

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
March 1, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_im5i2NQ0Sbyu3kbA5eh5pQ

- I. Call to Order**
- II. Approval of the February 15 Meeting Minutes**
- III. Old Business**

- 1. The Hub Bike Lounge** **Conditional Use Permit***
Temporary Structure
410 SW A Street ([CU22-0002](#))

IV. Consent Agenda

- 1. Poigai Estates** **Preliminary Plat Amendment**
SW 28th Street ([PP21-0013](#))
- 2. SW A Street Parking Addition** **Large-Scale Development**
502 SW A Street ([LSD21-0041](#))

V. New Business

- 1. CRT Airport Road Properties, LLC** **Future Land Use Map Amendment ***
 - 1a. Low Density Residential to Medium Density Residential**
SW Regional Airport Boulevard & SW Adams Road ([RZ22-0001](#))
 - 1b. R-1, Low Density Single-Family Residential to** **Rezoning***
R-3, Medium-High Density Multifamily Residential
SW Regional Airport Boulevard & SW Adams Road ([RZ22-0001](#))
- 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](#))
 - 2b. R-E, Residential Estate to R-2, Medium Density** **Rezoning***
Two Family and Townhome
601, 603, and 701 SW Tater Black Road ([RZ22-0005](#))

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

- | | |
|---|---------------------------------------|
| 3. Annalee Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC;
Brandon Lee Ham and Lindsey Ham
DE, Downtown Edge to DC, Downtown Core
SE 8th and SE C Street (RZ22-0006) | Rezoning* |
| 4. Patton Family Revocable Trust
4a. Agriculture to General Commercial
E Centerton Boulevard (RZ22-0007) | Future Land Use Map Amendment* |
| 4b. A-1, Agricultural to C-1, Neighborhood Commercial
E Centerton Boulevard (RZ22-0007) | Rezoning* |
| 5. James & Brenda Patton Trustees (Andy's)
Restaurant, Drive-Through
E Centerton Boulevard (CU22-0001) | Conditional Use* |
| 6. Lots 13-16 of Young's Addition
407 SE G Street, 801, 805, 823, and 825 SE 5th Street (PLA21-0059) | Property Line Adjustment |
| 7. Osage Hills Subdivision Phase 2
SW Anglin Road and SW Bison Street (FP22-0001) | Final Plat |

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**Planning Commission
Meeting Minutes
February 15, 2022**

Recording Link:

https://us06web.zoom.us/rec/share/DGUIKI655T_EnBy6O867zK4kpw54Z6GIPzpvphi1moLjDglSQVDMUIMQ0nUKSiQ.4SMC5Wqoh49F31QB

I. Call to Order

- Meeting called to order at 4:00pm by Rod Sanders, Chairman. Meeting was held at City Hall and via Zoom conference.
- **Present:** Dana Davis, Eric Hipp, Elaine Kerr, Reggie Wright, Joe Haynie, Rod Sanders, Richard Binns
- **Absent:** N/A
- **Staff:** Tyler Overstreet, Jon Stanley, Christopher Hyatt and Bonnie Bridges

II. Approval of the February 1 Meeting Minutes

- Motion by Haynie, seconded by Mr. Binns to approve the February 1st meeting minutes.

III. Consent Agenda

1. Lots 12, Block 16 of Railroad Addition.

Lot Split

307 SE Henry Street ([LS21-0069](#))

- Tyler Overstreet read staff report
- Mr. Sanders opened the floor to the commissioners and staff for comments
- Approved 7-0

2. Been Road Villas

Large Scale Development Extension

Glen Road & Been Road ([LSD20-0033](#))

- Tyler Overstreet reads staff report
- Mr. Sanders opened the floor to the commissioners and staff for comments
- Approved 7-0

IV. New Business

1. Calcon, Inc.

Future Land Use Map Amendment*

1a. Residential Estate to Office

4103 SW 2nd Street ([RZ22-0002](#))

- Tyler read staff report
- Public Hearing Opened
- Mr. Watkins, representative of the applicant, gave more details on the project
- Glenn Kelly, attorney on behalf of Jane and Brian Martin, of 4102 SW 2nd St spoke of the concerns his clients had
- Janet Scorn, of 4408 SW Forewins Ave; Near 14th and Tater Black and near 2nd and Tater Black, spoke of her concerns.

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- Mr. Watkins who spoke on behalf of the applicant, gave more clarification on the concerns
- Public Hearing closed
- Discussion amongst commissioners, staff, and applicant
- Approved 7-0

1b. R-E, Residential Estate to C-1, Neighborhood Commercial

Rezoning*

4103 SW 2nd Street ([RZ22-0002](#))

- Approved 7-0

2. Lowell-Phillips Company

Future Land Use Map Amendment*

2a. Residential Estate to General Commercial

SE 28th and SE J Street ([RZ22-0003](#))

- Tyler read staff report
- Public Hearing Opened
- Bill Watkins, spoke on behalf of the applicant, to give more details of the project
- Public Hearing closed
- Approved 7-0

2b. A-1, Agricultural to C-2, General Commercial

Rezoning*

SE 28th and SE J Street ([RZ22-0003](#))

- Approved 7-0

3. Silver Oak Properties, LLC

Future Land Use Map Amendment*

3a. Low Density Residential to High Density Residential

807 SE 3rd Street ([RZ22-0004](#))

- Tyler read staff report
- Applicant requested an amendment. Requested to change zoning to DN-2; Medium Density.
- Chris reads new narrative
- Public Hearing Opened
- Todd Jacobs, of 1204 Fillmore St, representing Jacobs Group. Inc gave clarification on the property
- Gabriel Sigma of 116 SE G Court, spoke on her concerns
- Trevor Alderage of 115 SE G Court, had questions and concerns
- Stefan Eroso of 118 SE G Court, stated his concerns
- Samantha Underwood, 106 SE G Court, stated her concerns
- Bill Butler, who is a developer downtown, stated his concerns
- Katherine Alderage of 115 SE G Court, stated her concerns
- Public Hearing Closed
- Todd Jacobs, the applicant gave more details to address the concerns
- Discussion amongst commissioners, staff, and applicant
- Applicant requested to table the project
- Motion by Mr. Haynie, seconded by Mr. Wright to table project
- Tabled 7-0

**3b. R-1, Low Density Single-Family Residential to
DN-2, Downtown Medium Density Residential**

Rezoning*

807 SE 3rd Street ([RZ22-0004](#))

- Applicant requested to table the rezone request
- Motion by Mr. Haynie, seconded by Mr. Hipp to table the rezone
- Table 7-0

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

Conditional Use Permit*

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

- Tyler read the staff report
- Public Hearing opened
- Nathan Whitaker, owner of the Hub Bike Lounge gave more details on the project
- Public Hearing closed
- Discussion amongst commissioners, staff, and applicant
- Applicant requested to table the item
- Motion by Mr. Hanie, seconded by Mr. Wright to table the item
- Tabled 7-0

5. Aurora Subdivision Phase III

Preliminary Plat

Scoggins Road and SW Atlantic Avenue ([PP21-0023](#))

- Tyler read staff report
- Dan Weese read his motion to suggest approval of the waiver for this plat
- Nate Buchlum, of CEI gave more details on the project
- Bod David, the developer, spoke to more details of the project
- Discussion was had amongst commissioners, staff, and applicant
- Approved 7-0

Waiver

- Motion by Mr. Davis, seconded by Mr. Sanders to approve the waiver as requested by Engineering
- Approved 6-1

6. G Street Holdings Partners, LLC

Waiver

301 SE G Street ([WAV22-0001](#))

- Tyler read the staff report
- Discussion amongst commissioners
- Motion by Haynie, seconded by Kerr to approve waiver
- Approved 7-0

7. Sign Code Amendments

Ordinance

- Ms. Bonnie Bins gave more detail on the Ordinance form. Outlined the code for signs
- Discussion amongst commissioners and staff
- Motion by Mr. Davis, seconded by Kerr to approve the motion of the legal form.

Motion:

- Approved 7-0

Ordinance:

- Approved 7-0

V. Old Business

Rezone

1. V3 Construction LLC – RZ21-0085

- Tyler gave more details on this item
- Barry, of Crafton Tull, was available for more details
- Public Hearing Open

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

- Jon Seliga, property owner out of Utah spoke on his concerns regarding the rezone
- Closed Public Hearing
- No vote needed

Motion by Davis, seconded by Haynie to adjourn the meeting

Meeting adjourned

**Please see link above for the recording

Jana Snyder

CONDITIONAL USE STAFF REPORT



The Hub Bike Lounge

410 SW A Street

PC Date: 3/1/2022

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 the 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 may hold a public hearing to reconsider the conditional use at any time.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

CU22-0002
CONDITIONAL USE
HOLLANDS ADDITION
LOT 5 BLOCK 1





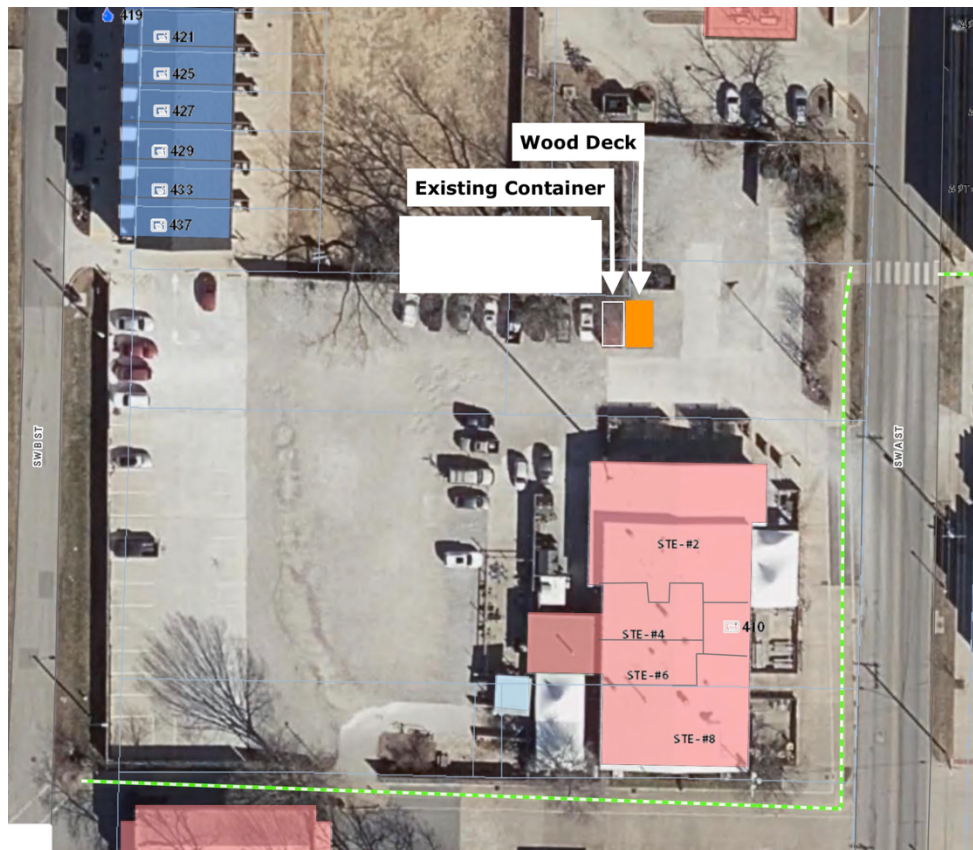
Conditional Use Permit Request:

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:





Consent Agenda Items

For the Planning Commission meeting of March 1, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- ❖ At the Technical Review meeting held on February 22, 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.

Large-Scale Development: SW A Street Parking Addition, Bville A Street, LLC, 502 SW A Street, DC, Downtown Commercial, LSD21-0041

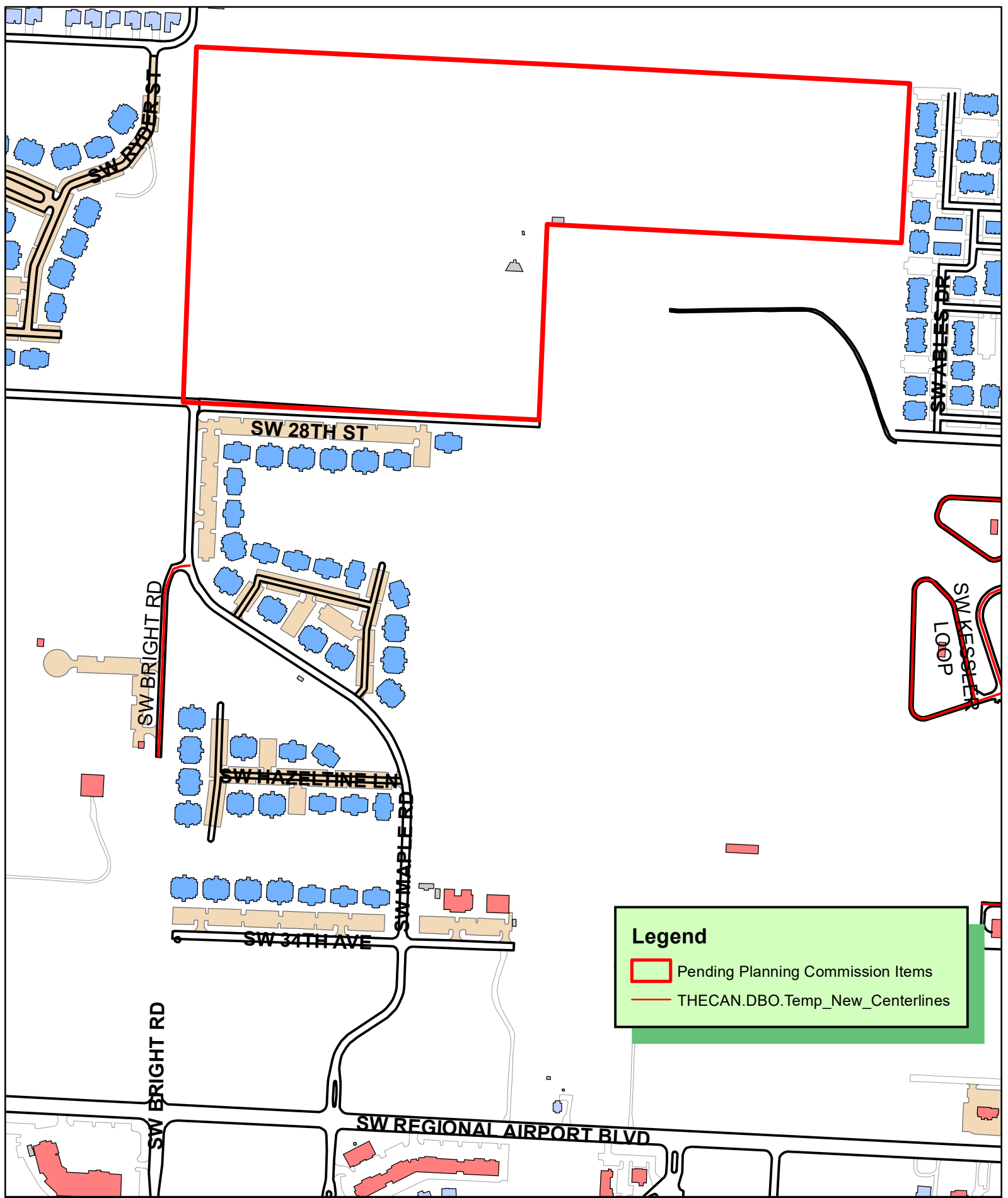
The subject property is currently zoned DC, Downtown Commercial. A Large-Scale Development proposing a parking lot on this site. 17 parking spaces are proposed. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through a public alley to the south.

