

*Note – Some of the members of the Planning Commission, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.*



**Planning Commission  
Tech Review Agenda  
March 8, 2022**

**Registration Link:** [https://us06web.zoom.us/webinar/register/WN\\_bpis6RkBQxy-9RLGfVVQRA](https://us06web.zoom.us/webinar/register/WN_bpis6RkBQxy-9RLGfVVQRA)

**Call to Order**

**I. Old Business**

**1. CRT Airport Road Properties, LLC Future Land Use Map Amendment \***

**1a. Low Density Residential to High Density Residential**

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

- Currently zoned C-1, Neighborhood Commercial.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, west, and south as well as Benton County to the south and A-1, Agricultural to the east.
- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The applicant is requesting to change the Future Land Use Map to High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.

**1b. C-1, Neighborhood Commercial to**

**Rezoning\***

**R-3, Medium-High Density Multifamily Residential**

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

- Currently zoned R-1, Low Density Single-Family Residential.
- The requested R-3, Medium-High Density Multifamily Residential zoning district is intended to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed before development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffers or transitional zones

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

between single-family and other uses not compatible with low-density residential development.

- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.
- ***Note: This item was tabled to the March 15 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days before the March 1 Planning Commission Meeting.***

## **2. Silver Oak Properties, LLC** **Future Land Use Map Amendment \***

### **2a. Low Density Residential to High Density Residential**

807 SE 3<sup>rd</sup> Street ([RZ22-0004](#))

- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed-Use Residential to the south.
- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing these Tech Review Notes, staff has received public comment on this item.

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

**Rezoning\***

807 SE 3<sup>rd</sup> Street ([RZ22-0004](#))

- Currently zoned R-1, Low Density Single-Family Residential.
- The requested DN-3 zoning district intends to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached
- ***This item was tabled at the February 15 Planning Commission Meeting.***

3. **Annalee Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC; Brandon Lee Ham and Lindsey Ham** **Rezoning\***  
**DE, Downtown Edge to DC, Downtown Core**  
SE 8<sup>th</sup> and SE C Street ([RZ22-0006](#))
- Currently zoned DE, Downtown Edge.
  - Adjacent zoning districts are DE, Downtown Edge to the north, south, and east, A-1, Agricultural to the south, and DC, Downtown Core to the west.
  - The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include office, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to active use.
  - At the time of writing these Tech Review Notes, staff has not received public comment on this item.
  - ***Note: This item was tabled to the March 15 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days prior to the March 1 Planning Commission Meeting.***

**4. Patton Family Revocable Trust (Andy's)                      Future Land Use Map Amendment \***  
**4a. Residential Estate to General Commercial**

East Centerton Boulevard ([RZ22-0007](#))

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts 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.
- The Future Land Use Plan currently depicts this property as Residential Estate. Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.
- 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.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.

**4b. A-1, Agricultural to C-1, Neighborhood Commercial                      Rezoning\***

East Centerton Boulevard ([RZ22-0007](#))

- Currently zoned R-1, Low Density Single-Family Residential.
- 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.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.
- ***Note: This item was tabled to the March 15 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days before the March 1 Planning Commission Meeting.***



**5. James & Brenda Patton Trustees (Andy's)  
Restaurant, Drive-Through**

**Conditional Use\***

E Centerton Boulevard ([CU22-0001](#))

- Currently zoned A-1, Agricultural, but is requesting a rezone to C-1, Neighborhood Commercial (RZ22-0007 on this agenda). The use of “Restaurant, Drive-Through” is allowed conditionally in the C-1 zoning district.
- According to the applicant’s narrative, they propose to construct a drive-through fast-food restaurant at this location.
- The hours of operation are assumed to be from 7 AM to 10 PM. Parking, lighting, and the number of employees and patrons will be established with the Large-Scale Development.
- If the Planning Commission votes to approve this request, staff recommends the following conditions:
  1. The Conditional Use Permit is contingent upon the applicant City Council approval on their rezoning to C-1, Neighborhood Commercial.
- At the time of writing this staff report, staff has not received public comment on this item.
- ***Note: This item was tabled to the March 15 Planning Commission Meeting for a second public hearing due to Public Notice not being published in the paper 15-days before the March 1 Planning Commission Meeting.***

**6. 1004 SE 5<sup>th</sup> Street, LLC**

**Conditional Use\***

**Long Term Temporary Use (Gravel Parking Lot)**

1012 SE 5<sup>th</sup> Street ([CU22-0004](#))

- Currently zoned C-1, Neighborhood Commercial. Long Term Temporary Uses require a Conditional Use Permit in the C-1 zoning district.
- According to the applicant’s narrative, they propose to construct a long term temporary gravel parking lot with 7 parking spaces at this location for the patrons of Cache Studios and a potential future food truck.
- The hours of operation are assumed to be from 8 AM to 10 PM, each night of the week.
- If the Planning Commission votes to approve this request, staff recommends the following conditions:
  1. This Conditional Use Permit shall be valid for eighteen (18) months.
  2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not meet.
- At the time of writing this staff report, staff has not received public comment on this item.

## **II. New Business**

### **1. 1007 SE 5<sup>th</sup> Street, LLC**

### **Future Land Use Map Amendment\***

#### **1a. Medium Density Residential to General Commercial**

10075<sup>th</sup> Street ([RZ22-0008](#))

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

#### **1b. R-3, Medium-High Density Multifamily Residential to C-1, Neighborhood Commercial**

### **Rezoning\***

10075<sup>th</sup> Street ([RZ22-0008](#))

- Currently zoned R-3, Medium-High Density Multifamily Residential.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, R-3, Medium-High Density Multifamily Residential to the east and west, and I-2, Heavy Industrial to the south.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

### **2. Damon Epps and Erin Mertes**

### **Rezoning\***

#### **R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential**

105 NE I Street ([RZ22-0009](#))

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, south, east, and west, and C-3, Mixed Use Commercial to the southeast.
- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing this staff report, staff has not received public comment on this item.

### **3. Stan Enterprises LLC**

### **Future Land Use Map Amendment\***

#### **3a. Agriculture to General Commercial and Medium Density Residential**

Mill Dam and Nomad Road ([RZ22-0010](#))

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

#### **3b. A-1, Agriculture to**

#### **Rezoning\***

#### **C-1, Neighborhood Commercial, R-3, Medium Density Residential, and R-2, Medium Density Two Family and Townhome**

Mill Dam and Nomad Road ([RZ22-0010](#))

- Currently zoned A-1, Agriculture.
- Adjacent zoning districts are PUD, Planned Unit Development to the north, PRD, Planned Residential Development and R-1, Low Density Single Family Residential to the east, and Benton County to the south and west.
- At the time of writing this staff report, staff has not received public comment on this item.

#### 4. Zarse

#### Rezoning \*

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

606 SE C Street ([RZ22-0011](#))

- Currently zoned R-1, Low Density Single-Family Residential
- Adjacent zoning districts are R-1, Low Density Single-Family Residential and R-3, Medium-High Density Multifamily Residential to the north, R-1, Low Density Single-Family and DE, Downtown Edge to the west, and R-1, Low Density Single-Family south and east.
- The Future Land Use Plan currently depicts this property as Downtown Commercial. Downtown commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-Floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-Floor uses could include offices, services not reliant on ground floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.
- The requested Downtown Edge zoning district is intended to create an area of transition between the Downtown Core with its retail emphasis and the lower-density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed-use allows retail, commercial, office, and residential uses on all floors. Live/work housing, personal services, and small offices are strongly evident in this district. Buildings are spaced closely but are separated by setbacks.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item. See attached.

## **5. JP Specialty, LLC**

## **Future Land Use Map Amendment\***

### **5a. General Commercial to High Density Residential**

1263 SW Regional Airport Blvd ([RZ22-0012](#))

- The Future Land Use Plan currently depicts this property as 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 applicant is requesting to change the Future Land Use Map to High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item. See attached.

### **5b. C-1, Neighborhood Commercial to R-3, Medium-High Density Multifamily Residential**

### **Rezoning\***

1263 SW Regional Airport Blvd ([RZ22-0012](#))

- Currently zoned C-1, Neighborhood Commercial.
- Adjacent zoning districts are C-1, Neighborhood Commercial and C-2, General Commercial to the north, C-1, Neighborhood Commercial, and R-1, Low Density Single Family Residential to the west, R-1, Low Density Single Family Residential to the south and R-O, Residential Office to the east.
- 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.
- The requested R-3, Medium-High Density Multifamily Residential zoning district is comprised of less intense uses than the current C-1, Neighborhood Commercial zoning district.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item. See attached.

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| <p><b>6. D &amp; I Estates, LLC</b></p> <p><b>Religious Facilities</b></p> <p>231 N Walton Boulevard (<a href="#">CU22-0003</a>)</p> <ul style="list-style-type: none"> <li>• Currently zoned C-1, Neighborhood Commercial.</li> <li>• Religious Facilities are allowed in every zoning district with an approved conditional use permit.</li> <li>• According to the applicant's narrative, the proposed use will be religious assembly, which was the previous use of this suite.</li> <li>• See attached for pictures of the facility.</li> <li>• There are plans to have a lit sign with the name of the church.</li> <li>• The church currently has approximately 3 to 5 volunteers assisting weekly and will typically have 1 to 3 visitors daily, outside of the church service times. Daily deliveries are limited to about 1-2 deliveries per week.</li> <li>• The proposed hours will be Saturday evening rehearsals at 5:00 PM, Sunday service at 9:30 AM, and Office hour 9 AM to 5 PM Monday through Thursday available through appointments.</li> <li>• At the time of writing this staff report, staff has not received public comment on this item.</li> </ul> | <p><b>Conditional      Use*</b></p> |
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| <p><b>7. Lot 1 of Bentonville Phillips Park Subdivision Phase 1</b></p> <p>3107 SE C Street (<a href="#">LS21-0071</a>)</p> <ul style="list-style-type: none"> <li>• The property is currently zoned A-1, Agricultural.</li> <li>• A lot split of existing Lot 1 Bentonville Municipal Park Subdivision and Lot 3 of Carroll Electric Subdivision creating new Lot 1 (+/-39.75 acres), of Bentonville Phillips Park Subdivision Phase 1.</li> <li>• The plat dedicates right-of-way along SE C Street and SE 28<sup>th</sup> Street per the Master Street Plan requirements.</li> <li>• The plat also dedicates various public utility easements within the subdivision.</li> <li>• All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.</li> </ul> | <p><b>Lot Split</b></p> |
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| <p><b>8. Lot 1 and 2, Lowell-Phillips Subdivision</b></p> <p>SE 28th and SE J Street (<a href="#">LS21-0074</a>)</p> <ul style="list-style-type: none"> <li>• The property is currently zoned C-2, General Commercial, and A-1, Agricultural.</li> <li>• A lot split of unplatted section land, creating new Lot 1 (+/- 0.44 acres) and Lot 2 (+/- 0.64 acres) of Lowell-Phillips Subdivision.</li> <li>• This plat dedicates various utility easements and right-of-way.</li> <li>• A minimum lot size variance will be heard at the Board of Adjustment on March 9<sup>th</sup> to reduce the A-1 minimum lot size for this lot from 5 acres to 0.64 acres.</li> <li>• All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.</li> </ul> | <p><b>Lot Split</b></p> |
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**9. Lot 1 and 2, Morningstar Subdivision**

**Lot Split**

S Morning Star and Gaston Road ([LS22-0007](#))

- The property is currently zoned R-1, Low Density Single Family Residential.
- A lot split of unplatted section land, creating new Lot 1 (+/- 41.40 acres) and Lot 2 (+/- 8.70 acres) of Morningstar Subdivision.
- This plat dedicates various utility easements and right-of-way.
- All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.

**10. Lots 16, 17 and 18 of Bolte Acres Subdivision Phase 1**

**Lot Split**

S Walton Boulevard and SW Regency Parkway ([LS22-0010](#))

- The property is currently zoned C-2, General Commercial.
- A lot split of existing Lot 7 and Lot 15 creating new Lot 16 (+/-0.50 acres), Lot 17 (+/- 2.16 acres), and Lot 18 (+/-1.35 acres) of Bolte Acres.
- The plat dedicates right-of-way along South Walton Boulevard per the Master Street Plan requirements.
- The plat also dedicates various public utility easements within the subdivision.
- All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.

**11. Lot 1 of Library Addition Phase 2**

**Property Line Adjustment**

405 South Main Street ([PLA22-0004](#))

- The property is currently zoned DE, Downtown Edge.
- A Property Line Adjustment of existing Lots 14, 15, and 17 of Railroad Addition creating new Lot 1 (+/-4.02 acres), of Library Addition Phase 2.
- The plat dedicates right-of-way along South Main Street and SE A Street per the Master Street Plan requirements.
- The plat also dedicates various public utility easements within the subdivision.
- All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.

## 12. SE L Street Development

## Large-Scale Development

3302 SE L Street ([LSD22-0003](#))

- The subject property is currently zoned R-3, Medium-High Density Multifamily Residential.
- A Large-Scale Development proposing a multifamily development on this site.
- 77 parking spaces are required. 66 parking spaces are provided. The Planning Commission approved this waiver at the November 2, 2021 meeting.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a curb cut onto SE K Street and SE L Street.
- Previous waivers/variances:
  - A variance from Article 401, Section 401.07(b), which requires 1,500-square feet of land area per dwelling unit. The variance was approved at the October 13, 2021 Board of Adjustment meeting to reduce the minimum land area per unit down to 1,057-square feet.
  - A waiver from Article 401, Section 401.06(f), which requires three parking spaces for every two dwelling units or 1.5 spaces per unit. The waiver was approved by the Planning Commission on November 2, 2021 to reduce the ratio down to 1.3 spaces per dwelling unit.
- Proposed waivers:
  - A waiver from Article 1100, Section 1100.05 driveway standards, which requires the throat length to be at least 40 feet to 60 feet for unsignalized driveways.
  - A waiver from Article 1100, Section 1100.02 access management standards, which requires opposing nonresidential driveways to either align or be offset no less than 75 feet. The applicant proposes the two driveways to be offset 26.91 feet.
  - A waiver from Article 501, Section 501.07 surfacing of parking lots, which requires all off-street parking areas to be paved with a sealed surface pavement. The applicant proposed using permeable pavers.
- Variances going to the BOA on March 9<sup>th</sup>:
  - A variance from Article 1100, Section 401.07(c)(1) to reduce the exterior side yard setback from 20 feet to +/- 14 feet along SE K Street.
- All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.



### 13. Regency Park Office Building

### Large-Scale Development

3000 South Walton Boulevard ([LSD22-0006](#))

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a new 4-story, 60,000 square feet office building.
- One hundred twenty-three (123) spaces are required and One hundred thirty-six (136) spaces are being provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through two ingress/egress points onto SE Moberly Lane. One of these access points is existing.
- The primary materials on the exterior of the building include stone, brick architectural metal panels, and glass.
- All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.
- There is one (1) waiver request associated with this Large Scale Development.
  - Per Access Management Standards Article 1100, Sec. 1100.02 (a)(6), in 45 MPH speed zones, the minimum prescribed distance between curb cuts is 250 feet. The applicant is requesting a spacing of 229 feet instead of the required 250 feet which is a waiver of 21 feet. The applicant states that the below notable circumstances should be considered for the waiver request.
  - The existing curb cut to the north is similarly centered on its common boundary. The proposed, subject curb cut cannot be moved further south and function as a common, shared driveway between the lots it will serve - In placing the curb cut in its proposed location, the lot frontage to the south will be preserved per Sec. 1100.02.1.3, which limits the distance to 250 feet from said curb cut to the north right-of-way line of Regency Parkway. (As proposed, the distance from the centerline of the proposed drive to Regency Parkway is 257.23. In other words, to make the curb cut conform to the northern minimum distance requirement would create a non-conforming minimum distance condition to the south.) - The subject curb cut will neither serve a large parking lot nor promote cut-through traffic to and from S. Walton Blvd. into Regency Office Park. - However, the subject curb cut will accommodate through traffic for emergency vehicles, via the front parking area drive lane, which is expressly designed to accommodate aerial firefighting apparatus.

#### **14. Redbird Retail**

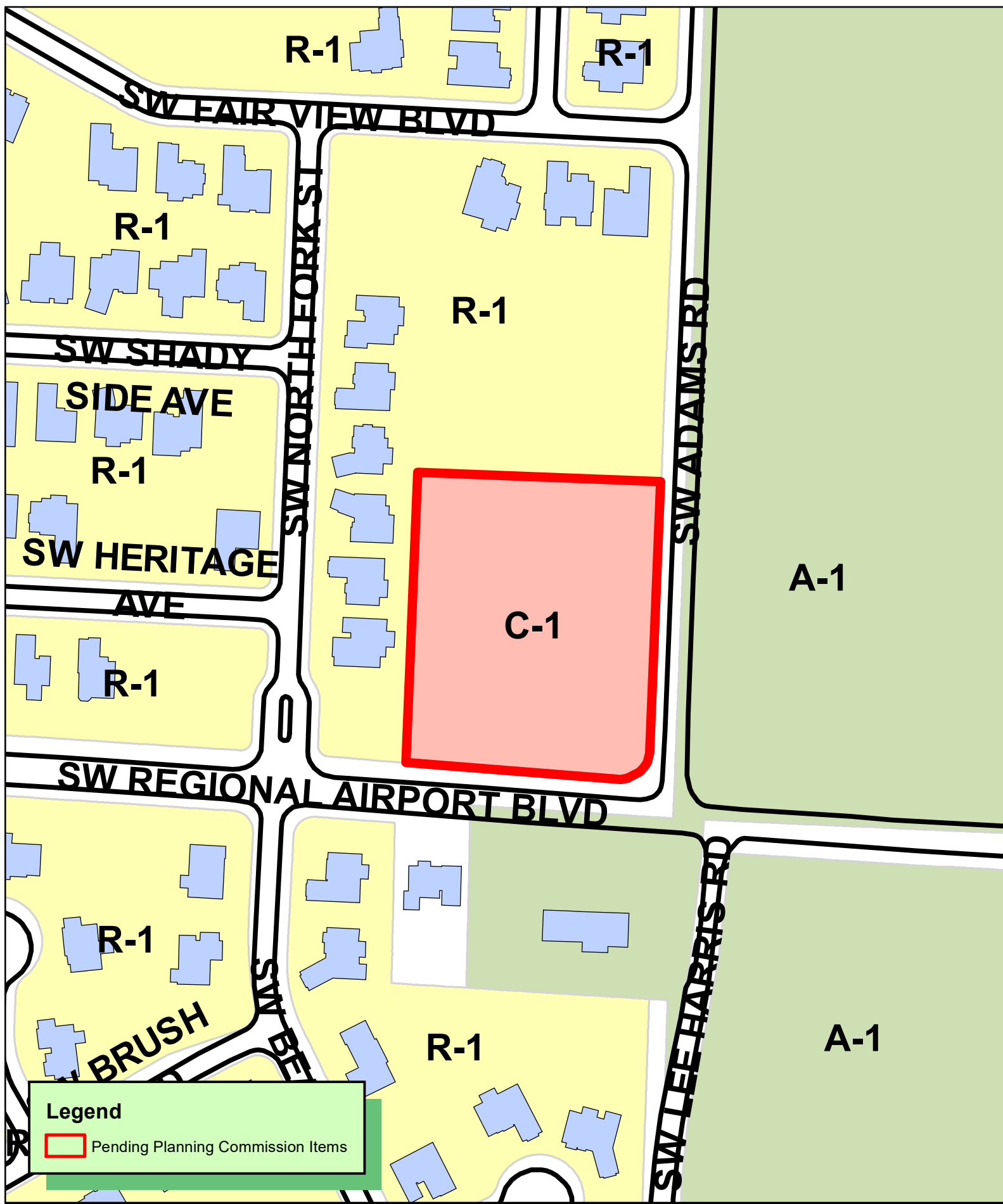
#### **Large-Scale Development**

2401 SE J Street ([LSD22-0007](#))

- This property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a new retail building.
- Thirty-eight (38) spaces are required and forty-nine (49) spaces are being provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through two different, existing shared access drives onto SE J Street.
- The primary materials on the exterior of the building include brick, architectural metal panel, and glass.
- All outstanding department comments shall be addressed on or before March 7<sup>th</sup> at noon to proceed to Planning Commission on March 15<sup>th</sup>.

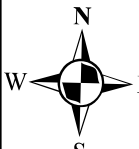
#### **15. 2021 Development Report**

#### **16. Planning Commission Bus Tour**



**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 29<sup>th</sup>, 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

R302-0001

# NOTICE OF INTENT TO REZONE

Swope Engineering

has requested the Bentonville Planning

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

C-1 Commercial

to

R-3 medium density residential

The legal description of the property is as follows:

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

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

Proposed land use: Townhomes

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

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

1. Attend the public hearing and express your views.
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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:

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

Swope Engineering

has requested the Bentonville Planning

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C-1 Commercial

to

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☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

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

Nancy Paschall

Signature

Nancy Paschall

Printed Name

6103 SW Fairview Blvd, Bentonville, AR

Physical Address

72713

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

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

33  
Syas 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

Printed Name

5801 SW North Fork St.

Physical Address

Bentonville AR 72713



R7000001

## NOTICE OF INTENT TO REZONE

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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

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to

R-3 medium density residential

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Proposed land use: Townhomes

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

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

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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



# JACOBS GROUP

*Specializing in Downtown Housing*

1-10-21

City of Bentonville  
305 SW A Street  
Bentonville, Arkansas 72712

RE: 807 SE 3<sup>rd</sup> Street –Future Land Use Map Amendment and Rezoning

Dear Planning Staff,

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

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

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

**Use** - Residential

**Utilities**- Severed by 6” existing water and 6” sewer lines.

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

**Signage** – Per Code

**Appearance** - Contemporary – Brick and siding

Sincerely,

A handwritten signature in black ink, appearing to read "Jacobs Group", with a stylized flourish at the end.

Jacobs Group

PO Box 1285

Bentonville, AR 72712



January 24, 2022

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

Re: ***SE 8<sup>th</sup> & 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 8<sup>th</sup> 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 8<sup>th</sup> Street Corridor. The properties have close access to the 8<sup>th</sup> 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.*

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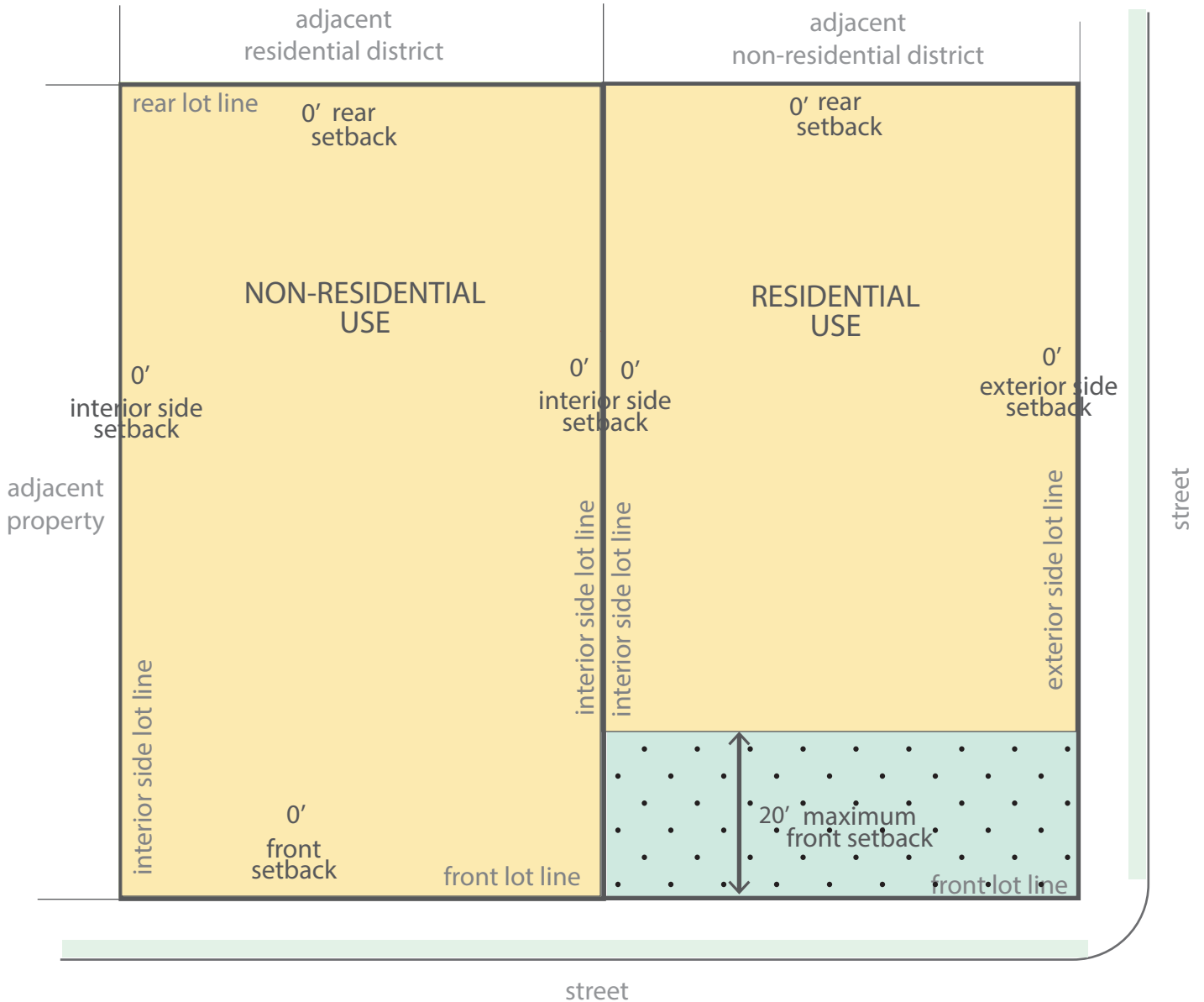
## DC, Downtown Core

