Planning Commission
Meeting Agenda
May 17, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_JLyHoX7sQ9mw-iaRIEiLSA

I. Call to Order
II. Approval of the May 3rd Meeting Minutes
III. Old Business

1. **Old Town Cleaners** — **Large-Scale Development**
   308 N. Walton Boulevard *(LSD22-0012)*

IV. Consent Agenda

1. **Lot 1 and 2 of Old Town Cleaners Addition** — **Lot Split**
   308 N Walton Boulevard *(LS21-0076)*

2. **Lots 15 and 16, Harris/BDIC Industrial Park Subdivision** — **Lot Split**
   SW Artillery Road *(LS22-0021)*

V. New Business

1. **Ryron, LLC** — **Future Land Use Map Amendment***
   1a. Medium-Density to High Density Residential
   404 SE G Street *(RZ22-0024)*

   1b. Ryron, LLC — **Rezoning***
   R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential
   404 G Street *(RZ22-0024)*

2. **Wilkinson** — **Future Land Use Map Amendment ***
   2a. Medium Density Residential to Downtown Commercial
   401 SE C Street *(RZ22-0025)*

   2b. R-1, Low Density Single-Family Residential to — **Rezoning***
   DE, Downtown Edge
   401 SE C Street *(RZ22-0025)*

3. **John C. McDowell and Dawn V. McDowell** **Rezoning***
   R-1, Low Density Single Family Residential to
   DN-1, Downtown Low Density Residential
   102 NE F Street *(RZ22-0026)*

4. **Chatsworth Holdings, LLC** **Rezoning***
   R-1, Low Density Single-Family Residential to
   DN-1, Downtown Low Density Residential
   707 East Central Avenue *(RZ22-0027)*

5. **Black Apple Creek, LLC** **Rezoning***
   PRD, Planned Residential Development to
   DN-1, Downtown Low Density Residential
   NW C Street *(RZ22-0029)*

6. **Walmart Campus** **Planned Unit Development***
   PUD Amendment
   SE 14th Street to Central, Martin Luther King Jr. Parkway to SE J Street *(PUD20-0002)*

7. **Bentonville Film Festival 2022** **Conditional Use Permit***
   Temporary Use
   507 SE E Street *(CU22-0012)*

8. **Bville A Street, LLC** **Conditional Use Permit***
   Long Term Temporary Use (Gravel Parking Lot)
   SW A Street *(CU22-0013)*

9. **Nslokam, LLC (Blue Sprig Pediatrics)** **Conditional Use Permit***
   Long Term Temporary Use (Gravel Parking Lot)
   2601 North Walton Blvd. *(CU22-0014)*

10. **JP Specialty Restaurant** **Conditional Use Permit***
    Restaurant; Commercial Recreation Facility – Indoor
    1261 and 1263 SW Regional Airport Boulevard *(CU22-0015)*

11. **200 E Central Hotel** **Large Scale Development**
    E Central Ave & SE A Street *(LSD22-0019)*

12. **Detrola Motel** **Large Scale Development**
    1400 SW I Street *(LSD22-0020)*

13. **Schlotzsky's** **Large-Scale Development**
    1626 East Centerton Boulevard *(LSD22-0022)*

14. **Andy's Frozen Custard – Bentonville** **Large Scale Development**
    1644 E Centerton Blvd *(LSD22-0023)*

15. Waffle House **Waiver**
2308 SE Walton Boulevard *(LSD21-0071)*

16. Bentonville Public Library **Waiver**
405 South Main Street *(WAV22-0005)*

17. Lots 221 – 224, Original Town of Bentonville Subdivision **Property Line Adjustment**
101 W Central Avenue *(LS22-0020)*

18. The Convergence Project **Large Scale Development**
Museum Way *(LSD22-0017)*

Planning Commission
Meeting Minutes
May 3, 2022

Meeting Recording:
https://us06web.zoom.us/rec/share/4D4I2i9dhSRfhW8T0gyFTFpyFLMLhbEOGZyvZet5Cf_463MjSQEChAmMz7S4rnj1.yqv8mxXHxws2qTkC

Present: Joe Haynie, Dana Davis, Eric Hipp, Rod Sanders, Elaine Kerr, Richard Binns
Absent: Reginald Wright
Staff: Tyler Overstreet, Bonnie Bridges, Dan Weese, Christopher Hyatt

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

II. Approval of the April 19th Meeting Minutes
- Motion by Mr. Haynie to approve the meeting minutes, seconded by Davis
- Approved 6-0

III. Consent Agenda

1. **Lots 12 and 13 of Demings 2nd Addition** — **Property Line Adjustment**
   504 NE A Street *(PLA22-0008)*

2. **Lot 10, Block 5 of Railroad Addition** — **Lot Split**
   206 SE 3rd Street *(LS22-0015)*

3. **Lots 1 and 2 of Price Coffee Addition Phase 2** — **Lot Split**
   3301 Price Coffee Road *(LS22-0017)*

- Tyler reads quick details on the items
- Concent agenda approved 6-0

IV. New Business

1. **Flood Mitigation using Base Level Engineering (BLE) Data** — **Ordinance***

- Dan Weese (City Engineer), gave more details on this ordinance
- Dan Discussed the process of gathering more information about this item
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

2. **Low Impact Development Parking Lots** **Ordinance***
- Public hearing
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

3. **Ryron, LLC** **Rezoning***
R-3, Medium-High Density Multifamily Residential to
DN-4, Downtown Mixed-Use Residential
403 SE F Street *(RZ22-0023)*
- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Approved 6-0

4. **Bentonville Festival** **Conditional Use Permit***
Temporary Use, 3100 Price Coffee Road *(CU22-0010)*
- Tyler reads staff report
- Zachary Hoyr is the representative for the applicant and spoke to the item
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

5. **Bentonville Police Training Facility** **Conditional Use***
Long Term Temporary Use / Structure and
Public Safety Services Use
8698 SW Artillery Road *(CU22-0011)*
- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Chief of Police gave more details on the item
- Discussion amongst commisisoners and staff
- Approved 6-0

6. **Hope Hills Subdivision** **Preliminary Plat**
Ginn Road (PP21-0022)
- Tyler reads staff report
- Phil Swope (Engineer), spoke to the item
- Dan Weese (The city engineer) spoke to the item
- Phil Swope withdrew the waiver that was involved in this project
- Discussion amongst commissioners and staff
- Approved 6-0

7. **The Village at Tara Ridge Subdivision** **Materials Waiver**
   SW Crockett Street & SW Stone Boulevard *(LSD21-0073)*
- Tyler reads staff report
- Zach Summers (Studio 45 Architecs), spoke to this item on behalf of the applicant
- Discussion amongst commissioners and staff
- Motion by Mr. Hipp, seconded by Mrs. Kerr to approved the waiver
- Approved 6-0

8. **Cormex Subdivision** **Sidewalk Waiver**
   Walker Street and East Central Avenue *(WAV22-0003)*
- Tyler reads staff report
- Jason Ingalls (Applicant) spoke more to the item
- Discussion amongst commissioners and staff
- Motion to table by Mr. Davis and seconded by, Mr. Haynie
- Discussion of concerns continue amongst commissioners and staff
- Tabled 6-0

Motion to adjorn by Mr. Haynie, seconded by Mr. Hipp

Meeting adjorned

Jana Snyder

Development Coordinator

Old Town Cleaners

308 N Walton Boulevard
PC Date: 5/17/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

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

https://arcg.is/08HvK8

Location Map

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

Project Details
The project consists of a large-scale development proposing an expansion of a dry cleaner building. 20 parking spaces are required. 17 parking spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a curb cut onto N Walton Boulevard. Primary building materials consist of brick and pre-finished architectural metal panel.

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

Waivers
One waiver was approved at the April 19th Planning Commission agenda:

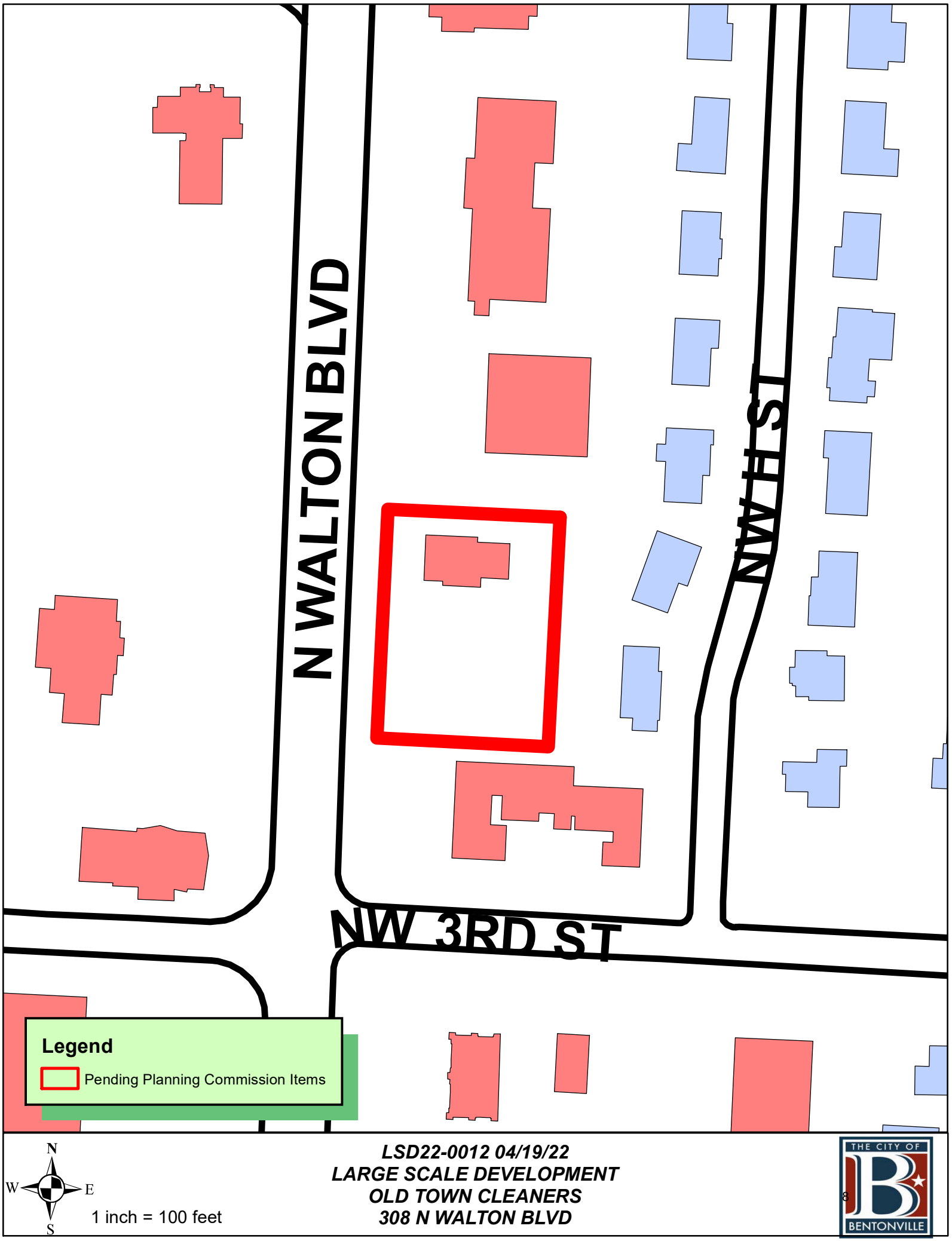
- A waiver from Section 501.06(f) from the requirement to provide 1 parking space for every 250 square feet of net floor area up to 10,000 square feet.

Two waivers are requested:

- A waiver from Section 1100.02(e), joint and cross access, from the requirement to provide a cross access drive studding out at the property line to the north and south of this property.
- A waiver from Section 1100.21(e) from the requirement to provide a minimum of two primary building materials constituting at least 75 percent of the wall area. No single primary materials shall constitute less than 25% of the wall area. The applicant is providing 25.1% brick and 44.7% metal totaling 69.8% of the south wall area.

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

If the Planning Commission approves the requested waivers, staff recommends approval of the large-scale development. If the commission denies the requested waivers, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.


N WALTON BLVD
NW H ST
NW 3RD ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
LSD22-0012 04/19/22
LARGE SCALE DEVELOPMENT
OLD TOWN CLEANERS
308 N WALTON BLVD
THE CITY OF
BENTONVILLE

Expedient Civil Engineering, PLLC

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

September 15, 2021

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

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

Dear Mrs. Johnson:

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

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

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

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

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

Attachments: As Stated.

Cc: Mark Mathias

April 27, 2022

RE: Old Town Cry Cleaners
LSD22-0012 308 N Walton Blvd
Waiver request to Ordinance Section 1100.21(e)

To whom it may concern:

The Owner is requesting a waiver to the exterior material percentage requirements listed in Section 1100.21(e) of the ordinance. This project consists of a 2,295 SF existing building and a 2,511 SF addition. The materials for the addition are being applied to the existing building to improve and coordinate their appearance therefore the percentages are being considered for the entire structure. All elevations meet this requirement except for the south elevation:

Wood 15.5%
Brick 25.1%
Glass 14.7%
Metal 44.7%

Brick and Metal total 69.8% (requirement - 75%)

There are three possible ways to meet the 75% requirement for primary and secondary materials:
1. Change the wood "tower" to metal
2. Create a combination of brick and metal on the "tower"
3. Create a combination of wood and metal on the "tower"

Option 1 eliminates the warm and inviting nature of wood and the visual contrast it provides to the sleek metal.

Option 2 and 3 create more visual confusion and detract from the material defining the "tower" form.

Note the entire building (all four elevations combined) meets the requirements. Also note the building is always seen in 3 dimensions. With this in mind if we combine the south and west elevations (the primary view) the percentages meet the requirements:

Wood 11.8%
Brick 25.1%
Glass 10.4%
Metal 52.7%

Brick and Metal total 77.8%

Below are the south and west elevations and a southwest rendering for reference.

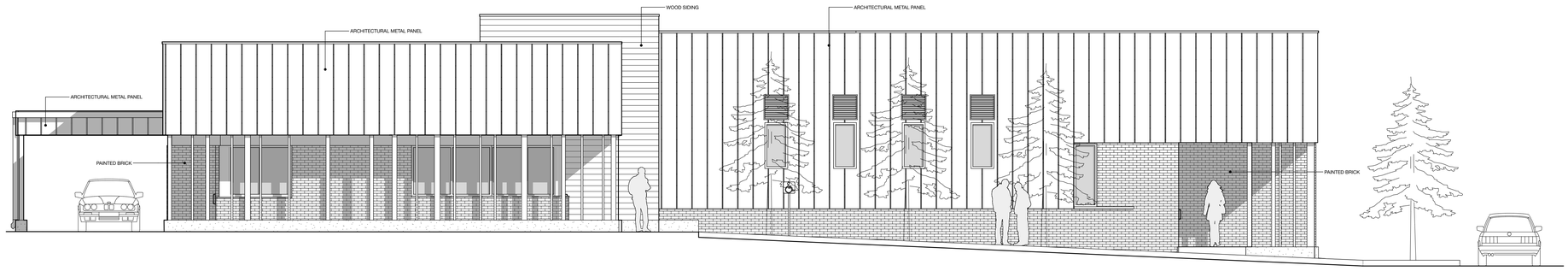
Thank you for your consideration.

Matt Pearson

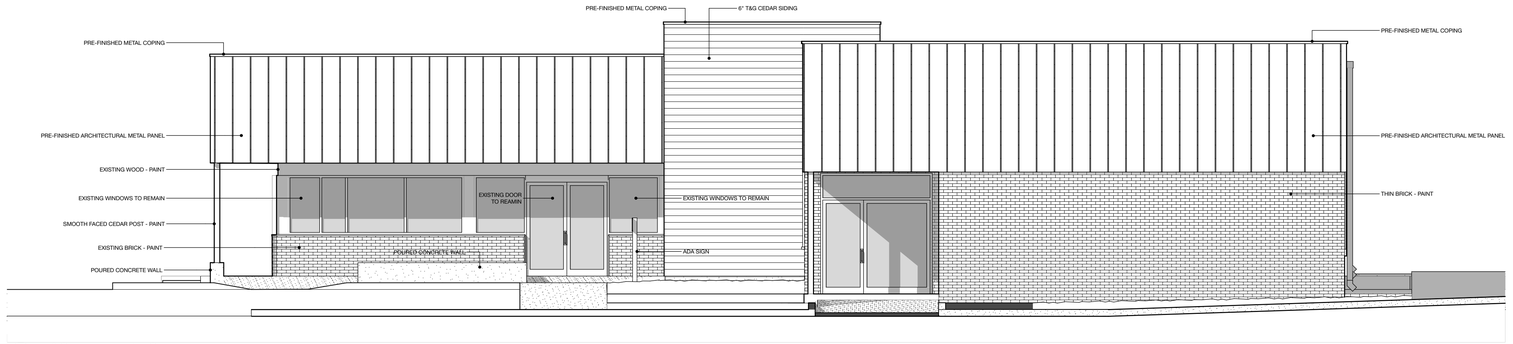
WEST ELEVATION

SOUTH ELEVATION

3D - COMBINED ELEVATIONS

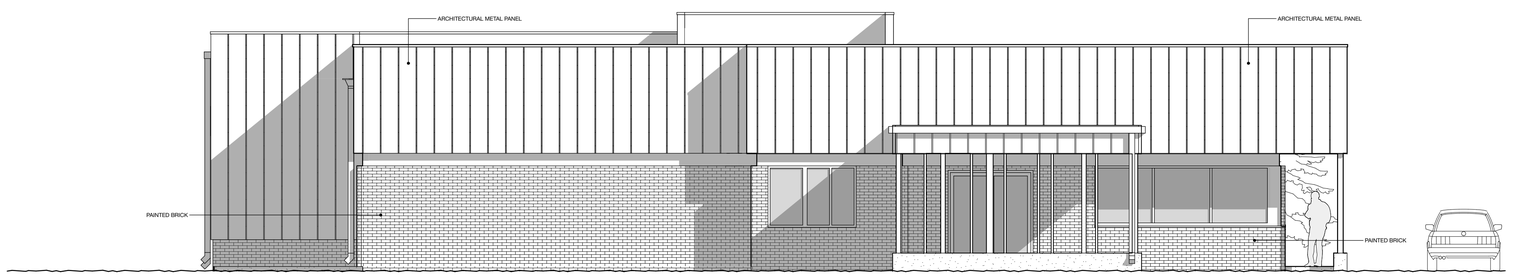


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

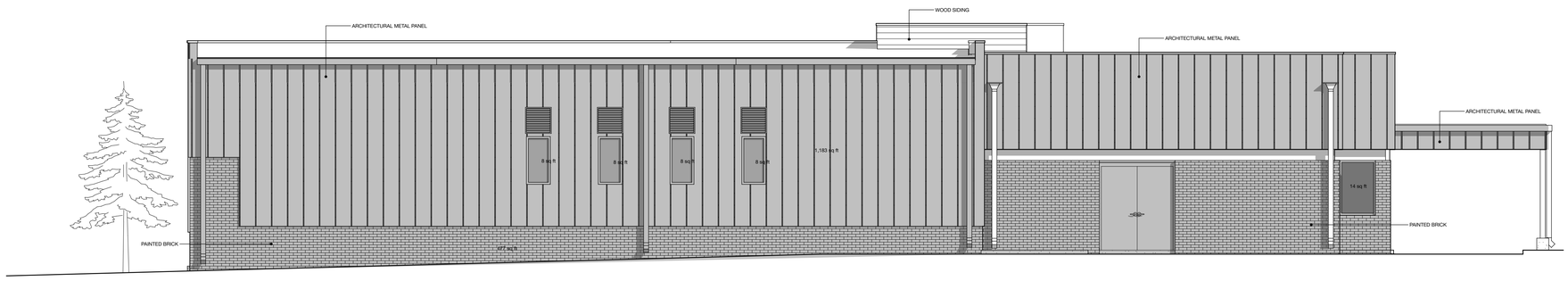


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL PERCENTAGES					
ELEVATION	SF	WOOD	BRICK	GLASS	METAL
WEST	1,845	164 (08.9%)	464 (25.1%)	127 (06.9%)	1,091 (59.1%)
SOUTH	1,499	232 (15.5%)	376 (25.1%)	221 (14.7%)	670 (44.7%)
EAST	1,736	29 (01.7%)	479 (27.6%)	46 (02.6%)	1,183 (68.1%)
NORTH	1,361	65 (04.8%)	401 (29.5%)	139 (10.2%)	755 (55.5%)
TOTAL	6,441	490 (07.5%)	1,708 (26.7%)	533 (8.3%)	3,699 (57.4%)



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



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

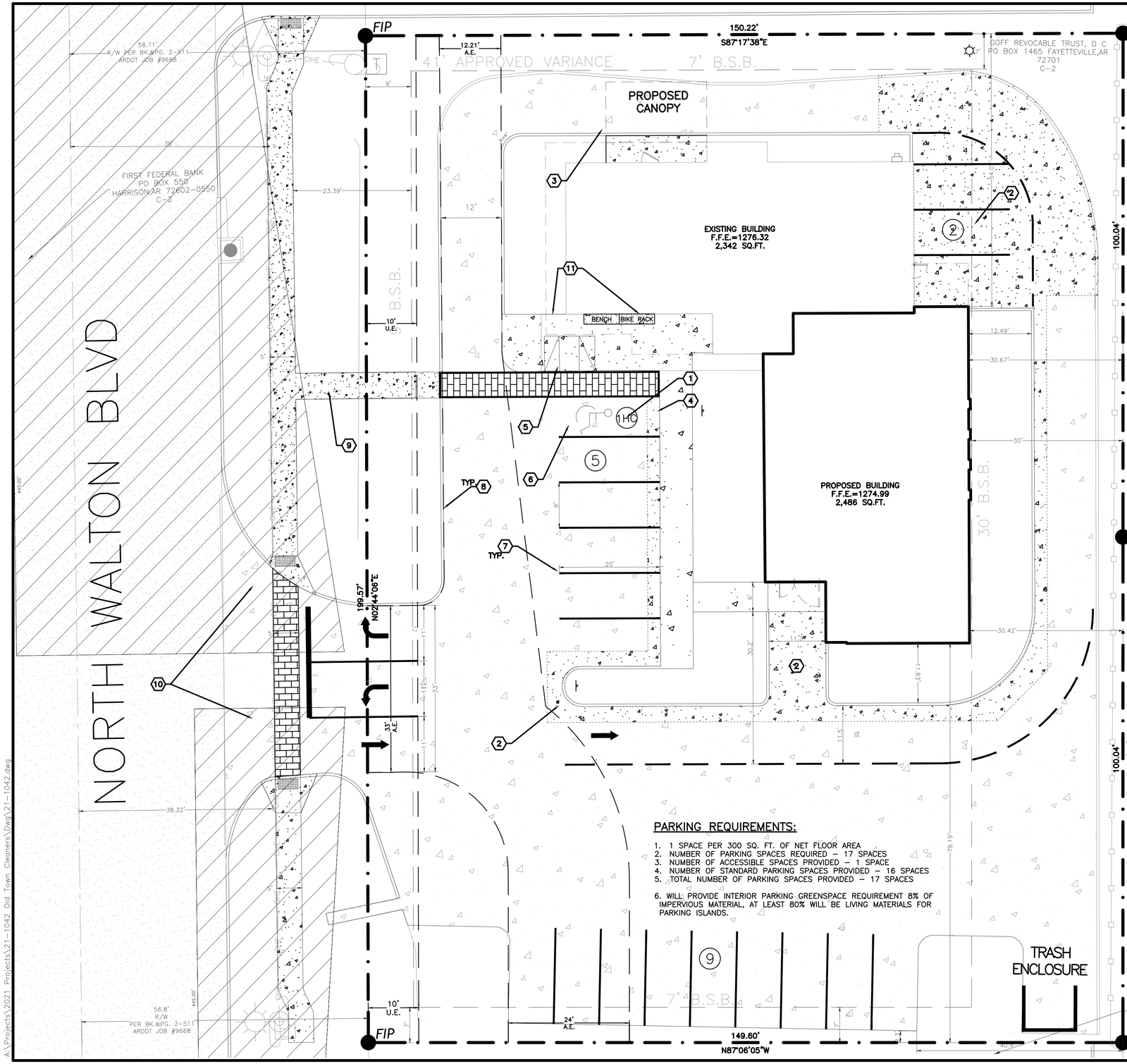
MATTHIAS J. PEARSON
ARCHITECT PLLC
185 SOUTH MOUNT OLIVE STREET
SILOAM SPRINGS, ARKANSAS, 72761
479.524.6575
mjparch.com

ADDITION AND RENOVATION TO:
OLD TOWN DRY CLEANERS
308 NORTH WALTON BLVD BENTONVILLE, AR

REVISIONS

PROJECT NUMBER 2104
ISSUE DATE 4/27/22

A07



KEYNOTES:

1. THICKENED EDGE SIDEWALK PER DETAIL **4/C7.0**
2. STANDARD CONCRETE SECTION PER DETAIL **5/C7.0**
3. DRIVE-THRU SIGN PER ARCHITECTS ELEVATIONS.
4. HANDICAP SIGN PER DETAIL **6/C7.0**
5. ACCESSIBLE RAMP PER DETAIL **7/C7.0**
6. ACCESSIBLE PARKING STRIPING PER DETAIL **8/C7.0**
7. 4" WHITE PARKING STRIPING
8. FIRE LANE STRIPING ALONG FACE OF CURB
9. 5' PUBLIC SIDEWALK CONNECTION TO ENTRANCE
10. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
11. BIKE RACK AND BENCH PER CITY OF BENTONVILLE REQUIREMENTS
    BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL#C-10 OR APPROVED EQUAL
    BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING.

NORTH

10' 0 10'

SCALE 1"=10'

LEGEND

- BUILDING SETBACK
- FOUND IRON PIN (B.S.B. / FIP)
- PROPERTY LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- PROPOSED SETBACK
- PROPOSED CONCRETE
- EXISTING OVERHEAD POWER/WITH LIGHTING
- PROPOSED TRUNCATED DOME

ZONING:

C-2 GENERAL COMMERCIAL

USE:

PERSONAL SERVICES

SETBACK NOTE:

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

LOT BUILDING COVERAGE:

29,954SF	TOTAL
4,828SF	BUILDING
AS A PERCENT:	16.12% COVERAGE

PARKING REQUIREMENTS:

1. 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA
2. NUMBER OF PARKING SPACES REQUIRED – 17 SPACES
3. NUMBER OF ACCESSIBLE SPACES PROVIDED – 1 SPACE
4. NUMBER OF STANDARD PARKING SPACES PROVIDED – 16 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED – 17 SPACES

6. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AT LEAST 80% WILL BE LIVING MATERIALS FOR PARKING ISLANDS.

ENGINEER:

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

DEVELOPER:

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

CERTIFICATE OF AUTHORIZATION NO. ECE No. 3356 ARKANSAS ENGINEER

GENERAL NOTES:

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

CITY JOB #: LSD22-0012

811 Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/22/2022

Rev	Comments	Date
1	PER CITY COMMENTS	4/04/2022
2	PER CITY COMMENTS	4/18/2022
3	PER CITY COMMENTS	4/22/2022

OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

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

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 594-0028
D: (479) 207-2504
F: (479) 397-2505
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

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

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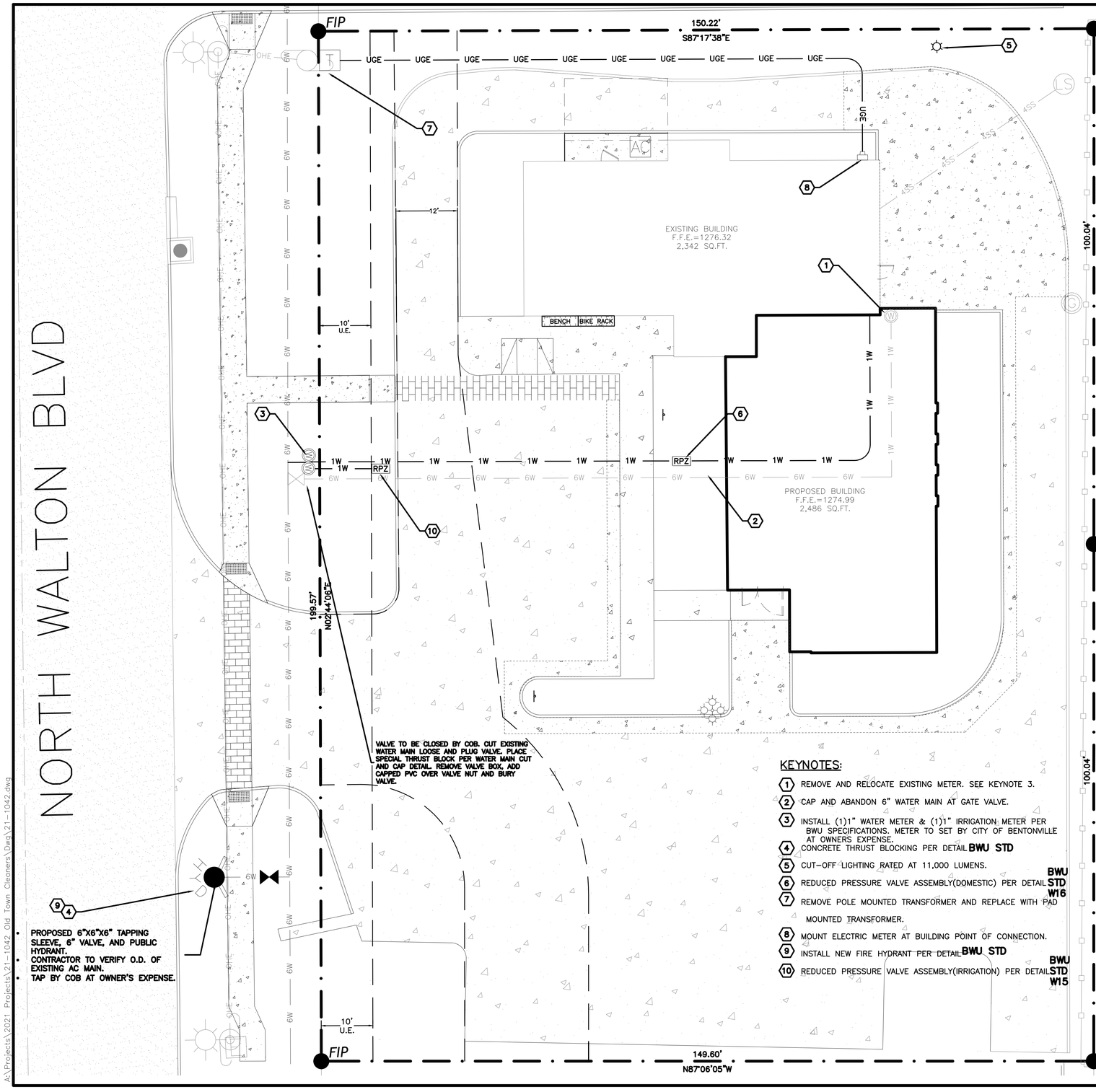


KEYNOTES:

1. REMOVE AND RELOCATE EXISTING METER. SEE KEYNOTE 3.
2. CAP AND ABANDON 6" WATER MAIN AT GATE VALVE.
3. INSTALL (1)1" WATER METER & (1)1" IRRIGATION METER PER BWU SPECIFICATIONS. METER TO SET BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
4. CONCRETE THRUST BLOCKING PER DETAIL **BWU STD**
5. CUT-OFF LIGHTING RATED AT 11,000 LUMENS.
6. REDUCED PRESSURE VALVE ASSEMBLY(DOMESTIC) PER DETAIL **BWU STD W16**
7. REMOVE POLE MOUNTED TRANSFORMER AND REPLACE WITH PAD MOUNTED TRANSFORMER.
8. MOUNT ELECTRIC METER AT BUILDING POINT OF CONNECTION.
9. INSTALL NEW FIRE HYDRANT PER DETAIL **BWU STD**
10. REDUCED PRESSURE VALVE ASSEMBLY(IRRIGATION) PER DETAIL **BWU STD W15**

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO BWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

NORTH

SCALE 1"=10'

LEGEND

- EXISTING FOUND IRON PIN
- PROPERTY LINE
- PROPOSED CENTERLINE OF ROAD
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 6" WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING 4" SEWER SERVICE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING LIFT STATION
- PROPOSED STREETLIGHT
- EXISTING STREETLIGHT
- EXISTING POWER POLE W/ LIGHTING

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND BENTONVILLE WATER UTILITIES (BWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS APPROVED BY BWU, DATED JUNE 22, 2021, AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY BWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE PVC C-900 DR-14. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE PLACED IN LAYERS OF APPROPRIATE THICKNESS AND COMPACTED USING A MECHANICAL, HYDRAULICALLY POWERED VIBRATORY TRENCH COMPACTOR OR EQUIVALENT. ALL TRENCH BACKFILL(EXCEPT UNDER PAVED AREAS) ARE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO BWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

H. THE PROPOSED NEW BUILDING WILL NOT HAVE ANY NEW WATER OR SEWER SERVICE CONNECTIONS.

I. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

J. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

K. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

L. RELOCATION OF ANY EXISTING ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.

M. ALL TREES TO BE 5' MINIMUM FROM ALL PUBLIC UTILITIES.

CITY JOB #: LSD22-0012

Know what's below. Call before you dig.

ECE
CERTIFICATE OF AUTHORIZATION
No. 3356
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
JASON E. INGALLS
4/22/2022

Rev	Comments	Date
1	PER CITY COMMENTS	4/04/2022
2	PER CITY COMMENTS	4/18/2022
3	PER CITY COMMENTS	4/22/2022

NOT FOR CONSTRUCTION

OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

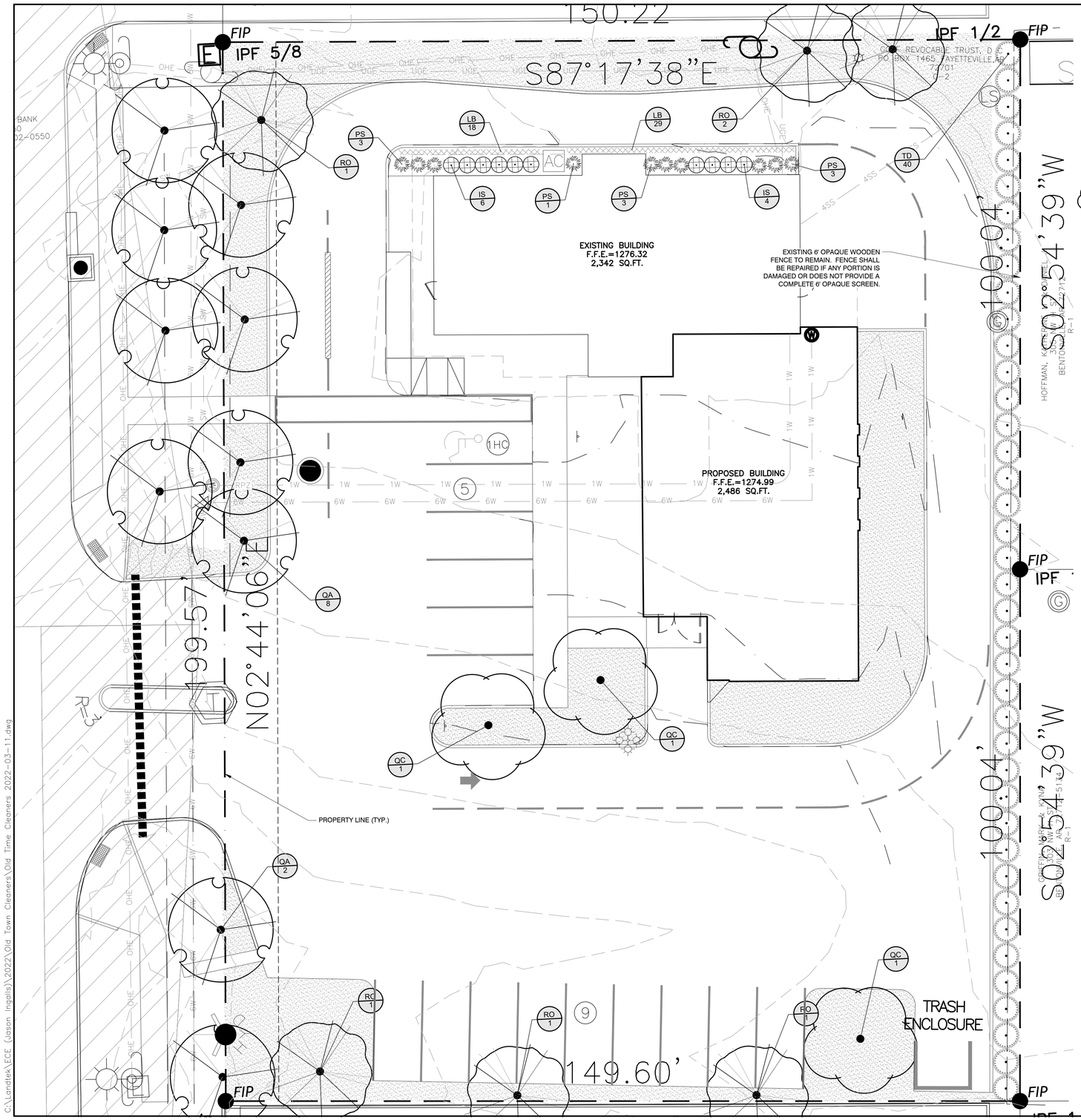
MATHIAS VENTURES, INC
308 N. WALTON BLVD.BENTONVILLE, AR 72712

9200 SUITE US-DR, STE B
ROGERS, AR 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 200-2660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 1/27/2022
JOB NUMBER 21-1042
SHEET NAME UTILITY PLAN
File No. 21-1042.dwg
C6.0

A:\Projects\2021 Projects\21-1042 Old Town Cleaners\Dwg\21-1042.dwg



10' 0 10'

SCALE 1"=10'

NORTH

PLANT SCHEDULE

SHADE TREE	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QA	Quercus acutissima / Sawtooth Oak	4" Cal.	B&B	8` min.	10
	QC	Quercus coccinea / Scarlet Oak	2.5" Cal.	B&B	8` min.	3
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	8` min.	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	IS	Ilex vomitoria `Schillings` / Schillings Holly	3 gal.	Cont.	36" o.c.	10
	PS	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	10
	TD	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	10 gal.	Cont.	60" o.c.	40

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	15" o.c.	47

SOD/SEED	CODE	BOTANICAL / COMMON NAME	
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod	5,531 sf

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY A DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

MULCHES

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

LANDSCAPE REQUIREMENTS

STREET FRONTAGE N WALTON BLVD. 200 LF	200' LF / 20 = 10 TREES REQUIRED	10 TREES PROVIDED
PERIMETER 1 TREE PER 50 LF NORTH BOUNDARIES 150 LF SOUTH BOUNDARIES 150 LF	 3 TREES REQUIRED 3 TREES REQUIRED	 3 TREES PROVIDED 3 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 10,452 SF INTERNAL PLANTING	 8% GREENSPACE REQUIRED** 10,452 x .08 = 836 SF = 836 GREENSPACE REQUIRED 1 TREE PER 6 SPACE 15 / 6 = 3 TREES REQUIRED	 839 SF PROVIDED 3 TREES PROVIDED
SCREENING	EAST BOUNDARIES TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED NORTH/SOUTH BOUNDARIES TYPE D SCREENING REQUIRED NO ADDITION SCREENING REQUIRED	 20' SCREEN PROVIDED*

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

CITY OF BENTONVILLE
PROJECT #LSD22-0012

811 Know what's below. Call before you dig.

CITY OF BENTONVILLE
PROJECT #LSD22-0012

NOT FOR CONSTRUCTION

JAMES GIBSON 5034 STATE OF ARKANSAS REGISTERED LANDSCAPE ARCHITECT
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

3/31/2022

Rev	Comments	Date

OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

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

9200 SUITS US DR. STE. B
BELLA VISTA, AR 72714
O.: (479) 464-5000
D.: (479) 387-2924
M.(479) 759-8300
Mail: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JWG
DATE 1/11/2022
JOB NUMBER 21-1042
SHEET NAME LANDSCAPE PLAN
File No. Old Time Cleaners 2022-03-11.dwg
L1.0

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Consent Agenda Items

For the Planning Commission meeting on May 17, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on May 10, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 1 of Old Town Cleaners Addition, Mathias Ventures, Inc., 308 N Walton Boulevard, C-2, General Commercial, *LS21-0076*

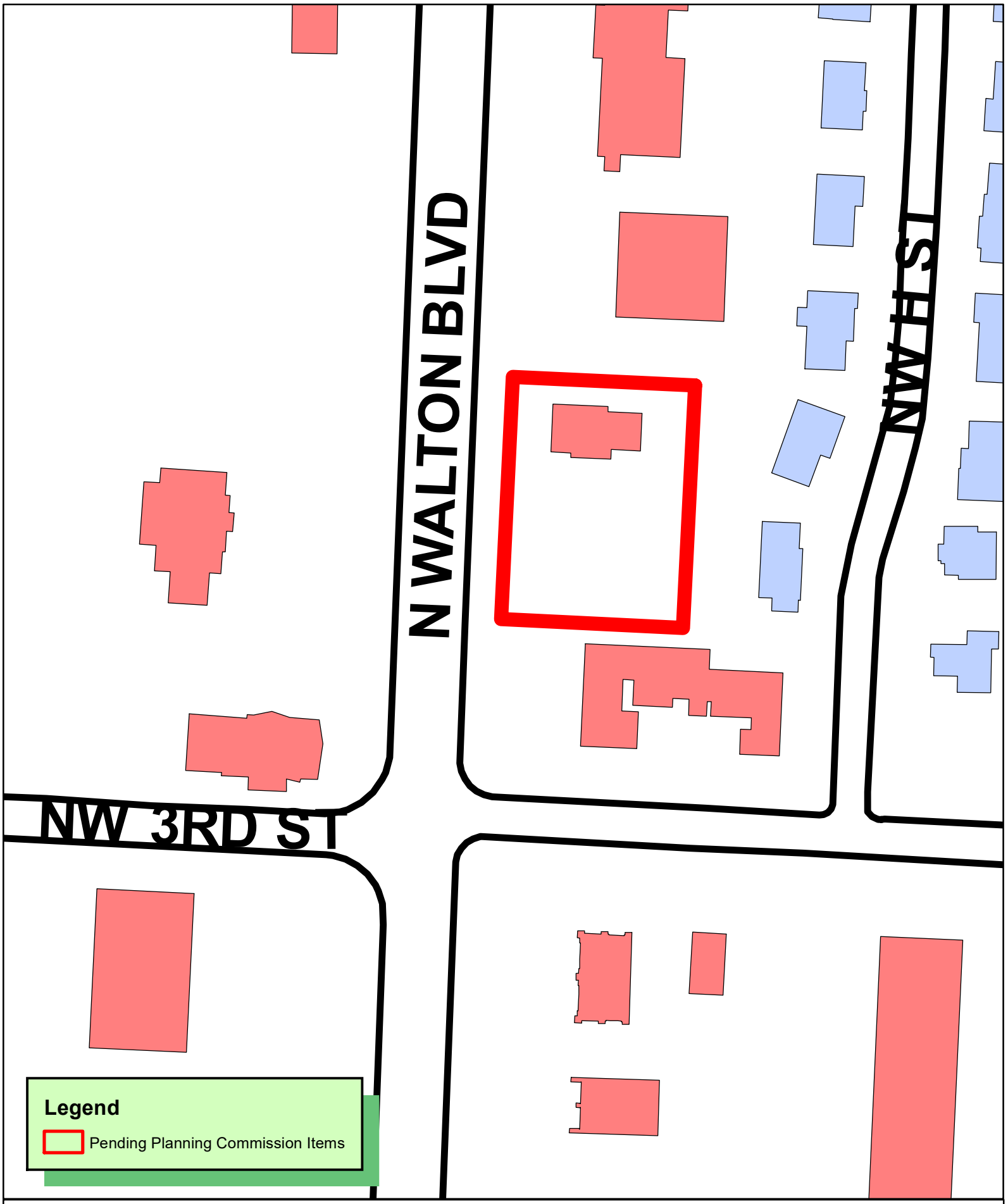
A lot split of unplatted section land, creating Lot 1 (+/- 0.687 Acres) of Old Town Cleaners Addition. The plat dedicates various utility and access easements.

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

Lot Split: Lot 15 and 16, Harris/BDIC Industrial Park Subdivsion, City of Bentonville, SW Artillery Road, I-2, Heavy Industrial, *LS22-0021*

A lot split of existing Lot 2, Harris/BDIC Industrial Park Subdivision creating new Lot 15 (+/- 20.00 acres) and Lot 16 (+/- 55.01 acres) of Harris/BDIC Industrial Park Subdivision. The plat dedicates various right-of-ways per the Master Street Plan requirements. 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)



N
W E
S

1 inch = 100 feet

LS21-0076 4/5/22
LOT SPLIT
OLD TOWN CLEANERS ADD
CREATING LOT 1

LOT SPLIT FOR PARCEL 01-00510-000 CREATING OLD TOWN CLEANERS ADDITION LOT 1

THIS PROPERTY "DOES NOT" LIE WITHIN 100 YEAR FLOOD ZONE AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR THE COMMINTY PANEL NUMBER 0500C0090J EFFECTIVE DATE: 09-28-2007.

CERTIFICATE OF APPROVAL: _____

CERTIFICATE OF OWNERSHIP
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLATE, 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 AND ADDRESS: _____

PRINT NAME: _____

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: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. _____

STATE OF ARKANSAS
CERTIFICATE OF APPROVAL.

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING

COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

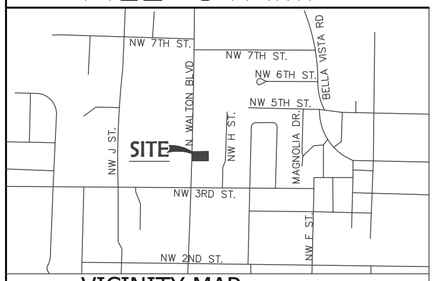
SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

LOT 1 LEGAL DESCRIPTION:
BEGINNING AT A FOUND IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 71-B (N. WALTON BLVD), THAT BEARS 170.00 FEET EAST AND 213.08 FEET NORTH OF THE SW CORNER OF THE FRL. NW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE THENCE N02°44'06"E 199.57 FEET TO A FOUND IRON PIN; THENCE S87°17'38"E 150.22 FEET TO A FOUND IRON PIN; THENCE S02°54'39"W 200.07 FEET; THENCE N87°06'05"W 149.60 FEET TO THE POINT OF BEGINNING, CONTAINING 29,955 SQUARE FEET OR 0.688 ACRES, MORE OR LESS. SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD OR FACT.

NOTES:
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.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (AHTD CONTROL).
3. SURVEY REPRESENTS A SURVEY OF A PARCEL 01-00510-000.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
8. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
9. 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.
10. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
11. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
12. 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.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
14. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.
16. ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20 FOOT CLEARNACE FROM ALL ELECTRIC LINES.
17. IT IS THE RESPONSIBILITY OF THE DEVLOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR AT 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
18. 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 WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

FILE STAMP



VICINITY MAP
(N.T.S.)

REVISED:		DATE:

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- OHE — OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- IRON PIN FOUND
- IRON PIN SET
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE RISER
- DRAINAGE MANHOLE
- GRATED INLET

PLAT CODE: 500-20N-30W-0-30-430-04-1519

STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

LOT SPLIT
PARCEL 01-00510-000
30-20-30-BENTONVILLE SUBDIVISION
BENTONVILLE, ARKANSAS.
CITY OF BENTONVILLE PROJECT:
#LS21-0076

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
CHUCK BELL: (479) 366-0640

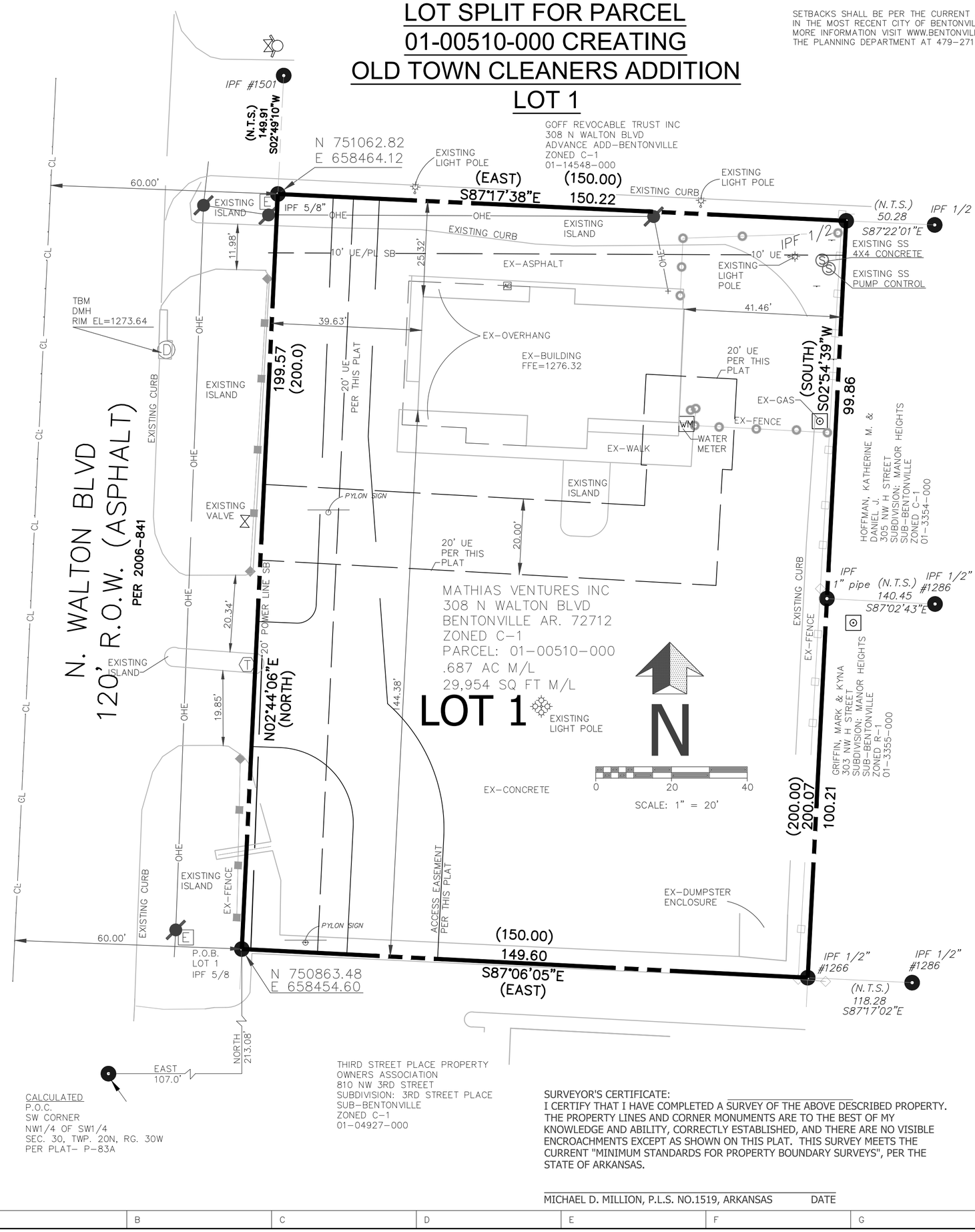
DRAWN BY: CEB / WAB	SCALE: 1" = 20'
FIELD CREW: STEVE/BILLY	DWG: 2121.32
CHECKED BY: CEB	DATE: JAN 02, 2022

SHEET SIZE 18X24

LOT SPLIT FOR PARCEL 01-00510-000 CREATING OLD TOWN CLEANERS ADDITION LOT 1

OWNER: MARK MATHIAS
MATHIAS VENTURES LLC
121 NW 5TH STREET
BENTONVILLE, AR 72712
479-586-0061

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



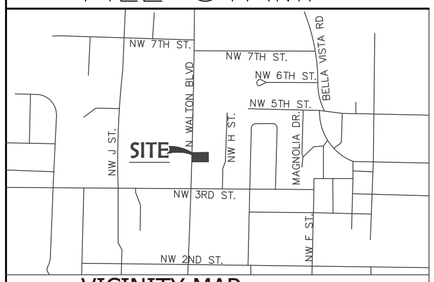
CALCULATED
P.O.C.
SW CORNER
NW1/4 OF SW1/4
SEC. 30, TWP. 20N, RG. 30W
PER PLAT- P-83A

THIRD STREET PLACE PROPERTY
OWNERS ASSOCIATION
810 NW 3RD STREET
SUBDIVISION: 3RD STREET PLACE
SUB-BENTONVILLE
ZONED C-1
01-04927-000

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS DATE

FILE STAMP



VICINITY MAP
(N.T.S.)

REVISED:		DATE:
	WATER ESMNT	4/25/2022
	CTY COMMENT	4/26/2022

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- OHE — OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- IRON PIN FOUND
- IRON PIN SET
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- TELEPHONE MANHOLE
- TELEPHONE RISER
- DRAINAGE MANHOLE
- GRATED INLET

PLAT CODE: 500-20N-30W-0-30-430-04-1519

STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

LOT SPLIT
PARCEL 01-00510-000
30-20-30-BENTONVILLE SUBDIVISION
BENTONVILLE, ARKANSAS.
CITY OF BENTONVILLE PROJECT:
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MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654
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DRAWN BY: CEB / WAB	SCALE: 1" = 20'
FIELD CREW: STEVE/BILLY	DWG: 2121.32
CHECKED BY: CEB	DATE: JAN 02, 2022
SHEET SIZE 18X24	21

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UN-PLATTED SECTION LAND CREATING NEW LOT 1 OLD TOWN CLEANERS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS21-0076).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UN-PLATTED SECTION LAND creating new LOT 1 OF OLD TOWN CLEANERS ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 17, 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 UN-PLATTED SECTION LAND creating new LOT 1 OF OLD TOWN CLEANERS 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.

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.

