

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
April 19, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_-8BMmdSVQA6RRrHJCoXyXA

- I. Call to Order**
- II. Approval of the April 5th 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](#))

IV. Consent Agenda

- 1. Lots 32, 33, and 34 of Coler Creek Subdivision Phase 1 Lot Split**
502 SW Britghton Drive ([LS22-0014](#))

- 2. Lot 1 of Row on Elm Subdivision, Lot Split**
3102 SW 2nd Street ([LS21-0030](#))

- 3. Aviator Subdivision Lots 1 & 2 Lot Split**
South West Regional Airport Boulevard & SW Aviator Avenue ([LS21-0031](#))

- 4. Lot 18, Block 1 of Braithwaite Park Addition Property Line Adjustment**
1502th Walton Boulevard ([PLA22-0006](#))

- 5. Lots 1-11 of I-14 Subdivision Preliminary Plat**
SW I Street & SW 14th Street ([PP21-0019](#))

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

- | | |
|---|--|
| 6. Sterling Bank
1001 S Walton Boulevard (LSD21-0012) | Large-Scale Development Extension |
|---|--|

V. New Business

- | | |
|---|---------------------------------------|
| 1. Bob Jackson Snell, II, and Edith Anne Snell
R-1, Low Density Single Family Residential to D-E, Downtown Edge
403 SE 7 th Street (RZ22-0018) | Rezoning* |
| 2. RJ Roth Holdings, LLC
2a. Residential Estate to Medium Density Residential
1300 Tunbridge Drive (RZ22-0020) | Future Land Use Map Amendment* |
| 2b. A-1, Agricultural to R-ZL, Zero Lot Line Residential
1300 Tunbridge Drive (RZ22-0020) | Rezoning* |
| 3. Casey and Hannah Roberts
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
704 NE A Street (RZ22-0021) | Rezoning* |
| 4. Mammoth Properties, LLC
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
803 NE A Street (RZ22-0022) | Rezoning* |
| 5. The Bike Inn
Mega Sleeper Pods/Mini Cabins
3400 S Walton Blvd (CU22-0005) | Conditional Use* |
| 6. Ethos Pro Shop Showroom
Long Term Temporary Use (Showroom Shipping Container)
502 & 504 SE B Street (CU22-0009) | Conditional Use* |
| 7. Old Town Cleaners
308 N. Walton Boulevard (LSD22-0012) | Large-Scale Development |
| 8. Hope Hill Subdivision
Ginn Road (PP21-0022) | Preliminary Plat |
| 9. Richardson
905 Water Tower Road (WAV22-0002) | Sidewalk Waiver |



**Planning Commission
Meeting Minutes
April 05, 2022**

Meeting Recording:

https://us06web.zoom.us/rec/share/AQDO96cRPTc67UjM8VUNoGAuzDTv3R-9yuRXU02wReYR-OuYhVLUJ_SObNh625ZP.heOnqNUZ1K2uRZaM

I. Call to Order- Mr. Sanders calls the meeting to order at 4:00pm

Attendees: Sanders, Hipp, Wright, Kerr, Haynie, Davis

Absent: Binns

II. Approval of the March 15 Meeting Minutes

- Motion by Davis to make a few changes to the meeting minutes.
- Seconded by Wright
- Approved 6-0 to be amended

III. Consent Agenda

- | | |
|---|--------------------------------|
| 1. Lots 26, 27, and 28, Happy Home Subdivision | Lot Split |
| NW 10 th Street and Bella Vista Road (LS22-0008) | |
| 2. Lot 1 and 2 of Bentonville Southeast Subdivision | Lot Split |
| 311 SE Henry Street (LS22-0011) | |
| 3. Whataburger | Large Scale Development |
| 1404 S Walton Blvd (LSD22-0008) | |
| 4. Bentonville Plaza Addition, Phase 2 Lots 1-4 | Final Plat |
| 1005 S Walton Blvd (FP22-0002) | |
| ➤ Tyler reads a quick overview of consent agenda | |
| ➤ Approved 6-0 | |

IV. New Business

- | | |
|---|--------------------------------|
| 1. Future Land Use Plan Amendments | General Plan Amendment* |
| ➤ Shelli reads staff report | |
| ➤ One objection to the Future Land Use Plan that was sent to Shelli | |
| ➤ Public hearing opened | |
| ➤ Public hearing closed | |
| ➤ Discussion amongst staff and commissioners | |

Motion to remove 210 SW 10th Street from Future Land Use Map

- Motioned by Davis, Seconded by Hipp
- Approved 6-0

2. Floodplain Parking Lot Regulation Amendments

Ordinance*

- Dan from Engineering read the ordinance staff report
- Dan read emails from several engineers
- Witt Monigue (Engineering supervisor for the Flood Plan Commission for the State of Arkansas) recommended the amendment.
- Public hearing opened
- Nate Bachelor (CEI) had a few questions and inquiries
- Dan from Engineering helped clarify questions from Nate
- Tim Storey (Sand Creek Engineering) also needed clarification
- Dan from Engineering helped clarify questions from Tim
- Public hearing closed
- Discussion amongst commissioners and staff
- Motion by Davis, seconded by Kerr to approve the Flood Amendment
- Approved 6-0

3. Bandaru

Future Land Use Map Amendment*

3a. Residential Estate to Low Density Residential

SW Rainbow Farm Road and SW Morning Star Road ([RZ22-0013](#))

- Tyler reads staff report
- Public hearing open
- Public hearing closed
- Discussion staff and commissioners
- Approved 6-0

3b. A-1, Agricultural to R-1, Low Density Single-Family Residential

Rezoning*

SW Rainbow Farm Road and SW Morning Star Road ([RZ22-0013](#))

- Approved 6-0

4. Johnson

Rezoning*

R-1, Single Family Residential to

DN-2, Downtown Medium Density Residential

402 SW D Street ([RZ22-0014](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

5. NFD, LLC

Rezoning*

R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential

301 SE F Street ([RZ22-0015](#))

- Tyler reads staff report

- Public hearing opened
- Seth Van Russel, 118 SW G Court, spoke of concerns on this project
- Tyler cleared up Seth's concern
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

6. Crystal Lara Murphy **Rezoning***
R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential

119 SE F Street ([RZ22-0016](#))

- Tyler reads staff report
- Public hearing open
- Seth Van Russel, 118 SW G Court, spoke of concerns on this project
- Public hearing closed
- Discussion amongst staff and commissioners
- Motion to table the item by Hipp, seconded by Kerr
- Tabled 6-0

7. Bergen **Rezoning***
R-1, Single Family Residential to DN-2, Downtown Medium Density Residential

809 NE A Street ([RZ22-0017](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

8. NWA Multiplex Investors, LLC **Rezoning***
R-2, Medium Density Two Family and Townhome to R-3, Medium-High Density Multifamily Residential

SW Featherston Road ([RZ22-0019](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Dirk with Morrison Shipley speaks
- Davis motioned to table, no one second
- Approved 5-1
- Denied by Davis

9. City of Bentonville (Fire Training Facility) **Conditional Use***
Public Safety Services
 2405 SW Aviation Street ([CU22-0006](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst staff and commissioners
- Approved 6-0

10. 1019 SE 8th Street

Conditional Use*

Temporary Gravel Lot

1019 E 8th Street ([CU22-0008](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

11. Shelley Parson Insurance Building

Large-Scale Development

2001 SE J Street ([LSD22-0002](#))

- Tyler reads staff report
- Public hearing opened
- Shelley Parson (Owner) spoke on the item
- Candice Anderson (CEI Engineer) spoke to the item

WAIVER 2:

- Davis makes a motion not to approve the second waiver and require the dedication of the initial right of way.
- Seconded by Wright
- Approved 6-0 to dedicate the right of way

WAIVER 1:

- Davis motions to approve the waiver, seconded by Hipp
- Approved 6-0

WAIVER 3:

- Davis made a motion to approve the waiver, seconded by Haynie
- Approved 6-0

Large Scale:

- Approved 6-0

12. Bentonville Fire Training Facility

Large-Scale Development

2405 SW Aviation Street ([LSD22-0010](#))

- Tyler reads staff report

WAIVER 1:

- Motion by Haynie to approve the waiver, seconded by Wright
- Approved 6-0

WAIVER 2:

- Motioned by Kerr to approve the waiver, seconded by Hipp

WAIVER 3:

- Side amenities
- Motion by Davis, seconded by Haynie to approve the waiver
- Approved 6-0

Large Scale:

- Approved 6-0

Meeting Adjourned

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

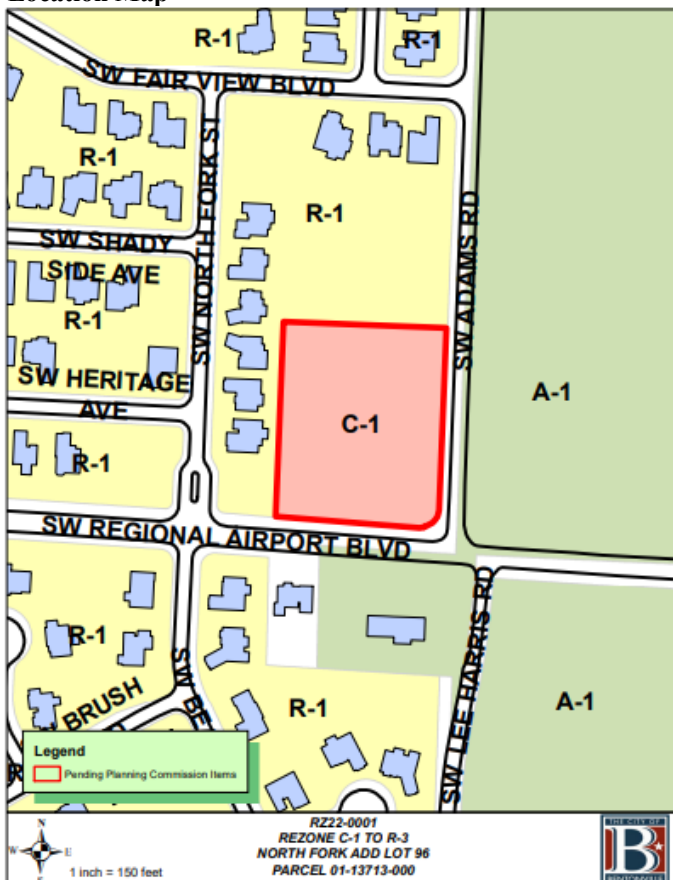
PC Date: 4/19/2022

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://arcgis/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. 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

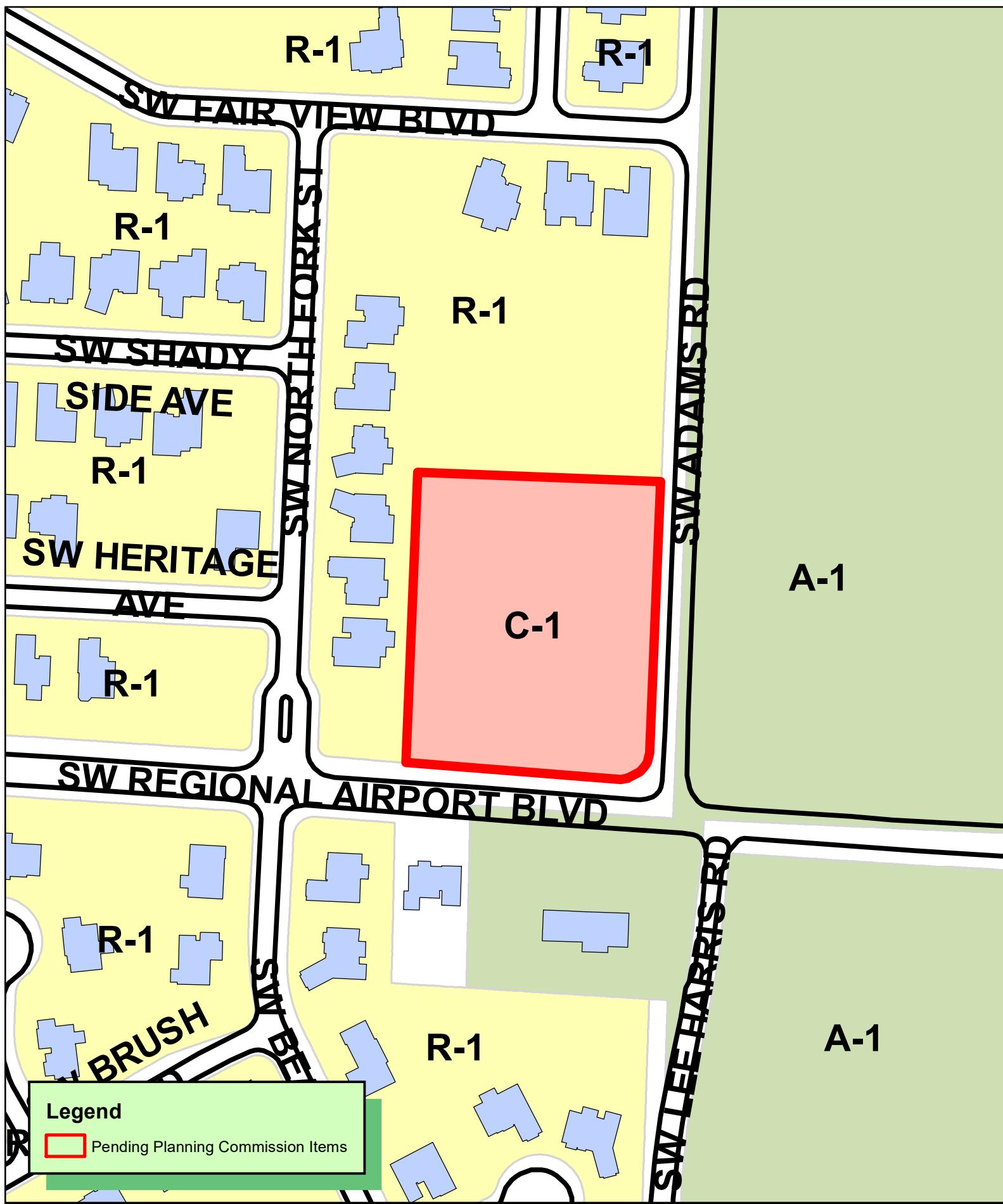
The requested R-2 District encourages the same basic land use restrictions as the R-1 District. It allows a slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex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





December 29th, 2021

City of Bentonville
305 SW A Street
Bentonville, AR

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

Planning Department,

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

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

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

Sincerely,

Phil Swope, PE
Project Engineer

NOTICE OF INTENT TO REZONE

Swope Engineering

has requested the Bentonville Planning

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

C-1 Commercial

to

R-3 medium density residential

The legal description of the property is as follows:

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

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

Proposed land use: Townhomes

The public hearing will be held February 1st, 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 + ~~an~~ increase of potential crimes that commonly accompanies lower income living units.

Signature 

Chris Entlers

Printed Name

6201 SW Fair View Blvd, Bentonville, AR 72713

Physical Address

RZ22-0001

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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:

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

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to

R-3 medium density residential

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Proposed land use: Townhomes

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☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

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

Nancy Paschall

Signature

Nancy Paschall

Printed Name

6103 SW Fairview Blvd, Bentonville, AR

Physical Address

72713

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

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

33
Syas ago. We thought we were protected then this issue even being possible

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

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

Signature

Printed Name

5801 SW North Fork St.

Physical Address

Bentonville AR 72713

R7022001

NOTICE OF INTENT TO REZONE

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Proposed land use: Townhomes

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

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

 Signature

Jason and Tina Martin
Printed Name

6202 SW Fair View Blvd, Bentonville
Physical Address

R722-2201

NOTICE OF INTENT TO REZONE

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to

R-3 medium density residential

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

Proposed land use: Townhomes

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

I, Irene Flowers object to the rezoning because when we bought our retirement home never thought I would have townhomes right up to my backyard. I will never be able to open my blinds or the back side of my home. This will force me to move. I've been here 45 years.

Signature

Printed Name

DAVID FLOWERS

Physical Address

6001 SW NORTH FORK ST
BENTONVILLE, AR 72713

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

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

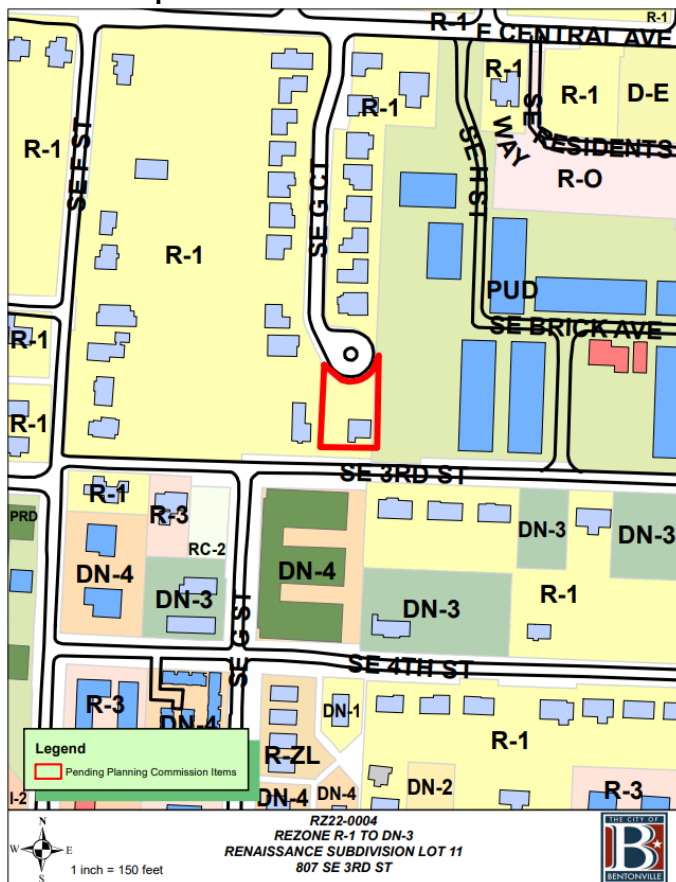
John Toogood + Toogood
Printed Name
6101 SW Fair View Blvd
Physical Address
Bentonville, AR 72712

The logo for Bentonville Community & Economic Development features the word "BENTONVILLE" in a red banner at the top. Below it is a large, stylized blue letter "B" with a white star to its right. Underneath the "B" is a colorful illustration of a town with red and purple houses, a green tree, and a blue body of water. At the bottom, the words "COMMUNITY & ECONOMIC DEVELOPMENT" are written in a red banner.

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)

Location Map



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.



Notice of Opportunity for Public Comment

To: Property Owners within 200-feet of RZ22-0004
From: Tyler Overstreet, Planning Services Manager, AICP
Date: March 21, 2022
RE: March 29 City Council Meeting

This letter is to notify you of an opportunity for public comment on a rezoning request located at 803 SE 3rd Street from R-1, Low Density Single-Family Residential to DN-3, Downtown High-Density Residential. The item was previously heard at the February 15 and March 15 Planning Commission Meetings.

The item will be heard at the City Council Meeting at 305 SW A Street on March 29, 2022 at 6:00 PM. You may also attend the meeting via Zoom (registration will be available on the City Calendar at bentonvillear.com).

If you have any questions, do not hesitate to contact the Planning Office at (479) 271-3122 or via e-mail at planning@bentonvillear.com

Regards,

Tyler Overstreet
Planning Services Manager, AICP



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,

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

Jacobs Group

PO Box 1285

Bentonville, AR 72712



Consent Agenda Items

For the Planning Commission meeting on April 19, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- ❖ At the Technical Review meeting held on April 12, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 32, 33, and 34 of Coler Creek Subdivision Phase 1, Cornerstone Construction Homes Inc., 502 SW Brighton Drive, R-1, Low Density Single-Family Residential, LS22-0014

A lot split of existing Lot 31 creating new Lot 32 (+/-15.52 acres), Lot 33 (+/-5.40 acres), and Lot 34 (+/-5.50 acres) of Coler Creek Subdivision Phase 1. The plat dedicates various widths of right-of-way along SW 2nd Street per the requirements of the Master Street Plan.