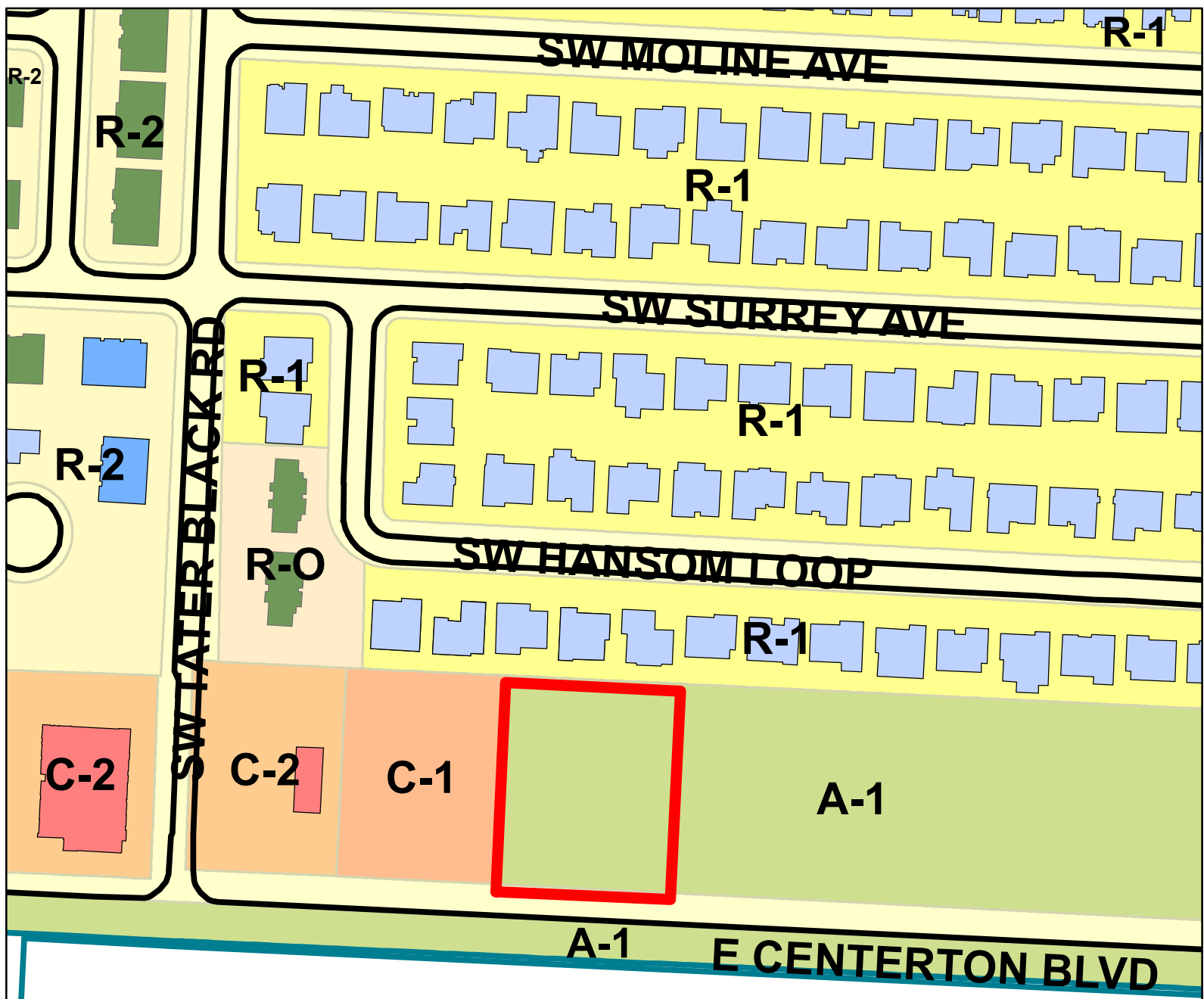
| ALLOWED BY RIGHT                                                                                                                                                                                                                                       |                                                  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

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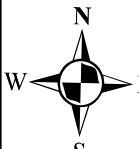
## DC, Downtown Core





**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*

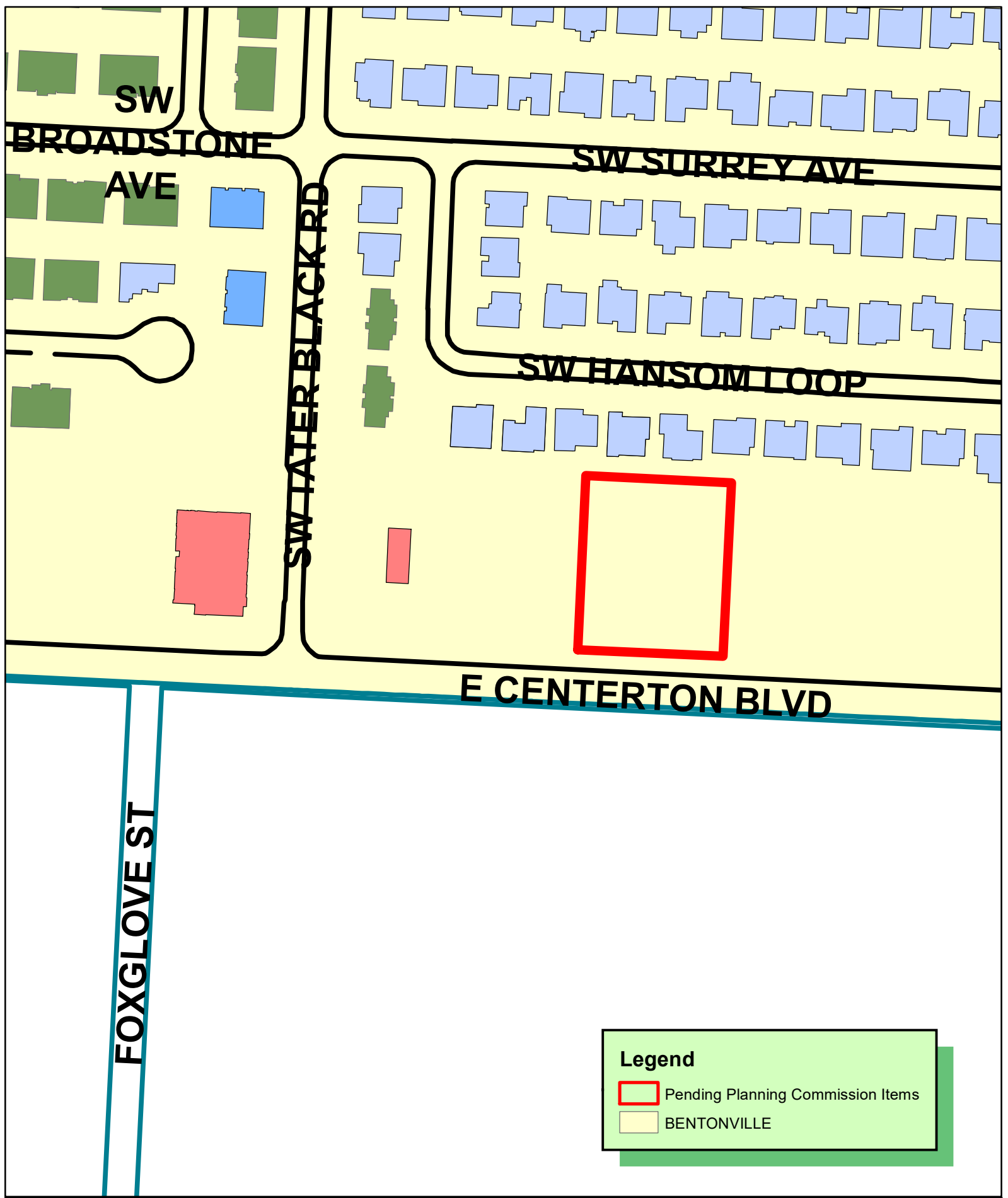
I/We have received notice of the public hearing for the rezoning of the above described property and: *RZD-0057*

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

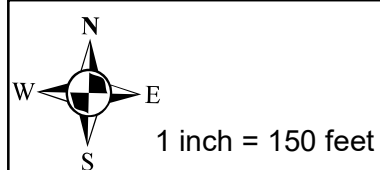
*Jane Winslow*  
Signature and Physical Address

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



**Legend**

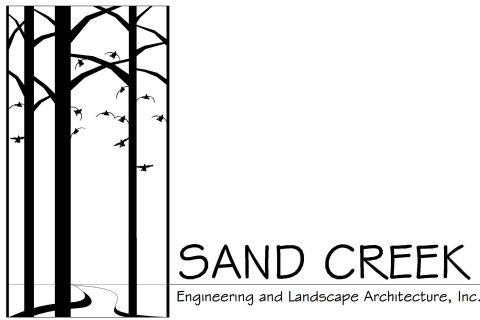
-  Pending Planning Commission Items
-  BENTONVILLE



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







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

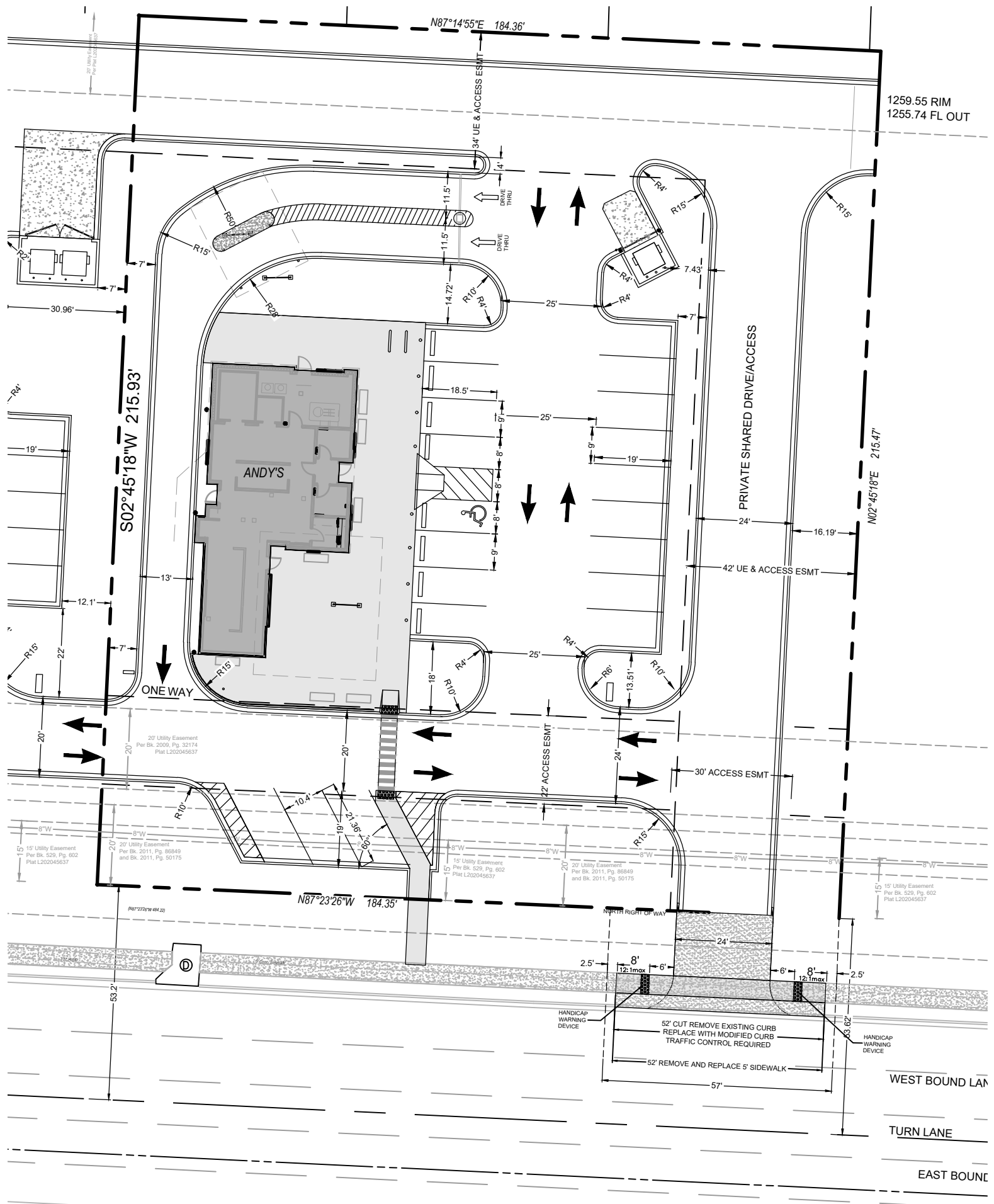
Project Manager

[jwatkins@sandcreek.us](mailto:jwatkins@sandcreek.us)

1610 NW 12<sup>th</sup> Street

Bentonville, AR 72712

Phone: (479) 464-9282



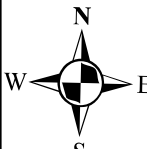


**SE 5TH ST**

**SE J ST**

**Legend**

 Pending Planning Commission Items

 1 inch = 100 feet

**CU22-0004**  
**CONTITIONAL USE**  
**1012 SE 5TH ST**  
**PARCEL 01-00696-000**



February 7, 2022

Bentonville Planning Commission  
305 SW A Street  
Bentonville, AR 72721

Re: Conditional Use Permit for temporary parking

Dear Commissioners,

We would like to provide low cost additional parking to the patrons at Cache Studios on 1004 SE 5th St as well as servicing a potential food truck location on the corner of 1012 SE 5th St. The parking lot is designed for (6) additional spaces which would have access from the Cache Studios east drive along the properties western boundry. The temporary gravel lot would be constructed with Class 7 base material with a 3/16" thick by 4" deep steel edging perimeter. The (6) spaces would meet the requirments for (1) sparking stall requirment per food truck. We anticipate the hours of operation to be from 8am – 10pm each night of the week. We are requesting to keep this temporary parking in place for 18 months with the possibility to extend if necessary.

If approved, we intend to construct the gravel parking area immediately in preparation for spring and good weather. Photos of the site are included in this letter.

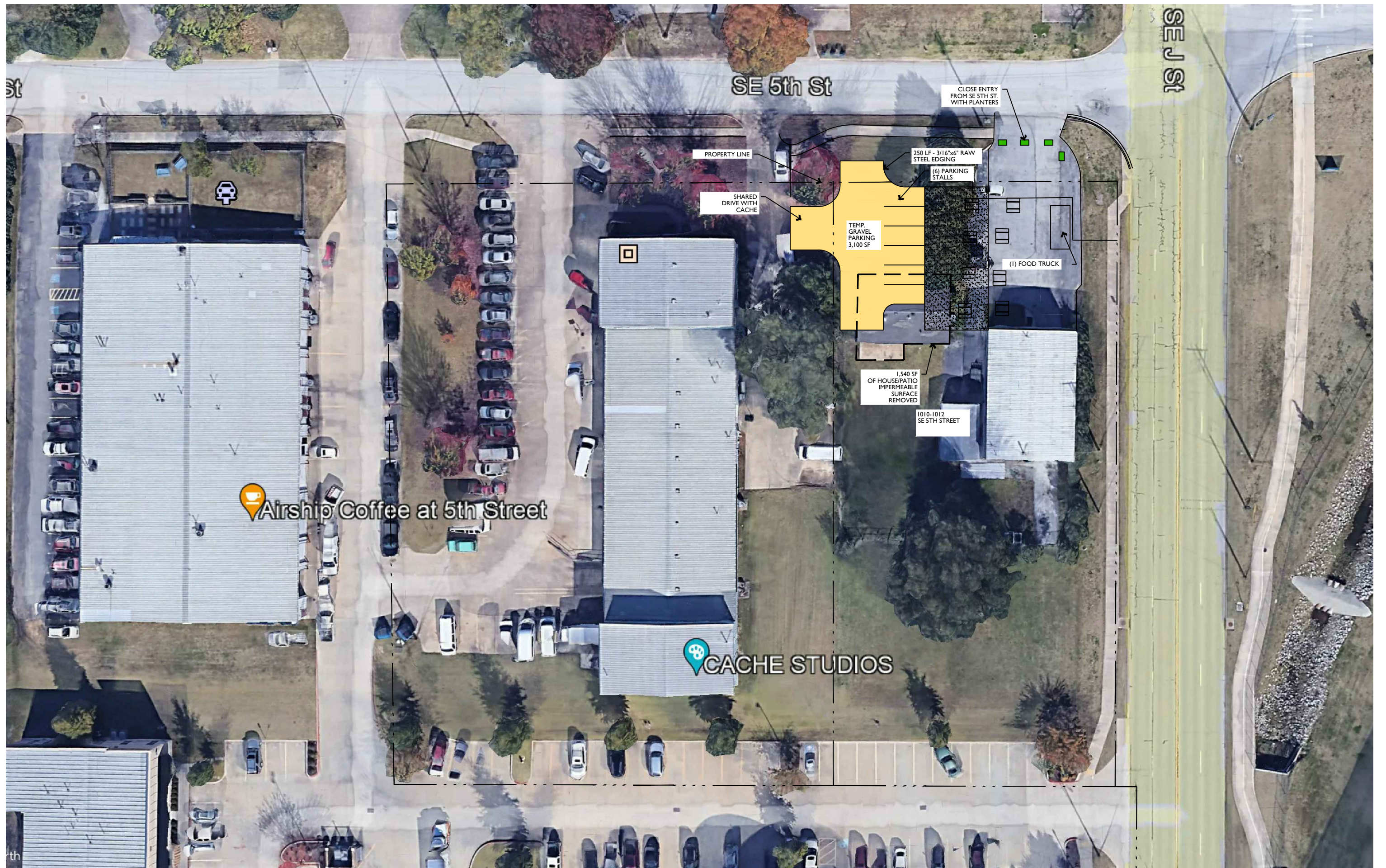
We appreciate your consideraiton of this requeust and look forward to any questions you may have.

Thank you,



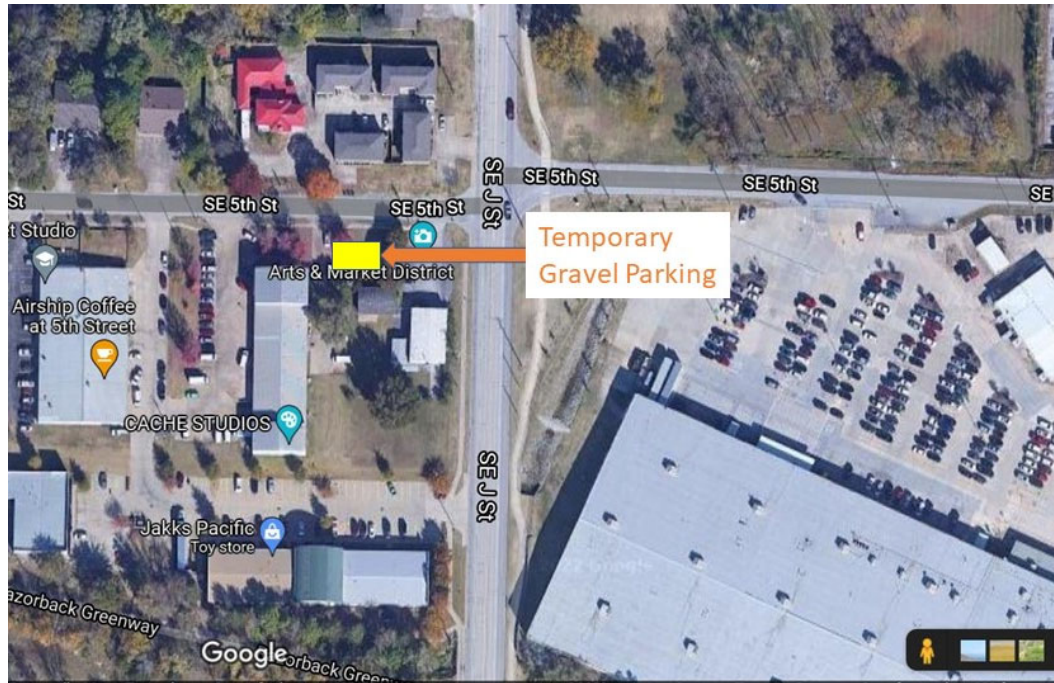
Yume Rudzinski  
Project Manager





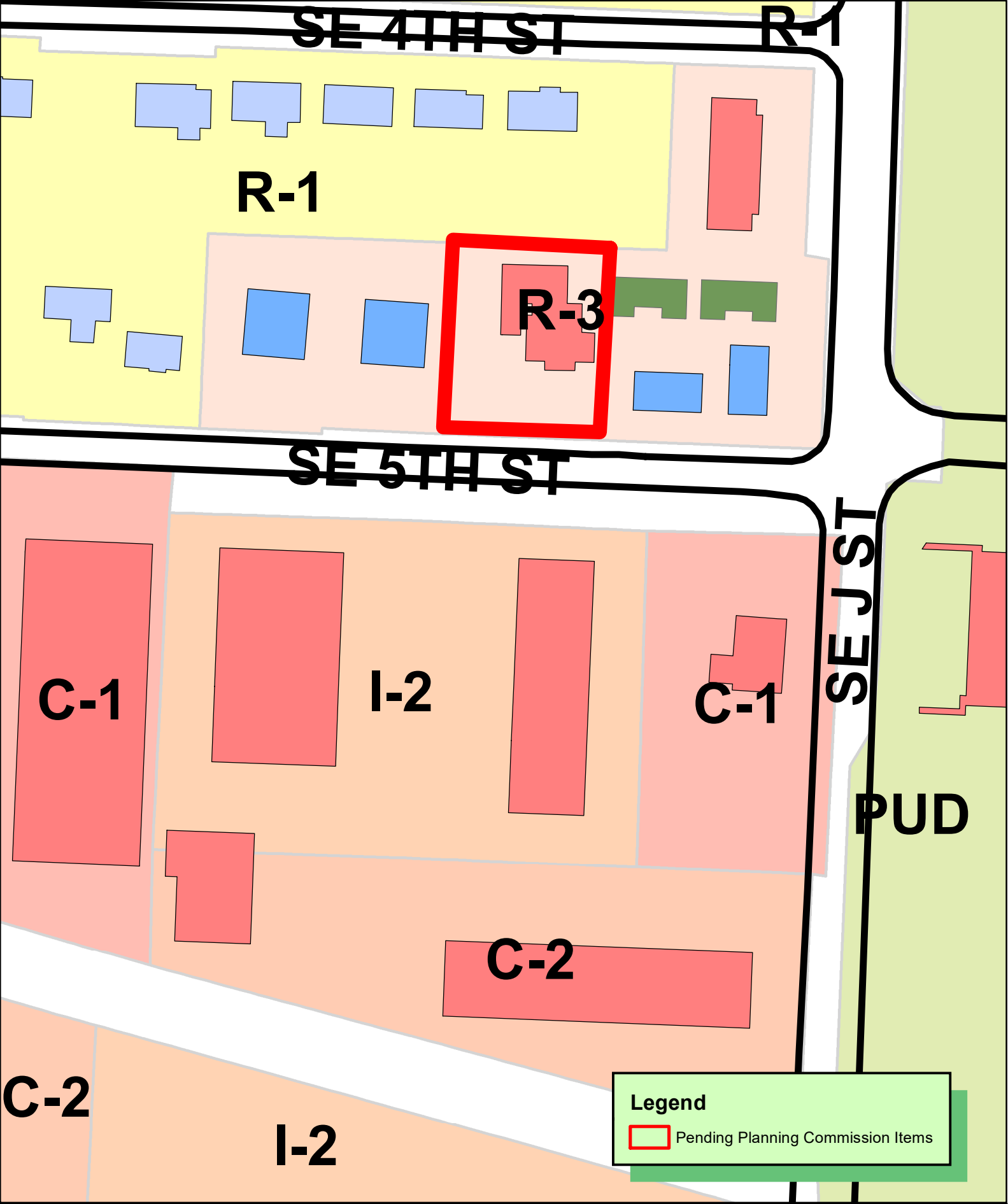


Site Location:



Site Photo:





## 1007 SE 5<sup>th</sup> Rezoning Narrative

The current wish of property ownership is to re-zone this property from R-1 to C-1 for future development of the current structure. The building was last use as a private residence. The current plan includes using this property for art studios with a possible food and beverage component that faces 5<sup>th</sup> street. The building and property will largely stay the same as it relates to the adjoining properties. Some updates and improvements will be made to the home to repair dilapidated areas on the façade. The new proposed use of the property will warrant minimal parking for artists. The current parking on site now will suffice. If there is ever a food and beverage tenant, there will likely be signage added. These improvements will follow all signage regulations dictated by the C-1 zoning code. All current utilities connected to the house will remain and no new connections are needed at this time. If that changes with future plans, utilities are available off of 5<sup>th</sup> street.



# General Commercial

## Future Land Use Plan Category Description

*Res. No. 10-23-18A*

### Description

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.



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## C-1, Neighborhood Commercial



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

**Maximum Density Allowed:** N/A

**Maximum Height Allowed:** 40 feet

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

**Lot and Area Standards:**

| District | Building type | Min. lot area (sq. ft.) | Min. land area / dwelling unit (sq. ft.) | Lot width      |                | Max. lot coverage |              |
|----------|---------------|-------------------------|------------------------------------------|----------------|----------------|-------------------|--------------|
|          |               |                         |                                          | Min. lot width | Max. lot width | Interior lot      | Exterior lot |
| C-1      | All           | 7,000                   | -                                        | 70'            | -              | 50%               | 50%          |

**Minimum Setback Standards:**

| District | Front            |                     | Side                                 |                                  | Rear                                 |                                  |
|----------|------------------|---------------------|--------------------------------------|----------------------------------|--------------------------------------|----------------------------------|
|          | Parking in front | No parking in front | Adjacent to non-residential district | Adjacent to residential district | Adjacent to non-residential district | Adjacent to residential district |
| C-1      | 50'              | 20'                 | 7'                                   | 15'                              | 20'                                  | 25'                              |

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## C-1, Neighborhood Commercial

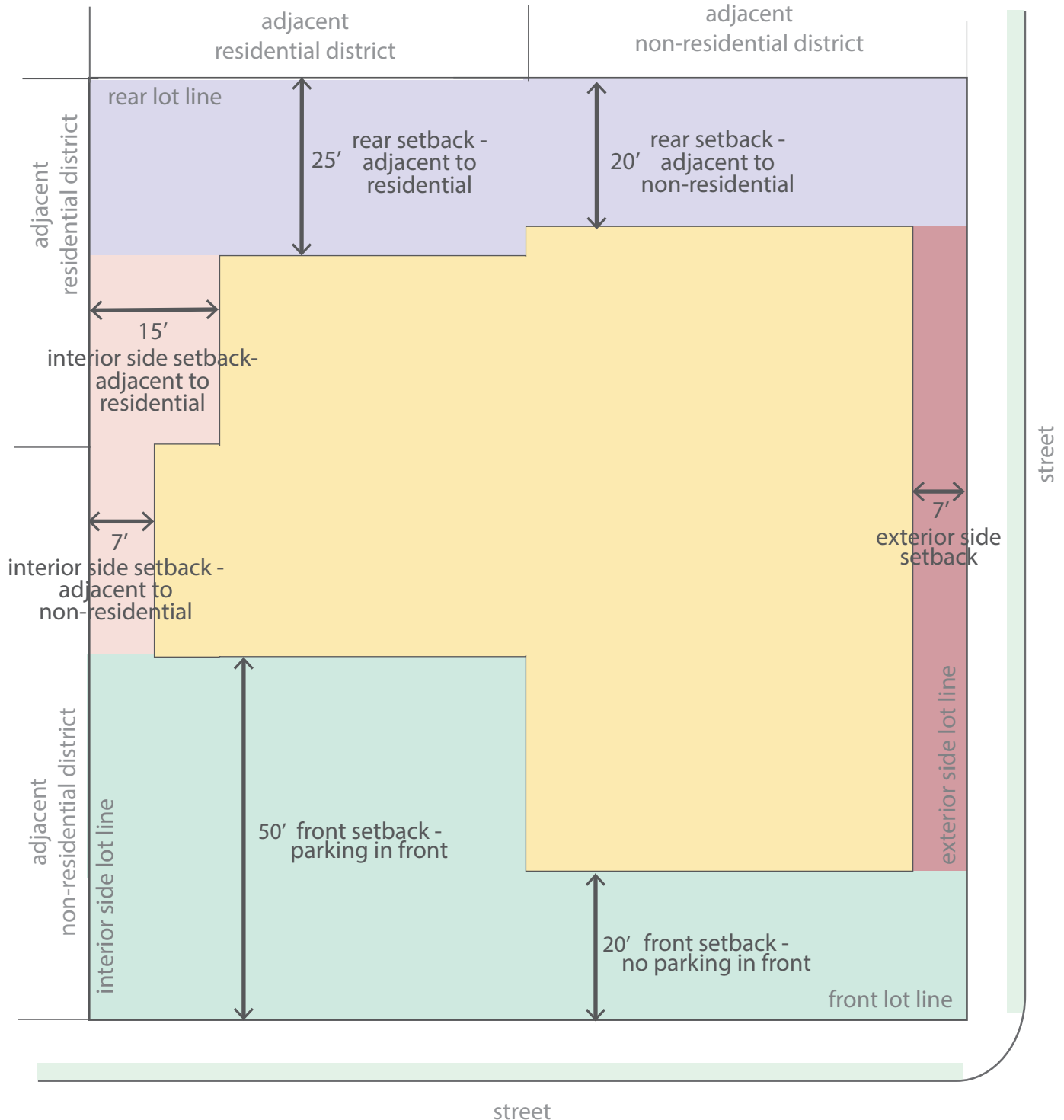
| ALLOWED BY RIGHT                                                                                                                                                                                                                                                                                          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

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## C-1, Neighborhood Commercial

### Setback Illustration





## **Narrative: 105 NE I Street**

- 105 NE I St. Bentonville, AR. 72712 is currently zoned as R-1, Low Density Single Family Residential. We are wanting to change the property to DN-1, Downtown Low Density Residential.
- Reasoning for new zoning is that it will allow us to bring the house forward to add more area to the back of the house. The extra area in the back allows us to take advantage of space while building on such a small piece of property,
- The new property will be a single story property. We are discussing possibly having a guest room upstairs in the main house but only one room. We are going to build a guest room above a detached garage. The idea is to design an elegant and functionally small home with modern technology. The house will make the street more desirable for neighbors and business owners in the area.
- The house will be used as a DN-1, Downtown Low Density Residential single family home.
- Traffic will not be impacted by the new home.
- Signage: N/A
- The appearance of the home will be a Modern Tudor Cottage. We will be adding an alley to allow a side loading garage. The plan is to keep the main house one story and build a guest house over a detached garage. My home visually will be simple, elegant, and calming to all who walk by or visit.

