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

Planning Commission
Meeting Agenda
March 15, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_yBQYAWYhQXqu3eGnLZs02w

I. Call to Order

II. Approval of the March 1 Meeting Minutes

III. Old Business

1. **CRT Airport Road Properties, LLC** **Future Land Use Map Amendment ***
   1a. Low Density Residential to Medium Density Residential
   SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*

   1b. C-1, Neighborhood Commercial to **Rezoning***
   R-2, Medium Density Two Family and Townhome Residential
   SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*

2. **Silver Oak Properties, LLC** **Future Land Use Map Amendment ***
   2a. Low Density Residential to High Density Residential
   807 SE 3rd Street *(RZ22-0004)*

   2b. R-1, Low Density Single-Family Residential to **Rezoning***
   DN-3, Downtown High Density Residential
   807 SE 3rd Street *(RZ22-0004)*

3. **Blessing S Nyamolo and Maxwell N Nyamolo** **Future Land Use Map Amendment***
   3a. Residential Estate to Medium-Density Residential
   601, 603, and 701 SW Tater Black Road *(RZ22-0005)*

   3b. R-E, Residential Estate to R-2, Medium Density **Rezoning***
   Two Family and Townhome
   601, 603, and 701 SW Tater Black Road *(RZ22-0005)*

4. **Annalee Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC;** **Rezoning***
   Brandon Lee Ham and Lindsey Ham
   DE, Downtown Edge to DC, Downtown Core
   SE 8th and SE C Street *(RZ22-0006)*

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

5. **Patton Family Revocable Trust (Andy's)** **Future Land Use Map Amendment ***
5a. Residential Estate to General Commercial
E Centerton Boulevard *(RZ22-0007)*

5b. A-1, Agricultural to C-1, Neighborhood Commercial **Rezoning***
E Centerton Boulevard *(RZ22-0007)*

6. **James & Brenda Patton Trustees (Andy's)** **Conditional Use***
Restaurant, Drive-Through
E Centerton Boulevard *(CU22-0001)*

IV. Consent Agenda

1. **Lot 1 of Bentonville Phillips Park Subdivision Phase 1** **Property Line Adjustment**
3107 SE C Street *(LS21-0071)*

2. **Lot 1 of Library Addition Phase 2** **Property Line Adjustment**
405 South Main Street *(PLA22-0004)*

3. **Redbird Retail** **Large-Scale Development**
2401 SE J Street *(LSD22-0007)*

V. New Business

1. **1007 SE 5th Street, LLC** **Future Land Use Map Amendment***
1a. Medium Density Residential to General Commercial
1007 SE 5th Street *(RZ22-0008)*

1b. R-3, Medium-High Density Multifamily Residential to C-1, Neighborhood Commercial **Rezoning***
1007 SE 5th Street *(RZ22-0008)*

2. **Damon Epps and Erin Mertes** **Rezoning***
R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential
105 I Street *(RZ22-0009)*

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)*

3b. A-1, Agriculture to C-1, Neighborhood Commercial, R-3, Medium Density Residential, and R-2, Medium Density Two Family and Townhome **Rezoning***
Mill Dam and Nomad Road *(RZ22-0010)*

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

4. **Zarse** **Rezoning ***
R-1, Low Density Single-Family Residential to DE, Downtown Edge
606 SE C Street *(RZ22-0011)*

5. **JP Specialty, LLC** **Future Land Use Map Amendment***
5a.General Commercial to High Density Residential
1263 SW Regional Airport Blvd *(RZ22-0012)*

5b. C-1, Neighborhood Commercial to **Rezoning***
R-3, Medium-High Density Multifamily Residential
1263 SW Regional Airport Blvd *(RZ22-0012)*

6. **D & I Estates, LLC** **Conditional Use***
Religious Facilities
231 N Walton Boulevard *(CU22-0003)*

7. **1004 SE 5th Street, LLC** **Conditional Use***
Long Term Temporary Use (Gravel Parking Lot)
1004 SE 5th Street *(CU22-0004)*

8. **Lot 1 and 2, Morningstar Subdivision** **Lot Split**
S Morning Star and Gaston Road

9. **SE L Street Development** **Large-Scale Development**
3302 SE L Street *(LSD22-0003)*

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

Planning Commission
Meeting Minutes
March 1, 2022

Meeting Recording:
https://us06web.zoom.us/rec/share/BmmAkxUNXNhoEzdfS99PVKzhiF_AglBHLwh4uY1Crir7Cb103uHXwCFCPTsI1cG9.8swAfaYqDm2Lbs37

Present: All
Absent: Kerr for the final item
Staff: Tyler Overstreet and Christopher Hyatt

I. Call to Order

- Mr. Sanders called the meeting to order at 4:00pm

II. Approval of the February 15 Meeting Minutes

- Motioned by Haynie to approve the minutes, seconded by Kerr.
- Approved 7-0

III. Old Business

1. The Hub Bike Lounge — Conditional Use Permit*

Temporary Structure
410 SW A Street *(CU22-0002)*

- Tyler reads staff report
- Mr. Dana Davis expressed concerns
- Discussion amongst commissioners and staff
- The standard of storage facilities needs to be upheld
- Approved 7-0

IV. Consent Agenda

1. Poigai Estates — Preliminary Plat Amendment

SW 28th Street *(PP21-0013)*

- Approved 7-0

2. SW A Street Parking Addition — Large-Scale Development

502 SW A Street *(LSD21-0041)*

- Approved 7-0

V. New Business

1. **CRT Airport Road Properties, LLC** **Future Land Use Map Amendment ***
   1a. Low Density Residential to Medium Density Residential
   SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*
   - Tyler reads staff report
   - Mr. Sanders opens the floor for Public Hearing
   - Applicant, Mr. Swoke was available with more details
   - Public Hearing closed
   - Discussion amongst commissioners and staff
   - Motion by Davis to table, seconded by Haynie
   - Tabled 7-0

   1b. R-1, Low Density Single-Family Residential to **Rezoning***
   R-3, Medium-High Density Multifamily Residential
   SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*
   - Motion to table by Davis, seconded by Haynie
   - Tabled 7-0

2. **Blessing S Nyamolo and Maxwell N Nyamolo** **Future Land Use Map Amendment***
   2a. Residential Estate to Medium-Density Residential
   601, 603, and 701 SW Tater Black Road *(RZ22-0005)*
   - Tyler reads staff report
   - Mr. Sanders opens the floor for the Public Hearing
   - Applicant, Mr. Grelle was available for more details
   - Mike sprinkles, 703 SW Barn Valley Rd. provides position of opposition
   - Roberto Martinez 702 SW Barn Valley Rd provides position of opposition
   - Eric Wade 704 SW Barn Valley Rd expresses concerns
   - Mrs. Gita from 2004 Barn Valley Rd expresses concerns
   - Mr. Chase from 601 SW Barn Valley Rd expresses Concern
   - Mrs. Donnakowski from 502 SW Countrywood Rd provides position of opposition
   - Mrs. Myar from 4001 SW Town Vu Rd. provides position of opposition
   - Mr. Prasad, 342 SW Town VU Rd expressed concerns
   - Public Hearing Closed
   - Discussion amongst the commissioners and staff
   - Motion to table by Mr. Binns, seconded by Mr. Hipp
   - Tabled 7-0

   2b. R-E, Residential Estate to R-2, Medium Density **Rezoning***
   Two Family and Townhome
   601, 603, and 701 SW Tater Black Road *(RZ22-0005)*
   - Tabled 7-0

3. **Annalee Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC; Brandon Lee Ham and Lindsey Ham** **Rezoning***
DE, Downtown Edge to DC, Downtown Core
SE 8th and SE C Street *(RZ22-0006)*
- Tyler reads staff report
- Mr. Sanders opens the floor for the Public Hearing
- Public Hearing closed
- Discussion amongst commissioners
- Motioned to table by Mr. Haynie, seconded by Mr. Hipp
- Tabled 7-0

4. **Patton Family Revocable Trust** **Future Land Use Map Amendment***
4a. Agriculture to General Commercial
E Centerton Boulevard *(RZ22-0007)*
- Tyler reads staff report
- Mr. Sanders open the floor for the Public Hearing
- Public Hearing closed
- Discussion amongst commissioners and staff
- Dan Weese, Engineer gave more clarification
- Motioned to table by Mrs. Kerr, seconded by Mr. Hipp
- Tabled 7-0

4b. A-1, Agricultural to C-1, Neighborhood Commercial **Rezoning***
E Centerton Boulevard *(RZ22-0007)*
- Tabled 7-0

5. **James & Brenda Patton Trustees (Andy's)** **Conditional Use***
Restaurant, Drive-Through
E Centerton Boulevard *(CU22-0001)*
- Tyler reads staff report
- Mr. Sanders opens the floor for the Public Hearing
- Public Hearing closed
- Motion to table the item by Mr. Binns, Seconded by Mr. Haynie
- Tabled 7-0

6. **Lots 13-16 of Young's Addition** **Property Line Adjustment**
407 SE G Street, 801, 805, 823, and 825 SE 5th Street *(PLA21-0059)*
- Tyler reads staff report
- Discussion amongst commissioners and staff
- Approved 7-0

7. **Osage Hills Subdivision Phase 2** **Final Plat**
   SW Anglin Road and SW Bison Street *(FP22-0001)*
   - Tyler reads staff report
   - Discussion amongst commissioners and staff
   - Dan Weese, Engineer gave more details
   - Phil Swope, Engineer gave clarification
   - Approved 6-0

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

Jana Snyder
Community Development Coordinator

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

CRT Airport Road Properties, LLC

SW Regional Airport Boulevard & SW Adams Road

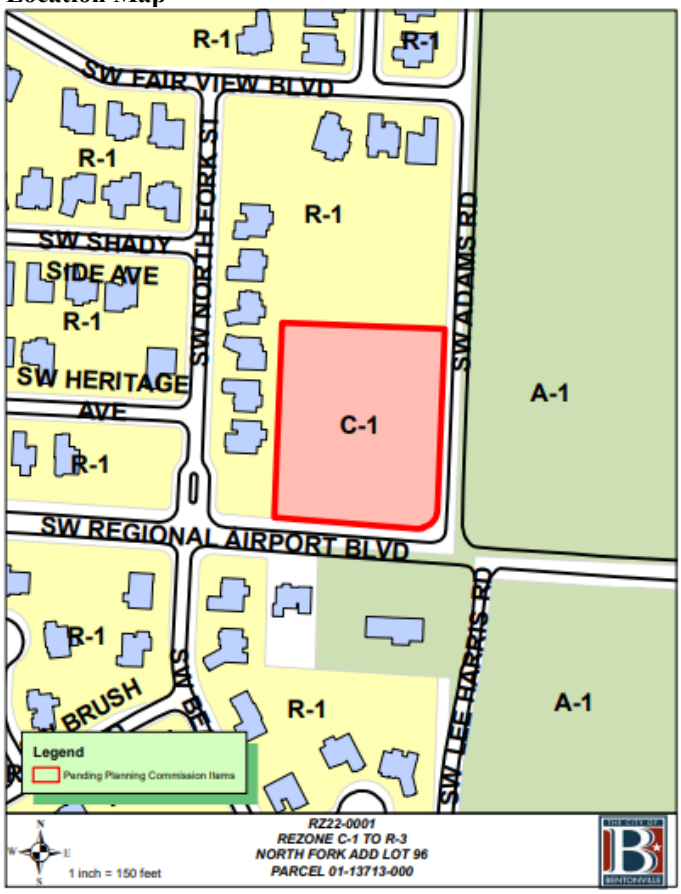
PC Date: 3/15/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0001
Applicant / Current Owner	CRT Airport Road Properties LLC
Site Area	+/- 2.51 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at the northwest corner of the intersection of SW Regional Airport Boulevard and SW Adams Road. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, west, and south as well as Benton County to the south and A-1, Agricultural to the east.

Relationship to the Bentonville Community Plan

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

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

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

Public Comment

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

Analysis

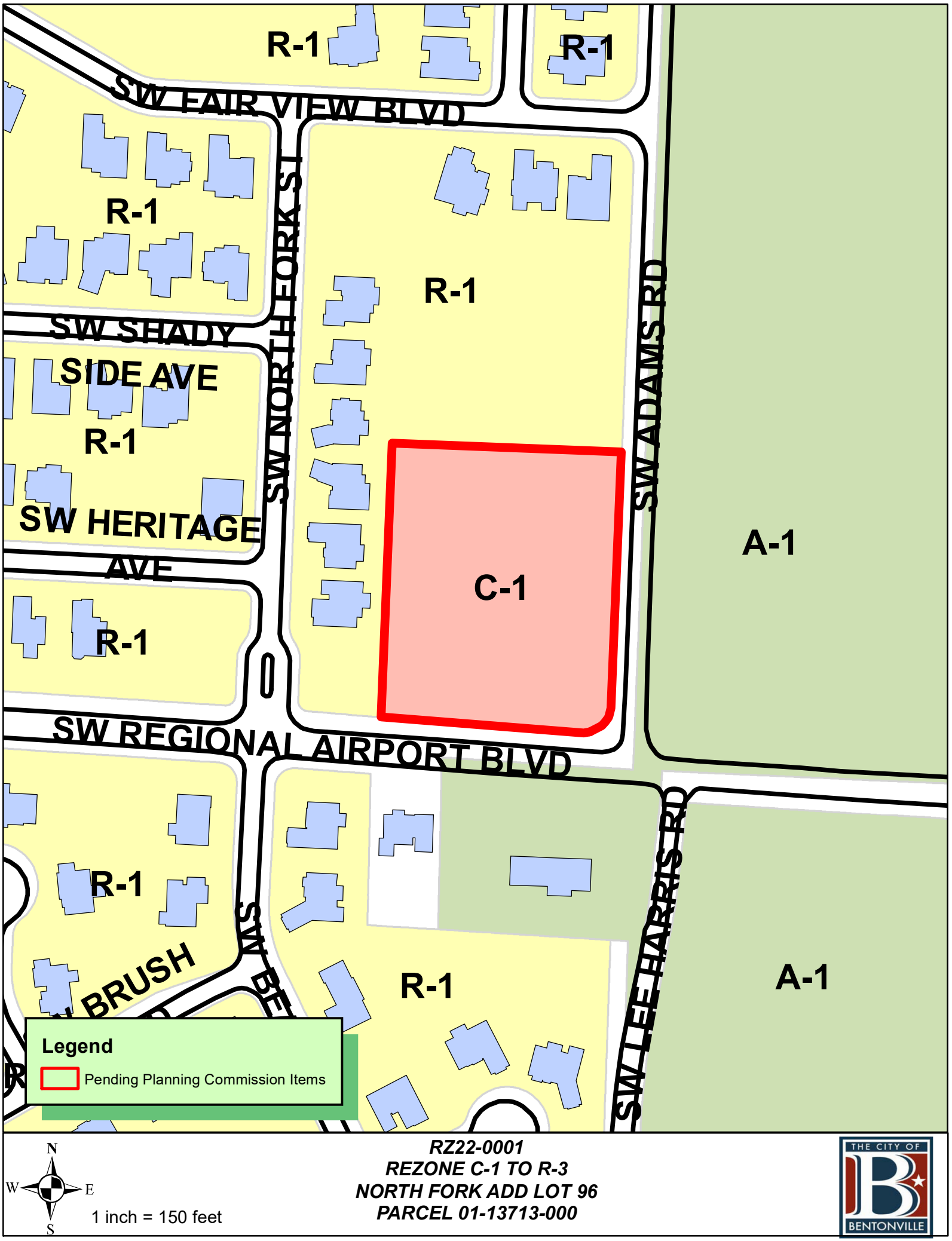
The requested R-2 District encourages the basic land use restrictions as the R-1 District. It allows a slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations.

The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate the conversion of one-family residences to two-family uses in established developed areas. The district may be located in developed areas or undeveloped areas of the city where an environment compatible with moderate density residential development can be established.

Conclusion

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

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



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

THE CITY OF BENTONVILLE

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

December 29th, 2021

City of Bentonville
305 SW A Street
Bentonville, AR

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

Planning Department,

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

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

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

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

RZ22-0001

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.
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 + increase of potential crimes that commonly accompanies lower income living units.

Signature

Chris Ehlers
Printed Name

6201 SW Fair View Blvd, Bentonville, AR 72713
Physical Address

RZ22-0001

NOTICE OF INTENT TO REZONE

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

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

Proposed land use: Townhomes

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

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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 Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

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

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

Proposed land use: Townhomes

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

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

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

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

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

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

(1) Defeats 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 values (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 72713
Physical Address

(5) increased crime due to no regulations all up to property management

(6) lot too small for this property.

(7) when we purchased our home we were told this was A lot (here) not commercial or rental property. We would have not bought our home if this was the case. Lots of options 5 yrs ago. We thought we were protected from this issue even being possible

---

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because: (1) This will affect our property value, (2) This will create congested traffic & (3) there is possibility of the crime rate elevating due to different occupants coming & going among others.

Signature

William & Sophia Thomas.
Printed Name

5801 SW North Fork St.
Physical Address Bentonville AR 72713

R-22-22

NOTICE OF INTENT TO REZONE

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

The legal description of the property is as follows:

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

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

Proposed land use: Townhomes

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

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

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

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

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

☐ I/we have no objections to the rezoning.
☑ I/we object to the rezoning because: 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 not meet the requirements outlined in the POA.

Jason Martin
Signature

Jason and Tina Martin
Printed Name

6202 SW Fair View Blvd, Bentonville
Physical Address

RZ22-0001

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

I, Irene Flowers object to the rezoning because, When we bought our retirement home never thought I would have townhomes right up to my backyard. I will never be able to open my blinds on the back side of my home. This will force me to move & I've been here 5 yrs.

David Flowers
Signature

DAVID FLOWERS
Printed Name

6001 SW NORTH FORK ST
Physical Address

BENTONVILLE, AR 72713

NOTICE OF INTENT TO REZONE

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

The legal description of the property is as follows:

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

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

Proposed land use: Townhomes

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

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

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

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

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

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

We Bought our Property With Expectations No housing Behind us. This will also Negatively Impact our Property Value. Patricia

John Toogood
Signature

JOHN Toogood + Teagood
Printed Name

6101 SW Fair View Blvd
Physical Address

Bentonville, AR 72712

P. Sad

RZV-2021

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

C-1, Neighborhood Commercial to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

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

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

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

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

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

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

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

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

I'M A HOME OWNER IN NORTH FORK AND THIS REZONE PLAN WOULD BE AN INVASION TO MY PRIVACY. I DO NOT WANT A TWO STORY TOWNHOME LOOKING INTO MY BACKYARD AND MY WINDOWS

David Flowers 6001 SW NORTH FORK ST. BENTONVILLE, AR 72713

Signature and Physical Address

Signature and Physical Address

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:

Building an apartment complex / townhomes will change the character of our neighborhood. Not only will this lead to more people, more traffic and safety issues, but this will reduce our property value. These sites bring crime. Please do not go through with this.

Signature

John Mortar
Printed Name

6103 SW Bear Rd. Bentonville, AR 72713
Physical Address

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

C-1, Neighborhood Commercial to R-3, Medium-High Density Multifamily Residential

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

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

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

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

The proposed development does not seem to align with POA requirements that this land is in. I also have concerns with rental units and potentially lower income / Higher density living units. Security & Property value impacts.

Signature and Physical Address

6201 SW Fair View Blvd
Bentonville, AR 72713

Signature and Physical Address

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

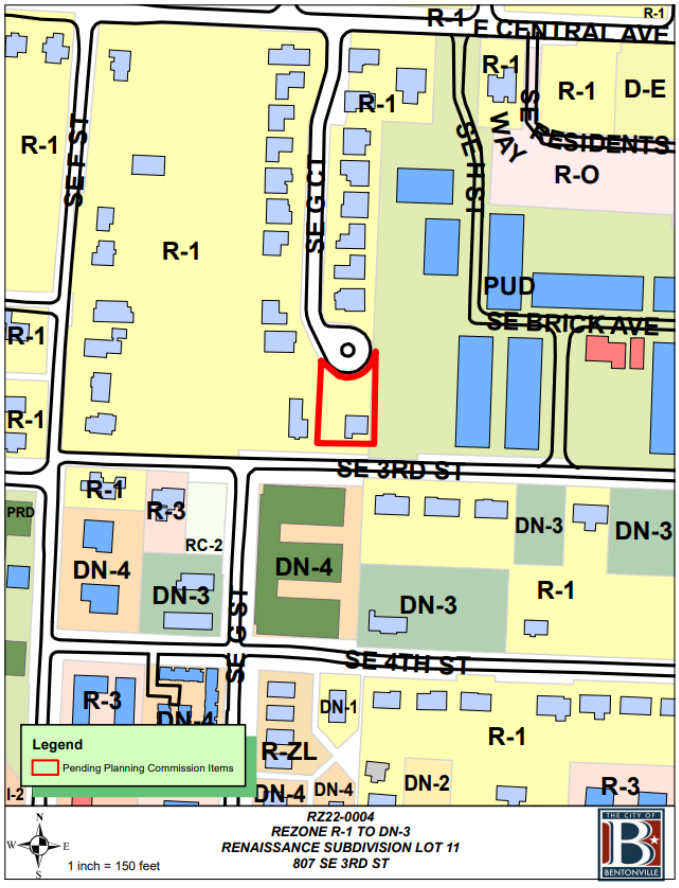
Silver Oak Properties, LLC

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

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

https://arcg.is/08HvK8

Location Map



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

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. The applicant requests a change in the Future Land Use Plan to High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

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

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

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

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

Conclusion
This rezoning request is not consistent with the current land use plan, and the potential ingress/egress point through the established single-family subdivision to the north signals incompatibility with surrounding areas.

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

R-1
E CENTRAL AVE
R-1
R-1
R-1
D-E
SE 1ST ST
SE G ST
SE H ST
SE WAY
RESIDENTS
R-O
R-1
PUD
SE BRICK AVE
R-1
R-1
SE 3RD ST
R-1
R-3
PRD
RC-2
DN-4
DN-3
DN-4
DN-3
DN-3
R-1
SE 4TH ST
R-3
DN-4
DN-1
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DN-4
DN-4
DN-2
R-3
I-2
Legend
Pending Planning Commission Items
N
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1 inch = 150 feet
RZ22-0004
REZONE R-1 TO DN-3
RENAISSANCE SUBDIVISION LOT 11
807 SE 3RD ST
THE CITY OF
BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

1-10-21

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

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

Dear Planning Staff,

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

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

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

Use - Residential

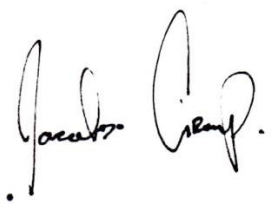
Utilities- Severed by 6" existing water and 6" sewer lines.

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

Signage – Per Code

Appearance - Contemporary – Brick and siding

Sincerely,



Jacobs Group

PO Box 1285

Bentonville, AR 72712

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

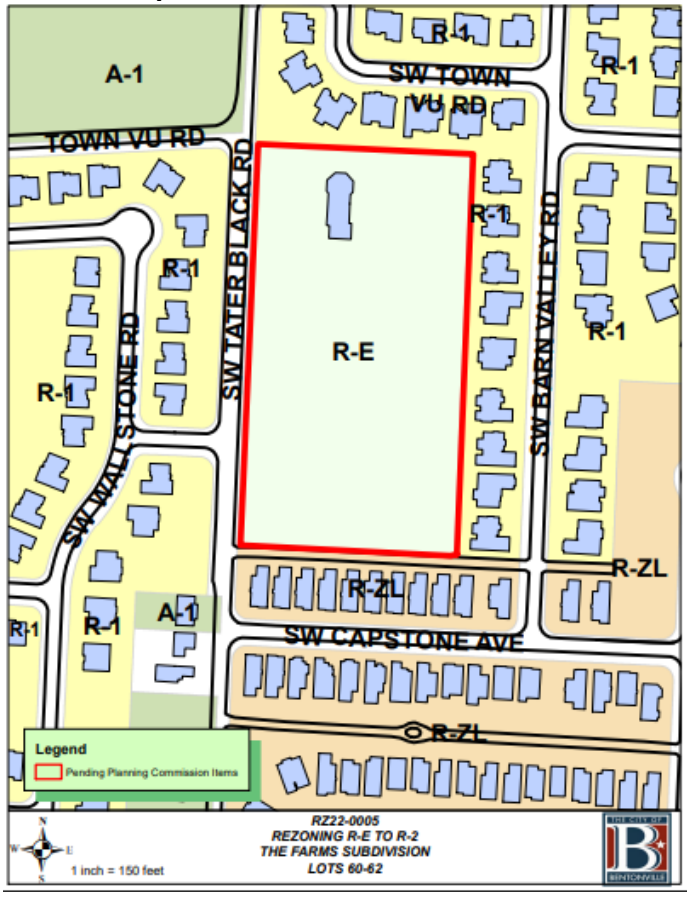
Nyamolo

601, 603, and 701 SW Tater Black Road
PC Date: 3/15/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

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

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 601, 603, and 701 SW Tater Black Road. Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, east, and west, and R-ZL, Zero Lot Line Residential to the south.

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

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

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

Analysis
The requested R-2 District encourages the basic land use restrictions as the R-1 District. It allows a slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations.

The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate the conversion of one-family residences to two-family uses in established developed areas. The district may be located in developed areas or undeveloped areas of the city where an environment compatible with moderate density residential development can be established.

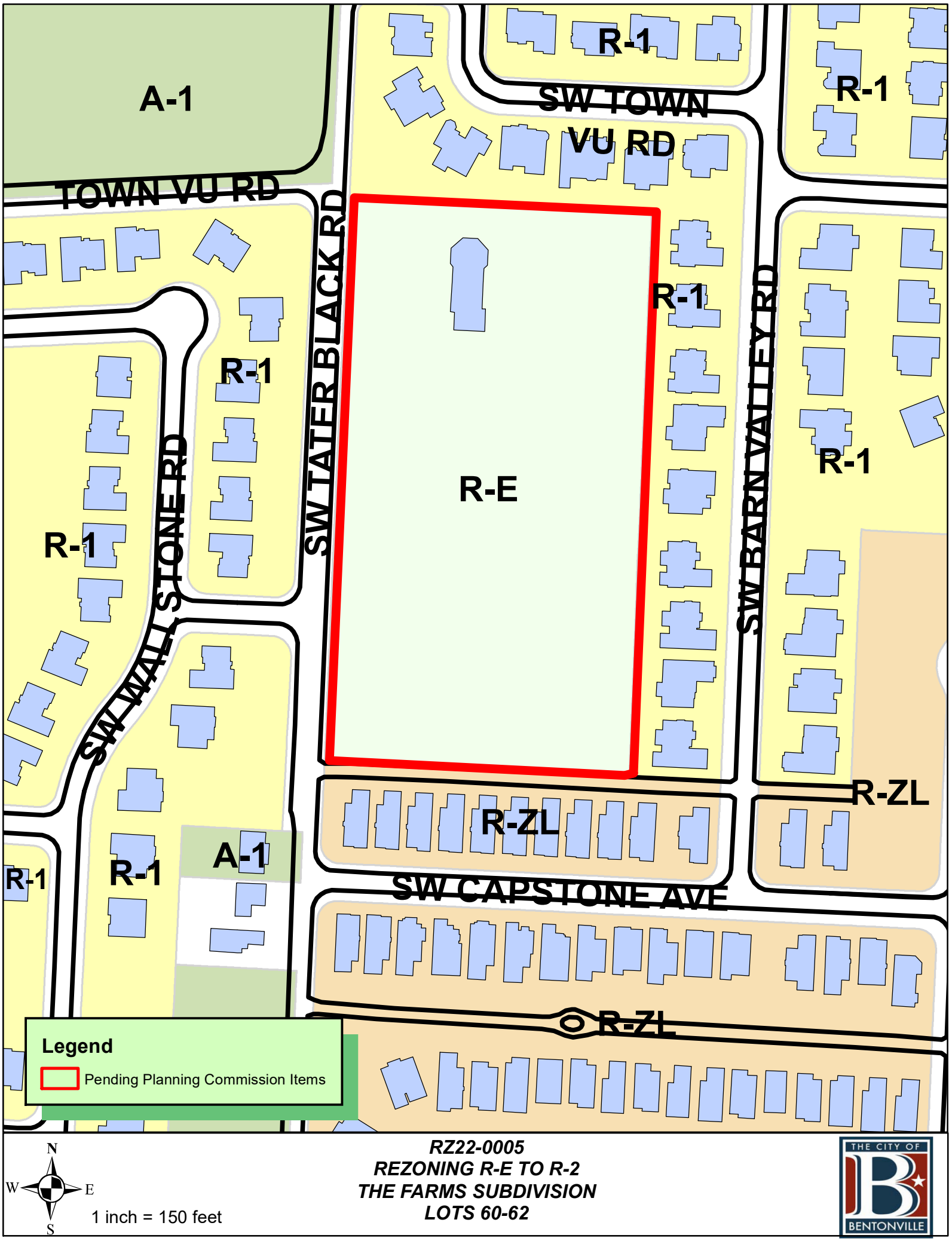
This request is not consistent with the Future Land Use Plan, however, it is consistent with some of the zoning districts and development patterns along Tater Black Road. It is also in direct proximity to public infrastructure investments that have already taken place.

Conclusion

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

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

hearing


A-1
R-1
SW TOWN VU RD
R-1
TOWN VU RD
SW TATER BLACK RD
R-1
R-1
R-E
SW BARN VALLEY RD
R-1
SW WALLSTONE RD
R-1
R-ZL
R-ZL
A-1
R-1
R-1
SW CAPSTONE AVE
R-ZL
Legend
Pending Planning Commission Items
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1 inch = 150 feet
RZ22-0005
REZONING R-E TO R-2
THE FARMS SUBDIVISION
LOTS 60-62
THE CITY OF
BENTONVILLE

MORRISON-SHIPLEY | HALFF

January 24, 2022

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

Re: North Tater Black Subdivision
Rezone Request
Bentonville, AR 72712

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

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

Sincerely,
Morrison-Shipley Halff

Larry Grelle
Senior Project Manager
Land Development/Public Works

MORRISON-SHIPLEY HALFF
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
TEL (479) 273-2209
WWW.MORRISONSHIPLEYHALFF.COM

MORRISON-SHIPLEY | HALFF

January 24, 2022

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

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

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

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

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

Sincerely,
Morrison-Shipley Halff

Larry Grelle
Senior Project Manager
Land Development/Public Works

MORRISON-SHIPLEY HALFF
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
TEL (479) 273-2209
WWW.MORRISONSHIPLEYHALFF.COM

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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

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

R-2, Medium Density Two Family and Townhome

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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R-2, Medium Density Two Family and Townhome

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

Land Uses:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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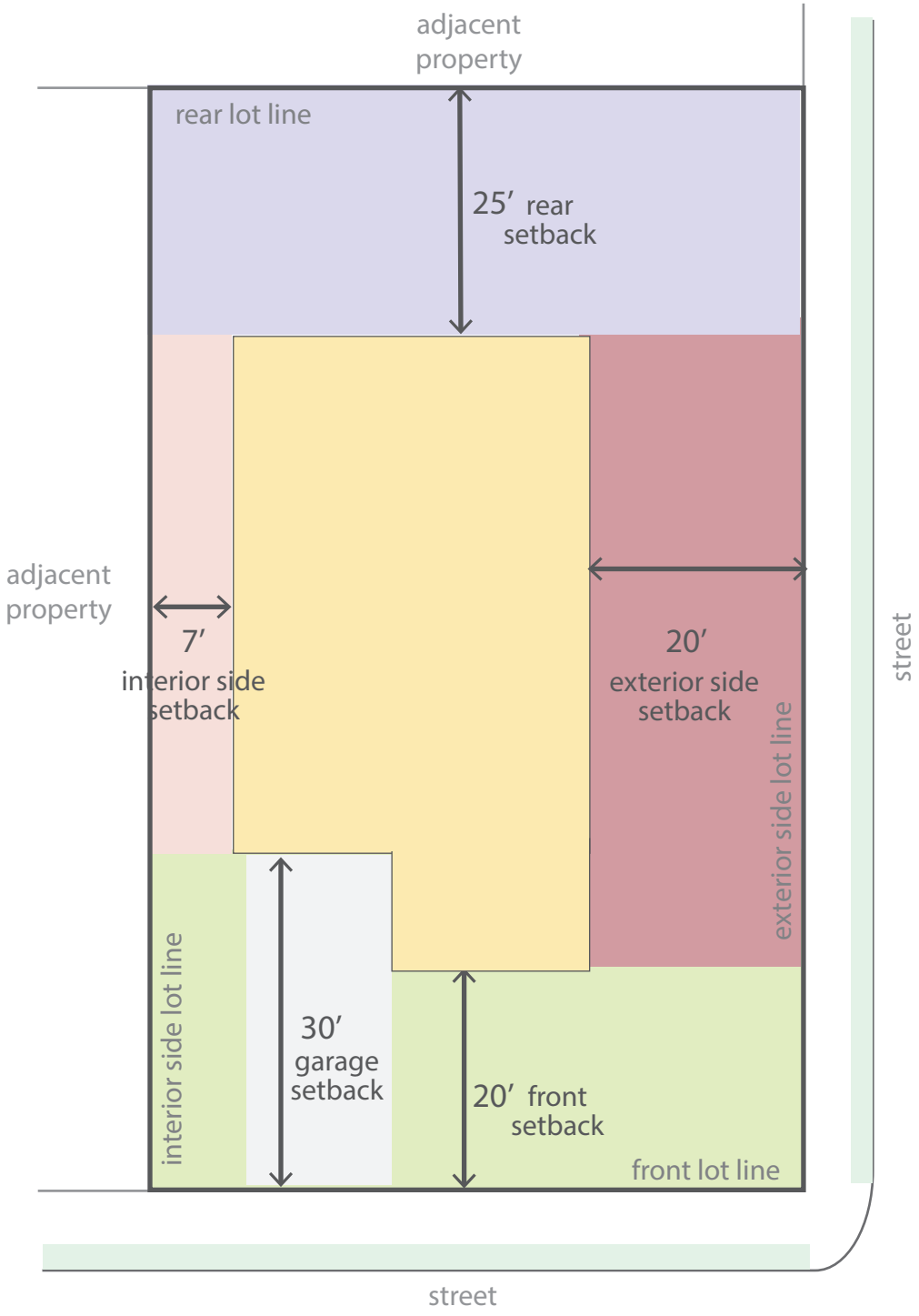
R-2, Medium Density Two Family & Townhome Residential

Setback Illustration



RZ22-0005

NOTICE OF INTENT TO REZONE

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

The legal description of the property is as follows:

See Attached

The common description of the property is: Lots 60, 61, and 62 The Farms Subd

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

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

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

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

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

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

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

THOMAS WAIT
705 SW BARN VALLEY
Signature and Physical Address

TRACY WAIT
Signature and Physical Address 705 SW Barn Valley

RZ22-0005

NOTICE OF INTENT TO REZONE

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R-E, Residential Estate to R-2, Medium Density Two Family and Townhome Resid

The legal description of the property is as follows:

See Attached

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

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

TRAFFIC & NOISE WILL INCREASE & TRAFFIC IS ALREADY HORRIBLE.

