

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



**Planning Commission
Meeting Agenda
June 21, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_EsekpHatTjuf5bZl8McXHA

- I. Call to Order**
- II. Approval of the June 7th Meeting Minutes**
- III. Old Business**

- 1. 10th Ave Freeze Out, LLC (SOMA Terrace) Future Land Use Map Amendment***
 - 1a. Low Density Residential to Medium Density Residential**
903, 905 & 907 SE 10th Street ([PRD22-0001](#))

- 1b. 10th Ave Freeze Out, LLC Planned Residential Development***
Low density Residential to Medium Density Residential
903, 905 & 907 SE 10th Street ([PRD22-0001](#))

- 2. Waffle House Sidewalk Waiver**
2308 SE Walton Boulevard ([LSD21-0071](#))

- 3. Cormex Subdivision Sidewalk Waiver**
Walker Street and East Central Avenue ([WAV22-0003](#))

IV. Consent Agenda

- 1. Lots 4, 5, 6, and 7, Block K, Orchard Addition Lot Split**
SE D, SE 7th, and SE E Street ([LS21-0058](#))
- 2. Lots 1, 2, and 3 Mill Dam Subdivision Lot Split**
Parcel ID: 18-09113-002 ([LS22-0023](#))

V. New Business

- 1. Patton Family Revocable Trust, Future Land Use Map Amendment***
James and Brenda Patton Trustees
 - 1a. Residential Estate to General Commercial**
East Centerton Blvd. and SW Tater Black Road ([RZ22-0033](#))

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

- | | |
|--|--------------------------------|
| 1b. Patton Family Revocable Trust,
James and Brenda Patton Trustees
A-1, Agricultural to C-1, Neighborhood Commercial | Rezoning* |
| 2. Patton Family Revocable Trust,
James and Brenda Patton
East Centerton Blvd. and SW Tater Black Road
East Centerton Blvd. and SW Tater Black Road (CU22-0019) | Conditional Use Permit* |
| 3. Motto Hotel Laydown Yard
Long-Term Temporary Use / Structure
SE 14th Street (CU22-0016) | Conditional Use Permit* |
| 4. Food Hub NWA, LLC
801 SE G Street (CU22-0017) | Conditional Use Permit* |
| 5. MAB Empresas, LLC
820 SW E Street (CU22-0018) | Conditional Use Permit* |

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**Planning Commission
Meeting Minutes
June 7, 2022**

Recording Link:

https://us06web.zoom.us/recording/detail?meeting_id=2IGdC%2FpNS5uVoN23a3IbRA%3D%3D

I. Call to Order

II. Approval of the May 17th Meeting Minutes

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

Motion: Binns made a motion to request item number four to be moved to the beginning of agenda under new business

- Motion by Binn, seconded by Wright
- Approved 7-0

III. Old Business

1. Morning Star Subdivision

Preliminary Plat

S Morning Star Road ([PP21-0020](#))

- Tyler reads staff report
- Discussion amongst commissioners and staff
- Dan Weese said that the staff supports the waiver

Waiver: Motion by Hipp, seconded by Haynie

- Approved 7-0

Preliminary Plat:

- Approved 7-0

IV. Consent Agenda

1. Lots 1 and 3, Block 1 of Happy Home Subdivision

Property Line Adjustment

1103B Bella Vista Rd ([LS22-0019](#))

2. Lots 1 and 2, Block 11 of W A Burks Addition

Property Line Adjustment

1202 NE Monroe St ([LS22-0022](#))

3. Lot 1 of LSP Addition

Lot Split

3302 SE L Street ([PLA22-0007](#))

4. Lot 22, 23, & 24, Block 18 of Deming's 2nd Addition

Property Line Adjustment

609 and 603 NW C Street ([PLA22-0009](#))

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

5. Preston Park, Phase 2

Final Plat

SW Gator Blvd and SW Bright Road ([FP22-0003](#))

- Tyler reads consent agenda report
- Discussion amongst commissioners and staff
- Approved 7-0

V. New Business

1. Vito Groups, LLC

Future Land Use Map Amendment*

1a. Residential Estate to Light Industrial

SW Regional Airport Boulevard ([RZ22-0031](#))

- Tyler reads staff report
- Public hearing opened
- Bill Watkins, of Watkins, Boyer, Gray & Curry PLLC, spoke on behalf of the applicant
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

2b. Vito Groups, LLC

Rezoning*

A-1, Agricultural and R-3, Medium-High Density Multifamily Residential to I-1, Light Industrial

SW Regional Airport Boulevard ([RZ22-0031](#))

- Approved 7-0

2. 10th Ave Freeze Out, LLC (SOMA Terrace)

Future Land Use Map Amendment*

1a. Low Density Residential to Medium Density Residential

903, 905 & 907 SE 10th Street ([PRD22-0001](#))

- Tyler reads staff report
- The applicant is requesting five waivers for this item
- Public hearing opened
- Thelma Benbrook of 906 SE 10th spoke of her concerns
- Ivan Breton of 1001 SE 19th Street echoes the same concerns
- Public hearing closed
- Discussion amongst commissioners and staff
- Bill Butler, applicant speaks to some of the questions and has discussion with commissioners.

Patrick Floyd with Crafton and associates spoke more to the waivers

Dave Burris, the architect also spoke to the waivers.

- Sanders asked for the trees to be reflected in the PRD
- Discussion amongst commissioners, staff, Patrick, and Dave going through the waivers

Waiver 1:

- Motion to approve the waiver by Davis, seconded by Hipp
- Approved 7-0

Waiver 2:

- Motion by Binns, seconded by Wright to approve the waiver
- Approved 7-0

Waiver 3: EAST

- Motion by Davis, seconded by Haynie to approve the waiver
- Trees should be planted somewhere else
- Approved 7-0

Waiver 4: WEST

- Motion by Haynie, seconded by Binns to approve the waiver
- Approved 7-0

Dave Burris then continued discussion with commissioners and staff

1b. 10th Ave Freeze Out, LLC

Planned Residential Development*

**Low density Residential to
Medium Density Residential**

903, 905 & 907 SE 10th Street ([PRD22-0001](#))

Motion to table by Davis, seconded by Hipp to table the PRD

- Tabled 7-0

3. Mercy Health NWA Communities

Future Land Use Map Amendment*

2a. Medium Density Residential to Mixed-Use Commercial

SW I Street ([RZ22-0028](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Mike Clotfelter of Ozark Civil Engineering, representing applicant, is available for questions
- Discussion amongst commissioners and staff
- Denied 6-1: Denial Vote: Hipp, Haynie, Sanders, Kerr, Wright, and Davis - Approval Vote: Binns
- Reason for denial was the uses in mixed use areas are not compatible with nearby medium density residential properties
- What's allowed by right would not be a good fit near the community center

2b. Mercy Health NWA Communities

Rezoning*

A-1, Agricultural and C-3, Mixed-Use Commercial

SW I Street ([RZ22-0028](#))

- Denied 6-1: Denial Vote: Hipp, Haynie, Sanders, Kerr, Wright, and Davis - Approval Vote: Binns
- Reason for denial was the uses in mixed use areas are not compatible with nearby medium density residential properties
- What's allowed by right would not be a good fit near the community center

Sanders had to leave the meeting. Wright took over the rest of the meeting.

4. Square District Properties LLC **Future Land Use Map Amendment***

3a. Low Density Residential to High Density Residential

902 SE 3rd Street ([RZ22-0030](#))

- Tyler reads staff report
- Public hearing opened
- Chuck Bell of Bell Construction solutions, representing the applicant, was available for questions
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

**3b. R-1, Low Density Single-Family Residential to
DN-4, Downtown Mixed-use Residential**

Rezoning*

902 SE 3rd Street ([RZ22-0030](#))

- Approved 6-0

5. AMP Sign and Banner

Large-Scale Development

907 SE 21st Street ([LSD22-0015](#))

- Tyler reads staff report
- 7 waivers are requested
- Tim Sorey, of Sand Creek Engineering, representing the applicant spoke to concerns and had discussions with commissioners and staff
- Tim Sorey spoke to each waiver

Waiver 1: Approved conditionally providing they provide an extra tree along the eastern property

- Motion by Davis, seconded by Kerr to approve the waiver
- Approved 6-0

Waiver 3:

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

Waiver 4:

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

Binns had to leave the meeting.

Waiver 5:

- Motion by Davis, seconded by Haynie to approve the waiver
- Approved 5-0

Waiver 6:

- Motion by Hipp, seconded by Haynie to approve the waiver
- Approved 5-0

Waiver 7:

- Motion by Kerr, seconded by Haynie to approve the waiver
- Approved 5-0

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

Waiver 2:

- Motion by Davis, seconded by Kerr to deny the waiver
- Denied 5-0

Large Scale Development

- Motion by Hipp, seconded by Kerr to table the Large Scale Development
- Table 5-0

6. SW 6th Townhomes

Large Scale Development

SW 6th & SW B Street ([LSD22-0025](#))

- Tyler reads staff report
- 4 waivers are requested
- A person from Ecological Design Group spoke to the waivers

Waiver 1:

- Motion by Hipp, seconded by Haynie to approve the waiver
- Approved 5-0

Waiver 2:

- Motion by Davis, seconded by Hipp to approve the waiver
- Approved 5-0
- With condition to require applicant to add one way signange on any one way's shown on plans

Waiver 3:

- Motion by Haynie, seconded by Kerr to approve the waiver
- Approved 5-0

Waiver 4:

- Motion by Haynie, seconded by Wright to approve the waiver
- Approved 3-2
- Davis and Kerr voting no
- Reason for rejection was not stated clearly

Large Scale Development:

- Motion to approve the Large Scale Development by Davis, seconded by Hipp
- Approved 5-0

7. Splash Carwash

Large Scale Development

1907 SW Regional Airport Blvd. ([LSD22-0028](#))

- Tyler reads staff report
- Phillip Lewis from Phillip Lewis Engineering, spoke to the waiver

Waiver 1:

- Motion by Davis, seconded by Hipp to approve the waiver
- Approved 5-0

Large Scale Development:

- Approved 5-0

8. Superior Storage

Waiver

1908 S Walton Boulevard ([WAV22-0004](#))

- Tyler reads report
- Tim Sorey, representing the applicant, spoke to the waiver
- No motion was made to vote on the item. Item fails for lack of a motion.

- Denied

9. Other Business

1. Appendix A Flood Damage Prevention Code

Code Amendment

Section B – Risk Zone Specific Standards

- Dan Weese spoke to this item
- Discussion amongst commissioners and staff
- No Vote taken on this item, just a discussion item to get feedback from Planning Commission on which Base Flood Elevations to consider.
- Dan Weese provided a recommendation to leave the proposal at 3 foot freeboard
- Dana Davis proposes 2 foot freeboard with Commission agreement

Motion to adjourn the meeting by Wright, seconded by Haynie
Meeting adjourned

Jana Snyder
Community Development Coordinator

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



10th Ave Freeze Out, LLC (SOMA Terrace)

903, 905 & 907 SE 10th Street

PC Date: 6/21/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PRD22-0001
Applicant / Current Owner	10 th Ave Freeze Out, LLC
Site Area	+/- 0.75 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

<https://arcris/08HvK8>

Location Map



Note: The Future Land Use Map Amendment of Medium Density Residential that was approved by Planning Commission on June 7th was sent back to Planning Commission by the City Council for reconsideration.

Property Description

This property is located at 903, 905 & 907 SE 10th Street and is currently zoned R-1. Adjacent zoning districts are all R-1, Low Density Single-Family Residential.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Low-Density Residential. The applicant requests a change to the Medium-Density Residential Land Use classification which specifically allows for and encourages Planned Residential Developments. 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 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 primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments.

The applicant is proposing a Planned Residential Development (PRD) consisting of 12 three-story townhomes on 0.75 acres to be constructed in a single phase. The PRD exceeds the minimum open space requirements by devoting 28% of the total area of the site to common open space. Nineteen on-site and six on-street parking spaces are being provided with the PRD. As design details materialize, this PRD may need to be

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

amended accordingly. Major amendments to the PRD shall require additional Planning Commission review and approval. See the applicant's attachments for master plan, elevations and architectural style.

There are 5 waivers requested with the PRD: Four (4) of the 5 waivers were heard and approved by the Planning Commission at the June 7, 2022 Planning Commission Meeting.

1. Waiver to Article 1100 of the Land Development Code, Section 1100.02, Access Management Standards (a)(2) for curb cut width requirements. *Approved*
2. Waiver to Article 1100 of the Land Development Code, Section 1100.21 Large-Scale Development Design Standards, (e). Building Materials. *Approved*
3. Waiver to Article 1400 of the Land Development Code, Section 1400.07 Perimeter Landscape Strip Required (c). Minimum Width, (d). Number of Trees Required and (e). Screening, for the eastern property line. *Approved*

4. Waiver to Article 1400 of the Land Development Code, Section 1400.07 Perimeter Landscape Strip Required (c). Minimum Width, for the western property line. *Approved*
5. Waiver to Article 1100 of the Land Development Code, Section 1100.01, General Provisions, (f) Sight distances at driveways and intersections. *It should be noted that the applicant has submit an Appeal to Staff Interpretation for this code section to be heard by the Board of Adjustments on June 22, 2022.*

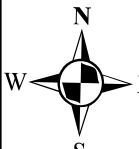
Conclusion

This request is not consistent with the Future Land Use Plan however it is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 1, Downtown Intensification which highlights reinvestment in and around the downtown area.



Legend

 Pending Planning Commission Items

 1 inch = 150 feet

PRD22-0001 6/7/22
PLANNED RESIDENTIAL DEVELOPMENT
B-W HEIGHTS SUB
LOTS 5-6-7





06/03/2022

Dear City of Bentonville Planning Commission,

We appreciate the opportunity to present this residential townhome project for rezoning from R-1 to PRD, Planned Residential Development. The site is located at 903, 905, and 907 SE 10th Street in Bentonville. This PRD project is 12 creatively designed residential townhomes arranged to create a sense of place and community.

Justification of Compliance - PRD zoning is being requested to allow for innovative, creative, designed residential housing types representative of what is commonly being constructed in the downtown region. The current zoning does not allow for the arrangement and density desired for this residential housing type. The configuration is intended to create individual units for sale. We are requesting the PRD zoning because all units do not front public right of way, as required in a DN or hard zoning districts, in this creative neighborhood design. See plan set provided.

Description of Land Uses- The project is residential townhomes, for individual sale, with +15 percent of the land area dedicated to common open space for community gathering and interaction. See plan set provided.

Description of structural design – See plan set provided for information regarding building materials. The building design provides a creative approach to residential housing and complies with the building materials required by code.

Description of compliance with PRD criteria – The spirit of the PRD is followed by providing creative residential townhomes housing and design with common open space consisting of a minimum of 15% of the lot area that includes central gathering areas, lawns, and vegetated landscape areas. The relationship to surrounding properties and the project was carefully considered allowing for separation between adjacent properties. The project is bordered by the electric substation to the north and single family to the south, east, and west. The arrangement of the structures on site allows for separation and scale to be preserved between adjacent properties. Additionally, the landscaping and fencing softens and blends the project with adjacent properties.

SE 10th Street is a collector street per the Master Street Plan. Improvements along SE 10th include on street parking and wide sidewalks for the use of the community. On street parking assists with traffic/speed control and the pedestrians will be provided ample space along the sidewalks. Water and electric service resides along SE 10th and an existing 6" sewer service line resides in the rear of the project site.

Finally, we are requesting an **Amendment to Future Land Use Plan**: From Single Family to Medium Density Residential. Waivers are included as a separate document.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Easterling", is written over a light blue horizontal line.

John Easterling

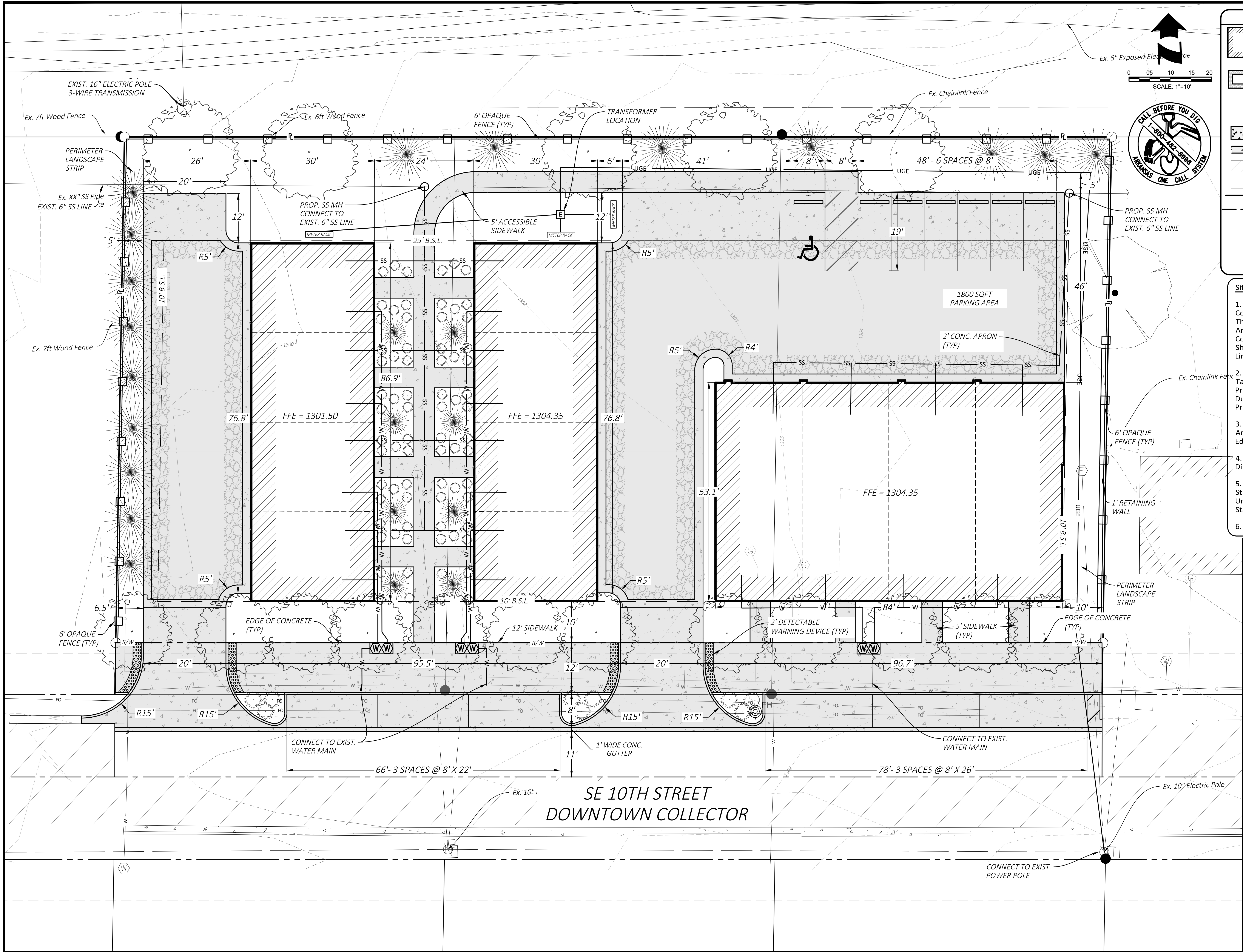
HALFF ASSOCIATES, INC.

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712

TEL (479) 273-2209

WWW.HALFF.COM

Drawing Name: W:\BTV\PD\Draw\BUT-04 - SOMA Terrace\Drafting\Sheets\SHV\PRO_Site Plan- 36625-121.dwg Last Modified: Jun 02, 2022 - 6:13pm Plotted on: Jun 02, 2022 - 6:14pm by alh3877



PAVING LEGEND

Proposed Building

Permeable Gravel Drive/
Limits of Detention

Proposed Sign, See Plan For
Type Accessible Parking
Symbol

Proposed Concrete
Pavement (6" Thickness w/
4" Class 7 Base Course)

Proposed Concrete
Sidewalk Re: City Detail

Existing Asphalt

Proposed Asphalt

Property Line

Right-of-Way Line

Proposed Building Setback

Existing Water Meter
Connection

Sewer Manhole

Transformer Pad

Gas Meter

- Site General Notes:
1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.

2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.

3. All Dimensions, Unless Otherwise Noted, Are To The Face Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.

4. See Architectural Plans for Exact Building Dimensions and Layout.

5. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.

6. 12 Proposed Units On .67 Acres.

MORRISON-SHIPLEY | HALFF

2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

SOMA TERRACE
TOWN HOMES

BENTONVILLE, AR

Issued for Review
06-02-2022

SITE DIMENSION PLAN			
Revisions			
Drawn By:	JKR	Vert. Scale:	AS SHOWN
Approved By:	-	Horiz. Scale:	AS SHOWN
Date:	06-02-2022	Plot Scale:	1
Project No.:	BUT-04	DWG Name:	SP

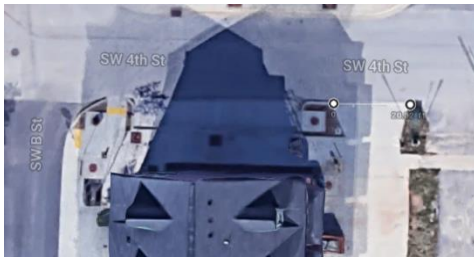
Terrace at SOMA – PRD Waivers Request

1. Sec 1100.02 Driveway Curb Cut Width

Applicant requests to reduce the width of curb cuts on SE 10th Street from 24' to 20'.

This request has been reviewed and approved by the fire department.

Applicant suggests that the 20' curb cuts will improve the streetscape aesthetics. In addition, Applicant notes that 20' curb cuts are common in downtown residential areas, some of which are noted in the pictures below.



2. Section 1100.21 Large-Scale Development Design Standards

Applicant requests use of primary materials for 100% of all facades. The design utilizes brick and architectural metal panel, but each façade material does not include 25% of the total material surface. Applicant feels our design is an aesthetic addition to the neighborhood and is in line with the high standards of design in other recently built projects in downtown Bentonville.

3. Sec 1400.07 Perimeter Landscaping

West Property Line

Applicant requests to reduce the Perimeter Landscape Screen on the west property line from 7' width to 5'.

By reducing the Perimeter Screen to 5', the additional 2' is used to provide future residents ample turning radius out of garages and a courtyard width that provides future residents a superior landscaping and living experience.

To offset this waiver request, Applicant proposes to increase screening by planting 10 trees along the 120' perimeter and provide a 6' privacy fence in lieu of the code required 3' privacy fence.

East Property Line

Applicant requests to reduce the planting requirements on the east property line.

Pursuant to our discussion with BEUD, no planting is shown on the east side due to their service line.

The applicate will provide a 6' privacy fence in lieu of a code required 3' privacy fence.

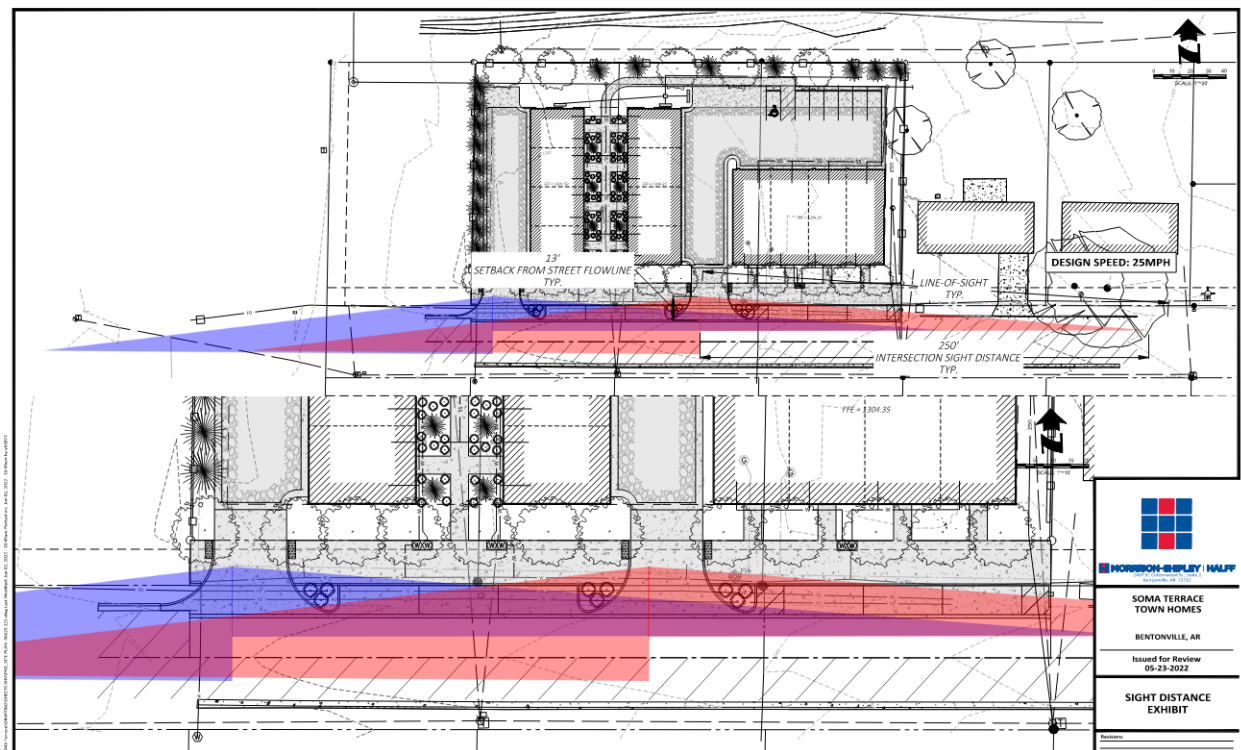
4. Section 1100.01 Site Distances at Driveways and Intersections

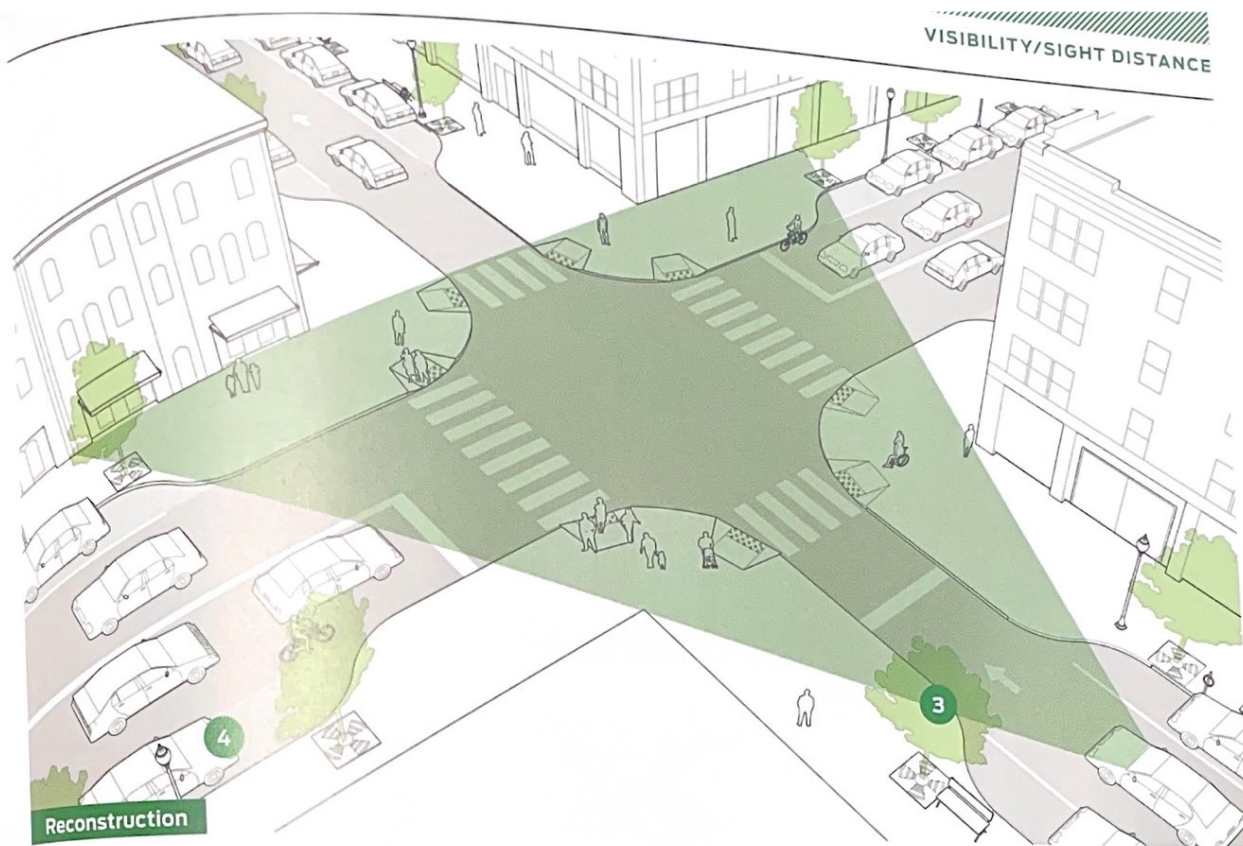
Applicant requests a waiver of the site triangle requirements to allow for street parking and planters at the street level on SE 10th Street, near J Street and one of the entrances to the new Walmart Campus. At issue is whether current interpretation of sight triangle standards will be met if Applicant is allowed to provide street parking and plants, and whether it is practical to apply Section 1100.01 to Bentonville's downtown residential landscape.

Applicant understands that Section 1100.01 is needed for much of our city. However, Applicant believes that a rigid application of Section 1100.01 to downtown neighborhoods is counterproductive. Implementation of Section 1100.01 would eliminate Applicant's ability to use streetscape to slow traffic, provide denser housing and beautify our neighborhood, as downtown residents will continue to park on streets haphazardly in the absence of organized street parking.

Applicant suggests that as downtown continues to densify, streetscape architecture is an essential part of our downtown's residential growth. This is already occurring today *de facto* at numerous street locations throughout downtown that *do not* adhere to Sight Distance standards, yet these shorter sightlines remain safe. SW B Street, from 4th – 7th Street is an excellent example.