---

Damon Epps  
Planet Goodtimes USA  
Cell: 323.253.3525  
Email: GoodtimesEpps@me.com



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## DN-1, Downtown Low Density Residential



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

### Building Types Allowed:

|      | Single-family | Two-family | Townhouse |           | Multi-family |           | Mixed-use |
|------|---------------|------------|-----------|-----------|--------------|-----------|-----------|
|      |               |            | Block-end | Mid-block | Block-end    | Mid-block |           |
| DN-1 | •             |            |           |           |              |           |           |

### Maximum Height Allowed:

| District | Single-family | Two-family | Townhouse | Multi-family | Mixed-use |
|----------|---------------|------------|-----------|--------------|-----------|
| DN-1     | 36 ft.        | --         | --        | --           | --        |

### Lot and Area Standards:

| District | Building type | Min. Lot Area<br>(sq. ft.) | Min. Land Area<br>/ Dwelling Unit<br>(sq. ft.) | Lot Width         |                   | Max. Lot Coverage |              |
|----------|---------------|----------------------------|------------------------------------------------|-------------------|-------------------|-------------------|--------------|
|          |               |                            |                                                | Min.<br>Lot Width | Max.<br>Lot Width | Interior<br>lot   | Exterior lot |
| DN-1     | Single-family | 5,000                      | -                                              | 50'               | -                 | 40%               | 45%          |

### Setback Standards:

| District | Building type | Front Yard |      | Side Yard          |      |                    |               | Rear Yard |
|----------|---------------|------------|------|--------------------|------|--------------------|---------------|-----------|
|          |               |            |      | Exterior Side Yard |      | Interior Side Yard |               |           |
|          |               | Min.       | Max. | Min.               | Max. | Detached Yard      | Attached Yard |           |
| DN-1     | All           | 15'        | 25'  | 15'                | -    | 7'                 | 0'            | 25'       |

### Residential Tree Planting:

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

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## DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

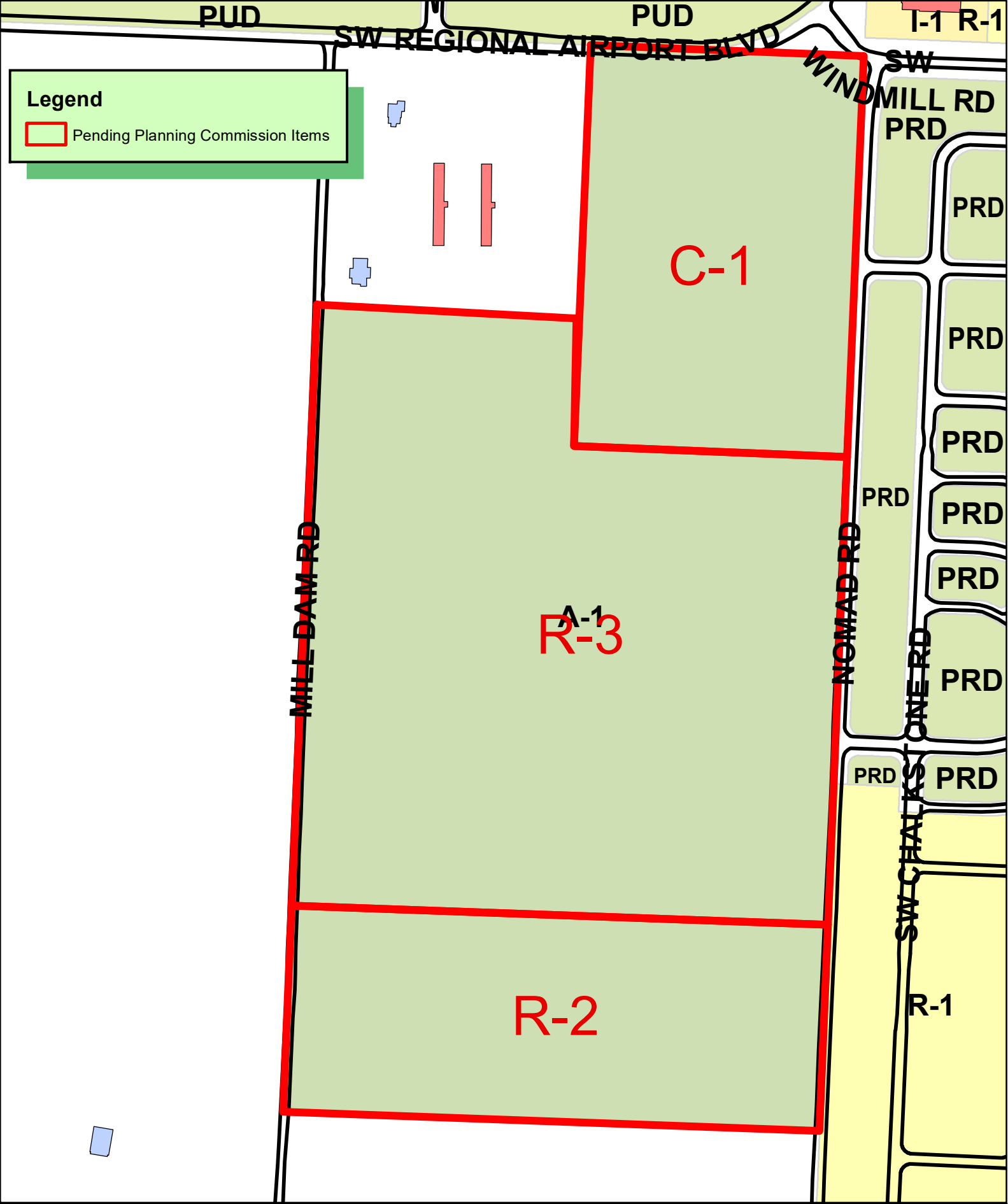
### Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

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

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

### Land Uses:

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



**Legend**

 Pending Planning Commission Items

**RZ22-0010**  
**REZONING A1 TO C-1, R-2 & R-3**  
**MILL DAM ROAD**  
**PARCEL 18-09113-002**





February 2, 2022

Bentonville Current Planning  
305 SW A Street  
Bentonville, AR 72712

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

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to C-1, Neighborhood Commercial, R-3, Medium Density Residential and R-2, Medium Density Two Family and Townhome. The property is currently owned by Stan Enterprises LLC. The adjacent properties are zoned I-1, A-1, PUD, PRD, R-1 and unaccounted for Benton County Property to the West and South. The proposed C-1, R-3 and R-2 zoning categories are appropriate in this area based on proximity to other wide variety of zoning designations in the area and the SW Regional Airport Blvd Corridor Plan.

The owners of this parcel are requesting a rezone to C-1, R-3 and R-2 in order to develop Commercial, multi-family and townhome units. Currently there are no specific plans for the parcel. This property has the potential for multiple points of ingress/egress at Mill Dam Road and Nomad Road

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

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

By rezoning to C-1, Neighborhood Commercial, R-3, Medium Density Residential and R-2, Medium Density Two Family and Townhome, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Barry R. Williams, PLA, ASLA  
Project Manager

# Medium Density Residential

## Future Land Use Plan Category Description

*Res. No. 10-23-18A*

### Description

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



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## C-1, Neighborhood Commercial



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

**Maximum Density Allowed:** N/A

**Maximum Height Allowed:** 40 feet

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

**Lot and Area Standards:**

| District | Building type | Min. lot area (sq. ft.) | Min. land area / dwelling unit (sq. ft.) | Lot width      |                | Max. lot coverage |              |
|----------|---------------|-------------------------|------------------------------------------|----------------|----------------|-------------------|--------------|
|          |               |                         |                                          | Min. lot width | Max. lot width | Interior lot      | Exterior lot |
| C-1      | All           | 7,000                   | -                                        | 70'            | -              | 50%               | 50%          |

**Minimum Setback Standards:**

| District | Front            |                     | Side                                 |                                  | Rear                                 |                                  |
|----------|------------------|---------------------|--------------------------------------|----------------------------------|--------------------------------------|----------------------------------|
|          | Parking in front | No parking in front | Adjacent to non-residential district | Adjacent to residential district | Adjacent to non-residential district | Adjacent to residential district |
| C-1      | 50'              | 20'                 | 7'                                   | 15'                              | 20'                                  | 25'                              |

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## C-1, Neighborhood Commercial

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

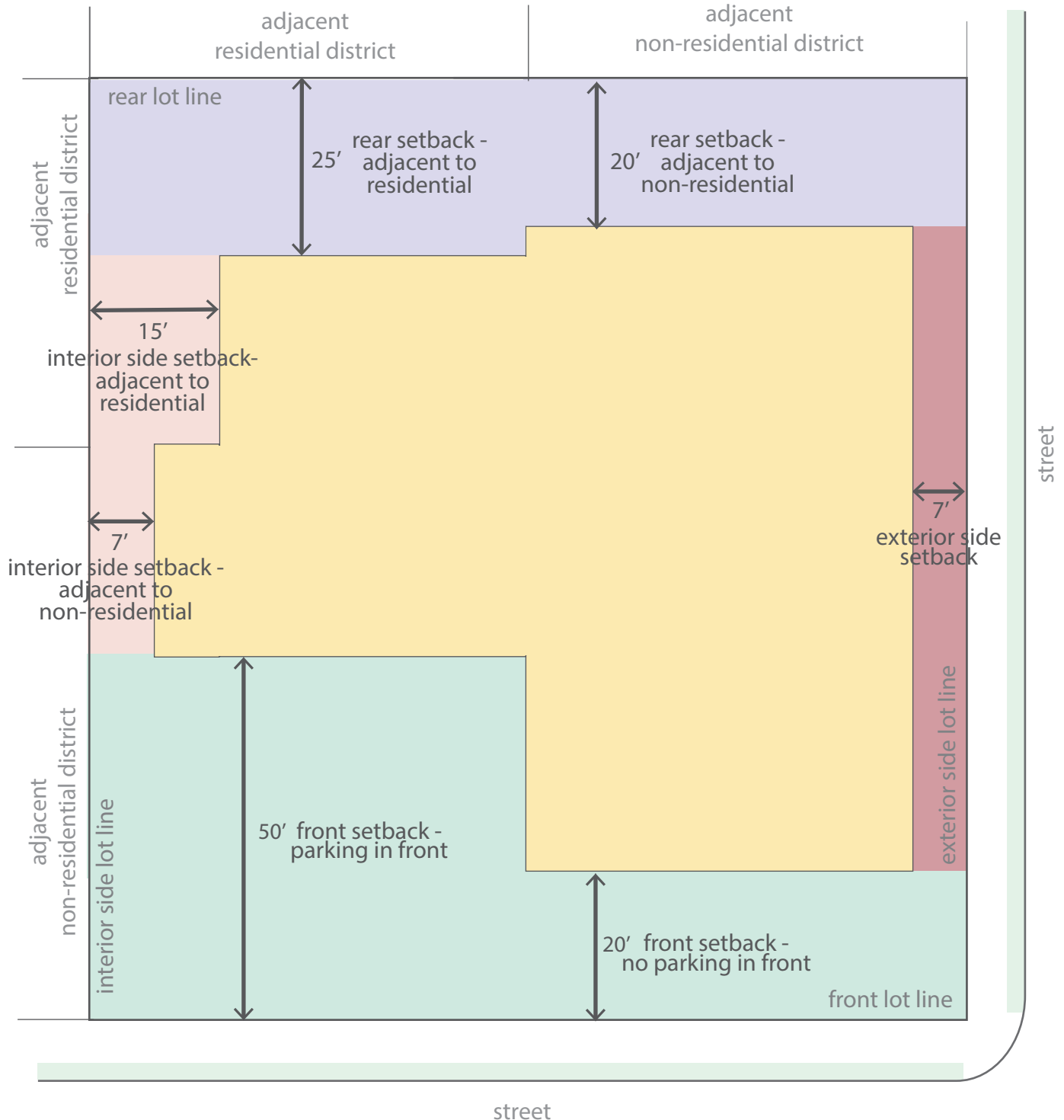


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## C-1, Neighborhood Commercial

### Setback Illustration



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## R-3, Medium-High Density Multifamily Residential



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

**Maximum Height Allowed:** 40 feet

**Minimum Street Frontage:** 20 feet

**Minimum Width of Corner Lots:** 75' at building line

### Lot and Area Standards:

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

### Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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## R-3, Medium-High Density Multifamily Residential

**Residential Tree Planting:**

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

**Land Uses:**

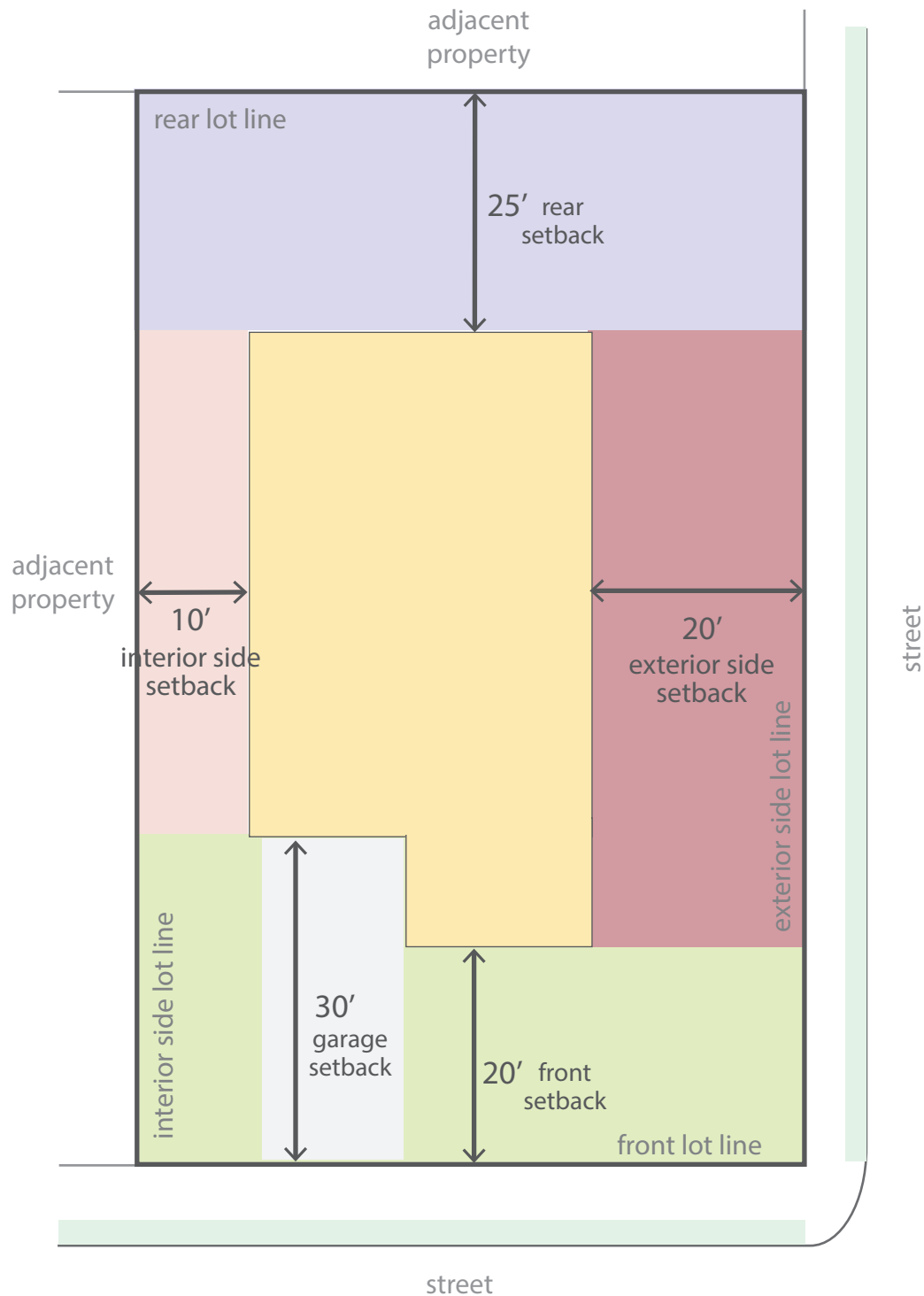
| ALLOWED BY RIGHT                                                                                                                                                                                                                                                                                          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

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## R-3, Medium-High Density Multifamily Residential

### Setback Illustration



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## R-2, Medium Density Two Family and Townhome



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

**Maximum Height Allowed:** 36 feet

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

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

**Lot and Area Standards:**

| District | Building type         | Min. lot area<br>(sq. ft.) | Min. land area /<br>dwelling unit<br>(sq. ft.) | Min. lot width | Max. lot coverage |              |
|----------|-----------------------|----------------------------|------------------------------------------------|----------------|-------------------|--------------|
|          |                       |                            |                                                |                | Interior<br>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<br>Non-residential | Detached<br>Accessory Dwelling | Attached<br>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:**

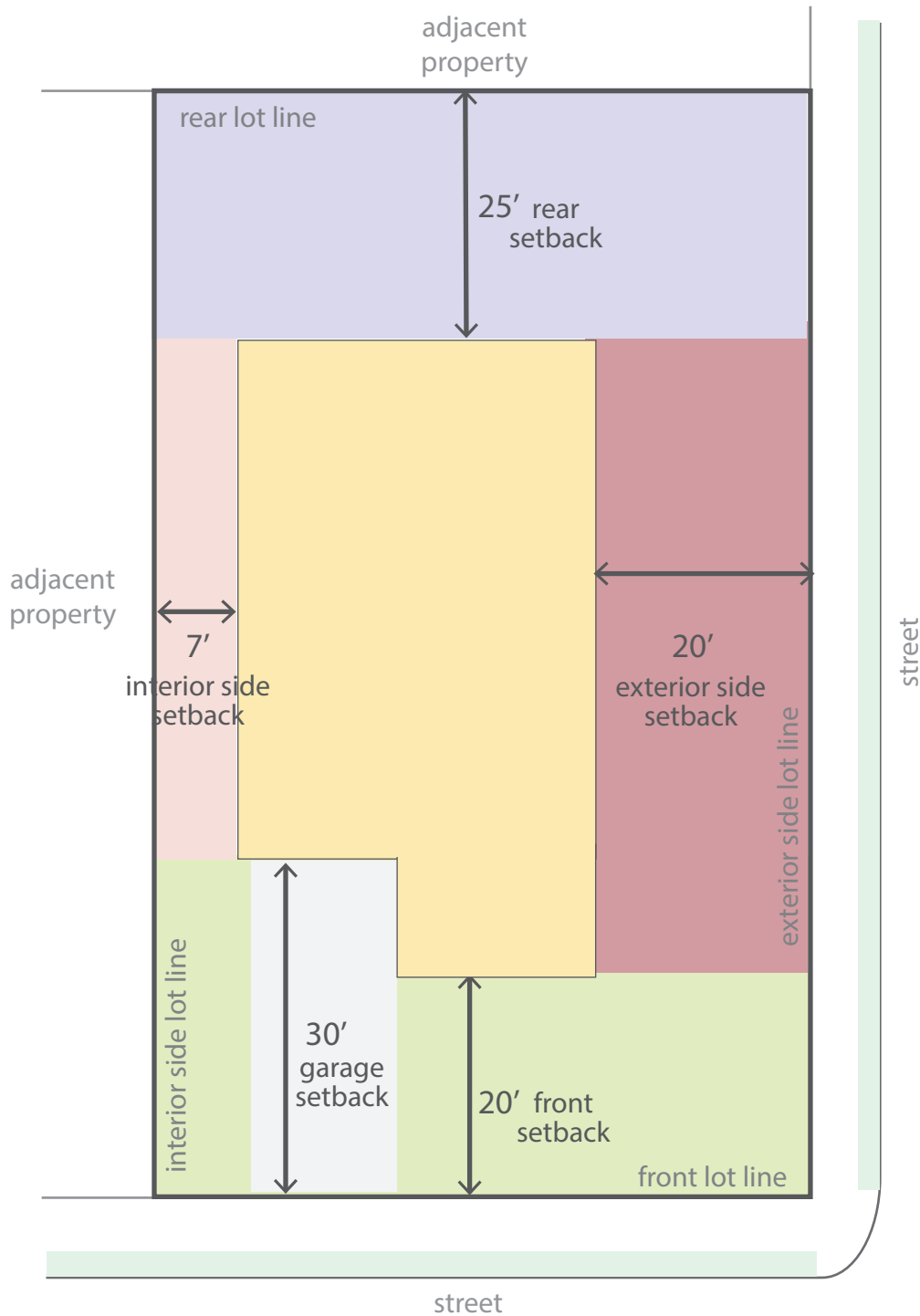
| ALLOWED BY RIGHT                                                                                                                                                                                                                                                                                          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

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

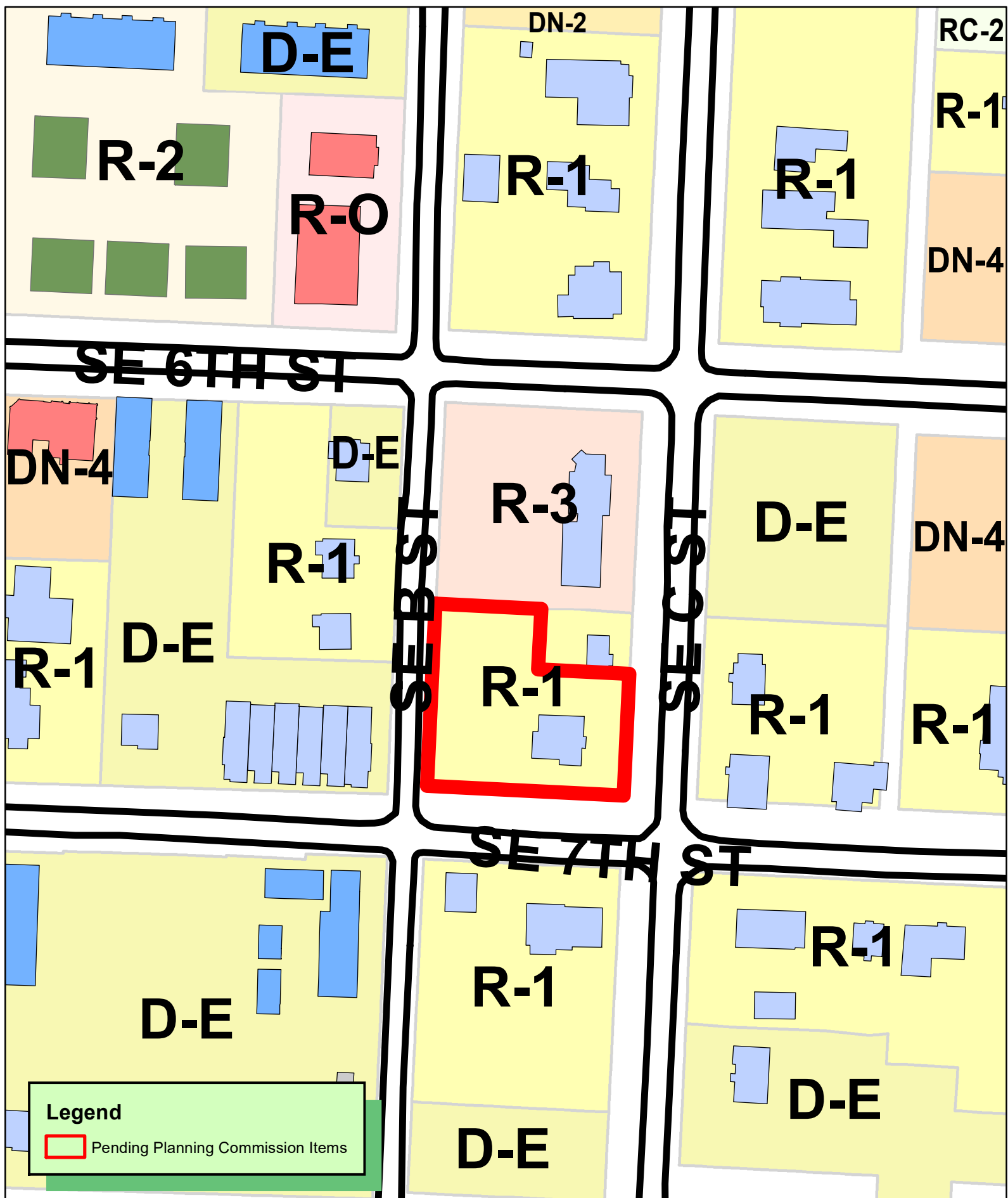
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

## R-2, Medium Density Two Family & Townhome Residential

### Setback Illustration

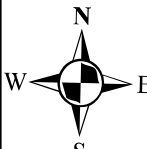






**Legend**

 Pending Planning Commission Items

  
1 inch = 100 feet

**RZ22-0011**  
**REZONING R-1 TO D-E**  
**ORCHARD ADDITION**  
**LOT 2 AND PART OF LOTS 3-4 BLOCK C**

60



## 606 SE C Street Rezone Narrative

**Current Zoning Designation:** R1- Single Family Residential

**Proposed Zoning Designation:** DE- Downtown Edge

**Explanation:** Newell Development proposes to rezone the property located at 606 SE C Street (parcel ID 01-03546-000) from R1 to DE, to develop a future project in compliance with the DE development standards of the Bentonville Zoning Code. The current owner is Laurie Zarse (606 SE C Street, Bentonville, AR 72712) who endeavors to sell the property to Fish Market Properties, LLC. Newell Development will serve as the developer.

**Reason to Rezone:** The rezone from R1 to DE would allow for a future development consistent with Downtown Edge development standards. The rezone would also align the property zoning with the future land use plan, which designates this parcel's future land use as Downtown Commercial.

**Statement of how the property will relate to surrounding properties:** Zoning designations adjacent to this parcel include R3, R1 and DE. The rezone to DE aligns with the Future Land Use Plan in this area of Downtown Commercial.