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

Preliminary Plat Amendment: Poigai Estates Subdivision, Pagan Incorporation, SW 28th Street, R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential, PP21-0013

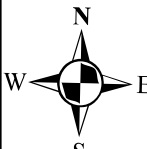
Zoned R-2, Medium Density Two Family and Townhome Residential and R-3, Medium-High Density Multifamily Residential. The applicant is requesting an amendment to a preliminary plat that was originally approved by the Planning Commission on May 18, 2021. The preliminary plat proposes the construction of Phases I and II of Poigai Estates Subdivision. Poigai Estates contains a total of 98 two-family lots. Lots 33 and 34 are R-3 zoned out-lots. The preliminary plat depicts the construction of the full-width of SW Maple Road (a Collector Road) with Phase I of the subdivision. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

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



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines

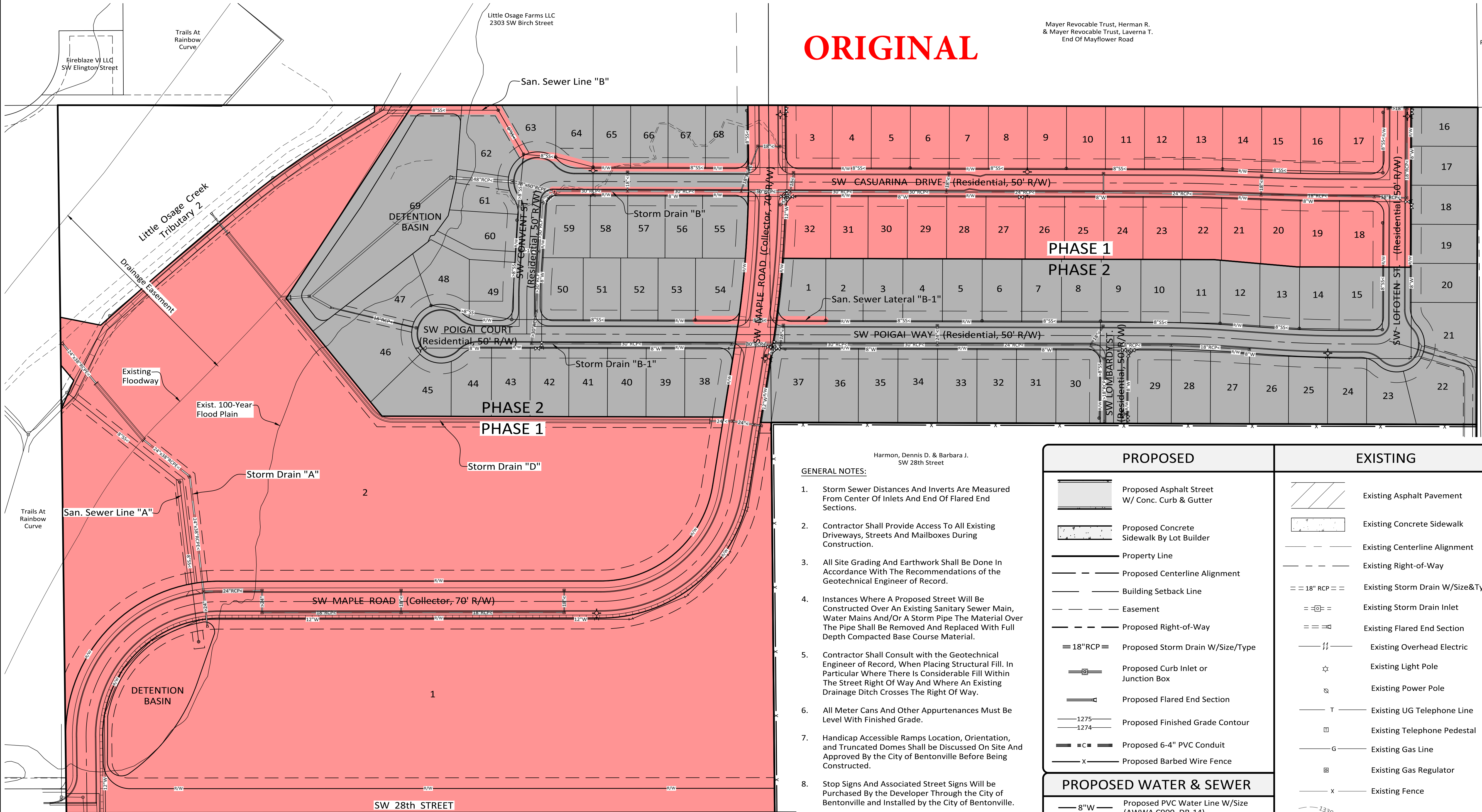

1 inch = 450 feet

PP21-0013
PRELIMINARY PLAT
POIGAI ESTATES SUBDIVISION



Drawing Name: M:\SDSKPRO\UG-01 Poigai Subdivision\DRAWING\UG-01 BASE.dwg Last Modified: Apr 28, 2021 - 2:55pm Plotted on: Apr 28, 2021 - 3:01pm by dcarreira

ORIGINAL



PHASE 1 IMPROVEMENTS:

- SW Maple Road
- SW Casuarina Drive, Sta. 6+81 to Sta. 19+25
- San. Sewer Line "A"
- San. Sewer Line "B"
- Storm Drain "A"
- Storm Drain "B", Sta. 3+24 SW Casuarina Drive to End
- Storm Drain "B-1-A"
- San. Sewer Lateral "B-1", Sta. 6+53 to Sta. 8+97
- Storm Drain "B-1", Sta. 5+86 to Sta. 6+79 SW Poigai Way
- Storm Drain "D"
- 12" Water Line Along SW Maple Road
- 8" Water Line Crossings Of SW Maple Road
- Detention Basin on Lot 1, Phase 1
- Multi-Use Path

PHASE 2 IMPROVEMENTS:

- SW Casuarina Drive, Sta. 0+00 to Sta. 6+81
- SW Convent Avenue
- SW Poigai Court
- SW Poigai Way
- SW Lofoten Street
- SW Lombardy Street
- Storm Drain "B", Sta. 0+00 to Sta. 3+24
- Storm Drain "B-1", Sta. 6+79 Poigai Way To End
- Storm Drain "B-1", Sta. 3+24 SW Casuarina Drive to Sta. 6+79 SW Poigai Way
- Storm Drains "B-2" & "C"
- 8" Water Lines
- San. Sewer Line "B-1", Sta. 0+00 to Sta. 6+53
- San. Sewer Line "B-1", Sta. 8+97 to End
- San. Sewer Lines "B-1-A" & "B-1-B"
- Detention Basin On Lot 69, Phase 2

GENERAL NOTES:

1. Storm Sewer Distances And Inverts Are Measured From Center Of Inlets And End Of Flared End Sections.
2. Contractor Shall Provide Access To All Existing Driveways, Streets And Mailboxes During Construction.
3. All Site Grading And Earthwork Shall Be Done In Accordance With The Recommendations Of The Geotechnical Engineer Of Record.
4. 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.
5. 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.
6. All Meter Cans And Other Appurtenances Must Be Level With Finished Grade.
7. Handicap Accessible Ramps Location, Orientation, and Truncated Domes Shall be Discussed On Site And Approved By the City of Bentonville Before Being Constructed.
8. Stop Signs And Associated Street Signs Will be Purchased By the Developer Through the City of Bentonville and Installed by the City of Bentonville.
9. The Owner Will Purchase Street Lights to be Installed By the City of Bentonville.
10. Any Monument Signs Will Require a Separate Permit and Approval Before Placement.
11. Relocation or any Existing Electrical Facilities shall be at the Owner's Expense.
12. All Radius Returns At Intersections Are 25.00 Feet, Unless Noted Otherwise.
13. All Sidewalks Fronting Residential Lots Are To be Constructed By The Lot Builder As Part Of The Homebuilding Process.
14. Contact Bentonville Electric Utility Dept. At 749-271-3135 Before Performing Any Grading Within 5 Feet Of Existing Or Proposed Power Poles.
15. Bentonville Electric Utility Dept. Design Layout Takes Precedence Over Any Electric Information Shown On The Site Utility Plan.
16. 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.
17. All proposed signage or fencing not shown on these plans will require separate permitting before construction.

PROPOSED

- Proposed Asphalt Street W/ Conc. Curb & Gutter
- Proposed Concrete Sidewalk By Lot Builder
- Property Line
- Proposed Centerline Alignment
- Building Setback Line
- Easement
- Proposed Right-of-Way
- Proposed Storm Drain W/Size/Type
- Proposed Curb Inlet or Junction Box
- Proposed Flared End Section
- Proposed Finished Grade Contour
- Proposed 6-4" PVC Conduit
- Proposed Barbed Wire Fence

PROPOSED WATER & SEWER

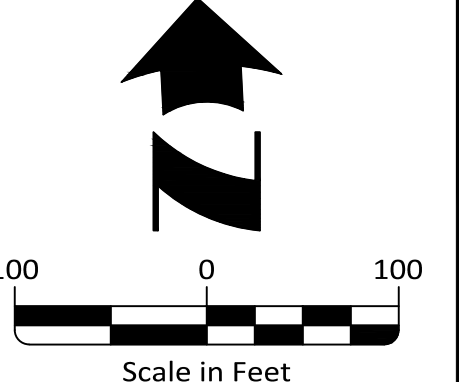
- Proposed PVC Water Line W/Size (AWWA C900, DR-14)
- Proposed 1" Service Line
- Proposed Double 5/8" Water Meter (Unless Noted Otherwise on Plans)
- Proposed Fire Hydrant w/ 6" Gate Valve
- Proposed Gate Valve
- Proposed Water Line Tee
- Proposed Water Line Bend
- Proposed PVC Sanitary Sewer Line W/Size (SDR-26)
- Proposed Sewer Manhole
- Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL)

EXISTING

- Existing Asphalt Pavement
- Existing Concrete Sidewalk
- Existing Centerline Alignment
- Existing Right-of-Way
- Existing Storm Drain W/Size&Type
- Existing Storm Drain Inlet
- Existing Flared End Section
- Existing Overhead Electric
- Existing Light Pole
- Existing Power Pole
- Existing UG Telephone Line
- Existing Telephone Pedestal
- Existing Gas Line
- Existing Gas Regulator
- Existing Fence
- Existing Grade Contours
- Existing Tree

EXISTING WATER & SEWER

- Existing Water Line W/Size
- Existing Fire Hydrant
- Existing Water Valve
- Existing Reducer
- Existing Water Line Tee
- Existing Water Line Bend
- Existing Sanitary Sewer Line W/ Size
- Existing Manhole



MORRISON SHIPLEY

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903
479-452.1933 • MORRISONSHIPLEY.COM

City Project No. PP21-0013

POIGAI ESTATES
SUBDIVISION
for the
City of Bentonville, Arkansas

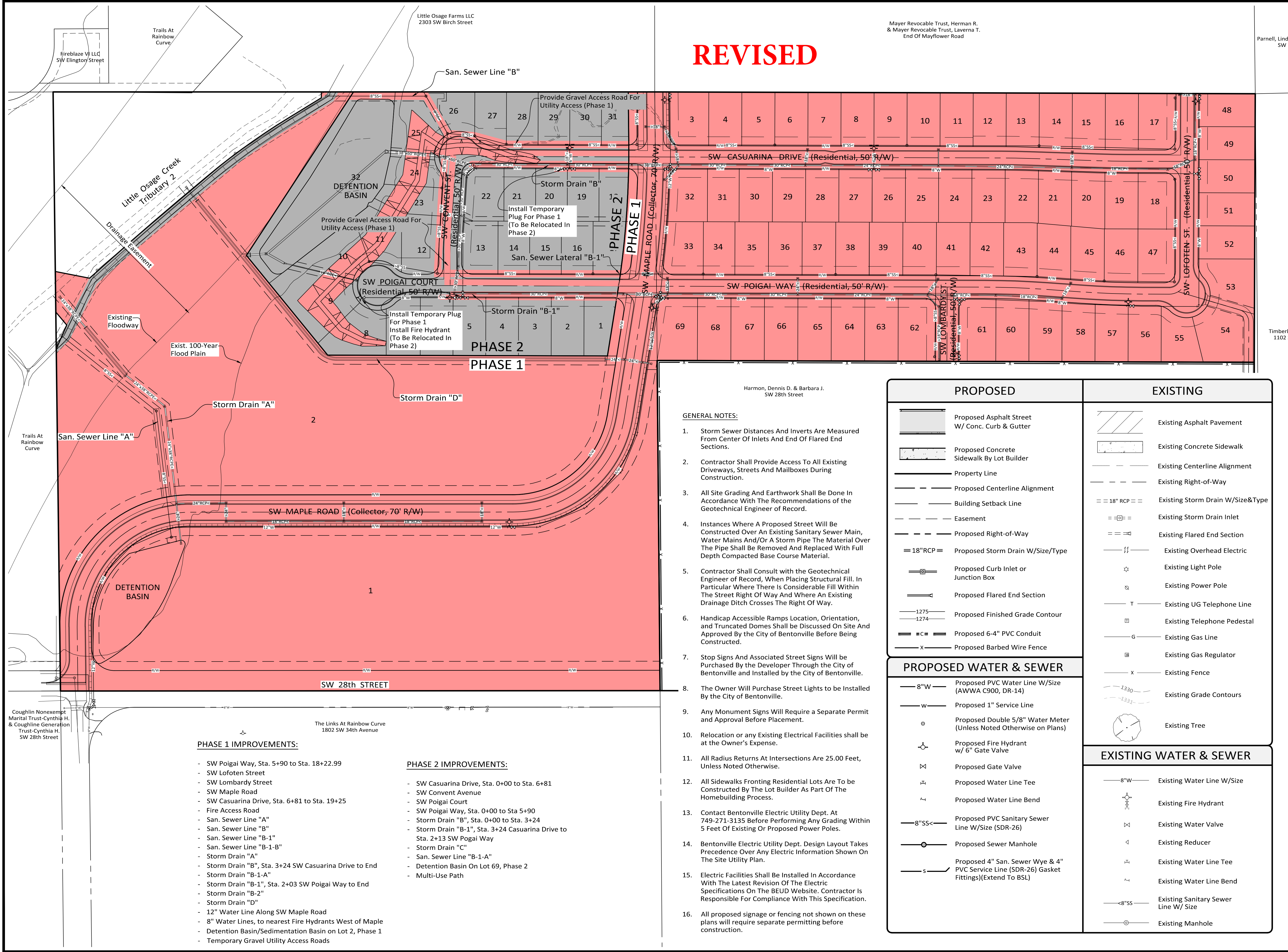
Issued for Review
4.28.2021

PHASING PLAN &
SITE LAYOUT

Revisions	

Drawn By: DRC	Vert. Scale: -
Approved By: NTM	Horiz. Scale: 1" = 100'
Date: 4.28.2021	Plot Scale: 1
Project No.: SIG-01	DWG Name: BASE

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"
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- 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"
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- Multi-Use Path

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- Proposed Centerline Alignment
- Building Setback Line
- Easement
- Proposed Right-of-Way
- Proposed Storm Drain W/Size/Type
- Proposed Curb Inlet or Junction Box
- Proposed Flared End Section
- Proposed Finished Grade Contour
- Proposed 6-4" PVC Conduit
- Proposed Barbed Wire Fence

PROPOSED WATER & SEWER

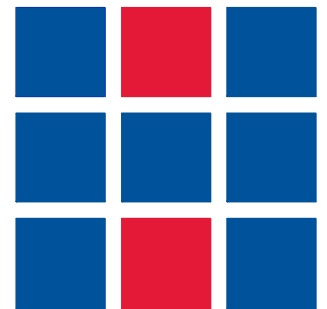
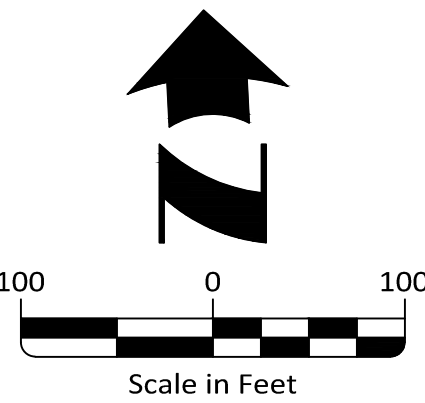
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- Proposed Fire Hydrant w/ 6" Gate Valve
- Proposed Gate Valve
- Proposed Water Line Tee
- Proposed Water Line Bend
- Proposed PVC Sanitary Sewer Line W/Size (SDR-26)
- Proposed Sewer Manhole
- Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL)

EXISTING

- Existing Asphalt Pavement
- Existing Concrete Sidewalk
- Existing Centerline Alignment
- Existing Right-of-Way
- Existing Storm Drain W/Size&Type
- Existing Storm Drain Inlet
- Existing Flared End Section
- Existing Overhead Electric
- Existing Light Pole
- Existing Power Pole
- Existing UG Telephone Line
- Existing Telephone Pedestal
- Existing Gas Line
- Existing Gas Regulator
- Existing Fence
- Existing Grade Contours

