

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
May 3, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_BRcZFwyCQ_aY0MOxWZm4dg

- I. Call to Order**
- II. Approval of the April 19th Meeting Minutes**
- III. Consent Agenda**

- | | |
|---|---------------------------------|
| 1. Lots 12 and 13 of Demings 2nd Addition
504 NE A Street (PLA22-0008) | Property Line Adjustment |
| 2. Lot 10, Block 5 of Railroad Addition
206 SE 3 rd Street (LS22-0015) | Lot Split |
| 3. Lots 1 and 2 of Price Coffee Addition Phase 2
3301 Price Coffee Road (LS22-0017) | Lot Split |

IV. New Business

- | | |
|---|--------------------------------|
| 1. Flood Mitigation using Base Level Engineering (BLE) Data | Ordinance* |
| 2. Low Impact Development Parking Lots | Ordinance* |
| 3. Ryron, LLC
R-3, Medium-High Density Multifamily Residential to
DN-4, Downtown Mixed-Use Residential
403 SE F Street (RZ22-0023) | Rezoning* |
| 4. Bentonville Festival
Temporary Use, 3100 Price Coffee Road (CU22-0010) | Conditional Use Permit* |
| 5. Bentonville Police Training Facility
Long Term Temporary Use / Structure and
Public Safety Services Use
8698 SW Artillery Road (CU22-0011) | Conditional Use* |
| 6. Hope Hills Subdivision
Ginn Road (PP21-0022) | Preliminary Plat |

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

7. The Village at Tara Ridge Subdivision

SW Crockett Street & SW Stone Boulevard ([LSD21-0073](#))

Materials Waiver

8. Cormex Subdivision

Walker Street and East Central Avenue ([WAV22-0003](#))

Sidewalk Waiver

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 Minutes
April 19, 2022**

Meeting Recording:

https://us06web.zoom.us/rec/share/SV9VZO5ec_cKObCuwethHIZ39FIMDETIMMFEUoV7qr5aUkl4Ta9SCWSltd4HIy09.AXm0_nG0ahE7dFwG

Present: Reginald Wright, Joe Haynie, Dana Davis, Eric Hipp, Rod Sanders, Elaine Kerr

Absent: Richard Binns

Staff: Tyler Overstreet, Bonnie Bridges, Dan Weese, Luke Aitken

- I. Call to Order**
 - Rod Sanders called the meeting to order at 4:00pm
- II. Approval of the April 5th Meeting Minutes**
 - Motion by Mr. Haynie to approve the meeting minutes, seconded by Mr. Wright.
- 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](#))
 - Tyler reads staff report
 - Public hearing opened
 - Applicant, Phil Swope, spoke to more specifics of the project
 - Public hearing closed
 - Discussion amongst commissioners and staff
 - Approved 6-0
 - 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](#))
 - Approved 6-0
 - 2. Silver Oak Properties, LLC** **Future Land Use Map Amendment***
 - 2a. Low Density Residential to High Density Residential**
807 SE 3rd Street ([RZ22-0004](#))
 - Tyler reads staff report
 - Discussion amongst commissions are staff before Public hearing
 - Public hearing opened
 - Applicant, Todd Jacobs with Jacobs Group, gave more details on the item
 - Katherin Aldridge, 115 SE G Ct, spoke of her concerns

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

- Stephan Arroso, 118 SE G Ct, also spoke to his concerns
- Tevor Aldridge, 115 Se G Ct, gave his concerns
- Gabrielle Signa, 116 SE G Ct, gave her concerns
- Discussion amongst commissioners and staff
- Todd Jacobs withdrew the project and is going to follow up by sending a new PRD site plans to Tyler and Jon.
- No vote on this item

- 2b. R-1, Low Density Single-Family Residential to DN-3, Downtown High Density Residential** **Rezoning***
 807 SE 3rd Street ([RZ22-0004](#))
- Todd Jacobs withdrew the project and is going to follow up by sending a new PRD site plans to Tyler and Jon.

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](#))
 6. **Sterling Bank** **Large-Scale Development Extension**
 1001 S Walton Boulevard ([LSD21-0012](#))
- Tyler reads staff reports
 - Consent Agenda approved 6-0

V. New Business

1. **Bob Jackson Snell, II, and Edith Anne Snell** **Rezoning***
R-1, Low Density Single Family Residential to D-E, Downtown Edge
 403 SE 7th Street ([RZ22-0018](#))
 - Tyler reads staff report
 - Public hearing opened
 - Taylor Lindley, 5142 W Redbud st. on behalf of applicant was available for questions
 - Public hearing closed
 - Discussion amongst commissioners and staff
 - Approved 6-0

- 2. RJ Roth Holdings, LLC** **Future Land Use Map Amendment***
2a. Residential Estate to Medium Density Residential
1300 Tunbridge Drive ([RZ22-0020](#))
- Tyler reads staff report
 - Public hearing opened
 - Applicant, Donnie Rutledge, attorney who spoke on behalf of applicant
 - Gary Nives, who represents the commercial property spoke to his concerns
 - Tudie Harris, 1106 Tunbridge Rd. spoke to her concerns
 - Tyler answered prompted questions from the public
 - Public hearing closed
 - Discussion amongst commissioners and staff
 - Approved 6-0
- 2b. A-1, Agricultural to R-ZL, Zero Lot Line Residential** **Rezoning***
1300 Tunbridge Drive ([RZ22-0020](#))
- Approved
- 3. Casey and Hannah Roberts** **Rezoning***
R-1, Low Density Single-Family Residential to
DN-2, Downtown Medium Density Residential
704 NE A Street ([RZ22-0021](#))
- Tyler reads staff report
 - Public hearing opened
 - Will Kelstrum, representing the applicant
 - Public hearing closed
 - Discussion amongst commissioners and staff
 - Approved 6-0
- 4. Mammoth Properties, LLC** **Rezoning***
R-1, Low Density Single-Family Residential to
DN-2, Downtown Medium Density Residential
803 NE A Street ([RZ22-0022](#))
- Tyler reads staff report
 - Public hearing opened
 - Will Kelstrum, representing the applicant
 - Public hearing closed
 - Discussion amongst commissioners and staff
 - Approved 6-0
- 5. The Bike Inn** **Conditional Use***
Mega Sleeper Pods/Mini Cabins
3400 S Walton Blvd ([CU22-0005](#))
- Tyler reads staff report
 - Public hearing opened
 - Jeremy Rhoades, 8 Lespey Ln in Bella Vista and 3400 S Walton, who is the property owner
 - Public hearing closed

- Discussion amongst commissioners and staff
- This condition use would override the other conditional use in regards to RVs parking
- Approved 6-0

6. Ethos Pro Shop Showroom

Conditional Use*

Long Term Temporary Use (Showroom Shipping Container)

502 & 504 SE B Street ([CU22-0009](#))

- Tyler reads staff report
- Public hearing opened
- Applicant, Maria 504 SE B St. spoke to the details of the item
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

7. Old Town Cleaners

Large-Scale Development

308 N. Walton Boulevard ([LSD22-0012](#))

- Tyler reads staff report
- Public hearing opened
- Avery Bodeen presenting the engineering company
- Avery is dropping the first waiver for the easement
- Dan Weese, the city's engineer spoke to the item
- Discussion amongst commissioners and staff
- Percentage of materials from the architect needs to be given before an official decision is decided.
- Waiver 1 and 3, the applicant removed

Waiver #2:

- Motion by Davis to approved the waiver, seconded by Hipp
- Applicant is providing additional landscaping materials and information on additional parking spaces
- Approved 6-0

Applicant is requesting to table

- Tabled 6-0

8. Hope Hill Subdivision

Preliminary Plat

Ginn Road ([PP21-0022](#))

- Was taken out of the Agenda

9. Richardson

Sidewalk Waiver

905 Water Tower Road ([WAV22-0002](#))

- Tyler reads staff report
 - Dan Weese, the city's engineer, spoke to the item
 - Discussion amongst commissioner and staff
- Wright made a motion to approve the waiver as is, seconded by Hipp.
- Approved 6-0

Motion to adjourn by Hipp, seconded by Sanders

Development Coordinator : Jana Snyder



Consent Agenda Items

For the Planning Commission meeting on April 19, 2022

Reviewer: Jon Stanley, Senior Planner

- ❖ At the Technical Review meeting held on April 26, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lots 12 and 13 of Deming's 2nd Addition, Cindy Springs, LLC, 510 NE A Street, R-1, Low Density Single Family Residential, *PLA22-0008*

A property line adjustment of existing Lots 9 and 10 creating new Lot 12 (+/-0.44 acres) and Lot 13 (+/-0.34 acres) of Demings 2nd Addition. The current right-of-way is per the requirements of the Master Street Plan. The plat dedicates a 15 ft. public utility easement along NE A Street.

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

Lot Split: Lot 10, Block 5 of Railroad Addition, Ronnie Robinson and Candy Robinson, 206 SE 3rd Street, R-1, Low Density Single-Family Residential, *LS22-0015*

A lot split of existing Lot 2, Block 5 of Railroad Addition creating new Lot 10, Block 5 (+/-0.235 acres) of Railroad Addition. The plat dedicates right-of-way along SE 3rd Street per the Master Street Plan requirements (+/- 0.013 Acres). The plat also dedicates various public utility easements within the subdivision.

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

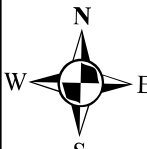
Lot Split: Lots 1 and 2 of Price Coffee Addition Phase 2, Bentonville/Bella Vista Trailblazer's Association, Inc., 3301 Price Coffee Road, PUD, Planned Unit Development, *LS22-0017*

A lot split of unplatted section land, creating Lot 1 (+/- 33.41 Acres) and Lot 2 (+/- 13.23 Acres) of Price Coffee Addition Phase 2. The plat dedicates 90 feet of right-of-way along Price Coffee Road per the Master Street Plan requirements.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

PLA22-0008 4/19/22
PROPERTY LINE ADJUSTMENT
DEMINGS 2ND ADDITION
LOTS 9-10 BLOCK 12 CREATING LOTS 12-13



	FOUND REBAR
	SET 1/2" REBAR W/CAP (LS #1370)
	WATER METER
	UTILITY POLE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE

FOUND REBAR
SET 1/2" REBAR W/CAP (LS #1370)
WATER METER
UTILITY POLE
PROPERTY LINE
RIGHT OF WAY LINE
CENTERLINE
EASEMENT LINE

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT 201841140.

5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

13. ONLY ONE POINT OF INGRESS/EGRESS FROM NE A STREET (SHARED ACCESS) WILL BE PERMITTED TO SERVE BOTH OF THE NEWLY CREATED LOTS 12 & 13.

LOT 9 AND LOT 10, BLOCK 12 OF DEMING'S 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L201841140 OF THE BENTON COUNTY RECORDS.

PART OF LOT 9, BLOCK 12 OF DEMING'S 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L201841140, AND BEING MORE PARTICULARLY DESCRIBED AS:

PART OF LOT 9 AND ALL OF LOT 10, BLOCK 12 OF DEMING'S 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L201841140, AND BEING MORE PARTICULARLY DESCRIBED AS:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 050007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

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

SIGNED: _____

REGISTERED LAND SURVEY
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

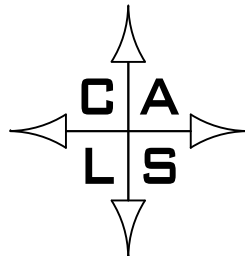
DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR



CITY OF BENTONVILLE PROJECT #PLAT22-0008

2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 30'

DATE: 4-5-22

PROPERTY LINE ADJUSTMENT
LOTS 9 AND 10, BLOCK 12
DEMINGS 2ND ADDITION
CREATING LOTS 12 AND 13

510 NE "A" STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-035	ASD	RJC	1 OF 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 9 AND 10, BLOCK 12 OF DEMING'S 2ND ADDITION; CREATING NEW LOTS 12 AND 13, BLOCK 12 OF DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA22-0008).**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of Lots 9 and 10, Block 12 of Deming's 2nd Addition creating new Lots 12 and 13, Block 12 of Deming's 2nd Addition to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on May 3, 2022;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the property line adjustment of Lots 9 and 10, Block 12 of Deming's 2nd Addition creating new Lots 12 and 13, Block 12 of Deming's 2nd Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

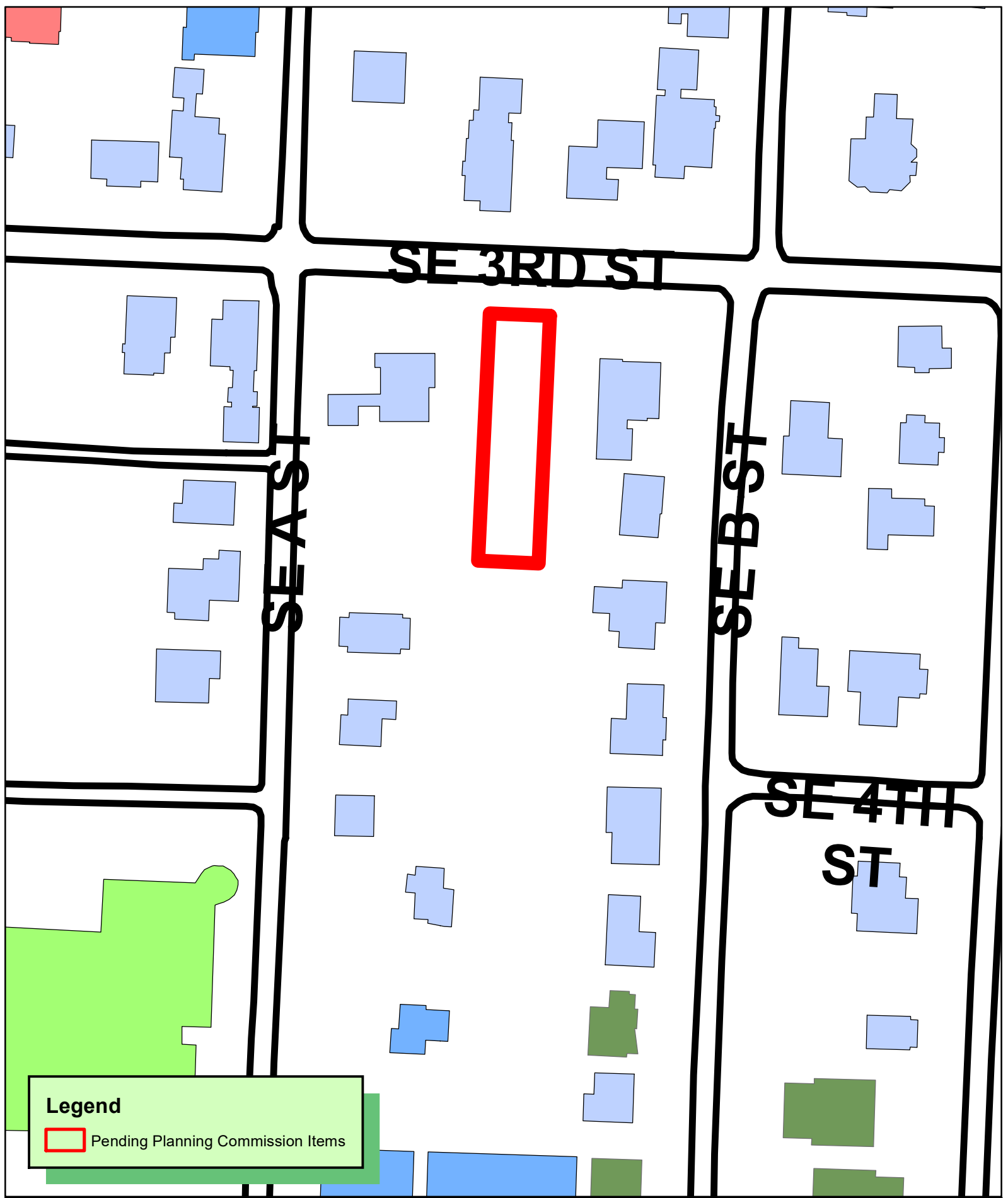
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



