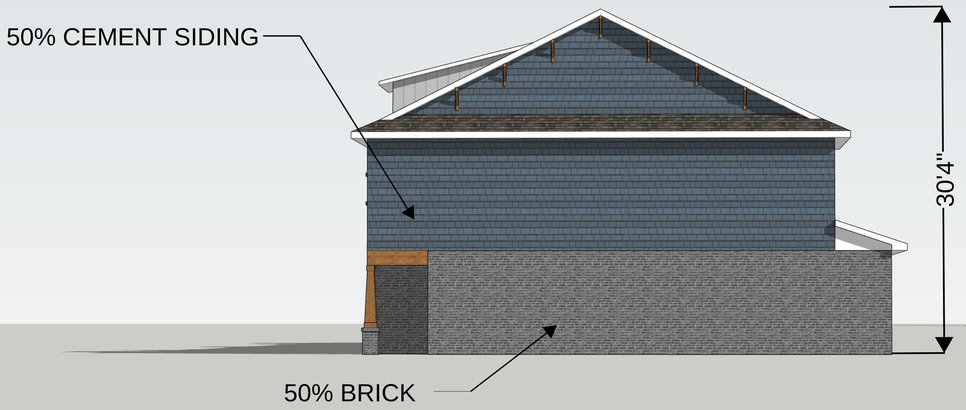
NO.	DATE	REVISION
1	04/06/2020	XXXXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
Construction Management
Materials Testing
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

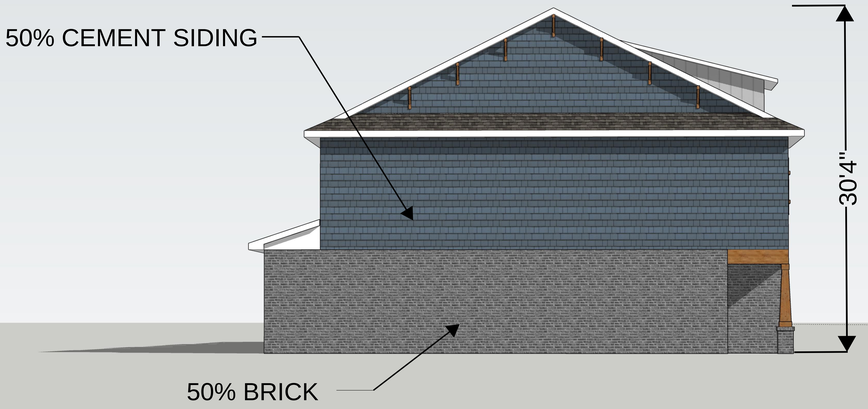
DRAWN BY: PHIL	JOB NUMBER: 19-126
SUBMITTAL DATE: 08/24/2020	SCALE: AS NOTED
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C6.0	

r:\-swope\19-126 been road villas\civil drawings\19-126 - pr_lsd.dwg - Plotted on 8/24/2020 8:08:51 AM @ a scale of 1:1 to dwg to pdf.pc3 by Phil

50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK

50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

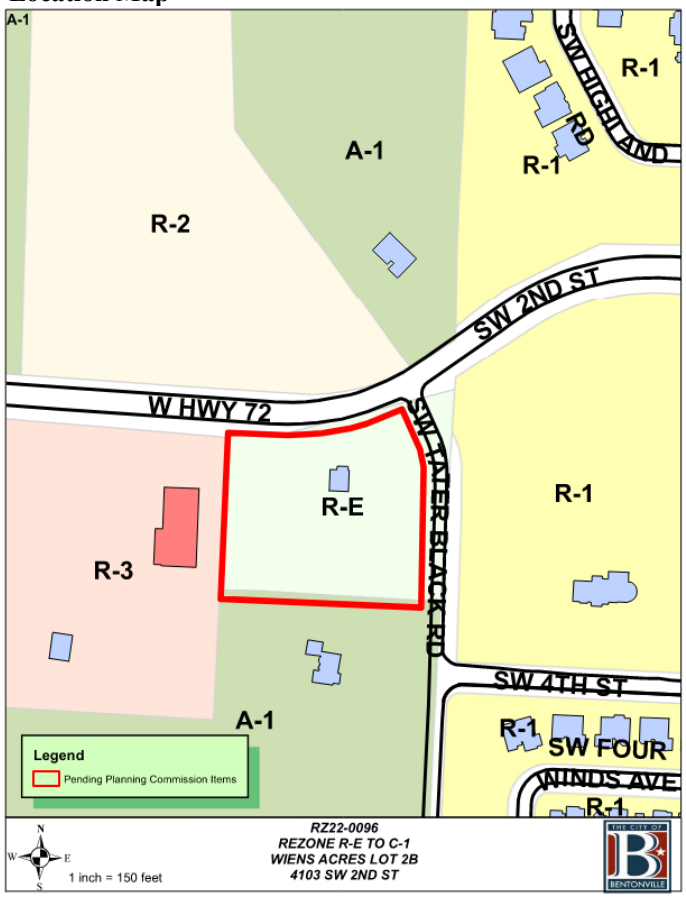
Calcon, Inc.

4103 SW 2nd Street
PC Date: 2/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0002
Applicant / Current Owner	Calcon, Inc.
Site Area	+/- 3.03 acres
Current Zoning	R-E, Residential Estate
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 4103 SW 2nd Street. The property is surrounded by R-2, Medium Density Two Family and Townhome Residential to the north, A-1, Agricultural to the south, R-1, Low-Density Single Family Residential to the east, 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 General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

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

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

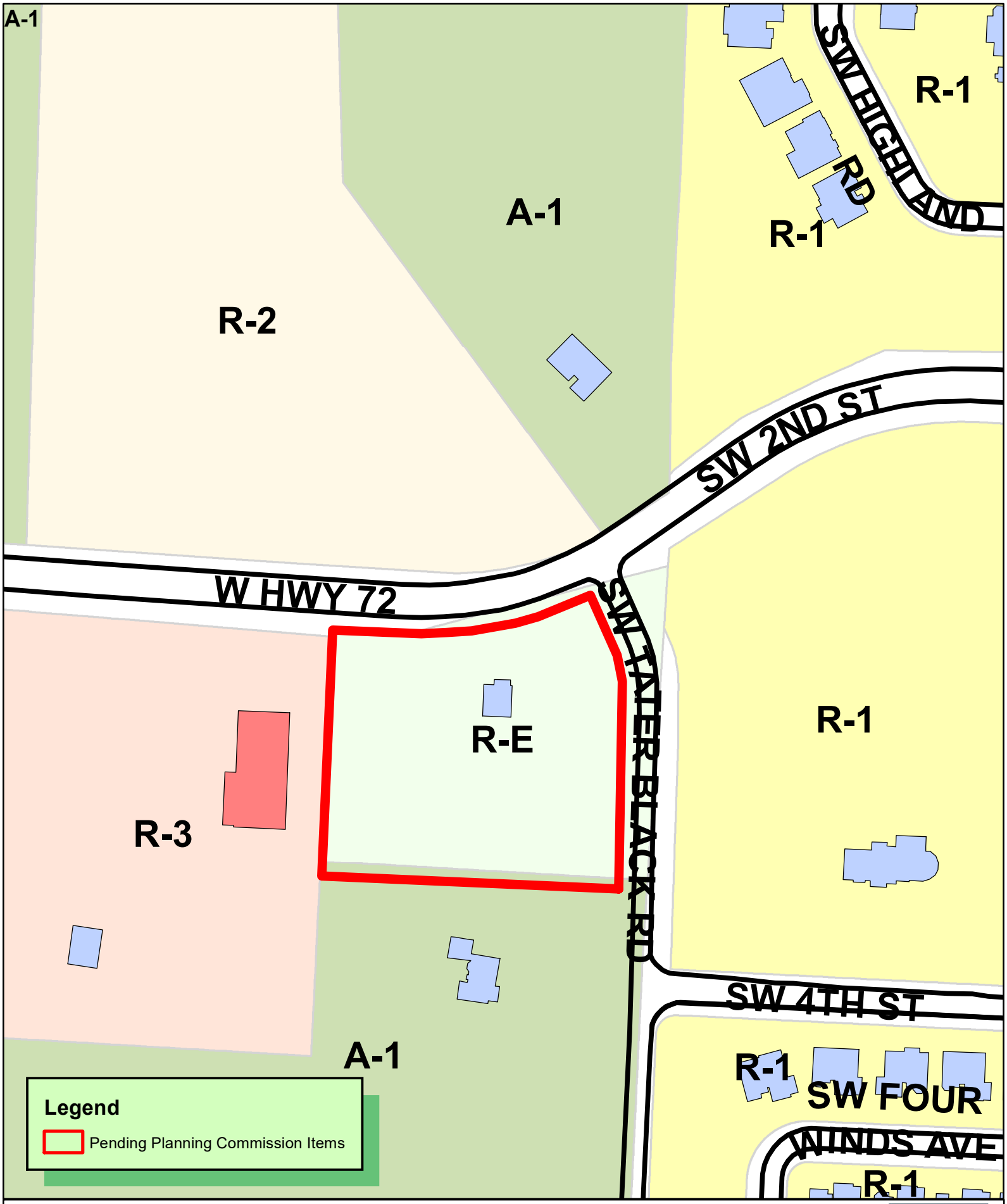
Analysis
The C-1 district is established to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, 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.

While there are no C-1 zoning districts in the immediate area, the zoning district would be able to provide needed neighborhood services to the surrounding residential properties. Additionally, this lower intensity commercial zoning district is appropriate at the intersection of an arterial and collector. This request is in line with the intent of the Bentonville Community Plan Priority Area 3.

The applicant has requested a change to the future land use plan from Residential Estate to General Commercial. Staff recommends that, instead, the change is to Office. General Commercial typically supports zoning districts such as C-1 and C-2 in the Edge Growth priority area, but Office typically supports the R-O and C-1 zoning districts. Staff believes that this would allow the applicant to still have the use they are wanting without setting the stage for a future rezone to C-2.

Conclusion

While this rezoning request is not consistent with the current land use plan, the location of being on the corner of an arterial and collector lends support for this rezoning request. Staff recommends approval of a Future Land Use Map amendment to Office and the rezoning request to C-1.



N
W E
S

1 inch = 150 feet

RZ22-0096
REZONE R-E TO C-1
WIENS ACRES LOT 2B
4103 SW 2ND ST

THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

January 9, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-07927-000 from R-E to C-1

Dear Planning Staff:

This law firm has been hired to assist the applicant, Calcon, Inc., in obtaining a rezoning of Parcel No. 01-07927-000 (hereinafter "the Property") from R-E, Residential Estate, to C-1, Neighborhood Commercial.

The primary purpose for this rezoning request is to allow the developer to develop a small commercial center on the property. The Property is adjacent to R-3 zoning to the West, R-2 to the North, R-1 and R-E to the East and Northeast, and A-1 to the south. It is of note that the abovementioned R-3 and R-2 zonings are fairly recent. Granted the recent and slight increase in density, a rezoning to neighborhood commercial makes sense here. There is precedent for C-1 zoning in the middle of residential areas along Highway 72, as Parcel Nos. 01-05323-000 and 01-10273-000 at the intersection of SW Elm Tree Road and Highway 72 are both zoned and developed as C-1. Lastly, the subject property is at the intersection of a Major Arterial and Collector (similar to the parcels at Highway 72/Elm Tree) which makes it a prime location for low intensity commercial.

As for appearance and signage, the development will adhere to all applicable Bentonville design and aesthetic standards. As for traffic, the parcel sits on Arkansas Highway 72, which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line which runs along Highway 72, and there is an 8" sewer line which can be run from the adjacent residential subdivision.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

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

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

WATKINS, BOYER, GRAY & CURRY, PLLC

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

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

January 9, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation for Parcel No. 01-07927-000 from Residential Estate to General Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, Calcon, Inc. in obtaining a rezoning of Parcel No. 01-07927-000 (hereinafter "the Property") from R-E to C-1. Because the Property is currently designated as Residential Estate on the FLUM, a change to a General Commercial Designation is required in order to facilitate a C-1 zoning. The purpose of this letter is to request that change.

There have been a few recent rezonings and land use map changes in this area which support this change. Directly across Highway 72 to the North, there is a parcel which was changed from Residential Estate to Medium Density Residential; additionally the parcel immediately adjacent to the West, despite still having a FLUM designation of Residential Estate, is zoned R-3. The increase in density in the immediately adjacent parcels suggests that the subject parcel is a candidate for a slight increase in intensity as well. Moreover, on Highway 72 to the East, there is a parcel which is similarly situated which has been changed to a General Commercial designation. The parcels are similar situated in that they are both located at the intersection of Major Arterials or Collectors and both are conveniently located to serve surrounding neighborhoods.

This parcel is located at the intersection of Highway 72 and SW Tater Black Road, which are planned Major Arterial and Collector roads, respectively. Placing commercial at the intersection of major roads is an axiom of city planning. Granted the low to medium density of residential homes nearby, a low to medium intensity commercial designation is fitting. This parcel is a prime candidate for light commercial uses which directly serve the adjacent neighborhoods.

If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

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

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

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

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

C-1, Neighborhood Commercial

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.

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 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-1	All	7,000	-	70’	-	50%	50%

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-1	50’	20’	7’	15’	20’	25’

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

C-1, Neighborhood Commercial

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Botanical garden **Residential** Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation **Recreation, Education & Assembly** Aquarium Community Center Cultural studio Library Museum Park – community Park – mini Park - neighborhood **Services** Adult day care ATM machine Auction house Cemetery or mausoleum Child care – commercial Child care – residential (4 children) Financial institution Funeral home Governmental services facility Maintenance service Medical services – doctor office Office Personal services Postal services Repair services – household **Retail** Artisan shop Bakery Bar, lounge or tavern Equipment rental – indoor Outdoor vending – private property Packaged sale of beer and/or light wine Retail	**Agriculture and Animals** Animal clinic Community garden **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility – outdoor Educational facility Event center Golf course Religious facility **Services** Car wash Copy facilities Lodging – Bed & Breakfast Public safety services **Retail** Gas station Outdoor vendor park Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-through Restaurant, microbrewery **Transportation/Utilities** Airport facilities Parking facility (as principle use) Utility facility Wireless communication facility (cell tower) **Other** Temporary Uses	**Residential** Dwelling – accessory **Transportation/Utilities** Solar energy system Wind energy system, small **Other** Building – accessory nonresidential Donation box