Dena Faye Perrine 701 SW WALLSTONE Rd BENTONVILLE AR 72712
Signature and Physical Address

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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

The legal description of the property is as follows:

See Attached

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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.

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

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

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

Signature and Physical Address
4003 SW Town Vu Rd

Debra Hopper 4003 SW Town Vu Rd
Signature and Physical Address Bentonville

R22-0005

NOTICE OF INTENT TO REZONE

HANTUBA, NGOMA & TSITSI M & NYAMOLO, BLESSING S & MAXWELL N has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate to R-2, Medium Density Two Family and Townhome Resid

The legal description of the property is as follows:

See Attached

The common description of the property is: Lots 60, 61, and 62 The Farms Subd

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

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

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

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

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

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

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

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

R22-0005

NOTICE OF INTENT TO REZONE

HANTUBA, NGOMA & TSITSI M & NYAMOLO, BLESSING S & MAXWELL N has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate to R-2, Medium Density Two Family and Townhome Resid

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See Attached

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

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

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

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

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

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

R222-005

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

RZ22-0005

(typed)

NOTICE OF INTENT TO REZONE

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

SF / 2 family TH 2500 ft
6 to 12 u/ ACRES

The legal description of the property is as follows:

See Attached

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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:

(See attached)

Signature and Physical Address

4003 SW Capstone Ave
Bentonville, AR 72712

Signature and Physical Address

(1)

3/1/22

Wayne M. Mannella
4003 SW Copstone Ave
Bentonville, AR 72712

RE: lots 60, 61, and 62 the Farms Subd.

Presently, Tater Black is a very well trafficed Road. According to the Arkansas DOT, in 2020 the daily Estimate of Car traffic at the intersection of Tater Black and SR 102 was 29000 cars. At the intersection of Tater Black and SR 72 was 12,000 cars.

From Greenhouse Road (near Walmart) to Centerton there are No Redlights.

A Google Search of Tater Black Fatalites, Bentonville, AR there are Numerous Reports of death, injury and property damage at tater Black and SR 102.

for Example, Bentonville Police officer Gene Page Said this intersection has been A problem.

Danny Strassle with the Department of Teansportation Cited many Accidents.

(2)

Bentonville Zoning Code 101.03 lists the Purpose of Zoning. listed purposes included "Safety from Fire and other dangers" and "Conveniences of traffic of people and goods". I'm Concerned about traffic and Safety.

Based on a conversation I had with Tyler From your offices Rezoning will permit 6-12 units per Acre.

Based on my Approx. Calculations, the site is 6.4 Acres. The Number of units that could be build would be 38 to 76 Compared to 1 under present Zoning.

Assuming 1.5 cars per unit, there will be 60 or More Cars using Tater Black.

I'm Concerned that all the Additional traffic will be a Significant Safety Issue. to a well known deadly intersection. I believe the City of Bentonville Needs to place a Red light At the Intersection before Approving New development.

RZ22- 0005

NOTICE OF INTENT TO REZONE

HANTUBA, NGOMA & TSITSI M & NYAMOLO, BLESSING S & MAXWELL N has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate to R-2, Medium Density Two Family and Townhome Resid

The legal description of the property is as follows:

See Attached

The common description of the property is: Lots 60, 61, and 62 The Farms Subd

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

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

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

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

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

~~I/we have no objections to the rezoning.~~

☒ I / we object to the rezoning because:

I OBJECT TO THIS REZONING

SEE ATTACHMENT

Signature and Physical Address

608 SW BARN VALLEY RD
BENTONVILLE AR 72712

Signature and Physical Address

CU22-0005 LEGAL DESCRIPTION:

Lots 60, 61, and 62 The Farms Subdivision of the City of Bentonville, Benton County Arkansas, as per the Final Plat recorded in the records of Benton County, Arkansas in Book 2006 at Page 789

The rezoning would allow approximately (18) or more additional families on these proposed lots, assuming of duplex units, much more if multiple story townhomes are built. The loss of privacy, additional traffic, congestion, and increase in noise are the primary concerns. My back yard borders the rezoning lot, as such all of the above concerns are at a grander scale and concern. Not to mention the loss of my property value.

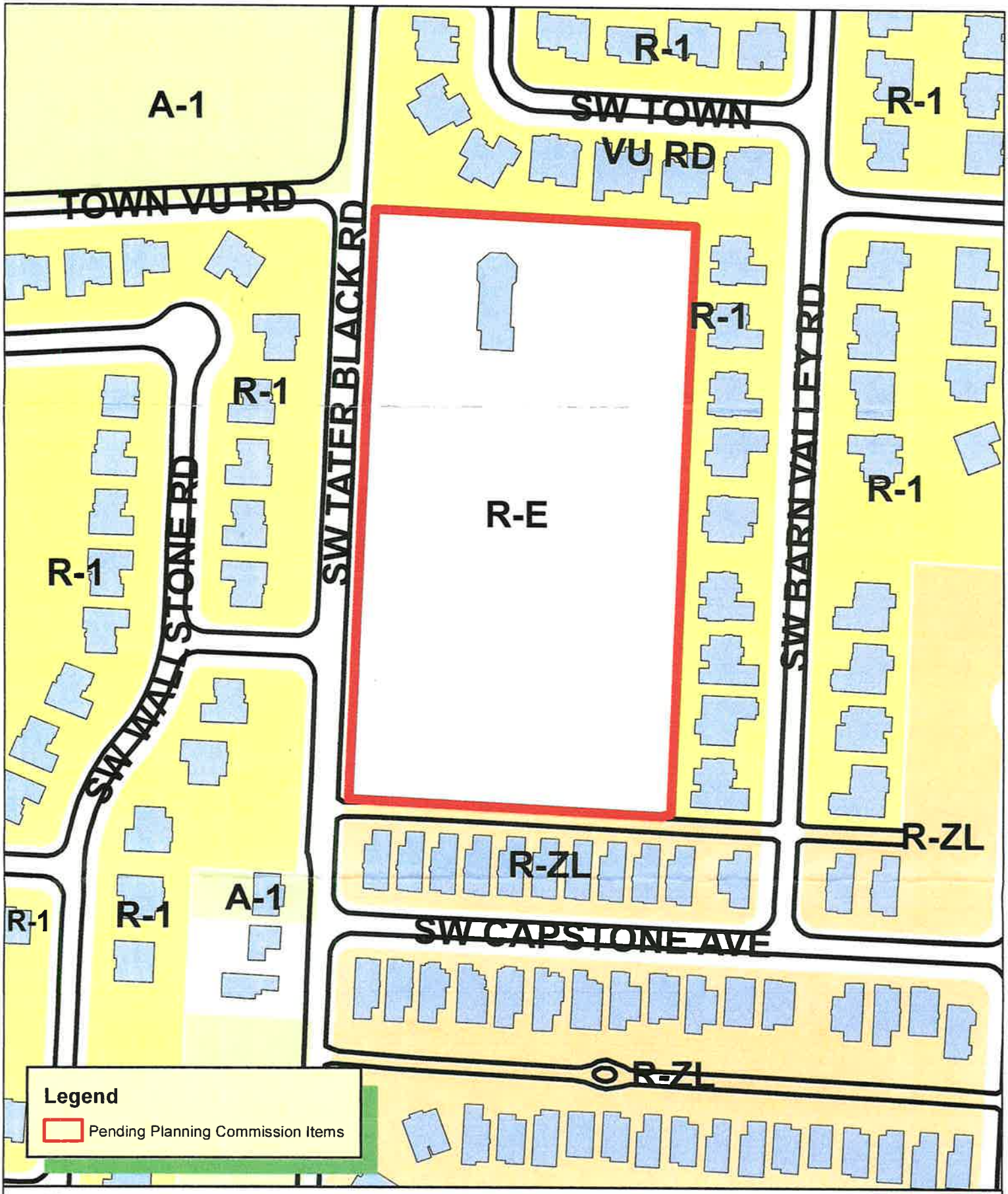
When I purchased my home, the neighborhood was zoned Residential. I purchased my home based on that zoning. Now, with the proposed changes, I can expect our neighborhood to change dramatically. This is unacceptable for me.

To reiterate, I'm against the proposed rezoning, it will have a negative impact on all aspects that make this area appealing and pleasurable to live at.

DOUG WELLBAUM

Doug Wellbaum

608 SW BARN VALLEY RD
BENTONVILLE AR 72712



RZ22-0005
REZONING R-E TO R-2
THE FARMS SUBDIVISION
LOTS 60-62

THE CITY OF BENTONVILLE

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

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because: 1) My yard is directly facing the land and rezoning it to Duplex and Townhouses will affect my privacy greatly. 2) We purchased our home in this neighborhood because it was zoned as Single family residential. Now, with the proposed changes, we expect our neighborhood would change dramatically.

N Bhuva
Signature and Physical Address

602 SW Barn Valley Rd,
Bentonville, AR 72712
bhuva.282@gmail.com

Signature and Physical Address

[...Continued backside of page...]

... This is unacceptable to us.

3) I am deeply concerned about the sudden increase in noise and traffic with the influx of population for townhouses.

4) As townhouses are not owned by the tenants, I am concerned it can lead to poor maintenance of the properties and the surroundings. With people moving in and out of the rentals, I am worried about the safety of the neighborhood.

3/17 VOTING

NOTICE OF INTENT TO REZONE

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3 12 units / ac

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☒ I / we object to the rezoning because:

This road, Tator Black, is busy & dangerous enough already. Rental units will not improve the situation. Traffic will increase as people cut through our neighborhood to avoid high traffic streets. Single-dwelling residents in that field, we expected & are fine with. Multistory rental units – absolutely not.

Signature and Physical Address

Signature and Physical Address

Lawrence Dombrowski 502 SW Countrywood Rd

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

This rezoning will cause traffic, safety problems, will affect the peace of the community and overcapacity in the schools. Rush hours will impact safety for families in general. It will potentially lower the property value.

Roberto Bertin
702 SW Barn Valley Rd
Signature and Physical Address

Maricela Ruiz
702 SW Barn Valley Rd
Signature and Physical Address

NOTICE OF INTENT TO REZONE

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[...Continued backside of page...

Signature and Physical Address

A.S. Arun Prasad
602 SW Barn Valley Rd
Bentonville AR 72712
arunprasad2886@gmail.com

Signature and Physical Address

... This is unacceptable to us.

3) I am deeply concerned about the sudden increase in noise and traffic with the influx of population for townhouses.

4) As townhouses are not owned by the tenants, I am concerned it can lead to poor maintenance of the properties and the surroundings. With people moving in and out of the rentals, I am worried about the safety of the neighborhood.

2/28/2022

Dear Planning Commission of the City of Bentonville, Arkansas

We, the residents from The Farms subdivision, are writing to express our strong opposition to the rezoning petition that you have received from: HANTUBA, NGOMA & TSITSI M & NYAMLO, BLESSING S & MAXWELL N to rezone lots 60,61 and 62 of the Farms subdivision from R-E, Residential Estate to R-2 Medium Density two family and townhome residence.

Nearly all residents in the Farms Subdivision neighborhoods are completely opposed to the addition of medium density two family and townhome residences or any multi-family developments. This will cause traffic and safety problems, create even more problems with schools that are already over-capacity, impact the peace of the neighborhood, and potentially lower the property values of the existing community.
Traffic and safety of pedestrians are major areas of concern. Traffic jams on SW Tater Black street, SW Town Vu, SW Capstone and the intersection of SW Barn Valley Rd will be routinely blocked by traffic.

The traffic surge during morning rush hours will also negatively impact safety for children, since some students walk to school in the mornings or are waiting for the school bus. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from SW Tater Back, SW Town Vu and/or SW Capstone Avenue, and we want to anticipate this to happen by opposing the rezoning approval.

Schools in the area and in all Bentonville, are already reporting overcapacity, this rezoning should not be approved for multi-family dwellings that will create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

The residents of The Farms move into this small residential subdivision because it's peaceful and for the care that the residents have for their property.

We urge you to disapprove the proposed rezoning, this letter is signed by the POA representative and several residents of the Farms POA.

Thank you for your continued service and support of our communities.
Best regards,

The Residents from the Farms Subdivision and the Farms POA board members.
(the next 2 pages include the list of the residents expressing our strong opposition to the rezoning petition).

List of residents from The Farm Subdivision expressing our strong opposition to the rezoning petition:

No	Residents name	Signature	Address	Date
1	Mike Sprenkel	Mike Sprenkel	703 SW Barn Valley Rd. Bentonville	2/27/22
2	SUJITH KORAPPATH SURENDRAN	Sujith	704, SW BARN VALLEY RD. BENTONVILLE	02/27/22
3	DOUGLAS WELLBAUM	Douglas Wellbaum	608 SW BARN VALLEY RD BENTONVILLE AR 72712	2/27/22
4	RAJESH CHANDRASEKHARAN NAIR		607 SW BARN VALLEY RD BENTONVILLE - 72712	2/27/22
5	Sarah Arnio	Sarah Arnio	707 SW Barn Valley Bentonville 72712	2/27/22
6	John + Debbie Hopper	Debbie Hopper	4003 SW Town Vu Rd Bentonville	2/27/22
7	ARUN PRASAD	AS Arun Prasad	602 SW Barn Valley Rd. Bentonville	2/27/22
8	Roberto Bertin	RBert	702 SW Barn Valley Rd	2/27/22
9	Jaime Salazar		606 SW Barn Valley Rd	2/27/22
10	Ana Navarro	ANG	604 SW Barn Valley Rd Bentonville	2/27/22
11	Wendy Williamson	Wendy Williamson	708 SW Barn Valley Rd	2/27/22
12	Tammy Ragsdale	Tammy Ragsdale	700 SW Barn Valley Rd	2/27/22
13	Joe Burch	Joe Burch	605 SW Barn Valley	479-871-5574
14	Jeff Snow	Jeff Snow	706 SW Barn Valley Rd	479-531-8547
15	Chase Turpin		601 SW Barn Valley Rd	2/27/22
16	Myra Canciller Yabut		4001 SW Town Vu Rd	2/27/22
17	JOHN CULLUM	John Cullum	4000 SW TOWN VU RD	2/27/22
18	DAVID WALKER		4006 SW Town View	2/27/22
19	GREG DOBILEWSKI		502 SW Countrywood Rd	
20	Dawn Dobilewski	Dawnene Dobilewski	502 SW Countrywood Rd	
21	TOM WAIT		705 SW BARN VALLEY RD	2/27/22

CONTINUED-
SIGNATURES OF THOSE OPPOSING THE REZONING OF LOTS 60,61 AND 62 OF THE FARMS SUBDIVISION.

No	Resident's Name	Signature	Address	Date
	Linda Samuel	Linda Samuel	4403 SW Oaklea Farms	2-27-22
24	Brandon Nguyen		406 SW Countrywood Rd	2-27-22
25	Melissa Metcalf		404 SW Countrywood Rd	2-27-22
26	Rachel Garrett		402 SW Countrywood Rd	2-27-22
27			4008 SW Four Winds	2/27/22
28	CRAIG ELKINS		4007 S.W. Four Winds Ave	2/27/22
29	DOUG MOORE		4004 S.W. Four Winds	2/27/22
30	Joseph Pao Wy		4002 SW Four Winds	2/27/22
31	Scott Dickey		4001 SW Four Winds Ave	2/27/22
32	Phillip Palello		401 SW Barn Valley Rd	2/27/22
33	CHARLENE PALELLO	CAP	401 SW Barn Valley	2/27/22
34	Malee Faccinire		403 SW Barn Valley Rd	2-27-22
35	Judy Johnston		407 SW Barn Valley Rd.	2/27/22
36	Joe F Johnston		407 SW BARN VALLEY RD	2/27/22
37	Rick Trevino		409 SW Barn Valley Rd	
38	Seleonica Young	Seleonica Young	501 SW Barn Valley Rd	2/27/22
39				

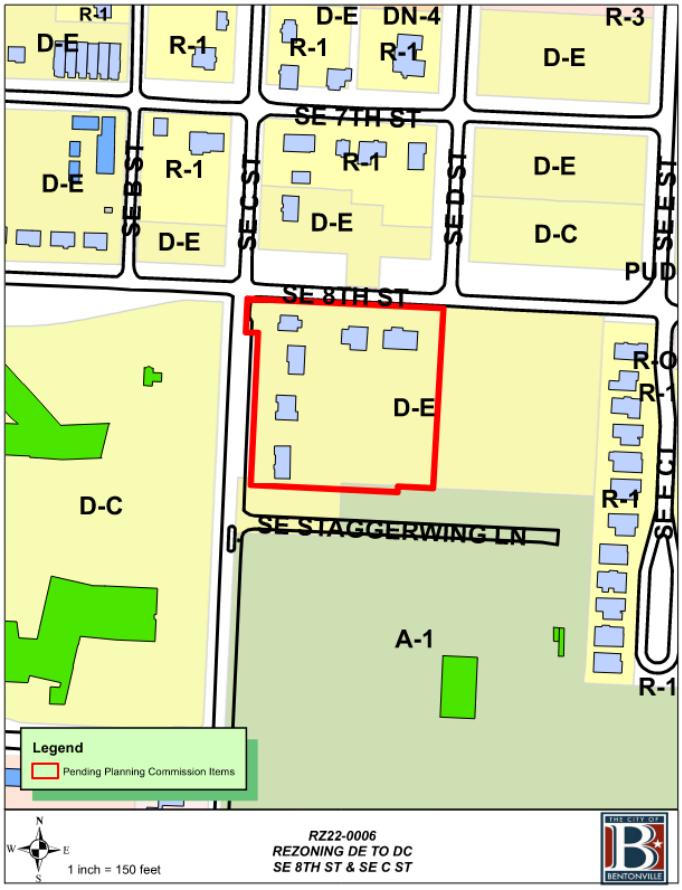
REZONING STAFF REPORT

Annalee, Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC; Brandon Lee Ham and Lindsey Ham
SE 8th and SE C Street
PC Date: 3/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

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

https://arcg.is/08HvK8

Location Map



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

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

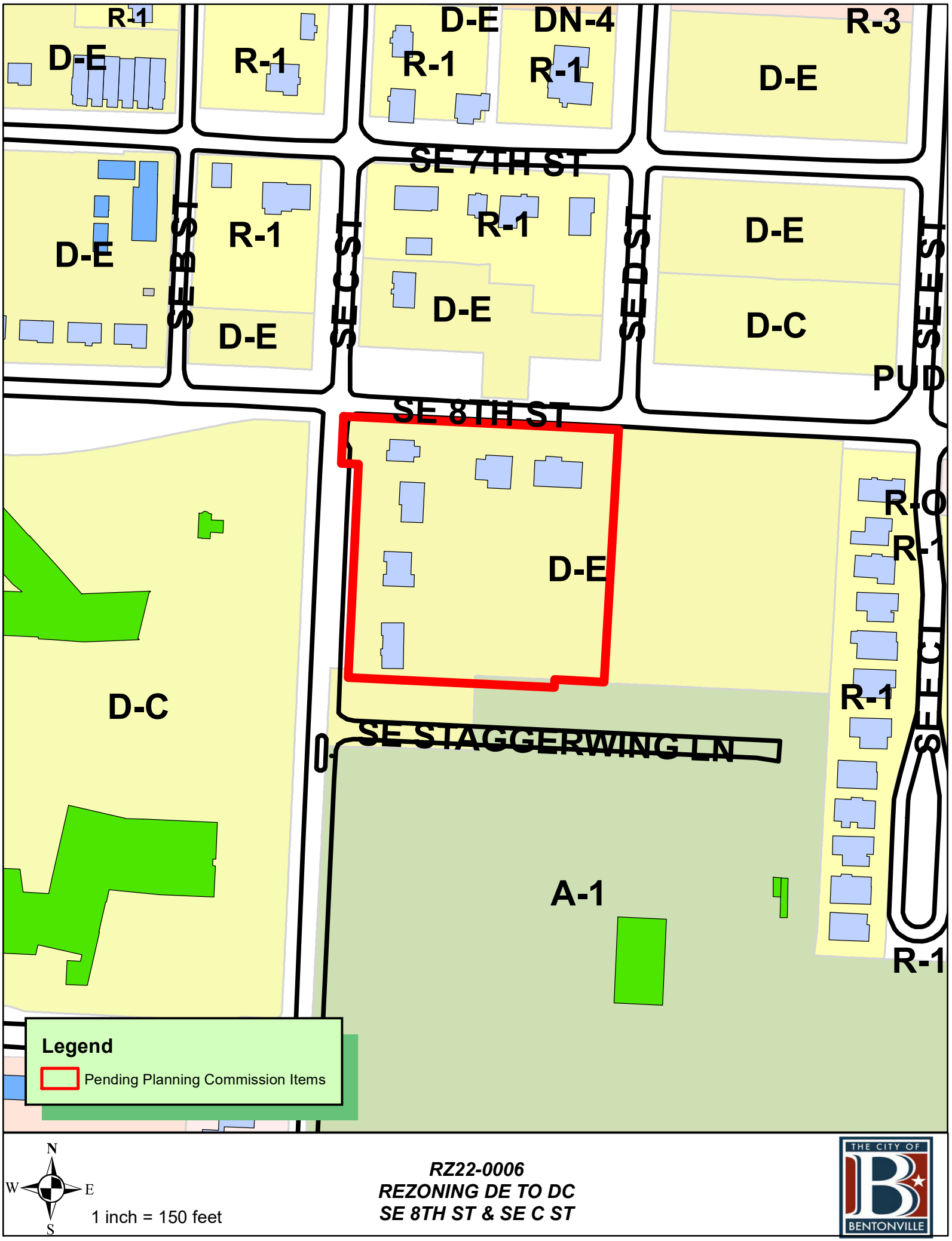
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

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

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

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

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


R-1
D-E
R-1
D-E
DN-4
R-1
R-1
R-3
D-E
SE 7TH ST
D-E
SE B ST
R-1
D-E
SE C ST
R-1
D-E
SE D ST
D-E
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SE E ST
PUD
SE 8TH ST
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SE C ST
A-1
R-1
Legend
Pending Planning Commission Items
N
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1 inch = 150 feet
RZ22-0006
REZONING DE TO DC
SE 8TH ST & SE C ST
THE CITY OF
BENTONVILLE

E | D | G

January 24, 2022

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

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

To the City of Bentonville Planning Commission:

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

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

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

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

Proposed Use

The request for Downtown Core is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include the Momentary, the SOMO project, the 8 Street Market, and the new Walmart Campus. The primary anticipated use for the property is professional office. Office use in Downtown Edge is limited to 4,000 square feet of area. Downtown Core is needed to develop larger "Class A" office buildings.
The property has vehicular access to 8th Street to the north, which is a major arterial. The property can also be easily accessed via SE C Street. In addition to vehicular access, the property is both walkable and bikeable.

Signage

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

Traffic

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

Appearance

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

E | D | G

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			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	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

Agriculture and Animals
Animal - domestic or household
Community garden

Residential
Dwelling - condominium
Dwelling - multi-family
Dwelling - townhouse or rowhouse
Home occupation - type b

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

Services
Adult day care
ATM machine
Auction house
Child care – licensed center
Child care – registered family home (5 children)
Copy services
Financial institution
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Medical services - laboratory
Medical services - urgent care clinic
Office
Personal services
Postal services
Repair services - household

Retail
Artisan shop
Bakery
Bar, lounge or tavern
Convenience store
Medical marijuana dispensary
Outdoor vending - private property
Outdoor vending - public right-of-way
Pharmacy
Restaurant
Retail
Sidewalk café in public right-of-way

Industrial and Warehousing
Medical marijuana cultivation facility

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

CONDITIONAL

Agriculture and Animals
Urban farm

Recreation, Education & Assembly
Arena / auditorium
Educational facility
Outdoor music venue
Religious facilities

Services
Lodging - bed & breakfast
Office/warehouse
Public safety services

Retail
Outdoor vendor park
Packaged sale of beer and/or light wine
Restaurant, microbrewery

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

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory – nonresidential
Donation box

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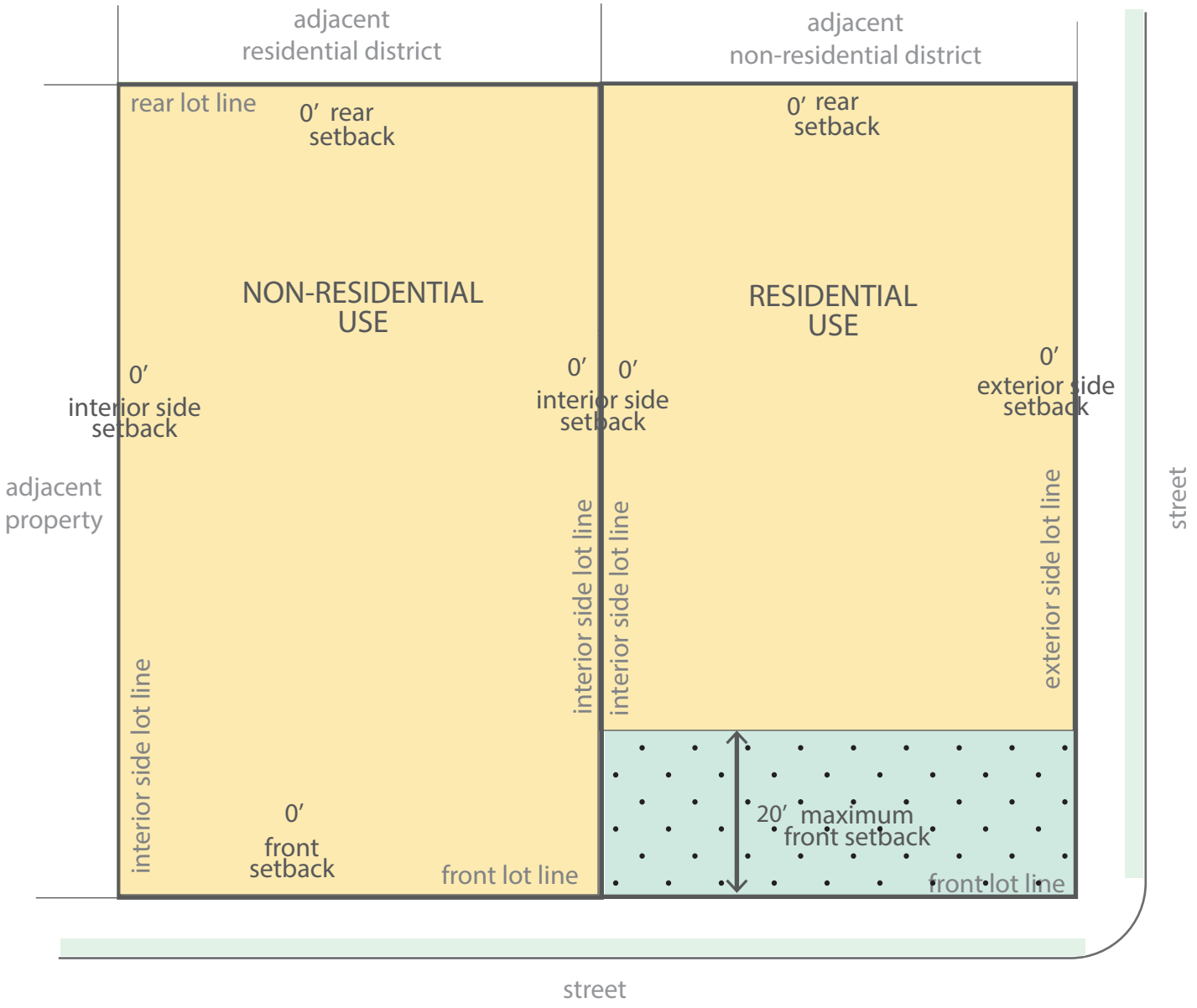
DC, Downtown Core



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Patton Family Revocable Trust (Andy's)

East Centerton Boulevard

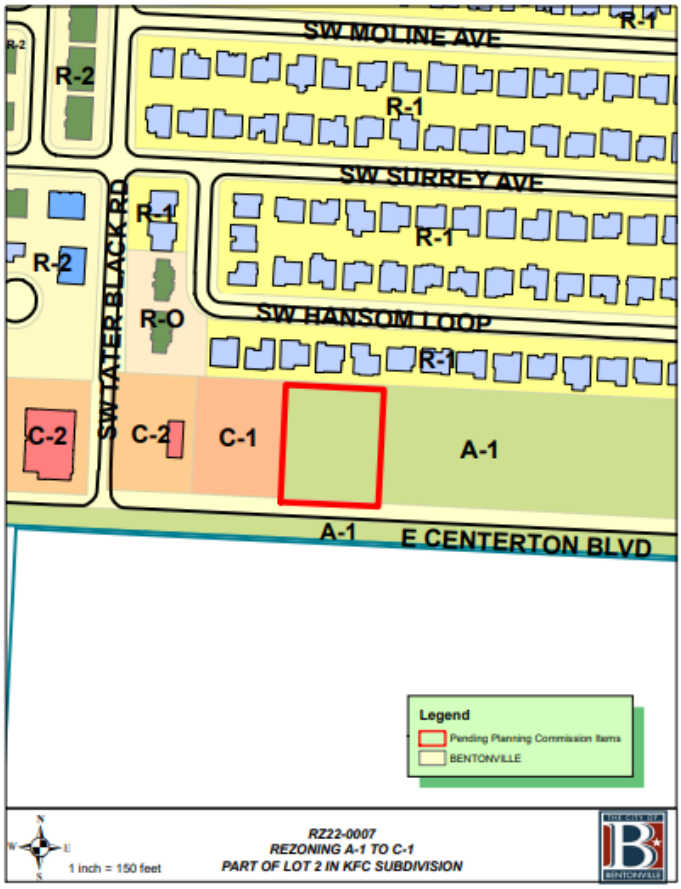
PC Date: 3/15/2022

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

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

https://arcg.is/08HvK8

Location Map



Property Description

This property is located along East Centerton Boulevard, east of the existing KFC restaurant and the intersection of Tater Black road and East Centerton Boulevard. Adjacent zonings are R-1, Low Density Single-Family Residential to the north, A-1, Agricultural to the east, C-2 to the west, and City of Centerton to the south.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