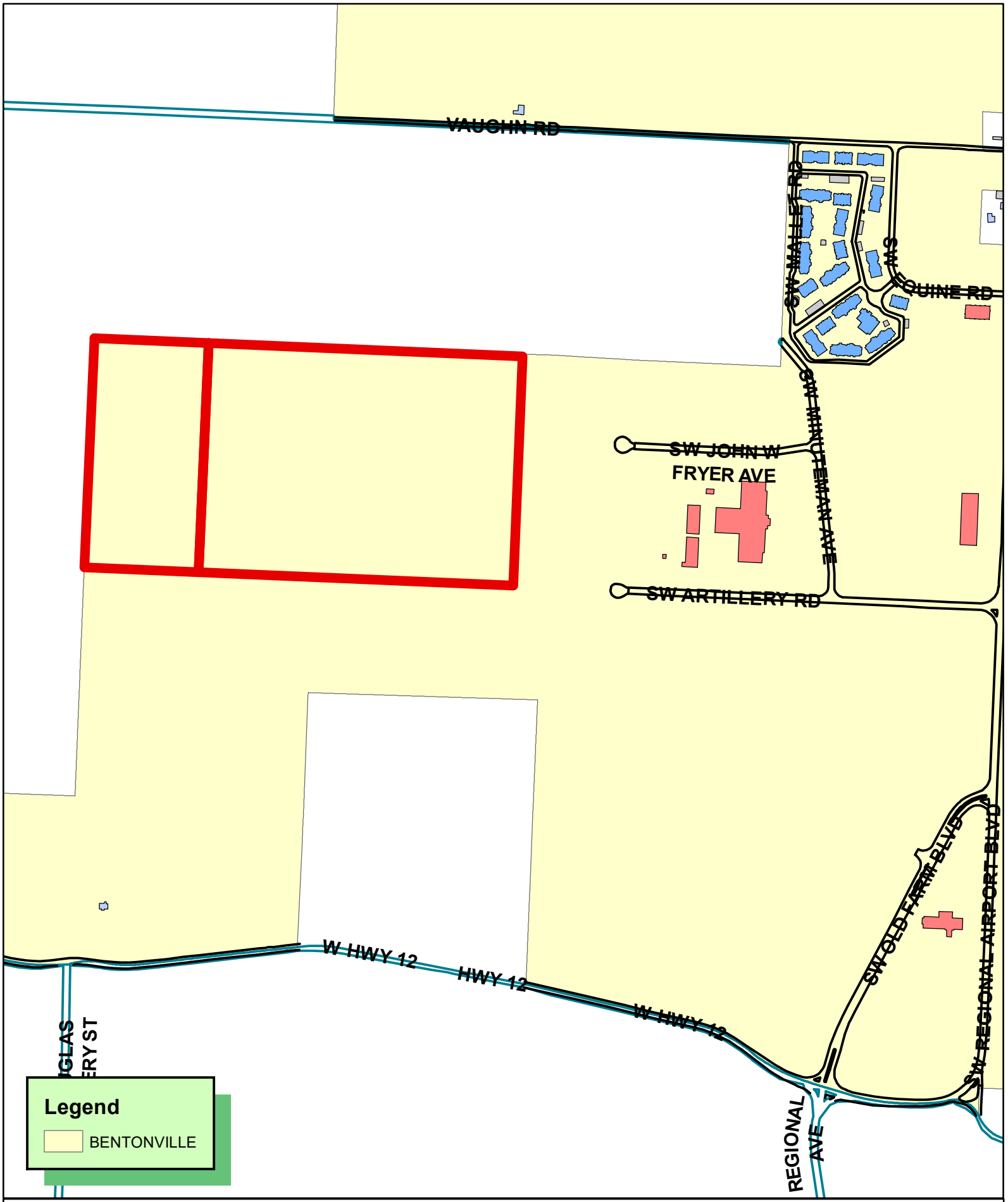
APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

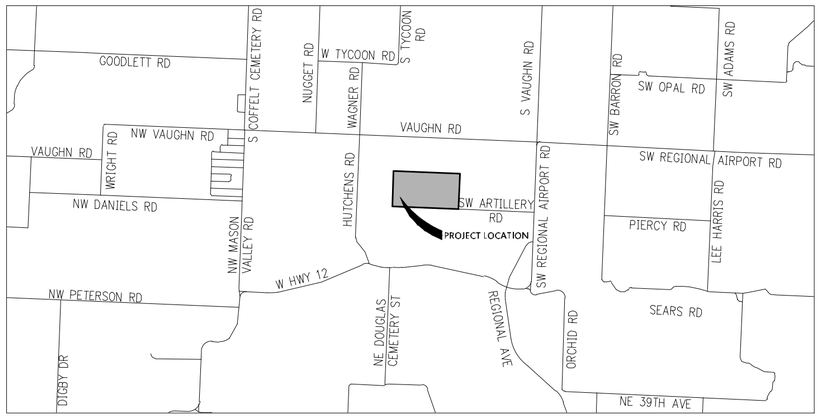


N
W E
S

1 inch = 700 feet

LS22-0021 5/17/22
LOT SPLIT
HARRIS BIDC INDUSTRIAL PARK
TRACT 2 CREATING LOTS 15-16

LOT SPLIT PLAT OF TRACT 2
IN HARRIS/BDIC INDUSTRIAL PARK SUBDIVISION
CREATING LOTS 15 & 16
BENTONVILLE, ARKANSAS



VICINITY MAP NTS

PARENT DESCRIPTION:

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING TRACT 2 OF A TRACT SPLIT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK P2 AT PAGE 19 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87° 34'16" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 2469.75 FEET; THENCE SOUTH 02°19'05" WEST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 1321.77 FEET; THENCE NORTH 87°34'45" WEST ALONG THE SOUTH LINE OF SAID TRACT 2 A DISTANCE OF 2473.38 FEET; THENCE NORTH 02°28'32" EAST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 1322.12 FEET TO THE POINT OF BEGINNING. CONTAINING 75.01 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

TRACT 2A DESCRIPTION:

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING TRACT 2 OF A TRACT SPLIT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK P2 AT PAGE 19 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87°34'16"EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 659.00 FEET; THENCE SOUTH 02°28'32" WEST, A DISTANCE OF 1322.03 FEET; THENCE NORTH 87°34'45" WEST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 659.00 FEET; THENCE NORTH 02°28'32" EAST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 1322.12 FEET TO THE POINT OF BEGINNING. CONTAINING 20.00 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENT OF RECORD OR FACT.

TRACT 2B DESCRIPTION:

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING TRACT 2 OF A TRACT SPLIT ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK P2 AT PAGE 19 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 87°34'16" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 659.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°34'16" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 1810.75 FEET; THENCE SOUTH 02° 19'05" WEST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 1321.77 FEET; THENCE NORTH 87°34'45" WEST ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 1814.38 FEET; THENCE NORTH 02° 28'32" EAST, A DISTANCE OF 1322.03 FEET TO THE POINT OF BEGINNING CONTAINING 55.01 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

NOTES:

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

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

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, PROPOSED TRACTS 2A & 2B IS ZONED I-2.

THE MSP RIGHT OF WAY WIDTH SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL STREETS AND LOCAL STREETS AND IS SHOWN FOR INFORMATION ONLY. NO STREET RIGHT OF WAY IS DEDICATED BY THIS PLAT.

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

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD 2008-46848, PLAT RECORDS P2-19, P1-999, AND P4-391.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

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

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

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0240J, EFFECTIVE DATE SEPTEMBER 28, 2007.

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

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

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

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

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

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

EACH LOT DOES NOT HAVE DIRECT ACCESS TO PUBLIC WATER AND SEWER.

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

BUILDING SETBACK NOTE:

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

CERTIFICATE OF OWNERSHIP TRACT 2 / PARCEL 01-08203-200/ PARCEL 01-08203-210

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: _____

BY: _____
CITY OF BENTONVILLE & BENTONVILLE IND DEV CORP

SOURCE OF TITLE: DEED RECORD 2008-46848

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LAND SURVEYOR'S DECLARATION:

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 MEET.

CRAFTON, TULL, & ASSOCIATES, INC.
BY RODNEY WOODS (AGENT)

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. 1559

STATE OF ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

_____
RODNEY WOODS PS 1559
REGISTERED PROFESSIONAL LAND SURVEYOR

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

ATLAS PAGE: 561

CITY OF BENTONVILLE PROJECT NUMBER: LS22-0021

RECORD INFORMATION

OWNER:
CITY OF BENTONVILLE &
BENTONVILLE IND DEV CORP
1000 SW 14TH ST
BENTONVILLE, AR 72712
(DEED RECORD 2008-46848)

SITE SURVEYOR:
CRAFTON TULL
901 N. 47TH ST., SUITE 200
ROGERS, AR 72756
RODNEY.WOODS@CRAFTONTULL.COM
479-636-4838

VICINITY MAP

SEAL

LOT SPLIT PLAT OF
TRACT 2 INDUSTRIAL PARK
PLAT RECORD P2-19
CREATING TRACTS 2A & 2B
BENTONVILLE ARKANSAS

PREPARED FOR:
CITY OF BENTONVILLE

STATE PLAT CODE:
500-19N-31W-0-19-100-04-1559

DATE: 04/11/2022
PROJECT NO: 21111400
CONTACT: R. WOODS

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

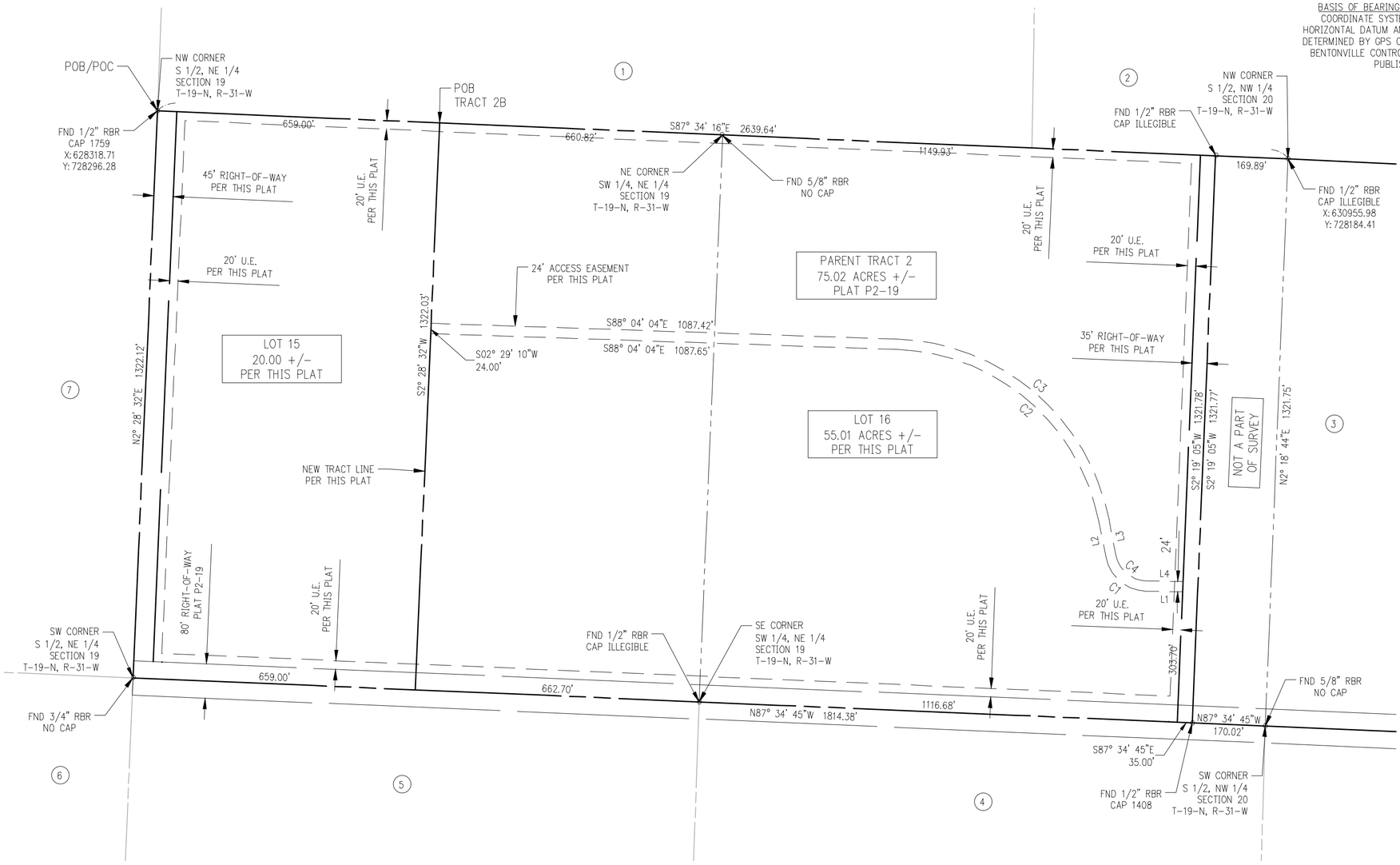
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	05/02/2022

SHEET NO.:
1 OF 2

DRAWING: G:\21111400_POLICETRNG\INFRASTRUCTURE\SURVEY\DWG\21111400_SPLIT.DWG
LAYOUT: LAYOUT1 LAST SAVED: JR5241 5/2/2022 8:39:52 AM
LAST PLOTTED BY: JOSHUA BEMBENEK 5/2/2022 9:10:11 AM (PLOTTED BY: - VALID ON HARD COPY ONLY)



GRAPHIC SCALE IN FEET

200' 0 200'

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

(1) 06-00631-510
SUNRISE RESIDENTIAL
DEED: L202084465

(2) 06-00631-500
EBGB INVESTMENTS LLC
DEED: L202064780

(3) 01-08203-240
BENTONVILLE IND DEV &
CITY OF BENTONVILLLE
DEED: 2008-46848

(4) 01-08203-220
RAZORBACK INDUSTRIAL LLC
DEED: 99-129205

(5) 01-08203-230
RAZORBACK INDUSTRIAL LLC
DEED: 99-129205

(6) 06-00631-520
HIGHLAND LLC
DEED: 2002-147560

(7) 06-00631-530
MURRAY, DAVID &
MURRAY-WILLIAMS, NINA L
& MURRAY, ELIZABETH A
DEED: 2006-31582

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	85.63'	N88° 51' 52"W
L2	86.32'	N11° 15' 12"W
L3	86.32'	S11° 15' 12"E
L4	86.12'	S88° 51' 52"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	131.35'	97.00'	77°35'11"	N50° 02' 48"W	121.54'
C2	667.65'	498.00'	76°48'52"	N49° 39' 38"W	618.76'
C3	699.83'	522.00'	76°48'52"	N49° 39' 38"W	648.58'
C4	98.85'	73.00'	77°35'11"	S50° 02' 48"E	91.47'

LEGEND

- FOUND IRON PIN
- FOUND IRON PIPE
- SET IRON PIN
- EXISTING MAG NAIL
- WATER VALVE
- FIRE HYDRANT
- GUY POLE
- SEWER MANHOLE
- DOWN GUY
- WATER METER
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- PROPERTY LINE
- EXISTING STREET R/W
- PROPOSED STREET R/W
- SECTION LINE
- ADJOINER PROPERTY LINE
- PROPOSED EASEMENT

ATLAS PAGE: 561

CITY OF BENTONVILLE PROJECT NUMBER: LS22-0021

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

LOT SPLIT PLAT OF
TRACT 2 INDUSTRIAL PARK
PLAT RECORD P2-19
CREATING TRACTS 2A & 2B
BENTONVILLE ARKANSAS

PREPARED FOR:
CITY OF BENTONVILLE

STATE PLAT CODE:
500-19N-31W-0-19-100-04-1559

DATE: 04/11/2022
PROJECT NO: 21111400
CONTACT: R. WOODS

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

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

© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	05/02/2022

SHEET NO.:
2 OF 2

DRAWING: G:\21111400_POLICEFRNG\INFRASTRUCTURE\SURVEY\DWG\21111400_SPLIT.DWG
LAYOUT: LAYOUT2 , LAST SAVED: J.BS241 , 5/2/2022 8:39:52 AM
LAST PLOTTED BY: JOSHUA BEMBENEK, 5/2/2022 9:10:11 AM [PLOTTED BY: * VAUD ON HARD COPY ONLY]

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF EXISTING LOT 2, HARRIS/BDIC INDUSTRIAL PARK SUBDIVISION CREATING NEW LOT 15 AND LOT 16 OF HARRIS/BDIC INDUSTRIAL PARK SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0021).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of EXISTING LOT 2, HARRIS/BDIC INDUSTRIAL PARK SUBDIVISION creating new LOT 15 AND LOT 16 OF HARRIS BDIC INDUSTRIAL PARK SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 17, 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 EXISTING LOT 2, HARRIS/BDIC INDUSTRIAL PARK SUBDIVISION creating new LOT 15 AND LOT 16 OF HARRIS BDIC INDUSTRIAL PARK SUBDIVISION 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.

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

Ryron LLC

404 SE G Street

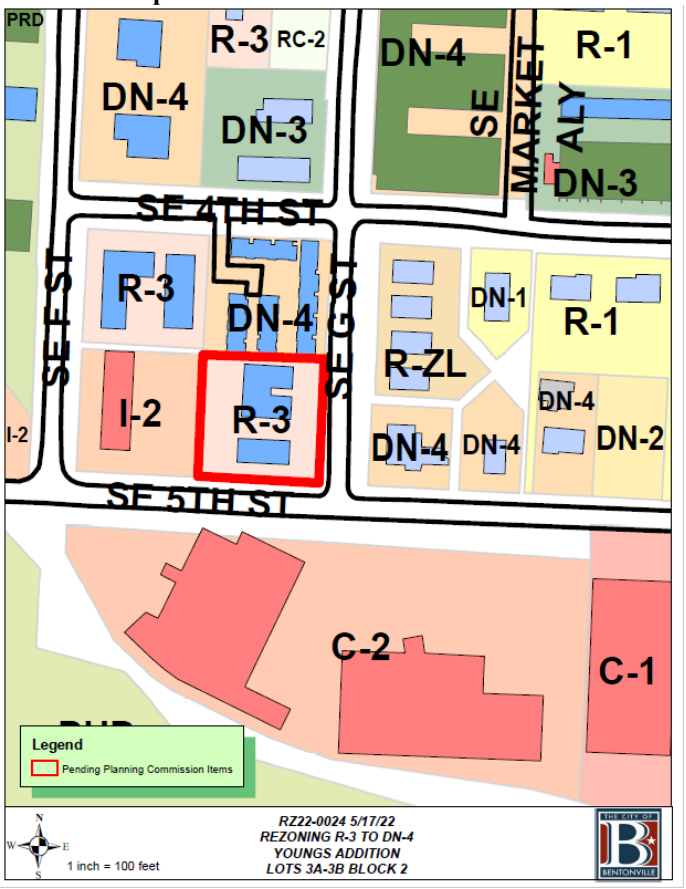
PC Date: 5/17/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0024
Applicant / Current Owner	Swope Engineering / Ryron LLC
Site Area	+/- 0.52 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 404 SE G Street. The property is surrounded by DN-4, Downtown Mixed-Use Residential and R-3, Medium-High Density Multifamily Residential to the north, C-2, General Commercial to the south, DN-4, Downtown Mixed-Use Residential and R-ZL, Zero Lot line Residential to the east, and I-2, Heavy Industrial to the west.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

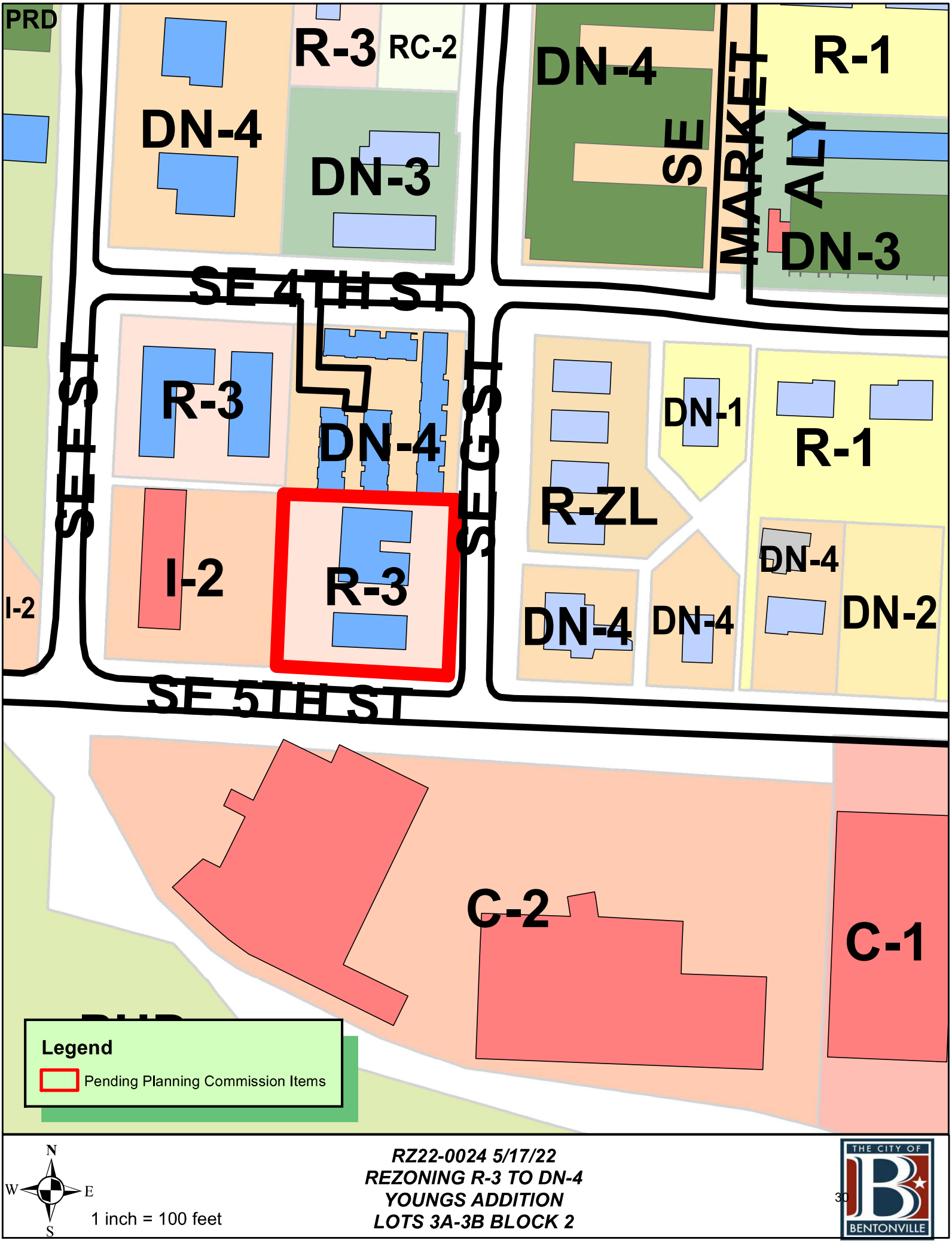
Analysis

The requested DN-4 district intends 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.

While the rezoning request is not consistent with the Future Land Use Plan of Medium Density Residential, the property directly across the street has had numerous uses from a coffee shop to vendor space, electronics shop, and now professional office space. There is a salvage/storage yard in the general area to the west at 701 SE 5th Street, apartments at 404 and 408 SE G Street, and higher density single-family to the north. It has transitioned from single-family to high-density residential due to its proximity to The Momentary and the commercial development.

Conclusion

This rezoning request is not consistent with the current Land Use Plan, however, some adjacent zoning districts surrounding the property allow for more intense uses and may lend credence to the requested change to the Future Land Use Map and zoning of this property.


PRD
R-3
RC-2
DN-4
DN-3
DN-4
SE
MARKET
ALY
R-1
DN-3
SE 4TH ST
SE 5TH ST
SE G ST
R-3
DN-4
DN-1
R-1
R-ZL
I-2
R-3
DN-4
DN-4
DN-4
DN-2
I-2
C-2
C-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
RZ22-0024 5/17/22
REZONING R-3 TO DN-4
YOUNGS ADDITION
LOTS 3A-3B BLOCK 2
THE CITY OF
BENTONVILLE

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

March 30, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, Youngs Addition, Parcels 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 property. There are no pending land sales. The traffic in the area is moderate due to its frontage along SE G St. and SE 5th 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.

We would like to request that the land for these properties be changed to High Density Residential.

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

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

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	

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0024).

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 land use classification of MEDIUM-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

LOTS 3A & 3B, BLOCK 2 OF YOUNG'S ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK 19 AND PAGE 260, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 2022 at 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 future land use classification as presented on the property be changed.

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 land use classification of MEDIUM-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map.

Section 2: That this resolution shall be in full force and effect from and after the date of its passage.

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.

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

ORDINANCE NO. _____

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:RZ22-0024).

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:

LOTS 3A & 3B, BLOCK 2 OF YOUNG'S ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK 19 AND PAGE 260, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 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.

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:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

Wilkinson

401 SE C Street

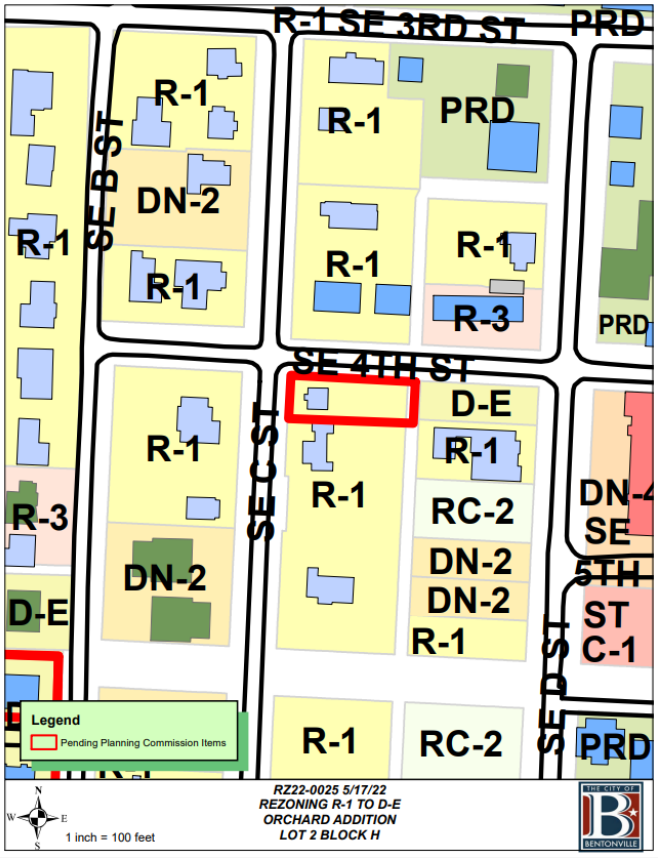
PC Date: 5/17/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0025
Applicant / Current Owner	Wilkinson
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 401 SE C Street and is currently zoned R-1. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, south, and west, east and DE, Downtown Edge to the east.

Relationship to the Bentonville Community Plan

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

The applicant requests a change in the Future Land Use Plan to Downtown Commercial which is the only land use classification that would support the requested DE zoning district. Downtown commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

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

Public Comment

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

Analysis

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

This request is not consistent with the Future Land Use Plan, however, it is consistent with some of the surrounding zoning districts and development patterns located to the east.

Conclusion

This rezoning request is not consistent with the current Land Use Plan, however some adjacent zoning districts located immediately to the east already allow for more intense uses and may lend credence to the requested change to the Future Land Use Map and zoning of this property.

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1 inch = 100 feet

RZ22-0025 5/17/22
REZONING R-1 TO D-E
ORCHARD ADDITION
LOT 2 BLOCK H

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

March 31st, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, 401 SE C Street

Planning Department,

Please accept this rezoning of land from R-1 to DE. The owner intends to develop a future project in compliance with the DE development standards of the Bentonville Zoning Code.

The reason for the rezone from R-1 to DE would allow for a future development consistent with Downtown Edge development standards. While this property is listed on the Land Use Plan as medium-density residential, the neighbor at 402 SE D Street is zoned DE, so this would only extend Downtown Edge one property further west. This rezone would provide a needed buffer from heavy commercial that is two properties east.

Zoning designations adjacent to this parcel include R-3, R-1, and DE. The rezone to DE aligns with adjacent higher density properties.

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

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

The developer will use modern design standards in compliance with the City of Bentonville development code to positively improve the character of existing neighborhoods and increase attainable infill housing options around Bentonville. This future development will follow that same standard and be thoughtfully designed to offer similar aesthetics, quality and community feel.

Water, sewer, and electric are all on-site.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM MEDIUM-DENSITY RESIDENTIAL TO DOWNTOWN COMMERCIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0025).

WHEREAS, Shane M. and Keri Y. Wilkinson duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of MEDIUM-DENSITY RESIDENTIAL to DOWNTOWN COMMERCIAL, which property is described as follows:

LOT 2, BLOCK H, ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 89 AND PLAT RECORD B AT PAGE 27SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 2022 at 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 future land use classification as presented on the property be changed.

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 land use classification of MEDIUM-DENSITY RESIDENTIAL to DOWNTOWN COMMERCIAL on the City of Bentonville Future Land Use Map.

Section 2: That this resolution shall be in full force and effect from and after the date of its passage.

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.

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DE, DOWNTOWN EDGE; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0025).

WHEREAS, Shane M. and Keri Y. Wilkinson 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 2, BLOCK H, ORCHARD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 89 AND PLAT RECORD B AT PAGE 27 SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE .

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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE 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.

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:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

McDowell

102 NE F Street

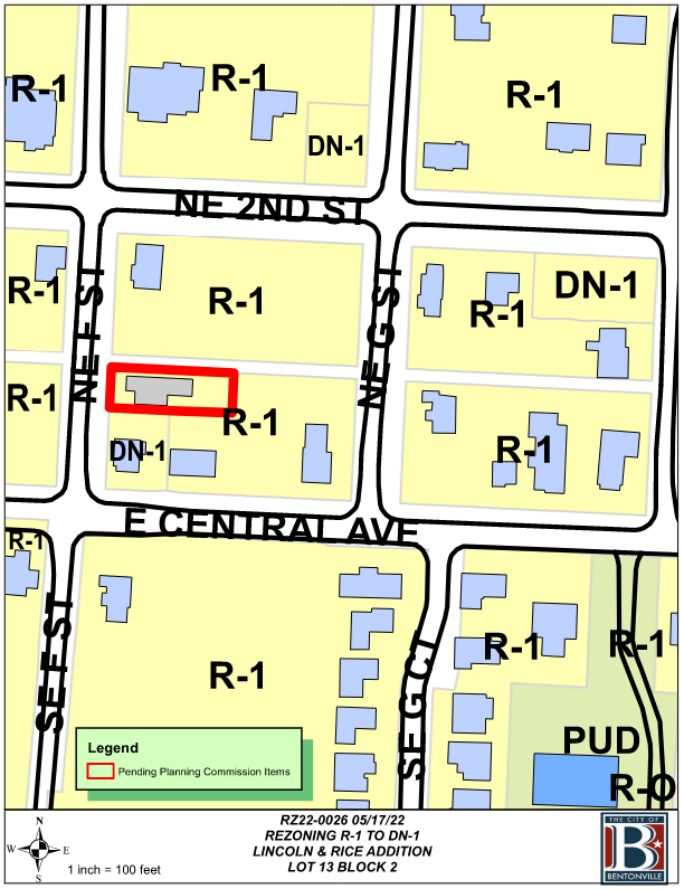
PC Date: 5/17/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0026
Applicant / Current Owner	John C. McDowell and Dawn V. McDowell
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 102 NE F Street. The property is surrounded by R-1, Low Density Single Family Residential to the north, east, and west, and DN-1, Downtown Low Density Residential to the south.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

Analysis

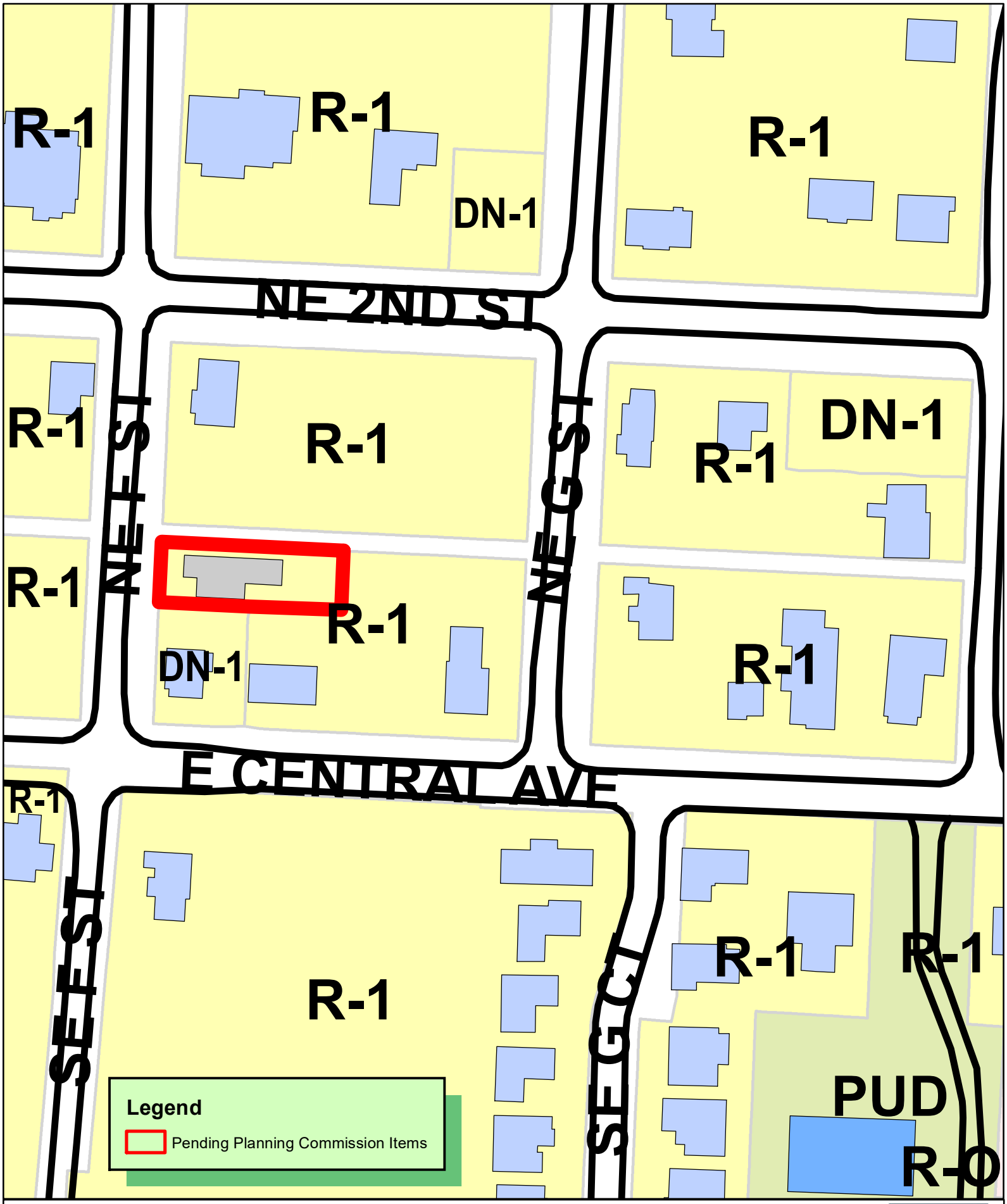
The DN-1 district intends to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

This 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 Low-Density Residential should be zoned either DN-1 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-1 zoning districts in the immediate area.

Conclusion

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



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1 inch = 100 feet

RZ22-0026 05/17/22
REZONING R-1 TO DN-1
LINCOLN & RICE ADDITION
LOT 13 BLOCK 2

THE CITY OF BENTONVILLE

Narrative
Parcel 001-3249-000
102 NE F Street
Bentonville AR

I am requesting that this property be rezoned from R-1 to DN-1 which aligns with the Future Land Use Plan. Adjacent lot at 701 E. Central is already rezoned to DN-1. In the future we plan to adjust the property lines with an adjoining lot which we also own. At that time, we will submit a fence plan for approval, noting that the DN-1 will allow fences up to 8 ft.

The lot will remain a low-density single home property with no changes to Use, Signage, or Appearance. City water or sewer lines will remain unchanged.

Thank you for your consideration

John McDowell

DN-1, Downtown Low Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Setback Standards:

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

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

DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0026).

WHEREAS, John McDowell 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 13, BLOCK 2 OF LINCOLN & RICE SUBDIVISION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK 2013 AND PAGE 48747, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY 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.

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:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

Chatsworth Holdings, LLC

707 East Central Avenue

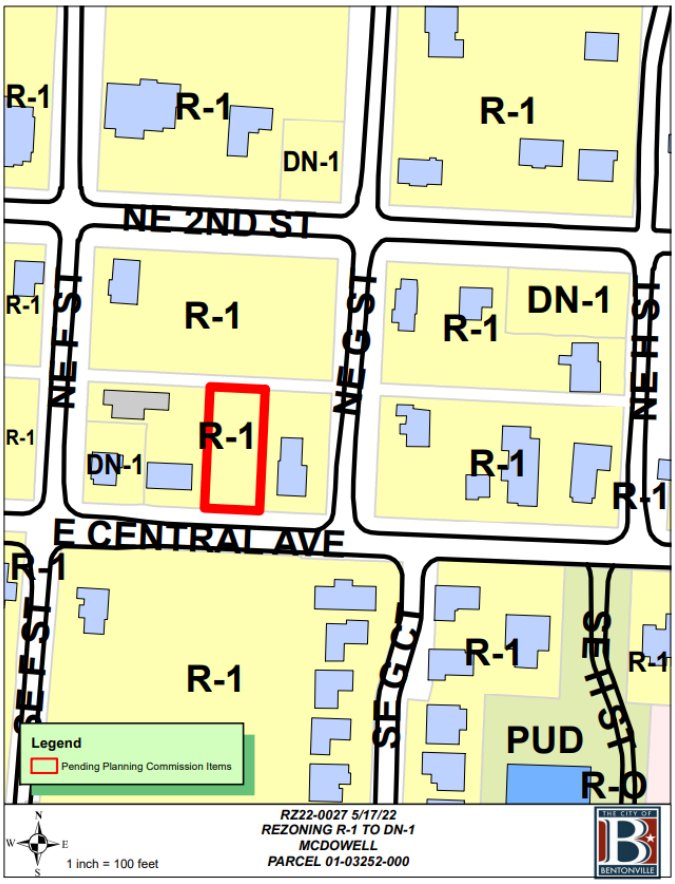
PC Date: 5/17/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0027
Applicant / Current Owner	Chatsworth Holdings, LLC
Site Area	+/- 0.24 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 707 East Central Avenue. The property is surrounded by R-1, Low Density Single Family Residential to the north, east, and west, and DN-1, Downtown Low Density Residential to the south.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

Analysis

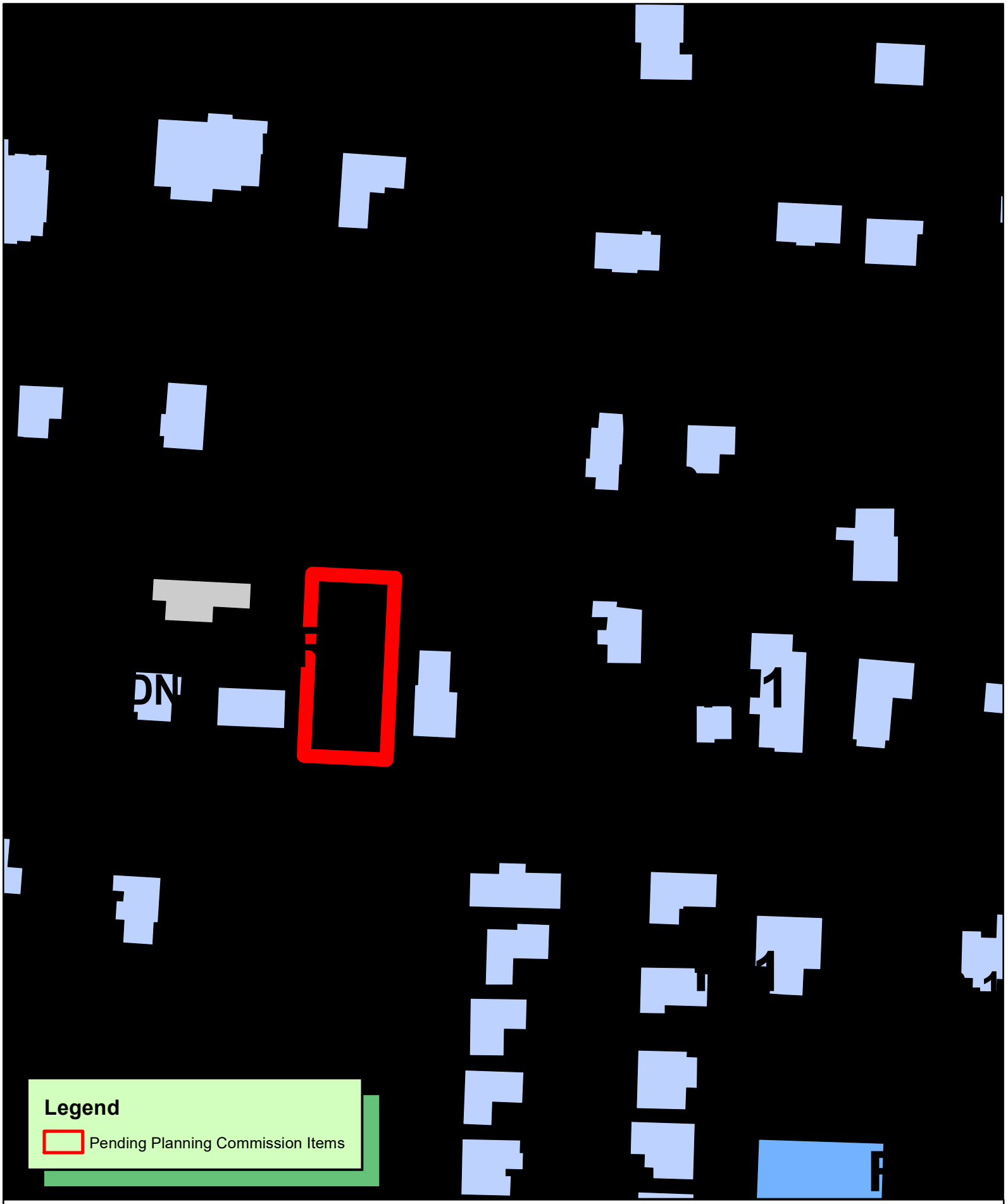
The DN-1 district intends to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

This 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 Low-Density Residential should be zoned either DN-1 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-1 zoning districts in the immediate area.

Conclusion

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



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1 inch = 100 feet

RZ22-0027 5/17/22
REZONING R-1 TO DN-1
MCDOWELL
PARCEL 01-03252-000

Narrative
Parcel 001-03252-000
707 E. Central
Bentonville AR

I am requesting that this property be rezoned from R-1 to DN-1 which aligns with the Future Land Use Plan. Adjacent lot at 701 E. Central is already rezoned to DN-1. In the future we plan to adjust the property lines with an adjoining lot which we also own. At that time, we will submit a fence plan for approval, noting that the DN-1 will allow fences up to 8 ft.

The lot will remain a low-density single home property with no changes to Use, Signage, or Appearance. City water or sewer lines will remain unchanged.

Thank you for your consideration

John McDowell

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER:RZ22-0027).

WHEREAS, Chatsworth Holdings 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 10 AND THE WEST 18 FEET OF LOT 11, BLOCK 2 LINCOLN & RICE ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK B AND PAGE 101, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY 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-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY 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.

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:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

Black Apple Creek, LLC

NW C Street

PC Date: 5/17/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0029
Applicant / Current Owner	Black Apple Creek, LLC
Site Area	+/- 7.92 acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at NW C Street. The property is surrounded by R-1, Low Density Single Family Residential to the north, south, east, and west, and DN-2, Downtown Medium Density Residential to the east.

Relationship to the Bentonville Community Plan

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

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

Public Comment

At the time of writing this staff report, staff has received public comment on this item stating no objection.

Analysis

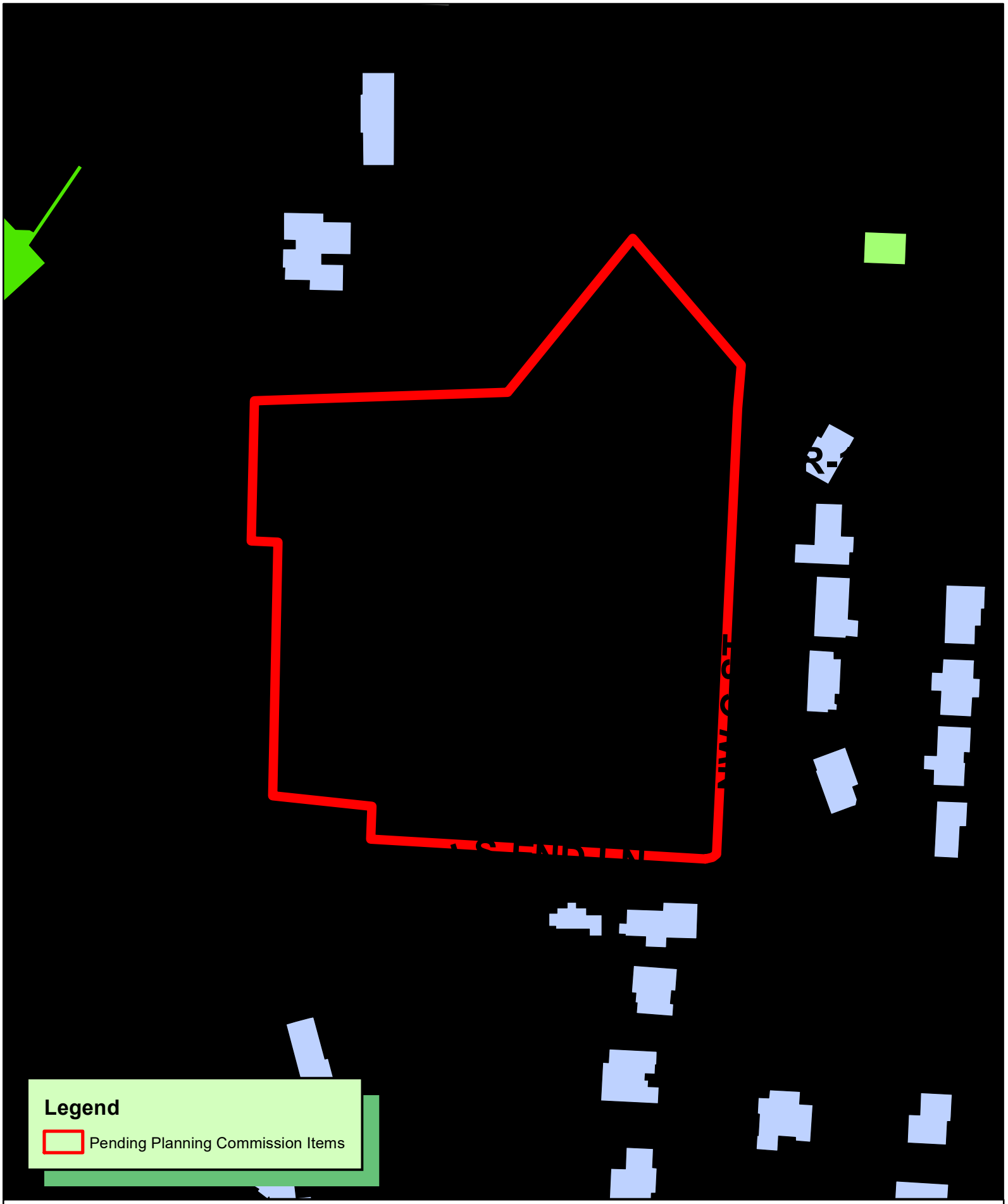
The DN-1 district intends to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

This request is not consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2, RC-2, or PRD, however, this request is for a less intense zoning district which is compatible with surrounding zoning.

A rezone to DN-1 is compatible with surrounding property zoning districts.

Conclusion

This rezoning request is compatible with surrounding land-use patterns in the immediate area and will not set a precedent contrary to the Future Land Use Plan. Staff recommends approval of the rezoning request.



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1 inch = 150 feet

RZ22-0029 5/17/22
REZONING PRD TO DN-1
NELAGONEY GLEN

April 11, 2022

Bentonville Planning
305 SW “A” Street
Bentonville, AR 72712

RE: Black Apple Creek LLC Rezone (Nelagoney Glen)

Dear Tyler:

Black Apple Creek LLC would like to rezone their property located on parcel numbers 01-07022-000, 01-00427-000, 01-07024-000, and 01-00422-000 from PRD to R-1. The existing property was rezoned to PRD, but the plan was never implemented, and the owner would now like to develop the land as single family residential. The rezone would not adversely affect the surrounding properties of infrastructure.

Sincerely,

Morrison-Shipley Halff

M. Dirk Thibodaux, ASLA, PLA
Senior Project Manager

RZ 22-0029

NOTICE OF INTENT TO REZONE

Black Aple Creek LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

PRD to DN-1 Downtown Low Density Residential

The legal description of the property is as follows:

The common description of the property is: _____

The public hearing will be held May 17, 2022, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

Denise R Estrada
901 NW B St.
Signature and Physical Address

901 NW B St.
Signature and Physical Address

DN-1, Downtown Low Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Setback Standards:

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

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

DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

RZ 22-0029

NOTICE OF INTENT TO REZONE

Black Aple Creek LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

PRD to DN-1 Downtown Low Density Residential

The legal description of the property is as follows:

The common description of the property is: _____

The public hearing will be held May 17, 2022, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

Denise R Estrada
901 NW B St.
Signature and Physical Address

901 NW B St.
Signature and Physical Address

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF PRD, PLANNED RESIDENTIAL DEVELOPMENT TO DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER:RZ22-0029).

WHEREAS, Black Apple Creek, 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 PRD, PLANNED RESIDENTIAL DEVELOPMENT to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

TRACT 1, AS FILED FOR RECORD IN PLAT BOOK I, PAGE 180, DECEMBER 19, 1968; TRACT "B" AND TRACT "C" AS FILED FOR RECORD IN PLAT BOOK 12, PAGE 72, NOVEMBER 6, 1986; LOT 1, BLACK ADDITION TO THE CITY OF BENTONVILLE, AS FILED FOR RECORD IN PLAT BOOK 20, PAGE 237, MAY 18, 1995; AND LOT 4, BLACK ADDITION TO THE CITY OF BENTONVILLE, AS FILED FOR RECORD IN PLAT BOOK 2006, PAGE 9, JANUARY 3, 2006; ALL BEING PART OF THE NORTHWEST QUARTER NORTHEAST QUARTER (NW1/4 NE1/4), SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, THE EXTERIOR PERIMETER OF THESE COMBINED TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 30; THENCE BY BEARING AND DISTANCE THE FOLLOWING COURSES (BASIS OF BEARING, GRID NORTH), SOUTH 01°42'22" WEST A DISTANCE OF 782.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°42'22" WEST A DISTANCE OF 174.00 FEET; THENCE SOUTH 87°23'42" EAST A DISTANCE OF 33.09 FEET; THENCE SOUTH 01°52'09" WEST A DISTANCE OF 318.22 FEET; THENCE SOUTH 87°22'45" EAST A DISTANCE OF 126.52 FEET; THENCE SOUTH 02°02'19" WEST A DISTANCE OF 45.12 FEET; THENCE SOUTH 84°14'30" EAST A DISTANCE OF 34.38 FEET; THENCE SOUTH 87°37'22" EAST A DISTANCE OF 392.86 FEET; THENCE NORTH 02°47'29" EAST A DISTANCE OF 628.63 FEET; THENCE NORTH 41°40'31" WEST A DISTANCE OF 198.85 FEET; THENCE SOUTH 39°20'00" WEST A DISTANCE OF 258.40 FEET; THENCE SOUTH 87°39'14" WEST A DISTANCE OF 303.88 FEET TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 17, 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 PRD, PLANNED RESIDENTIAL DEVELOPMENT to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL DN-1, DOWNTOWN LOW-DENSITY 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 PRD, PLANNED RESIDENTIAL DEVELOPMENT to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL toDN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL 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.

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:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

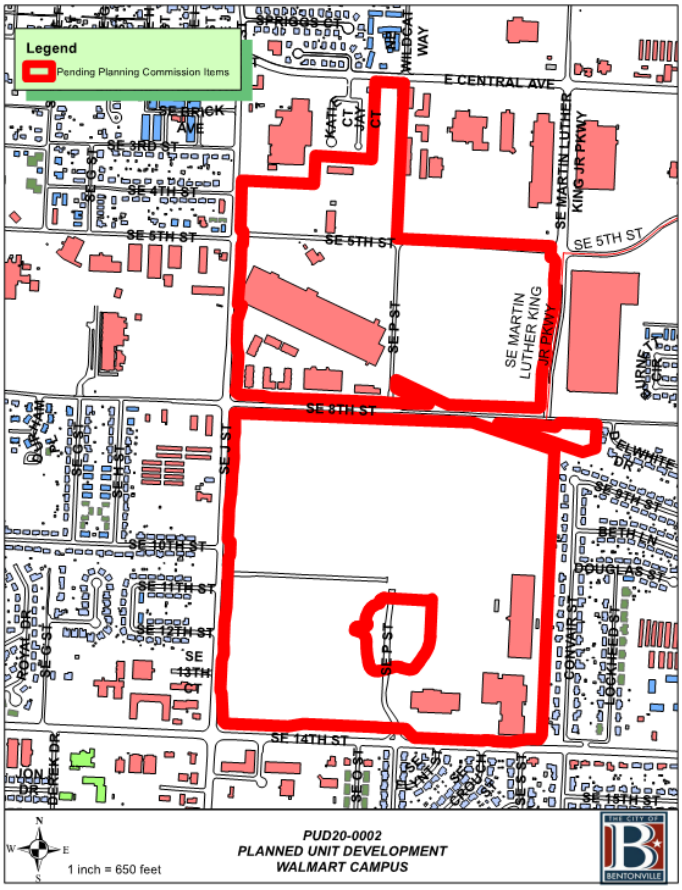
Walmart Campus PUD Amendment

301 SE J Street
PC Date: 5/17/2022
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	PUD20-0002
Applicant / Current Owner	Wal-Mart Stores, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	+/- 231 acres
Current Zoning	I-2, Heavy Industrial, R-3, Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	General Commercial

https://arcg.is/08HvK8

Location Map



Note: This is an amendment to a previously approved Planned Unit Development.

Amendment Description
The applicant requests an amendment to the previously approved Walmart Campus Planned Unit Development to add the North and South CUP, an electric substation, two additional surface parking lots, and Zone 2S to the PUD. Zone 2S includes a hotel and a welcome center for the campus.

Project Description
This property is the future site of the Walmart Home Office Campus. The property is generally bounded by E Central Avenue to the north, SE Martin Luther King Junior Parkway and SE Moberly Lane to the east, SE 14th Street to the south, and SE J Street to the west. Vicinity maps and streetscape layouts are included in the Planned Unit Development packet.

Currently zoned I-2 Heavy Industrial, R-3 Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial. Adjacent zoning districts include R-1, R-4, C-2, and C-1 to the north, R-1, R-3, C-2, and C-1 to the east, R-1, R-O, and C-2 to the south, and R-O, C-1, C-2, R-1, I-2, and PUD to the west.