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

Lot Split: Lot 1 of Row on Elm Subdivision, Sterling Holdings, LLC and Paradigm Business Concepts, LLC, 3102 SW 2nd Street, R-3, Medium-High Density Multifamily Residential, LS21-0030

A lot split of un-platted section land that creates new Lot 1 (+/-2.58 acres) of Row on Elm Subdivision. The plat dedicates various widths of right-of-way along SW 2nd Street per the requirements of the Master Street Plan. The right-of-way along NW Elm Tree Road meets the requirements of the Master Street Plan. The plat dedicates various public utility easements throughout the property.

Lot Split: Lots 1 & 2 of Aviator Subdivision, ARIA Holdings, LLC, South West Regional Airport Boulevard & SW Aviator Avenue, R-4, High Density Multifamily Residential, LS21-0031

A lot split of un-platted section land creating two lots. Lot 1 (+/- 2.82 acres), and Lot 2 (+/- 6.48 acres) creating Aviator Subdivision. This plat dedicates various utility easements and right-of-way.

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

Property Line Adjustment: Lot 18, Block 1 of Braithwaite Park Addition, FHI Bentonville, LLC, and Wal-Mart Real Estate Business Trust, 1502 North Walton Boulevard, C-2, General Commercial, PLA22-0006

A property line adjustment of part of existing Lot 6 and all of existing Lot 17, Block 1 creating new Lot 18 (+/- 1.98 acres) of Braithwaite Park Addition. The current right-of-way meets the Master Street Plan requirements. The plat dedicates various public utility easements throughout the property.

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

Preliminary Plat: Lots 1-11 of I-14 Subdivision, I-14, LLC, SW I Street and SW 14th Street, C-2, General Commercial, PP21-0019

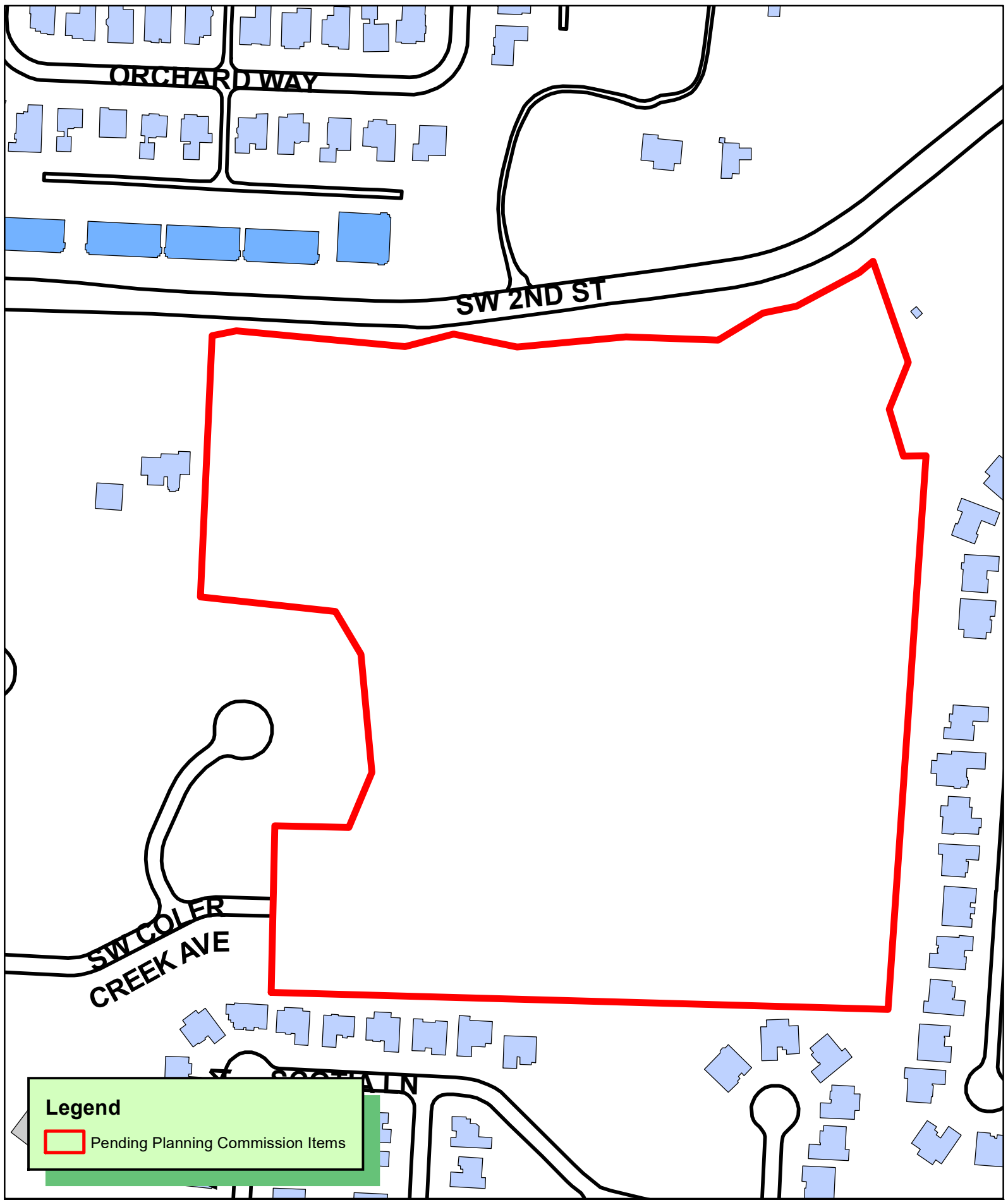
This is a modification to the preliminary plat that was originally approved by the Planning Commission on September 21, 2021. The applicant has created two additional lots on the south end of the project to accommodate additional stormwater needs that were not originally anticipated. A preliminary plat proposing an 11 lot commercial/mixed-use subdivision to be known as I-14 Subdivision. The 11 lots vary in size but all meet the requirements of both the Zoning and Land Development Codes. All necessary and required public infrastructure shall be constructed and installed with Phase 1. The plat dedicates right-of-way along SW 14th Street and SW I Street per the requirements of the Master Street Plan. Additionally, 50' of public right-of-way is being dedicated with the plat to allow for the extension of West Park Drive to the south through the center of the subdivision. A private drive from SW I Street will also aid in the circulation of traffic and ingress/egress in the subdivision. The plat dedicates various public utility and drainage easements and one access easement to serve the subdivision. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

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

Large-Scale Development Extension: Sterling Bank, Redbud Holdings, LLC, 1005 South Walton Boulevard, C-2, General Commercial, LSD21-0012

A large-scale development proposing the construction of a 16,000 square foot bank. The development provides a total of 41 parking spaces on site. The development provides landscaping in accordance with the Land Development Code. The primary building materials depicted on the exterior elevations are ACM Panels, Ground-Faced C.M.U., Brick Veneer, and Glass.

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



REVISION #	DATE
1. REVISED PLAT PER 1ST SUBMITTAL COMMENTS	4-1-2022
2.	
3.	
4.	
5.	

LEGEND:

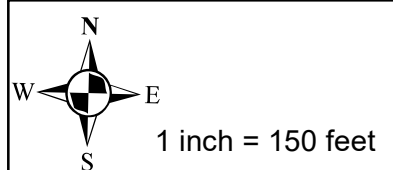
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

●	FOUND 5/8" REBAR
○	SET 5/8" REBAR/CAP
■	FOUND ALLUM. MONUMENT
□	FOUND 1/2" REBAR
△	COMPUTED POINT
▣	AHTD SIGN
○	YARD HYDRANT
⦿	FIRE HYDRANT
⊙	SANITARY SEWER MH

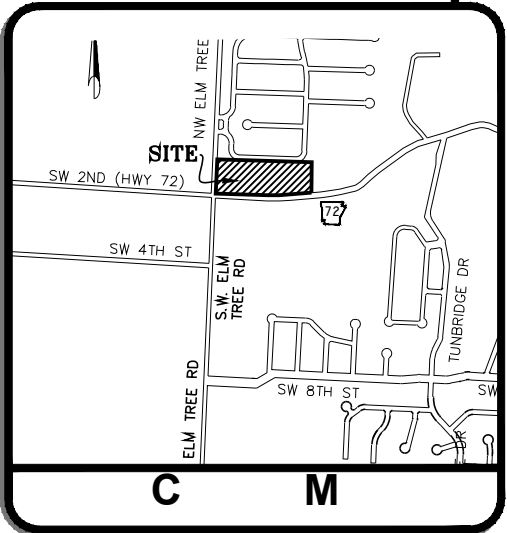
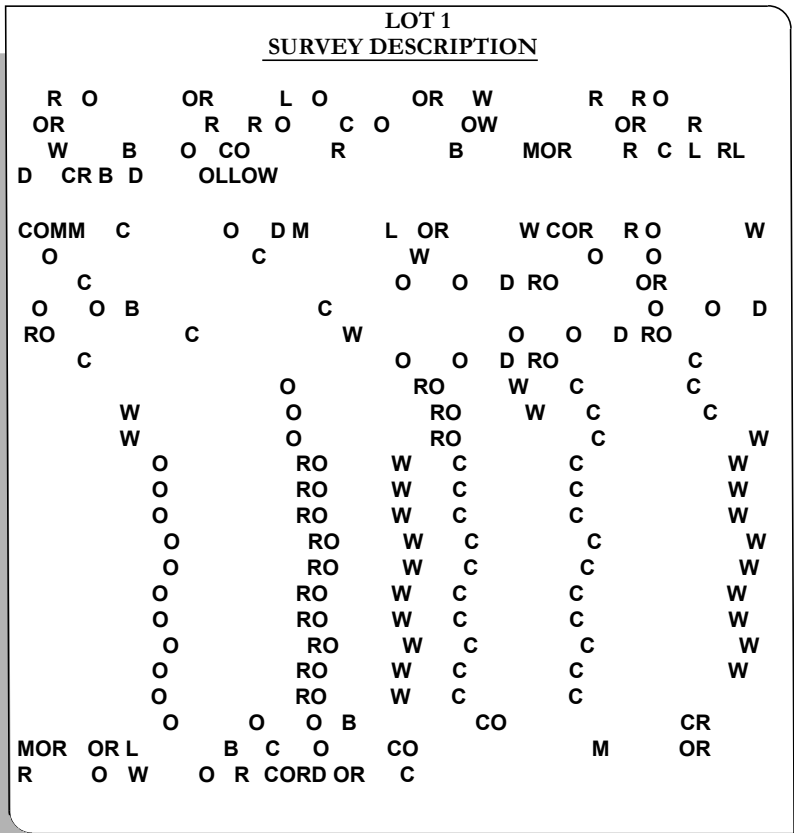

**Bates &
Associates, Inc.**
Engineers • Surveyors • Landscape Architects
235 Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • Tel. 479.239.5959 • Fax 479.239.4350
BATES & ASSOCIATES, INC. C-09794121

This survey was conducted at the request of persons whose names (and/or addresses) appear on this plat. The plat is not to be used for any purpose other than that for which it was prepared. The survey was made by independent persons without contract to Bates & Associates, Inc. Surveyors have made no independent investigation of the validity of the information furnished to them, and the survey is not warranted by them. Any statement provided on this plat is for information only to Bates & Associates, Inc. and is not a representation or warranty by Bates & Associates, Inc. of the accuracy of the information provided, or of the statement of opinion of Bates & Associates, Inc. of the probability of flooding.

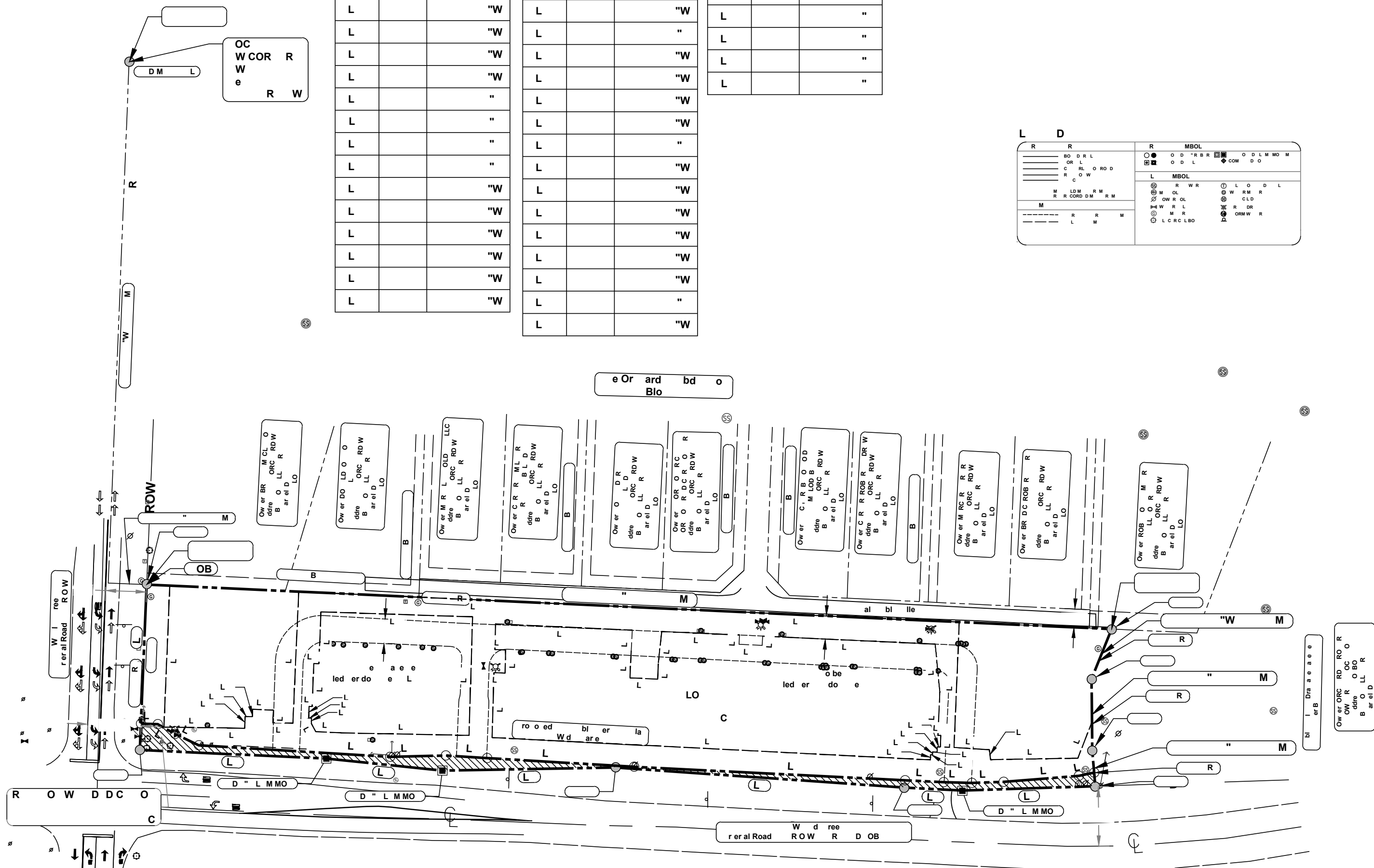
FOR USE AND BENEFIT OF:		TIM MCGUIRE	
ADDRESS:		SOUTHWEST 2ND STREET BENTONVILLE, ARKANSAS	
DATE:	04/01/22	SCALE:	1"=100'
LOCATION:	LOT 31	SURVEYED:	DRAFTED:
	CULVER CREEK SUBDIVISION, PHASE 1	JA	KW, WR, JCR
			REVIEWED: DT
			PAGE 2 OF 2
			COA #1335



LS21-0030
LOT SPLIT
ELM TREE TOWNHOMES

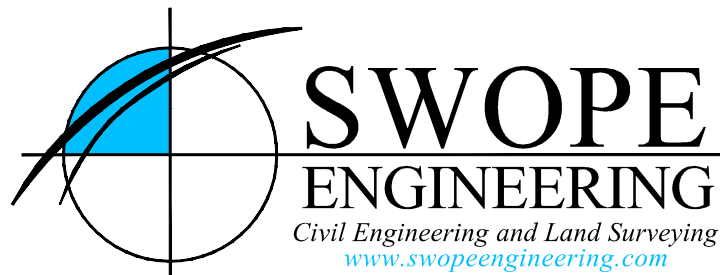
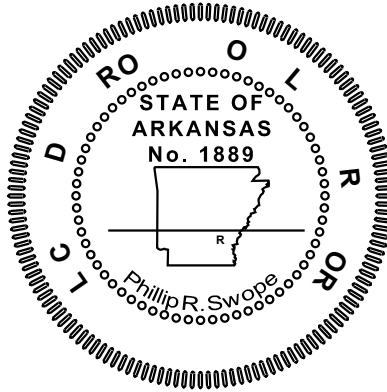
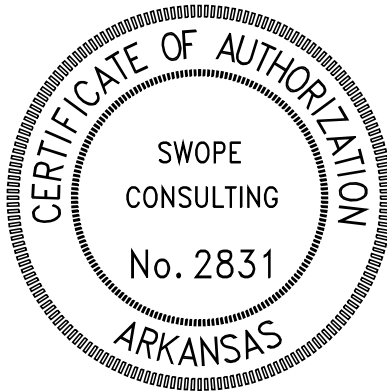


BASIS OF BEARING
ARKANSAS STATE PLANE
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

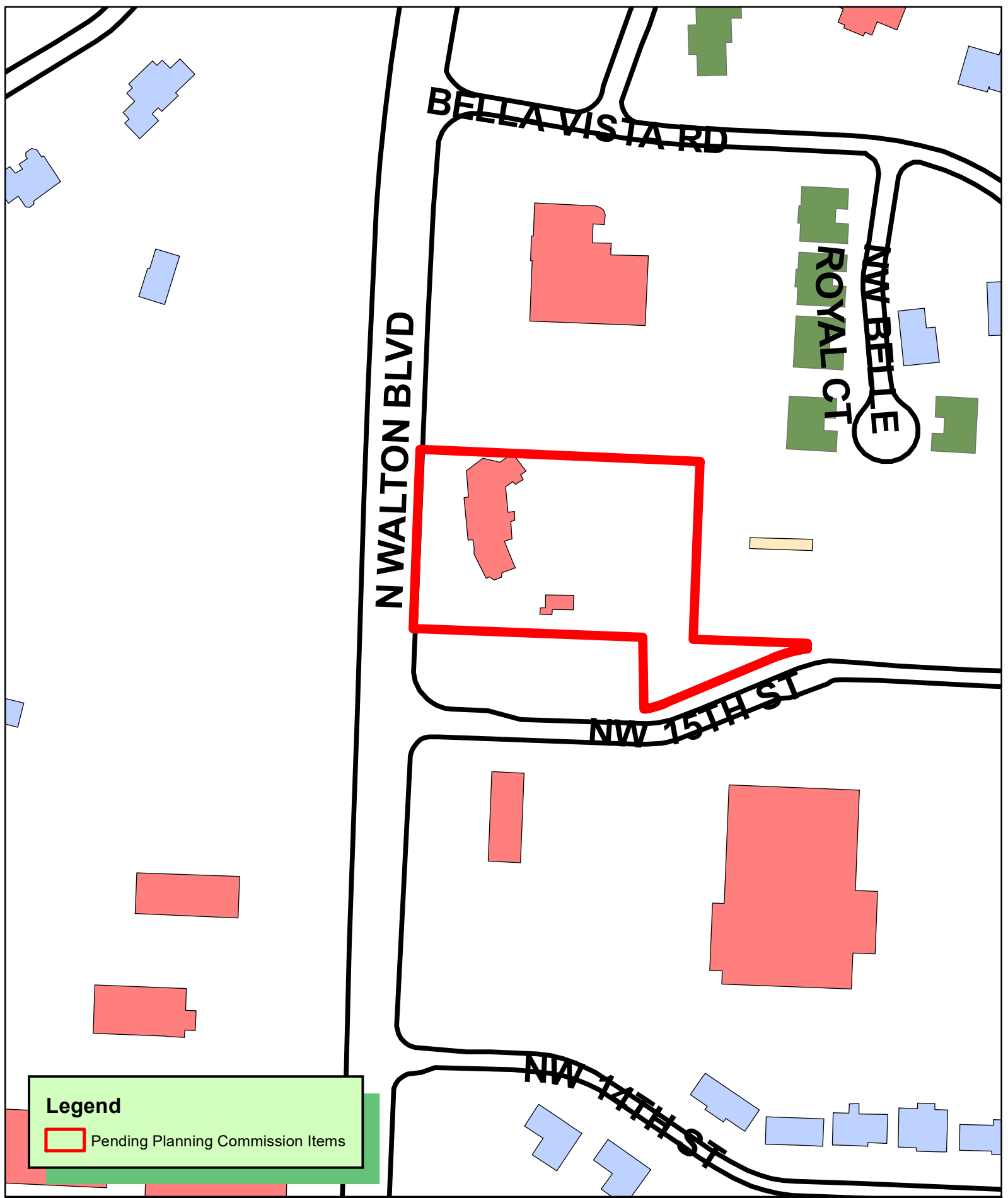
[illegible]