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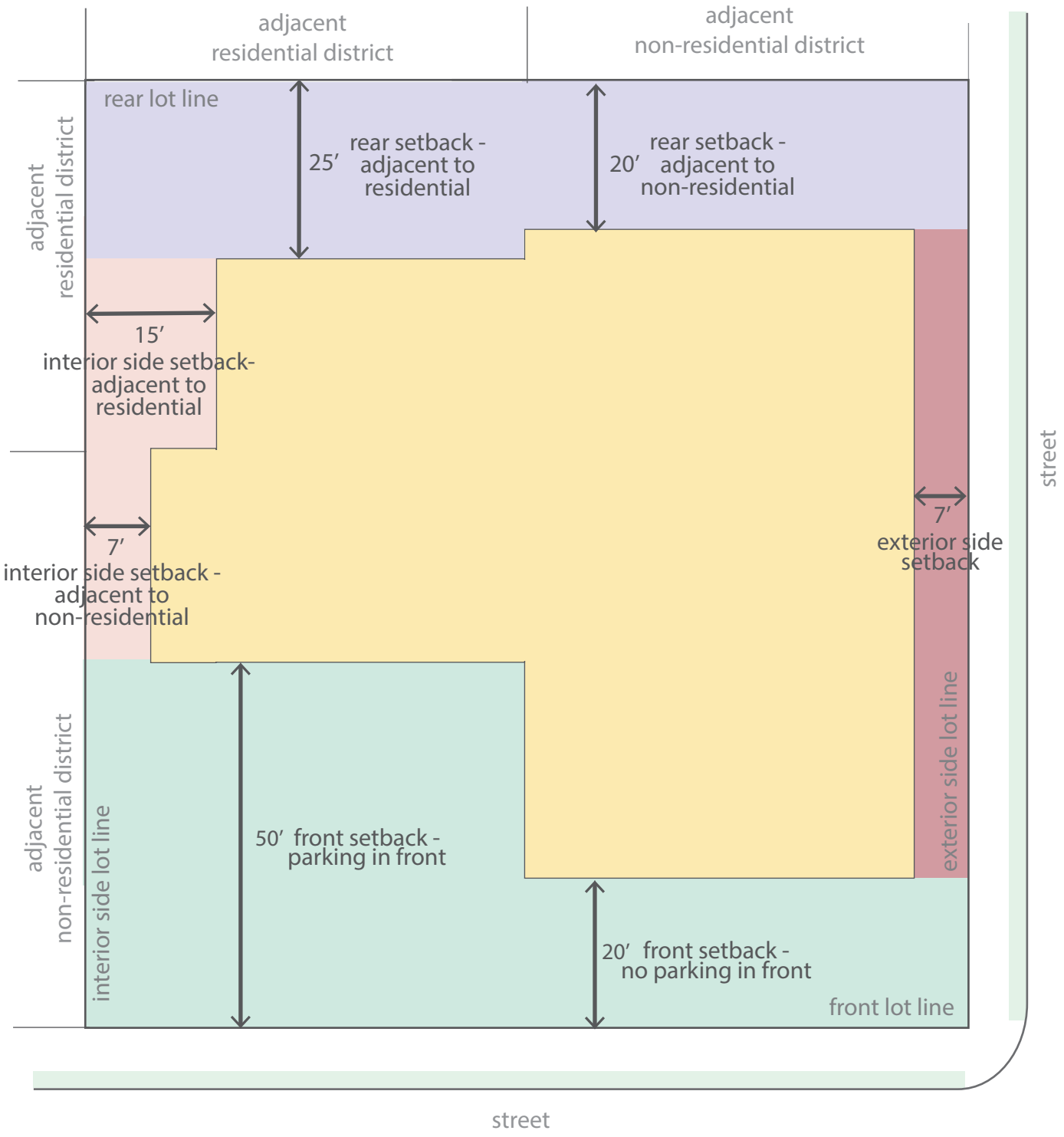
C-1, Neighborhood Commercial

Setback Illustration



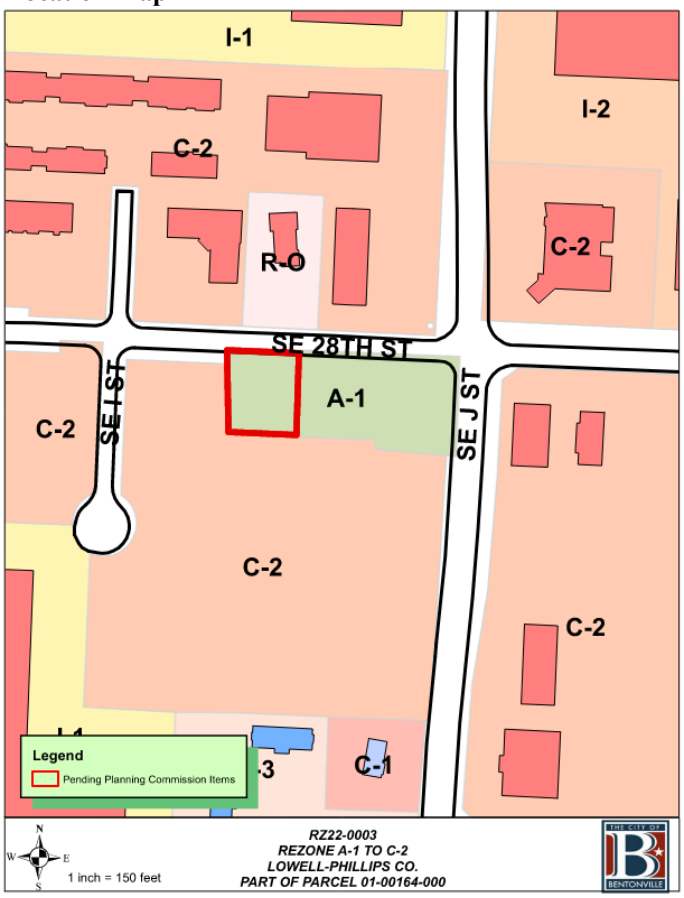
Lowell-Phillips Company

SE 28th and SE J Street
PC Date: 2/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0003
Applicant / Current Owner	Lowell-Phillips Company
Site Area	+/- 1.08 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at SE 28th and SE J Street. The property is surrounded by C-2, General Commercial to the north, south, and west, R-O, Residential Office to the north, and A-1, Agricultural to the east.

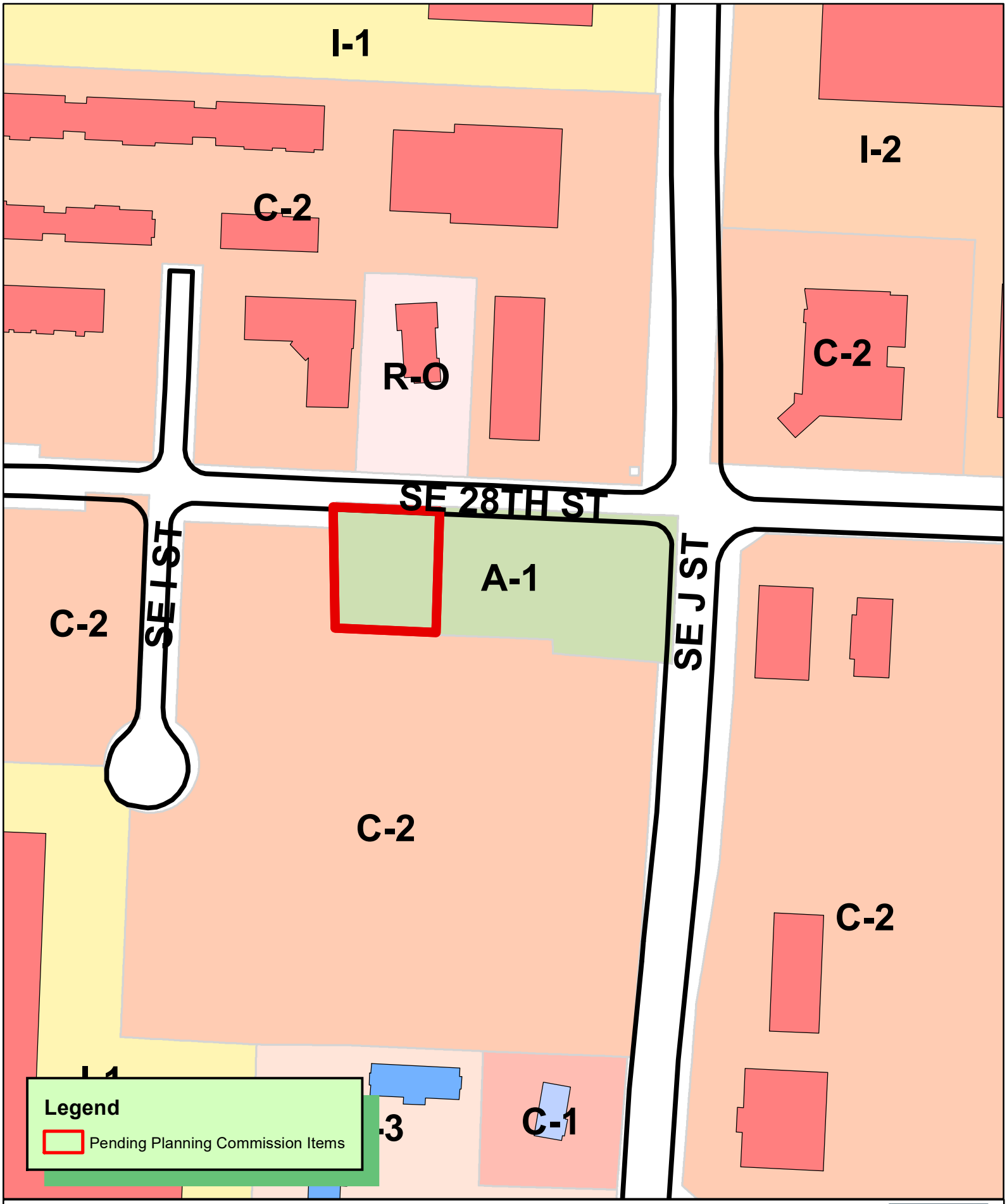
Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Residential Estate. The applicant requests a change in the Future Land Use Plan to General Commercial. These areas include uses that serve both nearby residents and those coming from other parts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

The property is located within Priority Area 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
This rezoning request is consistent with the intent of the Bentonville Community Plan and with surrounding land-use patterns as there are existing C-2 zoning districts within the immediate area.

Conclusion
The future land use map amendment and rezoning requests are consistent with the Bentonville Community Plan and are compatible with surrounding land uses. Staff recommends approval of the future land use map amendment and the rezoning request.



N
W E
S

1 inch = 150 feet

RZ22-0003
REZONE A-1 TO C-2
LOWELL-PHILLIPS CO.
PART OF PARCEL 01-00164-000

THE CITY OF BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

January 15, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-00164-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Residential Estate to General Commercial. The property is currently owned by Lowell-Phillips Company. The adjacent properties are noted as Residential Estate and Office. A proposed change to General Commercial 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 General Commercial Land Use for an office development with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SE 28th St and SE J St).

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 several larger trees throughout. Water and sewer are readily available onsite.

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

Thank you,

Sean Johnson

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

Rezoning Request

January 10, 2022

Current zoning designation for parcel number 01-00164-000 is currently A-1 and we request it to be changed to C-2.

This request is due to the current zone requiring a minimum of 5 acres lots which the total area of the site is less than this already and the owners would like to subdivide this tract into two.

The surrounding properties to the south and west are currently zoned C-2. The properties to the north are zoned C-2 with one property being R-0. The properties to the east are also currently zoned C-2.

Planned Use: Office.

Traffic: Designated arterial to handle this type of development.

Signage: Unknown.

Appearance: Unknown.

Availability of water and sewer size of lines: There is a 24” water line running along SE 28th street. There is an onsite sanitary sewer manhole with 8” line. Connections are unknown at this time.

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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.
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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

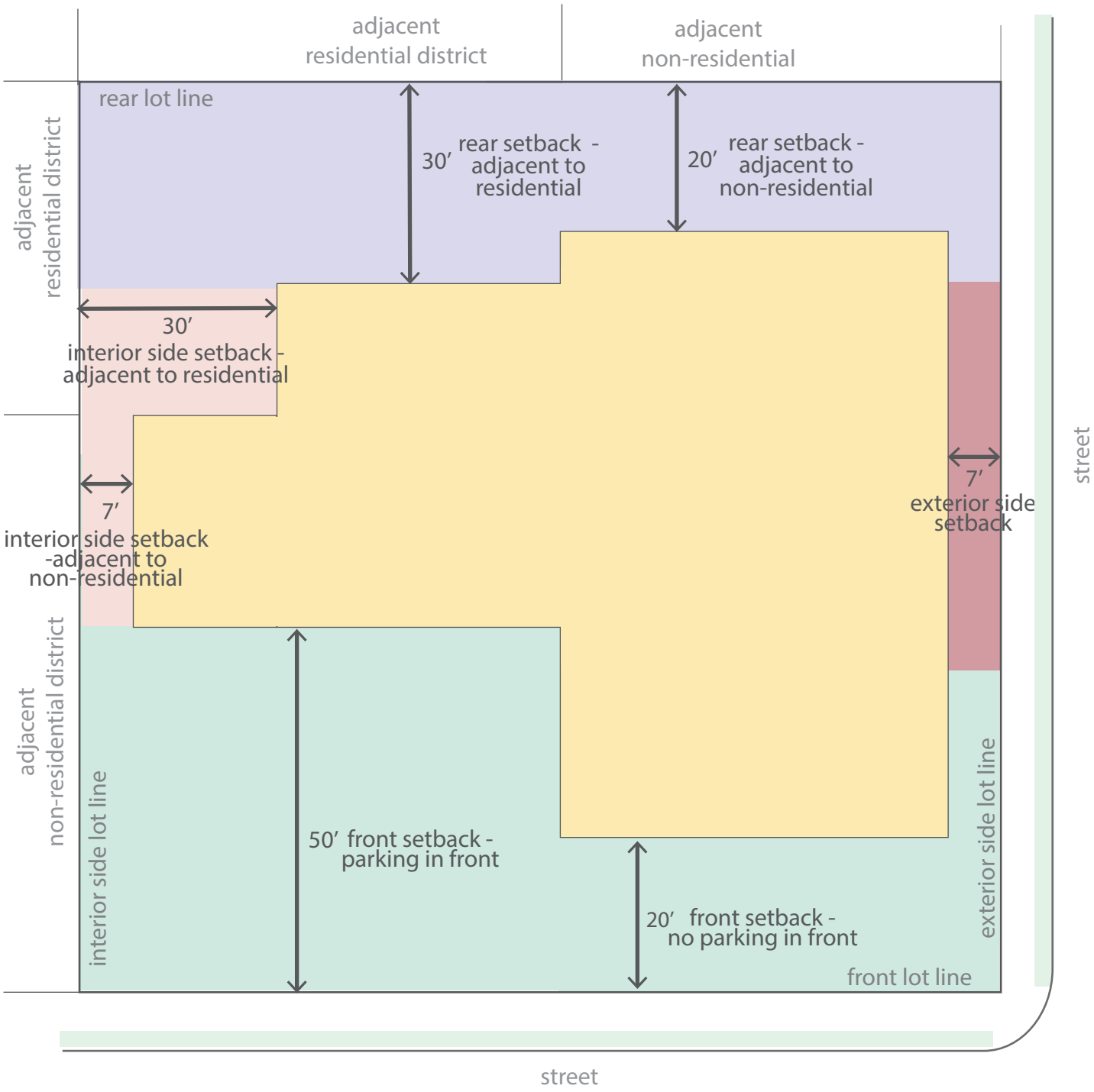
Other
Building, accessory – nonresidential
Donation box

Updated 11-09-21

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

Setback Illustration



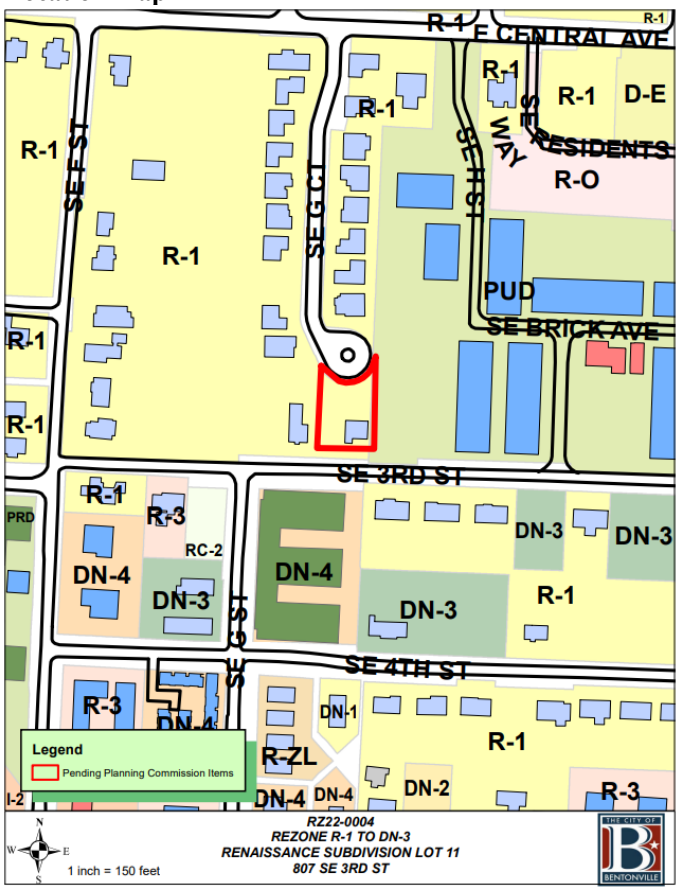
Silver Oak Properties, LLC

807 SE 3rd Street
PC Date: 2/15/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0004
Applicant / Current Owner	Silver Oak Properties
Site Area	+/- 0.36 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 807 SE 3rd Street. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed-Use Residential to the south.

