

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
Tech Review Agenda
February 22, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_R5QF30JoSoWieTmKPB7f8A

I. Call to Order

II. Old Business

**1. The Hub Bike Lounge
Temporary Structure**

Conditional Use Permit*

410 SW A Street ([CU22-0002](#))

- A Conditional Use Permit for a temporary structure to be used as a bike staging and rental shop at 410 SW A Street. Long-term temporary structures require a Conditional Use Permit in all zoning districts.
- The proposed hours of operation are 8 AM to 6 PM, Wednesday through Sunday.
- The applicant anticipates five to ten customers per day and one staff member.
- Staff recommends a Conditional Use Period of one year, at which time the long-term desirability of the use can be assessed.

2. Poigai Estates

Preliminary Plat Amendment

III. New Business

1. CRT Airport Road Properties, LLC

Future Land Use Map Amendment *

1a. Low Density Residential to High Density Residential

SW Regional Airport Boulevard & SW Adams Road ([RZ22-0001](#))

- Currently zoned C-1, Neighborhood Commercial.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, west, and south as well as Benton County to the south and A-1, Agricultural to the east.
- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The applicant is requesting to change the Future Land Use Map 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.

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

- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.

1b. R-1, Low Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential Rezoning*

SW Regional Airport Boulevard & SW Adams Road ([RZ22-0001](#))

- Currently zoned R-1, Low Density Single-Family Residential.
- The requested R-3, Medium-High Density Multifamily Residential zoning district is intended to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed before development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffers or transitional zones between single-family and other uses not compatible with low-density residential development.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.
- ***Note: Public Notice was not published in the paper 15-days before the March 1 Planning Commission Meeting. This item will need to be tabled to the March 15 Planning Commission Meeting for a second public hearing***

2. Blessing S Nyamolo and Maxwell N Nyamolo Future Land Use Map Amendment*

2a. Residential Estate to Medium-Density Residential

601, 603, and 701 SW Tater Black Road ([RZ22-0005](#))

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

2b. R-E, Residential Estate to R-2, Medium Density Two Family and Townhome Rezoning*

601, 603, and 701 SW Tater Black Road ([RZ22-0005](#))

- Currently zoned R-E, Residential Estate.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, east, and west, and R-ZL, Zero Lot Line Residential to the south.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.
- ***Note: Public Notice was not published in the paper 15-days before the March 1 Planning Commission Meeting. This item will need to be tabled to the March 15 Planning Commission Meeting for a second public hearing***

3. **Annalee Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC; Brandon Lee Ham and Lindsey Ham** **Rezoning***
DE, Downtown Edge to DC, Downtown Core
SE 8th and SE C Street ([RZ22-0006](#))
- Currently zoned DE, Downtown Edge.
 - Adjacent zoning districts are DE, Downtown Edge to the north, south, and east, A-1, Agricultural to the south, and DC, Downtown Core to the west.
 - The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include office, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to active use.
 - At the time of writing these Tech Review Notes, staff has not received public comment on this item.
 - ***Note: Public Notice was not published in the paper 15-days before the March 1 Planning Commission Meeting. This item will need to be tabled to the March 15 Planning Commission Meeting for a second public hearing***
4. **James & Brenda Patton Trustees (Andy's)** **Conditional Use***
Restaurant, Drive-Through
E Centerton Boulevard ([CU22-0001](#))
- Currently zoned A-1, Agricultural, but is requesting a rezone to C-1, Neighborhood Commercial (RZ22-0007 on this agenda). The use of “Restaurant, Drive-Through” is allowed conditionally in the C-1 zoning district.
 - According to the applicant’s narrative, they propose to construct a drive-through fast-food restaurant at this location.
 - The hours of operation are assumed to be from 7 AM to 10 PM. Parking, lighting, and the number of employees and patrons will be established with the Large-Scale Development.
 - If the Planning Commission votes to approve this request, staff recommends the following conditions:
 - The Conditional Use Permit is contingent upon the applicant City Council approval on their rezoning to C-1, Neighborhood Commercial.
 - At the time of writing this staff report, staff has not received public comment on this item.
 - ***Note: Public Notice was not published in the paper 15-days before the March 1 Planning Commission Meeting. This item will need to be tabled to the March 15 Planning Commission Meeting for a second public hearing***

5. SW A Street Parking Addition Large-Scale Development

502 SW A Street ([LSD21-0041](#))

- The subject property is currently zoned DC, Downtown Commercial.
- A Large-Scale Development proposing a parking lot on this site. 17 parking spaces are proposed.
- Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code.
- Access to the project will be achieved through a public alley to the south.
- All outstanding department comments shall be addressed on or before February 24th at noon to proceed to Planning Commission on March 1st.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

CU22-0002
CONDITIONAL USE
HOLLANDS ADDITION
LOT 5 BLOCK 1





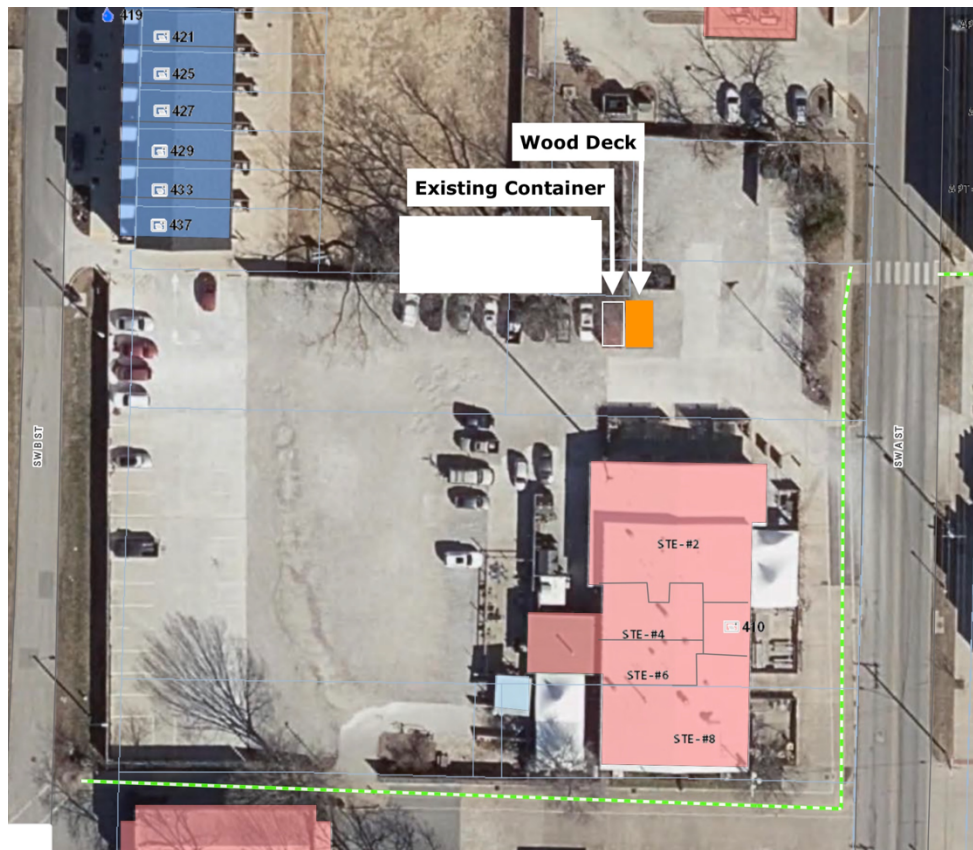
Conditional Use Permit Request:

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 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 avg).