Applicant requests that the city apply the reasonableness test to the Sight Distance standards for downtown Bentonville neighborhoods and allow our waiver. We believe our streetscape supports housing downtown, that it will slow traffic along SE 10th and create a safer environment for all residents, cyclists, and drivers, and that our planter and street parking design along SE 10th Street will be aesthetically pleasing and provide a greater sense of community.





Intersections with insufficient visibility should be reconstructed to be more compact. Compact intersections place more activity within the sight triangle, giving all users a better view of potential conflicts.

In certain circumstances, an object in the roadway or on the sidewalk may be deemed to obstruct sightlines for vehicles in a given intersection and to pose a critical safety hazard. Removal of the object in question is a worst-case scenario based on significant crash risk and crash history. Many objects, such as buildings, terrain features, trees in historic districts, and other more permanent parts of the landscape should be highlighted using warning signage and other features, rather than removed.

CRITICAL

In determining the sight distance triangle for a given intersection, use the target speed, rather than the design speed, for that intersection.

- 3 Fixed objects, such as trees, buildings, signs, and street furniture, deemed to inhibit the visibility of a given intersection and create safety concerns, should not be removed without the prior consideration of alternative safety-mitigation measures, including a reduction in traffic speeds, an increase in visibility through curb extensions or geometric design, or the addition of supplementary warning signs.

Traffic control devices must be unobstructed in the intersection, and shall be free of tree cover or visual clutter.

RECOMMENDED

- 4 Daylight intersections by removing parking within 20–25 feet of the intersection.²

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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



PRD, Planned Residential Development

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments. The PRD shall produce:

- (1) A maximum choice in the types of environment and living units available to the public;
- (2) A variety of housing types that effectively meets the varying price points of the community;
- (3) Energy-efficient site design or building features;
- (4) A minimum of fifteen percent (15%) common, useable open space and recreation areas;
- (5) A pattern of development which preserves natural features and prevents soil erosion;
- (6) A creative approach to the use of land and related physical development;
- (7) Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;
- (8) Environment of stable character in harmony with the surrounding development;
- (9) Efficient use of infrastructure, and,
- (10) High quality architectural design, placement, relationship and orientation of structures.

Smart Growth and Traditional Neighborhood Design (TND): The PRD district shall incorporate Smart Growth principles, including Traditional Neighborhood Design elements into the development by such means as:

- (1) Offer a range of housing opportunities and choices;
- (2) Foster walkable, “close-knit” neighborhoods;
- (3) Promote distinctive, attractive communities with a strong “sense of place”;
- (4) Preserve open space, farmland, natural beauty, and critical environmental areas;
- (5) Strengthen and encourage growth in existing communities;
- (6) Provide an interconnected network of narrow streets that are safe and pleasant for pedestrians and which provide a variety of routes for local traffic; and,
- (7) Provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards, and streets that are an organizing feature and gathering place for the neighborhood.

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Minimum Area: None

Zoning / Site Plan: The PRD is a combination of zoning designation, master site plan and architectural renderings. A detailed site plan is required for approval. Once approved, the site plan becomes a zoning district by city ordinance in the same manner as any other zoning parcel. Development must follow the site plan exactly.

Maximum Height: As proposed by the applicant and shown on the approved site plan.

Density: As proposed by the applicant and shown on the approved site plan by land use category.

Lot and Area Standards:

District	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
				Interior lot	Exterior lot
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Minimum Setbacks:

District	Front	Side		Rear
		Interior	Exterior	
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Garage Setbacks: As proposed by applicant and shown on the approved site plan.

Uses Allowed: Residential and accessory uses as proposed by applicant and approved with the zoning ordinance.

Development Criteria:

(1) Open Space.

- Minimum area:* 15% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.
- Equitable distribution.* Open space should be distributed more or less equitably throughout the PUD district in relationship to the dwelling units and other use areas that are intended to be served by the common open space.
- Preservation.* Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A property owners' association shall be required if other arrangements satisfactory to the planning commission have not been made for improving, operating and maintaining all such common open space areas. At the time the final plan and plat is submitted, the articles of incorporation and bylaws of the property owners' association shall be reviewed and approved by the planning

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

commission. Additionally, the restrictive covenants which run with the land must be submitted and include similar provisions to preserve all open space areas.

- d. *Accessible.* Common useable open space shall be open to tenants and customers within the PUD. Access by the general public is desired.
- e. *Common open space options.* The required common open space may include:
 - 1. wetlands and water bodies;
 - 2. lawns – five percent (5%) maximum of total percentage required;
 - 3. pedestrian paths, trails, sidewalks (exclusive of those required by ordinance) and covered walkways;
 - 4. central gathering spaces such as plazas, parks, or courtyards;
 - 5. vegetated / landscape areas, excluding required parking lot landscaping requirements; and,
 - 6. recreational areas / facilities such as public pools, tennis courts, basketball courts, baseball fields, soccer fields, or similar outdoor recreation facilities that is open to the residents and users of the PRD.

(2) Structural Design Standards. The PRD shall meet the following structural design standards.

- a. Buildings shall be sensitive to the natural environmental conditions and should be oriented around a public gathering space such as a plaza, park, or courtyard, or respond in design to a prominent feature, such as a corner location, or other manmade or natural feature.
- b. Buildings and site design shall provide inviting entry orientation.
- c. Main entrances shall be oriented toward the adjoining street.
- d. All structures shall have a common architectural theme.
- e. Human scale features shall be provided.
- f. Provide a variety of building height and varied roofline articulation.
- g. Aluminum, vinyl, or fiberglass siding materials on the facades or sides of the building shall not constitute over fifty percent (50%) of the structure; soffit and fascia shall not be included within this 50% calculation.
- h. Rear and side loading garages shall be setback a minimum of 30 ft. for a rear loading garage and twenty feet (20') for a side loading street facing garage. Front loading garages shall be setback a minimum of 30 ft. from the property line.

EXTERIOR FINISH LEGEND	
	ACME FACE BRICK - TUPO03 - VELOUR MODULAR - IV BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	24 GA HORIZONTAL METAL PANEL
	24 GA VERTICAL METAL PANEL

BRICK - RED: 503 SF = 10%
BRICK - CHARCOAL: 403 SF = 13%
METAL PANEL VERTICAL: 1,342 SF = 43%
METAL PANEL HORIZONTAL: 330 SF = 11%
GLASS: 486 SF = 15%
DOES NOT INCLUDE DOORS



EXTERIOR FINISH LEGEND	
	*COLOR RED - ACME FACE BRICK - TUPO03 - VELOUR MODULAR - IV BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	*COLOR CHARCOAL - ACME FACE BRICK - TUPO03 - VELOUR MODULAR - IV BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	24 GA VERTICAL METAL PANEL
	24 GA HORIZONTAL METAL PANEL

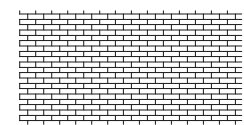
BRICK - RED: 1,434 SF = 51%
BRICK - CHARCOAL: 310 SF = 11%
METAL PANEL VERTICAL: 354 SF = 13%
METAL PANEL HORIZONTAL: 363 SF = 13%
GLASS: 321 SF = 12%
DOES NOT INCLUDE DOORS



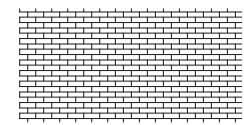


3 3D View 1

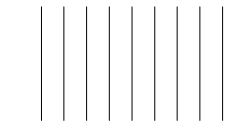
EXTERIOR FINISH LEGEND



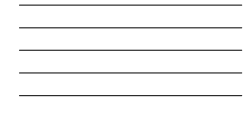
#COLOR RED - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4\"/>



#COLOR CHARCOAL - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4\"/>



24 GA VERTICAL METAL PANEL



24 GA HORIZONTAL METAL PANEL

BRICK - RED: 950 SF 32 %
BRICK - CHARCOAL: 101 SF 16 %
METAL PANEL VERTICAL: 195 SF 11 %
METAL PANEL HORIZONTAL: 294 SF 21 %
GLASS: 144 SF 13 %
DOES NOT INCLUDE DOORS
TOTAL 1120 SF



4 3D View 2

BRICK - RED: 545 SF 53 %
BRICK - CHARCOAL: 214 SF 19 %
METAL PANEL VERTICAL: 66 SF 6 %
METAL PANEL HORIZONTAL: 195 SF 18 %
GLASS: 12 SF 1 %
DOES NOT INCLUDE DOORS
TOTAL 1125 SF



1 S ELEVATION - COLOR
1/4" = 1'-0"



2 N ELEVATION - COLOR
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-319-6045

10TH ST (BUILDING 1)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22
JOB NO.
21120
REVISIONS

A7.1
COLOR ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-319-6045

10TH ST (BUILDING 2)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22
JOB NO.
21120
REVISIONS

A7.0
COLOR ELEVATIONS

EXTERIOR FINISH LEGEND

ACME FACE BRICK - TUPOOS - VELOUR
MODULAR - IV BRICK TIES AT 32" O.C. OVER
1" RIGID INSULATION OVER LIQUID APPLIED
WEATHER BARRIER

24 GA HORIZONTAL METAL PANEL

42" GUARD RAIL

24 GA VERTICAL METAL PANEL



① E ELEVATION - COLOR
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

*COLOR RED - ACME FACE BRICK - TUPOOS -
VELOUR MODULAR - IV BRICK TIES AT 32"
O.C. OVER 1" RIGID INSULATION OVER LIQUID
APPLIED WEATHER BARRIER

*COLOR CHARCOAL - ACME FACE BRICK -
TUPOOS - VELOUR MODULAR - IV BRICK TIES
AT 32" O.C. OVER 1" RIGID INSULATION OVER
LIQUID APPLIED WEATHER BARRIER

24 GA VERTICAL METAL PANEL

24 GA HORIZONTAL METAL PANEL



② W ELEVATION - COLOR
1/4" = 1'-0"



3 3D View 1



4 3D View 2

EXTERIOR FINISH LEGEND	
	#COLOR RED - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4\"/>
	#COLOR CHARCOAL - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4\"/>
	24 GA VERTICAL METAL PANEL
	24 GA HORIZONTAL METAL PANEL



1 S ELEVATION - COLOR
1/4" = 1'-0"



2 N ELEVATION - COLOR
1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

10TH ST (BUILDING 2)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22
JOB NO.
21120
REVISIONS

A7.1
COLOR ELEVATIONS





PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

10TH ST (BUILDING 1)
SE 10TH
BENTONVILLE, AR

DATE
4-29-22
JOB NO.
21120
REVISIONS

A7.2
RENDERINGS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND COMMENTS ARE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR MODIFICATION OF THE ARCHITECT'S WORK WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PRD22-0001)**

WHEREAS, 10th Ave Freeze Out, 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 LOW-DENSITY RESIDENTIAL to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOT'S 5, 6 & 7, BLOCK 1 OF B-W HEIGHTS SUBDIVISION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK K AND PAGE 156, 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 June 7, 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 RESOLVED 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 LOW-DENSITY RESIDENTIAL to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

**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 PRD, PLANNED RESIDENTIAL
DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER:PRD22-0001)**

WHEREAS, 10th Ave Freeze Out, 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 PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT'S 5, 6 & 7, BLOCK 1 OF B-W HEIGHTS SUBDIVISION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK K AND PAGE 156, 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 June 7, 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 PRD, PLANNED RESIDENTIAL 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 R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

WAIVER REQUEST STAFF REPORT



Waffle House (sidewalk waiver)

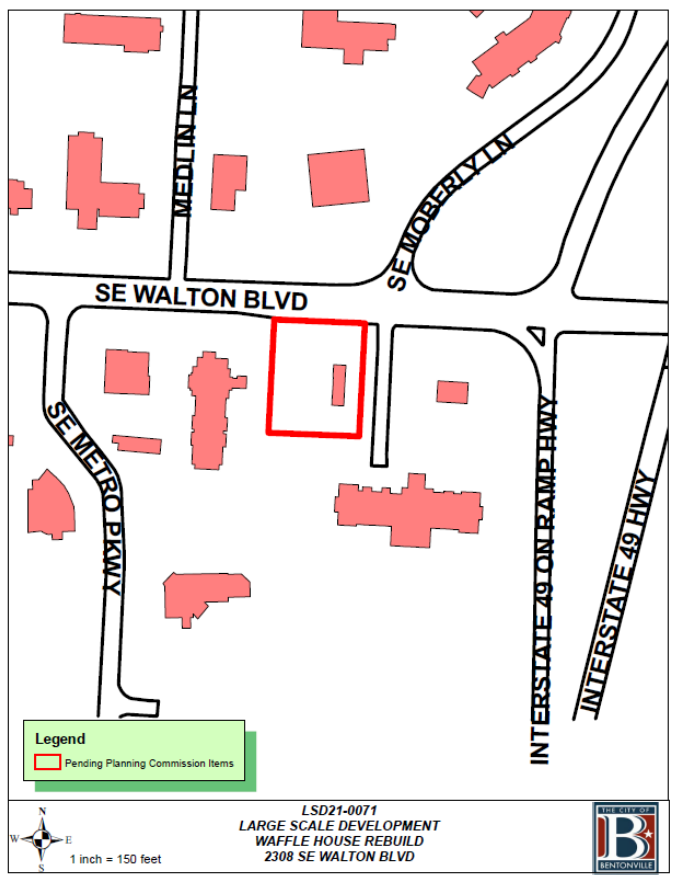
2308 SE Walton Boulevard

PC Date: 6/21/2022

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

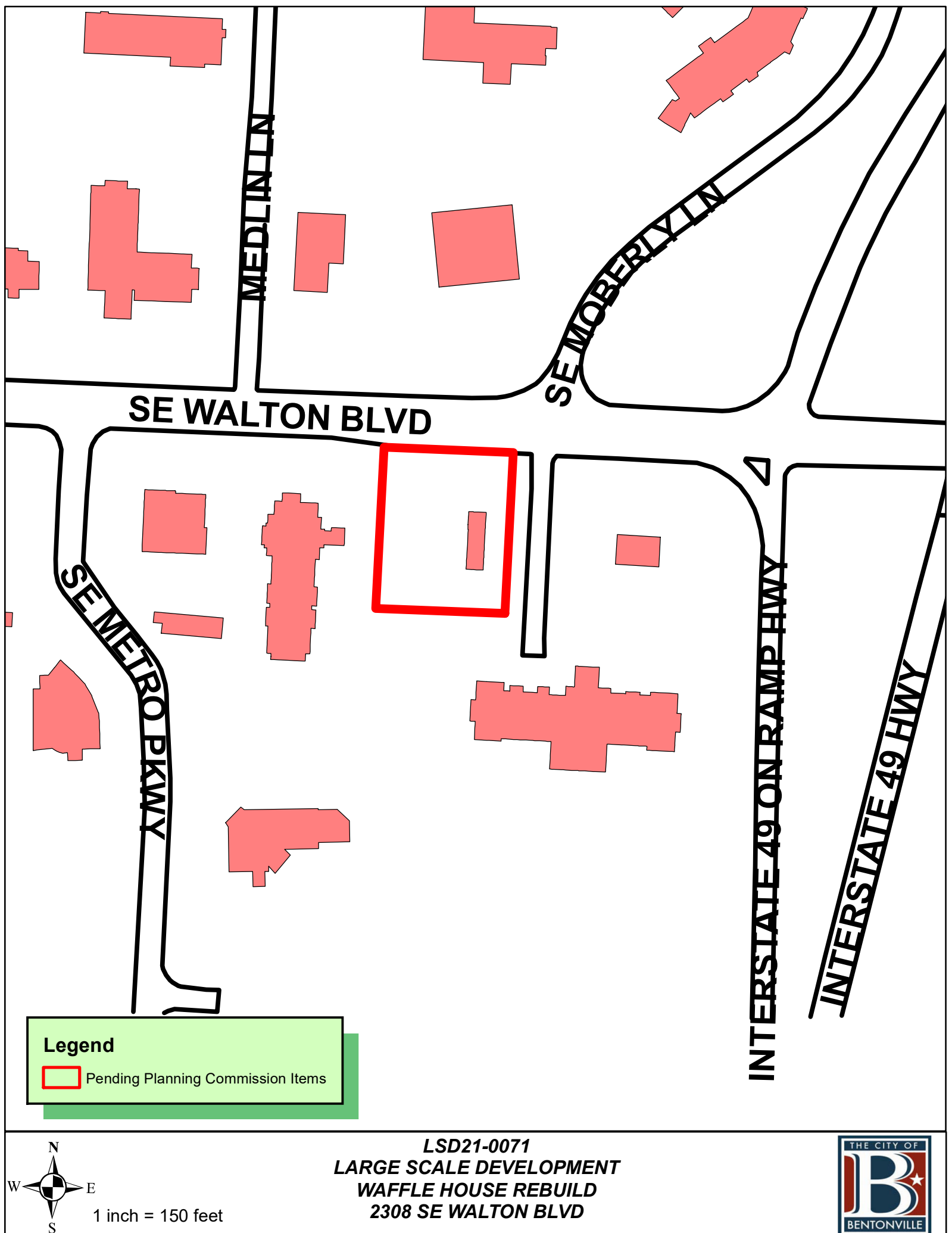
The property is located at 2308 SE Walton Boulevard and is zoned C-2, General Commercial.

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 exist along this portion of Moberly Lane. The applicant proposes to construct a sidewalk within the existing 50' right-of-way on the east side of Moberly Lane.



SE WALTON BLVD

MEDLIN LN

SE MOBERLY LN

SE METRO PKWY

INTERSTATE 49 ON RAMP HWY

INTERSTATE 49 HWY

Legend

 Pending Planning Commission Items



1 inch = 150 feet

**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.

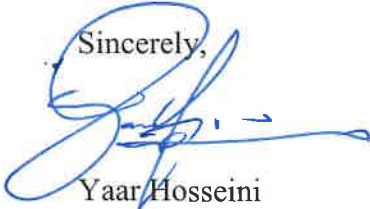
It is important to note (i) that adequate overall right-of-way width already exists to construct a sidewalk without WHI dedicating additional right-of-way - if the pavement for Moberly Lane is relocated to the center of its 50' width, (ii) it appears that it was not a requirement for the neighboring 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 Yaarhusseini@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,

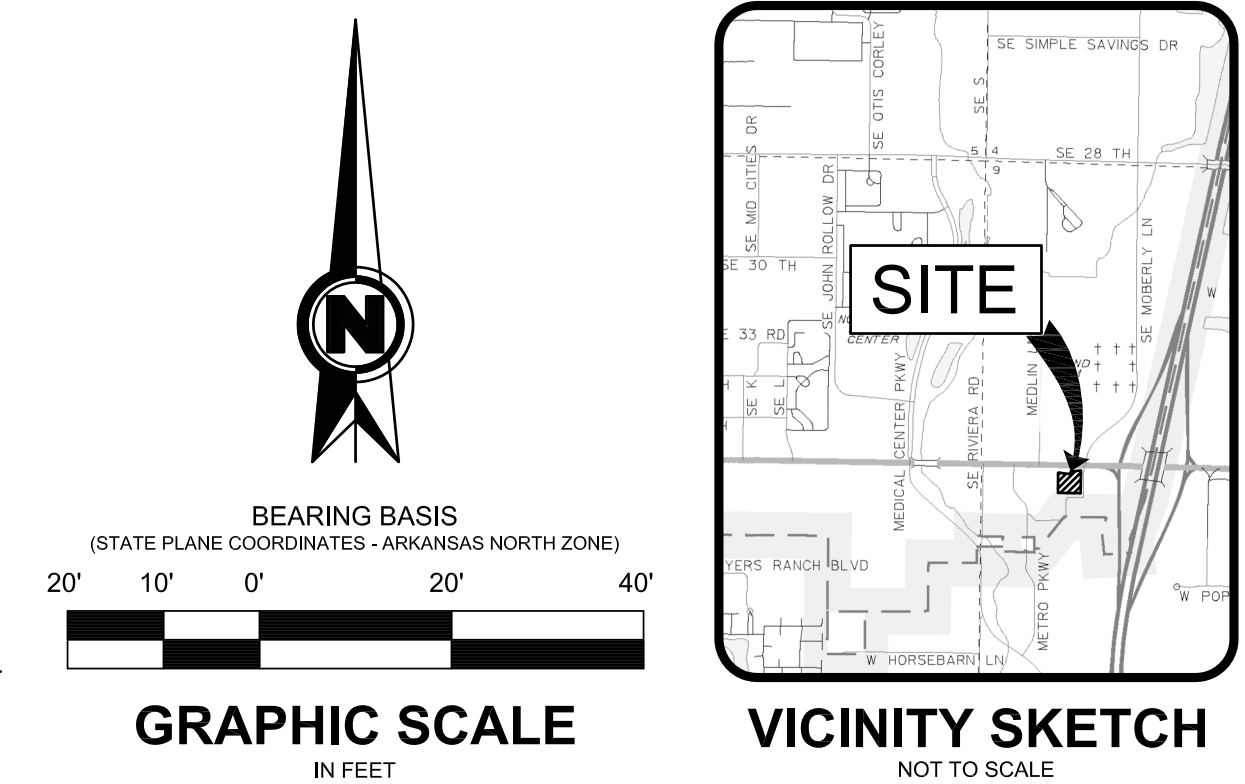
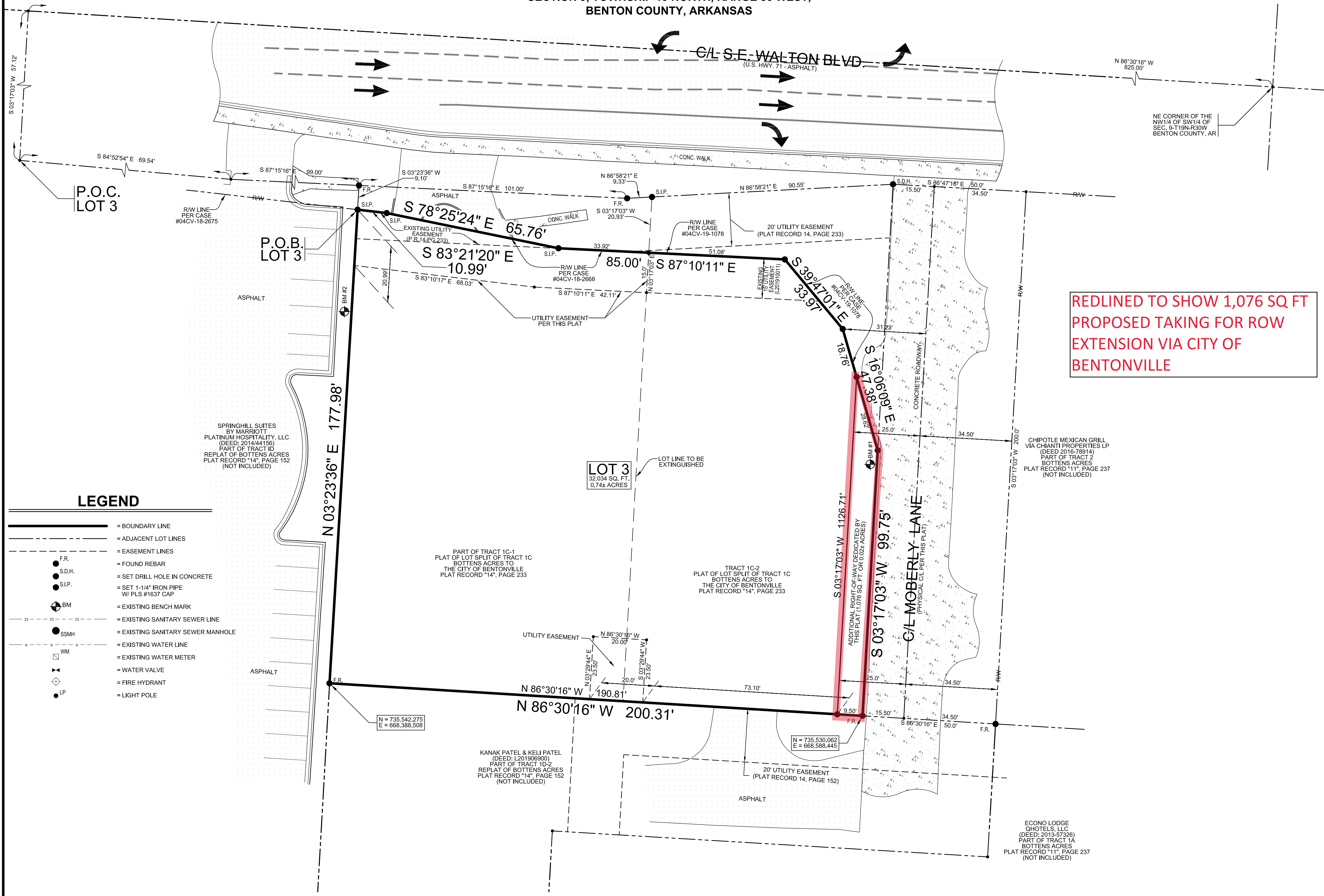


Yaar Hosseini

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



SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR WAFFLE HOUSE, INC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- 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 (NAVD8).
- 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 (NAVD8).
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - SPECIAL WARRANTY DEED TO WH CAPITAL, L.L.C., DATED MARCH 9, 2001, RECORDED IN DOC#01036342, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
 - WARRANTY DEED TO WAFFLE HOUSE, INC., DATED MAY 12, 2021, RECORDED IN DOC#202143853, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
 - 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.
 - ALTANSPS LAND TITLE SURVEY FOR CHIPOTLE MEXICAN GRILL, INC., DATED FEBRUARY 21, 2013, REVISED 05/17, RECORDED AT THE ARKANSAS STATE SURVEYOR'S OFFICE, DOCUMENT NO. 20130920029.
- 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.
- 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.
- 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 @ 478-271-3122.
- PROPOSED LAND USE: COMMERCIAL
- 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.
- BASIS OF BEARINGS:

THE BEARING BASIS FOR THIS BOUNDARY SURVEY IS STATE PLANE COORDINATES - ARKANSAS NORTH ZONE (301).
- 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.

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. 1837
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
CADD FILE: 21118-003-R6 SCALE: 1"=20'
DATE: 02/08/2022 SHEET
DWG#: 30W19093-0004-R6 1 OF 1
ATLAS PAGE: 487
CITY PROJECT #: PLA21-0031

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 ADOT JOB BB0903; THENCE SOUTH 03°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

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1
AND 1C-2 OF BOTTENS ACRES CREATING LOT 3

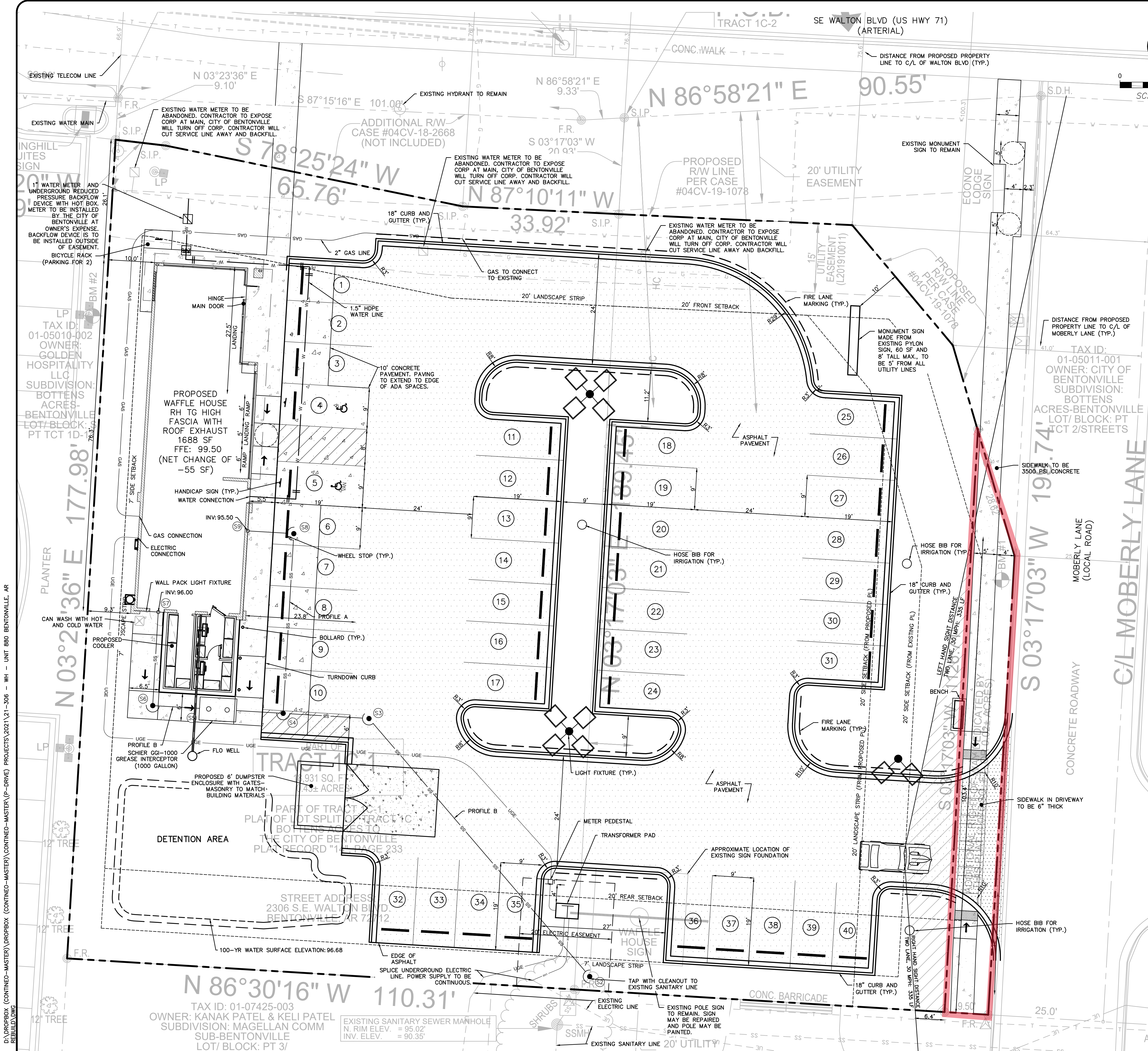


WAFFLE HOUSE UNIT NO. 880
2308 S.E. WALTON BLVD.
BENTONVILLE, ARKANSAS



DATE:	BY:	DESCRIPTION:
01/05/2022	KLS	ADDRESS CITY REVIEW
01/13/2022	KLS	DEDICATE RIGHT-OF-WAY
01/15/2022	KLS	REVISE DEDICATE RW
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	
DWG#: 30W19093-0004-R6	1 OF 1	
ATLAS PAGE: 487		
CITY PROJECT #:	PLA21-0031	

D:\DROPOBOX (CONTINUED-MASTER)\DROPOBOX (CONTINUED-MASTER)\PROJECTS\2021\21-306 - WH - UNIT 880 BENTONVILLE, AR
REBUILT.DWG



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 CONCRETE 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.