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. The applicant requests a change in the Future Land Use Plan to 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.

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 and around Downtown Bentonville.

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

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

This request is not consistent with the Future Land Use Plan, however, it is consistent with some of the surrounding zoning districts and development patterns in the area. It is concerning to staff, though, that the property can be accessed through an established single-family subdivion to the north potentially creating incompatible uses and altering the character of the existing single-family neighborhood on SE G Court.

Conclusion
This rezoning request is not consistent with the current land use plan, and the potential ingress/egress point through the established single-family subdivision to the north signals incompatibility with surrounding areas. Therefore, staff recommends denial or an amendment to the request to a more appropriate zoning district and land use classification.

N
W E
S

1 inch = 150 feet

RZ22-0004
REZONE R-1 TO DN-3
RENAISSANCE SUBDIVISION LOT 11
807 SE 3RD ST

JACOBS GROUP

Specializing in Downtown Housing

1-10-21

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 807 SE 3rd Street –Future Land Use Map Amendment and Rezoning

Dear Planning Staff,

We are requesting that the property located at **807 SE 3rd street** which is currently zoned R-1 be rezoned to DN-3, Downtown High Density Residential along with a change to the Land Use to High Density Residential.

Reason - The land use change and rezoning will allow for a of residential development options for this property, creating urban living with the ability to walk and bike in the downtown area. The property is in Priority Area 1, Downtown Intensification, as identified in Chapter 4 of Bentonville Community Plan. The rezoning request is consistent and compatible with existing land use patterns occurring on SE 3rd Street and surrounding area.

Surrounding Properties – This area of downtown has great potential for infill and redevelopment. SE 3rd Street and the surrounded area is currently under construction for many residential projects. This property will fit form and shape with the design standards outlined under DN-3

Use - Residential

Utilities- Severed by 6" existing water and 6" sewer lines.

Traffic – Additional residential should not have impact on current traffic pattern

Signage – Per Code

Appearance - Contemporary – Brick and siding

Sincerely,

Jacobs Group

PO Box 1285

Bentonville, AR 72712

CONDITIONAL USE STAFF REPORT

The Hub Bike Lounge

410 SW A Street
PC Date: 2/15/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0002
Applicant / Current Owner	SW A Building, LLC
Site Area	+/- 0.22 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 410 SW A 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 staging and rental business using shipping containers as the building.

The hours of operation are planned to be 8 a.m. to 6 p.m. Wednesday through Sunday. The applicant anticipates 5 to 10 customers per day and one staff member.

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. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
3. This conditional use permit shall be valid for one (1) year from date of issuance at which time the applicant shall remove the structure or renew the Conditional Use Permit.
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.

Conditional Use Permit Request:

The HUB Bike Lounge, located at 410 SW. A St. Suite 3&4, is requesting a permit to convert our existing Storage Container, located in our North Parking Lot, into a Bike Rental Shop & Staging Area. We would likely add a garage door on the front of the container and add a small wood deck that would take up a few spots in front of the container for staging and fitting customers (5-10/day).

Hours of Operation: 8am-6pm Wed-Sun, 1 staff.

Utilities: We may need to run power for lighting and electrical outlets, but no other utilities will be necessary.

Site Plan:

Sincerely,

Nathan (Woody) & Kelly Woodruff

www.thehubbikelounge.com

THE HUB

BIKE • LOUNGE

Location Photo & Example:

THE HUB

BIKE • LOUNGE

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, SWA BUILDING LLC am the legal owner of the
(Owner's name, printed)

property located at 410 SW A Street, identified as Parcel
(Address or Street Name)

Identification Number 01-03129-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Crystal Rascoe — January 7, 2022
(Property Owner Signature) — *(Date)*

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

THE HUB

BIKE • LOUNGE

WARRANTY DEED
(General Partnership)

KNOW ALL MEN BY THESE PRESENTS:

That, **Law Holdings Limited Partnership, an Arkansas limited partnership**, a partnership organized under the laws of the State of Arkansas, (herein "Grantor"), for the good and valuable consideration in hand paid by **SW A Building, LLC**, (herein "Grantees") the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees, and unto Grantees' heirs and assigns forever, the following described land, situated in the Benton County, State of Arkansas, to-wit:

Tract 1:
Lots 5, 6, 7, 8, 9, and the East 100 feet of Lot 4, Block 1, Holland's Addition, to the City of Bentonville, Arkansas, as shown on the recorded plat thereof in deed record book 31 at page 197, plat records of Benton County, Arkansas.

A strip of land 15 feet in width, which was formerly an alley (as closed and abandoned in an Agreement filed in deed record book 575 at page 593), described as beginning at the NE corner of Lot 5,Holland's Addition to the City of Bentonville, Arkansas; thence West 100 feet; thence North 15 feet to the South boundary line of Lot 4; thence East 100 feet; thence South 15 feet to the point of beginning.

Lots 1 & 2, Block 10, Dunn & Davis Addition, to the City of Bentonville, Benton County, Arkansas, a shown on plat of record in plat book B at page 117, plat records of Benton County, Arkansas.

The above described tracts being more particularly described as shown on plat of survey by Thomas E. Pace, filed for record December 22, 1981 in survey record book Z at page 306, as follows:

Lots 5, 6, 7, 8, 9, and the East 100.0 feet of Lot 4, Block 1, Holland's Addition and Lots 1 and 2, Block 10, Dunn & Davis Addition to the City of Bentonville, Arkansas, further described as beginning at the NE corner of said Lot 4; thence South 265.0 feet; thence West 306.0 feet; thence North 151.75 feet; thence S 89°21'26" E, 156.0 feet; thence North 50.0 feet; thence East 50.0 feet; thence North 65.0 feet; thence East 100.0 feet to the point of beginning.

Tract 2:
Lot 10, Block 1, Holland's Addition, to the City of Bentonville, Arkansas, as shown on the recorded plat thereof in deed record book 31 at page 197, plat records of Benton County, Arkansas.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantees and Grantees' successors and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title to the said lands against all claims whatever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS our hands and seals on this 28 day of September, 20 12

THE HUB

BIKE • LOUNGE

Book 2012 Page 39967

ARKANSAS DOCUMENTARY $1100 82466 | ARKANSAS DOCUMENTARY $1100 82025 | ARKANSAS DOCUMENTARY $220 597214 | ARKANSAS DOCUMENTARY $110 69418-6 | $11.00 720721

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.
Grantees:

Law Holdings Limited Partnership, an Arkansas limited partnership

BY: Terry Law

NAME: TERRY LAW

TITLE: Manager

Grantee's signature

PLEASE SEND TAX STATEMENTS TO:
SW A Building LLC
PO Box 1860
Bentonville, AR 72712

ACKNOWLEDGMENT

STATE OF ARKANSAS)ss.
COUNTY OF Benton)

On this 28 day of September, 2012 before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Terry Law, to me personally known, who stated that he/she is the General Partner of Law Holdings Limited Partnership, an Arkansas limited partnership, and was duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said partnership, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 28 day of September, 2012

Bobbie Bolain

My Commission Expires:

BOBBIE BOLAIN
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires November 03, 2020
Commission No. 12370201

Tran: 208188
Total Fees: $20.00

Benton County, AR
I certify that this instrument was Electronically filed
on 10/02/2012 10:38AM
in DEED Book 2012 Pages 39966 - 39968
Brenda DeShields-Circuit Clerk

GREAT SEAL OF THE STATE OF ARKANSAS

PRELIMINARY PLAT STAFF REPORT

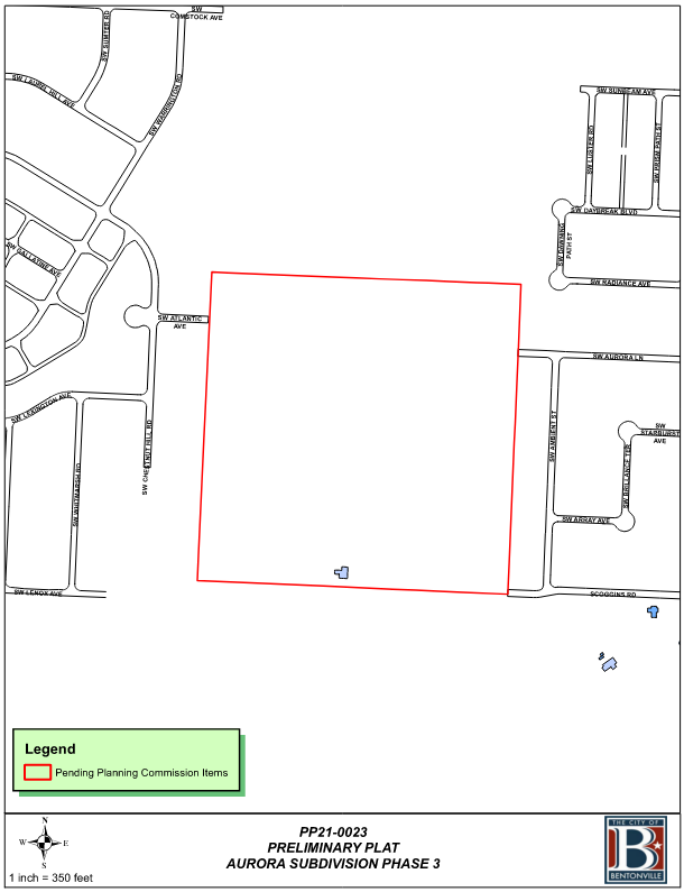
Aurora Subdivision Ph. 3

Scoggins Road
PC Date: 2/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

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

https://arcg.is/08HvK8

Location Map



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

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

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

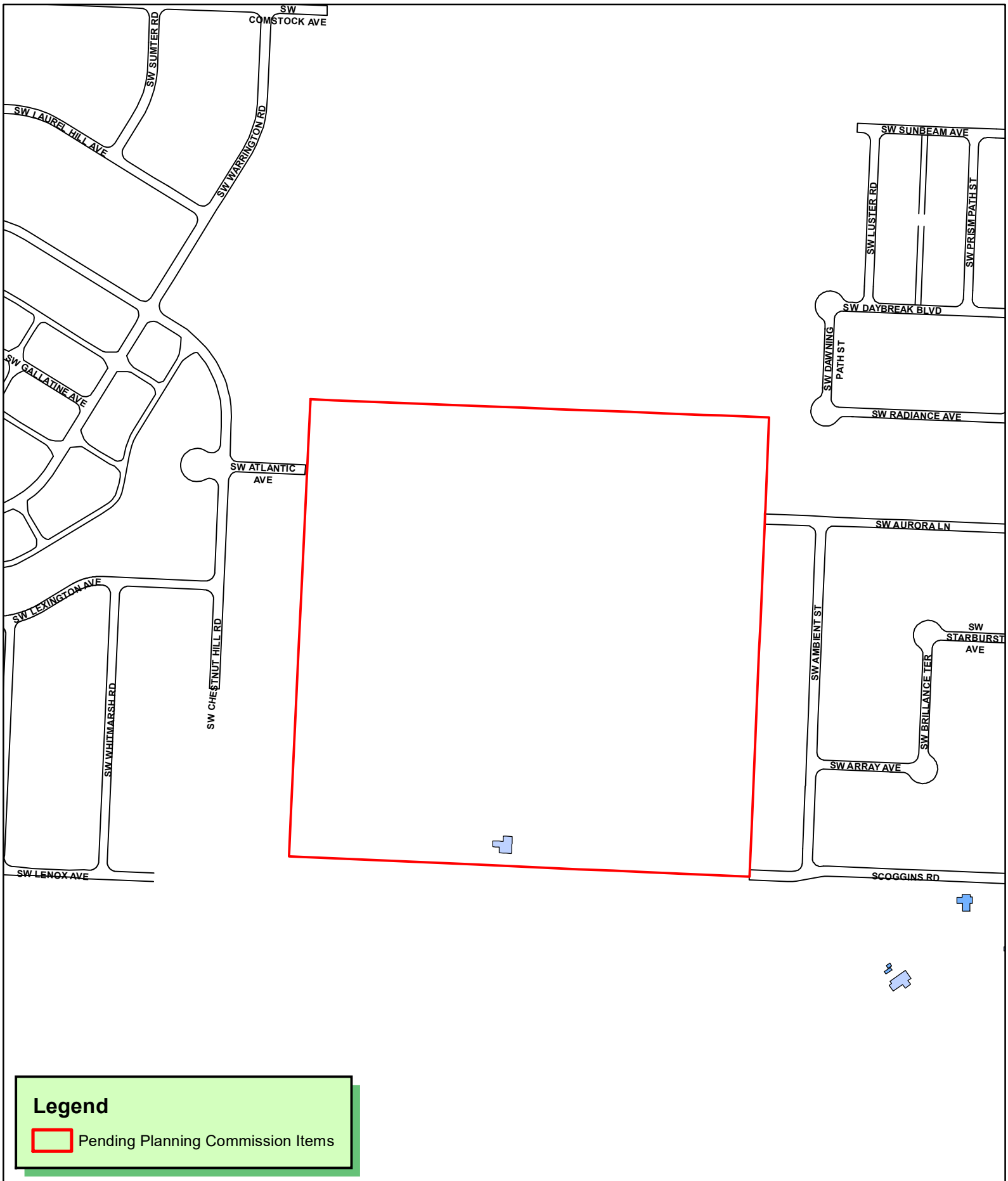
Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the connection to both Aurora Lane and Scoggins Road should help alleviate potential impacts.

Waivers
One waiver requested:

- A waiver from Article 1100, Section 1100.16(d) from the requirement that local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evaluation.

Conclusion
The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver request.