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:



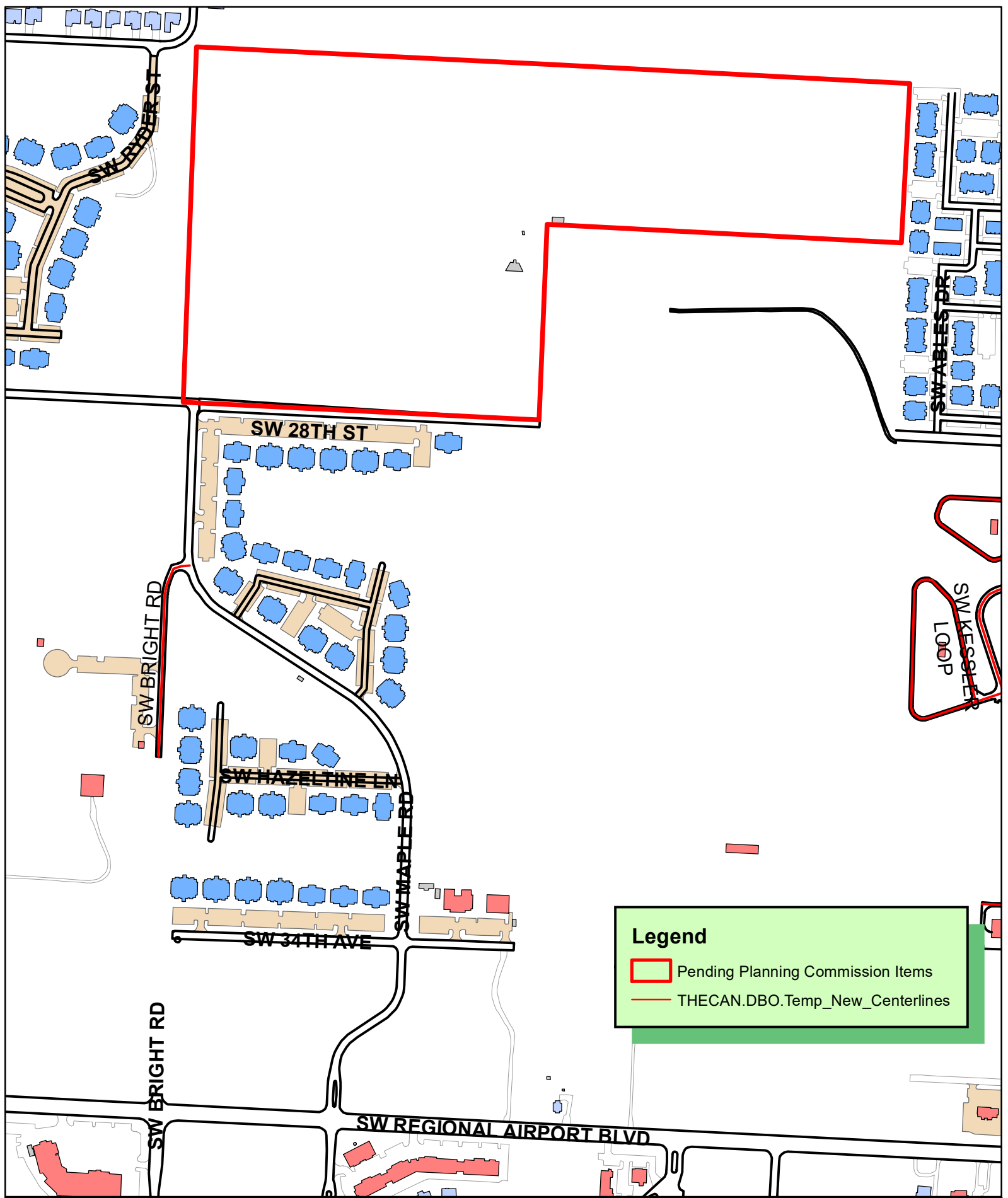
Sincerely,

Nathan (Woody) & Kelly Woodruff
www.thehubbikelounge.com



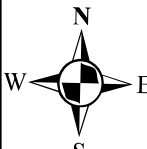
Concept Plan:





Legend

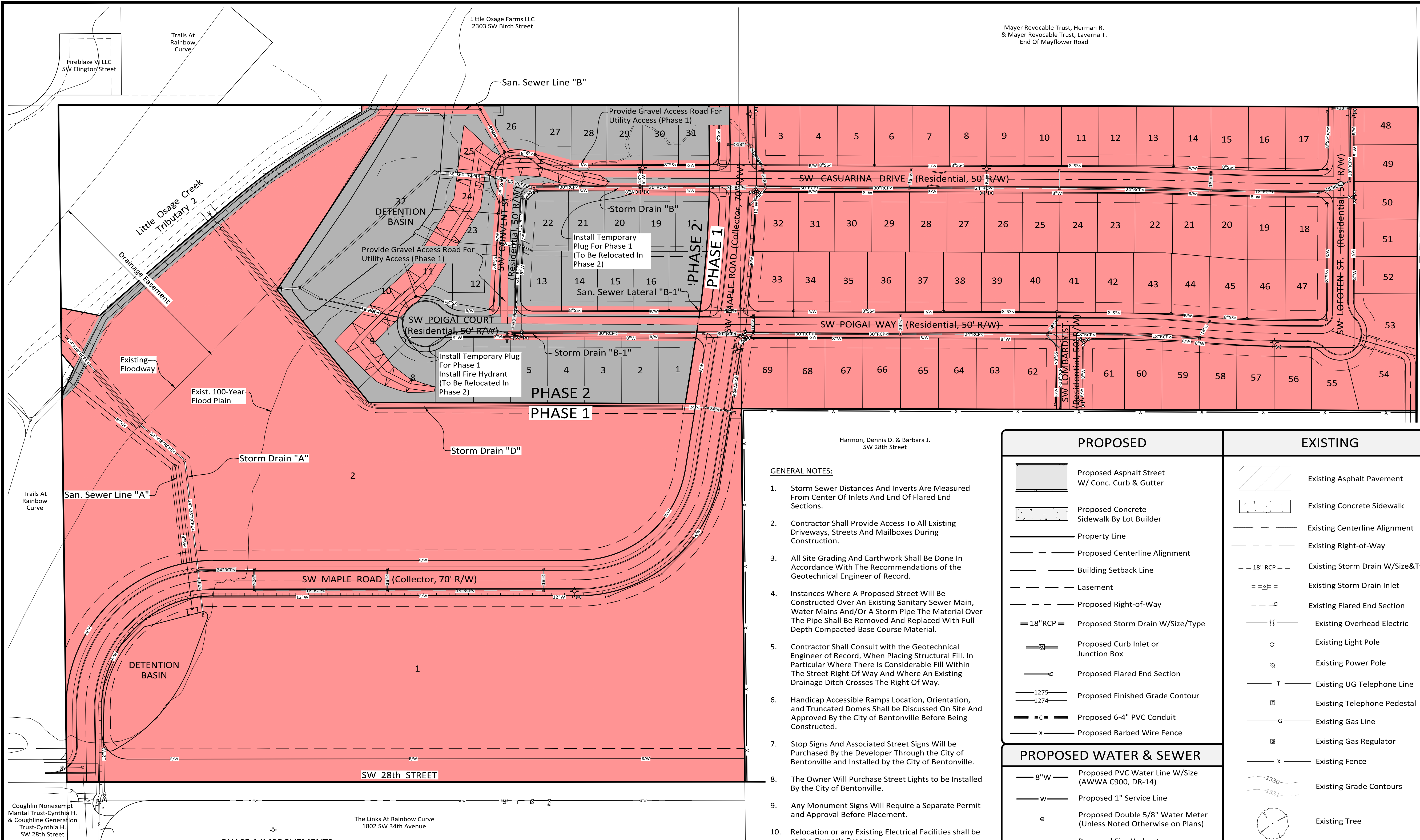
-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines

 1 inch = 450 feet

PP21-0013
PRELIMINARY PLAT
POIGAI ESTATES SUBDIVISION



Drawing Name: M:\SDSKPRO\UG-01 Poigai Subdivision\DRAWING\UG-01 BASE.dwg Last Modified: Jan 26, 2022 - 10:55am Plotted on: Jan 31, 2022 - 11:26am by al5172



PHASE 1 IMPROVEMENTS:

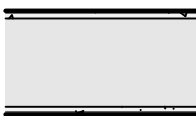
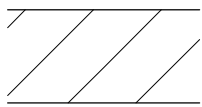
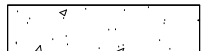
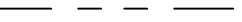
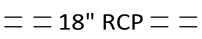
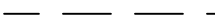
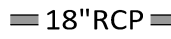
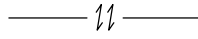
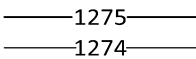
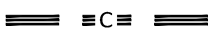
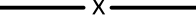
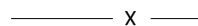
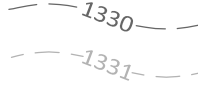
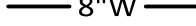
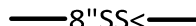
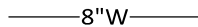
- SW Poigai Way, Sta. 5+90 to Sta. 18+22.99
- SW Lofoten Street
- SW Lombardy Street
- SW Maple Road
- SW Casuarina Drive, Sta. 6+81 to Sta. 19+25
- Fire Access Road
- San. Sewer Line "A"
- San. Sewer Line "B"
- San. Sewer Line "B-1"
- San. Sewer Line "B-1-B"
- Storm Drain "A"
- Storm Drain "B", Sta. 3+24 SW Casuarina Drive to End
- Storm Drain "B-1-A"
- Storm Drain "B-1", Sta. 2+03 SW Poigai Way to End
- Storm Drain "B-2"
- Storm Drain "D"
- 12" Water Line Along SW Maple Road
- 8" Water Lines, to nearest Fire Hydrants West of Maple
- Detention Basin/Sedimentation Basin on Lot 2, Phase 1
- Temporary Gravel Utility Access Roads