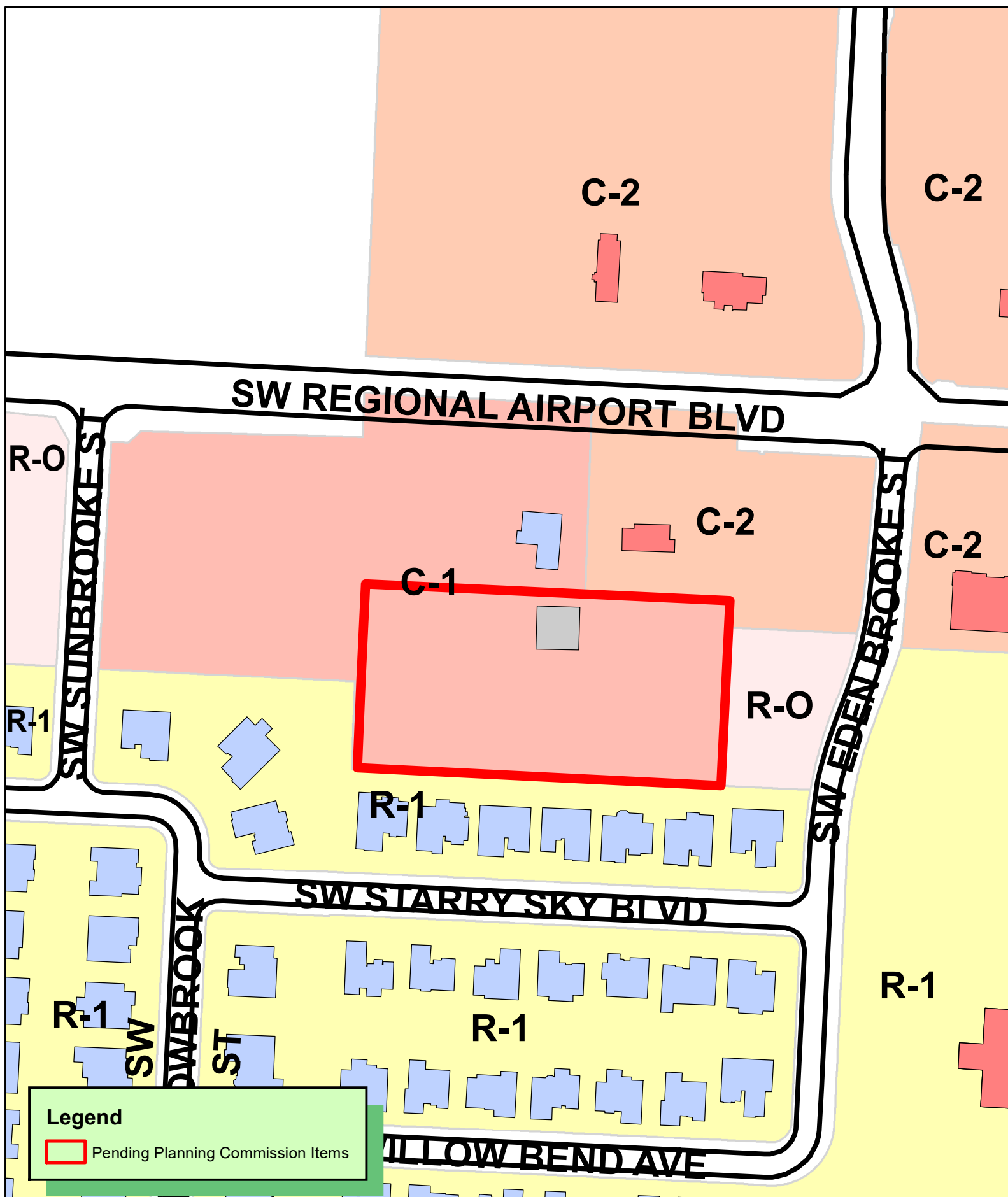
**Use:** The parcel will be used for a future development project that will align with DE zoning and development code, the future land use plan and Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan*.

**Traffic:** While there are no current development plans for this site, additional residential and or commercial units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville.

**Signage:** None proposed at this time.

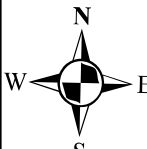
**Appearance:** Newell Development uses modern design standards in compliance with the City of Bentonville development code to positively improve the character of existing neighborhoods and increase attainable infill housing options around Bentonville. This future development will follow that same standard and be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

**Water/ Sewer/ Electric:** On-site.



**Legend**

 Pending Planning Commission Items

  
1 inch = 150 feet

**RZ22-0012**  
**REZONING C-1 TO R-3**  
**J P SPECIALTY, LLC**  
**PARCEL 01-07950-000**

THE CITY OF  
  
BENTONVILLE

# WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

February 6, 2022

Bentonville Planning Department  
305 SW A Street  
Bentonville, AR 72712

**RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation for Parcel No. 01-07950-000 from General Commercial to Medium/High Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicant, JP Specialty, LLC in obtaining a rezoning of Parcel Nos. 01-07950-000 (hereinafter "the Property") from C-1 to R-3. Because the Property is currently designated as General Commercial on the FLUM, a change to a Medium/High Density Residential Designation is required in order to facilitate an R-3 zoning. The purpose of this letter is to request that change.

Changing the FLUM designation of the Property to Medium/High Density Residential would create a good transition between the Eden's Book subdivision to the South the commercially zoned parcels which front both SW Regional Airport Boulevard and SW Edenbrooke St.. Medium/high density residential is more compatible with low-density residential than is light commercial, and light commercial is more compatible with medium/high density residential than is low density residential. In other words, increasing the density on the Property creates a proper gradient from the low-density area of the Eden's Brook subdivision out to the commercial zones on SW Regional Airport Boulevard. Moreover, this proposed change moves in the direction of the City's goal to concentrate higher density residential and commercial along major arterial streets throughout the City.

Thank you for considering this request to change the Future Land Use Map designation for this property. If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,  
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

**WATKINS, BOYER,  
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WRITER'S DIRECT E-MAIL

wkellstrom@watkinslawoffice.com

WILLIAM P. WATKINS, III, P.A.  
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\* ALSO LICENSED IN MISSOURI

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

February 6, 2022

Bentonville Planning Department  
305 SW A Street  
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-07950-000 from C-1, Neighborhood Commercial to R-3,  
Medium/High Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicant, JP Specialty, LLC in obtaining a rezoning of Parcel No. 01-07950-000 (hereinafter "the Property") from C-1, Neighborhood Commercial to R-3, Medium High Density Residential.

The primary purpose for this rezoning request is to allow the developer to develop the Property as residential. The Property is adjacent to R-1 and C-1 zoning to the West, R-1 to the South, R-O to the East, and C-1 and C-2 to the North. The Property is situated between commercial zoning on Southwest Regional Airport Boulevard and SW Edenbrook St. and low density single family housing in the Eden's Brooke subdivision. The definition for the R-3 zoning district under the Bentonville City Code provides that R-3 can "be used as buffer or transitional zones between incompatible development districts." Rezoning the Property to R-3 would act as a buffer between the subdivision to the south and the commercially zoned parcels to the North and East, and would be a generally more compatible zoning with said subdivision than is C-1.

Because the project is still early in the development process, neither appearance, nor signage has been contemplated thus far. As for traffic, the parcel sits on SW Regional Airport Boulevard, which is a major arterial and which has ample capacity for further development. Lastly, as for utilities, there is an 18" water line which runs along SW Regional Airport Boulevard, and there are 8" sewer lines along both SW Regional Airport Boulevard and SW Edenbrook St..

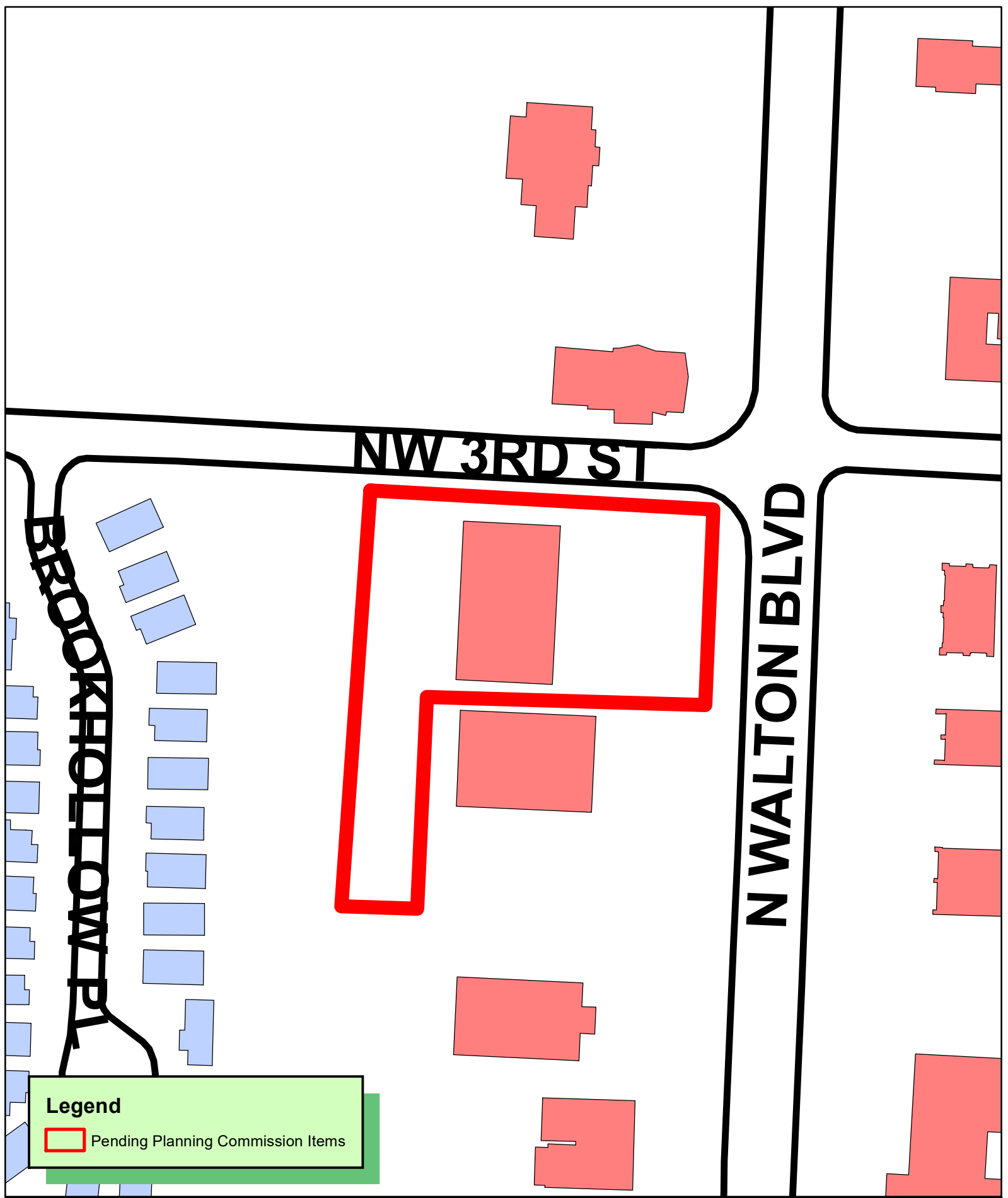
Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,  
GRAY & CURRY, PLLC

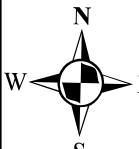
*/s/ Will A. Kellstrom*

Will A. Kellstrom



**Legend**

 Pending Planning Commission Items

  
1 inch = 100 feet

**CU22-0003**  
**CONDITIONAL USE**  
**THE REDEEMED INTERNATIONAL CHURCH**  
**231 N WALTON BLVD STE 11**

65

  
THE CITY OF  
BENTONVILLE

**CONDITIONAL USE PERMIT  
BENTONVILLE PLANNING COMMISSION  
BENTONVILLE, AR  
JANUARY 28, 2022**

Members of the Bentonville Planning Commission:

On behalf of Redeemed International Church (EIN: 85-1717732), I'm formally requesting a conditional use permit to allow our church to meet at the rental facility with the address 231 N Walton Blvd, Suite 11, Bentonville 72712 and use the associated parking designated for the same. The site is located at the corner of N Walton and NW 3<sup>rd</sup> Street and situated right next to Kumon and Papa Johns. It was previously owned by a church and we have not made any structural changes to the existing suite space.

Indoor and outdoor uses shall be that of a church and associated parking lot adhering to the city of Bentonville's requirements.

The site is proposed to be accessed via N Walton Road and NW 3<sup>rd</sup> Street.

The church hours shall be as follows:

- Saturday evening Rehearsals at 5 pm
- Sunday service times 9:30am
- Office hours during the week are 9am to 5pm Monday – Thursday available through appointments.

As for the church, we typically have 3 to 5 volunteers assisting weekly.

Outside of the church service times, daily visitors range anywhere from 1 to 3 visitors.

Daily deliveries are limited and only 1-2 deliveries are expected per week or so.

The outdoor lighting will be done using a lighted up signage board with the name of the church.

Accompanying this narrative and application are photographs of the existing suite space both indoor and outdoor along with the associated parking for the project.

Thank you for your time and consideration.

For any further information, please contact us so that we may help in any way.

Sincerely,

Tipson Thomas

Attaching the pictures below.





The front of the church/office suite.



Street View of N Walton with parking spaces.



The stage view



The interior space





The nursery



The office room

The back entrance from NW 3<sup>rd</sup> Street with parking spots





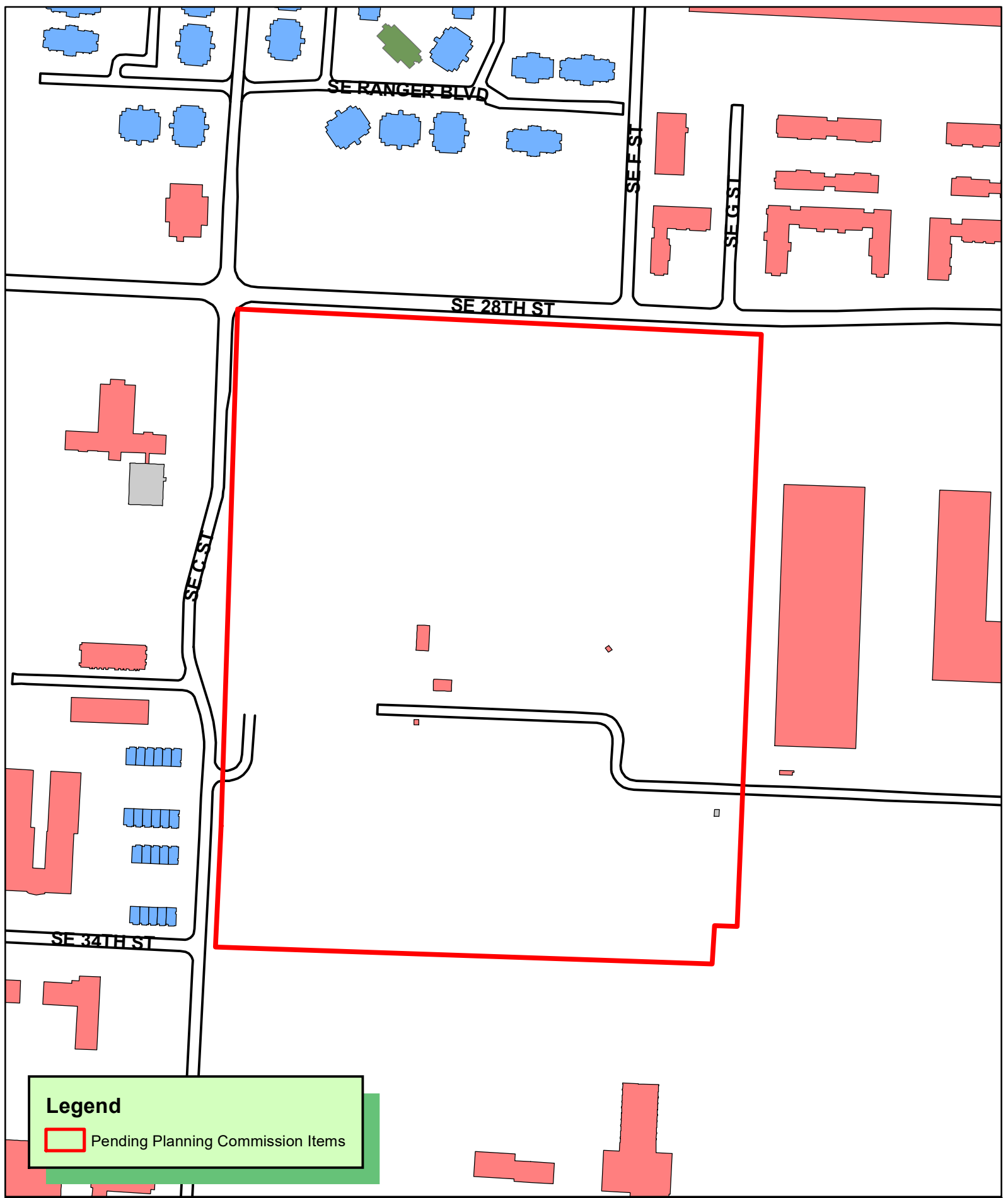


Back parking lot





Children's play area.



**Legend**

 Pending Planning Commission Items

  
1 inch = 300 feet

**LS21-0071  
LOT SPLIT  
BENTONVILLE MUNICIPAL PARK SUBDIVISION  
3107 SE C ST**

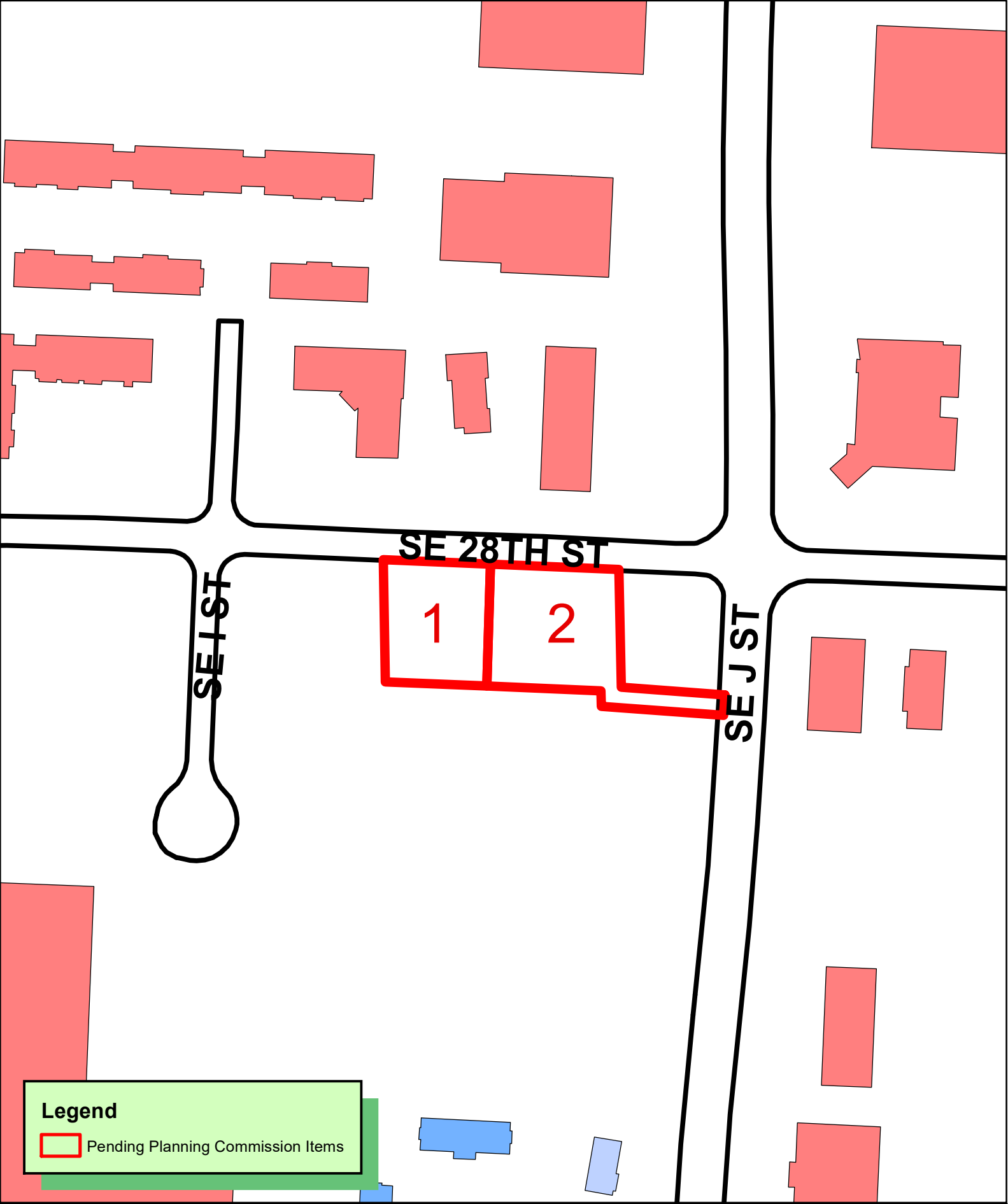
76

  
THE CITY OF  
BENTONVILLE









LOT SPLIT FOR PARCEL 01-00164-000 CREATING  
LOWELL-PHILLIPS SUBDIVISION  
LOTS 1 & 2

PARENT TRACT DESCRIPTION: (WARRANTY DEED 2001-212581)  
PART OF THE NE ½ OF THE NW ½ OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING 148.32 FEET SOUTH OF THE NE CORNER OF THE NE ½ OF THE NW ½ OF SAID SECTION 8;  
THENCE NORTH 88°05'WEST 124.00 FEET;  
THENCE NORTH 03°21'WEST 143.02 FEET; THENCE SOUTH 89°24'WEST 290.00 FEET;  
THENCE SOUTH 03°21'EAST 150 FEET; THENCE NORTH 89°24'EAST 265.0 FEET;  
THENCE SOUTH 03°21'EAST 17.01 FEET;  
THENCE SOUTH 88°05'EAST 147.61 FEET;  
THENCE NORTH 25 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.08 ACRES.

LOT 1 DESCRIPTION:  
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;  
THENCE NORTH 87°42'03"WEST A DISTANCE OF 294.03 FEET;  
THENCE SOUTH 01°42'02"WEST A DISTANCE OF 6.65 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 01°42'02"WEST A DISTANCE OF 149.65 FEET;  
THENCE NORTH 87°35'48"WEST A DISTANCE OF 124.65 FEET;  
THENCE NORTH 01°02'58"WEST A DISTANCE OF 150.00 FEET;  
THENCE SOUTH 87°33'35"EAST A DISTANCE OF 131.85 FEET TO THE POINT OF BEGINNING CONTAINING 0.44 ACRES MORE OR LESS.

LOT 2 DESCRIPTION:  
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;  
THENCE SOUTH 02°28'00"WEST A DISTANCE OF 155.42 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 85°47'24"WEST A DISTANCE OF 127.23 FEET;  
THENCE NORTH 01°05'54"WEST A DISTANCE OF 144.39 FEET;  
THENCE NORTH 87°33'35"WEST A DISTANCE OF 157.79 FEET;  
THENCE SOUTH 01°42'02"WEST A DISTANCE OF 149.65 FEET;  
THENCE SOUTH 87°35'48"EAST A DISTANCE OF 140.09 FEET;  
THENCE SOUTH 00°58'19"EAST A DISTANCE OF 18.94 FEET;  
THENCE SOUTH 85°50'08"EAST A DISTANCE OF 150.78 FEET;  
THENCE NORTH 02°28'00"EAST A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING CONTAINING 0.64 ACRES MORE OR LESS.

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

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](http://WWW.BENTONVILLEPLANNING.COM) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, PARCEL 01-00167-000 IS ZONED A-1, PARCEL 01-00167-001 IS ZONED A-1 AND PARCEL 01-16330-000 IS ZONED A-1.

THE PROPOSED RIGHT OF WAY WIDTH SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL AND COLLECTOR STREETS.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE HEREIN NOTED DOCUMENTS AND NO OTHERS.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF A LIMITED EASEMENT SEARCH PREPARED FOR CRAFTON TULL AND ASSOCIATES, INC BY CITY TITLE AND CLOSING FILE NO. 21-6361, DATED 09 SEPT, 2021.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, REVISED DATE JUNE 05, 2012.

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

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

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

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

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

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.

CERTIFICATE OF OWNERSHIP: WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

LOWELL-PHILLIPS COMPANY SIGNATURE/TITLE  
DATE OF EXECUTION: SIGNED:  
NAME AND ADDRESS: PRINT NAME:  
SOURCE OF TITLE: D.R. PAGE  
STATE OF ARKANSAS COUNTY OF  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:

SIGNED BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED MAYOR CITY OF BENTONVILLE

SIGNED CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION:

CRAFTON, TULL & ASSOCIATES, INC.  
BY MARK A. MEADOR (AGENT)

SIGNED: MARK A. MEADOR (AGENT)  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 1304  
STATE OF ARKANSAS

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

CITY OF BENTONVILLE  
PROJECT NUMBER: LS21-0074

RECORD INFORMATION

OWNER:

CITY OF BENTONVILLE,  
A MUNICIPAL CORPORATION  
305 SW A STREET  
BENTONVILLE, AR 72712

VICINITY MAP



SEAL

LOT SPLIT  
NE 1/4, NW 1/4, SECTION 8  
T-19-N, R-30-W

BENTONVILLE ARKANSAS

PREPARED FOR:  
LOWELL-PHILLIPS COMPANY

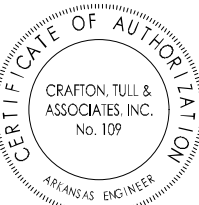
STATE PLAT CODE:  
500-19N-30W-0-08-140-04-1460

DATE: 12/10/2021  
PROJECT NO: 21111800  
CONTACT: R. SWIFT

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756

**Crafton Tull**  
architecture | engineering | surveying  
479.636.4838 f 479.631.6224  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

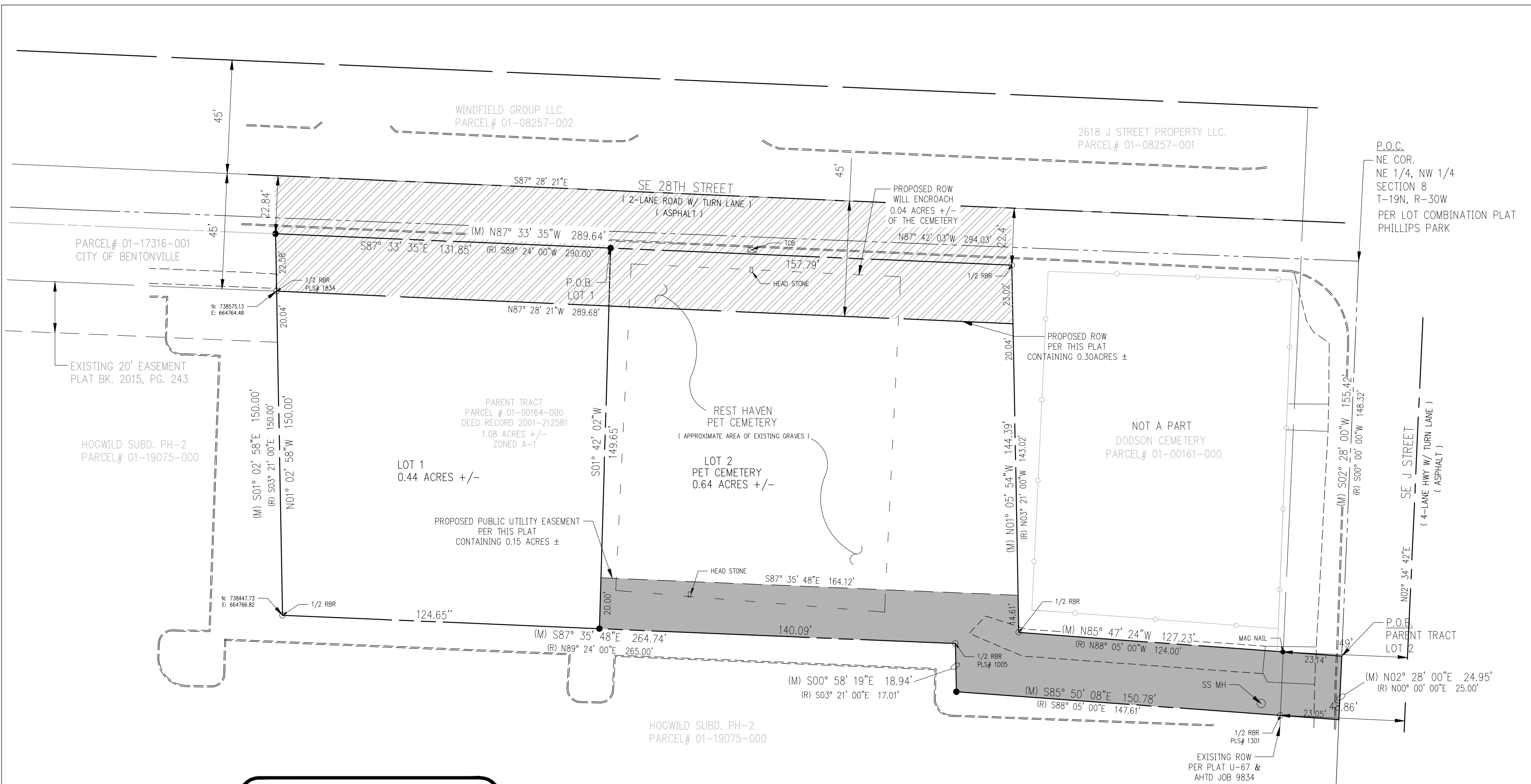


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| DELTA | DESCRIPTION           | DATE       |
|-------|-----------------------|------------|
| 1     | REV MADE PER COMMENTS | 01/07/2022 |
| 2     | REV MADE PER COMMENTS | 01/25/2022 |
| 3     | REV MADE PER COMMENTS | 02/11/2022 |
|       |                       |            |
|       |                       |            |
|       |                       |            |