EXISTING WATER & SEWER

- Existing Water Line W/Size
- Existing Fire Hydrant
- Existing Water Valve
- Existing Reducer
- Existing Water Line Tee
- Existing Water Line Bend
- Existing Sanitary Sewer Line W/ Size
- Existing Manhole



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

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



CRT Airport Road Properties, LLC

SW Regional Airport Boulevard & SW Adams Road

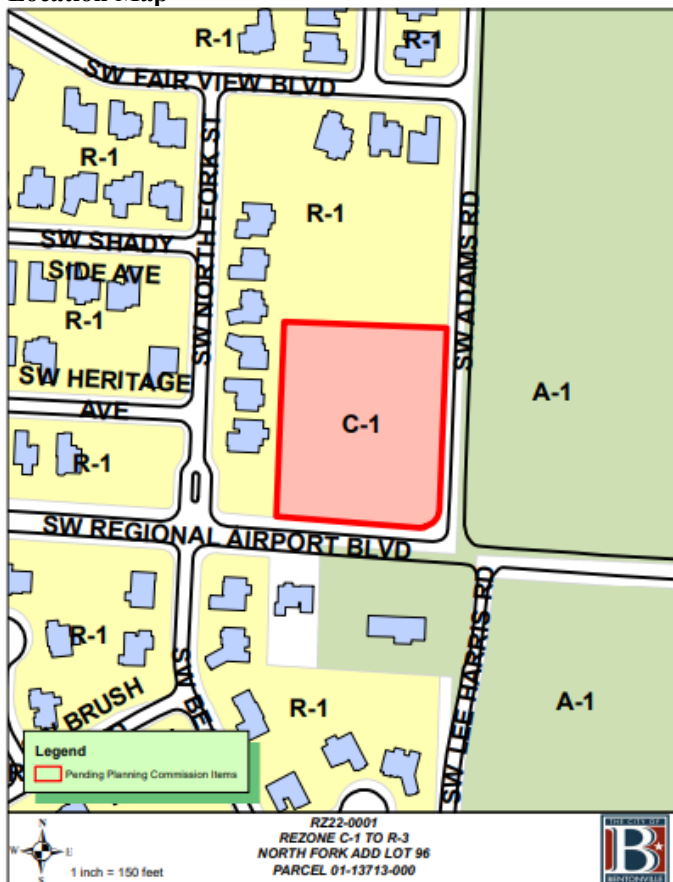
PC Date: 3/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0001
Applicant / Current Owner	CRT Airport Road Properties LLC
Site Area	+/- 2.51 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at the northwest corner of the intersection of SW Regional Airport Boulevard and SW Adams Road. 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.

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

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 in order to capitalize on municipal investment that has already taken place.

Public Comment

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

Analysis

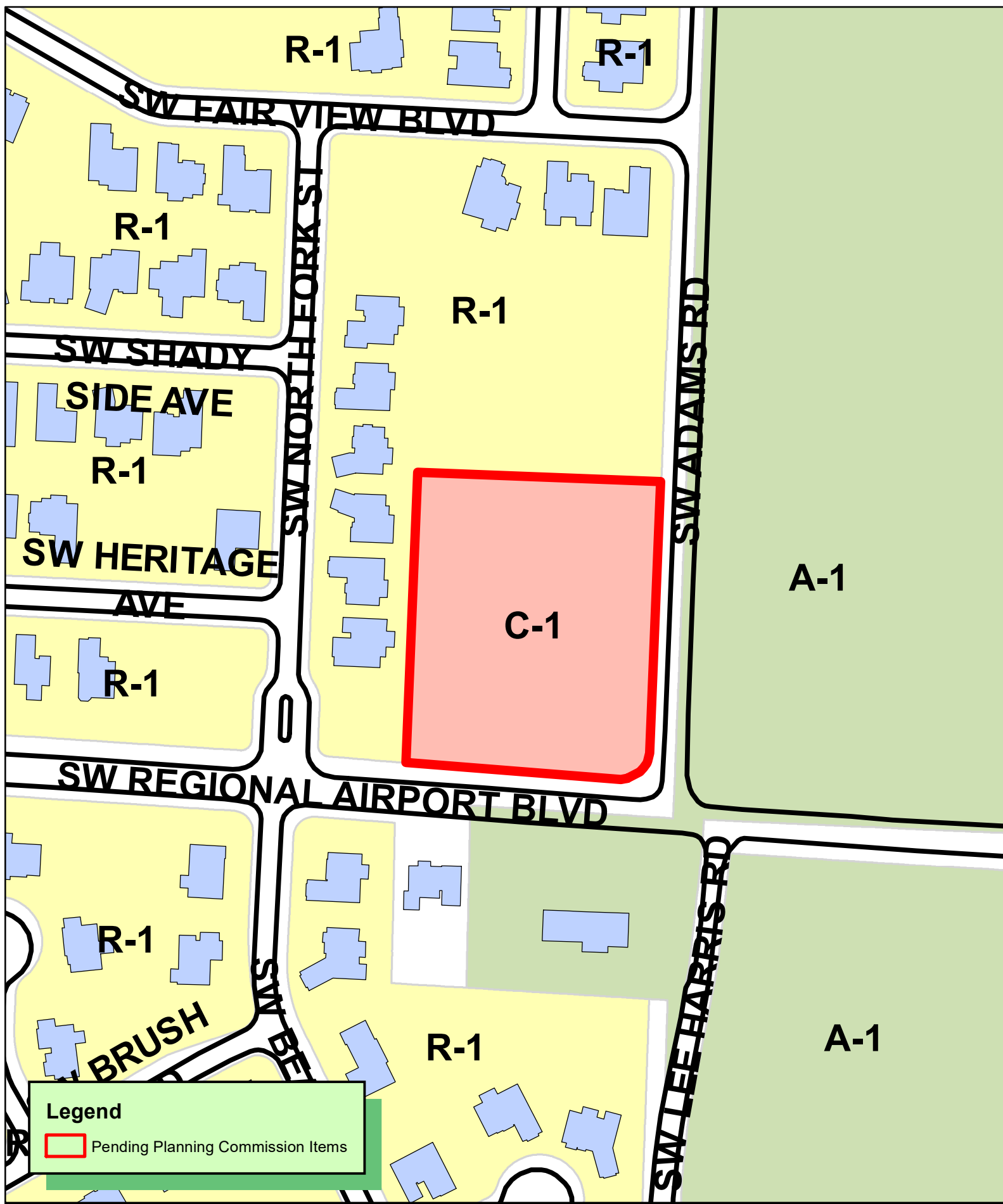
The requested R-3, Medium-High Density Multifamily Residential zoning district is intended to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed before development or would be provided in conjunction with development, 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.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Conclusion

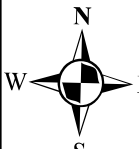
This rezoning request is not consistent with the current land use plan. However, the property's location at the intersection of two arterial streets, the Community Plan and Zoning Code's support for mixed uses along local arterials and state highways, and immediate availability of public infrastructure to the site may all be credible reasons to support to the applicant's Future Land Use Plan amendment to Medium Density Residential.

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



Legend

 Pending Planning Commission Items


1 inch = 150 feet

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

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has requested the Bentonville Planning

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

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to

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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:

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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to

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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:

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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to

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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

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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

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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. I've been here 45 years.

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

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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.

Signature

Printed Name

Physical Address

John Toogood + Toogood
6101 SW Fair View Blvd
Bentonville, AR 72712

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, Neighborhood Commercial _____ to R-3, Medium-High Density Multifamily 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

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:

I'M A HOME OWNER IN NORTH FORK AND THIS REZONE
PLAN WOULD BE AN INVASION TO MY PRIVACY. I DO NOT
WANT A TWO STORY TOWNHOME LOOKING INTO MY BACKYARD
AND MY WINDOWS
David F Lewis 6001 SW NORTH FORK ST. BENTONVILLE, AR 72713

Signature and Physical Address

Signature and Physical Address

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Nyamolo

601, 603, and 701 SW Tater Black Road

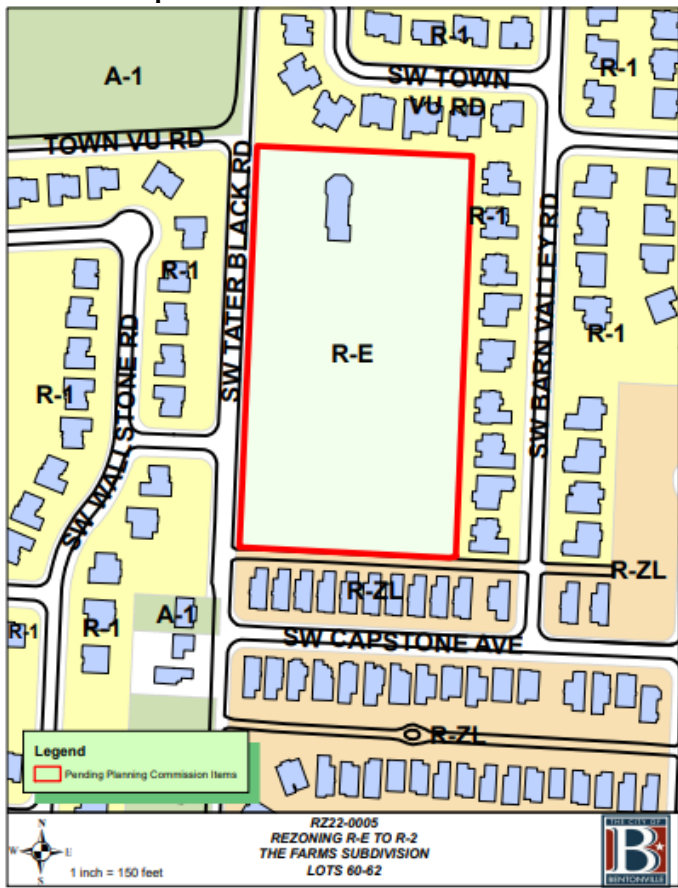
PC Date: 3/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0005
Applicant / Current Owner	Blessing S Nyamolo and Maxwell N
Site Area	+/- 6.71 acres
Current Zoning	R-E, Residential Estate
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

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

Location Map



Property Description

This property is located at 601, 603, and 701 SW Tater Black Road. 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.

Relationship to the Bentonville Community Plan

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

The property is located within Priority Area 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.

Public Comment

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

Analysis

The requested R-2 District encourages the basic land use restrictions as the R-1 District. It allows a 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 the conversion of one-family residences to two-family uses 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.

This request is not consistent with the Future Land Use Plan, however, it is consistent with some of the zoning districts and development patterns along Tater Black Road. It is also in direct proximity to public infrastructure investments that have already taken place.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

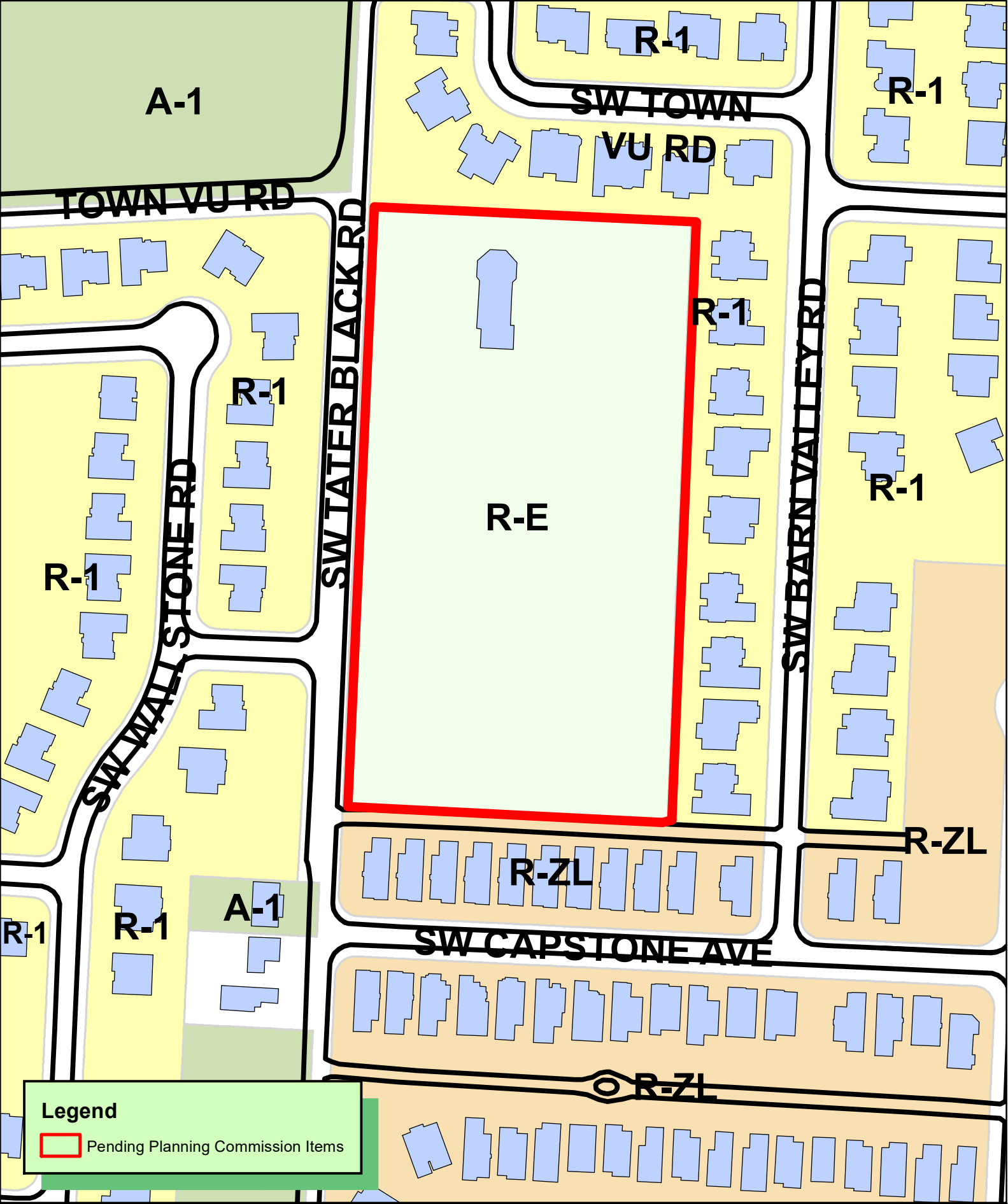
Conclusion

This rezoning request is not consistent with the current land use plan, however, the proximity to a Collector Street, the immediate availability of public infrastructure, and the compatible uses and density that already exist along SW Tater Black Road lend support to the request.

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

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



January 24, 2022

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

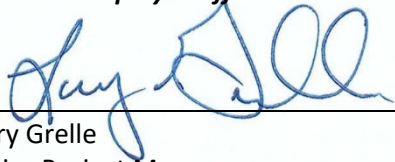
**Re: *North Tater Black Subdivision
Rezoning Request
Bentonville, AR 72712***

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

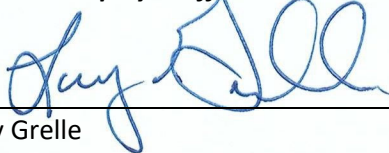
We are representing a request by NTBM, LLC to rezone three parcels located on the east side of Tater Black Road, parcels 01-14542-000, 01-14543-000, and 01-14544-000, just north of SW Capstone Avenue. The owner would like to develop the three 2.24-acre lots into a residential subdivision.

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.