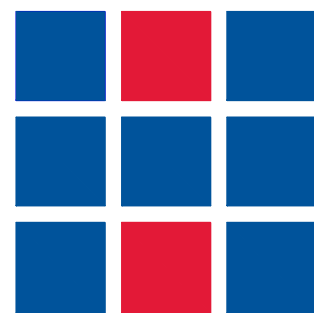
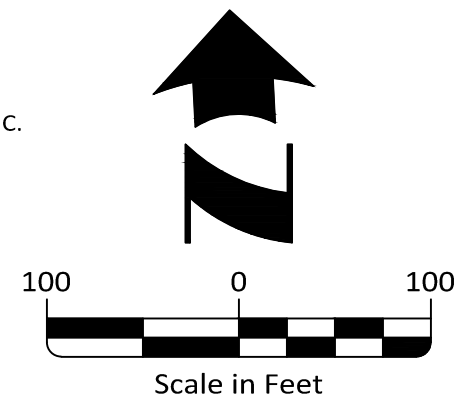
PHASE 2 IMPROVEMENTS:

- SW Casuarina Drive, Sta. 0+00 to Sta. 6+81
- SW Convent Avenue
- SW Poigai Court
- SW Poigai Way, Sta. 0+00 to Sta 5+90
- Storm Drain "B", Sta. 0+00 to Sta. 3+24
- Storm Drain "B-1", Sta. 3+24 Casuarina Drive to Sta. 2+13 SW Pogai Way
- Storm Drain "C"
- San. Sewer Line "B-1-A"
- Detention Basin On Lot 69, Phase 2
- Multi-Use Path

GENERAL NOTES:

- Storm Sewer Distances And Inverts Are Measured From Center Of Inlets And End Of Flared End Sections.
- Contractor Shall Provide Access To All Existing Driveways, Streets And Mailboxes During Construction.
- All Site Grading And Earthwork Shall Be Done In Accordance With The Recommendations of The Geotechnical Engineer of Record.
- Instances Where A Proposed Street Will Be Constructed Over An Existing Sanitary Sewer Main, Water Mains And/Or A Storm Pipe The Material Over The Pipe Shall Be Removed And Replaced With Full Depth Compacted Base Course Material.
- Contractor Shall Consult with the Geotechnical Engineer of Record, When Placing Structural Fill, In Particular Where There is Considerable Fill Within The Street Right Of Way And Where An Existing Drainage Ditch Crosses The Right Of Way.
- Handicap Accessible Ramps Location, Orientation, and Truncated Domes Shall be Discussed On Site And Approved By the City of Bentonville Before Being Constructed.
- Stop Signs And Associated Street Signs Will be Purchased By the Developer Through the City of Bentonville and Installed by the City of Bentonville.
- The Owner Will Purchase Street Lights to be Installed By the City of Bentonville.
- Any Monument Signs Will Require a Separate Permit and Approval Before Placement.
- Relocation or any Existing Electrical Facilities shall be at the Owner's Expense.
- All Radius Returns At Intersections Are 25.00 Feet, Unless Noted Otherwise.
- All Sidewalks Fronting Residential Lots Are To be Constructed By The Lot Builder As Part Of The Homebuilding Process.
- Contact Bentonville Electric Utility Dept. At 749-271-3135 Before Performing Any Grading Within 5 Feet Of Existing Or Proposed Power Poles.
- Bentonville Electric Utility Dept. Design Layout Takes Precedence Over Any Electric Information Shown On The Site Utility Plan.
- Electric Facilities Shall Be Installed In Accordance With The Latest Revision Of The Electric Specifications On The BEUD Website. Contractor Is Responsible For Compliance With This Specification.
- All proposed signage or fencing not shown on these plans will require separate permitting before construction.

PROPOSED		EXISTING	
	Proposed Asphalt Street W/ Conc. Curb & Gutter		Existing Asphalt Pavement
	Proposed Concrete Sidewalk By Lot Builder		Existing Concrete Sidewalk
	Property Line		Existing Centerline Alignment
	Proposed Centerline Alignment		Existing Right-of-Way
	Building Setback Line		Existing Storm Drain W/Size&Type
	Easement		Existing Storm Drain Inlet
	Proposed Right-of-Way		Existing Flared End Section
	Proposed Storm Drain W/Size/Type		Existing Overhead Electric
	Proposed Curb Inlet or Junction Box		Existing Light Pole
	Proposed Flared End Section		Existing Power Pole
	Proposed Finished Grade Contour		Existing UG Telephone Line
	Proposed 6-4" PVC Conduit		Existing Telephone Pedestal
	Proposed Barbed Wire Fence		Existing Gas Line
			Existing Gas Regulator
			Existing Fence
			Existing Grade Contours
			Existing Tree
EXISTING WATER & SEWER			
		Proposed PVC Water Line W/Size (AWWA C900, DR-14)	
		Proposed 1" Service Line	
		Proposed Double 5/8" Water Meter (Unless Noted Otherwise on Plans)	
		Proposed Fire Hydrant w/ 6" Gate Valve	
		Proposed Gate Valve	
		Proposed Water Line Tee	
		Proposed Water Line Bend	
		Proposed PVC Sanitary Sewer Line W/Size (SDR-26)	
		Proposed Sewer Manhole	
		Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL)	
			
			
			
			
			
			
			
			



MORRISON-SHIPLEY | HALFF
5704 EUPER LN, STE. 200 - FORT SMITH, AR 72903
479.452.1933 - HALFF.COM

City Project No. PP21-0013

**POIGAI ESTATES
SUBDIVISION
for the
City of Bentonville, Arkansas**

**Issued for Review
01.31.2022**

**PHASING PLAN &
SITE LAYOUT**

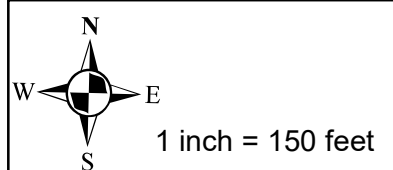
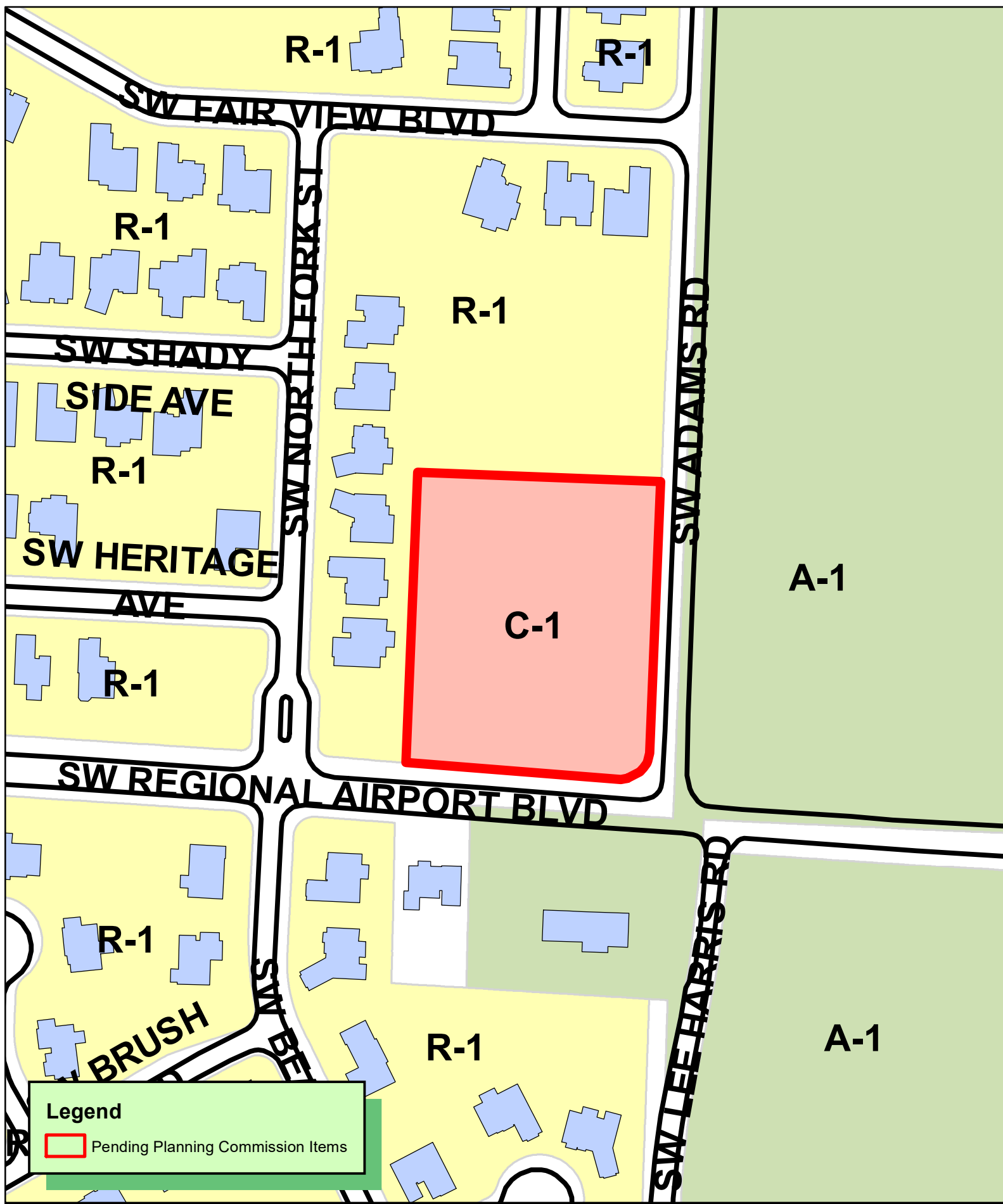
Revisions

