



**Planning Commission
Meeting Agenda
July 5, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_7RfxWABfQh-58gL-4HtTLg

Call to Order

- I. Approval of the June 21st Meeting Minutes**
- II. Other Business**

- 1. Base Flood Elevation Ordinance**
- 2. Planning Area Boundary Resolution**

III. Consent Agenda

- 1. Lots 52 & 53 of Applegate Subdivision** **Lot Split**
1410 A&B Bella Vista Road ([LS21-0075](#))
- 2. Lot 18, Block 16 of Railroad Addition** **Lot Split**
301 SE Henry ([LS22-0025](#))
- 3. Lots 1 and 2 of Urban Bentonville Subdivision** **Lot Split**
504 NE A Street ([PLA22-0012](#))
- 4. Lot 1 Crabtree Addition Phase 2** **Property Line Adjustment**
710 NW B Street ([PLA22-0014](#))
- 5. Lots 3 & 4 of Stagecoach Subdivision** **Property Line Adjustment**
3710 & 3810 N Rainbow Farm Road ([PLA22-0015](#))
- 6. Lots 17 & 18, Block 7 of Gilmore's Addition** **Property Line Adjustment**
521, 525, 529, 535, 537 & 540 SW 5th Street ([PLA22-0016](#))

IV. New Business

- 1. Bentonville Festival** **Conditional Use Permit***
3100 Price Coffee Road ([CU22-0010](#))

2. **David and Alyson Brittain Trust** **Rezoning***
R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential
302 SW E St ([RZ22-0032](#))
3. **Haney Enterprises, LLC** **Future Land Use Map Amendment***
3a. Low-Density Residential to Medium Density Residential
809 NW 14th Street ([RZ22-0034](#))

3b. Haney Enterprises, LLC **Rezoning***
R-1, Low Density Residential to R-2, Medium Density Two Family and Townhome Residential
809 NW 14th Street ([RZ22-0034](#))
4. **Rainbow Junction Patio Homes** **Large-Scale Development**
SW Winsted Lane ([LSD22-0031](#))
5. **West Edge Townhomes** **Large-Scale Development**
521, 525, 529, 535, 537 & 540 SW 5th Street ([LSD22-0032](#))
6. **Providence Village Phase IV** **Preliminary Plat**
Nomad Road ([PP22-0003](#))



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

Meeting Recording:

<https://us06web.zoom.us/rec/share/KOFrhdOMsSEXkW97luI6ieJZM0tnRIVtpJcfvedpuwYL6c-Z88X1X1Dnfvf4fHVhy.64O3zkYe0WDf-r6>

I. Call to Order

- Sanders opens the meeting at 4:00pm
- This will be Binns' last meeting

II. Approval of the June 7th Meeting Minutes

- Motion by Davis to approve the meeting minutes, seconded by Haynie.
- Approved 6-0

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](#))

- Tyler explains why PRD22-0001 is back at planning commission
- Tyler reads staff report
- A waiver is requested
- Bill Butler gives more details about the project
- Dave Burris speaks regarding the street parking
- Jon Esterling was also available for questions
- Dan Weese spoke to the Master Street Plan and spoke to the NACTO sight distance information.
- Dan also spoke to the ASHTO sight distance information
- Motion by Binns to approve the waiver, seconded by Davis
- Discussion amongst commissioners and staff

Waiver: Parking

- Approved 5-1
- Kerr votes no due to safety concerns
- Wright was absent

Future Land Use Amendment:

- Approved 6-0

**1b. 10th Ave Freeze Out, LLC
Low density Residential to**

Planned Residential Development*

Medium Density Residential

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

- Approved 6-0

2. Waffle House

2308 SE Walton Boulevard ([LSD21-0071](#))

- Tyler reads staff report
- Motion by Davis to approve the waiver, seconded by Hipp
- Approved 6-0

Sidewalk Waiver

3. Cormex Subdivision

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

- Tyler reads staff report
- Motion to approve the waiver by Davis, seconded by Haynie
- Approved 6-0

Sidewalk Waiver

IV. Consent Agenda

1. Lots 4, 5, 6, and 7, Block K, Orchard Addition

SE D, SE 7th, and SE E Street ([LS21-0058](#))

Lot Split

2. Lots 1, 2, and 3 Mill Dam Subdivision

Parcel ID: 18-09113-002 ([LS22-0023](#))

- Tyler reads the items under the consent agenda
- Discussion amongst commissioners and staff
- Approved 6-0

Lot Split

V. New Business

**1. Patton Family Revocable Trust,
James and Brenda Patton Trustees**

Future Land Use Map Amendment*

1a. Residential Estate to General Commercial

East Centerton Blvd. and SW Tater Black Road ([RZ22-0033](#))

- Tyler reads staff report
- Public hearing opened
- Will Kellstrom spoke to more specifics of the item
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

**1b. Patton Family Revocable Trust,
James and Brenda Patton Trustees**

Rezoning*

A-1, Agricultural to C-1, Neighborhood Commercial

- Approved

**2. Patton Family Revocable Trust,
James and Brenda Patton**

Conditional Use Permit*

East Centerton Blvd. and SW Tater Black Road

East Centerton Blvd. and SW Tater Black Road ([CU22-0019](#))

- Tyler reads staff report
- Public hearing opened
- Will Kellstrom also spoke to this item
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

3. Motto Hotel Laydown Yard

Conditional Use Permit*

Long-Term Temporary Use / Structure

SE 14th Street ([CU22-0016](#))

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

4. Food Hub NWA, LLC

Conditional Use Permit*

801 SE G Street ([CU22-0017](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Davis proposes a fence to prevent entry and exit on G street from site
- Derek Mckin from Crossland Contruction speaks and provides more details
- Discussion amongst commissioners and staff
- Approved 6-0

5. MAB Empresas, LLC

Conditional Use Permit*

820 SW E Street ([CU22-0018](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed

Davis leaves meeting early

- Approved 5-0

Motion by Haynie to adjourn the meeting, seconded by Binns

Jana Snyder

Community Development Coordinator



Reducing Lowest Floor above Base Flood Elevation

PC Date: 7/5/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Development Code, Appendix A Flood Damage Prevention Code

Background

On May 10, 2022, City Council approved an ordinance amending the Land Development Code establishing additional findings of fact with Base Level Engineering (BLE) data for Flood Hazard Information as recommended by the Federal Emergency Management Agency (FEMA). At that same meeting, City Council requested staff revisit the requirement that the lowest floor be elevated at least three feet above Base Flood elevation (BFE).

Staff presented a document that highlighted the portions of the Flood Damage Prevention Code that established the three foot requirement to Planning Commission on Tuesday, June 7, 2022. Planning Commission recommended that the requirement be reduce from three feet to two feet.

Proposed Changes

Amend Sec. B Risk Zone Specific Standards in Appendix A Flood Damage Prevention Code to reduce the lowest floor elevation above the Base Flood Elevation (BFE) from three feet to two feet.

Recommendation

Staff recommends approval of the proposed amendment.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE FLOOD DAMAGE PREVENTION CODE TO
REDUCE THE LOWEST FLOOR ABOVE BASE FLOOD ELEVATION FROM
THREE FEET TO TWO FEET; AND FOR OTHER PURPOSES.**

WHEREAS, on May 10, 2022, City Council approved an ordinance amending the Land Development Code establishing additional findings of fact with Base Level Engineering (BLE) data for Flood Hazard Information; and

WHEREAS, City Council requested staff revisit the three foot elevation requirement;

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

Section 1: Amendment: That **Section B. Risk Zone Specific Standards** in Appendix A Flood Damage Prevention Code of Appendix B Land Development Code of the Bentonville Municipal Code is hereby *amended* with the following Attachment A: Flood Damage Prevention Code Amendment, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2: Codification: That **Sec. 1500.06 Flood Damage Prevention Code Adopted by Reference** is hereby deleted and replaced with Appendix A Flood Damage Prevention Code as amended.

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

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

PASSED and APPROVED this _____ day of _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

SECTION B. RISK ZONE SPECIFIC STANDARDS

In addition to the General Standards, the following standards apply to specific development types in specific Risk Zones, except as revised in Section E of this Article. Risk Zones listed in this Code that do not appear on the current FIRM are not applicable.

(1) In AE Risk Zones: Special Flood Hazard Areas with base floods determined

a) For Residential Structures in Zone AE:

1. For all new residential structures, the top surface of the lowest floor must have an elevation 32 feet or more above the published BFE. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.
2. For all substantial improvements or substantial damage to existing residential structures, the entire structure becomes subject to the requirements of a new residential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing residential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new residential structure.

b) For Nonresidential Structures in Zone AE:

1. All new commercial, industrial or other nonresidential structures must either:
 - a. have the lowest floor (including basement) elevated 32 feet or more above the base flood level or
 - b. be floodproofed such that, together with attendant utility and sanitary facilities, be designed so that below an elevation of 32 feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - c. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify on a Floodproofing Certificate that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
2. For all substantial improvements or substantial damage to existing commercial, industrial or other nonresidential structures the entire structure becomes subject to the requirements of a new nonresidential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing nonresidential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new nonresidential structure.

c) For Manufactured Homes in Zone AE:

1. All manufactured homes that are placed or substantially improved on sites:
 - a. outside of a manufactured home park or subdivision,
 - b. in a new manufactured home park or subdivision,
 - c. in an expansion to an existing manufactured home park or subdivision, or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such

that the lowest floor of the manufactured home is elevated 3 feet or more **above** the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

2. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision on the community's FIRM that are not subject to the provisions of paragraph (1.) of this section be elevated so that either:
 - a. the lowest floor of the manufactured home is ~~3-2~~ feet or more above the base flood elevation, or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than ~~36-inches~~ 2 feet in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.
4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
- d) **Where FEMA has not established a regulatory floodway in Zone AE**, no Floodplain Development Permit may be issued unless a detailed engineering analysis is submitted along with the application that demonstrates the increase in base floodwater elevation due to the proposed development and all cumulative developments since the publication of the current FIRM will be less than 1 foot.

(2) Floodways: High risk areas of stream channel and adjacent floodplain

- a) **Developments in regulatory floodways are prohibited, unless**
 1. **A No-Rise Certificate**, signed and stamped by a Professional Engineer licensed to practice in the State of Arkansas, **is submitted** to demonstrate through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed development would not result in any increase in flood levels within the community during the occurrence of a base flood event; **or**
 2. **All requirements of 44 CFR §65.12 are first met.**
- b) **No Manufactured Home may be placed in a regulatory floodway**, regardless of elevation height, anchoring methods, or No-Rise Certification.

(3) In AH or AO Risk Zones: Special Flood Hazard Areas of shallow flooding

- a) **For Residential Structures in Zones AH or AO:**
 1. All new residential structures must be constructed with the top surface of the lowest floor elevated 3 feet or more above the published BFE, or ~~32~~ feet or more above the highest adjacent grade in addition to the depth number specified (~~at least 2 feet if no depth number is specified~~) on the community's FIRM. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.
 2. For all substantial improvements or substantial damage to existing residential structures the entire structure becomes subject to the requirements of a new residential structure.

3. For any reconstruction, rehabilitation, addition, or other improvement to an existing residential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new residential structure

b) For Nonresidential Structures in Zones AH or AO:

1. All new commercial, industrial or other nonresidential structure must either:
 - a. have the top surface of the lowest floor elevated ~~3~~2 feet or more above the published BFE, or ~~3~~2 feet or more above the highest adjacent grade in addition to the depth number specified (at least 2 feet if no depth number is specified) on the community's FIRM, with documentation on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas; or
 - b. be floodproofed such that the structure, together with attendant utility and sanitary facilities be designed so that below ~~3~~2 feet or more above the published BFE in Zone AH, or ~~3~~2 feet or more above the base specified flood depth in an AO Zone, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
2. For all substantial improvements or substantial damage to existing commercial, industrial or other nonresidential structures the entire structure becomes subject to the requirements of a new nonresidential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing nonresidential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new nonresidential structure.

c) For Manufactured Homes in Zones AH or AO:

1. All manufactured homes that are placed or substantially improved on sites:
 - a. outside of a manufactured home park or subdivision,
 - b. in a new manufactured home park or subdivision,
 - c. in an expansion to an existing manufactured home park or subdivision, or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated ~~3~~2 feet or more above the published BFE, or ~~3~~2 feet or more above the highest adjacent grade in addition to the depth number specified (at least 2 feet if no depth number is specified) on the community's FIRM, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
2. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision on the community's FIRM that are not subject to the provisions of paragraph 1. of this section be elevated so that either:
 - a. the lowest floor of the manufactured home meets the elevation standard of paragraph 1., or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than ~~36-inches~~2 feet in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.

4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
 - d) **Where FEMA has not established a regulatory floodway in Zone in Zones AH or AO**, no Floodplain Development Permit may be issued unless a detailed engineering analysis is submitted along with the application that demonstrates the increase in base floodwater elevation due to the proposed development and all cumulative developments since the publication of the current FIRM will be less than 1 foot.
 - e) **Require adequate drainage paths** around structures on slopes, to guide flood waters around and away from proposed structures.
-

(4) In “A” Risk Zones: Special Flood Hazard Areas with no base flood elevations determined

- a) **In Zone A, The applicant or the applicant’s agent must determine a base flood elevation prior to construction. The BFE will be based on a source or method approved by the local Floodplain Administrator.**
- b) **For Residential Structures in Zone A:**
 1. For all new residential structures, the top surface of the lowest floor must have an elevation ~~3~~2 feet or more above the BFE. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.
 2. For all substantial improvements or substantial damage to existing residential structures, the entire structure becomes subject to the requirements of a new residential structure.
 3. For any reconstruction, rehabilitation, addition, or other improvement to an existing residential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new residential structure.
- c) **For Nonresidential Structures in Zone A:**
 1. All new commercial, industrial or other nonresidential structures must either:
 - a. have the lowest floor (including basement) elevated ~~3~~2 feet or more above the base flood level or
 - b. be floodproofed such that, together with attendant utility and sanitary facilities, be designed so that below an elevation of ~~3~~2 feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - c. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify on a Floodproofing Certificate that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
 2. For all substantial improvements or substantial damage to existing commercial, industrial or other nonresidential structures the entire structure becomes subject to the requirements of a new nonresidential structure.

3. For any reconstruction, rehabilitation, addition, or other improvement to an existing nonresidential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new nonresidential structure.

d) For Manufactured Homes in Zone A:

1. All manufactured homes that are placed or substantially improved on sites:
 - a. outside of a manufactured home park or subdivision,
 - b. in a new manufactured home park or subdivision,
 - c. in an expansion to an existing manufactured home park or subdivision, or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated 3-2 feet or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 2. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision on the community's FIRM that are not subject to the provisions of paragraph (1.) of this section be elevated so that either:
 - a. the lowest floor of the manufactured home is 3-2 feet or more above the base flood elevation, or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36-inches 2 feet in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.
 4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
- e) **Base flood elevation data and a regulatory floodway**, utilizing accepted engineering practices, shall be generated for subdivision proposals and other proposed development including the placement of **manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser**, if not otherwise provided.