Lo I Crea Lo
Lo

arad
ROW O C R L
W d l ree Rd
B e Co e LLC
Br el
W d



DR W B	C	OB MB R
BM L D		C L o ed
DR W M	16-225su.dwg	
MB R	O	

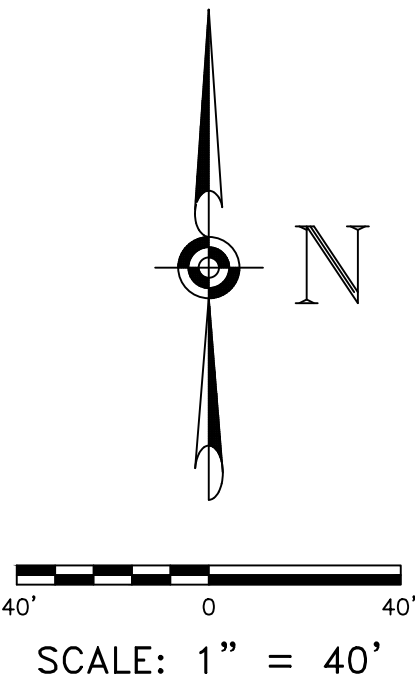


Legend

 Pending Planning Commission Items

Easement Line Table		
Line #	Direction	Length
L1	S2°42'29"W	20.00
L2	S87°53'53"E	11.03
L3	N2°10'20"E	19.91
L4	S87°53'53"E	19.94
L5	S2°11'10"W	39.91

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.19	174.00	14°52'46"	S74° 43' 28"W	45.06
C2	27.30	126.00	12°24'56"	S73° 29' 35"W	27.25
C3	27.17	126.00	12°21'22"	N85° 52' 45"E	27.12



SITE LEGEND

- MONUMENT SET (5/8" REBAR AR1002)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- LIGHTED UTILITY POLE
- LIGHT POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREECE TRAP
- ELECTRICAL RISER
- TELEPHONE RISER
- CABLE RISER
- HVAC
- GAS METER
- GAS SIGN
- MAILBOX
- WHEEL STOP
- DECIDUOUS TREE
- EVERGREEN TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- FENCE (BARB WIRE)
- TREE LINE
- CONCRETE
- ASPHALT
- RECORD MEASUREMENTS PER DEED 2005-38788

LEGAL DESCRIPTION OF PARCEL 01-01527-000
(Per Bk. 2005, Pg. 38788):

PART OF LOT 6, BLOCK 1, BRAITHWAITE PARK ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 559 FEET WEST OF THE NE CORNER OF SAID LOT 6, RUNNING THENCE SOUTH 225 FEET; THENCE WEST 350 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 71, THENCE NORTH WITH SAID HIGHWAY 71, 225 FEET; THENCE EAST 350 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN DEED RECORD BOOK 552 AT PAGE 439.

ALSO, THE RIGHT-OF-WAY EASEMENT FOR GAS AND WATER LINES ALONG THE NORTH SIDE OF LOT 5 IN BLOCK 1 OF BRAITHWAITE PARK ADDITION TO BENTONVILLE, FROM BELLA VISTA ROAD TO THE PROPERTY LINE OF THE LANDS HEREINABOVE DESCRIBED.

LEGAL DESCRIPTION OF LOT 17, BLOCK 1
PARCEL 01-01519-001 (Per Plat Bk. 2015, Pg. 717):

A PART OF LOT TWELVE (12), BLOCK ONE (1), BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK 2014, PAGE 579, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ALONG THE WEST BOUNDARY OF LOT 12; THENCE SOUTH 87°55'46" EAST, A DISTANCE OF 253.43 FEET; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 27.17 FEET, HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE ANGLE OF 12°21'18", A LONG CHORD BEARING NORTH 85°53'35" EAST, AND A CHORD LENGTH OF 27.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01°01'08" WEST 89.33 FEET; THENCE SOUTH 87°53'03" EAST 203.98 FEET; THENCE SOUTH 01°39'55" WEST 6.78 FEET; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 45.19 FEET, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 14°52'47", A LONG CHORD BEARING SOUTH 74°44'18" WEST, A CHORD LENGTH OF 45.06 FEET; THENCE SOUTH 67°17'55" WEST, A DISTANCE OF 143.57 FEET; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 27.31 FEET, HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 12°25'01", A LONG CHORD BEARING SOUTH 73°30'25" WEST, AND A CHORD LENGTH OF 27.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9,524 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

SURVEY DESCRIPTION OF LOT 18, BLOCK 1:

A PART OF LOT SIX (6), BLOCK ONE (1), BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE, AND ALL OF LOT SEVENTEEN (17), BLOCK ONE (1), BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK 2015, PAGE 717, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

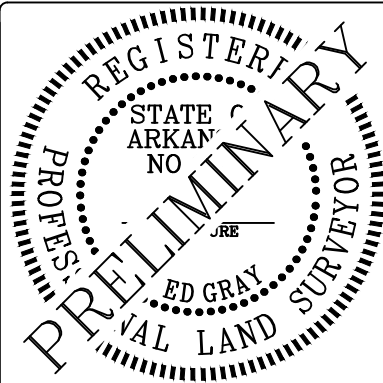
COMMENCING AT THE NE CORNER OF LOT 6, BLOCK 1, BRAITHWAITE PARK ADDITION; THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 87°30'41" WEST, A DISTANCE OF 559.00 FEET TO A FOUND 5/8" REBAR FOR THE POINT OF BEGINNING; THENCE SOUTH 02°11'10" WEST, A DISTANCE OF 220.25 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE SOUTH 87°53'53" EAST, A DISTANCE OF 131.52 TO A FOUND 1/2" REBAR W/CAP PLS1005; THENCE SOUTH 01°40'49" WEST, A DISTANCE OF 6.77 FEET TO A SET 5/8" REBAR W/CAP AR1002 ON THE NORTH RIGHT-OF-WAY OF NW 15TH ST.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT A DISTANCE OF 45.19 FEET, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 14°52'46", A LONG CHORD BEARING SOUTH 74°43'28" WEST, AND A CHORD LENGTH OF 45.06 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE SOUTH 67°17'05" WEST, A DISTANCE OF 143.57 FEET TO A SET MAG NAIL W/WASHER AR1002; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 27.30 FEET, HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 12°24'56", A LONG CHORD BEARING SOUTH 73°59'35" WEST, AND A CHORD LENGTH OF 27.25 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 01°01'58" WEST, A DISTANCE OF 89.33 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE NORTH 87°52'55" WEST, A DISTANCE OF 274.69 FEET TO A SET 5/8" REBAR W/CAP AR1002 ON THE EAST RIGHT-OF-WAY OF U.S. HWY 71 (N WALTON BLVD); THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 87°53'01" WEST, A DISTANCE OF 9.95 FEET TO A FOUND 5/8" REBAR W/CAP PLS1227; THENCE NORTH 02°11'10" EAST, A DISTANCE OF 222.50 FEET TO A FOUND 5/8" REBAR; THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 87°30'41" EAST, A DISTANCE OF 347.15 FEET TO THE POINT OF BEGINNING. CONTAINING 87,373 SQFT OR 1.98 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

C.O.B. Project No.
PLA22-0006

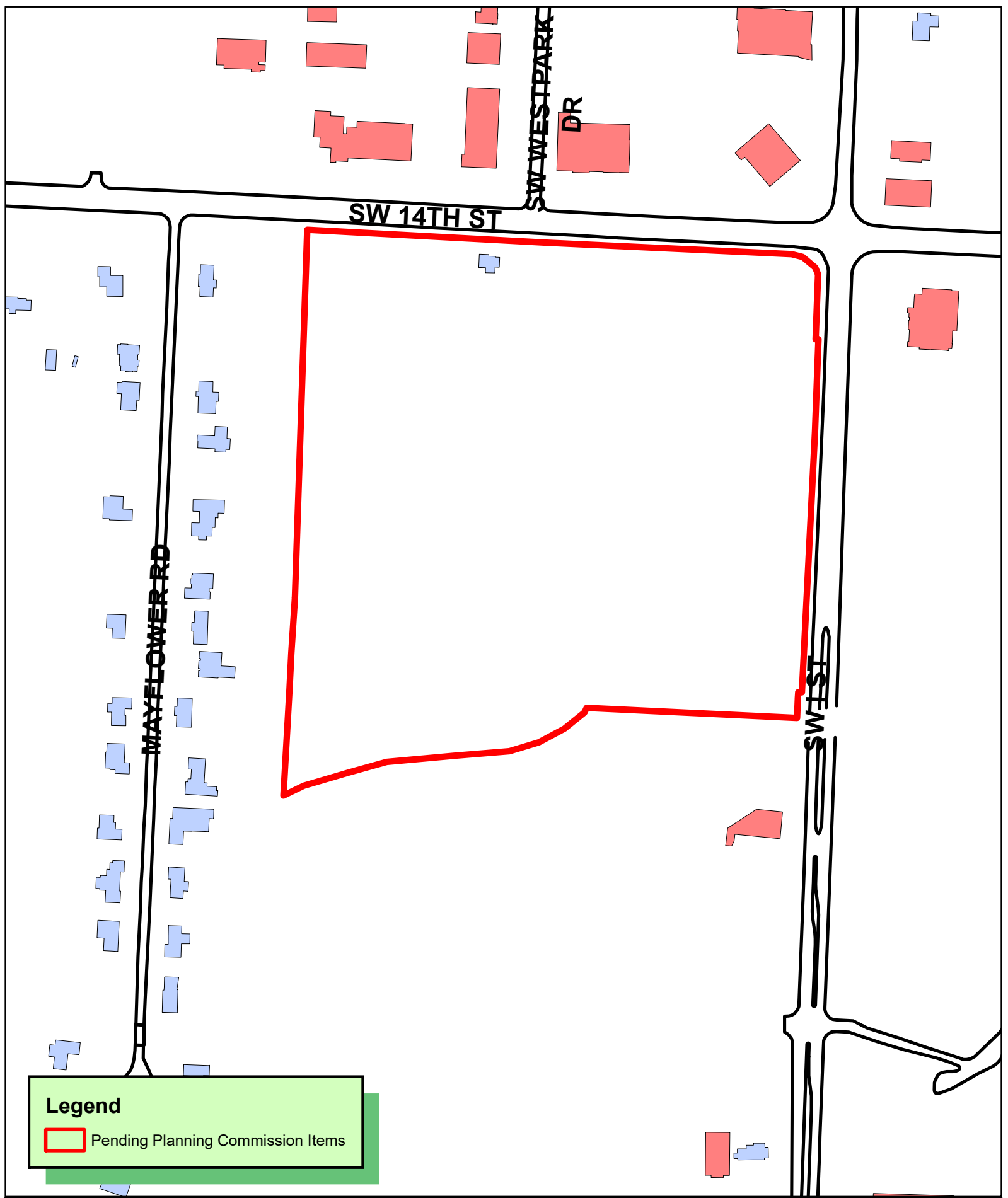
CLIENT:
Lawco - Randy Lawson (479) 273-2670
P.O. Box 425 (479) 621-1350
113 South Main St. (479) 273-2699
Bentonville, AR 72712 randy@lawcoenergy.com

SHEET: PROPERTY LINE ADJUSTMENT
PROJECT: CREATING LOT 18, BLOCK 1
BRAITHWAITE PARK ADDITION
BENTONVILLE, ARKANSAS



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9292

PLS:	CEG
CAD:	MJH
FIELD:	MJH
SCE PROJECT #:	21070
DATE:	9/29/2021
SHEET:	2 OF 2



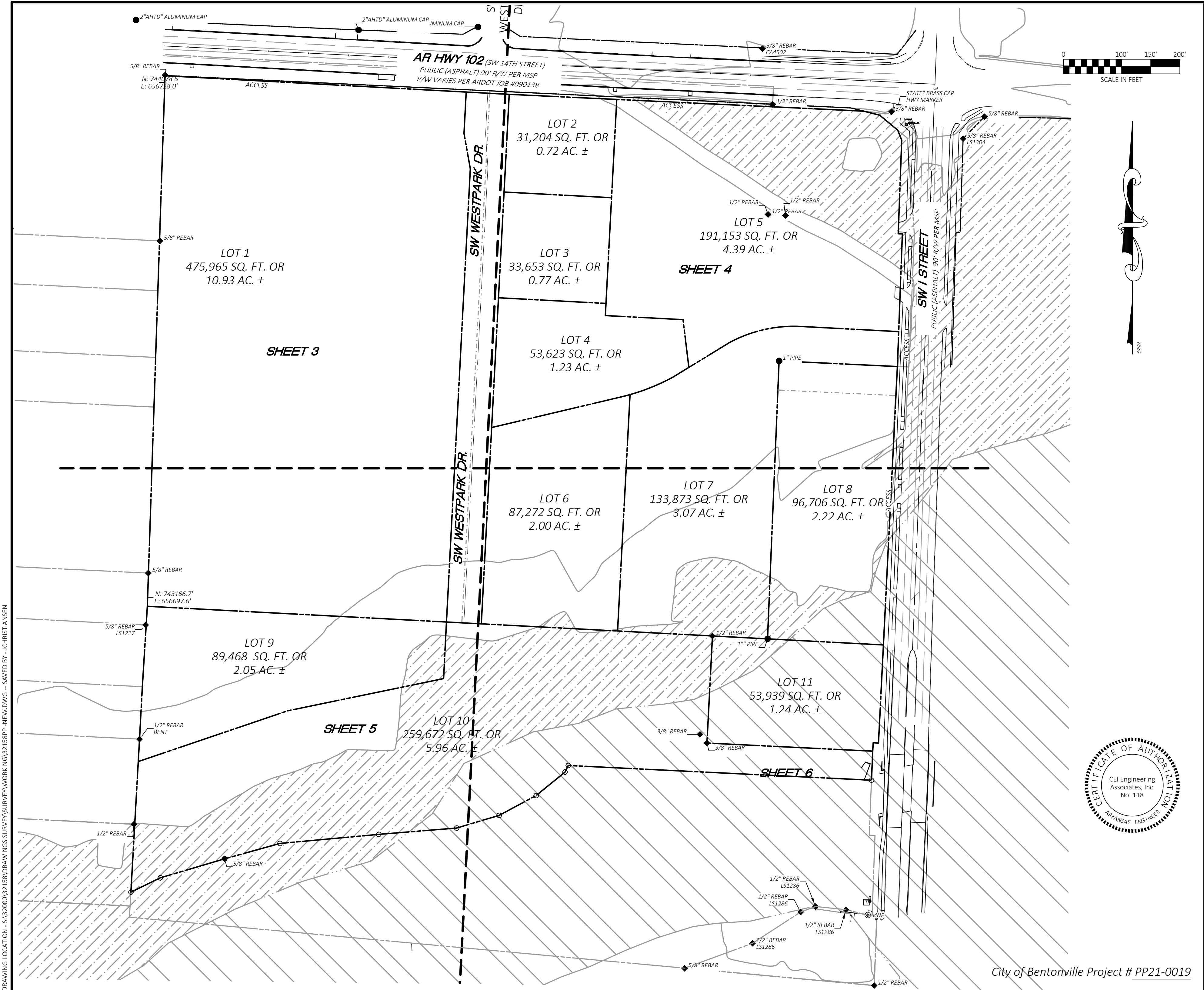
Legend

 Pending Planning Commission Items

 1 inch = 300 feet

PP21-0019
PRELIMINARY PLAT
I-14 SUBDIVISION
LUCAS SUB & PART OF SCOTT SUB

DRAWING LOCATION - S:\32000\32158\DRAWINGS\SURVEY\WORKING\32158PP - NEW.DWG -- SAVED BY - JCHRISTIANSEN

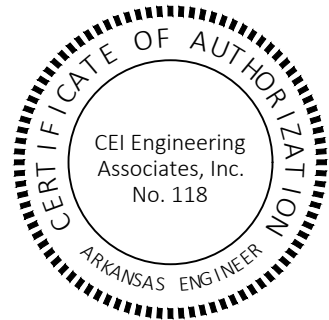


CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

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

Preliminary Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

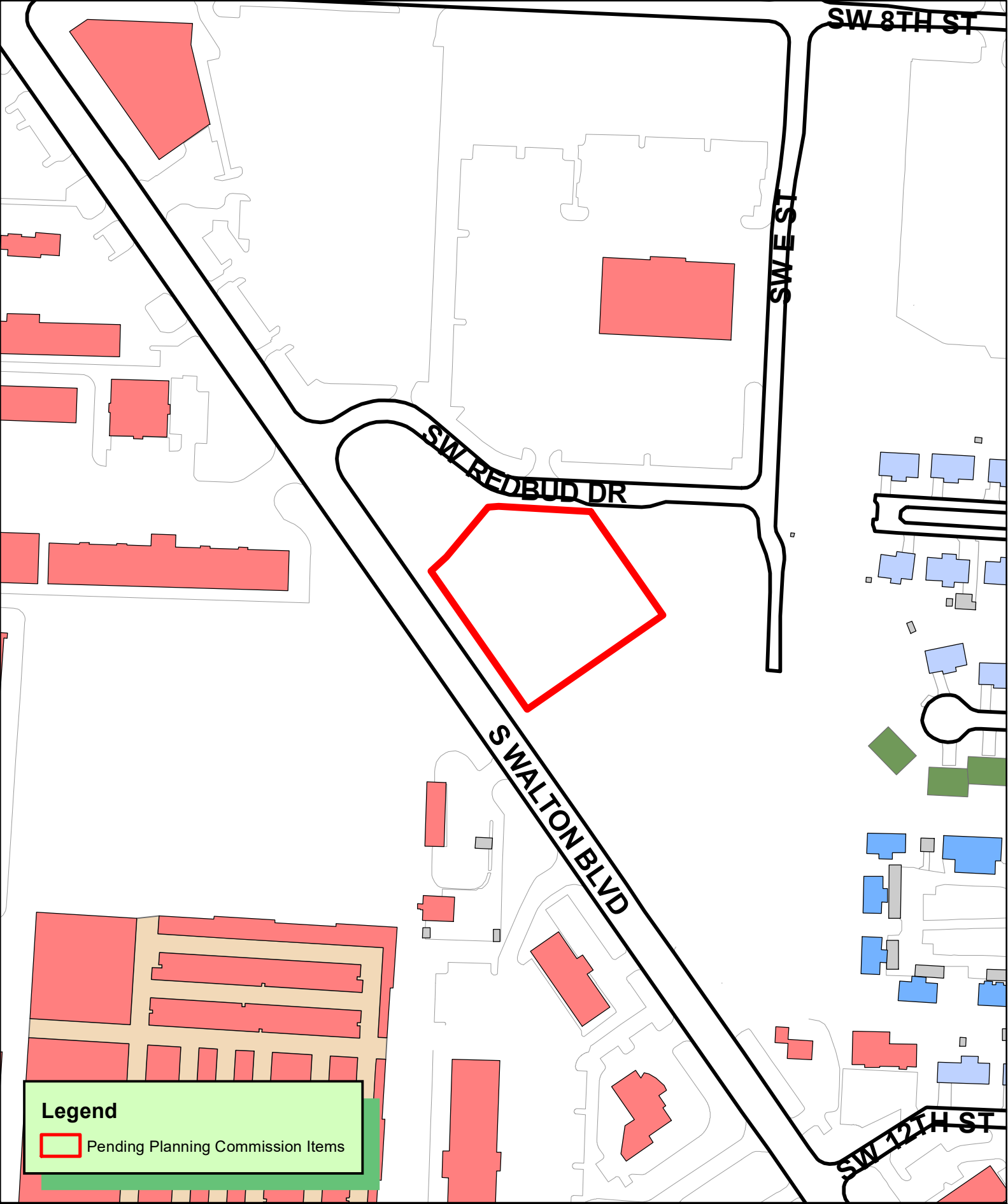
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document



PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDC
CEI PROJECT NUMBER	32158
DATE	2/24/2022
REVISION	REV-3

OVERVIEW

SHEET TITLE
SHEET NUMBER



Legend

Pending Planning Commission Items

1 inch = 200 feet

LSD21-0012
LARGE SCALE DEVELOPMENT
STERLING BANK
1001 S WALTON BLVD

32



March 1, 2021
City of Bentonville, AR
Engineering Department
3200 SW Municipal Dr.
Bentonville, AR 72712

Re: Waiver Request – Sterling Bank
CTA Job No. 20104700

To Whom It May Concern,

This letter is to request a waiver from the City of Bentonville Stormwater Management and Drainage Manual in regards to the Sterling Bank project. Per Sec. 8.4.1, “the maximum elevation of the hydraulic gradient is two feet (2’) below the ground surface” for the design storm event (10-year).