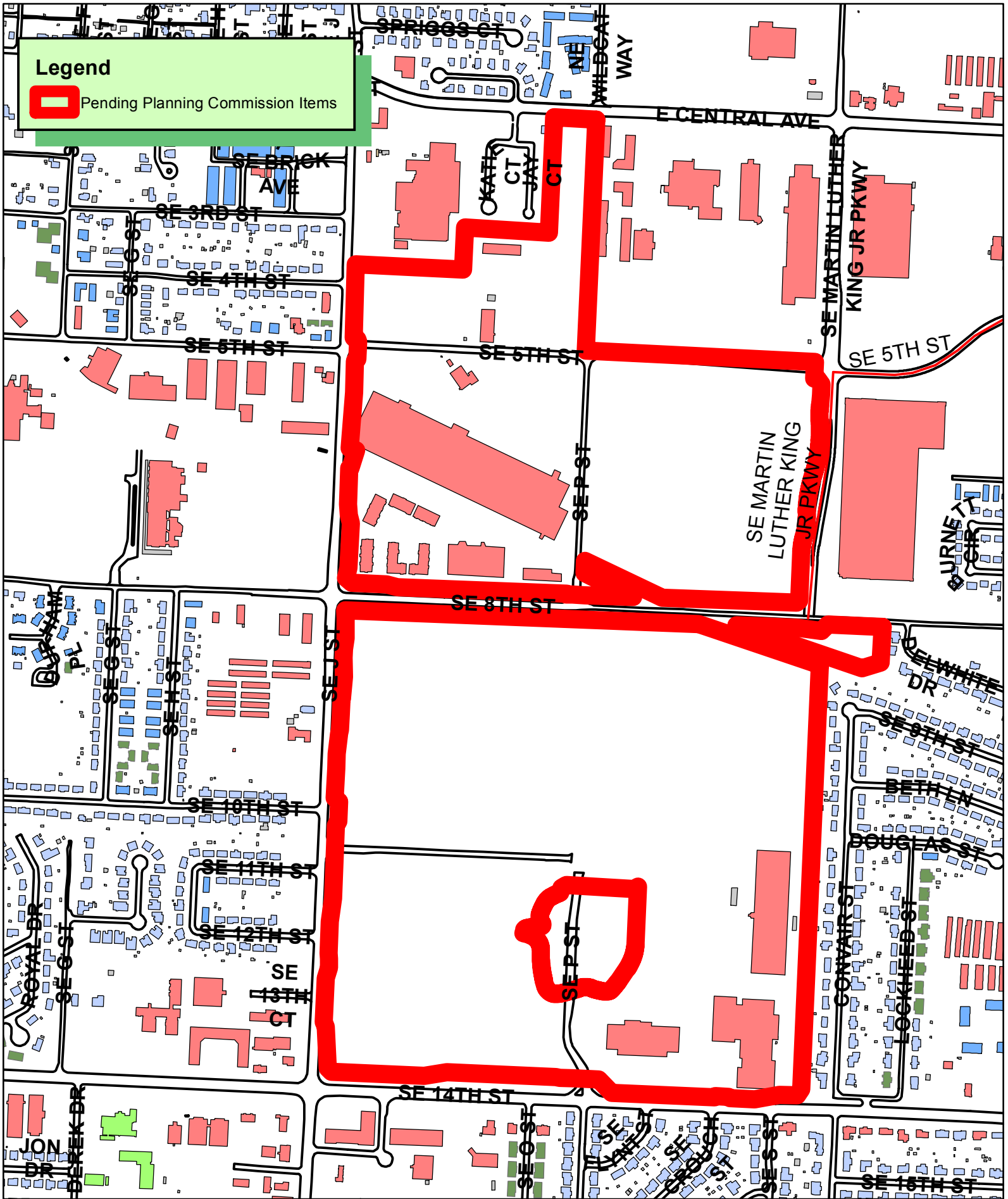
Relationship to the General Plan
The Future Land Use Plan currently depicts this property as General Commercial. General Commercial areas typically include uses that serve nearby residents and those coming from other parts of the region. They encourage a variety of commercial uses and should balance access between vehicles and pedestrians. The General Commercial land use category is compatible with the proposed Planned Unit Development

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

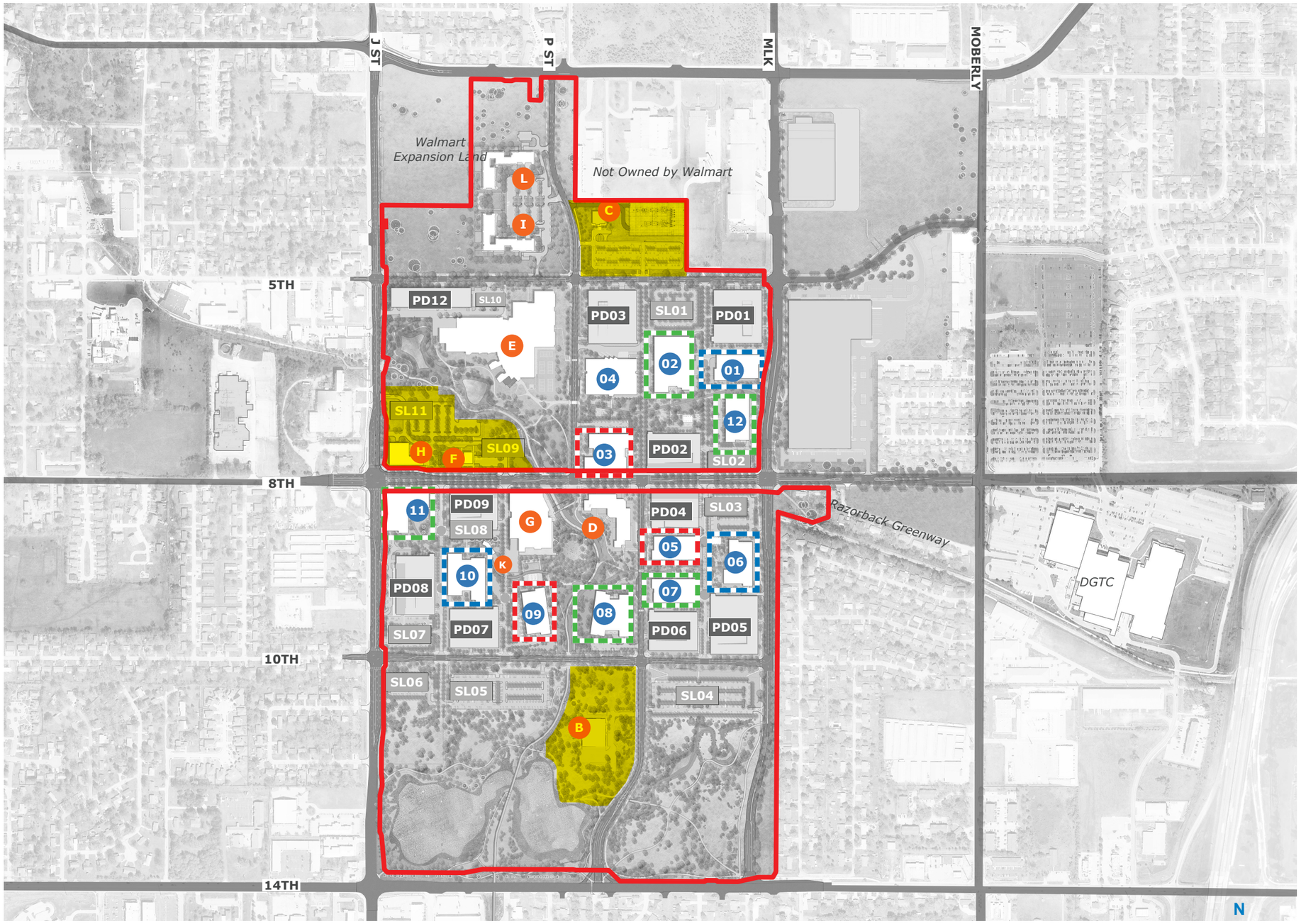
Conclusion
According to the applicant's narrative the purpose of their Planned Unit Development is to provide a smart and sustainable design and a connected campus rooted in the community. The Campus seeks to meet these goals through the use of local materials, environmentally friendly design, connection with the Razorback Greenway and 8th Street, and building and architectural selections to serve as an extension of the existing community.

The Commerce and Industry Chapter of the 2015 Bentonville Community Plan is of special importance to this project. The Chapter's Community-Wide Recommendations suggest the City require a high quality of design and make unique and interesting places. In addition, the chapter depicts this property as being within the East Side Walmart Employment Sector Area. The plan notes that this area should serve as a link between the western trail network (which includes Downtown and Crystal Bridges) and the eastern trail network (which includes NWACC and the City of Rogers).

This Planned Unit Development, through its use of unique design, open space, and pedestrian connectivity, meets the purpose and intent of the PUD ordinance and of the Commerce and Industry Chapter of the Community Plan. Staff recommends approval of this rezoning request.

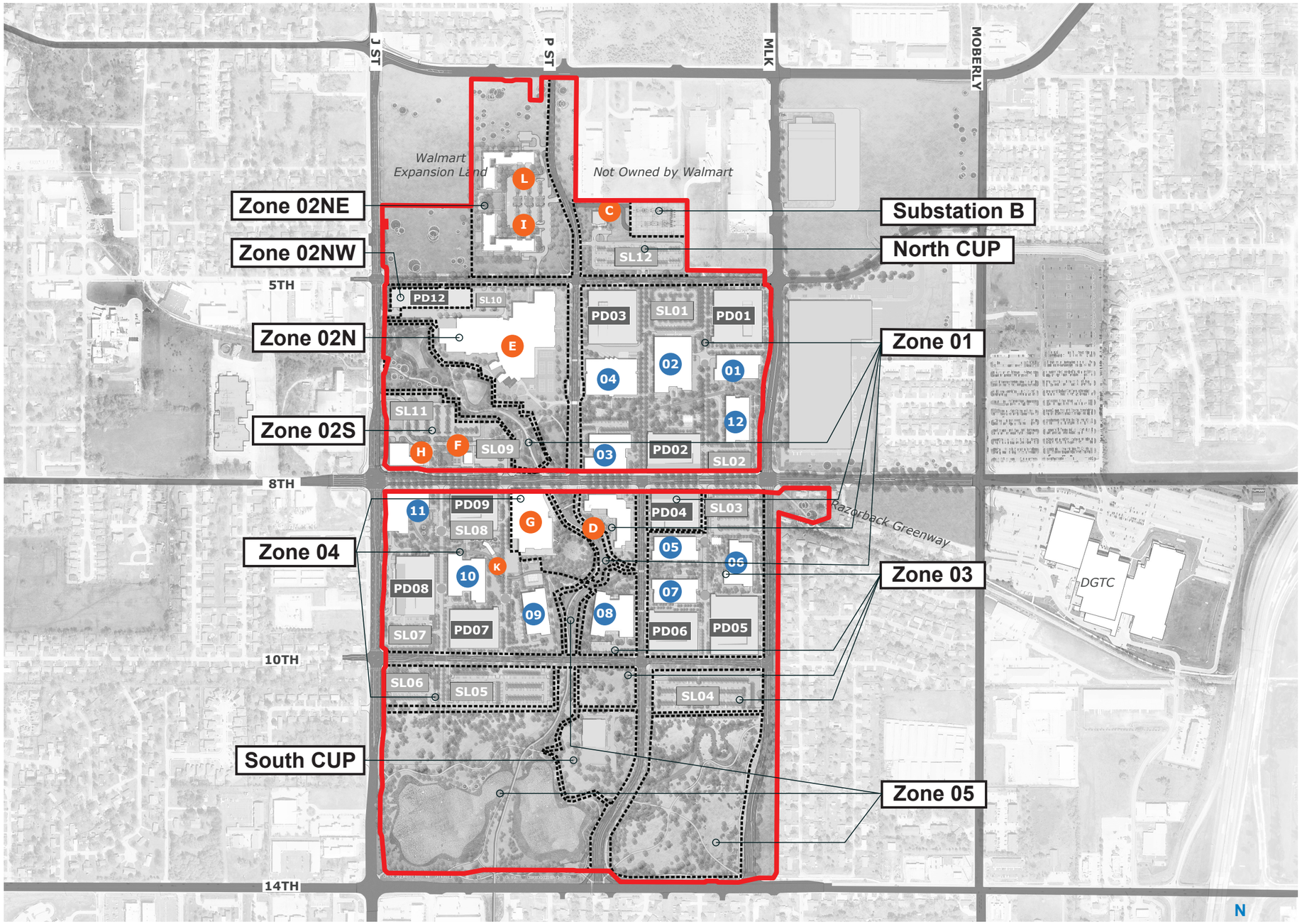


PUD20-0002
PLANNED UNIT DEVELOPMENT
WALMART CAMPUS



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building
- Areas Revised from Previous Submission



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- Zone Boundary

PUD20-0002

NOTICE OF INTENT TO REZONE

Wal-Mart Property Tax Department, Benchmark Realty Advisors, Inc., and North Arkansas Wholesale Co., Inc. have requested the Bentonville Planning Commission to set a public hearing date to consider PUD-4th Revision to include the addition of the North and South CUPS, Substation B, the hotel and welcome center and related elevations on the following property described as follows:

SEE ATTACHED LEGALS

The common description of the property is: 1903 SE 10th Street and surrounding area

Proposed land use: Office campus and related uses

The public hearing will be held on May 17, 2022 at 4:00 p.m. in the Bentonville Council Chambers located at 305 SW A Street.

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

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

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

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

(I/we have no objections to the rezoning.)

I/we object to the rezoning because:

_____

_____

_____

_____

_____

Signature

Wayne E. Martin
Printed Name

18403 N. Laguna Azul Dr.
Physical Address

Surprise AZ 85374

630-631-8097

RECEIVED
4-27-22

PUD20-0002

NOTICE OF INTENT TO REZONE

Wal-Mart Property Tax Department, Benchmark Realty Advisors, Inc., and North Arkansas Wholesale Co., Inc. have requested the Bentonville Planning Commission to set a public hearing date to consider PUD-4th Revision to include the addition of the North and South CUPS, Substation B, the hotel and welcome center and related elevations on the following property described as follows:

SEE ATTACHED LEGALS

The common description of the property is: 1903 SE 10th Street and surrounding area

Proposed land use: Office campus and related uses

The public hearing will be held on May 17, 2022 at 4:00 p.m. in the Bentonville Council Chambers located at 305 SW A Street.

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

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

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

I/We have received notice of the public hearing for the rezoning of the above described property and:
I/we have no objections to the rezoning.
I/we object to the rezoning because:

_____
_____
_____
_____
_____

Stephanie Howell Cochran
Signature

Stephanie Howell Cochran
Printed Name

1702 E Central Ave
Physical Address Bentonville, AR

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF I-2, HEAVY INDUSTRIAL, R-3, MEDIUM DENSITY RESIDENTIAL, R-O, RESIDENTIAL OFFICE, AND C-2, GENERAL COMMERCIAL TO PUD, PLANNED UNIT DEVELOPMENT (PROJECT NUMBER: PUD20-0002).

WHEREAS, Wal-Mart Stores, Inc. 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 I-2, Heavy Industrial, R-3, Medium Density Residential, R-O, Residential Office, and C-2, General Commercial to PUD, Planned Unit Development to be used in accordance with city zoning laws and state laws, which property is described as follows:

SURVEY DESCRIPTION LOT 5

A PART OF LOT 1, WAL-MART EAST ADDITION TO THE CITY OF BENTONVILLE ACCORDING TO PLAT BOOK 2007, PAGE 953 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, ALSO A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" REBAR CAPPED LS #1759 FOUND AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, SOUTH 87°26'06" EAST, 336.33 FEET TO A 5/8" REBAR CAPPED LS #1618;

THENCE LEAVING SAID NORTH BOUNDARY, SOUTH 02°33'56" WEST, 226.98 FEET TO A 5/8" REBAR CAPPED LS #1618;

THENCE SOUTH 87°26'04" EAST, 387.60 FEET TO THE EAST BOUNDARY OF AFOREMENTIONED LOT 1, AND A 5/8" REBAR CAPPED LS #1618;

THENCE ALONG SAID EAST BOUNDARY, SOUTH 02°25'41" WEST, 225.45 FEET TO A 5/8" REBAR CAPPED LS #1534 FOUND ON THE NORTH RIGHT-OF-WAY OF SE 5TH STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 87°24'40" WEST, 724.70 FEET TO A 5/8" REBAR CAPPED LS #1759 FOUND ON THE WEST BOUNDARY OF AFOREMENTIONED LOT 1;

THENCE ALONG SAID WEST BOUNDARY, NORTH 02°35'42" EAST, 452.13 FEET TO THE POINT OF BEGINNING CONTAINING 239,553 SQUARE FEET OR 5.50 ACRES, MORE OR LESS.

SURVEY DESCRIPTION LOT 6

A PART OF LOT 1, WAL-MART EAST ADDITION TO THE CITY OF BENTONVILLE ACCORDING TO PLAT BOOK 2007, PAGE 953 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, ALSO A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH BOUNDARY, SOUTH 87°26'06" EAST, 336.33 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY, SOUTH 87°26'06" EAST, 387.06 FEET TO A 5/8" REBAR CAPPED LS #1618 FOUND ON THE EAST BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID EAST BOUNDARY, SOUTH 02°25'41" WEST, 226.98 FEET;

THENCE LEAVING SAID EAST BOUNDARY, NORTH 87°26'04" WEST, 387.60 FEET;

THENCE NORTH 02°33'56" EAST, 226.98 FEET TO THE AFOREMENTIONED NORTH BOUNDARY OF LOT 1 AND THE POINT OF BEGINNING CONTAINING 87,915 SQUARE FEET OR 2.02 ACRES, MORE OR LESS.

SURVEY DESCRIPTION PD10

A PART OF THE SOUTHEAST QUARTER (SEL/4) OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF HAZEL PARK SUBDIVISION ACCORDING TO PLAT BOOK W, PAGE 53;

THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION, SOUTH 02°32'15" WEST, 969.03 FEET; THENCE LEAVING SAID WEST BOUNDARY, NORTH 87°27'45" WEST, 921.43 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02°25'58" WEST, 264.00 FEET;

THENCE NORTH 86°41'18" WEST, 384.43 FEET

THENCE NORTH 02°56'09" EAST, 52.01 FEET;

THENCE NORTH 02°56'33" EAST, 213.34 FEET;

THENCE SOUTH 87°03'21" EAST, 5.76 FEET;

THENCE NORTH 03°07'14" EAST, 17.50 FEET;

THENCE SOUTH 86°52'46" EAST, 50.01 FEET;

THENCE NORTH 03°07'14" EAST, 1.50 FEET;

THENCE SOUTH 86°52'46" EAST, 32.50 FEET;

THENCE SOUTH 03°07'14" WEST, 1.50 FEET;

THENCE SOUTH 86°52'46" EAST, 40.43 FEET;

THENCE SOUTH 81 °23'38" EAST, 119.28 FEET;

THENCE SOUTH 86°23'16" EAST, 68.91 FEET;

THENCE SOUTH 86°54'39" EAST, 26.09 FEET;

THENCE SOUTH 86°52'52" EAST, 29.65 FEET;

THENCE SOUTH 47°36'20" EAST, 12.93 FEET TO THE POINT OF BEGINNING CONTAINING 106,266 SQUARE FEET OR 2.44 ACRES, MORE OR LESS.

SURVEY DESCRIPTION SOUTH CUP

A PART OF THE SOUTHEAST QUARTER (SEL/4) OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING DESCRIBED BY METES AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF HAZEL PARK SUBDIVISION;

THENCE SOUTH 02°32'15" WEST, 1793.91 FEET;

THENCE NORTH 87°27'45" WEST, 1073.81 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE 69.73 FEET, HAVING A RADIUS OF 405.77 FEET, THROUGH A CENTRAL ANGLE OF 09°50'44", HAVING A CHORD WHICH BEARS NORTH 76°32'20" WEST, 69.64 FEET TO A POINT ON A REVERSE TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE 66.46 FEET, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 34°37'04", HAVING A CHORD BEARING AND DISTANCE OF NORTH 88°55'30" WEST, 65.45 FEET TO A POINT ON A REVERSE TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 115.66 FEET, HAVING A RADIUS OF 3,047.30 FEET, THROUGH A CENTRAL ANGLE OF 02°10'29", HAVING A CHORD BEARING AND DISTANCE OF SOUTH 74°51'13" WEST, 115.65 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 91.20 FEET, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 87°05'31", HAVING A CHORD BEARING AND DISTANCE OF NORTH 60°30'48" WEST, 82.67 FEET; THENCE NORTH 15°17'05" WEST, 30.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 163.02 FEET, HAVING A RADIUS OF 585.70 FEET, THROUGH A CENTRAL ANGLE OF 15°56'51", HAVING A CHORD WHICH BEARS NORTH 05°50'33" WEST, 162.49 FEET TO A POINT ON A REVERSE TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE 114.36 FEET, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 77°05'22", HAVING A CHORD BEARING AND DISTANCE OF NORTH 36°24'49" WEST, 105.93 FEET; THENCE NORTH 74°57'30" WEST, 31.16 FEET;

THENCE NORTH 15°02'30" EAST, 15.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 15.11 FEET, HAVING A RADIUS OF 14.24 FEET, THROUGH A CENTRAL ANGLE OF 60°46'50", HAVING A CHORD WHICH BEARS NORTH 46°01'09" EAST, 14.41 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, HAVING A RADIUS OF 196.85 FEET, THROUGH A CENTRAL ANGLE OF 01 °14'24", HAVING A CHORD BEARING AND DISTANCE OF NORTH 77°01'46" EAST, 4.26 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 74.76 FEET, HAVING A RADIUS OF 403.30 FEET, THROUGH A CENTRAL ANGLE OF 10°37'15", HAVING A CHORD BEARING AND DISTANCE OF NORTH 82°57'35" EAST, 74.65 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE 24.18 FEET, HAVING A RADIUS OF 11.49 FEET, THROUGH A CENTRAL ANGLE OF 120°31'48", HAVING A CHORD WHICH BEARS NORTH 20°18'00" EAST, 19.96 FEET TO A POINT ON A REVERSE TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 56.69 FEET, HAVING A RADIUS OF 52.70 FEET, THROUGH A CENTRAL ANGLE OF 61 °38'28", HAVING A CHORD BEARING AND DISTANCE OF NORTH 09°08'40" WEST, 54.00 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 57.97 FEET, HAVING A RADIUS OF 483.84 FEET, THROUGH A CENTRAL ANGLE OF 06°51'52", HAVING A CHORD BEARING AND DISTANCE OF NORTH 25°06'30" EAST, 57.93 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 50.01 FEET, HAVING A RADIUS OF 89.86 FEET, THROUGH A CENTRAL ANGLE OF 31 °53'18", HAVING A CHORD BEARING AND DISTANCE OF NORTH 44°29'05" EAST, 49.37 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 51.28 FEET, HAVING A RADIUS OF 350.51 FEET, THROUGH A CENTRAL ANGLE OF 08°22'54", HAVING A CHORD BEARING AND DISTANCE OF NORTH 64°37'11" EAST, 51.23 FEET; THENCE NORTH 17°57'00" EAST, 25.58 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE 30.32 FEET, HAVING A RADIUS OF 253.43 FEET, THROUGH A CENTRAL ANGLE OF 06°51'20", HAVING A CHORD WHICH BEARS NORTH 59°07'09" EAST, 30.31 FEET;

THENCE SOUTH 86°39'20" EAST, 367.10 FEET;

THENCE NORTH 50°25'54" EAST, 20.40 FEET;

THENCE SOUTH 02°27'56" WEST, 298.33 FEET

TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 75.76 FEET, HAVING A RADIUS OF 245.71 FEET, THROUGH A CENTRAL ANGLE OF 17°40'00", HAVING A CHORD WHICH BEARS SOUTH 09°50'35" WEST, 75.46 FEET TO A POINT ON A COMPOUND TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 80.56 FEET, HAVING A RADIUS OF 292.17 FEET, THROUGH A CENTRAL ANGLE OF 15°47'55", HAVING A CHORD BEARING AND DISTANCE OF SOUTH 26°34'32" WEST, 80.31 FEET; THENCE SOUTH 34°28'30" WEST ALONG THE, 73.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC

OF SAID CURVE 58.44 FEET, HAVING A RADIUS OF 631.37 FEET, THROUGH A CENTRAL ANGLE OF 05°18'12", HAVING A CHORD WHICH BEARS SOUTH 39°13'22" WEST, 58.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE 40.62 FEET, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 46°33'05", HAVING A CHORD WHICH BEARS SOUTH 75°15'45" WEST, 39.52 FEET TO THE POINT OF BEGINNING CONTAINING 265,994 SQUARE FEET OR 6.11 ACRES, MORE OR LESS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 18, 2020 in the Council Chambers of the City of Bentonville; and,

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 I-2, Heavy Industrial R-3, Medium Density Residential, R-O, Residential Office, and C-2, General Commercial to PUD, Planned Unit Development.

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 I-2, Heavy Industrial R-3, Medium Density Residential, R-O, Residential Office, and C-2, General Commercial to PUD, Planned Unit Development to be used in accordance with the city zoning laws and state laws.

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

City Clerk

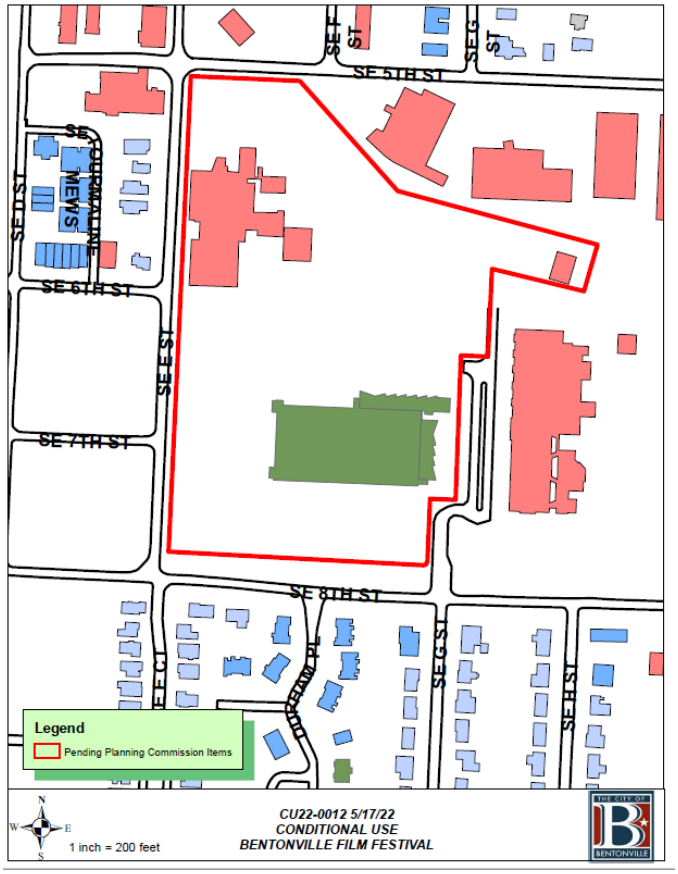
Bentonville Film Festival 2022

507 SE E Street
PC Date: 5/17/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	CU22-0012
Applicant / Current Owner	Bentonville Film Festival / Crystal Bridges Museum of American Art
Site Area	+/- 18.76 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Temporary Event
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The Bentonville Film Festival is a five-day event that will take place at various locations in Bentonville. The property at 507 SE E Street is currently zoned PUD, Planned Unit Development. Additionally, the festival will have the following footprint:

- Momentary Arvest Bank Courtyard – Public Movies, Food Trucks, Partner Activations
- Arvest Conference Center – Volunteer and Public Relations Headquarters, Operations Office
- Meteor Guitar Gallery – Awards ceremony and after party
- Skylight Cinema – Movie Screenings
- Thaden School Theater – Movie Screenings
- Momentary Rode House Theater – Movie Screenings
- Walmart World Room – Movie Screenings
- Oven and Tap – Filmakers lunch
- Ramo D'Olivo – Filmakers Happy Hour

Proposed Use Description
According to the applicant's narrative, the request is to allow for the Bentonville Film Festival, lasting from June 19th to June 27th (these dates are including setup and tear down) for various time frames each day.

The property at 507 SE E Street will have temporary tent structure, movie screens, food trucks, and partner activation requiring a Conditional Use Permit regardless of zoning district.

Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

Transportation / Parking Plan:

- Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
- 21c Parking Lot, 3rd Floor
- Public parking through downtown and parking garage at 8th Street Market.
- Compton Gardens parking will be open for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking. There are also several lots to the east of Compton Gardens that could possibly be used by attendees without the authorization of the owner. To avoid this, the applicant has engaged in conversation with the property owner regarding the correct avenue to take.
- The applicant will provide transportation and bike racks for 25 filmmakers.

Bentonville Film Festival will not need any street closures for the 2022 festival.

Public Notice

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

Conditions of Approval

1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in signage, scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not met.

CU22-0012 5/17/22
CONDITIONAL USE
BENTONVILLE FILM FESTIVAL

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

FESTIVAL OVERVIEW

BFFoundation is a non-profit organization focused on promoting underrepresented voices of diverse storytellers. We champion female, non-binary, LGBTQIA+, black, indigenous, people of color, and people with disabilities' voices in entertainment and media. We do this through research, education, and supporting the production and distribution of inclusive content.

The foundation believes that by taking real action with content creators, talent, influencers, advertisers, and content distributors, we can accurately reflect the gender balance and diversity of our country. Our goal is to create a seismic change in how media inspires young minds to do great things.

Our primary research partner is the Geena Davis Institute on Gender in Media. Together, we seek to support research that proves these systemic changes are not only the right thing to do—they are also commercially beneficial. The Geena Davis Institute on Gender in Media has also clearly shown that the media children consume has an overwhelming influence in shaping their view of the world and their place in it.

The foundation also partners with schools and community institutions, working with children to educate on the challenging effects of stereotyping, unconscious bias, and gender imbalance. We also utilize media-based tools and content to build positive association and equality-based learning models. BFFoundation is focused on working with its partners to foster inclusivity in media and entertainment to produce a positive influence in the community at large.

FESTIVAL MISSION

BFF is a year-long initiative which champions inclusion in all aspects of entertainment media. BFF's primary objective is to influence mainstream media to immediately increase diversity in the content that is produced and distributed, because if they can see it, they can believe it.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in Walmart World Room (105 N. Main Street), Skylight Cinema (350 SW A Street), Thaden School theater (800 SE C Street) and Momentary Rode House theater (507 SE E Street). Timing is different based on the venues, but the overall schedule is 10am – 11pm. Momentary Arvest Bank Courtyard (507 SE E Street) will be the location for the Geena Davis Outdoor Theater and Vendor Village. Vendor tents, Food Trucks, music and movie screenings will take place in this area.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

FESTIVAL FILMING VENUES

	Purpose	Date(s)/Times
Walmart World Room – 105 N. Main Street	Movie Screening	Wednesday, June 22 – Saturday, June 25 from 12pm - 10pm
Skylight Cinema – 350 SW A Street	Movie Screening	Wednesday, June 22 – Saturday, June 25 from 12pm - 7pm
Thaden School Theater – 800 SE C Street	Movie Screening	Wednesday, June 22 – Sunday, June 26 from 12pm - 10pm
Momentary Rode House Theater – 507 SE E Street	Movie Screening	Wednesday, June 22 – Sunday, June 26 from 12pm - 10pm

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

	Purpose	Date(s)/Times
Arvest Conference Center – Legion Lane	Operations Office	Wednesday, June 15 and Monday, June 20 from 9am - 4pm
		Thursday, July 16 - Sunday, June 19 from 9am - 8pm
Momentary Outdoor Pad and gravel lot- 507 SE E Street	Outdoor Theater	Tuesday, June 21 - Wednesday, June 22 from 7am - 6pm is the set up
		Thursday, June 23 from 1pm – 10pm Friday, June 24 from 10am – 11pm (last movie begins at 9pm) Saturday, June 25 from 10am - 10pm (last movie begins at 8pm) Sunday, June 26 from 11am – 2pm activities will be planned
		Movie Screening Agenda - TBD; Activations Open - TBD
		Times will vary on a daily basis (please see below)
The Meteor Guitar Gallery– 128 W. Central Avenue	Awards Ceremony and after party	Saturday, June 25 from 6pm – 1am
	*Also used for Festival Headquarters	Tuesday June 21 – Saturday June 25 from 10am – 10pm
Four Points by Sheraton – 211 SE Walton Blvd.	Festival Hotel	Tuesday, June 21 - Sunday, June 26

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

SPONSORSHIP ACTIVATION LOCATIONS

These locations will be set up on June 21 -22 and open to the public June 23 - 25 with tear down beginning the evening of June 26.

- Momentary will have an LED screen to show movies to the public, food trucks and partner activations.
- This area will be a place where BFF sponsors set-up temporary structures to activate their products, technology and services for the community and visitors to explore and enjoy.
- Food trucks will also be contracted to set up around the area.
- All venues have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and is in approval for Fire Marshal with the footprint. Tent inspections will occur prior to opening.

Momentary Outdoor Theater will be in operation as follows (Times are tentative and may be adjusted):

- Tuesday, June 21 – Load in/set up 7am - 6pm
- Wednesday, June 22 – Complete Load in/set up 7am - 6pm
- Thursday, June 23 – Open 1pm – 10pm (last movie begins at 9pm)
- Friday, June 24 - Open 10am – 11pm (last movie begins at 8pm)
- Saturday, June 25 – Open 10 am – 10pm (earlier due to Farmer's Market)
- Sunday, June 26– 11am – 2pm
- Sunday, June 26 – once public has cleared space, begin tear down

OFFICE SPACE

- Arvest Conference Room, Legion Lane (BFF Volunteer and PR Headquarters; Operations Office during festival)
- BFF Foundation Office, 702 SE 5th Street, Suite 8
- Meteor Guitar Gallery, 401 SE D Street (Festival HQ)

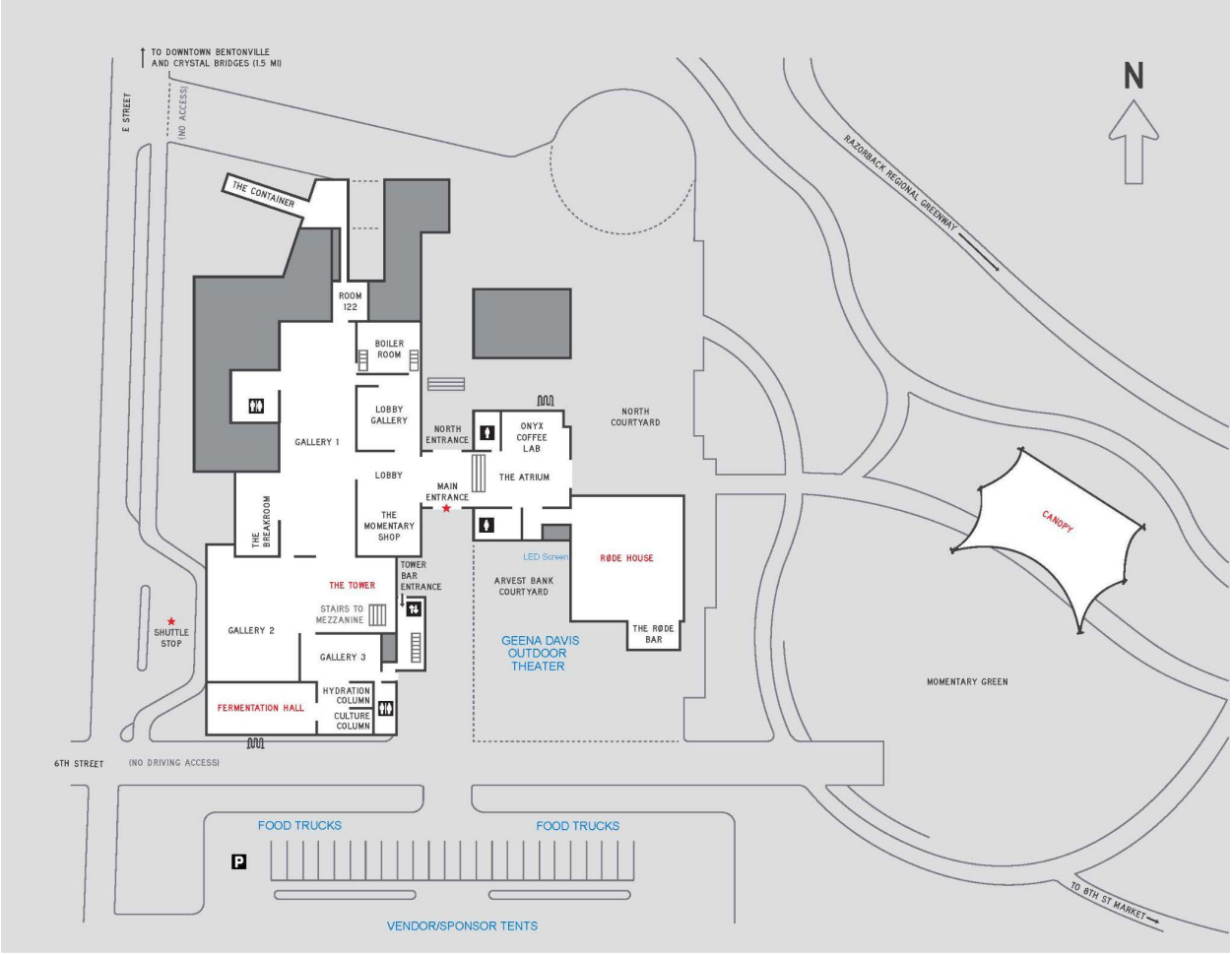
BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

FESTIVAL FOOTPRINT

- Momentary Arvest Bank Courtyard – Public Movies, Food Trucks, Partner Activations
  - Anticipated attendance – 1000 (flow)
- Arvest Conference Center – Volunteer and Public Relations Headquarters, Operations Office
  - Anticipated attendance – 25 (flow)
- Meteor – Awards ceremony and after party
  - Anticipated attendance – 300
- Skylight Cinema – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Thaden School Theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Momentary Rode House Theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Walmart World Room – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day.
- Oven and Tap – Filmmakers Lunch
  - Anticipated Attendance – 50
- Ramo D'Olivo – Filmmakers Happy Hour
  - Anticipated Attendance – 50

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

MOMENTARY OUTDOOR THEATER FOOTPRINT – 507 SE E Street
Temporary tent structures will be set up within property lines of the following properties:



SECURITY

Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

WASTE DISPOSAL

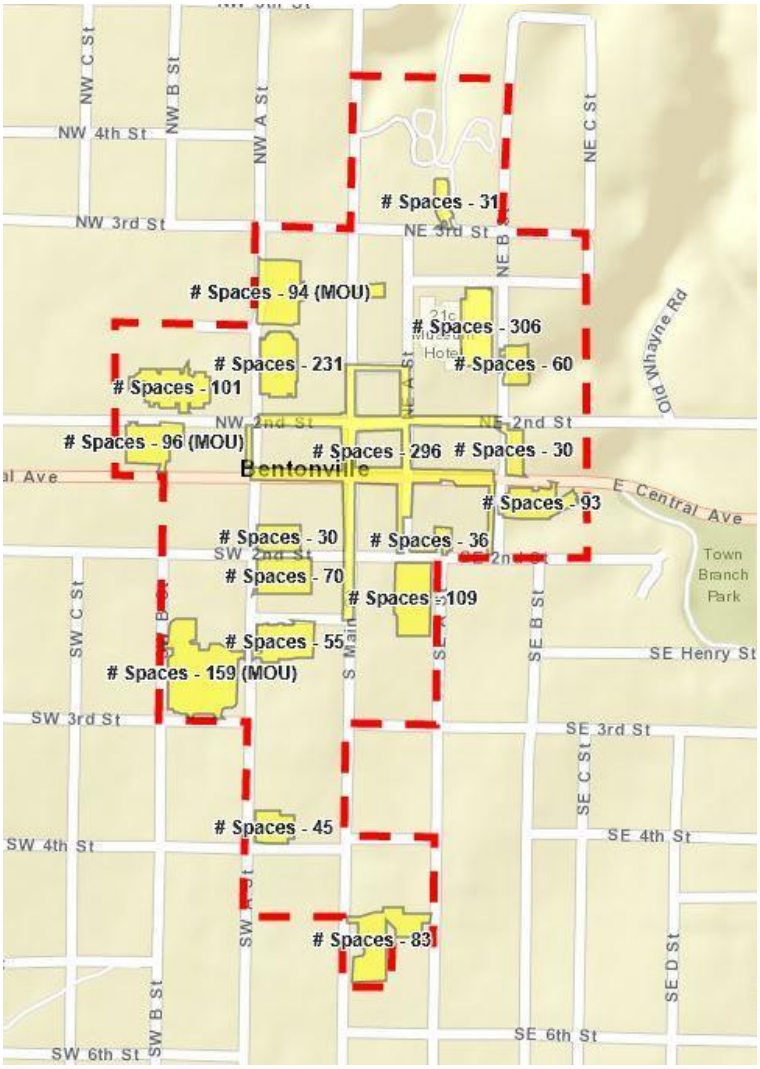
Momentary will handle waste disposal through our lease agreement for venue rental.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

TRANSPORTATION/ PARKING PLAN

- Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
- 21c Parking Lot, 3rd Floor
- Public parking through downtown and parking garage vicinity 8th Street Market.
- Compton Gardens parking will be open for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking. There are also several lots to the East of Compton Gardens that could possibly be used by attendees without the authorization of the owner. To avoid this, we have engaged in conversation with the property owner regarding the correct avenue to take.
- Will have 25 filmmakers that we will provide transportation for as well as provide bike racks.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)



<u>Street Closure:</u>

BFF will not need any street closures for the 2022 festival.

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

MISCELLANEOUS

- Attendee and vendor numbers are expected to top at 100 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 25 for the entire event.
- Oven and Tap will host a filmmaker lunch and Ramo d'Olivo will host a happy hour.

SIGNAGE

There will be sandwich board signage, feather flags and pillowcase signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. These will not be used in every location listed below. For example, a sandwich board may be the only thing outside Skylight Cinema. Please see examples of that signage below. The list of areas are as follows:

- Sidewalk outside Arvest Conference Center (all entrances to conference center
- Throughout Momentary Outdoor Theater
- Sidewalk outside Skylight Cinema SW A
- Sidewalk outside Thaden School SE C
- Sidewalk outside Momentary Museum SE E
- Sidewalk outside Walmart World Room on W Central Ave
- Sidewalk outside Meteor on Central
- Sidewalk outside the Filmmakers Lounge (location TBD)
- Sidewalk outside Four Points by Sheraton for shuttle
- Sidewalk outside Oven and Tap 215 S. Main Street #3 – only during Filmmaker Lunch event
- Sidewalk outside Ramo d'Olivo 217 S. Main Street – only during Filmmaker Happy Hour event

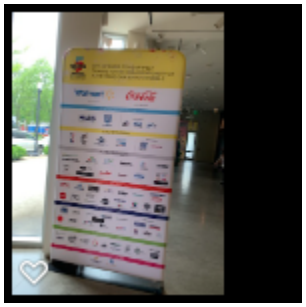
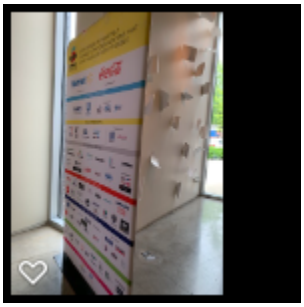
PHOTOS/SIZES OF SIGNAGE

Sandwich Board – size of sign is 24" x 36"

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

SIGNAGE CONTINUED

Pillow case (front and side view) - these vary in size. 4' x 7.5', 10' or 20. These are normally placed inside due to wind damage.

Feather Flag – size is 13'

STORAGE

1. Onsite storage at Momentary on gravel lot (507 SE E Street)

BENTONVILLE FILM FESTIVAL CONDITIONAL USE PERMIT APPLICATION
EVENT DATE: June 19 – June 27 (includes set and tear down dates)

CONTACTS

Jason Netter
Festival Producer
310-963-6181
Jnetter@kickstartent.com

Dave West
Director of Operations
Will be the contact for final walk throughs.
603-828-7886
Dave@bentonvillefilm.org

Terry Flink
Operations
702-845-3269
Terry@bentonvillefilm.org

Bville A Street, LLC

SW A Street

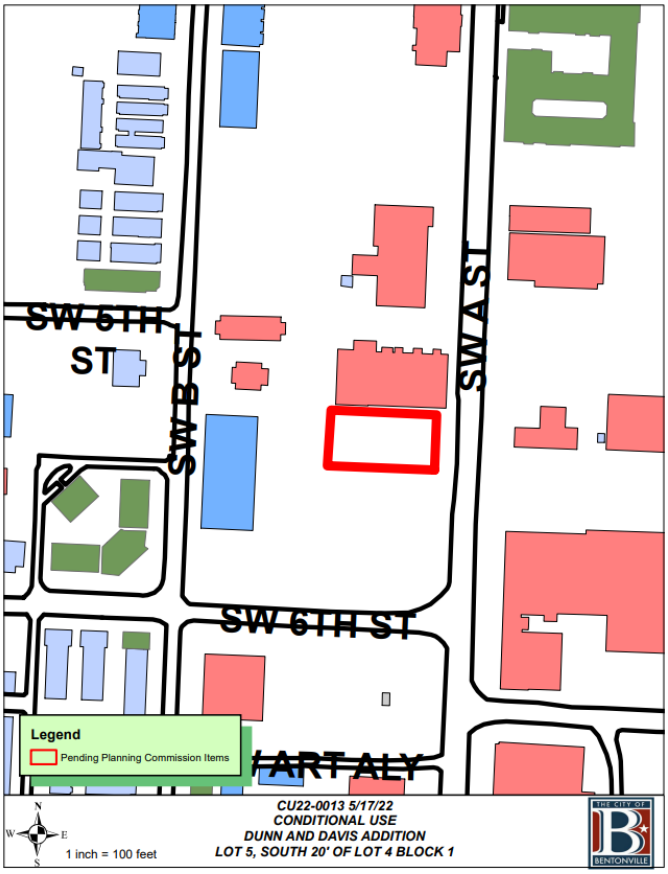
PC Date: 5/17/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0013
Applicant / Current Owner	Bville A Street, LLC
Site Area	+/- 0.12 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures (Gravel Parking)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

The subject property is located along SW A Street and is currently zoned DC Downtown Core. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts.

Proposed Use Description

According to the applicant's narrative, they propose to construct a long-term temporary gravel parking lot with 19 parking spaces at this location.

Per the applicant's narrative, Bville A Street LLC currently owns and leases 502 SW A Street to multiple tenants. To provide more adequate parking for the tenant, the owner acquired and proceeded with the design and permitting of a private parking lot on two lots to the south of 502 SW A street.

Bville A Street then acquired 508 and 510 SW A Street south of the parking lot location. An existing 12-foot public alley bisects these properties and proved to be a drainage low spot for the entire block, presenting difficulties during stormwater management design. During the schematic design of the new parcels (508 and 510), it became apparent that vacating the existing alley and redesigning the lots as a cohesive project would allow for better traffic flow, provide the depth needed for pipe cover, and deliver an overall better product.

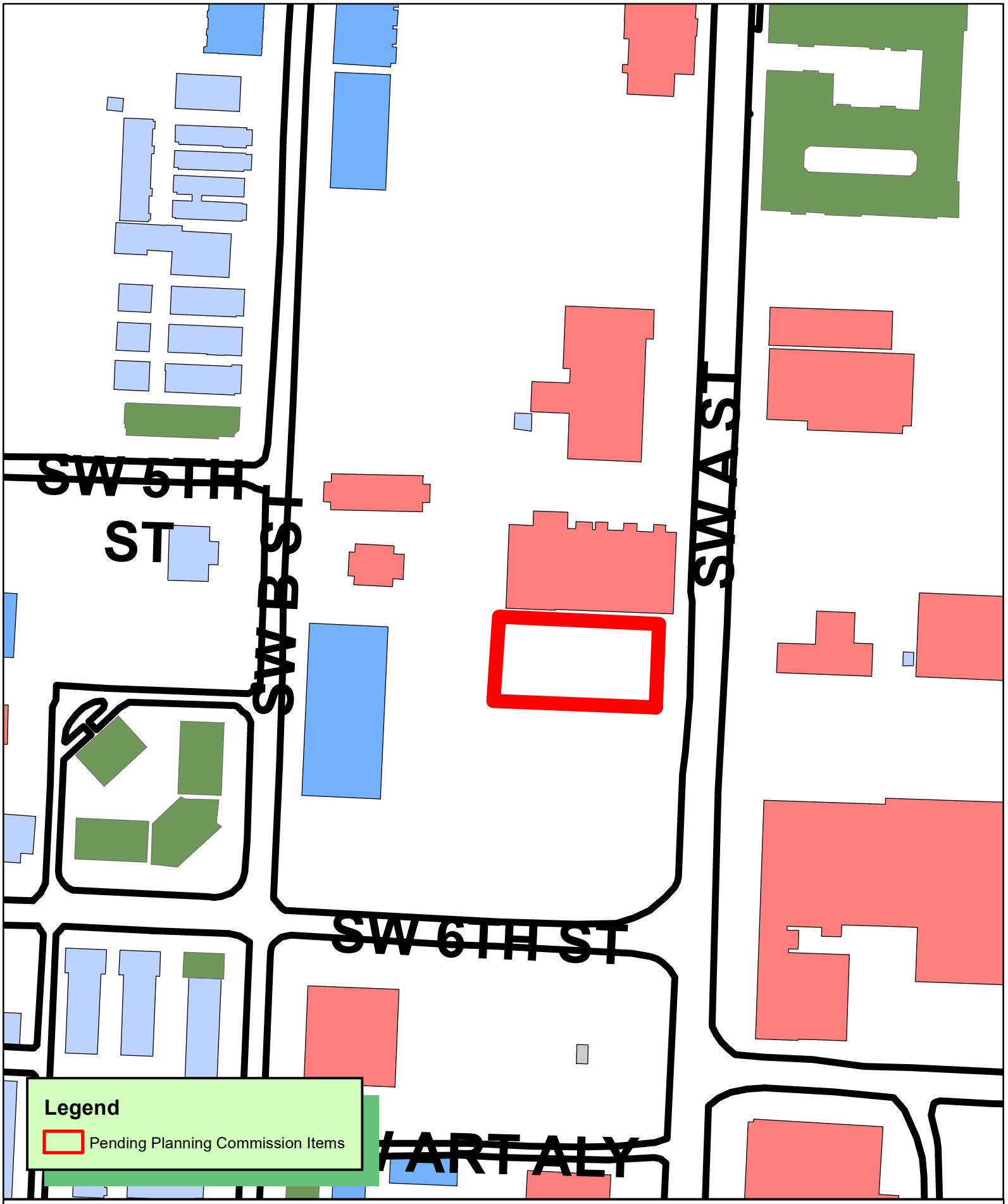
The previously submitted permanent parking lot plans and permits are being abandoned, but in efforts to appease the tenants of 502 SW A Street, EDG is proposing a temporary gravel parking lot while the project is being redesigned. The proposed layout is not accessed via SW A Street and utilizes an existing concrete alley for access. A temporary ponding area is also being included to account for the change in impervious areas.

Public Notice

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

Conditions of Approval

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. This conditional use permit shall be valid for eighteen (18) months from the date of issuance of Certificate of Occupancy at which time the applicant shall remove the gravel parking, submit a Large Scale Development to make it permanent parking, or renew the Conditional Use Permit.
3. The applicant shall provide drainage calculations showing the proposed pond is mitigating the increased temporary impervious area from the addition of the parking area gravel.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.



CU22-0013 5/17/22
CONDITIONAL USE
DUNN AND DAVIS ADDITION
LOT 5, SOUTH 20' OF LOT 4 BLOCK 1

E | D | G

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

Conditional Use Permit Narrative

To: City of Bentonville – Planning Commission

From: Ecological Design Group, Inc – on behalf of Bville A Street LLC

Date: April 11, 2022

Re: Temporary Parking CUP Request @ SW A Street, Bentonville, AR 72712

On behalf of Bville A Street LLC, Ecological Design Group, Inc. (EDG) is submitting this Conditional Use Permit for Temporary Parking located near SW A Street in Bentonville, AR. The subject property is 0.24 Acres, Zoned DC (Downtown Core), and is currently vacant. This letter is a formal request for a Temporary Gravel Parking Lot.

Project Description

Bville A Street LLC currently owns and leases 502 SW A street to multiple tenants. In effort to provide more adequate parking for tenant, the owner acquired and proceeded with design and permitting of a private parking lot on two lots to the south of 502 SW A street.

Bville A Street then acquired additional property, 508 and 510 SW A Street, 2 additional properties south of the parking lot location. An existing 12 foot public alley bisects these properties, and proved to be a drainage low spot for the entire block, presenting difficulties during stormwater management design. During schematic design of the new parcels (508 and 510), it became apparent that by vacating the existing alley and redesigning the lots as a cohesive project would allow for better traffic flow, provide depth needed for pipe cover, and deliver and overall better product. During a Conceptual meeting with City Staff, the alley vacation received positive feedback, and support for combining the parcels and design was expressed.

The previously submitted permanent parking lot plans and permits are being abandoned, but in efforts to appease the tenants of 502 SW A Street, EDG is proposing a temporary gravel parking lot while the project is being redesigned. The proposed layout is not accessed SW A Street, and utilizes an existing concrete alley for access. A temporary ponding area is also being included to account for the change in impervious area.

If you have any further questions or concerns, please contact me at jburbidge@ecologicaldg.com or 479.883.2845.

Sincerely,

Jenny C. Burbidge

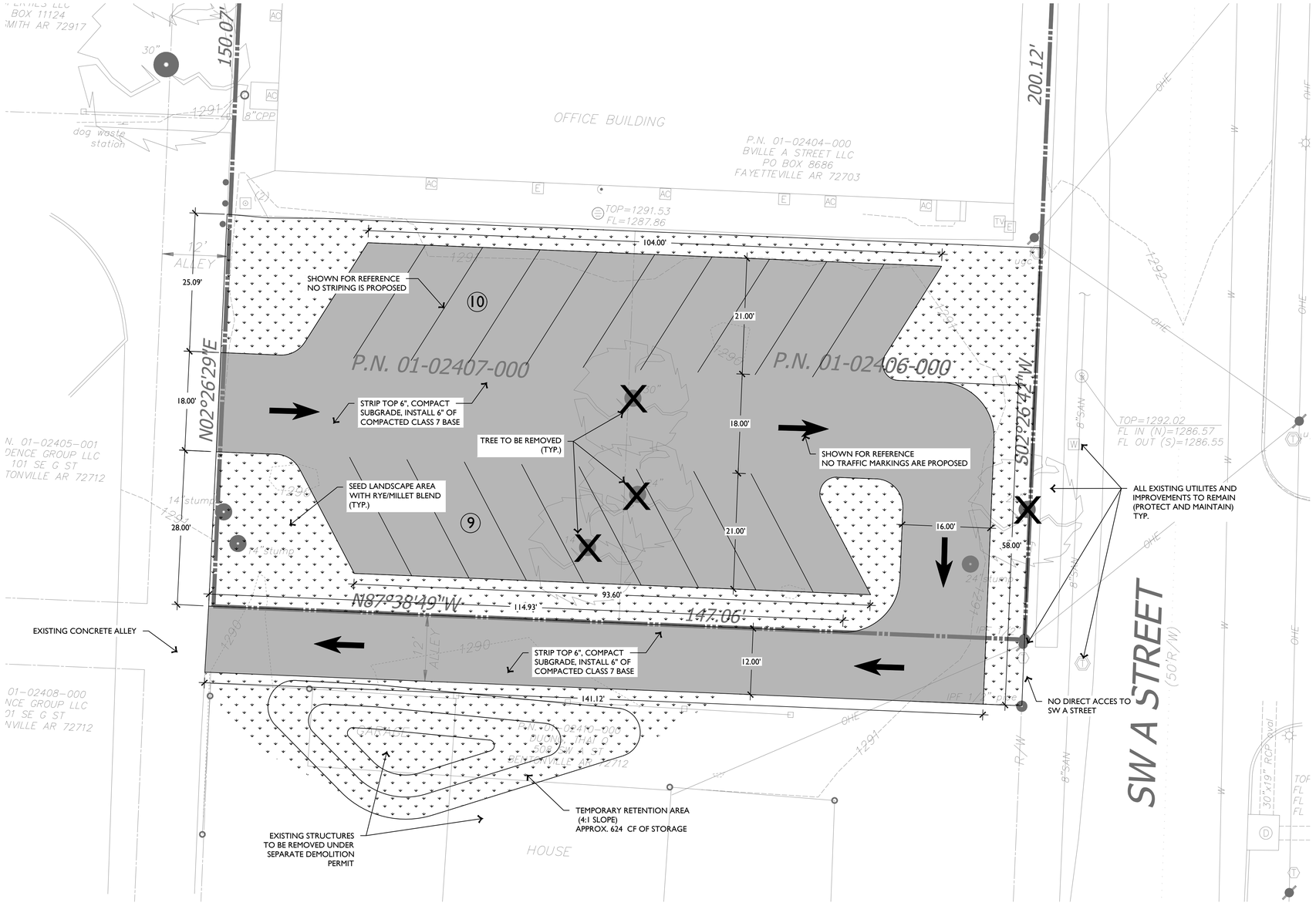
Jenny Burbidge, ASLA
Project Manager
Ecological Design Group, Inc.