Planning Area Boundary Amendment

PC Date: 7/5/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Background

State Statute Sec. 14-56-413 establishes *territorial jurisdiction* establishing authority for cities to administer and enforce planning and zoning ordinances outside of the corporate limits. Bentonville, with an official census population over 50,000, is allowed *territorial jurisdiction* that extend up to two miles from the corporate limits. Because that distance overlaps with many of our adjacent cities, the *territorial jurisdiction* must be half the distance between the two cities, or as agreed upon by the cities.

State Statute Sec. 14-56-412 gives Planning Commission the authority to prepare and maintain a map showing the general location of streets, public ways and public property and the boundaries of the area within the *territorial jurisdiction* for which it will prepare plans, ordinances and regulations. This map is to be known as the *Planning Area Map*.

History

Bentonville last updated its PAM in 2012. This was the planning area used to prepare the most recent Future Land Use Map in 2018. Several conditions suggest now is the time to revise the PAM.

- 1) Since 2012, several annexations have occurred that extend well beyond our current planning area, particularly to the south. In fact, Bentonville's city limits now overlap with Cave Springs' planning boundary.
- 2) The city intends to update the Future Land Use Map in 2023 and it should be developed with an accurate and up-to-date planning area map.
- 3) The revised planning area will allow the city to adequately plan for infrastructure by updating its Master Street Plan, Master Parks Plan, and Bike and Pedestrian Plan for the newly annexed areas.

Analysis

There are two primary options for revising the planning area:

Option 1: Extend the planning area to the current corporate limits, which would only add those areas recently annexed, shown on the map labeled "Option 1."

Option 2: Extend the planning area to meet the Highfill and Cave Springs planning areas, shown on the map labeled "Option 2."

Staff presented these options to planning, engineering, transportation, electric, fire, police, water and wastewater. The predominant recommendation was to proceed with Option 2. It seemed a logical boundary to be consistent with adjacent city's planning areas and eliminate any gaps between cities. The revised area was also presented to Cave Springs and Highfill.

Recommendation

Staff recommends amending the Planning Area Map as identified on the attached map labeled "Option 2."

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A REVISED PLANNING AREA MAQP FOR THE
CITY OF BENTONVILLE, ARKANSAS PURSUANT TO ARKANSAS CODE
ANNOTATED §14-56-414.**

WHEREAS, on January 12, 2012, Bentonville City Council adopted a revised planning area map;

WHEREAS, since then, annexations have extended beyond the boundaries of the planning area map;

WHEREAS, the planning area map must be updated to include the new city limits to allow for planning and development; and

WHEREAS, on July 5, 2022, Bentonville Planning Commission recommended that the Bentonville City Council adopted a revised planning area map;

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

Section 1: That the planning area map of the City of Bentonville, Arkansas shall be amended as shown on Attachment A: Planning Area Map pursuant to Arkansas Code Annotated §14-56-414, one electronic copy and one paper copy of which is on file with the City Clerk and is hereby referred to, adopted and made part hereof as though it were copied herein fully; and

Section 2: That a copy of this resolution and Attachment A: Planning Area Map be filed with the County Recorder.

Section 3: That this resolution shall be in full force and effect from and after the date of its passage.

Section 4: 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.

PASSED and APPROVED this ____ day of _____, 2022.

APPROVED

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



Consent Agenda Items

For the Planning Commission meeting on July 5, 2022

Reviewer: Elizabeth Johnson, Senior Planner

- ❖ At the Technical Review meeting held on June 28, 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 52 & 53 of Applegate Subdivision, Anna, Steven & Belinda Hill, 1410 A & B Bella Vista Road, 3710 & 3810 N Rainbow Farm Road, R-1, Low Density Single-Family Residential, LS21-0075

A lot split of existing Lot 5 (+/- 0.36 acres) of Applegate Subdivision creating new Lot 52 (+/-0.162 acres) and Lot 53 (+/- 0.164 acres) of Applegate Subdivision Addition. Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Bella Vista Road. The plat dedicates various public utility easements to serve the newly created lots. Since Bella Vista Road is designated as a collector street on the Master Street Plan, there is a note on the plat that only one combined point of access will be allowed for both new lots so a shared access easement will be required.

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

Lot Split: Lot 18, Block 16 of Railroad Addition, Grant Nevill, 301 SE Henry, Downtown High Density Residential, LS22-0025

A lot split of the West ½ of existing Lot 9 (+/- 0.20 acres), Block 16 of Railroad Addition, creating new Lot 18 (+/- 0.20 acres) Block 16 of Railroad Addition. Per the requirements of the Master Street Plan, the plat dedicates a right-of-way along SE Henry to the South. The plat dedicates various public utility easements to serve the newly created lot.

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

Property Line Adjustment: Lots 1 & 2 of Urban Bentonville Subdivision, Urban Share, LLC, 805 SE C Street & 402 SE 8th Street, DC, Downtown Core, PLA22-0012

A property line adjustment of unplatted section land creating new Lot 1 (+/-0.32 acres) and Lot 2 (+/-0.76 acres) of Urban Bentonville Subdivision. Per the requirements of the Master Street Plan, the plat dedicates right-of-way along SE C Street. Right-of Way along SE 8th Street is adequate. The plat dedicates various public utility easements to serve the newly created lots.

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

Property Line Adjustment: Lot 1 Crabtree Addition Phase 2, Katie Christian, 710 NW B Street, R-1, Low Density Single-Family Residential, PLA22-0014

A property line adjustment part of existing Lot 26 of Crabtree Addition and part of Lots 4, 5, and 6, Block 26 of Deming's 2nd Addition creating new Lot 1 (+/-0.19 Acres) of Crabtree Addition Phase 2. The plat dedicates a 15-foot public utility easement along the western property line.

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

Property Line Adjustment: Lots 3 & 4 of Stagecoach Subdivision, Mark E. Smith and Karen E. Smith, 3710 & 3810 N Rainbow Farm Road, R-E, Residential Estates, PLA22-0015

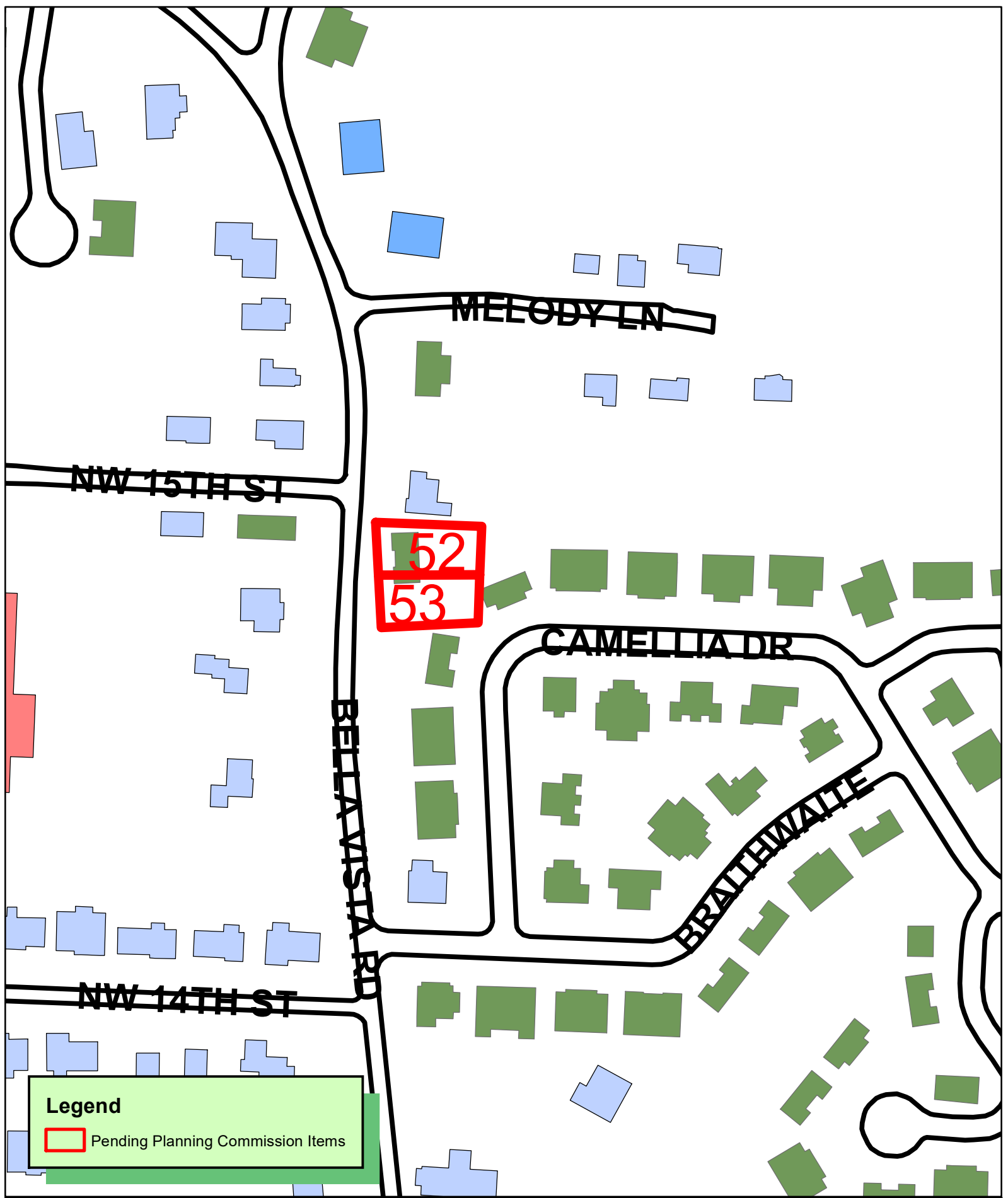
A property line adjustment of Lots 1 and 2 of Stagecoach Subdivision creating new Lot 3 (+/-1.87 acres) and Lot 4 (+/- 2.34 acres) of Stagecoach Subdivision. The plat dedicates 35 feet of right-of-way for a future extension of Shell Road to meet the Master Street Plan requirements.

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

Property Line Adjustment: Lots 17 & 18, Block 7 of Gilmore's Addition, Randall Hinton Development, LLC, 521, 525, 529, 535, 537 & 540 SW 5th Street, DN-2, Downtown Medium, Density Residential, PLA22-0016

A property line adjustment of existing Lots 1, 3, 5 & 7, Block 7 of Gilmore's Addition creating new Lot 17 (+/-0.37 acres) and Lot 18 (+/- 0.33 acres), Block 7 of Gilmore's Addition. The plat dedicates a small piece of right-of-way in the northwest corner of the property to allow for the radius to be constructed at the intersection of SW 5th Street and SW E Street. The other portion of these streets meet or exceed the requirements of the Master Street Plan. The plat dedicates various public utility easements to serve the newly created lots. A cross access easement is being dedicating between the new lots to allow for cross access in the future.

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



Legend

 Pending Planning Commission Items

Miscellaneous Notes

STATE RECORDING NUMBER:

500-20N-30W-0-19-320-04-1826

COMPLETED FIELD WORK:

SEPTEMBER 13, 2021

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DOCUMENT NO. 1202161722.

2. SURVEY PLAT FILED IN PLAT BOOK 18 AT PAGE 38.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

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

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

THERE WILL ONLY BE ONE POINT OF EGRESS/INGRESS FOR BOTH LOTS 52 & 53 ONTO BELLA VISTA ROAD.

Zoning & Setback Information

CURRENTLY ZONED: R-1

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

Record Description

LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "18" AT PAGE 38.

Survey Description

PROPOSED LOT 52

BEING A PART OF LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "18" AT PAGE 38, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, APPLGATE SUBDIVISION; THENCE SOUTH 87°51'30" EAST A DISTANCE OF 18.54 FEET TO A SET 5/8" REBAR, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°51'30"E A DISTANCE OF 112.60 FEET TO A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 02°02'11" WEST A DISTANCE OF 59.86 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89°43'34" WEST A DISTANCE OF 114.32 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°09'34" EAST A DISTANCE OF 12.50 FEET TO A SET 5/8" REBAR; THENCE NORTH 03°47'34" EAST A DISTANCE OF 52.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.162 ACRES, MORE OR LESS. SUBJECT TO EASEMENT AND RIGHT-OF-WAYS OF RECORD.

PROPOSED LOT 53

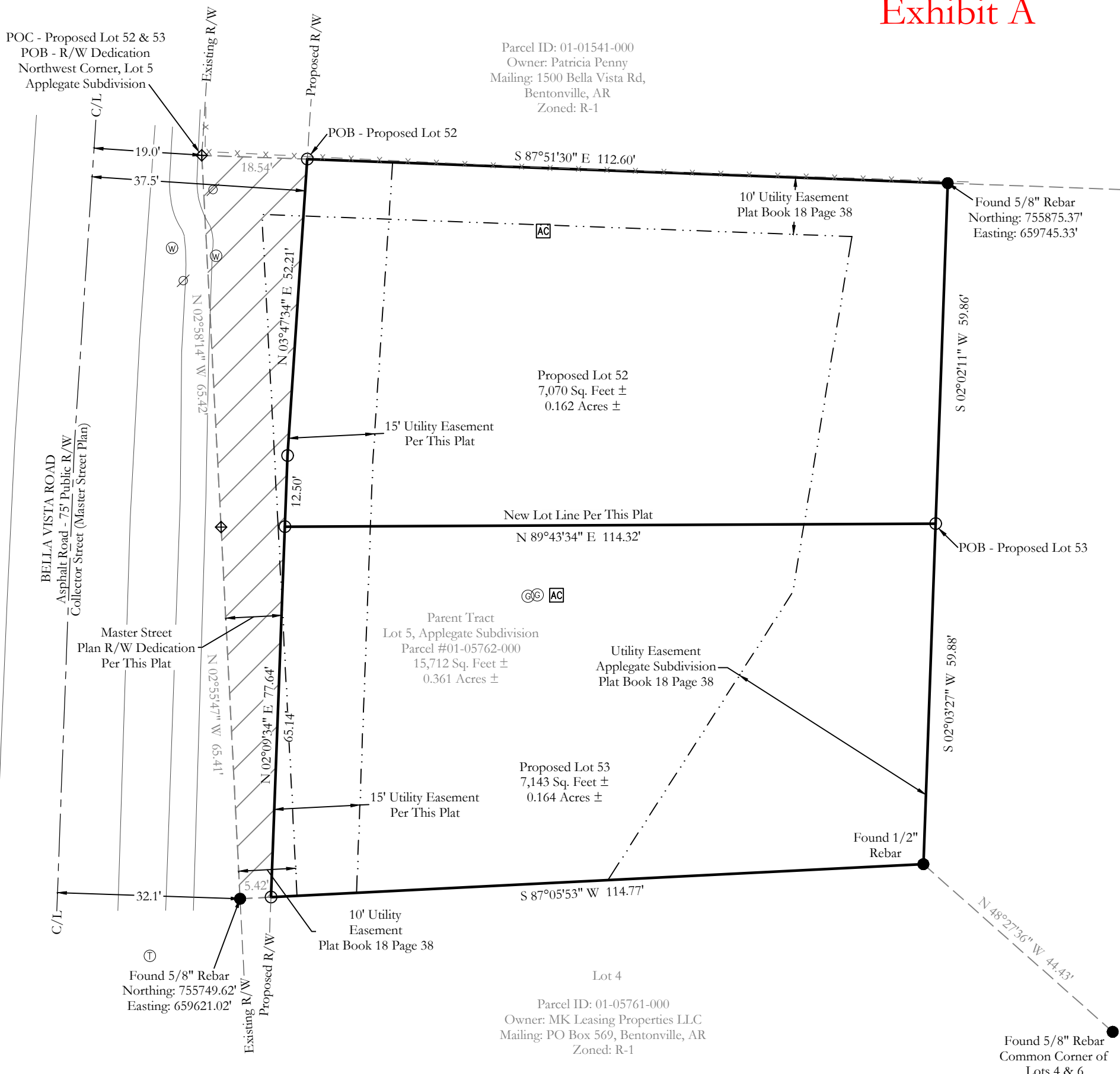
BEING A PART OF LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "18" AT PAGE 38, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, APPLGATE SUBDIVISION; THENCE SOUTH 87°51'30" EAST A DISTANCE OF 131.14 FEET TO A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 02°02'11" WEST A DISTANCE OF 59.86 FEET TO A SET 5/8" REBAR, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°03'27" WEST A DISTANCE OF 59.88 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 87°05'53" WEST A DISTANCE OF 114.77 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°09'34" EAST A DISTANCE OF 65.14 FEET TO A SET 5/8" REBAR; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°43'34" EAST A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING. CONTAINING 0.164 ACRES, MORE OR LESS. SUBJECT TO EASEMENT AND RIGHT-OF-WAYS OF RECORD.