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

R-2, Medium Density Two Family and Townhome



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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

R-2, Medium Density Two Family and Townhome

Residential Tree Planting:

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

Land Uses:

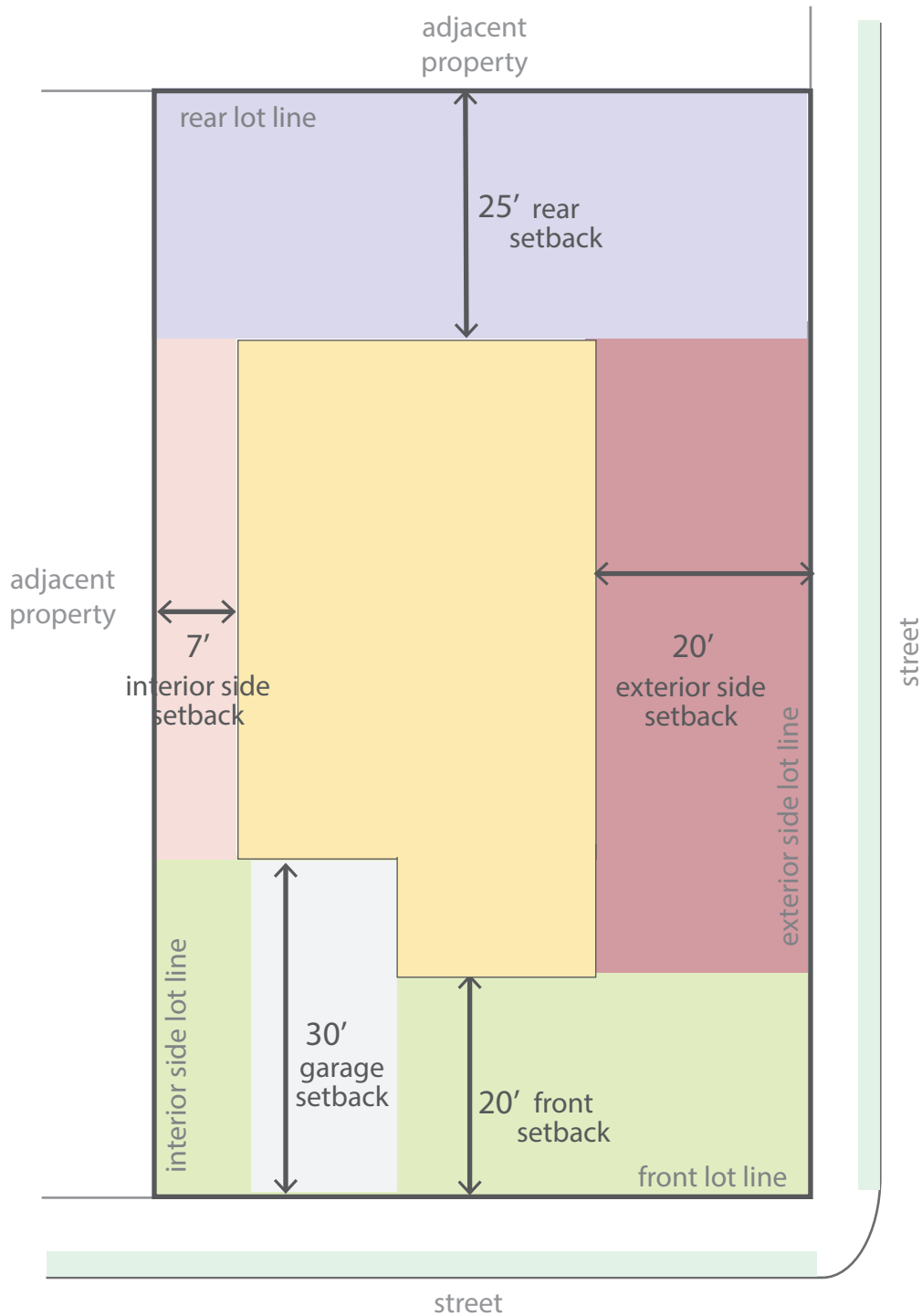
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care – 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

R-2, Medium Density Two Family & 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

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:

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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:

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

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

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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:

We object to the rezoning of The Farms Subdivision because we feel that our neighborhood will be changed. Our privacy and quiet neighborhood will be gone. This area was zoned residential when we bought our home. Please leave this area for wild life too.

Signature and Physical Address

4003 SW Town Vu Rd

Signature and Physical Address Bentonville

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

We strongly feel we purchased home with it being a residential area. We want it kept that way. The extra congestion through our residential neighborhood. Our property will suffer.

Min Amundal 703 SW Barn Valley Rd
 Signature and Physical Address Bentonville, AR
72712

Patricia Sprenkel
 Signature and Physical Address 703 SW Barn Valley Rd
Bentonville, AR
72712

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

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

We are opposed to the rezoning of these lots. We purchased our home based on the proximity of other well maintained residences around us. We enjoy our quiet neighborhood with limited traffic and noise. The more dense residences in the → over

Vicki Buchanan
605 SW Barn Valley Rd.
 Signature and Physical Address
Bentonville, AR 72712

Jan Buchanan
605 SW Barn Valley Rd
 Signature and Physical Address
Bentonville AR 72712

R222-005

Jasme Subdivision will lead to more traffic through our neighborhood. We also believe property values will decline with the addition of these types of units, rather than single family homes. We are appealing to the Planning Commission to decline this application and leave the zoning as it was originally listed - single family homes. Thank you!

REZONING STAFF REPORT



**Annalee, Jones; Urbn Share LLC;
Howmar LLC, 8THBV, LLC;
Brandon Lee Ham and Lindsey Ham**
SE 8th and SE C Street
PC Date: 3/1/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0006
Applicant / Current Owner	Annalee, Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC; Brandon Lee Ham and Lindsey Ham
Site Area	+/- 2.63 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)

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

Location Map



Property Description

This property is located at SE 8th and SE C Street. The property is surrounded by DE, Downtown Edge to the north, south, and east, A-1, Agricultural to the south, and DC, Downtown Core to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include 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.

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

Public Comment

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

Analysis

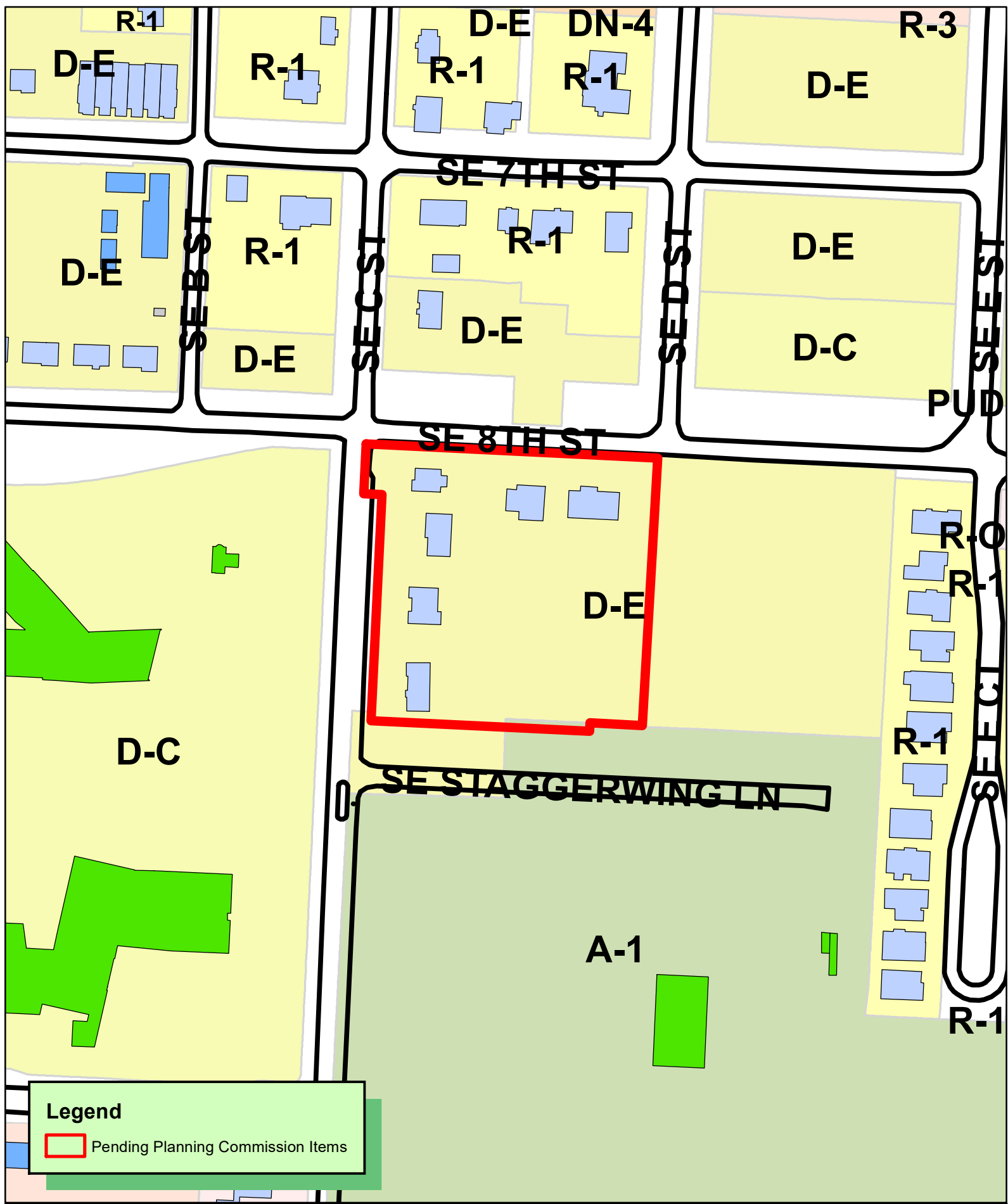
The DC district intends to maintain and expand the pedestrian-oriented character of the town square. The physical form is urban with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed-use is defined as vertical mixed-use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

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

Conclusion

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

Note: 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



Legend

 Pending Planning Commission Items


1 inch = 150 feet

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.

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

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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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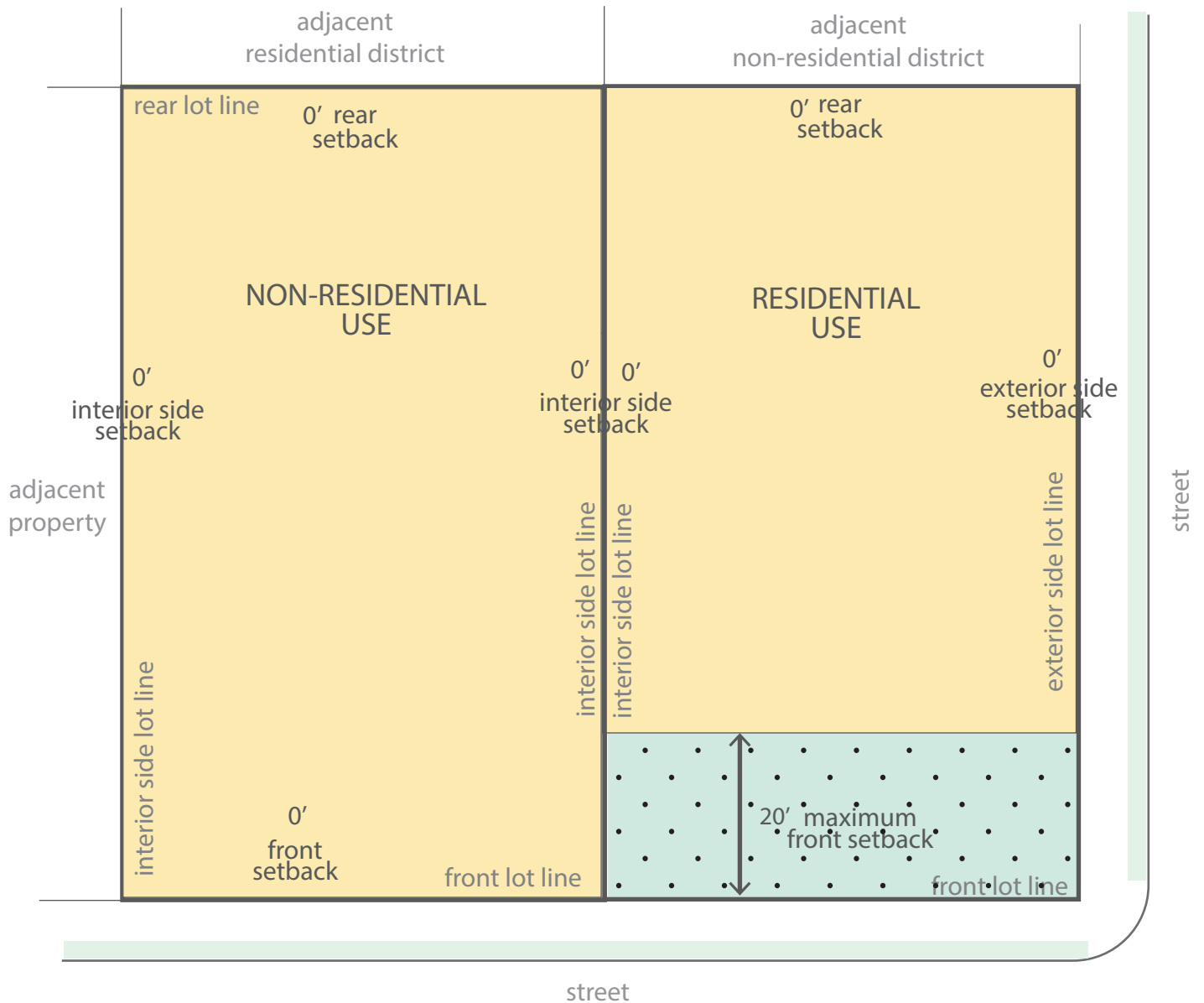
DC, Downtown Core

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DC, Downtown Core



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Patton Family Revocable Trust (Andy's)

East Centerton Boulevard

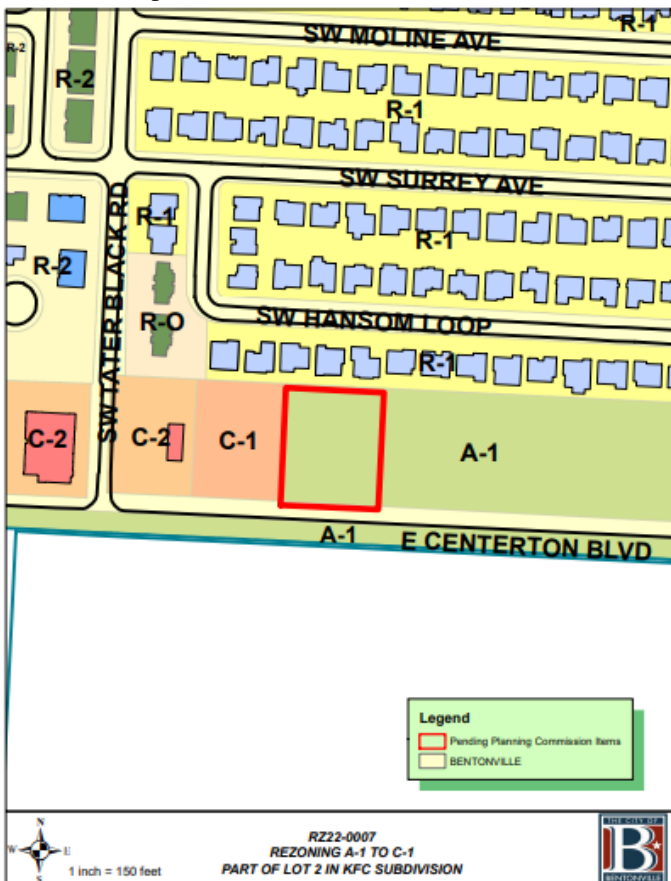
PC Date: 3/1/2022

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ22-0007
Applicant / Current Owner	Patton Family Revocable Trust-James M & Brenda D
Site Area	+/- 0.89 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	General Commercial (C)

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

Location Map



Property Description

This property is located along East Centerton Boulevard, east of the existing KFC restaurant and the intersection of Tater Black road and East Centerton Boulevard.