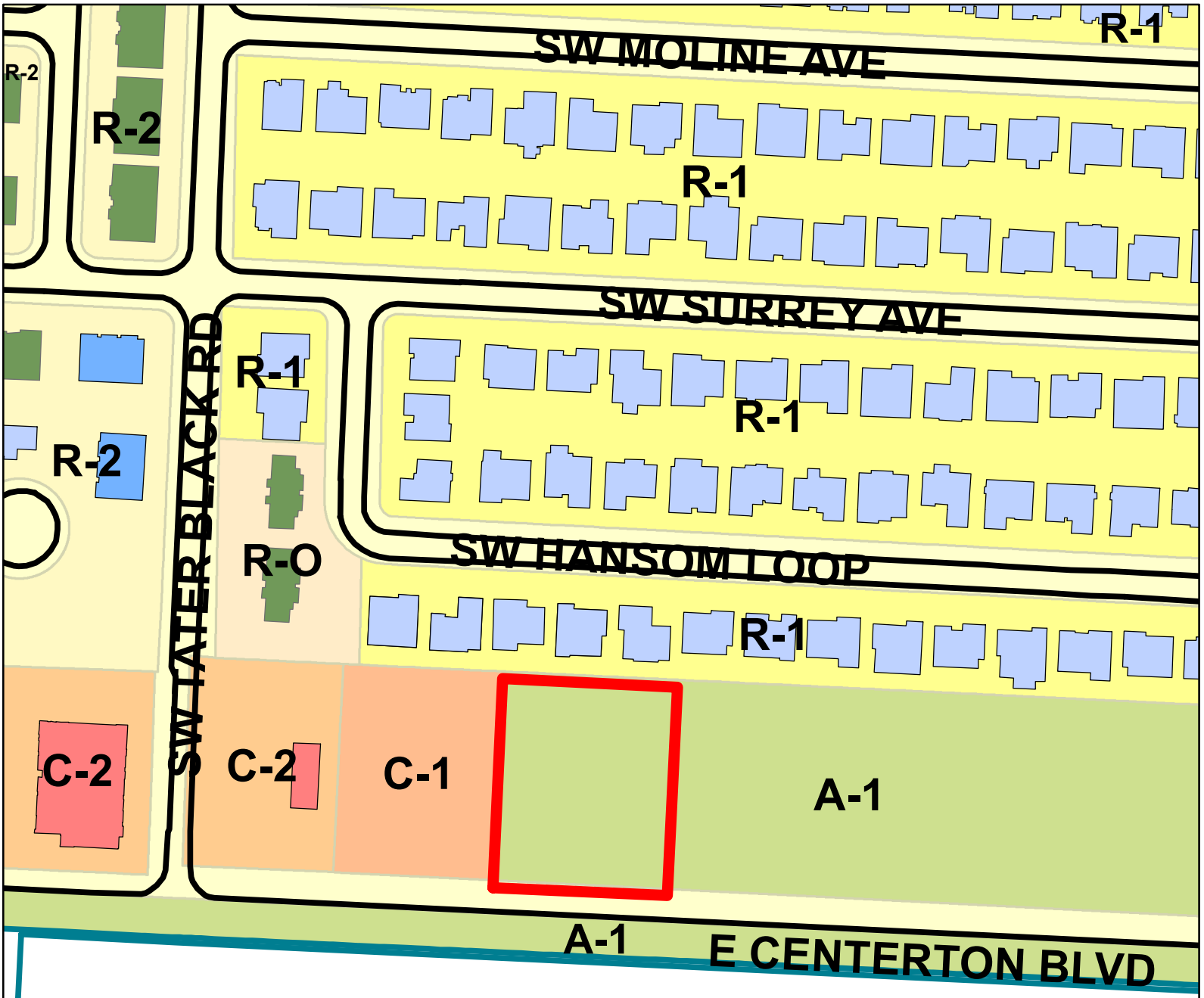
Analysis

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

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

Conclusion

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



Legend

- Pending Planning Commission Items
- BENTONVILLE

N
W E
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1 inch = 150 feet

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

THE CITY OF BENTONVILLE

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: RZ22-8057

☑ 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
Bentonville, AR
72712
Signature and Physical Address

I/We have received notice of the public hearing for the rezoning of the above described property and: RZ22-8057

☑ 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
Bentonville, AR
72712
Signature and Physical Address

CONDITIONAL USE STAFF REPORT

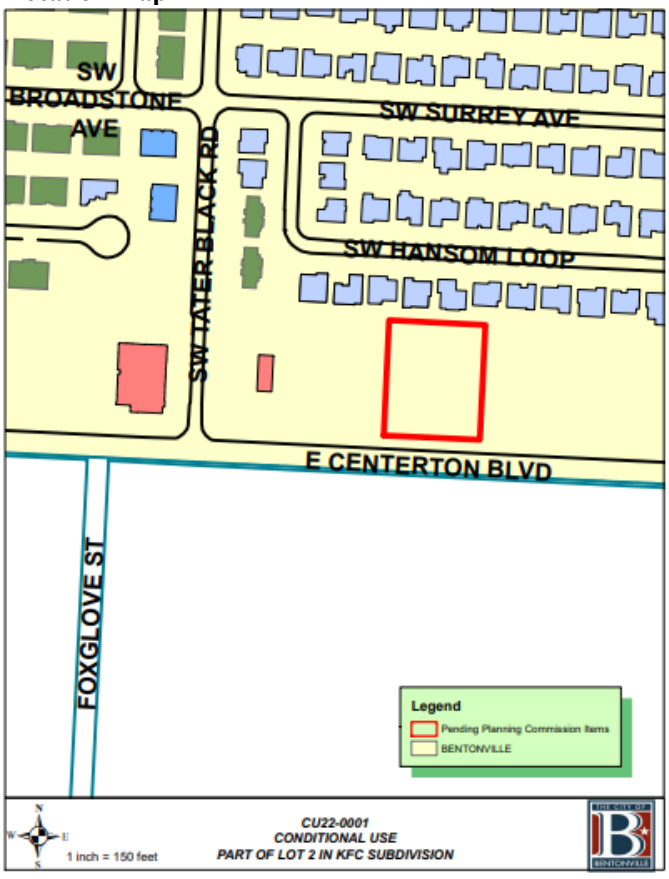
James & Brenda Patton Trustees (Andy's)

E Centerton Boulevard
PC Date: 3/15/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0001
Applicant / Current Owner	James & Brenda Patton Trustees
Site Area	+/- 0.89 acres
Current Zoning	A-1, Agricultural; requesting C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE); requesting General Commercial (GC)
Requested Use	Drive-Through Fast-Food Restaurant
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



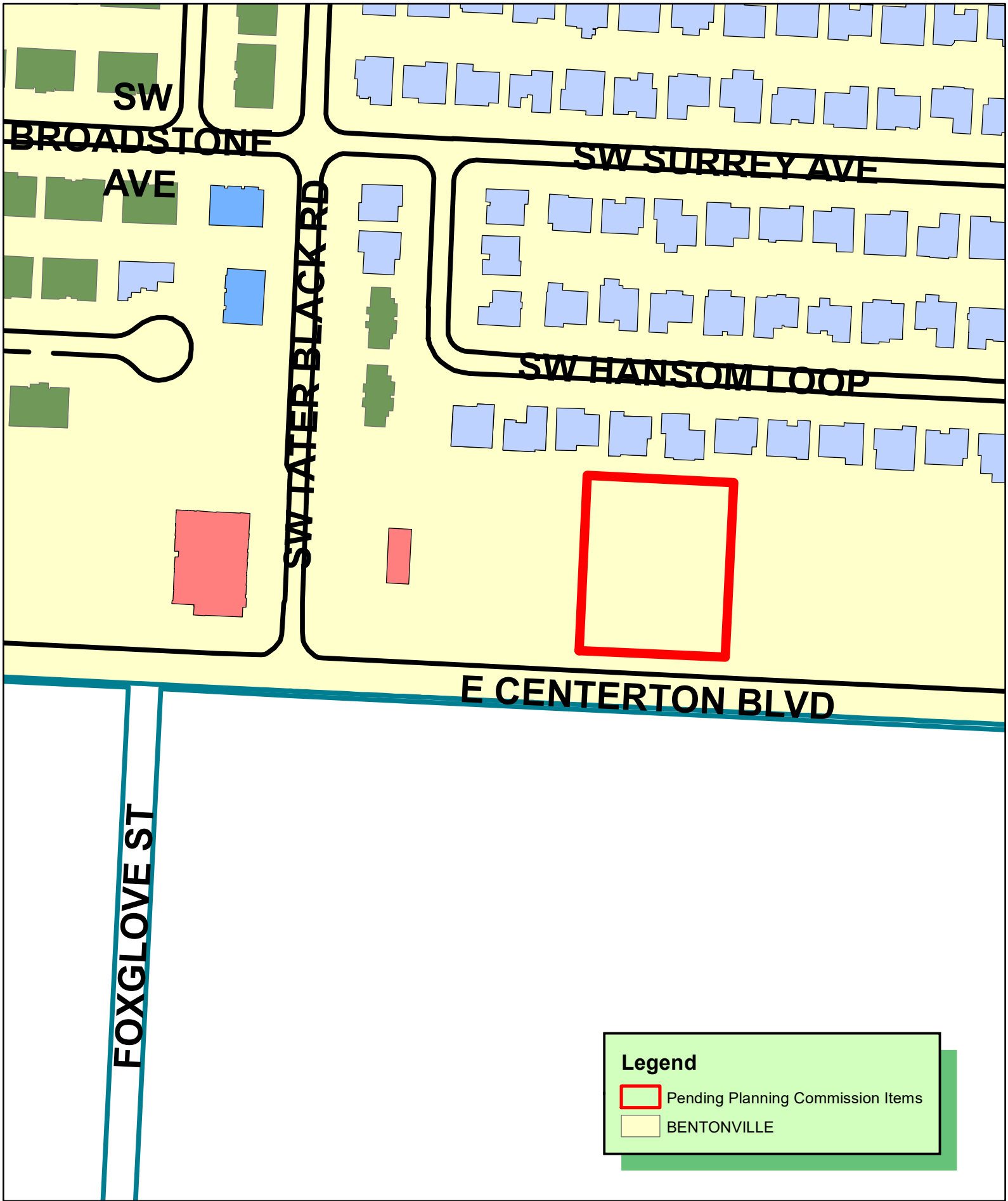
Property Description
The subject property is located on E Centerton Boulevard and is currently zoned A-1, Agricultural, but is under consideration for a rezone to C-1, Neighborhood Commercial (RZ22-0007 on this agenda). The use of "Restaurant, Drive-Through" is allowed conditionally in the C-1 zoning district.

Proposed Use Description
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 a.m. to 10 p.m. Parking, lighting, and the number of employees and patrons will be established with the large-scale development.

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

Conditions of Approval
If the Planning Commission votes to approve this request, staff recommends the following conditions:

1. The Conditional Use Permit is contingent upon Council approval on the applicant's rezoning to C-1, Neighborhood Commercial.
2. This Conditional Use Permit shall be valid in perpetuity.
3. The project must receive Large Scale Development approval.
4. All structures built must obtain a building permit.
5. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission may hold a public hearing to reconsider the Conditional Use at any time.



N
W E
S

1 inch = 150 feet

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

THE CITY OF BENTONVILLE

SAND CREEK
Engineering and Landscape Architecture, Inc.

January 24, 2022 Project # 21089

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

Bentonville Planning Commission

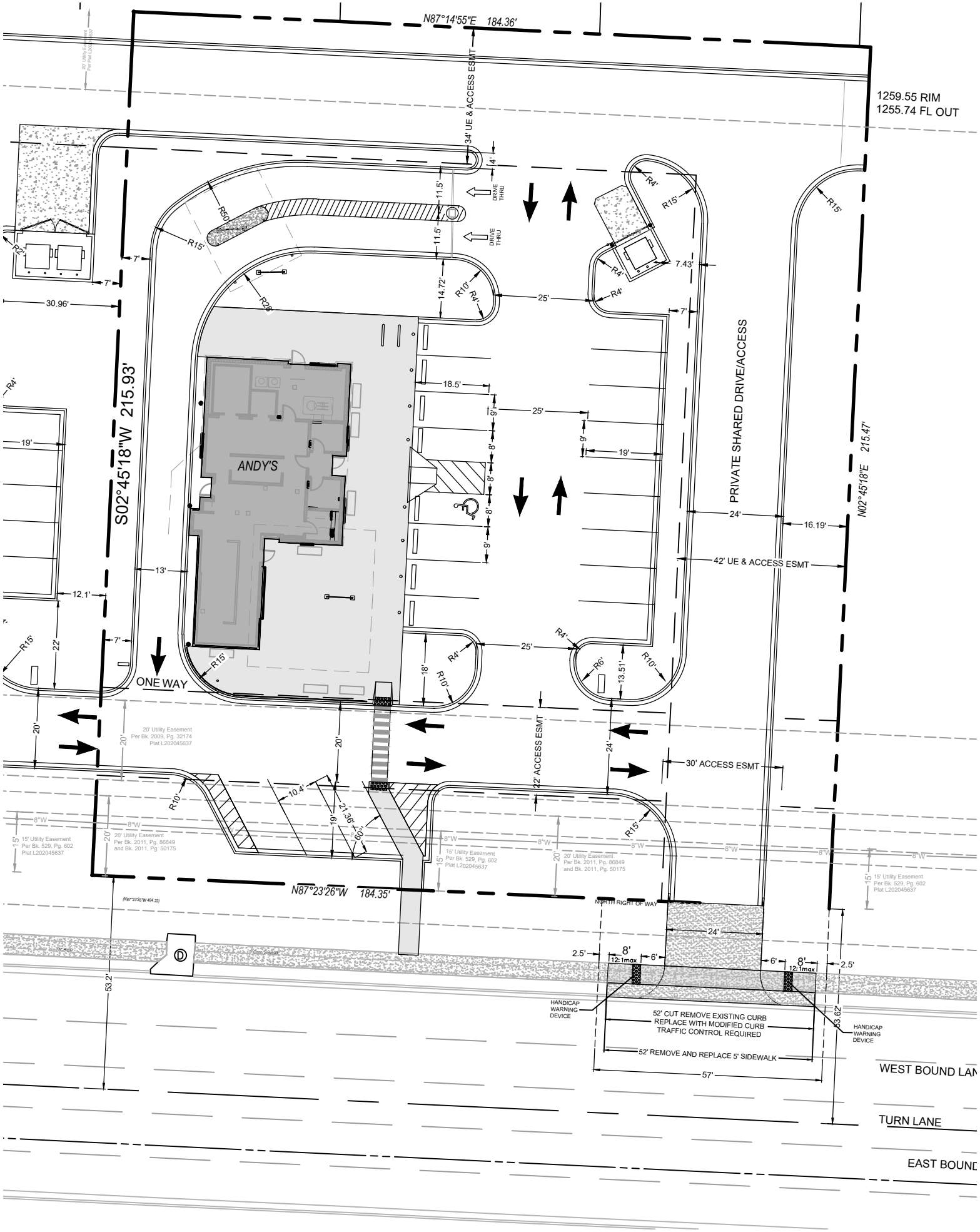
James Patton, of the Patton Family Revocable Trust, hereby requests a conditional use to be allowed to have/operate a drive-through service for a fast-food restaurant such as the Kentucky Fried Chicken on property to the east of the proposed Schlotsky's site, which just received approval of the Drive-thru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

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

We appreciate your consideration.

Sincerely,

Jennifer Watkins
Project Manager
jwatkins@sandcreek.us
1610 NW 12th Street Bentonville, AR 72712 Phone: (479) 464-9282


N87°14'55"E 184.36'
34' UE & ACCESS ESMT
1259.55 RIM
1255.74 FL OUT
DRIVE THRU
DRIVE THRU
S02°45'18"W 215.93'
ANDY'S
PRIVATE SHARED DRIVE/ACCESS
N02°45'18"E 215.47'
42' UE & ACCESS ESMT
ONE WAY
42' ACCESS ESMT
30' ACCESS ESMT
20' Utility Easement Per Bk. 2009, Pg. 32174 Plat L202045637
15' Utility Easement Per Bk. 529, Pg. 602 Plat L202045637
20' Utility Easement Per Bk. 2011, Pg. 86849 and Bk. 2011, Pg. 50175
N87°23'26"W 184.35'
NORTH RIGHT OF WAY
HANDICAP WARNING DEVICE
52' CUT REMOVE EXISTING CURB
REPLACE WITH MODIFIED CURB
TRAFFIC CONTROL REQUIRED
52' REMOVE AND REPLACE 5' SIDEWALK
HANDICAP WARNING DEVICE
WEST BOUND LAN
TURN LANE
EAST BOUND

Consent Agenda Items

For the Planning Commission meeting of March 15, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on March 8, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lots 1 Bentonville Phillips Park Subdivision Phase 1, City of Bentonville, 3107 SE C Street, C-2, General Commercial, *LS21-0071*

A Property Line Adjustment 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**.** The plat dedicates right-of-way along SE C Street and SE 28th Street per the Master Street Plan requirements. The plat also dedicates various public utility easements within the subdivision.

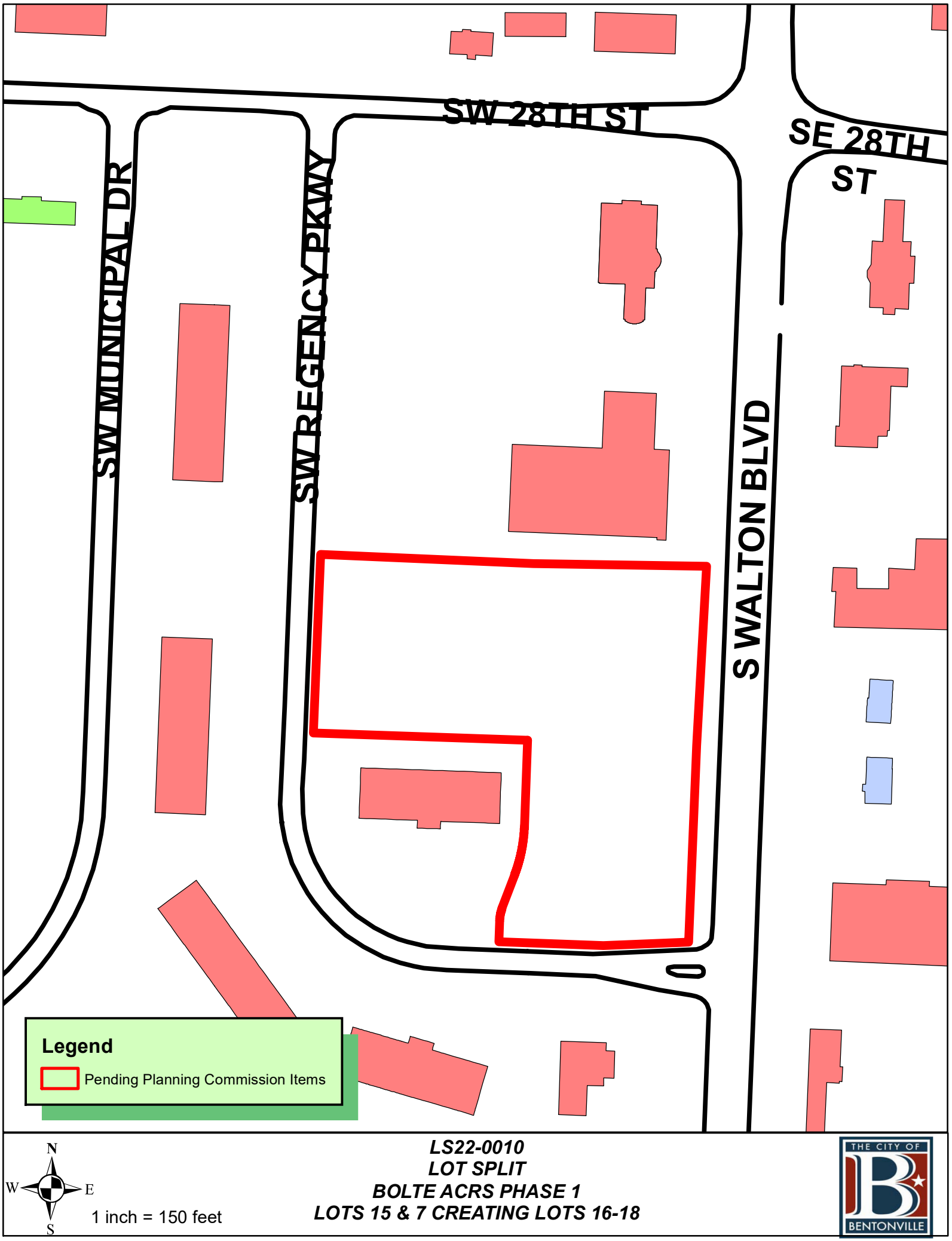
Property Line Adjustment: Lot 1 of Library Addition Phase 2, City of Bentonville, 405 South Main Street, DE, Downtown Edge, *PLA22-0004*

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.

Large-Scale Development: Redbird Retail, 2303 Southeast J Street LLC, 2401 SE J Street, C-2, General Commercial, *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.

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



LS22-0010
LOT SPLIT
BOLTE ACRS PHASE 1
LOTS 15 & 7 CREATING LOTS 16-18

THE CITY OF BENTONVILLE

REVISION		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	02/19/2022

Lot 14
Bolte Acres, Ph. I
Replat Bk. 2005, Pg. 652
Parcel #01-07808-010
Rose Properties, LLC
Zone: C-2

Lot 8
Bolte Acres
Replat Bk. 2005, Pg. 514
Parcel #01-07808-005
Marishamatt Properties, LLC
Inst. No. L201951644
Zone: C-2

MNF PLS1466
N=738230.84'
E=660620.82'

[S87°36'20"E]
S87°35'57"E
93.18'
105.94'
[199.10']
MNF PLS1466
78.99'
[78.99']
MNF PLS1466
503.28'
407.58'
222.65'

Detail "B"
(See Sheet 2)

MNF

Construction Centerline
(AHTD R/W JOB R90072)

59.0' ℄
55.4' ℄

L1

R/W Dedicated
Per this Plat

Detail "A"
(See Sheet 2)

MNS LS1666

GRANTED ARK. STATE HWY. COMM.
DEED BK. 2003, PG. 28816
REF. AHTD JOB R90072

S.W. Regency Parkway
(50' R.O.W.)
(Per Plat Bk. 2005, Pg. 652)

N02°24'33"E
[N02°24'19"E]
233.57'
[233.41']

Lot 15
Bolte Acres, Ph. I
Replat Bk. 2005, Pg. 652
Parcel #01-07808-011
Rose Properties, LLC
Zone: C-2
64,860 Sq. Ft.± or 1.49 Ac.±

232.77'
S01°54'40"W

LOT 16
21,962 SQ. FT.±
OR 0.50 AC.±

NEW LOT LINE
PER THIS PLAT

LOT 17
93,992 SQ. FT.±
OR 2.16 AC.±

[(231.07')]
231.18'

LOT LINE
TO BE REMOVED
PER THIS PLAT

[(S01°54'55"W)]
N01°54'36"E

NEW LOT LINE
PER THIS PLAT

229.28'

200.56'
(200.56')

R/W Dedicated
Per this Plat

S02°16'17"W

S02°01'54"E
(S06°32'50"W)

S. Walton Blvd.
(U.S. Hwy. 71B)
(R/W Varies - AHTD R/W JOB R90072)
(Deed Bk. 2003, Pg. 28816)

0 40' 60' 80'
SCALE IN FEET

MNF PLS1466

95.20'
184.93'
221.20'

MNF

P.O.B.
N88°05'23"W
[N88°05'05"W]
280.13'
[280.08']

P.O.C./P.O.B.
MNF
N=737988.17'
E=660890.98'

121.90'
(N01°54'55"E)
N01°54'36"E

59.0' ℄
45.0' ℄

Lot 6
Bolte Acres
Replat Bk. 2004, Pg. 514
Parcel #01-07808-003
Rose Properties, LLC
Deed Bk. 2004, Pg. 27788
Zone: C-2

Lot 7
Bolte Acres
Replat Bk. 2004, Pg. 514
Parcel #01-07808-004
Rose Properties, LLC
Zone: C-2
115,785 Sq. Ft.± or 2.66 Ac.±

5/8" REBAR
LS1492

169.51'

L2
(L2)

Existing
Building

LOT 18
58,906 SQ. FT.±
OR 1.35 AC.±

5/8" REBAR
LS1666

L3
(L3)

S02°16'17"W

5/8" REBAR
LS1492

R/W Dedicated
Per this Plat

137.53'
(137.51')

59.0' ℄
45.0' ℄

MNF

(C2)
C2

MNF

(L5)
L5

MNF

MNF

C1
(C1)

(L4)
L4

GRANTED ARK. STATE HWY. COMM.
DEED BK. 2003, PG. 28816
REF. AHTD JOB R90072

NEW LOT LINE
PER THIS PLAT

95.48'

S21°22'28"W

S02°15'27"W
(S02°15'29"W)

80.30'
45.44'
89.9' ℄
5/8" REBAR
LS1492
45.0' ℄

N87°42'07"W
(S87°42'08"W)
136.84'
(136.84')
S87°40'19"W
(S87°40'18"W)
125.74'
(125.78')

MNF
N=737724.75'
E=660853.58'

5/8" REBAR
LS1492

S.W. Regency Parkway
(50' R.O.W.)
(Per Plat Bk. 2004, Pg. 514)

37.0' ℄
37.1' ℄

CHXF

Construction Centerline
(AHTD R/W JOB R90072)

City of Bentonville Project #LS22-0010

State Survey Code: 500-19N-30W-0-07-140-04-1666

Property Line Table		
Line #	Direction	Length
L1	S06°32'48"W	47.97'
L2	S07°58'05"W	50.25'
L3	S03°27'11"E	50.25'
L4	N01°53'56"E	27.51'
L5	N20°51'56"E	46.34'

Record Property Line Table		
Line #	Direction	Length
L2	S07°58'07"W	50.25'
L3	S03°27'09"E	50.25'
L4	N01°53'23"E	27.57'
L5	N20°51'23"E	46.34'

Easement Line Table		
LINE	BEARING	DISTANCE
EL6	S87°12'00"E	22.85'
EL7	S88°05'23"E	25.92'
EL8	S02°57'11"W	20.00'
EL9	N88°05'23"W	47.85'
EL10	N01°54'37"E	29.87'
EL11	N88°05'23"W	117.53'
EL12	N87°42'25"W	20.04'
EL13	N16°05'32"W	41.54'
EL14	N01°54'36"E	16.37'
EL15	N41°46'06"W	6.68'
EL16	N88°05'23"W	15.82'
EL17	N02°18'12"E	18.43'
EL18	N38°30'33"W	10.43'
EL19	N02°24'33"E	20.00'
EL20	S38°30'33"E	34.70'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	50.00'	16.55'	18°57'54"	N11°22'53"E	16.47'
C2	200.00'	66.12'	18°56'31"	N11°23'41"E	65.82'

Record Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	50.00'	16.55'	18°58'00"	S11°22'23"W	16.48'
C2	200.00'	66.12'	18°56'28"	N11°23'09"E	65.82'

CEI
Solutions for Land and Life

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

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

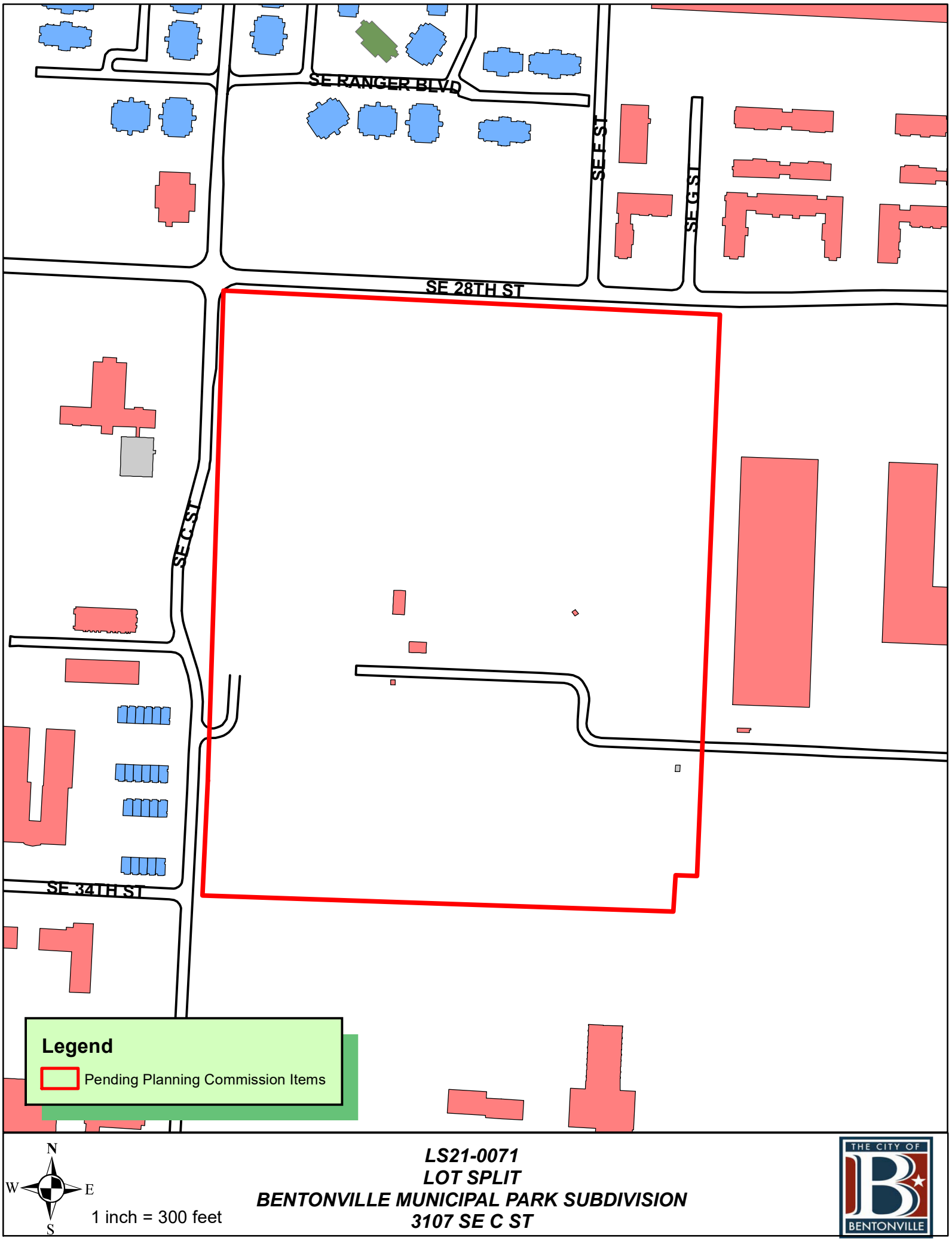
PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	JCF
CEI PROJECT NUMBER	32300
DATE	2/25/2022
REVISION	REV-1

Lot Split
SHEET TITLE

SHEET NUMBER
3 OF 4

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

© 2022 CEI ENGINEERING ASSOCIATES, INC.