RECORD DESCRIPTION

A STRIP OF GROUND 50 FEET IN WIDTH SQUARELY OFF THE EAST SIDE OF LOT TWO (2) IN BLOCK FIVE (5) IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, STATE OF ARKANSAS. SAID LAND BEING 50 (FIFTY) FEET WIDE FROM EAST TO WEST BY 210 (TWO HUNDRED-TEN) FEET MORE OF LESS FROM NORTH TO SOUTH. SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION

BEING A PART OF LOT TWO (2) IN BLOCK FIVE (5) IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, STATE OF ARKANSAS. SAID LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CHISELED "X" MARKING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5, THENCE S02°40'20"E 11.48' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING S02°40'20"E 204.98' TO A FOUND 1/2" REBAR; THENCE N87°13'45"W 50.00'; THENCE N02°42'08"E 204.59' TO A SET 5/8" REBAR; THENCE S87°40'47"E 49.89' TO THE POINT OF BEGINNING. CONTAINING 0.235 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-31-110-04-1826

COMPLETED FIELD WORK:
MARCH 8, 2022

REFERENCE DOCUMENTS:

1. BENEFICIARY DEED FILED IN DEED BOOK 2016 AT PAGE 62363. (R)
2. SURVEY PLAT FILED IN PLAT BOOK 4 AT PAGE 742. (R2)

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

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

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

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

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

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

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

THE SUBJECT PROPERTY IS ZONED "R-1" AND SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

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

FLOOD ZONE INFORMATION

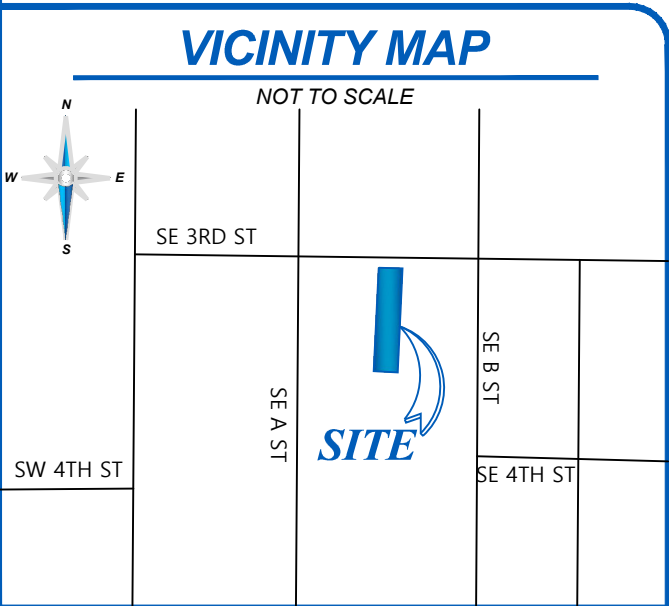
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN ZONES "A OR AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. LATITUDE = 36°22'08.1123" LONGITUDE = -94°12'24.9871" CONVERGENCE ANGLE = -01°17'03.1810"

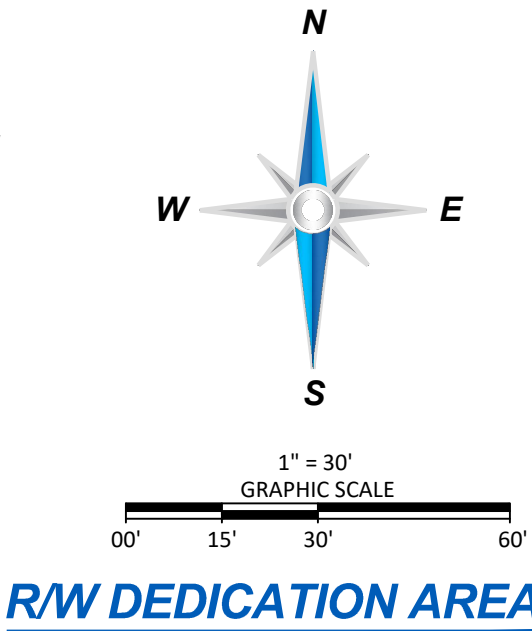
UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

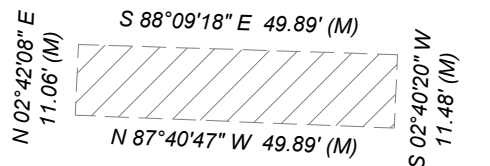


LOT SPLIT FOR LOT 2 BLOCK 5 OF RAILROAD ADDITION
(CREATING LOT 10 BLOCK 5)

BENTON COUNTY
BENTONVILLE, AR 72712



R/W DEDICATION AREA



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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

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

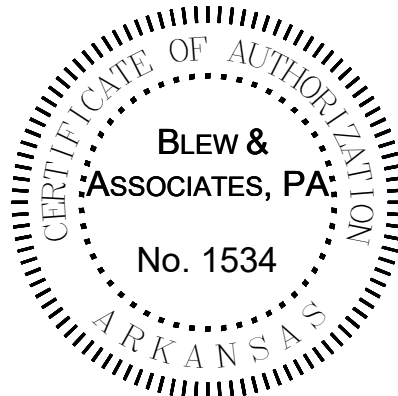
DATE OF EXECUTION _____

HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR _____
STATE OF ARKANSAS

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR (UNLESS NOTED OTHERWISE)
- ⊙ GAS METER
- ⚡ POWER POLE
- OVH OVERHANG
- C/L CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- BOUNDARY LINE
- - - EASEMENT LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- x - x - x - FENCE LINE
- OP - OP - OP - OVERHEAD POWER LINE
- - - - - ADJOINING PROPERTY LINES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF MARCH, 2022.



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



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 - FAX: 479.582.1883

EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
21-6423.02

SURVEY DRAWN BY:
AJO - 3/14/2022

SURVEY REVIEWED BY:
TPN

SCALE:
1" = 30'

FOR THE USE AND BENEFIT OF:
RONNIE ROBINSON

LAND AREA
10,228 ± SQUARE FEET
0.235 ± ACRES

COB PROJECT #: LS22-0015

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 2 BLOCK 5 OF RAILROAD
ADDITION; CREATING NEW LOT 10 BLOCK 5 OF RAILROAD ADDITION TO
THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS22-0015).**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of Lot 2 Block 5 of Railroad Addition creating new Lot 10 Block 5 of Railroad Addition, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 3, 2022;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of Lot 2 Block 5 of Railroad Addition creating new Lot 10 Block 5 of Railroad Addition, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

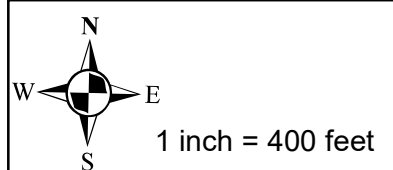
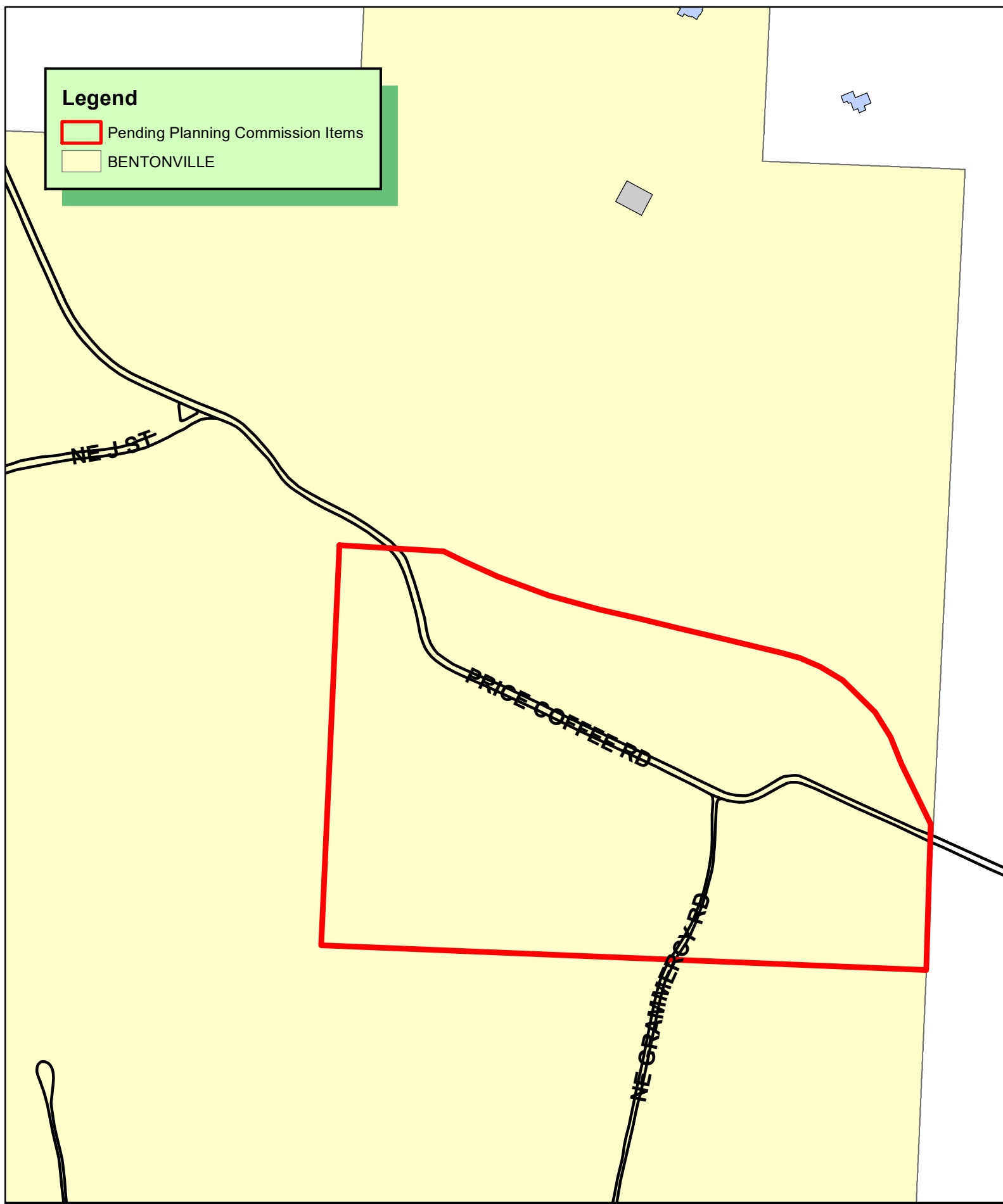
ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

Legend

-  Pending Planning Commission Items
-  BENTONVILLE



LS22-0017 5/3/22
LOT SPLIT
TRAILBLAZERS PARCEL 01-0206-566
CREATING NEW SUB LOTS 1-2

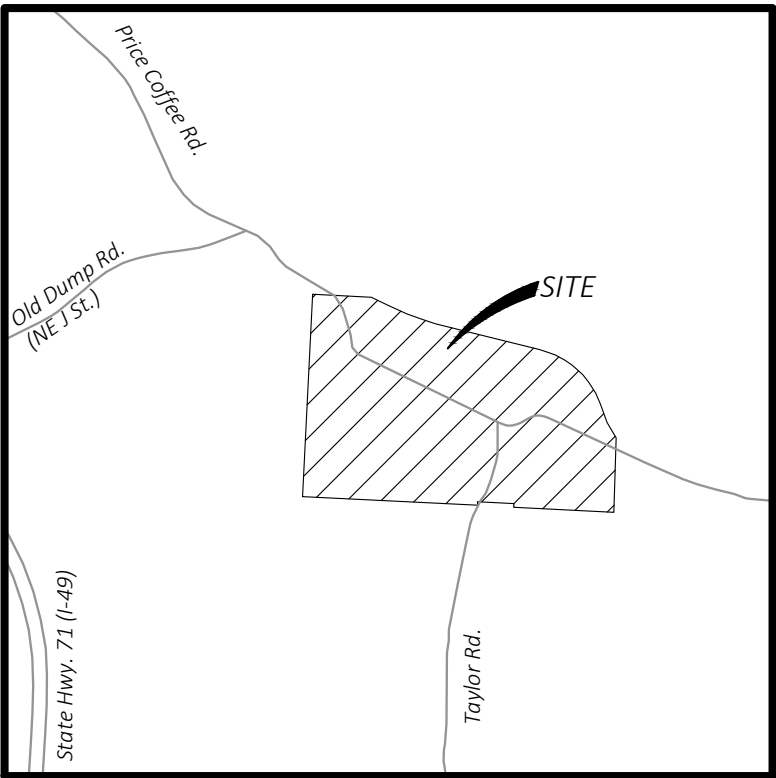


Lot Split for Parcel #01-00206-566, Creating Price Coffee Add. Ph. 2 Lots 1 & 2 Trailblazers + Ethic

Price Coffee Rd. & Grammercy Rd.
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents an Lot Split for Parcel #01-00206-566, Creating Price Coffee Add. Ph. 2 Lots 1 & 2 of the parcel recorded in Deed Records, DEED INSTR. #L201930811 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0095K
Map Revised: June 5, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearance from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



VICINITY MAP

NOT TO SCALE

Latitude: 36°24'04"N
Longitude: 94°10'30"W

Owner:
Parcel #01-00206-566 Bentonville/Bella Vista Trailblazers Association Inc. PO Box 2821 Bentonville, Arkansas, 72712

Surveyors:
CEI Engineering Associates, Inc. 3108 SW Regency Parkway Bentonville, AR 72712 Phone: (479) 273-9472 Fax:(479) 271-0536 Surveyor: Dustin Riley



Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ Owner: _____

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

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Sheet Index:

- Cover Sheet
- West Property
- East Property
- Tables & Descriptions

Certificate of Surveying Accuracy

I Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No.1618
State of Arkansas

State Survey Code: 500-20N-30W-0-16-200-04-1618

City of Bentonville Project # LS22-0017



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

Incidental Subdivision
Trailblazers + Ethic
Price Coffee Rd. & Grammercy Rd.
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	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32581
DATE	4/15/2022
REVISION	REV-1

COVER

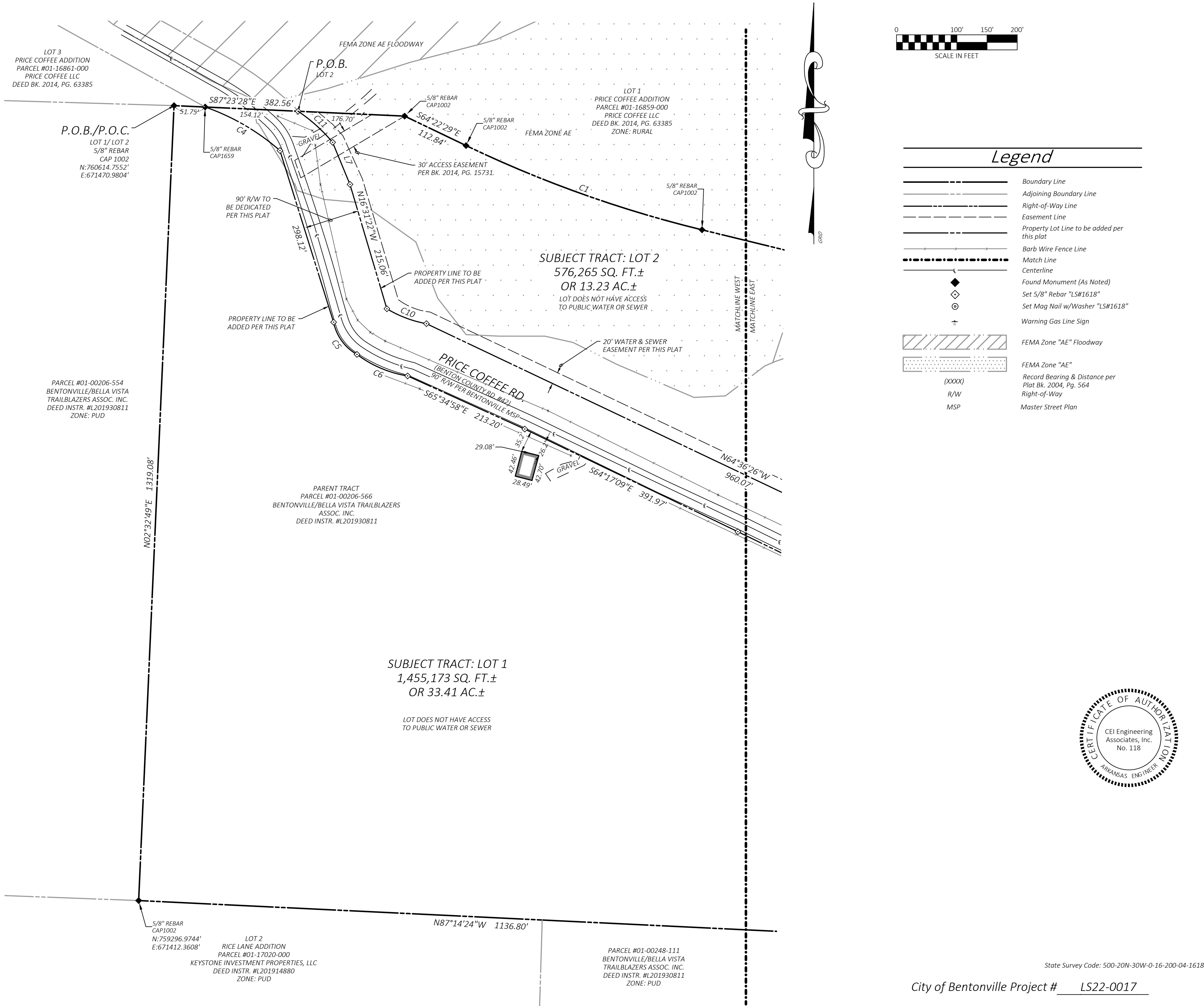
SHEET TITLE

SHEET NUMBER

1 OF 4

DRAWING LOCATION - S:\32000\32581\DRAWINGS\SURVEY\WORKING\32581.LS.DWG -- SAVED BY - WPIERSON

© 2022 CEI ENGINEERING ASSOCIATES, INC.