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



Legend

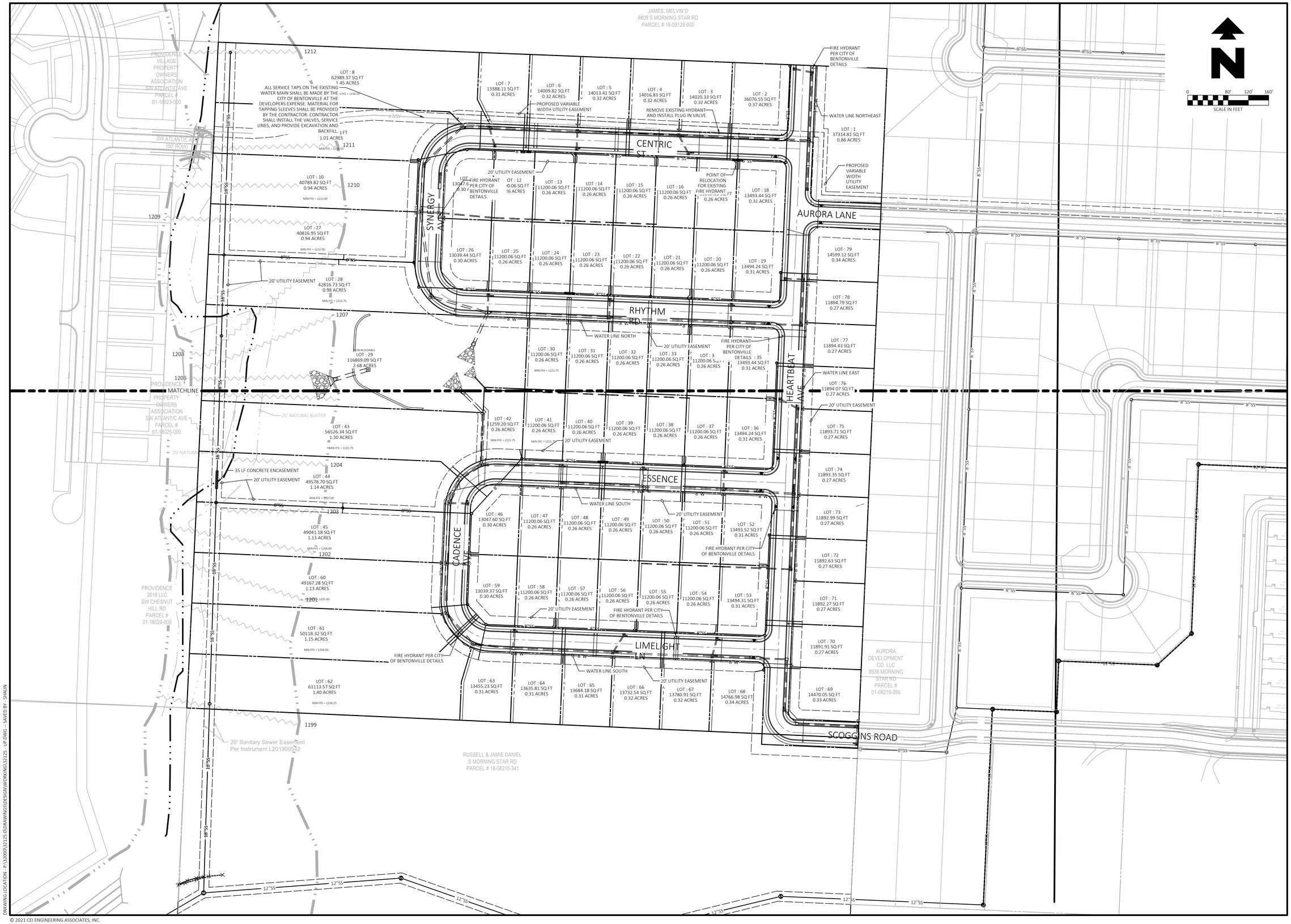
Pending Planning Commission Items

N
W E
S

1 inch = 350 feet

PP21-0023
PRELIMINARY PLAT
AURORA SUBDIVISION PHASE 3

THE CITY OF BENTONVILLE



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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD

SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
JAMES NATHANIEL BACHELL
No. 14021
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

12/20/2021

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

CITY PROJECT #: PP21-0023

OVERALL UTILITY PLAN

SHEET TITLE

SHEET NUMBER

C5.0

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG - SAVED BY - SHAUN

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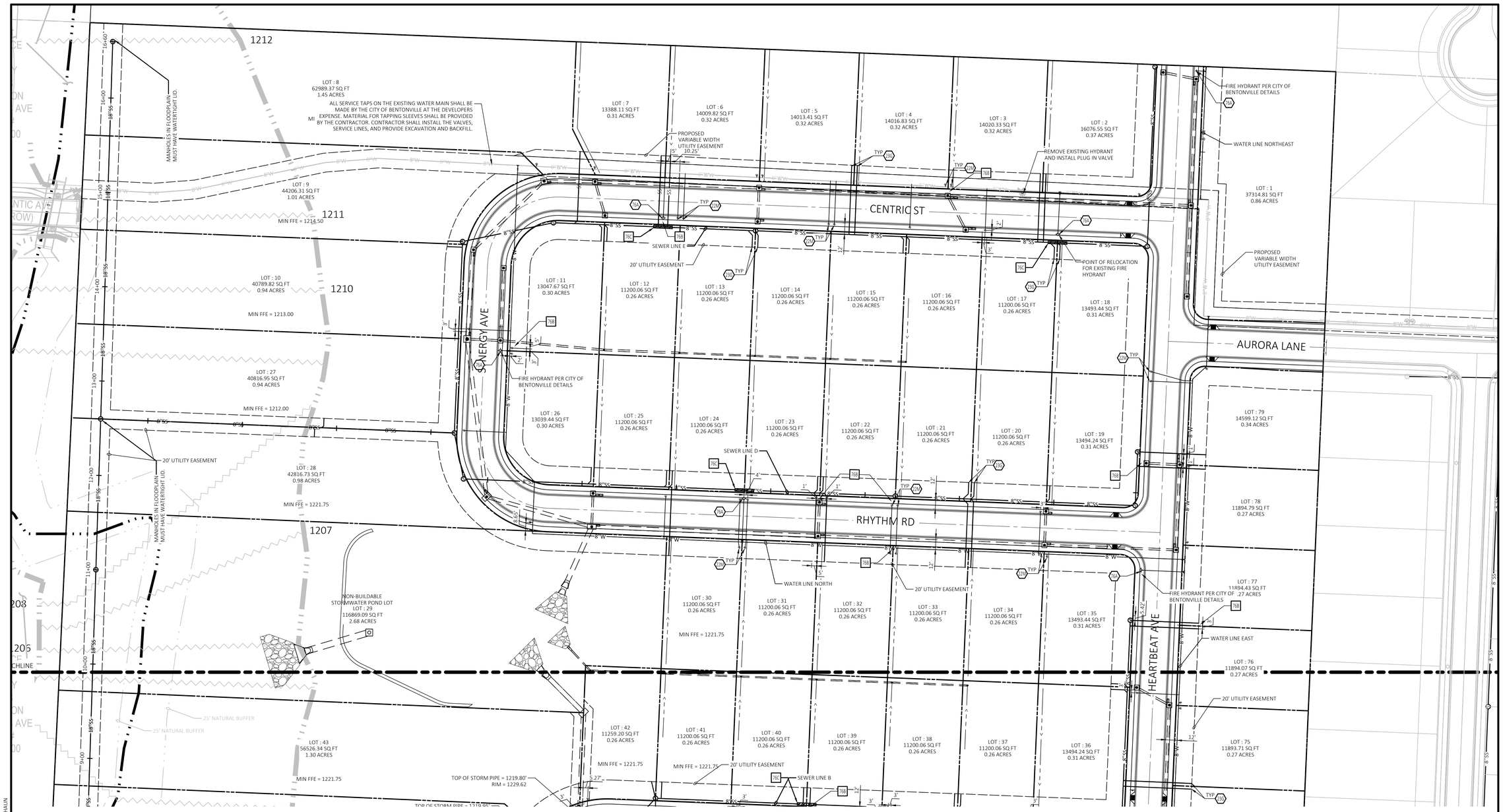

EXISTING LEGEND

e	EAST OR ELECTRIC
n	NORTH
ob	OVERHEAD
s	SOUTH OR SEWER
t	TELEPHONE
up	UNDERGROUND
w	WEST OR WATER
	RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
X"SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
X"W	WATER
	GRAVEL
	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	ELECTRICAL RISER
	TELEPHONE RISER
	UTILITY RISER
	DECIDUOUS TREE
	PROPERTY LINES
	ADJOINING PROPERTY LINE
XXXX	MAJOR CONTOUR LINE
XXXX	MINOR CONTOUR LINE
OHE	OVERHEAD ELECTRIC LINE
	EDGE OF WATER LINE
	FENCE (BARB WIRE)
	FENCE (WOOD)
	FLOW LINE
	DRAINAGE PIPE

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
X"SS	SANITARY SEWER SERVICE
X"W	WATER SERVICE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
S	SANITARY SEWER MANHOLE

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE PVC C-900 WITH 4' MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER COB STANDARD DETAILS. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS.

H. ALL WATER AND SEWER WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS APPROVED BY ARKANSAS DEPARTMENT OF HEALTH (#67501) ON APRIL,1 2021.

UTILITY NOTES

23G 4" SANITARY SEWER SERVICE WITH CAP TO BE MONUMENTED OR MARKED WITH T-POST.
22M PROPOSED 1" WATER SERVICE WITH DOUBLE ¾" METER BOX PER COB DETAILS.
76A COB REQUIRES FIRE HYDRANTS BE PLACED A MIN 3' BOC AND MAX 9' BOC. THIS WILL PLACE IT IMMEDIATELY AGAINST THE SIDEWALK

UTILITY DETAILS

76A FIRE HYDRANT AND VALVE (PER BEUD DETAILS).
76B TYPICAL UTILITY LAYOUT
76C ENCASEMENT DETAIL - SEE C8.10 - COB GWS01
76D CONCRETE CAP (ENCASEMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2

N

0 50' 75' 100'
SCALE IN FEET

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

SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

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3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
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AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
PRELIMINARY
NOT FOR REGULATORY APPROVAL
PROFESSIONAL ENGINEER
CONSTRUCTION
No. 14021
JONATHAN L. BACHER

12/20/2021

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

CITY PROJECT #: PP21-0023

UTILITY NORTH
SHEET TITLE

SHEET NUMBER
C5.1

DRAWING LOCATION - P:\32000\32125.01\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG – SAVED BY - SHAUN

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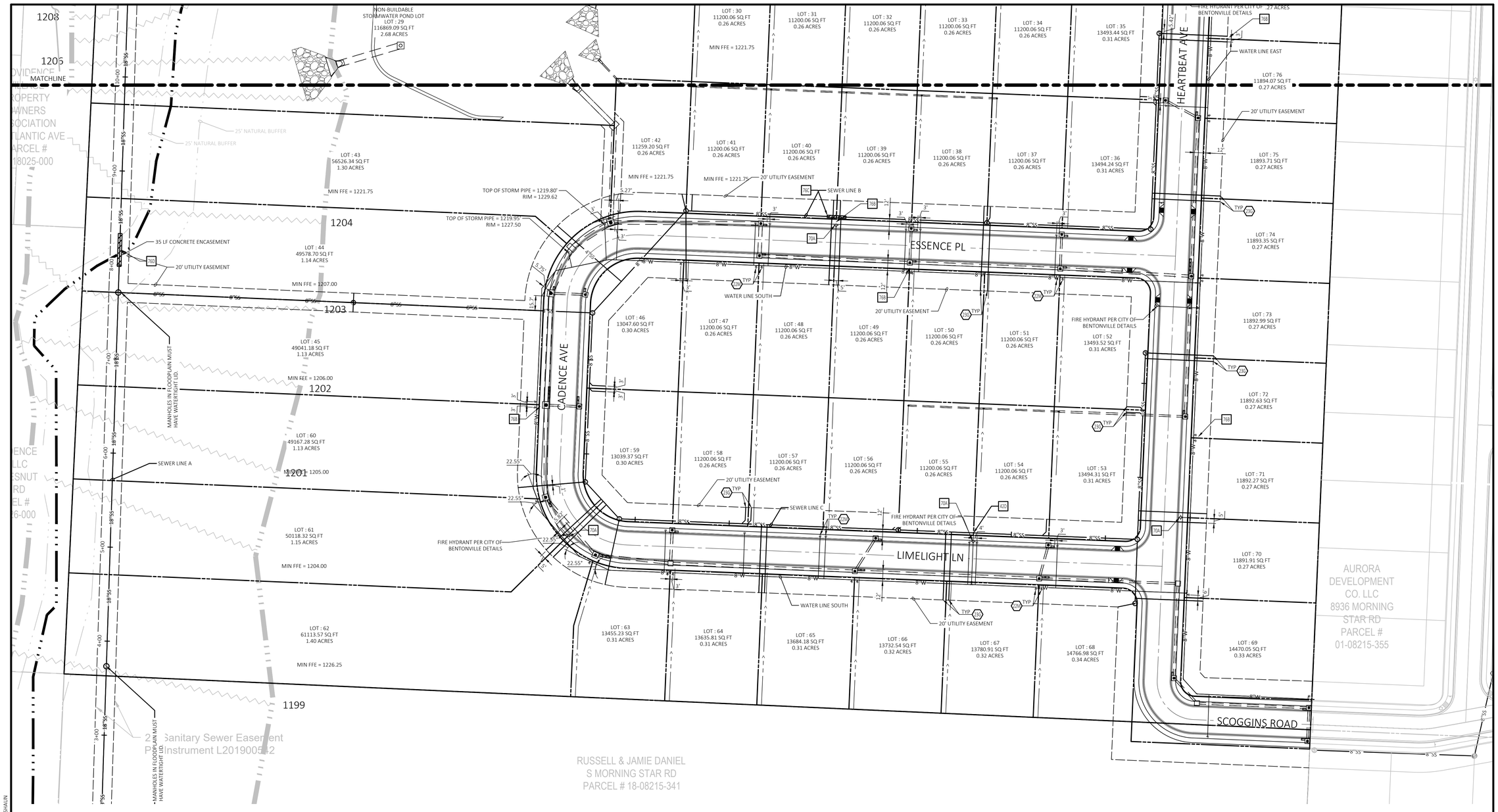

EXISTING LEGEND

- EAST OR ELECTRIC
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- WEST OR WATER
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- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
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- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
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- UTILITY RISER
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- PROPERTY LINES
- ADJOINING PROPERTY LINE
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- MINOR CONTOUR LINE
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- EDGE OF WATER LINE
- FENCE (BARB WIRE)
- FENCE (WOOD)
- FLOW LINE
- DRAINAGE PIPE

PROPOSED LEGEND

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76B TYPICAL UTILITY LAYOUT
76C ENCASEMENT DETAIL - SEE C8.10 - COB GWS01
76D CONCRETE CAP (ENCASEMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2

N

0 50' 75' 100'
SCALE IN FEET

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

SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

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Solutions for Land and Life

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
PRELIMINARY
PROFESSIONAL
ENGINEER
CONSTRUCTION
No. 14021
NATHANIEL L. BACHES
12/20/2021

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

CITY PROJECT #: PP21-0023

UTILITY SOUTH
SHEET TITLE

SHEET NUMBER
C5.2

DRAWING LOCATION - P:\32000\32125\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG -- SAVED BY - SHAUN

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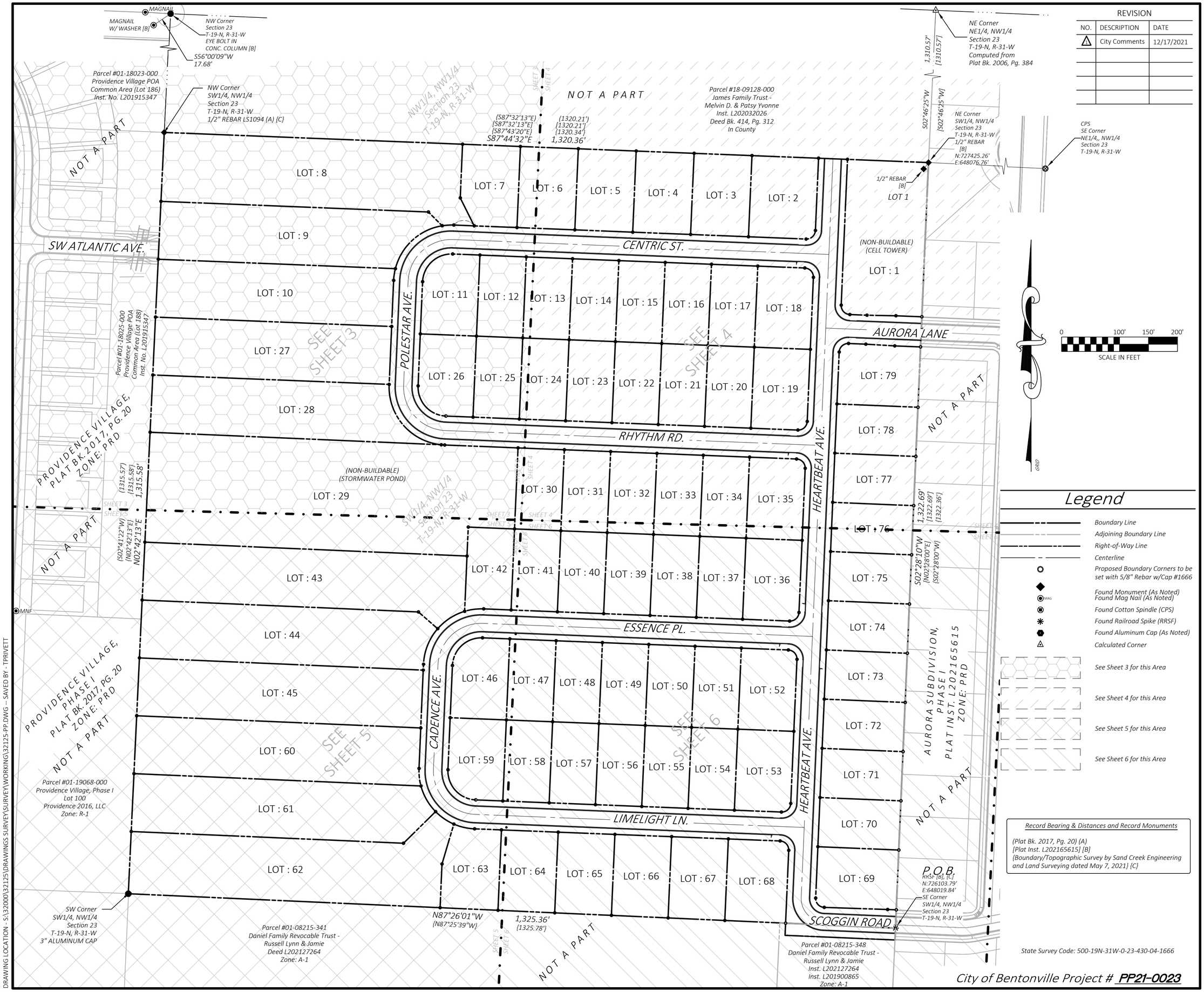