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY PAYA INC., INC AND DATED JULY 12, 2021.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WILL ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.



EXISTING LEGEND

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- AIR CONDITIONING UNIT
- CLEANOUT
- DRAINAGE MANHOLE
- ELECTRIC METER
- FIRE HYDRANT
- GRATED INLET
- GAS METER
- GUARD POST
- GUY WIRE
- LAMP POLE
- CABLE TV RISER
- ELECTRIC RISER
- TELEPHONE RISER
- SIGN
- SANITARY MANHOLE
- UTILITY POLE
- TELEPHONE VAULT
- WATER METER
- WATER VALVE
- DECIDUOUS TREE

PROPOSED LEGEND

- CLASS 7 ROAD BASE AS TEMPORARY GRAVEL PARKING
- LANDSCAPE AREA - TEMPORARY SEED TO BE ESTABLISHED

1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 10' 20' 40'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

TEMPORARY PARKING LAYOUT

SW A STREET
Bentonville, Arkansas

EDG PROJECT NO.	22-001
DATE	2022.04.11

REVISIONS

Number	Date

PHASE

TITLE SITE PLAN

SHEET NO. C1.00

Copyright EDG, Inc. 2020

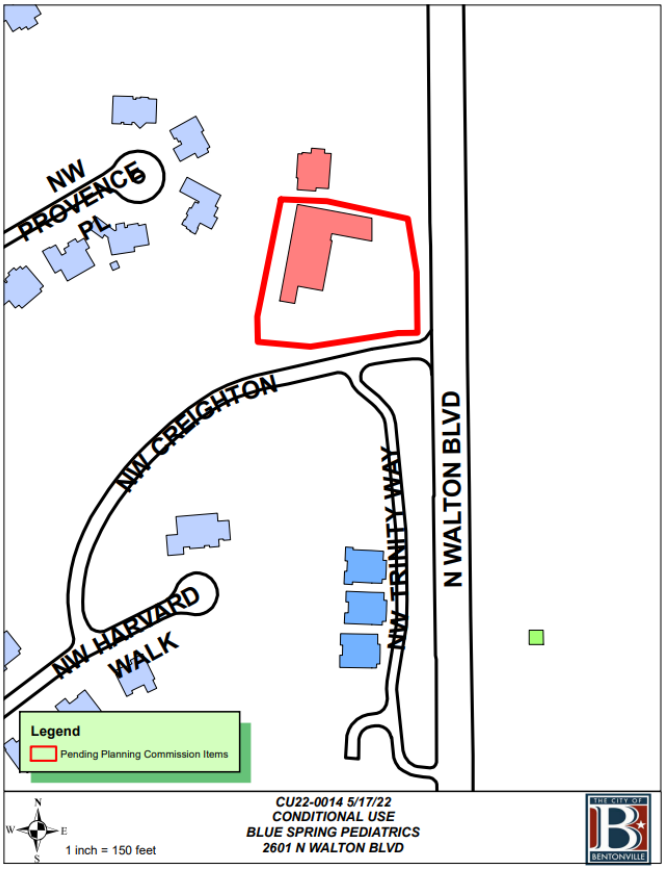
Nslokan, LLC

2601 North Walton Blvd.
PC Date: 5/17/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0014
Applicant / Current Owner	Nslokan, LLC
Site Area	+/- 1.62 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Use	Long-Term Temporary Uses and Structures (Gravel Parking)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

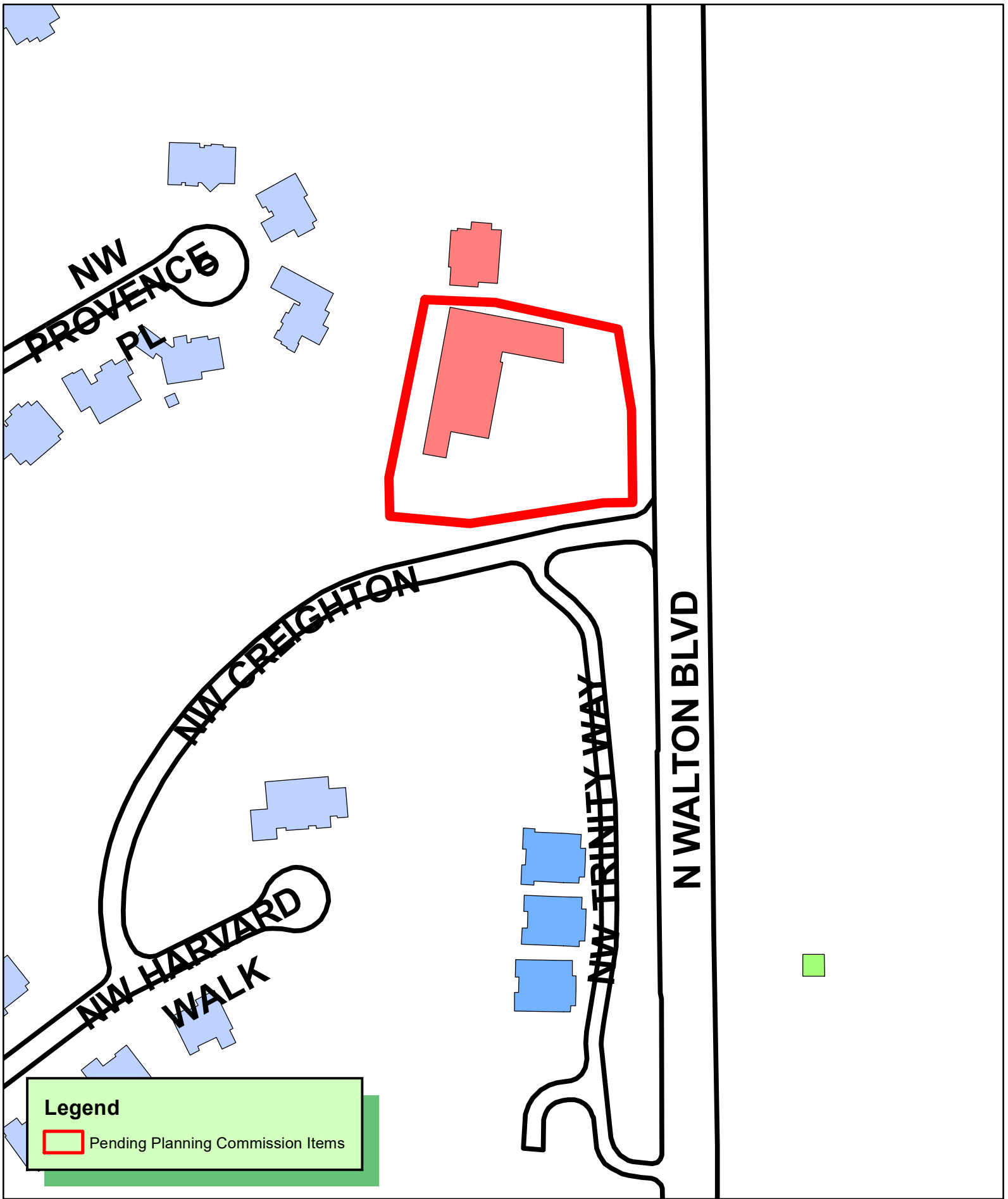


Property Description
The subject property is located at 2601 North Walton Boulevard and is currently zoned C-1, Neighborhood Commercial. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts.

Proposed Use Description
According to the applicant's narrative, Blue Sprig is proposing the installation of a gravel parking lot area adjoining the current parking lot at 2701 N. Walton Blvd. The current parking lot has been unable to accommodate parking by all needed staff and clients. Blue Sprig would install a gravel lot to temporarily accommodate parking needs. Further evaluation of parking needs at various times of day would be conducted to determine if the additional parking will be a long-term need. The applicant also states that the addition of this parking area would accommodate the employees and clients in this location and would not change anything concerning the existing lot or its use. Current traffic patterns would not change, although cars entering off the main road would be able to divert into this gravel lot, instead of proceeding to the main parking lot, if needed. At this time, there is no plan to add any additional outdoor lighting, as the lighting provided for the main lot reaches the proposed gravel area. The hours of operation are assumed to be from 8 a.m. to 6 p.m. each day of the week.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. This conditional use permit shall be valid for twelve (12) months from the date of issuance of Certificate of Occupancy at which time the applicant shall remove the gravel parking, submit a Large Scale Development to make it permanent parking, or renew the Conditional Use Permit.
3. The applicant shall install bollards around existing hydrant to protect from vehicular traffic. These must meet fire code spacing. Ensure valve pads on water main and hydrant lead are not buried from the additional gravel that will be installed. Coordinate with Fire and Water Departments. Satisfy all City Departments comments in eTrakit.
4. The increase in impervious will need to be accounted for. Please use the runoff mitigation spreadsheet attached. If any portion of this project lies within the floodplain then a floodplain development permit will be required
5. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.



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1 inch = 150 feet

CU22-0014 5/17/22
CONDITIONAL USE
BLUE SPRING PEDIATRICS
2601 N WALTON BLVD

CHANGING THE WORLD FOR CHILDREN WITH AUTISM™

Melissa Renz
(321) 200-4037
mrenz@bluesprigpediatrics.com

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

Re: 2701 N. Walton Boulevard, Bentonville, AR Conditional Use Permit Application

Below please find our narrative for application for a conditional use permit for the above referenced property regarding installation of a gravel lot for additional parking use.

Blue Sprig is proposing the installation of a gravel parking lot area adjoining the current parking lot at 2701 N. Walton Blvd. The current parking lot has been unable to accommodate parking by all needed staff and clients. With permission from the owner of the property, Blue Sprig would install a gravel lot to temporarily accommodate parking needs. Further evaluation of parking needs at various times of day would be conducted to determine if the additional parking will be a long-term need. We are requesting a conditional use permit to be issued for one (1) year, so that we may evaluate long-term needs and determine a long-term plan for parking at this location.

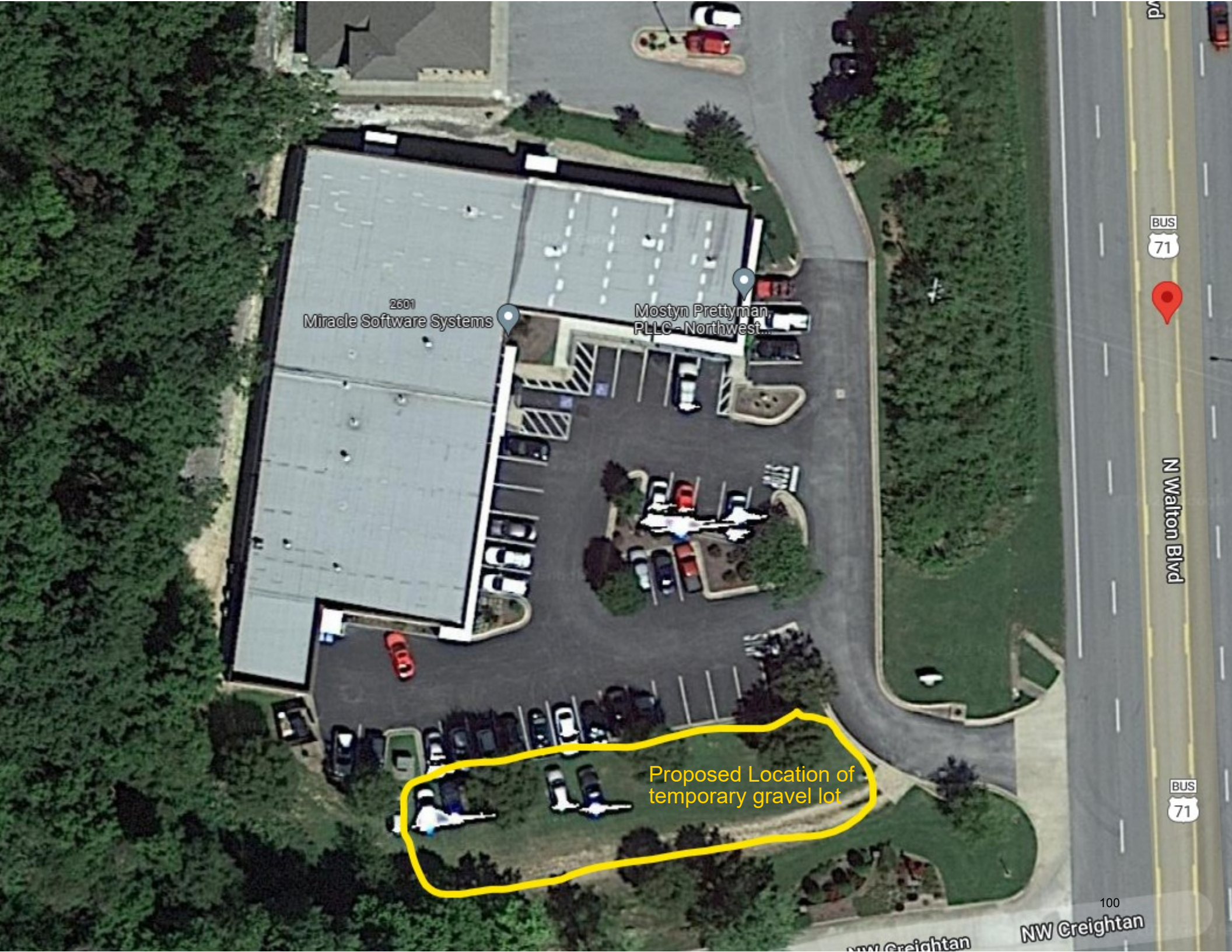
Please see site plan attached to this narrative depicting the area intended to be used as a gravel parking area. The area is adjoining the current asphalt parking lot and shares an entrance from the main road. The addition of this parking area would accommodate the employees and clients in this location and would not change anything concerning the existing lot or its use. Current traffic patterns would not change, although cars entering off the main road would be able to divert into this gravel lot, instead of proceeding to the main parking lot, if needed. At this time, there is no plan to add any additional outdoor lighting, as the lighting provided for the main lot reaches the proposed gravel area. Please see additional site plan depicting the anticipated traffic pattern and parking pattern, along with identification of current parking lot lights. This area will be only area impacted. No existing structures will be modified. No trees or other landscaping will need to be modified.

Blue Sprig Pediatrics' hours of operation at this location are Monday through Friday, 8:00am to 6:00pm each day. Staff are occasionally on the property outside of these hours; however, clients are only seen within this timeframe. On average per day, Blue Sprig sees 25 clients and has 30 to 35 employees on premises.

Please let me know if there is any further information needed.

Respectfully,

Melissa Renz
Director of Facilities
Blue Sprig Pediatrics
(321) 200-4037
mrenz@bluesprigpediatrics.com


2601
Miracle Software Systems
Mostyn Prettyman, PLLC - Northwest...
Proposed Location of temporary gravel lot
BUS
71
N Walton Blvd
BUS
71
NW Creightan
NW Creightan

JP Specialty Restaurant

1261 and 1263 SW Regional Airport Boulevard
PC Date: 5/17/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU22-0015
Applicant / Current Owner	JP Specialty, LLC
Site Area	+/- 3.79 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Restaurant; Commercial Recreation Facility - Indoor
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

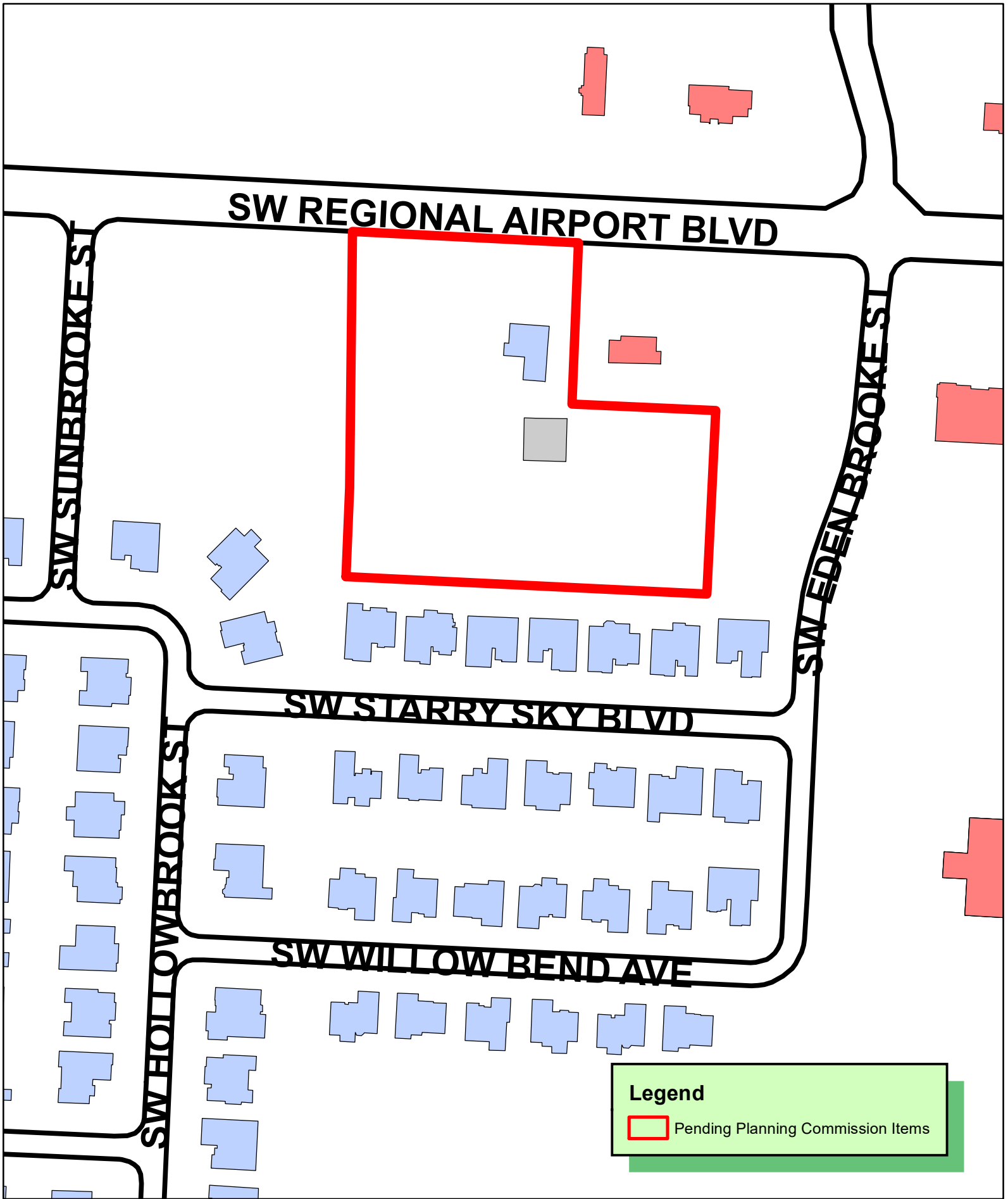
Property Description
The subject property is located at 1261 and 1263 SW Regional Airport Boulevard and is currently zoned C-1, Neighborhood Commercial. A Conditional Use Permit is required for Restaurants and Commercial Recreation Facilities – Indoor in the C-1 zoning district.

Proposed Use Description
According to the applicant's narrative, they would like to build a restaurant concept that includes an arcade and video games, bowling lanes, live music, and food and alcohol sales. Hours of operation will be from 9 a.m. to 11 p.m., seven days a week. The property will be required to go through the large-scale development process. They plan to provide approximately 144 parking spaces. The facility will have a level of traffic and customers commensurate with a typical chain restaurant or bar with approximately 25 employees.

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

Conditions of Approval
If the Planning Commission approves this request, staff recommends the following conditions:

1. All dumpsters shall be located at least 100 feet away from any single-family property lines to prevent a nuisance to the single-family residents.
2. Live music shall not take place after 9:00 p.m. Monday through Friday to prevent a nuisance to the neighbors.
3. Proposed commercial use must comply with the cross connection control program. Proposed commercial use must comply with the pre-treatment program. Compliance with these programs and all BWU requirements will be addressed during the LSD process.
4. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
5. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.



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W E
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1 inch = 150 feet

CU22-0005 5/17/22
CONDITIONAL USE
J P SPECIALTY RESTAURANT
PARCELS 01-07949-000 & 01-07950-000

THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

April 11, 2022

City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

RE: Condition Use Permit for "Restaurant" and "Commercial Recreation Center–Indoor" on Parcel Nos. 01-07949-000 and 01-07950-000

Dear Planning Staff:

My name is Will Kellstrom and I represent the applicant, JP Specialty, LLC, with respect to a proposed restaurant concept to be developed on Benton County Parcel Nos. 01-07949-000 and 01-07950-000.

The uses being requested are "Restaurant" and "Commercial Recreation Center–Indoor," which are both allowed by condition under the current C-1 zoning designation. The applicant would like to build a restaurant concept which includes arcade and video games, bowling lanes, live music, and food and alcohol sales. The hours of operation for the restaurant concept would be from 9am to 11pm, seven days a week. Because the subject property is currently undeveloped, structural changes to the property would necessarily include construction of a new building and associated parking. The current plans for the restaurant concept show a parking requirement of 144 parking spaces. Those plans have been filed with this application. As for lighting, the applicant plans to install any and all lighting required by code and will abide by any code measures which require mitigation of lighting with respect to adjacent properties. The proposed restaurant concept would be expected to generate a level of traffic and customers commensurate with a typical chain restaurant or bar. It is expected that restaurant concept would have around twenty-five (25) employees.

Thank you for considering this application for conditional use permit. If you have any questions please contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com

Sincerely,

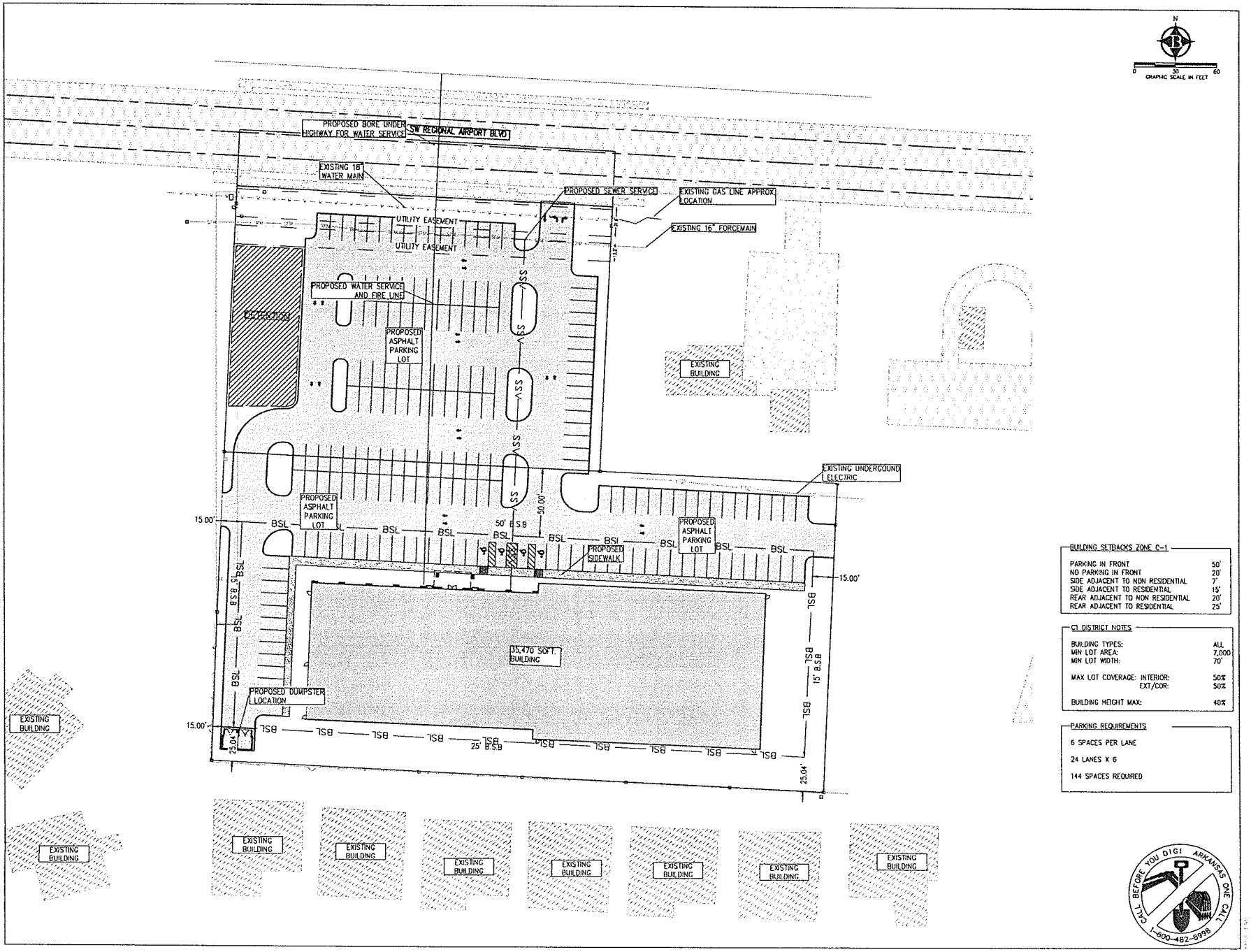
WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

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



BUILDING SETBACKS ZONE C-1

PARKING IN FRONT	50'
NO PARKING IN FRONT	20'
SIDE ADJACENT TO NON RESIDENTIAL	7'
SIDE ADJACENT TO RESIDENTIAL	15'
REAR ADJACENT TO NON RESIDENTIAL	20'
REAR ADJACENT TO RESIDENTIAL	25'

C1 DISTRICT NOTES

BUILDING TYPES:	ALL
MIN LOT AREA:	7,000
MIN LOT WIDTH:	70'
MAX LOT COVERAGE: INTERIOR:	50%
EXT/COR:	30%
BUILDING HEIGHT MAX:	40%

PARKING REQUIREMENTS

6 SPACES PER LANE

24 LANES X 6

144 SPACES REQUIRED

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
04/06/2022
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
CONCEPTUAL MEETING PLAN PREPARATION	03/08/22

NEW DEVELOPMENT
LARGE SCALE DEVELOPMENT PLANS
SITE PLAN 01
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
www.batesinc.com
CMI Engineering & Surveying
7230 S. Pinecrest Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.3536 - Fax 479.521.3958

22-005

01

LSD21-007

200 E Central Hotel

E Central Ave & SE A Street

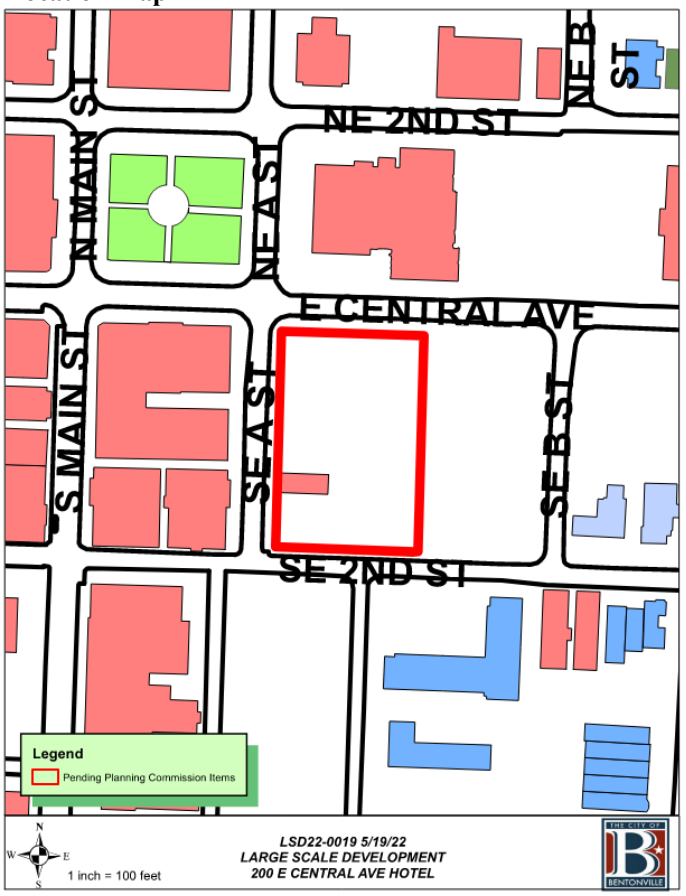
PC Date: 5/17/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0019
Applicant / Current Owner	Tucker's Corner, LLC
Site Area	+/- 1.03 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Hotel

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at the corner of E Central Avenue and SE A Street. It is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial.

Project Details

The project is a large-scale development proposing the construction of a new hotel in downtown Bentonville. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the site will be achieved through a curb cut onto SE 2nd Street. No parking will be provided but an access alley will be constructed along the East side of the property, spanning from E Central Avenue, South to SE 2nd Street.

Projected Traffic Impact

This project has the potential to impact traffic in the area. However, use of a shared parking will help alleviate potential impacts.

Waivers

Three waivers are requested:

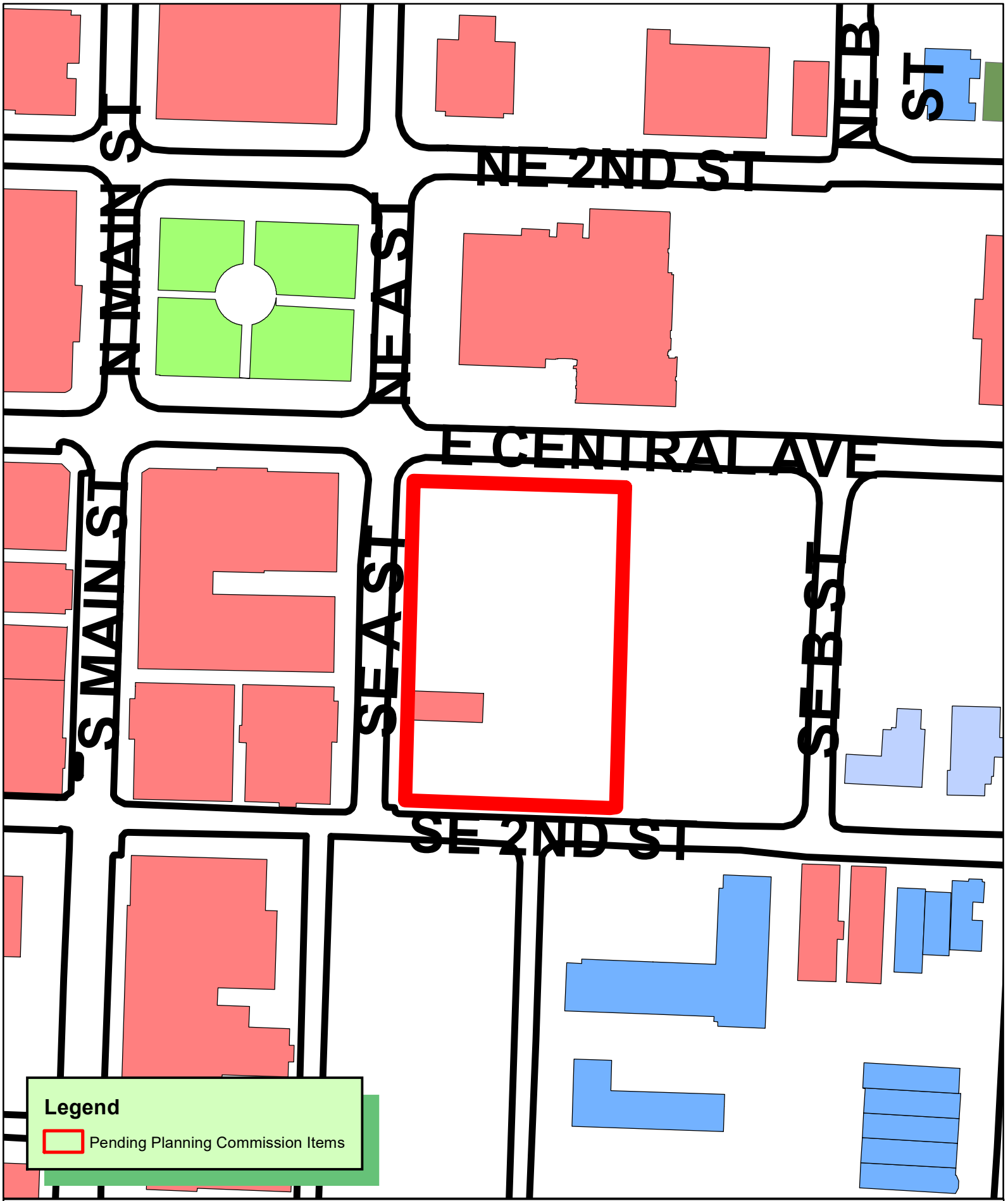
- A waiver from Street Specifications - Section 900.2 Location and Width. The applicant requests a waiver from the location of the public sidewalk.
- A waiver from Sec. 1100.02(a)(2), (5), and (6), Curb Cuts, from the width being no less than 24' (proposed width is 12' due to it being a one-way drive), the number of curb cuts allowed (the proposed drive has 2 curb cuts, but is only allowed one since the frontage is 200 feet or less), and the distance between curb cuts (code requires 100 feet between curb cuts when the speed limit is 30 mph).
- A waiver from Sec. 1100.23(g), which requires a minimum of 50% of the first floor façade to be windows. The applicant is meeting this requirement on every side, except the south side, which only has

windows on 28% of the first floor façade. All other sides are exceeding the 50% requirement (north – 62%, east 60%, and west 51%).

Conclusion

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

If the Planning Commission approves the requested waivers, staff recommends approval of the large-scale development. If the commission denies the requested waivers, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.



N
W E
S

1 inch = 100 feet

LSD22-0019 5/19/22
LARGE SCALE DEVELOPMENT
200 E CENTRAL AVE HOTEL

THE CITY OF BENTONVILLE

May 12, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: 200 E Central Hotel – Sidewalk placement waiver requests
CEI Project No. 31202
COB Project LSD22-0019

Bentonville Planning Commission:

On behalf of Tucker's Corner LLC; CEI is requesting consideration of the below waivers for the new hotel proposed at 200 E Central Street.

The hotel project is situated on the lot facing Central Street making reference to the future pedestrian orientation of NE A Street with SE 2nd Street as the rear of the development. The project site is constrained by existing overhead electric utilities along SE 2nd Street and various other utilities as is often the case in downtown development. Future city plans for improvements in this area and exiting / required utilities are the basis for hardship as presented in the below waivers.

- **Street Specifications - Section 900.2 General:**

  Sidewalks are to provide for safe pedestrian circulation within the City and promote pedestrian transportation. Sidewalks are defined as a pedestrian way constructed along public or private right-of-way to provide pedestrian access removed from traffic lanes.
  Sidewalks and Trails will be built to meet all current Federal "Americans with Disabilities Act" requirements, with the location from back of curb and width as follows: Local Downtown Street 3' back of curb and 5' width.

  Based on the existing and proposed utilities within the right of way along SE 2nd Street that cannot be moved, we request a waiver of the location requirement for this public sidewalk. As noted in the street specifications the "Planning Commission may permit construction of the sidewalk in another position if it can be shown that the topography, existing vegetation, or functional utility of the area creates a need for an alternate location." We request special consideration for the placement and construction of the sidewalk at this location. The hotel building is located between two future city projects: Quilt of Parks and the NE A Street

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS
NASHVILLE | OKLAHOMA CITY | PHILADELPHIA | PHOENIX

pedestrianization project. The location of proposed sidewalk along SE 2nd Street has been coordinated with both of those projects and fits well within the development of the hotel project as shown.

- **Land Development Code Section 1100.02(a) – Curb Cuts**

(2) Width. Ingress-egress openings in concrete, asphalt, rock, or other street curbing, commonly referred to as "curb cuts" shall be not less than twenty-four (24) feet nor more than forty (40) feet in width for nonresidential uses unless approved by the director.

The width of the proposed southbound one-way driveway on the east side of the property is 12' from curb to curb. This width is typical for half of a two-way drive at the curb cut location where you would see two-way traffic. The intended use of the eastern curb cut is to allow drop-off traffic at the main entry to the hotel. Two ADA parking spaces and a loading zone are provided parallel to this one-way drive to accommodate such uses. This drive is not the means of fire access for the facility. We request this waiver in order to slow the movement of traffic and accommodate the single flow of traffic at this location for drop off of guests at the hotel.

(5) Number of curb cuts allowed. Unless otherwise specified by this ordinance, the table below establishes the maximum number of curb cuts for each property based on the length of road frontage and the maximum speed limit of the road, as determined by the City of Bentonville's Master Street Plan: 200 feet or less = 1 curb cut

We request consideration by the planning commission for this unique condition of the project. We are proposing a single lane, 12' wide, one-way exit from the site onto SE 2nd Street that will accommodate guest drop-off traffic. Additionally, and separately, we are requesting a full width 27' wide curb cut for access to trash collection facilities integrated within the hotel structure itself. Combining these two access points would not allow for concealment of the trash collection within the structure as is also required.

(6) Distance between curb cuts. 30mph = 100 feet between

Based on the limited use nature of the two driveway curb cuts listed above, we request consideration on the placement of these driveways along the SE 2nd Street frontage of the property. While the speed limit in downtown is generally limited to 25mph, the table shows a minimum of 100 feet between curb cuts for 30mph as the lower limit. The distance between the two curb cuts is proposed to be 66 feet.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Nate Bachelor
Department Manager – Local Development

May 12, 2022

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

Re: **200 E. Central Hotel – 1st floor glazing waiver request**

COB Project LSD22-0019

Bentonville Planning Commission,

On behalf of Tuckers Corner, LLC; BRR is requesting a waiver for the new hotel proposed at 200 E. Central Street.

Section 1100.23 Downtown (D) District Design Standards

Windows – DC 50% of façade shall be windows;

The hotel project is situated on the lot facing Central Street making reference to the future pedestrian orientation of NE A Street and utilizing SE 2nd Street as the rear of the development. The hotel is zoned DC for the downtown core and requires 50% of the first level of the building to be glass.

Due to the unique location and public nature of the north, east, and west elevations, the south elevation of the building is required to be a fully screened area for trash and loading. Because of this condition the south elevation does not meet the 50% glazing requirement per the Downtown Core. However, all three other elevations are public facing and do meet the intent of the requirement, as noted below:

- **North Elevation: 902 SF glazing, 1,454 SF total (62%)**
- **South Elevation: 247 SF glazing, 886 SF total (28%)**
- **East Elevation: 1,462 SF glazing, 2,428 SF total (60%)**
- **West Elevation: 1,491 SF glazing, 2,943 SF total (51%)**
- **Combined: 4,102 SF glazing, 7,711 SF total (53%)**

2 PERSPECTIVE - NORTHEAST CORNER (MAIN HOTEL ENTRY)

12" = 1'-0" REF: /

1 PERSPECTIVE - NORTHWEST CORNER (VIEW FROM THE SQUARE)

12" = 1'-0" REF: /

5/9/2022 1:33:40 PM

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

200 E. CENTRAL HOTEL

PROJECT ADDRESS
200 E. Central Ave.
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: Designer
CHECKED BY:

DRAWN BY: Author
DOCUMENT DATE: 4 | 29 | 2022

PROJECT NO. 32000044

PROJECT PHASE PERMIT SUBMITTAL

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

PERSPECTIVES

SHEET NO. G100

BRR Original printed on recycled paper

2 SOUTH ELEVATION

1/8" = 1'-0" REF: _11 / 1

1 NORTH ELEVATION

1/8" = 1'-0" REF: _11 / 1

FINISH INDEX

- CAST STONE (CS1)
- STANDARD BRICK (BK1)
- BRICK CORBELING (BK2)
- PETRARCH SMOOTH PANEL WITH FACE FIX ATTACHMENT ON EXTERIOR WALL FRAMING (ESP1)
- PETRARCH MATTE PANEL WITH MECHANICAL SECRET FIX ATTACHEMENT AND PREMANUFACTURED MITERED CORNERS ON STRUCTURAL FRAMING (ESP2)
- WOOD CLADDING (WD1)

BUILDING MATERIALS

NORTH ELEVATION	CAST STONE	BRICK	ENGINEERED STONE PANEL	WOOD CLADDING*	GLAZING	TOTAL
SF	149	3,811	788	243	3,481	8,473
% CLADDING	2%	45%	9%	3%	41%	
SOUTH ELEVATION	**CAST STONE**	**BRICK**	**ENGINEERED STONE PANEL**	**WOOD CLADDING***	**GLAZING**	**TOTAL**
SF	153	4,690	1,454	40	2553	8,890
% CLADDING	2%	52%	16%	1%	29%	
EAST ELEVATION	**CAST STONE**	**BRICK**	**ENGINEERED STONE PANEL**	**WOOD CLADDING***	**GLAZING**	**TOTAL**
SF	262	8,321	1,523	111	6,289	16,506
% CLADDING	2%	50%	9%	1%	38%	
WEST ELEVATION	**CAST STONE**	**BRICK**	**ENGINEERED STONE PANEL**	**WOOD CLADDING***	**GLAZING**	**TOTAL**
SF	275	8,098	1,523	508	6,193	16,597
% CLADDING	2%	49%	9%	3%	37%	

*EXTERIOR WOOD INCLUDES APPLIED FIRE RETARDANT PER FIRE MARSHAL'S APPROVAL

LEVEL 1 BUILDING MATERIALS

NORTH ELEVATION	GLAZING	TOTAL
SF	902	1,454
% GLAZING	62%	
SOUTH ELEVATION	**GLAZING**	**TOTAL**
SF	247	886*
% GLAZING	28%	
EAST ELEVATION	**GLAZING**	**TOTAL**
SF	1,462	2,428*
% GLAZING	60%	
WEST ELEVATION	**GLAZING**	**TOTAL**
SF	1,491	2,943
% GLAZING	51%	
COMBINED	**GLAZING**	**TOTAL**
SF	4,102	7,711*
% GLAZING	53%	

*AREA DOES NOT INCLUDE REQUIRED SCREENING FOR TRASH, LOADING, AND EQUIPMENT AREA.

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

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TEL: 913-262-9095
FAX: 913-262-9044

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

200 E. CENTRAL HOTEL

PROJECT ADDRESS
200 E. Central Ave.
Bentonville, AR 72712

BLUE CRAIN

PROJECT MANAGER: KS
CHECKED BY:
DRAWN BY: BL
DOCUMENT DATE: 4 | 29 | 2022
PROJECT NO. 32000044
PROJECT PHASE PERMIT SUBMITTAL
PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO. A200

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FINISH INDEX

- CAST STONE — CS1
- STANDARD BRICK — BK1
- BRICK CORBELING — BK2
- PETRARCH SMOOTH PANEL WITH FACE FIX ATTACHMENT ON EXTERIOR WALL FRAMING — ESP1
- PETRARCH MATTE PANEL WITH MECHANICAL SECRET FIX ATTACHEMENT AND PREMANUFACTURED MITERED CORNERS ON STRUCTURAL FRAMING — ESP2
- WOOD CLADDING — WD1

2 WEST ELEVATION

1/8" = 1'-0" REF: _11 / 1

1 EAST ELEVATION

1/8" = 1'-0" REF: _11 / 1

4/29/2022 2:09:51 PM

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
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OVERLAND PARK, KS 66204

www.brrarch.com

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FAX: 913-262-9044

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

200 E. CENTRAL HOTEL

PROJECT ADDRESS
200 E. Central Ave.
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: KS
CHECKED BY:

DRAWN BY: BL
DOCUMENT DATE: 4 | 29 | 2022

PROJECT NO. 32000044

PROJECT PHASE
PERMIT SUBMITTAL

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO. A201

BRR Original printed on recycled paper

We appreciate your consideration for this request and look forward to discussing any questions you may have. Contact me at your convenience by phone (913-236-3442) or by email (Kelsey.sundet@brrarch.com)

Sincerely,

Kelsey, J. Sundet, AIA

Senior Associate

BRR Architecture, Inc.

Detrola Motel

1400 SW I Street
PC Date: 5/17/2022
Reviewer: Jon Stanley, Senior Planner ASLA, APA, ,

Project Number	LSD22-0020
Applicant / Current Owner	I-14, LLC
Site Area	+/- 12.95 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Motel

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at 1400 SW I Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

Project Details
The applicant is proposing a Large-Scale Development for a Motel Development consisting of seven (7) separate motel buildings containing a total of 162 rooms and one (1) building for event space for use by the motel patrons. Three of the motel building will be 3 stories tall and the other four buildings will be 1 story tall. The event space is also 1 story tall. Two Hundred Thrity-Nine (239) parking spaces are required and 239 spaces are being provided. Sidewalks, grading/drainage, and site amenities are per the requirements of the Land Development Code. The primary materials depicted on the exterior elevations are brick, textured CMU block, breeze block, clay block steel, wood siding, and glass. The final plat for I-14 Subdivision of which this project will reside, shall be completed before a final inspection can be held.

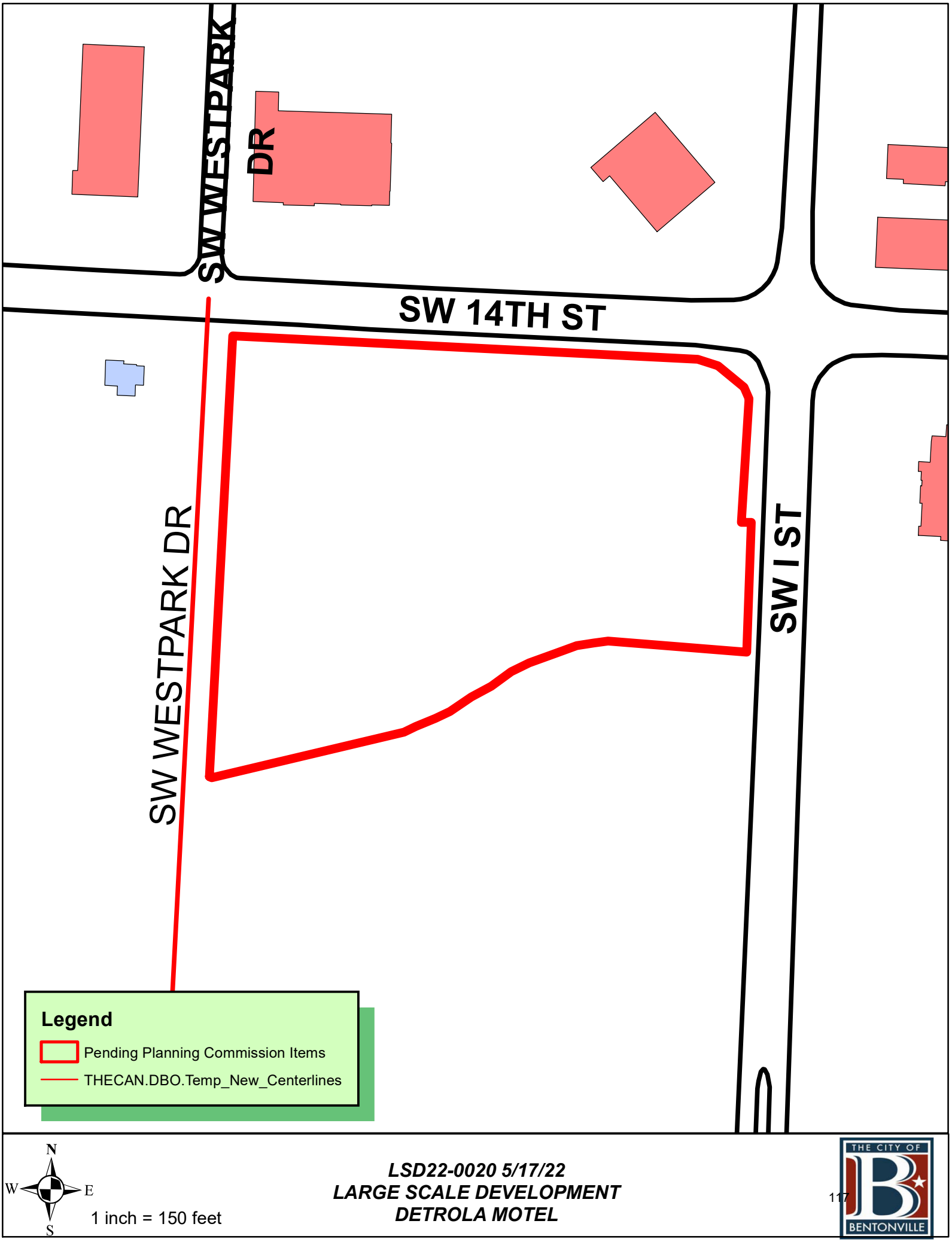
Projected Traffic Impact
This project has the potential to impact traffic in the area. The Engineering Department has request a traffic study be conducted.

Waivers
One waiver is requested:

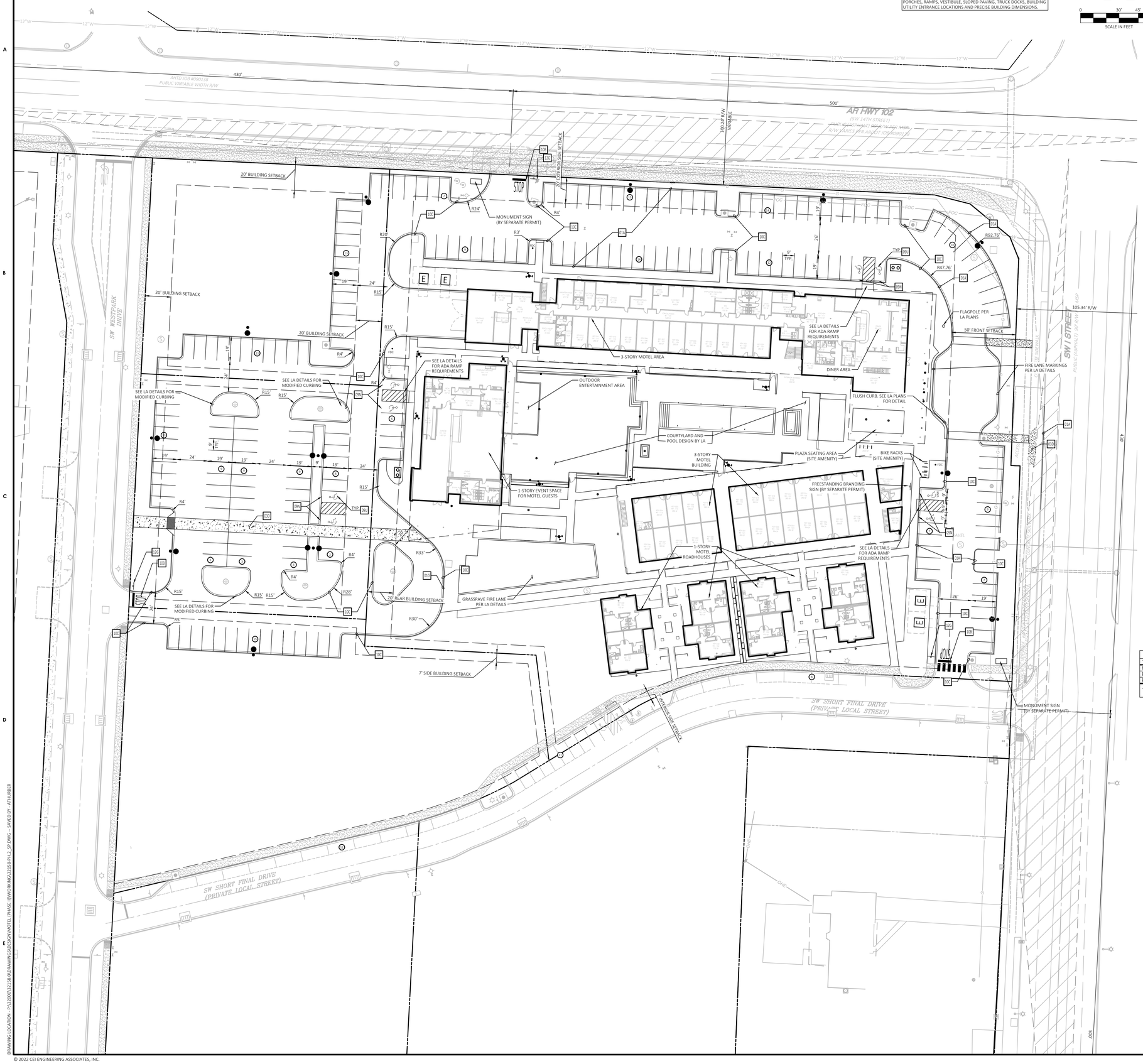
- A waiver from Article 1400, Landscaping, Screening and Buffering, Section 1400.06(C), Street Frontage Buffer Landscape Requirements, Minimum Width, of the Land Development Code. Code states that the landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director. The applicant is proposing that the green space buffer be no less than 11 feet in this area. This waiver request is only for the portion of the required street frontage buffer along SW 14th Street. The portion along SW I Street meets or exceeds the 20' required width.

Conclusion
The proposed Large-Scale Development does not meet the minimum requirements of the Land Development Code because of the requested waiver.

If the Planning Commission approves the requested waivers, staff recommends approval of the Large-Scale Development. If the commission denies the requested waivers, staff recommends the applicant table their Large-Scale Development until the proposal is brought into compliance with the Land Development Code.



LSD22-0020 5/17/22
LARGE SCALE DEVELOPMENT
DETROLA MOTEL



EXISTING LEGEND

Boundary Line	Electric Riser
Adjoining Boundary Line	Telephone Riser
Right-of-Way Line	Water Valve
Centerline	Traffic Sign (Type of Sign)
Break Line	Guy Wire / Anchor
Storm Drainage Pipe	Utility Pole
Water Line	Light on Utility Pole
Barb Wire Fence Line	Hose Bib / Spigot
Chainlink Fence Line	Light Pole (2 Lamps)
Wood Fence Line	Air Conditioner Unit
Flood Hazard Line	Mail Box
Flow Line	Cable TV Riser
Section Line	Fiber Optic Vault
Benchmark (BM)	Warning Cable TV Sign
Found Monument (As Noted)	Warning Fiber Optic Line Sign
Set 5/8" Rebar "LS#1021"	Reinforced Concrete Pipe
Calculated Corner	Right-of-Way
Found Nail (As Noted)	Master Street Plan
Gas Meter	FEMA Floodway
Electric Meter	FEMA Zone "AE"
Water Meter	Record Bearing & Distance per Plat Bk. 22L, Pg. 100
Drainage Manhole (DMH)	Record Bearing & Distance per Deed Bk. 2010, Pg. 2419
Fire Hydrant	
Sewer Manhole (SMH)	
Sewer Clean Out	

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE DATA

SITE AREA	7.11 ACRES (309640 ± SF)
BUILDING AREA	63,156 SF
LOT COVERAGE	32% (63, 1565F / 191,153SF)
ZONING	C-2 (GENERAL COMMERCIAL)
PARKING REQUIRED	239 SPACES
PARKING PROVIDED ONSITE	239 SPACES
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	10 SPACES

SITE DATA NOTE: LOT COVERAGE BASED ON BUILDINGS ONLY BEING CONSTRUCTED ON LOT 5 (191,153SF) PER PRELIMINARY PLAT (P921-0019).