The existing topography of this site is extremely flat, since it used to be a paved parking lot. Because of this, the proposed outfall structure cannot site much lower than the most upstream curb inlet. When the 10-year hydraulic grade lines (HGLs) were analyzed throughout the storm pipes, an assumption of the outfall pipe being 80% full was used as a constant tail water condition to model worst-case scenario. This resulted in Pipe 1-3 having an HGL closer than 2 ft. from the gutter line (2.5 ft. from top of rim). We are requesting a waiver of this requirement in the City of Bentonville Stormwater Management and Drainage Manual for the aforementioned pipe. Distances from the design HGL to gutter line are shown below in Table 1.

Table 1. Elevation Difference from 10-year HGL (up) to Inlet Gutter Line

PIPE ID	10-YR HGL (UP) (FT.)	GUTTER LINE ELEVATION (FT.)	DIFFERENCE (FT.)
1-3	1279.99	1281.65	1.66

This site has been designed so in the worst-case scenario, if water could not enter the curb inlet, it would overtop the curb and reach the outfall point anyway. The building finished floor is at 1284’ and would not be at risk of flooding.

Thank you for your consideration of this waiver. Should you have any questions, please feel free to contact us at your convenience.

Thank you,
Crafton Tull

Daniel Ellis, P.E.
Sr. Vice President.



April 4, 2022

Tyler Overstreet
Planning Services Manager, AICP
City of Bentonville Department of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Large Scale Development Plan – Sterling Bank_LSD21-0012
Lot 1, Bentonville Plaza Addition Phase 2
1001 S. Walton Blvd., Bentonville, AR

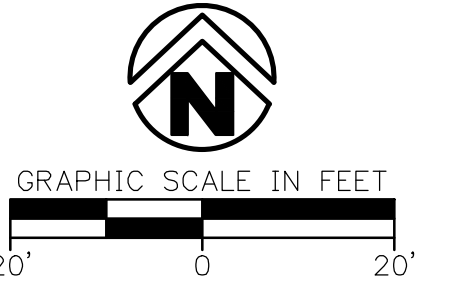
Tyler,

As you know, the Bentonville Plaza Addition Phase 2 has not been approved for final recording. The developers are working diligently to get this accomplished so that they may begin closing on lots that have been committed to other parties. This includes the Sterling Bank project. Therefore, we would like to formally request an extension of our Large Scale Approval that was granted by the Planning Commission on April 6th 2021 until such time as this Lot 1, Bentonville Plaza Addition Phase 2 becomes available. This was a well-received project as we proceeded through the planning and engineering process, and we are anxious to get started. However, at this time that is an impossibility.

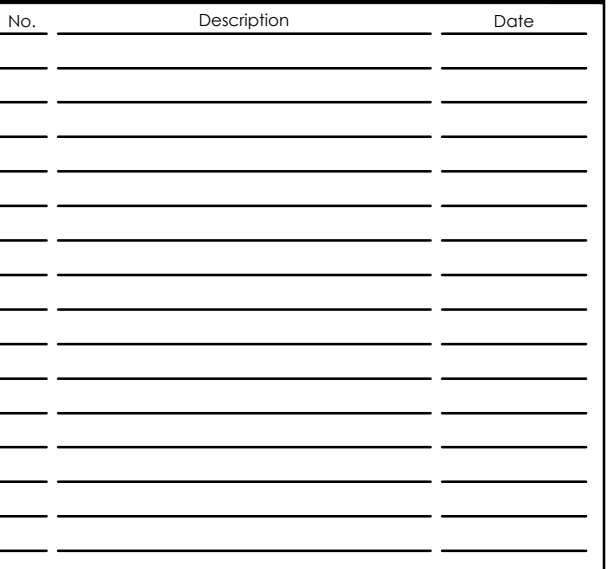
We would appreciate your consideration of this request, and look forward to your response.

Thank you,

Barry R. Williams, RLA, ASLA
Project Manager



1005 S WALTON BLVD
ENTONVILLE, ARKANSAS



PROJECT NO: 20104700

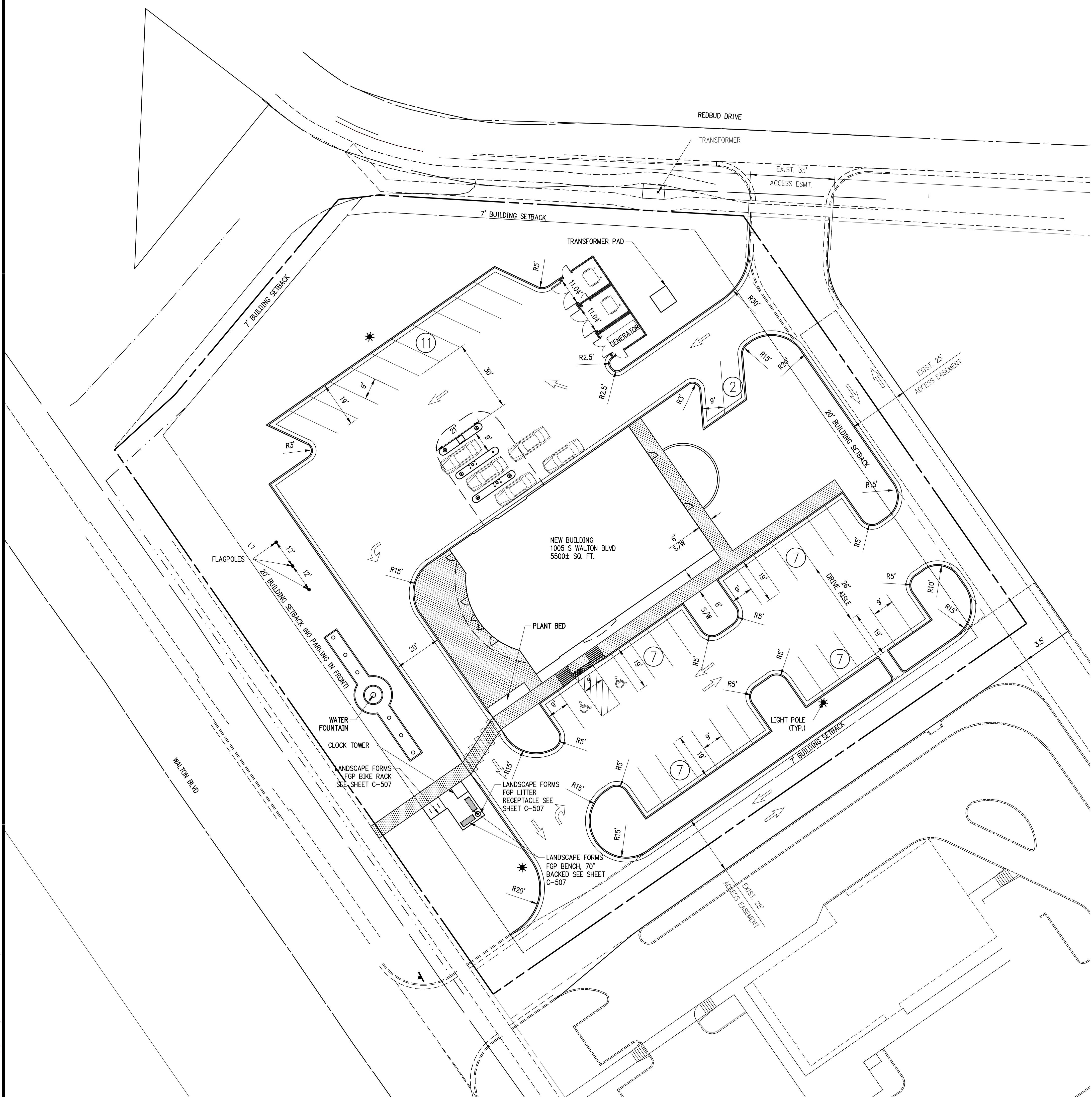
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS

CHECKED BY: _____

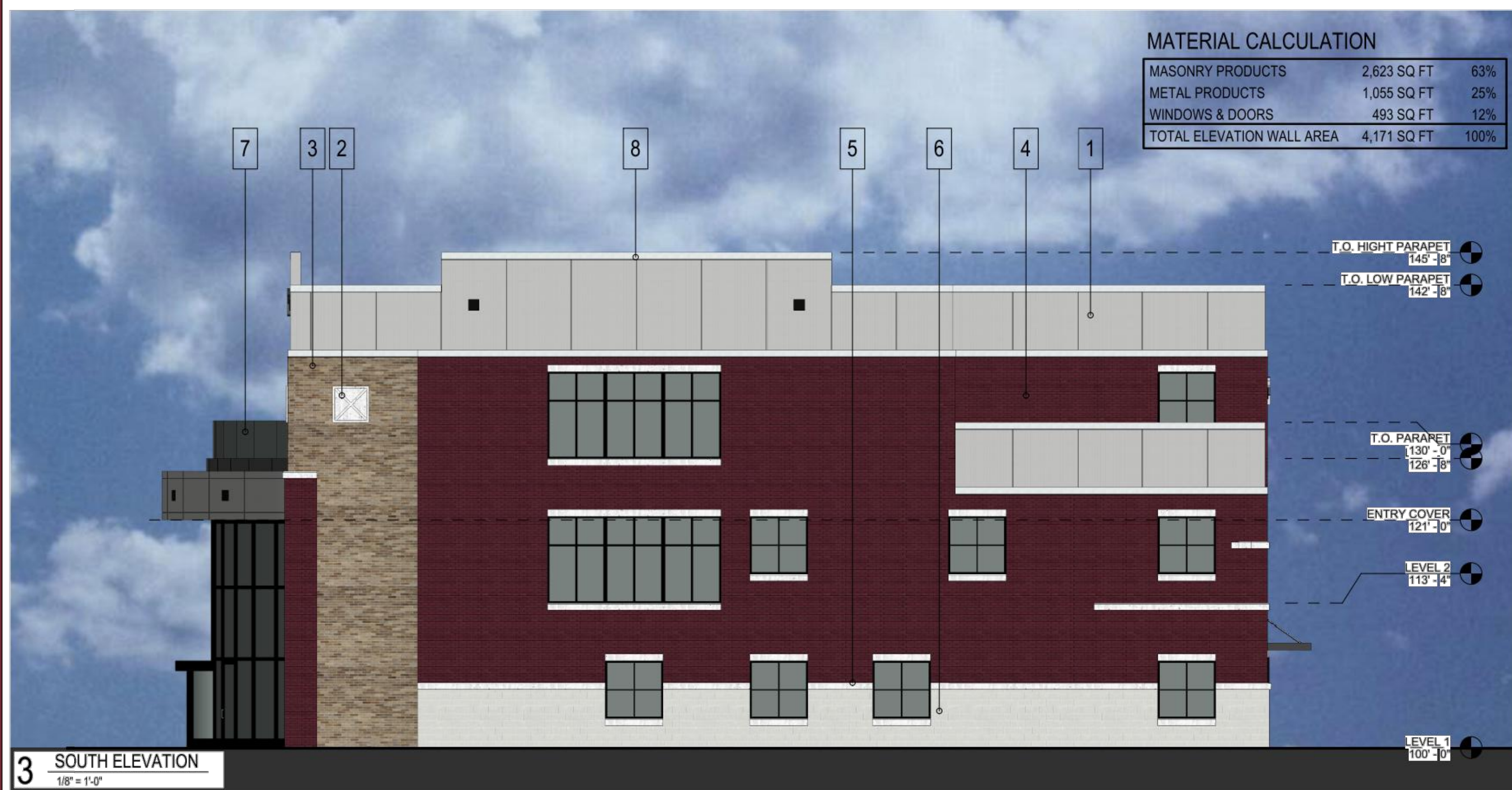
PRELIMINARY PLANS

REVISED

C-102



1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.



MATERIAL LEGEND

- | | | | |
|---|-------------------------|---|------------------------------|
| 1 | ACM PANELS | 5 | PRECAST CONCRET BAND |
| 2 | PRECAST CONCRETE ACCENT | 6 | GROUND-FACED C.M.U. |
| 3 | BRICK VENEER: COLOR 1 | 7 | GLASS RAILING |
| 4 | BRICK VENEER: COLOR 2 | 8 | PRE-FINISHED ALUMINUM COPING |

TOTAL BUILDING MATERIAL CALCULATIONS

MASONRY PRODUCTS	8,282 SQ FT	57%
METAL PANEL PRODUCTS	3,943 SQ FT	27%
WINDOWS & DOORS	2,426 SQ FT	18%
TOTAL BUILDING WALL AREA	14,644 SQ FT	100%

REZONING STAFF REPORT



Bob Jackson Snell, II, and Edith Anne Snell

403 SE 7th Street

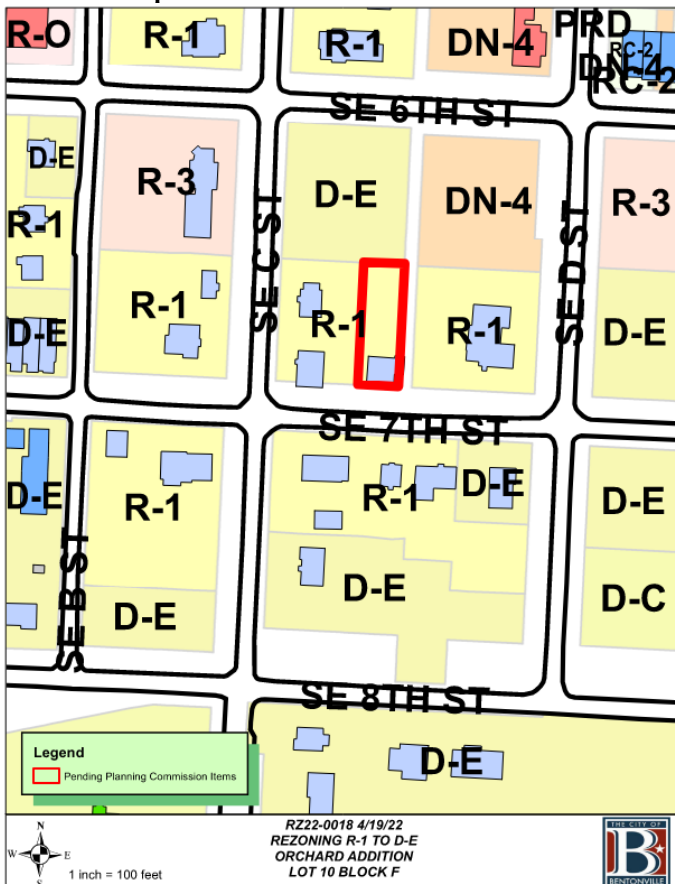
PC Date: 4/19/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0018
Applicant / Current Owner	Bob Jackson Snell, II, and Edith Anne Snell
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at 403 SE 7th Street. The property is surrounded by D-E, Downtown Edge to the north and R-1, Low Density Single Family Residential to the east, west, and south.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas typically 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

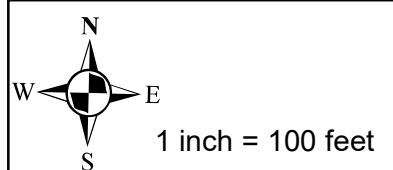
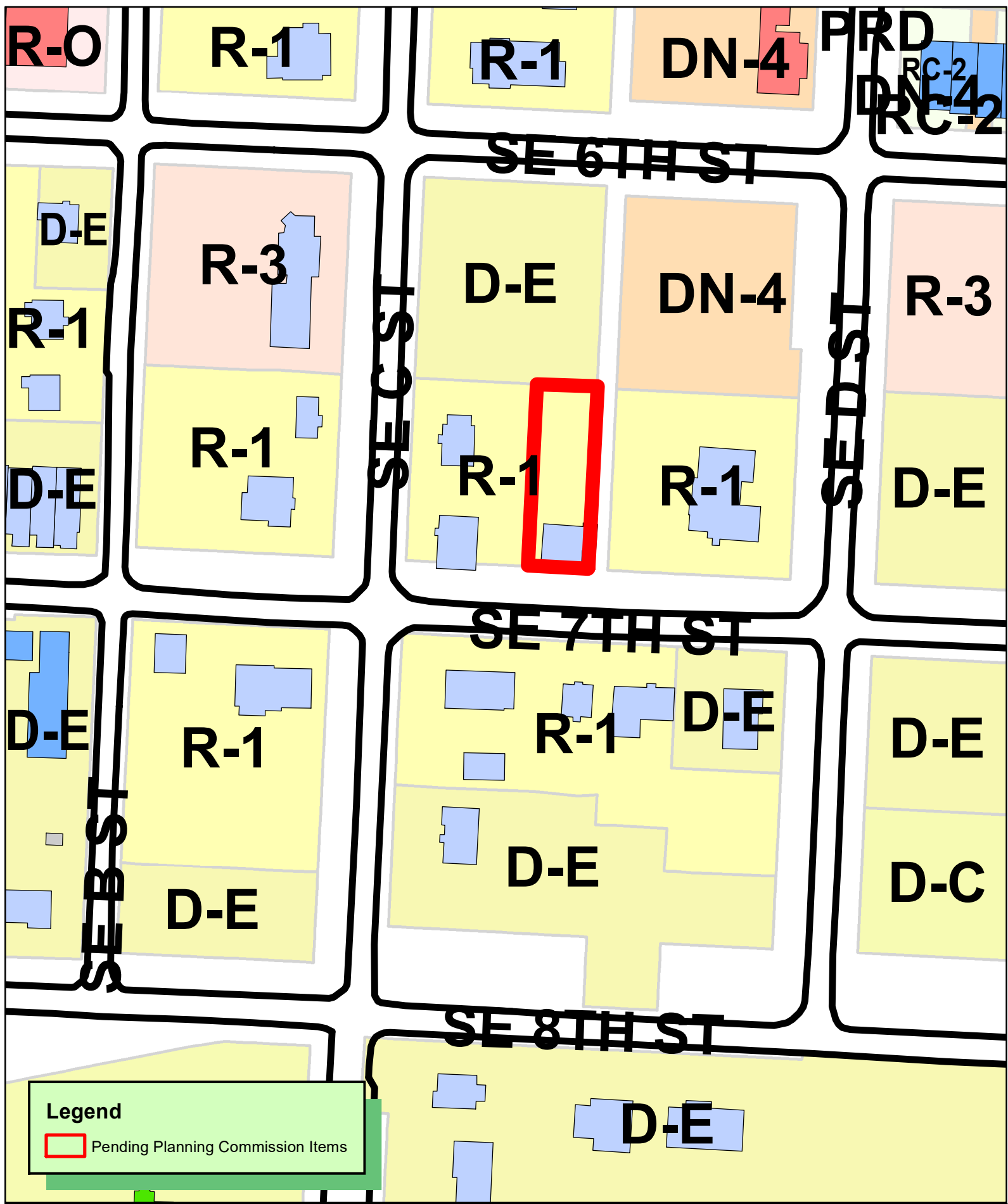
The DE district intends to create an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures 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.