RIGHT-OF-WAY DEDICATION

BEING A PART OF LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, APPLGATE SUBDIVISION; THENCE SOUTH 87°51'30" EAST A DISTANCE OF 18.54 FEET TO A SET 5/8" REBAR; THENCE SOUTH 03°47'34" WEST A DISTANCE OF 52.21 FEET TO A SET 5/8" REBAR; THENCE SOUTH 02°09'34" WEST A DISTANCE OF 77.64 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°05'53" WEST A DISTANCE OF 5.42 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 02°55'47" WEST A DISTANCE OF 65.41 FEET; THENCE NORTH 02°58'14" WEST A DISTANCE OF 65.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.034 ACRES MORE OR LESS.

LOT SPLIT OF LOT 5 IN APPLGATE SUBDIVISION CREATING LOTS 52 & 53

Exhibit A

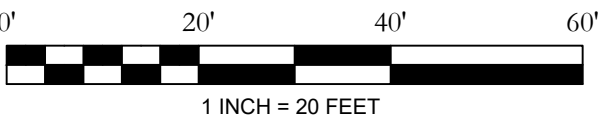


BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°23'23.1892"
LONGITUDE = -94°13'03.3722"
CONVERGENCE ANGLE = -01°17'25.5174"
DISTANCES SHOWN ON PLAT ARE GROUND.

Utility Notes

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

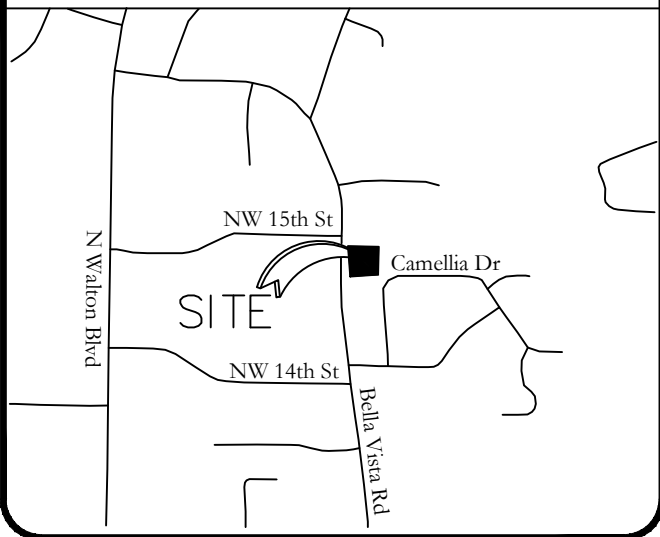
BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



Legend of Symbols & Abbreviations

- BOUNDARY LINE
- ADJACENT LINE / THE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U/E)
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- WATER METER
- AIR CONDITIONER

Vicinity Map



CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION _____

HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1826
STATE OF ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

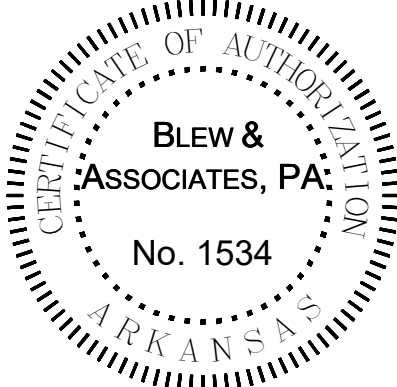
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 21ST DAY OF SEPTEMBER, 2021.

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

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
ANS, 9/27/2021	HM	CW
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS	21-7060	
LOCATIONS:	1410A & 1410B BELLA VISTA ROAD, BENTONVILLE, AR 72712	

FOR THE USE AND BENEFIT OF:

STEVEN SIMMONS

COB PROJECT NO. LS21-0075

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 5 OF APPLGATE
SUBDIVISION; CREATING NEW LOTS 52 AND 53 OF APPLGATE SUBDIVISION
TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS21-0075)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 5 OF APPLGATE SUBDIVISION creating new LOTS 52 AND 53 OF APPLGATE SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on July 5, 2022;

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

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

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

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

Section 1: That the lot split of LOT 5 OF APPLGATE SUBDIVISION creating new LOTS 52 AND 53 OF APPLGATE 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 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.

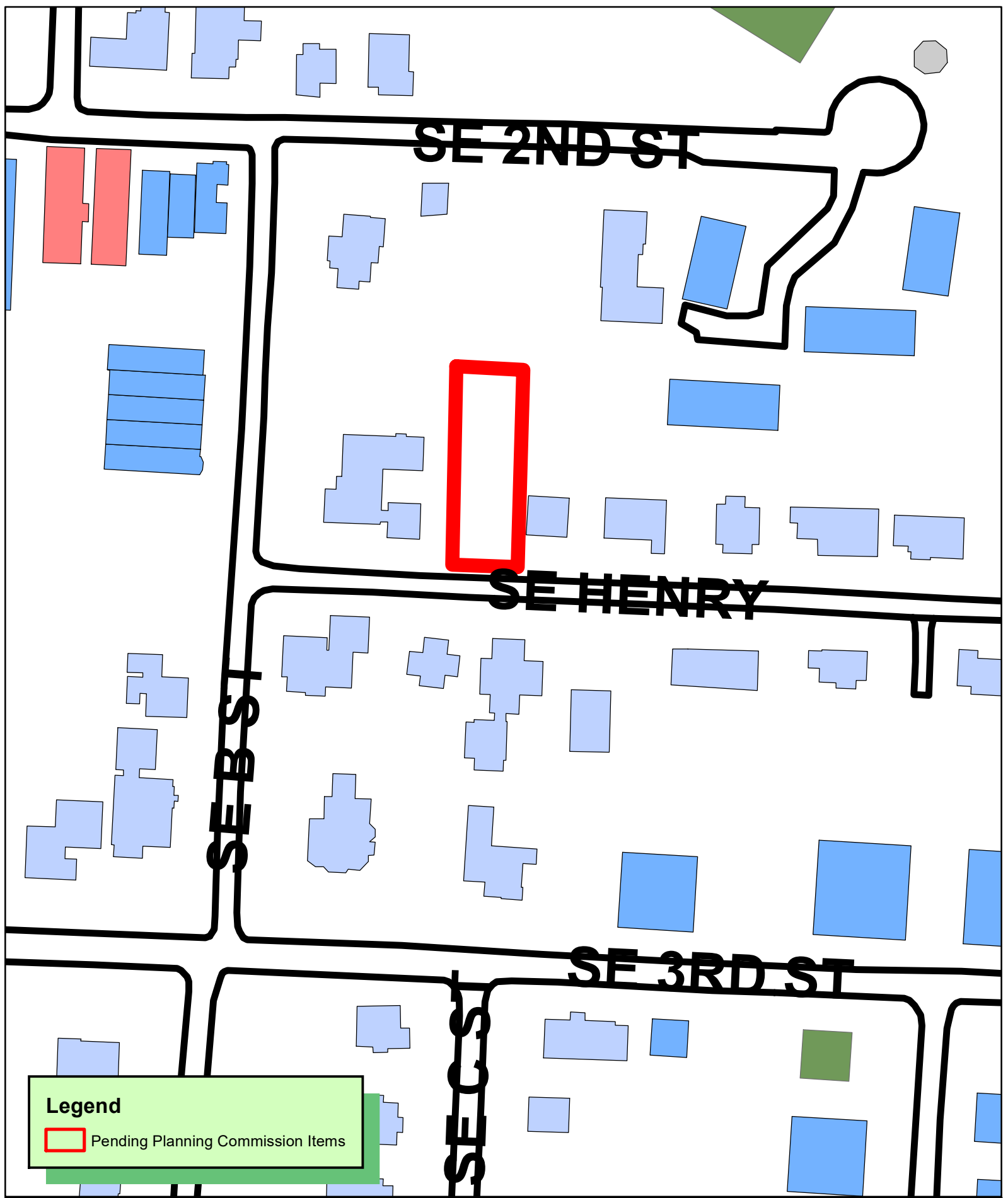
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



SE 2ND ST

SE HENRY

SE 3RD ST

SE B ST

SE C ST

Legend

 Pending Planning Commission Items

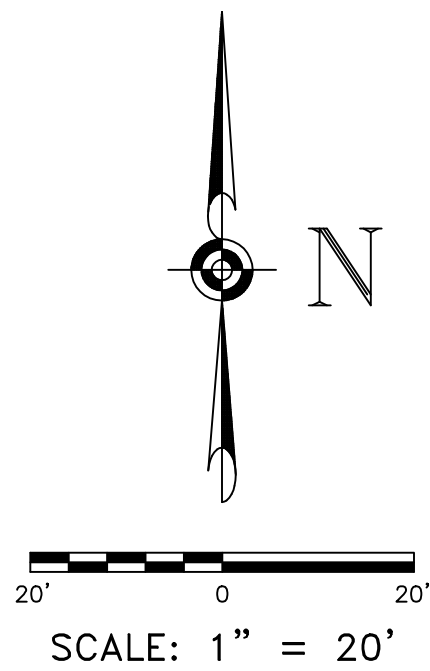


1 inch = 100 feet

**LS22-0025 7/5/22
LOT SPLIT
RAILROAD ADDITION
LOT 9 BLOCK 16 CREATING LOT 18**



Exhibit A



SCALE: 1" = 20'

ZONING NOTE: ZONED DN-3
SETBACKS SHALL BE PER THE
CURRENT ZONING DISTRICT AS
STATED IN THE MOST RECENT CITY
OF BENTONVILLE ZONING CODE. FOR
MORE INFO VISIT
WWW.BENTONVILLEPLANNING.COM OR
CALL THE PLANNING DEPARTMENT @
479-271-3122.

NOTE: OWNER TO CONTACT NEW
SERVICE COORDINATOR (271-3139)
TO DISCUSS ELECTRIC SERVICE PRIOR
TO BEGINNING ANY CONSTRUCTION.
FAILURE TO CONTACT BEUD PRIOR TO
CONSTRUCTION WILL RESULT IN
DELAYS TO GET ELECTRIC SERVICE.

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

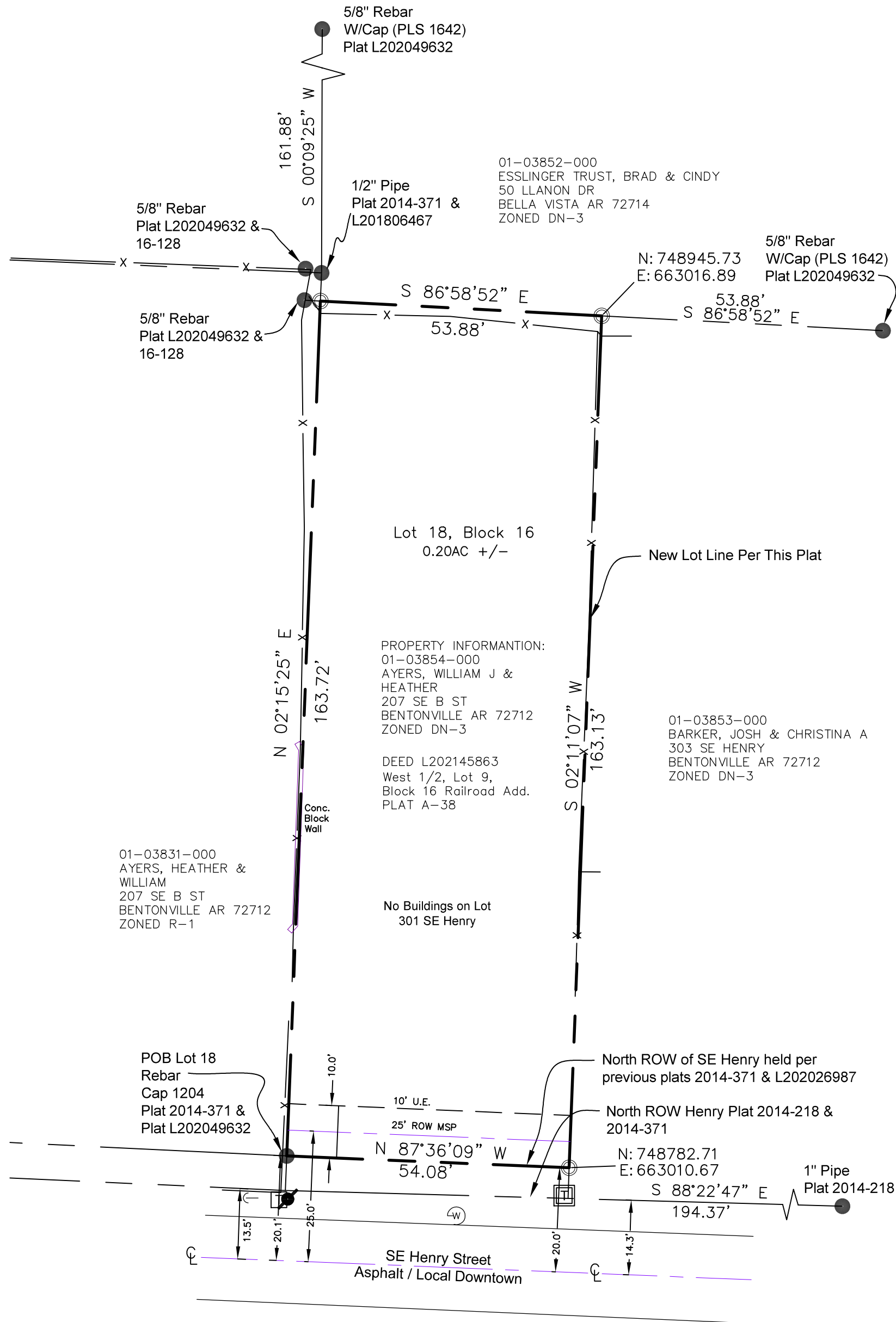
NOTE: BEUD'S STANDARD PRACTICE
IS TO PLACE UNDERGROUND
EQUIPMENT (TRANSFORMERS,
SECONDARY PEDESTALS, JUNCTION
BOXES, ETC) ON THE LOT LINE OF A
DEVELOPMENT. ANY ADJUSTMENTS
TO THE PROPERTY LINE THAT RESULT IN
OUR EQUIPMENT NOT BEING ON THE
LOT LINE WILL REQUIRE THE
DEVELOPER TO PAY FOR THE COST
OF BEUD TO RELOCATE THE
EQUIPMENT TO THE LOT LINE.