BUILDING PROGRAMMING DATA

TOTAL AREA/KEYS PER BUILDING TYPE	PARKING RATIO	REQUIRED PARKING SPACES
HOTEL - 162 ROOMS	11/10 GUEST ROOM	179 - HOTEL TOTAL
FOOD & BEVERAGE - 180 SEATS	1/4 OCCUPANTS	45 - FOOD & BEVERAGE TOTAL
FOOD & BEVERAGE STAFF - 15 EMPLOYEES	1/EMPLOYEE	15 - FOOD & BEVERAGE TOTAL
TOTAL PARKING		239 REQUIRED PARKING SPACES

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01G TYPE G CURB (MOUNTABLE)
03D CONCRETE SIDEWALK
09N 90 DEGREE PARKING
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
10C FIRE LANE MARKING
12G STOP SIGN

NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

NOTE: ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

NOTE: THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 96" WITHIN THE SIGHT TRIANGLE

NOTE: ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO A STRUCTURE MUST BE A CUT-OFF OR B.U.G. (WITH A U RATING OF 0) LIGHTING FIXTURE AND BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL MEET CITY SPECIFICATIONS.

811 Know what's below. Call before you dig.

CEI Solutions for Land and Life

issue for review:
issue for pricing:
issue for construction:
revisions:

modus studio
architecture + prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR
05/02/2022

GREEN CIRCLE PROJECTS
CEI
TalleyAssociates
EDCI ENGINEERS
Summit CONSULTANTS, INC.
FLICKMARS

Detroit
Bentonville, Arkansas

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

BALDWIN & SHELL CONSTRUCTION COMPANY
Building Relationships

PLEASE REFER TO CONTRACTOR PROVIDED TRADE PACKAGES (DIVISION 00) FOR ALL CONTRACTOR PROJECT REQUIREMENTS. WITHOUT EXCEPTION, **ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS** (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

contents:
SITE PLAN

design. Design Development
date. 2021.10.21
project. 21.09

C2.00

LSD22-0020

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DRAWING LOCATION: R:\23000\23158.01\DRAWINGS\11 DESIGN\MODEL (PHASE II)\WORKING\23158 PH2_SP SYNC - SAVED BY: ATHURBER

SW 14th Street

B1 - Motel North

B1 B2

B2 - Diner + Lobby

B4 - Event Center

B3 - Motel South

B7

B8

B5

B6

SW I Street

Private Street

E1 LEVEL 01 - OVERVIEW PLAN
A2.01 1/16" = 1'-0"

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

modus studio
architecture +prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com

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GREEN CIRCLE PROJECTS
CEI
TalleyAssociates
DCI ENGINEERS
Summit CONSULTANTS, INC.
FLICK-MARS

Detzola
Bentonville, Arkansas

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contents.
LEVEL 01 - OVERVIEW PLAN

design. LSD SUBMITTAL
date. 2022.04.08
project. 21.09

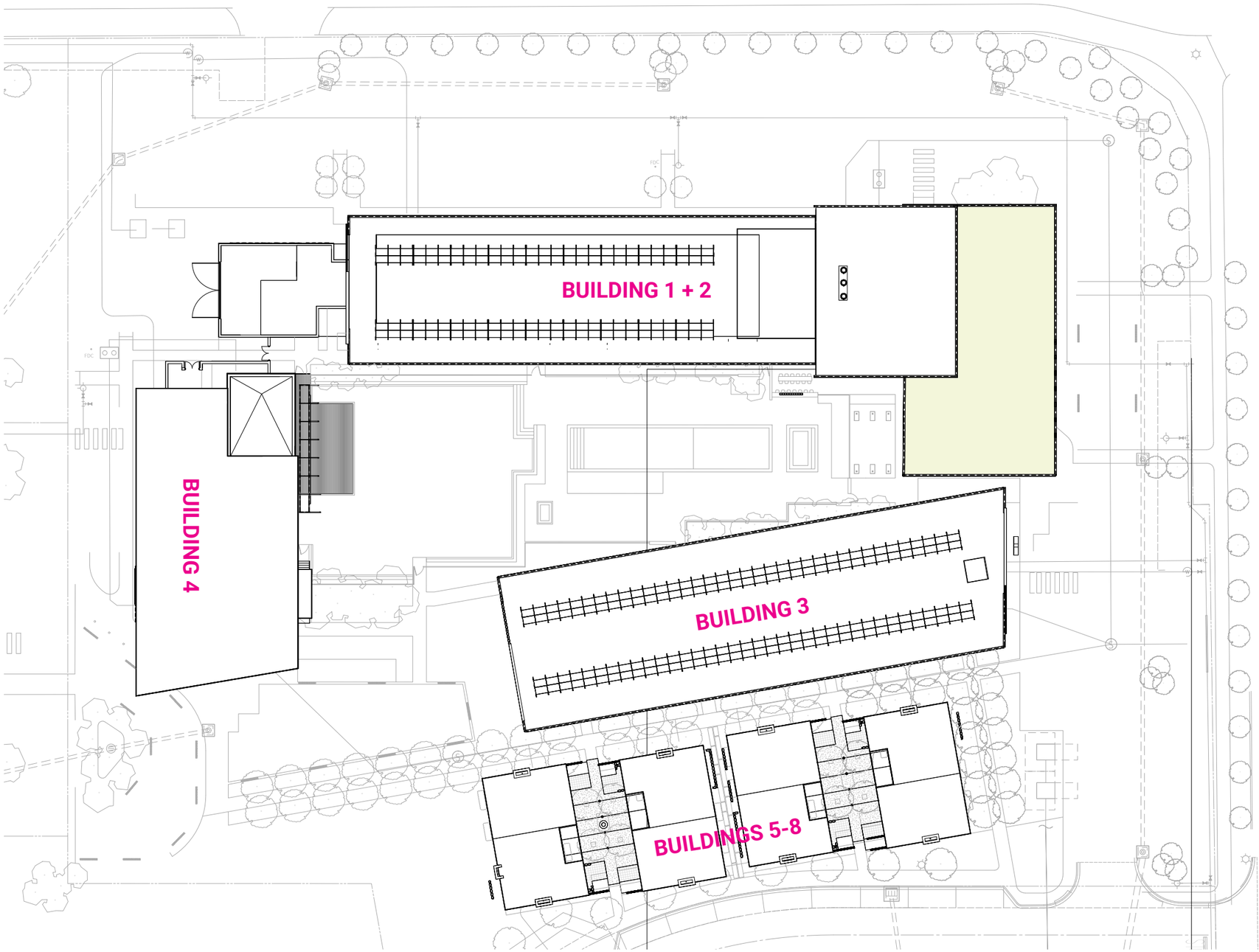
A1.01

site key plan

14th Street Elevation

West Parking Elevation

SW I Street Elevation

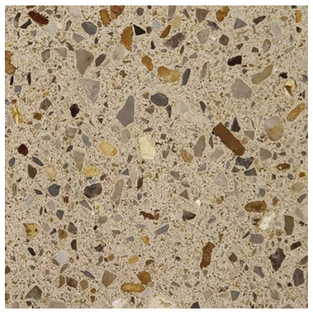


Private Street Elevation

N

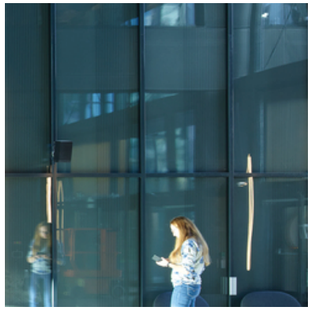
materials

B-01 Brick



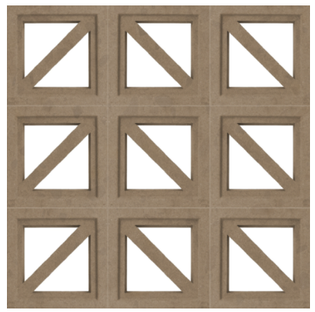
CB-01 Concrete Block - Burnished Face

CB-02 Concrete Block - Terra Cotta



G-01 Glazing

S-01 Steel (Painted)



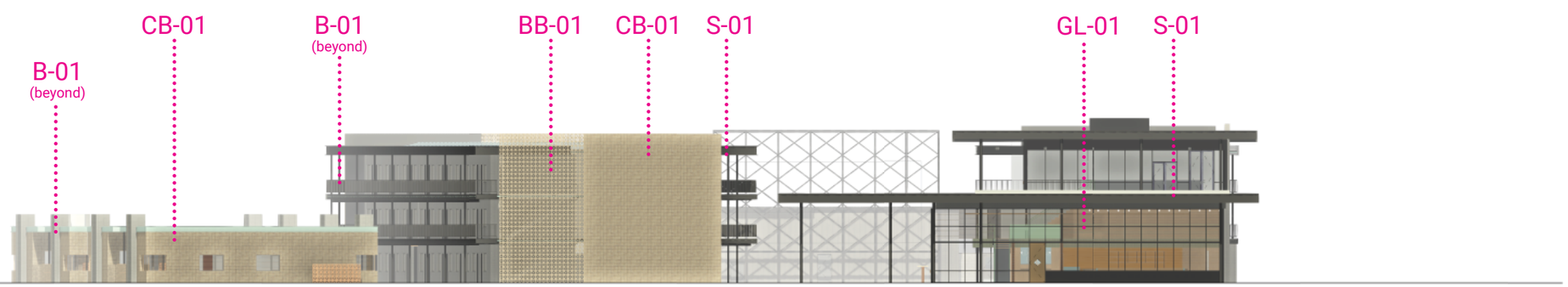
BB-01 Breezeblock - Tan

BB-02 Breezeblock - Terra Cotta

Note: All materials proposed for this project are on the Primary Materials list from the city of Bentonville Zoning Code.

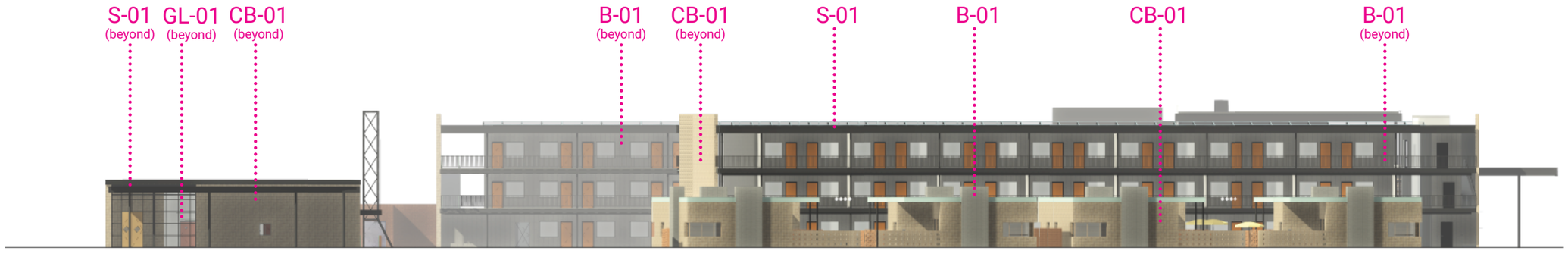
street elevations

14th Street Elevation

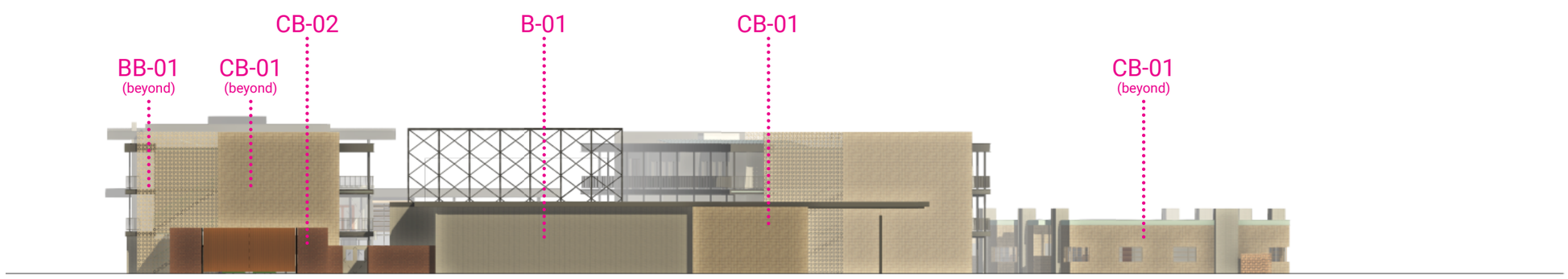


SW I Street Elevation

street elevations

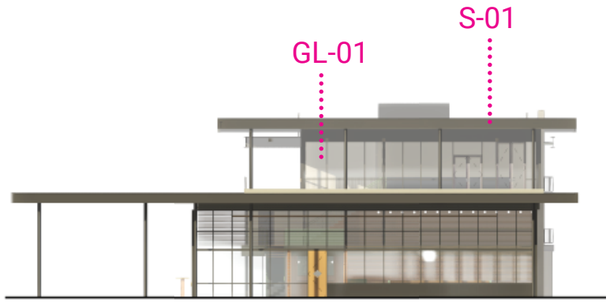


New Private Street Elevation



West Parking Area Elevation

individual building elevations
BUILDINGS 1 + 2



Building 1+2 - East Elevation
Total area of facade 2598 SF

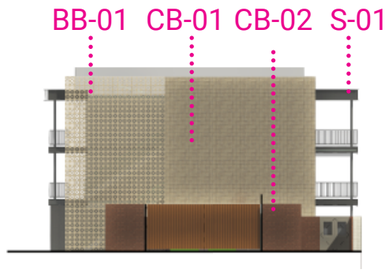
Primary Materials	Area	%
S-01	843 SF	32%
G-01	1715 SF	66%

98 %

Building 1+2 - North Elevation
Total area of facade 10,028 SF

Primary Materials	Area	%
B-01	4076 SF	40%
S-01	3510 SF	35%
G-01	1670 SF	17%

92 %



Building 1+2 - West Elevation
Total area of facade 2130 SF

Primary Materials	Area	%
CB-01	894 SF	42%
BB-01	704 SF	33%
S-01	141 SF	7 %
CB-02	205 SF	10%

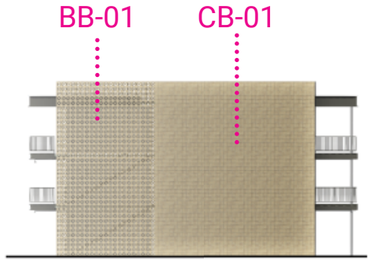
92 %

Building 1+2 - South Elevation
Total area of facade 10,028 SF

Primary Materials	Area	%
B-01	2508 SF	25%
S-01	3260 SF	33%
G-01	2809 SF	28%

86 %

individual building elevations
BUILDING 3



Building 3 - East Elevation
Total area of facade 2210 SF

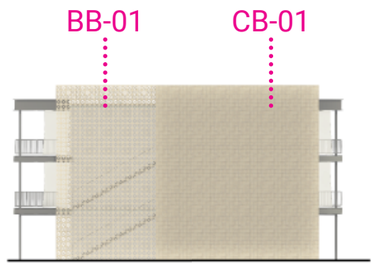
Primary Materials	Area	%
CB-01	1271 SF	58%
BB-01	770 SF	35%

93 %

Building 3 - North Elevation
Total area of facade 7222 SF

Primary Materials	Area	%
B-01	2571 SF	36%
S-01	2793 SF	39%
G-01	1055 SF	15%

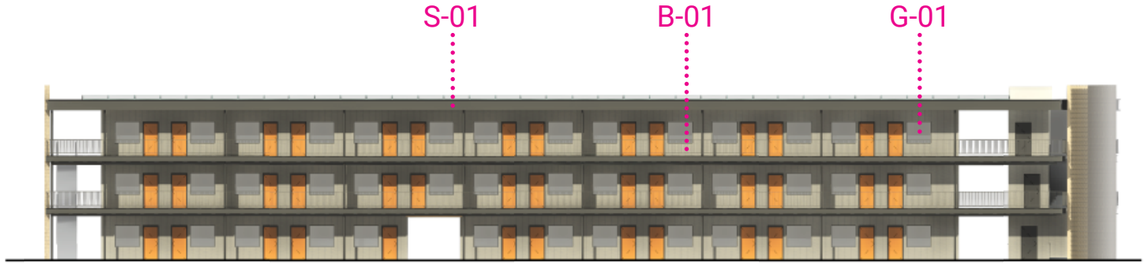
90 %



Building 3 - West Elevation
Total area of facade 2177 SF

Primary Materials	Area	%
CB-01	1254 SF	58%
BB-01	769 SF	35%

93 %

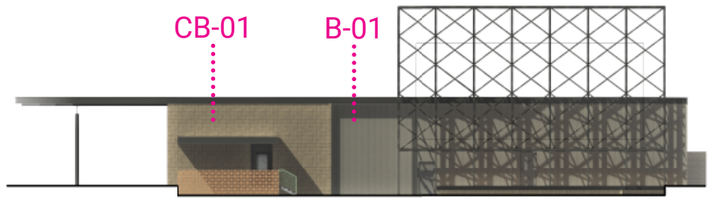


Building 3 - South Elevation
Total area of facade 7021 SF

Primary Materials	Area	%
B-01	2503 SF	36%
S-01	2794 SF	40%
G-01	859 SF	12%

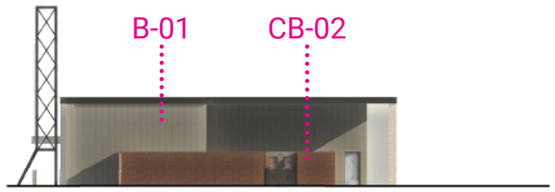
88 %

individual building elevations
BUILDING 4



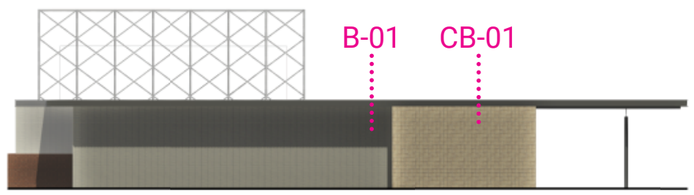
Building 4 - East Elevation

Total area of facade	2330 SF	
Primary Materials	Area	%
CB-01	602 SF	26%
B-01	1333 SF	57%
		83 %



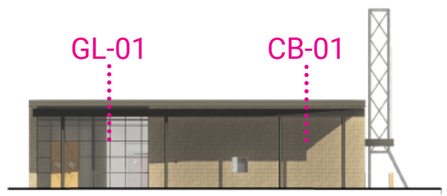
Building 4 - North Elevation

Total area of facade	1340 SF	
Primary Materials	Area	%
CB-02	350 SF	26%
B-01	936 SF	70%
		96 %



Building 4 - West Elevation

Total area of facade	2116 SF	
Primary Materials	Area	%
CB-01	525 SF	25%
B-01	1333 SF	63%
		88 %



Building 4 - South Elevation

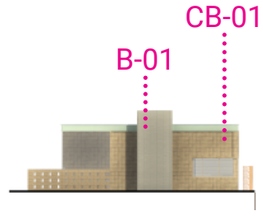
Total area of facade	1340 SF	
Primary Materials	Area	%
CB-01	718 SF	54%
G-01	364 SF	27%
		81 %

individual building elevations
BUILDINGS 5-8

Buildings 5-8 - East Elevation
Total area of facade 873 SF

Primary Materials	Area	%
G-01	215 SF	25%
CB-01	538 SF	62%

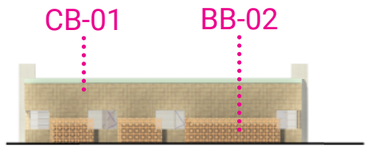
87 %



Buildings 5-8 - North Elevation
Total area of facade 496 SF

Primary Materials	Area	%
B-01	124 SF	25%
CB-01	296 SF	60%

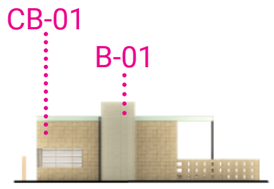
85 %



Buildings 5-8 - West Elevation
Total area of facade 873 SF

Primary Materials	Area	%
BB-02	226 SF	26%
CB-01	455 SF	52%

78 %



Buildings 5-8 - South Elevation
Total area of facade 496 SF

Primary Materials	Area	%
B-01	124 SF	25%
CB-01	296 SF	60%

85 %

May 2, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: Detrola Motel – street frontage greenspace buffer waiver
CEI Project No. 32158
COB Project LSD22-0020

Bentonville Planning Commission:

On behalf of I-14, LLC; CEI is requesting a waiver for the Detrola Motel project proposed at 1400 SW I Street.

The hotel project is situated at the northeast corner of the project site near the intersection of SW I Street and Hwy 102 in Bentonville. The preliminary plat and infrastructure construction drawings were approved by the city as PP21-0019. As part of that approval, it was requested that the required 6' of sidewalk along the south right of way for Hwy 102 be enlarged to 12' wide to expand the trails network in this region of the city. Developer supports alternate transportation and trail connectivity and has incorporated the wider sidewalk into these LSD drawings for the Hotel.

- **Article 1400 Landscaping Screening and Buffering**
  - Section 1400.06 (c) Street frontage Buffer Landscape Required

Minimum buffer width. The landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director.

Based on the dedication of additional right of way and construction of widened trail width along Hwy 102, a waiver is being requested from the minimum greenspace width requirement. Additionally, the area is situated beneath the SWPCO high voltage transmission lines which impacts the ability to plant shade trees in this area as would normally be required. The number of required trees has been met by making use of smaller ornamental trees to remain compliant with SWEPCO requirements for mature height. These trees require less space to thrive and grow

and will fit well within the space provided. Code requirement is for 20 feet of greenspace and the project proposes to construct a varying width of greenspace not less than 11 feet in width. The required greenspace buffer along SW I Street has been met with the proposed development.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Nate Bachelor
Department Manager – Local Development

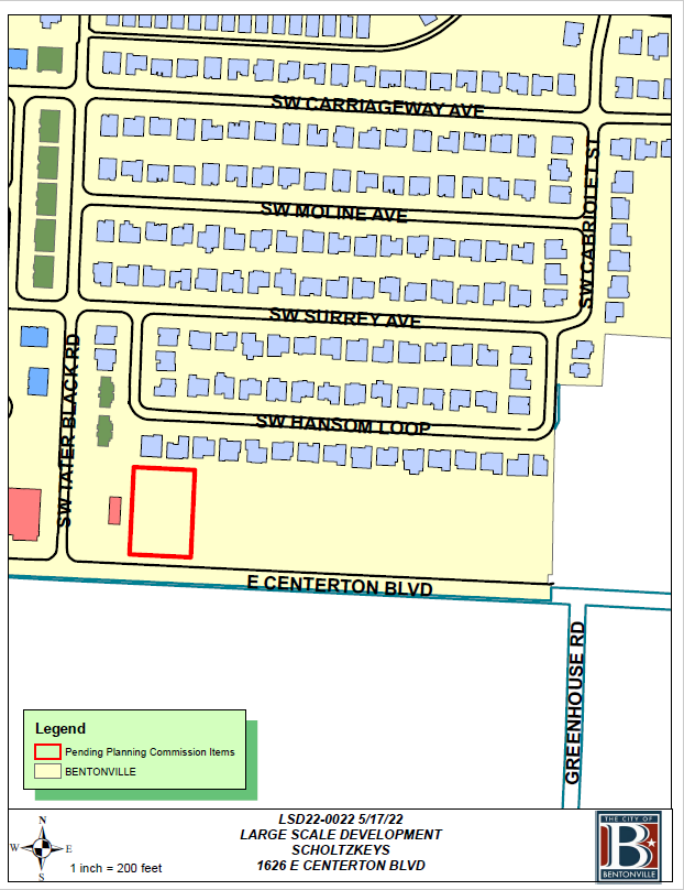
Schlotzsky's - Bentonville

1626 E Centerton Blvd
PC Date: 5/17/2022
Reviewer: Luke Aitken, Planning Technician

Project Number	LSD22-0022
Applicant / Current Owner	James & Brenda Patton, Trustees
Site Area	+/- 5.21 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Fast Food Restaurant

https://arcg.is/08HvK8

Location Map



Property Description
This property is 5.21 +/- acres and is currently zoned C-1, Neighborhood Commercial, with a Future Land Use Map Designation of (C) General Commercial.

Project Details
The project is a large-scale development proposing the construction of a new Schlotzsky's Fast Food Restaurant. Six parking spaces are required and 10 parking spaces are being provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a curb cut onto a private shared access drive to the north off of W Tater Black Road. The primary materials depicted in exterior elevations are brick, metal panel, CMU, and glass.

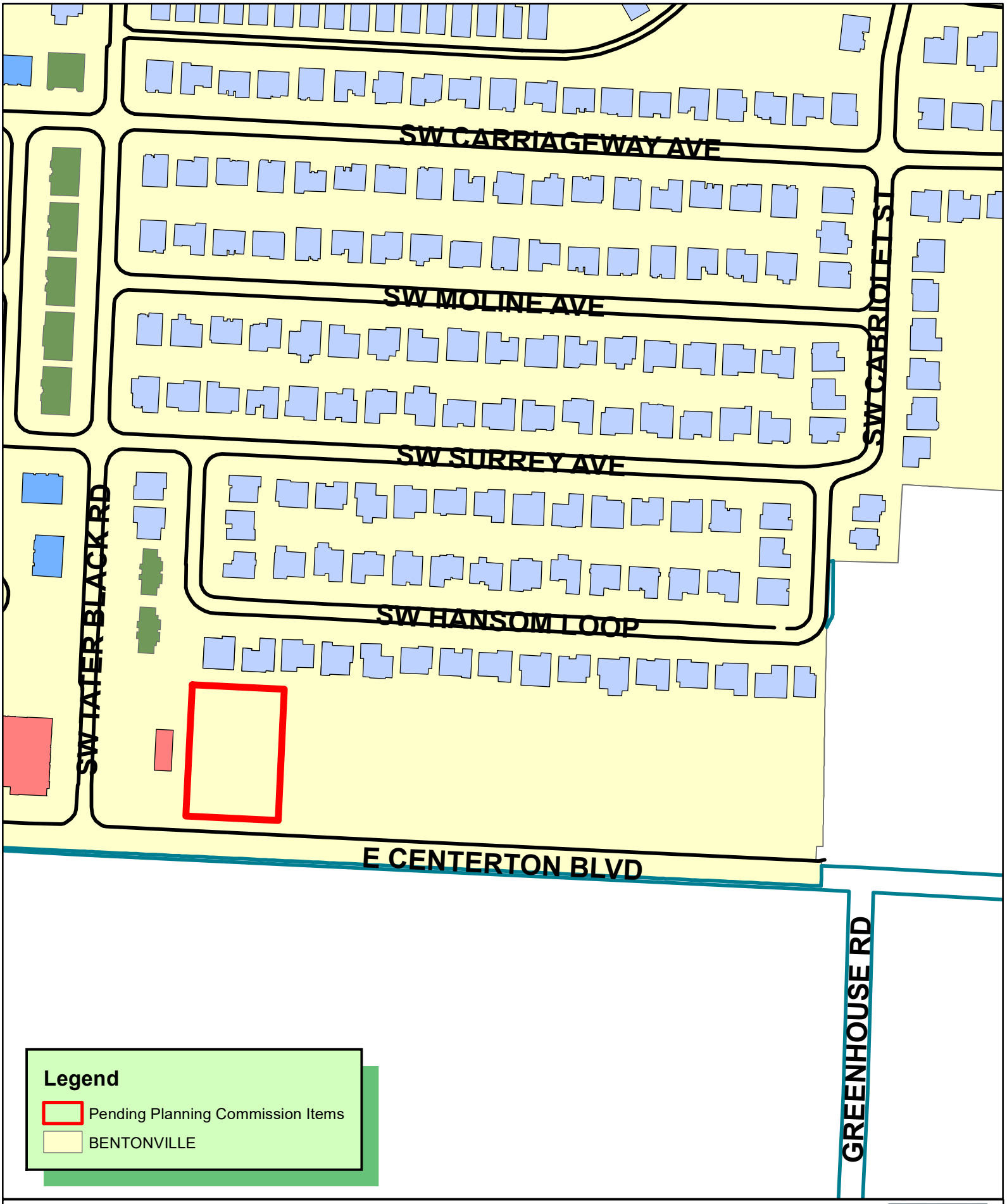
Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the proposed parking lot and the shared access drive should help alleviate potential impacts.

Waivers
One waiver from the Land Development Code has been requested by the applicant:

- A waiver from Section 1100.21(e) from the requirement to provide a minimum of two primary building materials constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of the wall area. The applicant is providing 20% glass, 13% split face CMU, 10% 24-gauge metal panel, and 57% brick on the south elevation.

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

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waivers, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.



N
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1 inch = 200 feet

LSD22-0022 5/17/22
LARGE SCALE DEVELOPMENT
SCHOLTZKEYS
1626 E CENTERTON BLVD

THE CITY OF BENTONVILLE

GH2 ARCHITECTS
Design. Service. Solutions.

April 11, 2022

To: City of Bentonville

From: GH2 Architects, LLC

RE: **Waiver Request - Schlotzsky's Bentonville**

On behalf of our client for the Schlotzsky's Bentonville project, GH2 Architects, LLC is submitting this waiver Request as part of the Large-Scale Development Submittal. This request is for the second primary material being below the minimum 25% per Article 1100.21 Large-Scale Development Design Standards.

1. Three of the four facades are in compliance with the minimum 25% for the second primary material. These three facades
2. For the one elevation not in compliance with the minimum 25% requirement, the majority of the façade is made of masonry materials and glazing. This façade generally meets with the intent of the code to utilize products that are sustainable and durable for the longevity of the development.
3. With the canopy on the south façade (the façade not in compliance), it will significantly break up the façade, making its non-compliance difficult to even notice.

We hope this satisfies the intent and meets your approval. If you have any additional questions, please contact Jameson Shaffer at jshaffer@gh2.com or by phone at (918) 587-6158.

Thank you,

GH2 Architects, LLC

Michael Hall,
Principal

320 South Boston Ave, Suite 100, Tulsa, Oklahoma 74103
Tel 918.587.6158 • Fax 918.587.0357 • GH2.COM

LARGE SCALE DEVELOPMENT

SCHLOTZSKY'S

1626 EAST CENTERTON BLVD.

BENTONVILLE, ARKANSAS

CONTACT LIST

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Stormwater: City of Bentonville,
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Joshua.knight@blackhillscorp.com

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Springdale, AR 72762,
Kip Smith (479) 717-3796.
kip.smith@cox.com
Tim Busey (479) 717-3796
tim.busey@cox.com

Owner\Developer
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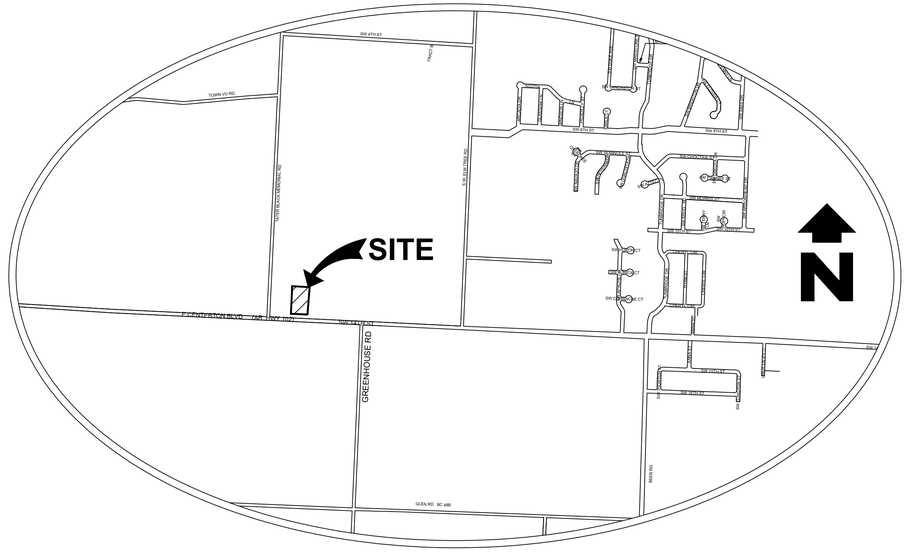
Prairie Village, KS 66208
Landon Brack- Manager
(816) 514-0126

Civil Engineer & Surveyor
Sand Creek Engineering
1610 N.W. 12th Street
Bentonville, AR 72712
(479) 464-9282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TOWN VU RD.
CENTERTON BLVD. EAST
GREENHOUSE RD
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SW 1563RD CT
SW 1564TH CT
SW 1565TH CT
SW 1566TH CT
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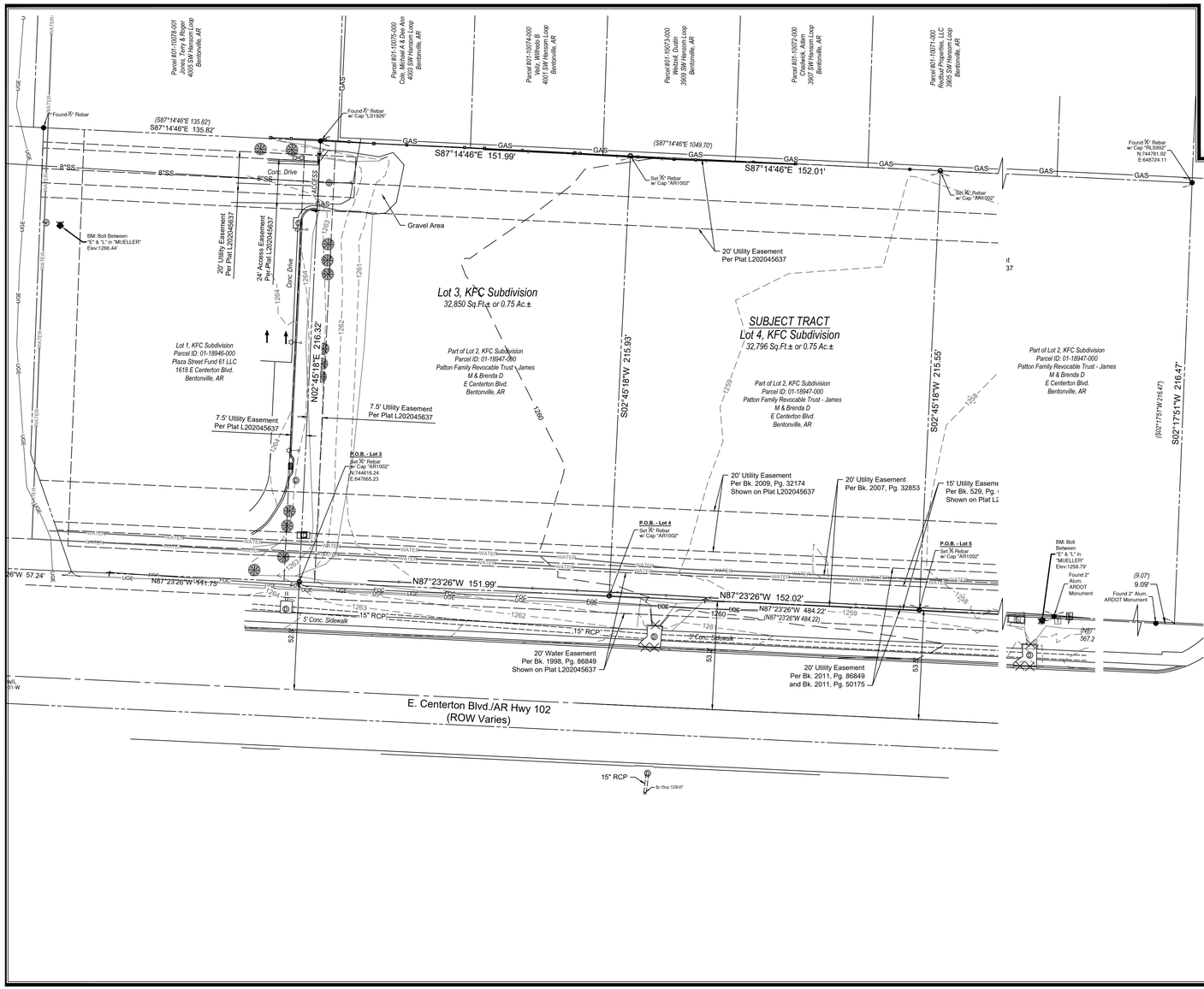
SW 1589TH CT
SW 1590TH CT
SW 1591ST CT
SW



CLIENT:

SHEET: ALTA/NSPS LAND TITLE SURVEY

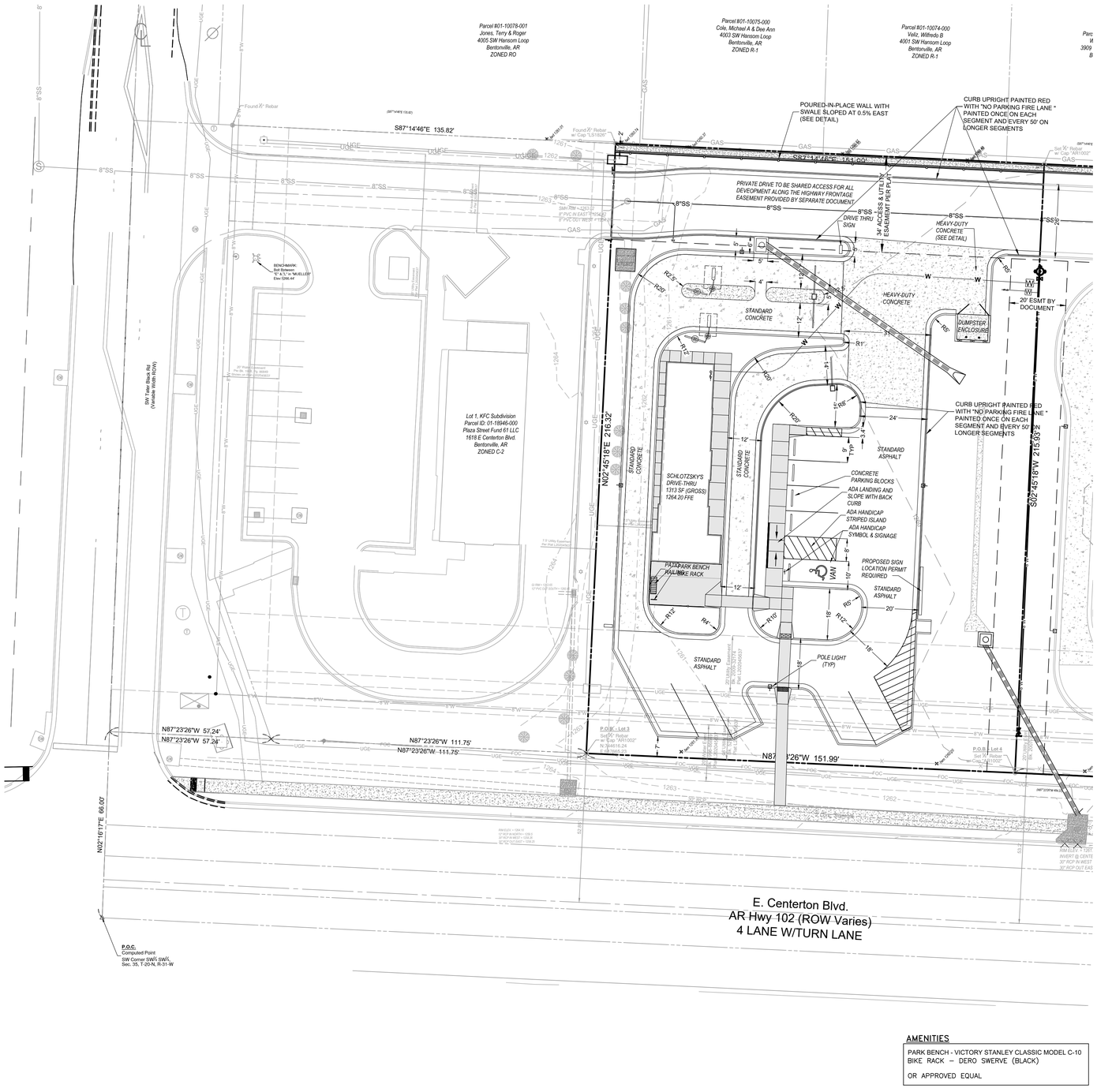
PROJECT: PART OF LOT 2, KFC SUBDIVISION BENTONVILLE, ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 16076
SIGNATURE
ED GRAY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 479-271-9302

PLS:	CEG
CAD:	JDW
FIELD:	MJH/MS
SCE PROJECT #:	21073
DATE:	10/4/2021
SHEET:	2 OF 2

21073—ALTA/NSPS LAND TITLE SURVEY



AMENITIES

PARK BENCH - VICTORY STANLEY CLASSIC MODEL C-10
BIKE RACK – DERO SWERVE (BLACK)

OR APPROVED EQUAL

N

20' 0 20'

SCALE: 1" = 20'

ZONING - C-1 COMMERCIAL **SETBACKS (NOT SHOWN) - FRONT 50'** **REAR - 7'** **SIDE INTERIOR - 7'** **SIDE EXTERIOR - 0'** **USE:** **CONVIENENCE RESTAURANT**	PARKING BUILDING AREA - 1806 SF SEATING - 0 - DRIVE-THRU ONLY STAFF - LARGEST SHIFT - 6 PARKING SPACES REQUIRED - 6 PARKING SPACES PROVIDED - 10

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- SETBACK & EASEMENT LINE
- 8"W WATER LINE
- STREET CENTERLINE
- EXISTING CONCRETE
- EXISTING ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SANITARY SEWER CLEANOUT
- PROPOSED PARKING LOT LIGHT
- HEAVY DUTY ASPHALT PAVEMENT
- CONRCETE SIDEWALK
- CONRCETE WALL

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
4. RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
7. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
8. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ANY LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G FIXTURES WITH A U RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT.
9. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
10. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
11. TIE PROPOSED CURB TO EXISTING ROAD CURB.TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN TEN FEET.
12. ANY PROPOSED SIGNS REQUIRE A SEPARATE PERMIT. FREE-STANDING POLE MONUMENT SIGNS ARE NOT ALLOWED IN COMMERCIAL ZONES.
13. ALL MECHANICAL EQUIPMENT, (ROOF OR GROUND MOUNTED) MUST BE WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. REQUIRED SCREEN FENCING IS PROPOSED ALONG THE NORTH LINE ABUTTING THE RESIDENTIAL PROPERTY. NO OTHER FENCE IS PROPOSED.
15 THE TRASH DUMPSTER ENCLOSURES EXTERIOR SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND THE INSIDE DIMENSIONS SHALL BE 9' IN DEPTH AND 11' IN WIDTH, MINIMUM.

NOTE
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODES SHALL GOVERN THESE PLANS. IF THERE ARE DESCREPENCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS 66208
1-816-514-0126 - Landon Brack
lbrack@plazastreetpartners.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
kbooth@sandcreek.us

SHEET: SITE PLAN

PROJECT: SCHLOTZSY'S
1426 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

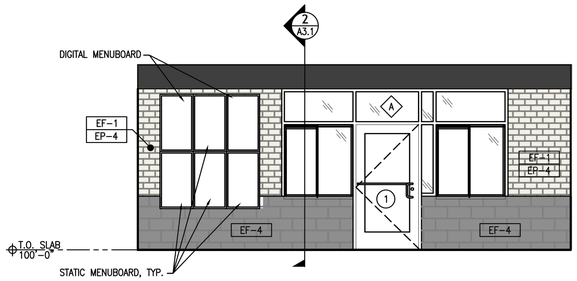
SAND CREEK
ENGINEERING, LLC
1610 NW 12th Street
Bentonville, Arkansas 72712 479.464.9282

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21073
CURRENT REVISION:	2
DATE:	5/02/2022
SHEET:	3 of 14

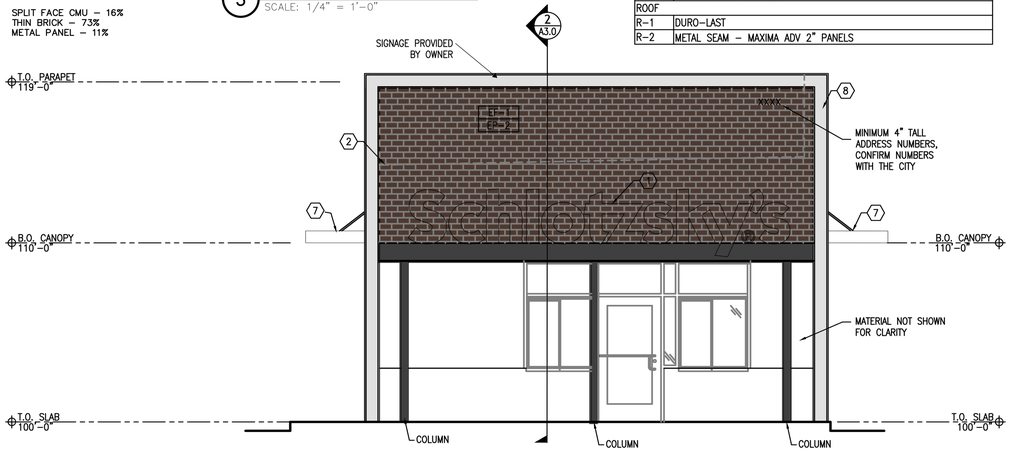
X:\21 Proj\21073\Drawings\Project\21073_MASTER 2-REVISED 5-2-22.dwg - Plotted on 5/2/2022 6:39 AM @ a scale of 1:1 to DWG TO PDF.PC3 by KBOOTH

	KEY NOTES:
1	SIGNAGE BY OTHERS, G.C. TO COORDINATE BLOCKING AS REQUIRED
2	ROOF LINE BEYOND.
3	V-GROOVE, RE: 10/A3.3
4	DRIVE THRU SLIDING DOOR; RE: WINDOW SCHEDULE
5	ROOF TOP EQUIPMENT BEYOND.
6	GRAPHIC BY OWNER, PROVIDE J-BOX FOR POWER
7	BLACK AWNINGS, PROVIDED BY OWNER, INSTALLED BY VENDOR. G.C. TO COORDINATE BLOCKING AS REQUIRED.
8	METAL PANEL SUPPLIED AND INSTALLED BY SIGN VENDOR. GC TO COORDINATE BLOCKING, RE: STRUCTURAL
9	ELECTRICAL METER BOX, RE: ELECTRICAL
10	ROOF LADDER, RE: 9/A3.3
11	OVERFLOW SCUPPER, RE: 7/A3.3 (SIM)
12	PRE FINISHED ALUMINUM GUTTER AND DOWNSPOUT, MATCH ADJACENT FINISH
13	METAL CAP FLASHING REF: 13/A3.3
14	PATIO EXPOSED STRUCTURE TO BE PAINTED AS NOTED.
15	LIGHT FIXTURE, REF. ELECTRICAL
16	4" EIFS BAND
17	CANOPY, PROVIDED BY OWNER, INSTALLED BY VENDOR. G.C. TO COORDINATE BLOCKING AS REQUIRED.
18	CANOPY DOWNSPOUT

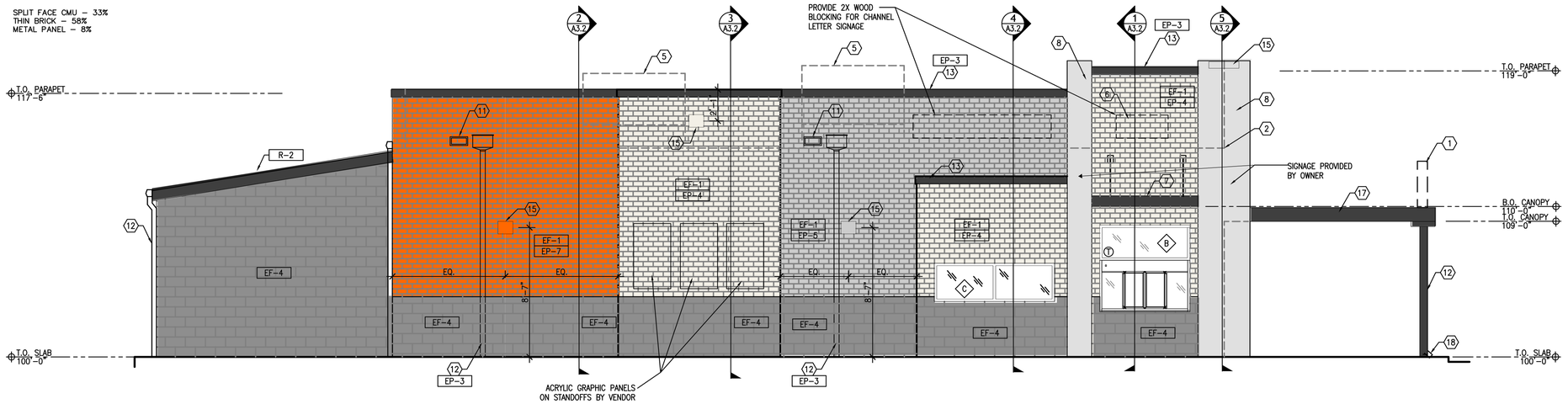
–	EXTERIOR FINISH SCHEDULE
EXTERIOR FINISH	
EF-1	THIN BRICK
EF-2	METAL PANEL – NOT USED
EF-3	EIFS STENCIL BRICK – NOT USED
EF-4	SPLIT FACE CMU
EF-5	EIFS STENCIL CONCRETE – NOT USED
EF-6	EIFS – NOT USED
EF-7	STAMPED EIFS – NOT USED
EXTERIOR PAINT	
EP-2	TURKISH COFFEE
EP-3	BLACK MAGIC
EP-4	ALABASTER
EP-5	STAMPED CONCRETE
EP-6	POLISHED CONCRETE – NOT USED
EP-7	SCHLOTZSKY'S ORANGE
ROOF	
R-1	DURO-LAST
R-2	METAL SEAM – MAXIMA ADV 2" PANELS



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

GH2 ARCHITECTS

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT INTENDED TO BE USED FOR PERMIT, BIDDING, OR CONSTRUCTION.

SCHLOTZSKY'S - BENTONVILLE

1626 EAST CENTERTON BLVD BENTONVILLE, ARKANSAS 72712

A2.0 EXTERIOR ELEVATIONS

GH2 ARCHITECTS
GH2.COM

GH2 PROJECT NUMBER:
20210107.02

ISSUE DATE:
03/29/2022

ISSUE:
80% REVIEW SET

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

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	KEY NOTES:
1	SIGNAGE BY OTHERS, G.C. TO COORDINATE BLOCKING AS REQUIRED
2	ROOF LINE BEYOND.
3	V-GROOVE, RE: 10/A3.3
4	DRIVE THRU SLIDING DOOR; RE: WINDOW SCHEDULE
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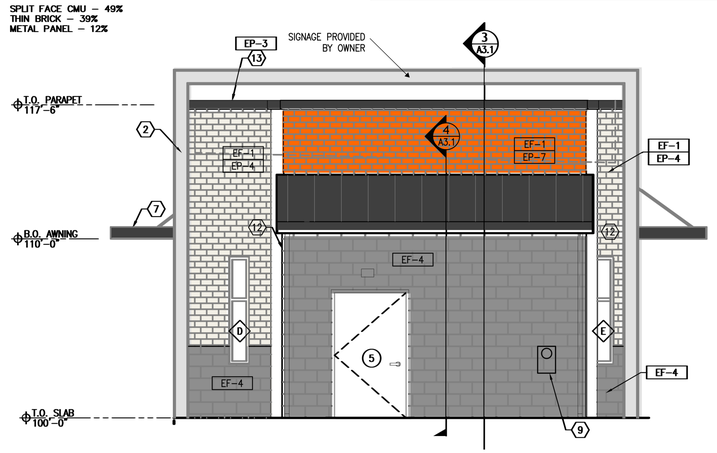
12	PRE FINISHED ALUMINUM GUTTER AND DOWNSPOUT, MATCH ADJACENT FINISH
13	METAL CAP FLASHING REF: 13/A3.3
14	PATIO EXPOSED STRUCTURE TO BE PAINTED AS NOTED.
15	LIGHT FIXTURE, REF. ELECTRICAL
16	4" EIFS BAND
17	CANOPY, PROVIDED BY OWNER, INSTALLED BY VENDOR. G.C. TO COORDINATE BLOCKING AS REQUIRED.
18	CANOPY DOWNSPOUT

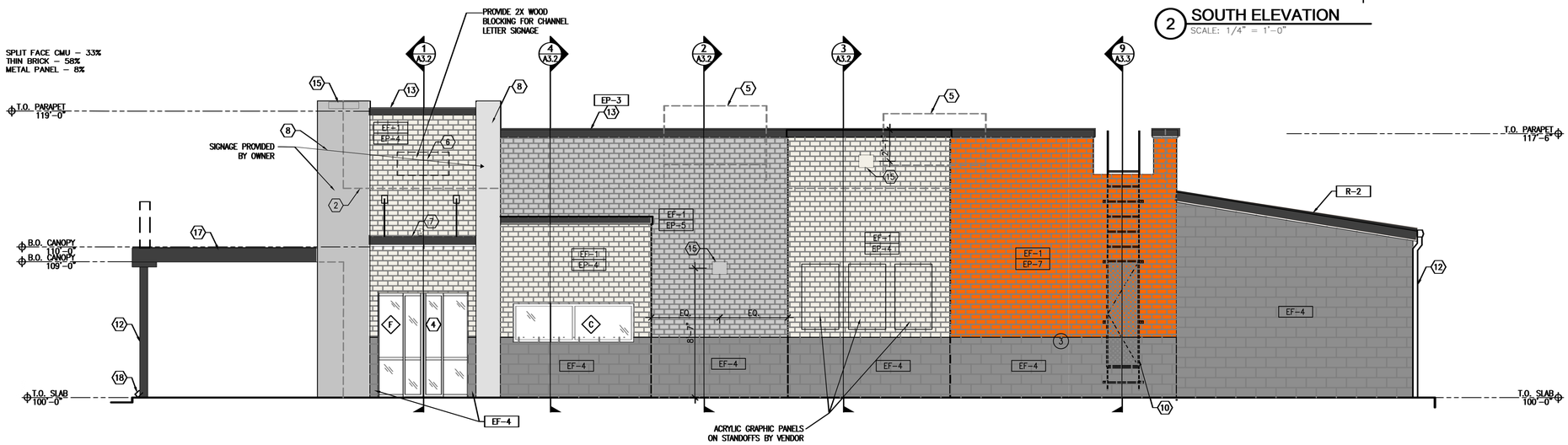
	EXTERIOR FINISH SCHEDULE
EXTERIOR FINISH	
EF-1	THIN BRICK
EF-2	METAL PANEL – NOT USED
EF-3	EIFS STENCIL BRICK – NOT USED
EF-4	SPLIT FACE CMU
EF-5	EIFS STENCIL CONCRETE – NOT USED
EF-6	EIFS – NOT USED
EF-7	STAMPED EIFS – NOT USED
EXTERIOR PAINT	
EP-2	TURKISH COFFEE
EP-3	BLACK MAGIC
EP-4	ALABASTER
EP-5	STAMPED CONCRETE
EP-6	POLISHED CONCRETE – NOT USED
EP-7	SCHLOTZSKY'S ORANGE
ROOF	
R-1	DURO-LAST
R-2	METAL SEAM – MAXIMA ADV 2" PANELS

SPLIT FACE CMU – 49%
THIN BRICK – 39%
METAL PANEL – 12%



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SPLIT FACE CMU – 33%
THIN BRICK – 58%
METAL PANEL – 8%



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

GH2 ARCHITECTS

INTERIM REVIEW ONLY

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SCHLOTZSKY'S - BENTONVILLE

1626 EAST CENTERTON BLVD BENTONVILLE, ARKANSAS 72712

A2.1 EXTERIOR ELEVATIONS

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:
20210107.02

ISSUE DATE:
03/29/2022

ISSUE:
80% REVIEW SET

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1

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Andy's Frozen Custard - Bentonville

1644 E Centerton Blvd

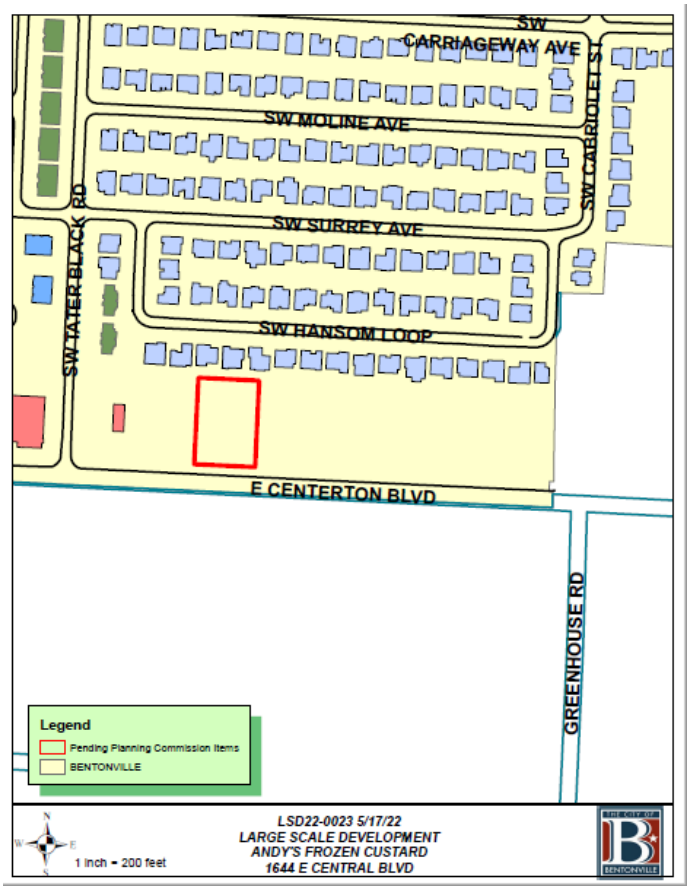
PC Date: 5/17/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	LSD22-0023
Applicant / Current Owner	James & Brenda Patton, Trustees
Site Area	+/- 5.21 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Fast Food Restaurant

https://arcg.is/08HvK8

Location Map



Property Description

This property is +/- 5.21 acres and is currently zoned C-1, Neighborhood Commercial, with a Future Land Use Map Designation of (C) General Commercial.