REVISION

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

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

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

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

Overall Property

SHEET TITLE

SHEET NUMBER

2 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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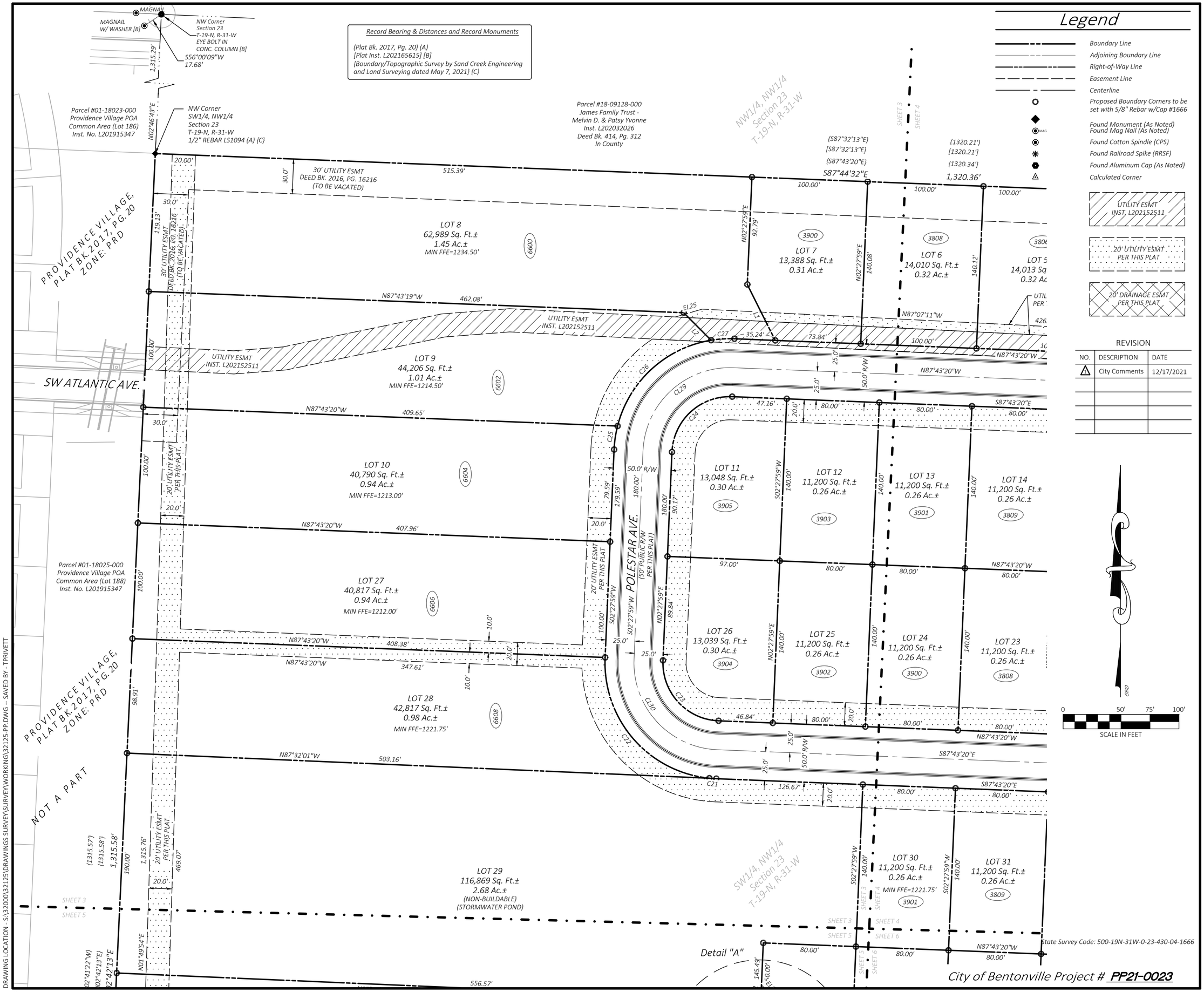

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted)
- Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
- 20' DRAINAGE ESMT PER THIS PLAT

0 50' 75' 100'
SCALE IN FEET

REVISION

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

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A Residential Subdivision
Bentonville, Benton County, Arkansas

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

Northwest Corner
SHEET TITLE

SHEET NUMBER
3 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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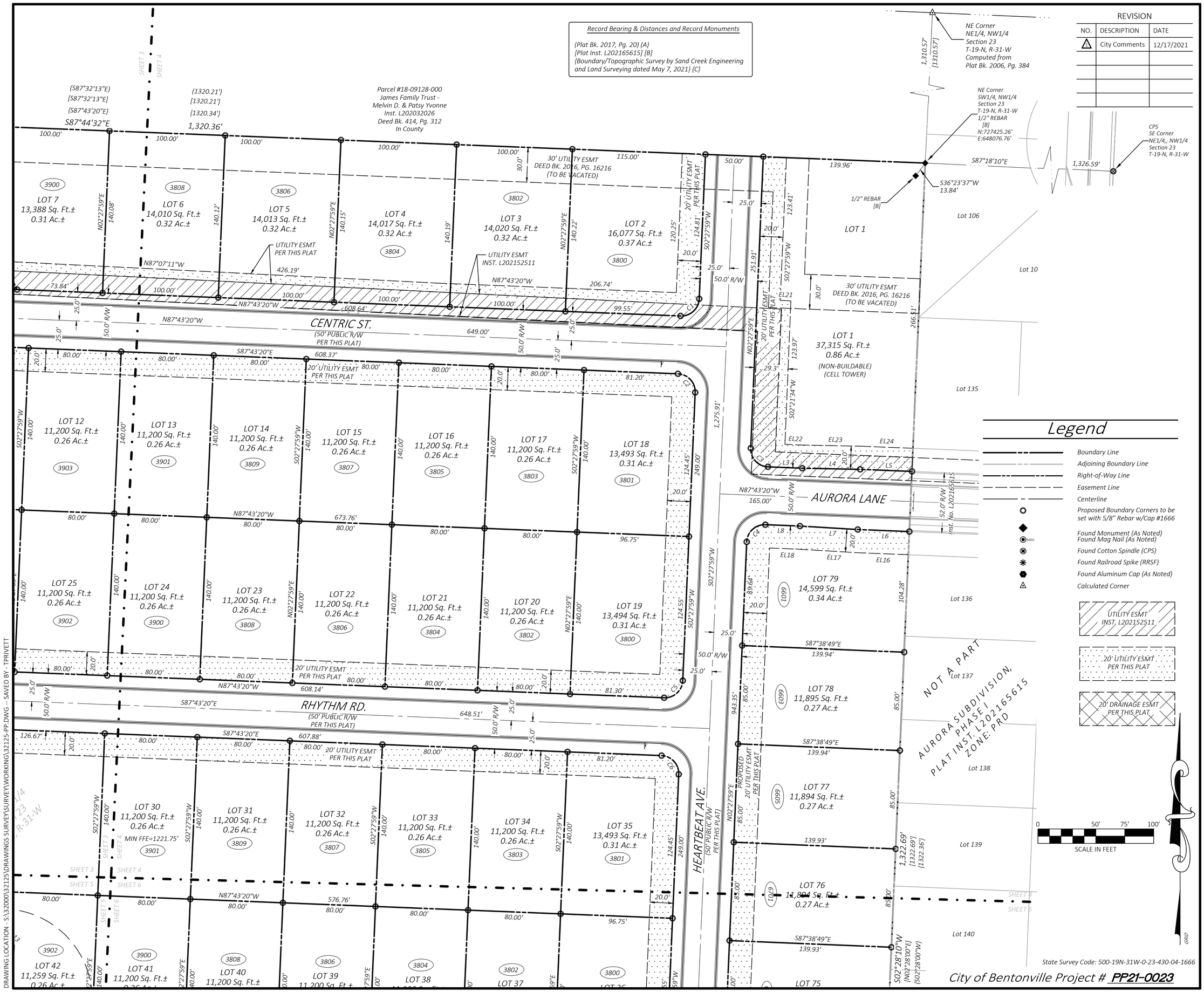

REVISION		
NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

Northeast Corner
SHEET TITLE

SHEET NUMBER
4 OF 7

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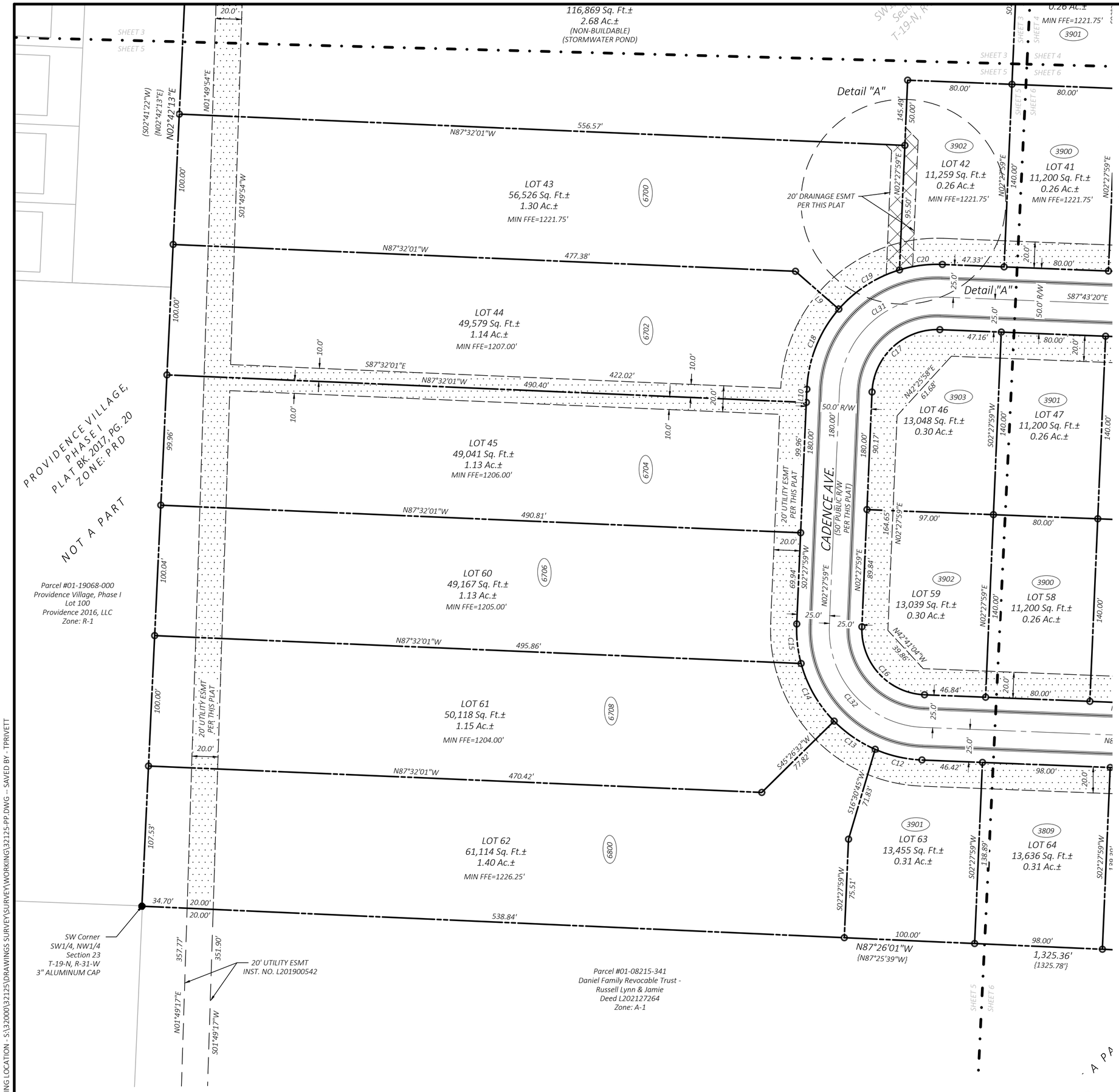

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted)
- Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
- 20' DRAINAGE ESMT PER THIS PLAT

Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

REVISION

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

0 50' 75' 100'
SCALE IN FEET

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # **PP21-0023**

CEI Solutions for Land and Life

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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

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

Southwest Corner
SHEET TITLE

SHEET NUMBER
5 OF 7

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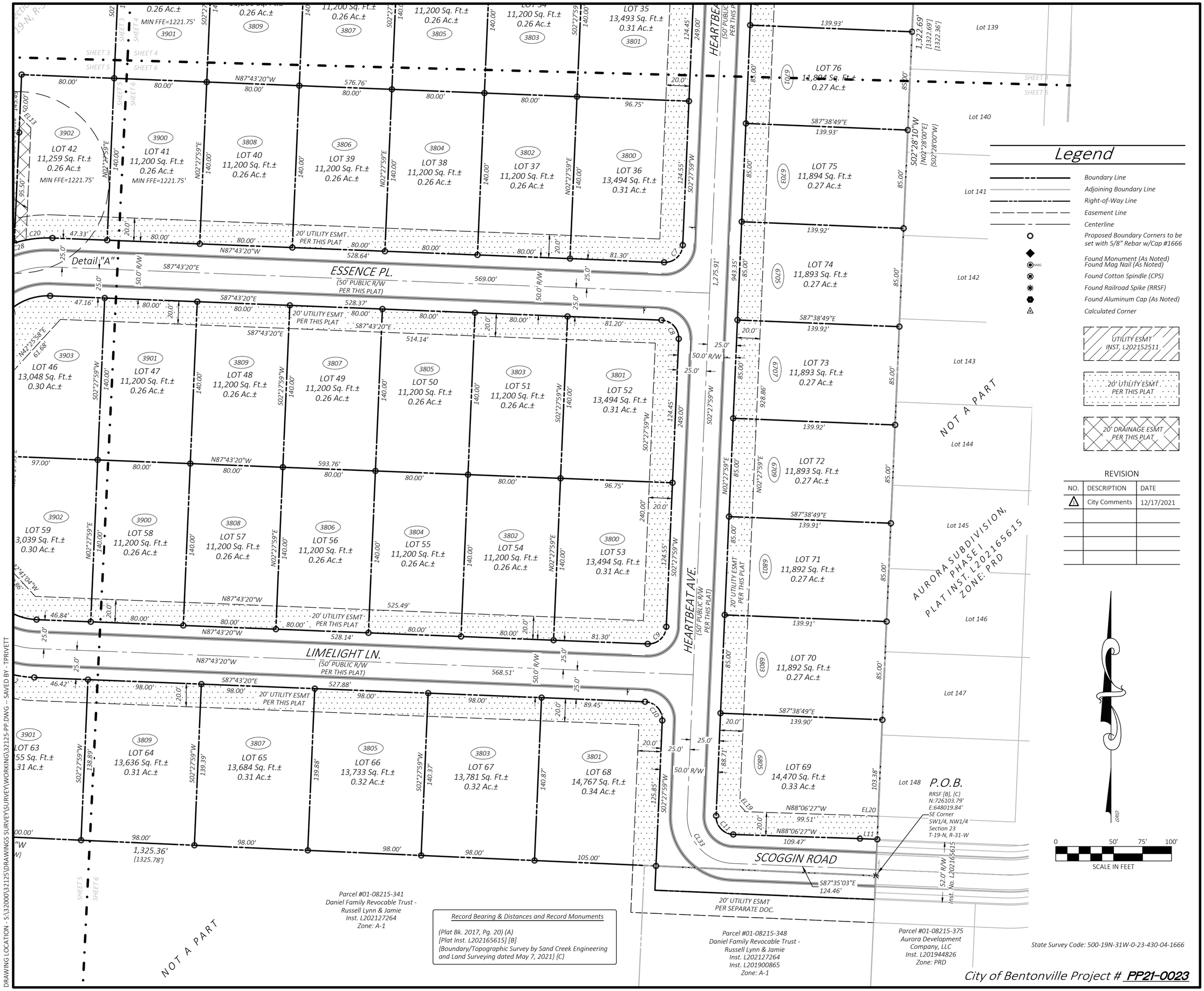