NOTE: IT IS THE RESPONSIBILITY OF
THE DEVELOPER TO COORDINATE WITH
THE NEW SERVICE COORDINATOR @
479 271-3139 TO DETERMINE IF
EQUIPMENT IS IN CONFLICT.

NOTE: 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

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

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



CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION

COMMUNITY DEVELOPMENT DIRECTOR

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:

PRINTED OWNER NAME:

SOURCE OF TITLE:
W.D. L202145863

STATE OF ARKANSAS

COUNTY OF

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY

OF 20

NOTARY PUBLIC SIGNATURE

LEGEND

	MONUMENT FOUND (AS NOTED)
	SET 5/8" REBAR W/CAP OR NAIL
	UTILITY POLE
	WATER METER
	TELEPHONE RISER
	TELEPHONE BOX
	GUY WIRE
	WOOD FENCE
	CHAIN FENCE
	CENTERLINE
	OFFSITE LOT LINES
	LOT LINES

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 are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, N 746496.56, E 661509.95, NAVD 88 1289.05, Convergence -01°17'10.54\".
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- The hereon described property is classed Urban.
- 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.
- Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per FEMA FIRM Map Community Map Number 05007C0255K, effective date, June 5, 2012 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

01-03854-000 TRACT DESCRIPTION (DEED L202145863)

THE W1/2 OF LOT 9, BLOCK 16 IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGE 38. EXCEPT FOR THAT PORTION OF THE SOUTH END OF SAID LOT 9 NOW A PART OF HENRY STREET.

LOT 18 DESCRIPTION:

PART OF LOT 9, BLOCK 16 IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR WITH CAP 1204; THENCE N02°15'25"E A DISTANCE OF 163.72 FEET; THENCE S86°58'52"E A DISTANCE OF 53.88 FEET; THENCE S02°11'07"W A DISTANCE OF 163.13 FEET; THENCE N87°36'09"W A DISTANCE OF 54.08 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.20 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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:

SIGNED: ARKANSAS LS NO.1636



CITY PROJECT #LS22-0025

ATLAS PAGE 403A & 404

500-20N-30W-0-32-400-04-1636

REVISIONS

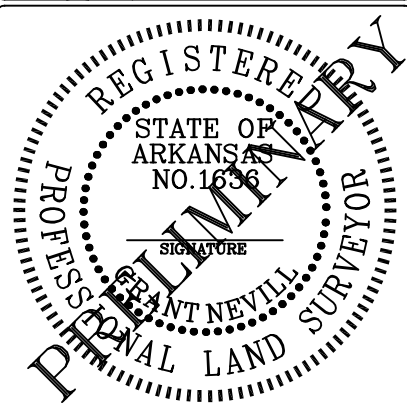
NO.	DATE	DESCRIPTION
1.	06/20/22	1st Sub Comments
2.		

CLIENT:

AYERS, WILLIAM J & HEATHER
207 SE B ST
BENTONVILLE AR 72712
479-422-0350

LOT ADJUSTMENT

WEST 1/2 LOT 9, BLOCK 16
RAILROAD ADDITION
CREATING LOT 18, BLOCK 16
RAILROAD ADDITION
BENTONVILLE, ARKANSAS



SURVEYOR

Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264

edagen@sbglobal.net

PLS: GEN

CAD: GEN

FIELD: HTN

FIELD: GEN

DWG: 2022-0002 SPLT

DATE: MAY 31,2022

SHEET: 1 OF 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF WEST ½ OF LOT 9, BLOCK 16 OF
RAILROAD ADDITION; CREATING NEW LOT 18, BLOCK 16 OF RAILROAD
ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: LS22-0025)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of WEST ½ OF LOT 9, BLOCK 16 OF RAILROAD ADDITION creating new LOT 18, BLOCK 16 OF RAILROAD ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on July 5, 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 WEST ½ OF LOT 9, BLOCK 16 OF RAILROAD ADDITION creating new LOT 18, BLOCK 16 OF RAILROAD ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

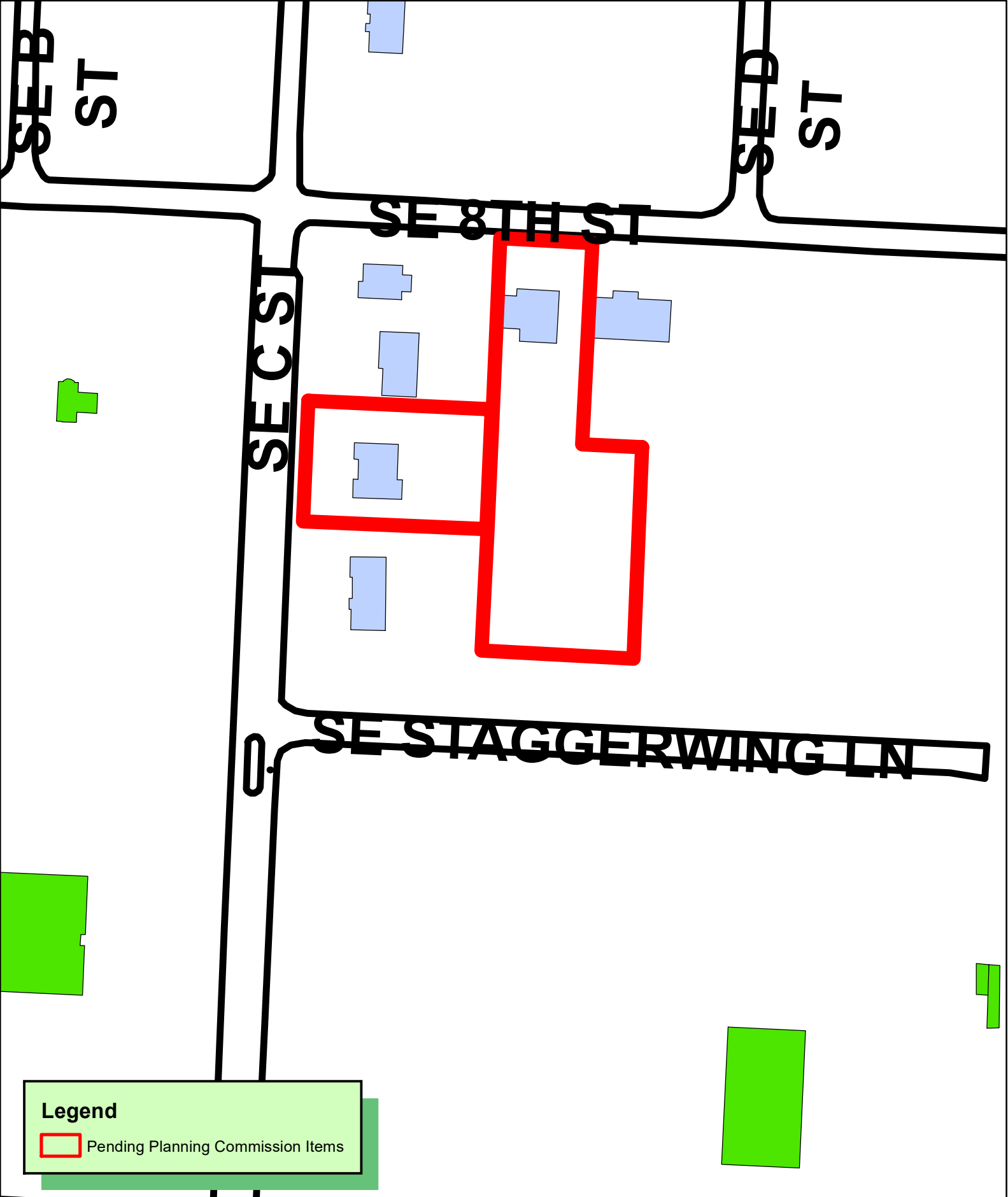
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items

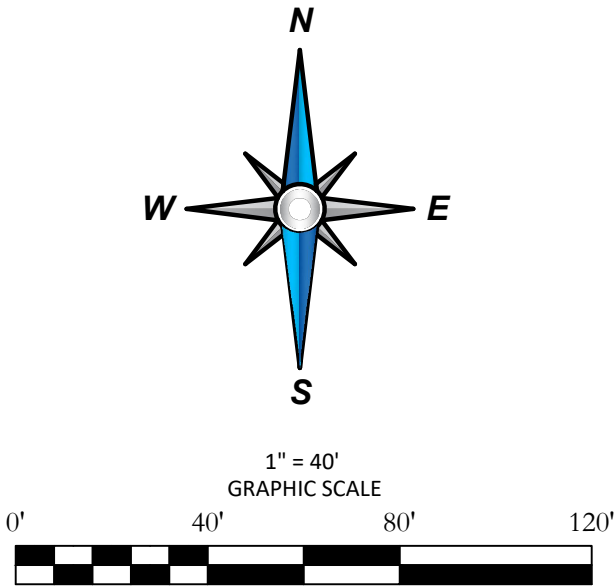

1 inch = 100 feet

PLA22-0012 05/17/22
PROPERTY LINE ADJUSTMENT
URBAN SHARE LLC
PARCELS 01-00716-000, 01-00719-000
CREATING LOTS 1-2

26

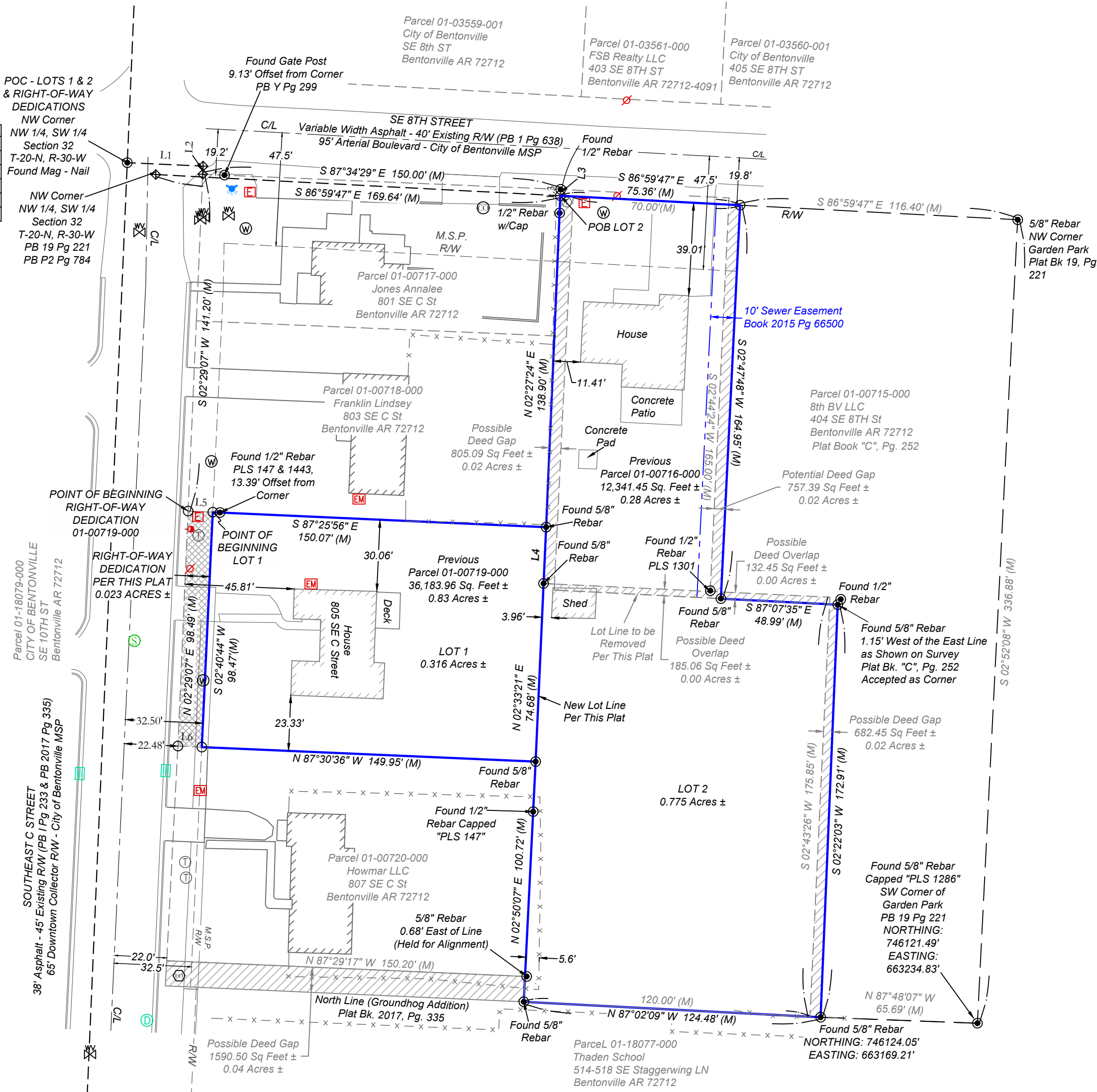


PROPERTY LINE ADJUSTMENT FOR PARCELS
01-00716-000 & 01-00719-000 CREATING "TBD-SUB" LOTS 1 & 2
402 SE 8TH STREET, BENTONVILLE, AR 72712
BENTON COUNTY



LINE	BEARING	DISTANCE
L.1	S 87°24'19" E	31.77'(M)
L.2	S 02°29'07" W	3.41'(M)
L.3	S 02°27'24" W	2.67'(M)
L.4	N 02°33'21" E	23.61'(M)
L.5	S 87°25'56" E	10.35'(M)
L.6	S 87°30'36" E	10.02'(M)

POC - LOTS 1 & 2
& RIGHT-OF-WAY
DEDICATIONS
NW Corner
NW 1/4, SW 1/4
Section 32
T-20-N, R-30-W
Found Mag - Nail
NW Corner
NW 1/4, SW 1/4
Section 32
T-20-N, R-30-W
PB 19 Pg 221
PB P2 Pg 784



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR PLS 1659
- FIRE HYDRANT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS METER
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- FIBER OPTIC VAULT
- CLEANOUT
- MSP MASTER STREET PLAN
- (M) MEASURED/CALCULATED DIMENSION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SETBACK LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 18TH DAY OF JANUARY, 2022.