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

OVERALL TRACT LINE TABLE

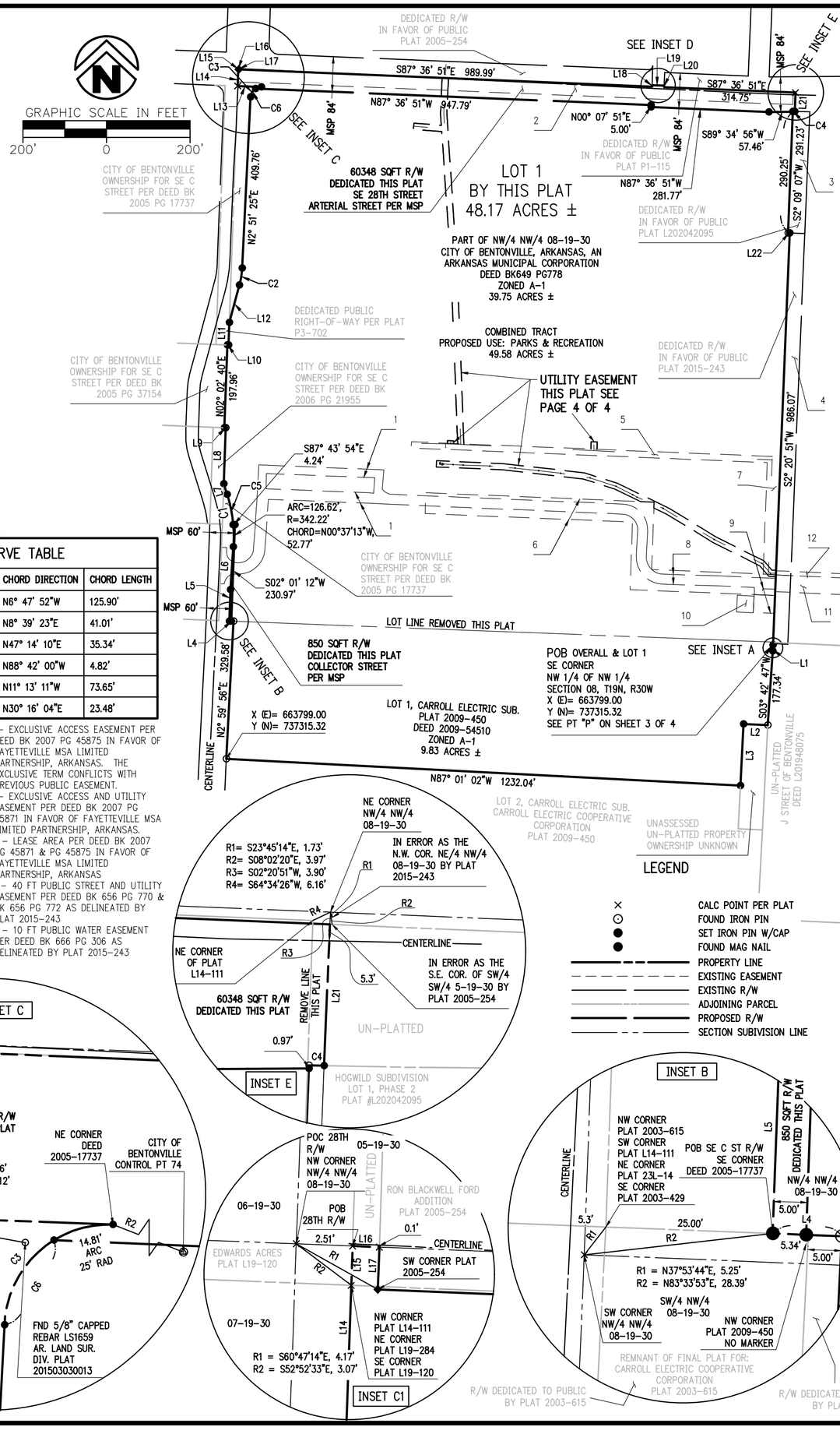
LINE #	DIRECTION	LENGTH
L1	S2° 20' 51"W	14.61'
L2	N87° 39' 43"W	58.01'
L3	S2° 59' 49"W	147.63'
L4	N87° 47' 46"W	10.34'
L5	N2° 01' 11"E	75.54'
L6	N3° 48' 06"E	102.76'
L7	N17° 23' 51"W	26.76'
L8	N2° 01' 12"E	134.18'
L9	N87° 44' 38"W	2.88'
L10	S87° 44' 14"E	2.79'
L11	N2° 01' 12"E	53.84'
L12	N15° 03' 22"E	92.97'
L13	N87° 47' 05"W	56.78'
L14	N2° 01' 12"E	40.00'
L15	N1° 56' 36"E	1.75'
L16	S87° 42' 03"E	1.20'
L17	S1° 55' 37"W	1.89'
L18	N1° 56' 32"E	3.38'
L19	S87° 42' 03"E	29.10'
L20	S2° 24' 52"W	3.43'
L21	S2° 20' 51"W	45.13'
L22	S88° 02' 41"E	3.82'

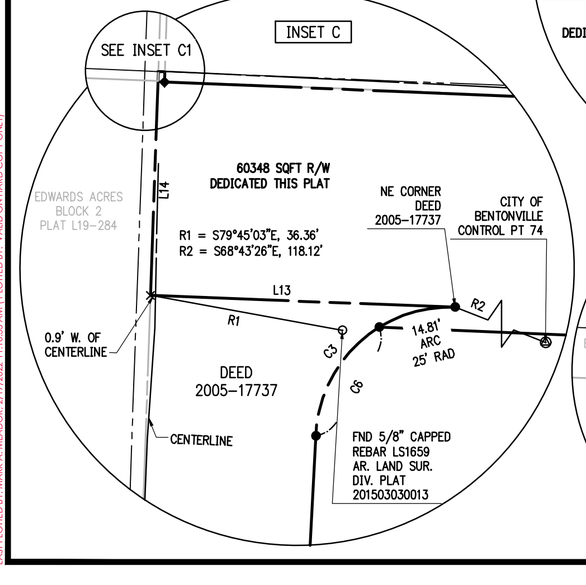
OVERALL TRACT CURVE TABLE

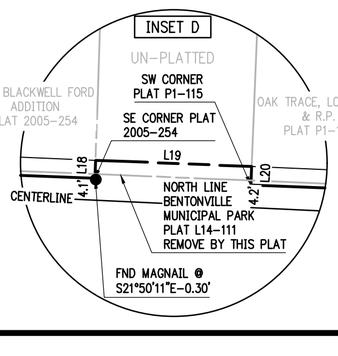
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	126.62'	342.22'	21°11'58"	N6° 47' 52"W	125.90'
C2	41.10'	183.96'	12°47'58"	N8° 39' 23"E	41.01'
C3	39.25'	25.00'	89°57'01"	N47° 14' 10"E	35.34'
C4	4.82'	3314.05'	0°05'00"	N88° 42' 00"W	4.82'
C5	73.79'	342.22'	12°21'18"	N11° 13' 11"W	73.65'
C6	24.44'	25.00'	56°00'47"	N30° 16' 04"E	23.48'

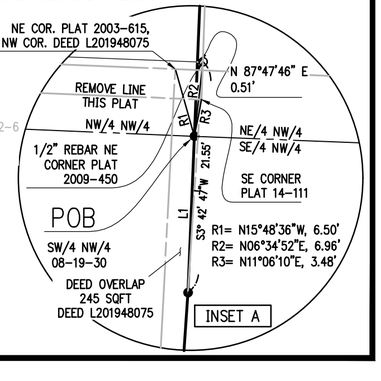
EXISTING EASEMENT TABLE

1 – EXCLUSIVE ACCESS EASEMENT PER DEED BK 2007 PG 45875 IN FAVOR OF FAYETTEVILLE MSA LIMITED PARTNERSHIP, ARKANSAS.
2 – PUBLIC STREET EASEMENT PER PLAT BOOK 14 PAGE 111
3 – DEDICATED PUBLIC RIGHT-OF-WAY PER PLAT L202042095
4 – DEDICATED PUBLIC RIGHT-OF-WAY PER PLAT 2015-243
5 – 15 FT PUBLIC WATER LINE EASEMENT PER PLAT BOOK 14 PAGE 111
6 – 50 FT PUBLIC STREET & UTILITY EASEMENT PER PLAT BOOK 14 PAGE 111
7 – 30 FT PUBLIC WATER LINE EASEMENT PER PLAT BOOK 14 PAGE 111
8 – EXCLUSIVE ACCESS EASEMENT PER DEED BK 2007 PG 45875 IN FAVOR OF FAYETTEVILLE MSA LIMITED PARTNERSHIP, ARKANSAS. THE EXCLUSIVE TERM CONFLICTS WITH PREVIOUS PUBLIC EASEMENT.
9 – EXCLUSIVE ACCESS AND UTILITY EASEMENT PER DEED BK 2007 PG 45871 IN FAVOR OF FAYETTEVILLE MSA LIMITED PARTNERSHIP, ARKANSAS.
10 – LEASE AREA PER DEED BK 2007 PG 45871 & PG 45875 IN FAVOR OF FAYETTEVILLE MSA LIMITED PARTNERSHIP, ARKANSAS
11 – 40 FT PUBLIC STREET AND UTILITY EASEMENT PER DEED BK 656 PG 770 & BK 656 PG 772 AS DELINEATED BY PLAT 2015-243
12 – 10 FT PUBLIC WATER EASEMENT PER DEED BK 666 PG 306 AS DELINEATED BY PLAT 2015-243









OVERALL DESCRIPTION – LOT COMBINATION – PHILLIPS PARK, BENTONVILLE, ARKANSAS

ALL THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 08, TOWNSHIP 19 NORTH, RANGE 30 WEST IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. LESS AND EXCEPT BY DEED THE FOLLOWING:

1. 22151 SQUARE FEET IN THE RIGHT-OF-WAY OF SE C STREET ACCORDING TO THE WARRANTY DEED RECORDED IN DEED BOOK 2005 AT PAGE 17737 WHICH THE CITY OF BENTONVILLE DESIGNATION AS OWNERSHIP FOR THE GENERAL PUBLIC;

AND LESS AND EXCEPT BY ACQUIESCENCE THE FOLLOWING:

1. 7307 SQUARE FEET IN THE CARROLL ELECTRIC SUBDIVISION ACCORDING TO THE LOT-SPLIT PLAT THEREOF RECORDED IN PLAT BOOK 2009 AT PAGE 450;
2. 130 SQUARE FEET IN THE CARROLL ELECTRIC COOPERATIVE CORPORATION TRACT ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN PLAT BOOK 2003 AT PAGE 615;
3. 13 SQUARE FEET IN THE RAINBOW SUBDIVISION ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN PLAT BOOK 23L AT PAGE 14;
4. 699 SQUARE FEET IN 71 BUSINESS CENTER PHASE 2 ACCORDING TO THE LOT SPLIT PLAT THEREOF RECORDED IN PLAT BOOK 2003 AT PAGE 429;
5. 676 SQUARE FEET IN THE MORRISON ADDITION ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN PLAT BOOK 17 AND MARKED THEREON AS PAGE 40 AND INDEXED IN THE COUNTY RECORDS AS PAGE 41;
6. 1751 SQUARE FEET IN EDWARDS ACRES, BLOCK 2 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK L19 AT PAGE 284;
7. 4 SQUARE FEET IN EDWARDS ACRES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK L19 AT PAGE 120;
8. 2609 SQUARE FEET IN THE RON BLACKWELL FORD ADDITION ACCORDING TO THE PROPERTY LINE ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 2005 AT PAGE 254;
9. 1154 SQUARE FEET IN OAK TRACE, LOTS 2 – 6 & R.P. ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN PLAT BOOK P1 AT PAGE 115;
10. AND 1258 SQUARE FEET IN THE HOGWILD SUBDIVISION ACCORDING TO THE LOT SPLIT PLAT THEREOF PRESENTED AND E-RECORDED AS PLAT DOCUMENT NO. L202042095.

ALSO, LOT 3 OF THE CARROLL ELECTRIC SUBDIVISION ACCORDING TO THE LOT SPLIT PLAT THEREOF RECORDED IN PLAT BOOK 2009 AT PAGE 450 AND BEING IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. LESS AND EXCEPT BY ACQUIESCENCE 5 SQUARE FEET BEING ALL THAT PART THEREOF LOCATED IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 08, TOWNSHIP 19 NORTH, RANGE 30 WEST.

BOTH PARCELS BEING JOINTLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 (NW/4) OF THE NORTHWEST 1/4 (NW/4) AND PART OF THE SOUTHWEST 1/4 (SW/4) OF THE NORTHWEST 1/4 (NW/4) OF SECTION 08, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NW/4 OF THE NW/4, A SET 5/8" CAPPED REBAR EMBOSSED LS 1304; THENCE SOUTH 02°20'51" WEST ALONG THE EAST LINE OF SAID SW/4 OF THE NW/4, A DISTANCE OF 14.61 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE EAST BOUNDARY OF LOT 3 OF CARROLL ELECTRIC SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING THREE (3) CALLS:

1) SOUTH 03°42'47" WEST, 177.34 FEET TO A 1/2" FOUND REBAR;
2) NORTH 87°39'43" WEST, 58.01 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304;
3) SOUTH 02°59'49" WEST, 147.63 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 87°01'02" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1232.04 FEET TO A FOUND 5/8" CAPPED REBAR (ILLEGIBLE) AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 02°59'56" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 329.58 FEET TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 87°47'46" WEST ALONG THE NORTH LINE OF SAID CARROLL ELECTRIC SUBDIVISION, A DISTANCE OF 5.00 FEET AND CONTINUING AN ADDITIONAL 5.34 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED CARROLL ELECTRIC COOPERATIVE CORPORATION TRACT FOR A TOTAL DISTANCE OF 10.34 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE EAST RIGHT-OF-WAY OF SE C STREET ACCORDING TO THE WARRANTY DEED RECORDED IN BOOK 2005 AT PAGE 17737; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) CALLS:

1) NORTH 02°01'11" EAST, 75.54 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304;
2) NORTH 03°48'06" EAST, 102.76 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT A NON-TANGENT CURVE TO THE LEFT;
3) 126.62 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 342.22 FEET, A CENTRAL ANGLE OF 21°11'58" AND SUBTENDED BY A CHORD BEARING NORTH 06°47'52" WEST, 125.90 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304;
4) NORTH 17°23'51" WEST, 26.76 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE EAST LINE OF AFOREMENTIONED MORRISON ADDITION;

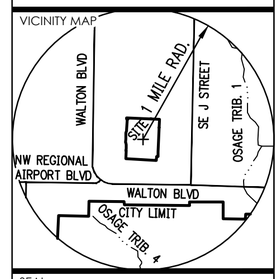
THENCE ALONG SAID EAST LINE NORTH 02°01'12" EAST, A DISTANCE OF 134.18 FEET TO A FOUND 5/8" CAPPED REBAR EMBOSSED LS1286 AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 87°44'38" WEST ALONG THE NORTH LINE OF SAID MORRISON ADDITION, A DISTANCE OF 2.88 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE WEST LINE OF SAID NW/4 OF THE NW/4 OF SAID SECTION 08; THENCE NORTH 02°02'40" EAST ALONG SAID WEST LINE, A DISTANCE OF 197.96 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE SOUTH LINE OF AFORMENTIONED EDWARDS ACRES BLOCK 2 ACCORDING TO PLAT BOOK L19 PAGE 284; THENCE ALONG SAID SOUTH LINE SOUTH 87°44'14" EAST, A DISTANCE OF 2.79 TO A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°01'12" EAST ALONG THE EAST LINE OF SAID EDWARDS ACRES BLOCK 2, A DISTANCE OF 53.84 TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE AFOREMENTIONED EAST RIGHT-OF-WAY OF SE C STREET; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) CALLS:

1) NORTH 15°03'22" EAST, 92.97 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT A TANGENT CURVE TO THE LEFT;
2) 41.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 183.96 FEET, A CENTRAL ANGLE OF 12°47'58" AND SUBTENDED BY A CHORD BEARING NORTH 08°39'23" EAST, 41.01 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304;
3) NORTH 02°51'25" EAST, 409.76 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT A NON-TANGENT CURVE TO THE RIGHT;
4) 39.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'01" AND SUBTENDED BY A CHORD BEARING NORTH 47°14'10" EAST, 35.34 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT THE NORTHEAST CORNER OF SAID TRACT OF LAND ACCORDING TO WARRANTY DEED RECORDED IN BOOK 2005 AT PAGE 17737;

THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY TRACT NORTH 87°47'05" WEST, A DISTANCE OF 56.78 FEET REGAINING THE EAST LINE OF EDWARDS ACRES BLOCK 2; THENCE ALONG SAID EAST LINE NORTH 02°01'12" EAST A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID EDWARDS ACRES BLOCK 2, SAME BEING THE SOUTHEAST CORNER OF EDWARDS ACRES ACCORDING TO THE RECORD PLAT RECORDED IN PLAT BOOK L19 AT PAGE 120; THENCE ALONG THE EAST LINE THEREOF NORTH 01°56'36" EAST, A DISTANCE OF 1.75 FEET TO THE NORTH LINE OF SAID NW/4 OF THE NW/4 OF SAID SECTION 08; THENCE ALONG SAID NORTH LINE SOUTH 87°42'03" EAST, A DISTANCE OF 1.20 FEET TO THE WEST BOUNDARY OF AFOREMENTTIONED RON BLACKWELL FORD ADDITION; THENCE ALONG SAID WEST BOUNDARY SOUTH 01°55'37" WEST, A DISTANCE 1.89 FEET TO A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY THEREOF SOUTH 87°36'51" EAST, A DISTANCE OF 989.99 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST BOUNDARY THEREOF NORTH 01°56'32" EAST, A DISTANCE OF 3.38 FEET TO THE NORTH LINE OF SAID NW/4 OF THE NW/4 OF SAID SECTION 08; THENCE ALONG SAID NORTH LINE SOUTH 87°42'03" EAST, A DISTANCE OF 29.10 FEET TO THE WEST LINE OF AFOREMENTIONED OAK TRACE, LOTS 2 – 6 & R.P. ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN PLAT BOOK P1 AT PAGE 115; THENCE ALONG SAID WEST LINE SOUTH 02°24'52" WEST, A DISTANCE OF 3.43 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 87°36'51" EAST, 314.75 FEET TO THE EAST LINE OF SAID NW/4 OF THE NW/4 OF SAID SECTION 08; THENCE ALONG SAID EAST LINE SOUTH 02°20'51" W, A DISTANCE OF 45.13 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AT A NON-TANGENT CURVE TO THE RIGHT FOR THE NORTH BOUNDARY OF AFOREMENTIONED HOGWILD SUBDIVISION; THENCE 4.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3314.05 FEET, A CENTRAL ANGLE OF 00°05'00" AND SUBTENDED BY A CHORD BEARING NORTH 88°42'00" WEST, 4.82 FEET TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST BOUNDARY THEREOF SOUTH 02°09'07" WEST, 291.23 FEET TO FOUND 1/2" CAPPED REBAR EMBOSSED LS 1005 AT THE SOUTHWEST CORNER OF LOT 1, PHASE 2 OF SAID HOGWILD SUBDIVISION; THENCE ALONG THE SOUTH LOT LINE THEREOF SOUTH 88°02'41" EAST, A DISTANCE OF 3.82 FEET TO A SET 5/8" CAPPED REBAR EMBOSSED LS 1304 AND REGAINING THE EAST LINE OF SAID NW/4 OF THE NW/4 OF SAID SECTION 08; THENCE ALONG SAID EAST LINE SOUTH 02°20'51" WEST, A DISTANCE OF 986.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.58 ACRES MORE OR LESS.

RECORD INFORMATION

VICINITY MAP



SEAL

REGISTERED
STATE OF ARKANSAS
No. 1304
PROFESSIONAL LAND SURVEYOR
MARK A. MEADOR

BENTONVILLE PHILLIPS PARK PHASE I
LOT COMBINATION PLAT
PART OF THE NW 1/4 OF
SECTION 08, T 19 N, R 30 W
BENTONVILLE ARKANSAS

PREPARED FOR:
CITY OF BENTONVILLE, AR

STATE PLAT CODE:
500-19N-30W-0-08-400-04-1304

DATE: 11/15/2021
PROJECT NO: 21108300
CONTACT: M. MEADOR

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

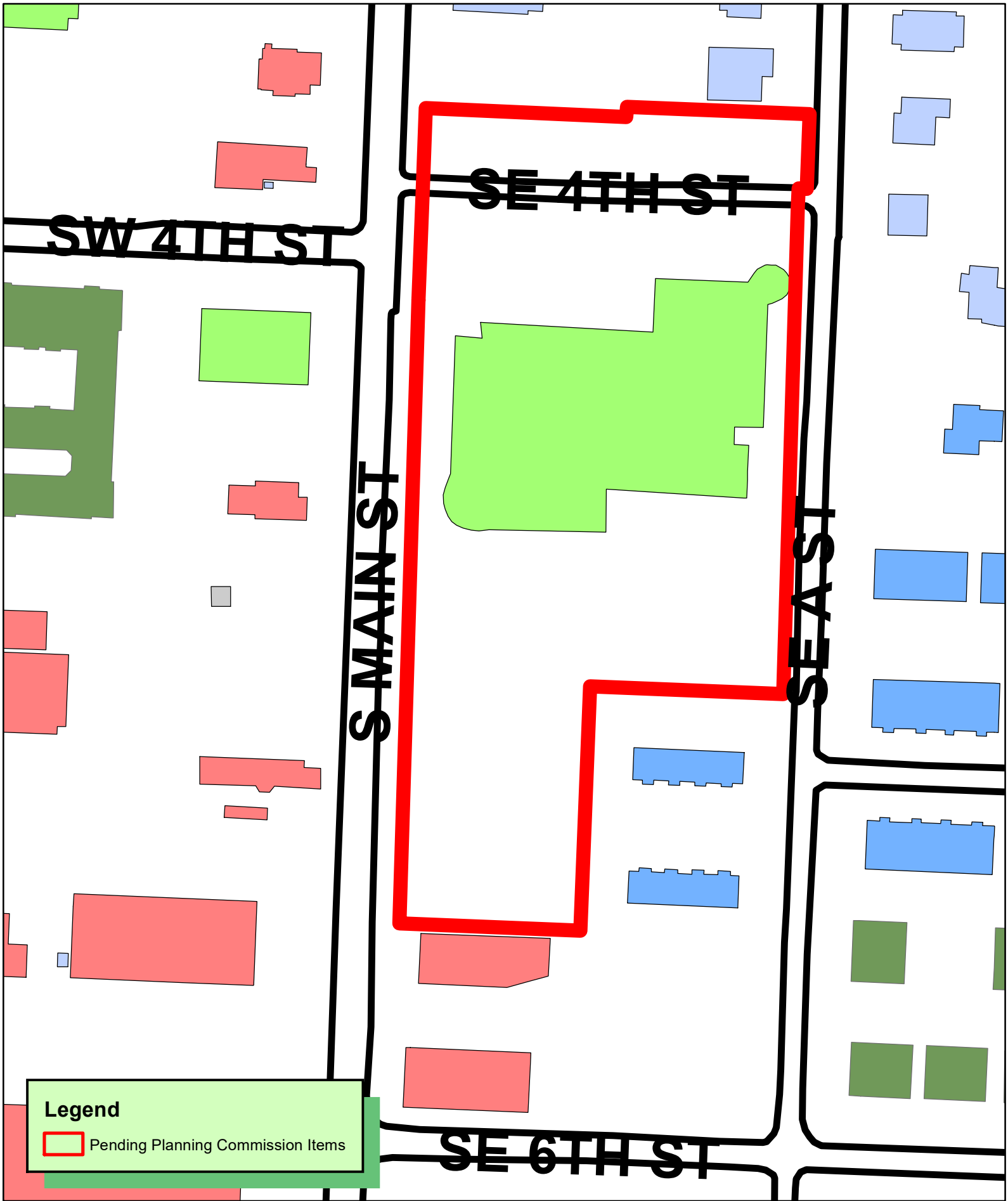
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES INC. No. 109
ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 4

DRAWING: G:\21108300_PHILLIPSPK\INFRASTRUCTURE\SURVEY\DWG\21108300_LOTCOMBO_PAGE1&2.DWG
LAYOUT: 2OF4 , LAST SAVED: MA5175 2/17/2022 11:16:00 AM
LAST PLOTTED BY: MARK A. MEADOR 2/17/2022 11:16:33 AM [PLOTTED BY VAULT ON HARD COPY ONLY]



N
W E
S

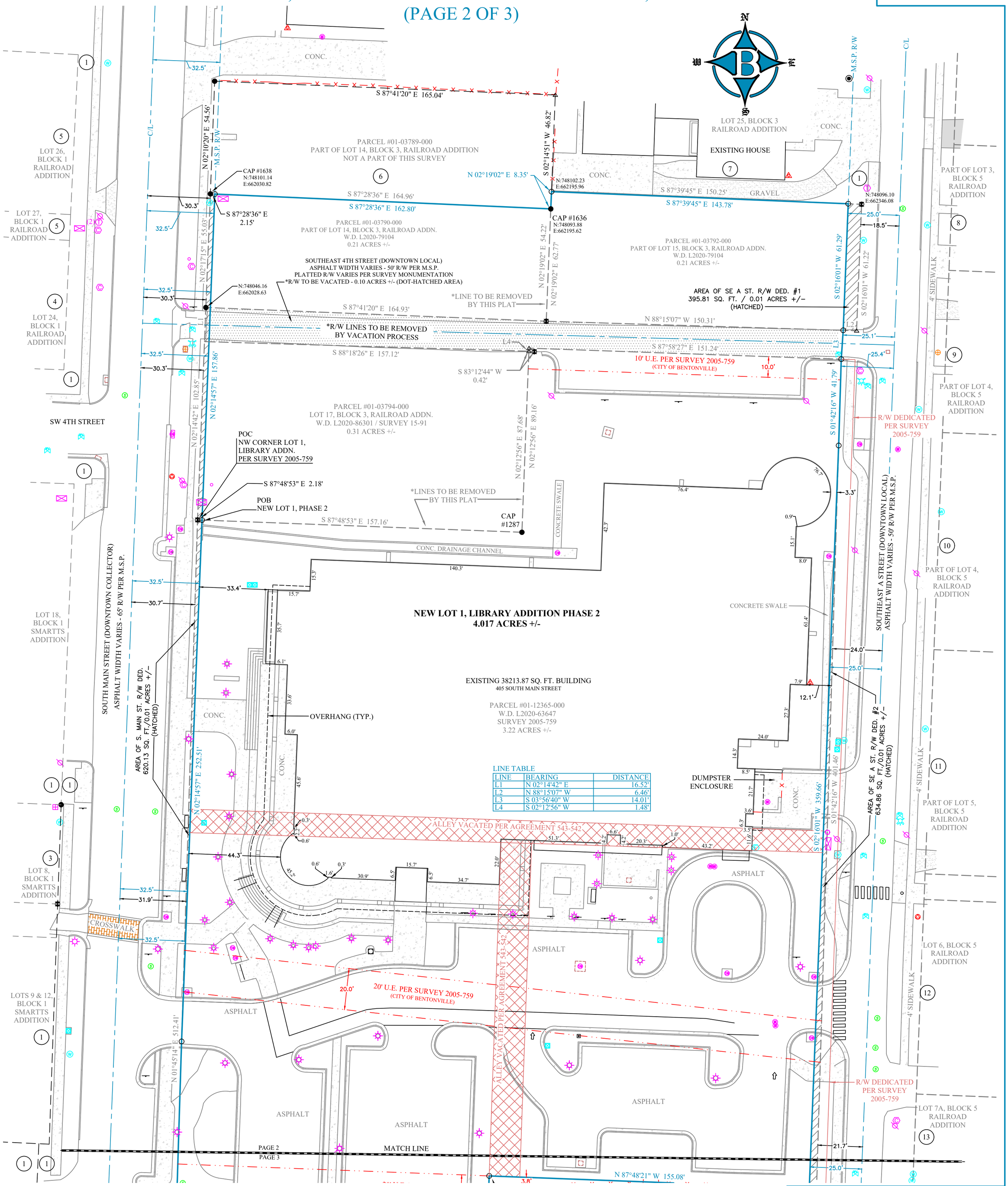
1 inch = 100 feet

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

THE CITY OF BENTONVILLE

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 TABLE

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'

CITY OF BENTONVILLE PROJECT #PLA 22-0004

DRAWING #21-398 COMBO

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

SURVEYED: JRICH | DRAFTED: MR, JCR

REVIEWED: DT

COA #1335

PAGE 2 OF 3

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:

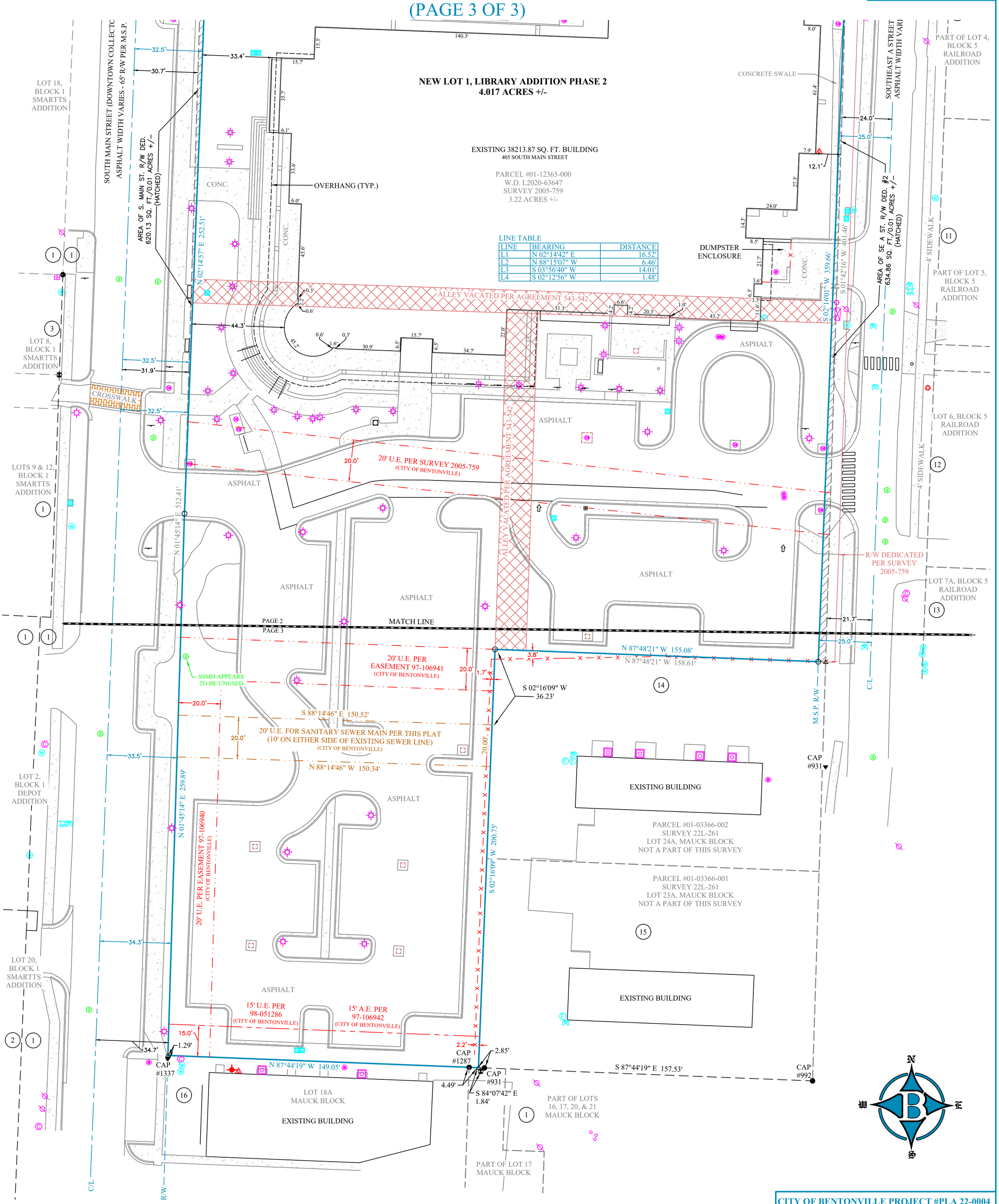
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- (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:	REVISION MADE:
2/22/2022	REVISED DRAWING BASED ON 1ST SUBMITTAL COMMENTS

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 3 OF 3)



CITY OF BENTONVILLE PROJECT #PLA 22-0004

DRAWING #21-398 COMBO

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	SURVEYED: JRICH / DRAFTED: MR, JCR
LOT 17 & PART OF LOTS 14 & 15, BLOCK 3 RAILROAD ADDITION	REVIEWED: DT
	COA #1335
	PAGE 3 OF 3

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:

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- (M) MEASURED DISTANCE
- FOUND 5/8" REBAR
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- ELEC. GUY ANCHOR
- POWER POLE
- CABLE PEDESTAL
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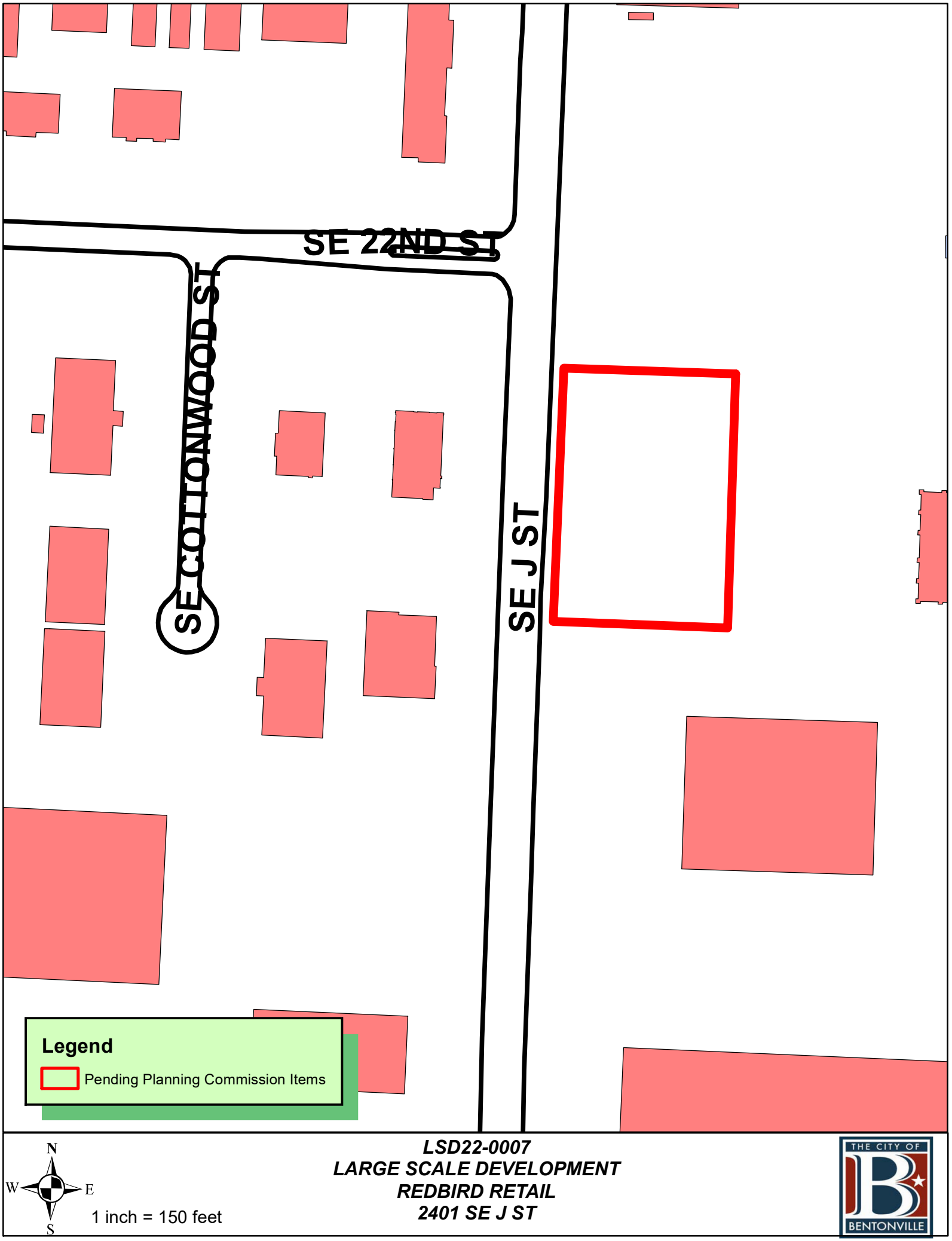
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- UTILITY EASEMENT

REVISION DATE:	REVISION MADE:
2/22/2022	REVISED DRAWING BASED ON 1ST SUBMITTAL COMMENTS



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

LOT 4
Greenwhich Village Condominiums
Parcel #: 01-18768-000
2303 Southeasts J Street LLC
Zoning: I-1

Ex. 27' Mutual Access Easement L201959000

Proposed 15' Drainage Easements to be Dedicated by Separate Document.