Adjacent zonings are R-1, Low Density Single-Family Residential to the north, A-1, Agricultural to the east, C-2 to the west, and City of Centerton to the south.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

Analysis

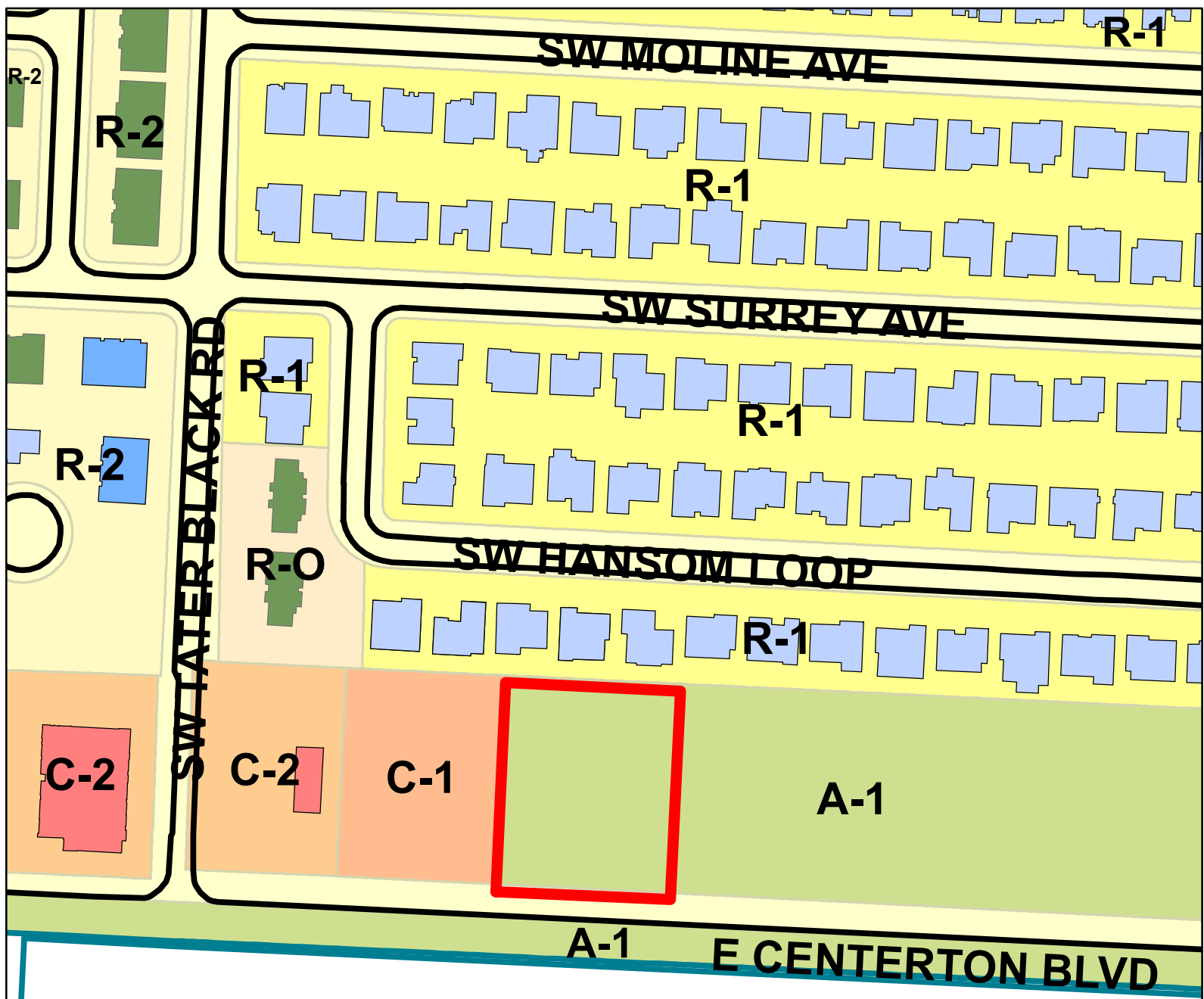
The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas.

This request is not consistent with the Future Land Use Plan, however, it is consistent with surrounding zoning districts as there is an existing C-1 zoned property on the lot immediately to the west and other commercial uses in the vicinity along the arterial road that borders the property to the south.

Conclusion

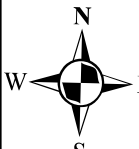
This rezoning request is consistent and compatible with existing land use patterns. Staff recommends approval of the Future Land Use Map amendment and the rezoning request.

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



Legend

-  Pending Planning Commission Items
-  BENTONVILLE



 1 inch = 150 feet

RZ22-0007
REZONING A-1 TO C-1
PART OF LOT 2 IN KFC SUBDIVISION



Rezone Narrative

Owner: Patton Family Revocable Trust, James and Brenda Patton

Address: Parcel# 01-18947-000 – E. Centerton Blvd.

Current Zoning: A-1, Agricultural

Proposed Zoning: C-1, Neighborhood Commercial

Owner: Patton Family Revocable Trust, James and Brenda Patton

Reason for rezone: To create commercial restaurant.

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

Proposed Use: Fast Food Restaurant

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

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

Appearance: Commercial building to blend with surrounding commercial properties.

Water and Sewer Availability: 8" Water line along South side of property and 8" Sewer line at the Northwest corner to be extended to serve this lot and the property east of this lot. Design plans are being created.

I/We have received notice of the public hearing for the rezoning of the above described property and: *RZD-0057*

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Jane Winslow
Signature and Physical Address

3902 SW Hansen Loop
Signature and Physical Address

Bentonville, Ar
72712

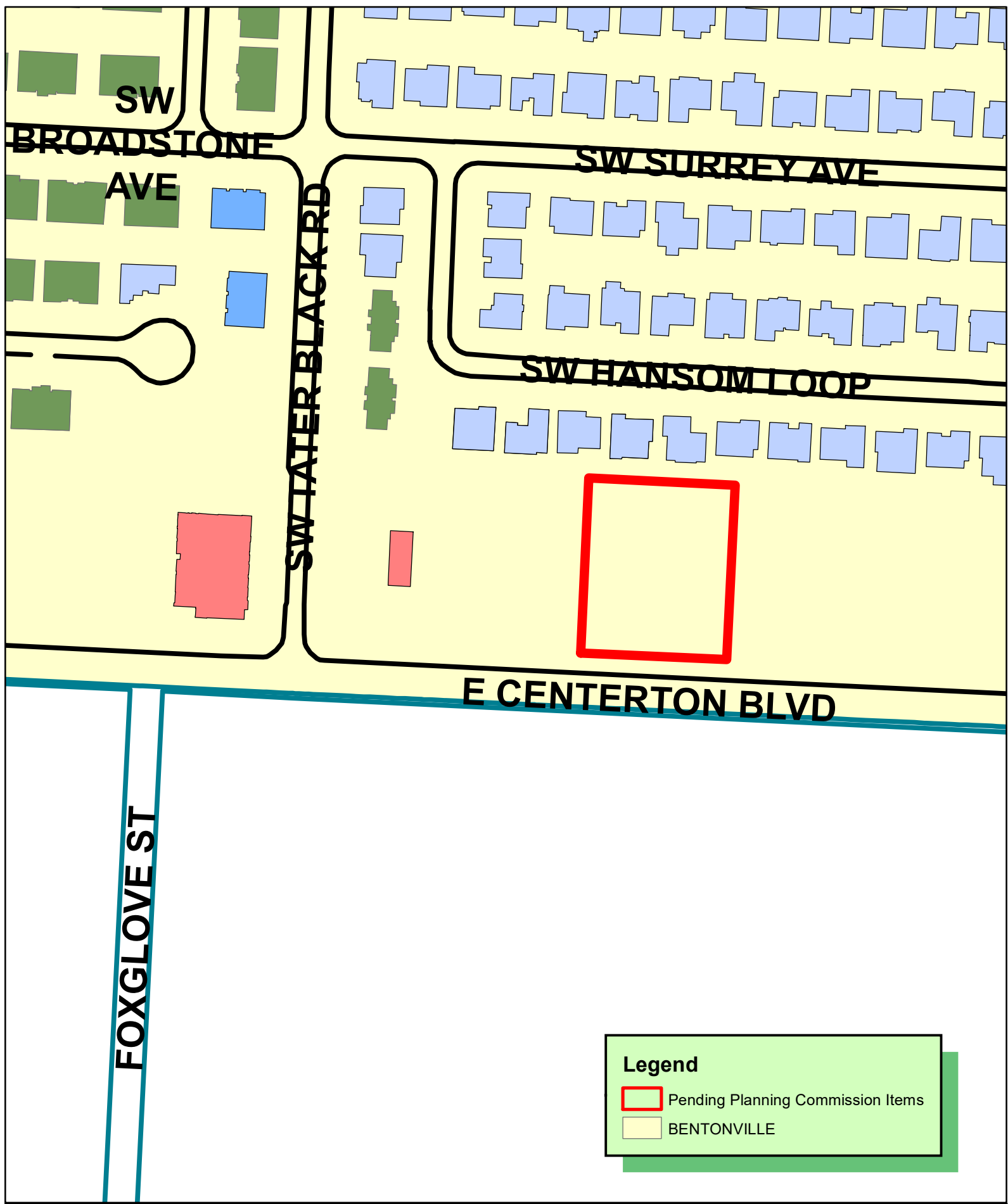
I/We have received notice of the public hearing for the rezoning of the above described property and: *RZD-007*

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

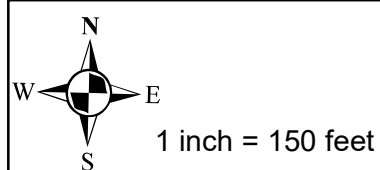
Jane Winslow
Signature and Physical Address

3902 SW Hanson Loop
Signature and Physical Address
Bentonville, Ar
72712



Legend

-  Pending Planning Commission Items
-  BENTONVILLE



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

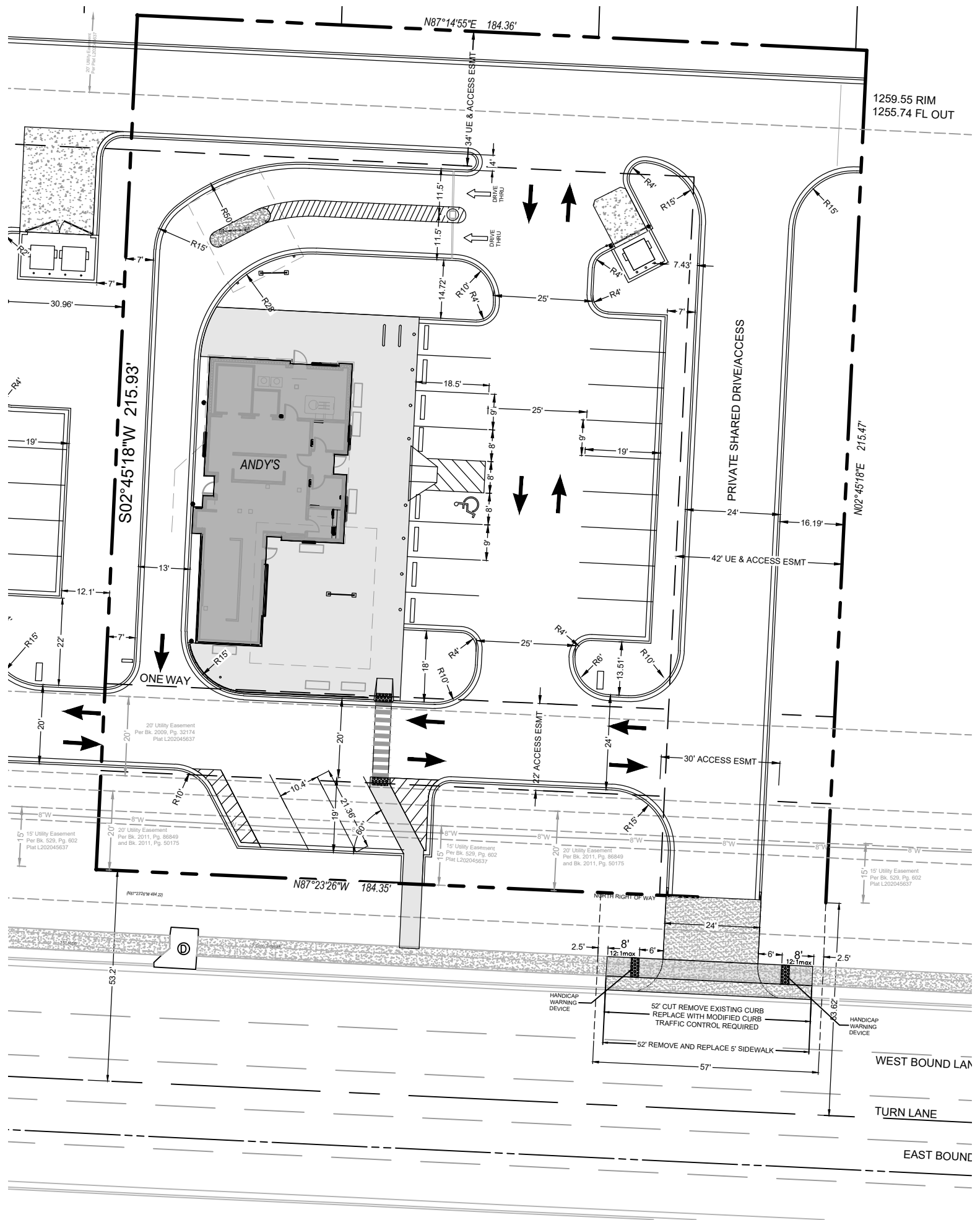
Project Manager

jwatkins@sandcreek.us

1610 NW 12th Street

Bentonville, AR 72712

Phone: (479) 464-9282



PROPERTY LINE ADJUSTMENT STAFF REPORT



Lots 13-16 of Young's Addition

407 SE G St., 801, 805, 823, and 825 SE 5th St.

PC Date: 3/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PLA21-0059
Applicant / Current Owner	Rodney & Mary Sample, Zeb & Lavee Collingsworth, Wu & Loh Seen, & Serenity P, LLC
Site Area	+/- 0.24 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	General Commercial (C)

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

Location Map



Property Description

These properties are located at 407 SE G St., 801, 805, 823, and 825 SE 5th St.. The properties are currently zoned R-ZL, Zero Lot Line Residential, DN-4, Downtown Mixed Use Residential and R-1, Low Density Single-Family Residential respectively.

Project Details

A property line adjustment of existing lots 6, 7 & 12 of Young's Addition and Lot 23 of 3rd East Addition, creating Lot 13 (+/- 0.26 acres), Lot 14 (+/-0.24 acres), Lot 15 (+/0.31 acres), and Lot 16 (+/-0.15 acres) of Young's Addition. The plat dedicates a small portion of right-of-way along SE 5th Street per the Master Street Plan requirements. The plat also dedicates various utility easements to serve the newly created lots.

Waivers

- There are no waivers associated with this property line adjustment.

Analysis and Recommendation

The proposed property line adjustment does meet the minimum requirements of the Land Development Code.

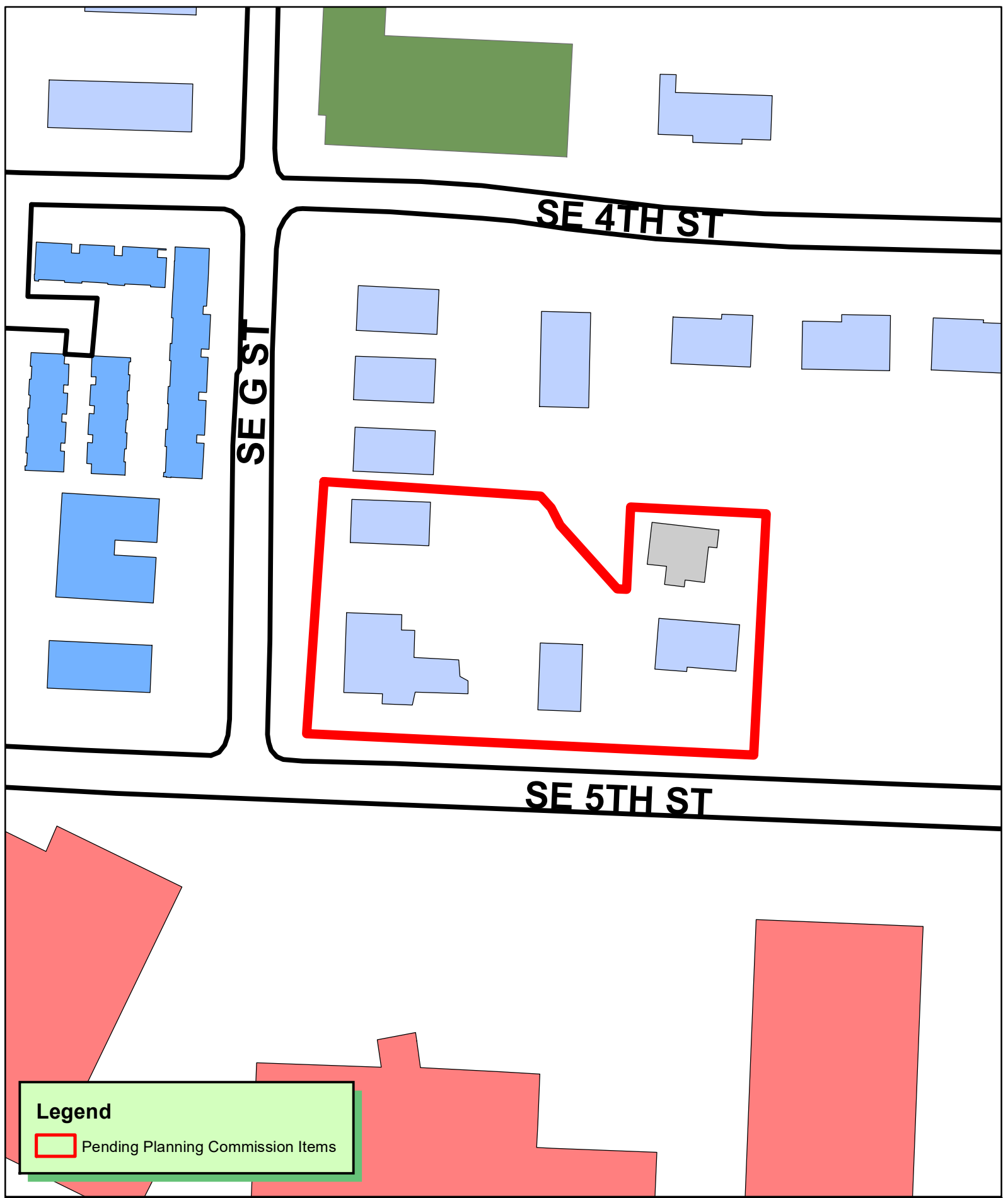
Staff recommends approval of the property line adjustment.