Drawn By: DRC	Vert. Scale: -
Approved By: TLB	Horiz. Scale: 1" = 100'
Date: 12.22.2021	Plot Scale: 1
Project No.: SIG-01	DWG Name: BASE

SHEET

2

40



RZ22-0001
REZONE C-1 TO R-3
NORTH FORK ADD LOT 96
PARCEL 01-13713-000





December 29th, 2021

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, SW Adams Rd and SW Regional Airport Blvd

Planning Department,

Please accept this rezoning of land from C-1 to R-3. The developer intends to develop townhomes at a density of approximately 8 units per acre on this 2.5-acre tract. There are no pending land sales. The traffic in this area is moderate due to its frontage along Highway 12. This project will not significantly impact traffic (or itself be impacted) due to its close proximity to the highway. No signage is currently proposed, but any proposed signage would meet city requirements.

The proposed townhomes will use high-quality building materials and will comply with all of the city's architectural requirements.

The land has direct access to both water and sewer lines. A 12" sanitary line and a 12" water main are both available on the south property line.

Sincerely,

Phil Swope, PE
Project Engineer

NOTICE OF INTENT TO REZONE

Swope Engineering

has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

C-1 Commercial

to

R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 2022 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

my wife + I do not believe this rezoning aligns with the POA's established requirements. We also don't like the potential impact with rental town homes that could impact property values + ~~an~~ increase of potential crimes that commonly accompanies lower income living units.

Signature

Chris Enters

Printed Name

6201 SW Fair View Blvd, Bentonville, AR 72713

Physical Address

RZ22-0001

NOTICE OF INTENT TO REZONE

Swope Engineering

has requested the Bentonville Planning

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Proposed land use: Townhomes

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☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

of a potential in decrease of our property value with townhomes in sight, because of destruction of our view and privacy in our backyard

O. Tschischwitz, Elizabeth Tschischwitz

Signature

Oliver Tschischwitz, Elizabeth Tschischwitz

Printed Name

5803 SW North Fork St, Bentonville, AR 72713

Physical Address

NOTICE OF INTENT TO REZONE

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☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

① Defects entire purpose of owning a home in a subdivision ② Rental property is not taken care of the same as a home owner. Reduces property value ③ SRE affects our privacy. ④ This lot is part of our subdivision has to meet same reg. as homes

Nancy Paschall

Signature

Nancy Paschall

Printed Name

6103 SW Fairview Blvd, Bentonville, AR

Physical Address

72713

⑤ increased crime due to no regulations all up to property management
⑥ lot to make for this property.

⑦ When we purchased our home we were told this was a lot (home) not commercial or rental property. We would have not bought our home if this was the case. Lots of options 33

5 yrs ago. We thought we were protected then this issue even being possible

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

① This will affect our property value,
② This will create congested traffic & ③ There is possibility
of the crime rate elevating due to different occupants
coming & going among others.

Signature

William & Sophia Thomas.

Printed Name

5801 SW North Fork St.

Physical Address

Bentonville AR 72713

R7000001

NOTICE OF INTENT TO REZONE

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C-1 Commercial

to

R-3 medium density residential

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

The intended use of this property will fall outside the scope and design of the overall neighborhood which will have a negative affect on current property values. It is also our understanding in addition, that it ~~will~~ will not meet the requirements outlined in the POA.

 Jason and Tina Martin

Jason and Tina Martin

Printed Name

6202 SW Fair View Blvd, Bentonville

Physical Address

R722-2201

NOTICE OF INTENT TO REZONE

Swope Engineering

has requested the Bentonville Planning

Commission to set a public hearing date to consider rezoning the following property from

C-1 Commercial

to

R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

I, Irene Flowers object to the rezoning because when we bought our retirement home never thought I would have townhomes right up to my backyard. I will never be able to open my blinds or the back side of my home. This will force me to move elsewhere.
David Flowers S.Y.S.

Signature

Printed Name

DAVID FLOWERS

Physical Address

6001 SW NORTH FORK ST
BENTONVILLE, AR 72713

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

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

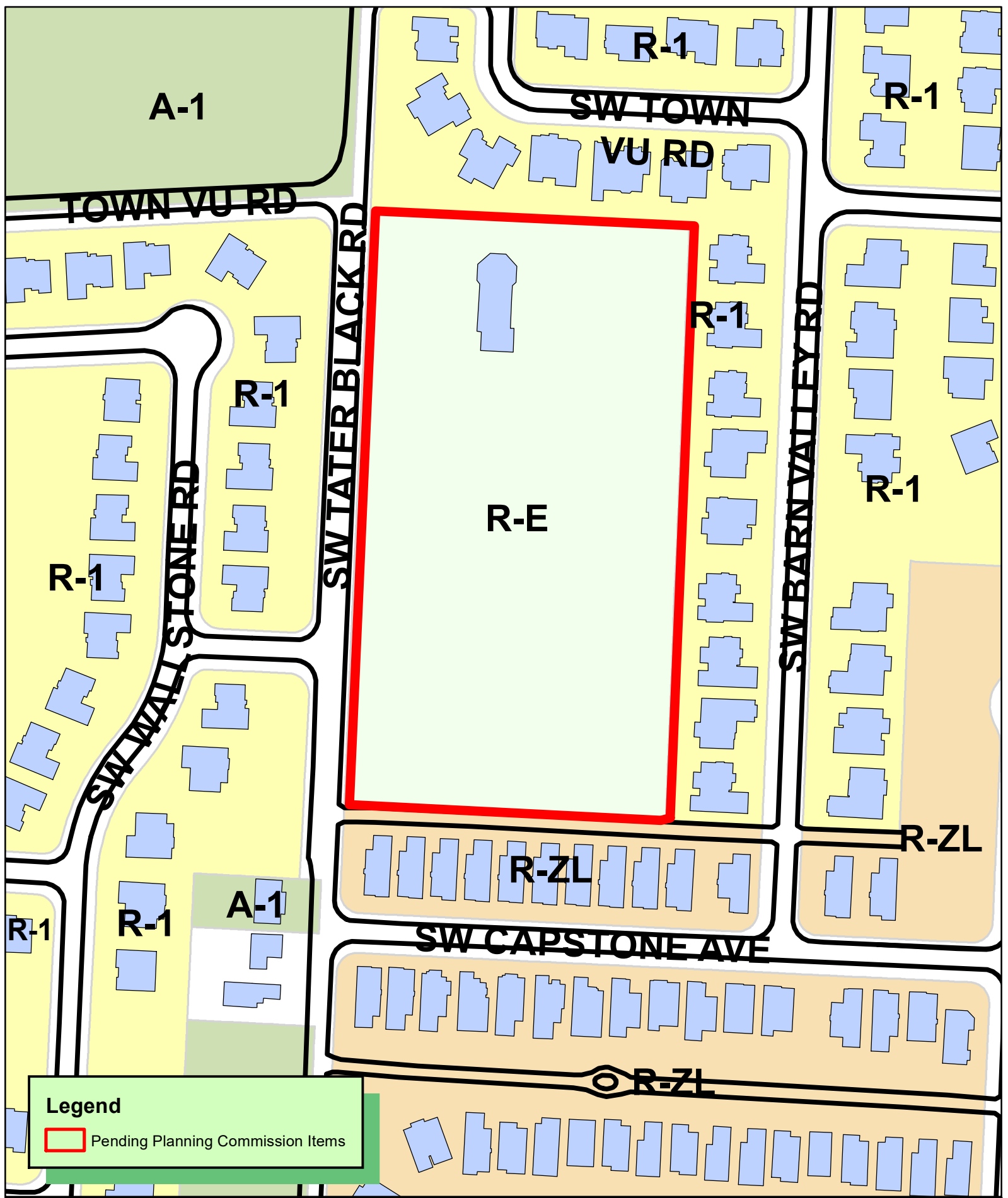
I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