SHEET NO.:

1 OF 2



LEGEND (EXISTING SYMBOLS)

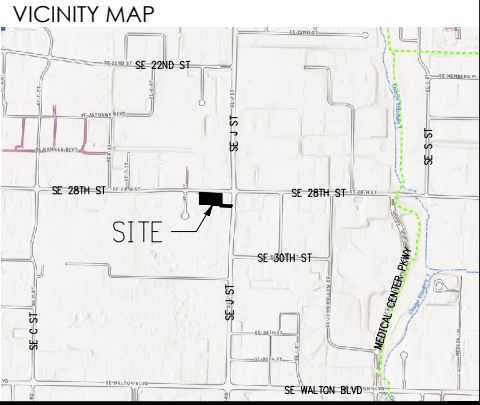
| SYMBOLS |                                | LINEWORK |                  |
|---------|--------------------------------|----------|------------------|
| ○       | FOUND IRON PIN (AS NOTED)      | ---      | SECTION LINE     |
| ●       | SET 5/8" REBAR-W-CAP PLS# 1304 | =====    | PROPERTY LINE    |
| ●       | FOUND MAG NAIL                 | ----     | EASEMENT         |
| ⊠       | TRAFFIC CONTROL BOX            | =====    | CURB             |
|         |                                | =====    | WOOD RAIL FENCE  |
|         |                                | =====    | RIGHT OF WAY     |
|         |                                | =====    | ROAD CENTERLINE  |
|         |                                | -----    | EDGE OF ASPHALT  |
|         |                                | -----    | EDGE OF GRAVEL   |
|         |                                | -----    | EDGE OF CONCRETE |

RECORD INFORMATION

GRAPHIC SCALE IN FEET

30' 0 30'

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



SEAL

LOT SPLIT  
NE 1/4, NW 1/4, SECTION 8  
T-19-N, R-30-W

BENTONVILLE ARKANSAS

PREPARED FOR:  
LOWELL-PHILLIPS COMPANY

STATE PLAT CODE:  
500-19N-30W-0-08-140-04-1460

DATE: 12/10/2021  
PROJECT NO: 21111800  
CONTACT: R. SWIFT

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756

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architecture | engineering | surveying  
479.636.4838 | 479.631.6224 |  
www.craftontull.com

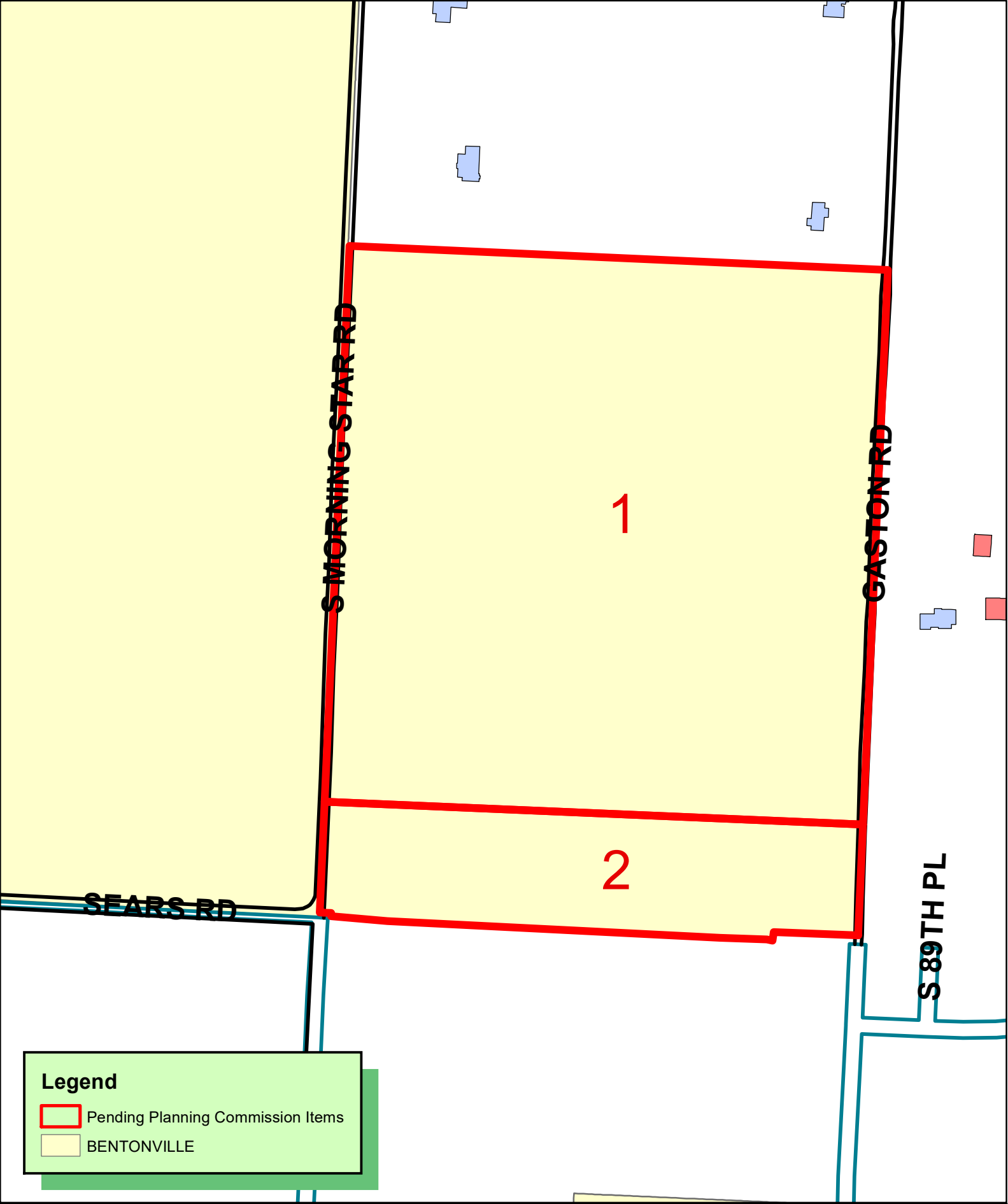
CERTIFICATE OF AUTHORIZATION:

CRAFTON TULL & ASSOCIATES, INC.  
No. 109  
ARKANSAS ENGINEER

| DELTA | DESCRIPTION           | DATE       |
|-------|-----------------------|------------|
| 1     | REV MADE PER COMMENTS | 01/07/2022 |
| 2     | REV MADE PER COMMENTS | 01/25/2022 |
| 3     | REV MADE PER COMMENTS | 02/11/2022 |

SHEET NO.:

CITY OF BENTONVILLE  
PROJECT NUMBER: LS21-0074



1 inch = 300 feet

**LS22-0007**  
**LOT SPLIT**  
**HYLTON RD REAL ESTATE LLC**  
**PARCEL 18-09135-000**





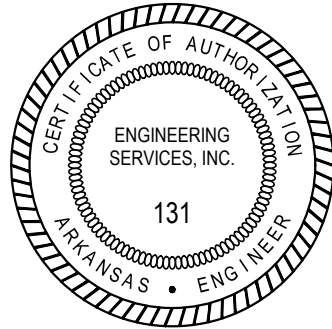
| LEGEND |                                    |
|--------|------------------------------------|
|        | PROPERTY LINE                      |
|        | PROPOSED SPLIT LINE                |
|        | SECTION LINE                       |
|        | SECTION "40" LINE                  |
|        | ADJACENT OWNER                     |
|        | R/W RIGHT-OF-WAY                   |
|        | FENCE LINE                         |
|        | ROAD CENTERLINE                    |
|        | P.O.C. POINT OF COMMENCEMENT       |
|        | P.O.B. POINT OF BEGINNING          |
|        | ● IRON - IRON PIN FOUND (AS NOTED) |
|        | ○ IRON PIN SET w/ CAP "PLS 1156"   |
|        | ⊗ FOUND "MAG" NAIL                 |
|        | ⊕ FOUND COTTON PICKER SPINDLE      |
|        | ⊕ COMPUTED POINT                   |
|        | ⊙ POWER POLE                       |

**CERTIFICATE SURVEYING ACCURACY:**

I, S. CRAIG DAVIS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

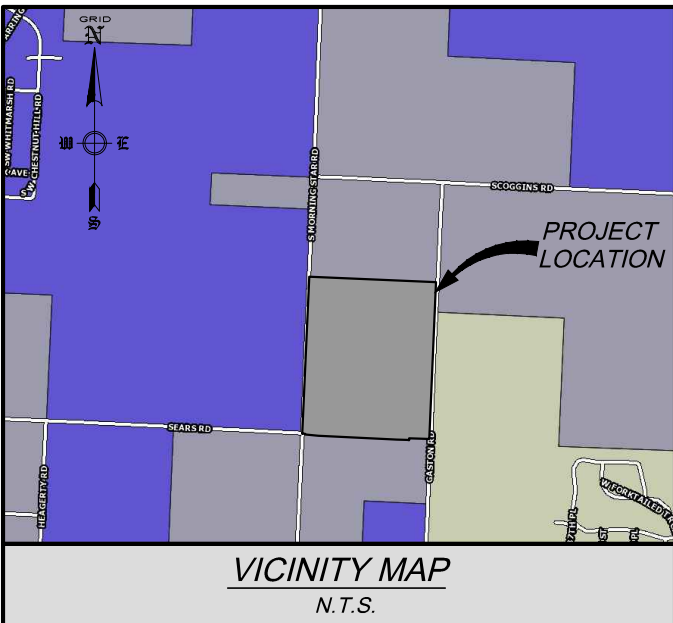
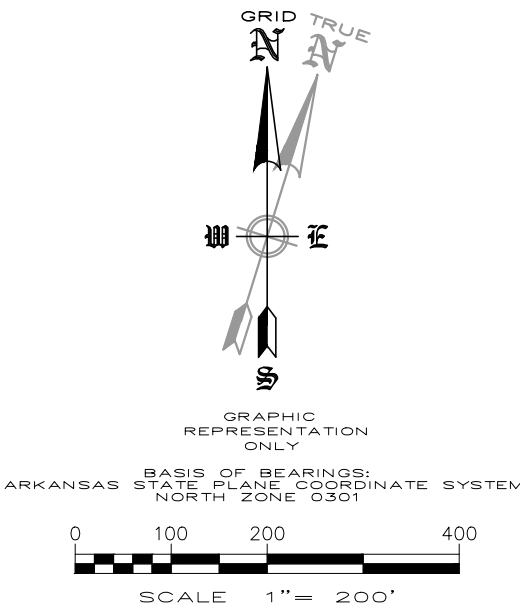
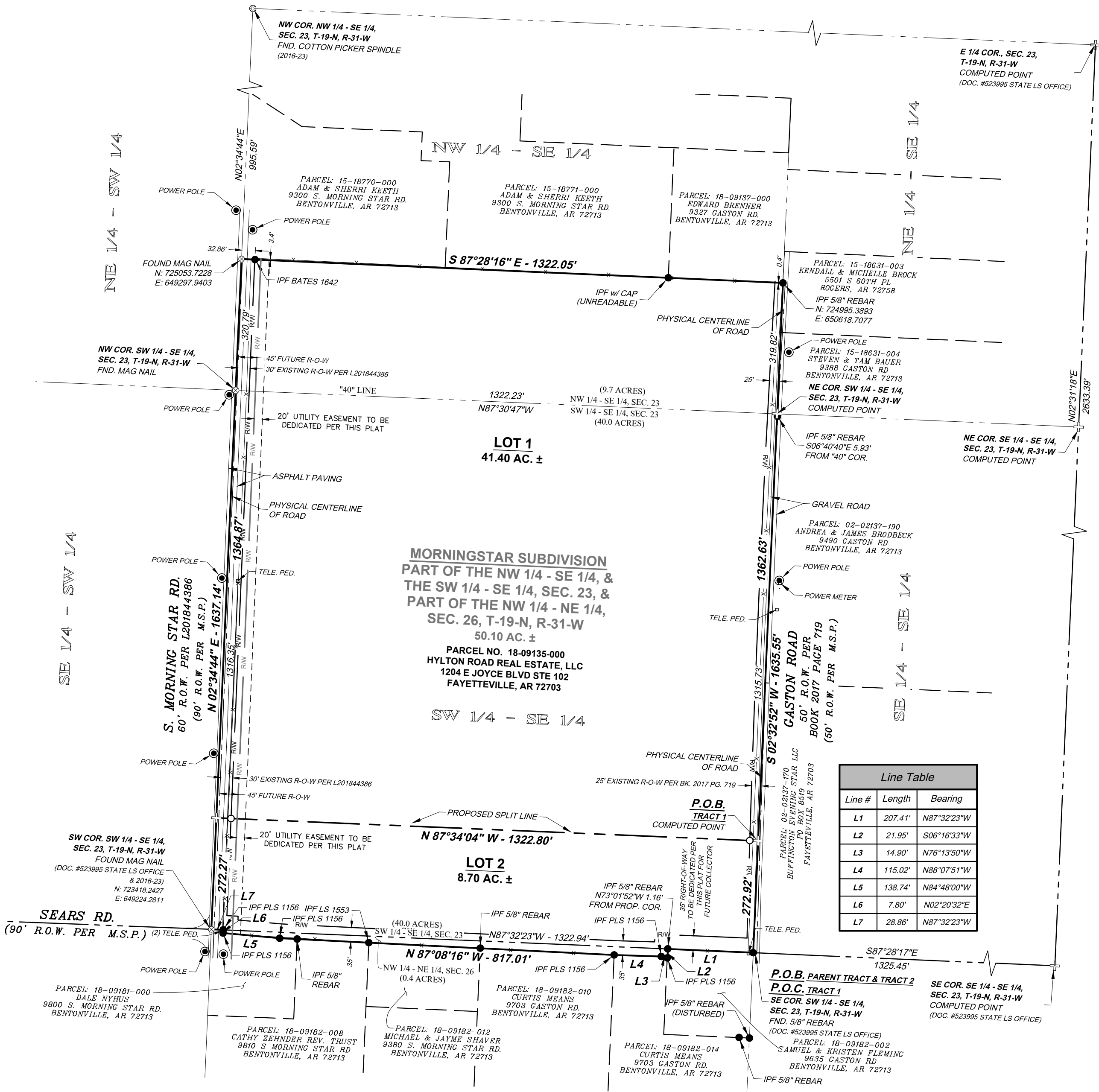
SIGNED: \_\_\_\_\_  
S. CRAIG DAVIS, AR PLS 1156



(LS22-0007)



| REVISION                                                  | DATE                    | DESCRIPTION               |
|-----------------------------------------------------------|-------------------------|---------------------------|
| 1                                                         | 2/17/22                 | REVISED PER CITY COMMENTS |
| <b>LOT SPLIT OF PARCEL NO. 18-09135-000</b>               |                         |                           |
| <b>CREATING LOTS 1 &amp; 2 OF MORNINGSTAR SUBDIVISION</b> |                         |                           |
| <b>BENTONVILLE, BENTON COUNTY, ARKANSAS</b>               |                         |                           |
| SCALE: 1"=200'                                            | DATE: February 17, 2022 | DRAWN BY: KND             |
| <b>ENGINEERING SERVICES, INCORPORATED</b>                 |                         |                           |
| <b>SPRINGDALE, ARKANSAS</b>                               |                         |                           |
| W.O.# 20976                                               | SHEET <b>2/2</b>        |                           |



**NOTES:**

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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.

THERE IS NO ACCESS TO WATER OR SEWER FOR EITHER LOT.

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

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

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

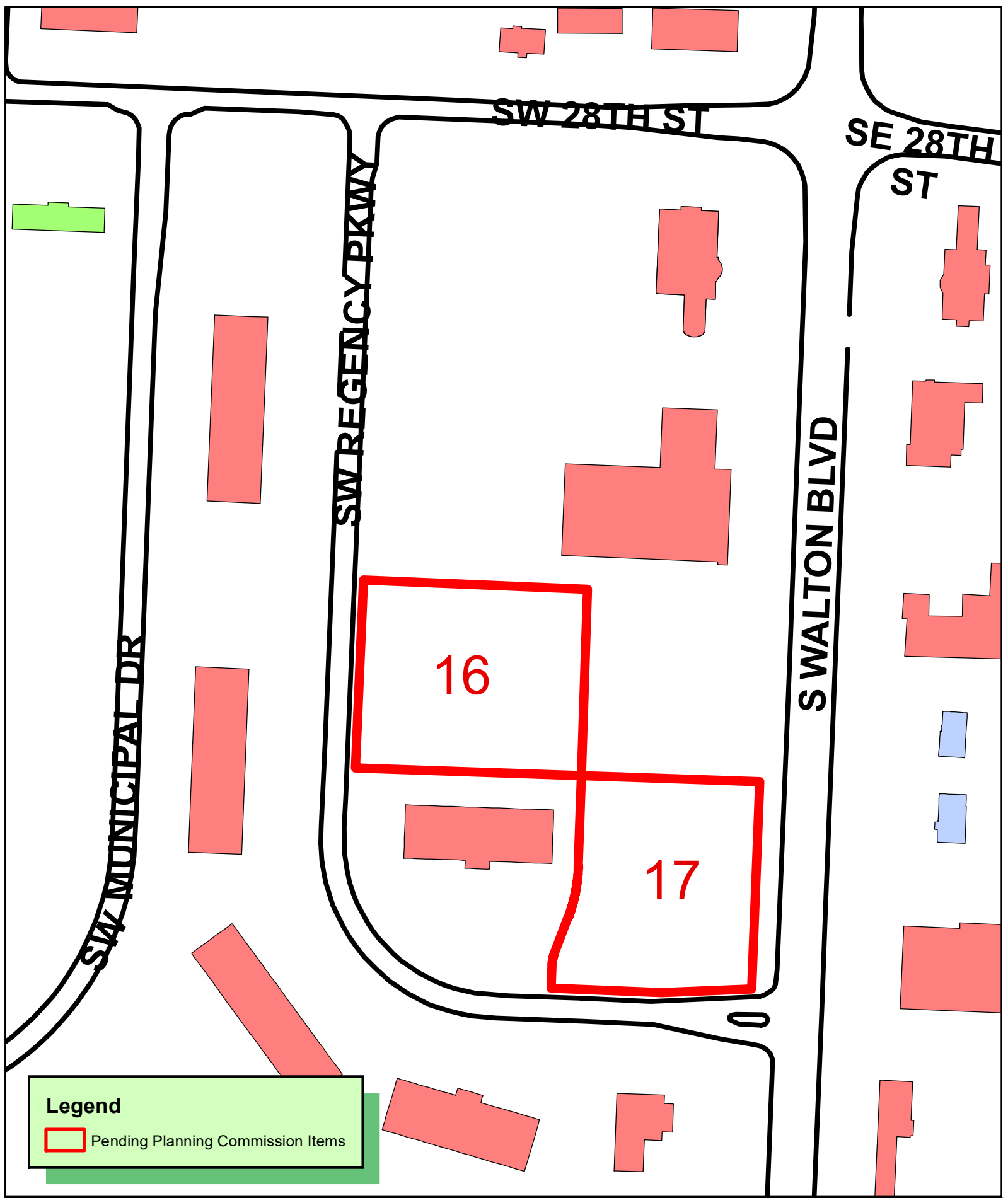
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT [WWW.BENTONVILLEPLANNING.COM](http://WWW.BENTONVILLEPLANNING.COM) OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

**OWNER:** HYLTON ROAD REAL ESTATE, LLC  
1204 E JOYCE BLVD STE 102  
FAYETTEVILLE, AR 72703

**SURVEYOR:** ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI ROAD  
P.O. BOX 282  
SPRINGDALE, AR 72765

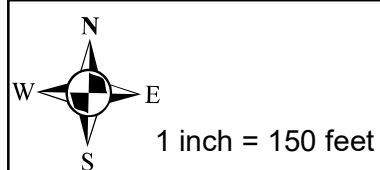
**WORK ORDER #:** 20976

**CITY ZONING:** R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)



**Legend**

 Pending Planning Commission Items

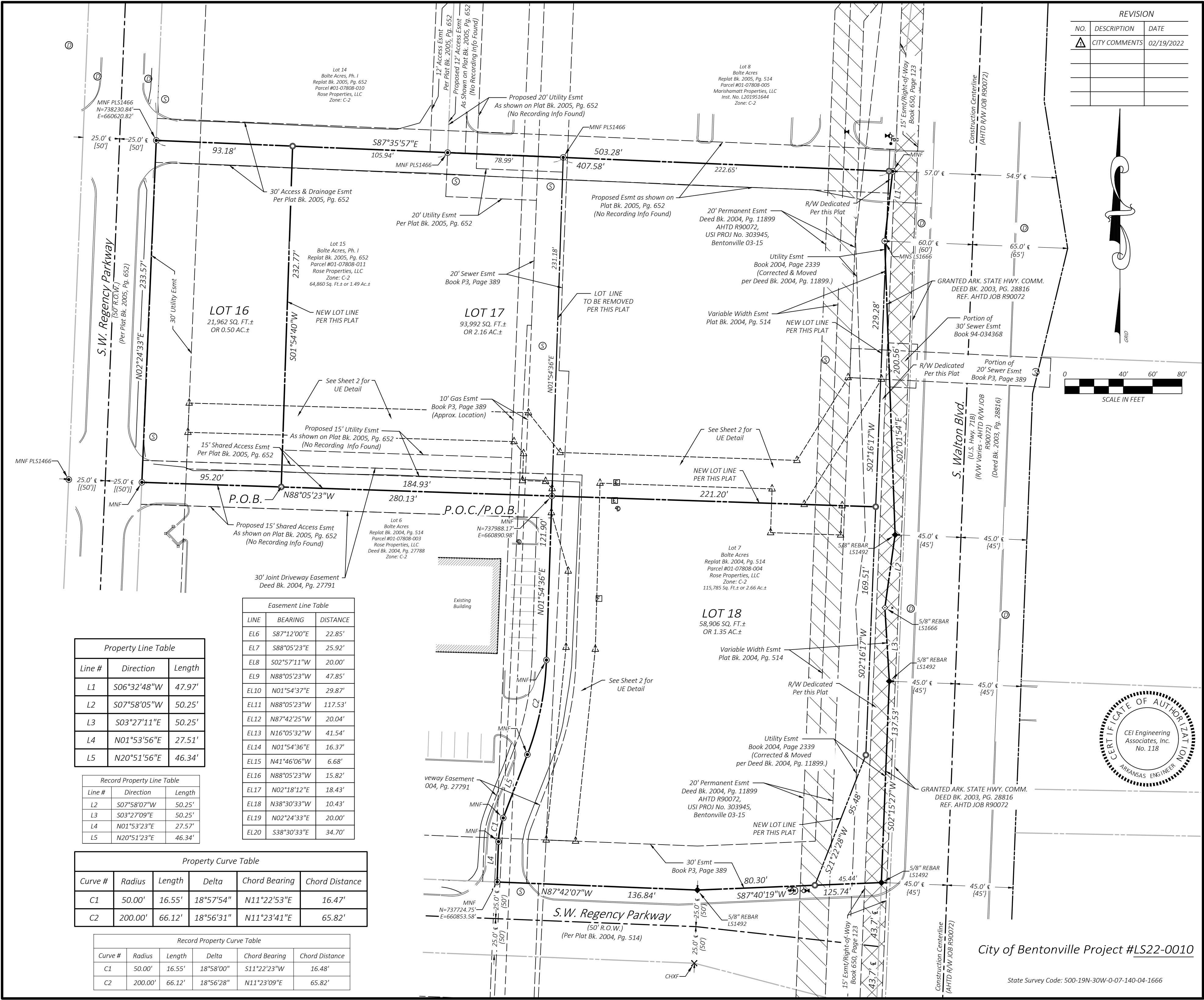


**LS22-0010**  
**LOT SPLIT**  
**BOLTE ACRS PHASE 1**  
**LOTS 15 & 7 CREATING LOTS 16-17**





DRAWING LOCATION - S:\32000\32300\DRAWINGS\SURVEY\WORKING\32300LS.DWG - SAVED BY - TPRVETT



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

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

Lot Split of  
Lots 7 & 15 of Bolte Acres,  
S. Walton Blvd. (U.S. Hwy. 71B)  
Bentonville, Benton County, Arkansas

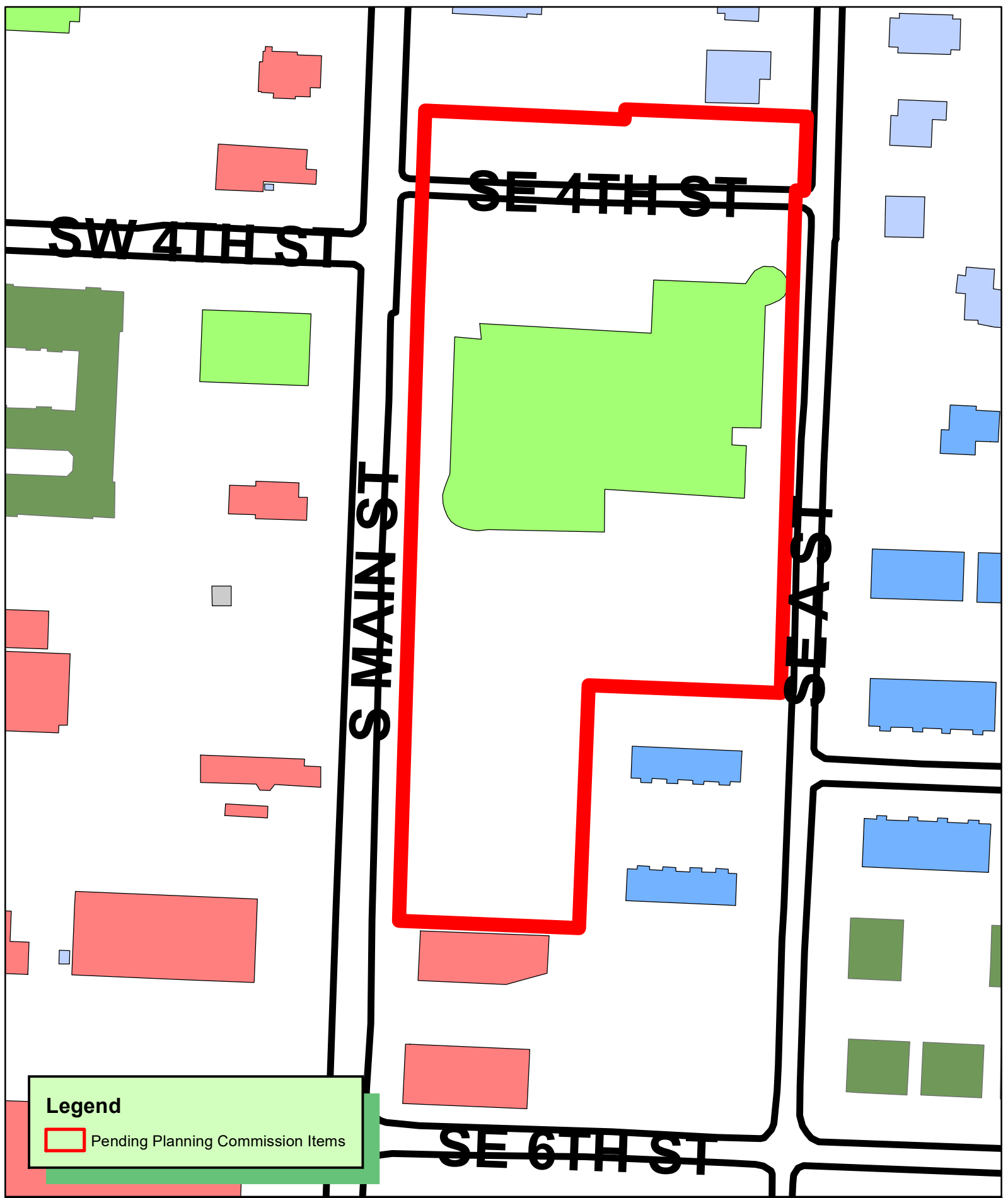
**Preliminary**  
This document shall  
not be recorded for any  
purpose and shall not  
be used or viewed or  
relied upon as a final  
survey document