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
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Price Coffee Rd. & Grammercy Rd.
Bentonville, Benton County, Arkansas

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CEI PROJECT NUMBER	32581
DATE	4/15/2022
REVISION	REV-1

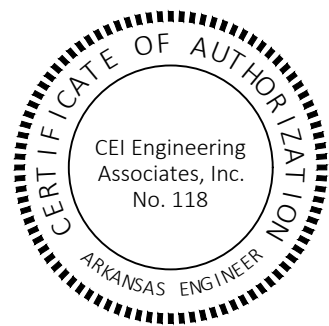
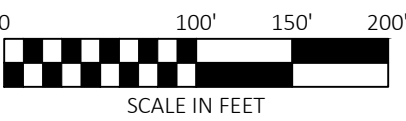
West Property

SHEET TITLE
SHEET NUMBER

2 OF 4

City of Bentonville Project # LS22-0017

State Survey Code: 500-20N-30W-0-16-200-04-1618



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

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

East Property

3 OF 4

State Survey Code: 500-20N-30W-0-16-200-04-1618

City of Bentonville Project # LS22-0017

DRAWING LOCATION - S:\32000\32581\DRAWINGS\SURVEY\WORKING\32581.LSDWG -- SAVED BY - WPIERSON

Survey Description Lot 1

A part of the South half of the Southeast Quarter, Section 16, Township 20 North, Range 30 West, and a part of the parcel described at Deed Instrument #L201930811 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS #1002 found at the northwest corner of said parcel;
THENCE along the north boundary of said parcel, South 87°23'28" East, 51.75 feet to a 5/8" rebar capped LS 1659 found on the south right-of-way of Price Coffee Road;
THENCE along said south right-of-way, the following fourteen (12) calls:
1. Southeasterly along the arc of a curve to the right 144.21 feet a central angle of 22°01'48", a radius of 375.05 feet, and a chord that bears South 59°46'08" East with a chord distance of 143.32 feet to a 5/8" rebar with cap LS 1618;
2. South 18°43'24" East, 136.95 feet to a 5/8" rebar with cap LS 1618;
3. South 16°11'09" East, 161.24 feet to a 5/8" rebar with cap LS 1618;
4. Southeasterly along the arc of a curve to the right 67.96 feet having a central angle of 49°11'40", a radius of 79.15 feet, and a chord that bears South 35°55'33" East with a chord distance of 65.89 feet to a 5/8" rebar with cap LS 1618;
5. Easterly along the arc of a curve to the left 92.13 feet having a central angle of 27°43'20", a radius of 190.41 feet, and a chord that bears South 66°58'40" East with a chord distance of 91.23 feet to a 5/8" rebar with cap LS 1618;
6. South 65°34'58" East, 213.20 feet to a 5/8" rebar with cap LS 1618;
7. South 64°17'09" East, 391.97 feet to a magnail with washer LS 1618;
8. South 64°03'23" East, 320.19 feet to a 5/8" rebar with cap LS 1618;
9. Easterly along the arc of a curve 113.13 feet having a central angle of 55°00'28", a radius of 117.84 feet, and a chord that bears South 83°39'37" East with a chord distance of 108.84 feet to a 5/8" rebar with cap LS 1618;
10. North 66°51'10" East, 144.43 feet to a 5/8" rebar with cap LS 1618;
11. Easterly along the arc of a curve to the right 48.54 feet having a central angle of 45°26'52", a radius of 61.20 feet, and a chord that bears South 82°46'42" East with a chord distance of 47.28 feet to a 5/8" rebar with cap LS 1618;
12. South 65°41'51" East, 514.46 feet to a 5/8" rebar with cap LS 1618 set along the east boundary of the aforementioned parcel;
THENCE South 01°49'15" West, 396.31 feet to a 5/8" rebar found at the southeast corner of said parcel;
THENCE along the south boundary of said parcel, the following five (5) calls:
1. North 87°07'05" West, 653.01 feet to a 5/8" rebar;
2. North 03°04'26" East, 23.95 feet to a 5/8" rebar with cap LS1086;
3. North 87°07'20" West, 237.66 feet to a 5/8" rebar with cap LS1618;
4. South 02°52'40" West, 25.83 feet to a 5/8" rebar with cap LS1618;
5. North 87°14'24" West, 1,136.80 feet to a 5/8" rebar with cap 1002 found at the southwest corner of said parcel;
THENCE North 02°32'49" East, 1,319.08 feet to the POINT OF BEGINNING containing 1,455,173 square feet or 33.41 acres, more or less.

Survey Description Lot 2

A part of the South half of the Southeast Quarter, Section 16, Township 20 North, Range 30 West, and a part of the parcel described at Deed Instrument #L201930811 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

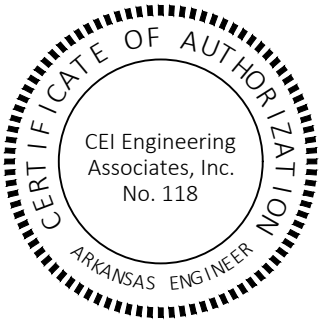
COMMENCING at a 5/8" rebar found at the northwest corner of said parcel;
THENCE along the north line of said parcel, South 87°23'28" East, 205.87 feet to a 5/8" rebar with cap LS 1618 and the POINT OF BEGINNING;
THENCE continuing along said north line the following seven (7) calls:
1. South 87°23'28" East, 176.70 feet to a 5/8" rebar with cap LS 1002;
2. South 64°22'29" East, 112.84 feet to a 5/8" rebar with cap LS 1002;
3. Easterly along the arc of a curve to the left 416.03 feet having a central angle of 11°56'27", a radius of 1,996.24 feet, and a chord that bears South 70°20'43" East with a chord distance of 415.28 feet to a 5/8" rebar with cap LS 1002;
4. South 76°17'15" East, 633.57 feet to a 5/8" rebar with cap LS 1002;
5. Southeasterly along the arc of a curve to the right 546.61 feet having a central angle of 56°54'33", a radius of 550.32 feet, and a chord that bears South 47°49'59" East with a chord distance of 524.42 feet to a 5/8" rebar with cap LS 1002;
6. South 19°16'35" East, 73.77 feet to a 5/8" rebar with cap LS 1002;
7. Southeasterly along the arc of a curve to the left 151.77 feet having a central angle of 13°34'29", a radius of 640.60 feet, and a chord that bears South 26°03'50" East with a chord distance of 151.42 feet to a 5/8" rebar with cap LS 1618;
THENCE along the north right-of-way of Price Coffee Road the following thirteen (8) calls:
1. North 65°27'29" West, 467.38 feet to a 5/8" rebar with cap LS 1618;
2. Westerly along the arc of a curve to the left 161.24 feet having a central angle of 54°32'00", a radius of 169.40 feet, and a chord that bears South 85°48'26" West with a chord distance of 155.22 feet to a 5/8" rebar with cap LS 1618;
3. South 68°02'23" West, 112.74 feet to a 5/8" rebar with cap LS 1618;
4. North 64°36'26" West, 960.07 feet to a 5/8" rebar with cap LS 1618;
5. Along the arc of a curve to the right 70.39 feet having a central angle of 20°46'53", a radius of 194.07 feet, and a chord that bears North 69°21'41" West with a chord distance of 70.00 feet to a 5/8" rebar with cap LS 1618;
6. North 16°31'22" West, 215.06 feet to a 5/8" rebar with cap LS 1618;
7. North 22°25'25" West, 75.47 feet to a 5/8" rebar with cap LS 1618;
8. Along the arc of a curve to the left 77.20 feet having a central angle of 16°03'55", a radius of 275.31 feet, and a chord that bears North 47°58'50" West with a chord distance of 76.94 feet to the POINT OF BEGINNINGcontaining 576,265 square feet or 13.23 acres, more or less.

Parent Tract Description:

Part of the SE/4 of Section 16, T-20-N, R-30-W, Benton County, Arkansas more particularly described as:
Commencing at the northwest corner of said SE/4 of Section 16;
THENCE S 02°50'38" W 1318.91 feet to the northwest corner of the SW/4 of said SE/4 being the POINT OF BEGINNING;
THENCE 87°05'27" E 382.60 feet to the proposed centerline of Price Coffee Road;
THENCE along said centerline the following six courses:
THENCE S 64°03'40" E 112.92 feet;
THENCE 415.96 feet along a curve to the left having a radius of 2000.00 feet and a S 70°01'10" E 415.21 foot chord;
THENCE S 75°58'39" E 633.59 feet;
THENCE 546.64 feet along a curve to the right having a radius of 550.00 feet and a S 47°30'16" E 524.42 foot chord;
THENCE S 19°01'53" 73.75 feet;
THENCE 166.78 feet along a curve to the left having a radius of 550.00 feet and a S 27°43'08" E 166.15 foot chord to the east line of the W/2 of the E/2 of said SE/4;
THENCE N 87°06'37" W 653.03 feet along the south line of said Section 16;
THENCE N 02°53'23" E 24.00 feet;
THENCE N 87°06'37" W 237.66 feet;
THENCE S 02°53'23" W 24.00 feet to said south line of Section 16;
THENCE N 87°06'37" W 1138.57 feet to the southwest corner of said SE/4;
THENCE N 02°50'38" E 1318.91 feet to the POINT OF BEGINNING

Property Line Table		
Line #	Direction	Length
L1	S19°16'35"E	73.77'
L2	S33°47'39"E	21.09'
L3	N03°04'26"E	23.95'
L4	S02°52'40"W	25.83'
L5	N66°51'10"E	144.43'
L6	S68°02'23"W	112.74'
L7	N22°25'25"W	75.47'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	1996.24'	416.03'	11°56'27"	S70°20'43"E	415.28'
C2	550.32'	546.61'	56°54'33"	S47°49'59"E	524.42'
C3	640.60'	151.77'	13°34'29"	S26°03'50"E	151.42'
C4	375.05'	144.21'	22°01'48"	S59°46'08"E	143.32'
C5	79.15'	67.96'	49°11'40"	S35°55'33"E	65.89'
C6	190.41'	92.13'	27°43'20"	S66°58'40"E	91.23'
C7	117.84'	113.13'	55°00'28"	S83°39'37"E	108.84'
C8	61.20'	48.54'	45°26'52"	S82°46'42"E	47.28'
C9	169.40'	161.24'	54°32'00"	S85°48'26"W	155.22'
C10	194.07'	70.39'	20°46'53"	N69°21'41"W	70.00'
C11	275.31'	77.20'	16°03'55"	N47°58'50"W	76.94'



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

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

Incidental Subdivision
Trailblazers + Ethic
Price Coffee Rd. & Grammercy Rd.
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	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32581
DATE	4/15/2022
REVISION	REV-1

Tables & Descriptions

SHEET TITLE
SHEET NUMBER

City of Bentonville Project # LS22-0017

State Survey Code: 500-20N-30W-0-16-200-04-1618

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF UNPLATTED SECTION LAND
CREATING; NEW LOTS 1 AND 2 OF PRICE COFFEE ADDITION PHASE 2 TO THE
CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS22-0017).**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of unplatted section land creating new Lots 1 and 2 of Price Coffee Addition Phase 2, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 3, 2022;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the lot split of unplatted section land creating new Lots 1 and 2 of Price Coffee Addition Phase 2 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Flood Mitigation using Base Level Engineering (BLE) Data

PC Date: 5/3/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Development Code, Sec. 1500.02 Findings of Fact

Background

The Federal Emergency Management Agency (FEMA) has suggested that communities that have the Base Level Elevation (BLE) study areas within their communities utilize the BLE data to provide residents with accurate flood hazard information. Bentonville does have the BLE data and therefore such data should be provided. The code should be amended to include this as part of the fact finding process for flood mitigation.

This amendment was originally prepared as an ordinance combined with an amendment to the Zoning Code regarding low impact parking lot developments. Planning Commission approved the original ordinance on April 5, 2022. On April 12, City Council voted to send the item back to Planning Commission asking that the two amendments be prepared as separate ordinances and that broader public outreach be made regarding this amendment regarding the BLE.

Proposed Changes

In the Flood Damage Prevention article of the Land Development Code, add the following to Sec. 1500.02 Findings of Fact, as recommended by FEMA.

The Base Level Engineering data for the City of Bentonville identifies additional areas outside the Special Flood Hazard Areas that are also subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.

Sec 1500.04 Lands To Which This Ordinance Applies

The ordinance shall apply to all Special Flood Hazard Areas and additional areas identified in the Base Level Engineering data within the jurisdiction of the City of Bentonville, Arkansas.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE
ESTABLISHING ADDITIONAL FINDINGS OF FACT WITH BASE LEVEL
ENGINEERING (BLE) DATA FOR FLOOD HAZARD INFORMATION; AND
FOR OTHER PURPOSES.**

WHEREAS, FEMA has suggested that communities that have the Base Level Elevation (BLE) study areas within their communities utilize this data to provide residents with accurate flood hazard information; and

WHEREAS, the City of Bentonville has BLE study areas;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: AMENDMENT "Sec 1500.02 Findings of Fact" of the Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 1500.02 Findings of Fact

- (a) The Federal Emergency Management Agency (FEMA) has identified Special Flood Hazard Areas of the City of Bentonville in the current scientific and engineering report entitled "The Flood Insurance Study (FIS) for Benton County, Arkansas," dated June 5, 2012 with an effective Flood Insurance Rate Map (FIRM) dated June 5, 2012.
- (b) These Special Flood Hazard Areas are subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (c) The Base Level Engineering data for the City of Bentonville identifies additional areas outside the Special Flood Hazard Areas that are also subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.
- (d) These periodic flooding events are exacerbated by the cumulative effect of floodplain developments which cause an increase in flood heights and velocities, and by the placement of inadequately elevated, inadequately flood proofed or otherwise unprotected structures or uses vulnerable to floods into Special Flood Hazard Areas. Such structures or uses are inherently hazardous to other lands because of their adverse impact on flooding events.

Section 2: Amendment “Sec 1500.04 Lands To Which This Ordinance Applies” of the Bentonville Municipal Code is hereby amended as follows:

A M E N D M E N T

Sec 1500.04 Lands To Which This Ordinance Applies

The ordinance shall apply to all Special Flood Hazard Areas and additional areas identified in the Base Level Engineering data within the jurisdiction of the City of Bentonville, Arkansas.