REVISION

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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

Southeast Corner
SHEET TITLE

SHEET NUMBER
6 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS\SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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

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Bentonville, AR 72712
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Toll-free: 1.800.433.4173
ceieng.com

February 11, 2022

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

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

Bentonville Planning Commission:

On behalf Amazing Land Company LLC, CEI has prepared the attached chronological summary associated with the requested waiver of connectivity for the Aurora Subdivision phase 3. Starting with the initial waiver letter and photo/video that was presented to the Commission on January 4, 2022 the package includes the subsequent appeal letter to City Council with supporting drawings and summary of three studies of the floodwater conditions that were included in that appeal on January 25, 2022. Following the City Engineer's request for two weeks of additional study time and Council's action to return the item to Planning Commission for consideration; our team worked with staff to provide additional flood modeling data and drawings representing alternate scenarios requested for that connectivity. Those summaries of the data and preliminary drawings indicating the work are included in the attachment.

Highlights of the study and information presented are as follows:

1) The watershed flowing through this unmapped tributary of Little Osage Creek is over 1,700 acres which causes a 100-year flow of nearly 4,400 cubic feet per second.
2) The subdivision improvements as currently designed do not cause a rise of floodwaters on any property adjacent to the study area and protect the natural conditions of the property.
3) Meeting the street specifications while protecting from overtopping, would require approximately 10 feet of fill in the valley, removal and reconstruction of the entirety of Atlantic Ave., installation of 4 or more 12' box culverts, significant loss of tree canopy and destruction of a natural wildlife corridor, and still a rise of floodwaters on the adjoining developed and undeveloped properties.
4) Cost of the 650-foot street connection and culverts is estimated at $1.5 million which renders the development of much needed residential lots in Bentonville unfeasible.

We understand the intent of the code requirements for connectivity and the proposed subdivision does provide for connectivity to the north, south, and east but this connection to Atlantic represents a significant hardship due to the topography of the area, the conveyance of flood

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NASHVILLE | OKLAHOMA CITY | PHILADELPHIA | PHOENIX

waters through the valley, and does not detract from the currently adopted master street plan network through the region. CEI requests that the Planning Commission consider the new additional data presented to the engineer and summarized here and grant the requested waiver.

We appreciate your consideration of our request and look forward to discussing any questions you many have.

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor

Nate Bachelor, PE
Project Manager

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

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Toll-free: 1.800.433.4173
ceieng.com

December 20, 2021

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

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

Bentonville Planning Commission:

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

- **Article 1100.16(d) Connectivity**
  Local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation, but such connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.

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

- **Street Specifications Section 500.6 Curb and Gutter**
  All curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG-1 Type A (Curbing Details) with a minimum width of 24 inches with radius being a minimum of 2 inches. Mountable curbs will not be allowed in the City of Bentonville without written authorization of the City Engineer.

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

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

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor, PE
Project Manager – Local Development

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

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Toll-free: 1.800.433.4173
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January 18, 2022

City of Bentonville
City Council
305 SW A St.
Bentonville, AR 72712

RE: Aurora Subdivision Phase 3 – Appeal of Denied Waiver for Connectivity
Bentonville Project No. PP21-0023
CEI Project No. 32125

Bentonville City Council:

On behalf Amazing Land Company, LLC, and consistent with Section 300.07 and 301.09 of the city zoning code, CEI is requesting appeal of the January 4, 2022 Planning Commission denial of the waiver of connectivity standards for the proposed Aurora Subdivision phase 3.

The original waiver request and video data is provided with this letter for reference. The minutes of the meeting are also attached as part of this appeal with the waiver being item 8 on those minutes.

The written minutes do not provide the Commissioner's reasoning behind the denial but recording of the meeting may be available through the Planning Office for more detailed review. When presenting the waiver, we anticipated the photos and video evidence was sufficient to conclude the connection was not appropriate due to the resulting impacts to the area prone to flooding and impacts on the surrounding properties by compliance with the ordinance. However; during the meeting there was objection heard from Dan Weese, City Engineer, regarding the request for connectivity waiver. His opposition appeared to be based on the lack of supporting engineering calculations accompanying the request and the fact that Atlantic Ave was previously constructed across a portion of the creek to the eastern boundary of Providence Village Subdivision as part of their required improvements.

Strict compliance with the requirements of the Ordinance would result in negative impacts to the developer's property, surrounding properties, and the natural flow and course of the unnamed tributary to Little Osage Creek. Public health, safety, welfare, and morals are better served by granting the waiver and allowing the developer to preserve the character and condition of the natural stream and valley between the existing Providence Subdivision and the proposed phase 3 of Aurora Subdivision. As summarized below and attached in more detail, construction of the connecting street across the valley and creek will produce an increase in floodwater elevation on the developer's land, Providence Village Subdivision, and the James Family Trust property directly north of the connecting street.

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NASHVILLE | OKLAHOMA CITY | PHILADELPHIA | PHOENIX

In preparation of this appeal, CEI has prepared additional data for Council consideration. A drawing indicating the grade of the requested street connection complying with the geometric requirements of the street specifications is attached as Exhibit 1. Based on that geometry and the existing surrounding features, CEI has prepared a flood study using methods of study typically required by the City of Bentonville which considers multiple options of drainage conveyance under the street. Each option includes the proposed Aurora subdivision as currently designed. A map of the study area is included as Exhibit 2 and the summary of findings is included as Exhibit 3 to this letter.

The results of that study indicate:

1) That the subdivision improvements as currently designed do not cause a rise of floodwaters on any property adjacent to the study area.
2) That construction of the connecting street without additional culverts would cause greater than 6 feet of rise in floodwater elevations on adjoining properties.
3) That even with replacement and enlargement of the two existing culverts, addition of ten additional 12'x5' culverts, and cut within the valley to accommodate the additional culverts, the connecting street will still cause a rise of approximately 10 inches on surrounding properties.
4) That consideration was given to lengthy clear-span bridges not often found on local streets within neighborhoods and even those were found to cause rise of the floodwaters of this creek.

CEI requests that the City Council overturn the Planning Commission denial of the waiver based on the facts of the matter at hand, the information presented with the waiver, and the new information summarized in this letter and detailed on the attached exhibits.

We appreciate your consideration of our requests and look forward to discussing any questions you many have.

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor, PE
Project Manager

EXHIBIT 1 - STREET GEOMETRY AND GRADING

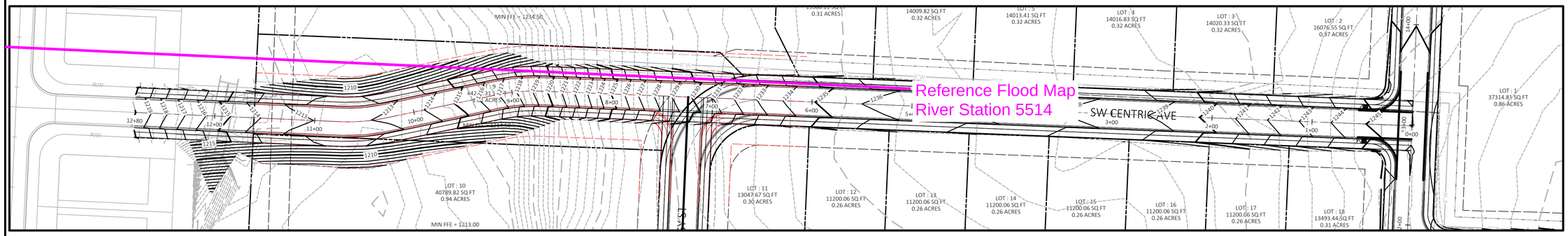
SITE BENCHMARK
SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

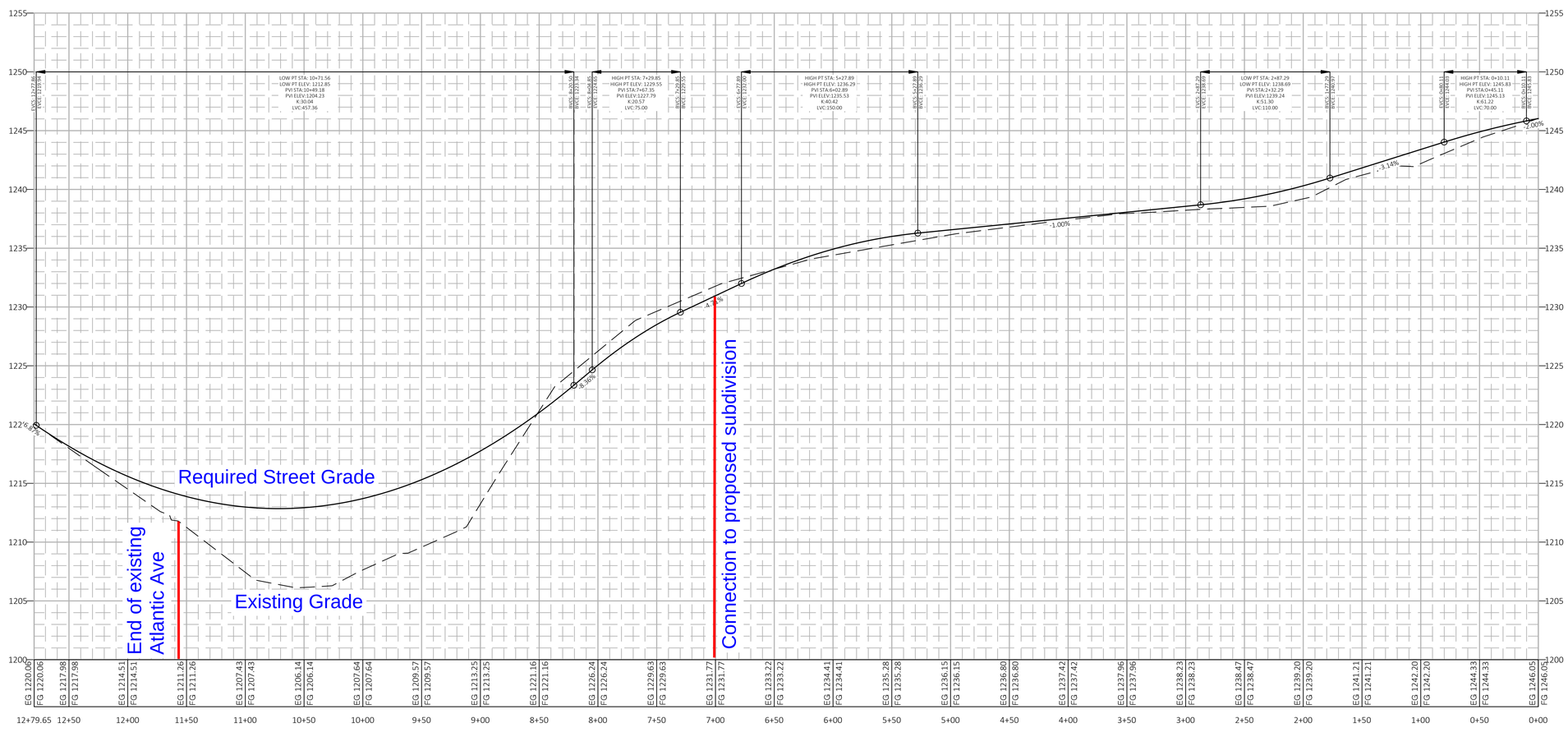
N

0 50' 75' 100'
SCALE IN FEET

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



SW CENTRIC STREET PROFILE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=50'



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FAX: (479) 273-0844

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	1/12/2022
REVISION	REV-2

EAST ROAD
CORRIDOR
SHEET TITLE

SHEET NUMBER
C2.3

DRAWING LOCATION - P:\32000\32125.00\DRAWING\DESIGN\WORKING\32125 - CORRIDORS.DWG -- SAVED BY - EADELSOHN

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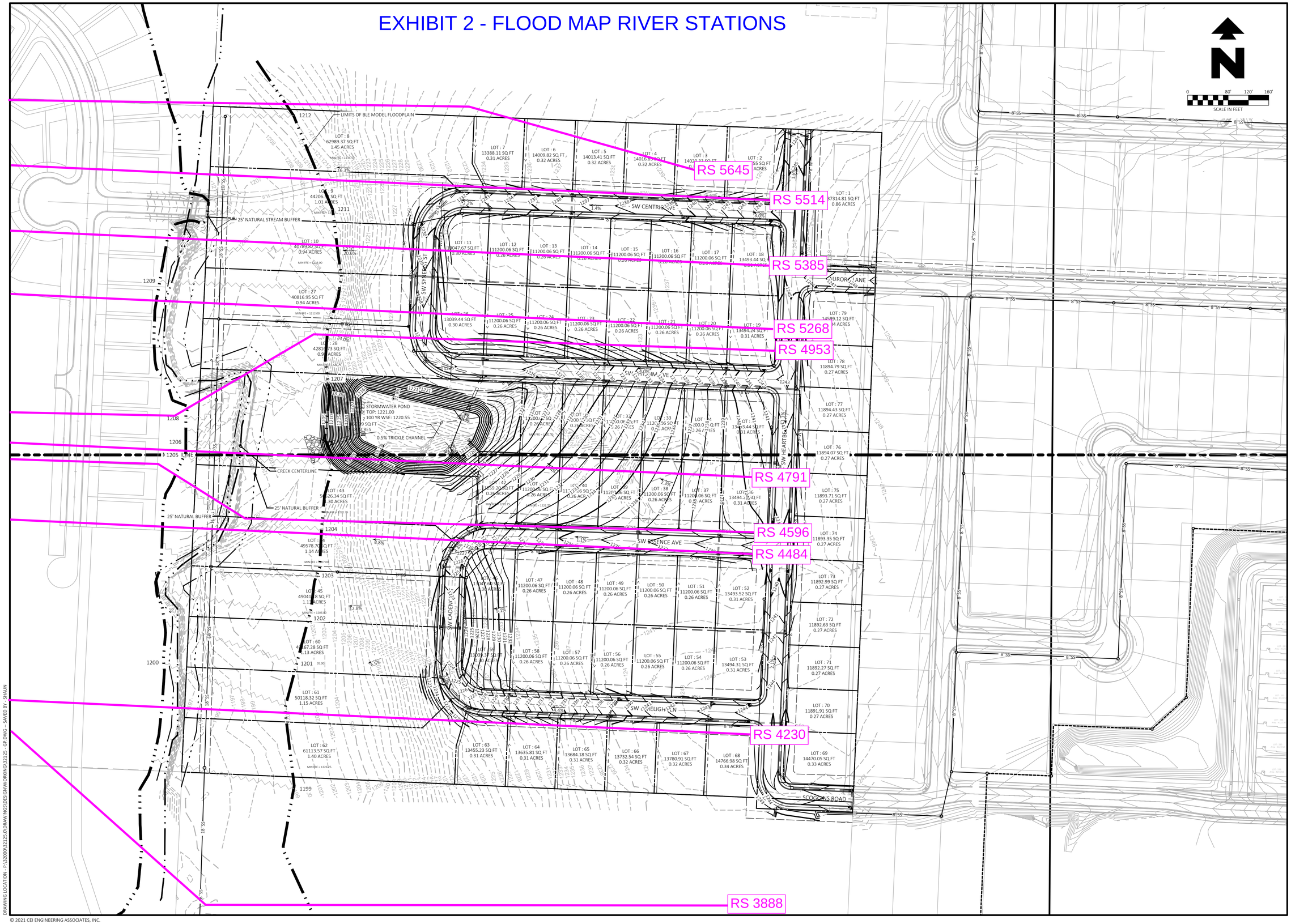
EXHIBIT 2 - FLOOD MAP RIVER STATIONS