This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Downtown Commercial should be zoned either DC, DE, DN-4, or PUD.

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 DE 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.



RZ22-0018 4/19/22
 REZONING R-1 TO D-E
 ORCHARD ADDITION
 LOT 10 BLOCK F



March 14, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Bob and Edith Snell

Staff,

On behalf of Bob and Edith Snell, we would like to formally request a zoning change for parcel 01-3566-000 from R-1 to D-E, Downtown Edge. The property is outlined in the description provided and the proposed use will be single family residential. Bob and Edith Snell currently own the property and have signed the consent form.

The site is currently zoned R-1. Under that zoning, there are requirements that do not fit the downtown form, nor the pattern of development in this area. The property is near the intersection of SE C St and SE 7th St, approximately two blocks from the Momentary Museum. The parcel is surrounded by other properties that have rezoned to a downtown zoning district, with a majority being D-E. This includes the parcel directly adjacent to the north. Water and sewer are both readily available to the property.

The zoning request also conforms to the city's Land Use Plan and, therefore, the proposed use will fit nicely with the surrounding developments. Should you have any questions, please contact us at your convenience.

Thank you,

Taylor Lindley

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

DE, Downtown Edge



The Downtown Edge creates 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.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 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.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						Min.	Max.	Min.	Max.
DE	Residential	-	20'	7'	-	12'	-	7'	-
	Nonresidential	-	0'	7'	-	12'	-	7'	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown residential street
DE	8'	4'	6'

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

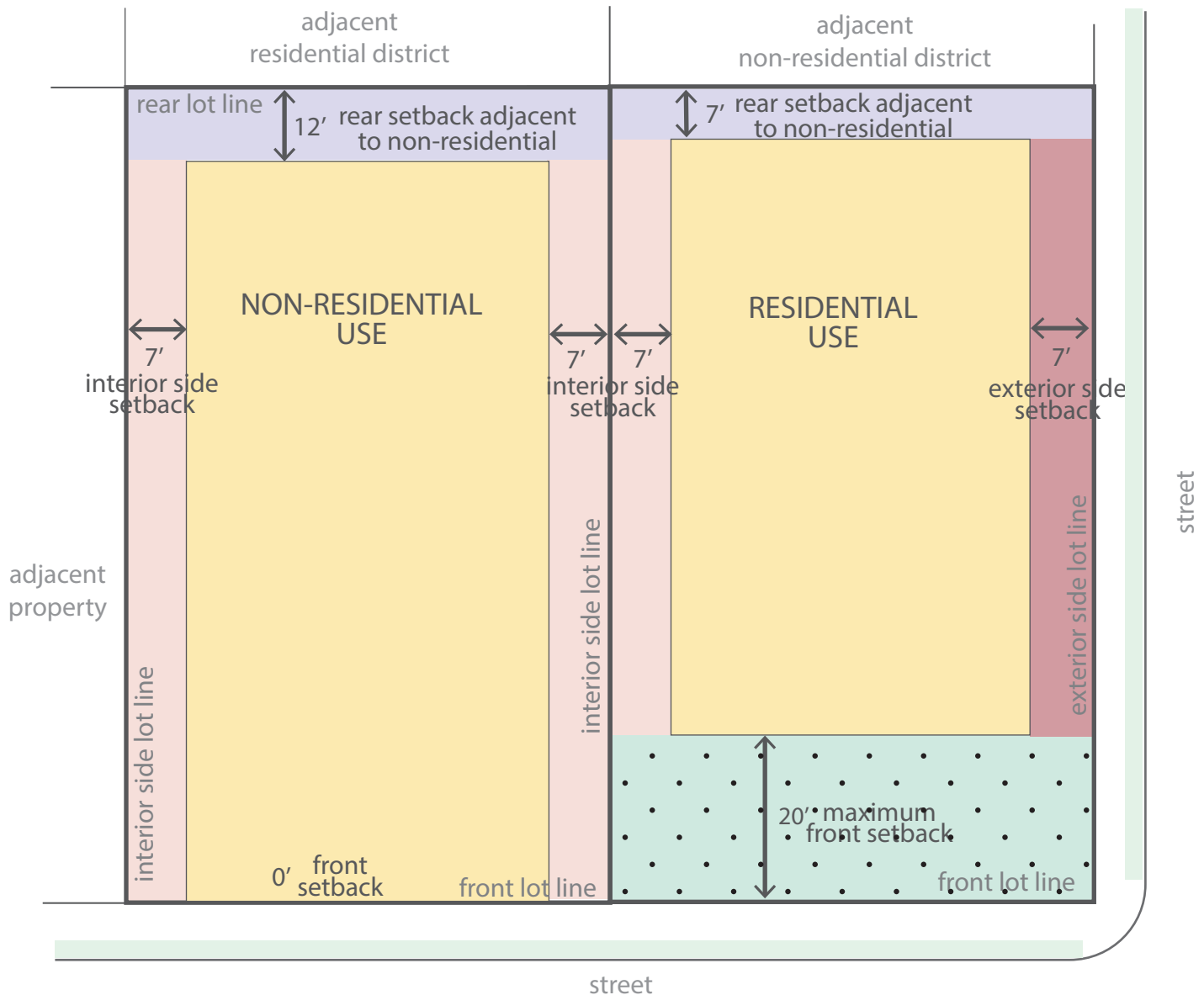
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood Services Adult day care ATM machine Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household Retail Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail Sidewalk café in public right-of-way	Agriculture and Animals Animal clinic Urban farm Residential Home occupation - type b Recreation, Education & Assembly Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities Services Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services Retail Bar, lounge or tavern Restaurant Transportation / Utilities Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory – nonresidential Donation box

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DE, Downtown Edge

Setback Illustration



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



RJ Roth Holdings, LLC

1300 Tunbridge Drive

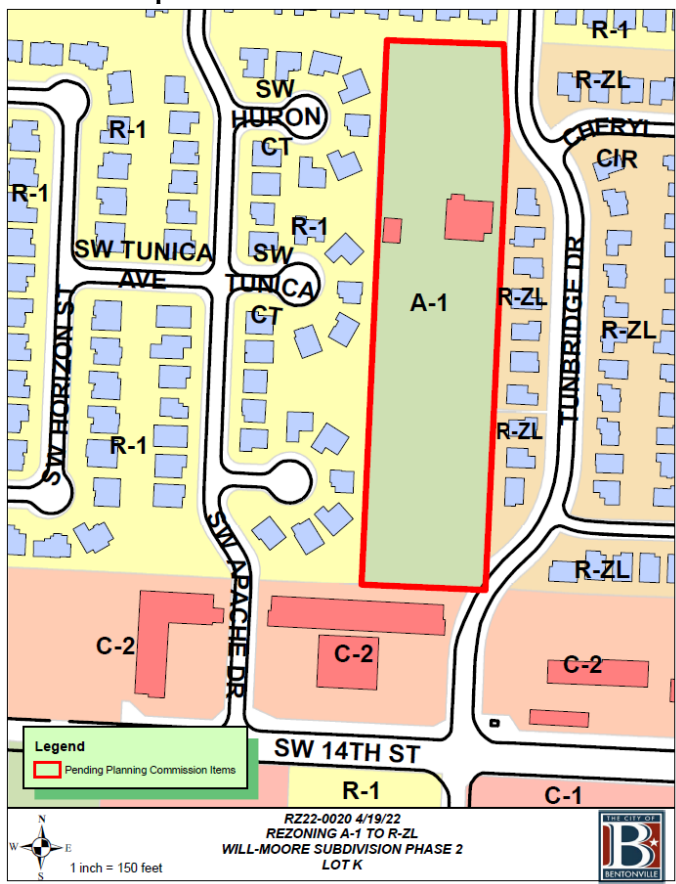
PC Date: 4/19/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0020
Applicant / Current Owner	Lisle Rutledge and RJ Roth Holdings, LLC
Site Area	+/- 5.31 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-ZL, Zero Lot Line
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 1300 Tunbridge Drive. The property is surrounded by R-1, Low-Density Single Family Residential to the north and west, R-ZL, Zero Lot Line Residential to the east, and C-2, General Commercial 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 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan (pg. 44).

Public Comment

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

Analysis

The R-ZL District is a moderate density residential district designed to allow and encourage the development of a variety of dwelling types including “zero lot line” units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential uses and may be used to create a transition from low density residential zones to medium and high-density residential zones.

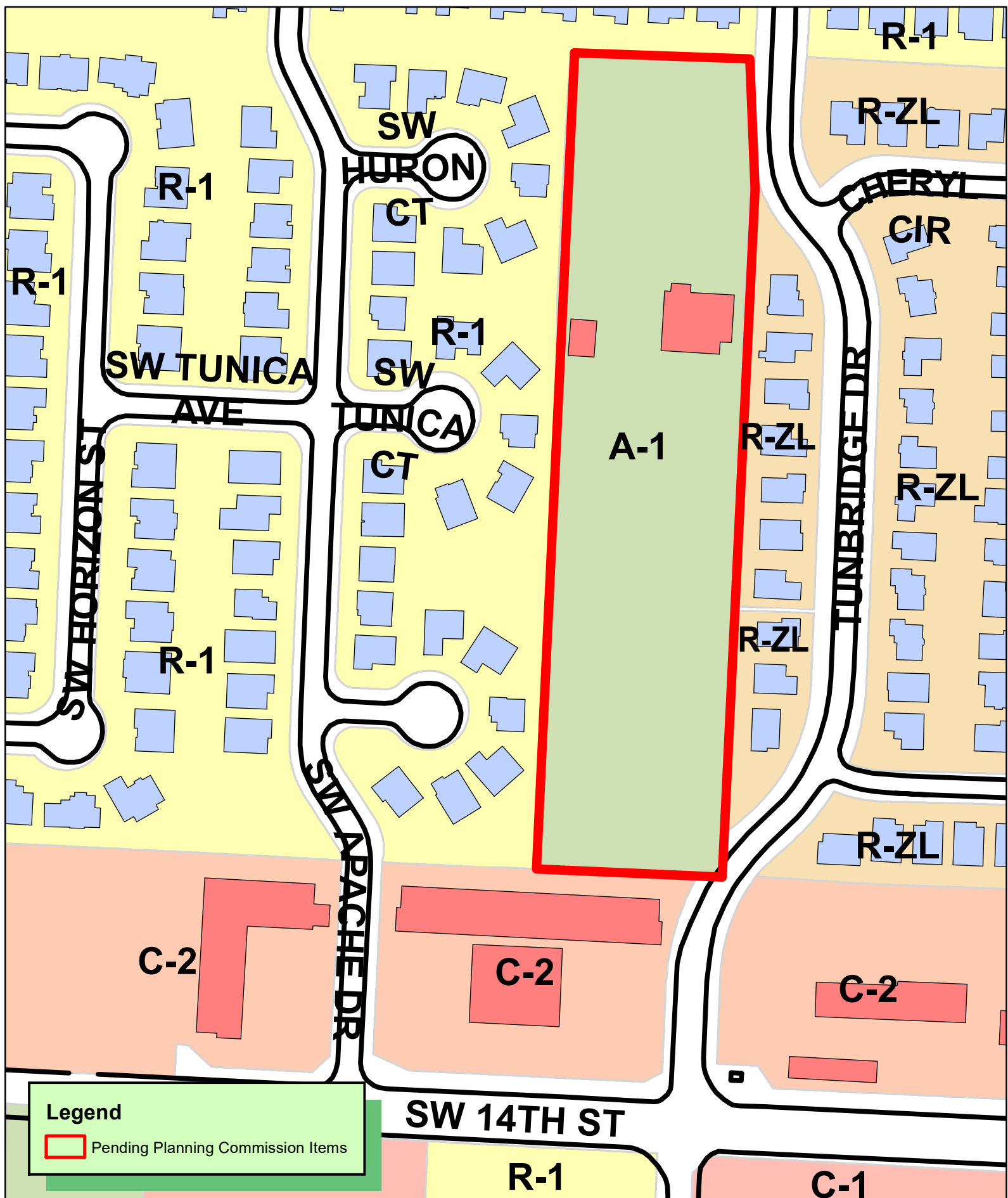
This request is not consistent with the Future Land Use Map and Zoning District Alignment Policy. However, a change in the Future Land Use Plan to Medium-Density Residential would support a rezone to R-ZL, as property in Priority Area 2: Infill with a Future Land Use Classification of Medium-Density Residential should be zoned either R-2, R-3, R-ZL, PRD, or RO.

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, as there are many existing R-ZL lots to the east of the subject property.

Conclusion

This rezoning request is not consistent with the current land use plan, however, the existing surrounding land use patterns lend support to this rezoning 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.



RZ22-0020 4/19/22
 REZONING A-1 TO R-ZL
 WILL-MOORE SUBDIVISION PHASE 2
 LOT K



REZONING APPLICATION AND NARRATIVE

Applicant (Property Owner): RJ Roth Holdings, LLC

Applicant's Representative:

Steve Lisle
Lisle Rutledge, PA
1458 Plaza Place, Suite 101
Springdale, AR 72764
Email Address: slisle@lislerutledge.com
Contact # 479.750.4444

Address of Property to be Rezoned:

Street Address: 1300 Tunbridge Dr., Bentonville
5.31 acres
S-T-R: 35- 20- 31
Parcel # (s) 01-04652-115

Narrative:

This request is to rezone 1300 Tunbridge Drive (the "Property") from the Agriculture (A-1) zoning district to the Residential Zero Lot Line (R-ZL) zoning district. The City's Future Land Use plan indicates Residential Estate zoning for the Property. The applicant requests a land use classification change to Medium Density Residential to accommodate the requested zoning change. The requested zoning is compatible with the adjacent zoning districts and uses. The Property is bordered on the east by a residential development with Zero Lot Line (R-ZL) zoning, on the south with a commercial development with General Commercial (C-2) zoning, and on the west with a residential subdivision with Residential (R-1) zoning.

The rezoning is requested to allow for the development of a small residential subdivision. R-ZL zoning will allow for the 50' x 90' lots of 4,500 sf that are planned for this long, narrow parcel. The planned lot size will make optimal use of the area and are compatible with the adjoining developments. Although the request is for Zero Lot Line, the Applicant intends to apply a front setback of 20', side interior setbacks of 7', side exterior setbacks of 20', and rear setbacks of 25'. The planned lot sizes significantly exceed the minimum allowed for R-ZL zones.

Attachments:

The following supporting documents are attached:

1. Property Owner Consent Form.
2. Warranty Deed.
3. Legal Description (in Word format).
4. Certified List of property owners within 200 feet.

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R-ZL, Zero Lot Line Residential



The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including “zero lot line” units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

Maximum Height Allowed:	36 feet
Minimum Street Frontage:	20 feet
Minimum Width of Corner Lots:	75 feet 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-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	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.

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R-ZL, Zero Lot Line 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:

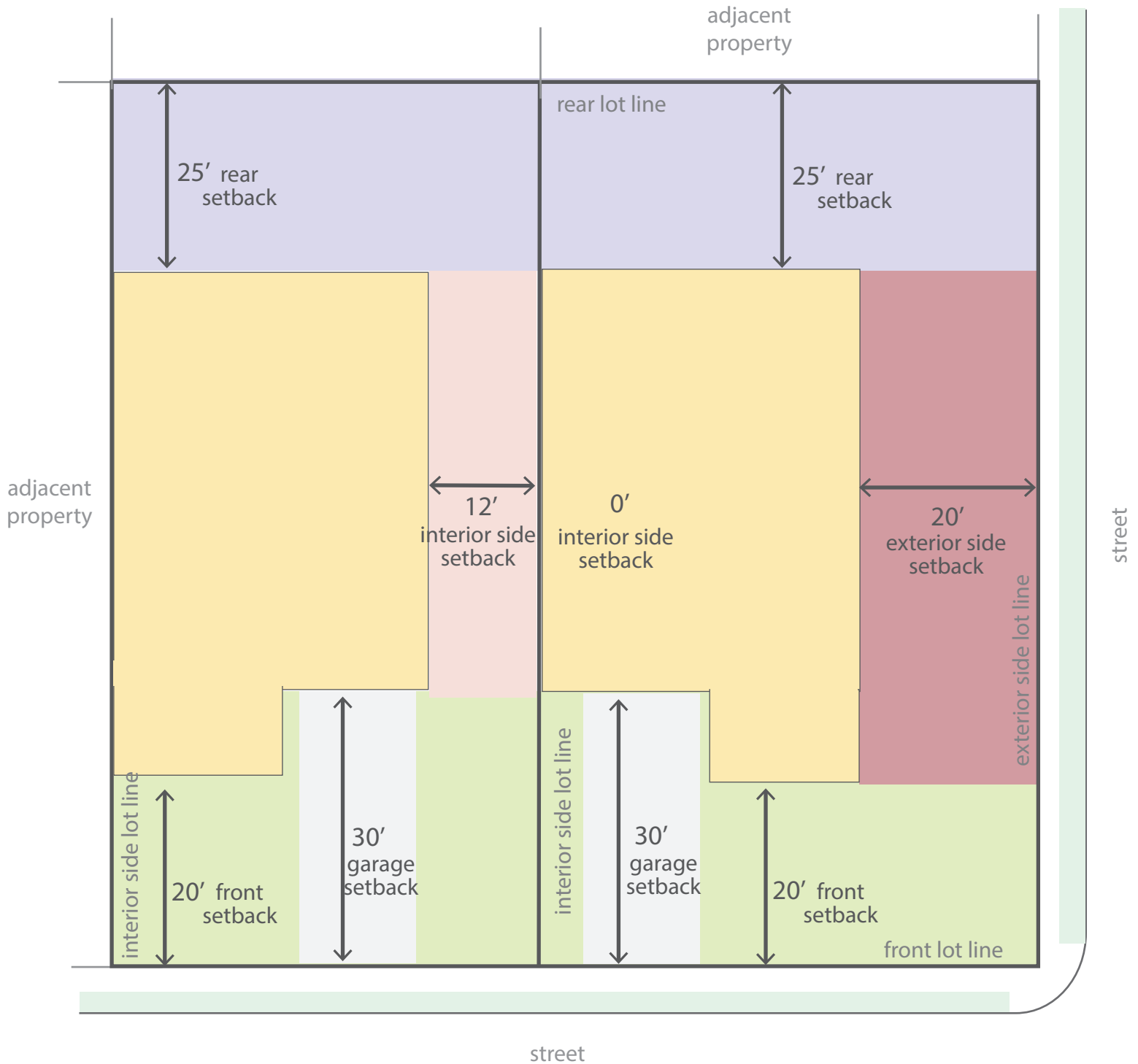
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - modular Dwelling - single family Residential facility - assisted living Recreation, Education & Assembly Library Park - mini Park - neighborhood Retail Mobile food vendor Services Child care – registered family home (5 children)	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course 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 Home occupation - type a Dwelling - accessory Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory – nonresidential Donation boxes

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R-ZL, Zero Lot Line Residential

Setback Illustration



REZONING STAFF REPORT



Casey & Hannah Roberts

704 NE A Street

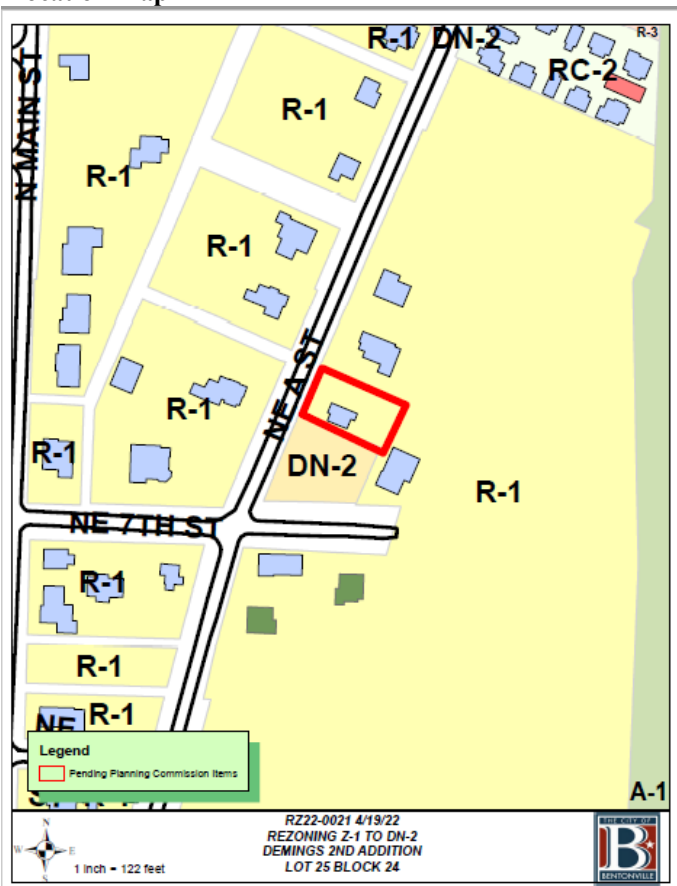
PC Date: 4/19/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	RZ22-0021
Applicant / Current Owner	Casey & Hannah Roberts
Site Area	+/- 0.27 Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

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

Location Map



Property Description

This property is located at 704 NE A Street. Adjacent zoning districts include R-1, Low Density Single-Family Residential, to the North, East, and West, and DN-2 Downtown Medium Density Residential to the South.