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Low Impact Development Parking Lots

PC Date: 5/3/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Zoning Code, Sec. 501.07 Surface of Parking Lots

Background

Planning Commission has approved several waivers for the surface of parking lot requirements when associated with low impact development. Approval of these waivers suggests a need to amend the code to accommodate such development types.

This amendment was originally prepared as an ordinance combined with an amendment to the Land Development Code regarding the use of Base Level Engineering (BLE) data for flood mitigation. Planning Commission approved the original ordinance on April 5, 2022. On April 12, City Council voted to send the item back to Planning Commission asking that the two amendments be prepared as separate ordinances and that broader public outreach be made regarding the BLE amendment.

Proposed Changes

In the Off-Street Parking and Loading Article of the Zoning Code, revise Sec. 501.07 *Surface of parking lot* as follows, which is recommended by the city Engineering Department.

Any off-street parking area shall be paved with a sealed surface pavement, unless constructed as part of a low-impact development as approved by the City Engineer. All parking areas shall be ~~and~~ maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING CODE TO ALLOW FOR
ALTERNATIVE PARKING LOT MATERIALS FOR LOW-IMPACT
DEVELOPMENTS; AND FOR OTHER PURPOSES.**

WHEREAS, the Planning Commission has approved several waivers for the surface of parking lot requirements when associated with low impact development, indicating support for such instances.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BENTONVILLE, ARKANSAS:**

Section 1: Amendment “Sec 501.07 Surfacing of Parking Lots” of the Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 501.07 Surfacing Of Parking Lots

Any off-street parking area shall be paved with a sealed surface pavement, unless constructed as part of a low-impact development as approved by the City Engineer. All parking areas shall be ~~and~~ maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article.

Section 2: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3: Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

REZONING STAFF REPORT



Ryron, LLC

403 SE F Street

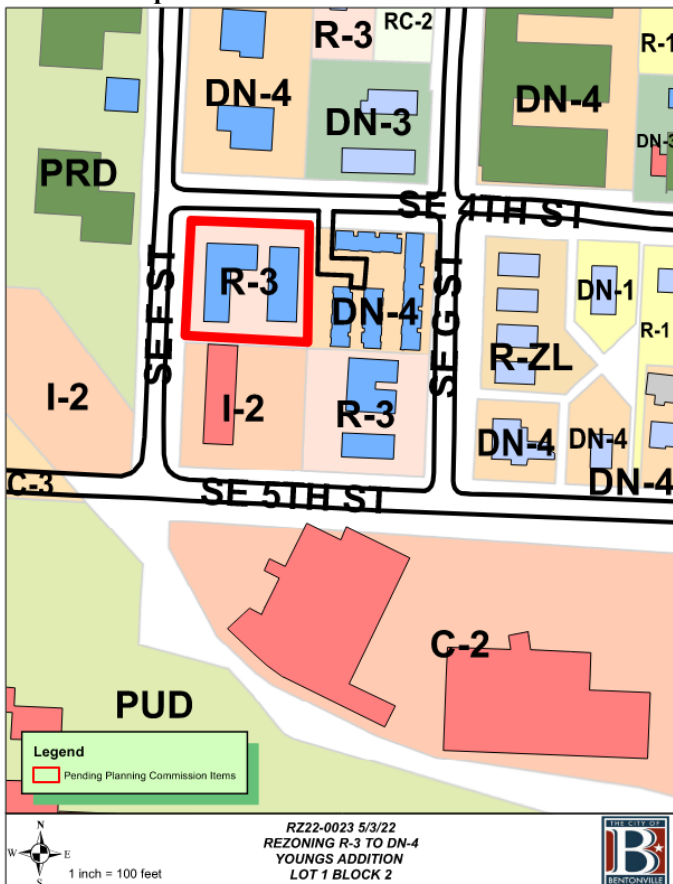
PC Date: 5/3/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0023
Applicant / Current Owner	Ryron, LLC
Site Area	+/- 0.48 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High-Density Residential (HDR)

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

Location Map



Property Description

This property is located at 403 SE F Street. The property is surrounded by DN-4, Downtown Mixed-Use Residential to north and east, I-2, Heavy Industrial to the south, and PRD, Planned Residential Development to the west.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High-Density Residential. These areas typically include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

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

Public Comment

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

Analysis

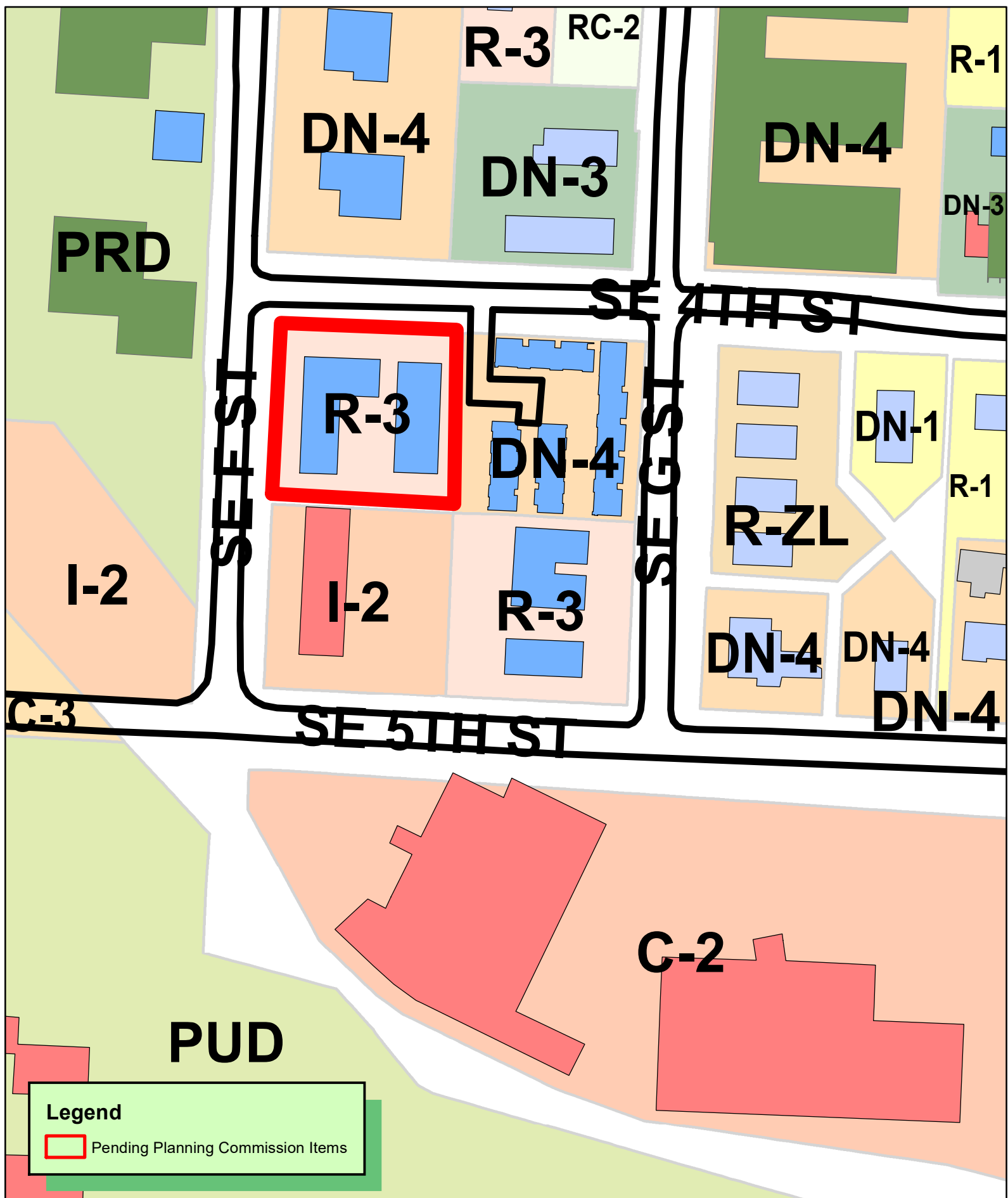
The DN-4 districts intends to allow for increased neighborhood density and increased local commerce through the development of multifamily housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

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 High-Density Residential should be zoned either DN-3, DN-4, RC-3, 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 are existing DN-4 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.





March 17, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, Youngs Addition, Parcels 01-04681-001, 01-04683-000, 01-04684-000

Planning Department,

Please accept this rezoning of land from R3 to DN-4. The developer intends to develop multi-family residential on the referenced properties. There are no pending land sales. The traffic in the area is moderate due to its frontage along SE F St. and SE G St. This project will not significantly impact traffic (or itself be impacted) due to its proximity to the intersection. No signage is currently proposed, but any proposed signage would meet city requirements.

The potential developments will use high quality building materials and will comply with all the city's architectural requirements.

The land has direct access to both water and sewer lines.

Sincerely,

Phil Swope, PE
Project Engineer

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-4, Downtown Mixed-use Residential



The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 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-4	Single-family, alley access	4,000	-	40'	50'	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'	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

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-4	Single-family and Two-family	8'	15'	8'	15'	7'	0'	25'
	Townhouse	8'	15'	8'	15'	10'	0'	25'
	Multi-family	8'	15'	8'	15'	10'	0'	15'
	Mixed-use and others not listed	0'	15'	0'	15'	0', 12' if adjacent to a non mixed-use building	0'	15'

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-4, Downtown Mixed-use 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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-use Residential

Land Uses:

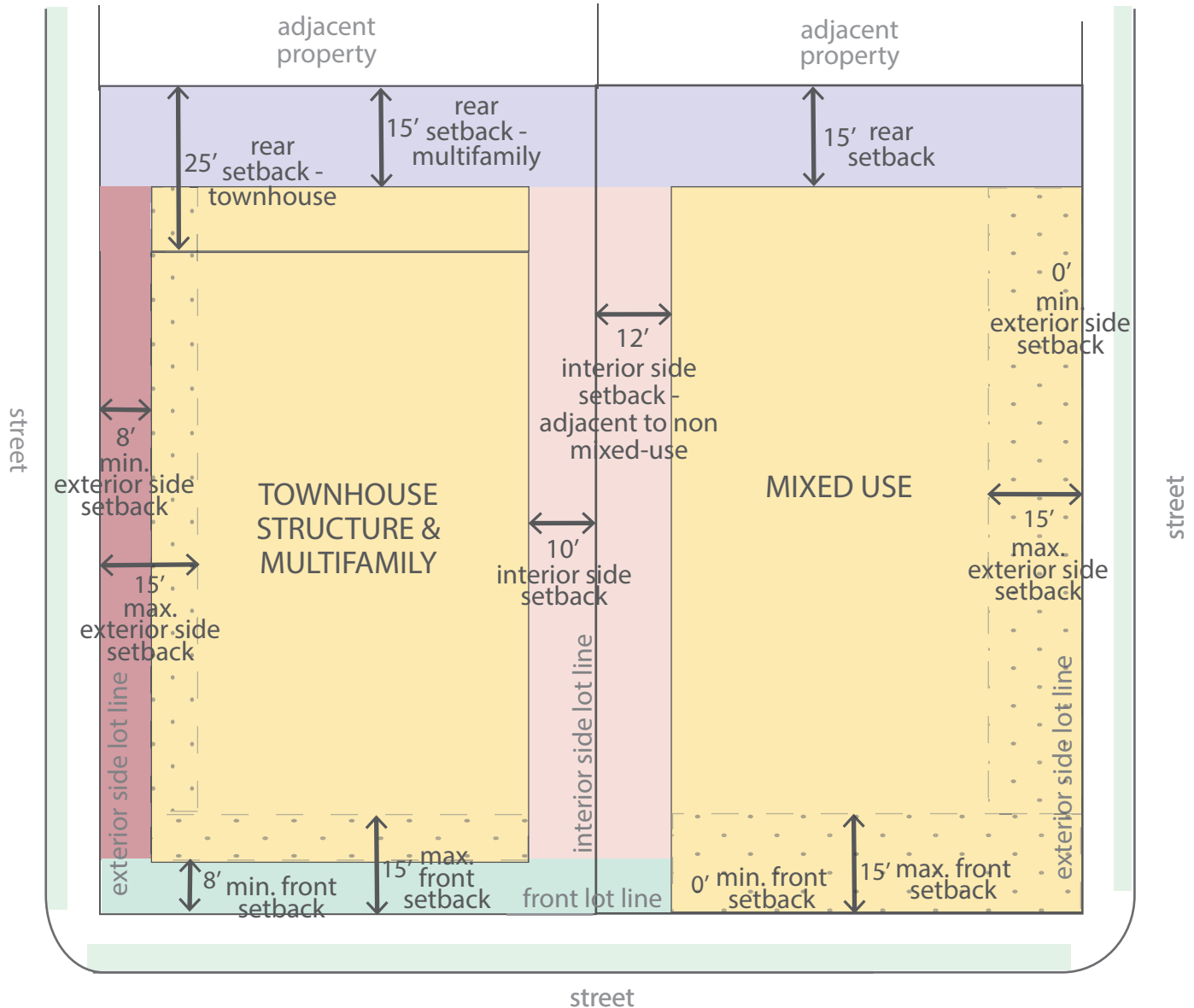
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation, Education & Assembly Park – mini Services Child care – registered family home (5 children) Personal services Retail Mobile food vendor	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Cultural studio Educational facility Event center Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services Retail Artisan shop Bakery Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling - accessory Home occupation - type a Services Office Medical services – doctor office Retail Restaurant Restaurant, microbrewery Retail Sidewalk café in public right-of-way Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation box
	CONDITIONAL ACCESSORY USE Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-Use Residential

Setback Illustration



**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-3, MEDIUM-HIGH
DENSITY MULTIFAMILY RESIDENTIAL TO DN-4, DOWNTOWN MIXED-USE
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0023).**

WHEREAS, RyRon, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PARCEL: 01-04681-001 LOT 1, BLOCK 2, YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165, TOGETHER WITH ONE-HALF OF A VACATED ALLEY ADJOINING THE PROPERTY ON THE EASE, AS ESTABLISHED IN AGREEMENT FILED FEBRUARY 15, 1989 IN DEED RECORD 701 AT PAGE 501, LESS AND EXCEPT 10 FEET SQUARELY OFF THE SOUTH SIDE OF THE ENTIRE TRACT;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 3, 2022 in the Council Chambers of the City of Bentonville;

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:

Section 1: That the above described real property is hereby changed from its present zoning classification of R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

CONDITIONAL USE STAFF REPORT



Bentonville Festival

3100 Price Coffee Road

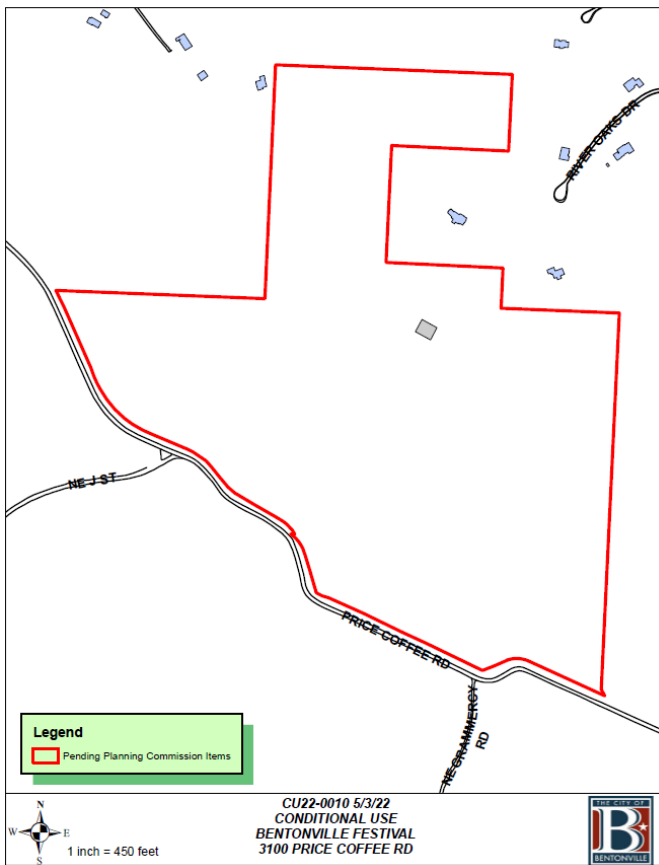
PC Date: 5/3/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0010
Applicant / Current Owner	Price Coffee, LLC & Runway Group, LLC
Site Area	+/- 170 Acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agriculture (A)
Requested Use	Outdoor Music Venue, Long-Term Temporary Structures, & Temporary Parking Lots
Protective Covenants	N/A

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

Location Map



Property Description

The property in question is comprised of two parcels: Parcel #01-16859-000 and Parcel #01-00206-566 and spans +/- 170 Acres. It is currently zoned A-1 Agriculture, with surrounding Agriculture and PUD zoning to the South and Benton County to the North, East, and West.