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



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SHEET 2 OF 2 COB PROJECT NO.: PLA22-0012

DATE	REVISION	BY

SURVEYOR JOB NUMBER: 21-11114	SURVEY DRAWN BY: ANS - 01/18/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 40'
FOR THE USE AND BENEFIT OF: CIGNUS REAL ESTATE	

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF
UNPLATTED SECTION LAND; CREATING NEW LOT 1 AND LOT 2 OF URBAN
BENTONVILLE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS;
AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA22-0012)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of UNPLATTED SECTION LAND creating new LOT 1 AND LOT 2 OF URBAN BENTONVILLE SUBDIVISION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on July 5, 2022;

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

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

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

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

Section 1: That the property line adjustment of UNPLATTED SECTION LAND creating new LOT 1 AND LOT 2 OF URBAN BENTONVILLE SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items



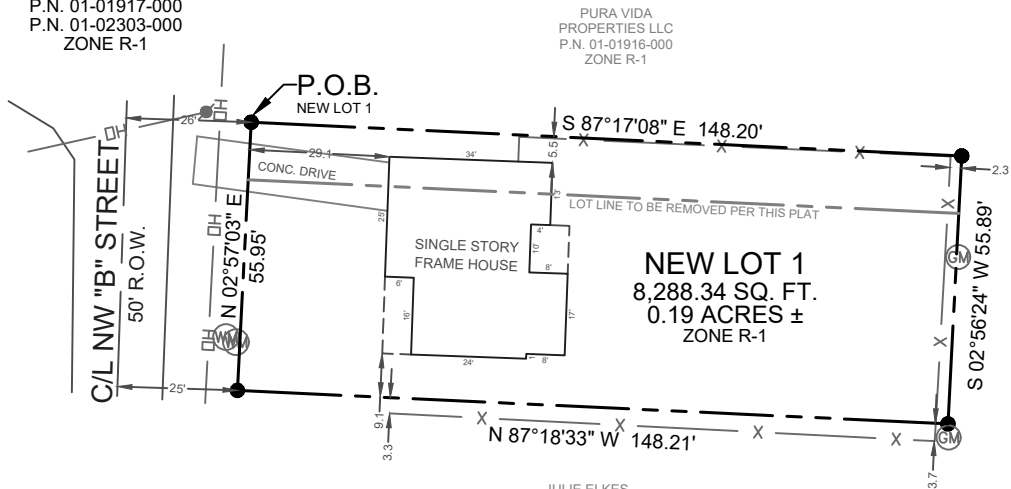
1 inch = 100 feet

PLA22-0014 6/26/22
PROPERTY LINE ADJUSTMENT
CRABTREE ADDITION PHASE 2
LOT 1



Exhibit A

PARENT TRACT
8,288.34 SQ. FT.
0.19 ACRES ±
P.N. 01-01917-000
P.N. 01-02303-000
ZONE R-1



ADAM & PATRICIA
BURNIGHT
P.N. 01-02300-000
ZONE R-1

JULIE ELKES
P.N. 01-02305-000
ZONE R-1

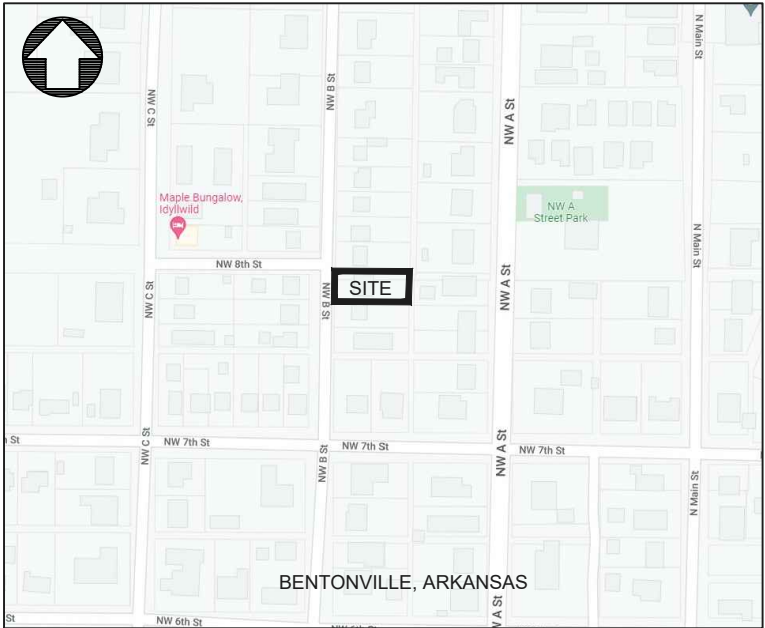
PARENT TRACT:

THE SOUTH 12 FEET OF LOT 26 OF CRABTREE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A", PAGE 10, AND THE NORTH 45 FEET OF LOTS 4, 5 AND 6, BLOCK 26 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 21, PAGE 212 OF THE BENTON COUNTY RECORDS.

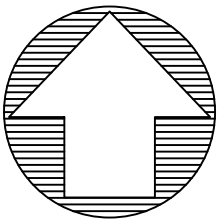
NEW LOT 1:

THE SOUTH 12 FEET OF LOT 26 OF CRABTREE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A", PAGE 10, AND THE NORTH 45 FEET OF LOTS 4, 5 AND 6, BLOCK 26 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 21, PAGE 212 OF THE BENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF THE SOUTH 12 FEET OF LOT 26 OF SAID CRABTREE ADDITION; THENCE S 87°17'08" E A DISTANCE OF 148.20 FEET; THENCE S 02°56'24" W A DISTANCE OF 55.89 FEET; THENCE N 87°18'33" W A DISTANCE OF 148.21 FEET; THENCE N 02°57'03" E A DISTANCE OF 55.95 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 8288.34 SQUARE FEET, OR 0.19 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



VICINITY MAP
(N.T.S.)



CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____
COMMUNITY DEVELOPMENT DIRECTOR

OWNERSHIP INFORMATION
KATIE CHRISTIAN
710 NW B STREET
BENTONVILLE, AR 72712-4740

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND

- FOUND REBAR
- ⦿ UTILITY POLE
- ⊕ WM WATER METER
- ⊕ GM GAS METER
- X — FENCE
- - - — PROPERTY LINE
- — — CENTERLINE
- OH — OVERHEAD LINE

NOTES:

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

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

5. 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 AT (479) 271-3122.

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

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

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

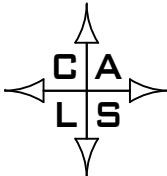
11. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



SCALE: 1" = 40'

DATE: 3-28-22

PROPERTY LINE ADJUSTMENT:
PART LOT 26, CRABTREE ADD.
& PART LOTS, 4, 5 & 6, BLOCK 26
DEMINGS 2ND ADDITION
CREATING LOT 1 CRABTREE
ADDITION, PHASE 2

710 NW "B" STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-028	ASD	RJC 31	1 OF 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART OF
EXISTING LOT 26 OF CRABTREE ADDITION AND PART OF LOTS 4, 5, AND 6,
BLOCK 26 OF DEMING’S 2ND ADDITION CREATING NEW LOT 1 OF CRABTREE
ADDITION PHASE 2 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR
OTHER PURPOSES.**

(PROJECT NUMBER: PLA22-0014)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PART OF EXISTING LOT 26 OF CRABTREE ADDITION AND PART OF LOTS 4, 5, AND 6, BLOCK 26 OF DEMING’S 2ND ADDITION creating new LOT 1 OF CRABTREE ADDITION PHASE 2 to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on July 5, 2022;

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

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

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

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

Section 1: That the property line adjustment of PART OF EXISTING LOT 26 OF CRABTREE ADDITION AND PART OF LOTS 4, 5, AND 6, BLOCK 26 OF DEMING’S 2ND ADDITION creating new LOT 1 OF CRABTREE ADDITION PHASE 2 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes; and

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

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

MERRYFIELD ST

MARJORIE ST

HARBISON ST

SW SHELL RD

3

4

SW TEA OLIVE LN

SW PECAN CIR

N RAINBOW FARM RD

N LN

Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE
-  Preliminary Sub Lots



1 inch = 150 feet

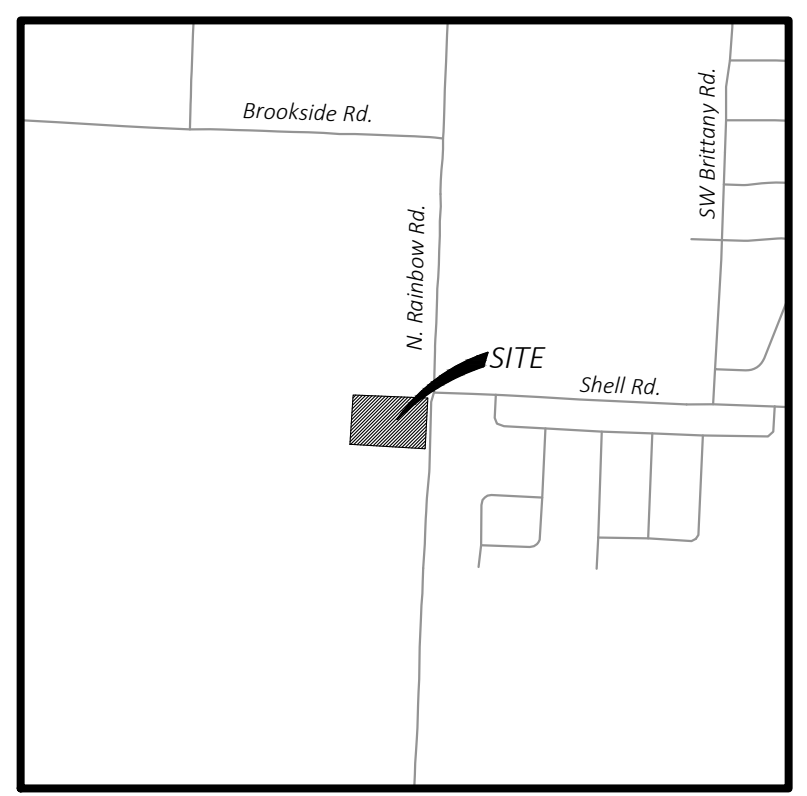
PLA22-0015 6/21/22
PROPERTY LINE ADJUSTMENT
STAGECOACH SUBDIVISION
LOTS 1-2 CREATING LOTS 3-4

Property Line Adjustment of Lots 1 & 2, Stagecoach Subdivision Creating Lots 3 & 4 Vetti Group Realty, LLC

3710 & 3810 N. Rainbow Farm Road
Bentonville, Benton County, Arkansas

Exhibit A

- GENERAL NOTES:**
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
 - This plat represents a Property Line Adjustment of the parcel recorded in Deed Records, DEED INSTR. #L202188993, INSTR. #L201812781, and INSTR. #L202189050 in the public records of Benton County, Arkansas.
 - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
 - Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
 - No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
 - The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
 - By scale map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C023K
Map Revised: June 5, 2012
 - No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
 - Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - There may not be fences or any other structures built in any drainage easements.
 - Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
 - Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
 - All structures must maintain minimum of 20' clearance from all electric lines.
 - BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
 - It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
 - Relocation of any existing electrical facilities shall be at the owner's expense.
 - Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



VICINITY MAP
NOT TO SCALE
Latitude: 36°20'10"N
Longitude: 94°16'22"W

Owner:
Parcel #: 01-18724-000, 01-18725-000
Mark & Karen Smith
3710 N Rainbow Farm Rd.
Bentonville, AR 72712

Surveyors:
CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS #1618



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: _____

Date of Execution: _____ Signed: _____

Address: _____

Print Name: _____ Mark Smith _____ Print Name: _____ Karen Smith _____

Source of Title: Inst. No. L201812781

Subscribed and sworn before me, this _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution: _____

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

Parent Tract Description Plat Instrument #L201913950:

Lot 1 and 2, Stagecoach Subdivision



ATLAS PAGE: 482

City of Bentonville Project # PLA22-0015

State Survey Code: 500-19N-R31W-0-10-340-04-1618



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

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

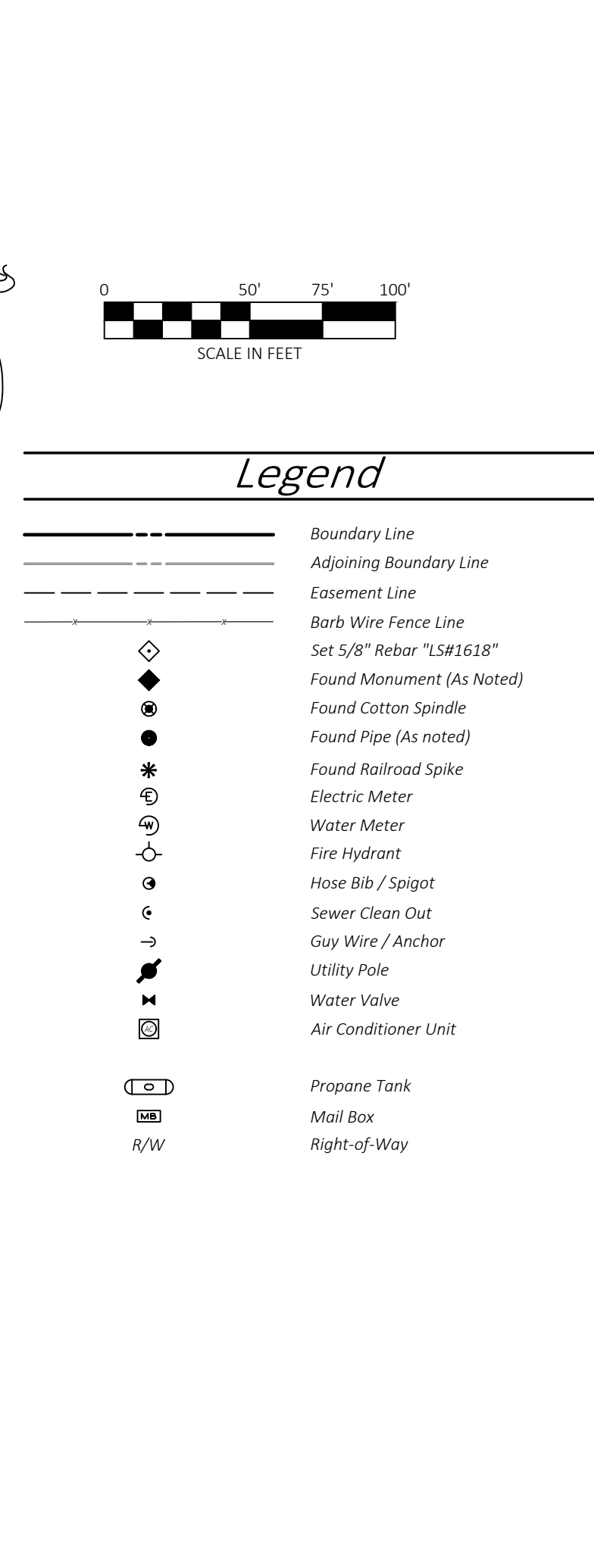
Property Line Adjustment
Vetti Group Realty, LLC
3710 & 3810 N. Rainbow Farm Road
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDS
FIELD WORK	KDM
CEI PROJECT NUMBER	32584
DATE	6/2/2022
REVISION	REV-1

Cover Sheet
SHEET TITLE

SHEET NUMBER



Property Line Adjustment
Vetti Group Realty, LLC
3710 & 3810 N. Rainbow Farm Road
Bentonville, Benton County, Arkansas

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDS
FIELD WORK	KDM
CEI PROJECT NUMBER	32584
DATE	6/2/2022
REVISION	REV-1

2 OF 2

State Survey Code: 500-19N-R31W-0-10-340-04-1618

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1 AND 2 OF STAGECOACH SUBDIVISION; CREATING NEW LOT 3 AND LOT 4 OF STAGECOACH SUBDIVISION THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: (PLA22-0015))