N01°48'06"E 332.28'

Proposed 7'x8' Three Phase Transformer Re: BEUD Details

Proposed Type "A" Accessible Ramp

Match Existing Asphalt At A Clean Saw-Cut Edge

Proposed Dumpster Enclosure

BUILDING SET BACK

81' (9 Spaces @ 9'x19')

Remove Existing Storm Drain Pipe And Outfall At Proposed Wall Face

Proposed 8" White Stripes @ 45° (24" O.C.) with 4" White Edge Lines.

Proposed Modular Block Retaining Wall w/Handrail (By Others)

Handrails, Re: Arch (TYP.)

Ex. 44' Mutual Access Easement L201959000

Ex. Drainage Easement Plat Doc. L201959000

Proposed Building
±11,131 Square Feet
FFE = 1308.5'

Proposed 20'x35" Off-Street Loading Space.

Patio Bench (Victor Stanley, Inc. Model C-10 or Approved Equal)

Parcel #: 01-00065-001
Ronald A. Stowers Trust
Zoning: A-1
Beneficiary Deed Doc
#2017056793

LOT 3
Greenwhich Village Condominiums
Parcel #: 01-18767-000
2303 Southeasts J Street LLC
Zoning: I-1

± 256.5 LF of Handrail Re: Arch

Proposed Concrete Wheel Stops (2) & Accessible Signs (2)

Proposed Type "A" Accessible Ramp

(2) Dero "Swerve Rack" Bike Racks, or Approved Equal Re: Detail

Ex. Detention Pond Outflow
Rim=1305.83
Invert (Out)=1301.43

91' (9 Spaces @ 9'x19')

1 Accessible Space

VAN

1 Accessible Van Space

Proposed Type "A" Curb and Gutter Re: Details

Proposed Type "A" Accessible Ramp

Proposed 3' Wide Concrete Flume

BUILDING SET BACK

28' (3 Spaces @ 9'x19')

118' (13 Spaces @ 9'x19')

Ex. Sign Easement Declaration Doc. L202057917

Ex. 15' Utility Easement City of Bentonville Book 2000, Page 19901

Ex. Utility Easement Plat Book 2005, Page 1268

Proposed 3' Wide Curb Swale with Sidewalk Grate Re: Details

Ex. 15' Utility Easement City of Bentonville Book 2000, Page 03469

Ex. Utility Easement Doc. L202058450

Ex. Utility Easement Lot Split L201959000

N31°39'06"W 29.04'

N02°25'50"E 15.85'

N02°25'50"E 331.17'

Ex. Water Easement City of Bentonville Book 651, Page 615

40' Multi-Purpose Easement Declaration Doc. L202057916

Ex. 10' Utility Easement L201959000

Ex. Access Easement Agreement Doc 201968984

Ex. Emergency Vehicle Access Easement Plat Book 19, Page 238

136' (15 Spaces @ 9'x19')

LOT 1
BTV Industrial Park
Parcel #: 01-08551-000
5700 Holdings LLC Et Al
Zoning: I-2
Re-Plat P2-448
FILED: 9/17/99

S87°54'18"E 228.13'

S88°11'18"E 224.49'

Ex. Power Pole 3" Conduits

Parcel #: 01-00064-002
Arkansas State
Hwy Commission
Book 2005, Page 22800

Approximate Center Line AR Western Gas Right-of-Way Book 270, Page 477

PROPOSED 12' WIDE BIKEWAY PATH.

S.E. J STREET

Parcel #: 01-00064-003
Arkansas State
Hwy Commission
Book 2005, Page 22800

ONLY

GRAPHIC SCALE: 1"=20'

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 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

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

Revision	By	Date

MORRISON-SHIPLEY | HALFF
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

FOR REVIEW

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

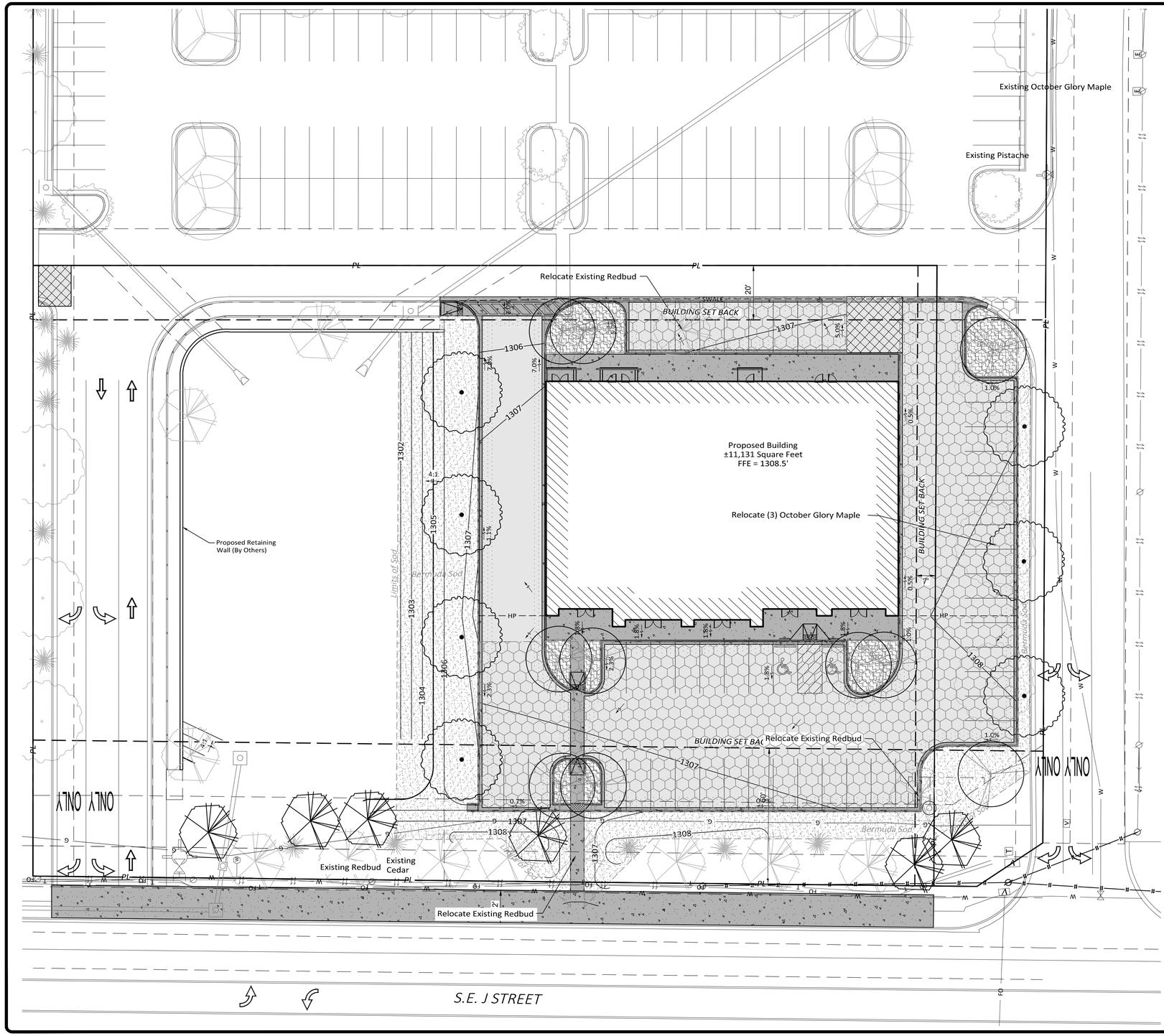
SITE PLAN

CITY PROJECT #LSD 22-0007

Preliminary Drawings - 01.19.2022

Sheet No.: 2 of 8

Drawing Name: W:\BTV\Drive MBL-02\DRAFTING\Sheets\SITE PLAN.dwg Last Modified: Feb. 28, 2022 – 8:54am Plotted on: Feb. 28, 2022 – 8:55am by ah2922



NOTE TO CONTRACTOR:

1. ONCE INSTALL, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
5. THERE MAY BE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING. IT IS UP TO THE CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS.
6. 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.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
8. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

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

0 10' 20' 40'

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

Revision	By	Date

MORRISON-SHIPLEY | HALFF

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M. DIRK THIBODAUX 5142 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS

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

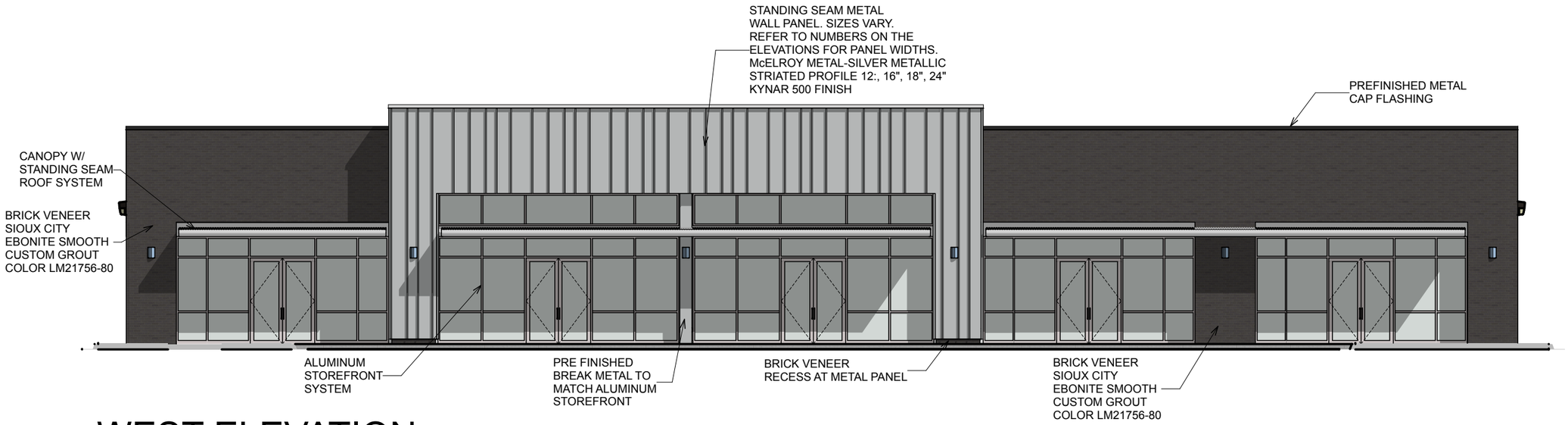
LANDSCAPE PLAN

CITY PROJECT #LSD 22-0007

Preliminary Drawings – 01.19.2022

Sheet No.: 8 of 8

Drawing Name: P:\MBL-02\04-FTWS\Sheets\LANDSCAPE PLAN.dwg Last Modified: Feb 28, 2022 - 10:50am Plotted on: - Feb 28, 2022 - 10:47am by ah5181



WEST ELEVATION

SCALE: 3/32" = 1'-0"

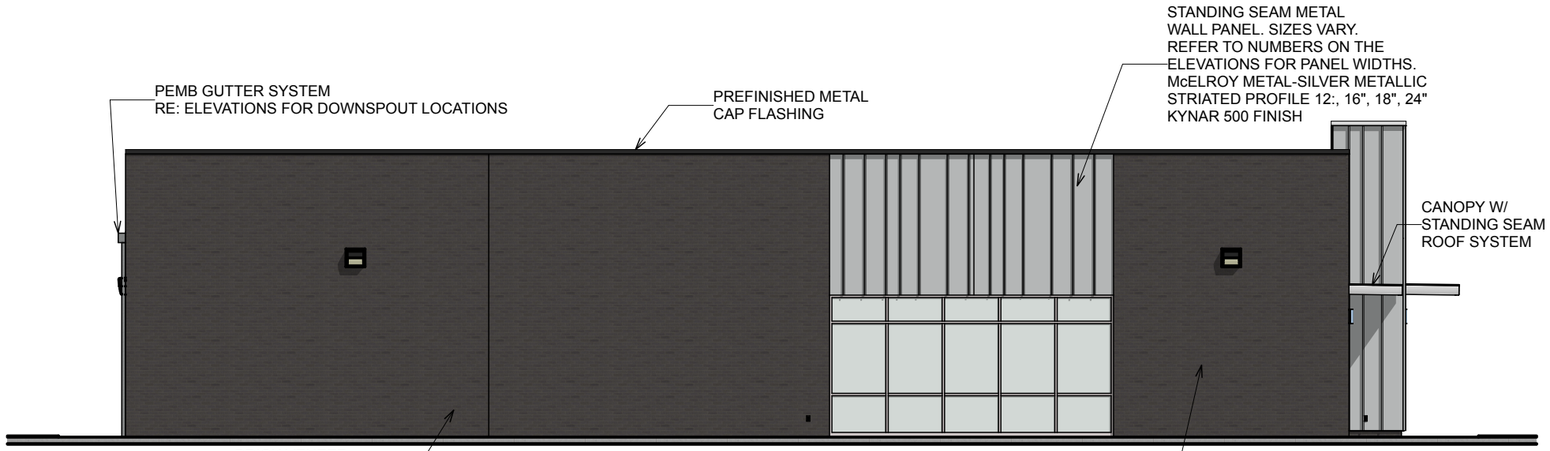
BRICK = 30% , METAL PANEL = 22 %, GLASS = 48 %

EAST ELEVATION

SCALE: 3/32" = 1'-0"

BRICK = 53% , METAL PANEL = 47 %, GLASS = 0 %

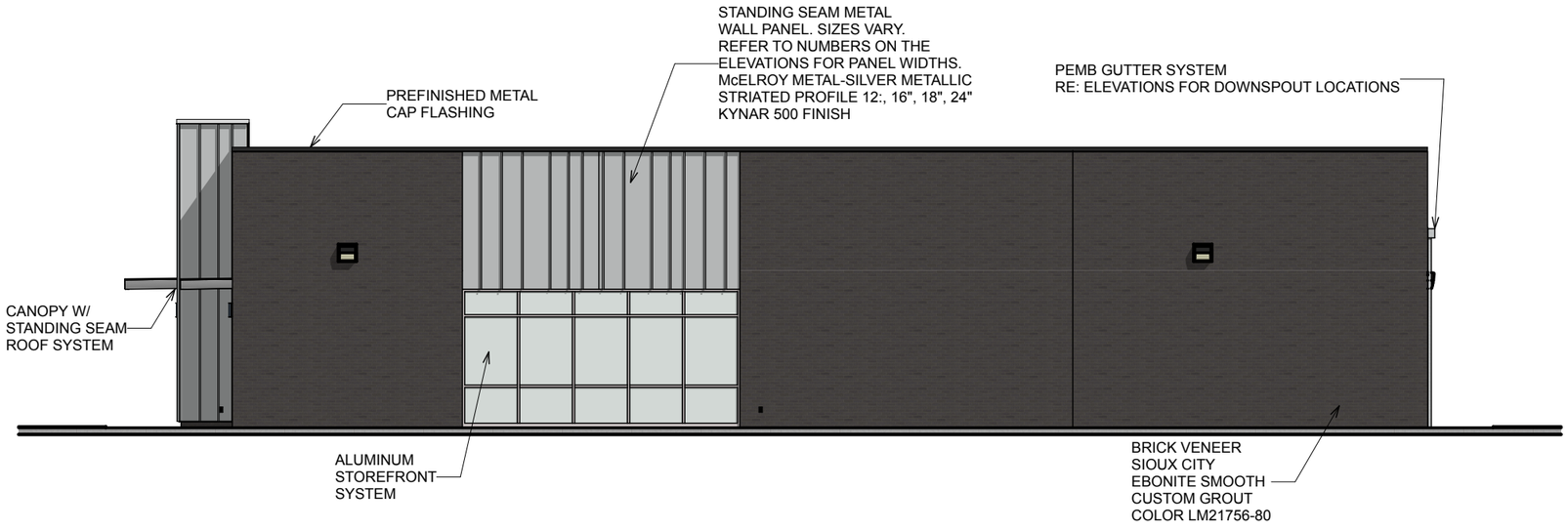
MBL



NORTH ELEVATION

BRICK = 51% , METAL PANEL = 26 %, GLASS = 23 %

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

BRICK = 51% , METAL PANEL = 26 %, GLASS = 23 %

SCALE: 3/32" = 1'-0"

MBL

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

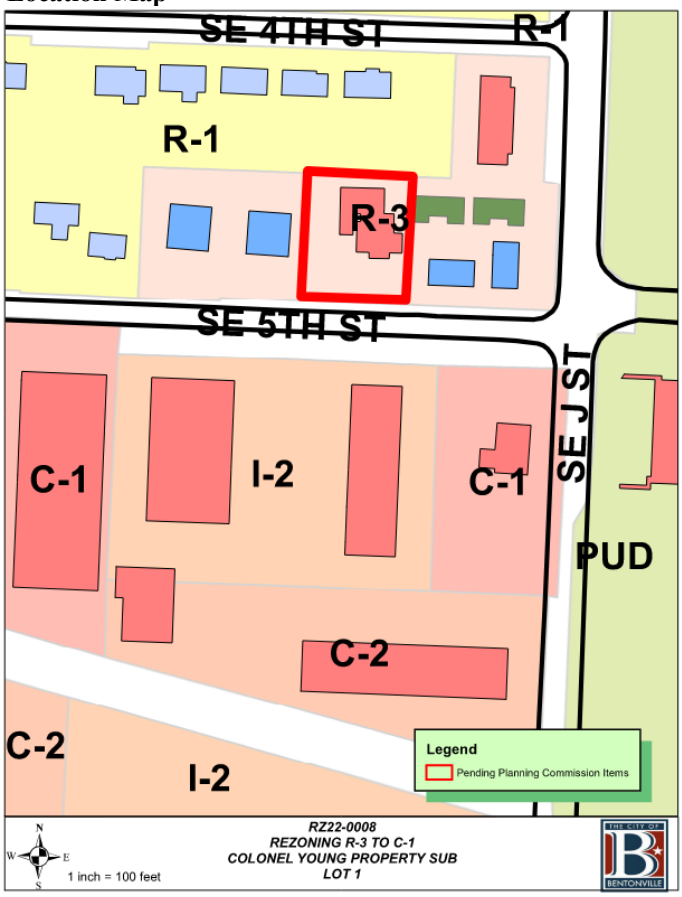
1007 SE 5th Street, LLC

1007 SE 5th Street
PC Date: 3/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0008
Applicant / Current Owner	1007 SE 5th Street, LLC
Site Area	+/- 0.46 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Medium-Density Residential (MDR)
Requested Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1007 SE 5th Street. The property is surrounded by 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.

Relationship to the Bentonville Community Plan
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.

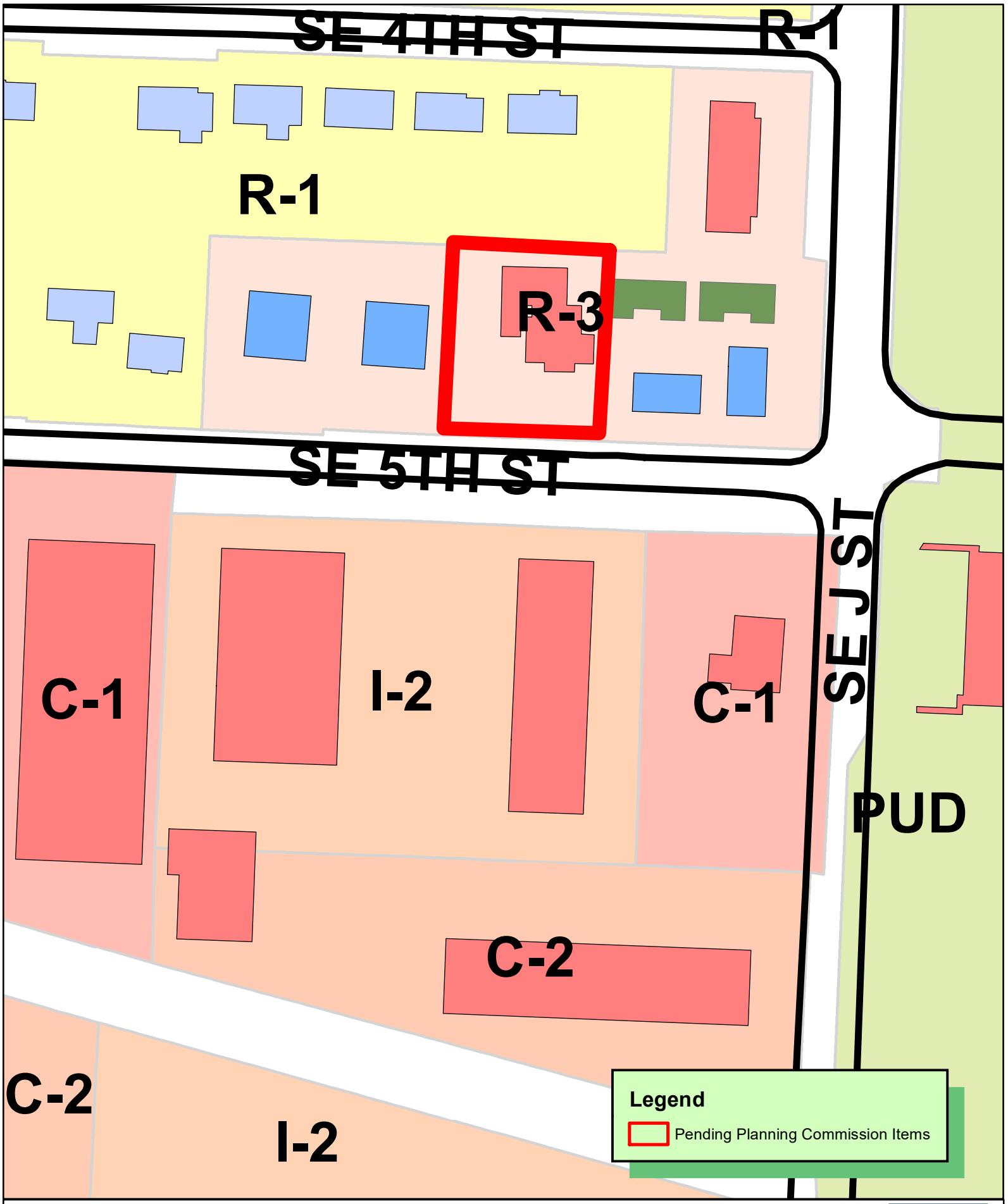
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).

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

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

The C-1 zoning district exists in multiple locations along SE 5th Street, including diagonally across the street from this location. Additionally, this house is located off of a Downtown Collector and one lot away from an arterial, which helps support higher intensity zoning districts and uses. While this request is not consistent with the Future Land Use Plan, it is consistent with surrounding land-use patterns in the immediate area.

Conclusion
Staff recommends approval of the Future Land Use Plan amendment and the rezoning request due to consistency with existing land-use patterns and proximity to collector and arterial streets.



N
W E
S

1 inch = 100 feet

RZ22-0008
REZONING R-3 TO C-1
COLONEL YOUNG PROPERTY SUB
LOT 1

THE CITY OF BENTONVILLE

1007 SE 5th 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 5th 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 5th 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.

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

C-1, Neighborhood Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-1, Neighborhood Commercial

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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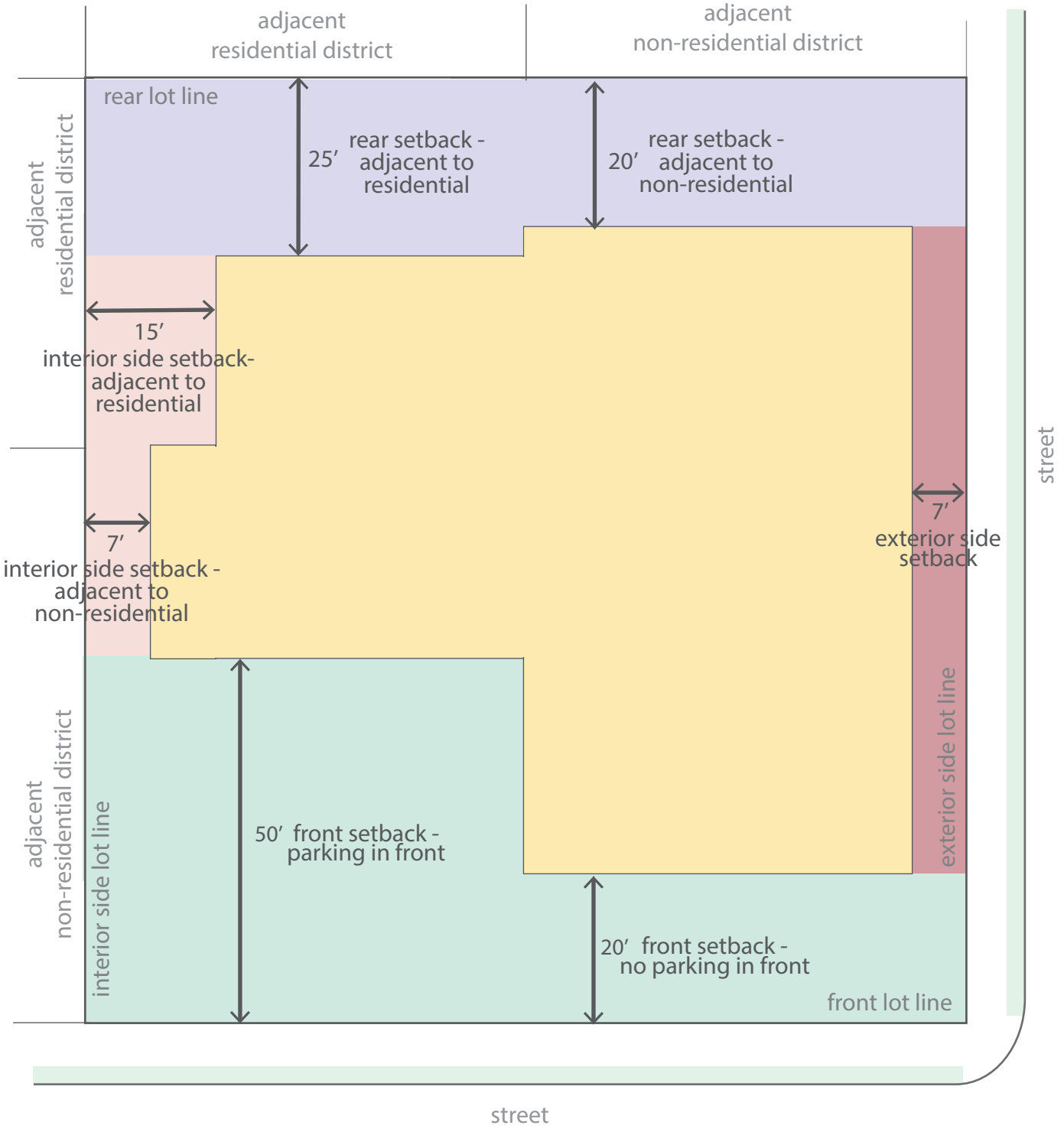
C-1, Neighborhood Commercial

Setback Illustration



Updated May 2020

REZONING STAFF REPORT

Damon Epps and Erin Mertes

105 NE I Street

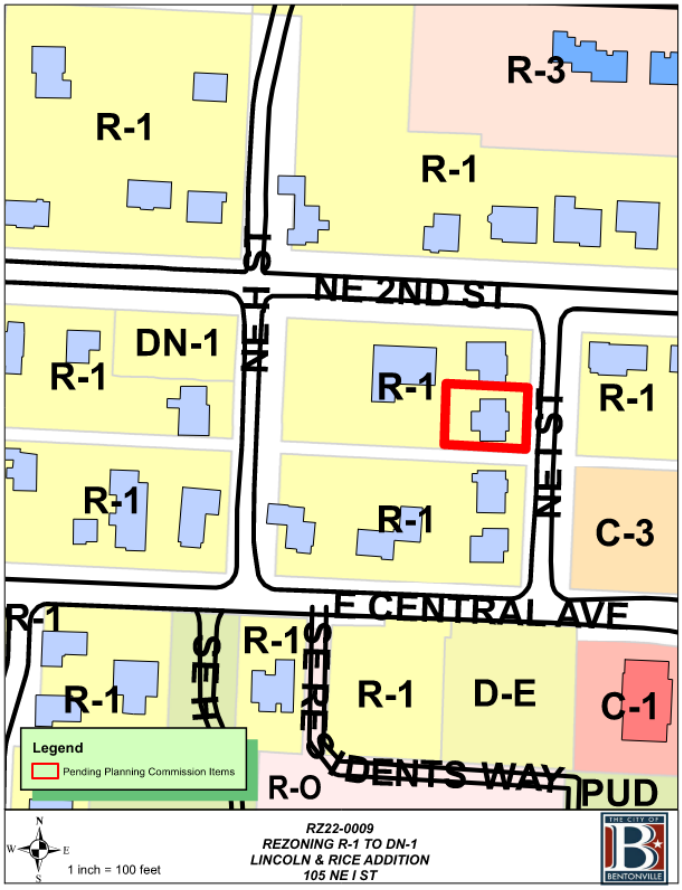
PC Date: 3/15/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0009
Applicant / Current Owner	Damon Epps and Erin Mertes
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 105 NE I Street. The property is surrounded by R-1, Low Density Single Family Residential to the north, south, east, and west, and C-3, Mixed Use Commercial to the southeast.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

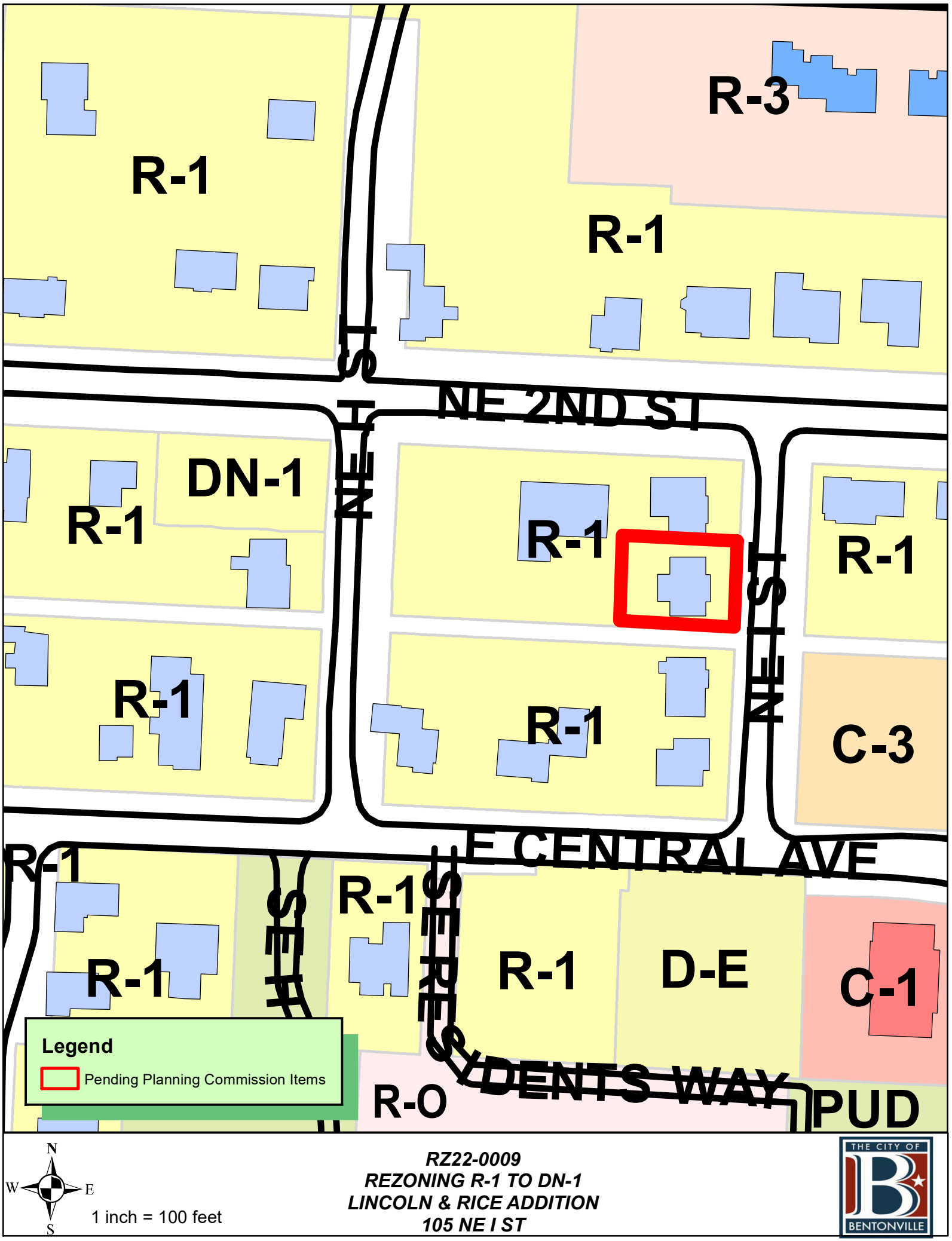
Analysis

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

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-1 zoning districts in the immediate area.

Conclusion

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


R-1
R-3
R-1
NE 2ND ST
DN-1
R-1
R-1
R-1
R-1
C-3
R-1
E CENTRAL AVE
R-1
R-1
R-1
D-E
C-1
Legend
Pending Planning Commission Items
R-O
DENTS WAY
PUD
N
W
E
S
1 inch = 100 feet
RZ22-0009
REZONING R-1 TO DN-1
LINCOLN & RICE ADDITION
105 NE I ST
THE CITY OF
BENTONVILLE

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

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

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 (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-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.