Project Details

The project is a large-scale development proposing the construction of a new drive-through, Andy's frozen custard store. 14 parking spaces are required and 22 parking spaces are being provided. Sidewalks, landscaping, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a curb cut onto a private shared access drive to the North. The primary materials depicted on exterior elevations are brick, stone, and glass.

Projected Traffic Impact

This project has the potential to impact traffic in the area. However, the proposed parking lot and the shared access drive should help alleviate potential impacts.

Waivers

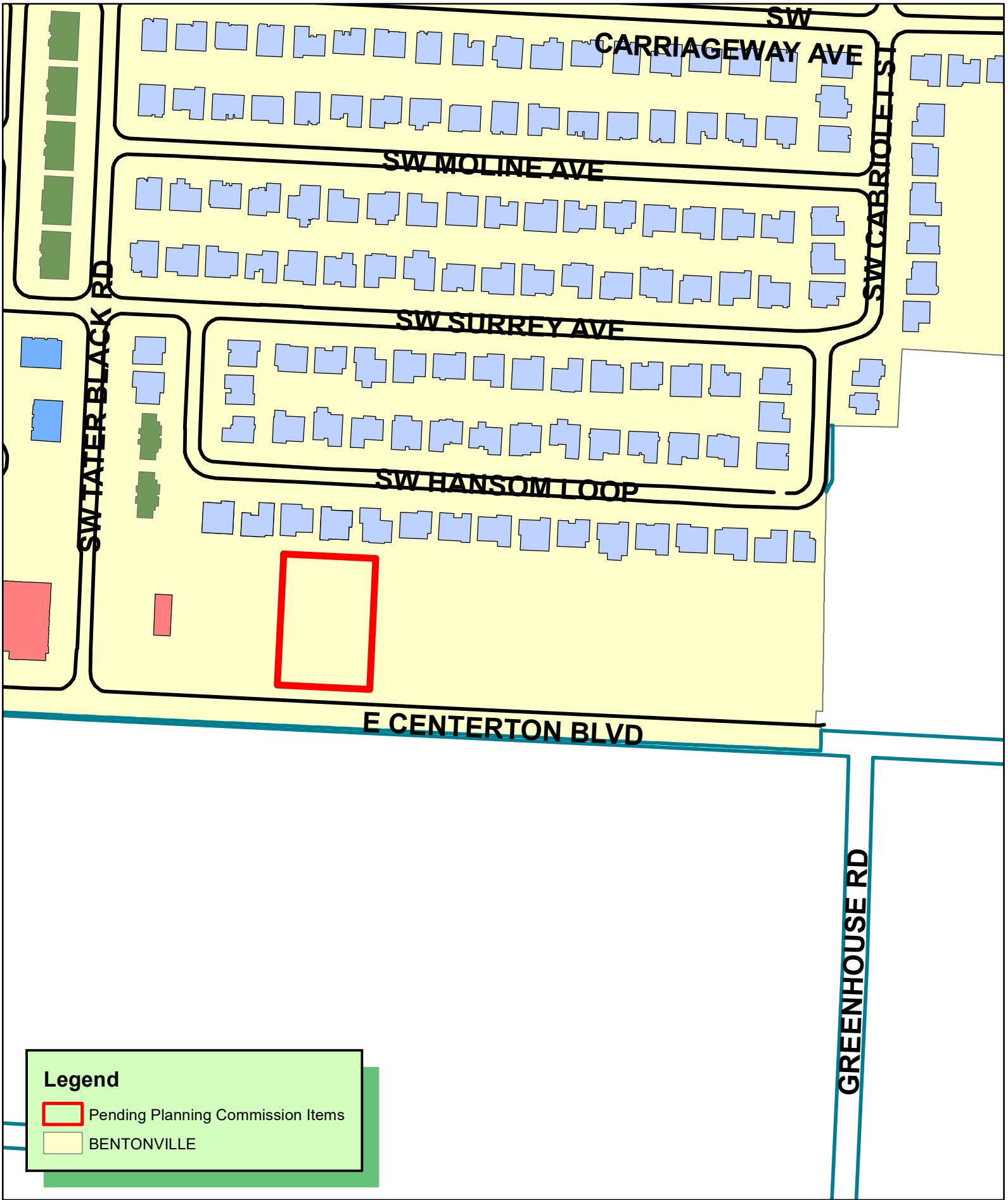
Two waivers from the Land Development Code have been requested by the applicant:

- A waiver from Section 1100.21(e) from the requirement to provide a minimum of two primary building materials constituting at least 75 percent of the wall area. No single primary materials shall constitute less than 25% of the wall area.
- A waiver from the City of Bentonville Storm water Management and Drainage Manual Section 5.4.1 *General Location* to allow this development to share an adjacent detention basin proposed for construction on-site of the neighboring Schlotzsky's site.

Conclusion

The proposed Large-Scale Development does not meet the minimum requirements of the Land Development Code because of the requested waiver.

If the Planning Commission approves the requested waivers, staff recommends approval of the Large-Scale Development. If the commission denies the requested waivers, staff recommends the applicant table their Large-Scale Development until the proposal is brought into compliance with the Land Development Code.



N
W E
S

1 inch = 200 feet

LSD22-0023 5/17/22
LARGE SCALE DEVELOPMENT
ANDY'S FROZEN CUSTARD
1644 E CENTRAL BLVD

THE CITY OF BENTONVILLE

SAND CREEK
Engineering and Land Surveying

May 2, 2022 Project: 21089

Reference: Andy's

Planning,

Based on the following issues on the above listed site, Sand Creek Engineering, on behalf of the developer, request to be allowed to share the detention basin, constructed on the neighboring Schlotzsky's site, with the Andy's project.

- There is available greenspace on the Schlotzsky's site to provide a basin sized to handle the flows of both sites placed in between the two sites to easily drain to this central location
- There is not enough space on the Andy's lot to do above ground detention pushing the required detention underground.
- This layout requires only one connection to the storm drain system along Hwy 102 which is controlled by the ARDOT, and is able to discharge to an existing storm structure. Providing a second basin, whether above or beneath grade, would require a second connection to the ARDOT system, requiring a new junction box be constructed in ARDOT R/W and would be more difficult to permit two connections.

A waiver is hereby requested to allow this sharing situation with the stipulation that a Memorandum of Understanding be provided prior to the Planning Commission final vote meeting, from Andy's as to the agreement with Schlotzsky's for the continual sharing and maintenance of this basin.

Please add this request to the LSD submittal to be considered for this project.

Respectfully Submitted,

Ken Booth
Project Manager
kbooth@sandcreek.us

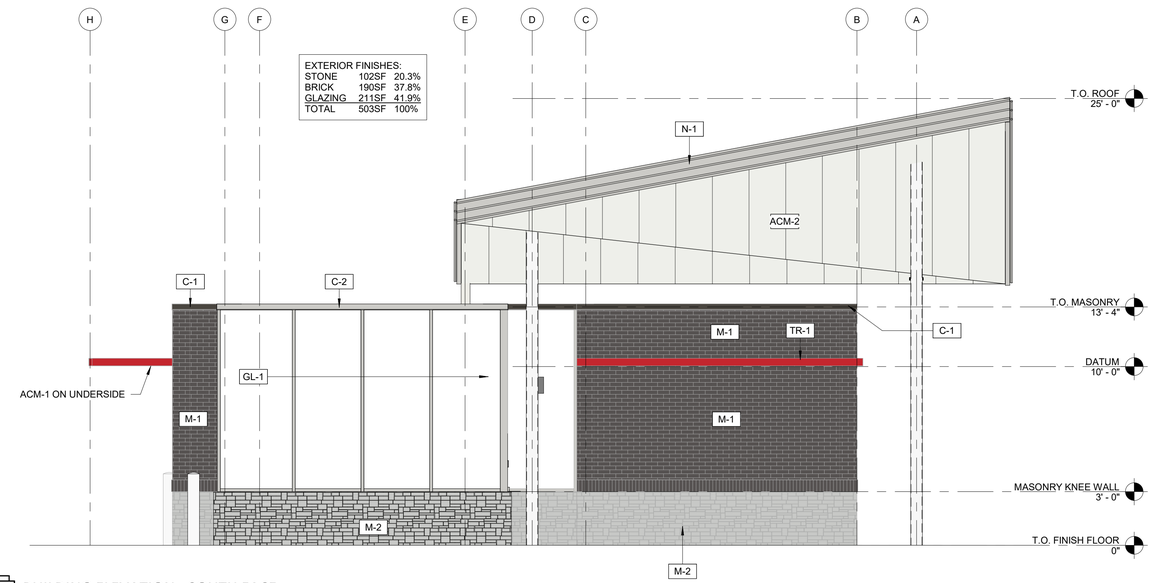
4/26/2022 8:52:36 AM

C:\Users\RyanFaust\OneDrive - BUF Studio\Documents\22006_ANDYS_BENTONVILLE_AR_A_R20_faustr.rvt

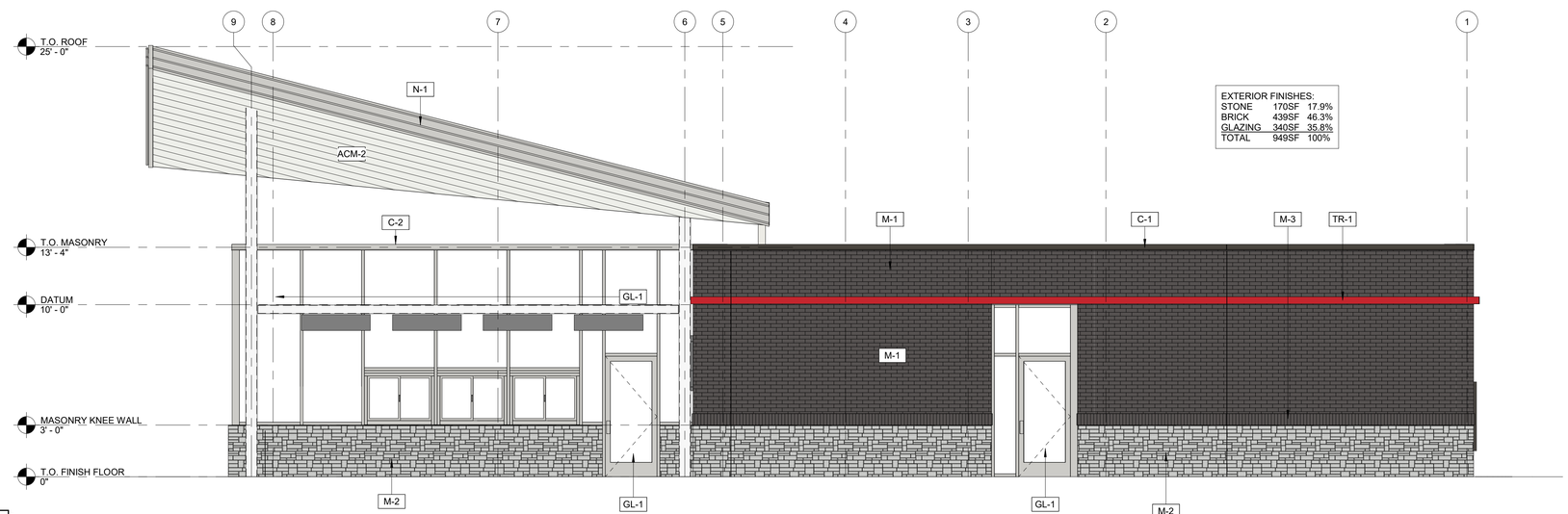
METAL PANELS SHALL BE MINIMUM 24 GA.

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1: LAMINATORS, INC. OMEGA-LITE PANEL, COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2: LAMINATORS INC. OMEGA-LITE PANEL COLOR: PVDF/KYNAR 500, BONE WHITE.
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: GLEN GERY MODULAR BRICK. COLOR: EBONITE VELOUR
M-2	MASONRY TYPE 2: BUECHEL ASHLAR STONE - FULL BED. COLOR: WHITE COUNTRY SQUIRE - ARCTIC OR EQ.
M-3	MASONRY TYPE 1: GLEN GERY MODULAR BRICK. SOLDIER COURSED COLOR: EBONITE VELOUR
N-1	PERIMETER FASCIA & NEON LIGHTING: BY PINNACLE SIGN GROUP. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
ST-1	STUCCO MASONRY TYPE 1: 3-COAT STUCCO ON METAL LATH TO MATCH PT-1
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED



2 R001 **BUILDING ELEVATION - SOUTH FACE**
1/4" = 1'-0"



1 R001 **BUILDING ELEVATION - EAST FACE**
1/4" = 1'-0"

b·u·f STUDIO

702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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CLIENT NAME
ANDY'S CORPORATE

TENANT
ANDY'S FROZEN CUSTARD
211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT
702 SE 5TH ST. SUITE 30,
BENTONVILLE, AR 72712
CONTACT:ANDREW FINNEGAN, P.E.

PROTO:REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD
1644 E CENTERTON BLVD
BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

05/12/2022

Architect Name - RYAN M. FAUST

Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	22006
Drawn By:	*Checked By:*
RIR	RMF

Title:
PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:
R001

Date: 05/12/2022 *Store #:* XXXXX

4/26/2022 8:52:37 AM

METAL PANELS SHALL BE MINIMUM 24 GA.

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1: LAMINATORS, INC. OMEGA-LITE PANEL, COLOR: PVDF/KYNAR 500, BRITE RED
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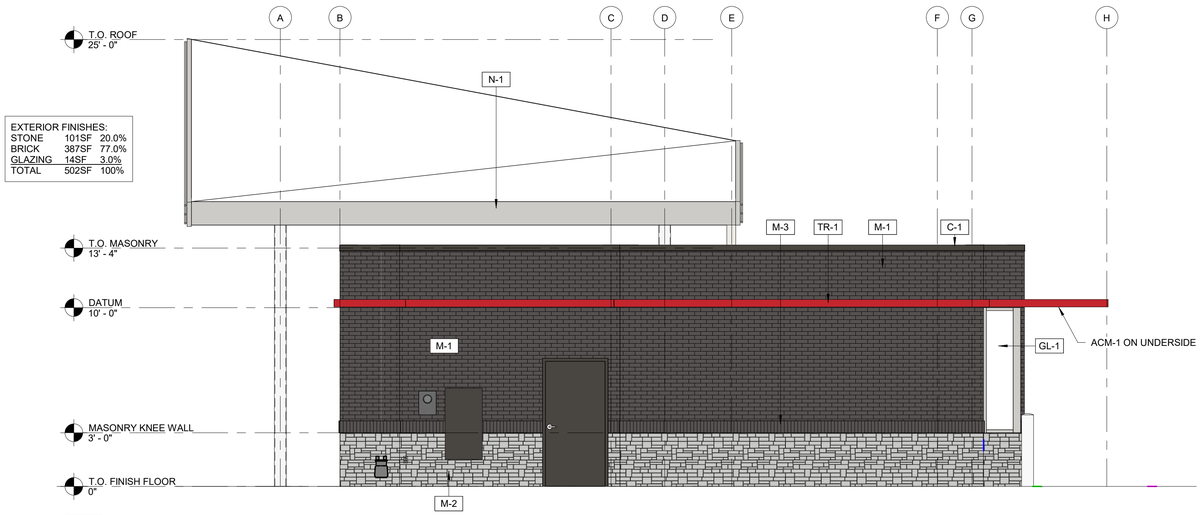
M-1	MASONRY TYPE 1: GLEN GERY MODULAR BRICK. COLOR: EBONITE VELOUR
M-2	MASONRY TYPE 2: BUECHEL ASHLAR STONE - FULL BED. COLOR: WHITE COUNTRY SQUIRE - ARCTIC OR EQ.
M-3	MASONRY TYPE 1: GLEN GERY MODULAR BRICK. SOLDIER COURSED COLOR: EBONITE VELOUR
N-1	PERIMETER FASCIA & NEON LIGHTING: BY PINNACLE SIGN GROUP. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
ST-1	STUCCO MASONRY TYPE 1: 3-COAT STUCCO ON METAL LATH TO MATCH PT-1
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

EXTERIOR FINISHES:

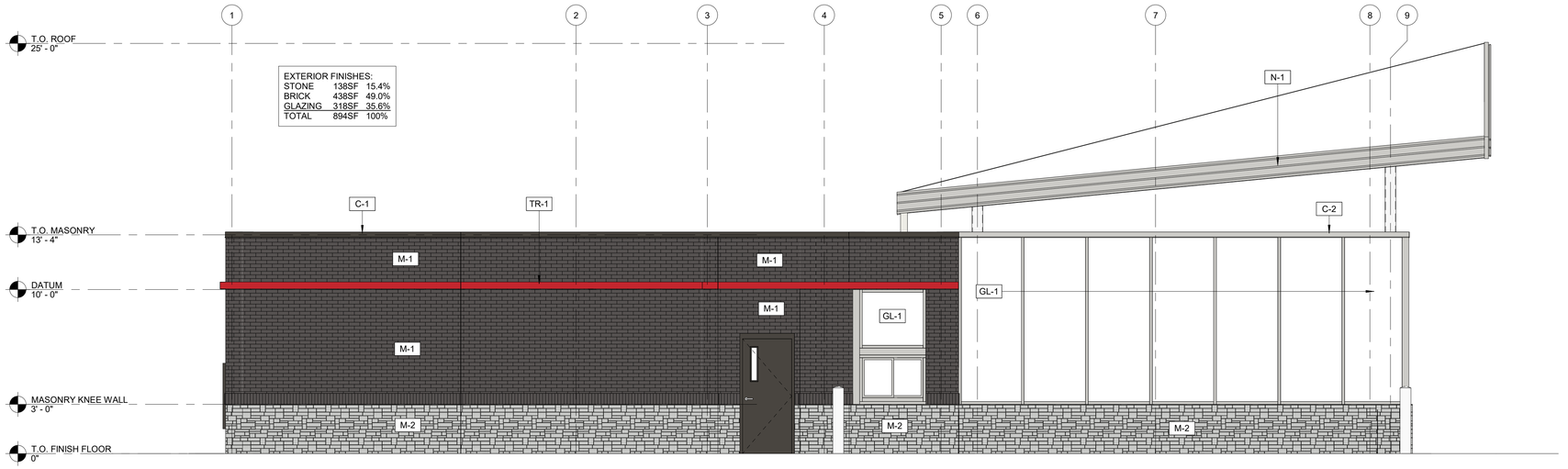
STONE	101SF	20.0%
BRICK	387SF	77.0%
GLAZING	14SF	3.0%
TOTAL	502SF	100%



2 R002 **BUILDING ELEVATION - NORTH FACE**
1/4" = 1'-0"

EXTERIOR FINISHES:

STONE	138SF	15.4%
BRICK	438SF	49.0%
GLAZING	318SF	35.6%
TOTAL	894SF	100%



1 R002 **BUILDING ELEVATION - WEST FACE**
1/4" = 1'-0"

b·u·f STUDIO

702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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CLIENT NAME
ANDY'S CORPORATE

TENANT
ANDY'S FROZEN CUSTARD
211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT
702 SE 5TH ST. SUITE 30,
BENTONVILLE, AR 72712
CONTACT:ANDREW FINNEGAN, P.E.

PROTO:REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD

1644 E CENTERTON BLVD

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

05/12/2022

Architect Name - RYAN M. FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 22006
Drawn By: RIR	*Checked By:* RMF

Title:

PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:

R002

Date: 05/12/2022 *Store #:* XXXXX

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LARGE SCALE DEVELOPMENT
ANDY'S FROZEN CUSTARD
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

CONTACT LIST

Planning Dept.: City of Bentonville
305 S.W. "A" Street,
Bentonville, AR,
Ellen Norvell, (479) 271-3122
enorvell@bentonvillear.com

City Engineer: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Dan Weese, (479) 271-5993
dweese@bentonvillear.com

Stormwater: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR,
Janet Paith, (479) 271-5002,
jpaith@bentonvillear.com

Fire Dept.: City of Bentonville,
800 S.W. "A" Street,
Bentonville, AR 72712,
Brent Boydston, Fire Chief
(479) 271-5927
bboydston@bentonvillear.com

Street Dept.: City of Bentonville
3200 SW Municipal Drive,
Bentonville, AR 72712,
Tony Davis (479) 271-3130
todavis@bentonvillear.com

Water Dept.: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR 72712,
Beau Thompson, (479) 271-3140
bthompson@bentonvillear.com

Electric Dept.: City of Bentonville,
3200 SW Municipal Drive,
Bentonville, AR 72712,
Charlie Barnes, (479) 271-3159
cbarnes@bentonvillear.com

Wastewater Dept.: City of Bentonville,
1901 N.E. "A" Street,
Bentonville, AR 72712,
Chris Earl, (479) 271-3160
cearl@bentonvillear.com

Black Hill Energy:
1301 Federal Way,
PO Box 2129, Lowell, AR 72745,
Josh Knight - (479) 333-7005,
Joshua.knight@blackhillscorp.com

AT&T:
1133 East Harold St.
Fayetteville, AR 72703,
Brent Baldwin
Office: (479) 571-6609
Cell: (479)-200-9022
bb6585@att.com

Cox Communications:
4901 S. 48th Street,
Springdale, AR 72762,
Kip Smith (479) 717-3796.
kip.smith@cox.com
Tim Busey (479) 717-3796
tim.busey@cox.com

Owner\Developer
PLAZA STREET PARTNERS
2400 W. 75th St.
Prairie Village, KS 66208
Landon Brack- Manager
lbrack@plazastreetpartners.com
(816) 514-0126

Civil Engineer & Surveyor
Sand Creek Engineering
1610 N.W. 12th Street
Bentonville, AR 72712
(479) 464-9282

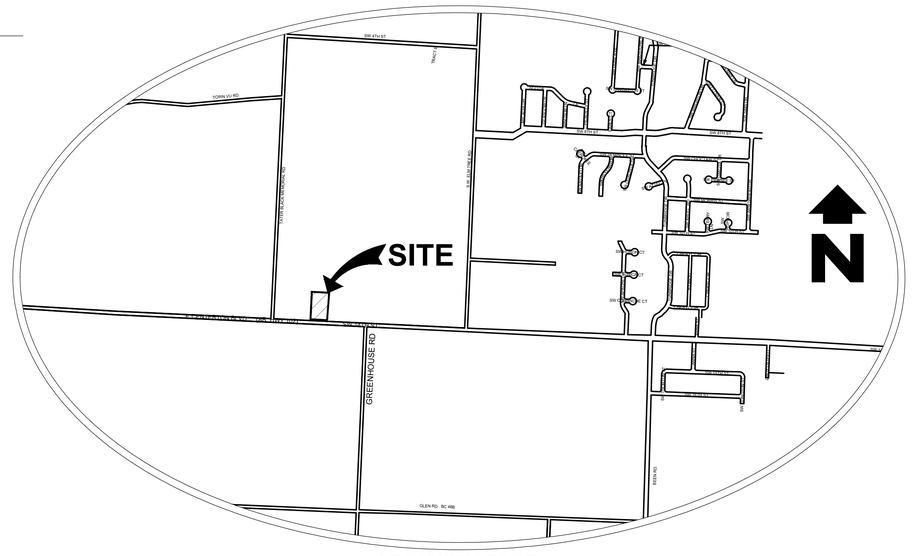
CITY NOTES

CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC, UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.



VICINITY MAP
NOT TO SCALE
ATLAS PAGE # 401

SAND CREEK
Engineering and Land Surveying

SHEET LIST

1	COVER SHEET
2	SURVEY
3	SITE PLAN
4	EROSION CONTROL PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	DETAILS 1
9	DETAILS 2
10	BWD SEWER DETAILS 1
11	BWD SEWER DETAILS 2
12	BWD WATER DETAILS 1
13	BWD WATER DETAILS 2
14	BWD WATER/SEWER DETAILS

LEGAL DESCRIPTION

**LOT 4 OF KFC ADDITION AS SHOWN IN PLAT ---- FILED IN THE BENTON COUNTY CIRCUIT CLERK AND RECORDERS OFFICE.
MORE PARTICULARLY DESCRIBED AS:
BEING A PART OF LOT 2, KFC SUBDIVISION AS RECORDED AT PLAT INSTRUMENT L202045637, SAME BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW1/4 OF THE SW1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE THEREOF, NORTH 02°16'17"E 66.00 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY OF E. CENTERTON BLVD./AR HWY 102, SAME BEING THE SOUTHWEST CORNER OF LOT 1, KFC SUBDIVISION AS RECORDED AT PLAT INSTRUMENT L202045637; THENCE ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 1, SOUTH 87°23'26" EAST168.11 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 87°23'26" EAST 151.99 FEET TO A SET 5/8" REBAR W/ CAP FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY AND SAID SOUTH LINE OF LOT 2, NORTH 02°45'18" EAST 215.93 FEET TO A SET 5/8" REBAR W/ CAP "AR1002" IN THE NORTH LINE OF SAID LOT 2, SAME BEING A POINT IN THE SOUTH LINE OF CARRIAGE SQUARE SUBDIVISION AS RECORDED AT PLAT BOOK P4, PAGE 889; THENCE ALONG THE SOUTH LINE OF SAID CARRIAGE SQUARE SUBDIVISION, SOUTH 87°14'46" EAST 152.01 FEET TO A SET 5/8" REBAR W/ CAP "AR1002"; THENCE DEPARTING SAID SOUTH LINE OF CARRIAGE SQUARE SUBDIVISION, SOUTH 02°45'18" WEST 215.55 FEET TO A SET 5/8" REBAR W/CAP AR1002 IN THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF E. CENTERTON BLVD./AR HWY 102; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 87°23'26" WEST 152.02 FEET TO THE POINT OF BEGINNING, CONTAINING 32,796 SQUARE FEET OR 0.75 ACRES, MORE OR LESS. SUBJECT TO ANY RESTRICTIONS, COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.**

REVISION CHART

#	TITLE	DATE	NOTES:
0	REV-0	4/06/2022	Pre-Application Set
1	REV-1	4/11/2022	1st SUBMITTAL

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BENTONVILLE ID LSD 22-

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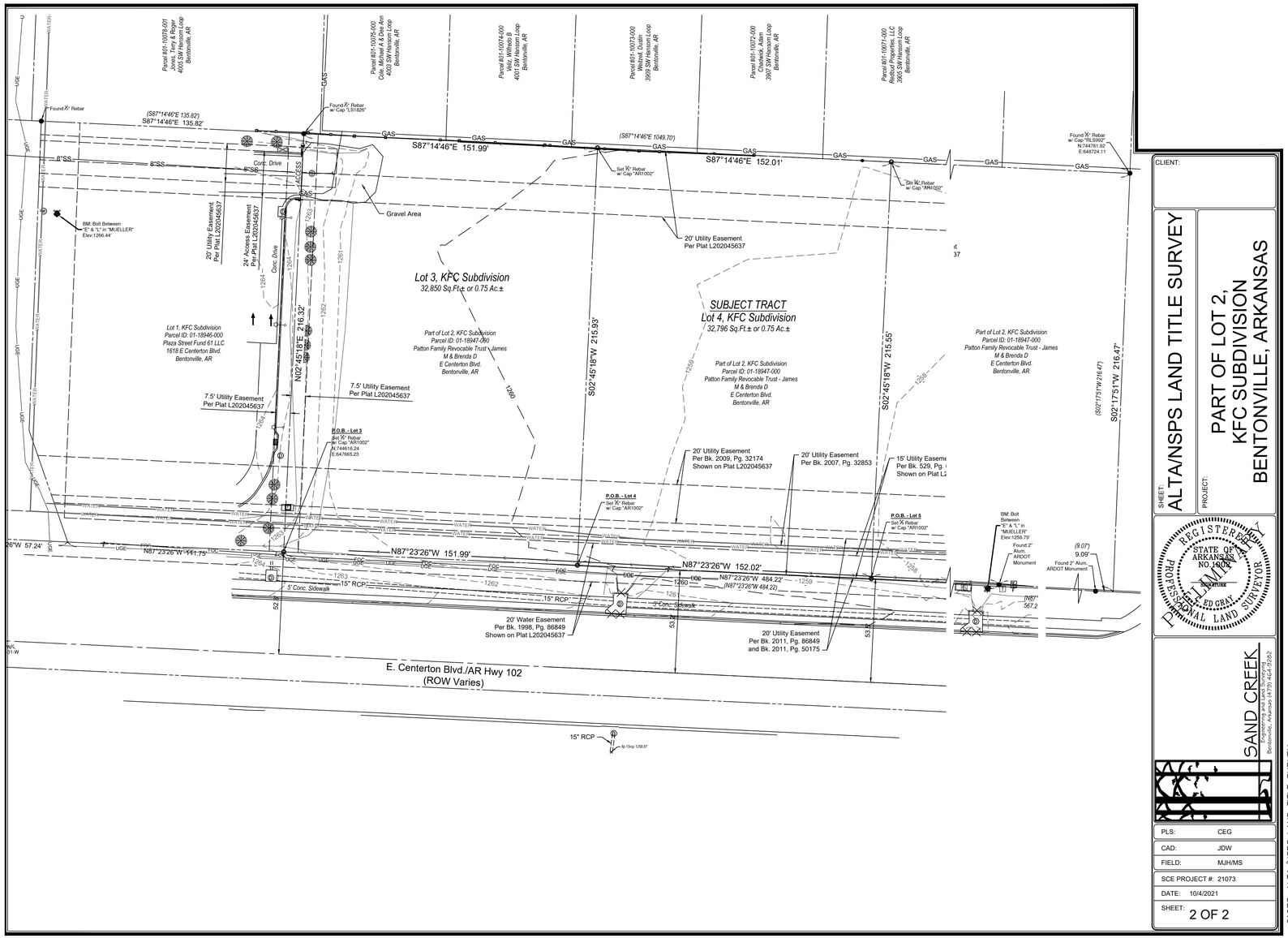
21073_SCHLOTZSKY'S



CLIENT:

SHEET: ALTA/NSPS LAND TITLE SURVEY

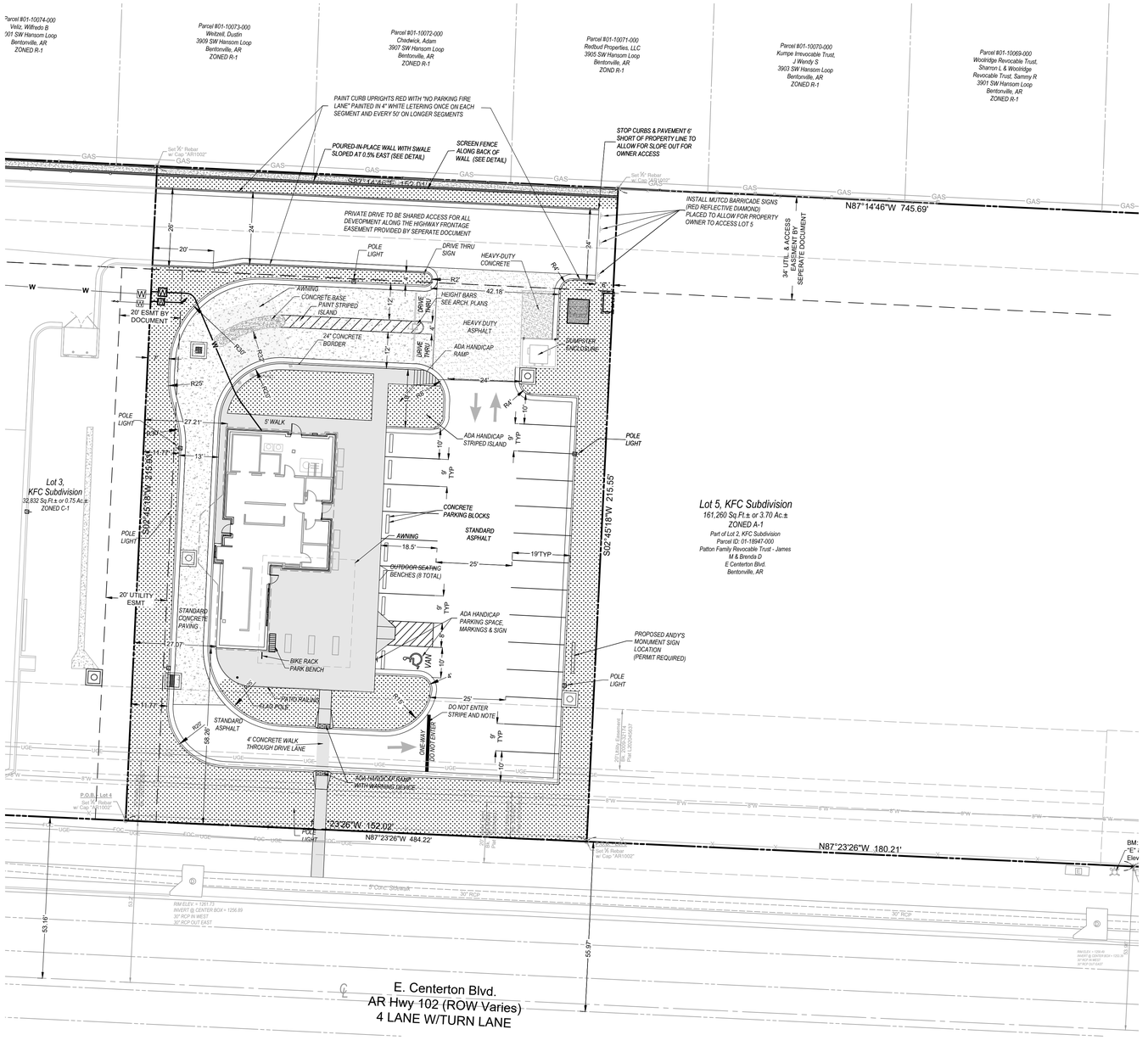
PROJECT: PART OF LOT 2, KFC SUBDIVISION BENTONVILLE, ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 16026
SIGNATURE
ED GRAY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 479-271-2302

PLS:	CEG
CAD:	JDW
FIELD:	MJH/MS
SCE PROJECT #:	21073
DATE:	10/4/2021
SHEET:	2 OF 2

21073—ALTA/NSPS LAND TITLE SURVEY



N

20' 0 20'

SCALE: 1" = 20'

ZONING - C-1 HIGHWAY COMMERCIAL

SETBACKS (NOT SHOWN) - FRONT 50'
REAR - 7'
SIDE INTERIOR - 7'
SIDE EXTERIOR - 0'

USE:
CONVIENENCE RESTAURANT

PARKING
BUILDING AREA - 2056 square feet
SEATING INDOOR - 0
SEATING OUTDOOR - 16
STAFF - LARGEST SHIFT - 10

PARKING SPACES REQUIRED - 14
PARKING SPACES PROVIDED - 22

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- HVAC
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- SETBACK & EASEMENT LINE
- 8"W — WATER LINE
- STREET CENTERLINE
- EXISTING CONCRETE
- EXISTING ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SINGEL PARKING POLE LIGHT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONRCETE SIDEWALK
- CONRCETE WALL

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
4. RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
7. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
8. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ANY LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK ALL EXTERIOR LIGHTING MUST BE CUT-OFF OR B-U-G FIXTURES.
9. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
10. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
11. TIE PROPOSED CURB TO EXISTING CURB. TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN TEN FEET.
12. ANY PROPOSED OR FUTURE SIGNS REQUIRE A SEPARATE PERMIT.
13. ALL MECHANICAL EQUIPMENT, (ROOF OR GROUND MOUNTED) MUST BE WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. SCREENING FENCE IS PROPOSED ALONG THE NORTH LINE BEHIND THE RETAINING WALL.
15. THE TRASH DUMPSTER ENCLOSURES EXTERIOR SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND THE INSIDE DIMENSIONS SHALL BE 9' IN DEPTH AND 11' IN WIDTH, MINIMUM.

AMENITIES

PARK BENCH - VICTORY STANLEY CLASSIC - MODEL C-10
BIKE RACK – DERO SWERVE (BLACK)
OR APPROVED EQUAL

PARKING LOT LIGHTING

SEE ARCHITECT PLANS FOR POLE LIGHT INFORMATION AND DETAILS

SITE SIGNS

SEE ARCHITECT PLANS FOR EXACT SIGN LOCATIONS AND DETAILS. SEPARATE PERMITS WILL APPLY.

NOTE

THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODES SHALL GOVERN THESE PLANS. IF THERE ARE DESCREPENCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
Plaza Street Partners
2400 W. 75th Street
Prairie Village, KS 66208
1-816-695-5723 - Kelsey Carson
kcarson@plazastreetpartners.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
kbooth@sandcreek.us

SHEET: SITE PLAN

PROJECT: ANDY'S
1644 EAST CENTERTON BLVD.
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING
1610 NW 12th Street
Bentonville, Arkansas 72712 479.464.9282

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	21089
CURRENT REVISION:	2
DATE:	5/02/2022
SHEET:	3 of 14

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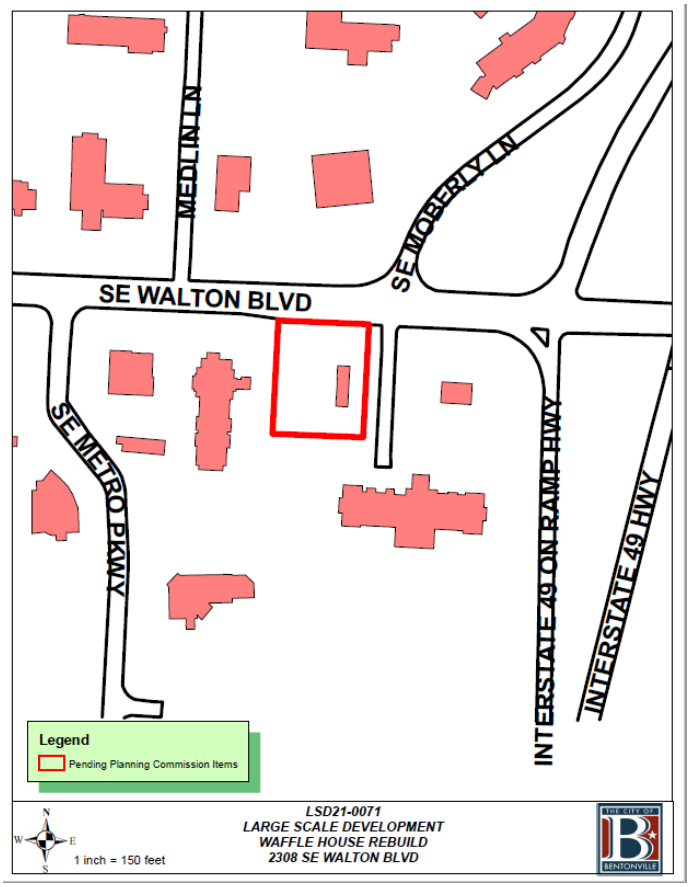
Waffle House (sidewalk waiver)

2308 SE Walton Boulevard
PC Date: 5/17/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	LSD21-0071
Applicant / Current Owner	Waffle House, Inc.
Site Area	+/- 0.32 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Article 1100, Section 1100.15, Sidewalk Requirements, and Section 1100.16, Street Standards of the Land Development Code

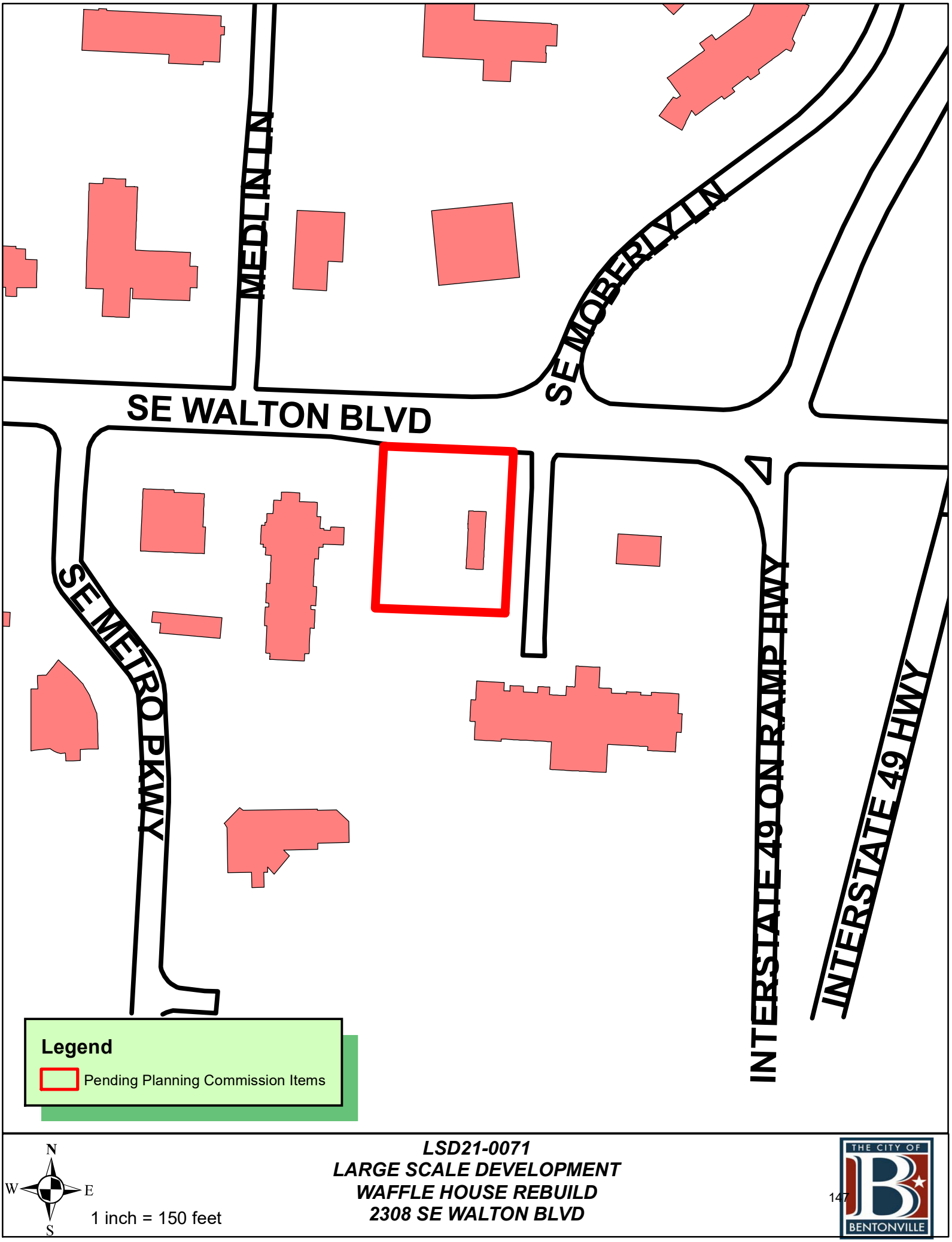
https://arcg.is/08HvK8



Property Description
The property is located at 2308 SE Walton Boulevard and is zoned C-2, General Commercial.

Waiver Request
The applicant requests a waiver from Section 1100.15, *Sidewalk Requirements*, Subsection D, of the Land Development Code from the requirement to construct a sidewalk along their eastern property line fronting SE Moberly Lane.

Analysis
When Moberly Lane was constructed, it was not built along the centerline of the right-of-way, but was instead shifted to the west, leaving less room on the west side for a sidewalk. The applicant states in their letter that there would be adequate, existing right-of-way width to construct a sidewalk along SE Moberly Lane if the pavement for Moberly Lane were relocated to the center of the 50-foot width. The applicant goes on to state that there is sidewalk being proposed along SE Walton Boulevard to provide walking space for pedestrians. Additionally, Moberly Lane will likely never be extended to the south and Chipotle, the property to the east, was not required to construct a sidewalk along SE Moberly Lane at the time of their Large-Scale. Staff has confirmed that adequate right-of-way of 50' in width does existing along this portion of Moberly Lane.



LSD21-0071
LARGE SCALE DEVELOPMENT
WAFFLE HOUSE REBUILD
2308 SE WALTON BLVD

"GOOD FOOD FAST"
Mail: P.O. Box 6450, Norcross, Georgia 30091-6450
Street: 5986 Financial Drive, Norcross, Georgia 30071
(770) 729-5700

May 9, 2022

VIA ELECTRONIC SUBMISSION

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

Re: Request for Sidewalk Waiver
Waffle House, Inc.
LSD21-0071 & PLA21-0031

Dear City of Bentonville:

Waffle House, Inc. ("WHI") hereby requests a waiver of the requirement to build a sidewalk along the west side of SE Moberly Lane in connection with its redevelopment at 2308 SE Walton Boulevard.

WHI was previously advised that it must dedicate a 9.5-foot-wide strip of the WHI lot to the City of Bentonville for additional right-of-way for Moberly Lane, so the City would have enough room for a new sidewalk. Waffle House believes that the reason additional right-of-way is being required is because Moberly Lane (which already has a 50' ROW) was constructed so that the centerline of the pavement does not align with the centerline of the ROW. Instead, it is offset to the west, leaving no room for a sidewalk within the right-of-way.

The requirement that WHI donate additional right-of-way to City of Bentonville to accommodate the way Moberly Lane was constructed presents a hardship for WHI because it shifts the burden of correcting the problem to an entity that had nothing to do with the creation of the problem. Had Moberly Lane been constructed in the center of its existing right-of-way, there would have been enough room for Waffle House to meet this requirement and build a sidewalk without sacrificing any portion of the WHI lot.

It is important to note (i) that adequate overall right-of-way width already exists to construct a sidewalk without WHI dedicating additional right-of-way - if the pavement for Moberly Lane is relocated to the center of its 50' width, (ii) it appears that it was not a requirement for the neighboring Chipotle to include a sidewalk that runs along the full length of Moberly Lane and there is ample right-of way on Chipotle's side of the road, (iii) WHI has already planned to construct a sidewalk at the main frontage of the property facing SE Walton Boulevard, which

meets the requirement of constructing a sidewalk for the pedestrians on SE Walton Boulevard where most of the pedestrian activity will occur.

WHI has been an established and operating business on the same lot of land for 30 years and the redevelopment of the Waffle House unit after the DOT's taking does not create any additional impacts on city infrastructure, the flow of traffic, or increase the intensity of use. WHI respects the need to participate in the Large-Scale Development Plan Review Process and we trust that City of Bentonville will recognize the hardship at hand, our tenure, reputation, and experience in the community and approve this request for a Sidewalk Waiver.

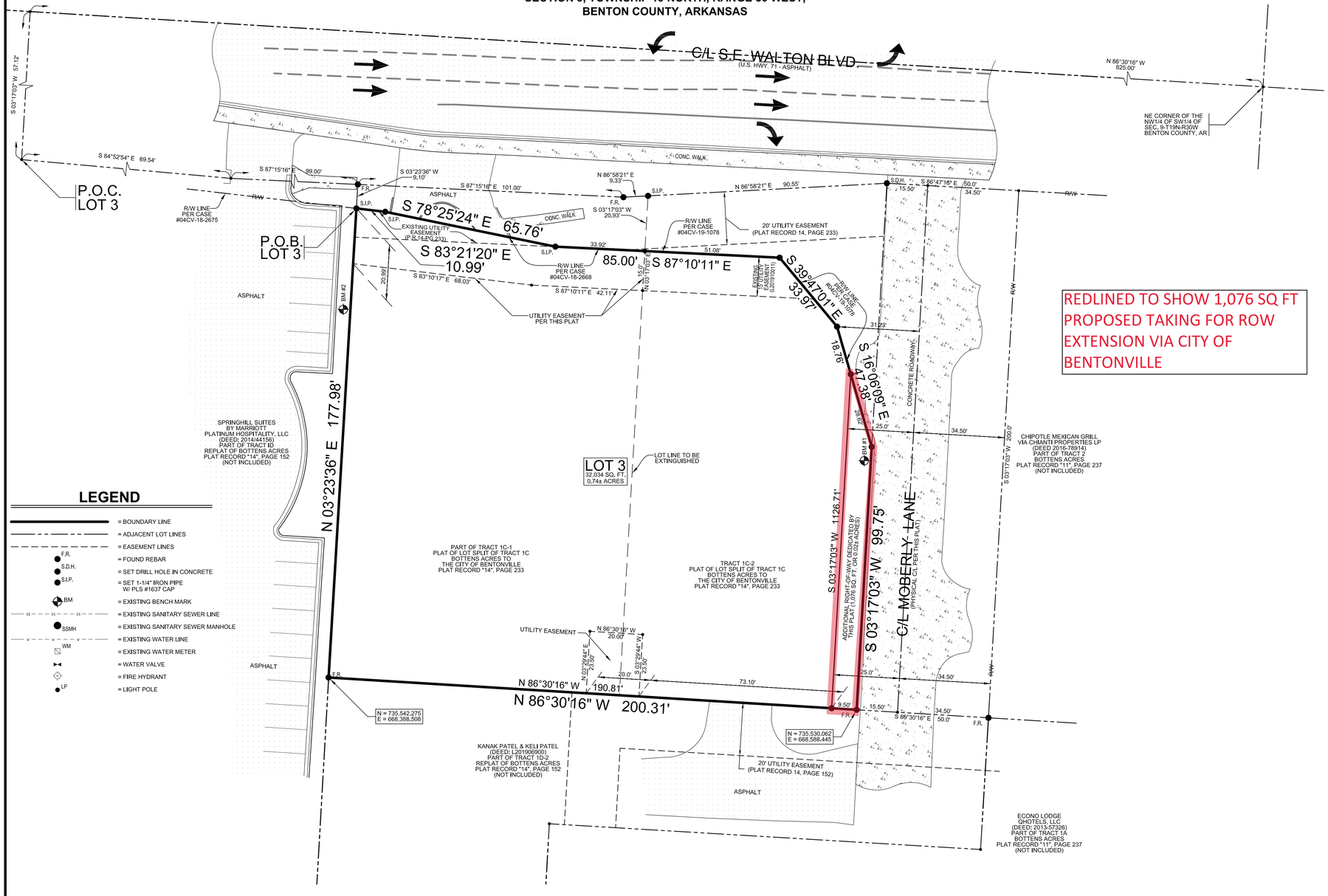
If you have any questions at all please reach me by phone (770) 729-5929, by cell (404) 754-4480, by email at Yaarhosseini@wafflehouse.com, or by mail at 5986 Financial Drive, Norcross, GA 30071, Attn. Yaar Hosseini. Thank you for taking the time to review this request.

Sincerely,

Yaar Hosseini
Permit Project Manager

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1 AND 1C-2 OF BOTTENS ACRES CREATING LOT 3 THE CITY OF BENTONVILLE, ARKANSAS

BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS



REDLINED TO SHOW 1,076 SQ FT PROPOSED TAKING FOR ROW EXTENSION VIA CITY OF BENTONVILLE

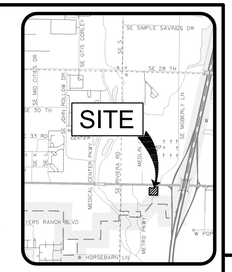
LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- F.R. = FOUND REBAR
- S.D.H. = SET DRILL HOLE IN CONCRETE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- BM = EXISTING BENCH MARK
- SS = EXISTING SANITARY SEWER LINE
- SSMH = EXISTING SANITARY SEWER MANHOLE
- WM = EXISTING WATER LINE
- = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- LP = LIGHT POLE

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

20' 10' 0' 20' 40'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR WAFFLE HOUSE, INC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
4. **BENCHMARK NO. 1** IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2,5'± WEST AND 93,3'± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
   ELEVATION = 1,278.18 (NAVD88).
   BENCHMARK NO. 2 IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2,7'± WEST AND 139,5'± NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
   ELEVATION = 1,277.88 (NAVD88).
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. SPECIAL WARRANTY DEED TO WH CAPITAL, L.L.C., DATED MARCH 9, 2001, RECORDED IN DOC#0103634Z, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   B. WARRANTY DEED TO WAFFLE HOUSE, INC., DATED MAY 12, 2021, RECORDED IN DOC#L202143853, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   C. RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE. AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS,
   D. ALTA/NSPS LAND TITLE SURVEY FOR CHIPOLTE MEXICAN GRILL, INC., DATED FEBRUARY 21, 2013, REVISED 05/17, RECORDED AT THE ARKANSAS STATE SURVEYOR'S OFFICE , DOCUMENT NO. 2013092000029.
6. TRACT 1C-1 IS RESTRICTED TO ONE 40.0' WIDE ENTRANCE TO THE NORTH (HWY. 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
7. TRACT 1C-2 IS RESTRICTED FROM DIRECT ACCESS TO THE NORTH (HWY 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
8. CURRENT ZONING: C-2, 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.
9. PROPOSED LAND USE: COMMERCIAL
10. FLOOD CERTIFICATE:
    SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, COMMUNITY PANEL 05007C0260K (PANEL 260 OF 560). EFFECTIVE DATE - SEPTEMBER 18, 1991. REVISION DATE - JUNE 5, 2012.
11. BASIS OF BEARINGS:
    THE BEARING BASIS FOR THIS BOUNDARY SURVEY IS STATE PLANE COORDINATES - ARKANSAS NORTH ZONE (0301).
12. 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.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
14. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
15. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

DESCRIPTION

PARENT LEGAL DESCRIPTION:

A PORTION OF TRACTS 1C-1 AND 1C-2 IN LOT SPLIT OF TRACT 1C BOTTENS ACRES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 14 AT PAGE 233 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 DESCRIPTION:

COMMENCING NORTH 86°30'16" WEST 825.00 FEET, THENCE SOUTH 03°17'03" WEST 57.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71; THENCE SOUTH 84°52'54" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.54 FEET TO A POINT; THENCE SOUTH 87°15'16" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 99.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT 1C-1 AFORESAID; THENCE SOUTH 00°21'42" WEST, ALONG THE WEST LINE OF SAID TRACT 1C-1 AND DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9.10 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71B (S.E. WALTON BLVD.) AS ESTABLISHED BY A/DOT JOB BB0903; THENCE SOUTH 83°21'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 78°25'24" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.76 FEET TO A POINT; THENCE SOUTH 87°10'11" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET TO A POINT; THENCE SOUTH 39°47'01" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.97 FEET TO A POINT; THENCE SOUTH 16°06'09" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 47.38 FEET TO A POINT LYING ON THE EAST LINE OF TRACT 1C-2 AFORESAID AND THE WEST RIGHT-OF-WAY LINE OF MOBERLY LANE; THENCE SOUTH 03°17'03" WEST, ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.75 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT 1C-2; THENCE NORTH 86°30'16" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 1C-2 AND 1C-1 AND DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 1C-1; THENCE NORTH NORTH 03°23'36" EAST, ALONG THE WEST LINE OF SAID TRACT 1C-1, A DISTANCE OF 177.98 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 33,110 SQ. FT, OR 0.73 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT 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 OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS WAFFLE HOUSE, INC.
5986 FINANCIAL DR.
NORCROSS, GA 30071

PRINT NAME: _____

SOURCE OF TITLE: D.R. L2021 , PAGE 43853 .