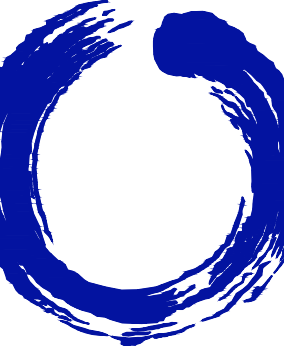
NOTE: ANY FENCING WILL REQUIRE SEPARATE PERMIT.

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



CONTINIO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg-engineer.com



WAFFLE HOUSE
"A UNIQUE AMERICAN PHENOMENON"

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	02/02/22	CITY ENGINEERING COMMENTS
4	02/14/22	ELECTRIC COMMENTS
5	03/14/22	DOT COMMENTS
6	04/19/22	BUILDING PLUMBING UPDATE

DRAWN: CDB

CHECK: JDR

JOB NO: 21-306

DATE: 12/14/21

SITE / UTILITY PLAN

SHEET C02

COB #LSD21-0071



WAIVER REQUEST STAFF REPORT



Cormex Subdivision Retaining Wall

East Central Ave. & Walker Street

PC Date: 6/21/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

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

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



Property Description

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

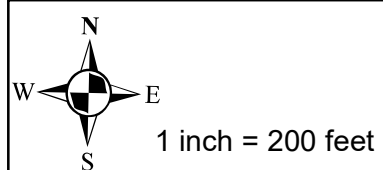
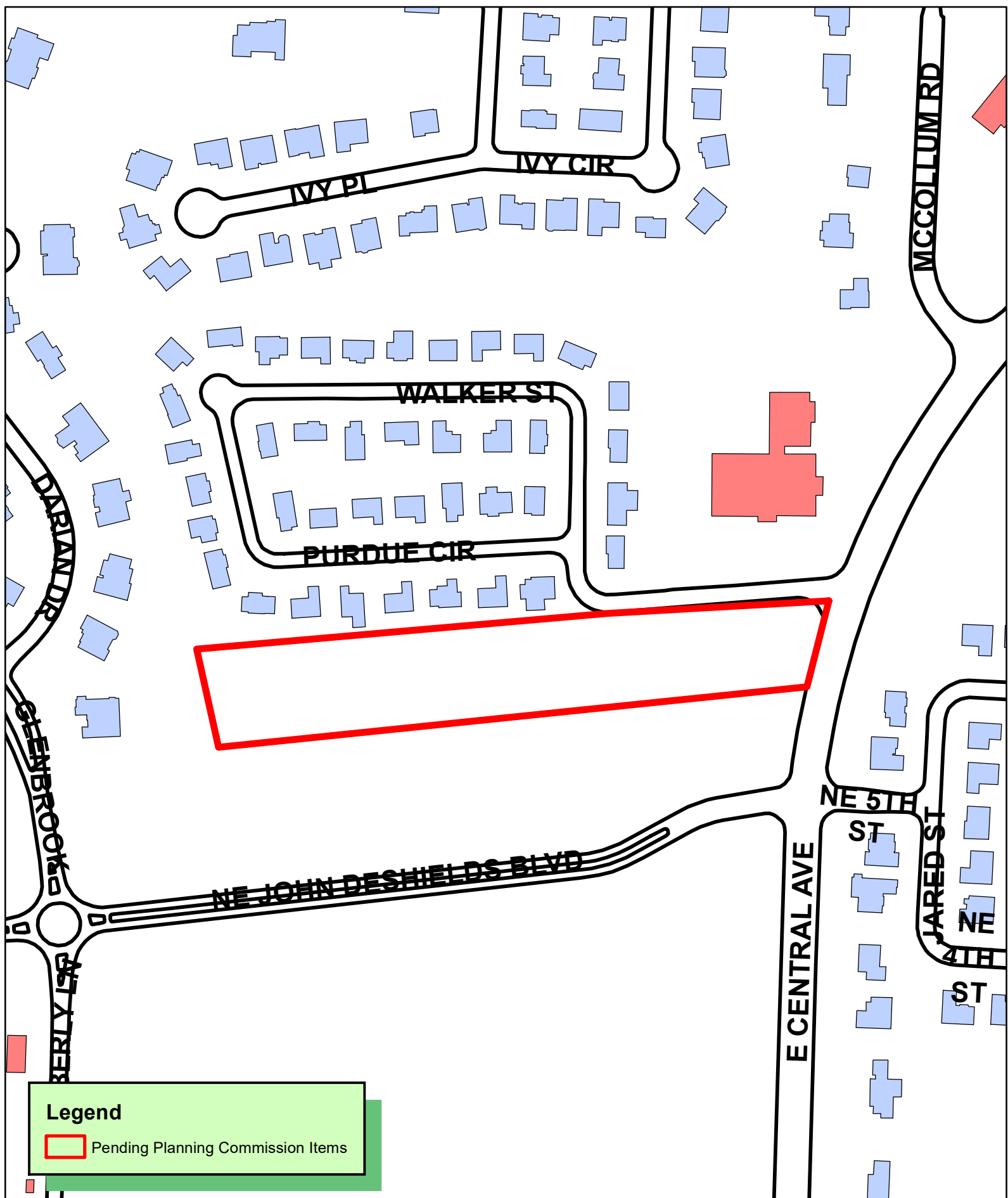
Waiver Request

The applicant requests a waiver from Section 900.3, Design Requirements of the Street Specifications which states that no wall shall be constructed within two feet of any sidewalk unless otherwise approved in writing by the city.

Analysis

The applicant states that the wall is only 14" tall at its tallest point. This waiver request is in direct association with the Preliminary Plat for Cormex Subdivision (PP21-0024) that was originally approved by Planning Commission on January 18, 2022.

Since the May 3rd Planning Commission meeting, the applicant has added a rubber cap on top of the retaining wall for safety.



WAV22-0003 4/19/22
WAIVER
CORMEX SUBDIVISION





Expedient Civil Engineering, PLLC

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

June 9, 2022

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

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

Dear Mr. Stanley:

The purpose of this letter is to request a waiver for selected items required by Bentonville City Code. We would like to request a waiver for a public sidewalk to be located closer than 2' to a retaining wall (**Section 900.30 of the Street Specifications**). Do to the city's concern, we are adding a rubber cap on top of the retaining wall for safety. The wall is only 14" tall at its tallest point with the majority of the wall less than that. We understand that staff is in support of this waiver request. Thank you for your consideration of these waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

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

Cc: Cormex, LLC

\\ECC\homes\ECE2021\Projects\21-1027_Cormex_Subdivision\Drawg\21-1027.dwg

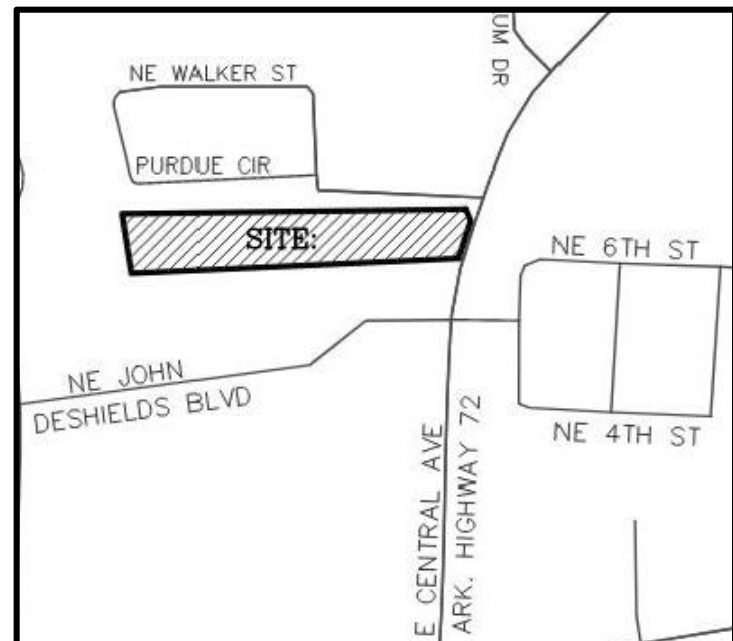
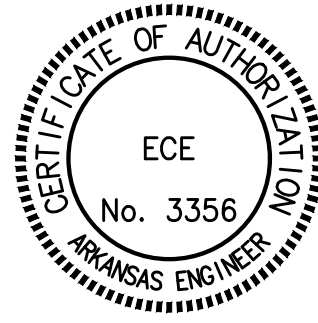
SURVEY DESCRIPTION (PN#01-00271-000)

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

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

SURVEYOR:

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



VICINITY MAP
NOT TO SCALE

KEYNOTES:

- 1 ACCESSIBLE RAMP. SEE DETAIL
 - 2 STOP SIGN. SEE DETAIL
 - 3 NOTHING TO BE BUILT 3'-8" IN HEIGHT INSIDE OF SIGHT TRIANGLE
 - 4 MUTCD, TYPE III RED & WHITE STRIPED SIGN "FUTURE ROAD EXTENSION" SIGN PER DETAIL
- SIGHT DISTANCE TRIANGLE LEGS ARE 280' LONG.

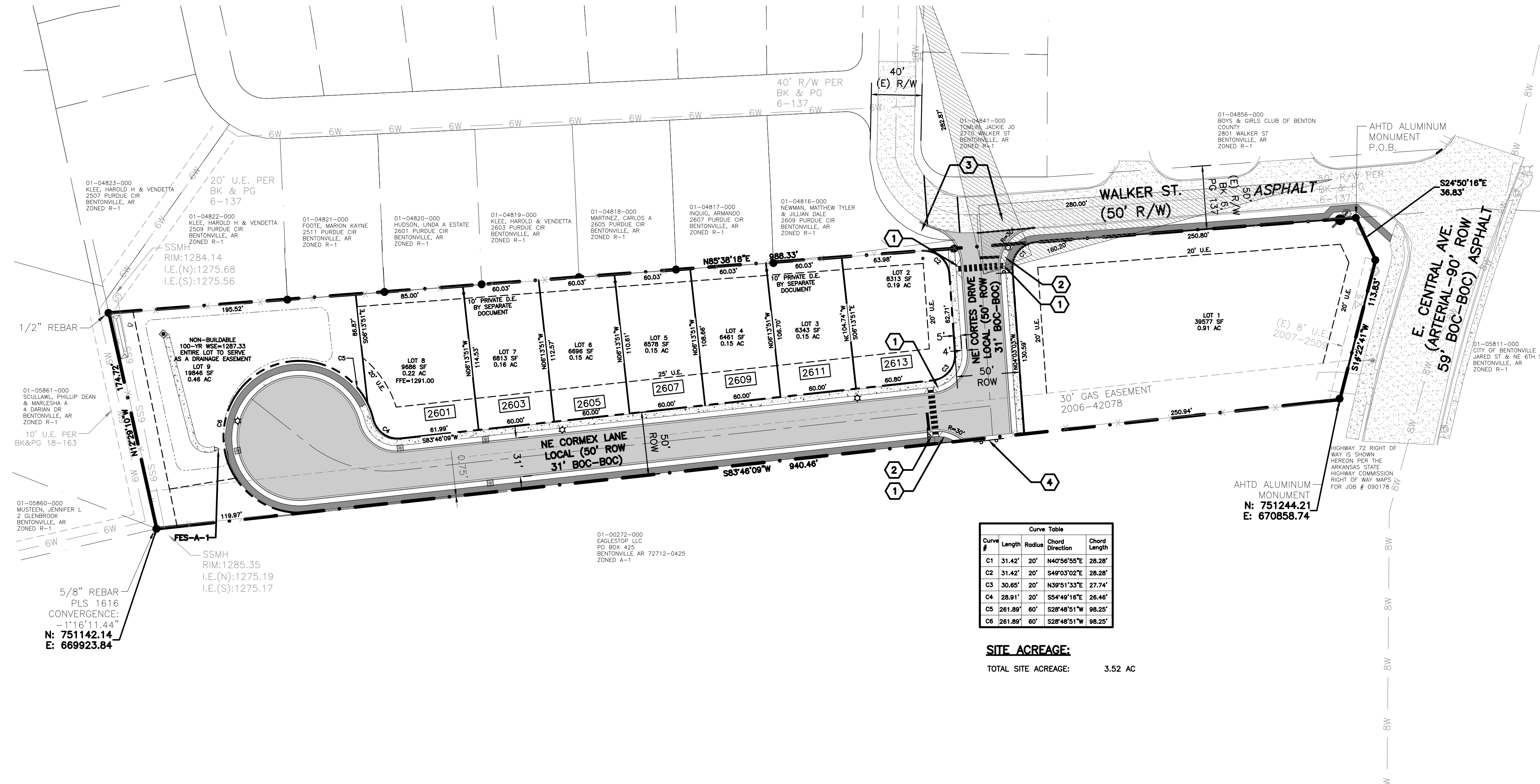
1/C10.1

GENERAL NOTES:

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

DRAINAGE EASEMENT NOTE

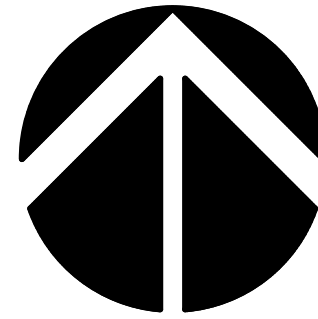
- THERE MAY BE NO FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



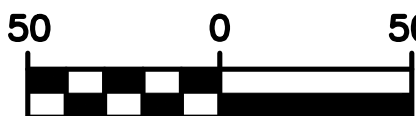
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42'	20'	N40°56'55\"E	28.28'
C2	31.42'	20'	S49°03'02\"E	28.28'
C3	30.85'	20'	N39°51'33\"E	27.74'
C4	28.91'	20'	S54°49'16\"E	26.46'
C5	261.89'	60'	S28°48'51\"W	98.25'
C6	261.89'	60'	S28°48'51\"W	98.25'

SITE ACREAGE:

TOTAL SITE ACREAGE: 3.52 AC



NORTH



SCALE 1" = 50'

LEGEND

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

ENGINEER:

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

DEVELOPER:

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

ZONING:

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

SETBACK NOTE:

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

NOTES:

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



PP21-0024



06/06/2022

Date	Comments	Rev
03/08/2022	PER CITY COMMENTS	3
04/18/2022	PER CITY COMMENTS	4
05/25/2022	PER ADH COMMENTS	5
06/09/2022	PER CITY COMMENTS	6

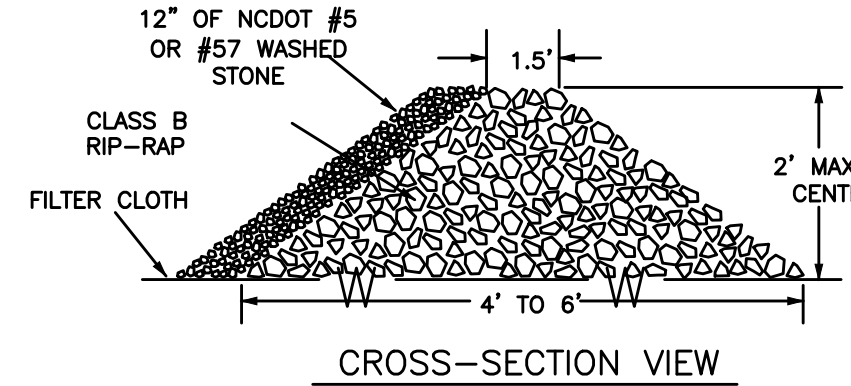
CORMEX SUBDIVISION	BENTONVILLE, AR
WALKER STREET	
CORMEX, LLC	
1008 COVEY PL, BENTONVILLE, AR 72712	

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: (479) 367-2924
M: (606) 759-5300
EMAIL: jason@ecc-engineering.com

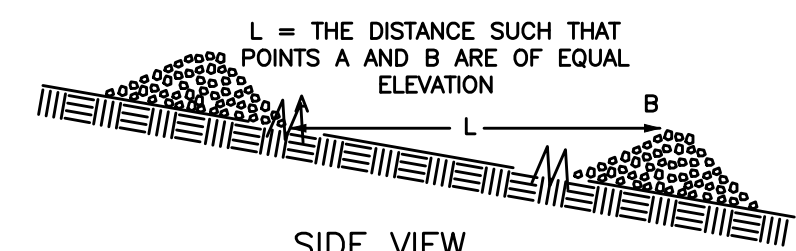


DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	1/28/2021
JOB NUMBER	21-1027
SHEET NAME	PRELIMINARY PLAT
File No.	21-1027.dwg
	C4.0

1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

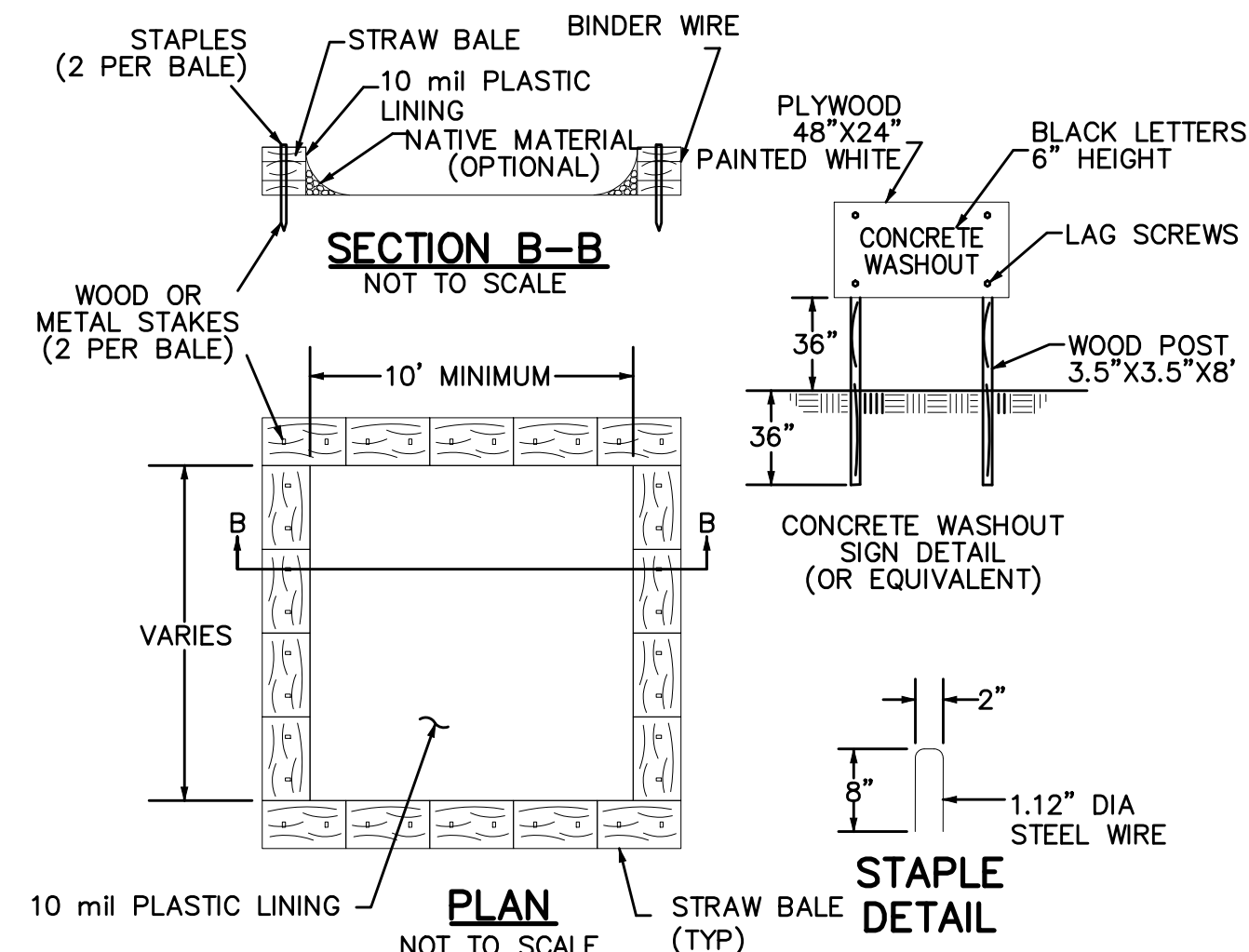


CROSS-SECTION VIEW



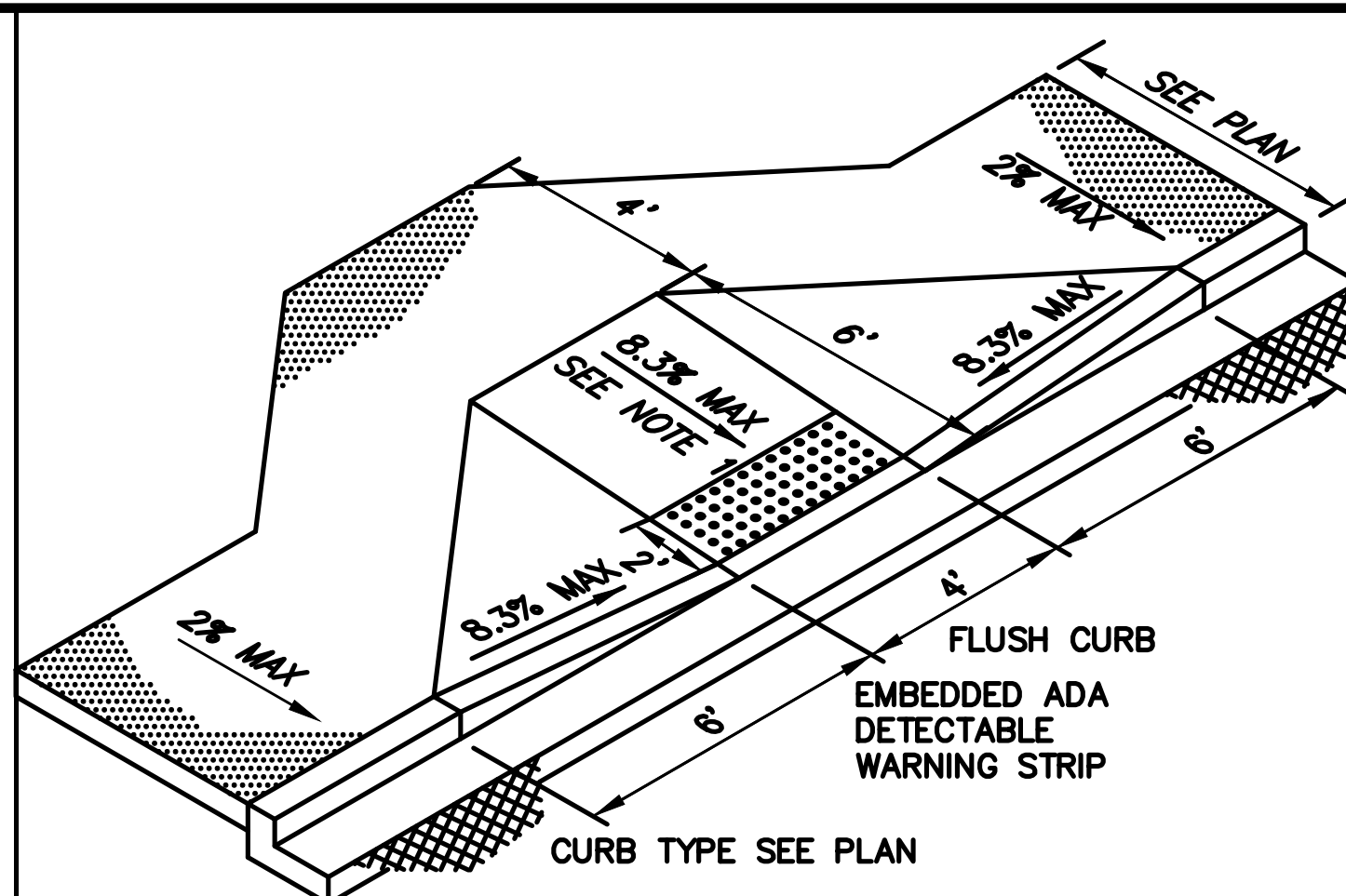
SIDE VIEW

DETAIL 4 – ROCK CHECK DAM
NOT TO SCALE



TYPE "ABOVE GRADE" WITH STRAW BALES

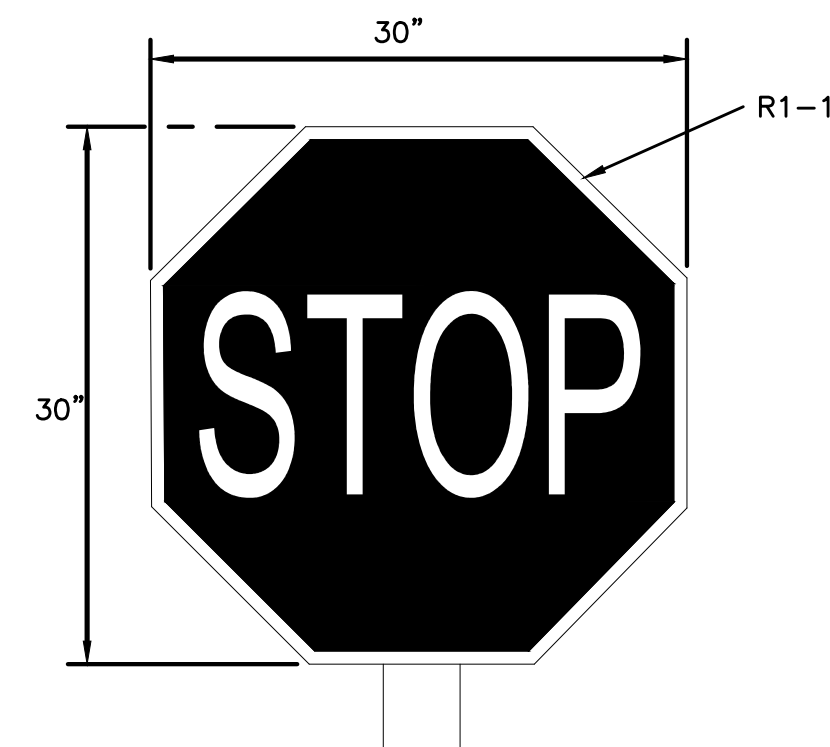
DETAIL 5 – CONCRETE WASHOUT
NOT TO SCALE



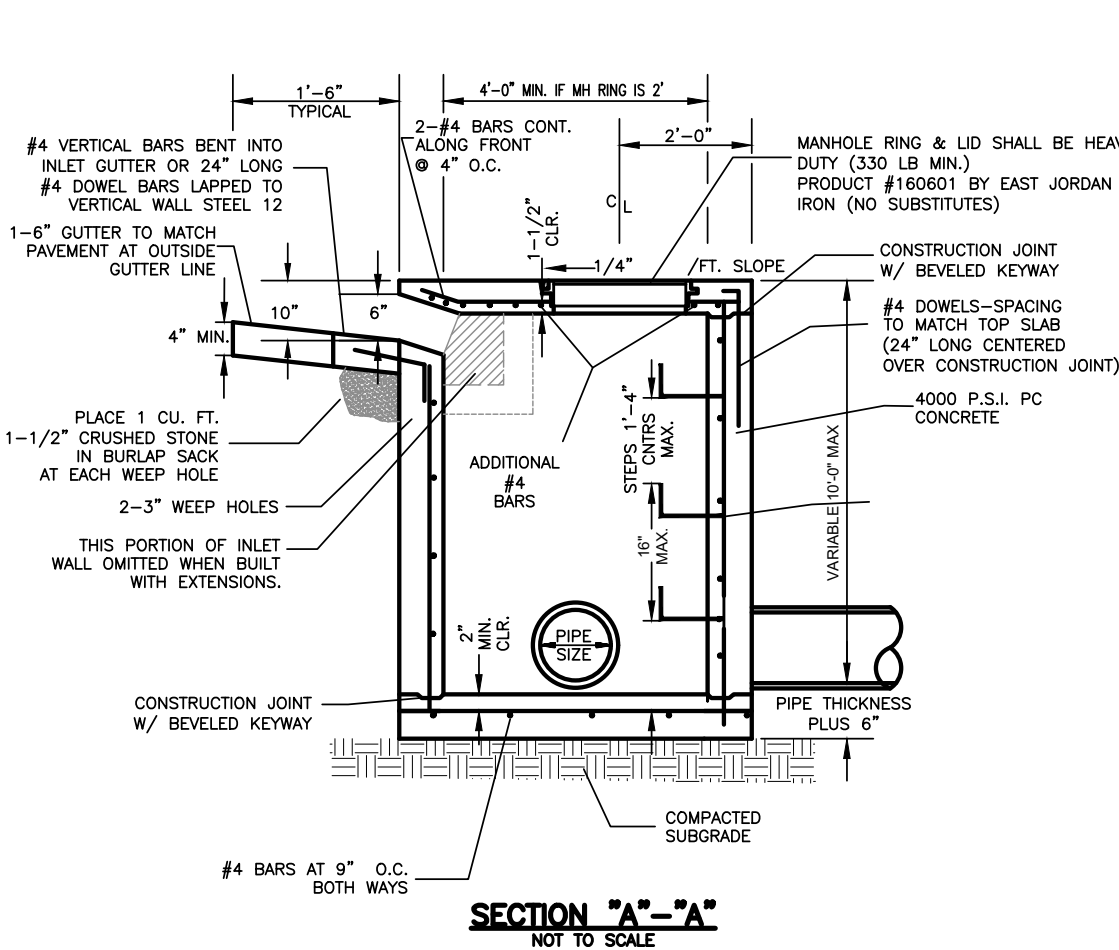
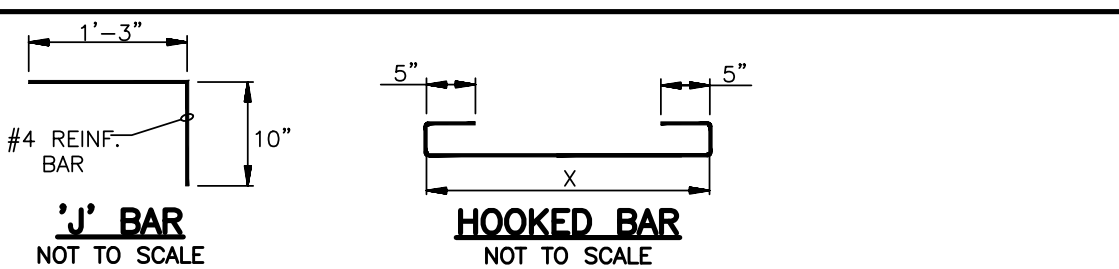
NOTES:

1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 6 – ACCESSIBLE RAMP
NOT TO SCALE



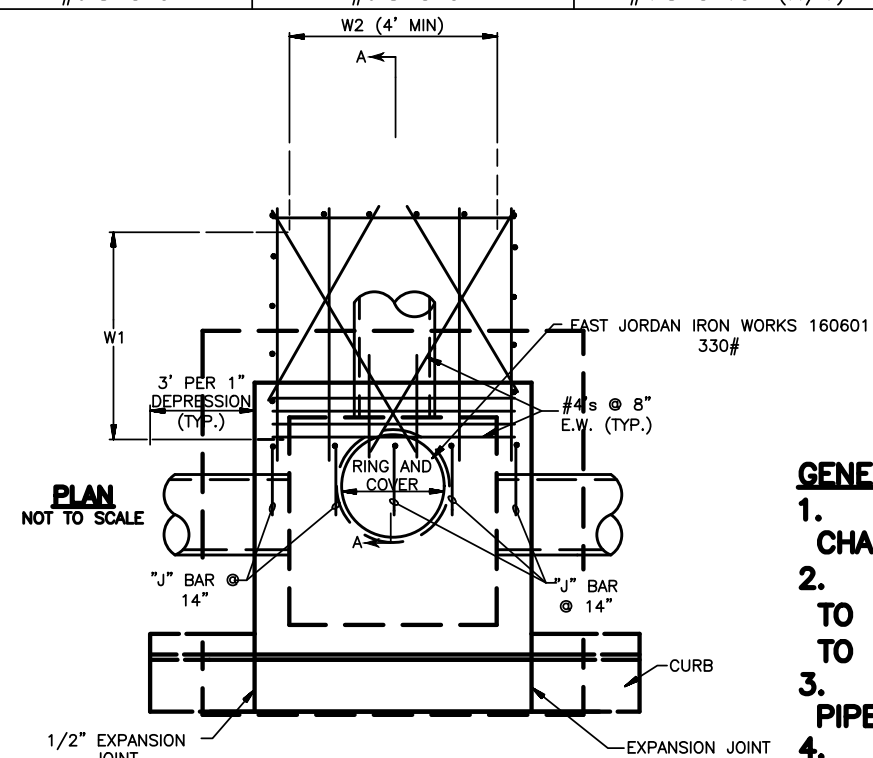
DETAIL 7 – STOP SIGN
NOT TO SCALE



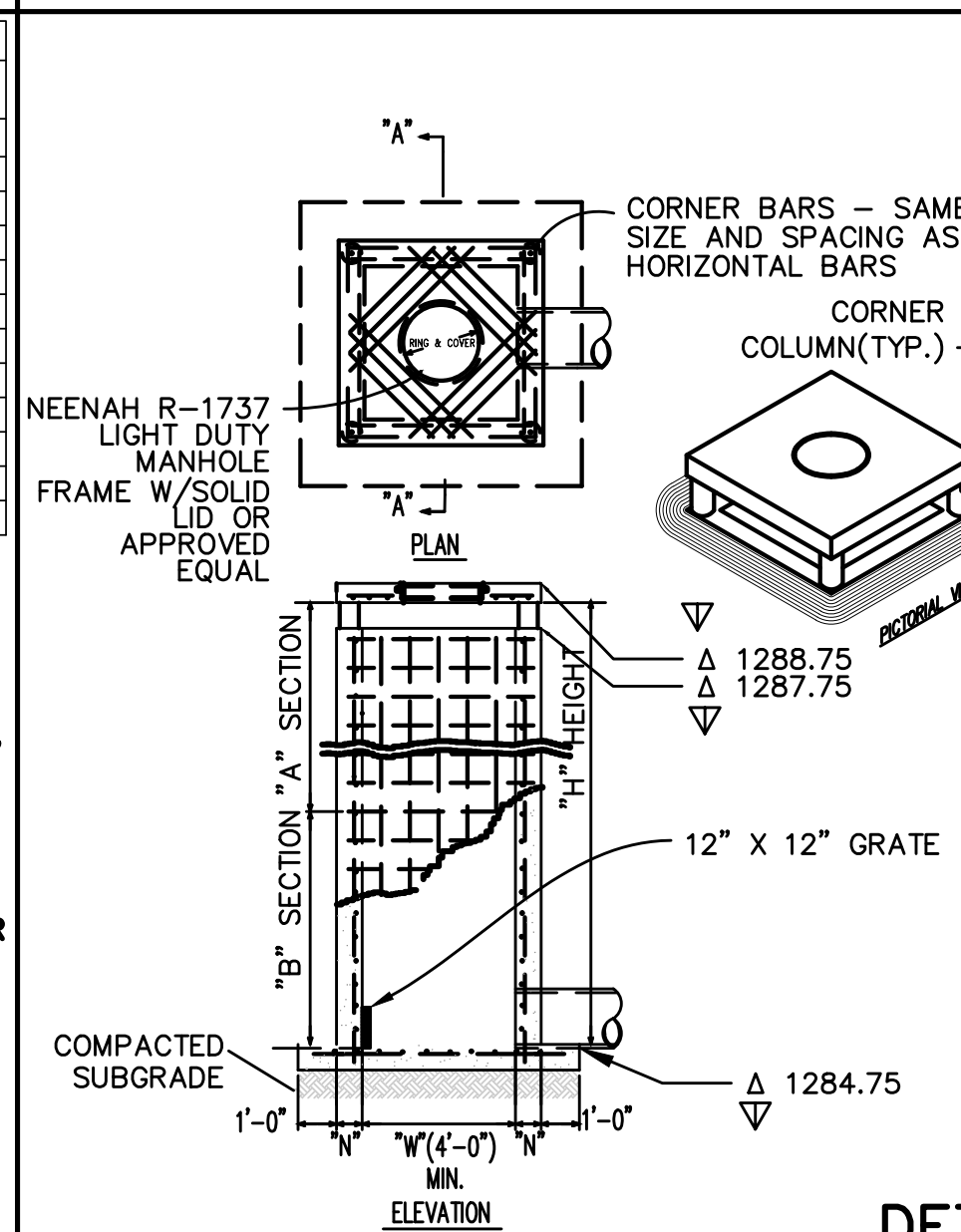
SECTION "A-A"

DETAIL 8 – CURB INLET/JUNCTION BOX
NOT TO SCALE

SECTION	TOP SLAB THICKNESS & REINFORCEMENT	BOTTOM SLAB THICKNESS & REINFORCEMENT	WALL SLAB THICKNESS & REINFORCEMENT
"A" W = 4'	#4'S @ 9"	#4'S @ 9"	#4'S @ 9" (H) \ #4'S @ 10" (V)
"A" 4' < W < 7'	#6'S @ 9"	#6'S @ 9"	#4'S @ 10" (H/V)
"A" 7' < W < 10'	#6'S @ 9"	#6'S @ 9"	#4'S @ 10" (H/V)



- GENERAL NOTES:**
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
 2. ALL #4 AND #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
 3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
 4. PIPE SHALL CONNECT TO THE ENDS OR SIDES OF THE OUTLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF STRUCTURE.
 5. ALL REINFORCING BARS TO BE GRADE 60.
 6. ALL CONCRETE TO BE 4000 P.S.I.
 7. FOR TOP AND BOTTOM SLAB REINFORCEMENT, ALTERNATE BETWEEN STRAIGHT BARS AND HOOKED BARS FOR EVERY OTHER BAR IN BOTH DIRECTIONS.



DETAIL 9 – DETENTION OUTLET STRUCTURE
NOT TO SCALE

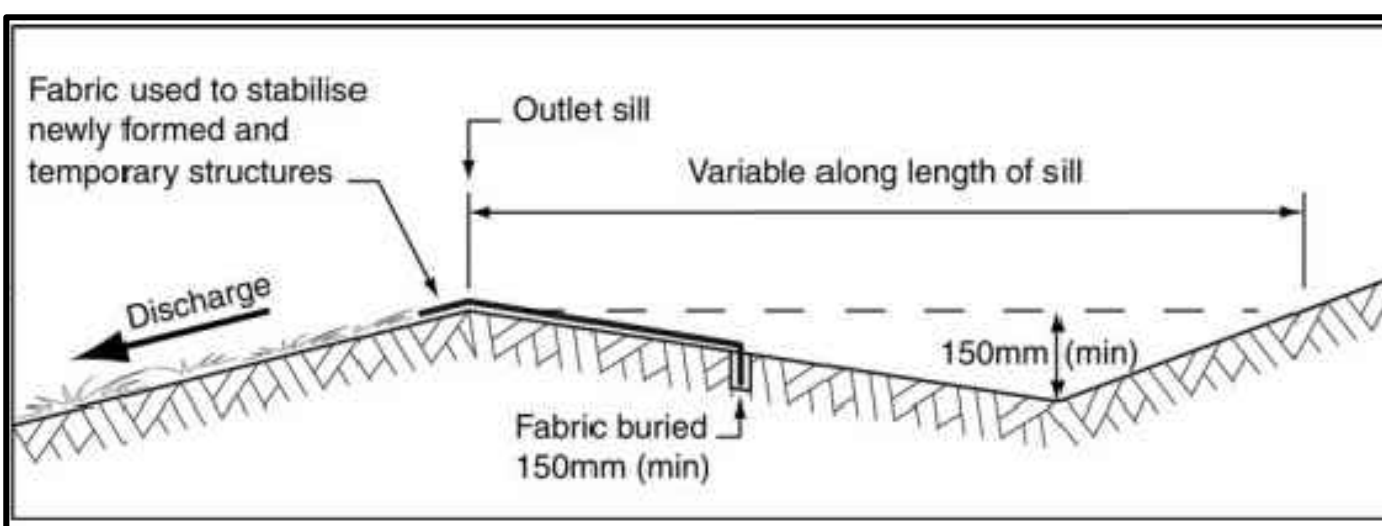
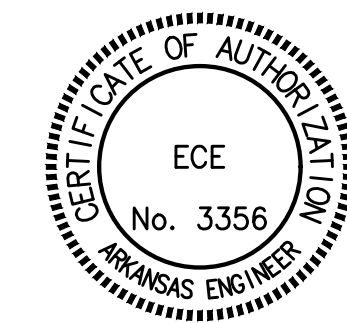
PIPE SIZE	SKUEW OF CROSS DRAIN
24"	7'-0" 7'-10" 9'-1"
30"	8'-2" 9'-2" 10'-10"
36"	9'-4" 10'-6" 12'-6"
42"	10'-6" 11'-10" 14'-2"
48"	11'-8" 13'-2" 5'-10"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	PATTERN
W1 < 7'	#4'S @ 8" E.W.	DIAGONAL
W2 < 7'	#4'S @ 8" E.W.	DIAGONAL @ COVER
W2 > 7'	#4'S @ 8" E.W.	GRID @ W2 > W1
W1 > 7'	#4'S @ 6" E.W.	DIAGONAL @ COVER
W2 > 7'	#4'S @ 6" E.W.	GRID @ W2 > 7' W1 > 7'

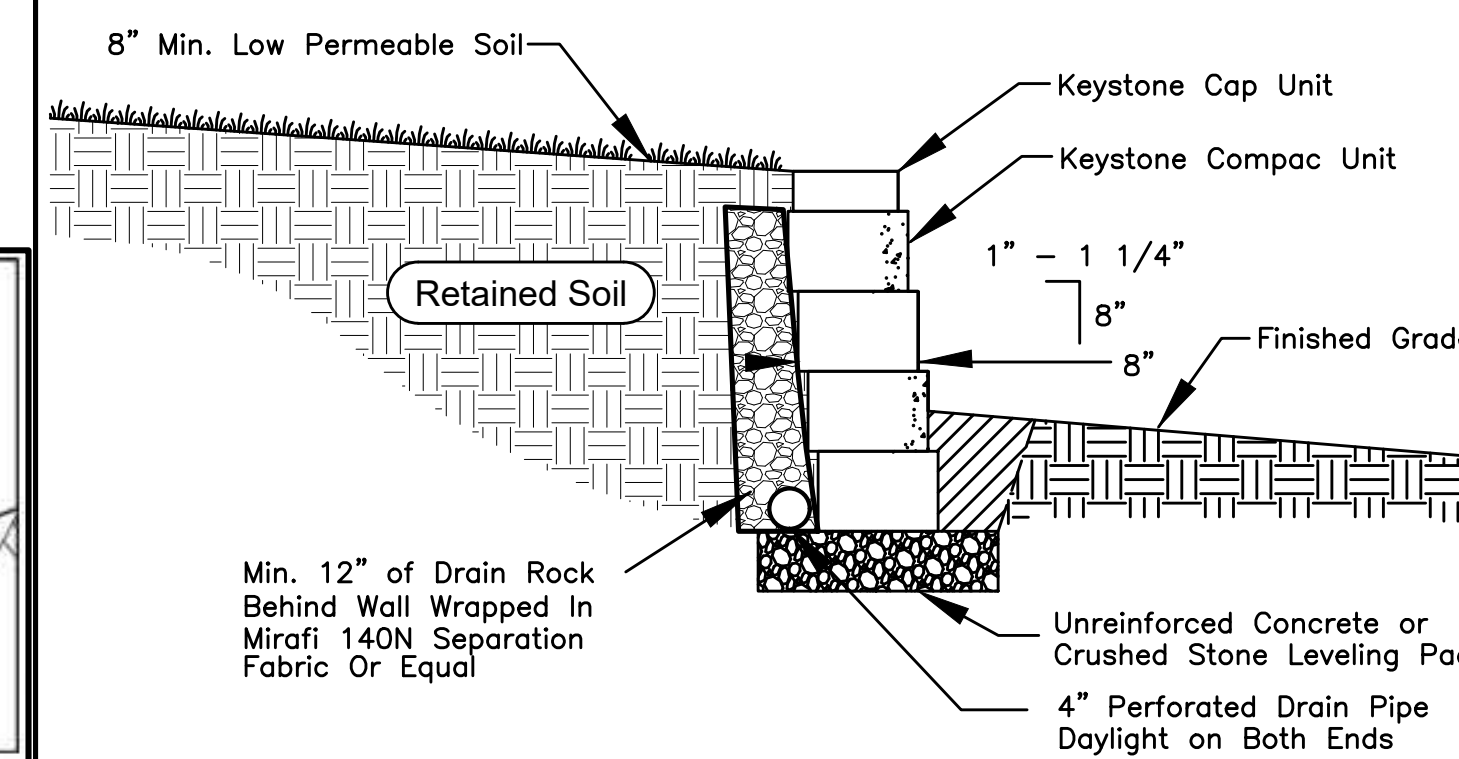
SECTION	HOR.	VERT.
"A" W = 4'	#4'S @ 9"	#4'S @ 10"
"A" 4' < W < 7'	#6'S @ 9"	#4'S @ 10"
"A" 7' < W	#5'S @ 4 1/2"	#4'S @ 10"
"B" W = 4'	#4'S @ 6"	#4'S @ 10"
"B" 4' < W < 7'	#6'S @ 6"	#4'S @ 10"

SECTION	"T"	"N"	"D"
"A" 4' < W < 7'	6" + PIPE THICKNESS	8"	6"
"A" 7' < W	6" + PIPE THICKNESS	8"	8"
"B" W = 4'	6" + PIPE THICKNESS	8"	8"
"B" 4' < W < 7'	8" + PIPE THICKNESS	10"	8"

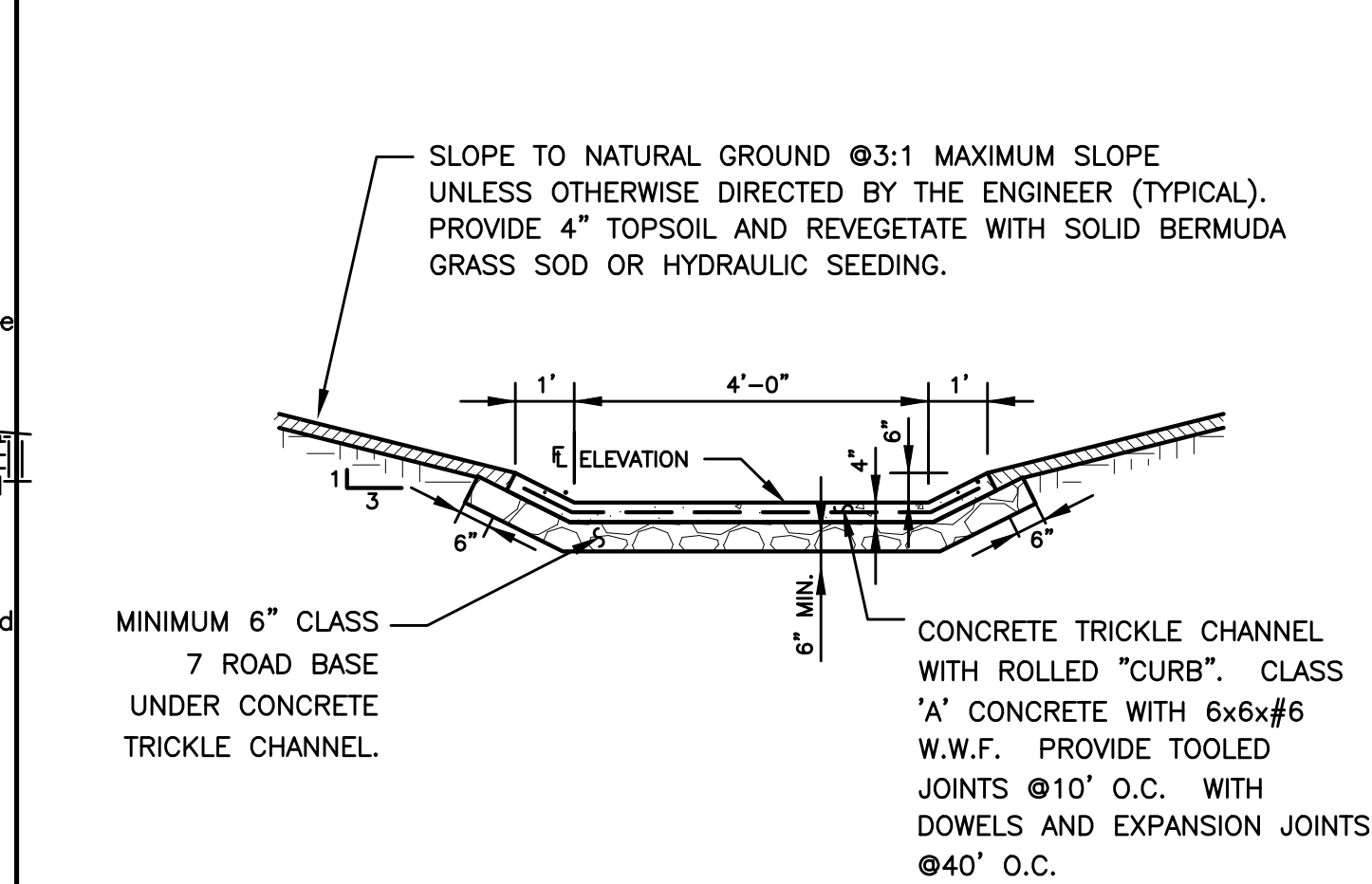
REINFORCEMENT SCHEDULE, BASE	
SECTION	STEEL
"A"	#4'S @ 6" E.W.
"B"	#6'S @ 6" E.W.



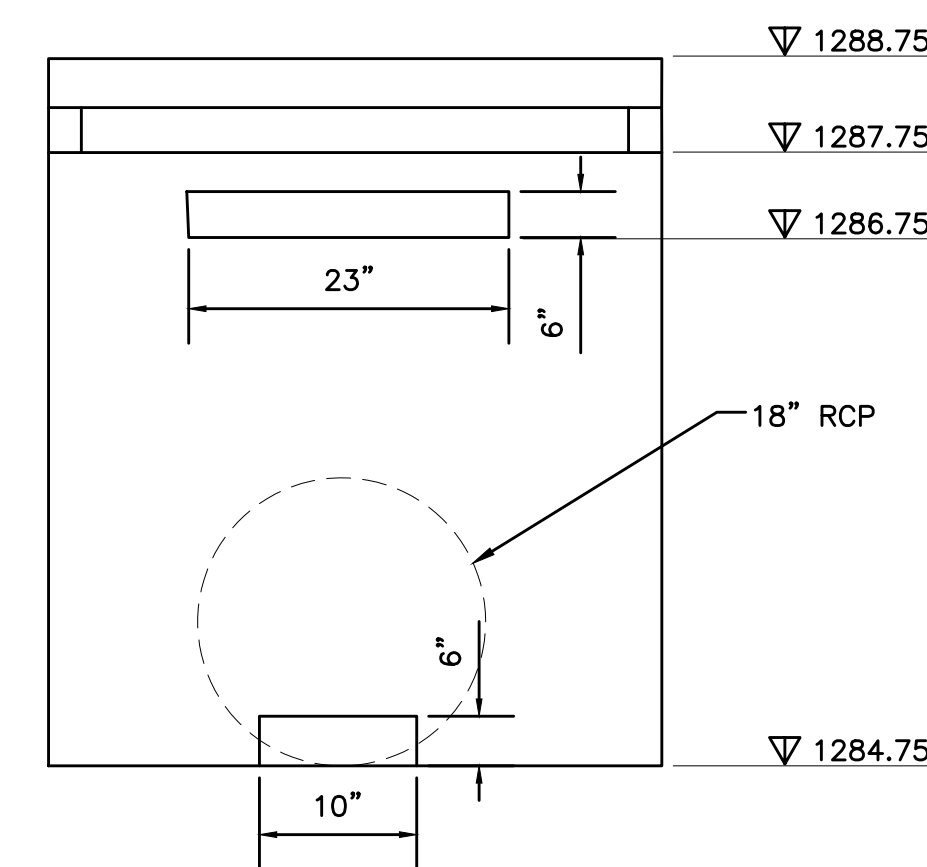
DETAIL 10 – LEVEL SPREADER
NOT TO SCALE



DETAIL 11 – GRAVITY WALL SECTION
KEYSTONE OR EQUIVALENT
NOT TO SCALE



DETAIL 12 – CONCRETE TRICKLE CHANNEL
NOT TO SCALE



FRONT OPENINGS
NOT TO SCALE

PP21-0024



Rev	Comments	Date
3	PER CITY COMMENTS	03/08/2022
4	PER CITY COMMENTS	04/18/2022
5	PER ADH COMMENTS	05/25/2022
6	PER CITY COMMENTS	06/09/2022

CORMEX SUBDIVISION

BENTONVILLE, AR
WALKER STREET

CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

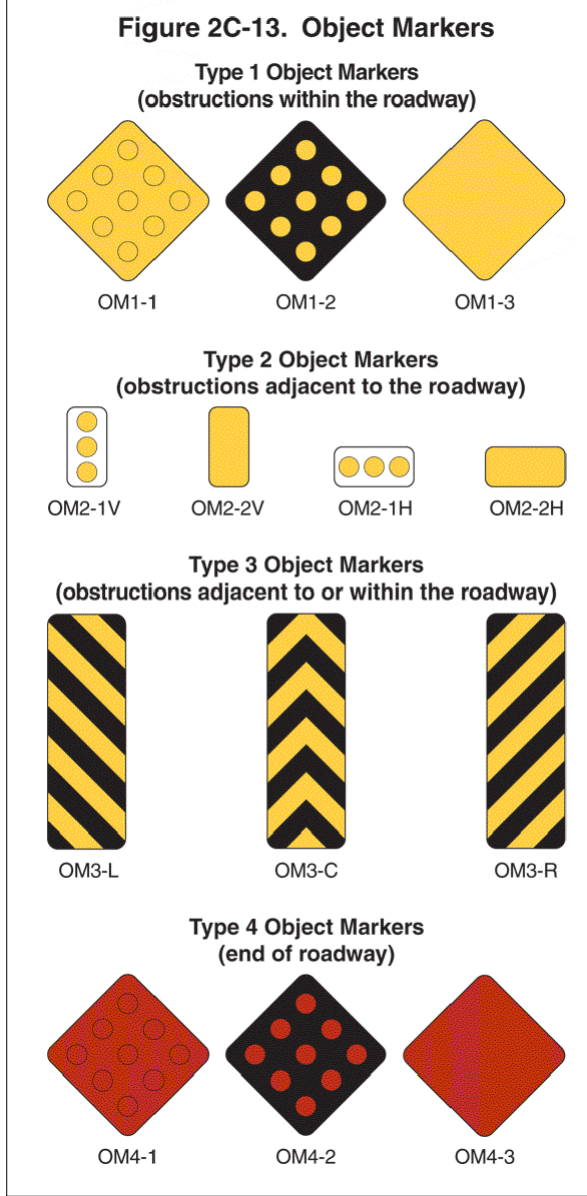


DRAWN BY:
JEI
CHECKED BY:
JEI
DATE
1/28/2021
JOB NUMBER
21-1027
SHEET NAME

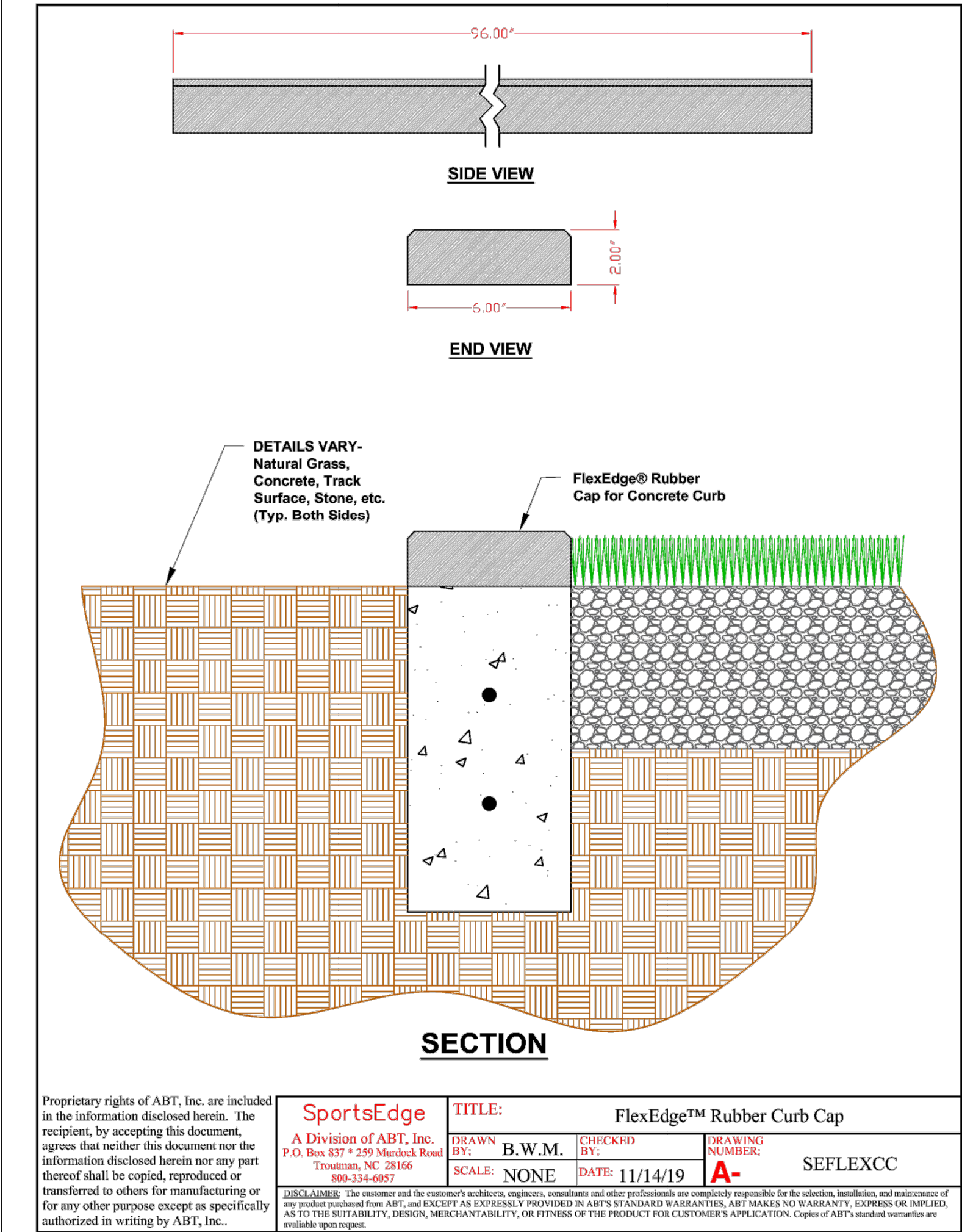
DETAILS

File No.
21-1027.dwg
C10.0

\\ECC\homes\ECE2021\Projects\2021 Projects\21-1027 Cormex Subdivision\Drawings\21-1027.dwg



DETAIL 1 – 4 DIAMOND SIGN
NOT TO SCALE



DETAIL 2 – RUBBER CURB CAP
NOT TO SCALE



06/06/2022

Rev	Comments	Date
3	PER CITY COMMENTS	03/08/2022
4	PER CITY COMMENTS	04/18/2022
5	PER ADH COMMENTS	05/25/2022
6	PER CITY COMMENTS	06/09/2022

CORMEX SUBDIVISION
WALKER STREET
BENTONVILLE, AR
CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

3206 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: 479.367.2924
M: 609.759-5300
EMAIL: jason@ecc-engineering.com



DRAWN BY:
JEI
CHECKED BY:
JEI
DATE
1/28/2021
JOB NUMBER
21-1027
SHEET NAME

DETAILS

File No.
21-1027.dwg

C10.1



Know what's below.
Call before you dig.