We bought our property with expectations
no housing behind us. This will also negatively
impact our property value. Patricia

John Toogood + Toogood
Printed Name
6101 SW Fair View Blvd
Physical Address
Bentonville, AR 72712



January 24, 2022

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

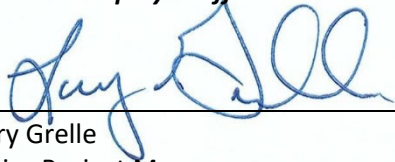
**Re: *North Tater Black Subdivision
Rezoning Request
Bentonville, AR 72712***

We are representing a request by NTBM, LLC to rezone three parcels located on the east side of Tater Black Road, parcels 01-14542-000, 01-14543-000, and 01-14544-000, just north of SW Capstone Avenue. This property is currently occupied. The owner would like to develop the three 2.24-acre lots into a residential subdivision. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

1. The property is currently zoned RE, Residential Estate. The proposed zoning is R-2, Medium Density Two Family and Townhome.
2. The R-2 zoning will allow the construction of a medium-density subdivision.
3. The R-2 zone classification is not consistent with the Land Use Map, see attached request to amend the Future Land Use Map.
4. The property currently has two driveways onto SW Tater Black Rd.
5. Signage is anticipated at SW Tater Black Rd for the development and will meet all city sign ordinances.
6. The appearance of the development is not known at this time; however, development will follow the Bentonville Design Standards.
7. There are no water lines located on the property; however, there is an 8" water line located on the west side of SW Tater Black Rd. The proposed means of connecting to the water line will be a bore under Tater Black Road. There is an 8" sewer line located on the property running east-west that is in the middle of the property.

Sincerely,

Morrison-Shiple Halff



Larry Grelle
Senior Project Manager
Land Development/Public Works

January 24, 2022

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

**Re: *North Tater Black Subdivision
Future Land Use Plan Map Amendment Request
Bentonville, AR 72712***

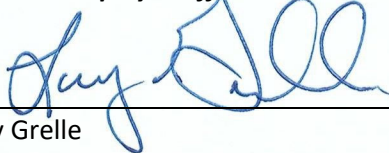
We are representing a request by NTBM, LLC to rezone three parcels located on the east side of Tater Black Road, parcels 01-14542-000, 01-14543-000, and 01-14544-000, just north of SW Capstone Avenue. The owner would like to develop the three 2.24-acre lots into a residential subdivision.

NTBM, LLC's request to rezone from RE, Residential Estates to R-2, Medium Density Two Family and Townhome is not consistent with the land use classification recommended by the Future Land Use Plan.

NTBM, LLC respectfully requests to amend the Future Land Use Plan Map to be amended from RE, Residential Estates to R-2, Medium Density Two Family and Townhome

Sincerely,

Morrison-Shiple Halff



Larry Grelle
Senior Project Manager
Land Development/Public Works

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-2, Medium Density Two Family and Townhome



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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	All	20'	7'	20'	25'

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

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

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

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

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

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

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

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

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R-2, Medium Density Two Family and Townhome

Residential Tree Planting:

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

Land Uses:

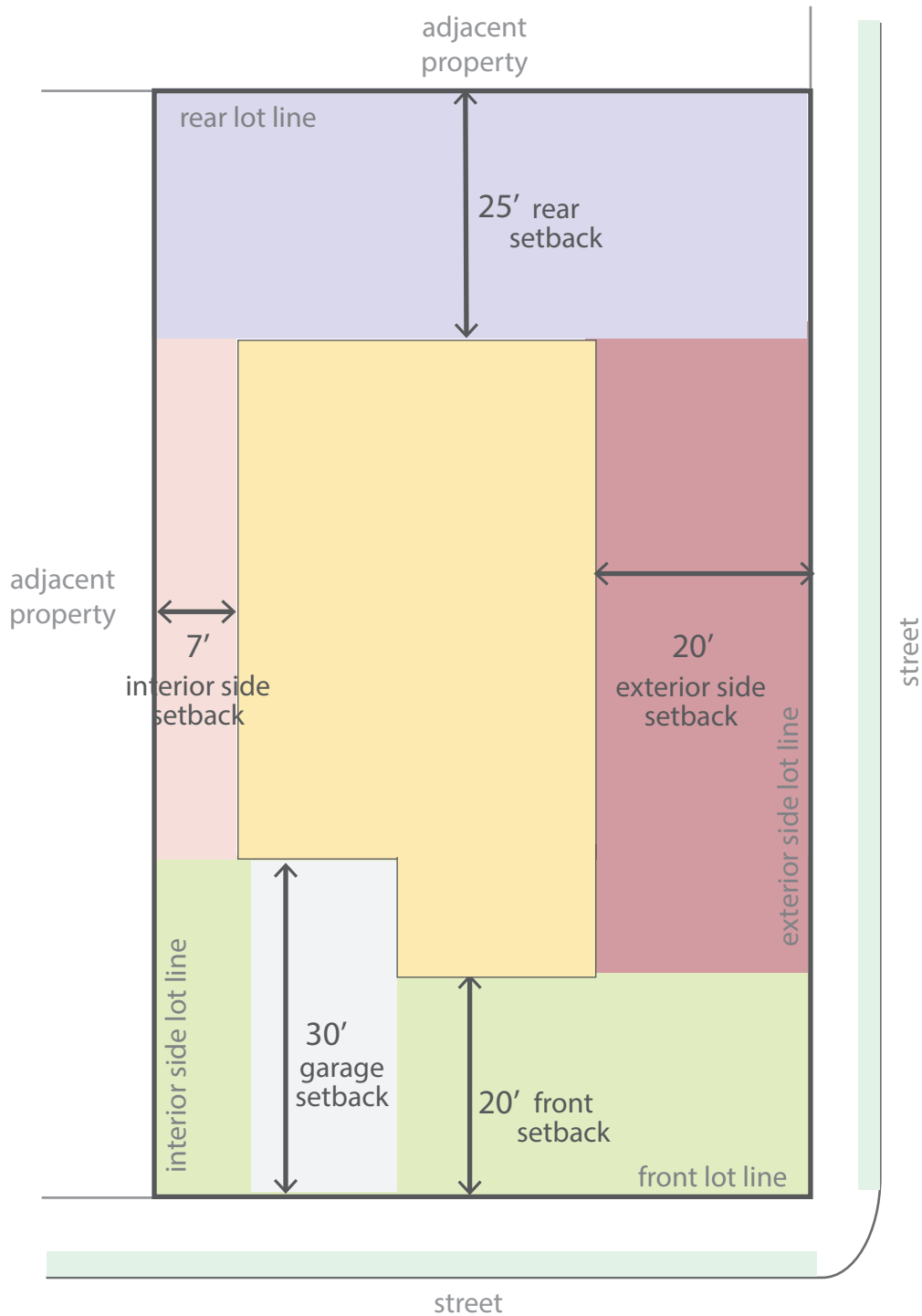
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Recreation, Education & Assembly Library Park - mini Park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

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R-2, Medium Density Two Family & Townhome Residential

Setback Illustration



1272-005

NOTICE OF INTENT TO REZONE

HANTUBA, NGOMA & TSITSI M & NYAMOLO, BLESSING S & MAXWELL N has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from
R-E, Residential Estate to R-2, Medium Density Two Family and Townhome Reside

The legal description of the property is as follows:

See Attached

The common description of the property is: Lots 60, 61, and 62 The Farms Subd
The public hearing will be held March 1st, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

MORE DENSE, MULTI-FAMILY RESIDENCES WILL CREATE TRAFFIC
CONCERNS AND ADVERSELY IMPACT ^{OUR} HOME'S VALUE.
WE ARE ~~WE ARE~~ STRONGLY OPPOSED TO THIS RE-ZONING ATTEMPT.