Proposed Use Description

A Conditional Use Permit is required by code for Outdoor Music Venues, Long-Term Temporary Structures, and Temporary Parking lots or Construction Staging Yards.

The applicant requests three conditional uses to be permitted for the preparation and operation of an annual three-day, outdoor music and arts festival, taking place from September 23rd – 25th, 2022.

According to the applicant's narrative, construction is anticipated to begin in late May and continue up until the day of the event. In addition to this Conditional Use request, the applicant is also pursuing grading and floodplain development permits with the Engineering Department.

The applicant requests the use of Outdoor Music Venue be permitted from September 22nd – September 26th, 2022. (these dates are including set up and break down days). The Festival will include three music stages that will be set up with no enclosures. None of the exhibits, infrastructure, or facilities will require connections to existing utilities. According to the applicant's narrative, there is no noise attenuation planned, as the general shape of the valley and the high concentration of forested vegetation will act to limit the reverberation of noise created by the event.

The applicant is requesting the temporary structures for this event, including tents for lodging and temporary buildings for art exhibitions, be permitted from May to October, 2022. The applicant also requests that the planned temporary gravel drive aisles, parking lots, and staging yards be permitted in perpetuity, to be maintained for use at future events.

Public Notice

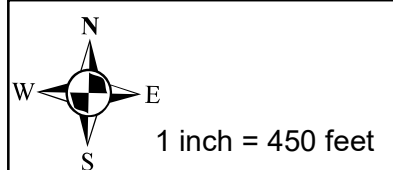
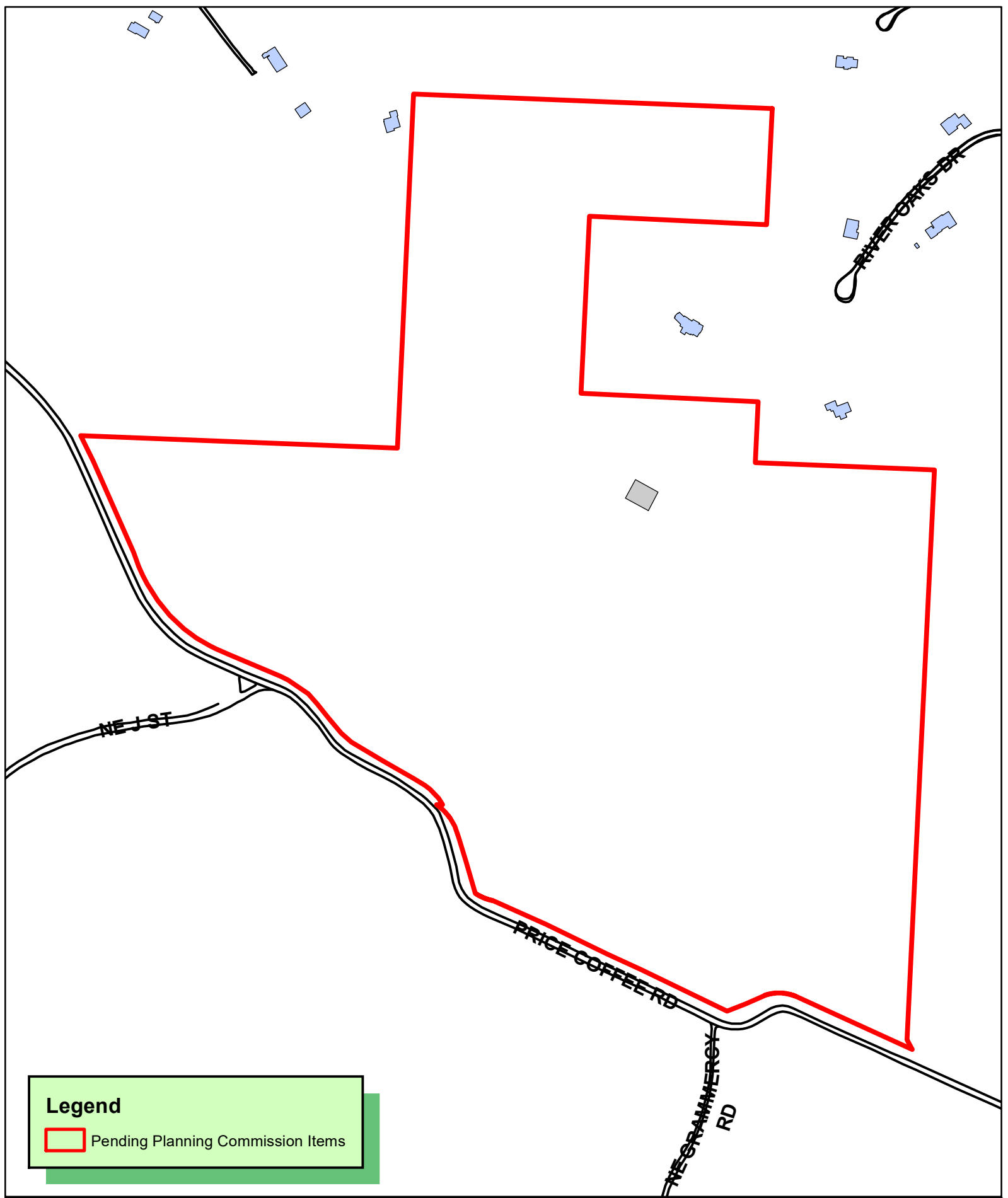
At the time of writing this staff report, staff **has** received public comment on this item.

Conditions of Approval

1. The Conditional Use of Outdoor Music Venue shall be permitted from September 22nd to September 26th, 2022.
2. The Conditional Use of Long-Term Temporary Structure shall be permitted from May to October, 2022.
3. The Conditional Use of Temporary Parking lot or Construction Staging Yard shall be permitted in perpetuity.

CONDITIONAL USE STAFF REPORT

4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
5. The Conditional Use Permit is contingent upon the approval of the City's Traffic, Safety, and Signage Committee.
6. 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 to reconsider the Conditional Use at any time.



CU22-0010 5/3/22
CONDITIONAL USE
BENTONVILLE FESTIVAL
3100 PRICE COFFEE RD





*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

March 25, 2022

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

Bentonville Festival Conditional Use Permit

Dear Planning Commissioners:

Please accept this letter to accompany a formal application by Runway Group, LLC for a conditional use permit for the Bentonville Festival event at two properties along Price Coffee Road (Parcels # 01-16859-000 and #01-00206-566). This event is a three-day multi-disciplinary music, art, and technology festival. The event will focus on cross-disciplinary collaboration and experimentation through a uniquely fluid dialogue between its participants and attendees. By unifying live music with visual artists, performing arts, site-specific commissions, and architectural interventions, the festival aims to encourage discovery, spark curiosity, and build community. The inaugural event will be held in the later part September this year and is intended be a yearly occurrence.

Parcel #01-16859-00 is currently zoned A1 Agriculture and ±120 acres. Parcel #01-00206-566 is currently in an expired PUD. Per Bentonville code, the parcel will revert to the original zoning if the PUD has expired, which would place this parcel as A1 Agriculture as well. This parcel is ±51.3 acres.

In order to construct the required infrastructure, construction is anticipated to begin in late May and continue up until the day of the event. In addition to this Conditional Use request, we are pursuing a grading permit and floodplain development permit with the Engineering Department. None of the exhibits, infrastructure, or facilities will require connections to existing utilities.

The requested conditional uses are listed below:

Outdoor Music Venue

Per Sec. 401.05 and 601.13, a conditional use is required for an open-air music venue in the city limits. The Bentonville Festival will include three music stages that will be setup with no enclosures. The area of this event is in a rural area of the City, adjacent to the Benton County limits. There is no noise attenuation planned, as the general shape of the valley and the high concentration of forested vegetation will act to limit the reverberation of noise created by the event. Given the nature of this area, we do not feel a noise impact analysis is necessary, nor is there any provision for Agriculture zoning in Sec. 58-109. All adjacent zoning is Agriculture or Benton County. We request to waive the need for the noise impact analysis and approve this conditional use for the days of September 22nd, 2022 through September 26th, 2022

Temporary Use (Building)

Per Sec. 401.05 and 601.25, a conditional use is required for long-term temporary structures. For this event, this will include setting up of temporary structures that will house exhibit viewing areas as well as provide day usage facilities for event staff. It will also include tents provided by the event team for short term lodging. This event is for three days, but the buildings will be assembled in advance of the actual event dates and be deconstructed after the event. The location of these structures will comply with typical setbacks outlines in the A1 zoning code. We request the Temporary Use (Building) be for the months of August, 2022 through October, 2022.

Temporary Parking/Access Areas

The event will require gravel drive aisles, gravel "lay down yards", event staff parking, and gravel shuttle parking. The proposed accesses to the site will be constructed to Bentonville standard in the right of way and transition to gravel. The gravel areas will be raked smooth and kept to usable standards by the general contractor and event staff. These areas are shown on the attached site plan and will be installed prior to the event. Engineered drawings and permitting approval will be handled as part of a separate submission process. The intention is that these infrastructure improvements stay in place to facilitate use at future events. We request these areas be allowed in perpetuity.

Accompanying this letter and application are drawings demonstrating the location of proposed facilities and the improvements needed to facilitate this event.

Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me.

Respectfully submitted,

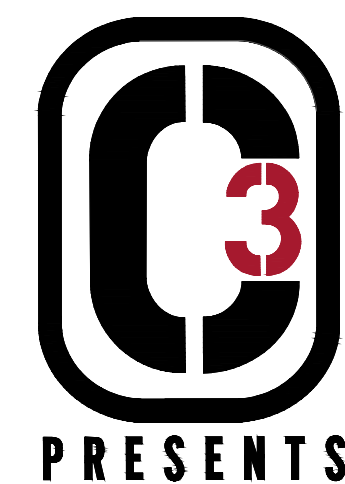


Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.



BENTONVILLE FESTIVAL – Additional CUP Information

1. Event Dates
 - a. Friday, September 23rd, 2022 through Sunday, September 25th, 2022.
2. Daily Attendance
 - a. Event Staff – Approx. 700 per day.
 - b. Festival attendees – Approx. 15,000 per day.
3. Safety Protocol
 - a. Written safety plans will be produced and distributed by the event staff.
 - b. Emergency notifications will be distributed via live announcement, social media, and SMS text to attendees and event staff.
 - c. Event staff provide a director of security that will oversee execution of safety plan and assist public/private security and emergency services coordination.
 - d. Festival site will be secured with safety fence to limit access from unauthorized people.
4. Traffic
 - a. Most attendees and staff will be parked off site and be shuttled into the event space. This will limit the amount of traffic and congestion potential along Price Coffee Road.
 - b. Bicycling will be encouraged, and bicycle valet service will be provided.
 - c. A portion of Price Coffee Road, adjacent to the event grounds, will be requested to be closed for the event days. This request will be permitted through the City of Bentonville Traffic Safety and Signage committee (anticipated June meeting) as well as the Benton County planning team.
5. Permitting / Notifications
 - a. Bentonville – Conditional Use
 - b. Bentonville – Grading/FDP Permits
 - c. Benton County – Temp Use and Road Closure (as required)
 - d. Bentonville – Traffic Safety and Signage
 - e. Bentonville – Emergency Services
 - f. Benton County – Emergency Services
 - g. Bentonville – Exhibit Specific Permitting
6. Utilities
 - a. Electric will be handled by outside generators.
 - b. Sewer will be handled by self-contained units.
 - c. Water will be handled by self-contained units or wells.
 - d. No gas or communications connection required.
7. Cemetery on site will be outside proposed security fencing and not accessible to Festival patrons.