Standard Conditions of Approval

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

NOTES

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



Legend

 Pending Planning Commission Items



1 inch = 75 feet

PLA21-0059
PROPERTY LINE ADJUSTMENT
YOUNGS ADDITION
CREATING LOTS 13-16



Survey Description

PREVIOUS PARCEL #01-04688-000
LOT 7, BLOCK 3, IN YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165.

ADJUSTED PARCEL #01-04688-000
A PART OF BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTHWEST CORNER OF LOT 6, OF BLOCK 3 OF SAID ADDITION; THENCE S86°42'35"E 106.25' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE N01°21'09"E 106.02' TO A SET 5/8" REBAR; THENCE N47°19'16"E 54.89' TO A SET 5/8" REBAR; THENCE S43°01'29"E 59.72' TO A SET 5/8" REBAR; THENCE S88°43'49"E 6.25' TO A SET 5/8" REBAR; THENCE S01°16'11"W 104.45' TO A SET 5/8" REBAR; THENCE N86°42'35"W 87.68' TO THE POINT OF BEGINNING, CONTAINING 0.241 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PREVIOUS PARCEL #01-04687-000
LOT 6, BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165.

ADJUSTED PARCEL #01-04687-000
A PART OF BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 6, BLOCK 3, OF YOUNG'S ADDITION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SOUTHEAST G STREET N01°22'46"E 105.84' TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE S86°48'11"E 106.20' TO A SET 5/8" REBAR; THENCE S01°21'09"W 106.02' TO A SET 5/8" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 5TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N86°42'35"W 106.25' TO THE POINT OF BEGINNING, CONTAINING 0.258 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PREVIOUS PARCEL #01-04685-003
LOT 12, BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165.

ADJUSTED PARCEL #01-04685-003
A PART OF BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 6, BLOCK 3, OF YOUNG'S ADDITION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SOUTHEAST G STREET N01°22'46"E 105.84' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N01°22'46"E 50.70' TO A FOUND 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE S86°45'00"E 134.48' TO A FOUND 5/8" REBAR; THENCE S42°39'15"E 9.80' TO A FOUND 5/8" REBAR; THENCE S43°01'29"E 6.25' TO A SET 5/8" REBAR; THENCE S47°19'16"W 54.89' TO A SET 5/8" REBAR; THENCE N86°48'11"W 106.20' TO THE POINT OF BEGINNING, CONTAINING 0.150 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PREVIOUS PARCEL #01-02491-000
LOT 23, OF THE 3RD EAST SIDE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 75.

ADJUSTED PARCEL #01-02491-000
BEING ALL OF LOT 23, OF THE 3RD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 75, AND A PORTION OF THE VACATED ALLEY WAY PER INSTRUMENT #L202173106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 23; THENCE N86°42'35"W 6.25' TO SET 5/8" REBAR; THENCE N01°16'11"E 104.45' TO A FOUND 5/8" REBAR; THENCE S88°43'49"E 6.24' TO A SET 5/8" REBAR; THENCE N01°16'11"E 44.81' TO A SET 5/8" REBAR; THENCE S87°01'33"E 87.10' TO A FOUND 1" PIPE; THENCE S02°27'37"W 149.21' TO A FOUND 1/2" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 5TH STREET; THENCE ALONG SAID RIGHT-OF-WAY N87°10'14"W 84.00' TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Miscellaneous Notes

COMPLETED FIELD WORK:
SEPTEMBER 09, 2020

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
LATITUDE: 36°22'03.0411"
LONGITUDE: -94°11'59.0696"
CONVERGENCE ANGLE: -01°16'48.0996"
THE DISTANCES SHOWN ON THIS PLAT ARE OF COMBINED FACTOR (GRID TO GROUND) 1.000028001784078

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2019 AT PAGE 33931.
2. SURVEY PLAT FILED IN PLAT BOOK 2016 AT PAGE 593.

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

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 050670225K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINE.

ACCEPTANCE OF THIS PLAT DOES NOT INDICATE THAT ANY OF THE LOTS ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, AR, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

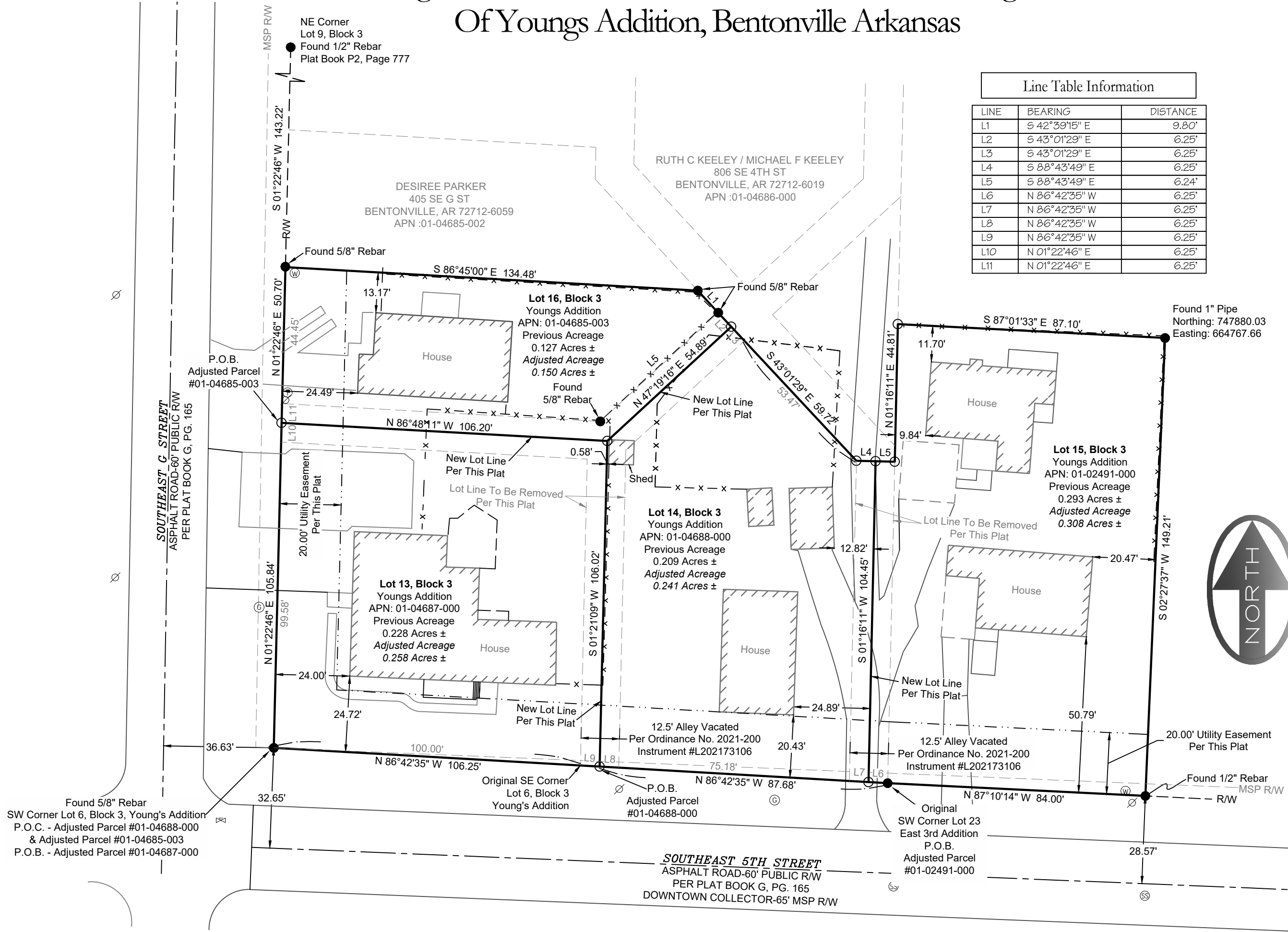
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.

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

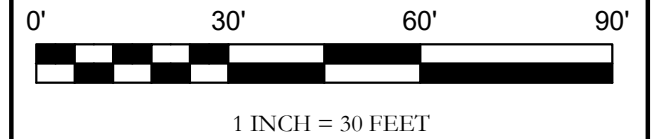
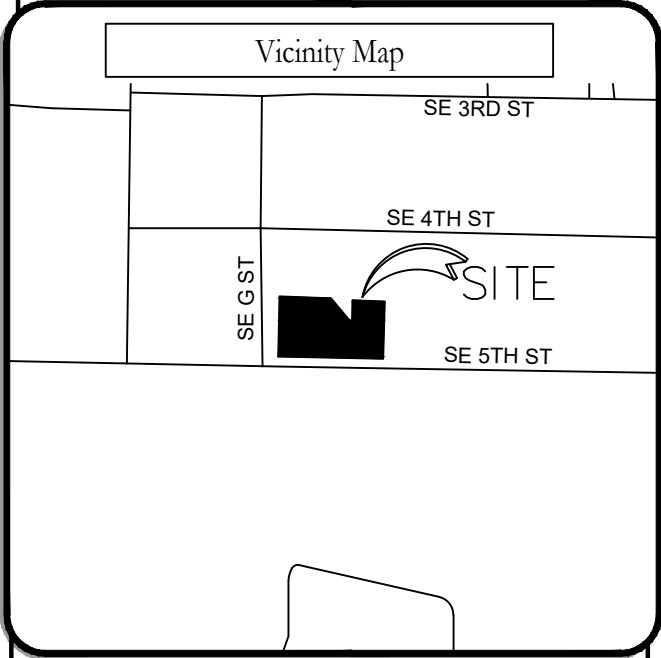
THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PROPERTY LINE ADJUSTMENT

Lots 6, 7, & 12 Youngs Addition and Lot 23 3rd East Addition, Creating Lots 13-16 Block 3
Of Youngs Addition, Bentonville Arkansas



Line Table Information		
LINE	BEARING	DISTANCE
L1	S 42°39'15" E	9.80'
L2	S 43°01'29" E	6.25'
L3	S 43°01'29" E	6.25'
L4	S 88°43'49" E	6.25'
L5	S 88°43'49" E	6.24'
L6	N 86°42'35" W	6.25'
L7	N 86°42'35" W	6.25'
L8	N 86°42'35" W	6.25'
L9	N 86°42'35" W	6.25'
L10	N 01°22'46" E	6.25'
L11	N 01°22'46" E	6.25'



Legend of Symbols & Abbreviations	
⊕	COMPUTED POINT
▽	SET P/K NAIL
●	SET CAPPED 5/8" REBAR BY PS 1826
○	FOUND MONUMENT AS NOTED
⊗	SANITARY SEWER
⊙	POWER POLE
⊠	ELECTRIC METER
⊕	WATER METER
⊖	WATER VALVE
⊙	GAS METER
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
---	BOUNDARY LINE
---	LOT LINE
---	CENTERLINE OF ROAD
---	RIGHT-OF-WAY
-x-x-	FENCE
- - -	NOT TO SCALE
- - -	UTILITY EASEMENT

Owner/Developer

OWNER: SERENITY P, LLC
ADDRESS: 805 SE 5TH STREET, BENTONVILLE, AR
APN: 01-04688-000

Zoning & Setback Information

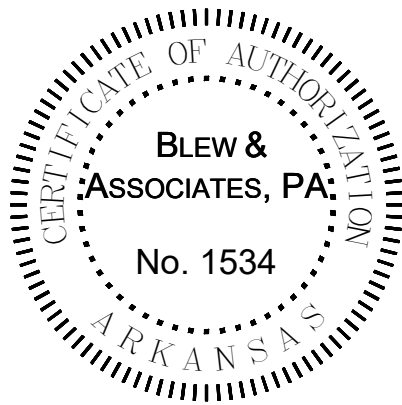
THE PROPERTY IS ZONED IN:
DN-4 DOWNTOWN HIGH DENSITY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

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

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF NOVEMBER, 2021.



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

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

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

Certificate of Authorization No 1534

DRAWN BY & DATE:	10/28/2021	REVIEWED BY:	TN & HM	SURVEYED BY:	DA
COUNTY & STATE:	BENTON COUNTY, AR	JOB NUMBER:	21-1335:02		
LOCATION:	805 SE 5TH STREET, BENTONVILLE, ARKANSAS				
FOR THE USE AND BENEFIT OF:					
RODNEY SAMPLE					

FINAL PLAT STAFF REPORT



Osage Hills Phase 2

SW Anglin Road and SW Bison Street

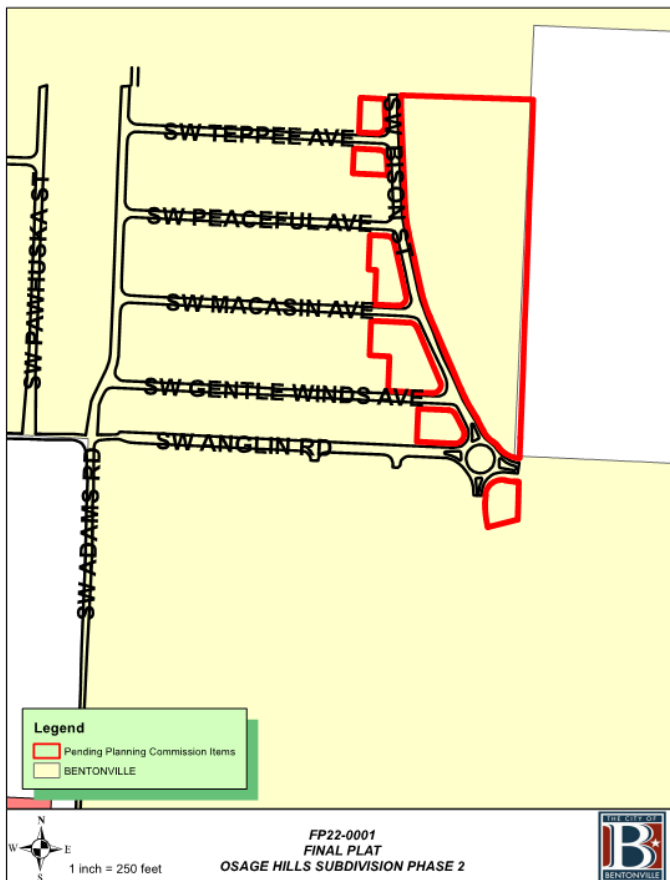
PC Date: 3/1/2022

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	FP22-0001
Applicant / Current Owner	WM 63 RE, LLC and Osage RE Holdings, LLC
Site Area	+/- 9.66 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Agriculture (A)

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

Location Map



Property Description

This property is located adjacent to the intersection of SW Bison Street and SW Anglin Road in the Osage Hills Subdivision. The property is currently zoned R-1, Low Density Single-Family Residential.