Relationship to the Bentonville Community Plan

The Future Land Use Plan depicts this property as 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 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

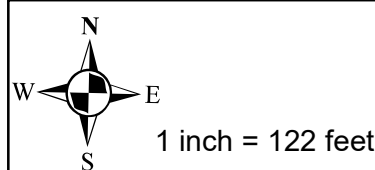
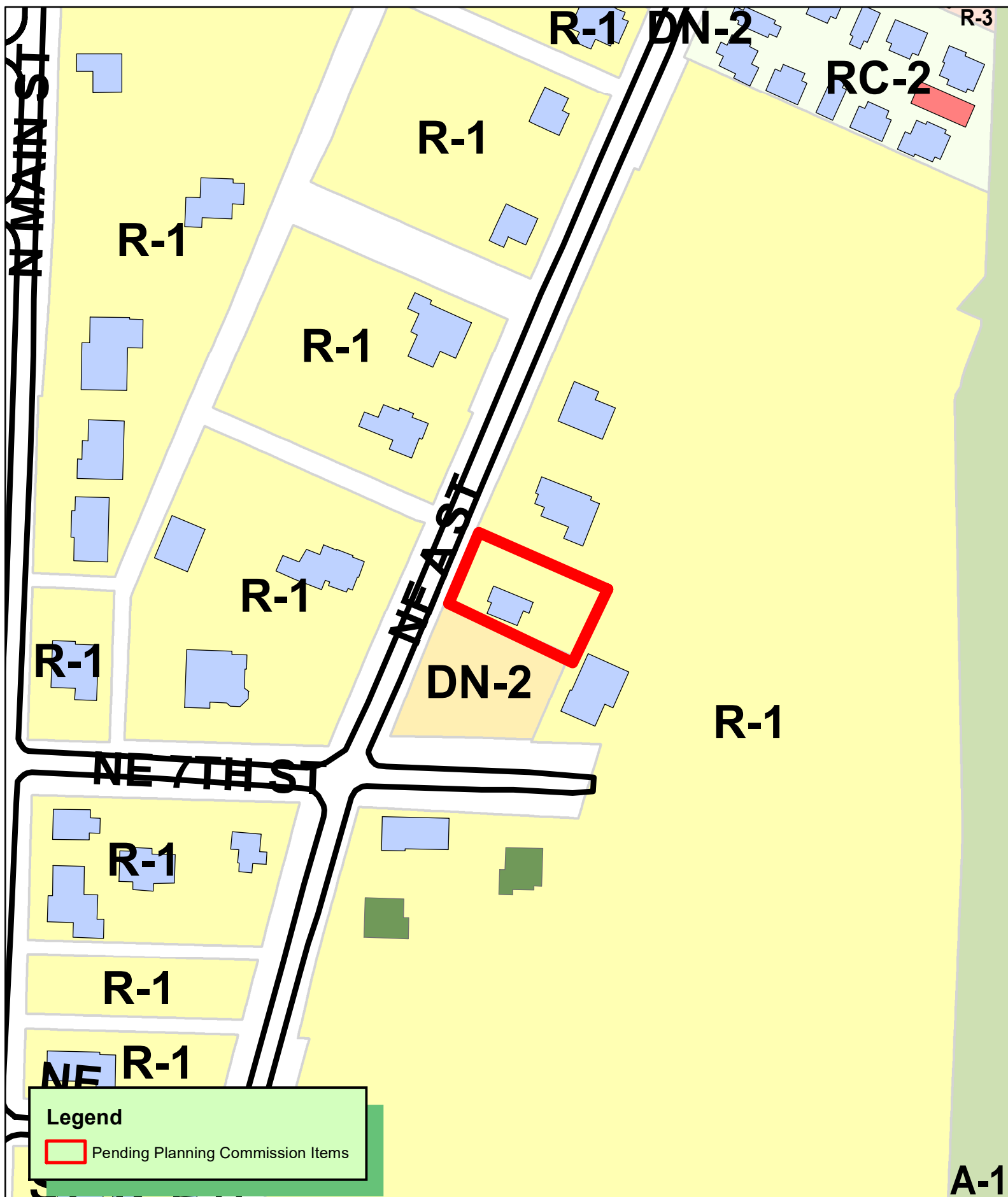
The requested DN-2 zoning designation intends to allow for increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2, RC-2, or PRD.

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 is existing DN-2 zoning 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.



**RZ22-0021 4/19/22
REZONING Z-1 TO DN-2
DEMINGS 2ND ADDITION
LOT 25 BLOCK 24**

**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

March 14, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-02287-002 from R-1, Low Density Residential to DN-2, Downtown
Medium Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicants, Casey Roberts and Hannah Roberts in obtaining a rezoning of Parcel No. 01-02287-002 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to bring the lot into compliance with Bentonville's updated downtown zoning codes and to take advantage of the bulk and density regulations incident thereto. Specifically, the applicant has plans to remodel the home on the property and would like to take advantage of the additional setbacks afforded by the DN-2 zoning designation.

The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning only. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-2. There is precedent for rezoning the property to DN-2, as properties at the corner of NE A and NE 7th Street and the corner NE A and NE Park Street have previously been rezoned to DN-2 as well.

This rezoning will not increase traffic by any appreciable amount, no signage is contemplated, and the appearance of the development will be similar to other redevelopment in downtown Bentonville. Lastly, a six inch (6") gravity sewer line and a four inch (4") water line are located along NE A 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

WK:
pc:

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

DN-2, Downtown Medium Density Residential



The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	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-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum 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-2	Single-family and Two-family	12'	25'	12'	25'	7'	0'	25'
	Townhouse block-end and all others not listed	12'	25'	12'	25'	10'	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.

Updated 11-09-2021

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DN-2, Downtown Medium 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 Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family 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) Lodging - bed & breakfast 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

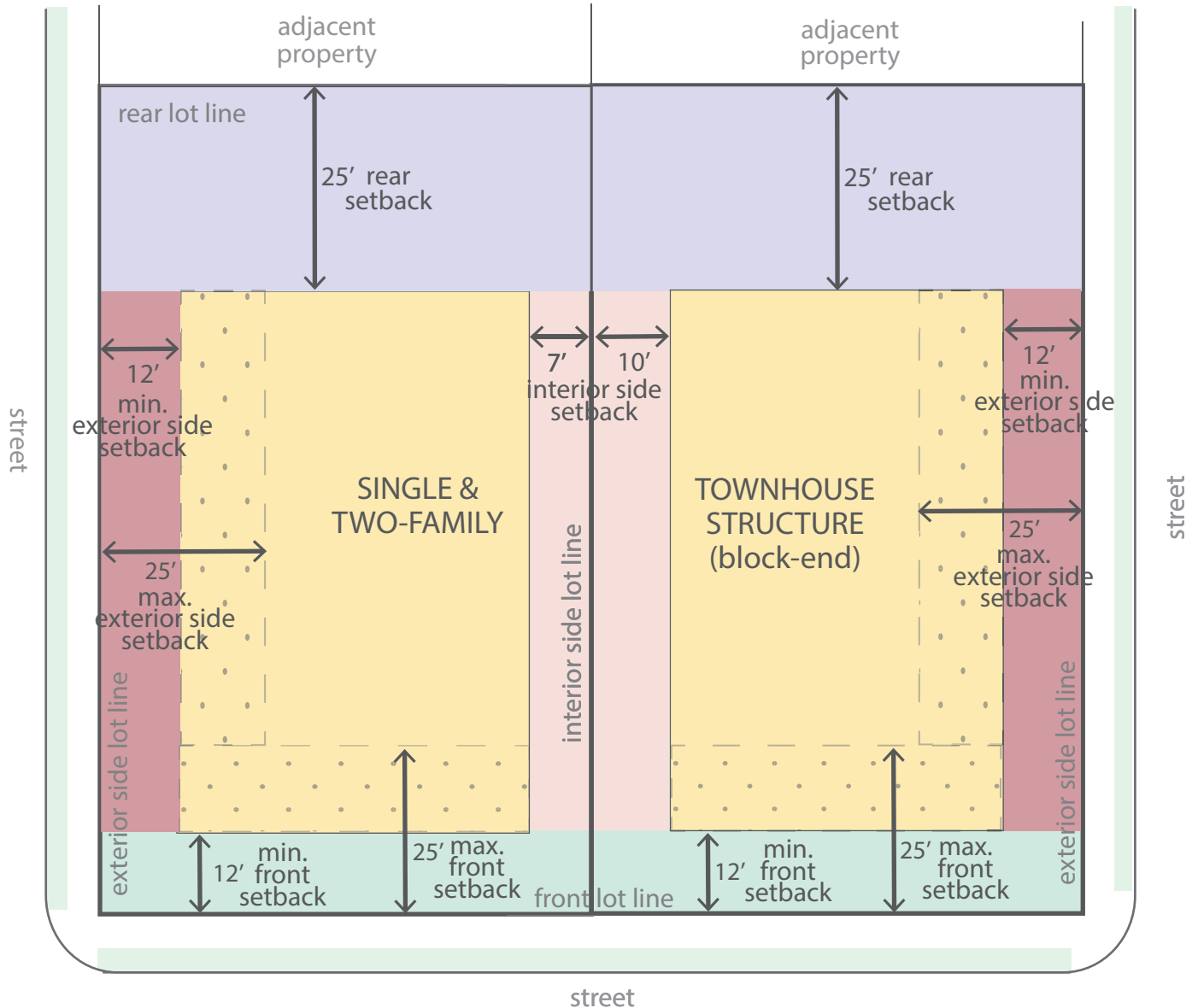
Updated 11-09-2021

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DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT



Mammoth Properties, LLC

803 NE A Street

PC Date: 4/19/2022

Reviewer: Jon Stanley, Senior Planner APA, ASLA

Project Number	RZ22-0022
Applicant / Current Owner	Mammoth Properties, LLC
Site Area	+/- 0.55 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

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

Location Map



Property Description

This property is located at 803 NE A Street. Adjacent zoning districts are all R-1, Low Density Single-Family Residential.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density 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 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). This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2, RC-2, or PRD.

Public Comment

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

Analysis

The DN-2 district is established to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

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-2 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.



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 153 feet

RZ22-0022 4/19/22
REZONING R-1 TO DN-2
DEMINGS 2ND ADDITION
LOTS 19-20 BLOCK 23

THE CITY OF
B
 BENTONVILLE

69

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
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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

March 14, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-02281-000 from R-1, Low Density Residential to DN-2, Downtown
Medium Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicant, Mammoth Properties, LLC, in obtaining a rezoning of Parcel No. 01-02281-000 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to bring the lot into compliance with Bentonville's updated downtown zoning codes and to take advantage of the bulk and density regulations incident thereto.

The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning only. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-2. There is precedent for rezoning the Property to DN-2, as properties at the corner of NE A and NE 7th Street and the corner NE A and NE Park Street have previously been rezoned to DN-2 as well.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of the development will be similar to other redevelopment in downtown Bentonville. Lastly, a six inch (6") gravity sewer line and a four inch (4") water line are located along NE A 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

WK:
pc:

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-2, Downtown Medium Density Residential



The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	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-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum 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-2	Single-family and Two-family	12'	25'	12'	25'	7'	0'	25'
	Townhouse block-end and all others not listed	12'	25'	12'	25'	10'	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.

Updated 11-09-2021

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-2, Downtown Medium 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 Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family 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) Lodging - bed & breakfast 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

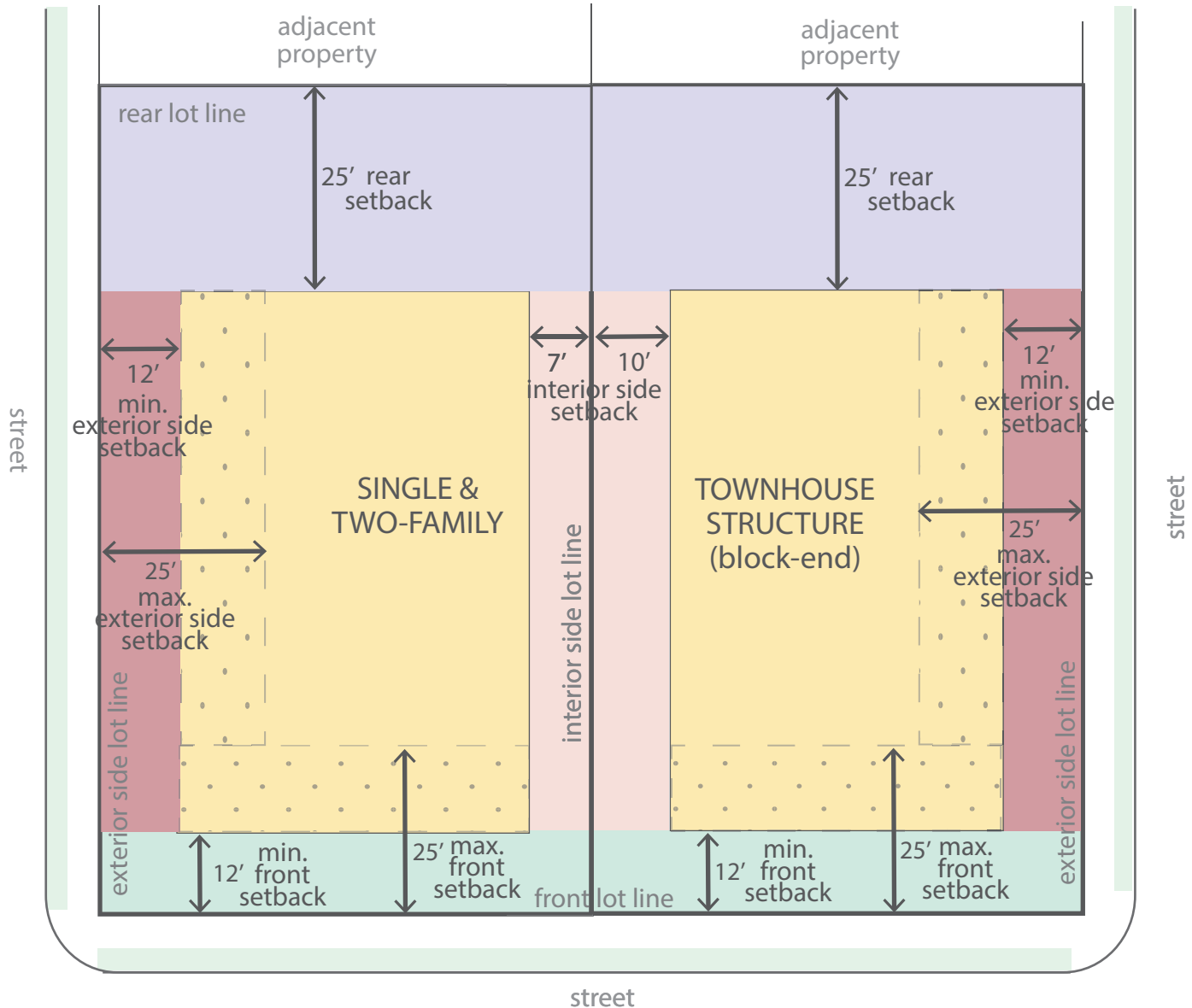
Updated 11-09-2021

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DN-2, Downtown Medium Density Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT



The Bike Inn – Sleeper Mega Pods

3400 S Walton Blvd

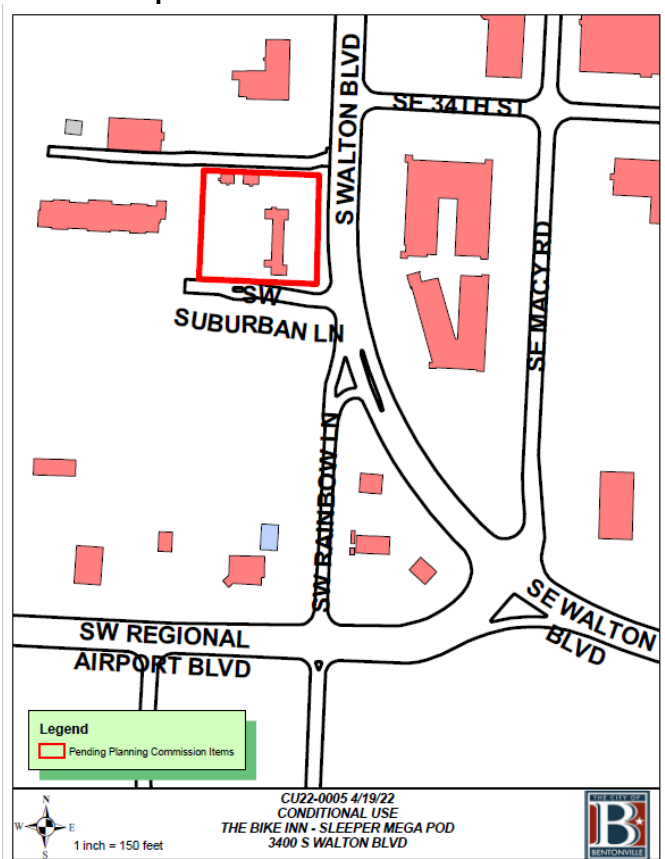
PC Date: 4/19/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0005
Applicant / Current Owner	The Bike Inn – Jeremy Rose
Site Area	+/- 1.07 Acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Sleeper Mega Pods (mini cabins)
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located at 3400 S Walton Boulevard and is zoned C-2, General Commercial. Long-term temporary uses require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description

The applicant has proposed to place seven Mega Sleeper Pod mini cabins at this location.