BENTONVILLE FESTIVAL
SEPTEMBER 2022
BENTONVILLE, AR

REFERENCE	
EQUIPMENT	QTY

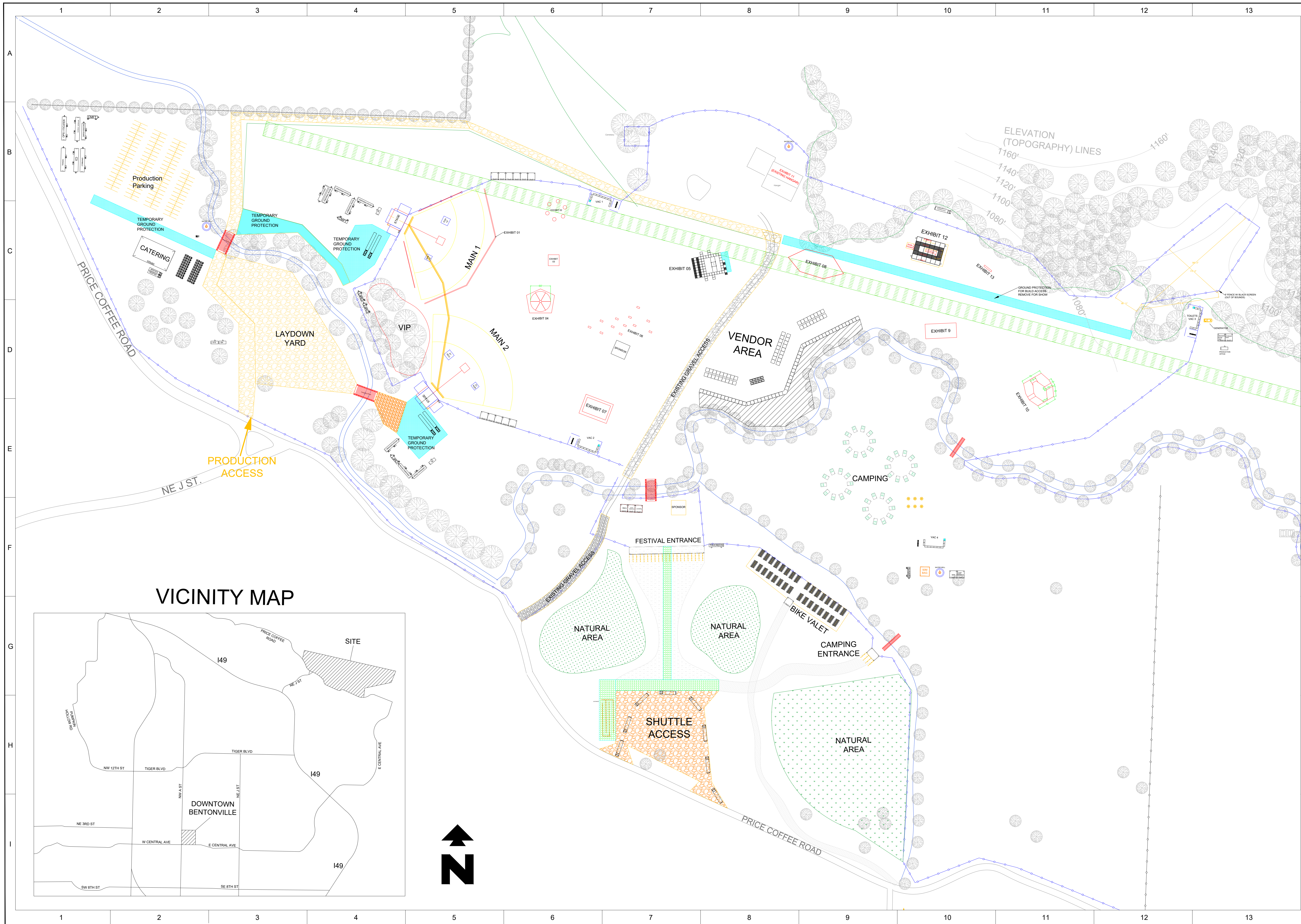
SCALE _____

DESIGNED: C3 PRESENTS

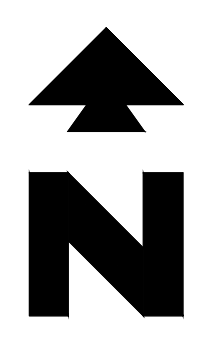
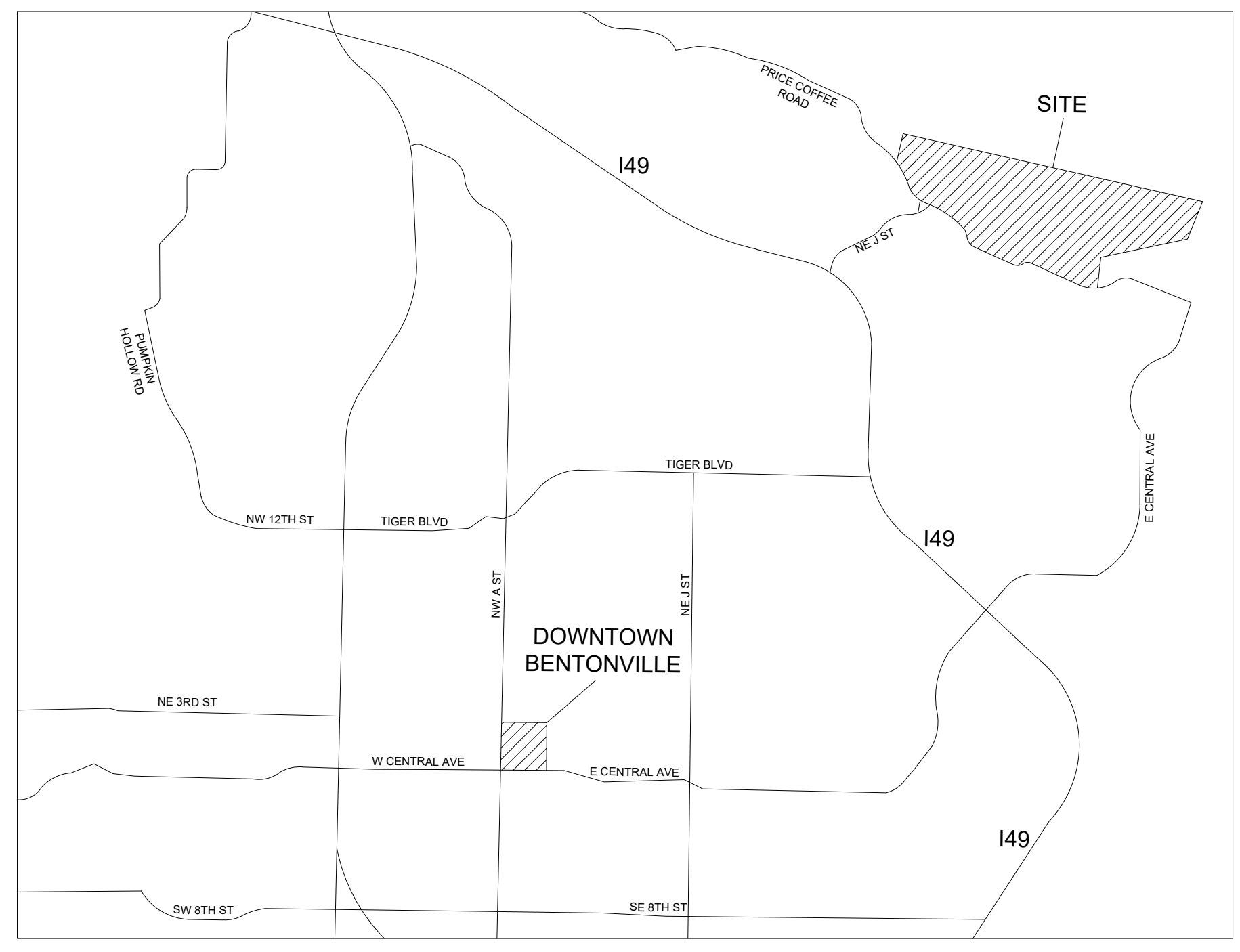
DRAWN: _____

VERSION: _____

DATE: _____



VICINITY MAP



CONDITIONAL USE STAFF REPORT



Bentonville Police Training Facility

8698 SW Artillery Road

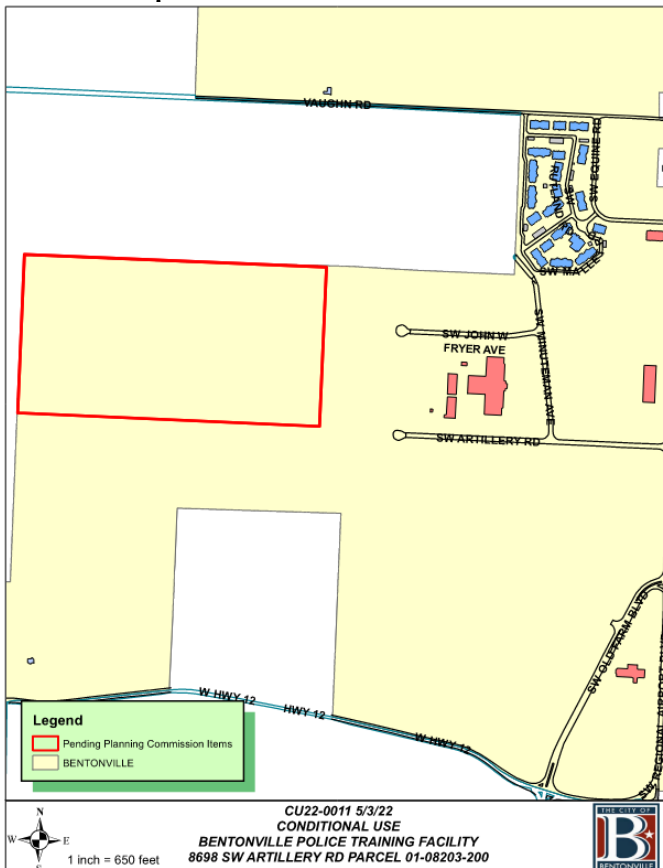
PC Date: 5/3/2022

Reviewer: Elizabeth Johnson, Senior Planner,
AICP

Project Number	CU22-0011
Applicant / Current Owner	City of Bentonville
Site Area	+/- 75.04 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Agriculture (A)
Requested Use	Long Term Temporary Use / Structure and Public Safety Services
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located at 8698 SW Artillery Road and is currently zoned I-2, Heavy Industrial. 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. Public Safety Services are allowed conditionally in every zoning district.

Proposed Use Description

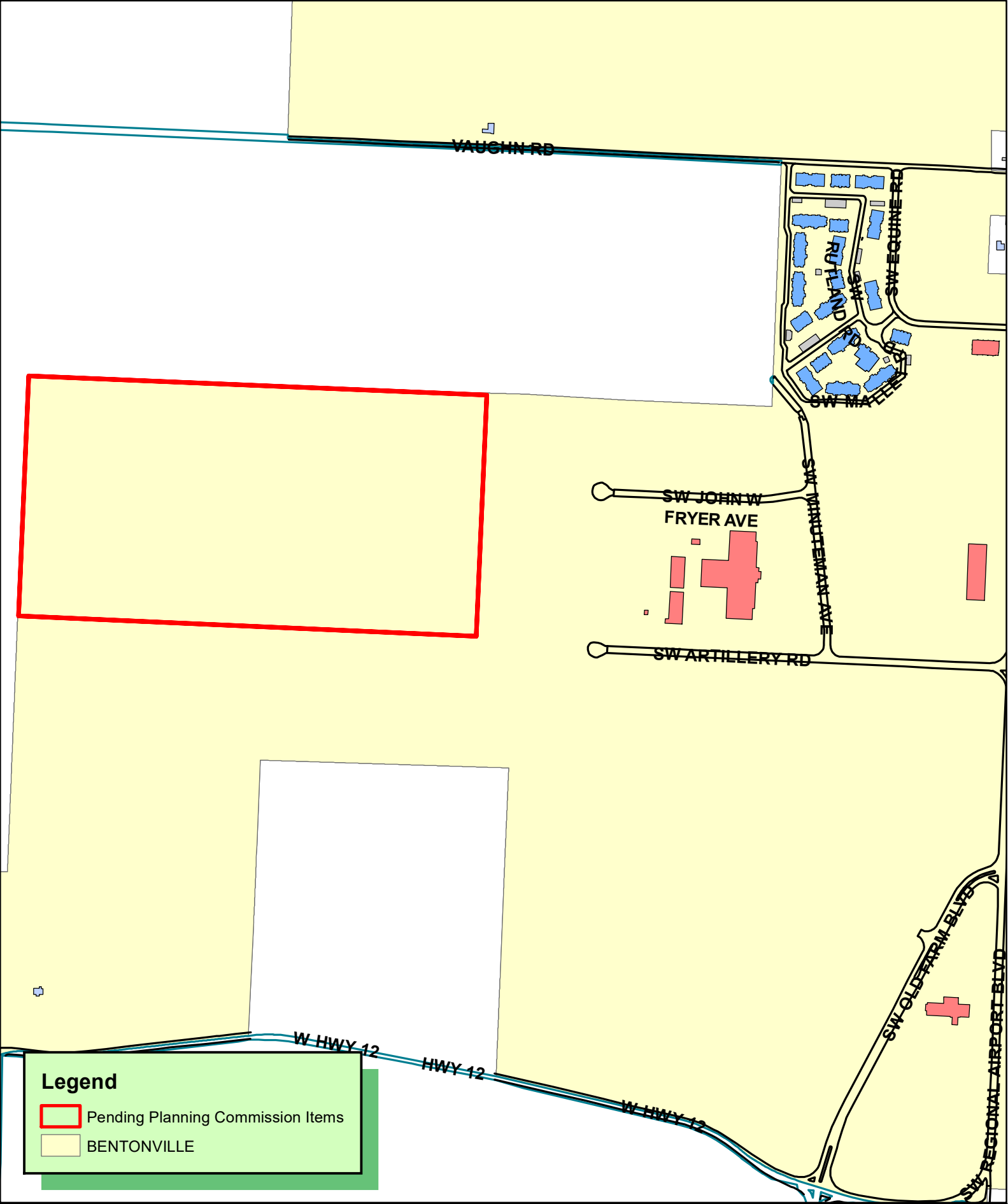
According to the applicant’s narrative, the outdoor areas being utilized include a firing range and a K-9 training area. The structure will be used for training classes. The firing range will be screened by 10-foot-tall berms on the sides and a 26-foot berm on the down-range side. Parking will be achieved via a gravel parking lot. Outdoor lighting will be added to the firing range for safety measures. The facility will have a very low number of patrons per day.

Public Notice

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

Conditions of Approval

1. Staff recommends a conditional use period of one year for the temporary use/structure, at which time the long-term desirability of the structure can be assessed. Staff recommends the Public Safety Services use be allowed in perpetuity.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.





March 28, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Conditional Use of Property (Parcel #01-08203-200)

Staff,

On behalf of our clients we would like to formally request a conditional use for this project to allow Public Safety Services in an I-2 zoning district. The proposed use of this site is for the Bentonville Police Department Training Facility. The property is currently owned by the City of Bentonville. The adjacent properties are zoned I-2 and A-1. A site plan has been included with this submittal.

The proposed hours of operation are 7 a.m. to 10 p.m. Sunday – Saturday.

The outdoor areas being utilized include the firing range (screened and protected by 10' tall berms on the sides and a 26' tall berm on the down-range side) and the K-9 training area. Indoor uses include a portable building that will be used for training classes. This site is currently a green field, so there are no existing uses that will be changing. There are no permanent, enclosed structures proposed with this development.

Parking needs will be met via a gravel parking lot. The required amount of parking stalls are being provided. Outdoor lighting is being added to the firing range for safety measures.

The development will have a very low number of patrons per day. This is not a public facility and will only be available to the Bentonville Police Department. There are no employees that will be working full time at this development. The officers will facilitate their own trainings.

Thank you,

Elizabeth Topping, E.I.

PRELIMINARY PLAT STAFF REPORT



Hope Hills Subdivision

Ginn Road

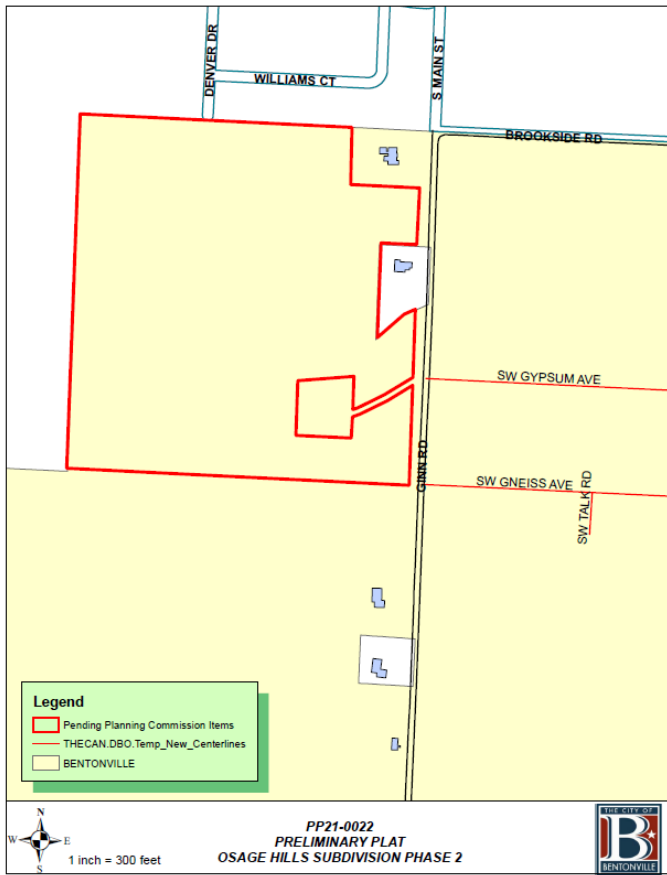
PC Date: 5/3/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	PP21-0022
Applicant / Current Owner	Phil Swope / Mitchell Massey
Site Area	+/-35.15 acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Two Family and Townhome Residential

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

Location Map



Property Description

This property is located on Ginn Road. It is approximately 35.15 acres and is zoned R-2, Medium Density Two Family and Townhome Residential.

Project Details

A Preliminary Plat proposing an 82 lot residential subdivision to be known as Hope Hill Subdivision. One of the lots is for stormwater management and the other 81 lots meet the requirements of both the Zoning and Land Development Codes. There is no indication from the applicant that the project will be phased but if they choose to phase the development all necessary and required public infrastructure shall be constructed and installed with Phase 1.

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.

Projected Traffic Impact

The plat dedicates right-of-way for a future collector street along the south lot line of Lot 82 as well as right-of-way for the public street that will be constructed throughout the subdivision per the requirements of the Master Street Plan. The right-of-way along Ginn Road is adequate per the requirements of the Master Street Plan.