Project Details

A final plat creating and accepting Phase 2 of Osage Hills Subdivision. The final plat replats Lots 143 through 150 of Osage Hills Phase 1 to create 31 new single-family residential lots. The plat dedicates all necessary easements and rights-of-way to serve the subdivision.

Waivers

No waivers are associated with this Final Plat.

Analysis and Recommendation

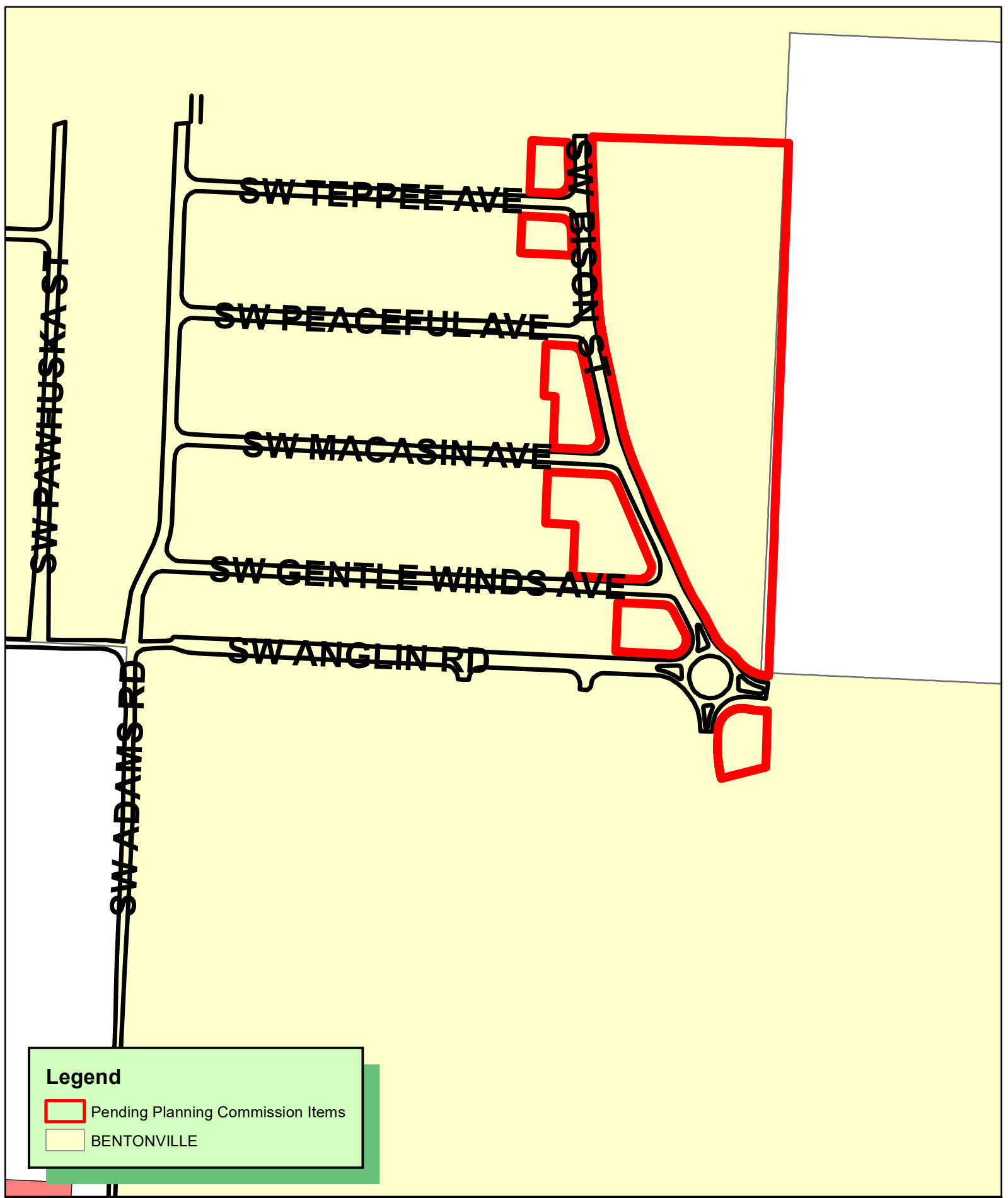
The proposed final plat meets all requirements of the Zoning and Land Development Codes. Staff recommends approval of the final plat.

Standard Conditions of Approval

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

NOTES

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



Legend

 Pending Planning Commission Items

 BENTONVILLE



1 inch = 250 feet

FP22-0001
FINAL PLAT
OSAGE HILLS SUBDIVISION PHASE 2



Recording Block

We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Bentonville, Arkansas the easements as shown on this plat for public use and benefit. The City of Bentonville is granted the rights of ingress and egress to and from said easements. The City of Bentonville is granted unrestricted access to the platted private streets for purposes of access for emergency service personnel. The City of Bentonville is granted the right and authority to maintain, service, and improve said easements and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Bentonville. Said easements shall be for the benefit of the City of Bentonville and all of its franchised utility providers. The City of Bentonville and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said easements. The City of Bentonville and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said easements.

Owner _____ Date _____

Owner _____ Date _____

Source of Title: D.R. _____

Page _____

State of Arkansas
County of Benton

Subscribed and sworn before me this _____ day of _____, 2022.

Notary Public _____

My commission expires _____

- There are no known Wetlands on this Site.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- All easements within boundary dedicated per instrument #L202158715 unless otherwise marked with filing information.
- Lot 31 is to be dedicated as a drainage easement and needs to be maintained by the POA.
- There may not be fences or any other structures built in any drainage easements.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www.bentonvilleplanning.com or call the Planning Department at 479-271-3122.
- All roads within the Phase 1 original boundary was dedicated at the time of platting Phase 1 Osage Hills.

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

DATE OF EXECUTION:

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

Sheet List Table	
Sheet Number	Sheet Title
FP1.0	Cover Sheet
FP2.0	Overall layout of Phase 1 & Phase 2
FP3.0	Final Plat
FP4.0	Final Plat & Curve Table

REPLAT OF LOTS 143 THROUGH 150 OF OSAGE HILLS
PHASE 1 FILED AT INSTRUMENT #L202158715, BEING
RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER
OF BENTON COUNTY, IN THE CITY OF BENTONVILLE,
CREATING LOTS 1 THROUGH 31 OF OSAGE HILLS PHASE 2,
BENTON COUNTY, ARKANSAS, BEING SUBJECT TO
COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF
RECORD OR FACT.

REVISION LIST			
#	TITLE	DATE	NOTES:
1	RE-1	10/04/2021	1st SUBMITTAL
2	RE-2	02/10/2022	City Comments
3	RE-3		

Front	20'
Garage	30'
Interior Side	7'
Exterior Side	20'
Rear	25'

**TBM: CITY OF BENTONVILLE GPS MONUMENT #103,
N: 732818.56 E: 640411.49
ELEV. = 1243.69'**

The Eastern portion of the proposed plat is located within flood zone "A" or "AE" as determined by the National Flood Insurance Program Flood Insurance Rate Map for Benton County, Arkansas (Firm Panel #05007C0235K, Dated 06/05/2012).

LOMR Case No: 21-06-3202A

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

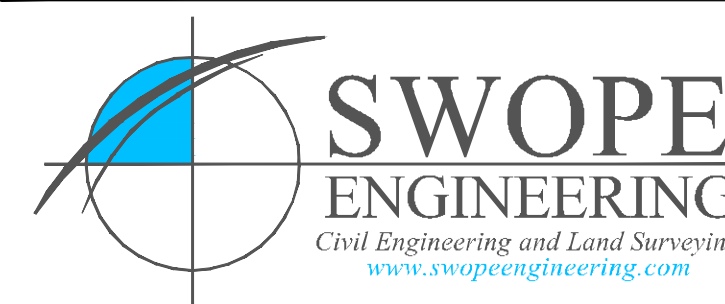
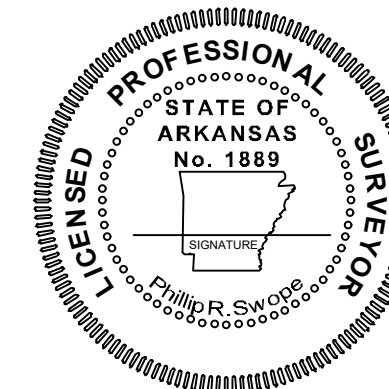
DATE OF EXECUTION:

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

Basis of Bearing

Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS



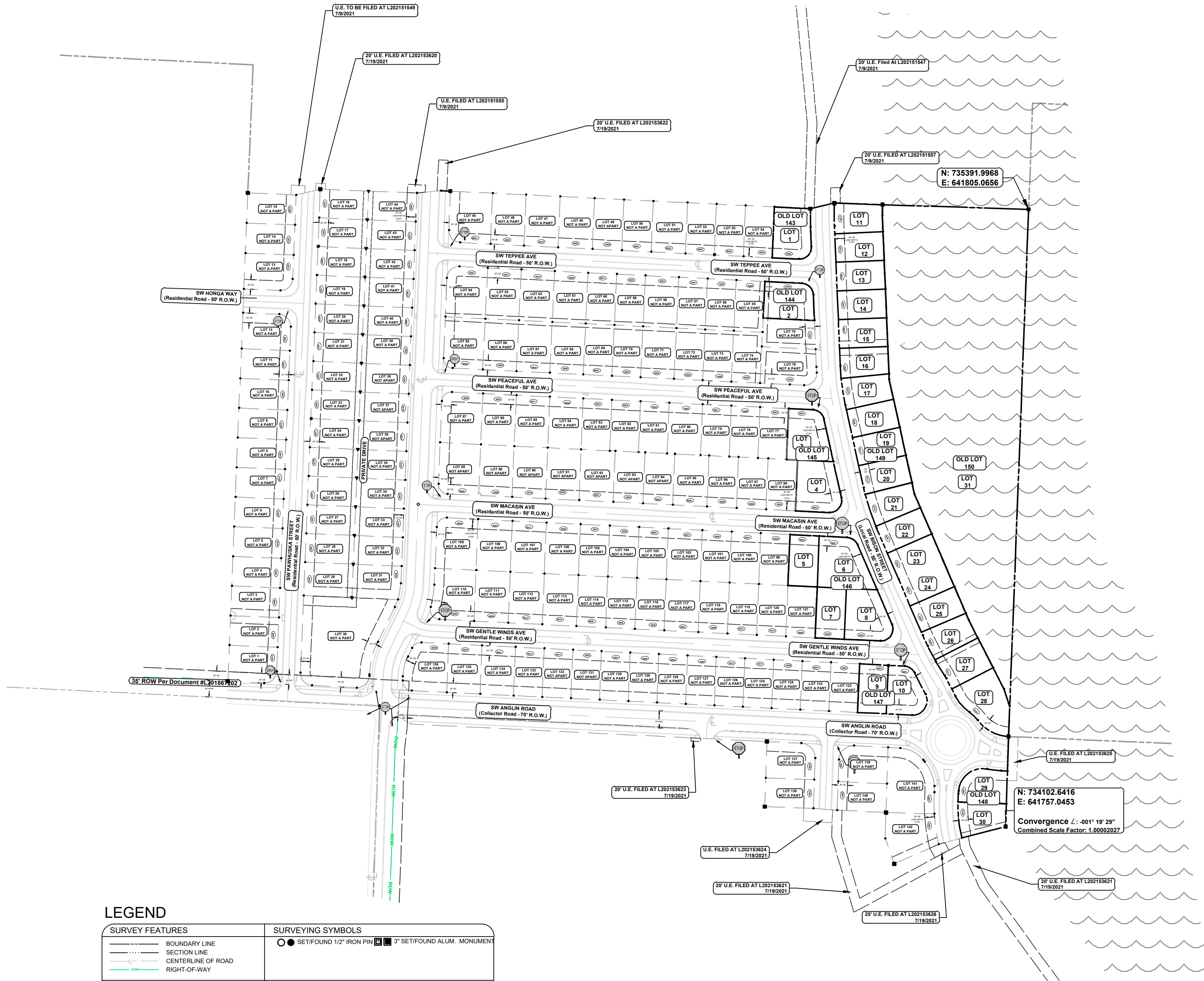
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	2/10/2022	SCALE	AS NOTED
DRAWING NAME:			
16-218 - FP Osage Hills, Phase 2.dwg			
SHEET NUMBER:			

FP 1.0

Phil Swope, P.E. / P.S.
Swope Engineering
 7 Halsted Circle, Suite 210
 Rogers, Arkansas 72756
 479.685.8399 office

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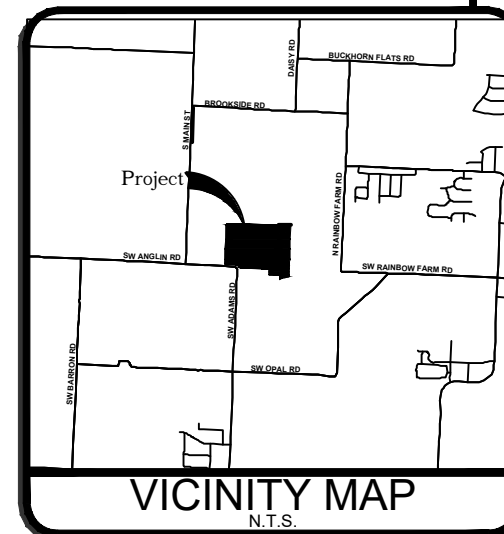
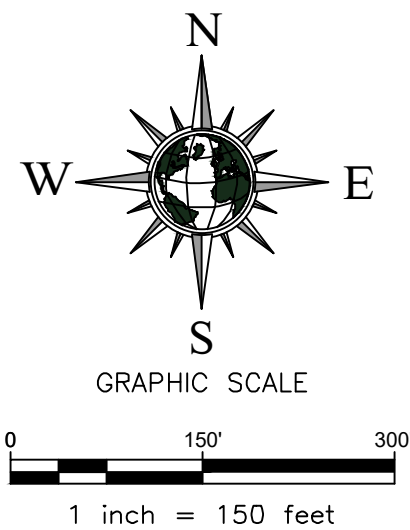
LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE SECTION LINE CENTERLINE OF ROAD RIGHT-OF-WAY	● SET/FOUND 1/2" IRON PIN ■ 3" SET/FOUND ALUM. MONUMENT
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT DRAINAGE EASEMENT UTILITY EASEMENT	SANITARY SEWER WATER VALVE ELECTRICAL BOX WATER METER FIRE HYDRANT STORM WATER LIGHT
SURVEY FEATURE HATCHES	
ASPHALT GRAVEL	CONCRETE FLOOD ZONE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

ALL EASEMENTS AND ROADS SHOWN WITHIN THE ORIGINAL PHASE 1 PROPERTY LIMITS WERE DEDICATED PER THE FINAL PLAT OF OSAGE HILLS SUBDIVISION FILED IN INSTRUMENT NUMBER L202158715.

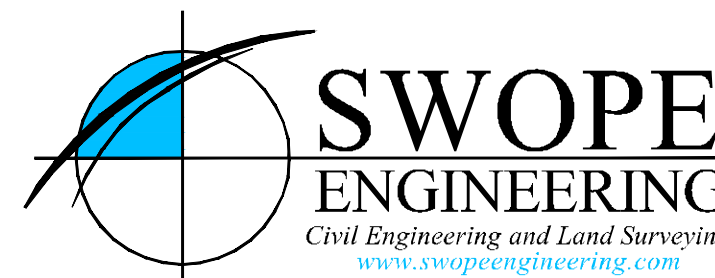
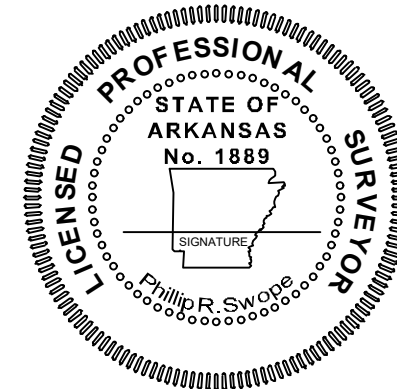
Recording Block



Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

FINAL PLAT OF PHASE 2 OSAGE HILLS SUBDIVISION

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS



Certificate of Authorization No. 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	2/10/2022	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills, Phase 2.dwg		
SHEET NUMBER:	FP2.0		

PROJECT #FP22-0001

ALL EASEMENTS AND ROADS SHOWN WITHIN THE ORIGINAL PHASE 1 PROPERTY LIMITS WERE DEDICATED PER THE FINAL PLAT OF OSAGE HILLS SUBDIVISION FILED IN INSTRUMENT NUMBER L202158715.