The seven proposed 16-foot-long x 10-foot-five-inch-wide cabins would be placed on existing 35-foot-long x 11-foot-wide gravel parking pads located behind the primary structure. These parking pads were permitted through a separate conditional use permit passed by Planning Commission on Oct 5th, 2021.

The proposed pods will have parking for one vehicle at each pad and each pod will contain a queen bed, two-person dinette, and coffee bar. Electrical will be provided by existing 30 amp circuits at each parking pad and no plumbing is required for any of the proposed pods.

Planning Commission voted to approve the applicant's prior conditional use request for this location in 2021 with the following conditions:

1. *This Conditional Use Permit shall be valid for a period of one year at which time the gravel must be removed and the parking paved.*
2. *No RVs will be allowed to park at this location at any time.*
3. *Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.*

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 for a period of time determined by the Planning Commission.
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.
3. Units shall meet all relevant building and fire code requirements including but not limited to, having/installing emergency egress windows. Contact the Building and Fire Safety Department for more information.
4. No additional connections to the public water and sewer system are permitted. The existing backflow device must be tested yearly to remain in compliance. Contact the Water and Sewer Department for more information.

CONDITIONAL USE STAFF REPORT

5. Runoff mitigation shall be provided due to increases in impervious area on the site in question. Contact the Engineering Department for more information.

The Bike Inn, Bentonville
Conditional Use Permit Narrative

Feb 28, 2022

- Proposed use and reason for proposed use;
 - The former Pines Motel has been remodeled & Reopened as The Bike Inn. A Cycling Centric motel catering to the growing needs of cycling tourism industry.
 - The Bike Inn is proposing to place (7) Mega Sleeper Pod, (www.GlampingPodsOfAmerica.com) on the existing Conditional Use Permitted Van parking pads. These are the same Pods recently placed at Blowing Springs Park.
 - The Mega Sleeper pods
 - Dimensions: External - 10'5" wide by 16' long & Internal - 9'10" wide by 13'6" long
 - Dry; no plumbing requirements.
 - Each Pod will contain a Queen Bed, 2-person dinette, and Coffee Bar
 - Parking: The Existing Parking pads are 35'L x 11'W and will accommodate the Pod and parking for 1 vehicle per Pod
 - Electrical: Each Pod's electrical requirements will be met by the existing 30amp circuit located at each Parking Pad
 - Plumbing: NO PLUMBING REQUIREMENTS. Each Pod is "DRY" with no plumbing requirements.
- Site Plan Drawn to scale
 - Please see attached
- Hours of operation
 - 24/7 minus scheduled full motel closings. Currently none are scheduled.
- Indoor & Outdoor areas to be utilized
 - Indoor: Existing 8 motel rooms and 2 "cottages" on rear of property
 - Outdoor: Proposed 7 Mega Sleeper Dry Pods
- Planned Indoor & outdoor structural changes
 - No planned indoor or outdoor structural changes
- Parking needs required for the proposed use
 - The motel currently has 8 parking spots to support the 8 motel rooms in the front parking lot
 - The 2 existing cottages have existing gravel parking pads
 - The 7 proposed Mega Sleeper Pods will have 1 parking spot per Pod, the Parking dimensions are 18'L x 11'W
- Planned outdoor lighting changes
 - No planned outdoor lighting changes
- Anticipated patrons, clients, deliveries, &/or Customers

- At 100% occupancy we expect 26 patrons at the property. With the addition of 7 Pods, and 2 patrons per Pod, that would bring our 100% occupancy to 38 patrons at Full Capacity.
- Proposed number of employees
 - The Bike Inn will be solely operated by the owners, Jeremy & Tiffany Rose
- Photographs of the property.
 - Please see attached

We are very excited to be a part of the Community of Bentonville and to be able to offer what the Cycling Community desires as the numbers of Cyclists and other outdoor enthusiasts continue to grow in this region. Please let us know if we can provide any further details.

Jeremy & Tiffany Rose
The Bike Inn, Bentonville
Jeremy@TheBikeInn.co/
541-233-3741





Key



Existing
30amp
service

Current existing Van Parking pads with 30amp service.

- Propose adding 6 Mega Sleep Pods
 - Ext Dimensions: 10.5' x 16'
 - Dry Pod, no shower sink or Bath
 - We will use Existing Cabin #10 as the Bath House.
 - #10 currently has a kitchen, living room, and full bath
 - 18' x 11' parking area in front of each Sleeper Pod.
 - Sleeper Pod is compatible with current 30amp service
 - \$17,000 in estimated additional annual tax revenue
- Questions from The Bike Inn
 - Is an egress window required?
 - Set-back distance from rear fence?





MEGA POD

FEATURES

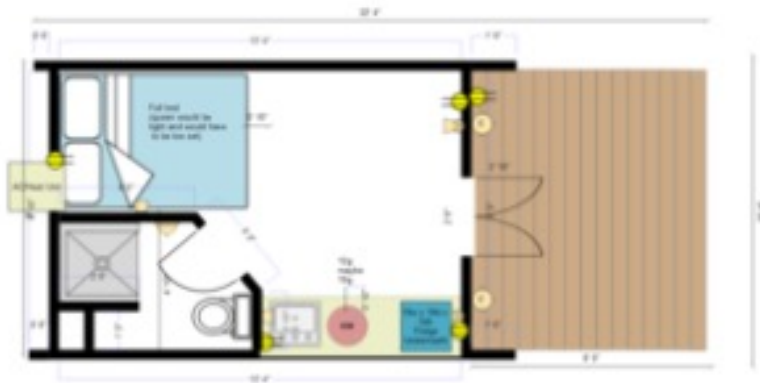
- Full custom build
- Several arraignments possible
- Sleeps 2-4 Adults
- **Starting at \$ Price determined by market currently**
- Dimensions: External - 10'5" wide by 16' long & Internal - 9'10" wide by 13'6" long

OPTIONS

- Bathroom
- Kitchenette

Sleeper pod is the same dimensions as the other mega pods, but without water and sewer.

Mega Pod Toilet & Sink Only Example Layout



Mega Pod With Shower & Kitchenette Area Example Layout



Mega Sleeper

This pod was setup with a queen bed and a larger counter top area along with sitting area.



Sleeper Pod kitchen counter

Sleeper Pod size comparison



Sleeper Pod with Queen bed, kitchen counter, and dinette





Sleeper Pod view from bed towards front door

CONDITIONAL USE STAFF REPORT



Ethos Pro Shop Showroom

502 & 504 SE B Street

PC Date: 4/19/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0009
Applicant / Current Owner	Live Tempo Homes, LLC & Egeo, LLC
Site Area	+/- 0.78 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

<https://arcgis/08HvK8>

Location Map



Property Description

The subject property is located at 502 and 504 SE B Street and is currently zoned DE, Downtown Edge. 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 the placement of a 40’ shipping container to be placed on the east side of the existing 504 SE B Street building to serve as a showroom for the Ethos eBike and eScooter business. Four (4) parking spaces from the exiting fourplex will be designated as parking spaces for the showroom. The proposed hours of operation are Wednesday through Saturday from 10 am to 6 pm. The assembly and pick-up are located off-site in Rogers at Oz Bike Fit, where the customers will pick up the fine-tuned eBicycles and eScooters they buy. All signage and outdoor lighting will be per the Zoning and Land Development Codes. The applicant did not state the number of anticipated employees in their narrative.

Public Notice

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

Conditions of Approval

1. A building permit will be required for this structure.
2. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
3. This conditional use permit shall be valid for one (1) year from the date of issuance at which time the applicant shall remove the structure or renew the Conditional Use Permit.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
5. Proposed structures may not be located within the platted utility easement. Per the submitted plat, there is a 25' utility easement located along SE B Street and a 7' utility easement located on the southern property line adjacent to the proposed structure.
6. 504 SE B does not have direct access to public water and sewer so no new services can be set for this lot. 502 SE B does have access to public utilities.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

**CU22-0009 4/19/22
CONDITIONAL USE
RAILROAD ADDITION
LOT 7B BLOCK 5**



March 11, 2022

To: City of Bentonville Planning Commission.

From: Live Tempo Homes LLC and eGeo LLC

Subject: Conditional Use permit for a 40' Shipping Container for a eBicycle and eScooter Showroom

Narrative:

A. Reason for the proposed use:

Currently we own and manage the two fourplexes located at: 502 and 504 SE B Street. We firmly believe that it is the perfect location for a Bicycle and kick Scooter Showroom.

Advantages:

- 1- These two fourplexes are Zoned DN2.
- 2- The Razorback Bicycle trail is just across the street!
- 3- Located 2.5 blocks from the Momentary and 8th street.
- 4- The Cigar District and Public Library just around the corner.
- 5- Located 4 blocks from the Ledger Building.

Our current eBicycle and eScooter business:

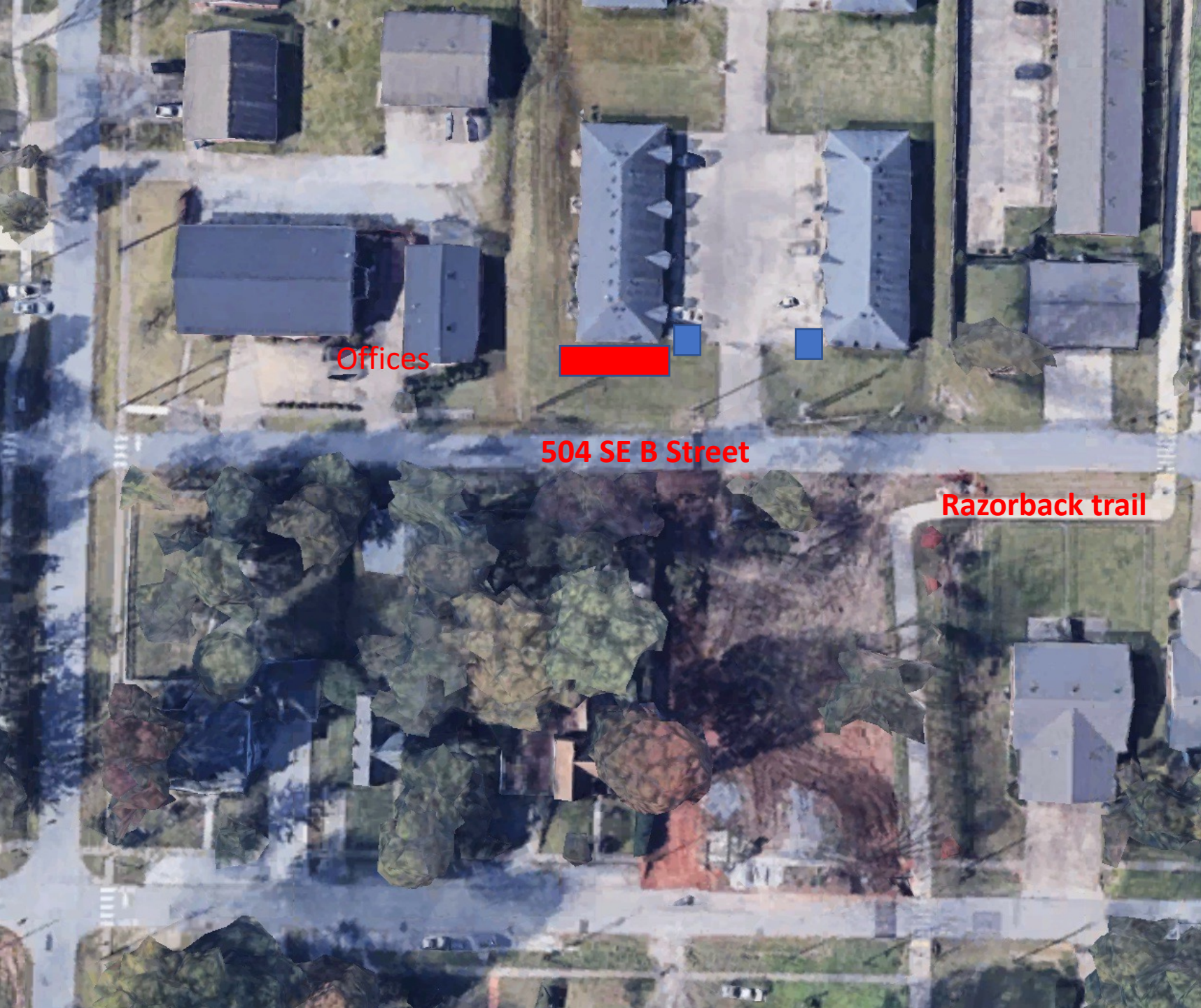
We are currently running an online Shop EthosProShop.com, with the capability to deliver to any of the inland 48 States in USA. For our NWA residents and visitors we have an Event/Pop-up enclosed Trailer. (Refer to PPT attached for pictures and rendering).

We partnered with the local business Oz Bike Fit for the maintenance and repair of our eBicycles and eScooters.

We positively consider that a well design, modern and appealing ETHOS Showroom in Bentonville will perfectly fit with the business platform that we already have in place.

Is well know that NWA is in the Map, we need professional local solutions for our residents and visitors, and we know this location will support with this key need.

- B. Site plan survey: designating the existing structure and proposed structure and Shipping Container Rendering is attached to the permit.
- C. Hours of operation: The showroom will be open from Wednesday to Saturday from 10am to 6pm. The assembly and pick up is in Rogers at Oz Bike Fit, where the customers will pick the fine-tuned eBicycles and eScooters they buy.
- D. Placement: The 40' Container will be placed on the East side of 504 SE B Street building with matches the size of the side which is 36'. 4 parking existing spaces from the fourplex will be designated as parking lots for the showroom by SE B Street
- E. Outdoor Lighting Changes: We will work with BestSigns Group for the Ethos Pro Shop sign, and outside lights will be placed on the exterior of the Container, to be visible to the potential customers. The Company Squared-Foot will be in charge of the Container modification to do it professionally and according to our Ethos Pro Shop high standards.
- F. Patrons: Our customer profile is the following: Young Executive (Millenia and X Gen, active and eco-mindful), Active and healthy adults (Boomers). Expecting an average of 30 daily potential visitors to the showroom. One trained and eBike enthusiast employee will explain Specs and Benefits, he/she will provide brochures and will use an LED 65" screen to show videos if requested.



SHIPPING CONTAINER SHOWROOM
(DN2 zoning, we own 502 and 504 Fourplexes)

- eBicycles and eScooters for sale.
- High performance: Commuters and All Terrain Utility: for Hunting, Fishing and Camping.
- Compliant with AR State Law 27-49-219 Class 1 and 2.
- Razorback trail across the street.
- 2 Blocks from the Momentary.
- Can ship to thee 48 inland States in the USA.
- Service and maintenance shop in Rogers.

40' Shipping Container

- 4 Parking Lots available on 502 and 504 Fourplexes (final rendering Pend)



Ethos current 10' trailer



LARGE-SCALE DEVELOPMENT STAFF REPORT



Old Town Cleaners

308 N Walton Boulevard

PC Date: 4/19/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0012
Applicant / Current Owner	Mathias Ventures, Inc.
Site Area	+/- 0.69 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Dry Cleaning

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

Location Map



Property Description

This property is located at 308 N Walton Boulevard. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

Project Details

The project consists of a large-scale development proposing an expansion of a dry cleaner building. 20 parking spaces are required. 17 parking spaces are 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 a curb cut onto N Walton Boulevard.

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

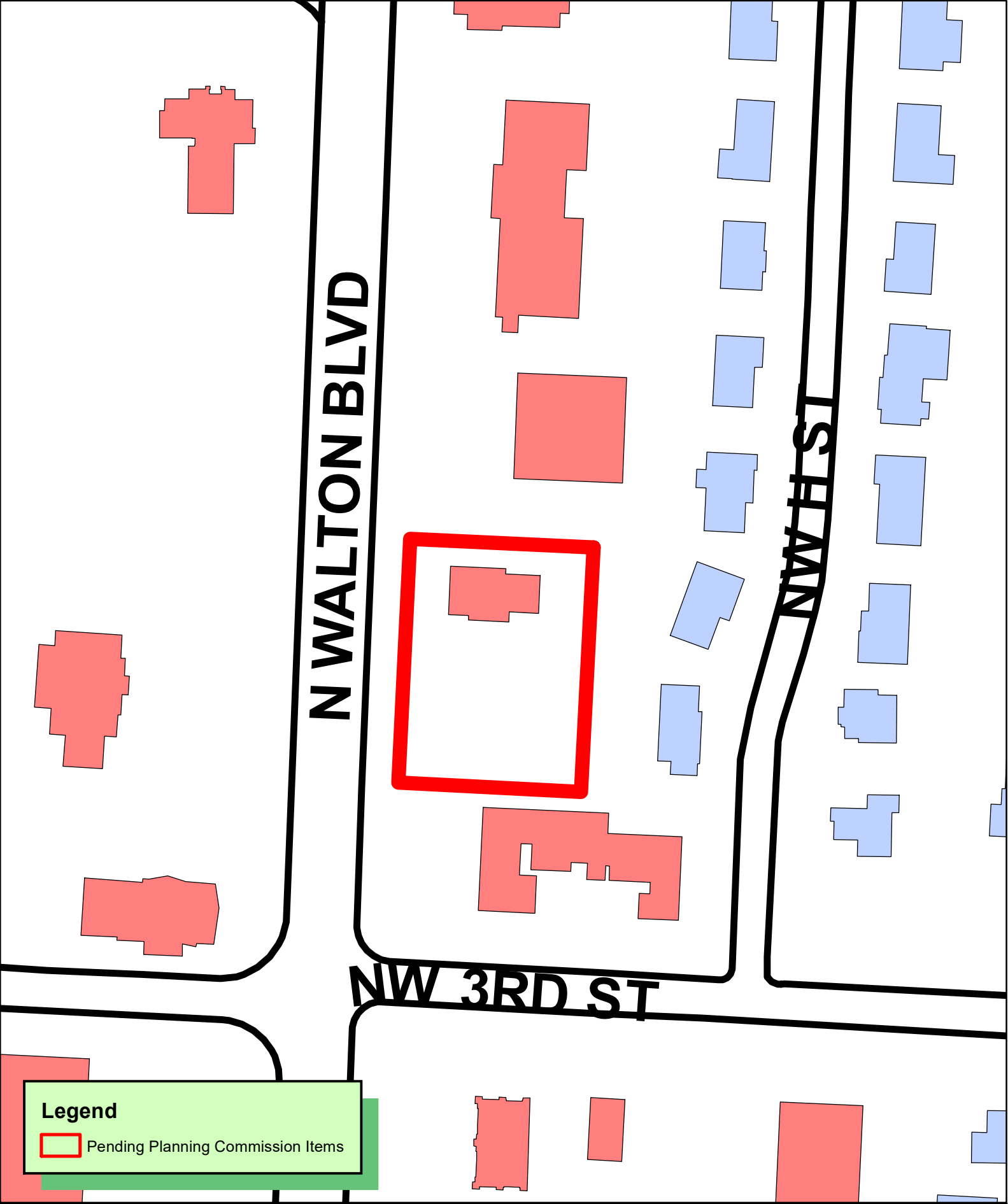
Three waivers are requested:

- A waiver from Section 1100.02(e), joint and cross access, from the requirement to provide cross access to the north and south of this property
- A waiver from Section 501.06(f) from the requirement to provide 1 parking space for every 250 square feet of net floor area up to 10,000 square feet.
- A waiver from Section 1100.02(a), curb cuts. More specifically, subsection (2), from the requirement that the width of curb cuts not be greater than 40 feet, subsection (3), that curb cuts shall be no closer than 100 feet from the right-of-way of intersecting collector streets to the centerline of the drive, subsection (4), which requires the centerline of opposing nonresidential driveways align or be offset no less than 75 feet, and subsection (6), which requires the minimum distance between curb cuts be 200 feet when the speed limit is 40 miles per hour.