PROFESSIONAL OF RECORD JKB  
DESIGNER TLP  
FIELD WORK JCF  
CEI PROJECT NUMBER 32300  
DATE 2/25/2022  
REVISION REV-1

Easement Sheet

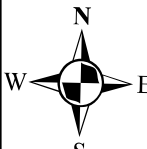
SHEET TITLE  
SHEET NUMBER

4 OF 4



**Legend**

 Pending Planning Commission Items

  
1 inch = 100 feet

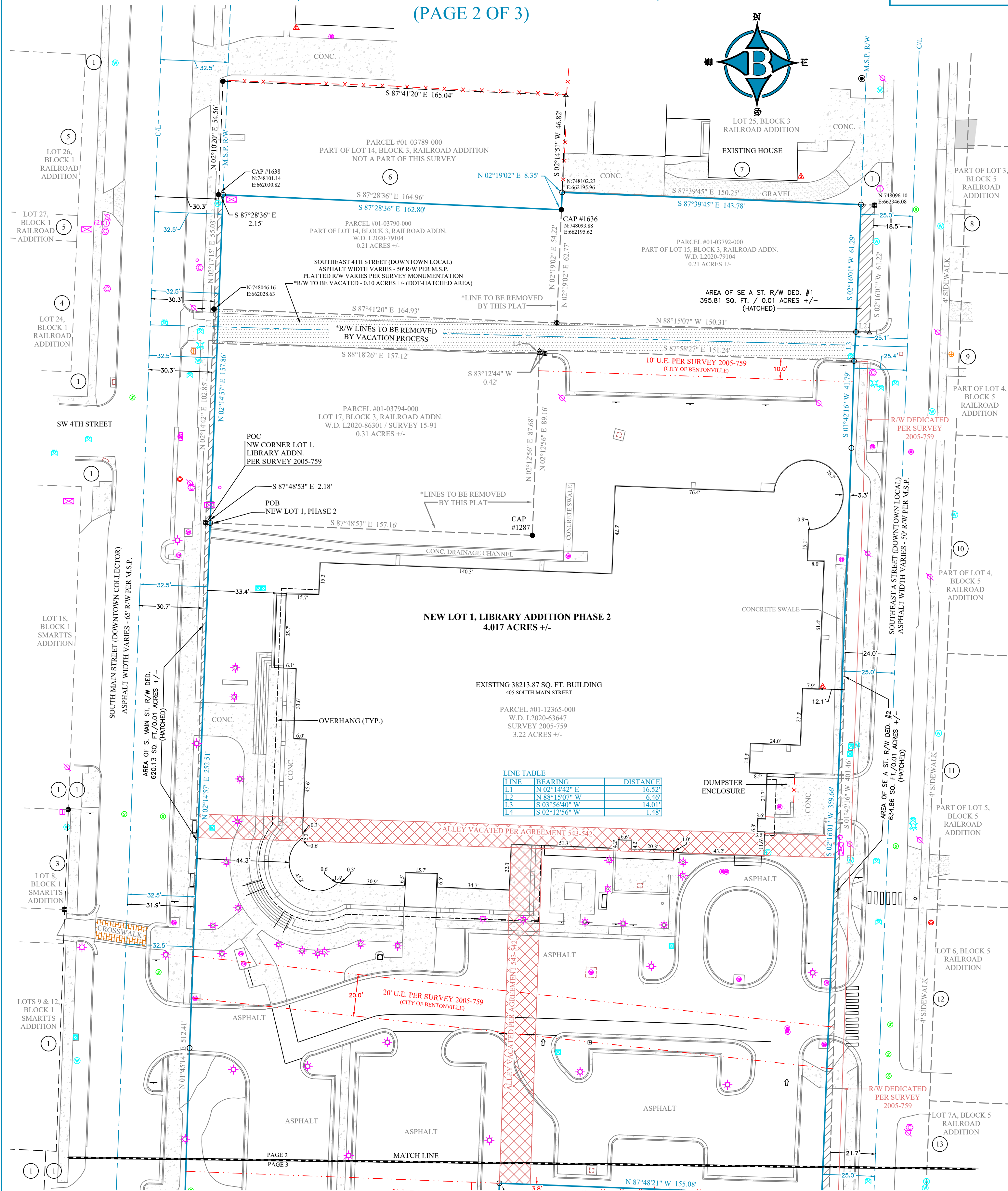
**PLA22-0004**  
**PROPERTY LINE ADJUSTMENT**  
**LIBRARY ADDITION PHASE 2**  
**CREATING LOT 1**

THE CITY OF  
  
BENTONVILLE

85



PROPERTY LINE ADJUSTMENT OF LOT 1 OF LIBRARY ADDITION, PART OF LOT 14 & LOTS 15 & 17 IN BLOCK 3 OF RAILROAD ADDITION, & THE PLATTED R/W OF SE 4TH STREET, CREATING LIBRARY ADDITION PHASE 2, LOT 1 (PAGE 2 OF 3)



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 02°14'42" E | 16.52'   |
| L2   | N 88°15'07" W | 6.46'    |
| L3   | S 03°56'40" W | 14.01'   |
| L4   | S 02°12'56" W | 1.48'    |

FOR USE AND BENEFIT OF:  
BENTONVILLE PUBLIC LIBRARY

ADDRESS:  
405 SOUTH MAIN STREET  
BENTONVILLE, ARKANSAS

DATE: 02/28/22 SCALE: 1"=30'

LOCATION:  
LOT 1  
LIBRARY ADDITION

LOT 17 & PART OF  
LOTS 14 & 15,  
BLOCK 3  
RAILROAD ADDITION

**Bates & Associates, Inc.**  
Engineers - Surveyors - Landscape Architects

7230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

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**LEGEND:**  
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

(R) RECORD DISTANCE  
(M) MEASURED DISTANCE  
● FOUND 5/8" REBAR  
○ SET 5/8" REBAR/CAP  
● FOUND PIPE  
● FOUND 1/2" REBAR  
▼ FOUND MAG NAIL  
△ COMPUTED POINT

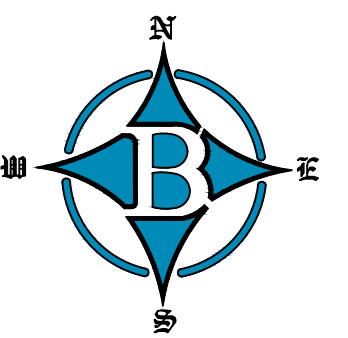
IRRIGATION CONTROL VALVE  
YARD HYDRANT  
FIRE HYDRANT  
FDC  
WATER VALVE  
FLAG POLE  
GAS HOOKUP  
GAS PEDESTAL  
GAS METER  
ELECTRICAL PEDESTAL  
ELECTRICAL BOX  
ELECTRICAL METER  
ELEC. GUY ANCHOR  
POWER POLE  
CABLE PEDESTAL  
TELEPHONE PEDESTAL  
AT&T VAULT  
LIGHT  
CLEANOUT  
SANITARY SEWER MH  
STORM SEWER MH  
AC CONDENSER UNIT  
SIGN  
ADJACENT LAND OWNER

BOUNDARY LINE (MEASURED)  
PARCEL LINE  
FORTY LINE/TIE LINE  
CENTERLINE OF ROAD  
RIGHT-OF-WAY  
FENCE  
UTILITY EASEMENT

REVISION DATE: 2/22/2022  
REVISION MADE: REVISED DRAWING BASED ON IST SUBMITTAL COMMENTS



(PAGE 3 OF 3)



|                |                |
|----------------|----------------|
| REVISION DATE: | REVISION MADE: |
|----------------|----------------|

2/22/2022 REVISED DRAWING BASED ON LST

|  |                    |
|--|--------------------|
|  | SUBMITTAL COMMENTS |
|  |                    |

|  |  |  |  |  |
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|  |  |
|  |  |



**Bates &  
Associates, Inc.**

**Engineers - Surveyors - Landscape Architects**

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479, 442, 9350 • Fax 479,521,3550

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THESE STANDARD SYMBOLS WILL  
BE FOUND IN THE DRAWING.

(R) RECORD DISTANCE

(M)MEASURED DISTANCE

● FOUND 5/8" REBAR  
○ SET 5/8" REBAR/CAP

FOUND PIPE

FOUND 1/2" REBAR

▼ FOUND MAG NAIL  
△ COMPUTED POINT

☒ IRRIGATION CONTROL VALVE YARD HYDRANT FIRE HYDRANT FDC

WATER VALVE  
FLAG POLE

 GAS HOOKUP

 GAS PEDESTAL

ELECTRICAL REDOX

 ELECTRICAL PEDESTAL  
 ELECTRICAL BOX

 ELECTRICAL METER

○ ELEC. GUY ANCHOR  
⊗ POWER POLE

**C** CABLE PEDESTAL

 TELEPHONE PEDESTAL

AT&T VAULT  
LIGHT

 Springer

⑤ SANITARY SEWER MH

STORM SEWER MH

AC CONDENSER UNIT  
SIGN

ADJACENT LAND OWNER

BOUNDARY LINE (MEASURED)

— — — — — BOUNDARY LINE (MEASURED)  
— — — — — PARCEL LINE

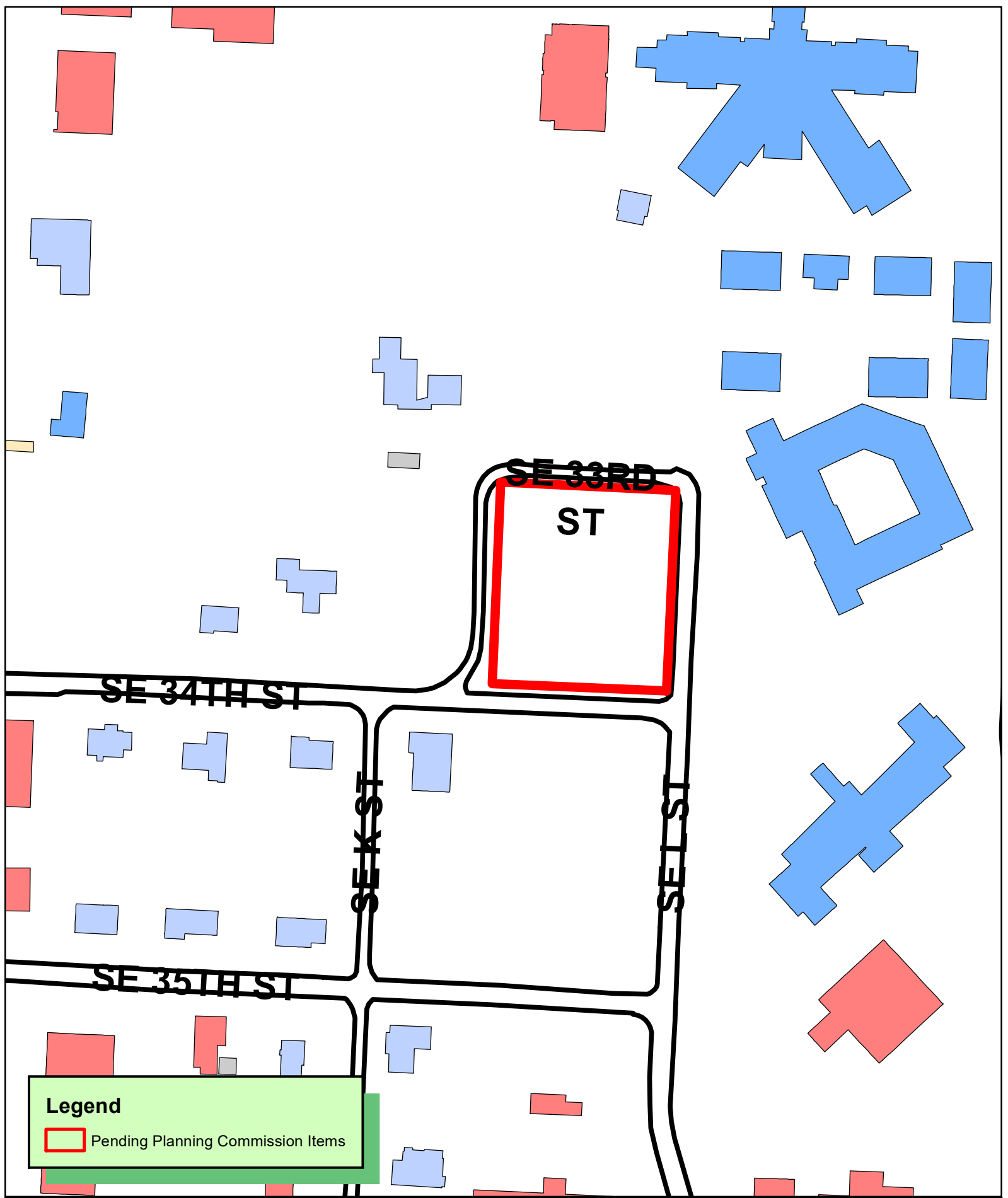
— — — — FORTY LINE/ TIE LINE

— — — — — CENTERLINE OF ROAD  
— — — — — RIGHT-OF-WAY

— X — X — FENCE

## UTILITY EASEMENT





**Legend**

 Pending Planning Commission Items

  
1 inch = 150 feet

**LSD22-0003**  
**LARGE SCALE DEVELOPMENT**  
**SE L STREET DEVELOPMENT**

THE CITY OF  
  
BENTONVILLE



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

## Waiver Request

**To:** City of Bentonville  
**From:** Ecological Design Group, Inc – on behalf of L Street Partners LLC  
**Date:** February 28, 2022  
**Re:** Multifamily Development @ 3302 L Street, Bentonville, AR – #LSD22-0003

---

On behalf of L Street Partners LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request concurrently with Large Scale Development Review.

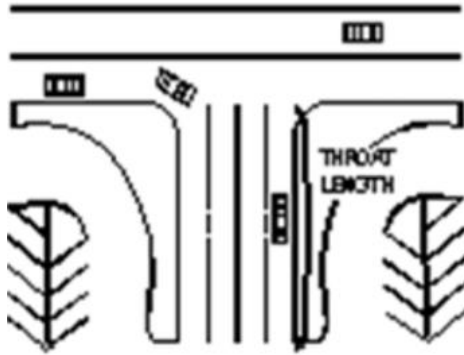
**Project Description:** Proposed multifamily development includes approximately 51 one bedroom, street widening per the Master Street Plan, on-street parking, interior parking, utility connections, and landscape improvements. The property is zoned R-3 (Medium to High Density Multifamily Residential).

This Waiver Request items are listed below:

### Driveway Throat Length

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards
  - Section 1100.05 Driveway Standards
    - “(d) Throat length. The length of driveways or “throat length” shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. General standards appear in the table below titled “Generally Adequate Driveway Throat Lengths,” but may vary according to the projected volume of the individual driveway. These measures generally are acceptable for the principle access to a property and are not intended for minor driveways. The figure titled “Driveway Throat Length,” depicts an example of adequate throat length. Variation from these shall be permitted for good cause upon approval of the director/ engineer and/or planning commission.”

| GENERALLY ADEQUATE DRIVEWAY THROAT LENGTHS                                               |                        |
|------------------------------------------------------------------------------------------|------------------------|
| Development type                                                                         | Driveway throat length |
| Shopping centers with greater than 200,000 gross leasable area (Signalized) (800 spaces) | 200'                   |
| Smaller developments equal to or less than 200,000 gross leasable area (Signalized)      | 75'–95'                |
| Unsignalized driveways                                                                   | 40'–60'                |



- The proposed project is a 51 unit multi-family development, with a total of 60 on-site parking spaces being provided. The typical stacking for this size of a project is **one** vehicle. The site layout has used design principles providing smooth site circulation and two points of entry/exit, decreasing chances of traffic congestion. One vehicle staking length is 20 feet, and is adequately provided in the current site layout. The 40 – 60 feet requested by code is self-described as “Generally Adequate Driveway Throat Lengths”, and “may vary according to the projected volume of the individual driveway”. The code section also explicitly allows for variation from this standard with approval of the director/engineer and or planning commission. Given the project traffic volume of this project, it is requested a 20 foot stacking area be adequate for meeting the intent of this code section.

#### **Offset Distance of Driveways**

- City of Bentonville Municipal Code: Appendix B –Land Development Code – Article 1100 Development Standards
  - Section 1100.02 Access Management Standards:
    - *“(a)(4)Offset. Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than seventy-five (75) feet. This condition shall not apply where a permanent median exists without break for these driveways..”*
  - The existing conditions surrounding the site prohibit the project from meeting this criteria at the driveway in the NE corner. There is an existing **Service Only/Dead End** drive for the assisted living center across the street that is less than 75 feet from the proposed driveway. Given the location of the existing drive, along with the existing road (SE 33<sup>rd</sup> St), it is physically impossible to provide a driveway that would line up with the service drive. The main entrance to the assisted living center is to the south, and the proposed driveway is more than 75 feet away. Given the low traffic anticipated with the service-only drive, the orientation of the existing drive and SE 33<sup>rd</sup> St, and providing 75 foot clearance to the major drive, it is requested that this requirement be waived.

#### **Surfacing of Parking Lots**

- City of Bentonville Municipal Code: Appendix A – Zoning Code – Article 501 Off Street Parking and Loading
  - Section 501.07 Surfacing of Parking Lots:
    - *“Any off-street parking area shall be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article.”*
  - This project includes permeable pavers which does not meet above-mentioned code criteria. The project also includes asphalt as part of street widening, and concrete pavement throughout the interior of the parking lot. The permeable pavers are proposed in the parking stalls, and act as a means for stormwater to infiltrate into the underground stormwater detention area. Permeable pavers are one of the tools in

Low Impact Development principles and responsible development. They are heavy duty, rated for traffic, and will cause no impairment to drivers or guests to the property. In lieu of traditional pavement, permeable pavers will decrease stormwater runoff, provide an opportunity to filter stormwater, and are a positive addition to the project's footprint.

These requests are made in good faith on behalf of ownership and design team. These requests are reasonable and meet the intent of the code.

If you have any further questions or concerns, please contact me at [jburbidge@ecologicaldg.com](mailto:jburbidge@ecologicaldg.com) or 479.883.2845.

Sincerely,



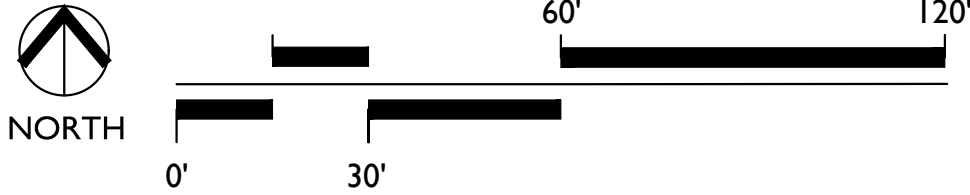
Jenny Burbidge, ASLA  
Project Manager  
Ecological Design Group, Inc.





**I SITE PLAN - DRIVEWAY EXHIBIT**

SCALE: 1" = 30'-0"



E | D | G

Ecological Design Group, Inc

www.ecologicaldg.com

phone: 501 378 0200

LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

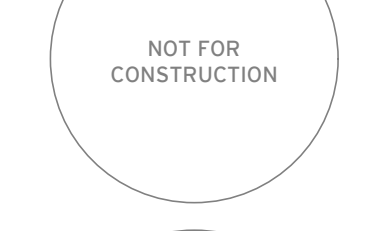
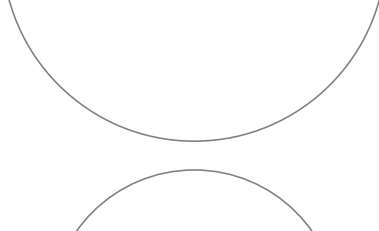
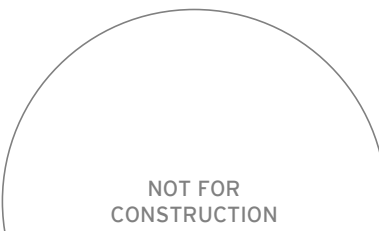
811

Know what's below.  
Call before you dig.

**SE L STREET DEVELOPMENT**  
**3302 SE L ST. BENTONVILLE, AR**

|                 |                        |
|-----------------|------------------------|
| EDG PROJECT NO. | 21-012                 |
| DATE            | 2022.02.28             |
| REVISIONS       |                        |
| Number          | Date                   |
|                 |                        |
|                 |                        |
|                 |                        |
|                 |                        |
|                 |                        |
| PHASE           | Construction Documents |
| TITLE           | Site Plan Exhibit A    |
| SHEET NO.       | <b>EX A</b>            |
| LSD22-0003      |                        |





SE L STREET DEVELOPMENT  
3302 SE L ST. BENTONVILLE, AR

NOTE: ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

**EXISTING LEGEND**

- FOUND REBAR (OR AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- GAS METER
- UTILITY POLE
- SS — SS — SANITARY SEWER LINE
- OH — OH — OVERHEAD LINE
- W — W — WATER LINE
- G — G — GAS LINE
- UT — UT — UNDER TELEPHONE LINE
- X — X — WIRE FENCE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTER LINE
- — — — — EASEMENT LINE
- — — — — CONTOUR LINE
- SPOT ELEVATION

**PROPOSED LEGEND**

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- PERMEABLE PAVERS (4/C5.00)
- CONCRETE SIDEWALK (10/C5.00)
- STANDARD DUTY CONCRETE (6/C5.00)
- HEAVY DUTY CONCRETE (11/C5.00)
- FULL DEPTH ASPHALT PAVEMENT (3/C5.00)
- 2" MILL AND OVERLAY

**PARKING DATA**

| ZONING                               | (R-3)                                                                                                                      |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| USE                                  | MULTIFAMILY                                                                                                                |
| PARKING REQUIREMENTS                 | RESIDENTIAL - MULTIFAMILY<br>3 SPACES FOR 2 DWELLING UNITS<br>(1.5 SPACES PER UNIT)<br>51 UNITS * 1.5 SPACES = 76.5 SPACES |
| TOTAL                                | 77 SPACES REQUIRED                                                                                                         |
| PARKING PROVIDED                     | 60 SPACES                                                                                                                  |
| ON SITE PARKING PROVIDED             | 6 SPACES                                                                                                                   |
| ON STREET PARKING PROVIDED           | 66 SPACES PROVIDED*                                                                                                        |
| TOTAL                                |                                                                                                                            |
| *PARKING WAIVER APPROVED - 1/10/2021 |                                                                                                                            |

- PLANNING NOTES:**
- NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
  - MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
  - THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
  - NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANY NEW LIGHTING WILL BE FULL CUT OFF OR B-U-G (WITH A U RATING OF ZERO) AND APPROVED BY THE PLANNING DEPARTMENT.
  - COORDINATE WORK ON NEIGHBOR'S DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
  - NO FENCING IS PROPOSED AT THIS TIME. FUTURE FENCING WILL REQUIRE A SEPARATE PERMIT.

**SITE AMENITIES**

#1 - BIKE RACK - DERO-SWERVE BIKE RACK- BLACK OR APPROVED EQUAL

**SITE SUMMARY**

ZONING: MEDIUM DENSITY RESIDENTIAL (R-3)

USE: MULTIFAMILY

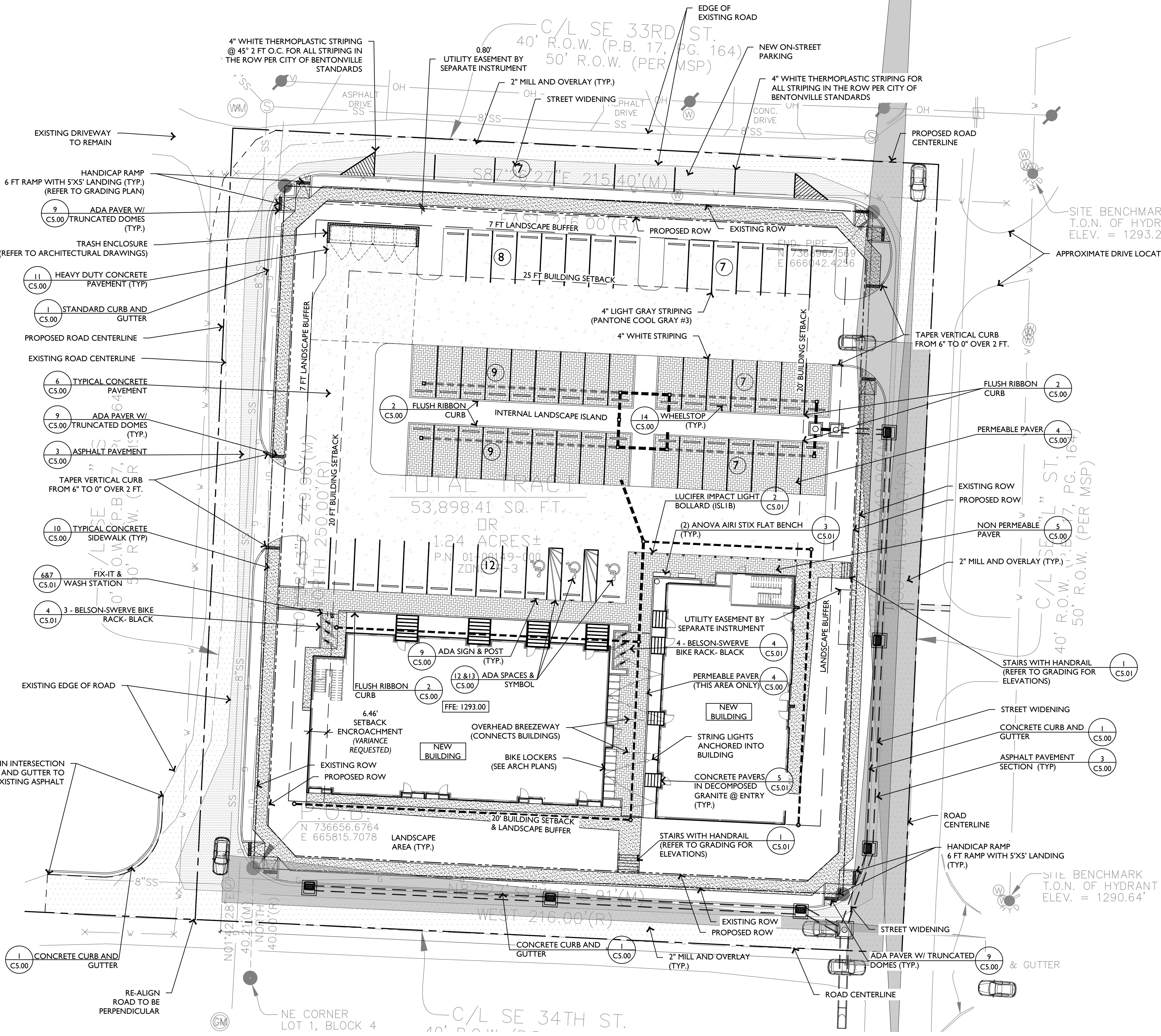
UNITS: 51 SINGLE BEDROOM UNITS

AREA: 53,898 SF / 1.24 AC

**ZONING SUMMARY**

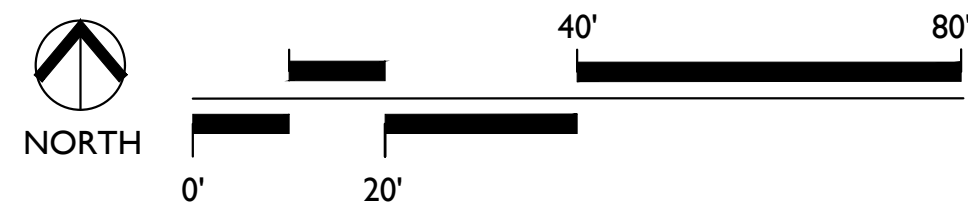
| LOT AND AREA STANDARDS                          | REQUIRED        | PROVIDED          |
|-------------------------------------------------|-----------------|-------------------|
| MIN. LAND AREA/ UNIT                            | 800 SF          | 1,057 SF**        |
| MIN. LOT AREA:                                  | 10,000 SF/23 AC | 53,898 SF/1.24 AC |
| MIN. LOT WIDTH:                                 | 100'            | 215'              |
| MAX LOT COVERAGE MAX (MULTIFAMILY, CORNER LOT): | 55%             | 20%               |
| **VARIANCE APPROVED 10/13/2021                  |                 |                   |
| SETBACK STANDARDS                               | REQUIRED        | PROVIDED          |
| FRONT YARD MIN (SE 34TH ST):                    | 20'             | 20'               |
| SIDE YARD (EXTERIOR) MIN (SE L ST):             | 20'             | 20'               |
| SIDE YARD (EXTERIOR) MIN (SE K ST):             | 20'             | 13' ***           |
| REAR YARD MIN (SE 33RD ST):                     | 25'             | 25'               |
| ***VARIANCE REQUESTED 2/22/2022                 |                 |                   |
| OPEN SPACE REQUIREMENTS                         | REQUIRED        | PROVIDED          |
| MIN OPEN SPACE/ UNIT (20 SQFT)                  | 1,020 SF        | 5,560 SF          |

- GENERAL NOTES:**
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC AND DATED 09/21/2021.
  - SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
  - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
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  - THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
  - ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
  - ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
  - THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
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  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
  - CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
  - BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
  - ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BENTONVILLE ELECTRIC UTILITY DEPARTMENT WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.