Address: WM 63 RE 1 LLC
885 3RD AVE STE 2403
Parcel ID: 01-18729-000
Subdivision: Osage Hills
Lot:
Zone: R:1

N: 735391.9968
E: 641805.0636

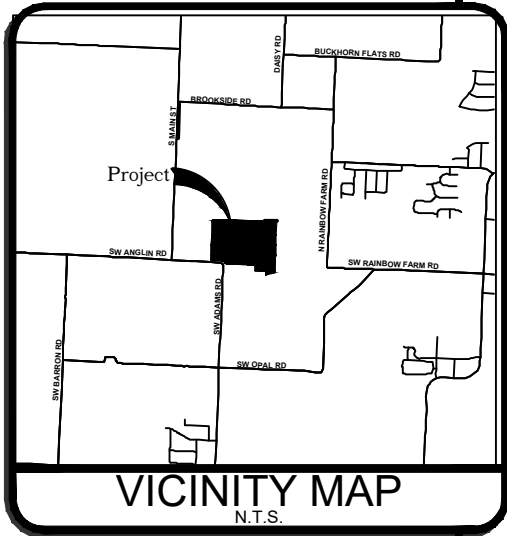
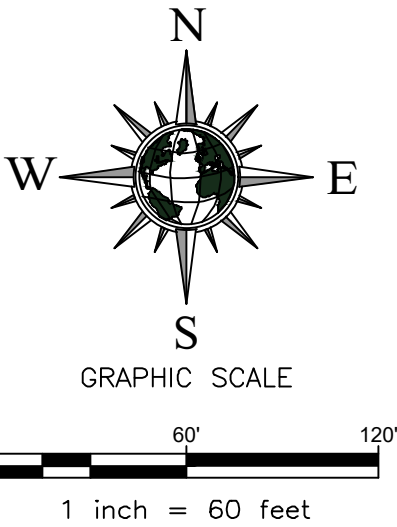
N: 735391.9947
E: 641805.0636

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE SECTION LINE CENTERLINE OF ROAD RIGHT-OF-WAY	SET/FOUND 1/2" IRON PIN 3" SET/FOUND ALUM. MONUMENT
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT DRAINAGE EASEMENT UTILITY EASEMENT	SANITARY SEWER WATER VALVE ELECTRICAL BOX WATER METER FIRE HYDRANT STORM WATER LIGHT
SURVEY FEATURE HATCHES	
ASPHALT GRAVEL	CONCRETE FLOOD ZONE

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.

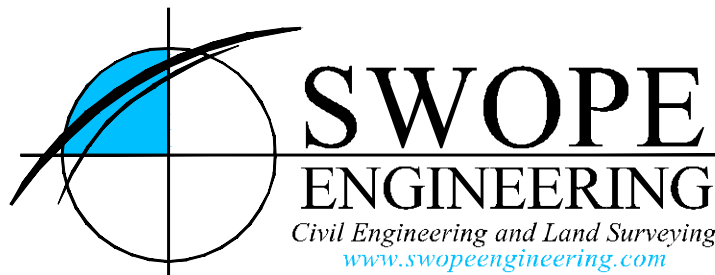
Recording Block



Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

FINAL PLAT OF PHASE 2
OSAGE HILLS SUBDIVISION

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS



Certificate of Authorization No. 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	2/10/2022	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills, Phase 2.dwg		
SHEET NUMBER:	FP3.0		

PROJECT #FP22-0001

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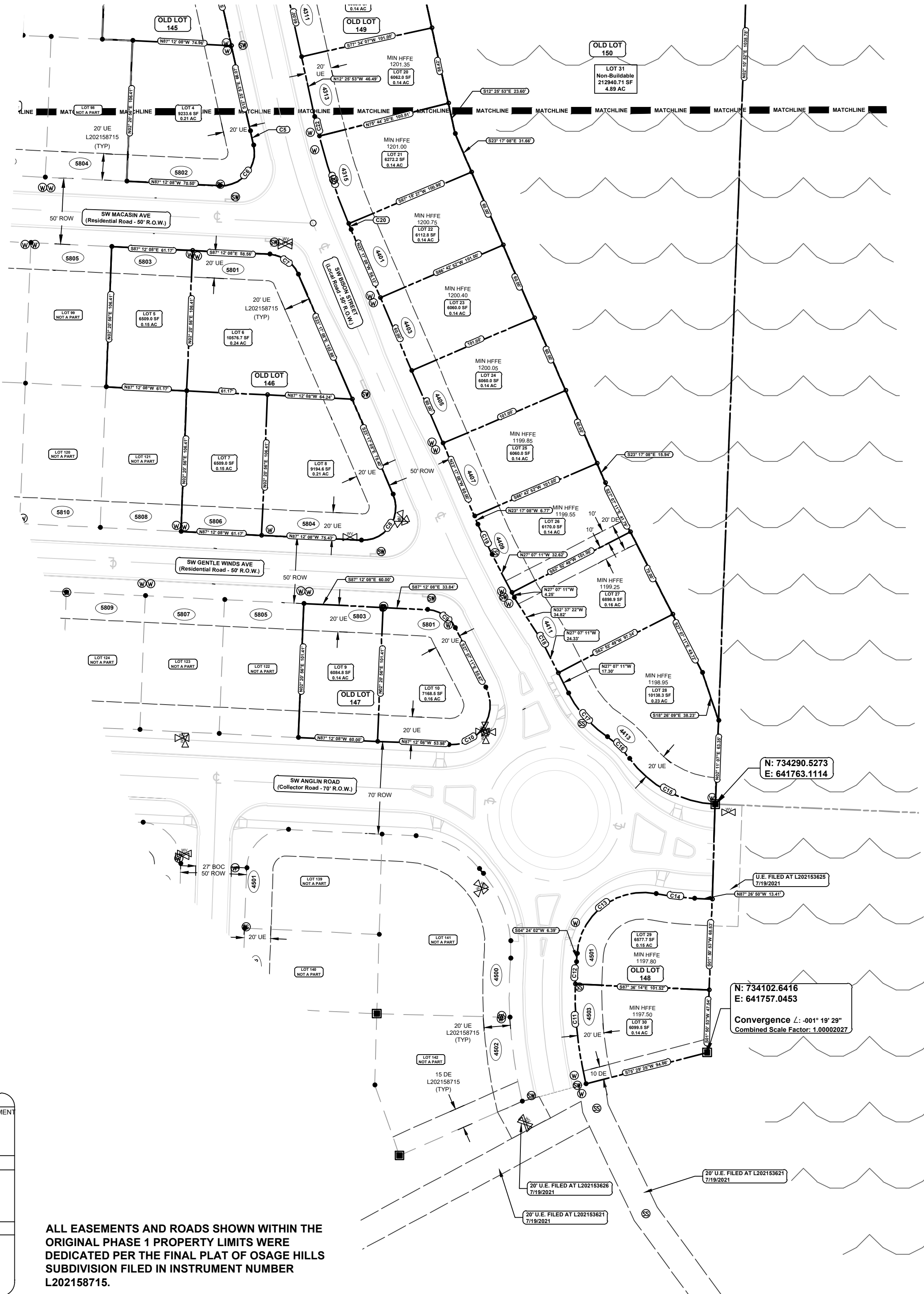
Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	38.08	625.00	N00° 39' 21"W	38.07
C2	41.54	25.00	N45° 11' 53"E	36.92
C3	37.00	25.00	S44° 48' 07"E	33.72
C4	32.63	25.00	S49° 49' 01"E	30.36
C5	11.01	525.00	S13° 01' 55"E	11.01
C6	46.44	25.00	S39° 34' 57"W	40.04
C7	27.89	25.00	S55° 14' 38"E	26.47
C8	50.65	25.00	S34° 45' 22"W	42.42
C9	26.22	25.00	S57° 09' 40"E	25.03
C10	62.79	30.00	S32° 50' 20"W	51.94
C11	76.16	300.05	S06° 05' 37"E	75.96
C12	16.87	300.05	S02° 47' 19"W	16.86
C13	84.68	50.00	S52° 54' 59"W	74.91
C14	29.41	186.50	N83° 05' 10"W	29.38
C15	75.95	85.63	N61° 57' 55"W	73.49
C16	23.67	70.00	N46° 02' 34"W	23.55
C17	44.69	89.50	N41° 25' 27"W	44.23
C18	6.77	70.50	N29° 52' 16"W	6.77
C19	25.09	375.00	N25° 12' 09"W	25.09
C20	4.92	475.00	N22° 59' 20"W	4.92

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C21	69.92	475.00	N18° 28' 31"W	69.86
C22	15.15	475.00	N13° 20' 41"W	15.15
C23	56.64	475.00	N09° 00' 54"W	56.61
C24	26.51	475.00	N04° 00' 00"W	26.50
C25	42.65	575.00	N00° 16' 35"W	42.64

LEGEND

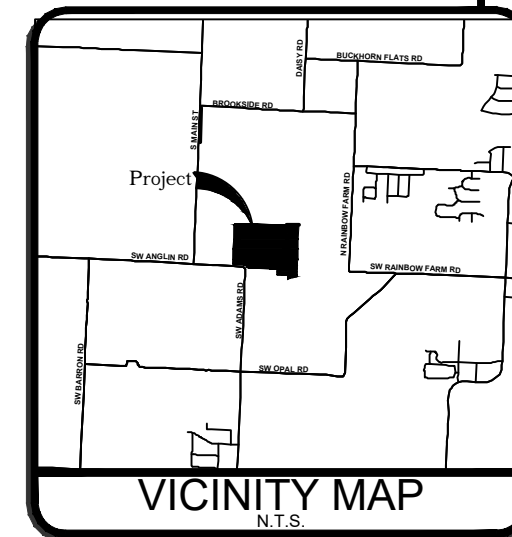
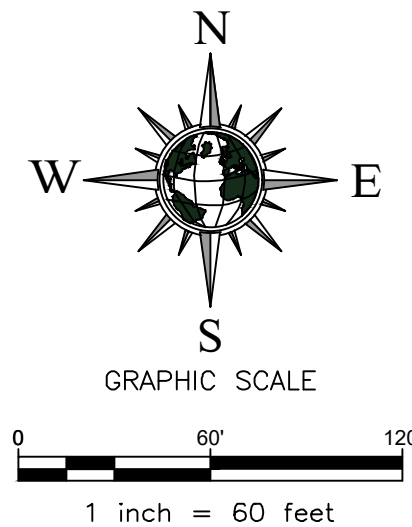
SURVEY FEATURES	SURVEYING SYMBOLS	
BOUNDARY LINE	○● SET/FOUND 1/2" IRON PIN	■ 3" SET/FOUND ALUM. MONUMENT
SECTION LINE		
CENTERLINE OF ROAD		
RIGHT-OF-WAY		
EASEMENTS	UTILITY SYMBOLS	
ACCESS EASEMENT	SS SANITARY SEWER	WM WATER METER
DRAINAGE EASEMENT	WV WATER VALVE	FW FIRE HYDRANT
UTILITY EASEMENT	EB ELECTRICAL BOX	SW STORM WATER
		LT LIGHT
SURVEY FEATURE HATCHES		
ASPHALT	CONCRETE	
GRAVEL	FLOOD ZONE	

THIS LEGEND MAY CONTAIN LINES & SYMBOLS NOT SHOWN ON THIS PLAT.



ALL EASEMENTS AND ROADS SHOWN WITHIN THE ORIGINAL PHASE 1 PROPERTY LIMITS WERE DEDICATED PER THE FINAL PLAT OF OSAGE HILLS SUBDIVISION FILED IN INSTRUMENT NUMBER L202158715.

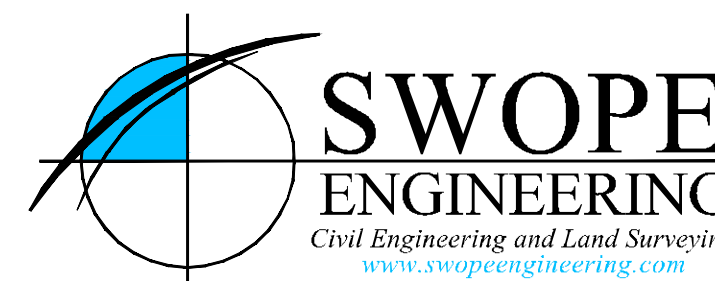
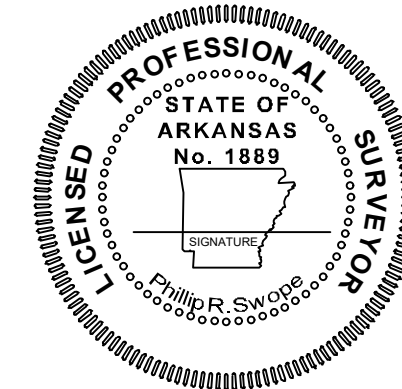
Recording Block



Basis of Bearing
Arkansas State Plane Coordinate System,
(NAD-83) North Zone.

FINAL PLAT OF PHASE 2 OSAGE HILLS SUBDIVISION

WM 63 RE 1 LLC & OSAGE RE HOLDINGS LLC
885 3RD AVE RM 2403
NEW YORK, NY 10022
ATTN: MITCH MASSEY (479) 601-1516
SW ADAMS ROAD, & SW ANGLIN ROAD
BENTONVILLE, ARKANSAS



Certificate of Authorization No. 2831

DRAWN BY:	CASSY	JOB NUMBER	16-218
SUBMITTAL DATE:	2/10/2022	SCALE	AS NOTED
DRAWING NAME:	16-218 - FP Osage Hills, Phase 2.dwg		
SHEET NUMBER:	FP4.0		

PROJECT #FP22-0001

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

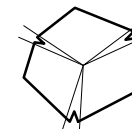


DATE NO. 11-03-21 1 12-09-21 2 12-15-21 3 02-03-22 4 02-03-22 5		PERMIT SET REVISED PERMIT SET REVISED PERMIT SET REVISED PERMIT SET REVISED PERMIT SET DESCRIPTION	PRODUCTION DATE: 07-31-21 REVISION: DRAWING SCALE: AS NOTED
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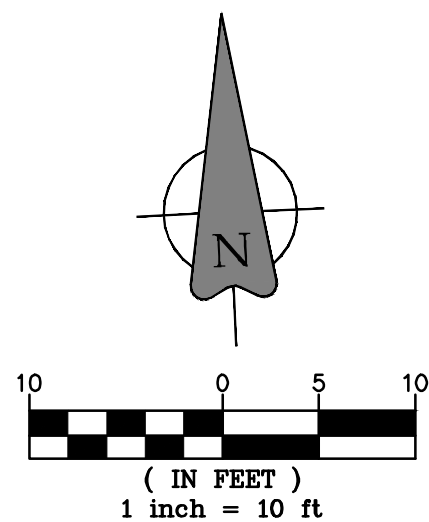
TYPE	DESCRIPTION	REQUIRED	PROVIDED
PARKING LOT TREES	1 SHADE TREE PER 15 PARKING STALLS 20 STALLS/15 = 1 PARKING LOT TREE REQUIRED	1 SHADE TREE	2 SHADE TREES
PARKING LOT GREENSPACE	GREENSPACE = 8% OF PARKING LOT SIZE 5,498 S.F. * 8% = 476 SF GREENSPACE REQUIRED	476 SF GREENSPACE	480 SF GREENSPACE

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 CONDITION. AT FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREA 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

CLIENT: -

SW A STREET PARKING ADDITION
BENTONVILLE, ARKANSAS

1	11-03-21	PERMIT SET	PRODUCTION DATE: 07-31-21
2	12-09-21	REVISED PERMIT SET	
3	12-15-21	REVISED PERMIT SET	REVISION:
4	02-03-22	REVISED PERMIT SET	
5			DRAWING SCALE:

SHEET NO.

C-2.1