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

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

Land Uses:

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

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

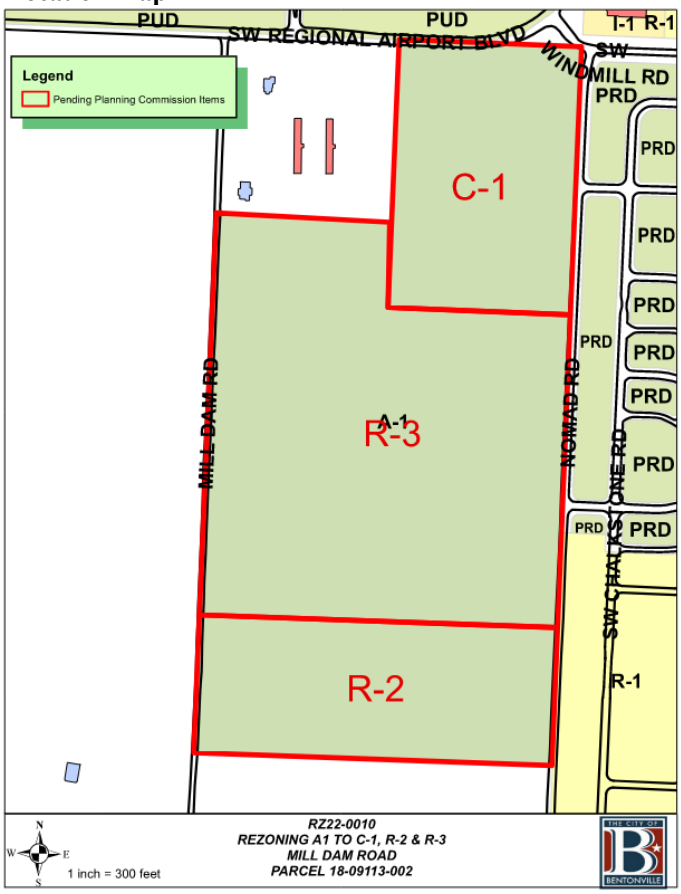
Stan Enterprises, LLC

Mill Dam and Nomad Road
PC Date: 3/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0010
Applicant / Current Owner	Stan Enterprises, LLC
Site Area	+/- 69.64 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial, R-3, Medium Density Residential, and R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Agricultural
Requested Future Land Use Map Designation	General Commercial (GC) and Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at Mill Dam and Nomad Road. The property is surrounded by 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.

Relationship to the Bentonville Community Plan
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.

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

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

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

The 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

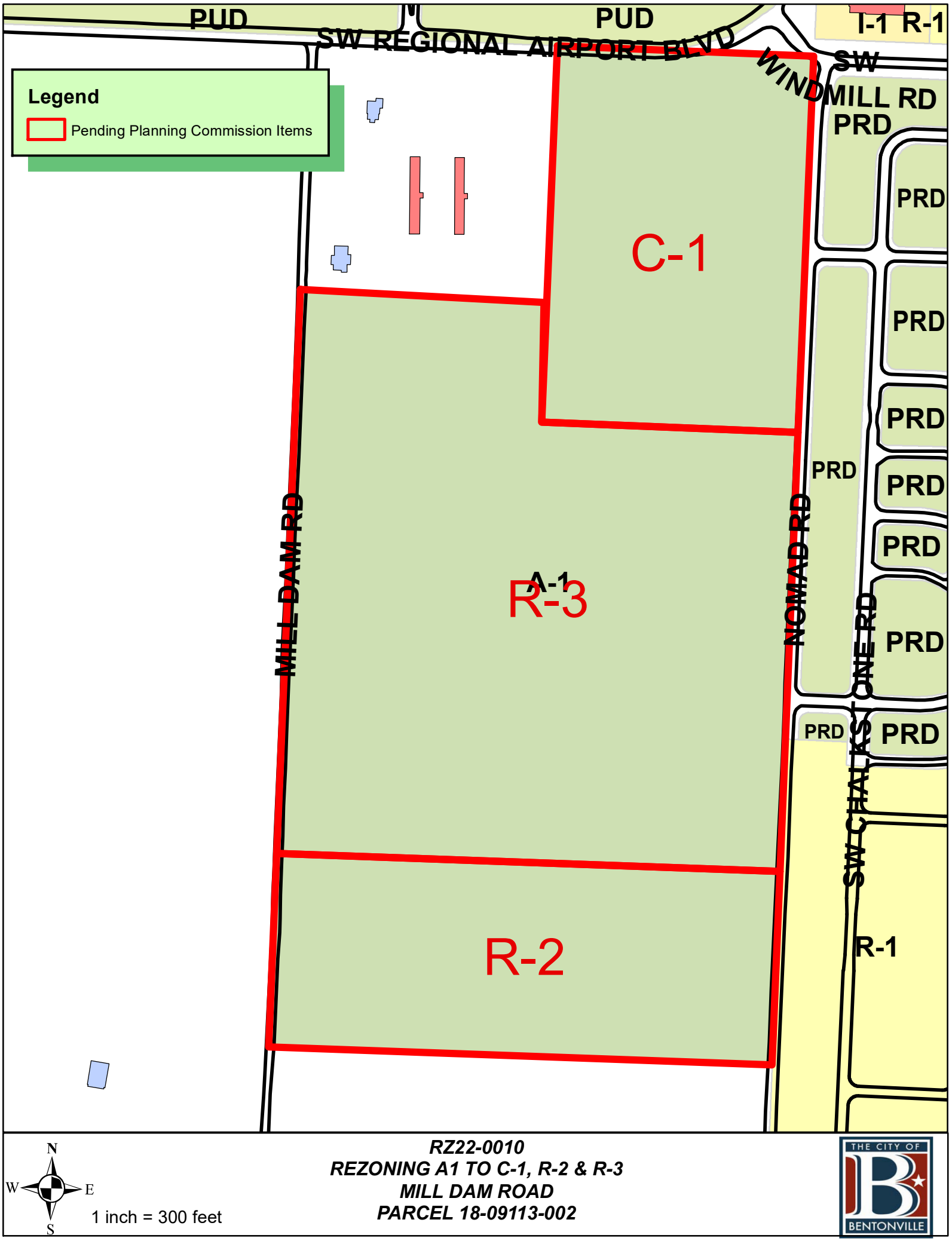
not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

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.

The Regional Airport Boulevard Model Block Development Program in the Bentonville Community Plan encourages a transition of retail (tier 1), commercial or office (tier 2), multifamily (tier 3), and single-family (tier 4) as development gets farther from SW Regional Airport Boulevard. This pattern helps provide essential goods and services for the surrounding residential development.

Conclusion

While this rezone request is not consistent with the Future Land Use Plan, it is consistent with the intent of the Bentonville Community Plan. Staff recommends approval of the Future Land Use Map amendments and the rezoning requests.


PUD
PUD
I-1 R-1
SW REGIONAL AIRPORT BLVD
SW WINDMILL RD
PRD
Legend
Pending Planning Commission Items
C-1
PRD
PRD
PRD
PRD
PRD
PRD
PRD
PRD
PRD
PRD
MILL DAM RD
A-1
R-3
NOMAD RD
SW CHALK STONE RD
R-2
R-1
N
W
E
S
1 inch = 300 feet
RZ22-0010
REZONING A1 TO C-1, R-2 & R-3
MILL DAM ROAD
PARCEL 18-09113-002
THE CITY OF
BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

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.

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

C-1, Neighborhood Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-1, Neighborhood Commercial

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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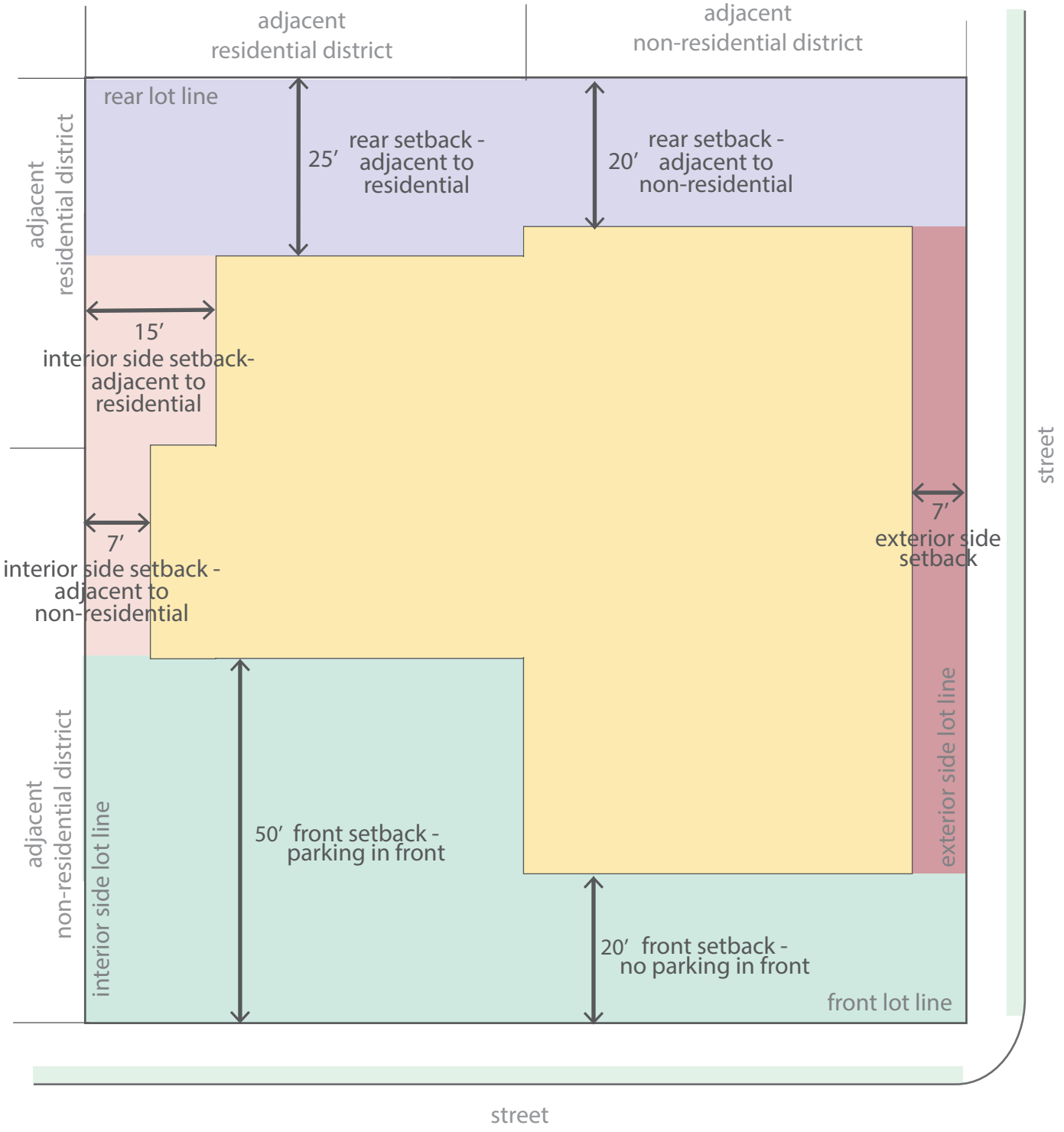
C-1, Neighborhood Commercial

Setback Illustration



Updated May 2020

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

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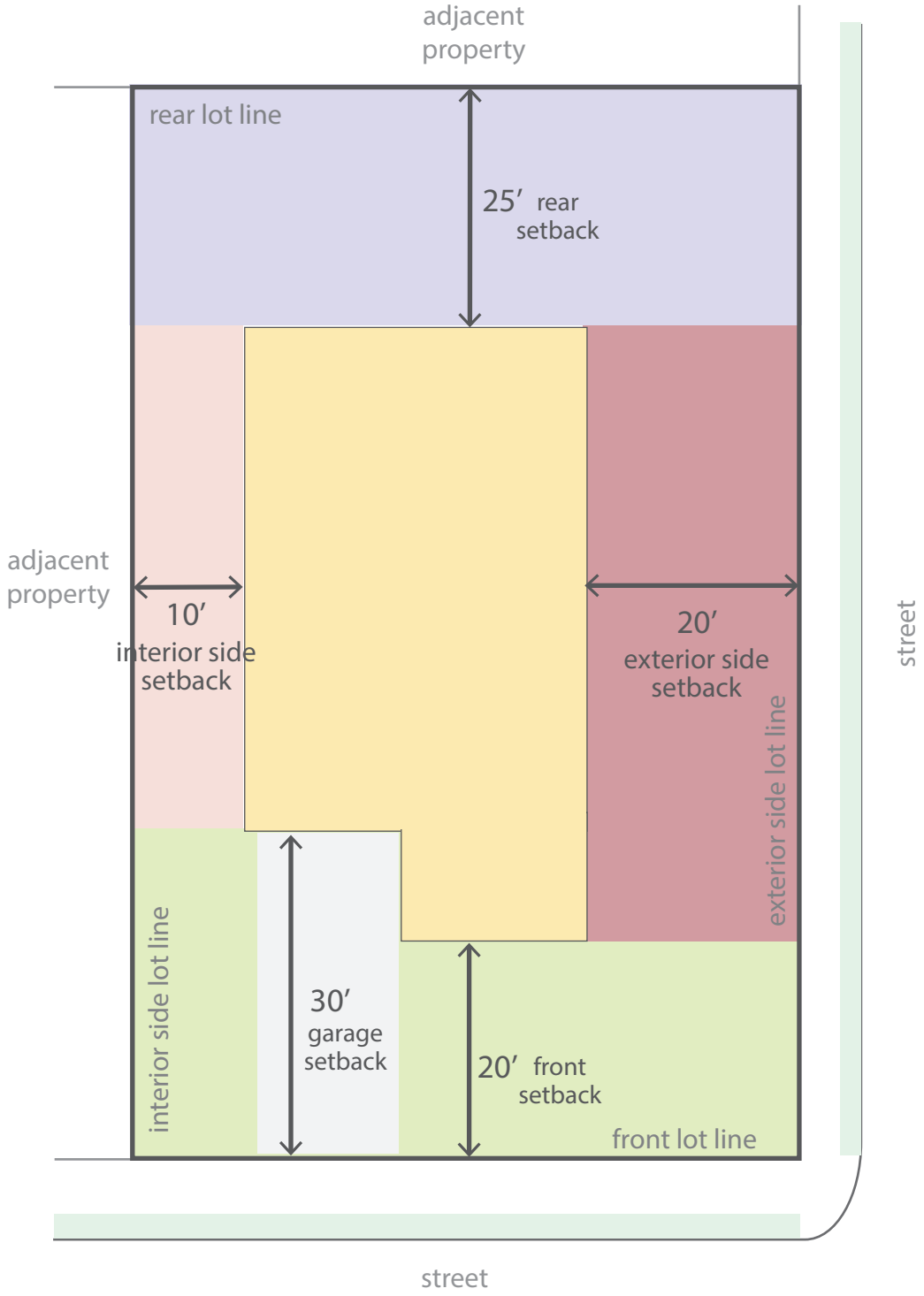
R-3, Medium-High Density Multifamily Residential

Setback Illustration



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

R-2, Medium Density Two Family and Townhome

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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

R-2, Medium Density Two Family and Townhome

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

Land Uses:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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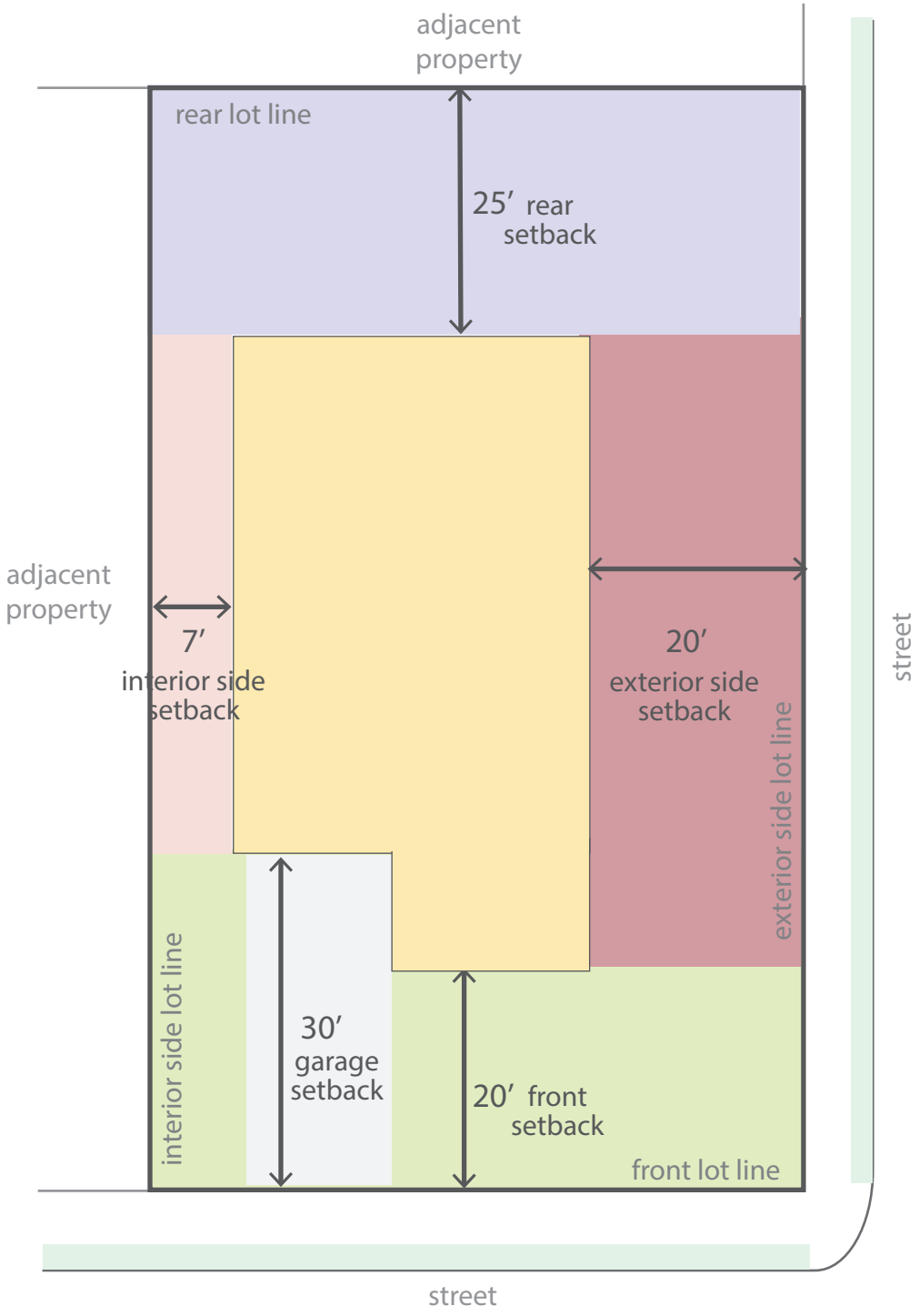
R-2, Medium Density Two Family & Townhome Residential

Setback Illustration



REZONING STAFF REPORT

Zarse

606 SE C Street

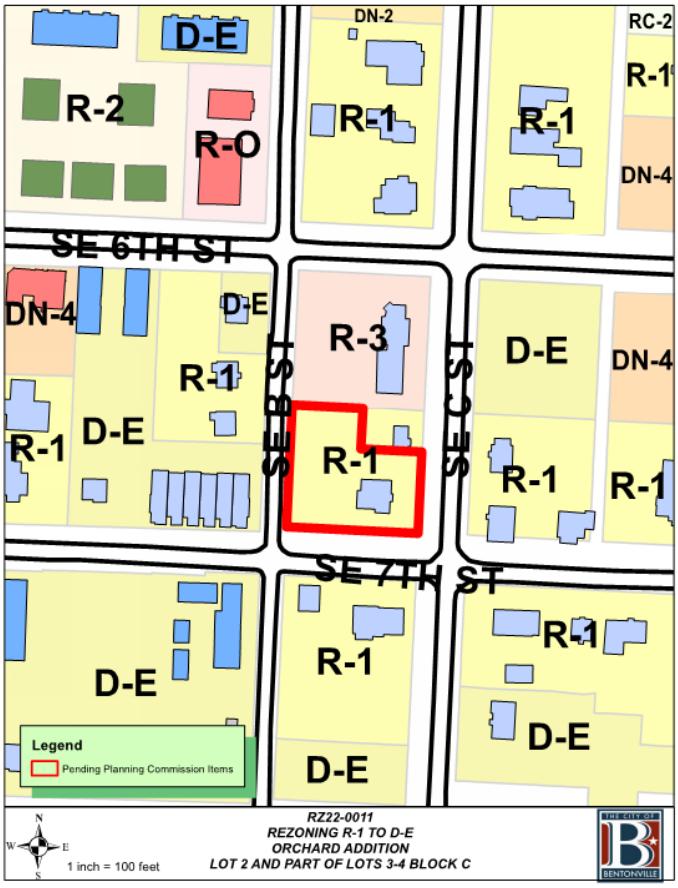
PC Date: 3/15/2022

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ22-0011
Applicant / Current Owner	Laurie A. Zarse
Site Area	+/- 0.47 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 606 SE C Street. 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.

Relationship to the Bentonville Community Plan

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

Public Comment

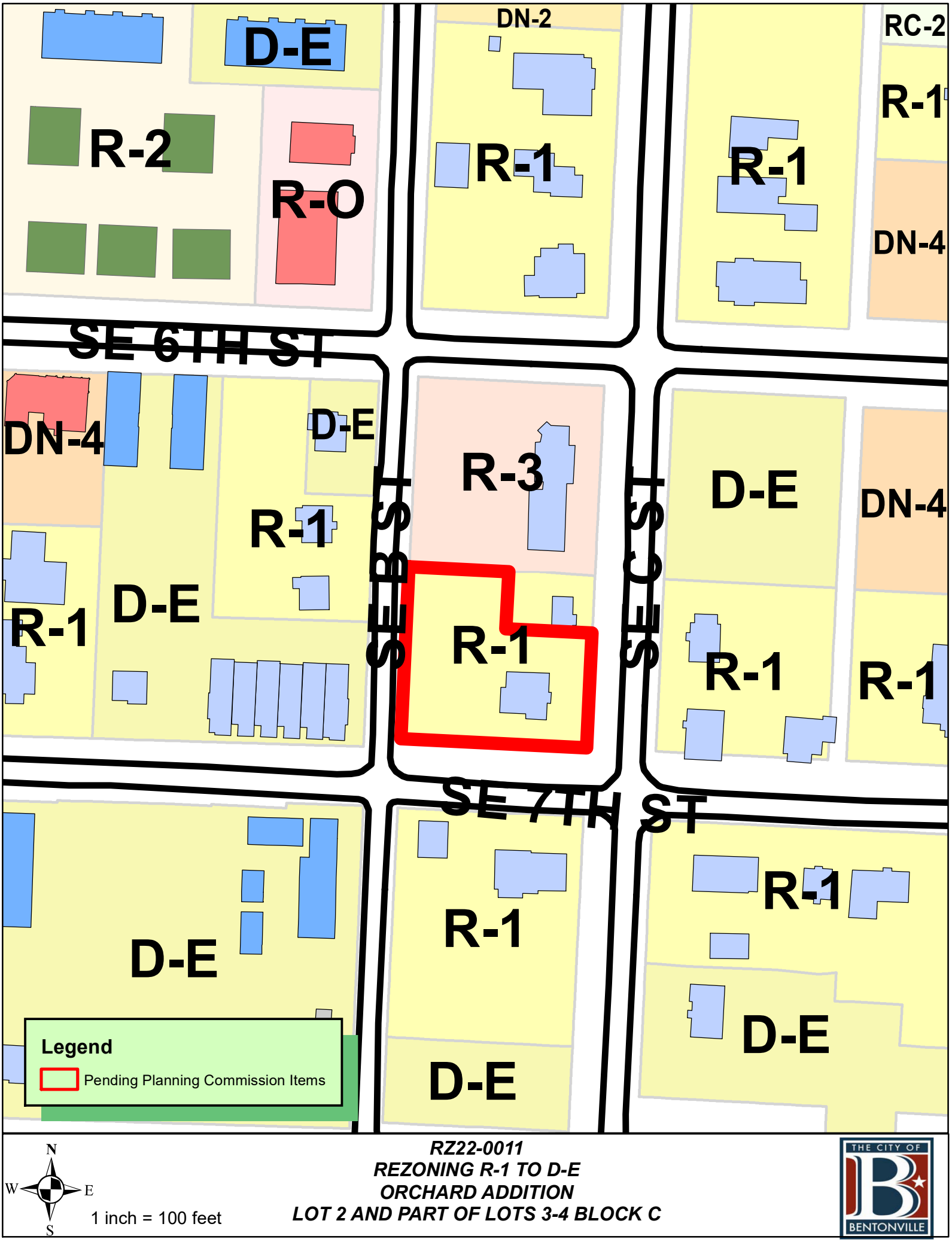
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

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

Conclusion

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



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

THE CITY OF BENTONVILLE

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.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

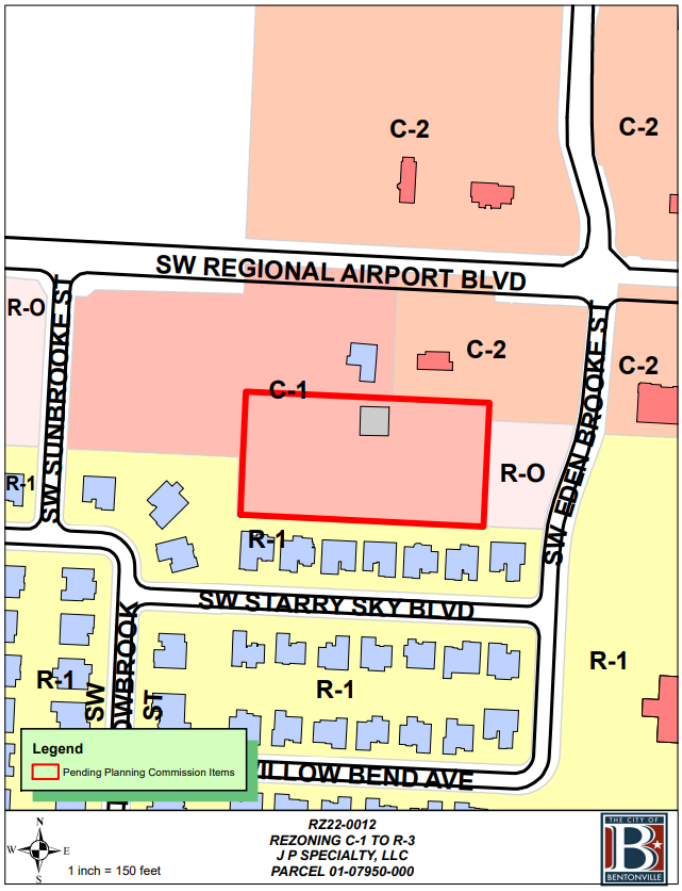
JP Specialty, LLC

1263 SW Regional Airport Blvd
PC Date: 3/15/2022
Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ22-0012
Applicant / Current Owner	JP Specialty, LLC
Site Area	+/- 2.33 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	General Commercial (C)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1263 SW Regional Airport Boulevard. 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.

Relationship to the Bentonville Community Plan
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.

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

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

Analysis
The 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.

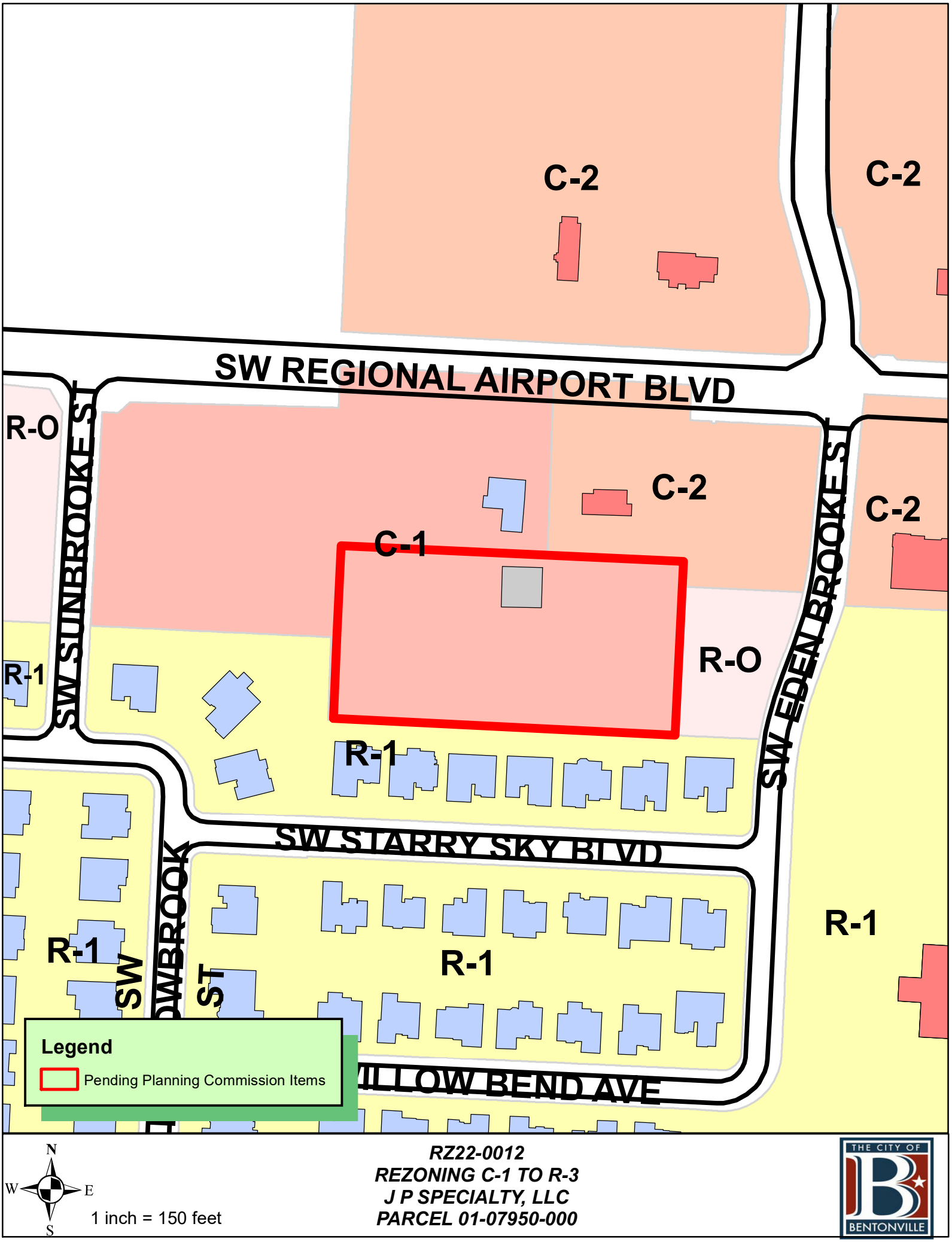
- The requested R-3, Medium-High Density Multifamily Residential zoning district is

comprised of less intense uses than the current C-1, Neighborhood Commercial zoning district.