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AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/30/2021
REVISION	REV-0

OVERALL GRADING PLAN
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - GP.DWG - SAVED BY - SHAUN

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EXHIBIT 3 - SUMMARY OF ENGINEERING STUDY

From: Andy E. Diehl
Sent: Tuesday, January 18, 2022 12:18 PM
To: Nate L. Bachelor
Cc: Emily Adelsohn; Steven Haun; Jacob Rennick; Tom C. Oppenheim
Subject: 32125 - Aurora Heartbeat Western Connection Flood Study Results

I've completed the preliminary flood study to determine if the western connection to Atlantic St has a negative impact to the BFE along the western portion of the project. The western Atlantic St connectivity is located at the NW corner of the Aurora Phase 3 development, approximately 250-ft south of the undeveloped property (Mr. James) to the north. All modeling was done in HEC-RAS 5.0.3 and all hydrology used to determine the existing flood limits was done using HEC-HMS 4.2.1.

I looked at several scenarios: No western connection with Aurora Phase Detention Pond Grading, Western Connection with existing culverts, and Western Connection with ten proposed culverts. Please see summary tables below that compare the Existing v Proposed BFE comparison for each scenario. In the scenarios provided below, the Aurora Phase 3 development is within the yellow highlighted rows. Any rise along the eastern portion of the Providence Village development will create a negative impact due to the proximity to the stream. A rise there will certainly impact those homes. Also, any rise will create a negative impact to the undeveloped property (Mr. James) to the north of this development due to the proximity to Mr. James' property line. A rise could impact his ability to develop his land.

No western connection with Aurora Phase 3 Detention Pond: This scenario shows the proposed grading for the detention pond doesn't create a rise in the BFE, even with reducing the floodplain by 16-ft in that area. This does not include the western connection to Atlantic St.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.92	271.59		0.00	0.00	
7621	1227.56	179.27		7621	1227.56	179.27		0.00	0.00	
7125	1224.54	215.04		7125	1224.54	215.04		0.00	0.00	
6626	1220.40	209.25		6626	1220.40	209.25		0.00	0.00	
6031	1215.78	193.11		6031	1215.78	193.11		0.00	0.00	
5645	1212.13	215.25		5645	1212.13	215.25		0.00	0.00	
5514	1210.53	264.85		5514	1210.53	264.85		0.00	0.00	
5482			Atlantic St	5482			Atlantic St			
5385	1209.60	314.89		5385	1209.60	314.89		0.00	0.00	
5268	1208.73	350.23		5268	1208.73	350.23		0.00	0.00	
4953	1205.43	224.53		4953	1205.43	224.53		0.00	0.00	
4791	1204.44	287.83		4791	1204.44	271.98		0.00	-15.85	Proposed Detention Pond
4596	1203.66	390.05		4596	1203.66	390.05		0.00	0.00	
4484	1202.65	309.79		4484	1202.65	309.79		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Western Connection with existing 8'x5' RCBs (@ 75-ft long at 0.5%) under Atlantic St: Used the road profile grades based on the Concept Plan Nate Bachelor sent Dan Weese at the City on Friday 1/14. This scenario also includes the detention pond grading mentioned above.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.11		6031	1216.84	230.82		1.06	37.71	
5645	1212.13	215.25		5645	1216.65	308.91		4.52	93.66	
5514	1210.53	264.85		5514	1216.65	365.37		6.12	100.52	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.60	314.89		5385	1209.60	314.89		0.00	0.00	
5268	1208.73	350.23		5268	1208.73	350.23		0.00	0.00	
4953	1205.43	224.53		4953	1205.43	224.53		0.00	0.00	
4791	1204.44	287.83		4791	1204.44	271.98		0.00	-15.85	Proposed Detention Pond
4596	1203.66	390.05		4596	1203.66	390.05		0.00	0.00	
4484	1202.65	309.79		4484	1202.65	309.79		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Western Connection with ten proposed culverts under Atlantic St: This scenario uses the proposed road profile mentioned above, removes the existing 8'x5' RCBs, and adds upsized RCBs of same length and slope as existing (i.e. (3) 12'x6' RCBs and (7) 12'x5' RCBs). We used the biggest standard RCBs we could while still maintaining adequate cover. This scenario does include grading of the floodplain to construct the RCBs. This scenario also includes the detention pond grading mentioned above. Please note, HEC-RAS only allows a maximum of 10 culverts to be analyzed in one cross section.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.92	271.59		0.00	0.00	
7621	1227.56	179.27		7621	1227.56	179.27		0.00	0.00	
7125	1224.54	215.04		7125	1224.54	215.04		0.00	0.00	
6626	1220.40	209.25		6626	1220.40	209.25		0.00	0.00	
6031	1215.78	193.11		6031	1215.78	193.12		0.00	0.01	
5645	1212.13	215.25		5645	1212.13	215.25		0.00	0.00	
5514	1210.53	264.85		5514	1211.39	283.48		0.86	18.63	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.60	314.89		5385	1209.65	316.79		0.05	1.90	
5268	1208.73	350.23		5268	1208.73	350.23		0.00	0.00	
4953	1205.43	224.53		4953	1205.43	224.53		0.00	0.00	
4791	1204.44	287.83		4791	1204.44	271.98		0.00	-15.85	Proposed Detention Pond
4596	1203.66	390.05		4596	1203.66	390.05		0.00	0.00	
4484	1202.65	309.79		4484	1202.65	309.79		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Besides the scenarios outlined below, we looked into two bridge scenarios. These are not outlined below. However, these scenarios yielded a rise in BFE as well.

- Scenario #1: 280-ft clear span bridge which would end at the current end of Atlantic St. Utilizes existing 8'x5' RCBs and no stream grading to maintain existing flow conditions. This yielded a rise in BFE and compares to the rise noticed in the Western Connection with existing culverts, see below. This scenario would take additional fill in order to make the vertical curves work with the bridge, which could impact the two homes north and south of Atlantic St within Providence Village.
- Scenario #2: 360-ft clear span bridge which would end approximately 100-ft into existing Atlantic St. Here the existing Atlantic St culverts were removed and the stream grading remained the same to match existing flow conditions. This yielded a rise in BFE by about 1-ft above existing. This scenario would take additional fill in order to make the vertical curves work with the bridge, which could impact the two homes north and south of Atlantic St within Providence Village. This is even if the vertical curves could tie into existing before the Atlantic St/Chestnut Hill Rd intersection.

I hope this helps clarify the scenarios that were modeled and the results that were determined. Based on the above model runs, it is my determination that this western connection will create a negative impact in regards to flooding in this area. However, the addition of the proposed detention pond as shown within the recent Preliminary Plat submittals to the City will not create a negative impact and therefore should be allowed as that pond meets all City requirements outlined in the Drainage Manual.

Please let me know if you have any questions or concerns.

Thanks,

ANDREW DIEHL, PE, CPESC
Senior Project Engineer
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Nate L. Bachelor

From: Nate L. Bachelor
Sent: Monday, January 31, 2022 12:17 PM
To: Dan Weese; Robert David; Julie Vaught
Cc: Andy E. Diehl; Bonnie Bridges; Camille Thompson
Subject: RE: Aurora Phase III Waiver supporting data review
Attachments: 2022-01-28 BFE Scenario Comparison Summary.pdf; 32125 Preliminary Topo Work Map 2022-01-20.pdf

Dan,
Attached is an updated BFE summary letter based on the updates and options you requested. I've also included the river station map for the project for reference. A summary of our discussion of considerations is below. Andrew and I will be available to answer any questions you have on this data.

Options 1, 2, & 3 have been previously presented but are now updated with the new existing culvert elevations.
Option 4 raises the street center by 3' to approximately 1216 elevation but that is still below the upstream flood elevation of 1219.13.
Option 5 raises the street by the same 3' and increases size of new culverts proportionally and still show BEF overtopping the street with an elevation of 1217.84
Option 6 is a full reconstruction of Atlantic culverts and upsizing them, increases size of new culverts further, and provides upstream and downstream grading work to accommodate them. The street is now below BFE but the work still causes a 2.4' rise on the neighbor.
Option 6 is the only one that results in a BFE level below the connecting street even with the increase in elevation. That option still creates a significant BFE rise on the neighboring property and is a huge amount of impact on the existing street, channel, and utilities. I'm working on a drawing now that depicts those impacts but wanted to get this to you quickly while that drawing update is in progress.

Considerations and responses:

- Confirm exiting culvert elevations with as-builts and incorporate into model
  We reached out to the surveyor and they did have invert elevation shots on the existing culverts. I have updated the HEC-RAS model and updated all the scenarios. The information provided in the attached BFE Scenario Comparison Summary includes this change.
- Consider adjustment to street geometry raising it to keep flood water below.
  We ran scenarios where we increased the sag point elevation 3-ft from 1212.9 (presented previously) to 1215.9. Please see the BFE Scenario Comparison Summary attached.
- Consider CIP box culverts to increase standard height vs the 12x4 precast in the last model
  The height of the box culverts in the study was not limited by standard sizes, we were limited due to the cover needed under the proposed road section. I was able to increase the box size because of the increase in road elevation. From our experience, any cast-in-place box culvert larger than a 12-ft span requires a shared wall in order to support the loading from above. Therefore, there is no difference between using Cast-In-Place box culverts or precast.
- Consider and demonstrate option for storage on the Aurora site to help offset BFE increase
  We analyzed a scenario that created a storage area upstream of the road connection, lowered the culverts at the current low point east of the stream channel, and created a secondary channel downstream of the road connection to tie into the existing stream channel. Please see the BFE Scenario 6 in the Comparison Summary attached.
- Consider lowering new proposed culverts and creating upstream storage or a channel south to the creek tie-in on site

See comment response above.

- Evaluate the conditions and consider an "acceptable" level of rise on the neighboring properties rather than negating any increase as non-viable.
  Based on the proximity of the existing homes in Providence to the creek and channel, CEI is not comfortable in the exercise of our professional duties in a solution that causes an offsite rise in BFE on those properties.

CEI Solutions for Land and Life

Nate Bachelor, PE
Project Manager

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From: Dan Weese <dweese@bentonvillear.com>
Sent: Thursday, January 27, 2022 12:11 PM
To: Nate L. Bachelor <nbachelor@ceieng.com>; Robert David <bob@leadershipproperties.com>; Julie Vaught <julie@leadershipproperties.com>
Cc: Andy E. Diehl <adiehl@ceieng.com>; Bonnie Bridges <bbridges@bentonvillear.com>; Camille Thompson <CThompson@bentonvillear.com>; Dan Weese <dweese@bentonvillear.com>
Subject: RE: Aurora Phase III Waiver supporting data review

OK. I will make adjustments on my end to be ready to review this quickly.

BENTONVILLE ENGINEERING

Dan Weese, PE
City Engineer
City of Bentonville
479-254-2024
3200 SW Municipal Drive
Bentonville, Arkansas 72712
E-mail: dweese@bentonvillear.com

From: Nate L. Bachelor <nbachelor@ceieng.com>
Sent: Thursday, January 27, 2022 11:06 AM
To: Dan Weese <dweese@bentonvillear.com>; Robert David <bob@leadershipproperties.com>; Julie Vaught <julie@leadershipproperties.com>
Cc: Andy E. Diehl <adiehl@ceieng.com>; Bonnie Bridges <bbridges@bentonvillear.com>; Camille Thompson <CThompson@bentonvillear.com>
Subject: RE: Aurora Phase III Waiver supporting data review

Dan,
Based on the amount of analysis work requested we anticipate delivery of the new data to you for review on Monday, possibly end of day Friday. Updated analysis will show results considering street geometry/elevation, culvert sizing, onsite grade adjustments, and associated iterative flood study.

CEI Solutions for Land and Life

Nate Bachelor, PE
Project Manager

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From: Dan Weese <dweese@bentonvillear.com>
Sent: Thursday, January 27, 2022 7:50 AM
To: Nate L. Bachelor <nbachelor@ceieng.com>; Robert David <bob@leadershipproperties.com>; Julie Vaught <julie@leadershipproperties.com>
Cc: Andy E. Diehl <adiehl@ceieng.com>; Dan Weese <dweese@bentonvillear.com>; Bonnie Bridges <bbridges@bentonvillear.com>; Camille Thompson <CThompson@bentonvillear.com>
Subject: Aurora Phase III Waiver supporting data review

Nate,

When do you expect to have the information that we discussed yesterday morning available for my review. I have set aside time today, tomorrow, and Saturday to look at it. If it will not be available by then, I need to reallocate my time so that I will be ready to review it quickly once it is available.

BENTONVILLE ENGINEERING

Dan Weese, PE
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Project #: PP21-0023
Request: Preliminary Plat
Proj. Name: Aurora Subdivision Phase 3
CEI Project #: 32125

BFE Comparison Summary

In all the scenarios below, please refer to the Exhibit that shows the Cross Section locations that were modeled in HEC-RAS. The yellow highlighted Cross Sections are located within the western portion of the Aurora Phase 3 development. These same Cross Sections also are located on the eastern portion of the Providence Village development.