PP21-0024



Consent Agenda Items

For the Planning Commission meeting on June 21, 2022

Reviewer: Christopher Hyatt, Planning Technician

- ❖ At the Technical Review meeting held on June 14, 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 4, 5, 6, and 7, Block K, Orchard Addition, 3 Goodfellas Real Estate Group LLC, Located on SE D, SE 7th, and SE E Street, DE, Downtown Edge, LS21-0058

A lot split of Lots 2 and 3, Block K, Orchard Addition, creating Lots 4 (+/- 0.26 Acres), 5 (+/- 0.15 Acres), 6 (+/- 0.28 Acres), and 7 (+/- 0.53 Acres) of Block K, Orchard Addition. The property is currently zoned DE, Downtown Edge. The plat dedicates various utility easements. It is also in the process of vacating right-of-way along SE 7th Street and along the north side of the property (to be voted on July 26th at City Council).

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

Lot Split: Lots 1, 2, and 3 Nomad Meadows Subdivision, Vito Groups LLC, Located between SW Regional Airport Boulevard, Mill Dam Road, and Nomad Road, C-1, Neighborhood Commercial, R-3, Medium-High Density Multifamily Residential, and R-2, Medium Density Two Family nd Townhome Residential, LS22-0023

A lot split for existing unplatted section land at Parcel 18-09113-002 creating Lots 1 (+/- 15.00 Acres), 2 (+/- 40.00 Acres), and 3 (+/- 14.52 Acres) of Nomad Meadows Subdivision. The property is currently zoned C-1, Neighborhood Commercial, R-3, Medium-High Density Multifamily Residential, and R-2, Medium Density Two Family nd Townhome Residential. The plat dedicates various right-of-way and utility easements along SW Regional Airport Boulevard, Nomad Road, and Mill Dam Road.

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



Legend

 Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LS21-0058
LOT SPLIT
ORCHARD ADDITION
LOTS 2-3 BLOCK K CREATING LOTS 4-7



LOT SPLIT OF LOTS 2 & 3
TO BECOME LOTS 4, 5, 6 and 7
BLOCK "K", ORCHARD ADDITION
BENTONVILLE, ARKANSAS

CLIENT: Lampighter Restoration, LLC
Todd Renfrow
P.O. Box 3418
Bentonville, AR, 72712
(479) 631-5355
toddrenfrow@yahoo.com

SURVEY NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcels recorded in Instrument L202160631 in the Official Public Records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, Arkansas State Plane Coordinates, North Zone, checking with City of Bentonville Control Monument No. 56.
- Basis of Elevation: NAVD88, checking with City of Bentonville Control Monument No. 56.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Property is currently zoned DE-Downtown Edge.
- 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 @ 479-271-3122.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- 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 services.
- Sidewalks shall be the responsibility of the buidler/owner at time of building permit issuance.
- There may not be fences or any other structure built in any drainage easements.
- All structures must maintain minimum of 20' clearances from all electric lines.

PARENT LOT 3, BLOCK K
INSTRUMENT NO. L202161314:

Lot 3, Block K, Orchard Addition, Bentonville, Benton County, Arkansas, as shown by the recorded Lot Split filed as Document No. L202160631.

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.

LEGAL DESCRIPTION LOT 7:

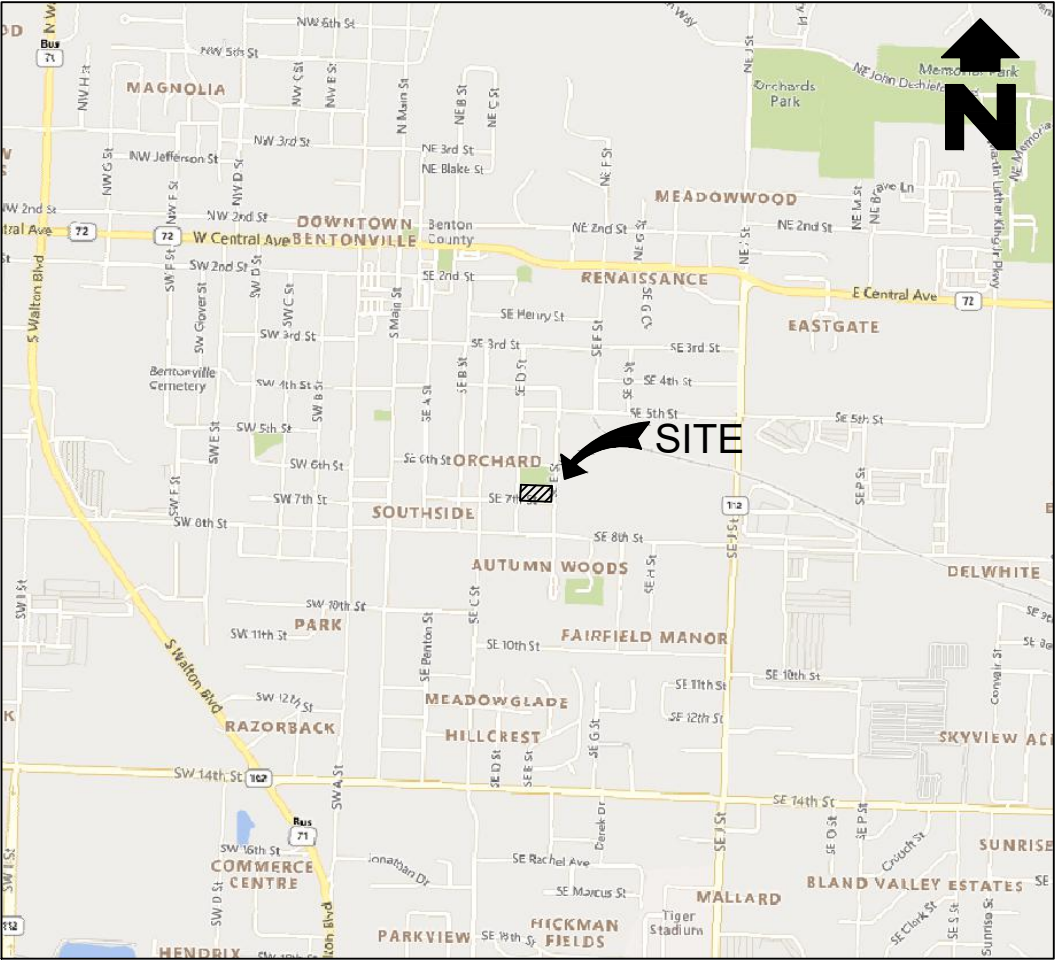
Lot 7, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence South 87°31'52" East a distance of 170.00 feet to a Set ⅝" Rebar w/Cap (AR1002) for the Point of Beginning;

Thence South 87°31'52" East a distance of 140.50 to a Set ⅝" Rebar w/Cap (AR1002) on the West Right-of-Way of SE "E" St, Thence continuing along said West Right-of-Way South 02°32'52" West a distance of 164.94 feet to a Set ⅝" Rebar w/Cap (AR1002) at the intersection of the North Right-of-Way of SE 7th St. and the West Right-of-Way of SE "E" St., Thence leaving said West Right-of-Way and continuing along said North Right-of-Way North 87°41'34" West a distance of 140.29 feet to a Set ⅝" Rebar w/Cap (AR1002). Thence leaving said North Right-of-Way North 02°28'31" East a distance of 165.33 feet to the Point of Beginning, containing 23,183 Square Feet or 0.53 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 404

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 and Address: _____

Print Name: _____

Source of Title: D.R. _____

Page _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

PARENT LOT 2, BLOCK K
INSTRUMENT NO. L202161314:

Lot 2, Block K, Orchard Addition, Benton County, Arkansas, as shown by the recorded Lot Split filed as Document No. L202160631.

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.

LEGAL DESCRIPTION LOT 4:

Being a part of Lot 2, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence North 87°31'52" West a distance of 13.07 feet to a Set ⅝" Rebar w/Cap (AR1002) on the East Right-of-Way of SE D St. for the Point of Beginning;

Thence leaving said East Right-of-Way South 87°31'52" East a distance of 70.00 feet to a Set ⅝" Rebar w/Cap (AR1002), Thence South 03°02'14" West a distance of 165.66 feet to a Set ⅝" Rebar w/Cap (AR1002) on the North Right-of-Way of SE 7th St., Thence continuing along said North Right-of-Way North 87°41'34" West a distance of 70.01 feet to a Set ⅝" Rebar w/Cap (AR1002) at the intersection of the North Right-of-Way of SE 7th St. and the East Right-of-Way of SE D St., Thence leaving said North Right-of-Way and continuing along said East Right-of-Way North 03°02'14" East a distance of 165.86 feet to the Point of Beginning, containing 11,603 Square Feet or 0.26 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

LEGAL DESCRIPTION LOT 5:

Being a part of Lot 2, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence South 87°31'52" East a distance of 56.93 feet to a Set ⅝" Rebar w/Cap (AR1002) for the Point of Beginning;

Thence South 87°31'52" East a distance of 40.00 feet to a Set ⅝" Rebar w/Cap (AR1002), Thence South 03°02'14" West a distance of 165.55 feet to a Set ⅝" Rebar w/Cap (AR1002) on the North Right-of-Way of SE 7th St., Thence continuing along said North Right-of-Way North 87°41'34" West a distance of 40.00 feet to a Set ⅝" Rebar w/Cap (AR1002). Thence leaving said North Right-of-Way North 03°02'14" East a distance of 165.66 feet to the Point of Beginning, containing 6,624 Square Feet or 0.15 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

LEGAL DESCRIPTION LOT 6:

Being a part of Lot 2, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence South 87°31'52" East a distance of 96.93 feet to a Set ⅝" Rebar w/Cap (AR1002) for the Point of Beginning;

Thence South 87°31'52" East a distance of 73.07 feet to a Set ⅝" Rebar w/Cap (AR1002), Thence South 02°28'31" West a distance of 165.33 feet to a Set ⅝" Rebar w/Cap (AR1002) on the North Right-of-Way of SE 7th St., Thence continuing along said North Right-of-Way North 87°41'34" West a distance of 74.69 feet to a Set ⅝" Rebar w/Cap (AR1002). Thence leaving said North Right-of-Way North 03°02'14" East a distance of 165.55 feet to the Point of Beginning, containing 12,222 Square Feet or 0.28 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, 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.

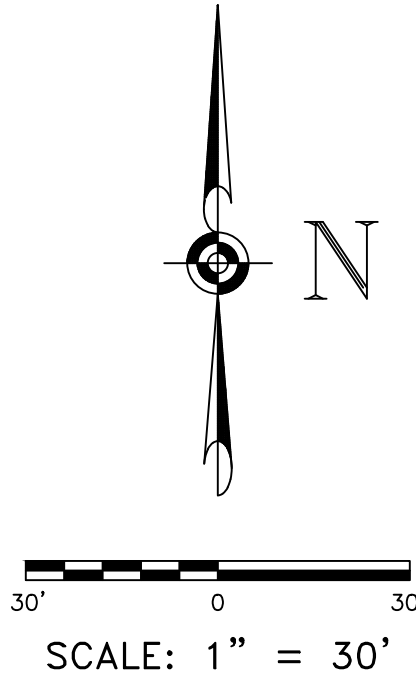
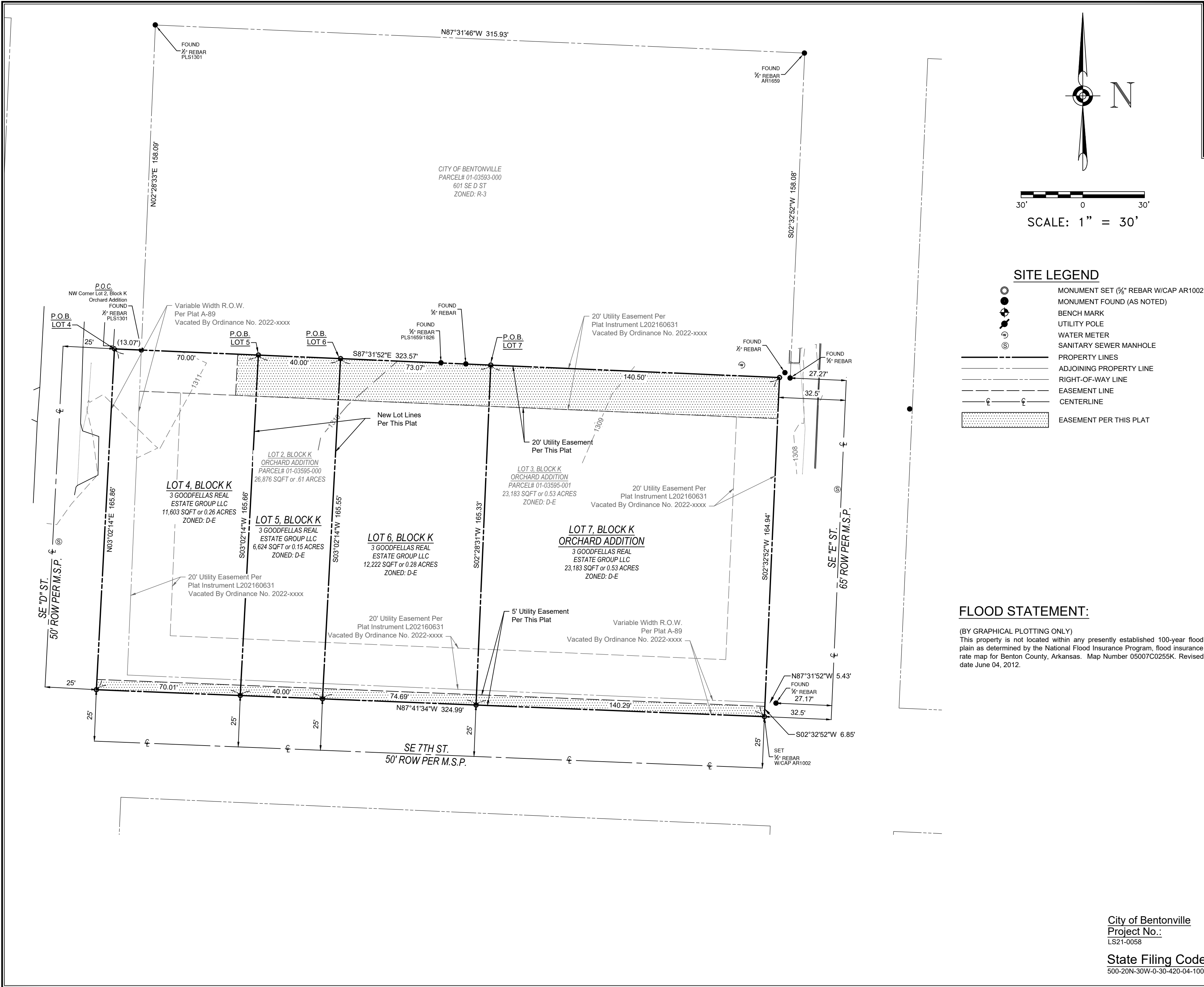
Date of Execution: _____

C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

City of Bentonville
Project No.:
LS21-0058

State Filing Code:
500-20N-30W-0-30-420-04-1002





- SITE LEGEND**
- MONUMENT SET (3/4" REBAR W/CAP AR1002)
 - MONUMENT FOUND (AS NOTED)
 - BENCH MARK
 - UTILITY POLE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - PROPERTY LINES
 - ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CENTERLINE
 - EASEMENT PER THIS PLAT

FLOOD STATEMENT:
(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 04, 2012.

CLIENT: Lamplighter Restoration, LLC
Todd Renfrow
P.O. Box 3418
Bentonville, AR. 72712
(479) 631-5355
toddrenfrow@yahoo.com

LOT SPLIT OF LOTS 2 & 3

TO BECOME LOTS 4, 5, 6 AND 7

BLOCK "K", ORCHARD ADDITION

BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS

ED. GRAY

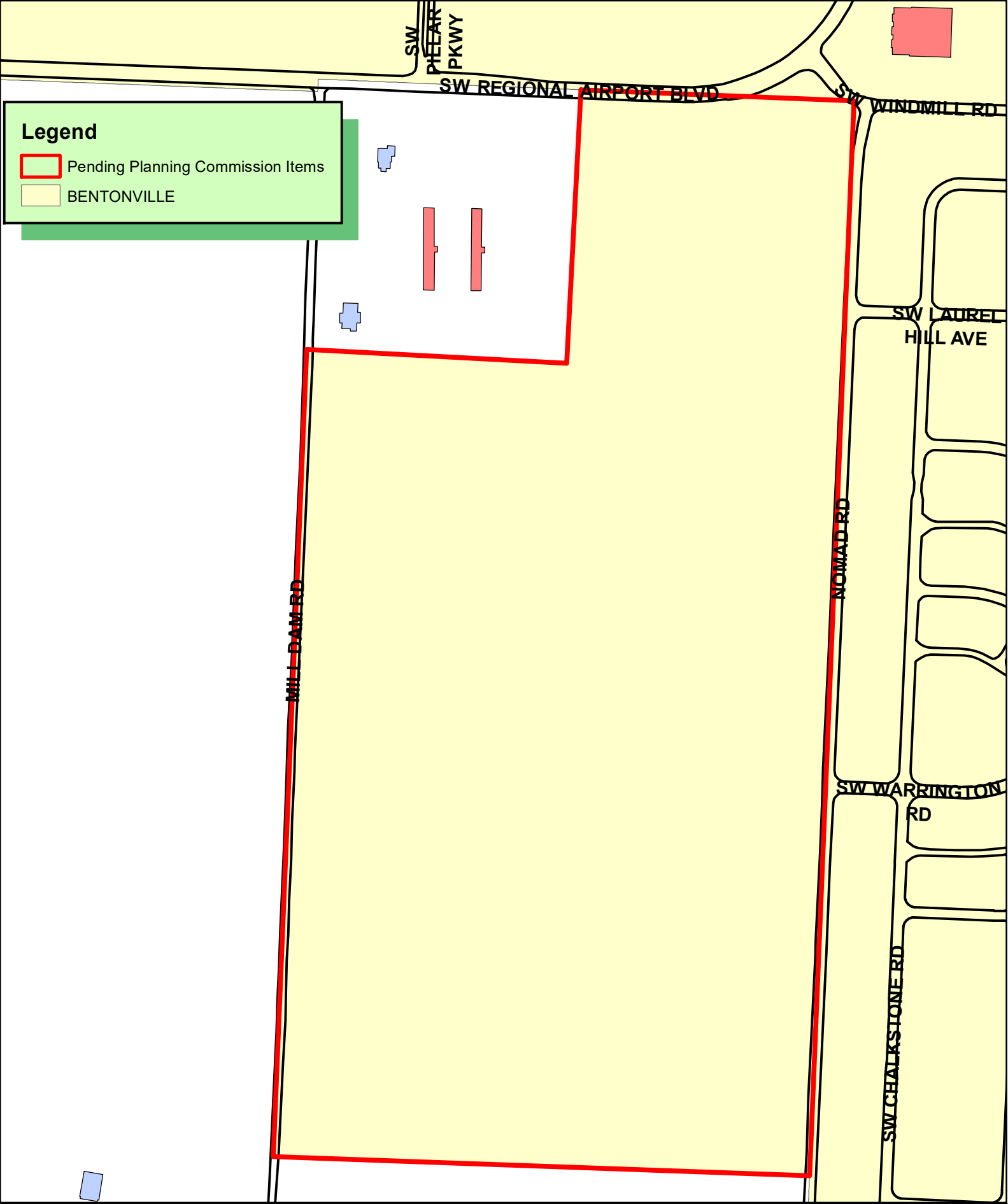
PRELIMINARY

SAND CREEK

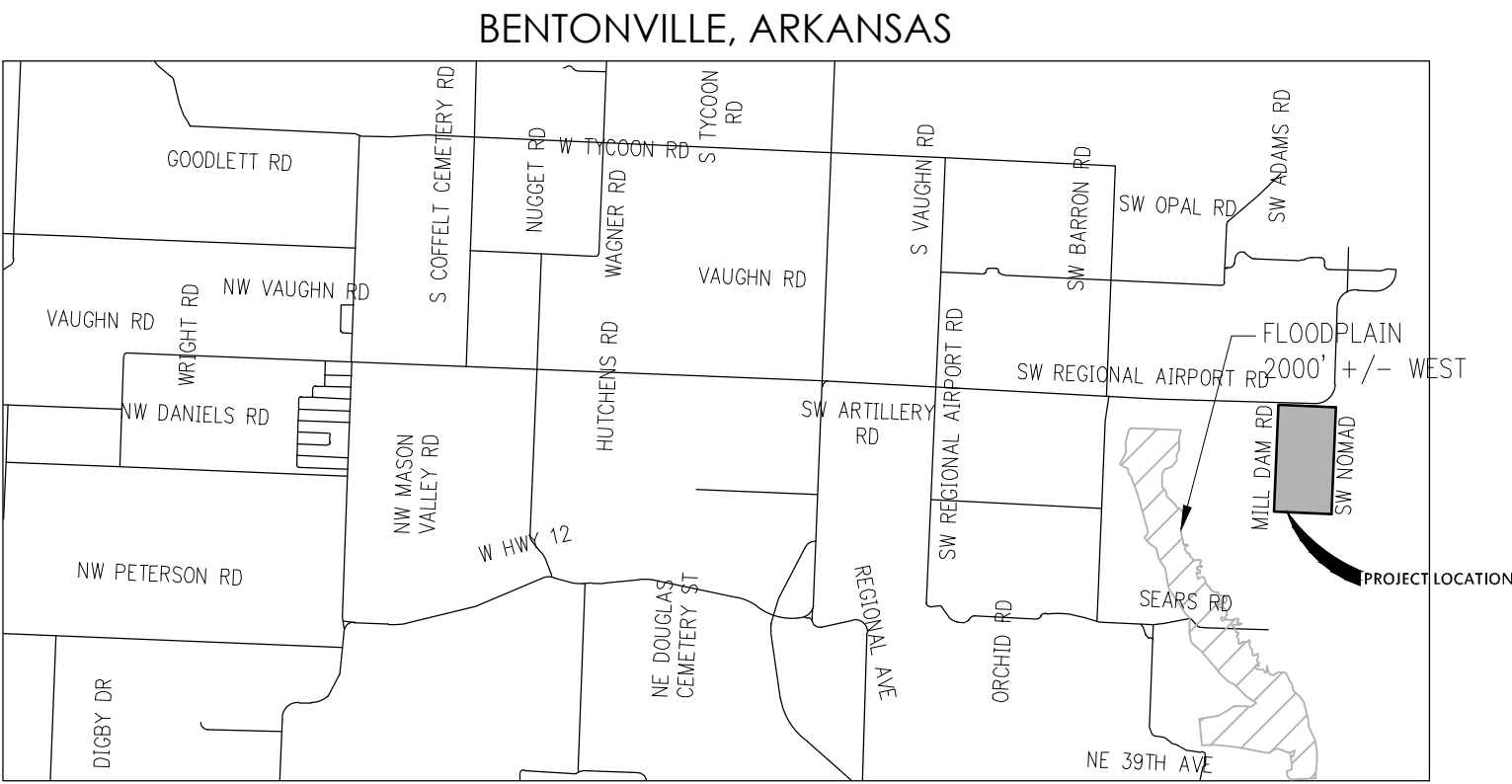
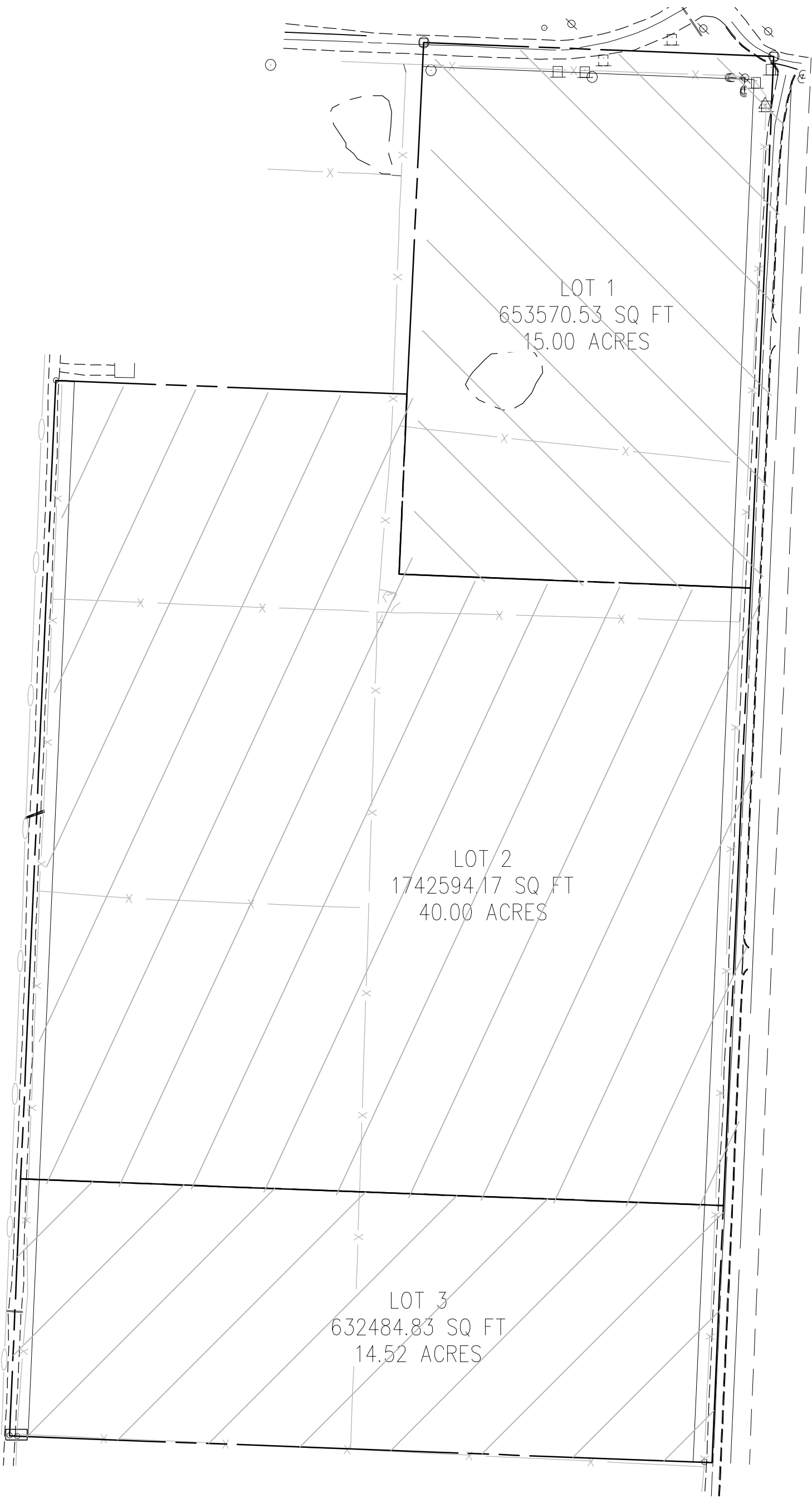
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9202

PLS:	CEG
CAD:	MJH
FIELD:	MJH/MS
SCE PROJECT #:	22012
DATE:	04/11/2022
SHEET:	2 OF 2

City of Bentonville
Project No.: LS21-0058
State Filing Code: 500-20N-30W-0-30-420-04-1002



LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "NOMAD MEADOWS" SUBDIVISION
LOTS 1, 2, & 3.



VICINITY MAP NTS

RECORD INFORMATION

VICINITY MAP

SEAL



LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "NOMAD MEADOWS"

BENTONVILLE AR

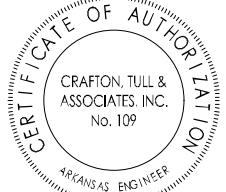
PREPARED FOR:
VITO GROUP LLC

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

DATE: 05/16/2022
PROJECT NO: 21111600
CONTACT: R.WOOD

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

CERTIFICATE OF AUTHORIZATION:



© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

 FLOOD NOTE

NO PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" & "AE" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0245K, REVISED DATE JUNE 5th, 2012.

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

01-15901-000
CITY OF BENTONVILLE
PRIME PARC-BENTONVILLE
EG

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.

VICINITY MAP

SEAL

BENTONVILLE AR

PREPARED FOR:
ITO GROUP LLC

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

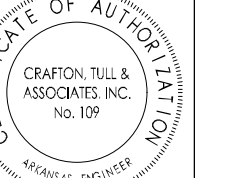
DATE:	05/16/2022
PROJECT NO:	21111600
CONTACT:	R.WOOD

N. 47th St., Suite 400
Fergus, Arkansas 72756



.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



© 2022 Crafton, Tull & Associates, Inc.

[illegible]

SHEET NO.:

2 of 4

CITY OF BENTONVILLE
PROJECT NUMBER: LS22-0023

01-15899-001
Owner: BENCO 12 LLC
SW REGIONAL AIRPORT BLVD
PRIME PARC-BENTONVILLE
CV

PRIME PARC
2015-526[©]

18-09113-000
DOUGLAS LIVING TRUST, DAN
6251 SW REG AIRPORT BLVD AI
NOT PART OF THIS SURVEY

LOT 1
653570.53 SQ FT
15.00 ACRES

LOT 1
15.00 ACRES +/-
653,571 SQ FT +/-

ANCE VILLAGE PH 1
2017 21

SW NOMAD RD

NOMAD RD

P.O.
LOT.