Conclusion

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

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


C-2
C-2
SW REGIONAL AIRPORT BLVD
R-O
SW SUNBROOKE ST
C-2
C-2
C-1
R-O
SW EDENBROOKE ST
R-1
R-1
SW STARRY SKY BLVD
R-1
R-1
R-1
SW
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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

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

WATKINS, BOYER, GRAY & CURRY, PLLC

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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 Boulavard, 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

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

CONDITIONAL USE STAFF REPORT

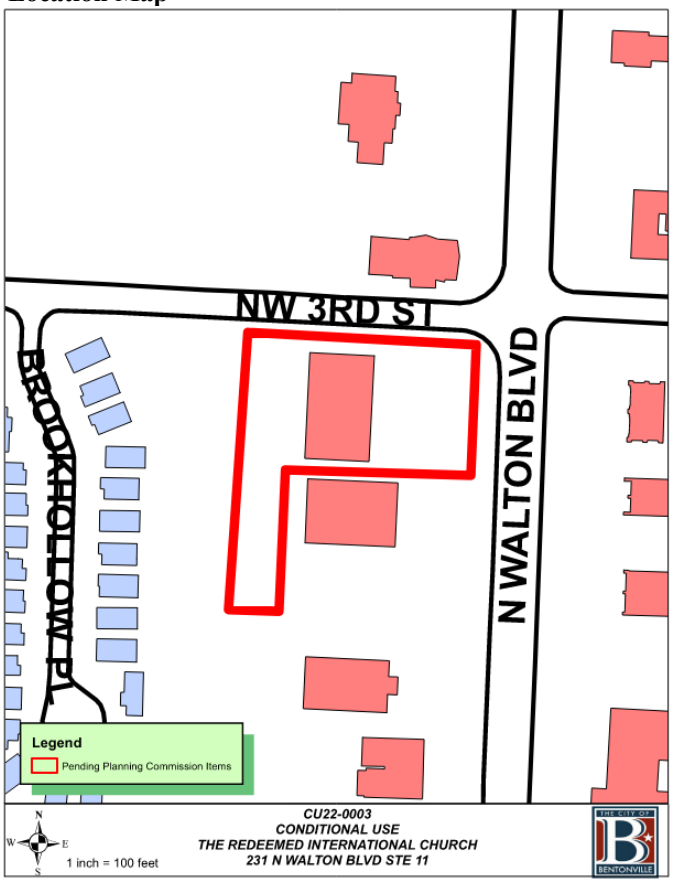
D & I Estates LLC

231 N Walton Boulevard
PC Date: 3/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU22-0003
Applicant / Current Owner	D & I Estates LLC
Site Area	+/- 1.33 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Religious Facilities
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



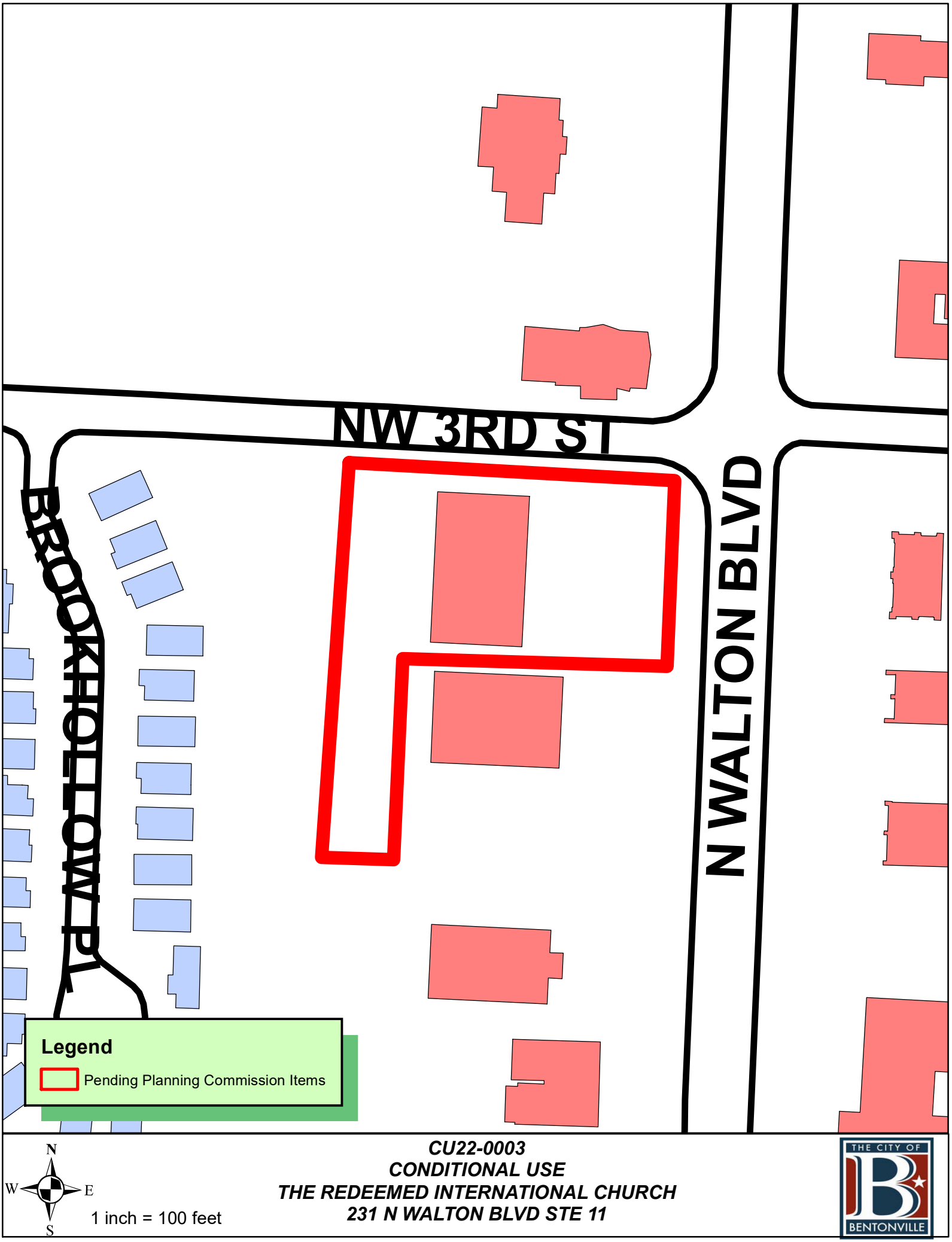
Property Description
The subject property is located at 231 N Walton Boulevard and is currently zoned C-1, Neighborhood Commercial. Religious Facilities are allowed in every zoning district with an approved conditional use permit.

Proposed Use Description
According to the applicant's narrative, the proposed use will be religious assembly, which was the previous use of this suite. See attached for pictures of the facility. There are plans to have a lit sign with the name of the church.

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. 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.

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

Conditions of Approval
1. This Conditional Use Permit shall be valid in perpetuity from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission can hold a public hearing to reconsider the Conditional Use at any time.


NW 3RD ST
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CU22-0003
CONDITIONAL USE
THE REDEEMED INTERNATIONAL CHURCH
231 N WALTON BLVD STE 11
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 3rd 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 3rd 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.

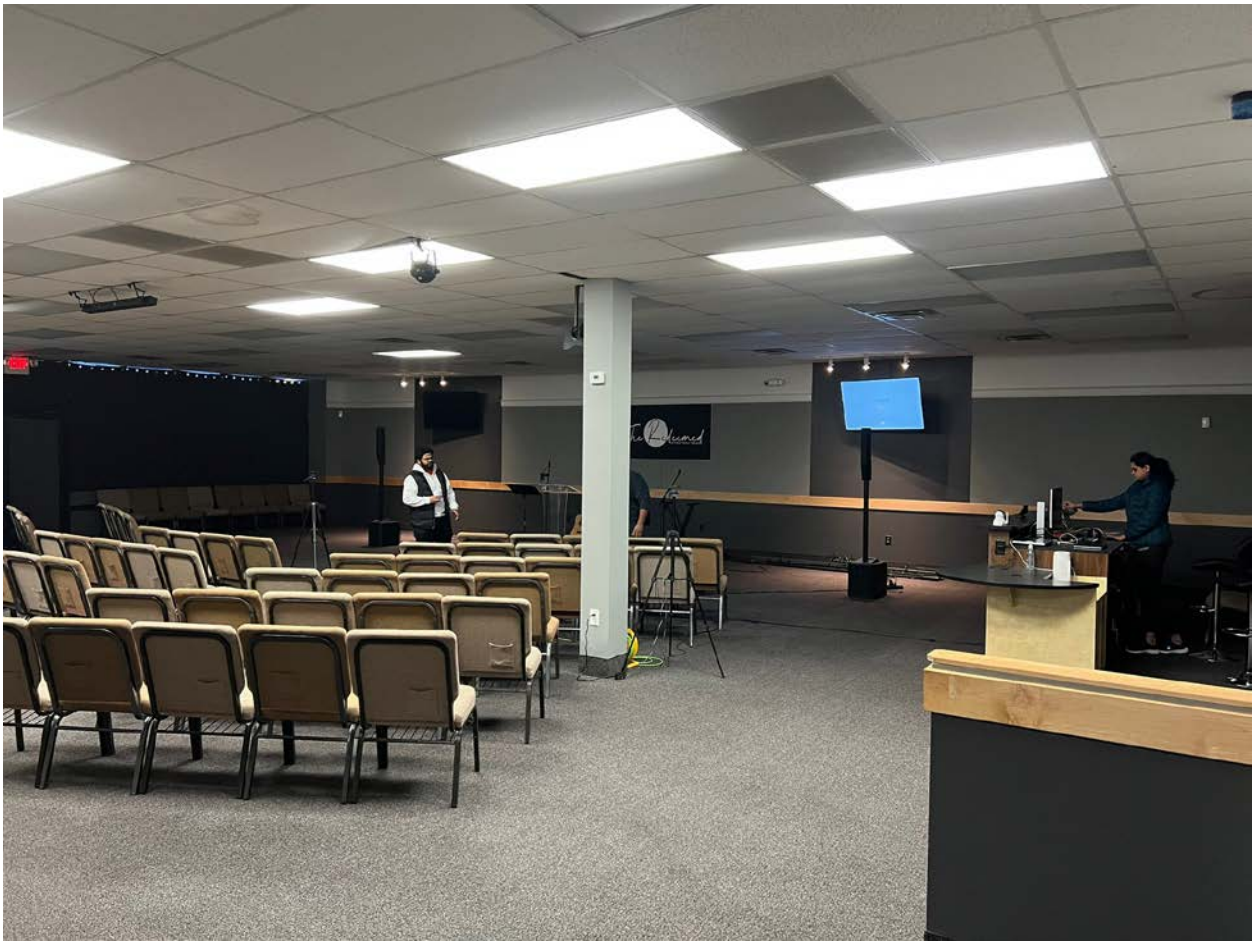
Sincerely,

Tipson Thomas

Attaching the pictures below.

The front of the church/office suite.

Street View of N Walton with parking spaces.



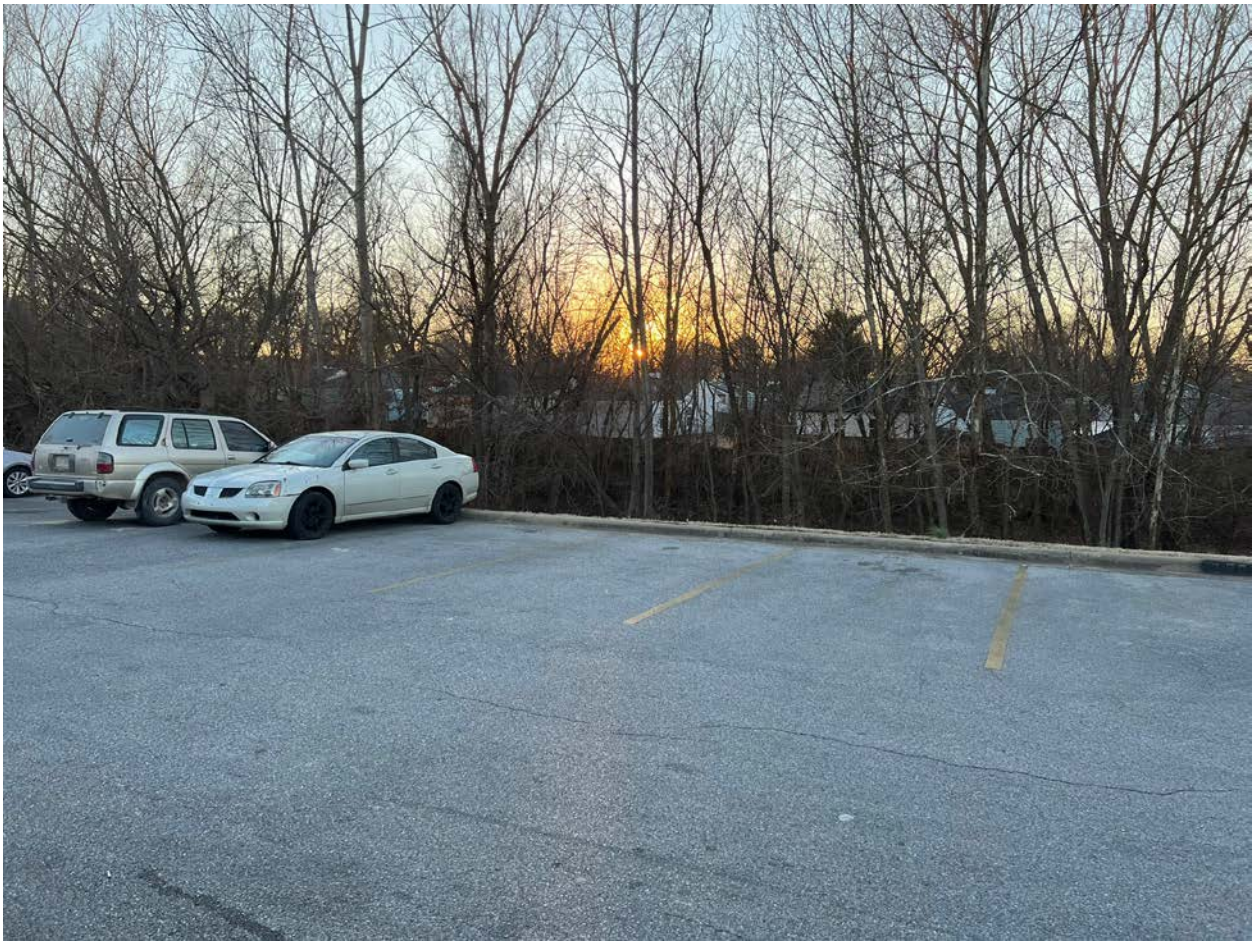
The stage view

The interior space

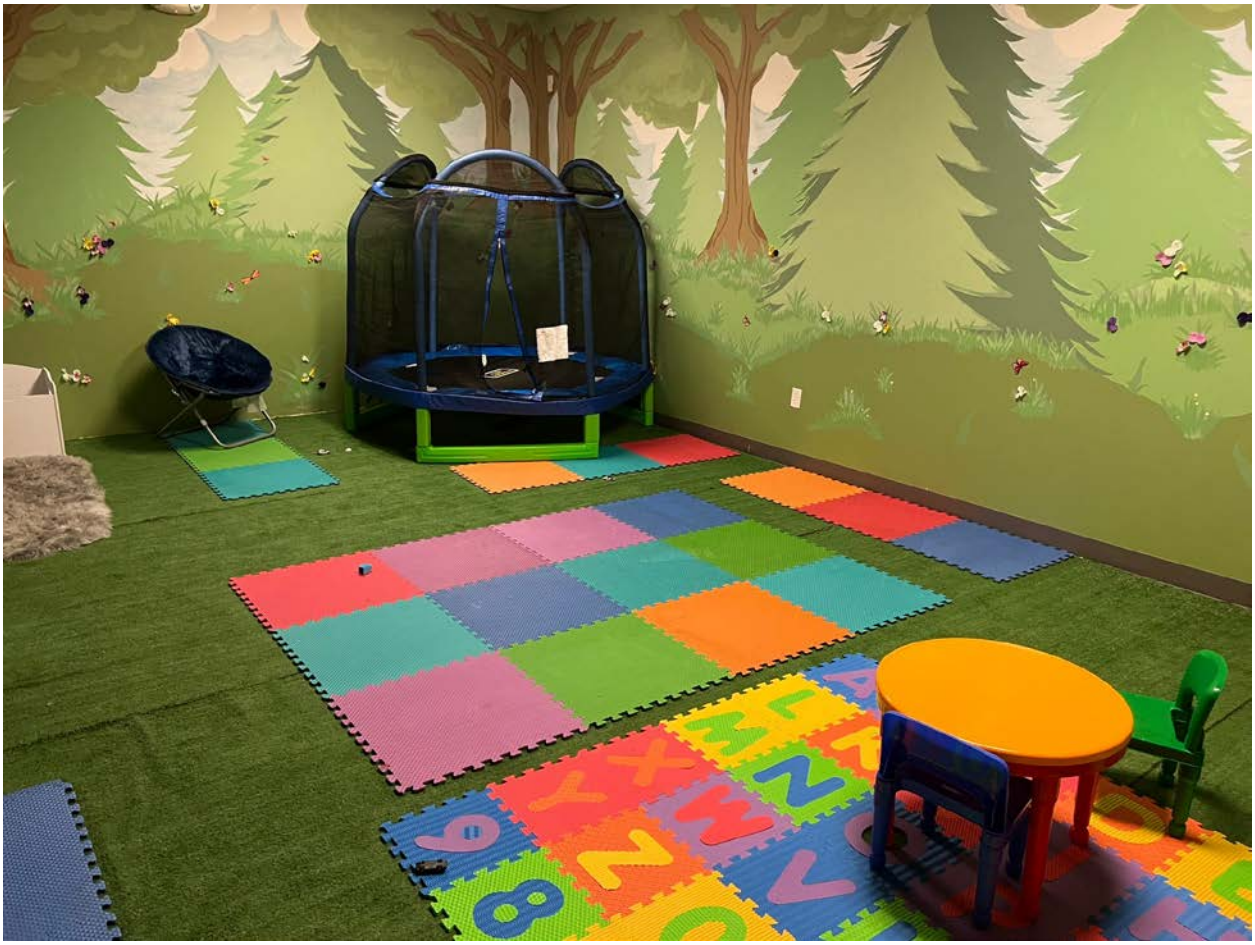
The nursery

The office room

The back entrance from NW 3rd Street with parking spots



Back parking lot



Children’s play area.

CONDITIONAL USE STAFF REPORT

SE 5th Street, LLC

1012 SE 5th Street
PC Date: 3/15/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0004
Applicant / Current Owner	SE 5th Street, LLC
Site Area	+/- 0.82 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Office (O)
Requested Use	Long-Term Temporary Uses and Structures (Gravel Parking)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description
The subject property is located at 1012 SE 5th Street and is currently zoned C-1, Neighborhood Commercial. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

Proposed Use Description
According to the applicant's narrative, they propose to 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.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. This conditional use permit shall be valid for one (1) year from the date of issuance of Certificate of Occupancy at which time the applicant shall remove the gravel parking, submit a Large Scale Development to make it permanent parking, or renew the Conditional Use Permit.
3. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

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1 inch = 100 feet
CU22-0004
CONTITIONAL USE
1012 SE 5TH ST
PARCEL 01-00696-000
THE CITY OF
BENTONVILLE

February 7, 2022

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72721

Re: Conditional Use Permit for temporary parking

Dear Commissioners,

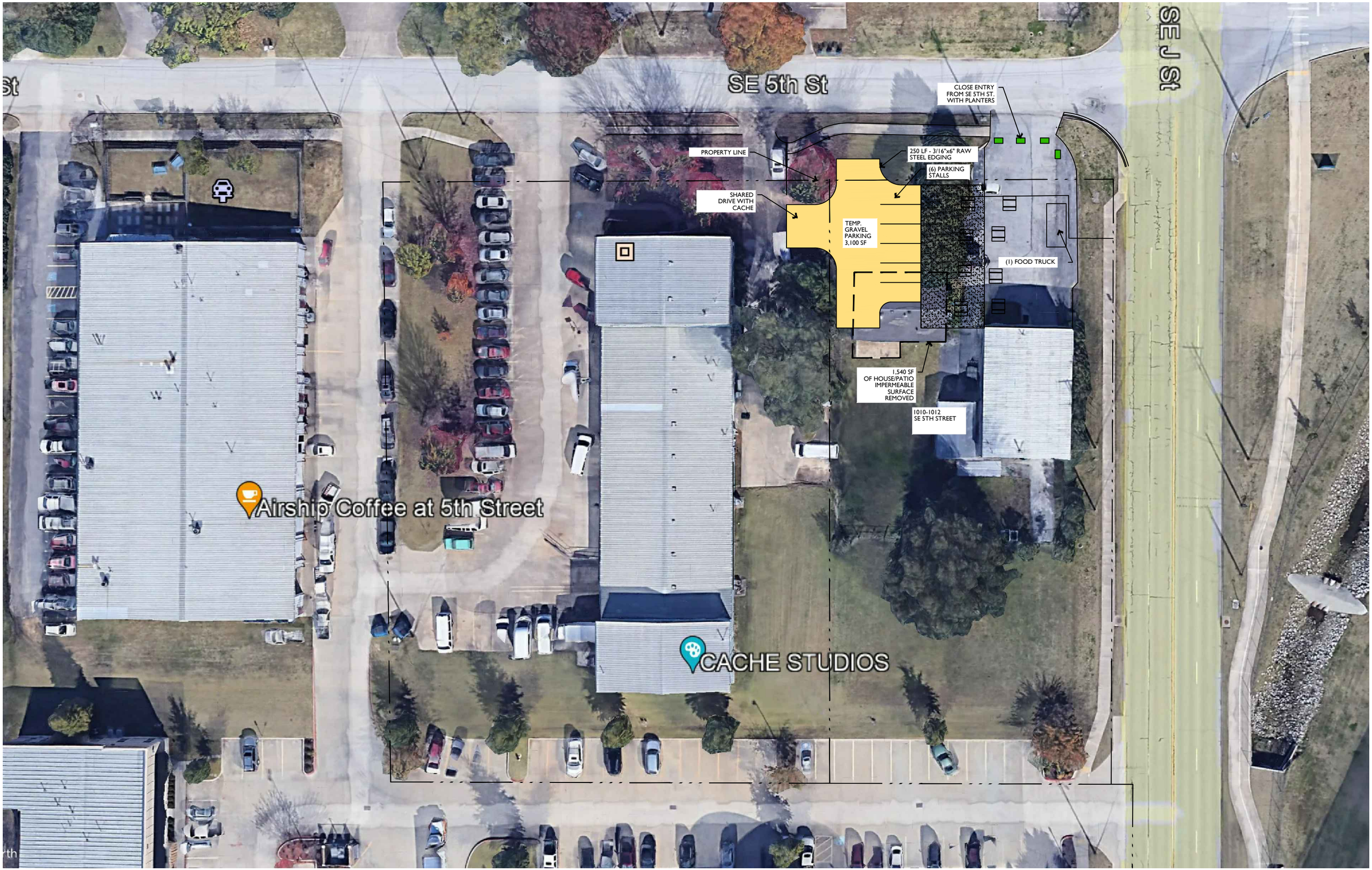
We woud like to provide low cost additional parking to the patrons at Cache Studios on 1004 SE 5th St as well as servicing a potential food truck location on the corner of 1012 SE 5th St. The parking lot is designed for (6) additional spaces which would have access from the Cache Studios east drive along the proporties 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 reqeuest and look forward to any questions you may have.

Thank you,

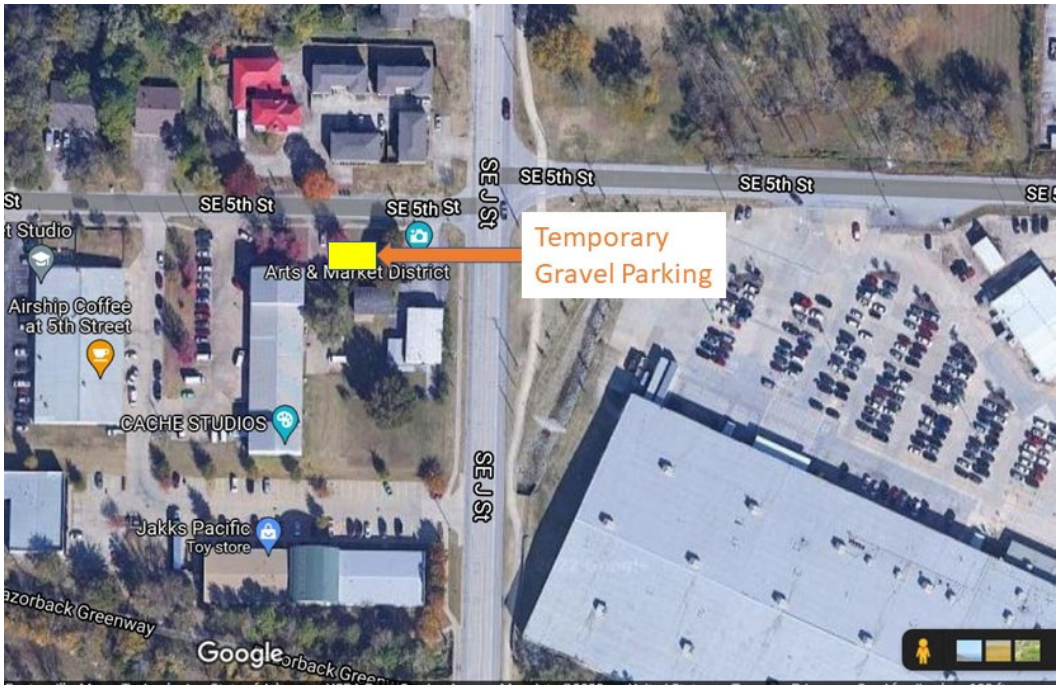
Yume Rudzinski
Project Manager



1 1010-1012 SE 5TH ST. TEMP. GRAVEL PARKING PLAN

SCALE: 1"=40'-0"

Site Location:



Site Photo:

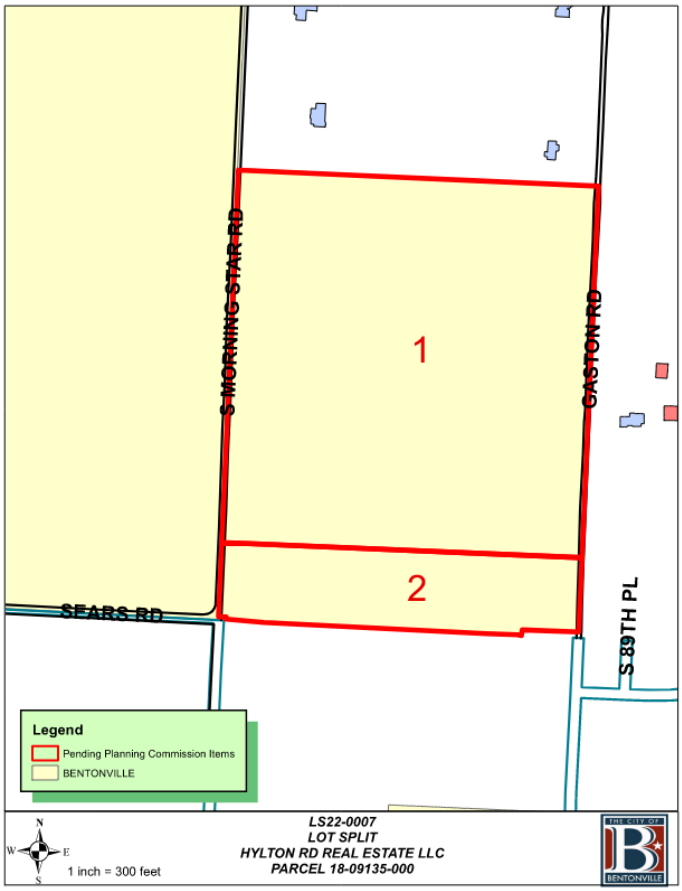
Lot 1 and 2, Morningstar Subdivision

S Morning Star and Gaston Road
PC Date: 3/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LS22-0007
Applicant / Current Owner	Hylton Road Real Estate, LLC
Site Area	+/- 50.04 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at S Morning Star and Gaston Road. IT is currently zoned R-1, Low Density Single Family Residential with a Future Land Use Map Designation of Low-Density Residential.

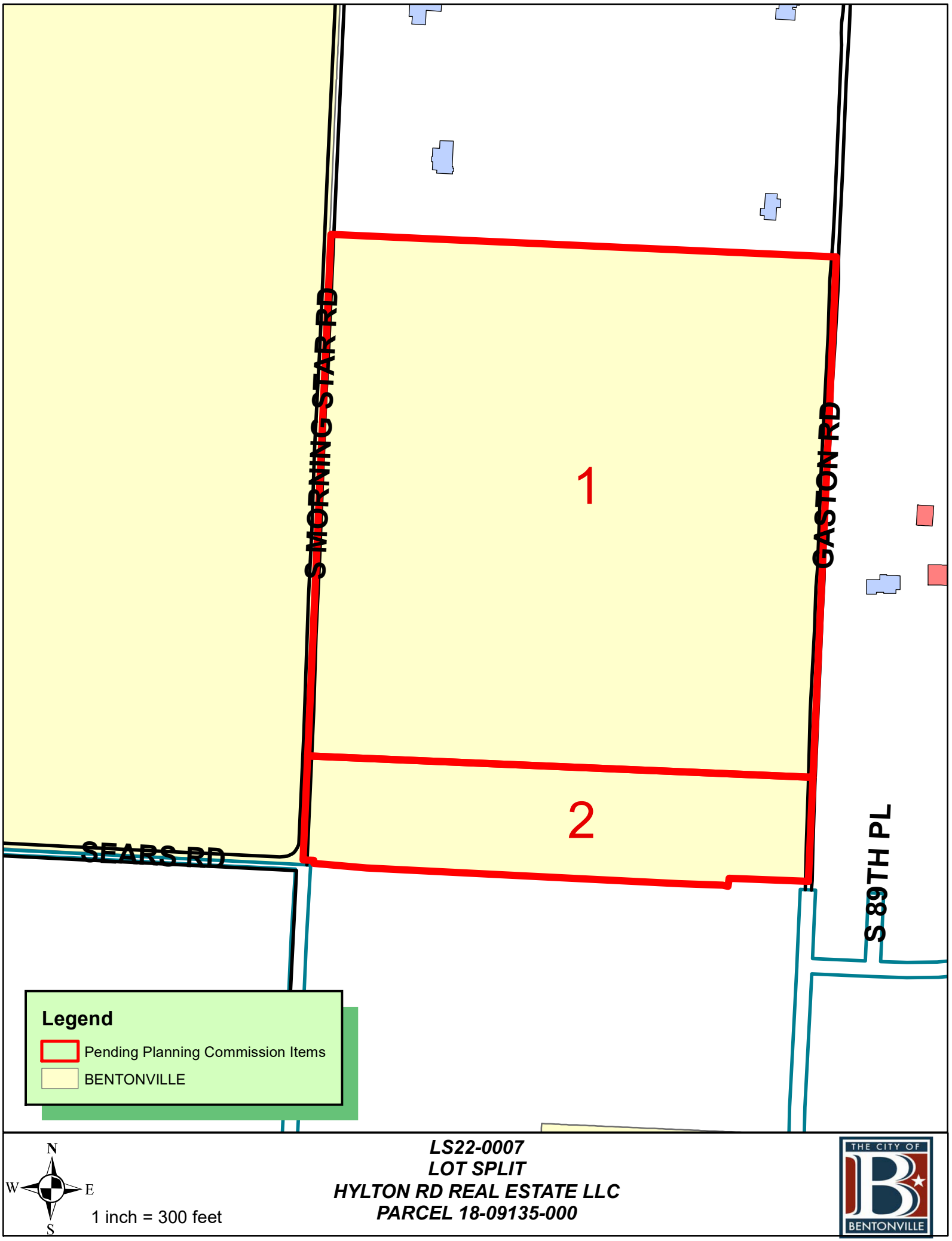
Project Details
A lot split of unplatted section land, creating new Lot 1 (+/- 41.40 acres) and Lot 2 (+/- 8.70 acres) of Morningstar Subdivision. This plat dedicates various utility easements and right-of-way.

Waivers
N/A

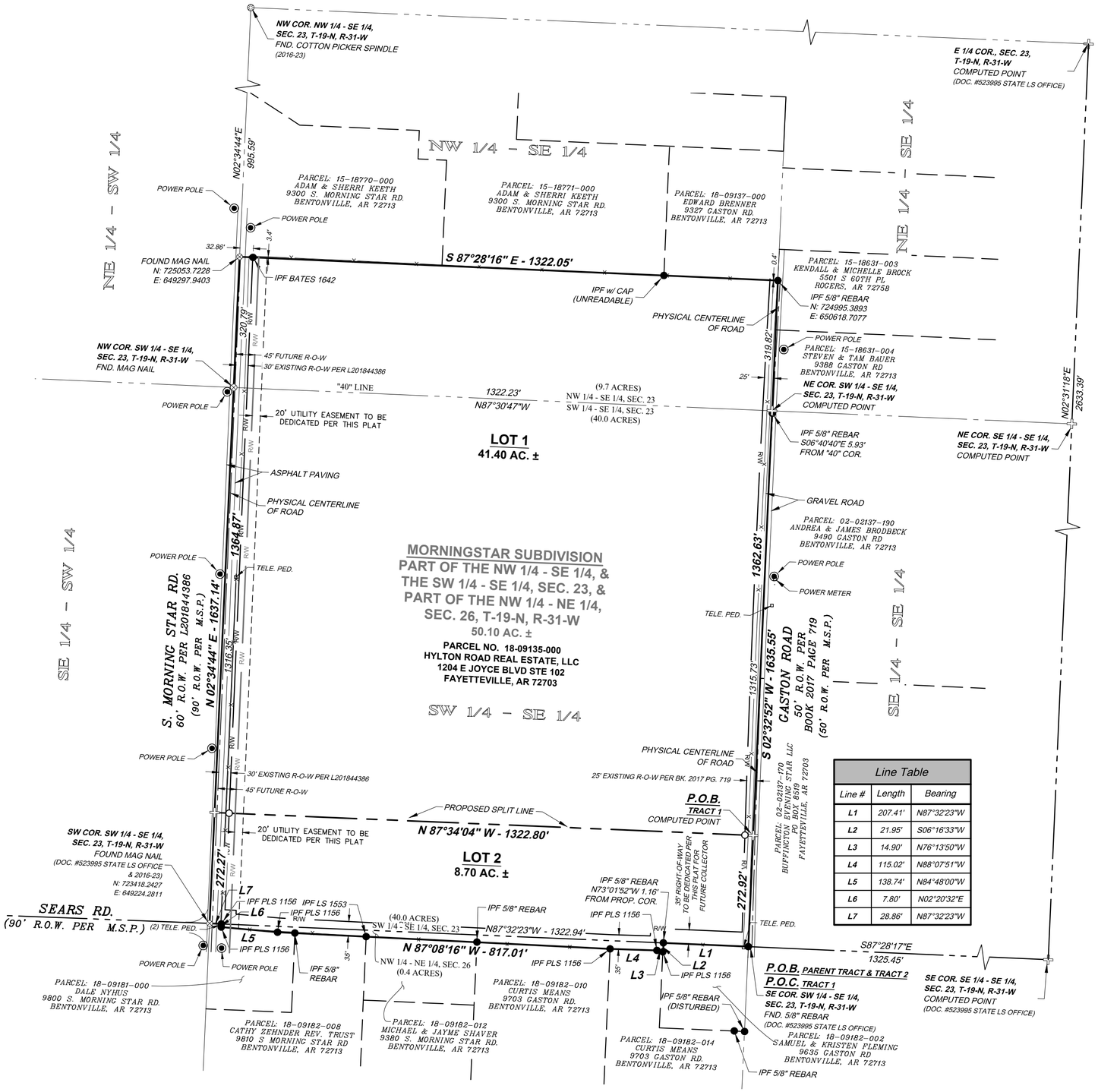
Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.