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 1 AND 2 OF STAGECOACH SUBDIVISION creating new LOT 3 AND LOT 4 OF STAGECOACH SUBDIVISION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on July 5, 2022;

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

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

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

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

Section 1: That the property line adjustment of LOTS 1 AND 2 OF STAGECOACH SUBDIVISION creating new LOT 3 AND LOT 4 OF STAGECOACH 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 property line adjustment by certifying said acceptance on the approved property line adjustment;

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

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

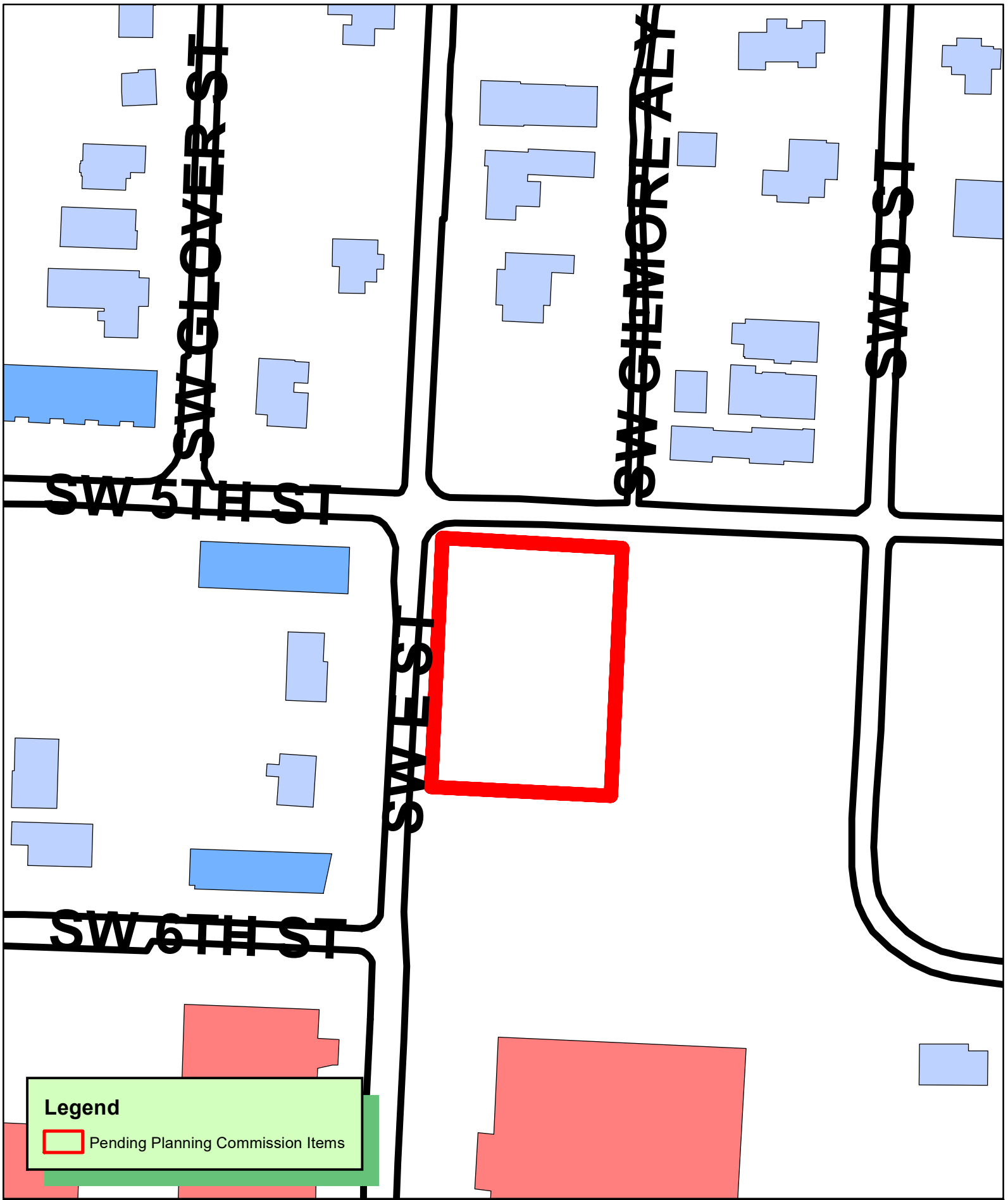
PASSED AND APPROVED this _____ day of _____, 2022.

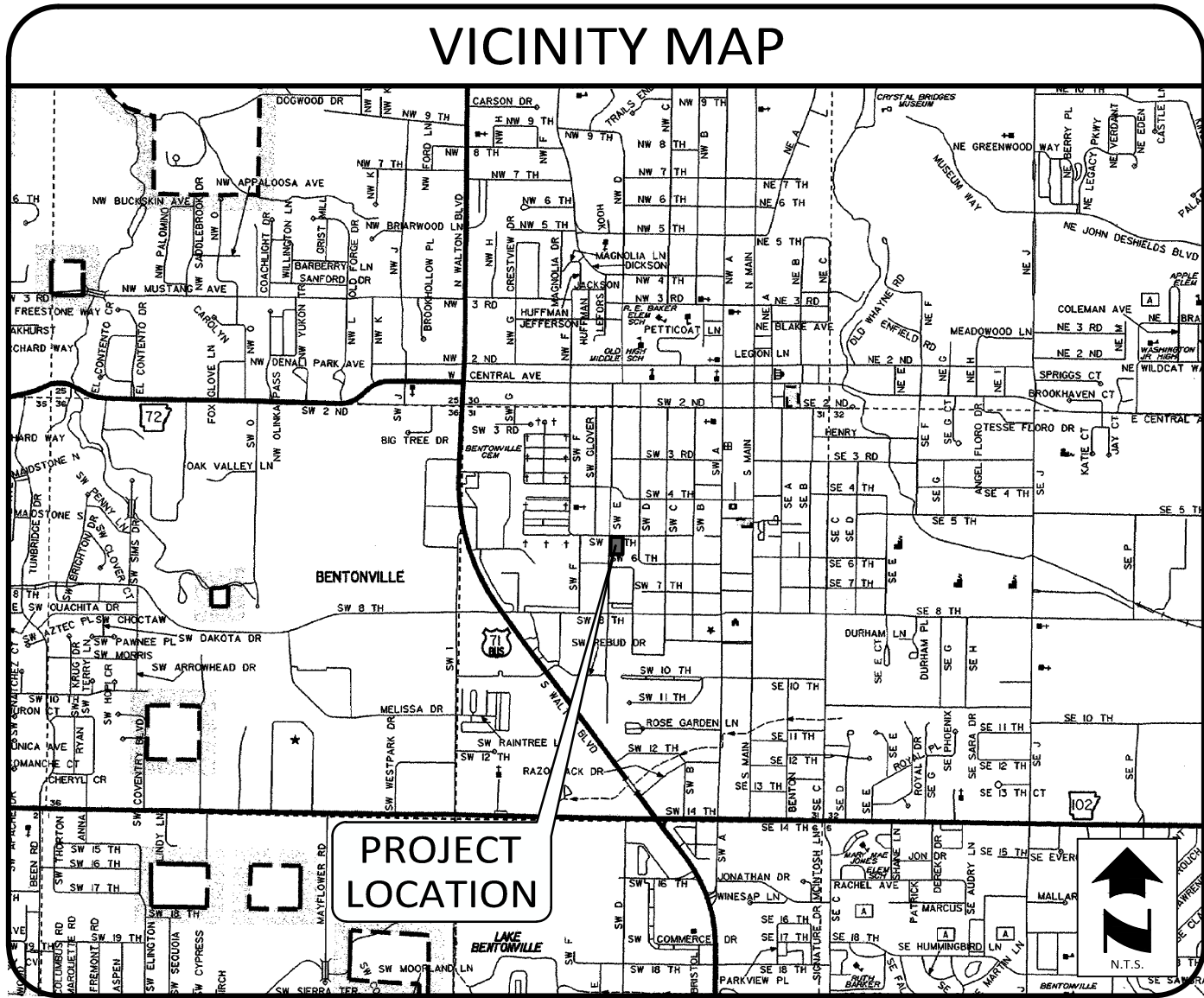
APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk





Lot Split

Lots 1, 3, 5, & 7, Block 7

Creating Lots 17 & 18, Block 7

Gilmore's Addition

LEGAL DESCRIPTION - WARRANTY DEED DOCUMENT L202157475:

Lots Numbered One (1), Three (3), Five (5) and Seven (7) in Block Numbered Seven (7), Gilmore's Addition to the City of Bentonville, Benton County, Arkansas, and being further described as: Beginning at the NW corner of Lot 1, Block 7, Gilmore's Addition, as shown in Plat Book "G", Page 310 of the Benton County Records, and said point being on the South Right of Way line of SW 5th Street, thence along said South Right of Way line S87° 53'50"E 150.00 feet, thence S02° 06'10"W 206.00 feet, thence N87° 53'50"W 150.00 feet to the East Right of Way line of SW "E" Street, thence along said East Right of Way line N02° 06'10"E 206.00 feet to the Point of Beginning, containing 30,900.00 square feet or 0. 709 acres, more or less.

Subject to all easements, covenants, restrictions, reservations and rights of way of record. Subject to all prior mineral reservations and oil and gas leases.

CERTIFICATE OF APPROVAL:

Pursuant To The Bentonville Subdivision Regulations And All Other Conditions And Approval having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairperson

Signed _____
City Clerk, City of Bentonville

Signed _____
Mayor, City of Bentonville

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source Of Title: D.R. _____

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day _____ of _____, 2022.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts, 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: June 14, 2022

Signed: _____
Registered Land Surveyor
No. 1834
State of Arkansas

GENERAL PLAT NOTES:

- Basis of Bearings - Grid North, Arkansas State Plane Coordinate System, North Zone (0301). Coordinates based on ARDOT Real Time Network solution from a fixed point having the following values: North 36°22'03.56766" Latitude, West 94°13'00.65931" Longitude, and Ellipsoid Height of 1211.83 USFT.
- Scale Factor - 1.0000286544 (grid to ground)
- Vertical Datum - NAVD 88 (Geoid 18) based on differential leveling and terrestrial observations from ARDOT RTN Position having an orthometric height of 1304.21 USFT
- Flood Information - Based on Graphical Review only of FIRM 05007C0255K and having a revision date of June 5, 2012, the subject property lies wholly within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- Last Date of Field Survey - January 25, 2022.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for 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.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- Current Zoning is DN-2. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122
- There may not be fences or any other structures built in any drainage easements.

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Contact: Clayton D. Crotts
Phone: 479-273-2209

OWNER
Randall Hinton Development LLC
20 Dorman Avenue
San Francisco, CA 94124



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

Lots 1, 3, 5, and 7
Gilmore's Addition
Plat Book A, Page 37

Bentonville, Arkansas

Prepared For:
Randall Hinton Development LLC

LOT SPLIT

City of Bentonville Project Number PLA22-0016

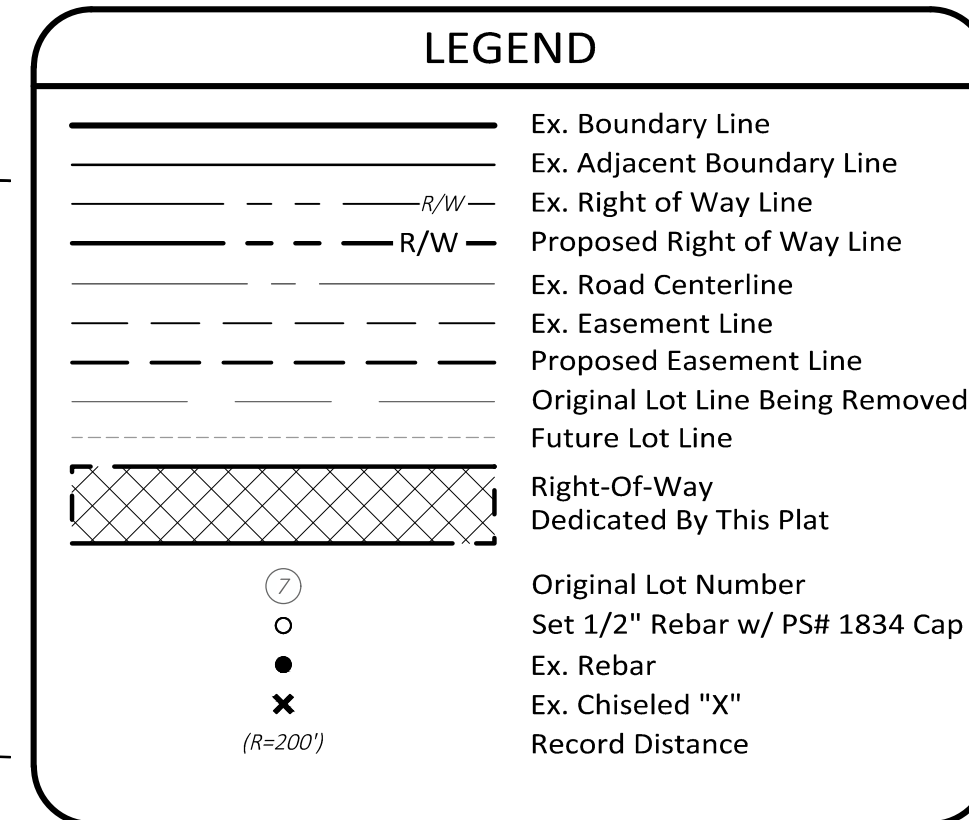
Revisions	

Drawn By: JDS	Vert. Scale: N/A
Approved By: CDC	Horiz. Scale: N/A
Date: 06.14.2022	Plot Scale: 1
Project No.: BUT-03	DWG Name: PLAT

SHEET

1

of 2



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**Lots 1, 3, 5, and 7
Gilmore's Addition
Plat Book A, Page 37**

Bentonville, Arkansas

Prepared For:
Randall Hinton Development LLC

LOT SPLIT

City of Bentonville Project Number PLA22-0016

Revisions

Drawn By:	JDS
Approved By:	CDC
Date:	06.14.2022
Project No.:	BUT-03

Vert. Scale:	N/A
Horiz. Scale:	1"= 20'
Plot Scale:	1
DWG Name:	PLAT

FOR REVIEW

Drawing Name: P:\BUT-03 Wicker Terrace\DRAWING\BUT-03 Lot Split PLAT.dwg Last Modified: Jun 14, 2022 - 9:23am Plotted on: Jun 14, 2022 - 9:49am by ch5165

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1, 3, 5,
AND 7, BLOCK 7 OF GILMORE’S ADDITION CREATING NEW LOTS 17 AND 18,
BLOCK 7 OF GILMORE’S ADDITION TO THE CITY OF BENTONVILLE,
ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA22-0016)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 1, 3, 5, AND 7, BLOCK 7 OF GILMORE’S ADDITION creating new LOTS 17 AND 18, BLOCK 7 OF GILMORE’S ADDITION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on July 5, 2022;

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

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

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

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

Section 1: That the property line adjustment of LOTS 1, 3, 5, AND 7, BLOCK 7 OF GILMORE’S ADDITION creating new LOTS 17 AND 18, BLOCK 7 OF GILMORE’S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