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.



N WALTON BLVD

NW 3RD ST

NW 3RD ST

Legend

 Pending Planning Commission Items

 1 inch = 100 feet

LSD22-0012 04/19/22
LARGE SCALE DEVELOPMENT
OLD TOWN CLEANERS
308 N WALTON BLVD

THE CITY OF

BENTONVILLE

83



Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

September 15, 2021

Elizabeth Johnson
Senior Planner
City of Bentonville
305 SW A Street
Bentonville, AR 72712

**RE: WAIVER REQUEST
308 N. WALTON BLVD
ECE PROJECT NO. 21-1042
CITY PROJECT NO. LSD22-0012**

Dear Mrs. Johnson:

The purpose of this letter is to request a waiver for a cross access easement onto the developed property. The reasons are as follows:

1. We cannot obtain cross access to the north due to the existing paved surface being a drive-thru only lane.
2. We cannot obtain cross access to the south due to the steepness of the drop between drives, and any grading done would cause drainage to directly impact the property to the south.
3. The use of a cross access is not needed as all the properties are already developed with their own entrances.

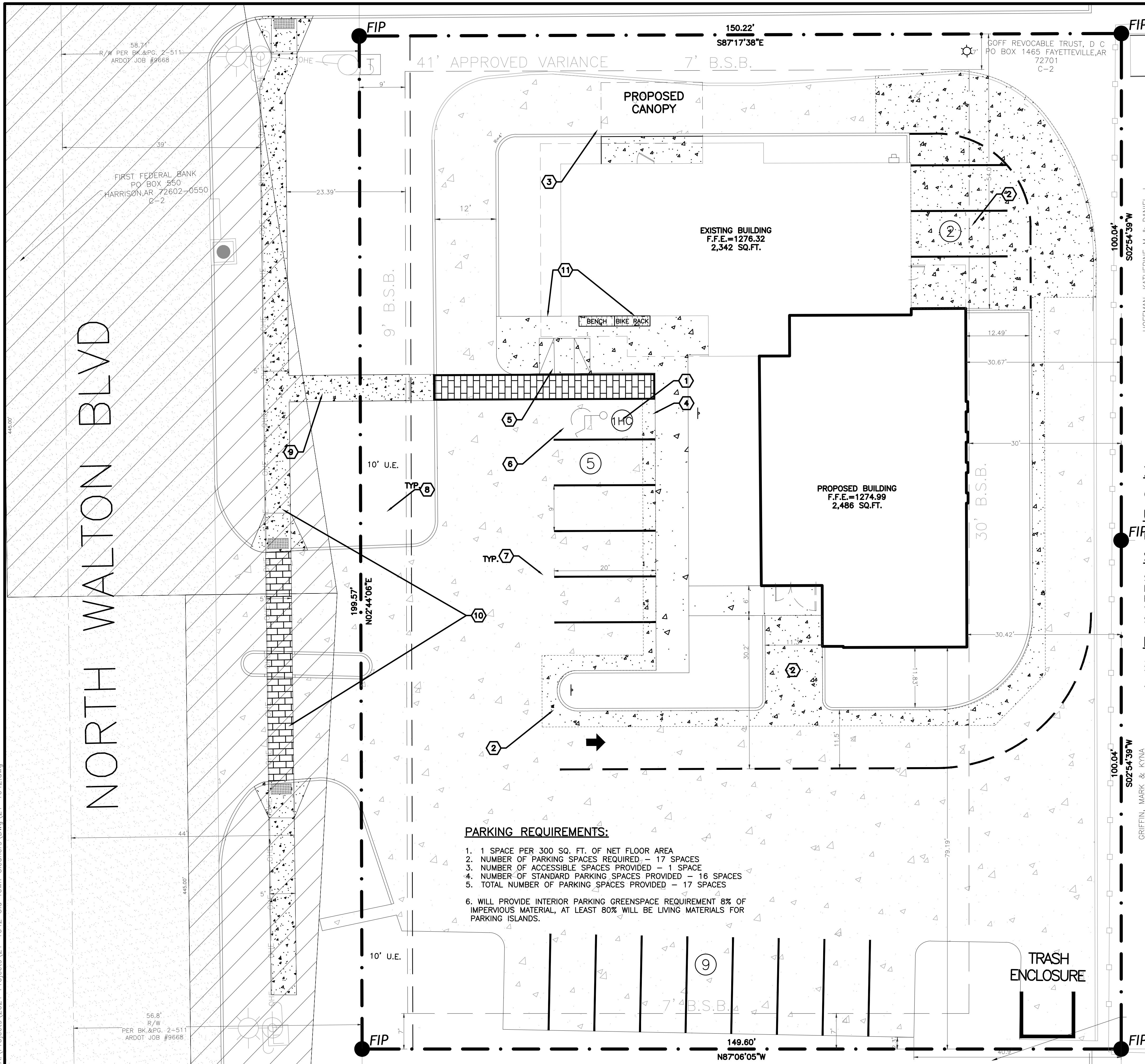
Thank you for your consideration of this waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

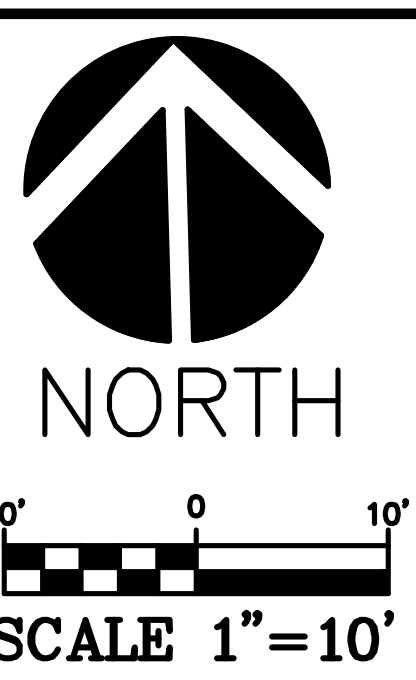
Attachments: As Stated.

Cc: Mark Mathias



KEYNOTES:

- 1 THICKENED EDGE SIDEWALK PER DETAIL 4/C7.0
- 2 STANDARD CONCRETE SECTION PER DETAIL 5/C7.0
- 3 DRIVE-THRU SIGN PER ARCHITECTS ELEVATIONS.
- 4 HANDICAP SIGN PER DETAIL 6/C7.0
- 5 ACCESSIBLE RAMP PER DETAIL 7/C7.0
- 6 ACCESSIBLE PARKING STRIPING PER DETAIL 8/C7.0
- 7 4" WHITE PARKING STRIPING
- 8 FIRE LANE STRIPING ALONG FACE OF CURB
- 9 5' PUBLIC SIDEWALK CONNECTION TO ENTRANCE
- 10 SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- 11 BIKE RACK AND BENCH PER CITY OF BENTONVILLE REQUIREMENTS



LEGEND

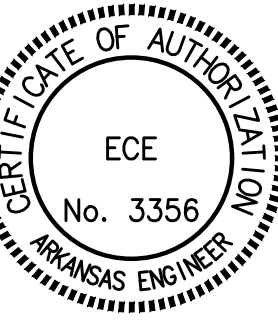
- BUILDING SETBACK
FOUND IRON PIN
PROPERTY LINE
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING CENTERLINE OF ROAD
PROPOSED SETBACK
PROPOSED CONCRETE
- EXISTING OVERHEAD POWER/WITH LIGHTING
PROPOSED TRUNCATED DOME

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
M: (509) 756-5300
D: (479) 387-2824
EMAIL: jason@cec-engine.com

DEVELOPER:

MATHIAS VENTURES, INC
308 N. WALTON BLVD
BENTONVILLE, AR 72712
EMAIL: xxxxxxx



ZONING:

C-2 GENERAL COMMERCIAL

USE:

PERSONAL SERVICES

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
VARIANCE WAS APPROVED FROM 50' TO 9' FRONT SETBACK.

LOT COVERAGE:

29,954SF TOTAL
7,935SF GREENSPACE
AS A PERCENT: 26.5% GREENSPACE

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
3. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT(ADA), 6-FT GREENSPACE FROM BACK OF CURB AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
5. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
6. RIGHT-OF-WAY(ROW) AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
7. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
8. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT.
9. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
11. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
14. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. THE TRASH ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

THIRD STREET PLACE PROPERTY OWNERS ASSOCIATION
810 NW 3RD STE H
BENTONVILLE AR 72712
C-2



CITY JOB #: LSD22-0012

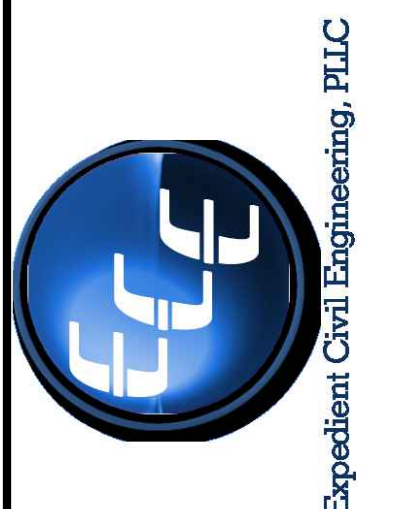
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Date	Comments	Rev
4/04/2022	1 PER CITY COMMENTS	1

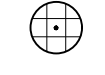
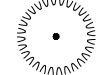
OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD
BENTONVILLE, AR
MATHIAS VENTURES, INC
308 N. WALTON BLVD. BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
M: (509) 756-5300
D: (479) 387-2824
EMAIL: jason@cec-engine.com



DRAWN BY: KAB
CHECKED BY: JEI
DATE 1/27/2022
JOB NUMBER 21-1042
SHEET NAME SITE PLAN
File No. 21-1042.dwg
C4.0



SHADE TREE	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QA	Quercus acutissima / Sawtooth Oak	4" Cal.	B&B	8' min.	10
	QC	Quercus coccinea / Scarlet Oak	2.5" Cal.	B&B	8' min.	3
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	8' min.	6
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	IS	Ilex vomitoria 'Schillings' / Schillings Holly	3 gal.	Cont.	36" o.c.	10
	PS	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal.	Cont.	36" o.c.	10
	TD	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	10 gal.	Cont.	60" o.c.	40
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	15" o.c.	47
SOD/SEED	CODE	BOTANICAL / COMMON NAME				
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod				5,531 sf

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY A DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT SHOWN ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPE AREAS NOT DESIGNATED TO BE SOED SHALL BE SEEDDED WITH A GRASS SEED MIX OF 75% PERMANENT PLE AND 25% BERMUD GRASS SEED AT A RATE OF 100 LBS PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12" - 18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 6" FROM ALL PUBLIC UTILITIES.
18. 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.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
20. 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.
21. 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.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

CITY OF BENTONVILLE
PROJECT #LSD22-0012

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
 **WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL
 AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

Know what's below.
Call before you dig.

CITY OF BENTONVILLE
PROJECT #LSD22-0012

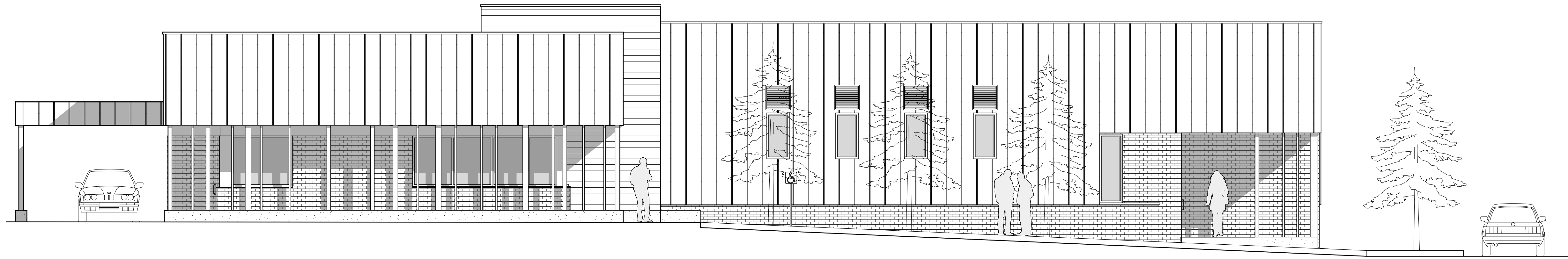
NOT FOR CONSTRUCTION



Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JWG
DATE 1/11/2022
JOB NUMBER 21-1042
SHEET NAME LANDSCAPE PLAN

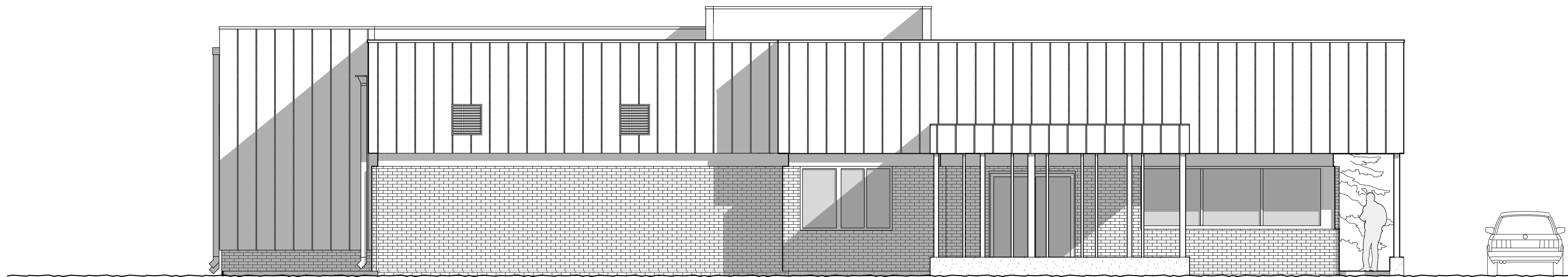
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Old Time Cleaners 2022-03-11.dwg
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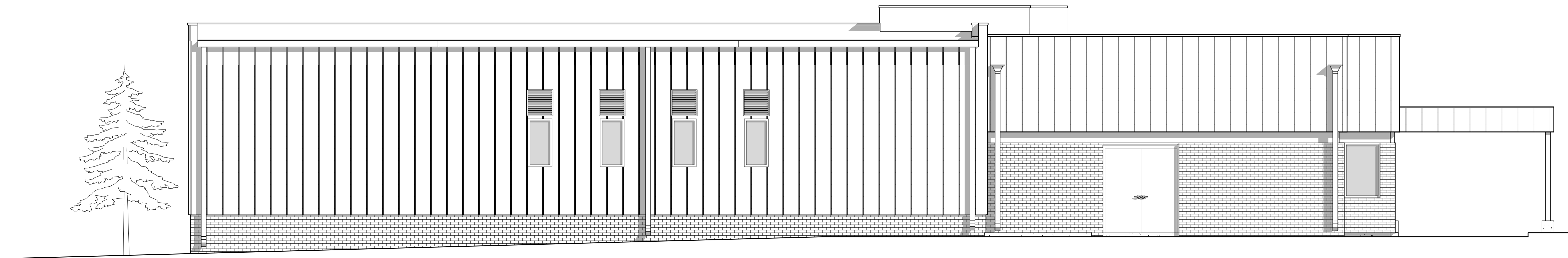
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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WAIVER REQUEST STAFF REPORT



Richardson

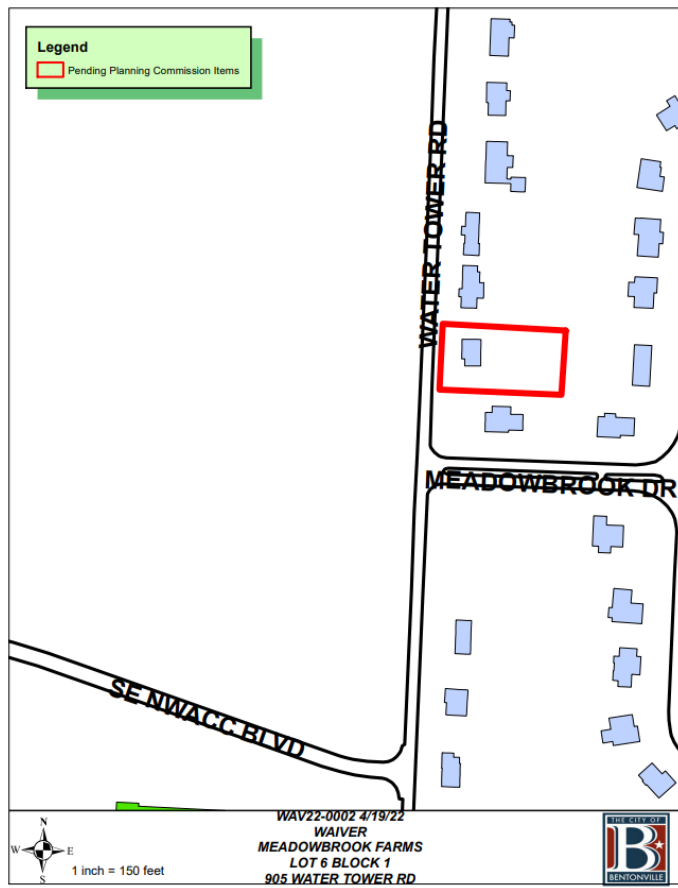
905 Water Tower Road

PC Date: 4/19/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV22-0002
Applicant / Current Owner	Richardson
Site Area	0.60 acres
Current Zoning	R-1, Low Density Single-Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.02.c of the Land Development Code

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



Property Description

The property is located at 905 Water Tower Road and is zoned R-1, Low-Density Single-Family Residential. It is completely surrounded by R-1, Low-Density Single Family Residential to the north, south and east and A-1, Agriculture to the west. The Future Land Use Plan designates this area as Low Density Residential.

Waiver Request

The applicant requests a waiver to Section 1100.15, *Sidewalk Requirements*, Subsection D, *Requirement*, of the Land Development Code. The Code states that properties that meet the applicability standards shall construct a sidewalk in accordance with the Master Street Plan. The applicant requests they not be required to construct a sidewalk along their western property line of Water Tower Road.

Analysis

905 Water Tower Road is currently under review for the construction of and residential addition to their existing kitchen and bedrooms (RADD22-0008). Per the applicability standards of Section 1100.15, sidewalk is required for any alterations that add one or more dwelling units to the existing number of dwelling units.

Engineering staff has indicated the potential for future sidewalk improvements along Water Tower Road as part of the Bond Improvement project for this section of road.

The applicant has applied for a building permit for a kitchen and bedroom addition to the existing home and has requested to waive the sidewalk requirement stating that they are going to be installed with the Water Tower Road improvement project and since that project has not been completed there are several factors that could impact the construction of the sidewalk at this time.

Staff Recommendation

Engineering staff has reviewed this waiver request and based on the analysis presented above, recommends that a fee-in-lieu for the sidewalk improvements be provided by the applicant.

Legend

 Pending Planning Commission Items

WATER TOWER RD

MEADOWBROOK DR

SE NWACCBLYD

WAV22-0002 4/19/22

WAIVER

MEADOWBROOK FARMS

LOT 6 BLOCK 1

905 WATER TOWER RD



1 inch = 150 feet

Johannsen Construction LLC
6307 S 49th St.
Rogers, AR. 72758

02/23/2022
City of Bentonville,

905 Water Tower Rd. Richardson sidewalk waiver

In November of 2019, the first 12' of Richardson's property was purchased for the widening of Water Tower Rd., drainage and sidewalk, to be installed. It was the owners understanding that this would be completed in the near future after the time of purchase. Nothing has been completed as of yet. I'm in the process of applying for a permit to add 1,300 Sq.Ft. to the south side of the house and a kitchen renovation. I would like to hold off on any sidewalk or curb install as the road and drainage are not finalized at this time. Thank you for your consideration.

Johannsen Construction LLC
(479) 903-0690
michaeljohannsen@yahoo.com
Michael Johannsen

905 Water Tower



20' from sides
250' from back