20' U.E.
PER THIS PLAT

35' R/
DEDICA
PER TH
PLAT

20' U.E.
PER THIS PLA

S02° 31' 12"W
994.78'

20' U.E.
PER THIS PLAT

337.03'
"NEW LOT LINE PFR THIS PLAT"

"NEW LOT LINE PER THIS PLAT"

25' U.E.
PER THIS PLAT

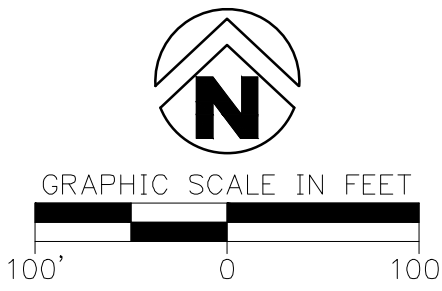
35' R/W
DEDICATED
PER THIS
PLAT

18-09115-000
HENDERSON, ARTHUR
6595 SW REGIONAL AIRPORT BLVD

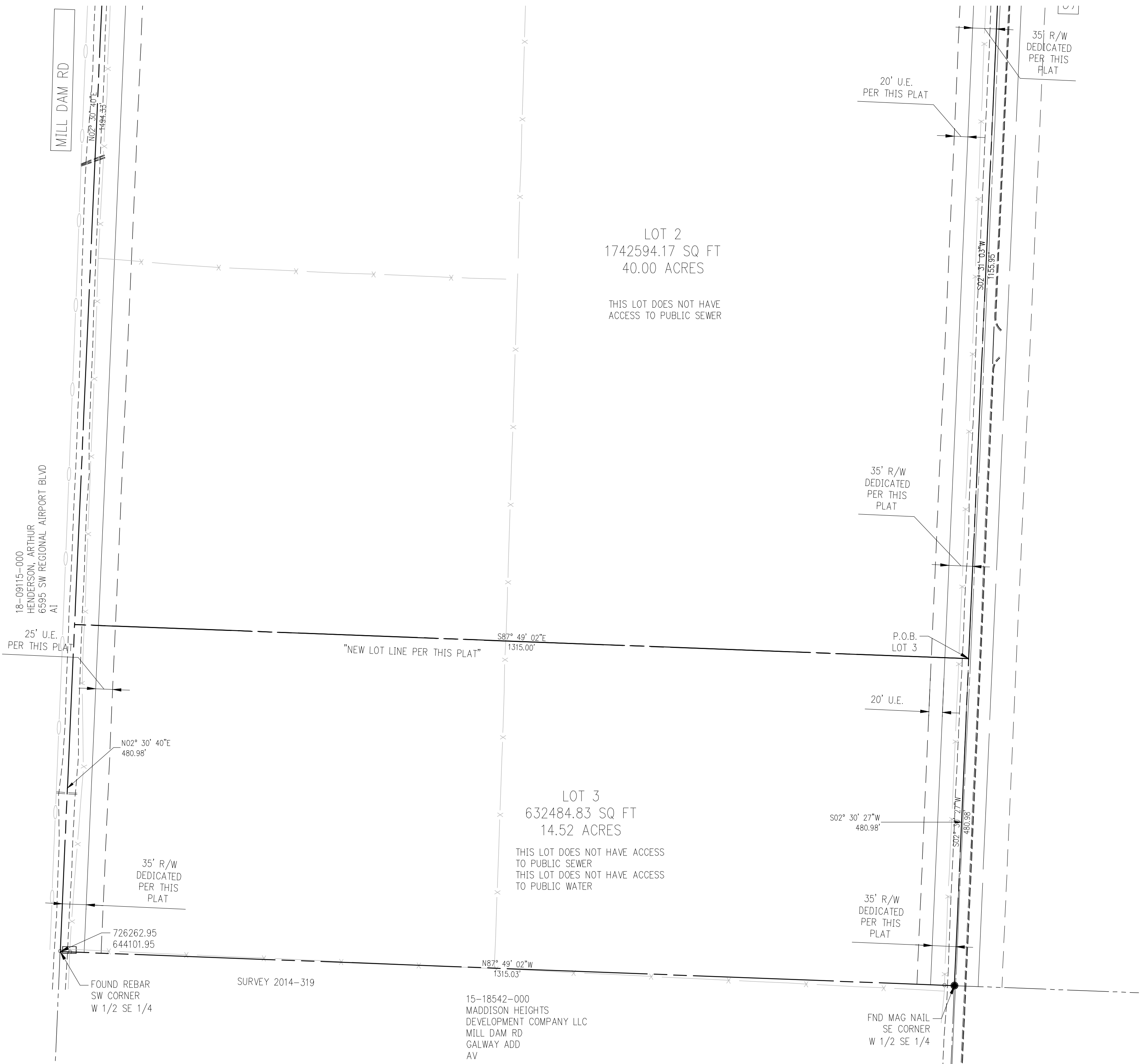
MILL DAM RD

DRAWING: \\ROGFILE\JOBFILES\21111600_WILLDAMRZ\INFRASTRUCTURE\SURVEY\DWG\21111600 TRACT SPLIT.DWG
LAYOUT: PAGE 2, LAST SAVED: RW5090, 6/3/2022 8:53:11 AM
LAST PLOTTED BY: RODNEY WOODS, 6/15/2022 12:34:10 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "NOMAD MEADOWS" SUBDIVISION
LOTS 1, 2, & 3.



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.



RECORD INFORMATION

VICINITY MAP

SEAL

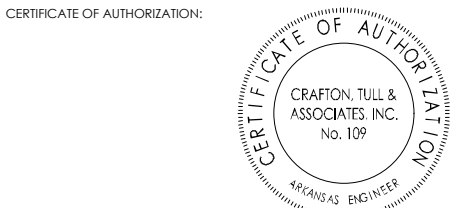
LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "NOMAD MEADOWS"

BENTONVILLE AR

PREPARED FOR:
VITO GROUP LLC
STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

DATE: 05/16/2022
PROJECT NO: 21111600
CONTACT: R.WOOD

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



DELTA	DESCRIPTION	DATE

SHEET NO.:
3 of 4

CITY OF BENTONVILLE
PROJECT NUMBER: LS22-0023

DRAWING: \\BOGRIE\CORP\21111600_MILLDAMRD\INRASTRUCTURE\SURVEY\DWG\21111600\TRACT SPLIT.DWG
LAYOUT: PAGE 3, LAST SAVED: R.WOOD, 6/15/2022 8:53:11 AM
LAST PLOTTED BY: RODNEY WOODS, 6/15/2022 12:34:17 PM (PLOTTED BY: C:\VALID ON HARD COPY ONLY)

LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "NOMAD MEADOWS" SUBDIVISION
LOTS 1, 2, & 3.

PARENT DESCRIPTION:

BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH EAST CORNER OF SAID WEST HALF; THENCE SOUTH 02°31'00" WEST A DISTANCE OF 2631.55 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE ALONG THE SOUTH LINE, NORTH 87°49'27" WEST A DISTANCE OF 1314.88 FEET TO THE SOUTH WEST CORNER OF SAID WEST HALF; THENCE ALONG THE WEST LINE NORTH 02°30'40" EAST A DISTANCE OF 1975.31; THENCE LEAVING SAID WEST LINE SOUTH 87°45'09" EAST A DISTANCE OF 657.59 FEET; THENCE NORTH 02°42'47" EAST A DISTANCE OF 658.18 FEET TO THE NORTH LINE OF SAID WEST HALF; THENCE ALONG THE NORTH LINE SOUTH 87°43'43" EAST A DISTANCE OF 655.37 FEET TO THE POINT OF BEGINNING, CONTAINING 69.52 ACRES MORE OR LESS.
SUBJECT TO ANY EASEMENTS OF RECORD OR FACTS.

RESULTING LOTS PER THIS PLAT

LOT 1
BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 02° 31' 00" WEST A DISTANCE OF 994.78 FEET;
THENCE NORTH 87° 45' 52" WEST A DISTANCE OF 657.56 FEET;
THENCE NORTH 02° 31' 56" EAST A DISTANCE OF 337.03 FEET;
THENCE NORTH 02° 42' 30" EAST A DISTANCE OF 658.18 FEET;
THENCE SOUTH 87° 43' 43" EAST A DISTANCE OF 655.42 FEET TO THE POINT OF BEGINNING, CONTAINING 15.00 ACRES MORE LESS.
SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LOT 2
BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF, SOUTH 02°31'00" WEST A DISTANCE OF 994.78 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02° 31' 00" WEST A DISTANCE OF 1155.99 FEET;
THENCE NORTH 87° 49' 02" WEST A DISTANCE OF 1315.00 FEET;
THENCE NORTH 02° 30' 40" EAST A DISTANCE OF 14.94 FEET;
THENCE SOUTH 87° 45' 09" EAST A DISTANCE OF 657.59 FEET;
THENCE SOUTH 02° 30' 56" WEST A DISTANCE OF 337.03 FEET;
THENCE SOUTH 87° 45' 52"" EAST A DISTANCE OF 657.56 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES MORE LESS.
SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LOT 3
BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF, SOUTH 02°31'00" WEST A DISTANCE OF 2150.73 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02° 31' 00" WEST A DISTANCE OF 312.03 FEET;
THENCE NORTH 87° 49' 02" WEST A DISTANCE OF 1315.03 FEET;
THENCE NORTH 02° 30' 40" EAST A DISTANCE OF 490.98 FEET;
THENCE SOUTH 87° 49' 02" EAST A DISTANCE OF 1315.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.52 ACRES MORE LESS.
SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

SYMBOLS

- FOUND IRON PIN
- ☼ LIGHT POLE
- ⚡ POWER POLE
- ☒ TELEPHONE PEDESTAL
- ☒ TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- △ GAS METER
- ⋈ GAS VALVE
- ⋈ STORM SEWER PIPE
- DOWN GUY
- ⋈ WATER VALVE
- ⋈ FIRE HYDRANT ASSEMBLY
- ⋈ AIR RELEASE VALVE
- ⋈ FIRE DEPARTMENT CONNECTION
- WATER METER
- ⊗ SPRINKLER HEAD
- ☒ ELECTRIC PEDESTAL

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.

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 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.

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 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.

THERE ARE NO BUILDINGS ON THIS SITE,

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.BENTONVILLE-PLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

LEGEND (EXISTING SYMBOLS)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- RIGHT OF WAY
- ROAD CENTERLINE

CERTIFICATE OF OWNERSHIP / PARCEL 18-09113-002

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: _____
SIGNATURE / PRINT PRINT/ PRINT
VITO CORP LLC OFFICER / TITLE

SOURCE OF TITLE: DEED RECORD L202217267

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, _____
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

FLOOD NOTE

NO PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" & "AE" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0245K, REVISED DATE JUNE 5th, 2012.

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

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 MET.

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

DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR

NO. 1559

STATE OF ARKANSAS

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.

CITY OF BENTONVILLE
PROJECT NUMBER: LS22-0023

RECORD INFORMATION

VICINITY MAP

SEAL

LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "NOMAD MEADOWS"

BENTONVILLE AR

PREPARED FOR:
VITO GROUP LLC
STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

DATE: 05/16/2022
PROJECT NO: 21111600
CONTACT: R.WOOD

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

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC.
No. 107
ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

SHEET NO.:

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF EXISTING UNPLATTED SECTION
LAND AT PARCEL 18-09113-002; CREATING NEW LOTS 1, 2, AND 3 NOMAD
MEADOWS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND
FOR OTHER PURPOSES.
(PROJECT NUMBER: (LS22-0023))**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UNPLATTED SECTION LAND AT PARCEL 18-09113-002 creating new LOTS 1, 2, AND 3 NOMAD MEADOWS SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on June 21, 2022;

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

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

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

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

Section 1: That the lot split of UNPLATTED SECTION LAND AT PARCEL 18-09113-002 creating new LOTS 1, 2, AND 3 NOMAD MEADOWS 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; and

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Patton Family Revocable Trust

East Centerton Boulevard

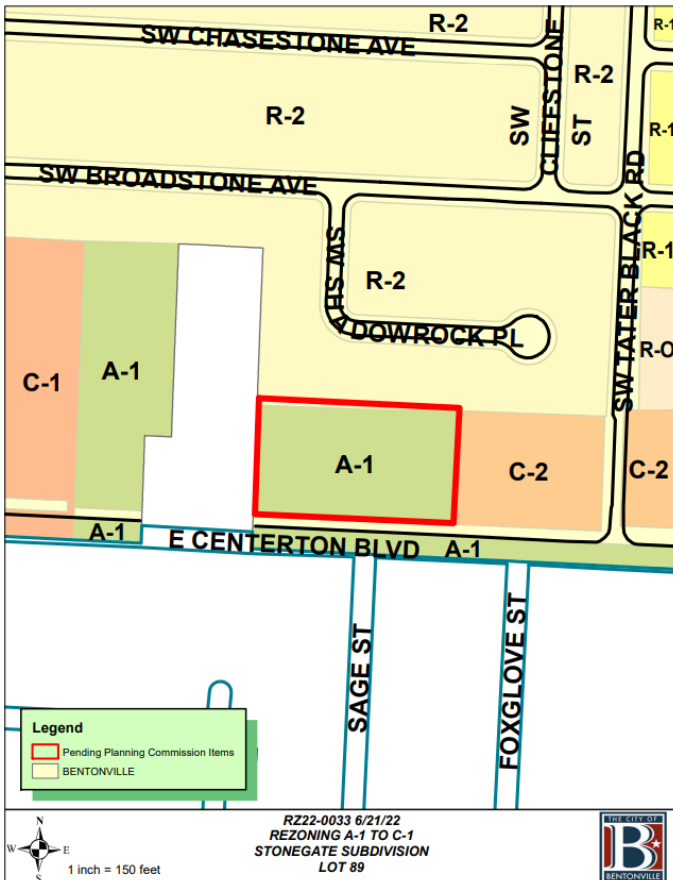
PC Date: 6/21/2022

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ22-0033
Applicant / Current Owner	Patton Family Revocable Trust-James M & Brenda D
Site Area	+/- 1.79 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	General Commercial (C)

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located along East Centerton Boulevard, west of the intersection of Tater Black Road and East Centerton Boulevard. Adjacent zoning districts are C-2 to the east, R-2 to the north and City of Centerton to the south and west.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

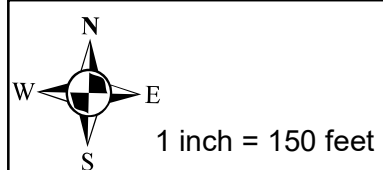
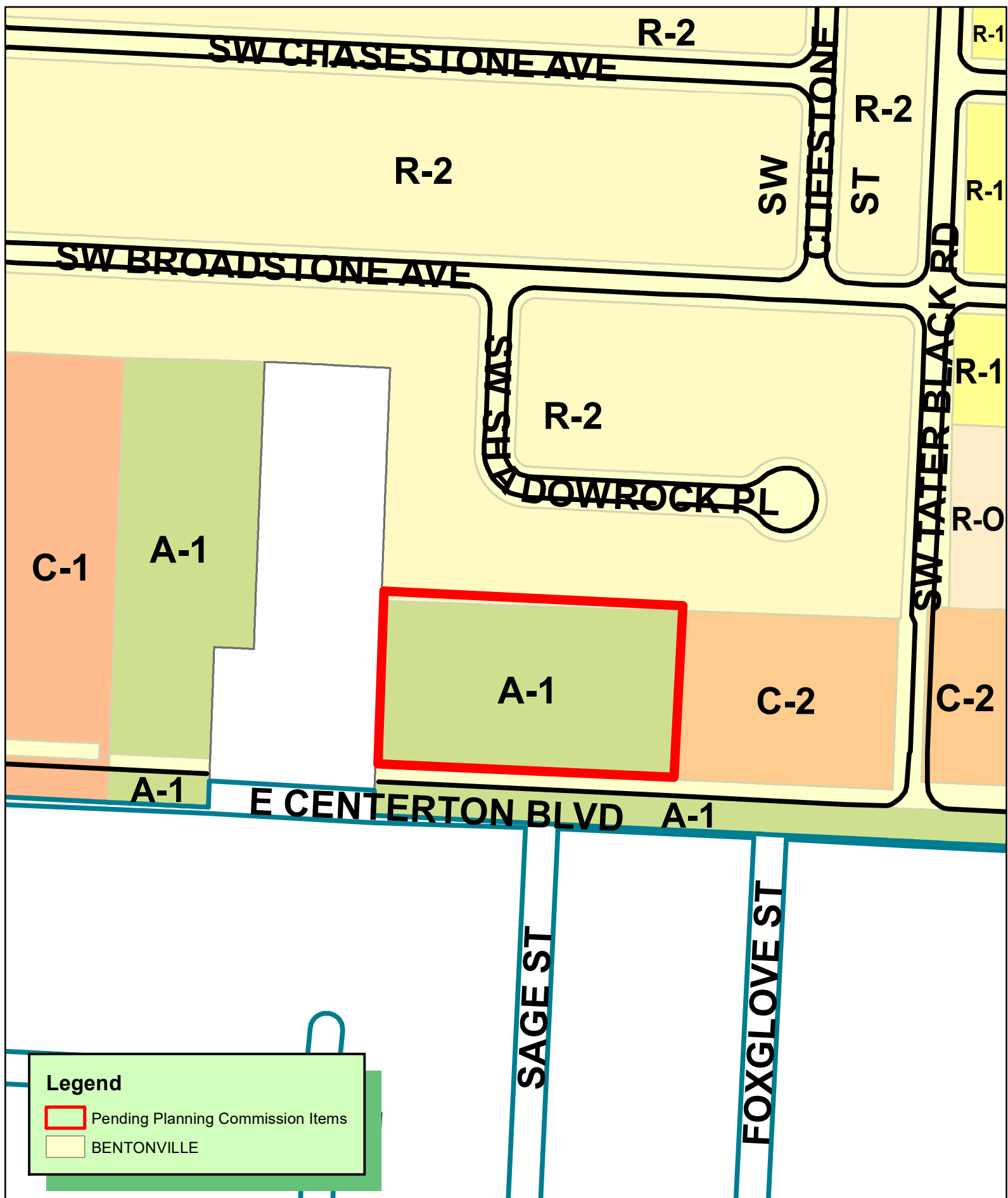
Analysis

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

While this request is not consistent with the Future Land Use Plan, it is consistent with surrounding zoning districts and is adjacent to an existing C-2 zoned property on the lot immediately to the east and other commercial uses in the vicinity along the arterial road that borders the property to the south.

Conclusion

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



RZ22-0033 6/21/22
REZONING A-1 TO C-1
STONEGATE SUBDIVISION
LOT 89



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 27, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation
for Parcel No. 01-13251-003 from Residential Estate to General Commercial**

Dear Planning Staff:

This law firm has been retained to assist the applicants, James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust ("Applicant") in obtaining a FLUM amendment for Parcel No. 01-13251-003 (hereinafter "the Property") from Residential Estate to General Commercial. Because the Property is currently designated as Residential Estate on the FLUM, a change to a General Commercial Designation is required in order to facilitate a C-1 zoning.

The Property is located on Highway 102, which is a highway commercial corridor. In previous years, Highway 102 was a more rural setting; however, at the present time, the current Residential Estate designation of the Property is a relic on the FLUM. Residential Estate clearly does not match the pattern of development going East or West on Highway 102, which is almost entirely commercial. Granted the location of the Property, the current FLUM designation is not an efficient use of highway-adjacent land. Moreover, changing the FLUM designation of the Property to General Commercial would create a good transition between the Stonegate Subdivision to the North and Highway 102 to the South. Lastly, changing the FLUM designation to General Commercial creates the opportunity for the Property to be developed with commercial services to serve the adjacent neighborhood.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
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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 27, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-13251-003 from A-1, Agriculture, to C-1,
Neighborhood Commercial**

Dear Planning Staff:

This law firm has been hired to assist the applicants, James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust ("Applicant") in obtaining a rezoning of Parcel No. 01-13251-003 (hereinafter "the Property") from A-1, Agriculture to C-1, Neighborhood Commercial.

The primary purpose for this rezoning request is to allow the Applicant to sell the Property to a developer in order to develop a chain drive-through restaurant. The Property is adjacent to R-2 to the West and C-2 to the East. The properties to the South and West are within Centerton city limits, and are zoned "R3-D" and "C-2", respectively. Notably, this parcel sits on Highway 102. What's more, the Property is a frontage lot that is part of the Stonegate Subdivision and was initially platted for the purpose of serving as a commercial out-lot to that subdivision. Much like the lots directly to the East of it, this lot is intended to provide commercial services to the neighborhood as well as create a buffer between the highway and the neighborhood.

There are several precedent rezonings on Highway 102. In particular, the four lots to the East of the Property have all been recently zoned either C-2 or C-1 and have been developed as drive-through chain restaurants. The vast majority of the lots on Highway 102 are zoned commercial and developed in a highway commercial style. In short, this re-zoning would simply fill in one of the few remaining gaps in the Highway 102 commercial corridor.

Because the project is still early in the development process, neither appearance, nor signage has been designed so far, although both will likely be typical of highway drive-thru restaurants. As for traffic, the parcel sits on Highway 102, which is a major arterial and which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line which

runs along Highway 102, and there is a sewer lines which the developer could connect to on the parcel directly adjacent to the East.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-1, Neighborhood Commercial



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

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-1, Neighborhood Commercial

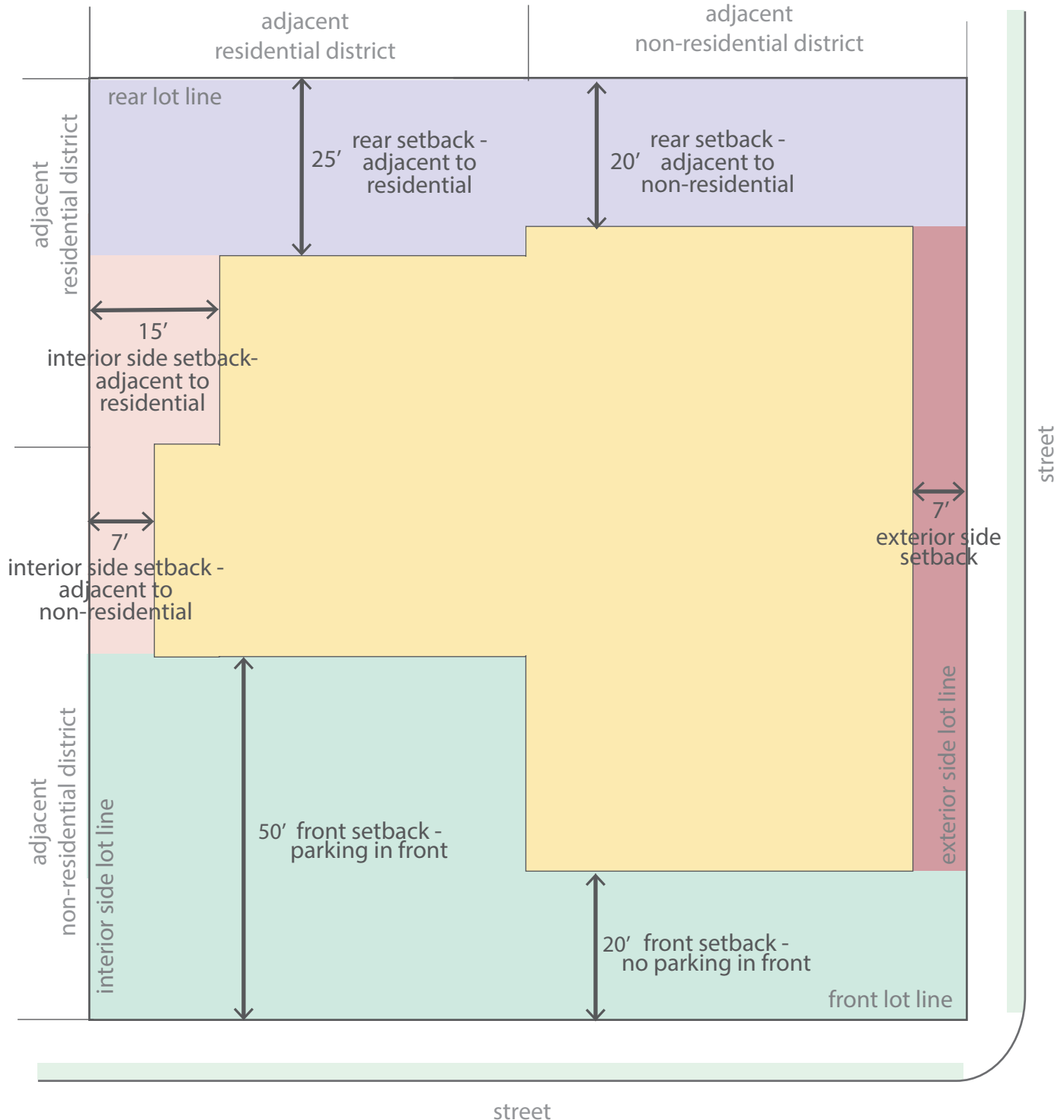
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Botanical garden Residential Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation Recreation, Education & Assembly Aquarium Community Center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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-1, Neighborhood Commercial

Setback Illustration



R722-0033

NOTICE OF INTENT TO REZONE

James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust have requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from **A-1, Agriculture** to **C-1, Neighborhood Commercial**. The legal description of the property is as follows:

Lot 89, Stonegate Subdivision to the City of Bentonville, Benton County, or as shown on the Lot Split Plat filed as Document No. L202070357 in the Benton County Real Estate Records, attached hereto as Exhibit A.

The common description of the property is: **Near the Corner of SW Tater Black Road and E. Centerton Boulevard, Bentonville, Arkansas**

Proposed land use: **General Commercial**

The public hearing will be held on June 21st, 2022 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

I/we have no objections to the rezoning.

I/we object to the rezoning because:

This will impact me directly as it will back up to my house. If it goes through what type of zoning will be put up?

email - lesley@lrsventuregroup.com

Lesley Schiff
Signature

Lesley Schiff
Printed Name

4109 SW Shadow Rock Pl
Physical Address

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO GENERAL
COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0033)**

WHEREAS, James and Brenda Patton 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 RESIDENTIAL ESTATE to GENERAL COMMERCIAL, which property is described as follows:

LOT 89, STONEGATE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, OR AS SHOWN ON THE LOT SPLIT PLAT FILED AS DOCUMENT NO. L202070357 IN THE BENTON COUNTY REAL ESTATE RECORDS, ATTACHED HERETO AS EXHIBIT A.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 21, 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 RESOLVED 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 RESIDENTIAL ESTATE to GENERAL COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO C-1, NEIGHBORHOOD COMMERCIAL; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: RZ22-0033)

WHEREAS, James and Brenda Patton 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 A-1, AGRICULTURAL to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 89, STONEGATE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, OR
AS SHOWN ON THE LOT SPLIT PLAT FILED AS DOCUMENT NO. L202070357 IN THE BENTON
COUNTY REAL ESTATE RECORDS, ATTACHED HERETO AS EXHIBIT A.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 21, 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 A-1, AGRICULTURAL to C-1, NEIGHBORHOOD COMMERCIAL.

**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 A-1, AGRICULTURAL to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

CONDITIONAL USE STAFF REPORT

Patton Family Revocable Trust, James & Brenda Patton Trustees

E Centerton Boulevard

PC Date: 6/21/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA



Project Number	CU22-0019
Applicant / Current Owner	Patton Family Revocable Trust, James & Brenda Patton Trustees
Site Area	+/- 1.79 acres
Current Zoning	A-1, Agricultural; requesting C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estate (RE); requesting General Commercial (GC)
Requested Use	Drive-Through Fast-Food Restaurant
Protective Covenants	N/A

Property Description

The subject property is located on E Centerton Boulevard and is currently zoned A-1, Agricultural. However, the applicant is requesting a rezone to C-1, Neighborhood Commercial (RZ22-0033 on this agenda). The use of "Restaurant, Drive-Through" is allowed conditionally in the C-1 zoning district.

Proposed Use Description

According to the applicant's narrative, they propose to construct a drive-through fast-food restaurant at this location. The hours of operation are assumed to be from 7 AM to 10 PM. Parking, lighting, and the number of employees and patrons will be established with the Large-Scale Development.

The applicant revised the proposed layout to show the dumpster 50 feet away from the residential property line (see attached).

Public Notice

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

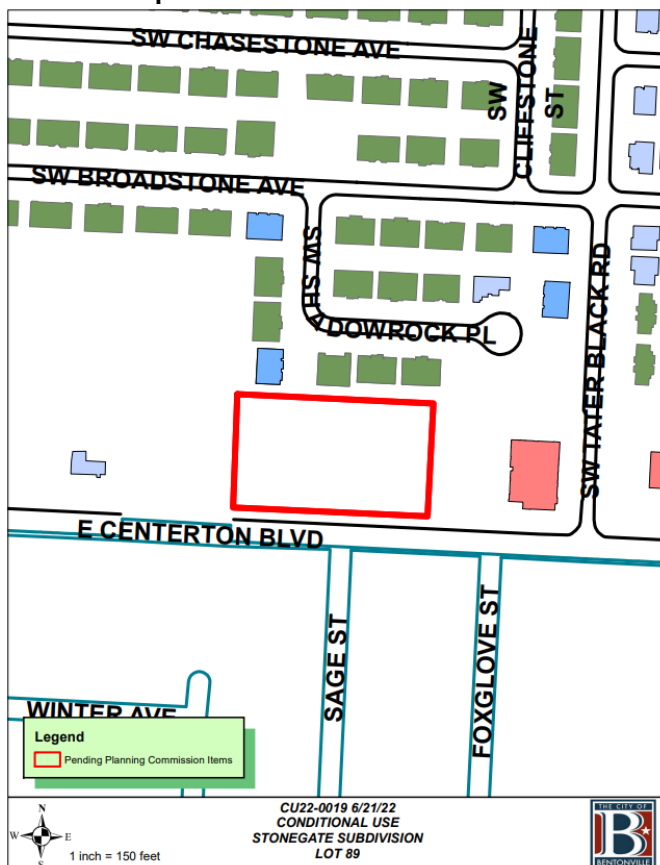
Conditions of Approval

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

1. The Conditional Use Permit is contingent upon Council approval on the applicant's rezoning to C-1, Neighborhood Commercial.
2. Dumpster screening must be at least 50 feet away from the residential property lines.
3. This Conditional Use Permit shall be valid in perpetuity.
4. The project must receive Large-Scale Development approval.
5. All structures built must obtain a building permit.
6. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

<https://arcris.org/08HvK8>

Location Map



SW CHASESTONE AVE

SW

CLIFFSTONE ST

SW BROADSTONE AVE

SW SHAW ST

DOW ROCK PL

SW WATER BLACK RD

E CENTER TON BLVD

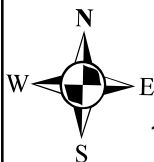
SAGE ST

FOXGLOVE ST

WINTER AVE

Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU22-0019 6/21/22
CONDITIONAL USE
STONEGATE SUBDIVISION
LOT 89



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

May 16, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Application for Conditional Use Permit on Parcel No. 01-13251-003 for
"Restaurant, Drive-Through" Under C-1 Zoning**

Dear Planning Staff:

This law firm has been hired to assist the applicants, James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust ("Applicant") in obtaining a Conditional Use Permit ("CUP") on Parcel No. 01-13251-003 (hereinafter "the Property") for "Restaurant, Drive-Through" which is allowed conditionally under C-1, Neighborhood Commercial.