THOMAS WAIT
705 SW BARN VALLEY
Signature and Physical Address

TRACY WAIT
705 SW Barn Valley
Signature and Physical Address

NOTICE OF INTENT TO REZONE

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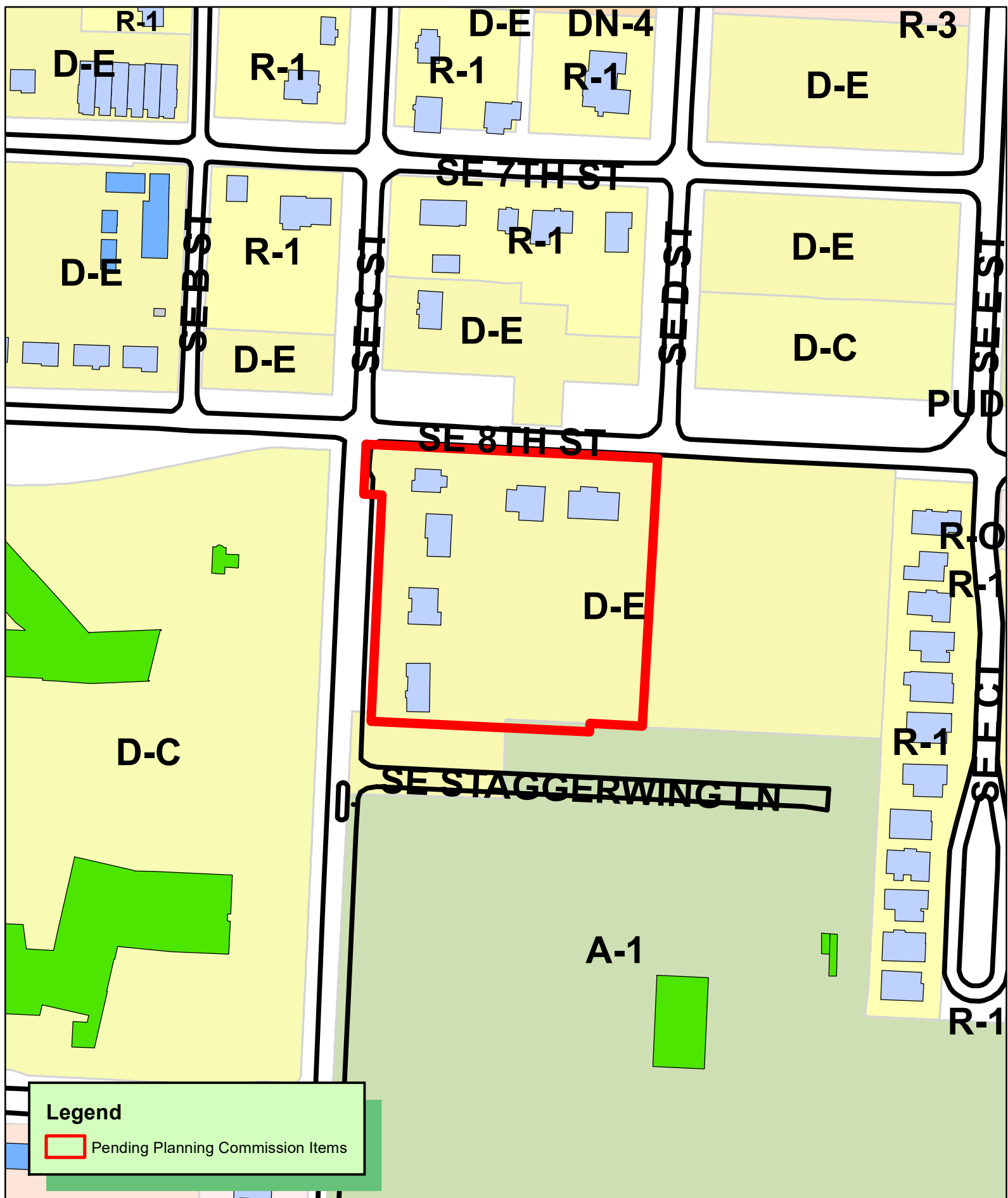
- ☐ I / we have no objections to the rezoning.
☒ I / we object to the rezoning because:

TRAFFIC & NOISE WILL INCREASE & TRAFFIC IS ALREADY HORRIBLE.

Dene Jay Perrine 701 SW WALLSTONE Rd
Bentonville AR
72712

Signature and Physical Address

Signature and Physical Address



Legend
Pending Planning Commission Items



RZ22-0006
REZONING DE TO DC
SE 8TH ST & SE C ST





January 24, 2022

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

Re: ***SE 8th & SE C Street Rezoning Request***

To the City of Bentonville Planning Commission:

On behalf of Savant Development, LLC, Ecological Design Group (EDG) is submitting this rezone request for the following 6 parcels:

- 01-00717-000, 01-00718-000, 01-00719-000, 01-00720-000, 01-00716-000, 01-00715-000

All the properties are currently zoned DE; Downtown Edge. The requested change in zoning is to accommodate a higher intensity zoning district, DC: Downtown Core.

The Future Land Use map identifies this property as Downtown Commercial which supports the request for Downtown Core zoning.

Proposed Use

The request for Downtown Core is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include the Momentary, the SOMO project, the 8 Street Market, and the new Walmart Campus. The primary anticipated use for the property is professional office. Office use in Downtown Edge is limited to 4,000 square feet of area. Downtown Core is needed to develop larger "Class A" office buildings.

The property has vehicular access to 8th Street to the north, which is a major arterial. The property can also be easily accessed via SE C Street. In addition to vehicular access, the property is both walkable and bikeable.

Signage

At this time, no signage is planned beyond signage as allowed by City Code.

Traffic

The potential development of the site will enhance the 8th Street Corridor. The properties have close access to the 8th Street Corridor, which has the capacity to accommodate the traffic generated by the proposed development.

Appearance

Currently all parcels are residential. The trees in the area all seem to be in good health. The grass in the area appears to be maintained by the current residents, some areas such as parcel 01-00715-000 and parcel 01-00717-000 are in poor condition.



Availability of Water and Sewer

Water mains surround the site on all sides, along with two fire hydrants located nearby. One is in the NW corner (property side) and the other is in the SW corner (across the street). A 6" sanitary sewer pipe is located at the center of SE C Street.

Respectfully submitted,

ECOLOGICAL DESIGN GROUP, INC.

Brahm Driver, PE

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DC, Downtown Core



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

Minimum Height Required: 20 feet

Maximum Height Allowed: 80 feet

Lot and Area Standards:

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

Setback Standards:

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

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown local street
DC	8'	2'	2'

Applicable to encroachments such as canopies, awnings and balconies.

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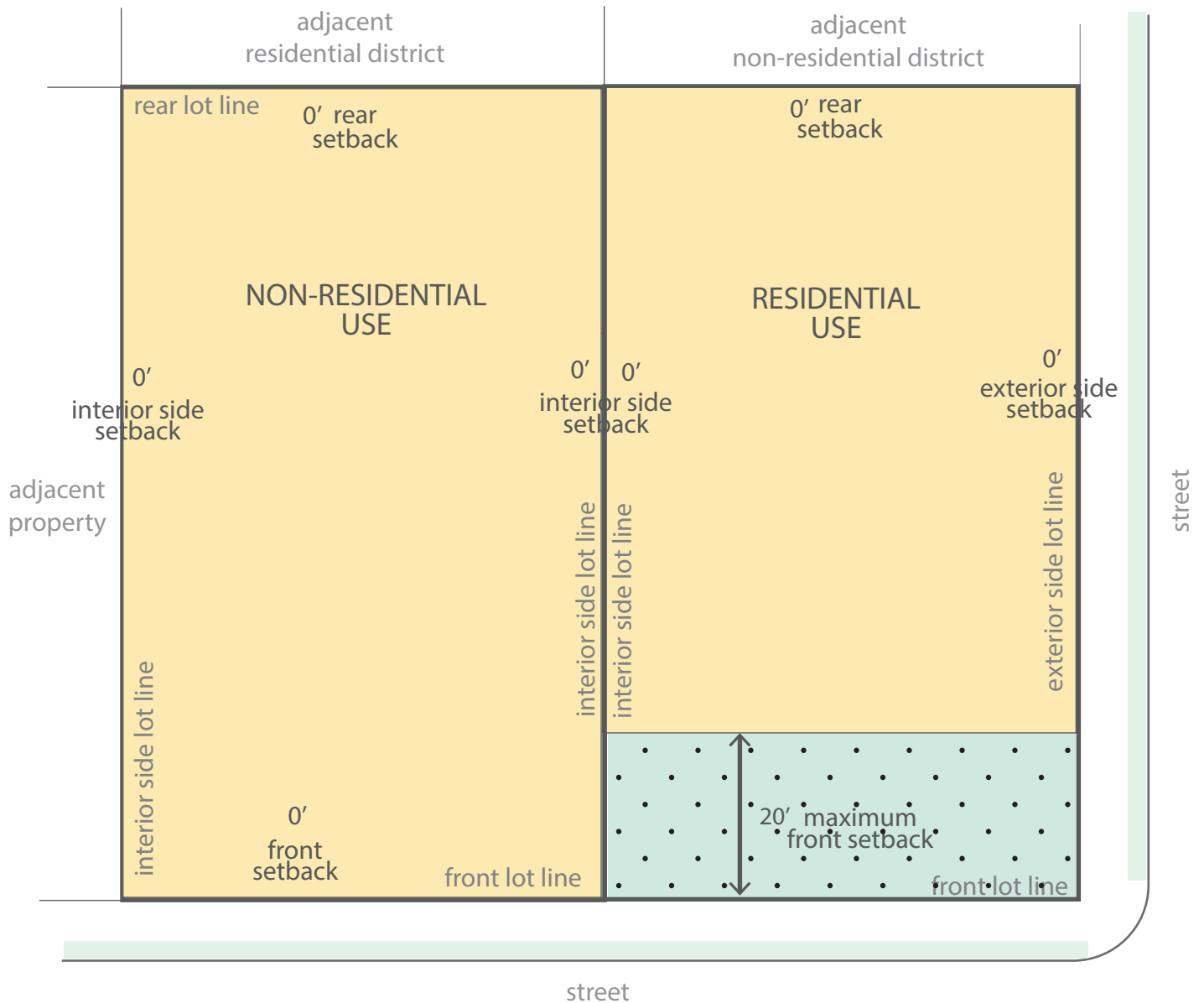
DC, Downtown Core