CONDITIONAL USE STAFF REPORT



Bentonville Festival

3100 Price Coffee Road

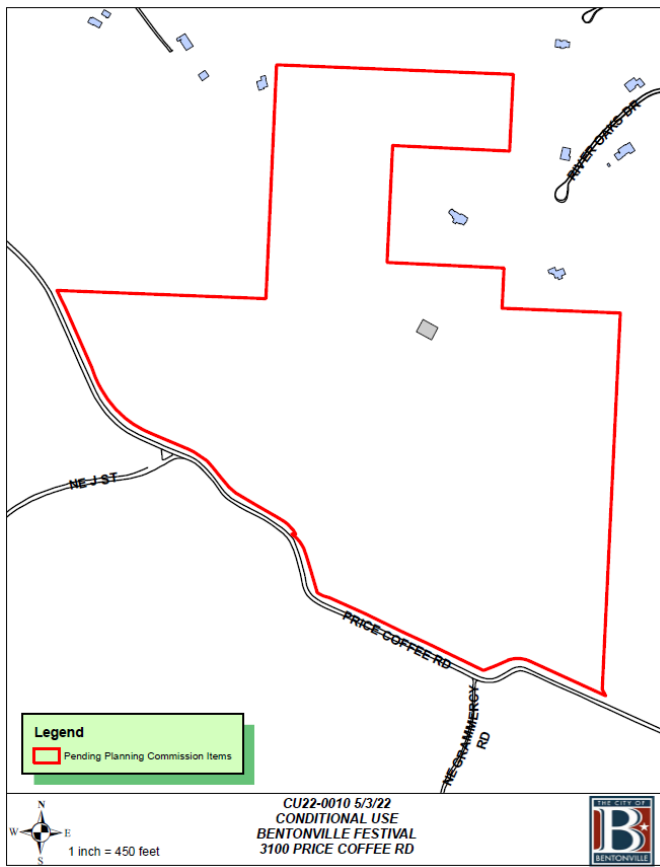
PC Date: 7/5/2022

Reviewer: Luke Aitken, Planning Technician

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

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

Location Map



Property Description

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

Proposed Use Description

Amendments to the original plan include:

- The removal on one vehicular bridge to the east of the Laydown area.
- Additional areas for onsite lodging options have been added.
- Internal site exhibit areas have been further defined.
- The laydown yard area and the shuttle access area has changed in relation to the overall site layout.
- There has been a temporary grass parking area added to Parcel 18-07467-001.

These changes will help facilitate movement of the vehicles and better support the operation of the event. Access location has changed, but quantity remains the same. Parcel 18-07467-001 is owned by Price Coffee LLC and is currently not in the City of Bentonville City limits. The event team has requested this area be used for overnight lodging parking only, in an attempt to facilitate easier access to those who are staying onsite.

The current layout reflects 508 parking stalls at a maximum. There are no site improvements planned for this area and parking will be done in the field at its current state. The event staff will oversee the traffic movements and stall layout and will verify only people using the lodging are able to park in this area. Parking will be for the duration of the event, so this will not increase daily trip counts.

A Conditional Use Permit is required by code for Outdoor Music Venues, Long-Term Temporary Structures, and Temporary Parking lots or Construction Staging Yards. The applicant requests three conditional uses to be permitted for the preparation and operation of an annual three-day, outdoor music and arts festival, taking place from September 23rd – 25th, 2022.

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

CONDITIONAL USE STAFF REPORT

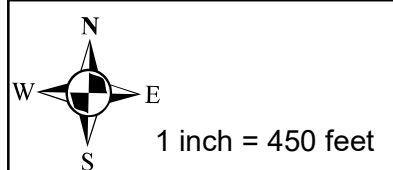
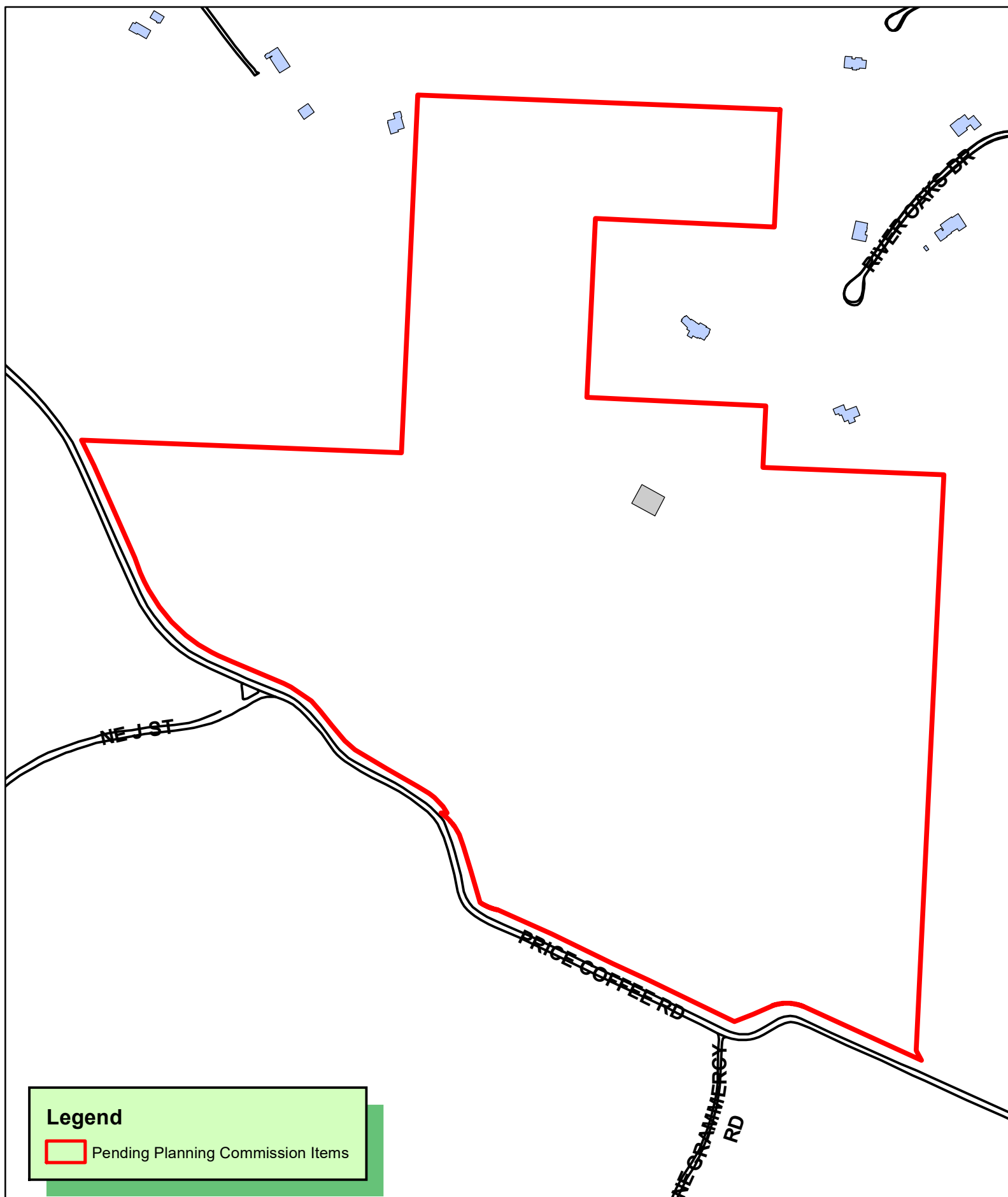
The applicant is requesting the temporary structures for this event, including tents for lodging and temporary buildings for art exhibitions, be permitted from May to October, 2022. The applicant also requests that the planned temporary gravel drive aisles, parking lots, and staging yards be permitted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

Public Notice

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

Conditions of Approval

1. The Conditional Use of Outdoor Music Venue shall be permitted from September 22nd to September 26th, 2022.
2. The Conditional Use of Long-Term Temporary Structure shall be permitted from May to October, 2022.
3. The Conditional Use of Temporary Parking lot or Construction Staging Yard shall be permitted in perpetuity.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
5. The Conditional Use Permit is contingent upon the approval of the City's Traffic, Safety, and Signage Committee. (*Approved by TSSC as of 6/13/2022*)
6. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.



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





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

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

March 25, 2022

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

Bentonville Festival Conditional Use Permit

Dear Planning Commissioners:

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

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

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

The requested conditional uses are listed below:

Outdoor Music Venue

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

Temporary Use (Building)

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

Temporary Parking/Access Areas

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

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

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

Respectfully submitted,

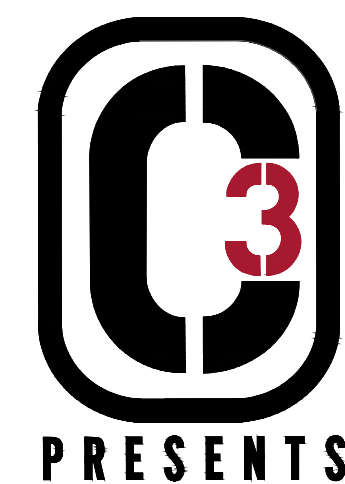


Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.



BENTONVILLE FESTIVAL – Additional CUP Information

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



BENTONVILLE FESTIVAL
SEPTEMBER 2022
BENTONVILLE, AR

REFERENCE	
EQUIPMENT	QTY

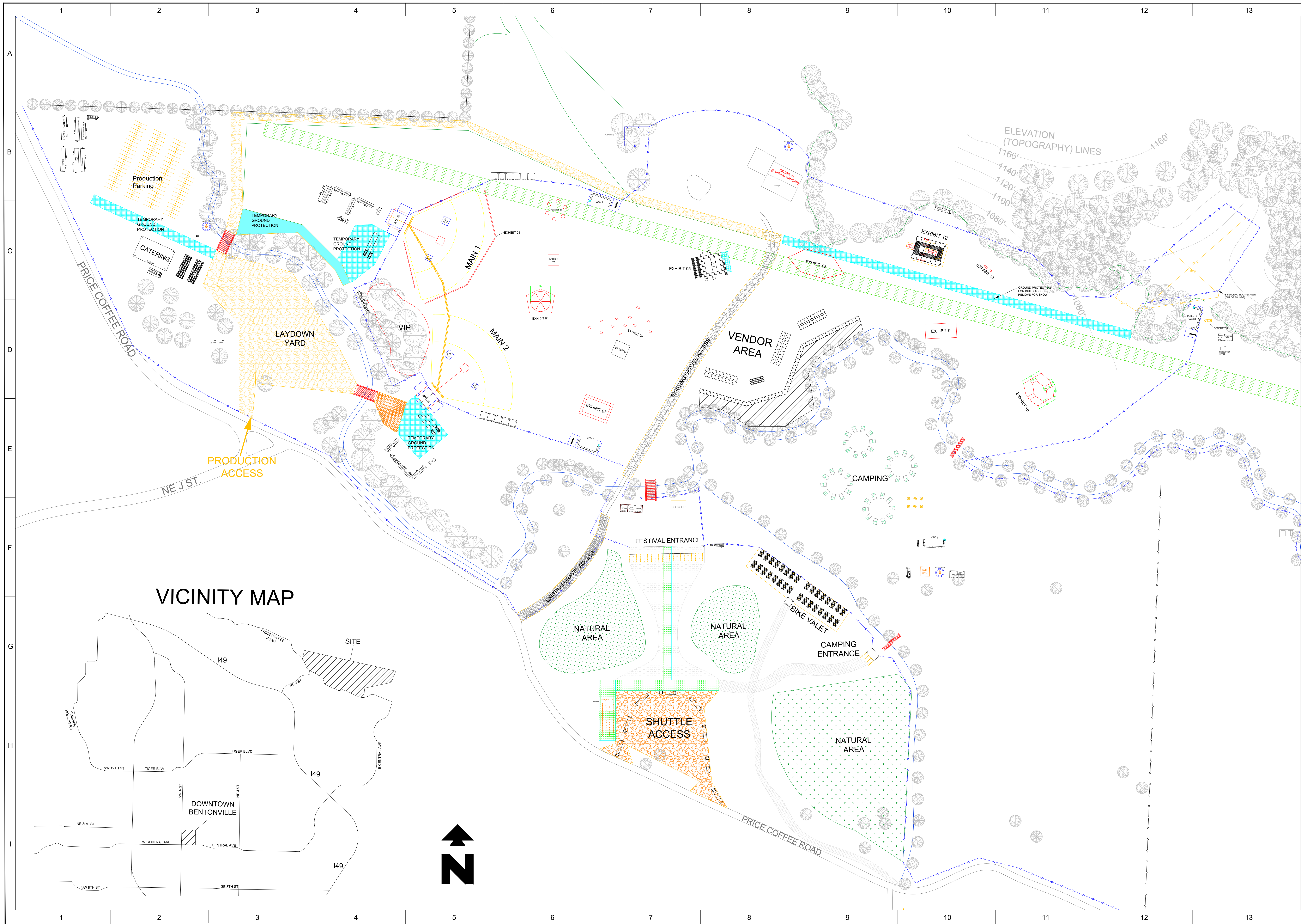
SCALE _____

DESIGNED: C3 PRESENTS

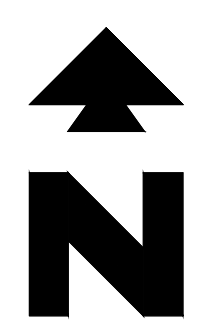
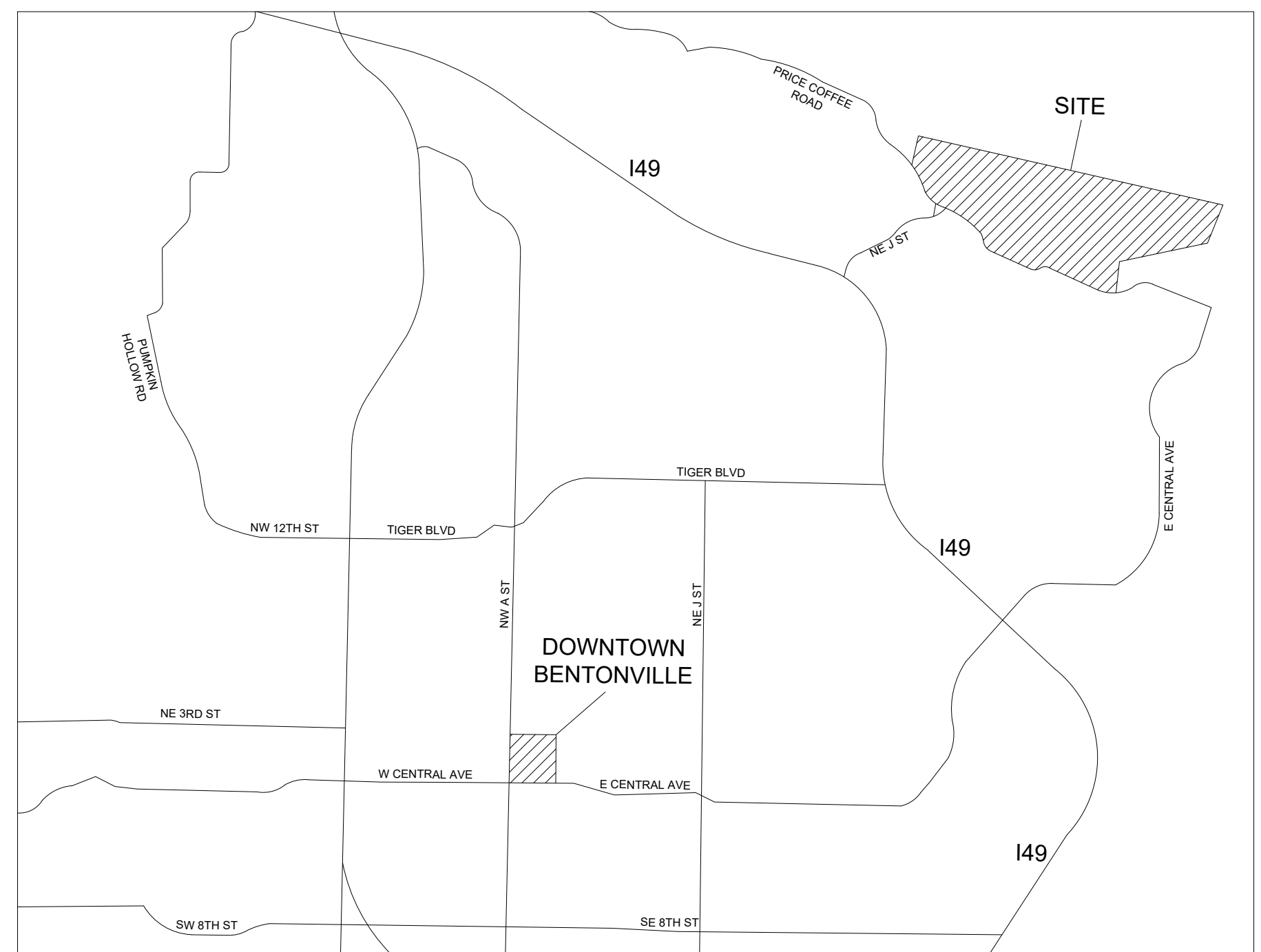
DRAWN: _____