1 SITE PLAN

SCALE: 1" = 20'-0"





## EXISTING LEGEND

|                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|    | FOUND REBAR (OR AS IS)     |
|  | SANITARY SEWER MANHOLE     |
|  | FIRE HYDRANT               |
|  | WATER METER                |
|  | WATER VALVE                |
|  | TELEPHONE RISER            |
|  | GAS METER                  |
|  | UTILITY POLE               |
| SS _____ SS                                                                         | SANITARY SEWER LINE        |
| OH _____ OH                                                                         | OVERHEAD LINE              |
| W _____ W                                                                           | WATER LINE                 |
| G _____ G                                                                           | GAS LINE                   |
| UT _____ UT                                                                         | UNDERGROUND TELEPHONE LINE |
| x _____ x                                                                           | WIRE FENCE                 |
| - - - - -                                                                           | PROPERTY LINE              |
| _____                                                                               | RIGHT-OF-WAY LINE          |
| _____                                                                               | CENTER LINE                |
| _____                                                                               | EASEMENT LINE              |
|  | CONTOUR LINE               |
| 1293.00                                                                             | SPOT ELEVATION             |

## PROPOSED LEGEND

|                                                  |
|--------------------------------------------------|
| PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE 1) |
| LIMITS OF MILL AND OVERLAY                       |
| LIMITS OF SAW-CUT AND PAVEMENT REMOVAL           |
| PERMEABLE PAVERS (4/C5.00)                       |
| CONCRETE SIDEWALK (10/C5.00)                     |
| STANDARD DUTY CONCRETE (6/C5.00)                 |
| HEAVY DUTY CONCRETE (11/C5.00)                   |
| FULL DEPTH ASPHALT PAVEMENT (3/C5.00)            |
| 2" MILL AND OVERLAY                              |

www.ecologicaldg.com  
phone: 501 378 0200  
LITTLE ROCK | ROGERS | WYNNE

NOT FOR  
CONSTRUCTION



Know what's below.  
Call before you dig.

**SE L STREET DEVELOPMENT**  
33302 SE L ST. BENTONVILLE, AR

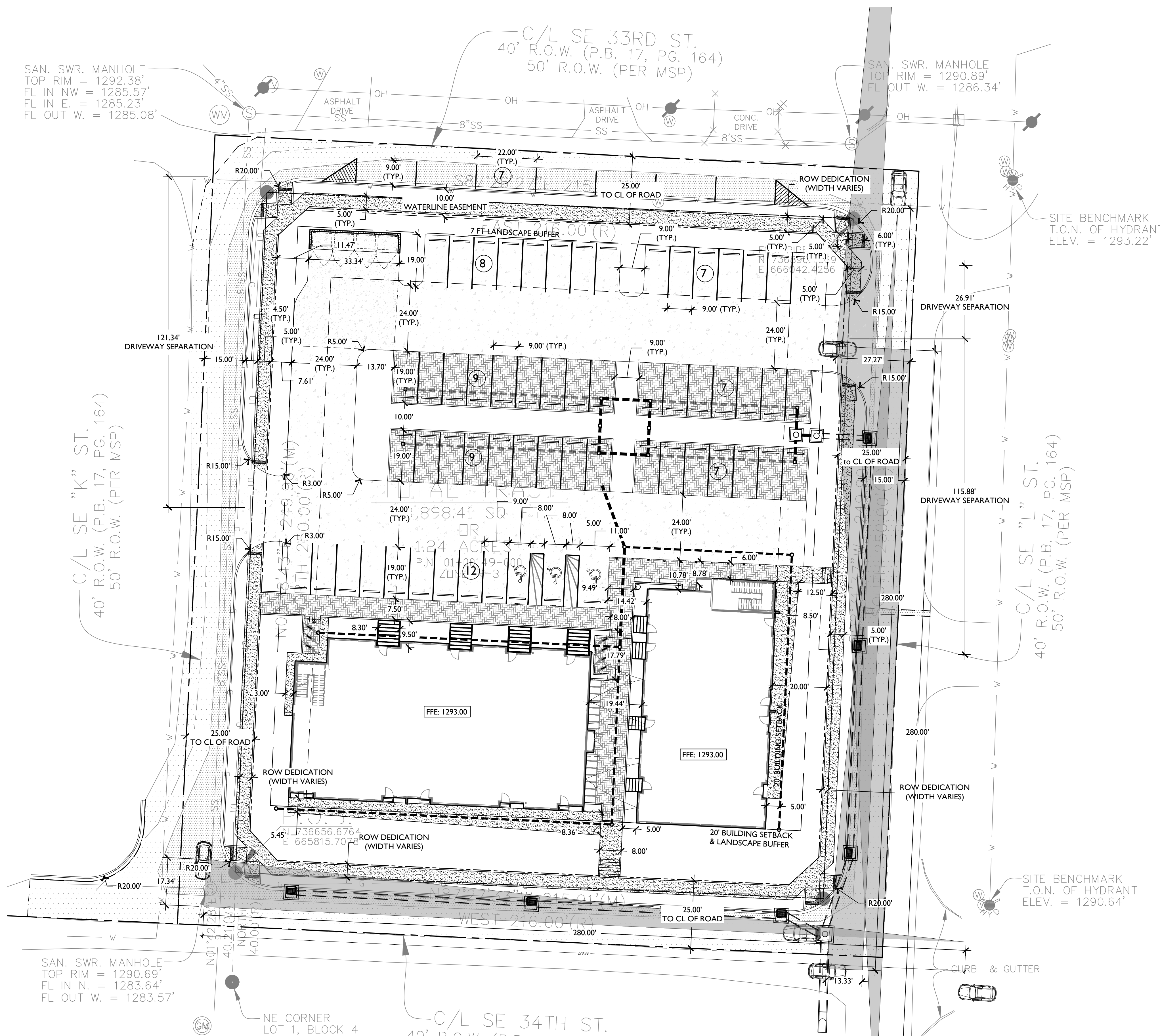
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| EDG PROJECT NO. | 21-01      |
| DATE            | 2022.03.28 |

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| PHASE | Construction Documents |
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TITLE            Site Layout Plan

SHEET NO. **C1.01**  
LSD22-0001



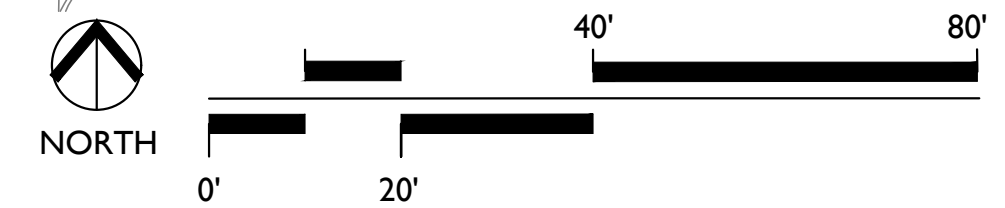
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21. THERE SHALL NOT BE ANY OBSTRUCTION PLACED WITHIN THE SIGHT TRIANGLE AT A HEIGHT OF BETWEEN 3' AND 8'.

## SITE LAYOUT PLAN

SCALE: 1" = 20'-0"













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| EXTERIOR MATERIAL SCHEDULE |                              |                              |                                |                                        |
|----------------------------|------------------------------|------------------------------|--------------------------------|----------------------------------------|
| NO.                        | Material                     | COLOR/STYLE                  | MANUFACTURER                   | COMMENTS                               |
| B-1                        | THIN BRICK                   | GREY                         | SIoux CITY BRICK               |                                        |
| CM-1                       | CONCRETE MASONRY VENEER      | TAWNY GROUND FACE BLOCK      | TRENDSTONE                     | BLOCK FINISH TO BE GROUND FACE TEXTURE |
| FC-2                       | FIBER CEMENT VERTICAL SIDING | SW EIDER WHITE SW7014        | JAMES HARDIE OR APPROVED EQUAL |                                        |
| FC-3                       | FIBER CEMENT LAP SIDING      | SW EIDER WHITE SW7014        | JAMES HARDIE OR APPROVED EQUAL |                                        |
| M-1                        | ARCHITECTURAL METAL PANEL    | PREFINISHED BLACK, MIN 24 GA | PAC-CLAD OR APPROVED EQUAL     | CONCEALED FASTENERS                    |

PER SECTION 1100.21 (L) ENTRANCES EACH GROUND LEVEL EXTERIOR UNIT ENTRANCE IS ARTICULATED WITH A RECESS IN THE FACADE, MATERIAL CHANGE AND OVERHANG.

PER SECTION 1100.21 (M) ARCHITECTURAL DETAILS THE BUILDING DESIGN INCORPORATES A RHYTHM OF RECESSES/PROJECTIONS ACROSS THE BUILDING LENGTH, VARIED ROOF HEIGHTS, ARTICULATED BASE, ACCENT MATERIALS.

ROOF MOUNTED EQUIPMENT TO BE SCREENED ON ALL SIDES BY PARAPET WALLS.

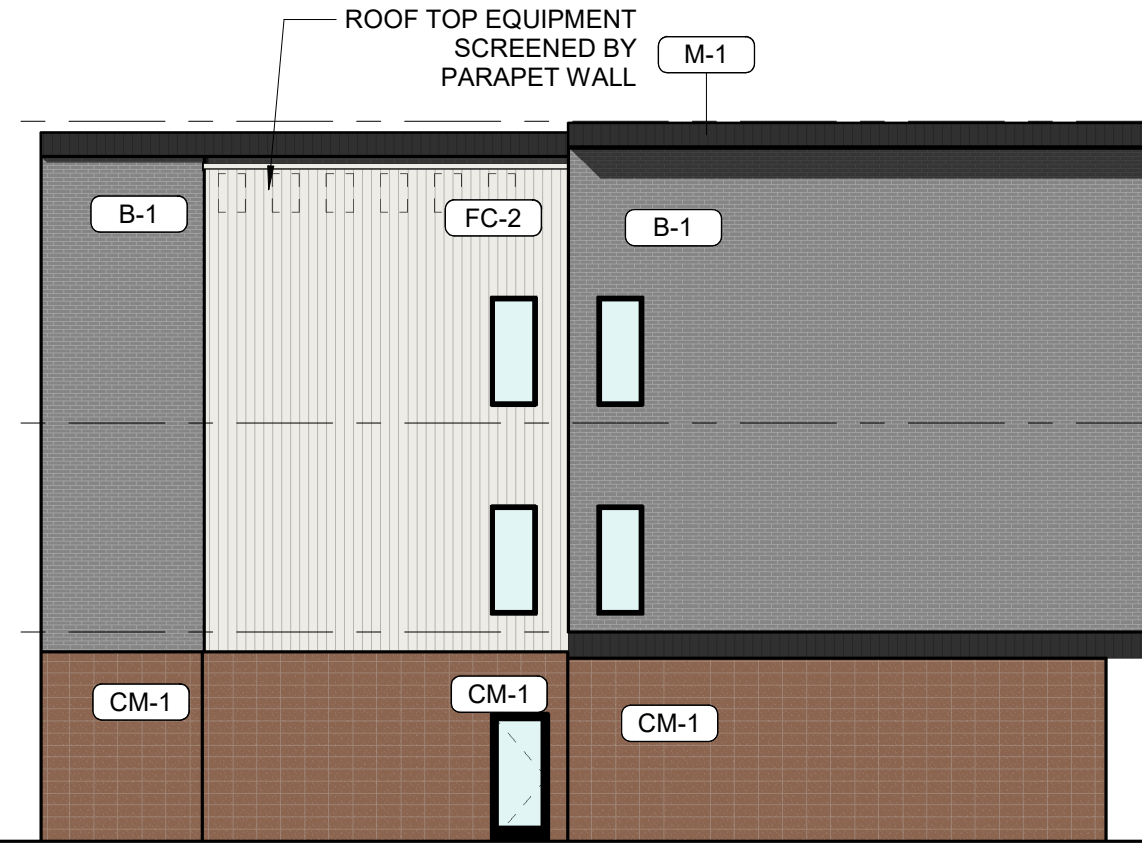


8 3D View 4  
SD0.00

| WEST ELEV. THROUGH BREEZEWAY |               |
|------------------------------|---------------|
| TOTAL AREA:                  | 5534 sf       |
| WINDOWS:                     | 918 sf        |
| ADJ. TOTAL:                  | 4616 sf       |
| PRIMARY MATERIALS:           |               |
| 1 - BRICK:                   | 2596 sf (56%) |
| 2 - CMU:                     | 1727 sf (37%) |
| OTHER:                       |               |
| FIBER CEMENT:                | 266 sf (7%)   |
| WEST ELEV. FACING K          |               |
| TOTAL AREA:                  | 2409 sf       |
| WINDOWS:                     | 82 sf         |
| ADJ. TOTAL:                  | 2327 sf       |
| PRIMARY MATERIALS:           |               |
| 1 - BRICK:                   | 1104 sf (47%) |
| 2 - CMU:                     | 622 sf (27%)  |
| OTHER:                       |               |
| FIBER CEMENT:                | 485 sf (21%)  |
| METAL PANEL:                 | 116 sf (5%)   |



5 EAST ELEVATION - FACING L ST  
3/32" = 1'-0"



3 WEST ELEVATION - FACING K ST  
3/32" = 1'-0"



6 3D View 7  
SD0.00

|                    |         |               |
|--------------------|---------|---------------|
| TOTAL AREA:        |         | 6644 sf       |
| WINDOWS:           |         | 1612 sf       |
| ADJ. TOTAL:        |         | 5032 sf       |
| PRIMARY MATERIALS: |         |               |
| 1 - BRICK          | 2170 sf | (43%)         |
| 2 - CMU:           | 1261 sf | (25%)         |
| FIBER CEMENT:      |         | 1601 sf (32%) |



2 NORTH ELEVATION - FACING 33RD ST  
3/32" = 1'-0"



7 3D View 8  
SD0.00

|                    |         |               |
|--------------------|---------|---------------|
| TOTAL AREA:        |         | 6644 sf       |
| WINDOWS:           |         | 1642 sf       |
| ADJ. TOTAL:        |         | 5002 sf       |
| PRIMARY MATERIALS: |         |               |
| 1 - BRICK:         | 1956 sf | (39%)         |
| 2 - METAL PANEL:   | 1457 sf | (29%)         |
| CMU:               |         | 1008 sf (20%) |
| FIBER CEMENT:      |         | 581 sf (12%)  |



1 SOUTH ELEVATION - FACING 34TH ST  
3/32" = 1'-0"

|                    |        |              |
|--------------------|--------|--------------|
| TOTAL AREA:        |        | 3307 sf      |
| WINDOWS:           |        | 820 sf       |
| ADJ. TOTAL:        |        | 2487 sf      |
| PRIMARY MATERIALS: |        |              |
| 1 - BRICK:         | 990 sf | (40%)        |
| 2 - CMU:           | 908 sf | (36%)        |
| OTHER:             |        |              |
| FIBER CEMENT:      |        | 589 sf (24%) |



5 EAST ELEVATION - FACING L ST  
3/32" = 1'-0"

T.O. H. PARAPET  
140'-0"

THIRD FLOOR  
123'-2 3/4"

SECOND FLOOR  
111'-7 3/8"

GROUND FLOOR  
100'-0"

T.O. H. PARAPET  
140'-0"

THIRD FLOOR  
123'-2 3/4"

SECOND FLOOR  
111'-7 3/8"

GROUND FLOOR  
100'-0"

T.O. H. PARAPET  
140'-0"

THIRD FLOOR  
123'-2 3/4"

SECOND FLOOR  
111'-7 3/8"

GROUND FLOOR  
100'-0"

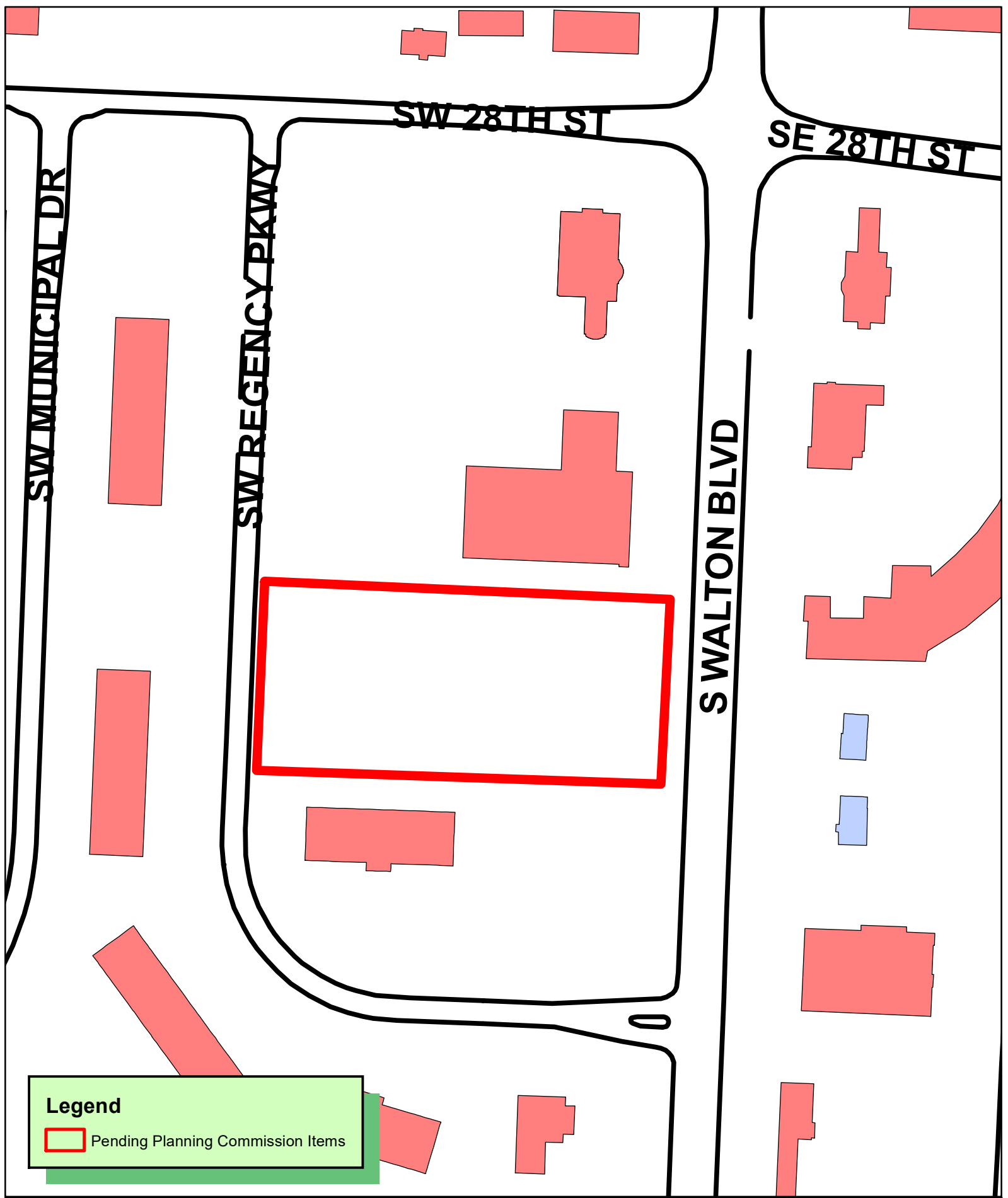
T.O. H. PARAPET  
140'-0"

THIRD FLOOR  
123'-2 3/4"

SECOND FLOOR  
111'-7 3/8"

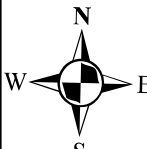
GROUND FLOOR  
100'-0"





**Legend**

 Pending Planning Commission Items

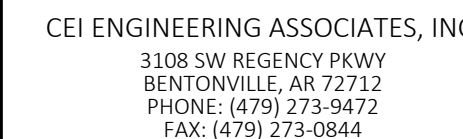
  
1 inch = 150 feet

**LSD22-0007**  
**LARGE SCALE DEVELOPMENT**  
**REGENCY PARK OFFICE BUILDING**  
**3000 S WALTON BLVD**

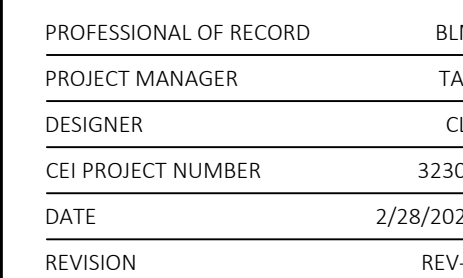
THE CITY OF  
  
BENTONVILLE

98





REGENCY PARK OFFICE BUILDING  
CITY PROJECT #LSD22-0006  
3000 S WALTON BLVD  
BENTONVILLE, ARKANSAS



OVERALL SITE PLAN

SHEET TITLE

SHEET NUMBER

C2.00





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



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

## MATERIALS AREAS

EAST ELEVATION - 10,144 SF TOTAL

MASONRY (STONE AND BRICK): 4,942 SF (49%)  
ARCHITECTURAL METAL PANEL: 2,022 SF (20%)  
ALUMINUM WINDOWS AND DOORS: 2,710 (27%)  
MISC. METALS (FLASHINGS/TRIM): 470 SF (4%)

SOUTH ELEVATION - 6,603 SF TOTAL

MASONRY (STONE): 2,525 SF (39%)  
ARCHITECTURAL METAL PANEL: 83 SF (1%)  
ALUMINUM WINDOWS AND DOORS: 3,255 SF (49%)  
MISC. METALS (FLASHINGS/TRIM): 740 SF (11%)





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

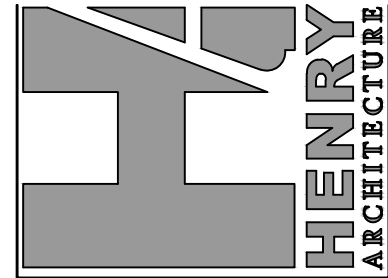


2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

## MATERIALS AREAS

WEST ELEVATION – 10,144 SF TOTAL  
MASONRY (STONE AND BRICK): 4,895 SF (49%)  
ARCHITECTURAL METAL PANEL: 2,022 SF (20%)  
ALUMINUM WINDOWS AND DOORS : 2,757 (27%)  
MISC. METALS (FLASHINGS/TRIM): 470 SF (4%)

NORTH ELEVATION – 6,254 SF TOTAL  
MASONRY (STONE AND BRICK): 3,321 SF (53%)  
ARCHITECTURAL METAL PANEL: 940 SF (15%)  
ALUMINUM WINDOWS AND DOORS : 1,565 SF (25%)  
MISC. METALS (FLASHINGS/TRIM): 428 SF (7%)



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153

FAYETTEVILLE, AR 72703

PHONE - 479.530-9993 EMAIL: chenry@henryarchitecture.com

DRAWN BY: GAK  
CHECKED BY: CJH4

| REV. NO. | DATE | DESC. |
|----------|------|-------|
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|          |      |       |