A CUP for Restaurant, Drive Through on this Property would largely match the pattern of development around it. The Property is a commercial out-lot for the Stonegate Subdivision, and is one of several in between said neighborhood and Highway 102. There are already two chain drive through restaurants directly to the East of the Property. Moreover, the Property is located on an area of Highway 102 which is a highway commercial corridor, and is ripe for a highway commercial-type use..

A proposed site plan showing the proposed building location, parking and drive-through lanes has been submitted with this application. As for proposed lighting changes, the developer of the restaurant would adhere to all large scale development regulations regarding lighting and light pollution. The hours of operation for the restaurant would be 10am to midnight, seven days a week. The developer anticipates that their restaurant will have around 325 customers per day and would employ around 22-28 employees.

Thank you for considering this application for a Conditional Use Permit for this property. If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom



CONDITIONAL USE STAFF REPORT



Motto Hotel Laydown Yard

SE 14th Street

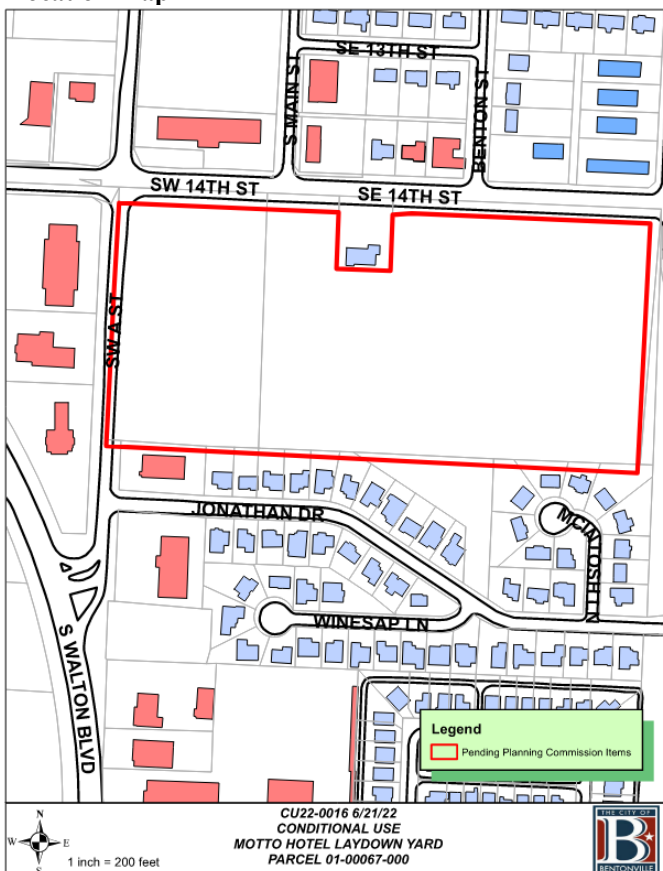
PC Date: 6/21/2022

Reviewer: Elizabeth Johnson, Senior Planner,
AICP

Project Number	CU22-0016
Applicant / Current Owner	LawFam Limited Partnership
Site Area	+/- 5.1 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	General Commercial (C)
Requested Use	Long-Term Temporary Use / Structure
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located on SE 14th Street and is currently zoned DC, Downtown Core. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet. The scope of this long-term temporary use is within 200 feet of an R-3 zoning district. Staff emailed the applicant to shift the location of the temporary use to meet the 200-foot requirement (see site plan attachment).

Proposed Use Description

According to the applicant's narrative, they would like permission to allow a materials laydown yard in association with the Motto Hotel large-scale.

The use is proposed for 18 months while the Motto Hotel is being constructed. Once construction is complete, the temporary laydown yard will be restored to its previous condition. Hours of operation will be from 6 AM to 6 PM, Monday through Saturday.

Shipping containers and job trailers will be the only indoor areas on site. The number of expected parking will be up to 80 spaces, with up to 100 employees, depending on the stage of construction. There will not be any proposed site lighting and average deliveries per day is not expected to exceed 10.

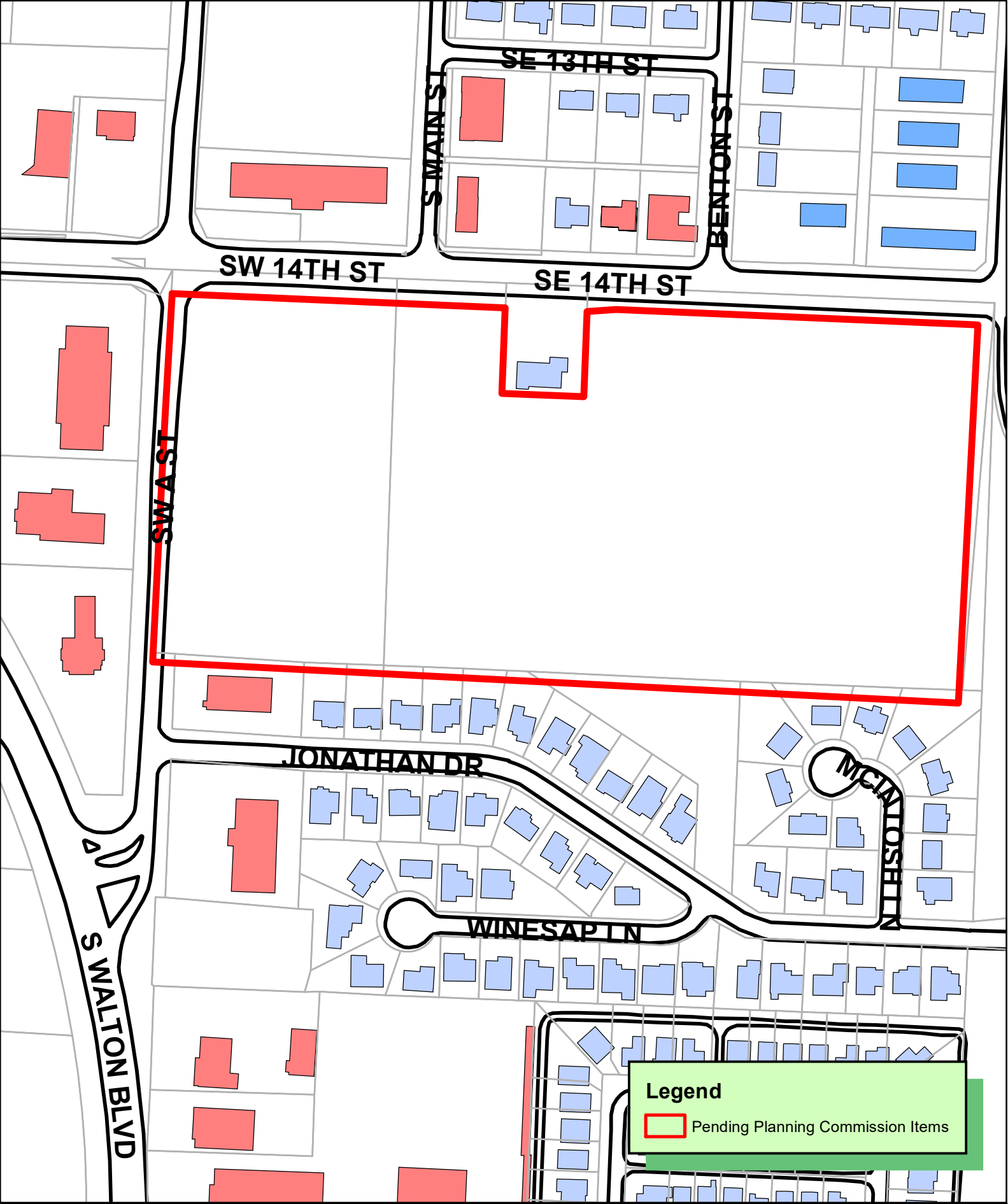
The applicant provided a revised site plan showing a proposed concrete apron going 20 feet deep into the property on the SW A Street side.

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 18 months from date of issuance or until Motto Hotel receives Certificate of Occupancy, but not longer than 24 months.
2. The site must be restored to its original condition no later than 90 days after Motto Hotel receives its Certificate of Occupancy.
3. Hours of operation will be limited to 6 AM to 6 PM, Monday through Saturday.
4. A grading permit is required if land disturbing activity is schedule to take place. Include a site plan showing all activities and locations of BMP controls.
5. All materials, vehicles, or any other items placed on site must remain outside of the existing public utility easements on these parcels and must be at least 10' from all public water/sewer mains as identified per field locates.
6. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.



Legend

 Pending Planning Commission Items

 1 inch = 200 feet

CU22-0016 6/21/22
CONDITIONAL USE
MOTTO HOTEL LAYDOWN YARD
PARCEL 01-00067-000





*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

May 2, 2022

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

RE: Conditional Use Permit Request
CEI Project #: 32661

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by Randy Lawson for consideration of this request for a conditional use permit to allow a materials laydown yard associated with the Motto Hotel (LSD20-0071) operated by Nabholz Construction. The laydown yard would be operational for approximately 18 months while the Motto Hotel construction is completed. At that time, the temporary laydown yard will be restored to its previous condition.

Included with this submittal is an erosion control plan with required BMPs. The plan also depicts the location of parking, material staging and laydown, and containers to be used for storage and office space. 18" RCP will be used to convey the stormwater currently in the ditch. A security fence and gate will also be incorporated around the temporary area of use.

The hours of operation for the facility will be from 6am to 6pm Monday through Saturday. Shipping containers and job trailers will be the only indoor areas on the site. The number of expected parking will be up to 80 depending on the stage of construction. The contractor plans to provide a shuttle to and from the site for most workers. There will not be any proposed site lighting but will have security cameras. Average deliveries per days is expected not to exceed 10. Up to 100 employees on site can be expected depending on the stage of construction and time of day.

Respectfully Submitted,
CEI Engineering Inc.

Derek Hileman
Project Manager

TEMPORARY LAYDOWN YARD PLANS

MOTTO LAYDOWN YARD

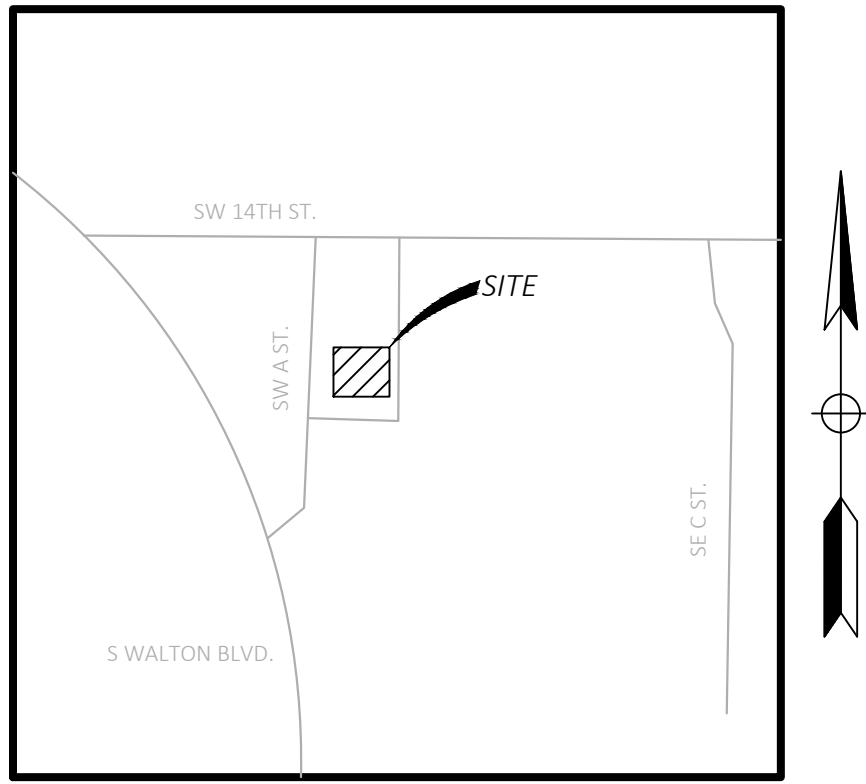
NABHOLZ CONSTRUCTION CORPORATION

SW A STREET

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: BENTON COUNTY TOPOGRAPHICAL DATA
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: DEREK HILEMAN
EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: MIKE FESSMAN
EMAIL: MIKE.FESSMAN@NABHOLZ.COM
PHONE: (479) 270-2703

PLAN INDEX:

- C0.0 COVER SHEET
- C1.0 EROSION CONTROL PLAN
- C2.0 EROSION CONTROL PLAN & NOTES

RESOURCE LIST:

CITY OF BENTONVILLE PARKS & RECREATION DAVID WRIGHT 215 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 464-7275	ELECTRIC DEPARTMENT CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159
CITY OF BENTONVILLE CITY ENGINEER ELLEN NORVELL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5993	STORMWATER JANET PATRIT 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-5002
PLANNING DEPARTMENT TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3126	FIRE DEPARTMENT JAKE FEEFMSTER FIRE MARSHALL 800 S.W. "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927
WATER DEPARTMENT CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	STREET DEPARTMENT CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130
WASTEWATER DEPARTMENT CITY OF BENTONVILLE CHRIS EARL 1901 N.E. "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3161	

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 050007C0255K MAP REVISED: 06/05/2012



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

MOTTO LAYDOWN YARD
NABHOLZ CONSTRUCTION CORPORATION
SW A STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	DKH
DESIGNER	ALT
CEI PROJECT NUMBER	32661
DATE	4/28/2022
REVISION	REV-0

COVER

SHEET TITLE
SHEET NUMBER

C0.0



CEI
Solutions for
Land and Life

	APPROXIMATE LIMITS OF SOIL TYPE
Cs	CHEROKEE SILT LOAM, 0-1% SLOPES
JaB	JAY SILT LOAM, 1-3% SLOPES
ToA	TALOKA SILT LOAM, 0-1% SLOPES

C1.0

DRAWING LOCATION - P:\22000\23661\0 DRAWINGS\DESIGN\WORKING\23661-LAYDOWN.DWG - SAVED BY: ATTURBER

GENERAL EROSION NOTES

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- B. A COPY OF THE SWPPP AND EROSION CONTROL PLANS, INCLUDING APPLICABLE DETAIL SHEETS, MUST REMAIN ONSITE THROUGHOUT CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC UNTIL THE SITE IS TERMINATED AND/OR PERMANENTLY STABILIZED PER THE NPDES PERMIT.
- C. THE CONTRACTOR MUST UPDATE THE SWPPP AND EROSION CONTROL PLANS TO REFLECT THE PROGRESS OF CONSTRUCTION AND GENERAL CHANGES TO THE PROJECT SITE. CHANGES MAY INCLUDE BMP INSTALLATION, MODIFICATION, OR REMOVAL, CONSTRUCTION ACTIVITIES, CLEARING, GRUBBING, OR GRADING, AND TEMPORARY OR PERMANENT STABILIZATION.
- D. THE CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS.
- E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OFFSITE BORROW, SPOIL, OR STORAGE AREAS TO BE UTILIZED, BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE, ARE TO BE PROPERLY LICENSED AND PERMITTED.
- F. THE NPDES PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE, SEE NPDES PERMIT FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ONSITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.
- G. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPICTED ON THE ONSITE EROSION CONTROL PLAN.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- I. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. ADEQUATE HOUSEKEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH, MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.
- K. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- L. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.
- M. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
- O. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- P. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- Q. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- R. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- S. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- T. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- U. ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEANED OF ANY TRASH AND ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.
- V. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- W. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- X. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- Y. IN AN EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING OR ADDING BMPS NECESSARY TO STOP POLLUTANT OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATERBODY.
- Z. IF AN EXCAVATION NEEDS TO BE DEWATERED DUE TO A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEWATER THE EXCAVATION VIA A PUMPED FILTER BAG. THE PUMPED FILTER BAG MUST DISCHARGE ONTO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERIMETER BMP. IT IS STRICTLY PROHIBITED TO DISCHARGE THE PUMPED FILTER BAG INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED VIA AN EROSION CONTROL BMP FIRST.

SEQUENCE OF CONSTRUCTION

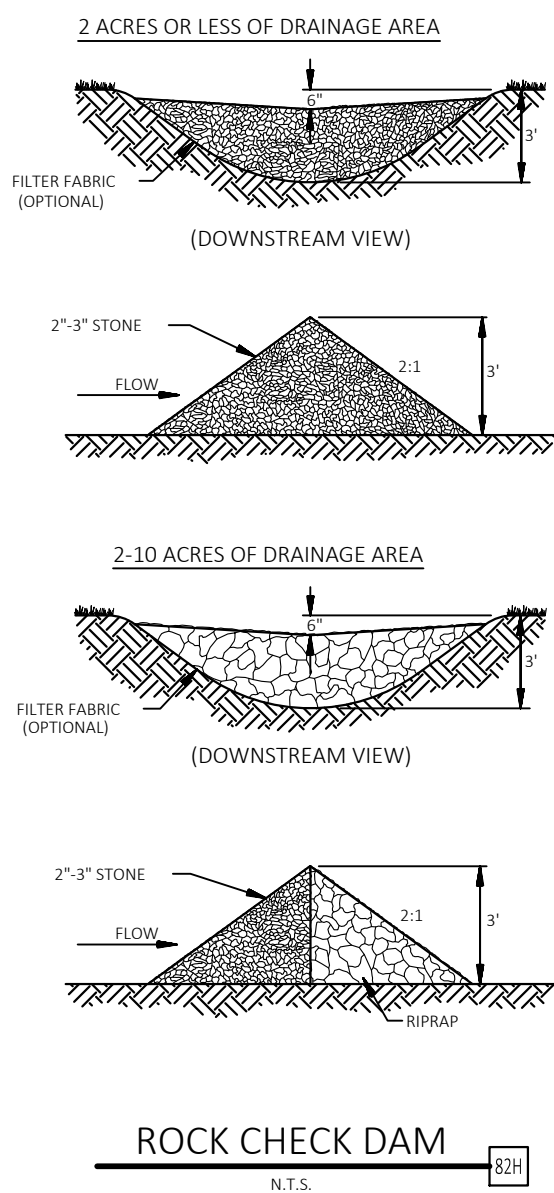
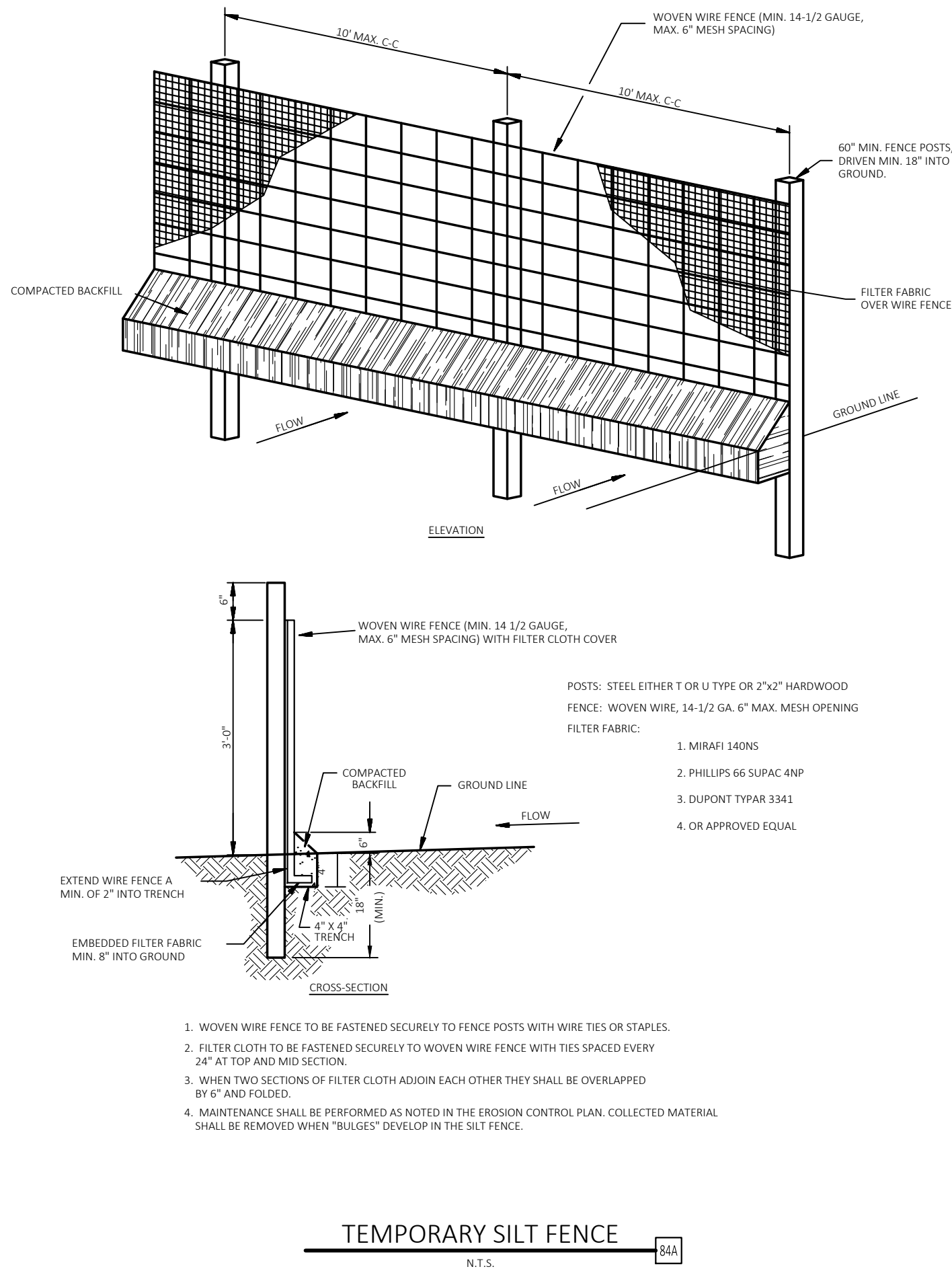
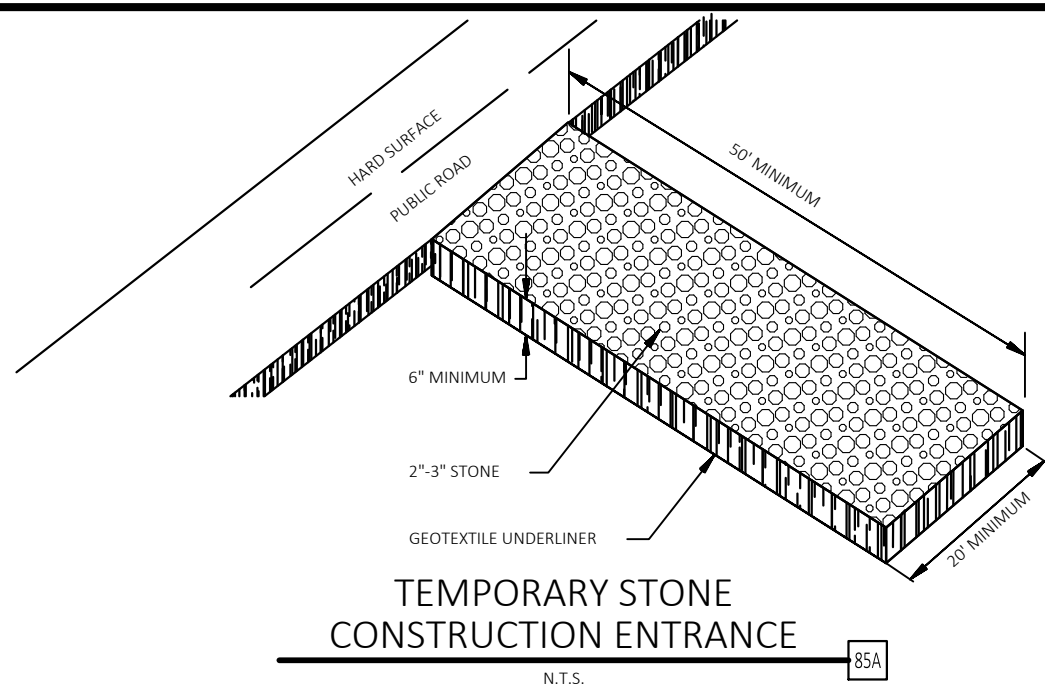
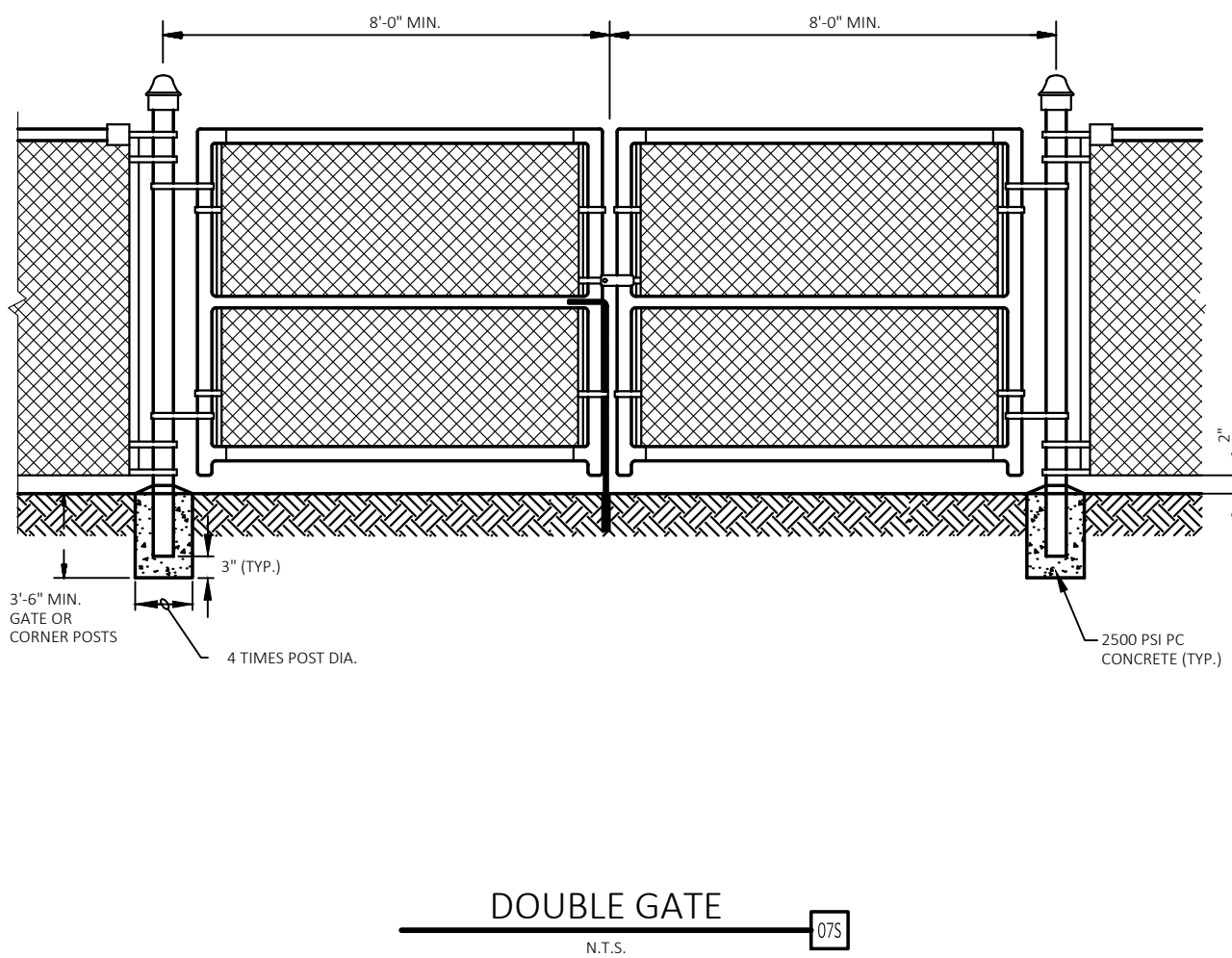
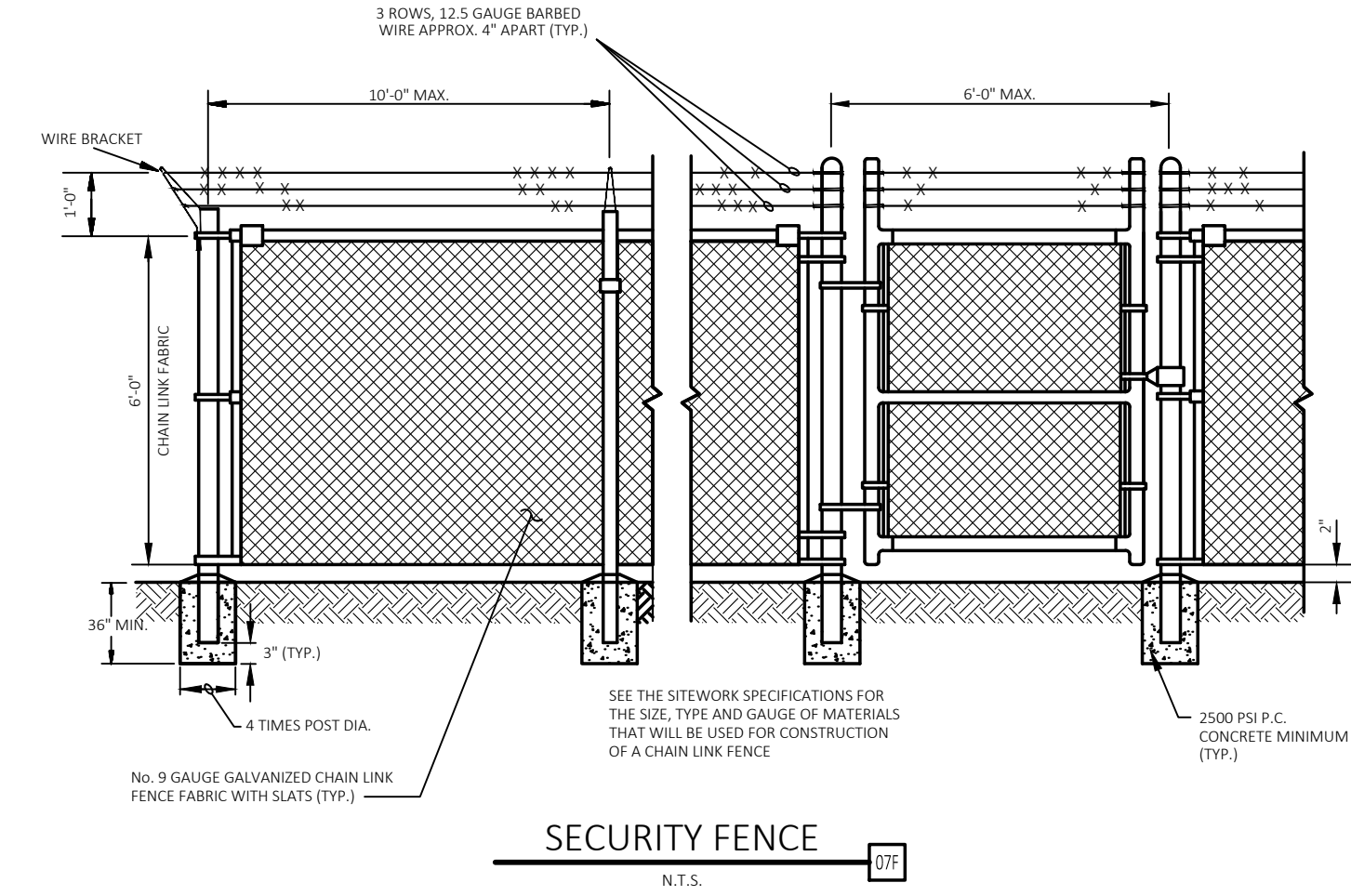
NOTE: DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION STEPS CAN BE IMPLEMENTED CONCURRENTLY ONLY IF ASSOCIATED DOWNSLOPE PROTECTIVE MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

1. INSTALL ROCK CHECK DAM.
2. INSTALL 18" RCPS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. CONSTRUCT THE SILT FENCES ON THE SITE.
5. PREPARE TEMPORARY PARKING AND STORAGE AREA.
6. TEMPORARILY SEED DENUDEED AREAS OR COVER WITH GRAVEL.
7. REMOVE LAYDOWN AREA GRAVEL AND SECURITY FENCE.
8. INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, INCLUDING CONSTRUCTION EXIT AND CULVERTS (ONLY IF SITE IS STABILIZED).