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: WH CAPITAL, LLC
5986 FINANCIAL DR.
NORCROSS, GA 30071

PRINT NAME: _____

SOURCE OF TITLE: D.R. 2001 , PAGE 36342 .

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN SCRAPE, 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: 02/08/2022

SIGNED: Kevin Scrape

REGISTERED LAND SURVEYOR NO. 1637
STATE OF ARKANSAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 02/26/2021

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FILING BLOCK

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1 AND 1C-2 OF BOTTENS ACRES CREATING LOT 3

WAFFLE HOUSE

WAFFLE HOUSE UNIT NO. 880
2308 S.E. WALTON BLVD.
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
BENTONVILLE, ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

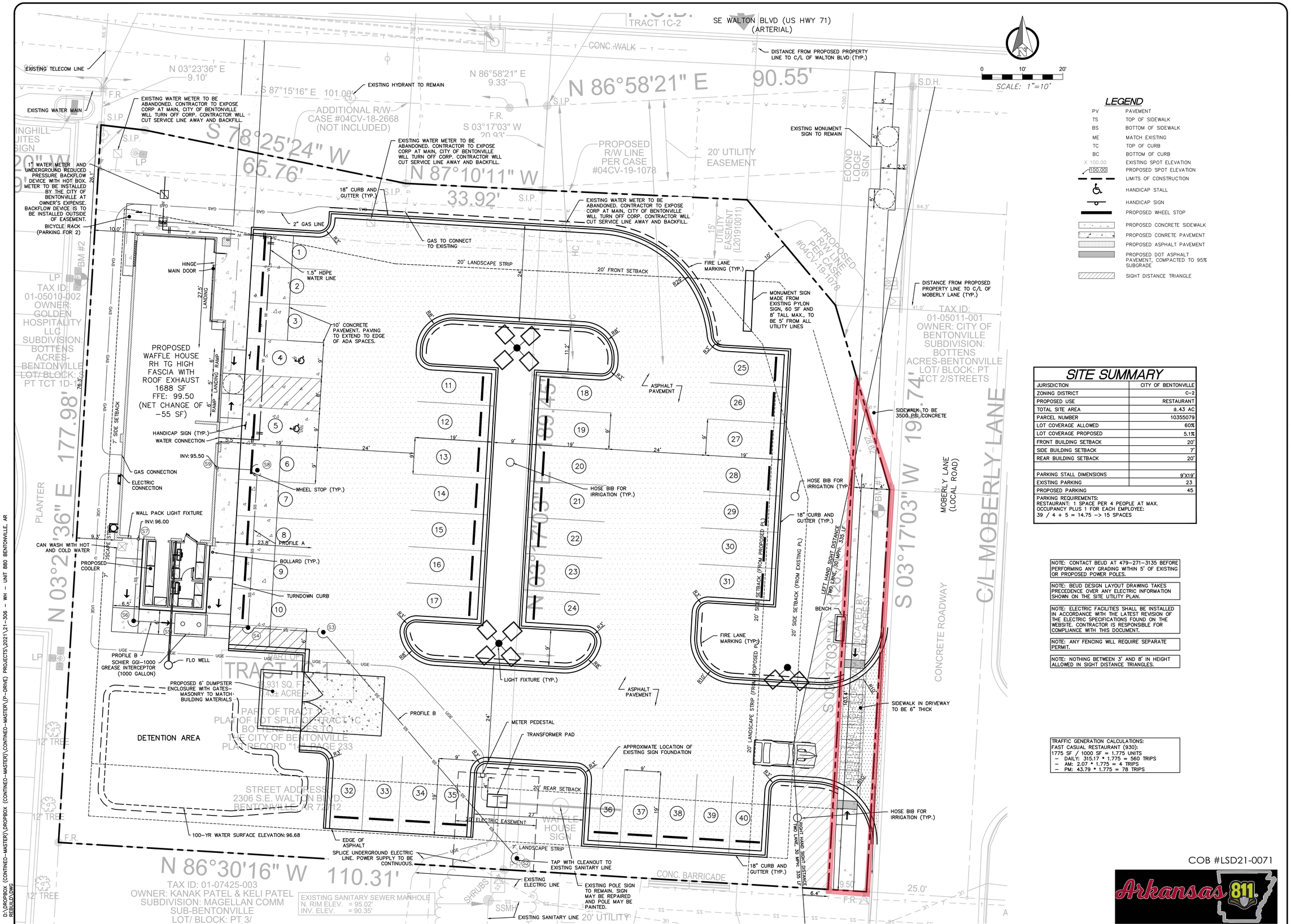
REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
02/08/2022

KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
01/05/2022	KLS	ADDRESS CITY REVIEW
01/13/2022	KLS	DEDICATE RIGHT-OF-WAY
01/15/2022	KLS	REVISE DEDICATE R/W
01/20/2022	KLS	ADDRESS CITY REVIEW
01/31/2022	KLS	ADD UTILITY EASEMENT
01/31/2022	KLS	REVISE UTILITY EASEMENT

500-19N-30W-0-09-340-04-1637

CADD FILE: 21118-003-R6 SCALE: 1"=20'
DATE: 02/08/2022 SHEET 1 OF 1
DWG#: 30W19093-0004-R6
ATLAS PAGE: 487
CITY PROJECT #: PLA21-0031



LEGEND

PV	PAVEMENT
TS	TOP OF SIDEWALK
BS	BOTTOM OF SIDEWALK
ME	MATCH EXISTING
TC	TOP OF CURB
BC	BOTTOM OF CURB
X 100.00	EXISTING SPOT ELEVATION
100.00	PROPOSED SPOT ELEVATION
	LIMITS OF CONSTRUCTION
	HANDICAP STALL
	HANDICAP SIGN
	PROPOSED WHEEL STOP
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED DOT ASPHALT PAVEMENT, COMPACTED TO 95% SUBGRADE
	SIGHT DISTANCE TRIANGLE

SITE SUMMARY

JURISDICTION	CITY OF BENTONVILLE
ZONING DISTRICT	C-2
PROPOSED USE	RESTAURANT
TOTAL SITE AREA	±.43 AC
PARCEL NUMBER	10355079
LOT COVERAGE ALLOWED	60%
LOT COVERAGE PROPOSED	5.1%
FRONT BUILDING SETBACK	20'
SIDE BUILDING SETBACK	7'
REAR BUILDING SETBACK	20'
PARKING STALL DIMENSIONS	9'X19'
EXISTING PARKING	23
PROPOSED PARKING	45

PARKING REQUIREMENTS:
RESTAURANT: 1 SPACE PER 4 PEOPLE AT MAX. OCCUPANCY PLUS 1 FOR EACH EMPLOYEE:
39 / 4 + 5 = 14.75 –> 15 SPACES

NOTE: CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

NOTE: BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

NOTE: ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

NOTE: ANY FENCING WILL REQUIRE SEPARATE PERMIT.

NOTE: NOTHING BETWEEN 3' AND 8' IN HEIGHT ALLOWED IN SIGHT DISTANCE TRIANGLES.

TRAFFIC GENERATION CALCULATIONS:
FAST CASUAL RESTAURANT (930):
1775 SF / 1000 SF = 1.775 UNITS
- DAILY: 315.17 * 1.775 = 560 TRIPS
- AM: 2.07 * 1.775 = 4 TRIPS
- PM: 43.79 * 1.775 = 78 TRIPS

COB #LSD21-0071

Arkansas 811

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15142
RON T. CROWNS

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

"A UNIQUE AMERICAN PHENOMENON"
WAFFLE HOUSE®
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

WAFFLE HOUSE, INC.
UNIT #880

ISSUED FOR: PERMIT PLAN
JURISDICTION: CITY OF BENTONVILLE
LOCATION: 2308 SE WALTON BLVD, BENTONVILLE, AR 72712

#	DATE	REVISIONS
1	01/17/22	CITY COMMENTS
2	01/21/22	CITY WATER AND SEWER COMMENTS
3	02/09/22	CITY ENGINEERING COMMENTS
4	02/14/22	ELECTRIC COMMENTS
5	03/14/22	DOT COMMENTS
6	04/19/22	BUILDING PLUMBING UPDATE

These drawings and the design represented herein are the exclusive property of The Contineo Group and shall not be reproduced or used in any manner whatsoever for the project intended without the express written consent of The Contineo Group. Visual contact with these drawings shall constitute prima facie evidence of acceptance of these restrictions. Any unauthorized use will be subject to legal action.

DRAWN:	CHECK:
CDB	JDR
JOB NO:	DATE:
21-306	12/14/21

SITE/ UTILITY PLAN

SHEET C02

D:\DROPBOX (CONTINEO-MASTER)\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2021\21-306 - WH - UNIT 880 BENTONVILLE, AR REBUILD\DWG

City of Bentonville Public Library

405 South Main Street

PC Date: 5/17/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV22-0005
Applicant / Current Owner	Richardson
Site Area	3.21 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Article 1100, Section 1100.15, Sidewalks, of the Land Development Code

https://arcg.is/08HvK8

Property Description

The property is located at 405 South Main Street and is zoned DE, Downtown Edge.

Waiver Request

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

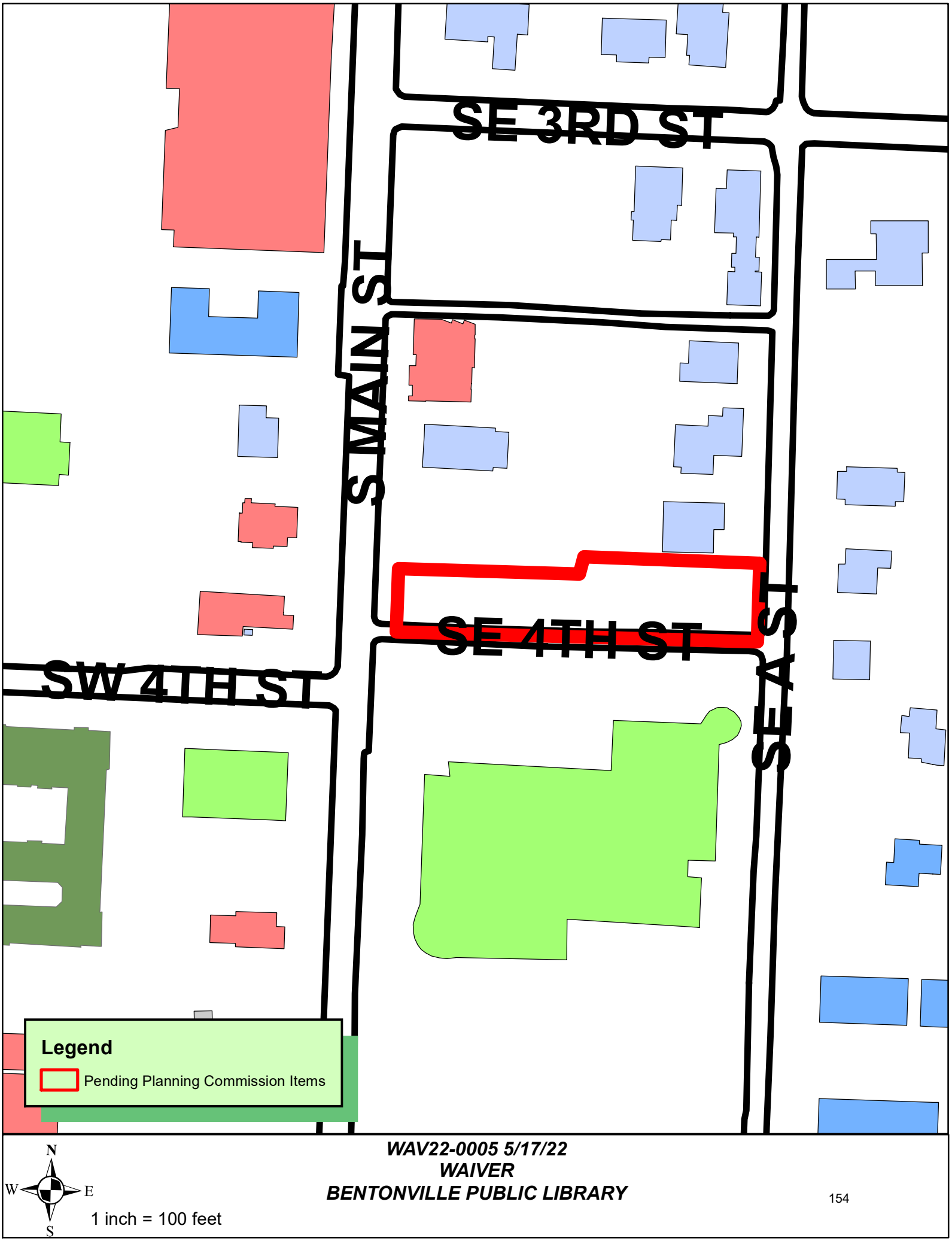
Analysis

The applicant request to leave the existing sidewalk and street improvements along SE A Street that were constructed with the existing building in-lieu of construction of new 8ft sidewalk for the entire length of the property line. The applicant states the reason to justify the waiver request as listed below:

- The proposed project is an expansion of the existing library building. When the existing building was constructed, street improvements and sidewalks were installed per the Master Street Plan along the property frontage of SE A Street. The existing building and surrounding landscape directly adjacent to the existing building will not be modified during the construction of the expansion of the library.
- The expansion encompasses new property to the north of the library and as part of the construction of the expansion, sidewalk and street improvements required along SE A street will be constructed per the Master Street Plan along the building frontage where the expansion will be constructed.
- Expansion of the SE A Street sidewalk will require utility (electric and water) improvements that are not consequential to the library's expansion. And the construction of a wall adjacent the sidewalk area.
- The existing sidewalk along SE A Street does not meet the new Master Street Plan requirements, however, the existing sidewalk and curb and gutter are in very good condition and meet the intent of the sidewalk ordinance. The existing sidewalk is 5ft wide with greenspace.
- In order to construct a new sidewalk that is 8ft wide per the new Master Street Plan, the project would be required to demolish the existing sidewalk, trees, utilities, and drainage infrastructure. In addition to the removal of the existing good infrastructure, additional infrastructure would be required to fit the larger sidewalk between the street and the existing building.

- The existing building elevation is lower than SE A Street and to fit the larger sidewalk a retaining wall located at the back of sidewalk would be required and the reconstruction of the drainage system.
- The existing infrastructure is adequate to serve the pedestrian needs of this area and the construction of the 8ft sidewalk along the existing building frontage would be a significant burden to the library expansion project.

Staff Recommendation
Based on the review criteria listed in Section 1100.15 of the Land Development Code, Planning and Engineering staff both recommend approval for the waiver request.



WAV22-0005 5/17/22
WAIVER
BENTONVILLE PUBLIC LIBRARY

E | D | G

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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of City of Bentonville

Date: April 11, 2022

Re: Bentonville Public Library Expansion @ 404 S Main Street, Bentonville, AR, 72712

On behalf of The City of Bentonville, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request for review and approval.

Project Description: The Bentonville Public Library project is proposing a one story, +/- 23,000 sf addition to the north of the 38,500 sf existing library. The work will include renovations to the existing library as required to meet the needs of the community and library staff. This project will include site improvements along both Main Street and A street with storm water retention, gathering areas, site circulation, and a veranda extension.

This Waiver Request items are listed below:

Sidewalk Requirements

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards
  - Section 1100.15 Sidewalk Requirements
    - d. *Requirement*. The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk according to the Master Street Plan and as set forth in the city's current adopted Standard Specifications for Streets.
  - Wavier Request: Leave the existing sidewalk and street improvements along SE A Street that were constructed with the existing building in-lieu of construction of new 8ft sidewalk for the entire length of the property line.
  - Justification/Explanation:
    - The proposed project is an expansion of the existing library building. When the existing building was constructed, street improvements and sidewalks were installed per the Master Street Plan along the property frontage of SE A Street. The existing building and surrounding landscape directly adjacent to the existing building will not be modified during the construction of the expansion of the library.
    - The expansion encompasses new property to the north of the library and as part of the construction of the expansion, sidewalk and street improvements required along SE A street will be constructed per the Master Street Plan along the building frontage where the expansion will be constructed.

- Expansion of the SE A Street sidewalk will require utility (electric and water) improvements that are not consequential to the library's expansion.
- The existing sidewalk along SE A street does not meet the new Master Street Plan requirements, however, the existing sidewalk and curb and gutter are in very good condition and meet the intent of the sidewalk ordinance. The existing sidewalk is 5ft wide with greenspace.
- In order to construct a new sidewalk that is 8ft wide per the new Master Street Plan, the project would be required to demolish the existing sidewalk, trees, utilities, and drainage infrastructure. In addition to the removal of the existing good infrastructure, additional infrastructure would be required to fit the larger sidewalk between the street and the existing building.
- The existing building elevation is lower than SE A Street and to fit the larger sidewalk a retaining wall located at the back of sidewalk would be required and the reconstruction of the drainage system.
- The existing infrastructure is adequate to serve the pedestrian needs of this area and the construction of the 8ft sidewalk along the existing building frontage would be a significant burden to the library expansion project.

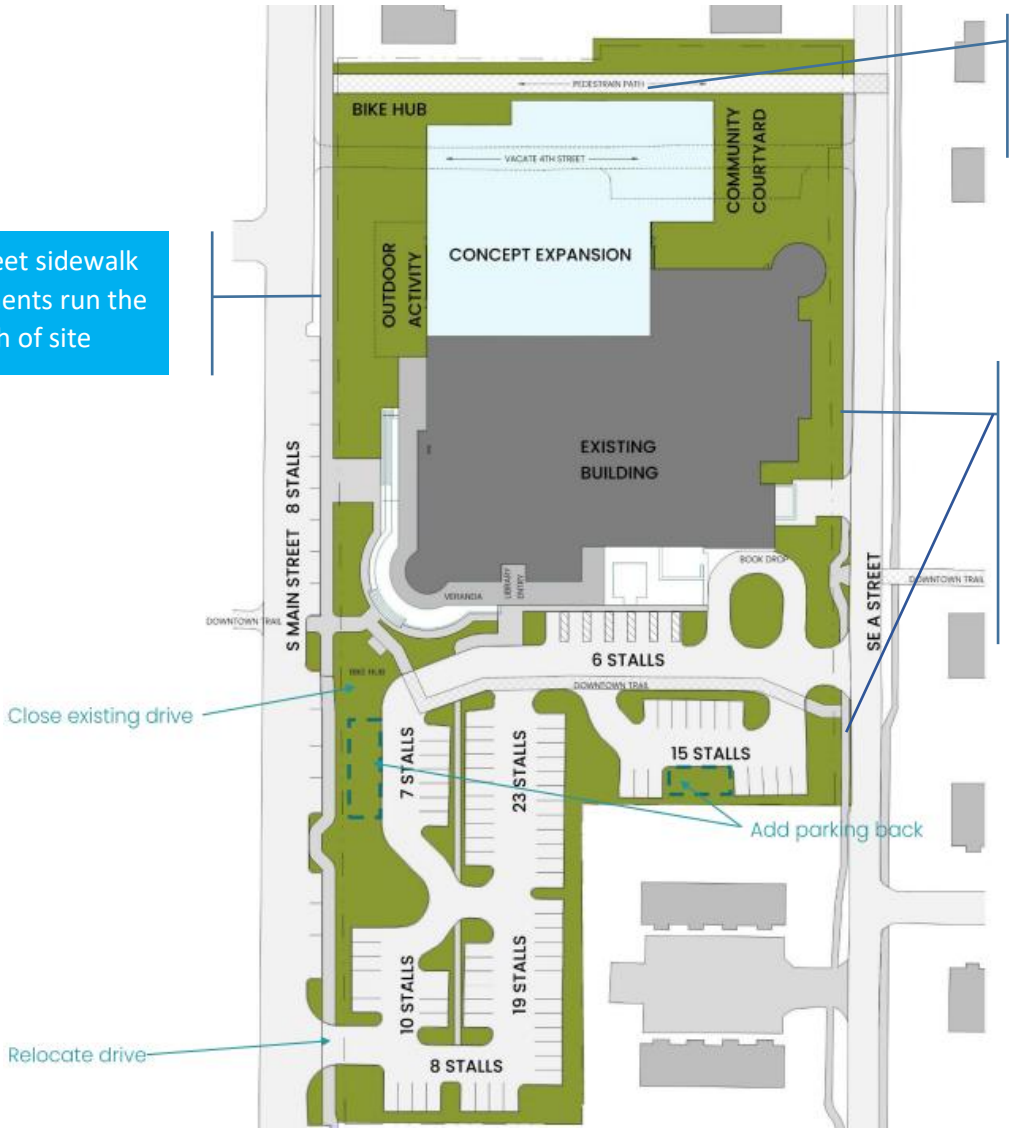
If you have any further questions or concerns, please contact me at bdriver@ecologicaldg.com or 501.944.3090.

Sincerely,

Brahm Driver, PE
Civil Engineer
Ecological Design Group, Inc.

Exhibit A

Illustration / Site Plan



Photographs of Existing Sidewalk – SE A Street

View of existing library sidewalk on SE A Street with utilities, storm water and trees

View of library sidewalk with existing utilities

View of existing sidewalk with Downtown trail connections / cross walk

Southeast sidewalk to edge of site, adjacent to library public parking and neighboring apartment building (apartment property is not improved)

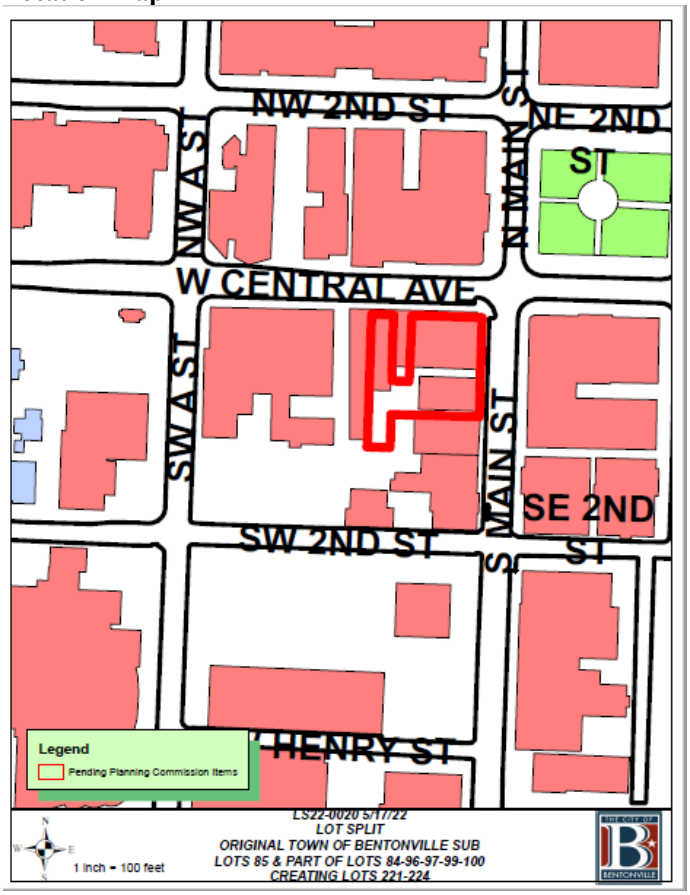
Lots 221-224 of Original Town of Bentonville Subdivision

101 W Central Avenue
PC Date: 5/17/2022
Reviewer: Luke Aitken, Planning Technician

Project Number	LS22-0020
Applicant / Current Owner	DB Square Main and Central, LLC
Site Area	+/- 0.12 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 101 W Central Avenue. It is currently zoned DC, Downtown Core with a Future Land Use Map Designation of Downtown Commercial.

Project Details
A lot split of existing Lots 84, 85 & 96 and parts of Lots 97, 99 & 100 of Original Town of Bentonville Subdivision, creating Lots 221(+/- 0.102 acres), 222 (+/- 0.039 acres), 223 (+/- 0.044 acres) & 224 (+/- 0.191 acres) of Original Town of Bentonville Subdivision. This plat dedicates various right-of-way along S Main St. and W Central Ave. per the Master Street Plan requirements.

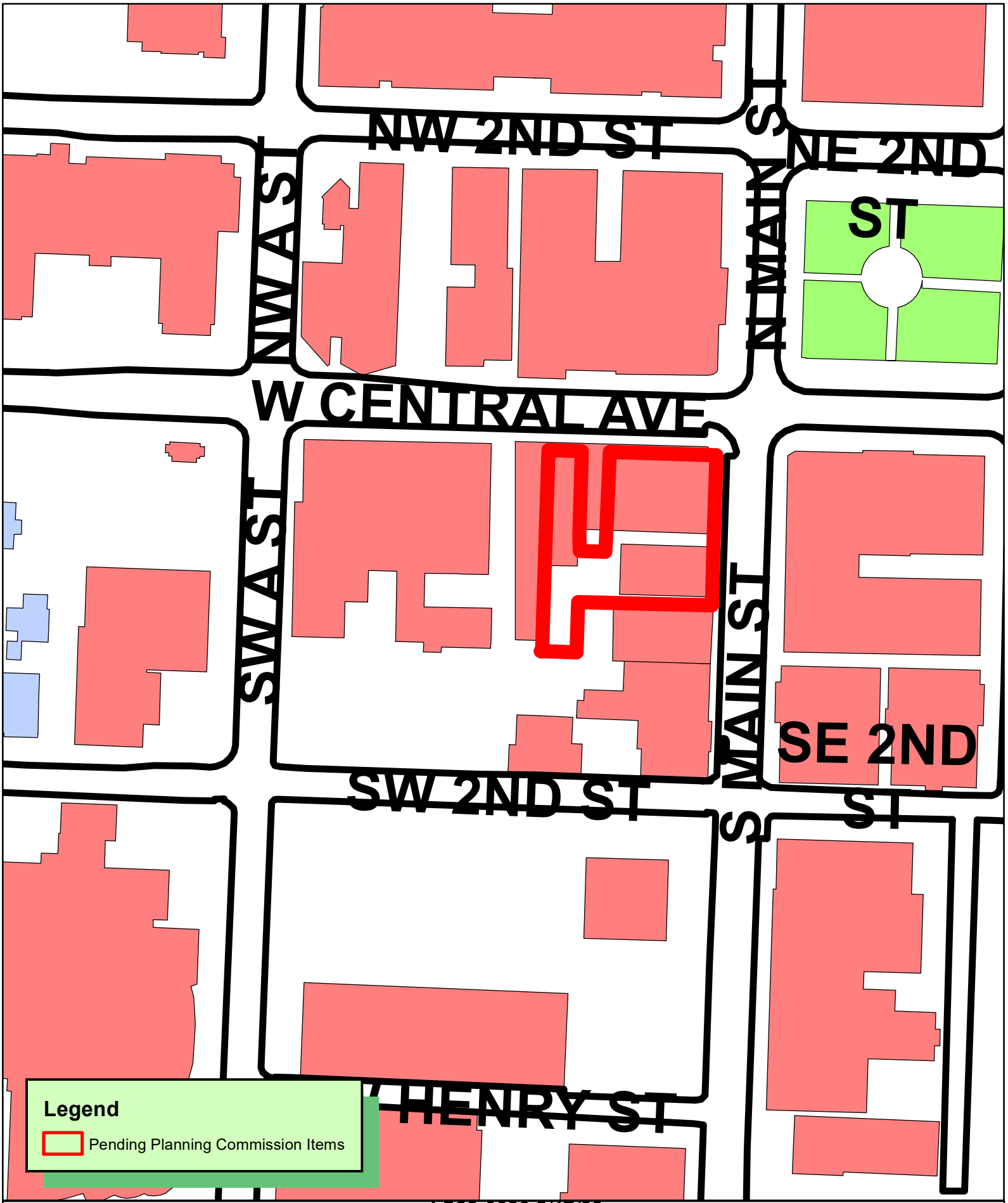
City of Bentonville Master Street Plan calls for 32.5 feet of right-of-way (ROW) on Main and Central, however, this cannot be achieved since 2.5 feet of the existing buildings would be within the ROW.

Waivers
The applicant will need to submit a waiver request from Section 1100.16 *Street Standards* (b) *Right of way dedication* to dedicate 30 feet of ROW along Main St. and Central Ave. as opposed to the 32.5 feet required by code.

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

NOTES

- **N/A**



N
W E
S

1 inch = 100 feet

LS22-0020 5/17/22
LOT SPLIT
ORIGINAL TOWN OF BENTONVILLE SUB
LOTS 85 & PART OF LOTS 84-96-97-99-100
CREATING LOTS 221-224

THE CITY OF BENTONVILLE

LOT SPLIT FOR LOTS 84, 85 & 96 AND PARTS OF LOTS 97, 99 & 100 OF ORIGINAL TOWN OF BENTONVILLE CREATING LOTS 221 THRU 224

101 W CENTRAL AVENUE
BENTON COUNTY
BENTONVILLE, ARKANSAS 72712

VICINITY MAP

NOT TO SCALE

RECORD DESCRIPTION

WARRANTY DEED L202011896 (PREVIOUS PARCEL 01-01043-000):
THE EAST 1/2 OF LOT 99 AND THE EAST 1/2 OF LOT 100 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

WARRANTY DEED BOOK 2017 PAGE 20421 (PREVIOUS PARCEL 01-01029-000):
PART OF LOTS 84 AND 97 IN THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 84, ORIGINAL TOWN OF BENTONVILLE, RUNNING THENCE WEST TO THE NORTHWEST CORNER OF LOT 97; THENCE SOUTH 41 FEET; THENCE EAST TO THE EAST LINE OF LOT 84; THENCE NORTH 41 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH ANY EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, IF ANY, WHETHER RECORDED OR UNRECORDED IN THE LAND RECORDS OF BENTON COUNTY, ARKANSAS.

WARRANTY DEED L201926951 (PREVIOUS PARCEL 01-01040-000):
PART OF LOT 96 IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 96, THENCE SOUTH 88°15'09" EAST 22.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88°15'09" EAST 24.00 FEET; THENCE SOUTH 01°44'51" WEST 82.50 FEET; THENCE NORTH 87°50'15" WEST 24.32 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 01°58'20" EAST 82.32 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

WARRANTY DEED L201926950 (PREVIOUS PARCEL 01-01030-000):
ALL OF LOT 85 AND THE EAST 9 FEET OF LOT 96, ALL IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE NORTHWEST CORNER OF LOT 96, THENCE SOUTH 88°15'09" EAST 46.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88°15'09" EAST 64.36 FEET TO A FOUND CHISELED X, THENCE SOUTH 01°40'12" WEST 82.50 FEET, THENCE NORTH 88°15'09" WEST 64.47 FEET, THENCE NORTH 01°44'51" EAST 82.50 FEET TO THE POINT OF BEGINNING. SUBJECT T O EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION

LOT 221 (ADJUSTED PARCEL 01-01030-000):
A PART OF OF LOT 85 AND LOT 96, ALL IN THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, SOUTH 01°44'15" WEST A DISTANCE OF 69.88 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°16'43" WEST A DISTANCE OF 63.77 FEET; THENCE, NORTH 01°45'11" EAST A DISTANCE OF 69.79 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 88°21'27" EAST A DISTANCE OF 63.75 FEET TO THE POINT OF BEGINNING. CONTAINING 0.102 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 222 (ADJUSTED PARCEL 01-01040-000):
A PORTION OF LOT 96 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE, NORTH 88°21'27" WEST A DISTANCE OF 63.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 01°45'11" WEST A DISTANCE OF 69.79 FEET; THENCE, NORTH 88°16'43" WEST A DISTANCE OF 24.79 FEET; THENCE, NORTH 02°24'05" EAST A DISTANCE OF 69.82 FEET TO THE SOUTHERN RIGHT-OF-WAY OF WEST CENTRAL AVENUE; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 88°13'55" EAST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.039 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 223 (ADJUSTED PARCEL 01-01042-000):
THE EAST 1/2 OF LOT 99 AND A PART OF LOT 100 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE THE FOLLOWING THREE COURSES: NORTH 88°21'27" WEST A DISTANCE OF 63.75 FEET; THENCE, NORTH 88°13'55" WEST A DISTANCE OF 24.00 FEET; THENCE, NORTH 88°13'55" WEST A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE, SOUTH 01°49'08" WEST A DISTANCE OF 69.83 FEET; THENCE, NORTH 88°47'03" WEST A DISTANCE OF 27.59 FEET; THENCE, NORTH 01°53'42" EAST A DISTANCE OF 70.10 FEET TO SAID SOUTHERN RIGHT-OF-WAY OF WEST CENTRAL AVENUE; THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 88°13'41" EAST A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.044 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 224 (ADJUSTED PARCEL 01-01029-000):
THE EAST HALF OF LOT 99, AND A PART OF LOTS 84, 85, 96, 97 & 100 IN THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" IN BRICK MARKING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WEST CENTRAL AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 85; THENCE, ALONG SAID WESTERN RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, SOUTH 01°44'15" WEST A DISTANCE OF 69.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY LINE, SOUTH 01°34'56" WEST A DISTANCE OF 53.62 FEET; THENCE, LEAVING SAID WESTERN RIGHT-OF-WAY LINE, NORTH 88°36'35" WEST A DISTANCE OF 110.07 FEET; THENCE, SOUTH 01°49'08" WEST A DISTANCE OF 41.28 FEET; THENCE, NORTH 88°15'09" WEST A DISTANCE OF 27.72 FEET; THENCE, NORTH 01°53'42" EAST A DISTANCE OF 95.28 FEET; THENCE, SOUTH 88°47'03" EAST A DISTANCE OF 27.59 FEET; THENCE, SOUTH 01°49'08" WEST A DISTANCE OF 12.39 FEET; THENCE, SOUTH 88°15'09" EAST A DISTANCE OF 21.17 FEET; THENCE, NORTH 02°23'06" EAST A DISTANCE OF 12.40 FEET; THENCE, SOUTH 88°16'43" EAST A DISTANCE OF 88.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.191 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: DC, DOWNTOWN CORE DISTRICT

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.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-30-220-04-1659

COMPLETED FIELD WORK:
MARCH 24, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DOCUMENT NO. L202011896.
2. WARRANTY DEED FILED IN DEED BOOK 2017 AT PAGE 20423.
3. WARRANTY DEED FILED IN DOCUMENT NO. L201926950.

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.

VAR21-0045 IS FOR THE VARIANCE OF FIVE SQUARE FEET, FROM THE ALLOWED SIGN SIZE, OF FOUR SQAURE FEET, TO ACCOMMODATE A LARGER SUSPENDED SIGN ABOVE THE ENTRY WAY TO THEIR BUSINESS.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LAND AREA

16,389 ± SQUARE FEET
0.376 ± ACRES

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83.
LATITUDE = 36°22'12'.9823"
LONGITUDE = -94°12'33.5777"
CONVERGENCE ANGLE = -01°17'08.1800"

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.

DATE	REVISION
4/29/2022	PLANNING COMMENTS

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, WILLIAM G. GAGNER, 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

_____
WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

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.

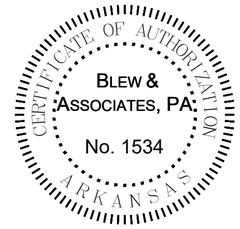
DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH 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.

SHEET 1 OF 2
COB PROJECT NUMBER LS22-0020

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
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: 22-1998	**SURVEY DRAWN BY:** ANS - 3/25/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: OPEN FLOOR	

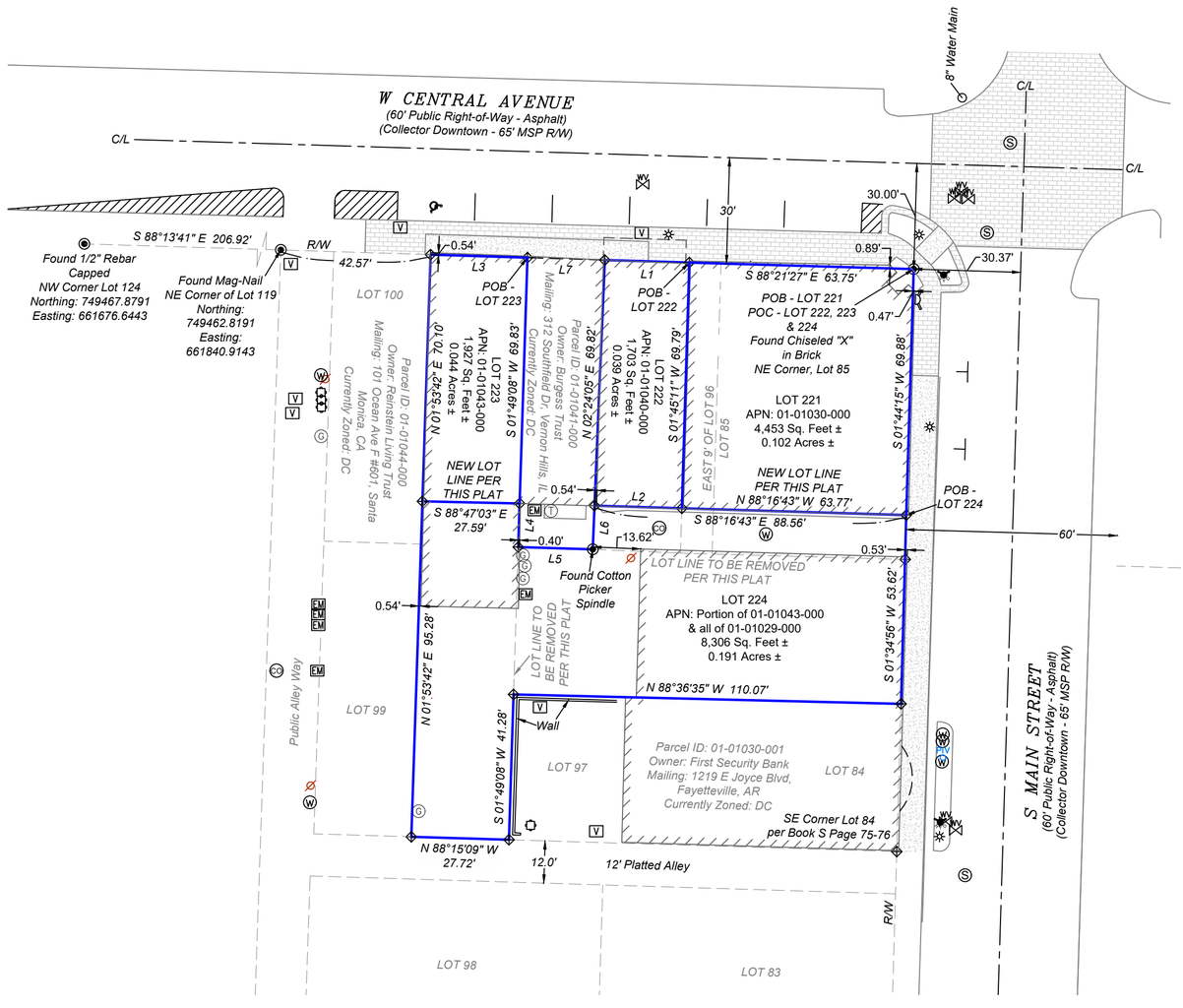
LOT SPLIT FOR LOTS 84, 85 & 96 AND PARTS OF LOTS 97, 99 & 100 OF ORIGINAL TOWN OF BENTONVILLE CREATING LOTS 221 THRU 224

101 W CENTRAL AVENUE
BENTON COUNTY
BENTONVILLE, ARKANSAS 72712

N
W E
S

1" = 30'
GRAPHIC SCALE
0' 30' 60' 90'

LINE	BEARING	DISTANCE
L1	S 88°13'55" E	24.00'
L2	N 88°16'43" W	24.79'
L3	S 88°13'41" E	27.50'
L4	S 01°49'08" W	12.39'
L5	S 88°15'09" E	21.17'
L6	N 02°23'06" E	12.40'
L7	N 88°13'55" W	22.00'



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- POWER POLE
- EM — ELECTRIC METER
- ELECTRIC BOX
- W — WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- T — TELEPHONE PEDESTAL
- G — GAS METER
- CO — CLEANOUT
- FIRE DEPT. CONNECTION
- V — UTILITY VAULT
- R/W — RIGHT-OF-WAY
- C/L — CENTERLINE
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- SETBACK LINE
- NOT TO SCALE

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
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: 22-1998	**SURVEY DRAWN BY:** ANS - 3/25/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: OPEN FLOOR	

SHEET 2 OF 2
COB PROJECT NUMBER LS22-0020

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF EXISTING LOTS 84, 85, 96, AND PARTS OF LOTS 97, 99, AND 100 OF ORIGINAL TOWN OF BENTONVILE SUBDIVISION CREATING NEW LOTS 221 (+/-0.102 ACRES), 222 (+/- 0.039 ACRES), 223 (+/- 0.044 ACRES), AND 224 (+/- 0.191 ACRES) OF ORIGINAL TOWN OF BENTONVILLE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0020).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of EXISTING LOTS 84, 85, 96, AND PARTS OF LOTS 97, 99, AND 100 OF ORIGINAL TOWN OF BENTONVILE SUBDIVISION creating new LOTS 221 (+/-0.102 ACRES), 222 (+/- 0.039 ACRES), 223 (+/- 0.044 ACRES), AND 224 (+/- 0.191 ACRES) OF ORIGINAL TOWN OF BENTONVILLE SUBDIVISION Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 17, 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 EXISTING LOTS 84, 85, 96, AND PARTS OF LOTS 97, 99, AND 100 OF ORIGINAL TOWN OF BENTONVILE SUBDIVISION creating new LOTS 221 (+/-0.102 ACRES), 222 (+/- 0.039 ACRES), 223 (+/- 0.044 ACRES), AND 224 (+/- 0.191 ACRES) OF ORIGINAL TOWN OF BENTONVILLE SUBDIVISION 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.

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

The Convergence Project

Museum Way

PC Date: 5/17/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0017
Applicant / Current Owner	Crystal Lands, LLC
Site Area	+/- 99.06 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Development Type / Use	Park

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at Museum Way. It is currently zoned A-1, Agricultural with a Future Land Use Classification of Public/Semi-Public.

Project Details

This project consists of large-scale development proposing a park. Zero parking spaces are required. Zero parking spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through an existing curb cut onto Museum Way.

Projected Traffic Impact

This project has the potential to impact traffic in the area. However, compliance with access management standards should help alleviate potential impacts.

Waivers

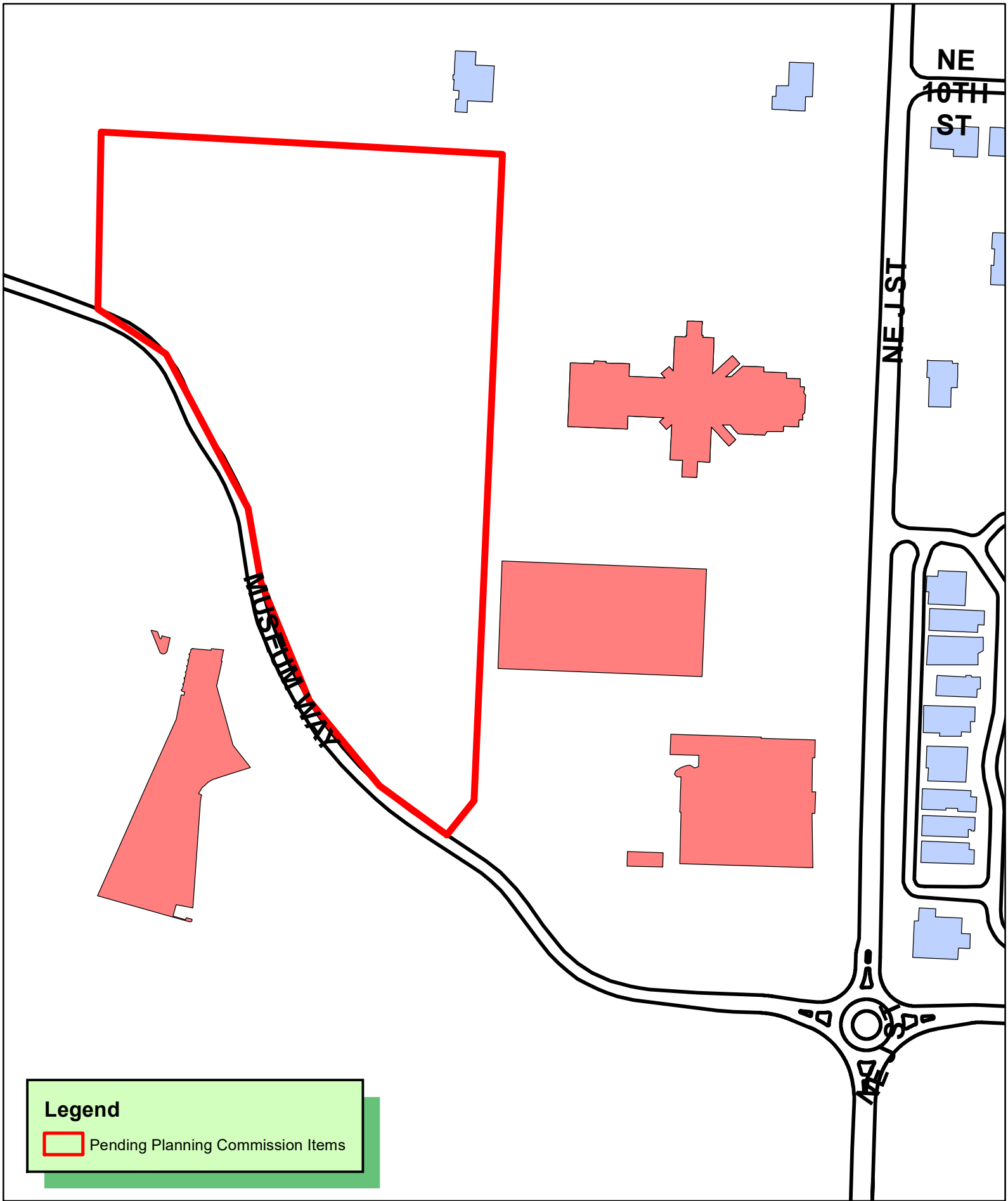
One waiver requested:

- A waiver from Section 5.4.1, General Location, of the City of Bentonville Stormwater Management and Drainage Management from the requirement that detention facilities be located within the parcel limits of the project under consideration.

Conclusion

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

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.



N
W E
S

1 inch = 200 feet

LSD22-0017 5/3/22
LARGE SCALE DEVELOPMENT
CONVERGENCE-CRYSTAL BRIDGES
600 MUSEUM WAY

THE CITY OF BENTONVILLE

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

Peter Farmer, PE
Engineering Department
3200 SW Municipal Drive
Bentonville, AR 72712

Planning Commission
305 SW A Street
Bentonville, AR 72712

April 26, 2022

RE: LSD 22-0017 Convergence
Waiver Request - Detention Pond

Dear Peter and Commissioners,

On behalf of Crystal Bridges Museum of American Art, Inc., CEI Engineering respectfully requests a waiver to Section 5.4.1 "General Location" of the City of Bentonville Stormwater Management and Drainage Manual. Specifically, Sec. 5.4.1 states, "Detention facilities shall be located within the parcel limits of the project under consideration."

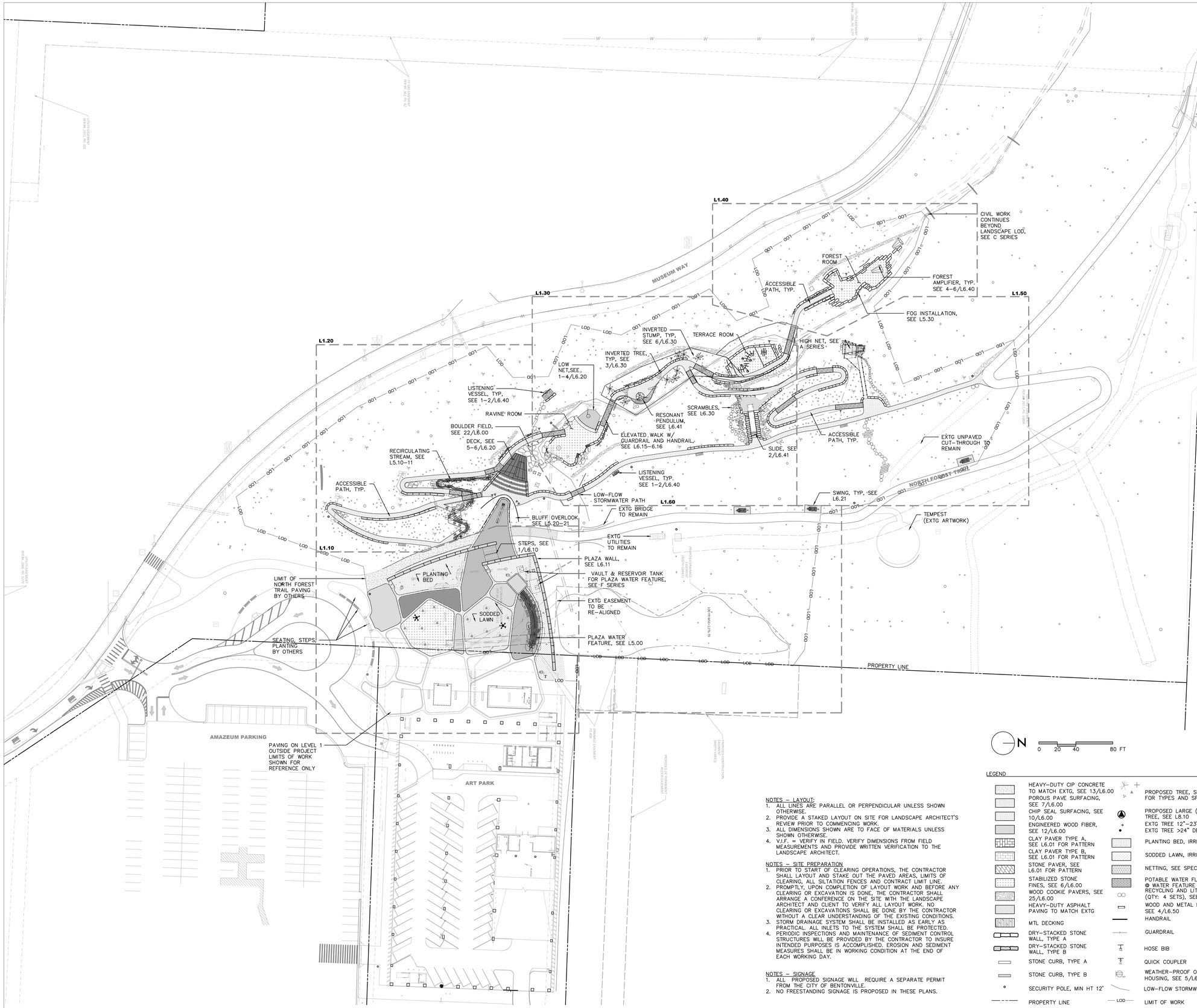
The existing undersized pond presently lies on three separate properties and ownerships. However, as part of the Convergence project, the proposed detention facility will be expanded and re-situated entirely within the parcel limits of Crystal Bridges land, while accommodating immediately off-site First Presbyterian Church stormwater, as well.

The above-described proposal will benefit the City and affected owners by: a) introducing adequate detention capacity to serve adjacent developed and developing properties, b) re-grading and repairing the pond to increase performance and attractively integrate into the surrounding landscape, c) consolidating the pond to a single property rather than three separate properties and owners as presently configured, and d) placing the maintenance of the reconfigured pond in the hands of a single custodian (CBMAA).

This request is part of the ongoing Convergence Large Scale Development review, and we believe granting the waiver will fulfil the spirit and intent of the Drainage Manual. We appreciate your consideration and sincerely request your approval.

Yours truly,

Tim A. Herndon,
Project Manager



NOTES – LAYOUT:
1. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
2. PROVIDE A STAKED LAYOUT ON SITE FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS UNLESS SHOWN OTHERWISE.
4. V.I.F. = VERIFY IN FIELD. VERIFY DIMENSIONS FROM FIELD MEASUREMENTS AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT.

NOTES – SITE PREPARATION
1. PRIOR TO START OF CLEARING OPERATIONS, THE CONTRACTOR SHALL LAYOUT AND STAKE OUT THE PAVED AREAS, LIMITS OF CLEARING, ALL SILTATION FENCES AND CONTRACT LIMIT LINE.
2. PROMPTLY, UPON COMPLETION OF LAYOUT WORK AND BEFORE ANY CLEARING OR EXCAVATION IS DONE, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE LANDSCAPE ARCHITECT AND CLIENT TO VERIFY ALL LAYOUT WORK. NO CLEARING OR EXCAVATIONS SHALL BE DONE BY THE CONTRACTOR WITHOUT A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS.
3. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS EARLY AS PRACTICAL. ALL INLETS TO THE SYSTEM SHALL BE PROTECTED.
4. PERIODIC INSPECTIONS AND MAINTENANCE OF SEDIMENT CONTROL STRUCTURES WILL BE PROVIDED BY THE CONTRACTOR TO INSURE INTENDED PURPOSES IS ACCOMPLISHED. EROSION AND SEDIMENT MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

NOTES – SIGNAGE
1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF BENTONVILLE.
2. NO FREESTANDING SIGNAGE IS PROPOSED IN THESE PLANS.