JOB # ROSE1119

S. WALTON BLVD  
BENTONVILLE, ARKANSAS

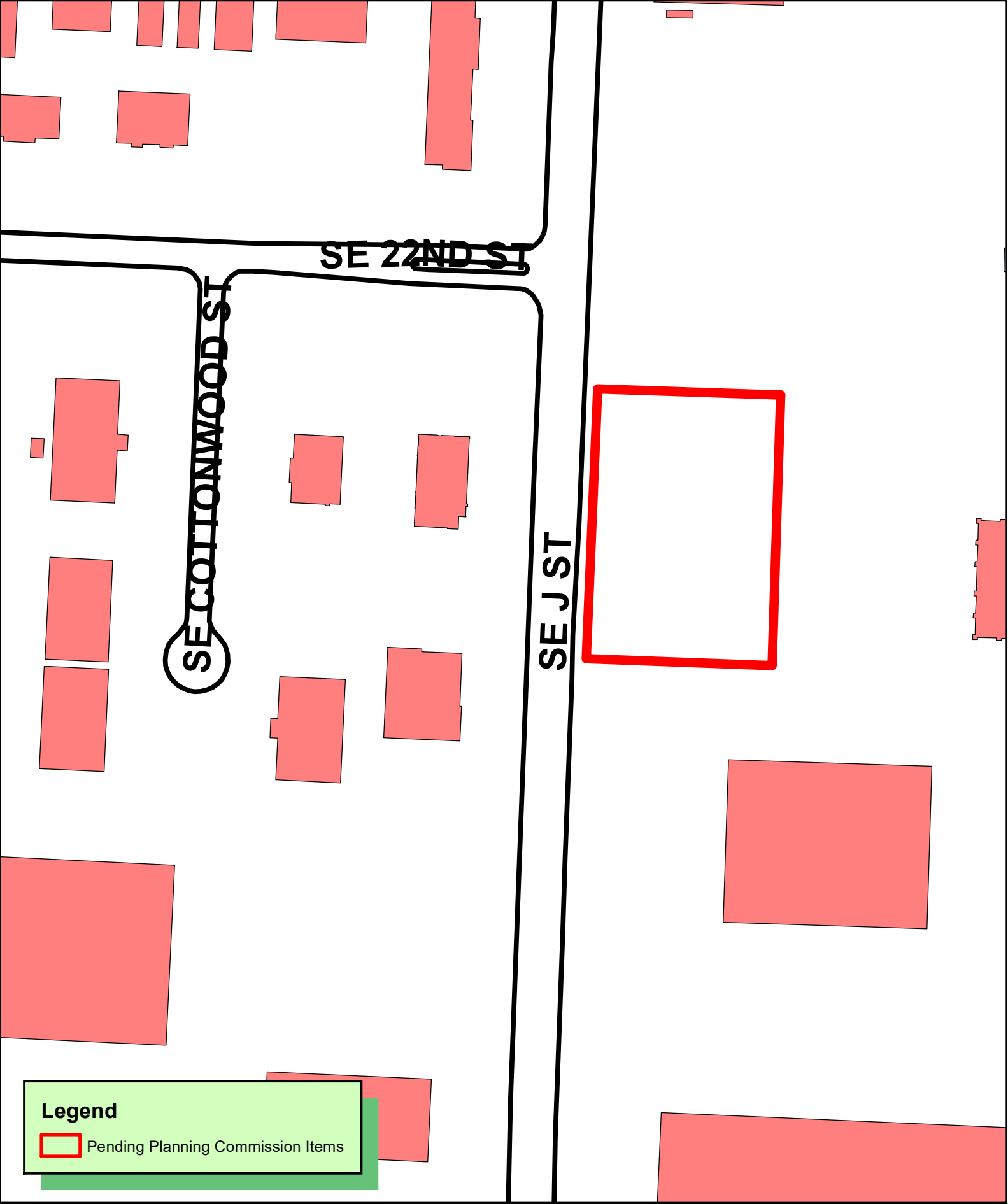
REGENCY BUSINESS PARK 4-STORY

BUILDING ELEVATIONS 2

DATE: 02-02-22 Revision 1

A2.2





**Legend**

 Pending Planning Commission Items

 1 inch = 150 feet

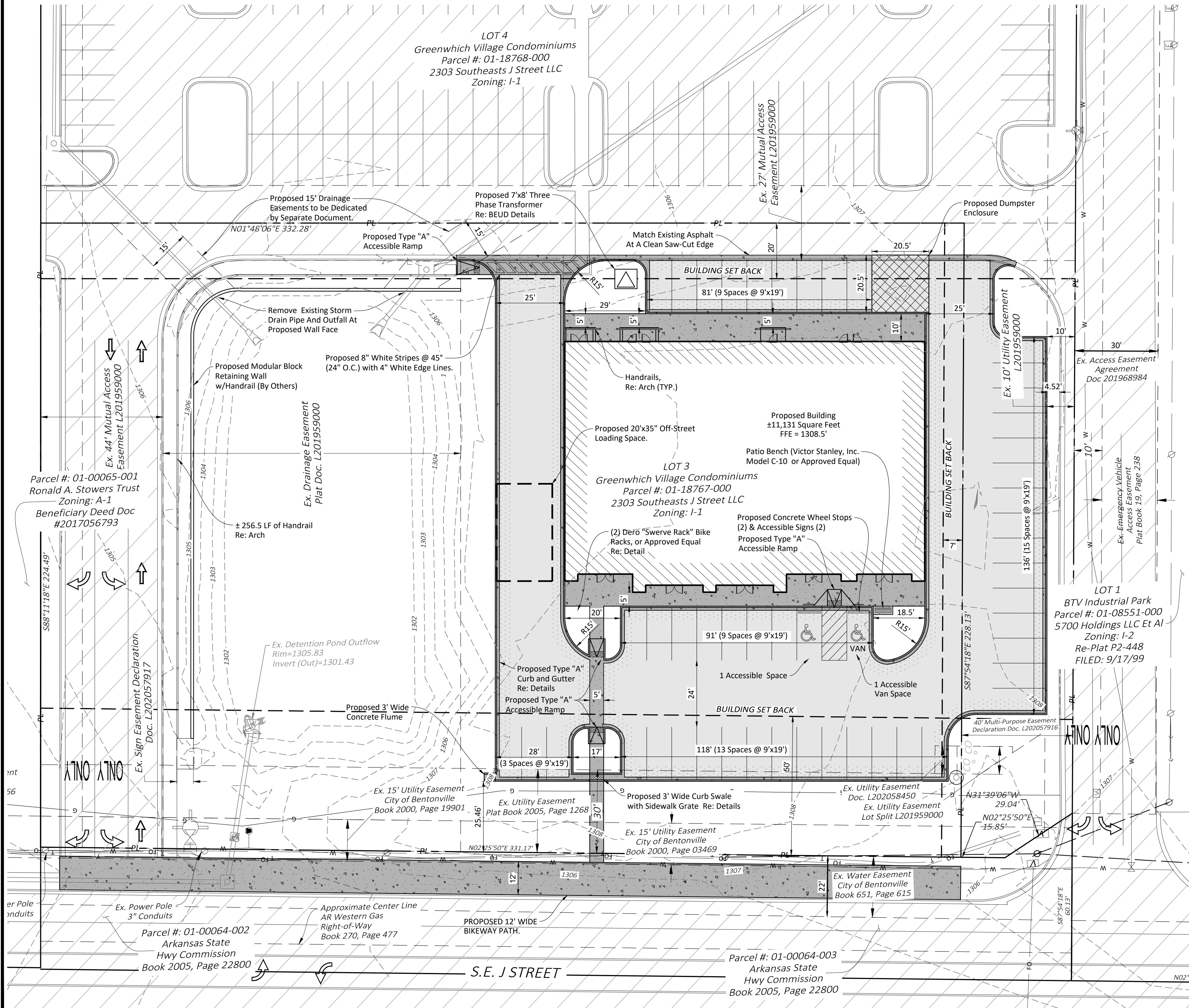
**LSD22-0007**  
**LARGE SCALE DEVELOPMENT**  
**REDBIRD RETAIL**  
**2401 SE J ST**

102

 THE CITY OF  
BENTONVILLE

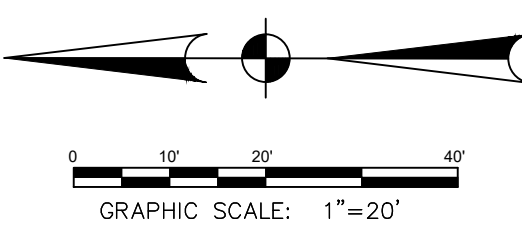


Drawing Name: W. BTV\Drawings\MBL-02\REDBIRD\Sheets\SITE PLAN.dwg Last Modified: Feb. 28, 2022 - 8:54am Plotted on: Feb. 28, 2022 - 8:55am by d12322



SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURBS SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
8. THERE IS NO PROPOSED MONUMENT SIGN AT THIS TIME. SIGNAGE WILL REQUIRE SEPARATE SIGN PERMIT.
9. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE DEVELOPMENT REGULATIONS.
10. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
11. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY OF BENTONVILLE RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF BENTONVILLE DETAILS AND SPECIFICATIONS.
12. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
13. THERE ARE CURRENTLY NO PARKING LOT LIGHT POLES PROPOSED FOR THIS SITE.
14. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
16. NO PROPOSED FENCING. SEPARATE PERMIT WILL BE REQUIRED.
17. ALL ACCESS DRIVES WERE CONSTRUCTED WITH REDBIRD OFFICE AND WITH THE ANTICIPATION AND EXPECTATION OF REDBIRD RETAIL BEING CONSTRUCTED. THE EXISTING INGRESS/EGRESS IS ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
18. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
19. THE LOT SIZE FOR THIS PROJECT IS APPROX. 1.93 AC. THE PROPOSED LOT COVERAGE IS APPROX. 0.84 AC.



| Zoning - C-2<br>Minimum Building Setbacks |                     |                             |                         |                             |                         |
|-------------------------------------------|---------------------|-----------------------------|-------------------------|-----------------------------|-------------------------|
| Front                                     |                     | Side                        |                         | Rear                        |                         |
| Parking in Front                          | No Parking in Front | Adjacent to non-residential | Adjacent to residential | Adjacent to non-residential | Adjacent to residential |
| 50'                                       | 20'                 | 7'                          | 30'                     | 20'                         | 30'                     |

| PARKING SUMMARY               |                     |                 |                 |
|-------------------------------|---------------------|-----------------|-----------------|
| Description                   | Parking Requirement | Spaces Required | Spaces Provided |
| Proposed Office (11,131 s.f.) | 1 Sp./300 Sq.Ft.    | 38              | 49              |
| HC Accessible Spaces          | 26 - 50             | 2               | 2               |
| Total spaces                  |                     | 38*             | 49*             |

\*Includes All Accessible Spaces

**LEGEND**

Proposed Building

Proposed Type "A" Curb & Gutter

Proposed Fire Lane Striping On Curb

Proposed Conc. Sidewalk By Developer

Proposed Handicap Ramp, Type "A"

Proposed Handicap Ramp, Type "B"

Proposed Truncated Dome Matt

Assessible Parking

Proposed Asphalt

Proposed Heavy Duty Concrete Dumpster Pad

Proposed Right of Way Line

Proposed Road Centerline

Proposed Easement Line

Ex. Right of Way Line

Ex. Road Centerline

Ex. Easement Line

Ex. Asphalt

Ex. Concrete

Ex. Overhead Electric Line

Ex. Water Meter

Ex. Fire Hydrant

Ex. Water Valve

Ex. Sewer Manhole

Ex. Gas Meter

Ex. Telephone Pedestal

Ex. Fiber Optic Pedestal

Ex. Electric Pedestal

Ex. Electric Meter

Ex. Power Pole

Ex. Power Pole w/ Guy Wire

Ex. Electric Transformer

| Revision | By | Date |
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**MORRISON-SHIPLEY**

**HALFF**

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|--------------|------------|
| Drawn By:    | CRH        |
| Approved By: | PRF        |
| Date:        | 01.19.2022 |
| Project No.: | MBL-02     |

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| Vertical Scale:   | -        |
| Horizontal Scale: | 1"       |
| Plotting Scale:   | 1"=20'   |
| Drawing Name:     | Plan Set |

**REDBIRD RETAIL**

2401 SE J Street

Bentonville, Benton County, Arkansas

**SITE PLAN**

CITY PROJECT #LSD 22-0007

Preliminary Drawings - 01.19.2022

Sheet No.:

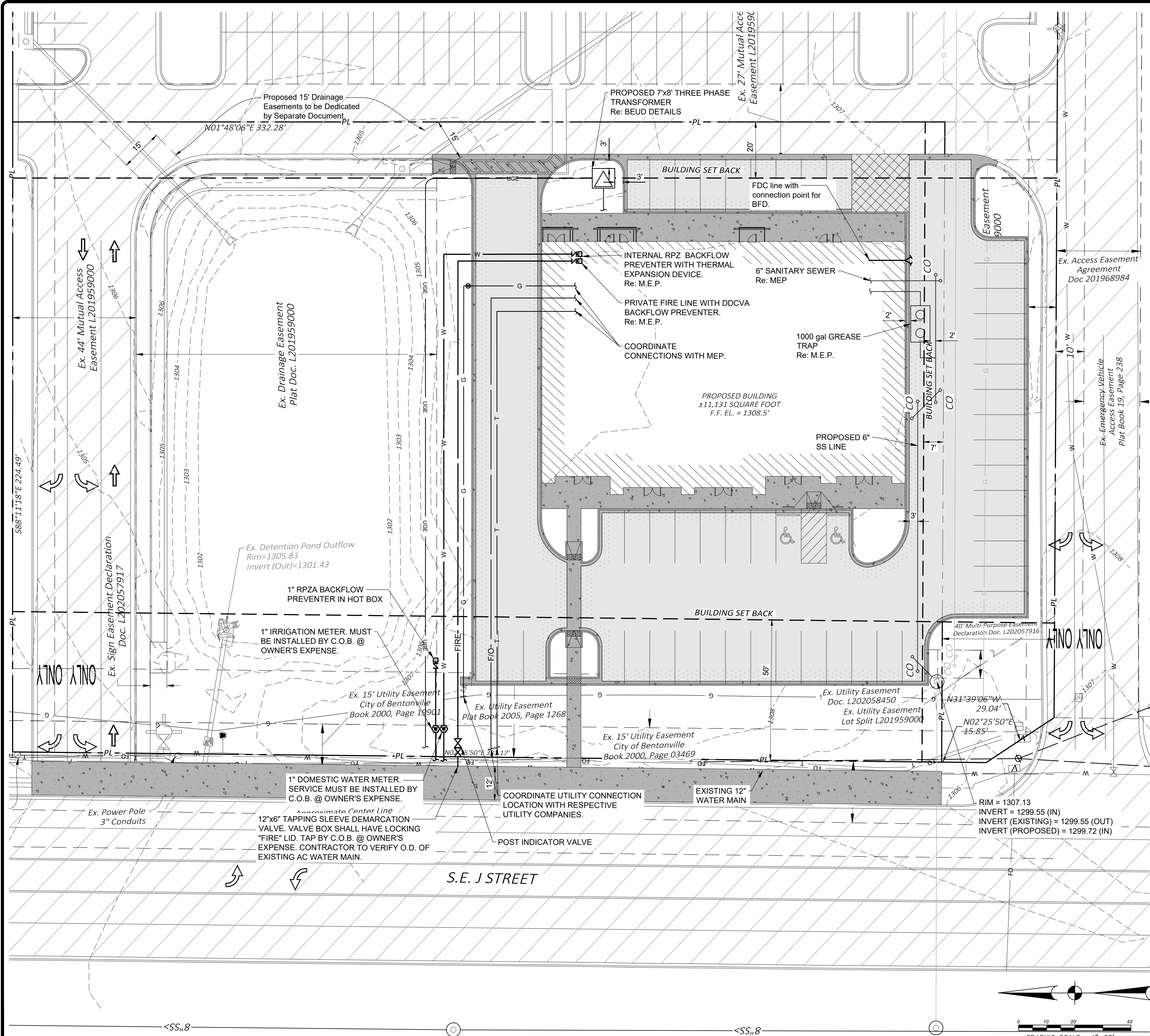
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Drawing Name: W:\BTV\Draws\MBL-02\BENTONVILLE\Utilities\UTILITY PLAN.dwg Last Modified: Feb 28, 2022 - 8:45am Plotted on: Feb 28, 2022 - 8:45am by ah2322

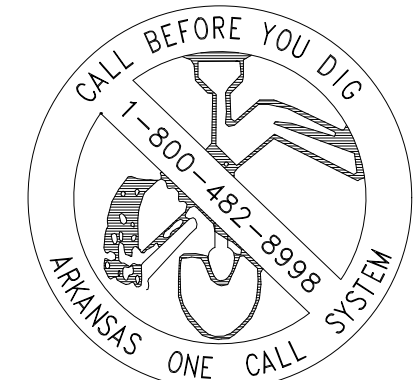
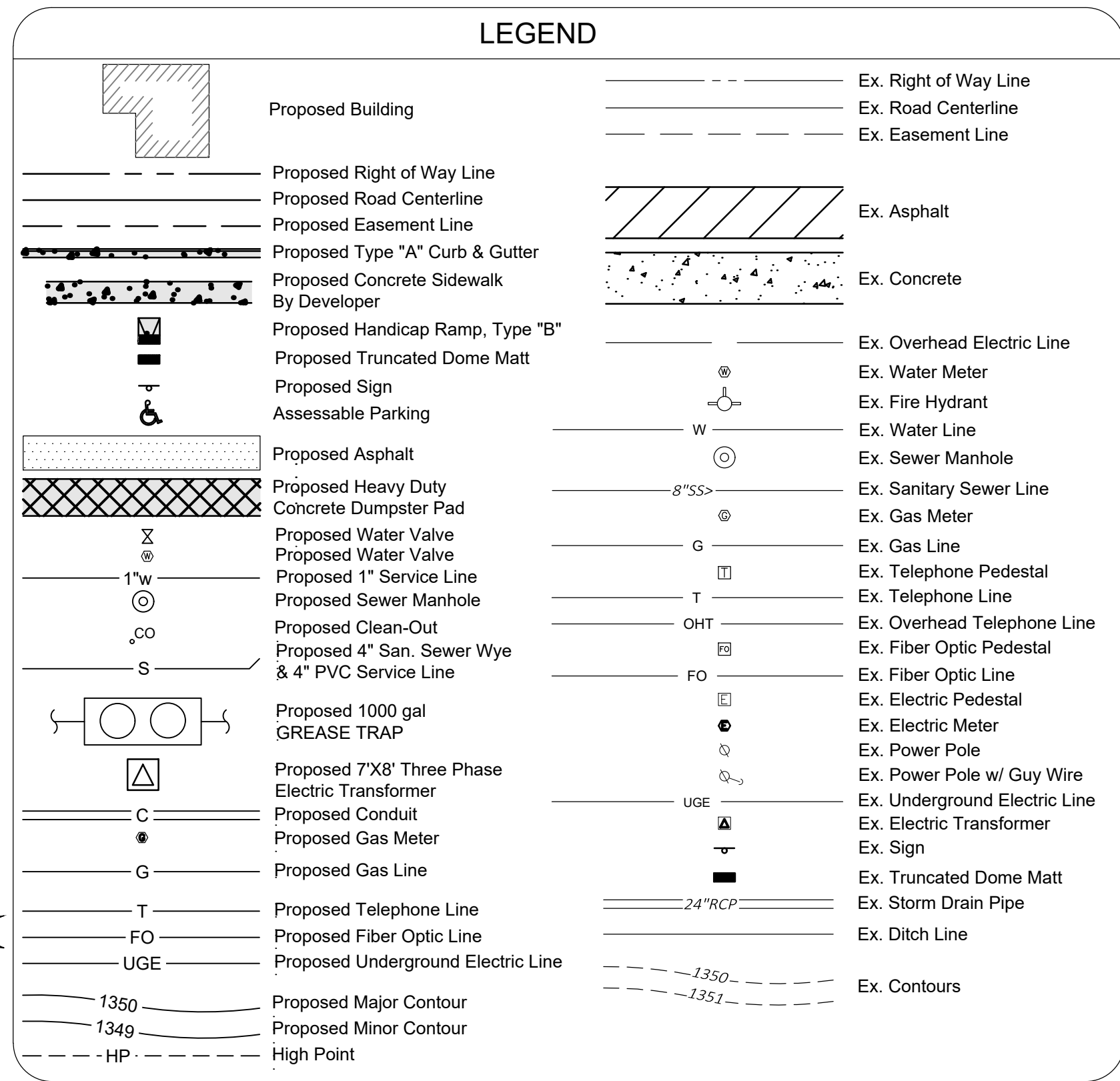


SITE UTILITY GENERAL NOTES:

- EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM MORRISON-SHIPLEY HALFF, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. MORRISON-SHIPLEY HALFF, INC. SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATIONS.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT THE FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
- ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND MEP PLANS.
- PRIVATE 6" SCHEDULE 40 PVC SANITARY SEWER SERVICES TO BE INSTALLED PER UTILITY PLAN SHEET.
- ALL SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BENTONVILLE SPECIFICATIONS DATED JUNE 2021. WATER LINES SHALL HAVE A MINIMUM COVER OF 4'. ALL WATER MAIN FITTINGS MUST BE INSTALLED WITH LOCKING RETAINER GLANDS.
- THE CONTRACTOR SHALL NOT OPERATE VALVES ON EXISTING WATER MAINS. A PRE-CONSTRUCTION MEETING IS REQUIRED FOR ALL WATER AND SANITARY SEWER CONSTRUCTION.
- ALL SINGLE DOMESTIC WATER SERVICES SHALL INCLUDE AN INTERNAL RPZ TYPE BACKFLOW PREVENTOR. EACH DOMESTIC WATER METER WILL REQUIRE AN RPZ. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS FOR LOCATION AND DETAILS OF DOMESTIC RPZ.
- ALL FIRE HYDRANTS (IF ANY) SHALL BE PLACED WITH THE PUMPER NOZZLE CAP 3' ± 9' FROM THE BACK OF CURB IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
- BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
- ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS. REFER TO ARCHITECTURE AND MEP PLANS FOR LIGHT FIXTURE LOCATIONS, DETAILS, FIXTURE TYPES, AND LOCATION/NUMBER/SIZE OF CONDUIT SLEEVES.
- ALL PROPOSED TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
- THERE ARE NO PROPOSED PARKING LOT LIGHT POLES AS A PART OF THIS PROJECT.
- ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS. Re: "TYPICAL WATER AND SEWER BEDDING AND BACKFILL DETAIL".
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY GRADING INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- THERE IS NO SIGNAGE PROPOSED AT THIS TIME. ANY SIGNS PROPOSED IN THE FUTURE WILL REQUIRE SEPARATE PERMIT.

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES:

- RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY GRADING INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.



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| Drawn By:<br>CRH       | Vertical Scale:<br>-      |
| Approved By:<br>PRF    | Horizontal Scale:<br>1    |
| Date:<br>01.19.2022    | Plotting Scale:<br>1"=20' |
| Project No.:<br>MBL-02 | Drawing Name:<br>Plan Set |

## REDBIRD RETAIL

2401 SE J Street

Bentonville, Benton County, Arkansas

## UTILITY PLAN

CITY PROJECT #LSD 22-0007

Preliminary Drawings - 01.19.2022

Sheet No.:

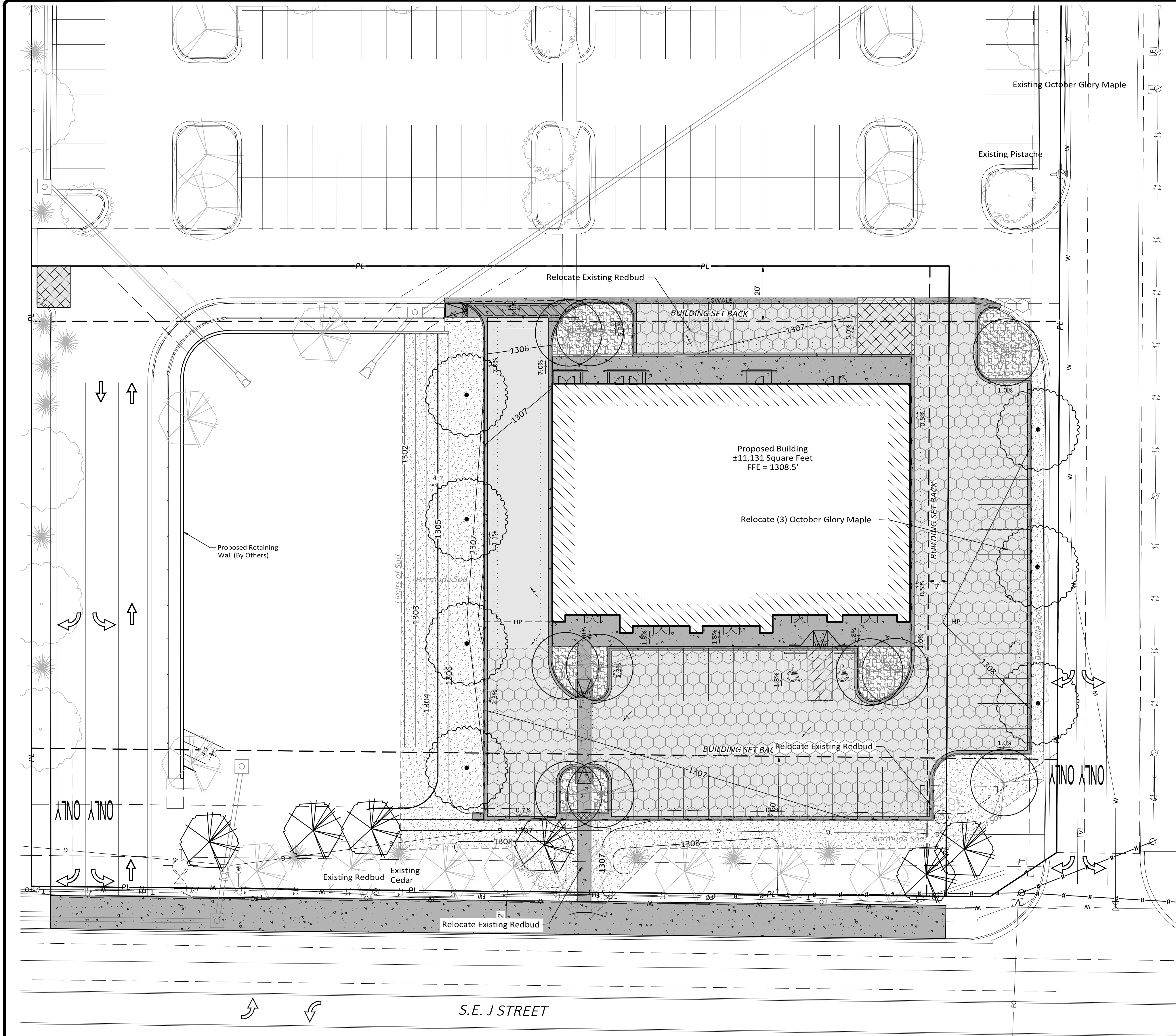
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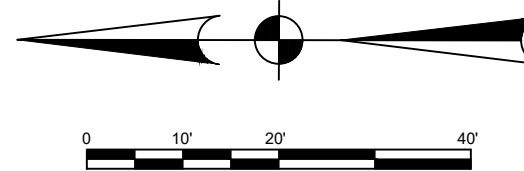


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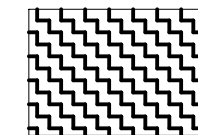
NOTE TO CONTRACTOR:

- ONCE INSTALL, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 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.
- THERE MAY BE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING. IT IS UP TO THE CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS.
- 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.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

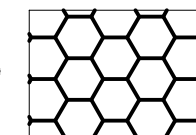


Street Frontage Landscaping

1 Tree per 20 LF Street Frontage 366 / 20 = 18  
18 Trees Required  
18 Ornamental Trees Provided (Under Power Lines)



1,622 Interior Green Space (8.5%)



19,179 SF Impervious Area

LEGEND

|    |                                     |                                             |                 |          |
|----|-------------------------------------|---------------------------------------------|-----------------|----------|
| 5  | EXISTING<br>BLUE ATLAS CEDAR        | <i>Cedrus atlantica</i> 'Glauca Fastigiata' | 2" Cal. B&B     | As Shown |
| 3  | PROPOSED<br>OKLAHOMA REDBUD         | <i>Cercis canadensis</i> 'Oklahoma'         | 2" Cal. B&B     | As Shown |
| 10 | EXISTING<br>OKLAHOMA REDBUD         | <i>Cercis canadensis</i> 'Oklahoma'         | 2" Cal. B&B     | As Shown |
| 3  | EXISTING<br>OCTOBER GLORY RED MAPLE | <i>Acer rubrum</i> 'October Glory'          | 2-1/2" Cal. B&B | As Shown |
| 4  | PROPOSED<br>OCTOBER GLORY RED MAPLE | <i>Acer rubrum</i> 'October Glory'          | 2-1/2" Cal. B&B | As Shown |
| 10 | PROPOSED<br>WILLOW OAK              | <i>Quercus phellos</i>                      | 2-1/2" Cal. B&B | As Shown |

| Revision | By | Date |
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| Drawn By:    | CRH        |
| Approved By: | PRF        |
| Date:        | 01.19.2022 |
| Project No.: | MBL-02     |

|                   |          |
|-------------------|----------|
| Vertical Scale:   | —        |
| Horizontal Scale: | 1"       |
| Plotting Scale:   | 1" = 20' |
| Drawing Name:     | Plan Set |

**REDBIRD RETAIL**

2401 SE J Street

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

CITY PROJECT #LSD 22-0007

Preliminary Drawings – 01.19.2022

Sheet No.:

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