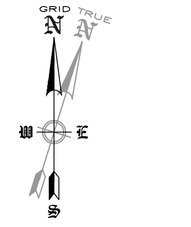
NOTES

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



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





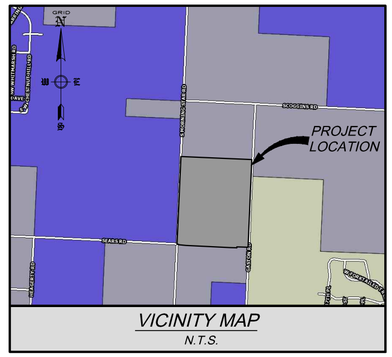
BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 100 200 400

SCALE 1" = 200'

Line Table		
Line #	Length	Bearing
L1	207.41'	N87°32'23"W
L2	21.95'	S06°16'33"W
L3	14.90'	N76°13'50"W
L4	115.02'	N88°07'51"W
L5	138.74'	N84°48'00"W
L6	7.80'	N02°20'32"E
L7	28.86'	N87°32'23"W

RECORDING INFORMATION



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 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

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	PROPOSED SPLIT LINE	P.O.B.	POINT OF BEGINNING
	SECTION LINE	●	IPF - IRON PIN FOUND (AS NOTED)
	SECTION "40" LINE	○	IRON PIN SET w/ CAP "PLS 1156"
	ADJACENT OWNER	⊗	FOUND "MAG" NAIL
R/W	RIGHT-OF-WAY	⊚	FOUND COTTON PICKER SPINDLE
x x	FENCE LINE	✛	COMPUTED POINT
	ROAD CENTERLINE	◉	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 SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
S. CRAIG DAVIS, AR PLS 1156

STATE OF ARKANSAS NO. 1156 SIGNATURE S. CRAIG DAVIS LICENSED PROFESSIONAL SURVEYOR

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS • ENGINEER

(LS22-0007)

REVISION	DATE	DESCRIPTION
1	2/17/22	REVISED PER CITY COMMENTS

LOT SPLIT OF PARCEL NO. 18-09135-000

CREATING LOTS 1 & 2 OF MORNINGSTAR SUBDIVISION

BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=200' | DATE: February 17, 2022 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 2/17/2022 1:49 PM
J:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\20976 MORNINGSTAR SUBD\LOT SPLIT\20976-MORNING STAR SUBD LOT SPLIT.dwg

W.O.# 20976 | SHEET **2/2**

PLAT CODE: 500-19N-31W-0-23-200-04-1156 PLAT CODE: 500-19N-31W-0-26-140-04-1156

LARGE-SCALE DEVELOPMENT STAFF REPORT

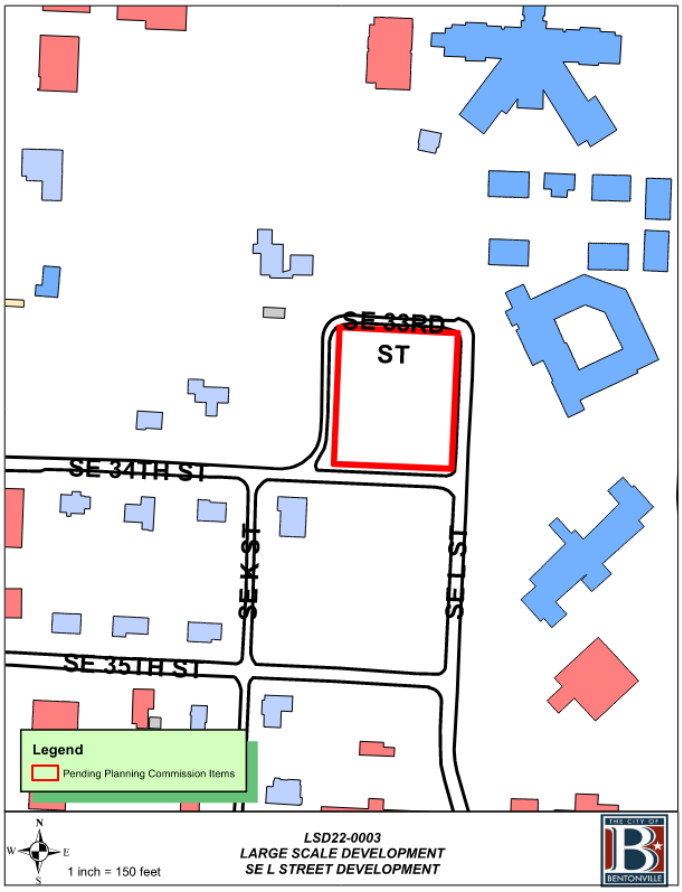
SE L Street Development

3302 SE L Street
PC Date: 3/15/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0003
Applicant / Current Owner	L Street Partners, LLC
Site Area	+/- 1.24 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	High-Density Residential (HDR)
Development Type / Use	Multifamily

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 3302 SE L Street. It is currently zoned R-3, Medium-High Density Multifamily Residential with a Future Land Use Classification of High-Density Residential.

Project Details
The project consists of 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 per 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.

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

Waivers
Previous waivers/variances:

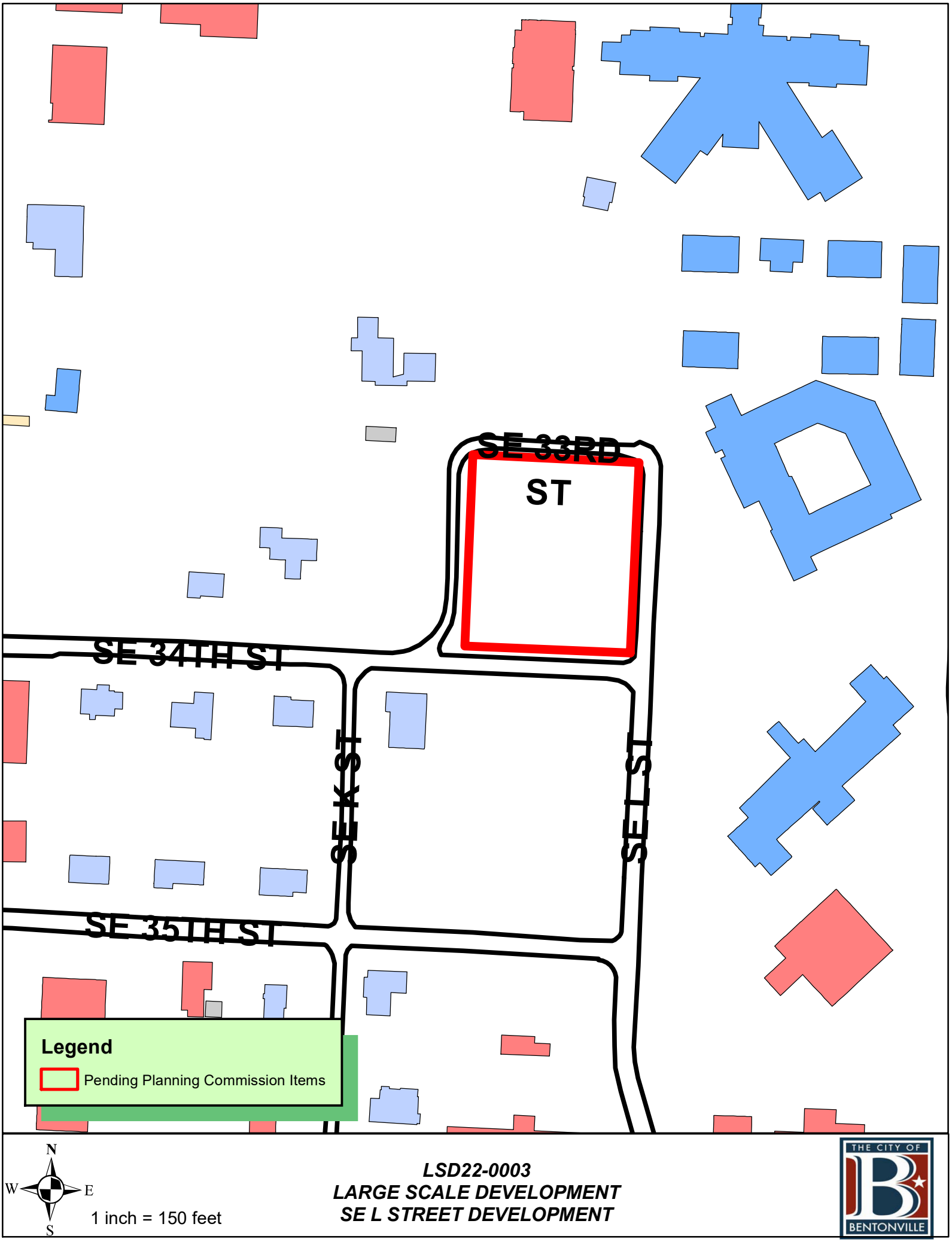
- A variance from Article 401, Section 401.07(b), which requires 1,500-square feet of land area per dwelling unit. The variance was approved at the October 13, 2021 Board of Adjustment meeting to reduce the minimum land area per unit down to 1,057-square feet.
- A waiver from Article 401, Section 401.06(f), 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.
- A variance from Article 401, Section 401.07(c)(1) to reduce the exterior side yard setback from 20 feet to +/- 14 feet along SE K Street.

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 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.

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

If the Planning Commission approves the requested waivers, staff recommends approval of the large-scale development. If the commission denies the requested waivers, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.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1 inch = 150 feet
LSD22-0003
LARGE SCALE DEVELOPMENT
SE L STREET DEVELOPMENT
THE CITY OF
BENTONVILLE

E | D | G

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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of 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.

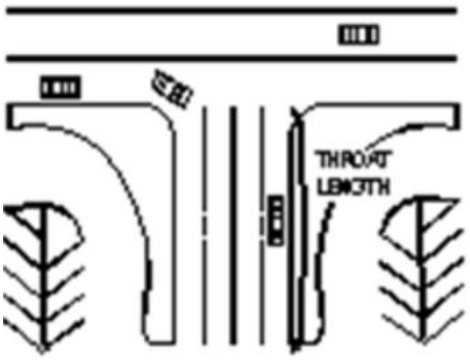
Project Description: Proposed multifamily development includes approximately 51 one bedroom, street widening per the Master Street Plan, on-street parking, interior parking, utility connections, and landscape improvements. The property is zoned R-3 (Medium to High Density Multifamily Residential).

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 33rd 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 33rd 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 or 479.883.2845.

Sincerely,

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

1 SITE PLAN - DRIVEWAY EXHIBIT

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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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. EX A

LSD22-0003

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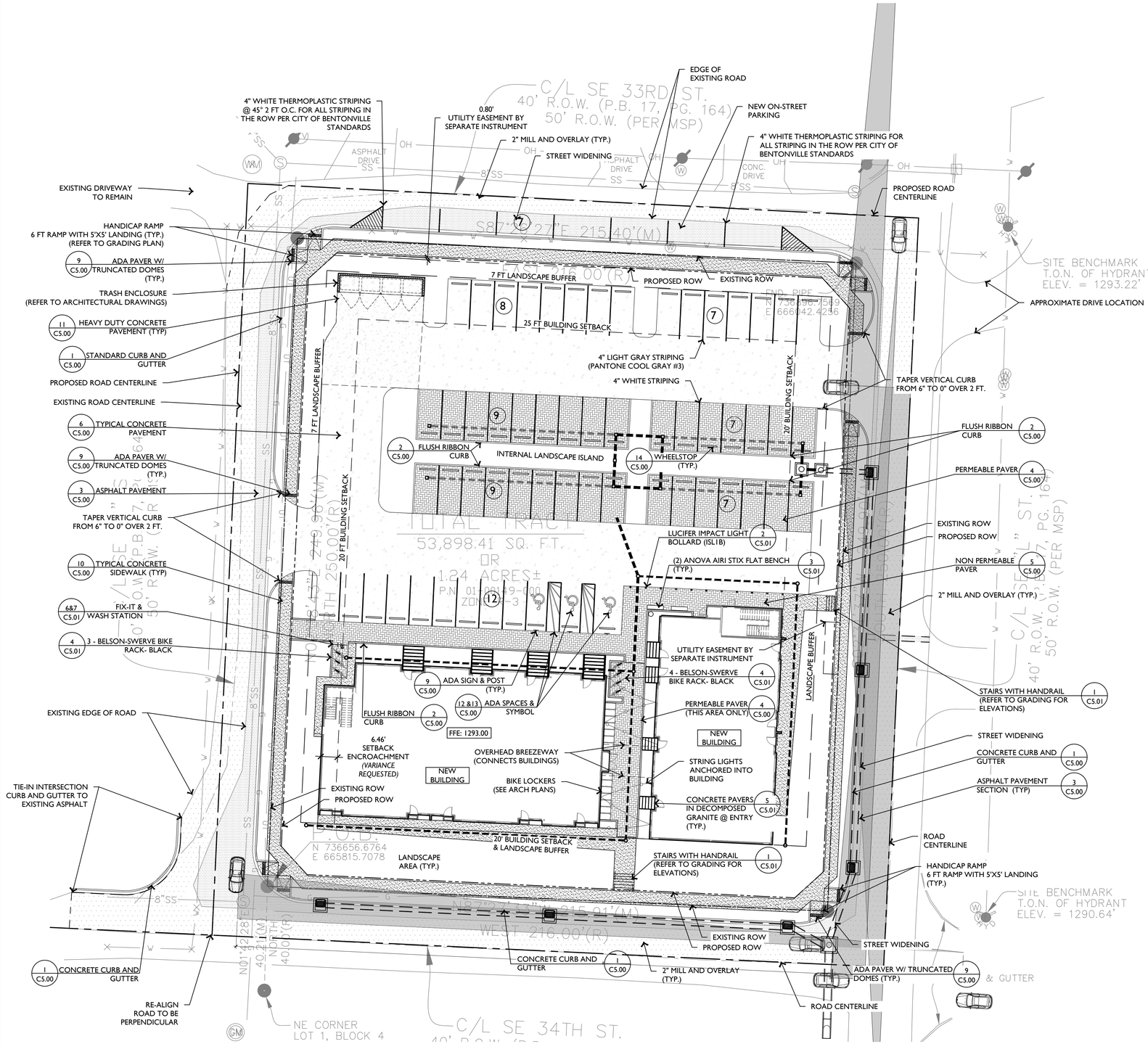
NOTE: ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.



1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'

EXISTING LEGEND

- FOUND REBAR (OR AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- GAS METER
- UTILITY POLE
- SANITARY SEWER LINE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- UNDGR TELEPHONE LINE
- 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

SITE SUMMARY

ZONING:
MEDIUM DENSITY RESIDENTIAL (R-3)
USE:
MULTIFAMILY
UNITS:
51 SINGLE BEDROOM UNITS
AREA:
53,898 SF / 1.24 AC

PARKING DATA

ZONING	(R-3)
USE	MULTI FAMILY
PARKING REQUIREMENTS	RESIDENTIAL - MULTIFAMILY 3 SPACES FOR 2 DWELLING UNITS (1.5 SPACES PER UNIT) 51 UNITS * 1.5 SPACES = 76.5 SPACES
TOTAL	77 SPACES REQUIRED
PARKING PROVIDED	
ON SITE PARKING PROVIDED	60 SPACES
ON STREET PARKING PROVIDED	6 SPACES
TOTAL	66 SPACES PROVIDED*

PARKING WAIVER APPROVED - 11/02/21

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 REQUIRMENTS

	REQUIRED	PROVIDED
MIN OPEN SPACE/ UNIT (20 SQFT)	1,020 SF	5,560 SF

PLANNING NOTES:

1. NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
4. 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.
5. COORDINATE WORK ON NEIGHBOR'S DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.
6. 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

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC AND DATED 09/21/2021.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. 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.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. 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.
8. 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.
9. 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..
10. 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.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
15. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
16. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
17. 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.

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3302 SE L ST. BENTONVILLE, AR

EDG PROJECT NO. 21-012
DATE 2022.02.28
REVISIONS
Number | Date
PHASE Construction Documents
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SHEET NO. C1.00
LSD22-0003

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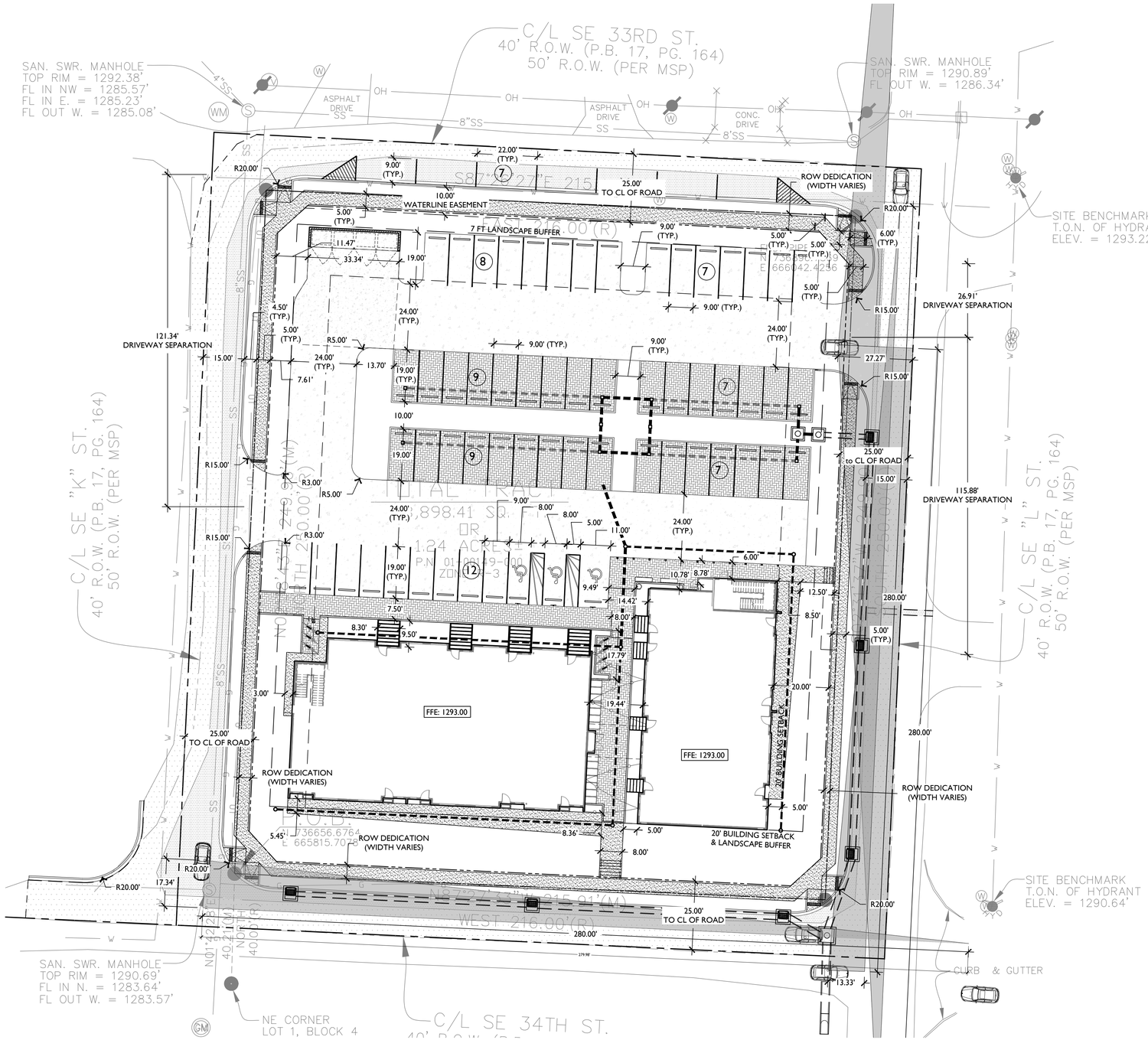

EXISTING LEGEND

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6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
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18. CONTRACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
19. BEUD DESIGN LAYOUT TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON SITE OR UTILITY PLAN.
20. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
21. THERE SHALL NOT BE ANY OBSTRUCTION PLACED WITHIN THE SIGHT TRIANGLE AT A HEIGHT OF BETWEEN 3' AND 8'.

1 SITE LAYOUT PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

EDG PROJECT NO.	21-012
DATE	2022.02.28

REVISIONS

Number	Date

PHASE: Construction Documents

TITLE: Site Layout Plan

SHEET NO. C1.01

LSD22-0003

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OTHER PLAN NOTES:
1. CONTRACTOR TO ENSURE ALL INSTALLED METER CANS ARE FLUSH WITH THE SIDEWALK.
2. ALL PRIVATE SANITARY SEWER LINES MUST HAVE A MINIMUM SLOPE OF 1.50%.
3. CONTRACTOR SHALL STAKE LAYOUT OF ALL UTILITIES AND IDENTIFY AND CROSSING OR SLOPE CONCERNS BEFORE INSTALLATION. CONTACT ENGINEER IF ANY CONCERNS OR CONFLICTS NEED TO BE RESOLVED.
4. CONTRACTOR TO COORDINATE WITH TELEPHONE AND INTERNET PROVIDERS FOR VAULT RELOCATIONS OR ALTERATIONS. ALL VAULTS/PEDESTALS/BOXES IN THE PUBLIC SIDEWALK ARE REQUIRED TO BE FLUSH WITH THE PAVEMENT BY CITY OF BENTONVILLE.

EXISTING LEGEND

- FOUND REBAR (OR AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
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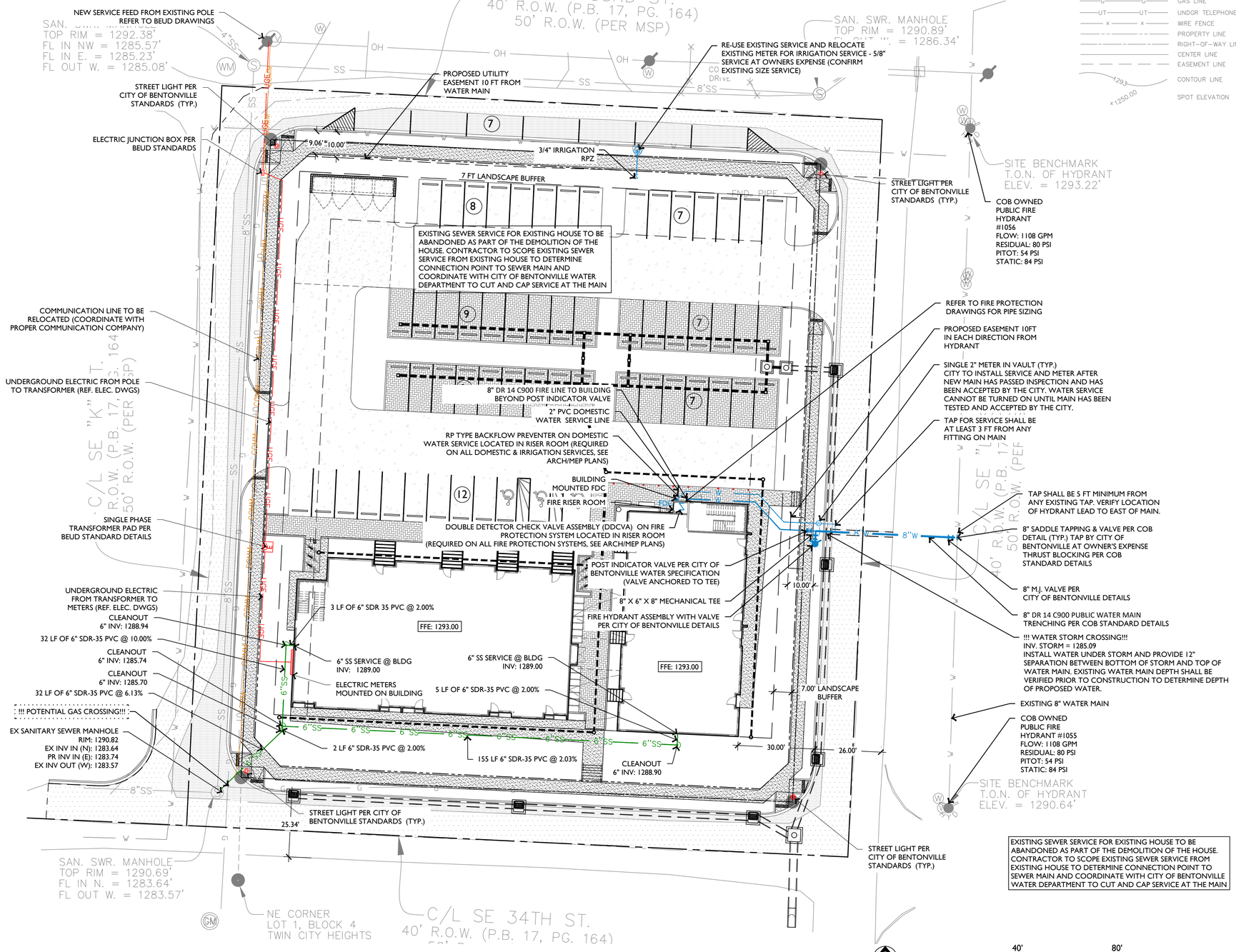
- SPOT ELEVATION

PROPOSED LEGEND

- X"W — WATER LINE - SEE PLAN FOR SIZE SIZE AND LOCATION
- FDC — FIRE DEPARTMENT CONNECTION - SEE DETAIL X/CX.XX
- WATER METER - SEE PLAN FOR SIZE AND LOCATION
- FIRE HYDRANT - SEE PLAN FOR SIZE AND LOCATION
- GATE VALVE - SEE PLAN FOR SIZE AND LOCATION
- X"SS — SANITARY SEWER - SEE PLAN FOR SIZE AND LOCATION
- UGE — UNDERGROUND ELECTRIC LINES/CONDUIT - REFER TO MEP PLANS FOR SIZE AND LOCATION
- E — TRANSFORMER AND CONCRETE PAD
- STREET LIGHT (PER CITY OF BENTONVILLE STDS)
- PROPOSED POWER POLE - SEE PLAN FOR LOCATION



UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE. COORDINATE ANY STREET CUTS/BORES AND BACKFILL REQUIREMENTS WITH THE CITY ENGINEERING DEPARTMENT.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
9. ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTIONS STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.
10. THIS PROJECT WILL FOLLOW THE CITY OF BENTONVILLE "2021 WATER UTILITIES DEPARTMENT SPECIFICATIONS".
11. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
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14. ALL TREES SHALL REMAIN MIN. 5' SEPARATION FROM PUBLIC UTILITIES.
15. PROVIDE ESTIMATED GPM FOR SEWER IMPACT
16. CONTRACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
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1 UTILITY PLAN

SCALE: 1" = 20'-0"

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3302 SE L ST. BENTONVILLE, AR

EDG PROJECT NO. 21-012
DATE 2022.02.28

REVISIONS

Number	Date

PHASE Construction Documents
TITLE Utility Plan

SHEET NO. C2.00
LSD22-0003

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PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING		DETAIL
	11	AMERICAN SYCAMORE / PLATANUS OCCIDENTALIS	4" CAL	BALL & BURLAPPED	AS SHOWN		
	51	SUMMER SPRITE LITTLELEAF LINDEN / TILIA CORDATA `HALKA` TM	2.5" CAL	BALL & BURLAPPED	AS SHOWN		
SHRUB AREAS	**QTY**	**COMMON / BOTANICAL NAME**	**CALIPER**	**CONTAINER**	**SPACING**	**SPACING**	**DETAIL**
	956	BLUE ZINGER SEDGE / CAREX FLACCA 'BLUE ZINGER'	---	1 GAL	12" O.C.	12" o.c.	
	597	COMMON RUSH / JUNCUS EFFUSUS	---	1 GAL	24" O.C.	24" o.c.	
	1,771	PRAIRIE BLUES LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	---	1 GAL	30" O.C.	30" o.c.	
GROUND COVERS	**QTY**	**COMMON / BOTANICAL NAME**	**CALIPER**	**CONTAINER**	**HEIGHT X SPREAD**	**SPACING**	**DETAIL**
	2,822 SF	MEYER ZOYSIA GRASS / ZOYSIA JAPONICA 'MEYER'	SOLID SOD				

EXISTING LEGEND

- FOUND REBAR (OR AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- GAS METER
- UTILITY POLE
- SANITARY SEWER LINE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- UNDGR TELEPHONE LINE
- WIRE FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- CONTOUR LINE
- SPOT ELEVATION

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
SE "L" STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF OF STREET FRONTAGE (MINUS DRIVEWAY WIDTH): 245 LF / 20 LF = 12 TREES	12 TREES	12 TREES
SE 33RD STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF OF STREET FRONTAGE: 216 LF / 20 LF = 10.8 = 11 TREES	11 TREES	11 TREES
SE "K" STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF OF STREET FRONTAGE (MINUS DRIVEWAY WIDTH): 246 LF / 20 LF = 12 TREES	12 TREES	12 TREES
SE 34TH ST	MIN. 20 BUFFER	YES	YES
	ONE (1) TREE PER 20 LF OF STREET FRONTAGE: 219 LF / 20 LF = 10.95 = 11 TREES	11 TREES	11 TREES
PERIMETER LANDSCAPE STRIP			
	NONE REQUIRED (STREET FRONTAGE ON ALL SIDES)		
INTERIOR PARKING LOT LANDSCAPING			
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	YES
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	YES	YES
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	YES
	ONE (1) SHADE TREE PER 6 SPACES	YES	YES
SCREENING REQUIREMENTS			
	NONE REQUIRED		
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

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phone: 501 378 0200
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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 Landscape Plan

SHEET NO. L1.00

LSD22-0003

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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 BUIDING 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.

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 SD0.00 **EAST ELEVATION - FACING L ST**
3/32" = 1'-0"

8 SD0.00 **3D View 4**

WEST ELEV. THROUGH BREEZEWAY
TOTAL AREA: 5534 sf
WINDOWS: 918 sf
ADJ. TOTAL: 4616 sf

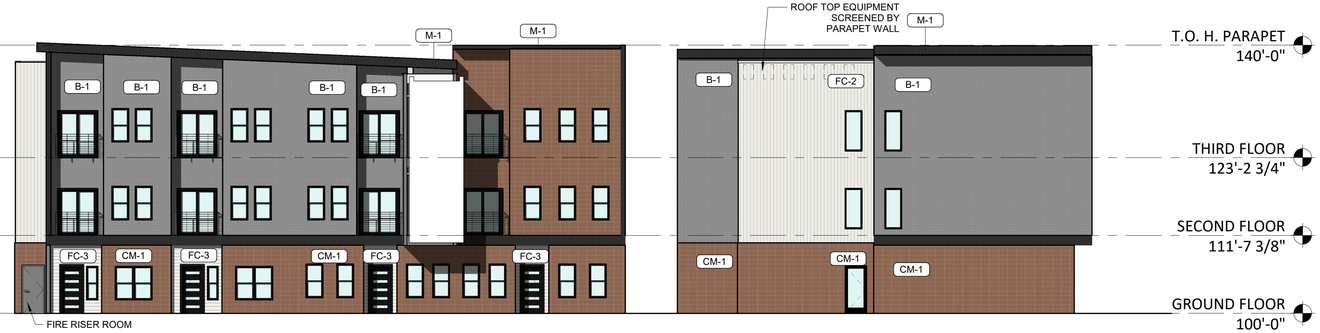
PRIMARY MATERIALS:
1 - BRICK: 2596 sf (56%)
2 - CMU: 1727 sf (37%)

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%)



4 SD0.00 **WEST ELEVATION - THROUGH BREEZEWAY**
3/32" = 1'-0"

3 SD0.00 **WEST ELEVATION - FACING K ST**
3/32" = 1'-0"

ROOF TOP EQUIPMENT SCREENED BY PARAPET WALL

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 SD0.00 **NORTH ELEVATION - FACING 33RD ST**
3/32" = 1'-0"

6 SD0.00 **3D View 7**

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%)

7 SD0.00 **3D View 8**

1 SD0.00 **SOUTH ELEVATION - FACING 34TH ST**
3/32" = 1'-0"

b·u·f STUDIO
702 SW 5TH STREET SUITE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

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CLIENT NAME
NEWELL DEVELOPMENT
224 SE 2ND STREET
BENTONVILLE, AR 72712

MEP CONSULTANT
BUF STUDIO
702 SW 5TH STREET, STE 30
BENTONVILLE, AR 72712
CONTACT:ANDREW D FINNEGAN, P.E.

STRUCTURAL CONSULTANT
PHILLIP LEWIS ENGINEERING, INC.
2701 KAVANAUGH BLVD, SUITE 200
LITTLE ROCK, AR
CONTACT:501-350-9840

L STREET MULTI-FAMILY

3302 SE L STREET
BENTONVILLE, AR 72712

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02/25/2022

Architect RYAN FAUST
Architect Number 4711

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NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36
Project #: 21038
Drawn By: KB
Checked By: RMF

Title: SCHEMATIC ELEVATIONS & RENDERINGS

Sheet Number:
SD0.00

Date: 02/25/2022

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