GENERAL EROSION NOTES CONT'D

MAINTENANCE
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT GREATER THAN 0.25-INCHES, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED.
3. SILT FENCES AND SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.



CEI
Solutions for
Land and Life

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

MOTTO LAYDOWN YARD
NABHOLZ CONSTRUCTION CORPORATION
SW A STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	DKH
DESIGNER	ALT
CEI PROJECT NUMBER	32661
DATE	4/28/2022
REVISION	REV-0

EROSION CONTROL
NOTES & DETAILS

SHEET TITLE
SHEET NUMBER

C2.0

North

Write a description for your map.

Legend



South

Write a description for your map.

Legend



CONDITIONAL USE STAFF REPORT



Food Hub NWA, LLC

801 SE G Street

PC Date: 6/21/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0017
Applicant / Current Owner	CROSSLAND HEAVY CONTRACTORS, FOOD HUB NWA LLC
Site Area	+/- 0.37 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Requested Use	Long-Term Temporary Uses and Structures (Temporary Office & Gravel Parking)
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located at 801 SE G Street, on the east corner of SE 8th and SE G Street, and is currently zoned R-1, Low Density Single Family Residential.

Proposed Use Description

According to the applicant's narrative, Crossland Heavy Construction is proposing to use the existing single-family home on the property, as a construction office for a period of two years, during the completion of the SW 8th Street Improvement project. In addition to using the existing structure, the applicant proposes adding more gravel to the existing gravel parking lot present on the north side of the property. The purpose of this lot will be to provide safe and adequate parking for supervisory staff who will be working in the temporary office.

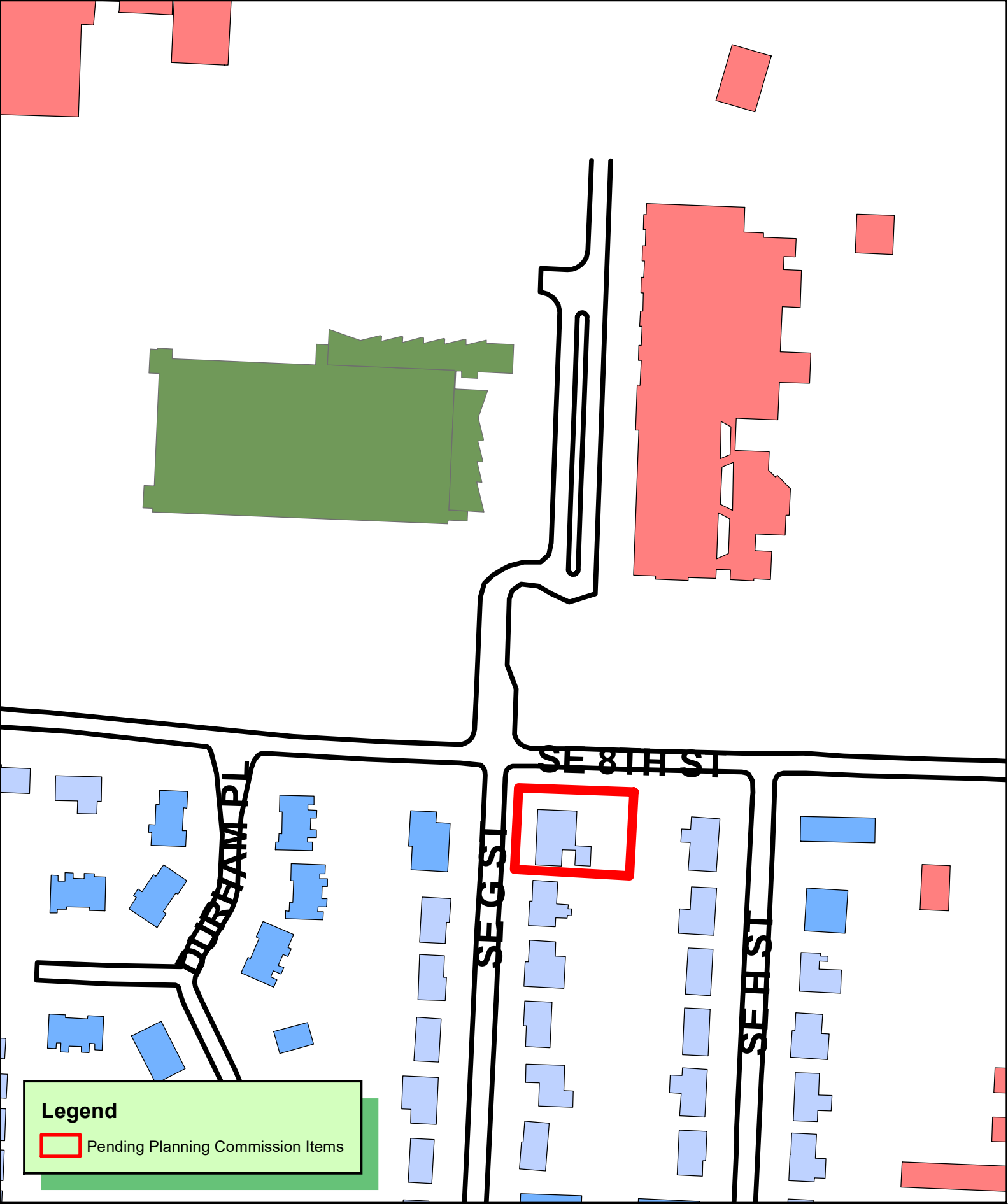
The applicant has stated that there will be no heavy equipment or commercial trucks parking at, or delivering to this address. This property is maintained by Blue Crane LLC and the applicant has contacted them to attain a one-year agreement for use as a temporary office, with the option to renew for an additional year. 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. Per the Bentonville Building and Fire Safety Department, the applicant shall obtain a building permit for the change of use in the residential structure: Group R to Group B.
3. Per the Bentonville Water and Sewer Department, because of this change in use from residential to commercial, the applicant shall meet all RPZ backflow installation requirements.
4. This conditional use permit shall be valid for twenty-four (24) months from the date of approval, at which time the applicant shall remove the gravel lot, or seek an extension to the Conditional Use Permit.
5. The site must be restored to its original condition no later than 90 days past the completion date of the project.
6. The applicant shall 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 for additional requirements.
7. 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.



Legend

 Pending Planning Commission Items



CU22-0017 6/21/2022
CONDITIONAL USE
FAIRFIELD ADDITION LOT 14 BLOCK 4
801 SE G ST



CROSSLAND

HEAVY CONTRACTORS

501 S. East Ave. • P.O. Box 350

Columbus, KS 66725

tel 620.429.1410

fax 620.429.2998

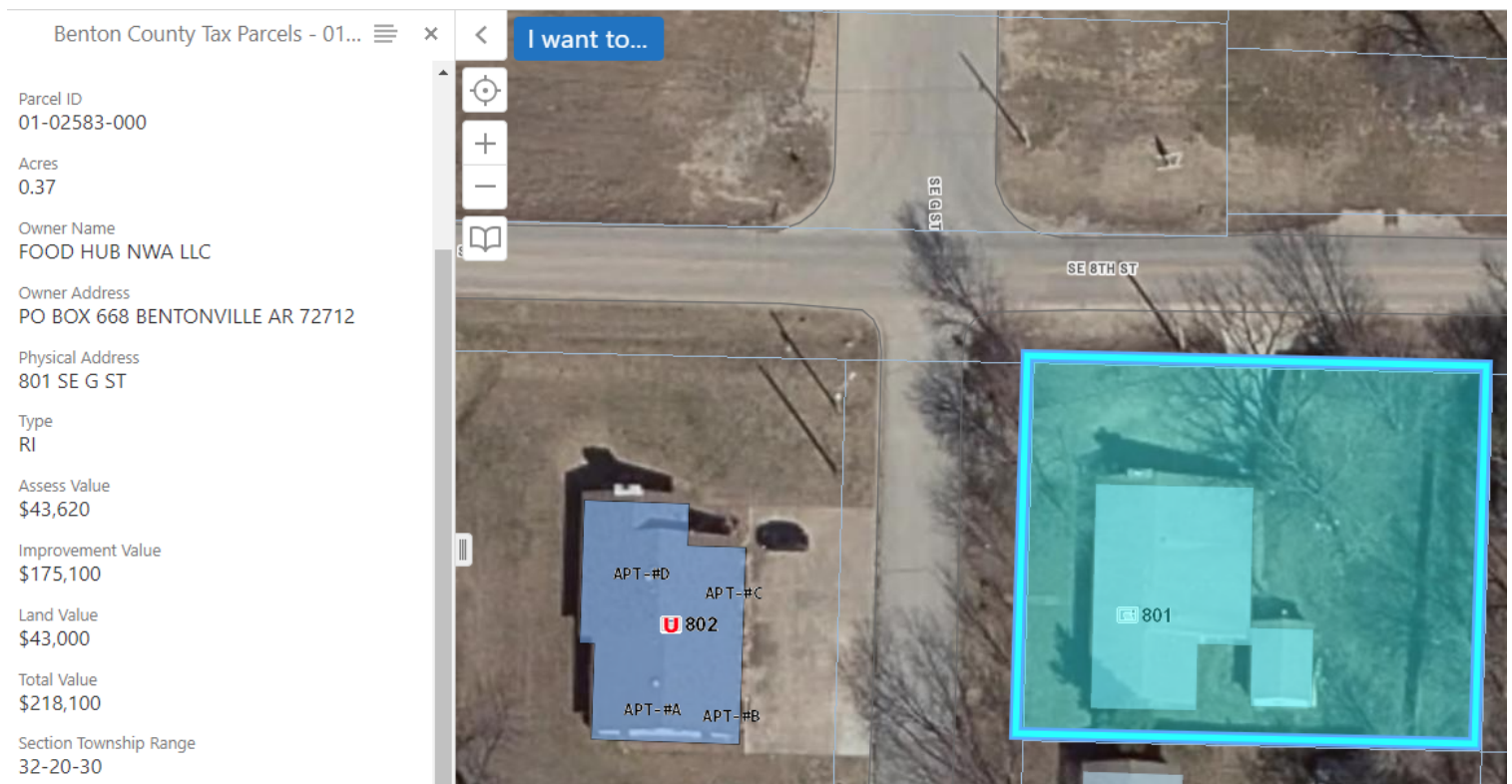
City of Bentonville - Conditional Use Permit

Project: 8th Street Corridor Improvements SW I Street to SE J Street

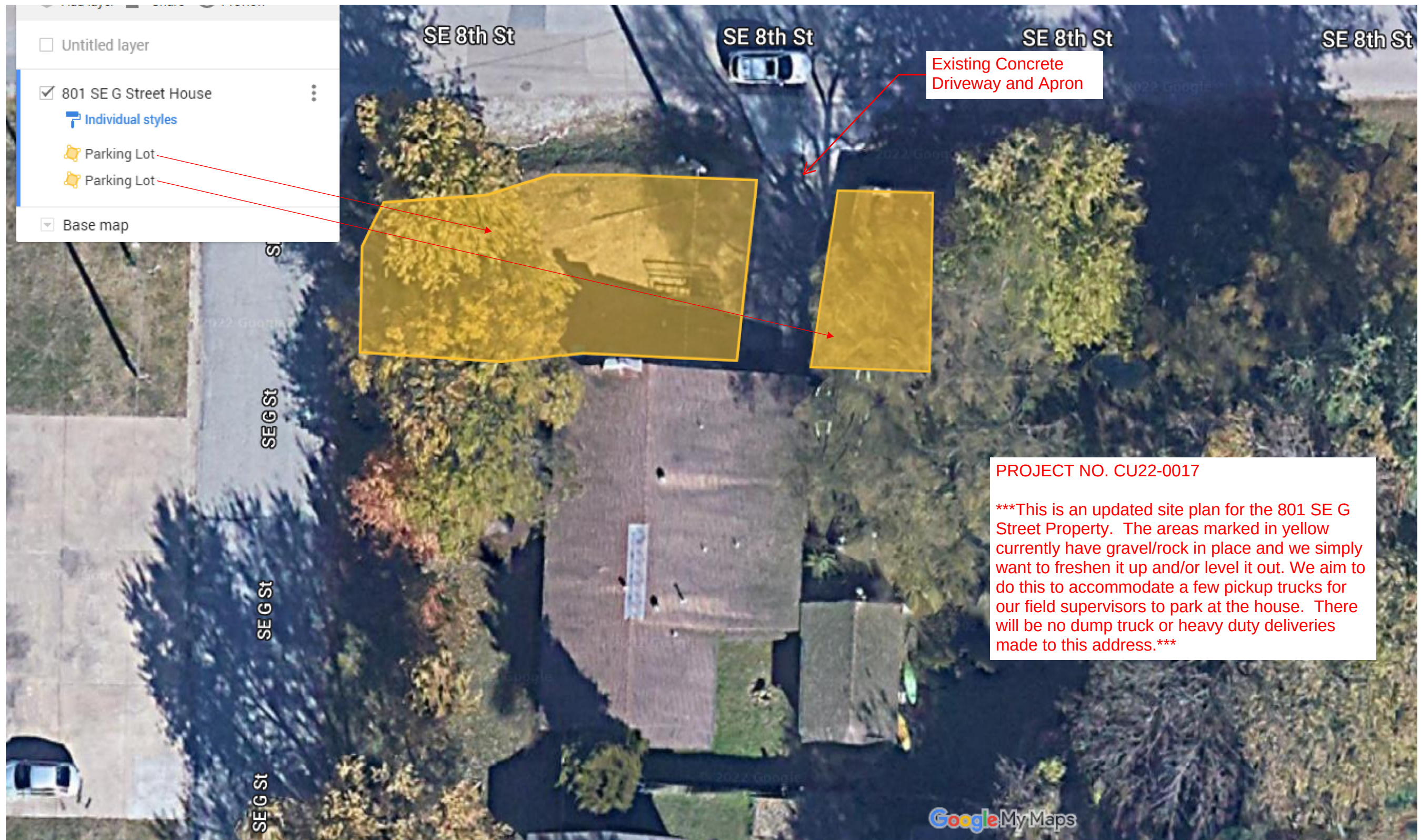
Property: 801 SE G Street

This property is managed by Blue Crane and we have talked to them about using this residential home as a job office for the 2 year duration of the job. Blue Crane is willing to sign a 1-year lease with the option to renew.

We don't plan to change the property any more than adding some gravel for additional parking.



www.heavycontractors.com



☐ Untitled layer

☒ 801 SE G Street House

 Individual styles

 Parking Lot

 Parking Lot

☐ Base map

Existing Concrete
Driveway and Apron

PROJECT NO. CU22-0017

This is an updated site plan for the 801 SE G Street Property. The areas marked in yellow currently have gravel/rock in place and we simply want to freshen it up and/or level it out. We aim to do this to accommodate a few pickup trucks for our field supervisors to park at the house. There will be no dump truck or heavy duty deliveries made to this address.

Google My Maps

CONDITIONAL USE STAFF REPORT



MAB Empresas, LLC

802 SW E Street

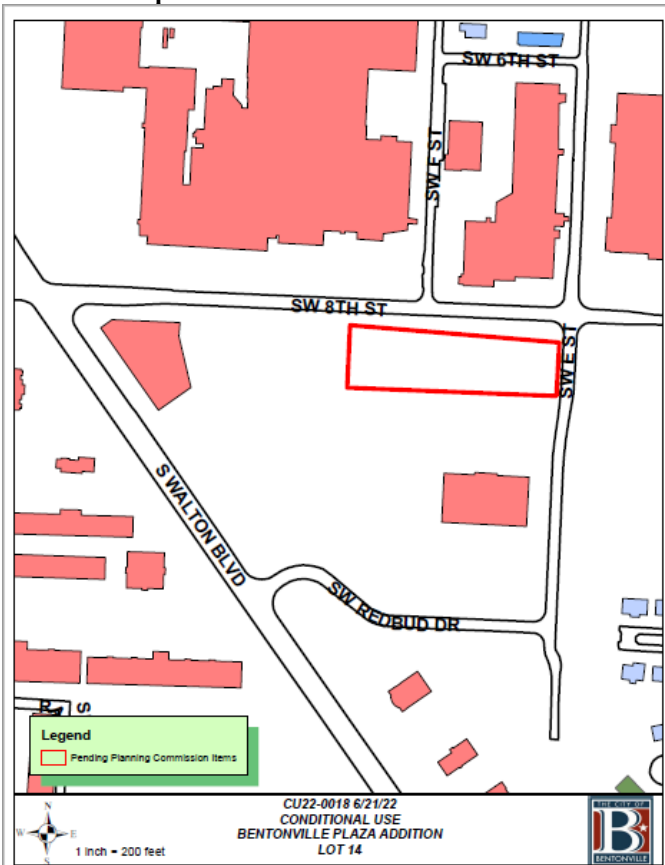
PC Date: 6/21/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0018
Applicant / Current Owner	CROSSLAND HEAVY CONTRACTORS, MAB EMPRESAS LLC
Site Area	+/- 1.84 acres
Current Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Office (O)
Requested Use	Long-Term Temporary Uses and Structures (Gravel Parking)
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located at 802 SW E Street, on the West corner of SW 8th and SW E Street, and is currently zoned C-3, Mixed Use 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, Crossland Heavy Construction is proposing the installation of a gravel construction laydown yard along SW 8th Street. The purpose of this lot will be to store materials and tools during the completion of the SW 8th Street Improvement project. The lot is currently a grass field with a number of large trees around the perimeter of the property. This property is maintained by Blue Crane LLC and the applicant has contacted them to attain a 1-year agreement for use as construction laydown yard with the option to renew for an additional year. The hours of operation are assumed to be from 8 a.m. to 6 p.m. each day of the week.

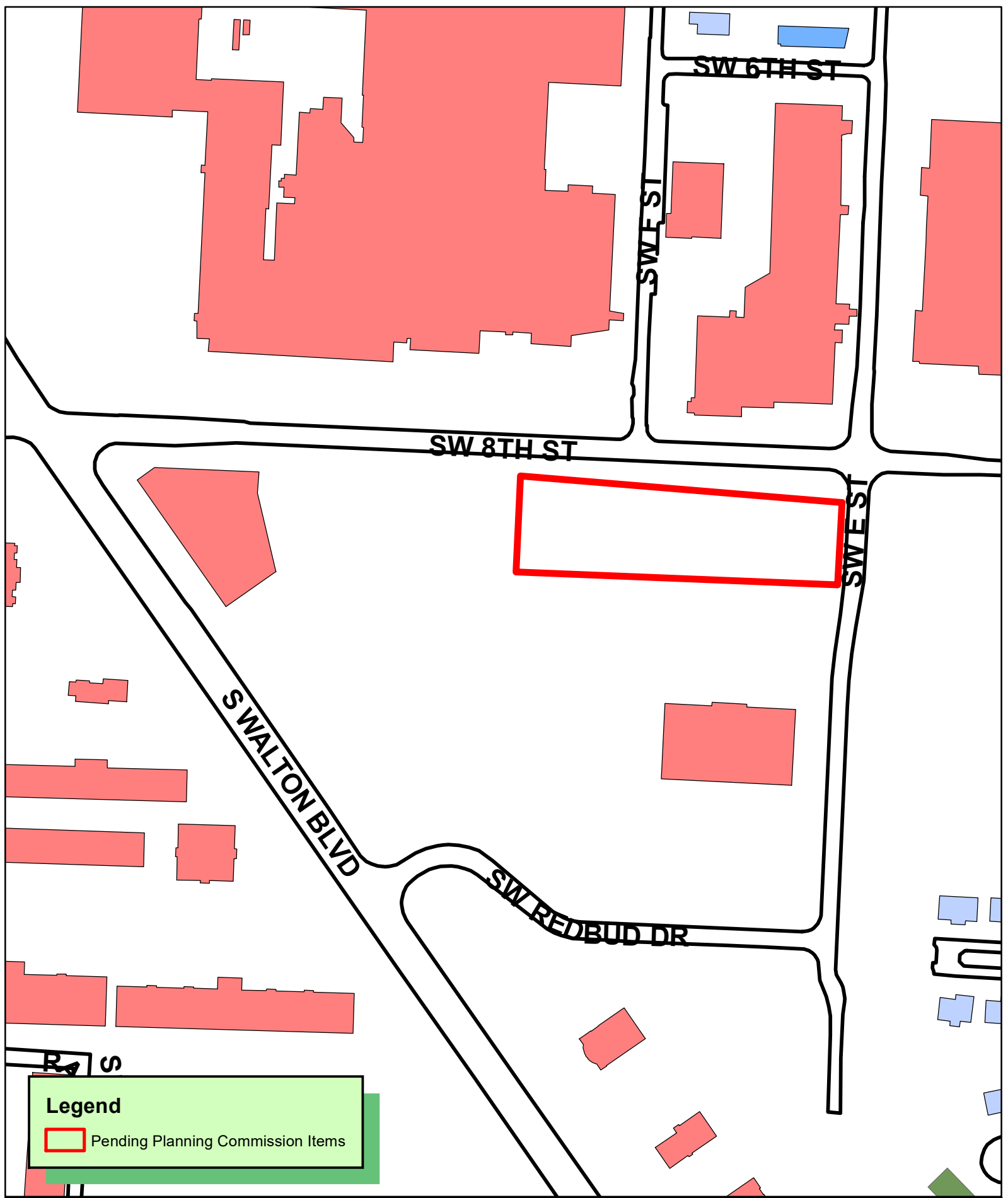
The applicant proposes to install tree protection fencing around all existing trees near the lay down area (marked in yellow on the attached site plan) as well as installing the same protection fence around the existing municipal utilities (water marked blue & sanitary sewer marked green). The applicant also proposes a temporary fence to be installed around the area they plan on using, in order to keep the public safe from construction activity. Once the relevant construction is complete the applicant has stated they will remove all gravel and fencing to return the property to its pre-existing condition.

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 approval or until the SW 8th Street Improvement Project is complete, not to exceed 24-months, at which time the applicant shall remove the gravel lot.
3. The site must be returned to its original condition no later than 90 days after the date of completion of the project.
4. The applicant shall 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 for additional requirements.
5. The existing pedestrian access shall be maintained as needed and the applicant shall provide all Traffic Control Plans for the project.
6. 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.



SW 8TH ST

SW 6TH ST

SW E ST

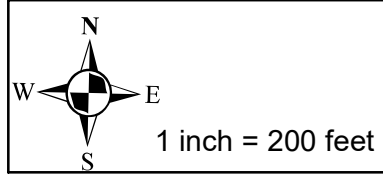
SW E ST

SWALTON BLVD

SW REDBUD DR

Legend

 Pending Planning Commission Items



**CU22-0018 6/21/22
CONDITIONAL USE
BENTONVILLE PLAZA ADDITION
LOT 14**



CROSSLAND

HEAVY CONTRACTORS

501 S. East Ave. • P.O. Box 350

Columbus, KS 66725

tel 620.429.1410

fax 620.429.2998

City of Bentonville - Conditional Use Permit

Project: 8th Street Corridor Improvements SW I Street to SE J Street

Property: 802 SW E Street Bentonville, AR 72712

This property is managed by Blue Crane and we have talked to them about using this plot of land as a storage area for materials for the 2 year duration of the job. Blue Crane is willing to sign a 1-year lease with the option to renew.

We don't plan to change the property any more than adding some gravel for additional parking. As well as adding a temporary driveway across from SW F Street for truck access.

Description

Site Address: SW 8TH ST
Owner: MAB EMPRESAS LLC
Owner Address: 5543 EDMONDSON PIKE PMB 1122
NASHVILLE TN 37211

Details

Parcel ID
01-11088-001

Acres
1.84

Owner Name
MAB EMPRESAS LLC

Owner Address
5543 EDMONDSON PIKE PMB 1122
NASHVILLE TN 37211

Physical Address
SW 8TH ST

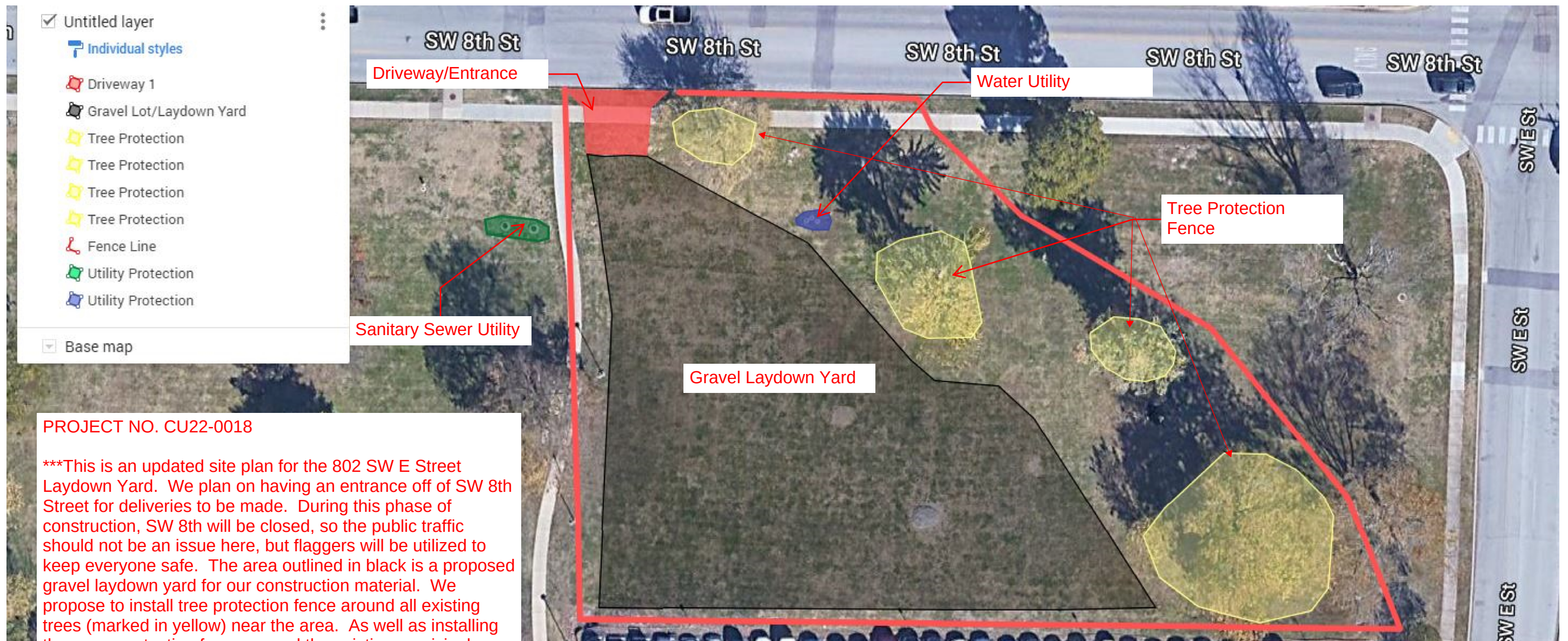
Type
CV

Assess Value
\$197,650

Improvement Value
\$0



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PROJECT NO. CU22-0018

This is an updated site plan for the 802 SW E Street Laydown Yard. We plan on having an entrance off of SW 8th Street for deliveries to be made. During this phase of construction, SW 8th will be closed, so the public traffic should not be an issue here, but flaggers will be utilized to keep everyone safe. The area outlined in black is a proposed gravel laydown yard for our construction material. We propose to install tree protection fence around all existing trees (marked in yellow) near the area. As well as installing the same protection fence around the existing municipal utilities (water marked blue & sanitary sewer marked green). Also, a temporary fence will be installed around the area we plan on using to keep the public safe from our construction activity. Once construction is complete we will remove all gravel and fencing and return the property to its pre-existing condition