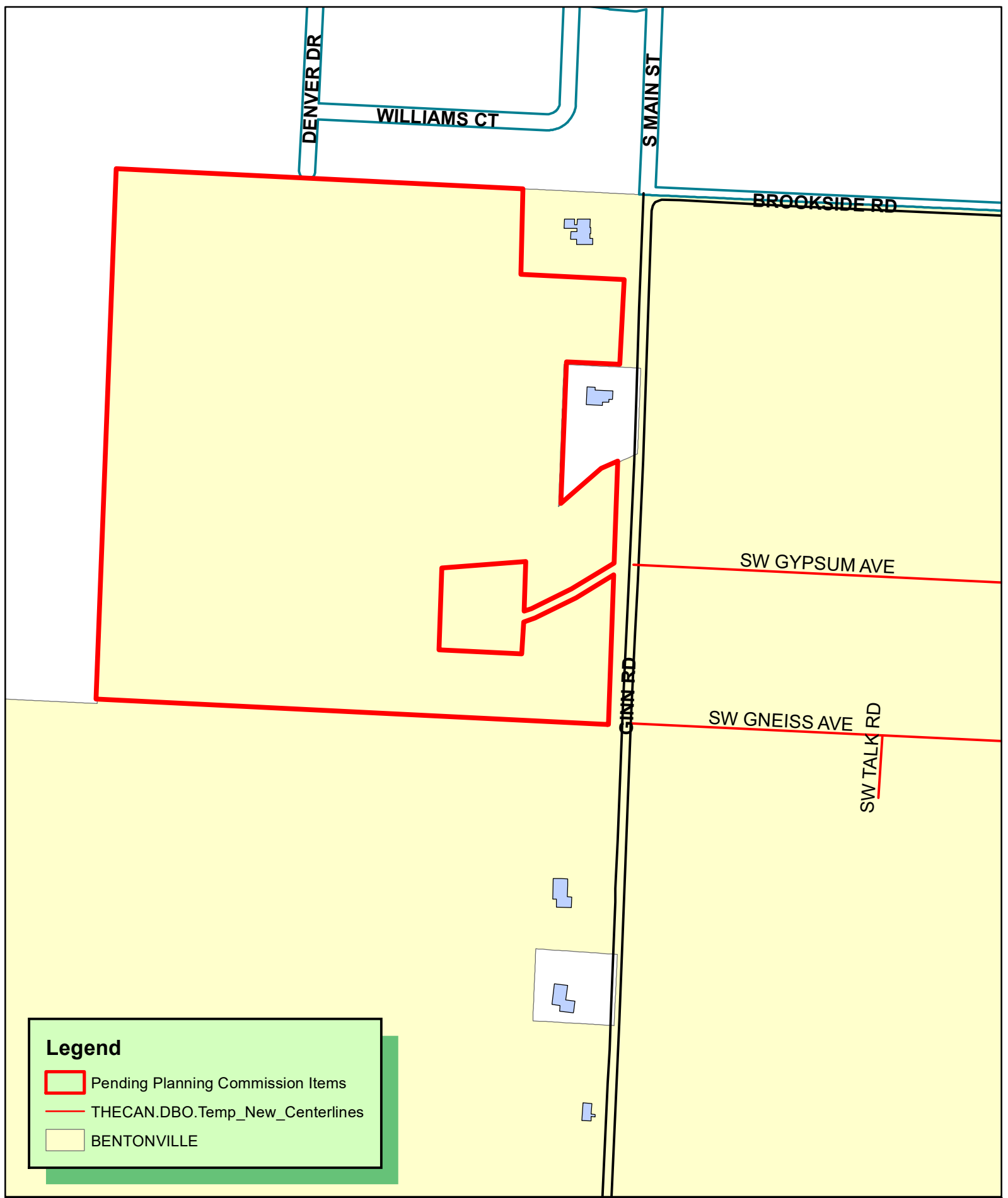
Waivers

One waiver requested:

- A waiver from Article 500, Section 500.6 from the Street Specifications, allowing a four inch modified curb section to minimize concrete waste and speed time of construction.

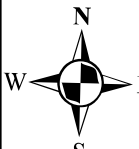
Conclusion

The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver request, however, staff recommends approval of the project.



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE


1 inch = 300 feet

**PP21-0022
PRELIMINARY PLAT
OSAGE HILLS SUBDIVISION PHASE 2**


50



April 28th, 2022

City of Bentonville
Attn: Planning Director
315 SW A Street
Bentonville, AR 72712

RE: Waiver Request (modified curb), Hope Hills Subdivision, Ginn Road

To whom it may concern:

Please accept this request for the referenced waiver. The following additional allowances (waivers) are requested to finalize full approval of this project. The following stated section is the code from which we seek a waiver:

SEC. 500.6 CURB AND GUTTER All curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG1 Type A (Curbing Details) with a minimum width of 24 inches with radius being a minimum of 2 inches. Mountable curbs will not be allowed in the City of Bentonville without written authorization of the City Engineer.

1. Allow 4" modified curb section – In an effort to minimize concrete waste, and to speed time of construction, please allow a modified curb section throughout this site. This curb will remain in-place, even at driveway locations, through home construction, and will allow all curb/gutter to be installed only once.
All hydraulic requirements for inlet/street ponding will be maintained, so that sufficient road width is passable in a 10-year event. No additional waivers or variances to drainage are needed.

Thank you for your consideration in using this type of curb section.

Sincerely,

Phil Swope, PE
Project Engineer

PROJECT ENGINEER

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

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF
BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76",
COMBINED SCALE FACTOR: 0.999973753.

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

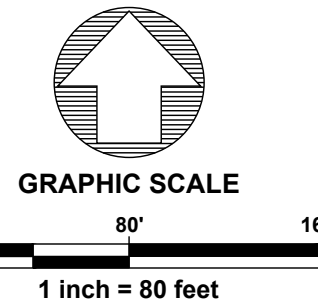
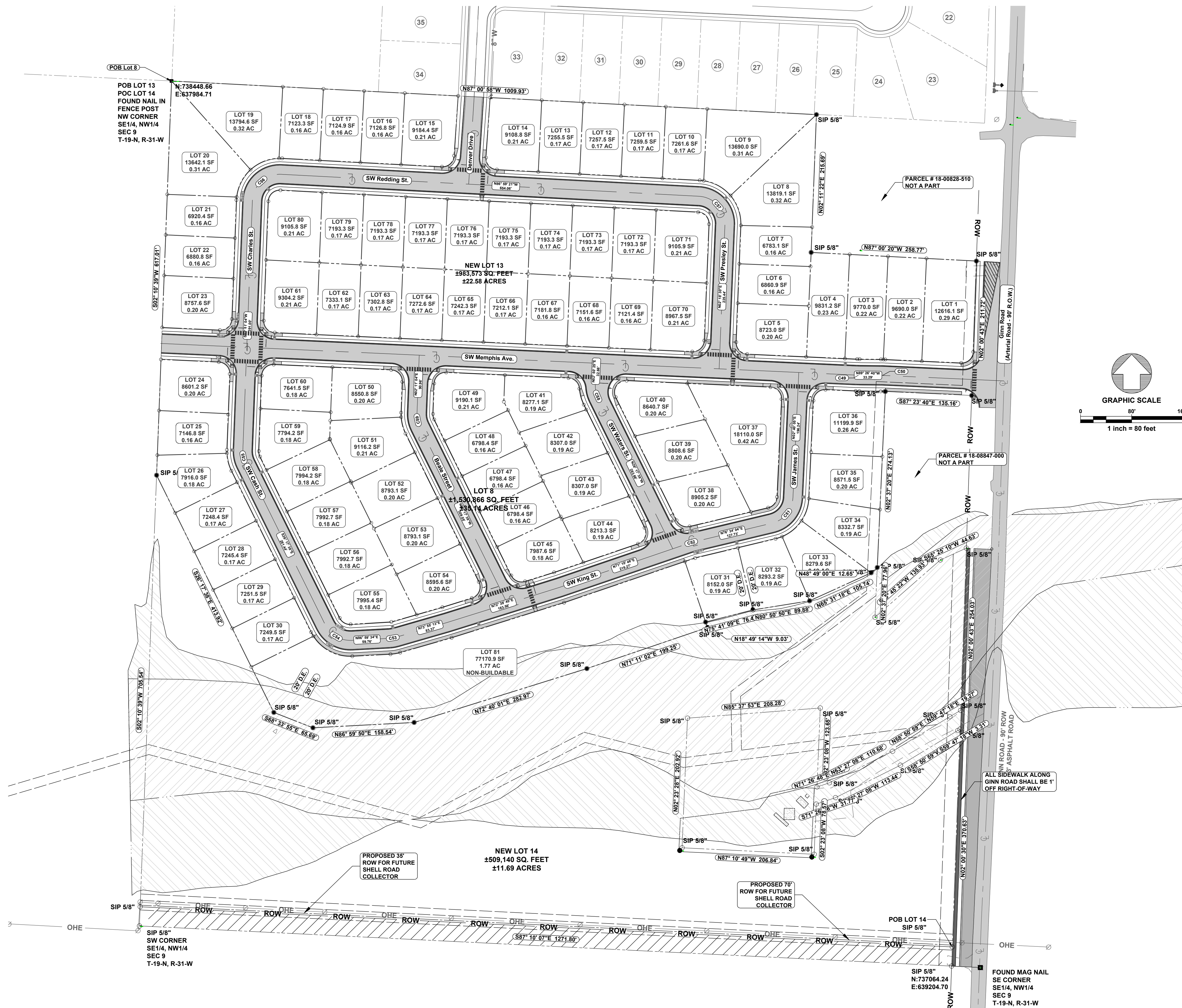
PROPOSED UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- AIR RELEASE VALVE
- LIGHT

HATCHES

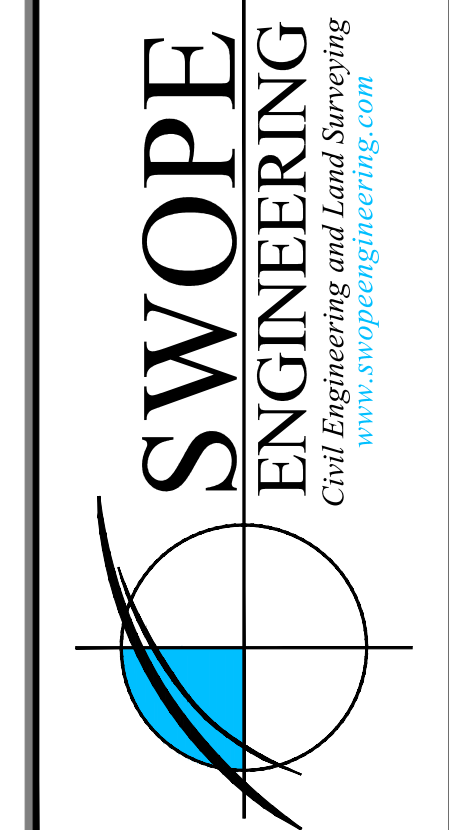
- ASPHALT & DEVELOPER
REQUIRED SIDEWALK & RAMPS
- CONCRETE
- FLOOD ZONE
- GRAVEL
- WET
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT
SHOWN WITHIN THE PLAN OR PLAT VIEW



OVERALL PLAT
HOPE HILL SUBDIVISION
PRELIMINARY PLAT
MITCHELL MASSEY
GINN ROAD
BENTONVILLE, AR

NO.	DATE	REVISION
1	10/04/2021	FIRST SUBMITTAL



DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 10/04/2021	CITY NUMBER: PP21-0022
DRAWING NAME: 20-115 - PR.DWG	SHEET NUMBER: C1.2



WAIVER REQUEST STAFF REPORT



The Village @ Tara Ridge (Materials Waiver)

SW Crockett Street & SW Stone Boulevard

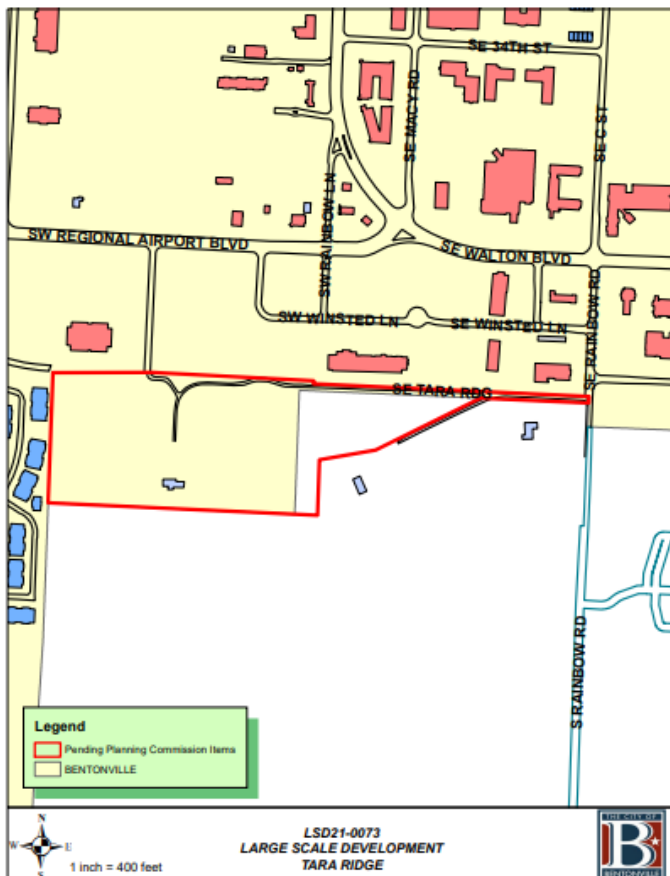
PC Date: 5/3/2022

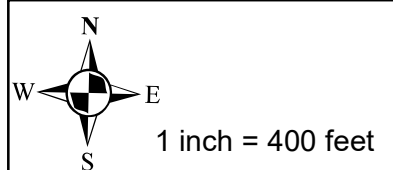
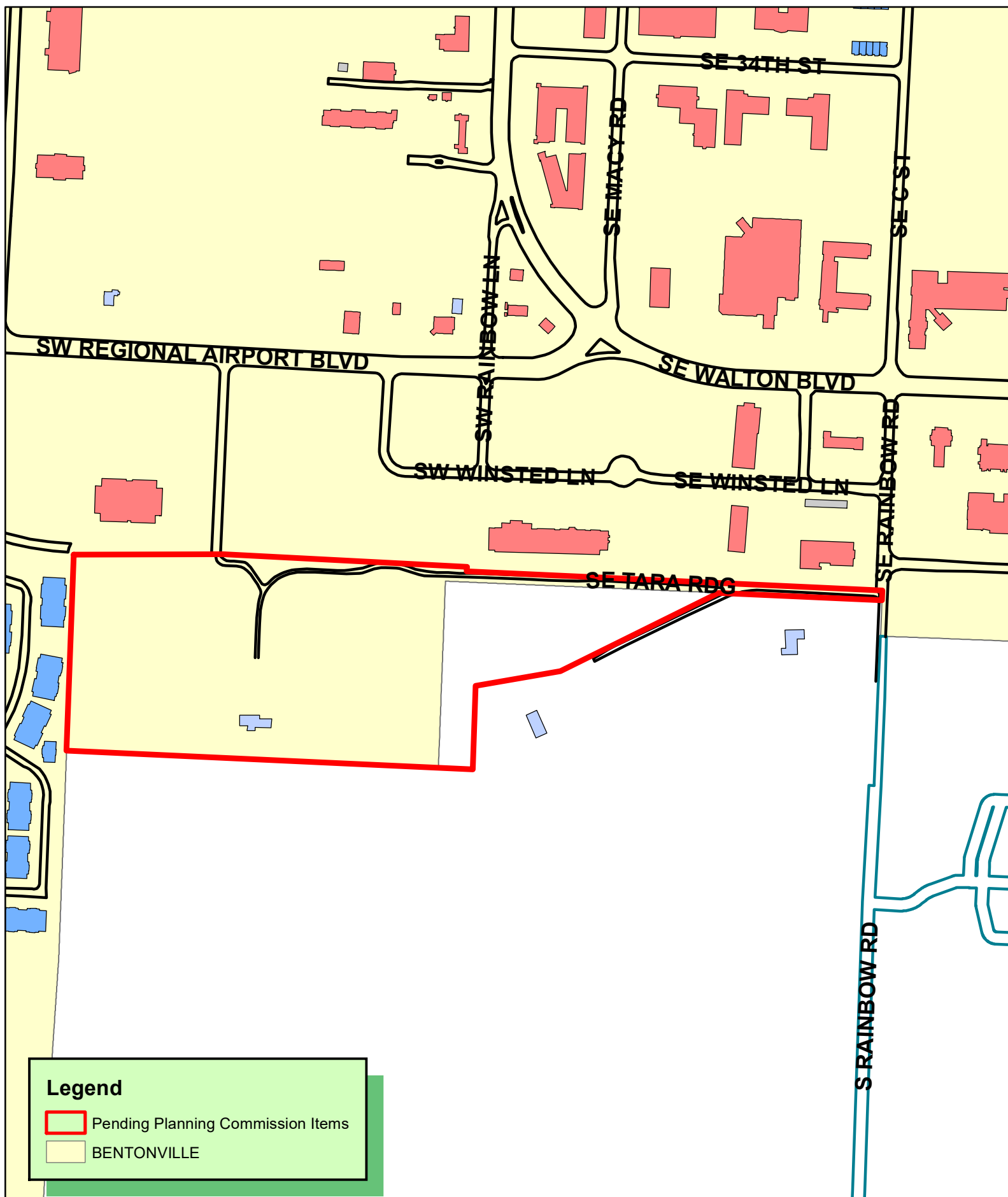
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0073
Applicant / Current Owner	Salley, Charles R & Brenda K & Hatfield & Cook, LLC
Site Area	+/- 18.01 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Single-Family Residential Condos

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

Location Map





LSD21-0073
LARGE SCALE DEVELOPMENT
TARA RIDGE



VARIANCE REQUEST NARRATIVE

To: Planning & Zoning Commission – The City of Bentonville
Subject: Village at Tara Ridge – Cottage Condominium Community

Members of the Bentonville Planning Commission,

It is our intention to clarify our housing type pertaining to the Development Standards document adopted by the City of Bentonville. Moreover, we intend to further illustrate in our graphic exhibit that, not only are the proposed exterior materials appropriate to bungalow-style architecture in general, they are stylistically applicable to local architecture existing in Bentonville, Arkansas and around the state of Arkansas as a whole.