LEGEND

- HEAVY–DUTY CIP CONCRETE TO MATCH EXTG, SEE 13/L6.00
- POROUS PAVE SURFACING, SEE 7/L6.00
- CHIP SEAL SURFACING, SEE 10/L6.00
- ENGINEERED WOOD FIBER, SEE 12/L6.00
- CLAY PAVER TYPE A, SEE L6.01 FOR PATTERN
- CLAY PAVER TYPE B, SEE L6.01 FOR PATTERN
- STONE PAVER, SEE L6.01 FOR PATTERN
- STABILIZED STONE FINES, SEE 6/L6.00
- WOOD COOKIE PAVERS, SEE 25/L6.00
- HEAVY–DUTY ASPHALT PAVING TO MATCH EXTG
- MTL DECKING
- DRY–STACKED STONE WALL, TYPE A
- DRY–STACKED STONE WALL, TYPE B
- STONE CURB, TYPE A
- STONE CURB, TYPE B
- SECURITY POLE, MIN HT 12'
- PROPERTY LINE
- PROPOSED TREE, SEE L8.00 SERIES FOR TYPES AND SPECIES
- PROPOSED LARGE (8" CAL) CANOPY TREE, SEE L8.10
- EXTG TREE 12"–23" DBH TO REMAIN
- EXTG TREE >24" DBH TO REMAIN
- PLANTING BED, IRRIGATED
- SODDED LAWN, IRRIGATED
- NETTING, SEE SPEC
- POTABLE WATER FLOW @ WATER FEATURE
- RECYCLING AND LITTER RECEPTACLES (QTY: 4 SETS), SEE 3/L6.50
- WOOD AND METAL BENCH (QTY: 8), SEE 4/L6.50
- HANDRAIL
- GUARDRAIL
- HOSE BIB
- QUICK COUPLER
- WEATHER–PROOF OUTLET HOUSING, SEE 5/L6.50
- LOW–FLOW STORMWATER PATH
- LOD — LIMIT OF WORK

CLIENT:
CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
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PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
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PHONE: 479-696-9280

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STUDIO|BRYAN HANES
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PHONE: 215-923-2858

CONSULTANTS:
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PHONE: 212-766-0144

THE CONVERGENCE PROJECT
BENTONVILLE, AR

SITE PLAN

SCALE: 1" = 40'
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS
△	DATE	DESCRIPTION

L1.00

100% CONSTRUCTION DOCUMENTS
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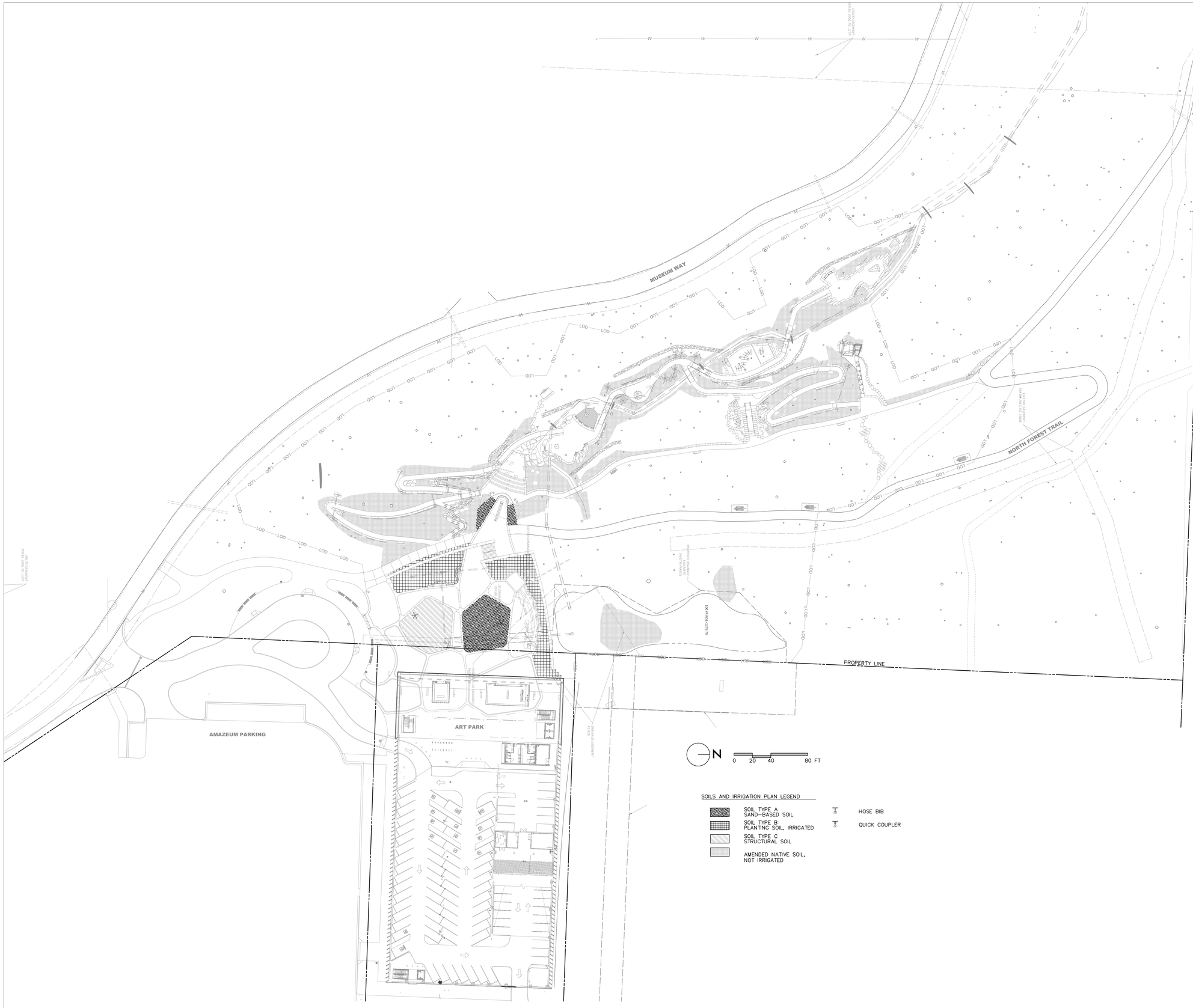

SOILS AND IRRIGATION PLAN LEGEND

- SOIL TYPE A SAND-BASED SOIL
- SOIL TYPE B PLANTING SOIL, IRRIGATED
- SOIL TYPE C STRUCTURAL SOIL
- AMENDED NATIVE SOIL, NOT IRRIGATED
- HOSE BIB
- QUICK COUPLER

CLIENT:

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 901
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

SOILS & IRRIGATION PLAN

SCALE: 1" = 40'
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L8.05

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PLANTING PLAN LEGEND

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- PROPOSED CANOPY TREE
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- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

NOTES – PLANTING

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10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

N

0 4 8 16 FT

NORTH FOREST TRAIL

L8.20
L8.10

L8.60
L8.10

(1) QP
(1) NS
(1) HV
(1) AA
(1) CF
(1) HC
(1) CC
(1) AA
(1) NS
(1) GT
(1) CV
(1) CC
(1) HV
SHRUB PLANTING SEE L8.11
PLANTED AREA BY OTHERS
(1) GD
(1) CyO
(1) LS
(1) GT
(1) PA
STONE FINES PAVING, SEE 6/L6.00
(1) PA
(1) UA
(1) PA
(1) CG
SODDED LAWN, SEE 6/ L9.00
(1) UA
(1) LT
(1) GT
(1) GD
10' DRAINAGE EASEMENT PER BK. 2013, PG 64135
EXISTING DRAINAGE EASEMENT TO BE MODIFIED
(1) LT
(1) LS
(1) QP
(1) CyO
PROPERTY LINE
PLANTED AREA BY OTHERS
DRAINAGE EASEMENT P1-828
SHRUB PLANTING SEE L8.11
EXTENT OF PROSCENIUM (ABOVE)
HOSE BIB, TYP.
LOD
HB
WP
HC
127'

CLIENT:

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 905
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- PLAZA TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

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PLANTING PLAN LEGEND

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- PROPOSED CANOPY TREE
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- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

N

0 4 8 16 FT

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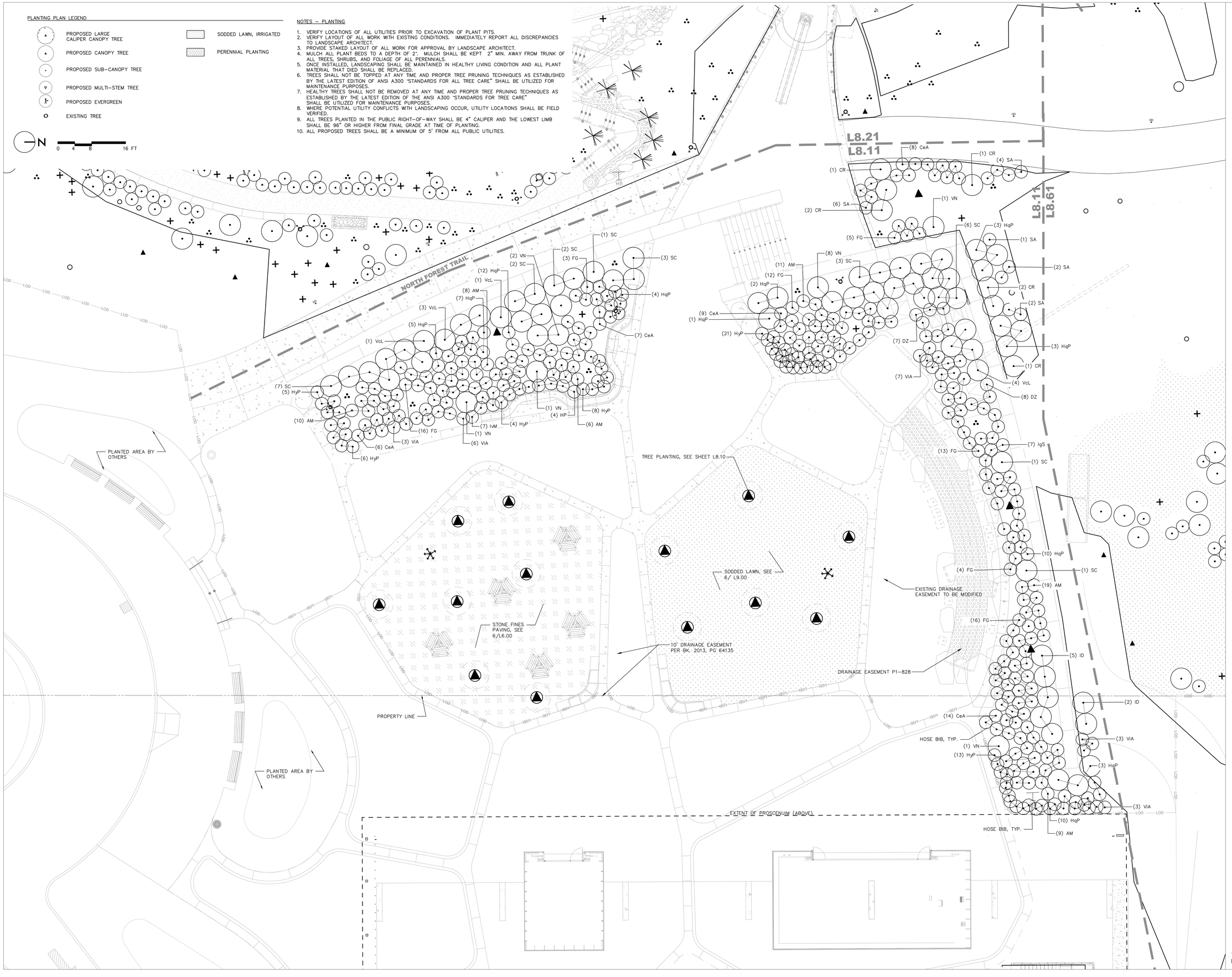

CLIENT:

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PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
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PHONE: 479-696-9280

LANDSCAPE ARCHITECT:
STUDIO|BRYAN HANES
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PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

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PHONE: 212-766-0144

REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 901
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- PLAZA SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

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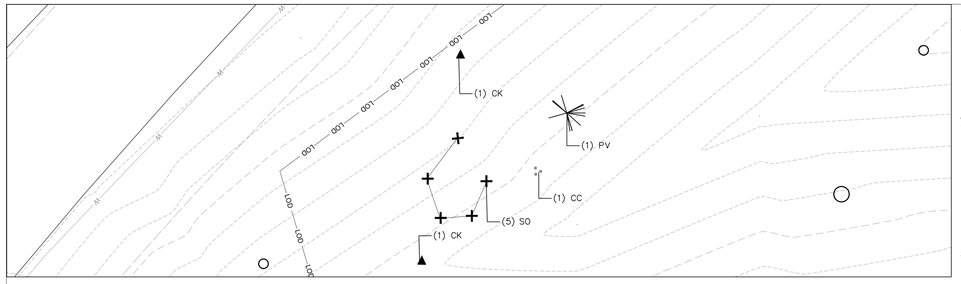
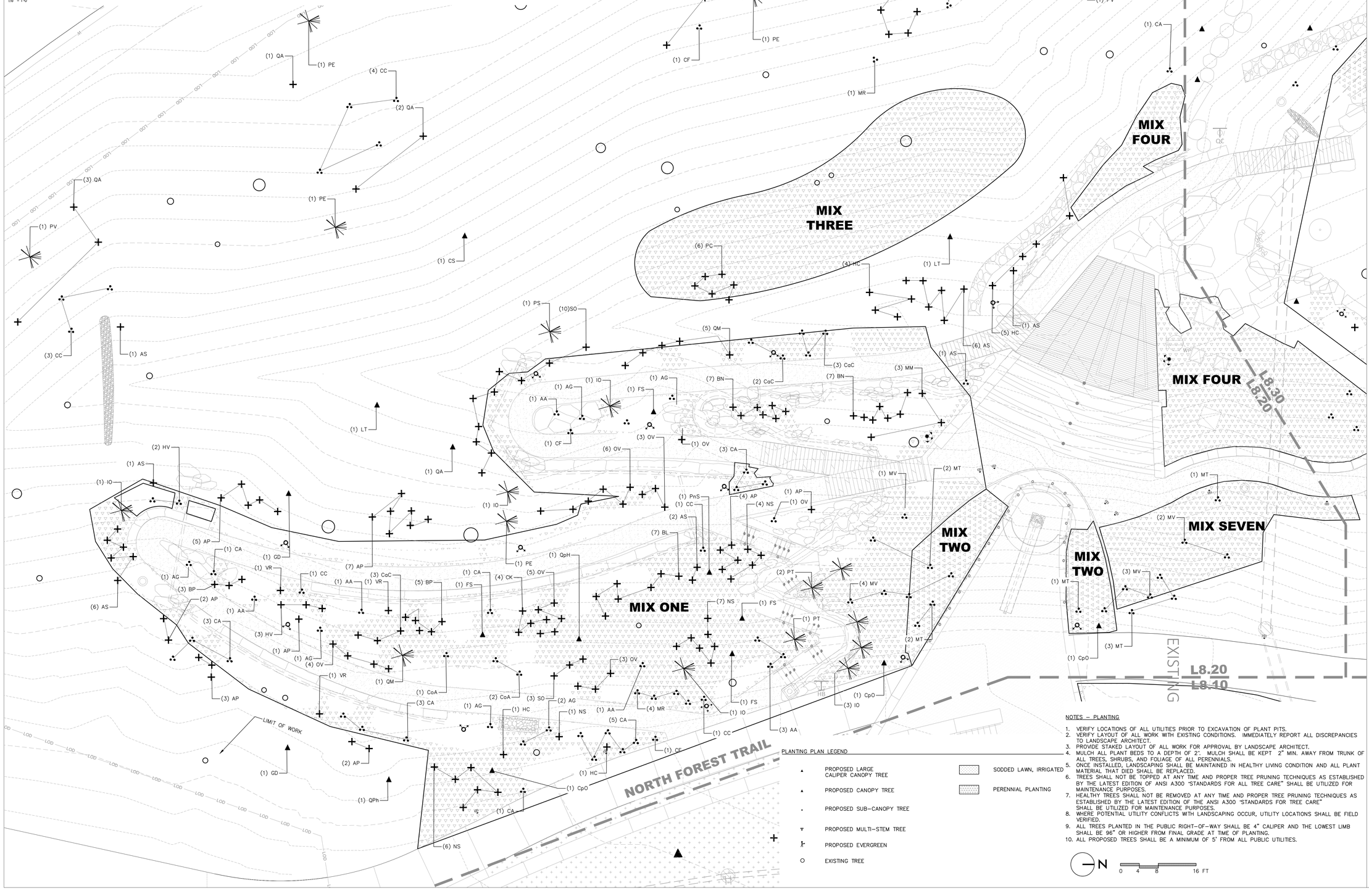
ENLARGEMENT OF TREE PLANTING ALONG MUSEUM WAY

1/8" = 1'-0"





PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
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- PROPOSED SUB-CANOPY TREE
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N

0 4 8 16 FT

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER
1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN- BLUFF OVERLOOK & DECK-TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
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REVISIONS

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100% CONSTRUCTION DOCUMENTS
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N

0 4 8 16 FT

PLANTING PLAN LEGEND

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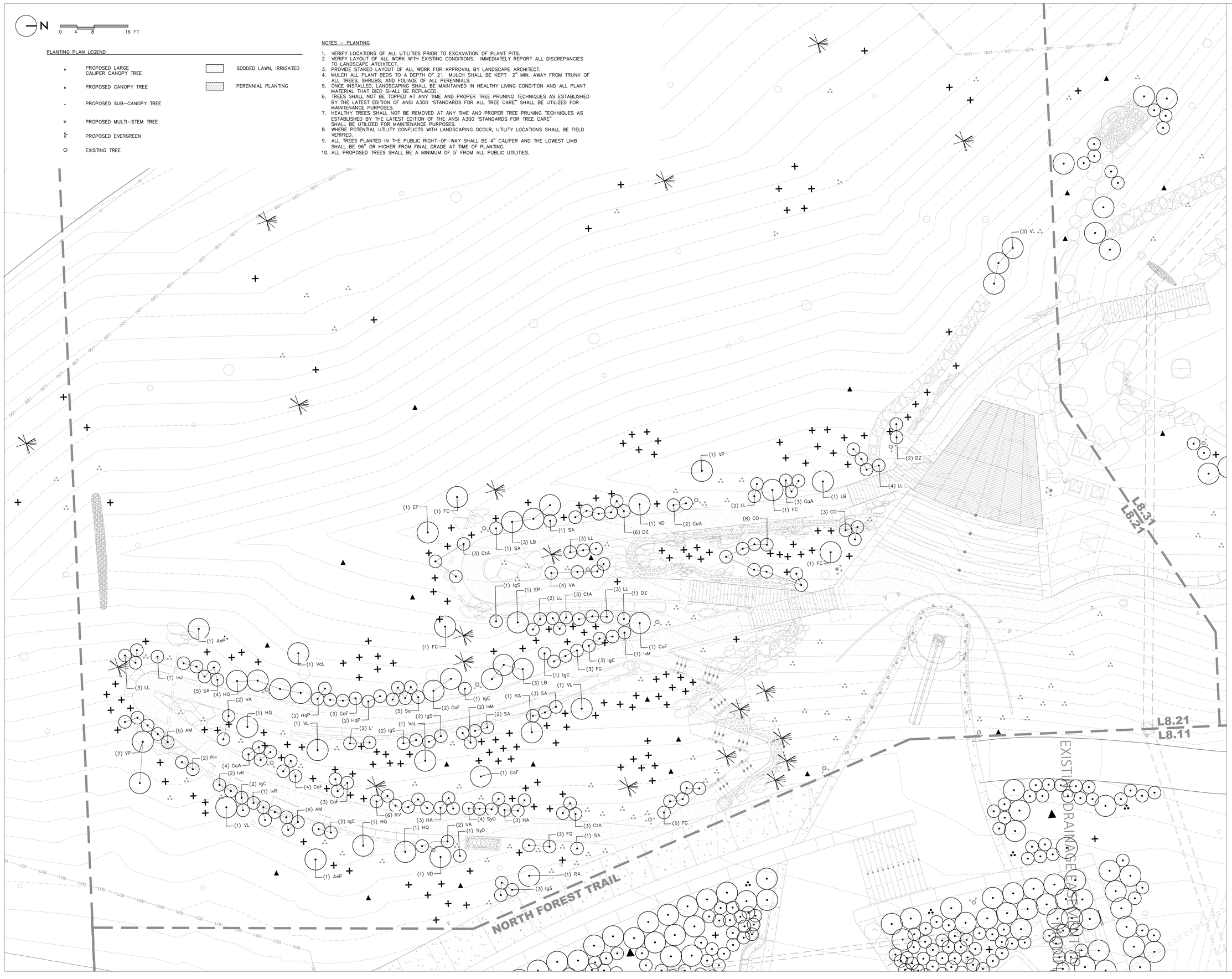

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Scott Family AMAZEUM

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THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- BLUFF OVERLOOK & DECK-SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
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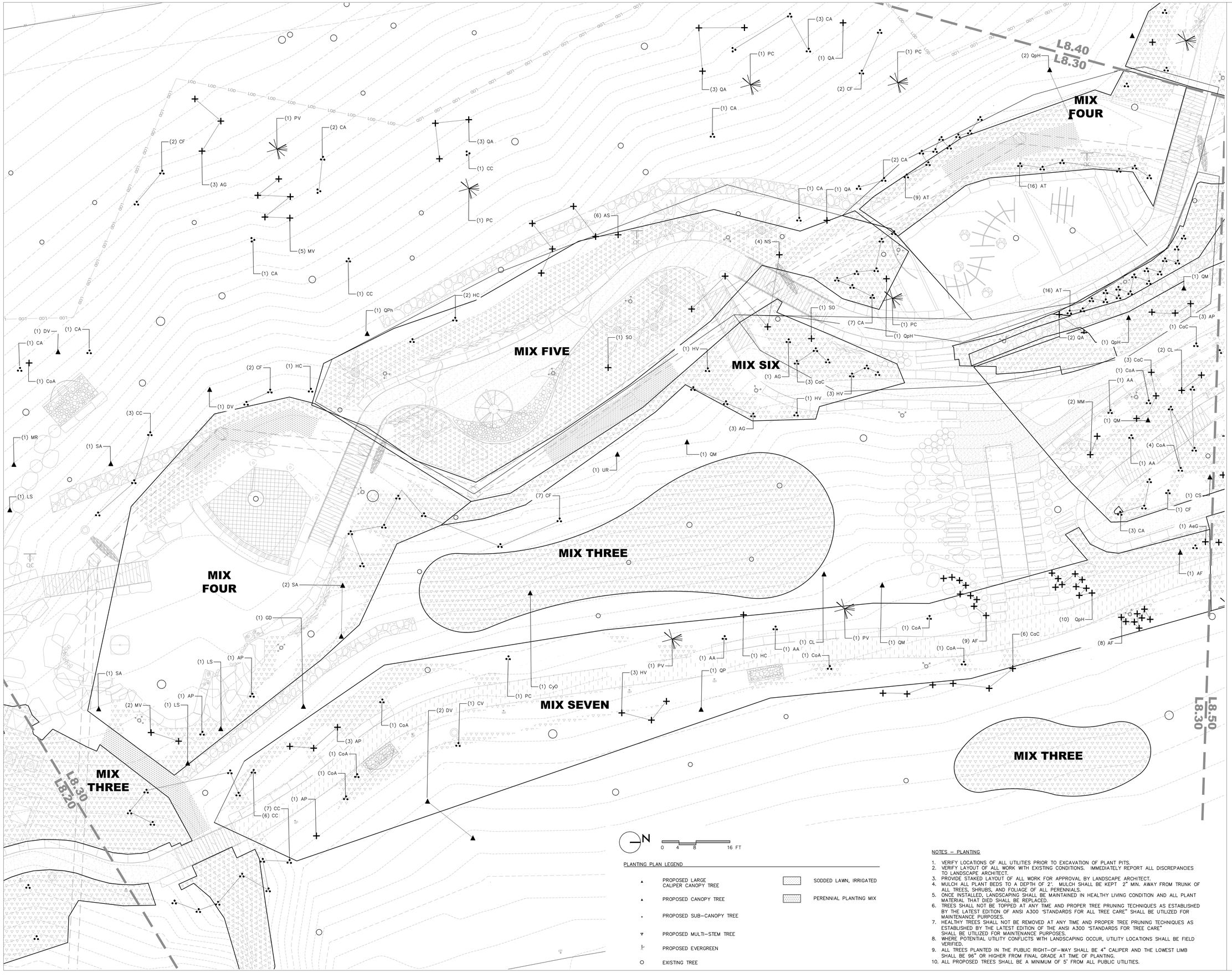
MIX FOUR
MIX FIVE
MIX SIX
MIX THREE
MIX SEVEN
MIX FOUR
MIX THREE
MIX THREE
L8.40
L8.30
L8.50
L8.30
L8.30
L8.20
(2) QpH
(2) CA
(9) AT
(16) AT
(1) CA
(1) QA
(1) PC
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(1) HV
(3) AG
(2) CL
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(3) CC
(1) MR
(1) SA
(1) LS
(1) UR
(1) QM
(7) CF
(1) CS
(1) CF
(3) CA
(1) AeG
(1) AF
(10) QpH
(8) AF
(1) GD
(2) SA
(1) SA
(1) LS
(1) AP
(1) AP
(1) LS
(2) MV
(1) CoA
(3) AP
(1) CoA
(1) CoA
(1) AP
(7) CC
(6) CC
(2) DV
(1) CV
(1) PC
(1) CyO
(1) PV
(3) HV
(1) QP
(1) AA
(1) HC
(1) CL
(1) AA
(1) CoA
(1) PV
(1) QM
(1) CoA
(9) AF
(6) CaC
(1) CoA
(1) CoA
(1) CoA

N

0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

NOTES - PLANTING

1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
2. VERIFY LAYOUT OF ALL WORK WITH EXISTING CONDITIONS. IMMEDIATELY REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
3. PROVIDE STAKED LAYOUT OF ALL WORK FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. MULCH ALL PLANT BEDS TO A DEPTH OF 2". MULCH SHALL BE KEPT 2" MIN. AWAY FROM TRUNK OF ALL TREES, SHRUBS, AND FOLIAGE OF ALL PERENNIALS.
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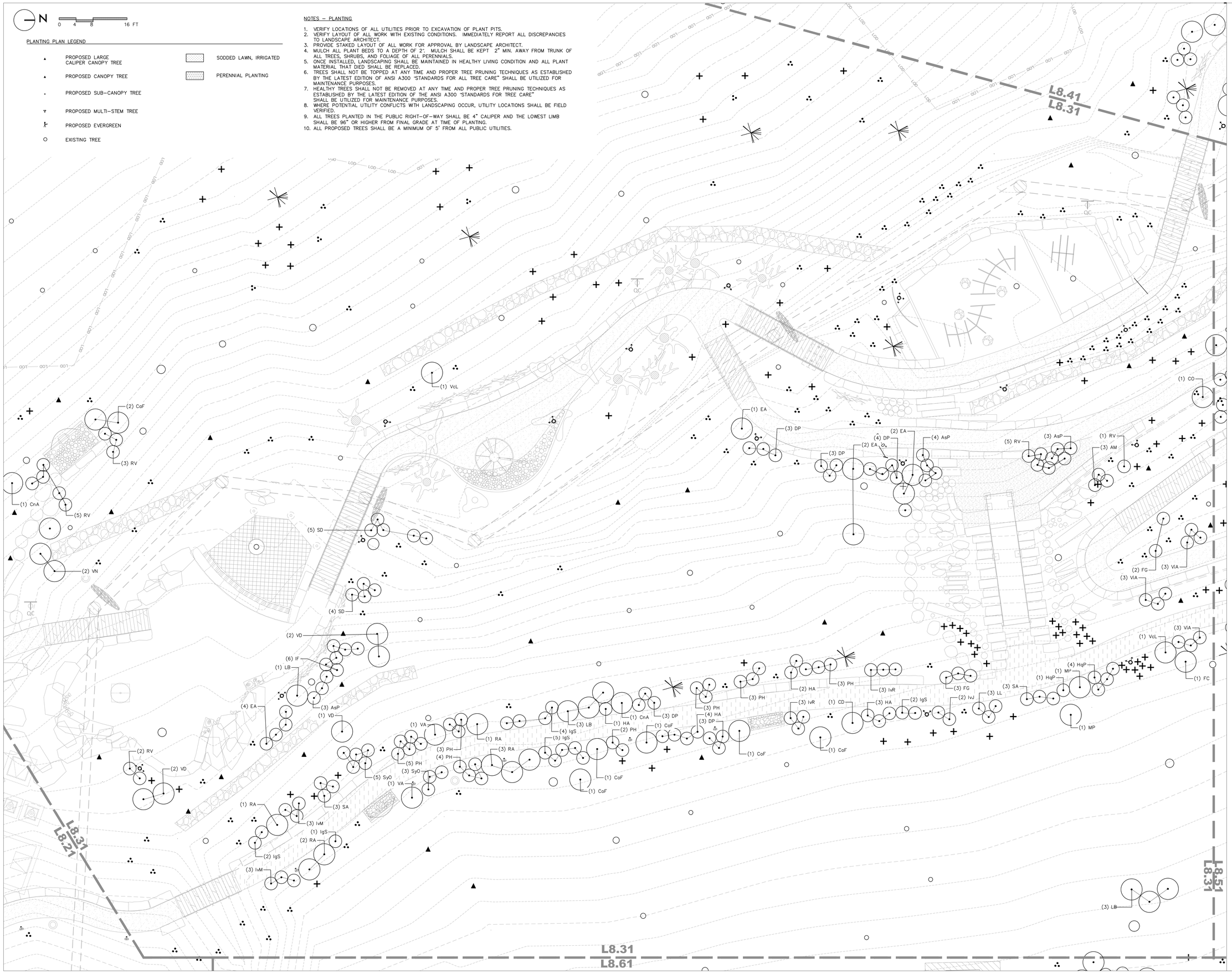

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
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PHONE: 479-696-9280

LANDSCAPE ARCHITECT:
STUDIO|BRYAN HANES
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PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- UPPER RAVINE SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.31

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

N

0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

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(1) IO
(1) CL
(1) HV
(1) CL
(5) CoC
(1) CK
(3) HV
(1) QM
(1) PS
(1) CK
(1) IO
(1) CC
(1) CL
(1) CoA
(4) HC
(1) CC
(1) CL
(1) CL
CC
(1) IO
(2) QM
(1) CC
(3) QA
(1) QpH
(1) DV
(1) CA
(3) CoC
(2) QA
(1) CC
(1) CaC
(1) AG
(1) AR
(1) TD
(2) BN
(1) IO
(1) BN
(7) TD

MIX FOUR

L8.40
L8.30

L8.40
L8.50

CLIENT:
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PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:
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PHONE: 212-766-0144

REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER
1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN LOWER RAVINE TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.40

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

N

0 4 8 16 FT

PLANTING PLAN LEGEND

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- PROPOSED SUB-CANOPY TREE
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- PROPOSED EVERGREEN
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- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

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(1) VD
(5) HA
(5) HA
(3) EA
(3) IVR
(1) VN
(3) EA
QC
(2) CO
(4) HA
(1) C1A
(1) SD
(5) AM
(2) AM
(3) RV
(3) CO
(2) EP
(6) AM
(2) CO
(3) EA
(1) SD
(1) CO
(3) EA
L8.41
L8.31
L8.41
L8.57
QC

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PHONE: 215-923-2858

CONSULTANTS:

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TILLET LIGHTING DESIGN ASSOCIATES
LIGHTING DESIGNER
15 MAIDEN LANE, SUITE 508
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PHONE: 212-766-0144

REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 869
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

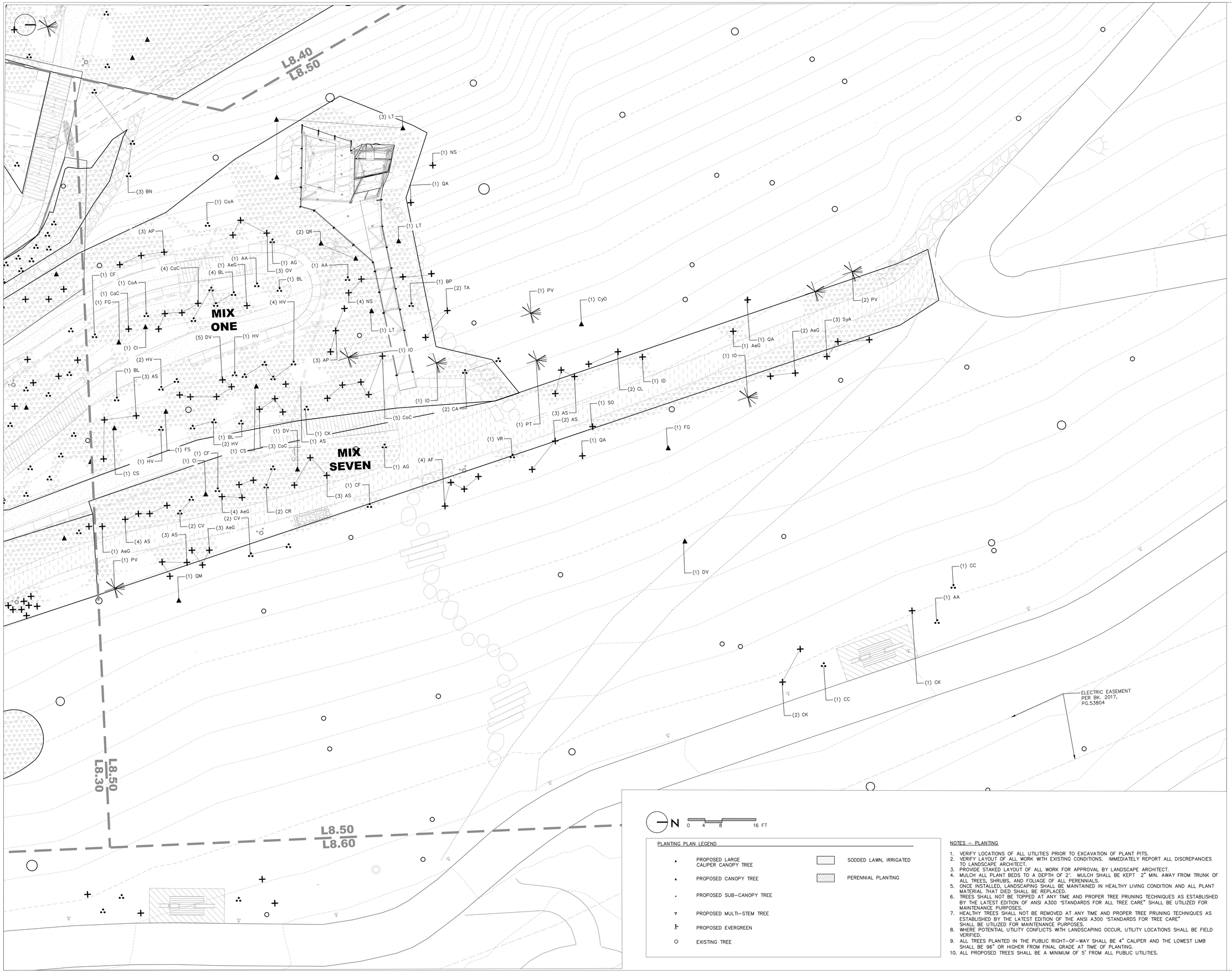
PLANTING PLAN LOWER RAVINE SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS
△ DATE DESCRIPTION

L8.41

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017



N 0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

NOTES – PLANTING

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10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-696-9280

LANDSCAPE ARCHITECT:
STUDIO|BRYAN HANES
340 N. 12TH STREET, SUITE 415
PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

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CIVIL ENGINEER
3108 SW REGENCY PARKWAY
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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN- N. FOREST TRAIL TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.50

100% CONSTRUCTION DOCUMENTS
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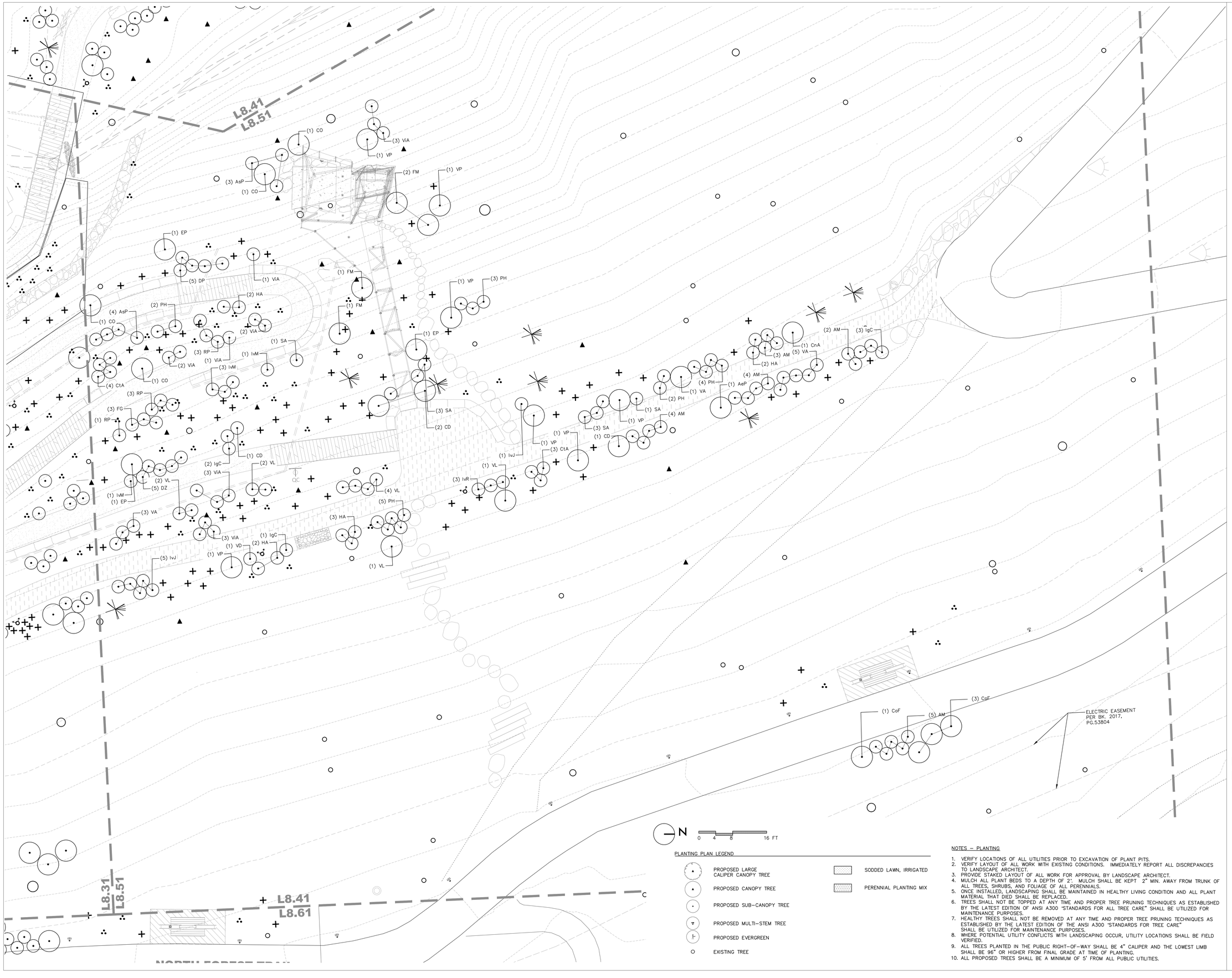

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING MIX

NOTES - PLANTING

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 900
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN - N. FOREST TRAIL SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.51

100% CONSTRUCTION DOCUMENTS
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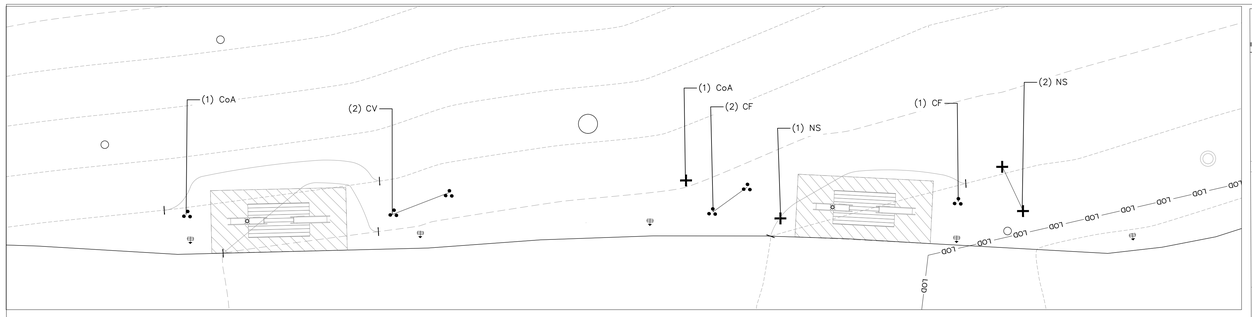

ENLARGEMENT OF TREE PLANTING ALONG NORTH FOREST TRAIL

1/8" = 1'-0"

L8.50
L8.60

(1) IO
(2) VR
(1) CA
(1) CC
(1) AL
(2) AA
(2) MV
ELECTRIC EASEMENT PER BK. 2017, PG.53804
(1) SB
(1) NA
(2) NS
(1) QP
(1) MV
(1) LS
(1) SB
(1) NS
(1) NA
(1) MV
(1) AT
(1) LS
DRAINAGE EASEMENT P1-828
(1) NS
(2) QP
(1) DV
(1) AT
(1) AT
(1) MV
(1) BN
(1) DV
PROPERTY LINE
L8.60
L8.10
PROPOSED DRAINAGE EASEMENT (WITH VARIES)
(1) LS
(1) DV
(1) MV
100 YR WSE=1276.70
(1) AL
(1) BN
(1) BN
(1) AL
(1) AL
(1) DV
(1) NA
(1) SB
(1) MV
(1) BN
(2) QP
(1) AL
(1) LS
(2) NS
PROPOSED 24' PERMANENT ACCESS EASEMENT

N
0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN-PONDTREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.60

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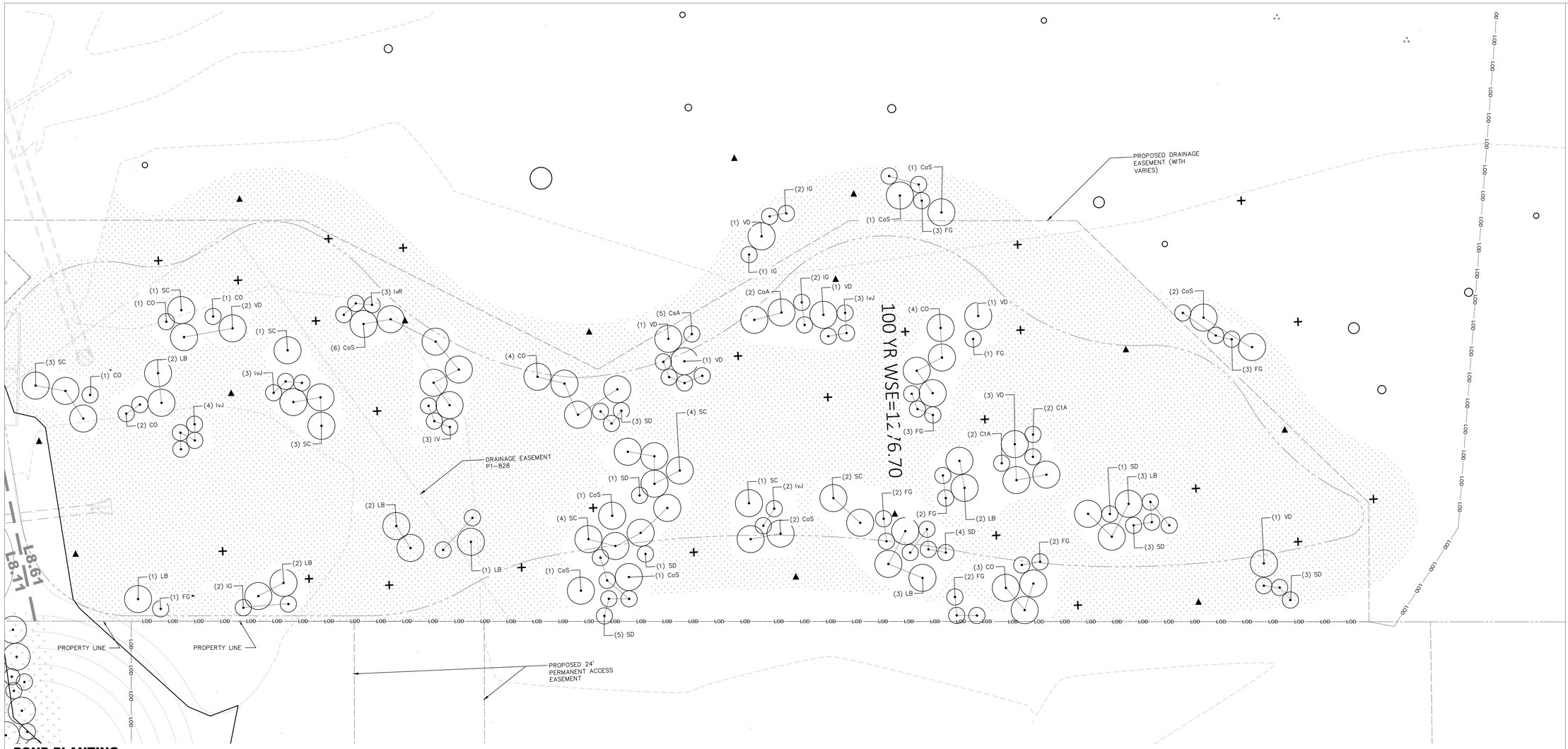
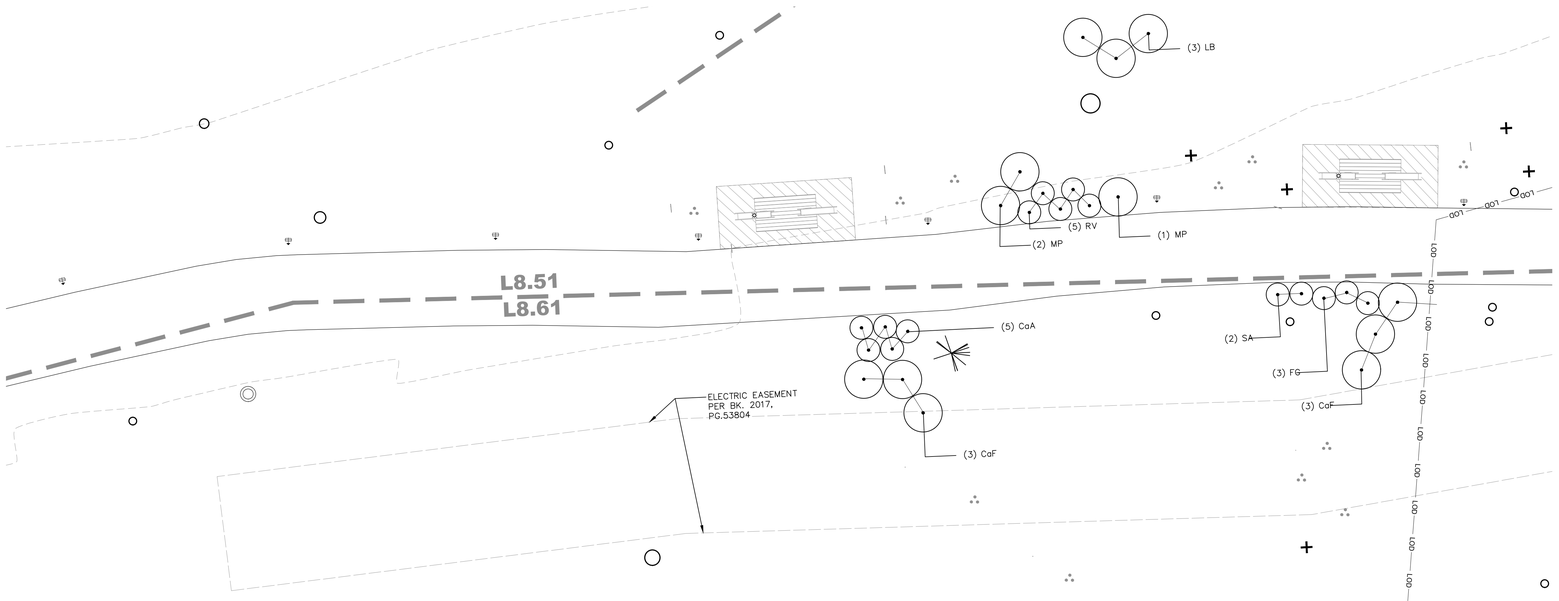


POND PLANTING

1/8" = 1'-0"



ENLARGEMENT OF TREE PLANTING ALONG NORTH FOREST TRAIL

1/8" = 1'-0"

N

0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING MIX

NOTES – PLANTING

1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
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PLANTING PLAN - POND SHRUBS

SCALE: 1/8" = 1'-0"
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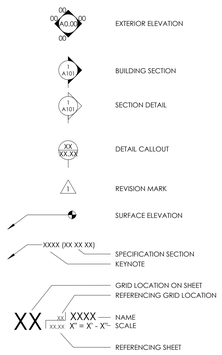
SYMBOLS LEGEND



GENERAL STEEL FABRICATION NOTES

1. ALL FABRICATIONS ARE TO BE STRAIGHT, PLUMB, AND TRUE. ARCHITECT WILL EVALUATE EVERY STEEL FABRICATION RELATING TO AESTHETIC QUALITIES OF CRAFTSMANSHIP. IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE SITE VISITS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF SURROUNDING FINISHES (WHERE POSSIBLE).
2. ALL STEEL EMBEDDED IN CONCRETE OR SUBGRADE TO BE GALVANIZED AND PAINTED, TYPICAL, UNLESS NOTED OTHERWISE.
3. ALL STEEL FABRICATIONS TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE (2017).
4. PROVIDE FINISHED MATERIALS WITH SMOOTH, FLAT SURFACES, WITHOUT BLEMISHES.
5. PRE-ASSEMBLE ITEMS IN THE SHOP TO GREATEST EXTENT POSSIBLE.
6. USE CONNECTIONS THAT MAINTAIN STRUCTURAL VALUE OF JOINED PIECES.
7. CUT, DRILL AND PUNCH METALS CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES. WELD CORNERS AND SEAMS CONTINUOUSLY.
8. USE MATERIALS AND METHODS THAT MINIMIZE DISTORTION AND DEVELOP STRENGTH AND CORROSION RESISTANCE OF BASE METAL. DISTORTED WORK WILL BE REJECTED.
9. GRIND AND POLISH ALL EXPOSED WELDS.
10. FIT PARTS SUCH THAT ALIGNMENT IS TRUE, WITHOUT GAPS, AND TRANSITIONS ARE SMOOTH. RELIANCE ON FILLERS LIKE BONDO IS NOT ACCEPTABLE.
11. FABRICATE SEAMS AND OTHER CONNECTIONS THAT WILL BE EXPOSED TO WEATHER IN A MANNER TO EXCLUDE WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE AT DIRECTION OF ARCHITECT.
12. WHERE UNITS ARE INDICATED TO BE CAST INTO CONCRETE OR BUILT INTO MASONRY, EQUIP WITH INTEGRALLY WELDED STEEL STRAP ANCHORS, NOT LESS THAN 8 INCHES FROM ENDS AND CORNERS OF UNITS AND 24 INCHES O.C.
13. VERIFY WITH ARCHITECT FOR FINISH OF ALL EXPOSED STEEL PRIOR TO PRIMING OR ANY OTHER TYPE OF TREATMENT.
14. UNLESS FABRICATIONS ARE TO BE RAW MILD STEEL, WEATHERING STEEL, OR STAINLESS STEEL PER THE ARCHITECT, APPLY SHOP PRIMER TO UNCOATED SURFACES OF METAL FABRICATIONS, EXCEPT THOSE WITH GALVANIZED FINISHES AND THOSE TO BE EMBEDDED INTO CONCRETE. REFER TO PAINT SCHEDULES IN DRAWINGS FOR PROPER PRIMERS TO USE.
15. INSTALL ALL METAL FABRICATIONS LEVEL AND PLUMB AND TOUCH UP PAINTED SURFACES AS REQUIRED. REFER TO PAINT SCHEDULES IN DRAWINGS FOR PROPER PRIMERS TO USE.
16. PER THE INTERNATIONAL BUILDING CODE (IBC + IRC) ALL GUARDRAILS ARE TO BE FABRICATED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT.
17. PER THE INTERNATIONAL BUILDING CODE (IBC + IRC) ALL INFILL BALUSTERS AND PANELS WITHIN A GUARDRAIL SYSTEM ARE TO BE FABRICATED TO WITHSTAND A CONCENTRATED LOAD OF 50 POUNDS.
18. ALL HANDRAIL SUPPORT BRACKETS FOR WALL-MOUNTED HANDRAILS SHALL BE PRIMED AND PAINTED WAGNER STEEL WALL MOUNT HANDRAIL BRACKET (5/8 INCH DIAMETER 90 DEGREE BAR BEND) WITH 2-1/2 INCH PROJECTION UNLESS NOTED OTHERWISE IN THE DRAWINGS.
19. ALL HANDRAILS TO BE PRIMED AND PAINTED 1-1/4 INCH ROUND BAR UNLESS NOTED OTHERWISE IN THE DRAWINGS.
20. ALL RAILINGS DESIGNATED AS CABLE RAIL SHALL USE STAINLESS STEEL FEENEY CABLERAIL HARDWARE KITS.
21. ANY STEEL THAT IS TO RECEIVE A BLACKENED FINISH SHALL MEAN THE FOLLOWING (MODUS RECIPE):
    a. USE STEEL FROM THE SAME ORDER TO ATTEMPT TO GET STEEL SHEET CUT FROM THE SAME COIL AT THE MILL.
    b. MATERIAL TO BE STORED ON RACKS IN AN SECURE SHOP AWAY FROM WEATHER AND EXCESSIVE MOISTURE.
    c. CLEAN THE MILL ORIGIN LABELING AND ANY OTHER MARKINGS WITH LACQUER THINNER.
    d. USE DENATURED ALCOHOL TO REMOVE THE TRACE OILS FROM THE STEEL, MINIMUM TWO PASSES AND USE CLEAN RAGS ON EVERY PASS.
    e. USE BRICHWOOD TECHNOLOGIES PRESTO BLACK BST4 BRUSH-ON BLACKENING. APPLY WITH SPRAY BOTTLE AND RUB IN FULLY WITH RAG. DO NOT LET BLACKENING AGENT SIT TOO LONG, AVOID BROWNING.
    f. AFTER FIRST PASS, REVIEW FOR DESIRED COLOR. BE CONSISTENT IN YOUR APPROACH TO ALL SHEETS FOR UNIFORMITY.
    g. WHEN BLACKENING LEVEL/COLOR IS ACHIEVED, HOSE DOWN WITH WATER TO NEUTRALIZE BLACKENING AGENT.
    h. DRY WITH COMPRESSED AIR AS SOON AS POSSIBLE.
    i. APPLY WAX OR OTHER SPRAY-APPLIED FINISH QUICKLY.
        1. WAX: BWC COMPANY BOWLING ALLEY WAX, MINIMUM 3 COATS.
        2. SPRAY-APPLIED CLEAR FINISH:
            1. INTERIOR: MINWAX FAST-DRYING POLYURETHANE OR CLEAR POWDERCOATING
            2. EXTERIOR: AUTO-BODY CLEAR COAT OR CLEAR POWDERCOATING

PERSPECTIVE - LOOKING NORTH FROM SOUTH APPROACH

PERSPECTIVE - LOOKING SOUTHEAST FROM BELOW

PERSPECTIVE - LOOKING WEST FROM TRAIL

PERSPECTIVE - LOOKING NORTH FROM TRAIL

PERSPECTIVE - LOOKING NORTHEAST FROM BELOW

PERSPECTIVE - LOOKING WEST FROM ENTRY

PERSPECTIVE - LOOKING NORTH FROM BELOW

PERSPECTIVE - LOOKING SOUTH FROM BELOW

PERSPECTIVE - LOOKING NORTHWEST FROM ENTRY AREA

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THE CONVERGENCE PROJECT

BENTONVILLE, AR

HIGH NET NOTES + RENDERINGS

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