Scenario #1: Existing Condition with Detention Basin Grading encroaching approx. 34-ft into the floodplain with no Atlantic Avenue extension.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.92	271.59		0.00	0.00	
7621	1227.56	179.27		7621	1227.56	179.27		0.00	0.00	
7125	1224.54	215.04		7125	1224.54	215.04		0.00	0.00	
6626	1220.40	209.25		6626	1220.40	209.25		0.00	0.00	
6031	1215.78	193.12		6031	1215.78	193.12		0.00	0.00	
5645	1212.13	215.25		5645	1212.13	215.25		0.00	0.00	
5514	1210.34	260.75		5514	1210.34	260.75		0.00	0.00	
5482			Atlantic St	5482			Atlantic St			
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.51		-0.01	-0.54	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #2: Extending Atlantic Avenue using minimum K values and only using the existing 2-8'x5' box culverts. This geometry was presented to Dan Weese on a Zoom Call on 1/20/22 and sent via email by CEI prior to the call. Detention Basin Grading as mentioned in Scenario #1 was included as well.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1216.77	227.92		0.99	34.80	
5645	1212.13	215.25		5645	1216.57	307.74		4.44	92.49	
5514	1210.34	260.75		5514	1216.57	364.16		6.23	103.41	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #3: Extending Atlantic Avenue using minimum K values and using the existing 2-8'x5' box culverts and adding 2-12'x4' box culverts, located at the secondary low point/channel east of the main stream channel, matching existing grades in the area. Detention Basin Grading as mentioned in Scenario #1 was included as well.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1215.99	197.27		0.21	4.15	
5645	1212.13	215.25		5645	1215.63	294.65		3.50	79.40	
5514	1210.34	260.75		5514	1215.62	349.48		5.28	88.73	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #4: Same as Scenario #2 but raising the sag point by 3-ft within Atlantic Avenue.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1219.21	325.15		3.43	132.03	
5645	1212.13	215.25		5645	1219.13	345.96		7.00	130.71	
5514	1210.34	260.75		5514	1219.13	400.62		8.79	139.87	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #5: Same as Scenario #3 but raising the sag point by 3-ft within Atlantic Avenue and upsizing the proposed culverts to 2-12'x7' box culverts. The proposed culvert size was maximized to the biggest box size you can have and maintain adequate cover.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1217.96	277.09		2.18	83.97	
5645	1212.13	215.25		5645	1217.84	325.89		5.71	110.64	
5514	1210.34	260.75		5514	1217.84	383.39		7.50	122.64	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #6: Same as Scenario #5 but raising the sag point by 3-ft within Atlantic Avenue, but including upsizing existing culverts, storage grading upstream of the road connection, and a secondary parallel channel east of the stream channel which includes lowering and increasing the culvert size of the proposed culverts. The existing 8'x5' culverts are upsized to 12'x12'. The proposed culverts mentioned in Scenario #3 are upsized to 12'x10' culverts. These sizes are maximized in the available space and maintain adequate cover.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.92	271.59		0.00	0.00	
7621	1227.56	179.27		7621	1227.56	179.27		0.00	0.00	
7125	1224.54	215.04		7125	1224.54	215.03		0.00	-0.01	
6626	1220.40	209.25		6626	1220.40	209.25		0.00	0.00	
6031	1215.78	193.12		6031	1215.23	181.68		-0.55	-11.44	
5645	1212.13	215.25		5645	1214.27	269.86		2.14	54.61	
5514	1210.34	260.75		5514	1212.74	306.37		2.40	45.62	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.32	305.55		-0.04	-1.27	
5268	1208.51	348.68		5268	1205.63	99.66		-2.88	-249.02	
4953	1205.02	201.05		4953	1205.31	218.46		0.29	17.41	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

DRAWING LOCATION - P:\32000\32125.00\DRAINAGE REPORT\PRELIMINARY FLOOD STUDIES\2022-01-19 PRELIM FLOOD STUDY (ROAD EXTENSION)\PROPOSED WORKING NEW.DWG - SAVED BY - ADIEHL

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CEI
Solutions for Land and Life

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	1/20/2022
REVISION	REV-0

PRELIMINARY WORK MAP
SHEET TITLE

SHEET NUMBER
FS1.0

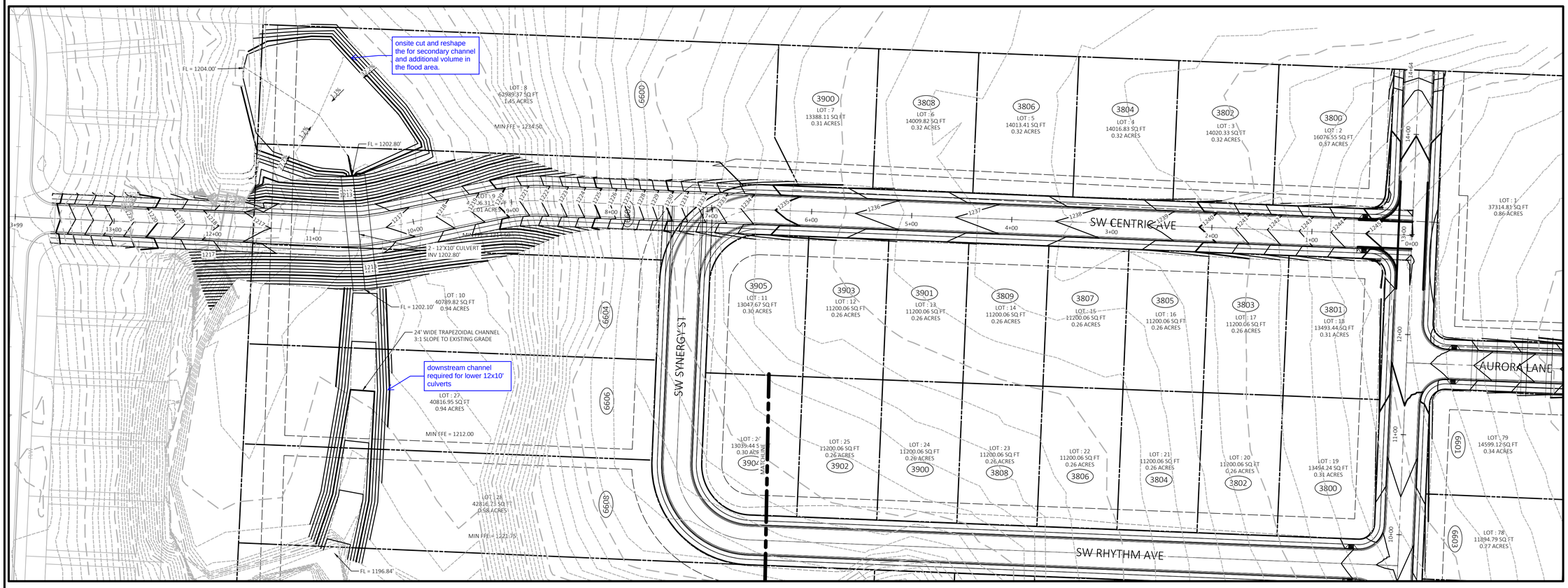
SITE BENCHMARK
SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

N

0 50' 75' 100'
SCALE IN FEET

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



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BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	1/31/2022
REVISION	REV-2

EAST ROAD
CORRIDOR
SHEET TITLE

SHEET NUMBER
C2.3

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - CORRIDORS - WESTERN CONNECTION.DWG - SAVED BY - EADELSOHN

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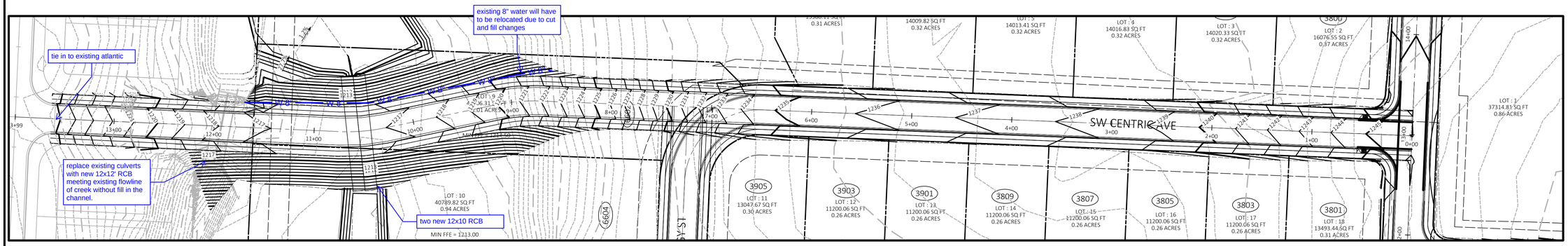
SITE BENCHMARK
SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

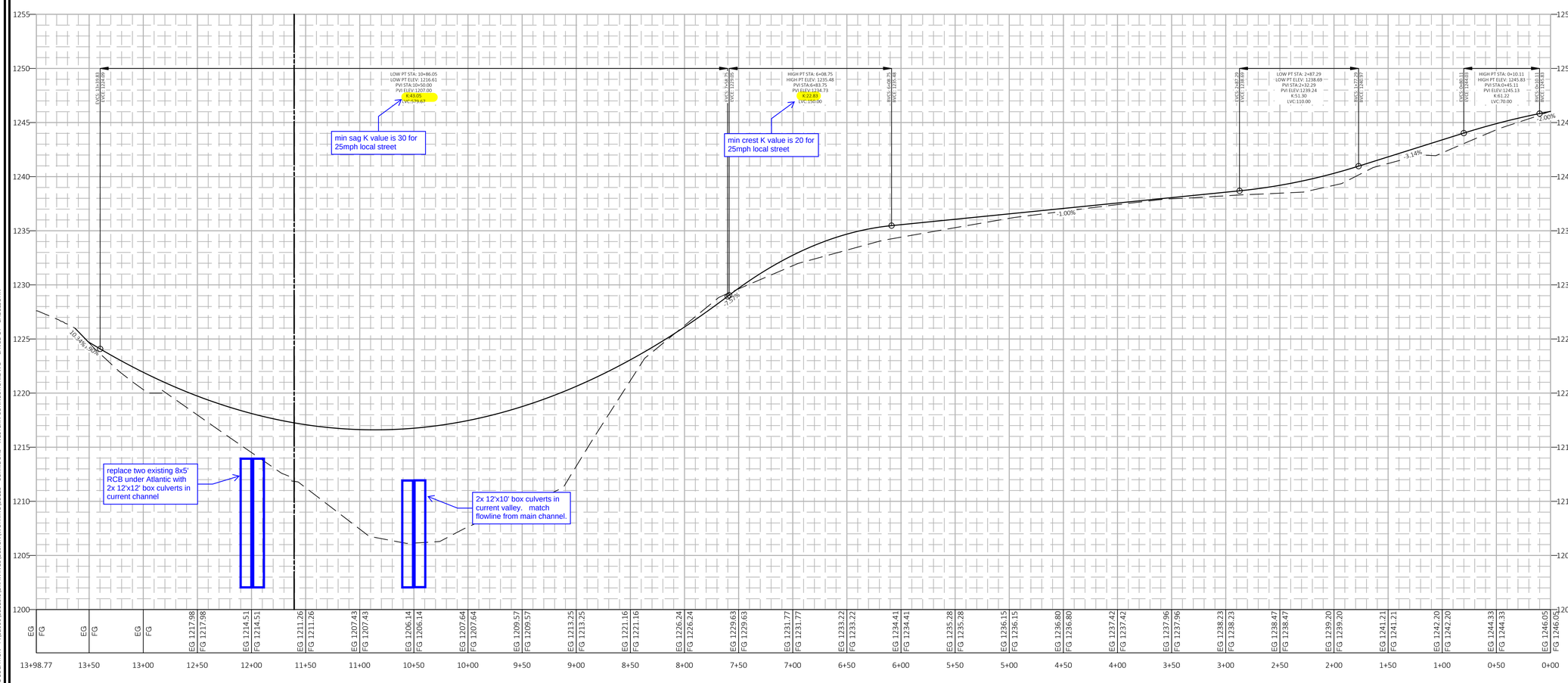
N

0 50' 75' 100'
SCALE IN FEET

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



SW CENTRIC STREET PROFILE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=50'



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AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	1/31/2022
REVISION	REV-2

EAST ROAD CORRIDOR
SHEET TITLE
SHEET NUMBER
C2.3

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - CORRIDORS - WESTERN CONNECTION.DWG -- SAVED BY - EADELSOHN

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S & K Dirtworks, LLC

1923 Pinewoods Dr.
Rogers, AR 72758

Project Quote

Date	Quote#
2/8/2022	022-243

Name / Address
Bob David

Project
Heart Beat Conectivity

Description	Qty	Cost	Total
Install grass channel	1	23,200.00	23,200.00
Clearing & Grubbing	1.75	5,000.00	8,750.00
Fill	1	109,200.00	109,200.00
Onsite Strip	1	11,250.00	11,250.00
Curb & Gutter	1	16,900.00	16,900.00
Common sidewalk	1	39,000.00	39,000.00
Base & Asphalt	1	52,650.00	52,650.00
Water	1	42,440.00	42,440.00
Remove spoil pile	1	41,600.00	41,600.00
Demo existing storm structures	1	31,650.00	31,650.00
Demo existing 2000 SF sidewalk, 4800 SF asphalt & 40 LF curb	1	9,550.00	9,550.00
Install double barrel 12 x 12 RCB with headwalls	1	573,000.00	573,000.00
Install double barrel 12 x 10 RCB with headwalls	1	554,000.00	554,000.00
		Total	$1,513,190.00

Signature _____

Phone #
4796317400

WAIVER REQUEST STAFF REPORT

G Street Holdings Partners, LLC

301 SE G Street
PC Date: 2/15/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV22-0001
Applicant / Current Owner	G Street Holdings Partners, LLC
Site Area	+/- 1.24 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High-Density Residential
Waiver Request	Article 1100, Section 1100.08.a – Grading and Drainage Regulations

https://arcg.is/08HvK8

Property Description
This property is located at 301 SE G Street. It is currently zoned DN-4, Downtown Mixed-Use Residential.

Waiver Request
The applicant requests a waiver from Article 1100, Section 1100.08.a – Grading and Drainage Regulations. Stormwater Drainage Control Standards – City of Bentonville Stormwater Drainage Manual. City of Bentonville Stormwater Drainage Manual - Section 3 – Flow in Storm Drains and Drainage Appurtenances. Section 3.4.5 – Pipe Connections: Connections will be made by inlet or junction boxes. Precast structures are not allowed in public drainage systems. The applicant states that the precast structures proposed are equivalent to the cast-in-place structures in all aspects and the precast structure will be placed on a compacted class 7 base foundation, and it is common practice and industry standard to use precast storm structures on storm drainage pipe systems. Precast concrete storm boxes meet all of the city's requirements except for Section 3.4.5 of the Drainage Manual. The applicant also states that there are several additional reasons they are requesting this waiver for this particular project. Please see attached waiver letter for additional information provided by the applicant.

Analysis
The developer has already installed the pre-cast storm boxes and the City Engineering Department is in support of the waiver request.

N
W E
S

1 inch = 100 feet

WAV22-0001
WAIVER
G STREET HOLDINGS PARTNERS
301 SE G ST

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of G Street Holdings Partners, LLC

Date: January 10, 2022

Re: Waiver Request to Use Pre-Cast Storm junction boxes and inlets in Public Street.

On behalf of G Street Holdings Partners, LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request from the Land Development Code – 1100.08 – Grading and Drainage Regulations to allow the use of Pre-Cast storm Structures within the public way.

Project Description: The G@Market multi-family development (LSD20-0042) has received Planning Commission approval, building permit, and an approved pre-con with the City departments. The project is currently under construction and the construction/ engineering team is requesting to use pre-cast concrete storm structures in-lieu of cast-in-place concrete structures.

This Waiver Request items are listed below:

Drainage Criteria Manual Waiver Request

- Waiver from 1100.08.a – Grading and Drainage Regulations. Stormwater Drainage Control Standards – City of Bentonville Stormwater Drainage Manual.
  - City of Bentonville Stormwater Drainage Manual - Section 3 – Flow in Storm Drains and Drainage Appurtenances.
  - Section 3.4.5 – Pipe Connections:
    - *Connections will be made by inlet or junction boxes. Precast structures are not allowed in public drainage systems.*
- The precast structures proposed are equivalent to the cast in place structures in all aspects and the precast structure will be placed on a compacted class 7 base foundation and it is common practice and industry standard to use precast storm structures on storm drainage pipe systems. Precast concrete storm boxes meet all of the city's requirements except for Section 3.4.5 of the Drainage Manual.
- There are several additional reasons we are requesting this waiver for our particular project:
  - Pre-Cast structures are faster to install and we can minimize the amount of time the street is closed down for the construction. With all of the construction going on in the vicinity it is difficult to find a window to close the streets that do not conflict with other projects. Pre-cast structures allow the street to be closed for less time.
  - Pre-cast structures require less excavation and space for the installation. This reduces the potential for utility conflicts as well as the amount street repair required. There are number existing utilities in the