The material requirements listed in ART 1100 DEVELOPMENT STANDARDS, Section 1100.21 Large Scale Development Design Standards, for “LARGE SCALE DEVELOPMENTS BUILDING MATERIALS”, pgs. 27 & 28 in the document, state the material requirements listed are intended for “commercial and multi-family housing”. This product is a multifamily styled development packaged in a single family architectural style. We request that the individual units be approved with the material applications appropriate to their architectural language and scale.

You will see from the photos provided in the attached exhibit on the following page, the examples show a commonality in their use of horizontal and vertical siding. The various types of masonry utilized serve to ground the bungalows and imbue a feeling of weight to their respective bases while the areas of siding feel lighter and offer pleasing rhythmic patterns that are only interrupted by large, proportional windows. Finally, you will see that most, if not all of the gables, utilize a contrasting siding orientation to accentuate the relative shape of the gable, detailing roof vents and capping the top of the bungalows in a pleasing, whimsical manner with various types of brackets or fenestration. A deep, covered porch supported by square columns completes the front elevation and at the interior, the front door opens to the main living space. Red River Development and Studio 45 Architects seek to work within this style that hearkens back to the strongest aspects of the American and (furthermore) the Arkansas Bungalow in the Tara Ridge development.

Please notice in the elevation drawings portion of the exhibit on the following pages that one, two and three bedroom units have been designed with a three and one-half foot brick wainscot that wraps the entire perimeter (grounding & weight), culminating in a continuous 4-inch brick rowlock coping. Also, rowlock sills are placed at every window that occurs within the brick wainscot field. As is historically typical, atop the brick wainscot you will see a field of siding, In this case, vertical board and batten cementitious siding which is terminated at every inside and outside corner with cementitious 1x trim. The vertical siding is captured above by 1x horizontal trim and finally, the gable (cap) is infilled with horizontal lap siding, giving a contrasting texture, while pulling the eye towards the bracket (fenestration) at the top of the gable.

See current architectural drawings prior to the Variance, per ART 1100 DEVELOPMENT STANDARDS at the end of this exhibit. It is our view that the proposed elevations in the Variance request provide for a superior elevation in all instances.

Sincerely,

Red River Development & Studio 45 Architects



WAIVER REQUEST STAFF REPORT



Cormex Subdivision Retaining Wall

East Central Ave. & Walker Street

PC Date: 5/3/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV22-0003
Applicant / Current Owner	Cormex, LLC
Site Area	3.52 acres
Current Zoning	R-1, Low Density Single-Family Residential & C-1 Neighborhood Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Section 900.3 of the Street Specifications

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



Property Description

The property is located on E Central Avenue and Walker Street and is zoned R-1, Low-Density Single-Family Residential and C-1, Neighborhood Commercial.

Waiver Request

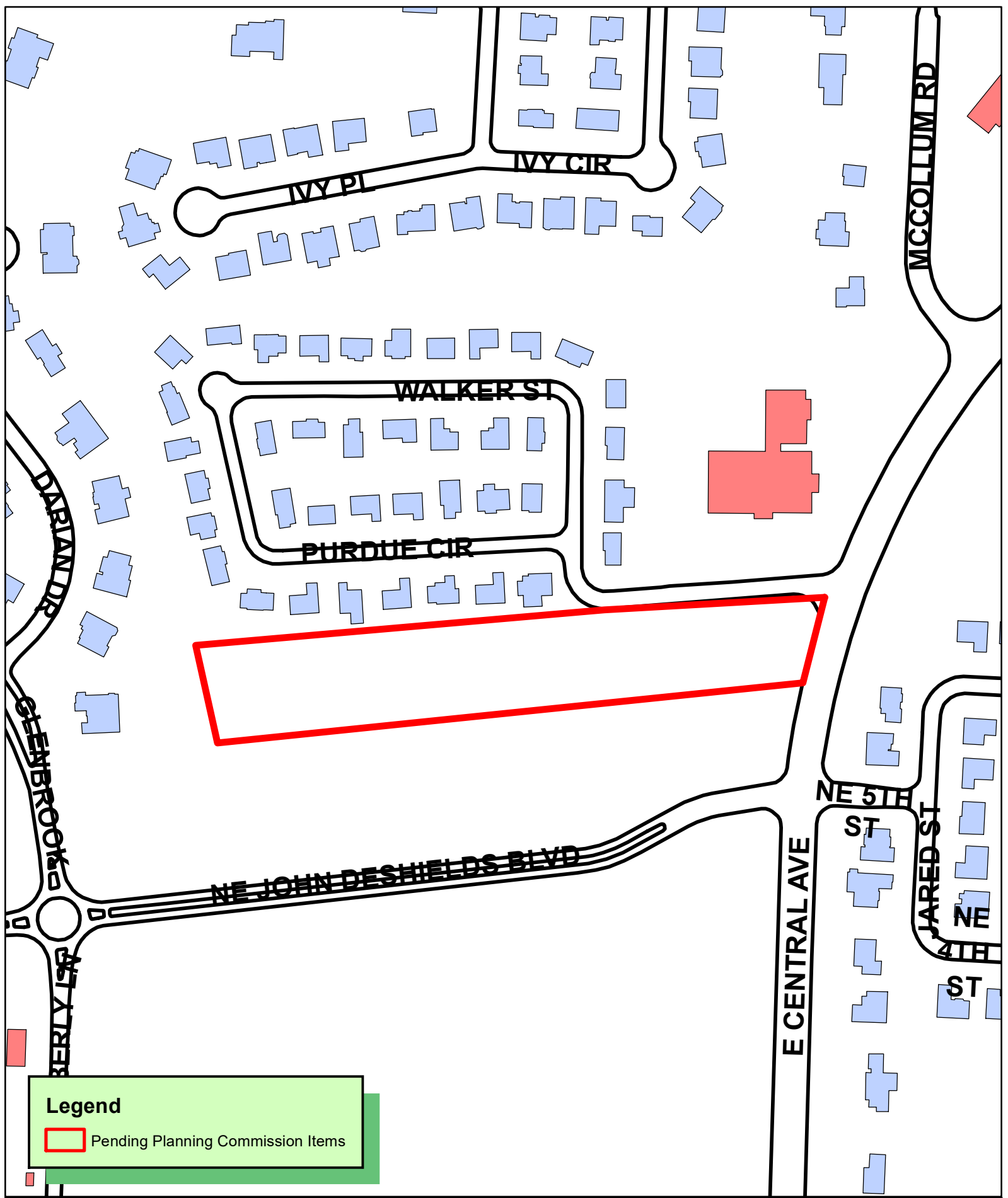
The applicant requests a waiver from Section 900.3, Design Requirements of the Street Specifications which states that no wall shall be constructed within two feet of any sidewalk unless otherwise approved in writing by the city. The applicant states that the wall is only 14" tall at its tallest point. This waiver request is in direct association with the Preliminary Plat for Cormex Subdivision (PP21-0024) that was originally approved by Planning Commission on January 18, 2022.

Analysis

Engineering Staff does not support the waiver request because the proposal does not provide the same amount of safety as what is required by ordinance.

Staff Recommendation

Engineering staff has reviewed this waiver request and based on the analysis presented above, recommends denial.



Legend

 Pending Planning Commission Items

N
W E
S

1 inch = 200 feet

WAV22-0003 4/19/22
WAIVER
CORMEX SUBDIVISION





Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

March 8, 2022

John Stanley
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WAIVER REQUEST
CORMEX SUBDIVISION
WALKER STREET, BENTONVILLE, AR
ECE PROJECT NO. 21-1027
CITY PROJECT NO. PP21-0024**

Dear Mr. Stanley:

The purpose of this letter is to request a waiver for selected items required by Bentonville City Code. We would like to request a waiver for a public sidewalk to be located closer than 2' to a retaining wall (**Section 900.30 of the Street Specifications**). The wall is only 14" tall at its tallest point with the majority of the wall less than that. We understand that staff is in support of this waiver request. Thank you for your consideration of these 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

Cc: Cormex, LLC

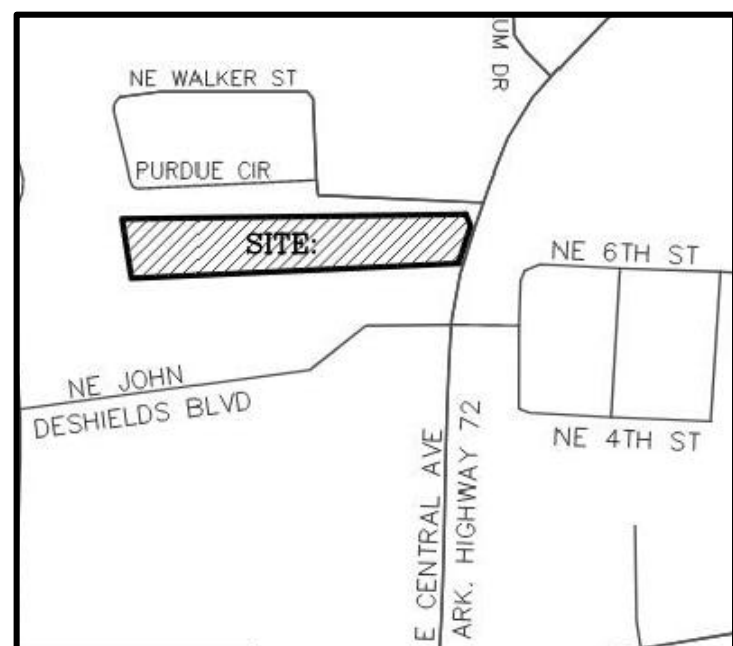
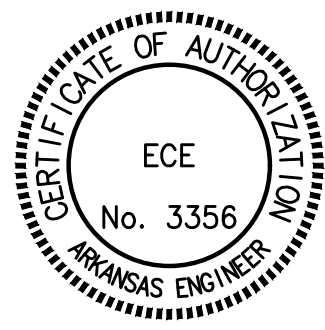
SURVEY DESCRIPTION (PN#01-00271-000)

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 28; THENCE NORTH 02°25'38" EAST A DISTANCE OF 5.32 FEET TO A POINT; THENCE NORTH 87°34' 16" WEST A DISTANCE OF 96.70 FEET TO A POINT; THENCE SOUTH 85°38' 11" WEST A DISTANCE OF 95.84 FEET TO THE A FOUND AHTD ALUMINUM MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 72 FOR THE NEXT TWO CALLS SOUTH 24°50' 16" EAST A DISTANCE OF 36.83 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 14°22'41" WEST A DISTANCE OF 113.82 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE LEAVING THE SAID WEST RIGHT-OF-WAY OF HIGHWAY 72 SOUTH 83°46'09" WEST A DISTANCE OF 940.46 FEET TO A FOUND 5/8" REBAR PLS 1616; THENCE NORTH 12°29' 10" WEST A DISTANCE OF 174.72 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 85°38' 18" EAST A DISTANCE OF 988.33 FEET TO THE POINT OF BEGINNING CONTAINING 153,312 SQUARE FEET OR 3.52 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEYOR:

MICHAEL D. MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715



VICINITY MAP
NOT TO SCALE

KEYNOTES:

- ① ACCESSIBLE RAMP. SEE DETAIL **6/10.0**
- ② STOP SIGN. SEE DETAIL **7/C10.0**
- ③ NOTHING TO BE BUILT 3'-8' IN HEIGHT INSIDE OF SIGHT TRIANGLE
- ④ MUTCD, TYPE III RED & WHITE STRIPED SIGN "FUTURE ROAD EXTENSION" SIGN PER DETAIL **1/C10.1**

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP.
2. LOT 1 SHALL ACCESS WALKER STREET OR THE INTERIOR STREET AND SHALL NOT HAVE ACCESS TO CENTRAL AVENUE.
3. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
4. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
5. 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, 4-FT GREEN SPACE BOC AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
6. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
7. INTERIOR STREETS ON 50-FT DEDICATED ROW, 31-FT BOC, 3-INCH HMA OVER 6-INCH CRUSHED STONE BASE AND CONCRETE CURB/GUTTER.
8. THERE ARE 9 TOTAL LOTS: 8 BUILDABLE LOTS AND 1 DETENTION POND LOT. TOTAL DEVELOPMENT ACREAGE IS 3.52 ACRES.
9. ROW AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
10. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT
11. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT
12. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
14. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

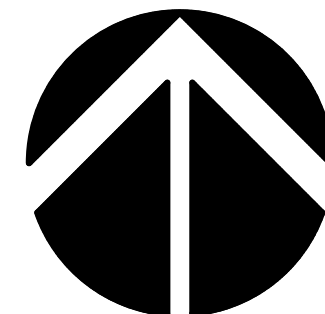
DRAINAGE EASEMENT NOTE

- THERE MAY BE NO FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

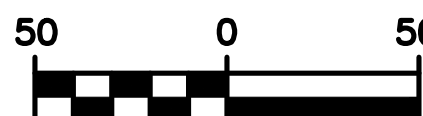
PP21-0024



Know what's below.
Call before you dig.



NORTH



SCALE 1" = 50'

LEGEND

EXISTING
FOUND IRON PIN
SET 1/2" IRON PIN PLS 1519
PROPERTY LINE
EXISTING GRAVEL
EXISTING ASPHALT
PROPOSED CENTERLINE OF ROAD
PROPOSED LOT
PROPOSED RIGHT OF WAY
PROPOSED ASPHALT
PROPOSED EASEMENT
PROPOSED STREETLIGHT
PROPOSED UTILITY EASEMENT
PROPOSED DRAINAGE EASEMENT
PROPOSED SIGN
DEVELOPER
SIDEWALK BY HOME BUILDER
PROPOSED FIRE HYDRANT
PRE ADDRESS

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

CORMEX, LLC
1008 COVEY PL
BENTONVILLE, AR 72712
EMAIL: RICARDOBNV@GMAIL.COM

ZONING:

R-1 - LOW-DENSITY SINGLE-FAMILY RESIDENTIAL
& C-1 NEIGHBORHOOD COMMERCIAL

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

NOTES:

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLES.



3/8/2022

Date	Comments	Rev
01/03/2022	PER CITY COMMENTS	1
01/26/2022	PER CITY COMMENTS	2
03/08/2022	PER CITY COMMENTS	3

CORMEX SUBDIVISION

BENTONVILLE, AR

WALKER STREET

CORMEX, LLC

1008 COVEY PL, BENTONVILLE, AR 72712



Expedient Civil Engineering, PLLC

DRAWN BY:

JEI

CHECKED BY:

JEI

DATE

1/28/2021

JOB NUMBER

21-1027

SHEET NAME

PRELIMINARY
PLAT

File No.

21-1027.dwg

C4.0