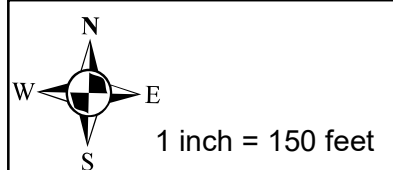
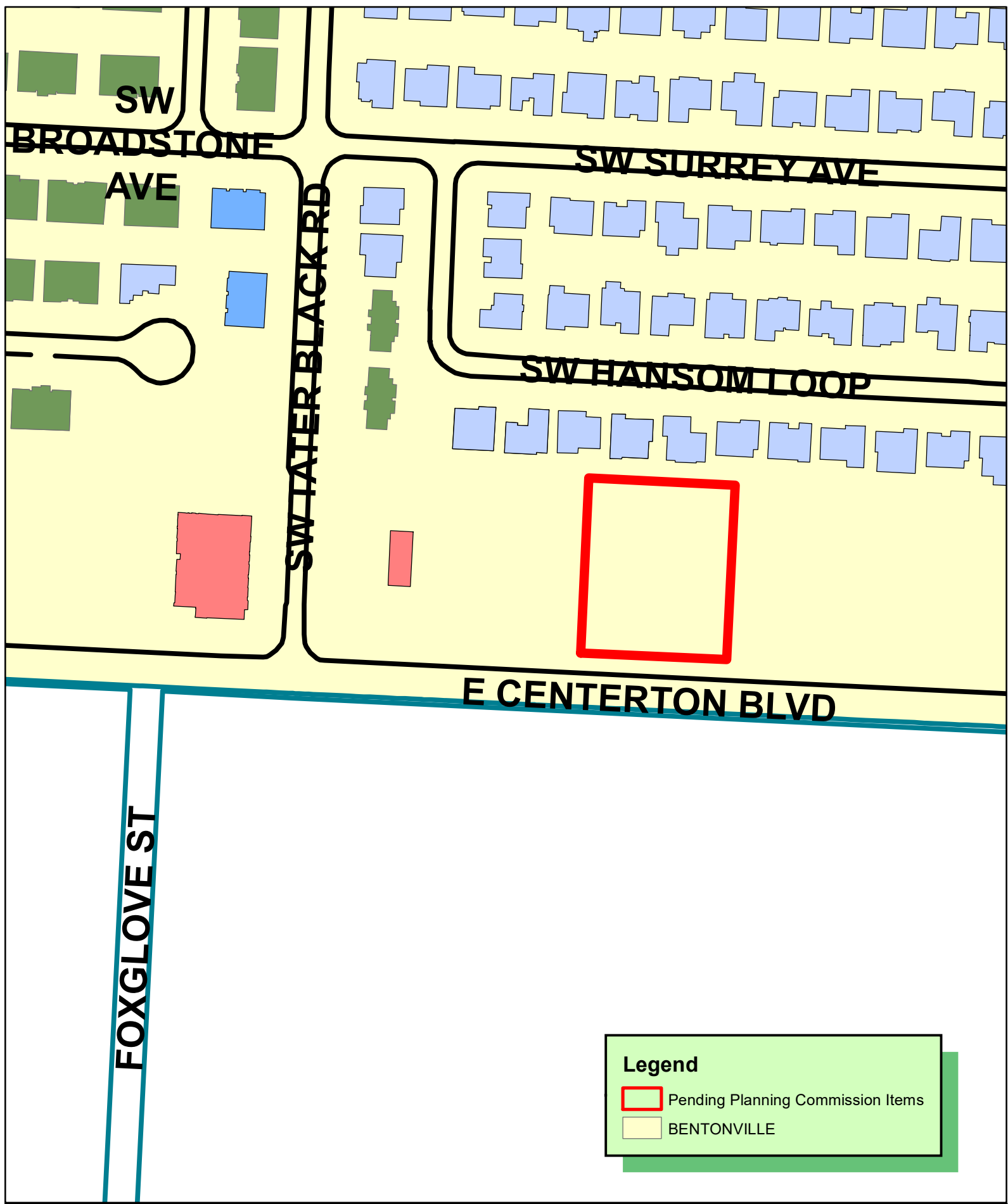
ALLOWED BY RIGHT		CONDITIONAL
Agriculture and Animals Animal - domestic or household Community garden	Retail Artisan shop Bakery Bar, lounge or tavern Convenience store Medical marijuana dispensary Outdoor vending - private property Outdoor vending - public right-of-way Pharmacy Restaurant Retail Sidewalk café in public right-of-way	Agriculture and Animals Urban farm
Residential Dwelling - condominium Dwelling - multi-family Dwelling - townhouse or rowhouse Home occupation - type b		Recreation, Education & Assembly Arena / auditorium Educational facility Outdoor music venue Religious facilities
Recreation, Education & Assembly Aquarium Commercial recreation facility - indoor Community Center Conference / convention center Cultural studio Event center Library Museum Park - mini Park - neighborhood	Industrial and Warehousing Medical marijuana cultivation facility	Services Lodging - bed & breakfast Office/warehouse Public safety services
	Transportation / Utilities Broadcasting studio Parking facility (as principal use)	Retail Outdoor vendor park Packaged sale of beer and/or light wine Restaurant, microbrewery
		Transportation / Utilities Transportation facilities excluding airports Utility facility Wireless communication facility (cell tower)
		Other Temporary uses
		ACCESSORY
		Residential Dwelling - accessory Home occupation - type a
		Transportation / Utilities Solar energy system Wind energy system, small
		Other Building, accessory – nonresidential Donation box

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DC, Downtown Core





CU22-0001
CONDITIONAL USE
PART OF LOT 2 IN KFC SUBDIVISION





SAND CREEK
Engineering and Landscape Architecture, Inc.

January 24, 2022

Project # 21089

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

Bentonville Planning Commission

James Patton, of the Patton Family Revocable Trust, hereby requests a conditional use to be allowed to have/operate a drive-through service for a fast-food restaurant such as the Kentucky Fried Chicken on property to the east of the proposed Schlotsky's site, which just received approval of the Drive-thru Conditional Use. The lot is to be created with the same Property Line Adjustment as the Schlotsky's site and is being revised now for submittal review by the Staff. An overall concept meeting for both Schlotsky's and the proposed Andy's has been requested and will be on the agenda prior to the vote on this request. With the new development a Large-Scale Development plan will be submitted for review of the design criteria. This request is to allow for a Drive-through which is not currently allowed in a C1 zone. The particulars of the drive-through, the layout, and parking needs of the site would need to be submitted as a Large-Scale Development and approved for this Conditional Use to be activated.

- Proposed Use – Fast-Food Restaurant with service window
- Hours of operation - Assumed to be 7am to 10pm. Will be further established with LSD submittal.
- Vacant lot, new construction will require a Large-Scale Development Plan submittal
- Parking needs as shown on the attachment has been approved by the Andy's owners and will be further reviewed and established with the LSD
- Outdoor lighting would be established with the LSD
- Anticipated patrons – would be established with the LSD.
- Number of employees would be established with the LSD.
- No Covenants exists for this site.

We appreciate your consideration.

Sincerely,

Jennifer Watkins

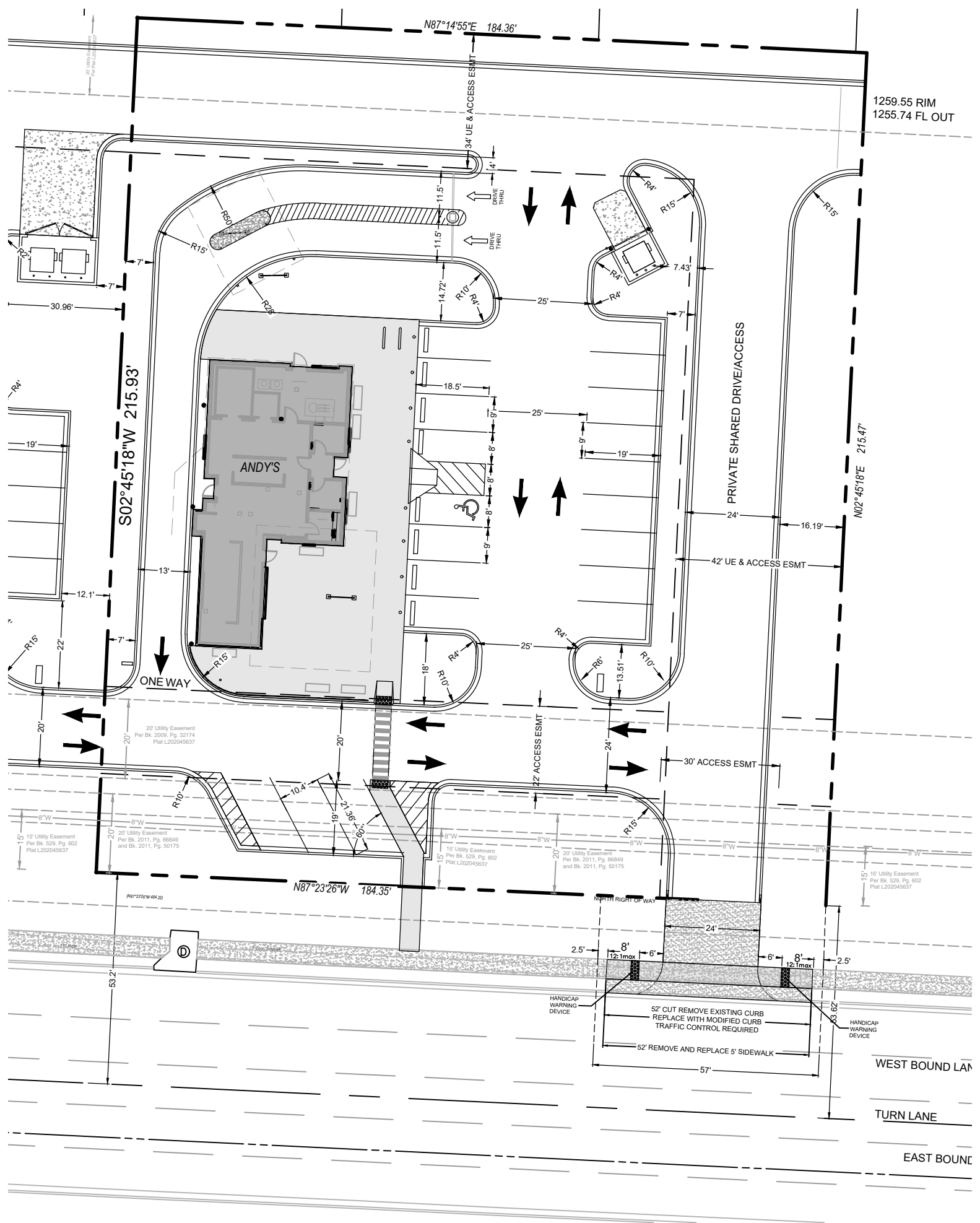
Project Manager

jwatkins@sandcreek.us

1610 NW 12th Street

Bentonville, AR 72712

Phone: (479) 464-9282



Legend

 Pending Planning Commission Items

SW B ST

SW A ST

SW 6TH ST

SW ART ALY



1 inch = 100 feet

LSD21-0041
LARGE SCALE DEVELOPMENT
502 SW A ST
PARKING ADDITION

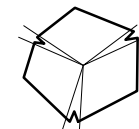


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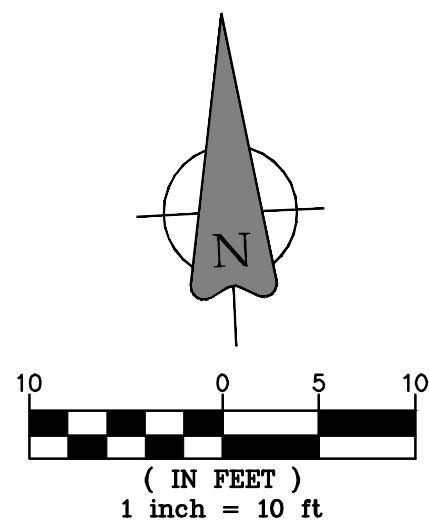
TYPE	DESCRIPTION	REQUIRED	PROVIDED
PARKING LOT TREES	1 SHADE TREE PER 15 PARKING STALLS 20 STALLS/15 = 1 PARKING LOT TREE REQUIRED	1 SHADE TREE	2 SHADE TREES
PARKING LOT GREENSPACE	GREENSPACE = 8% OF PARKING LOT SIZE 5,498 S.F. * 8% = 476 SF GREENSPACE REQUIRED	476 SF GREENSPACE	480 SF GREENSPACE

KEY	QTY	COMMON NAME / Botanical Name	CONT	CAL	SIZE	TYPE
AH	5	AMERICAN HORNBEAN/IRONWOOD Carpinus caroliniana	B & B	2.5"	8' HEIGHT	SHADE
BG	3,220 S.F.	BERMUDA GRASS Cynodon dactylon	SOD			

TYPE	DESCRIPTION	REQUIRED	PROVIDED
STREET TREES	DOWNTOWN CORE ZONING FOR ARTERIAL OR COLLECTOR STREET ("A") STREET. 1 TREE PER 30 LINEAR FEET. MAX. 30 O.C.	LINEAR FRONTAGE = 157 LF. NO. OF STREET TREES REQ. = 157/30 = 5	5 TREES



KEY	QTY	COMMON NAME / Botanical Name	CONT	CAL	SIZE	TYPE
CS	5	CRIMSON SPIRE COLUMNAR OAK Quercus robur 'Crimshmidt'	B & B	4"	6' HEIGHT	ORNAMENTAL



ENGINEERS SEAL:

	IRON PIN FOUND		SIGN
	ALUMINUM MONUMENT		DRAINAGE MANHOLE/STRUCTURE
	BOUNDARY LINE		TELEPHONE RAISER
	RIGHT OF WAY LINE		CONCRETE
	SEWER LINE		CORRUGATED METAL PIPE
	WATER LINE		REINFORCED CONCRETE PIPE
	OVERHEAD ELECTRIC		EDGE OF GRAVEL DRIVE
	CHAIN LINK FENCE		EDGE OF PAVEMENT
	UTILITY POST		TOP OF BANK
	GUY WIRE		BOTTOM OF BANK
	ELECTRIC RISER		SIDEWALK
	LAMP		CROWN OF ROAD
	TRAFFIC SIGNAL BOX		FLOW LINE
	ELECTRIC VAULT		CHAIN LINK FENCE
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	SANITARY SEWER MANHOLE		

	PROPERTY LINE
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
	P= PARKING LOT TREE
	PR = PERIMETER TREE
	S = STREET TREE

L1	TREE PLANTING DETAIL
L2	5'x6' TREE GRATE PER CITY OF BENTONVILLE STANDARDS

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)
4. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
6. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
7. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OF UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS UNTIL FINAL ACCEPTANCE. OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
8. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
9. NO SUBSTITUTION OF LAN MATERIALS IS ALLOWED WITHOUT WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT OF RECOR AND/OR ENGINEER OF RECORD.

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
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 1400.05.B)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANYTIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)
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. POTENTIAL TREE CONFLICTS WITH LANDSCAPE SHALL BE FIELD VERIFIED.
7. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
8. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

LSD21-0041

LANDSCAPE PLAN

SW A STREET PARKING ADDITION
BENTONVILLE, ARKANSAS

[illegible]

SHEET NO.

C-2.1