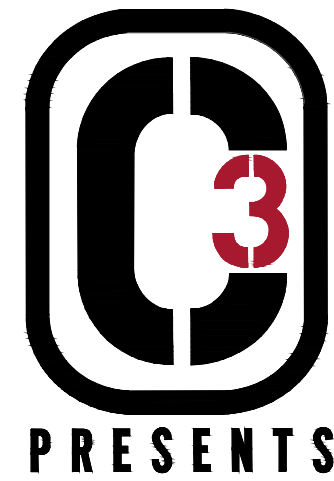
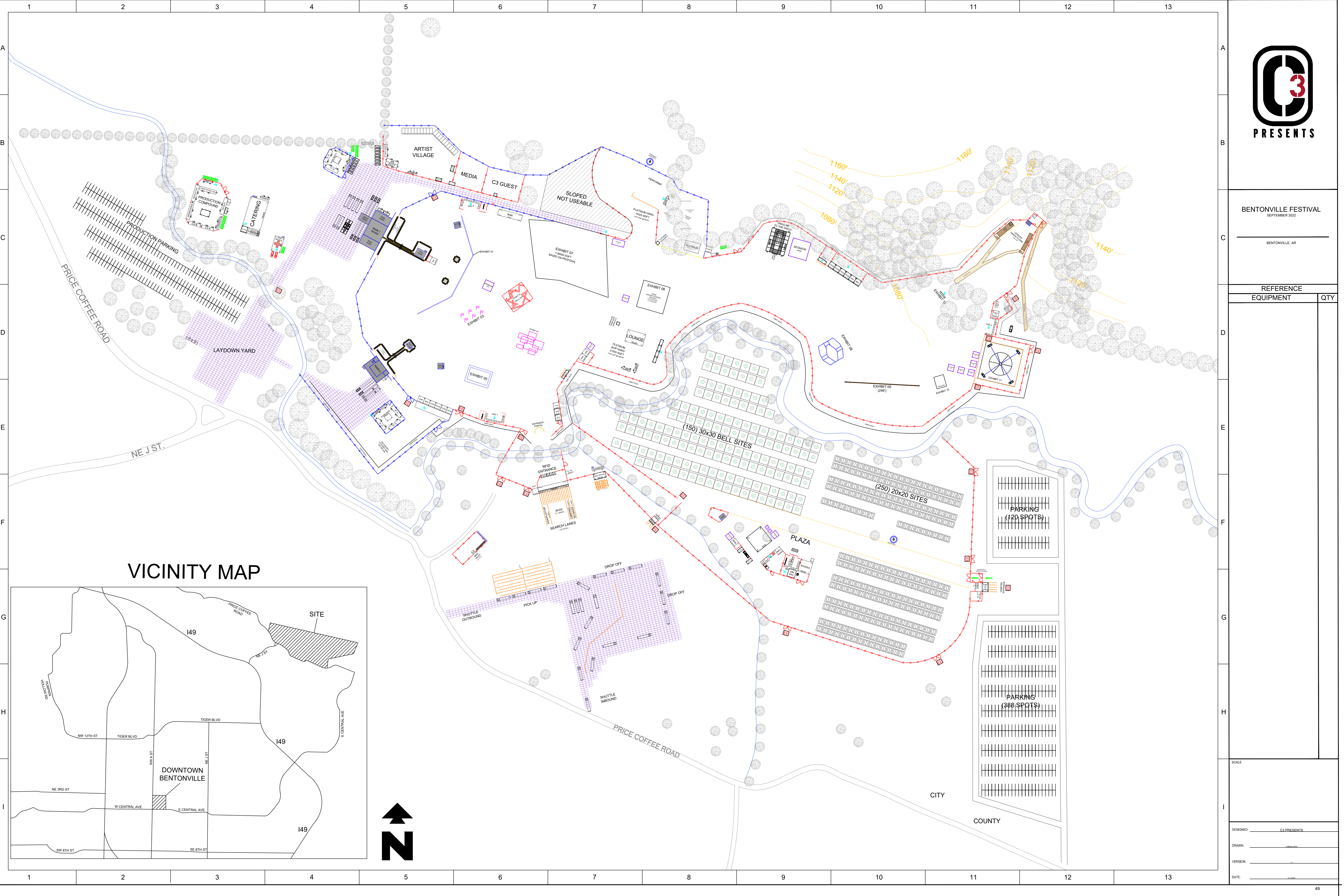
VERSION: _____

DATE: _____



VICINITY MAP





BENTONVILLE FESTIVAL
SEPTEMBER 2022

BENTONVILLE, AR

REFERENCE	
EQUIPMENT	QTY

SCALE

DESIGNED: C3 PRESENTS
DRAWN: J. BARNETT
VERSION: 1.0
DATE: 1.1.2022



*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

June 13, 2022

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

Bentonville Festival Amendment to the Conditional Use Permit CU22-0010

Dear Planning Commissioners:

Please accept this letter and site plan for request of an amendment to the Conditional Use Permit CU22-0010, approved on May 3, 2022. The following items are requested to change on the original Site Plan that accompanied the application:

Conditional Item 3 - Gravel Parking Areas

The laydown yard area and the shuttle access area has changed in relation to the overall site layout. These changes will help facilitate movement of the vehicles and better support the operation of the event. Access location has changed, but quantity remains the same.

There has been a temporary grass parking area added to Parcel 18-07467-001. This parcel is owned by Price Coffee LLC and is currently not in the City of Bentonville City limits. The event team has requested this area be used for overnight lodging parking only, in an attempt to facilitate easier access to those who are staying onsite. The current layout reflects 508 parking stalls at a maximum. There are no site improvements planned for this area and parking will be done in the field at its current state. The event staff will oversee the traffic movements and stall layout and will verify only people using the lodging are able to park in this area. Parking will be for the duration of the event, so this will not increase daily trip counts.

General Site Adjustments

Other items that have been adjusted from the originally approved site plan include:

- The removal on one vehicular bridge to the east of the Laydown area.
- Additional areas for onsite lodging options have been added.
- Internal site exhibit areas have been further defined.

Conditional Item's 1,2,4,5,6 are not requested to be amended. As a general update, Item 5 has been achieved with approval from the Traffic, Safety, and Signage Committee.

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

Respectfully submitted,



Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.

Attachment:

Bentonville Festival – C3 Presents Site Plan



Brittain Trust

302 SW E Street

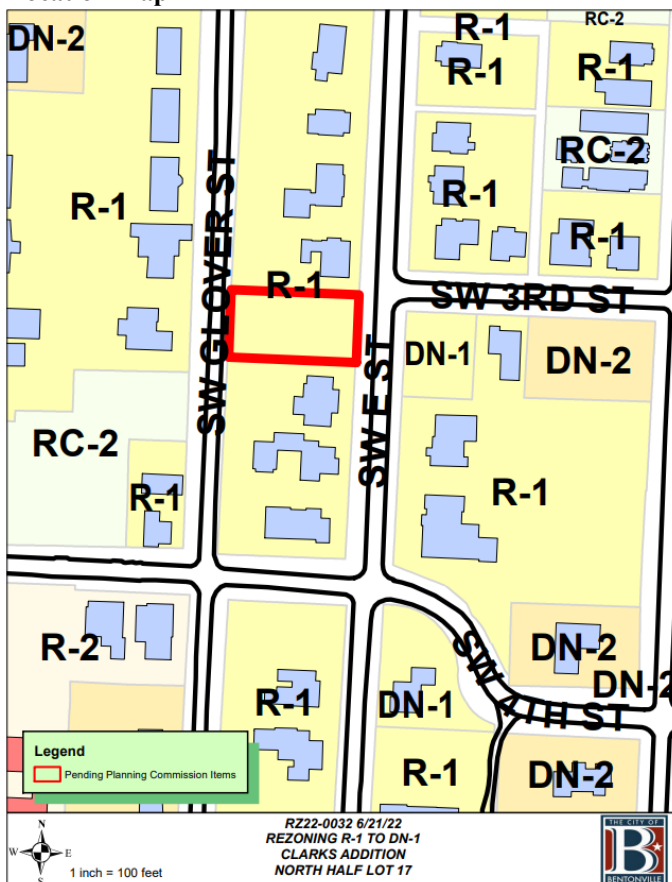
PC Date: 7/5/2022

Reviewer: Jon Stanley Senior Planner, ASLA, APA,

Project Number	RZ22-0032
Applicant / Current Owner	David M & Alyson P. Brittain
Site Area	+/- 0.30 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

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

Location Map



Property Description

This property is located at 302 SW E Street. Adjacent zoning districts are R-1, Low-Density Single Family Residential to the North and South, DN-2, Medium Density Residential and R-1, Low-Density Single Family Residential to the East, and R-1, Low-Density Single Family Residential and RC-2, Central Residential Mod Density to the West.

Relationship to the Bentonville Community Plan

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

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

Public Comment

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

Analysis

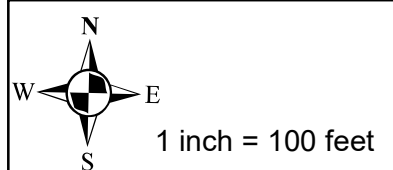
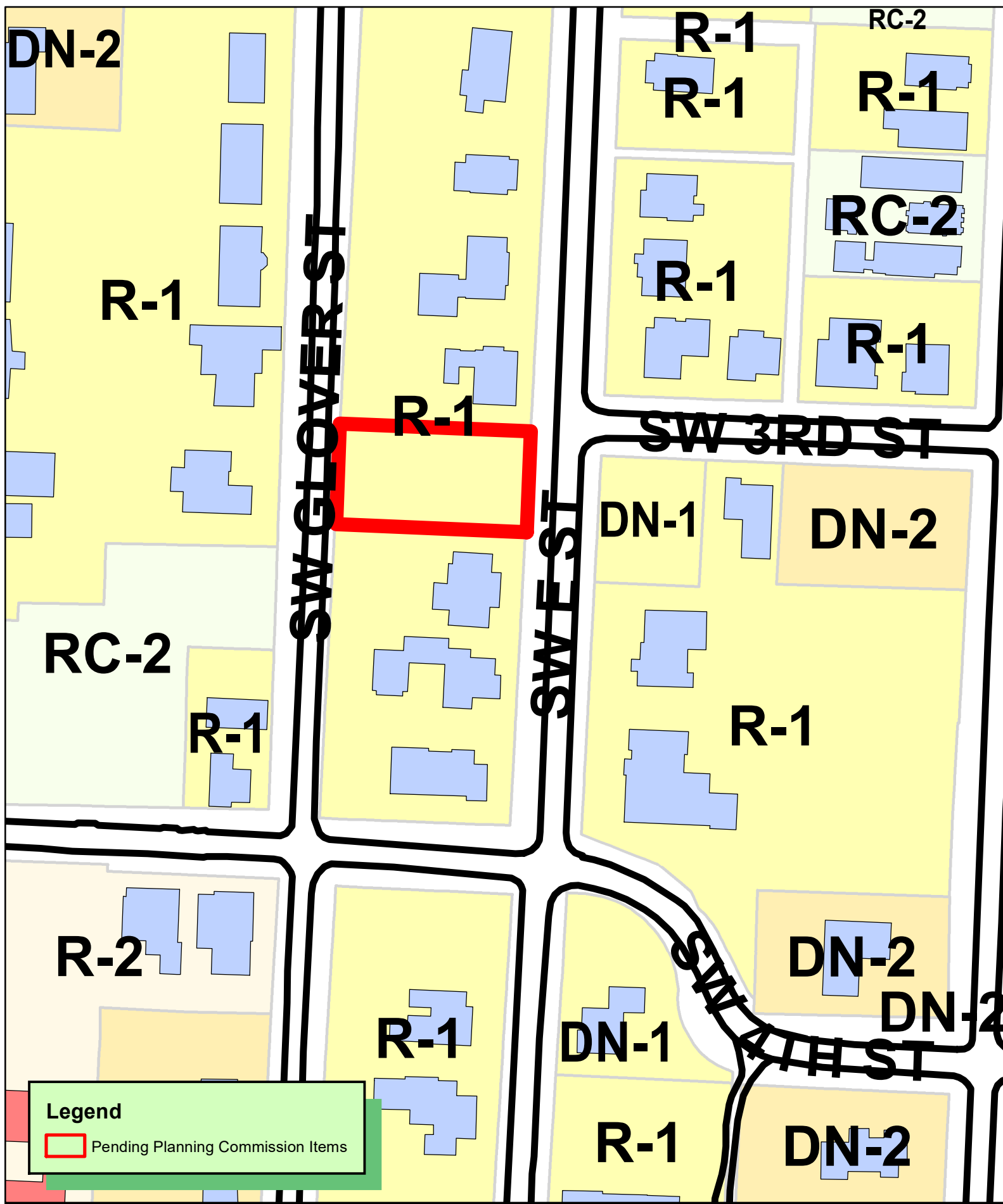
The DN-1 district intends to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

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

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

Conclusion

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



RZ22-0032 6/21/22
REZONING R-1 TO DN-1
CLARKS ADDITION
NORTH HALF LOT 17





54

DN-1, Downtown Low Density Residential



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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Setback Standards:

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

Residential Tree Planting:

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

DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

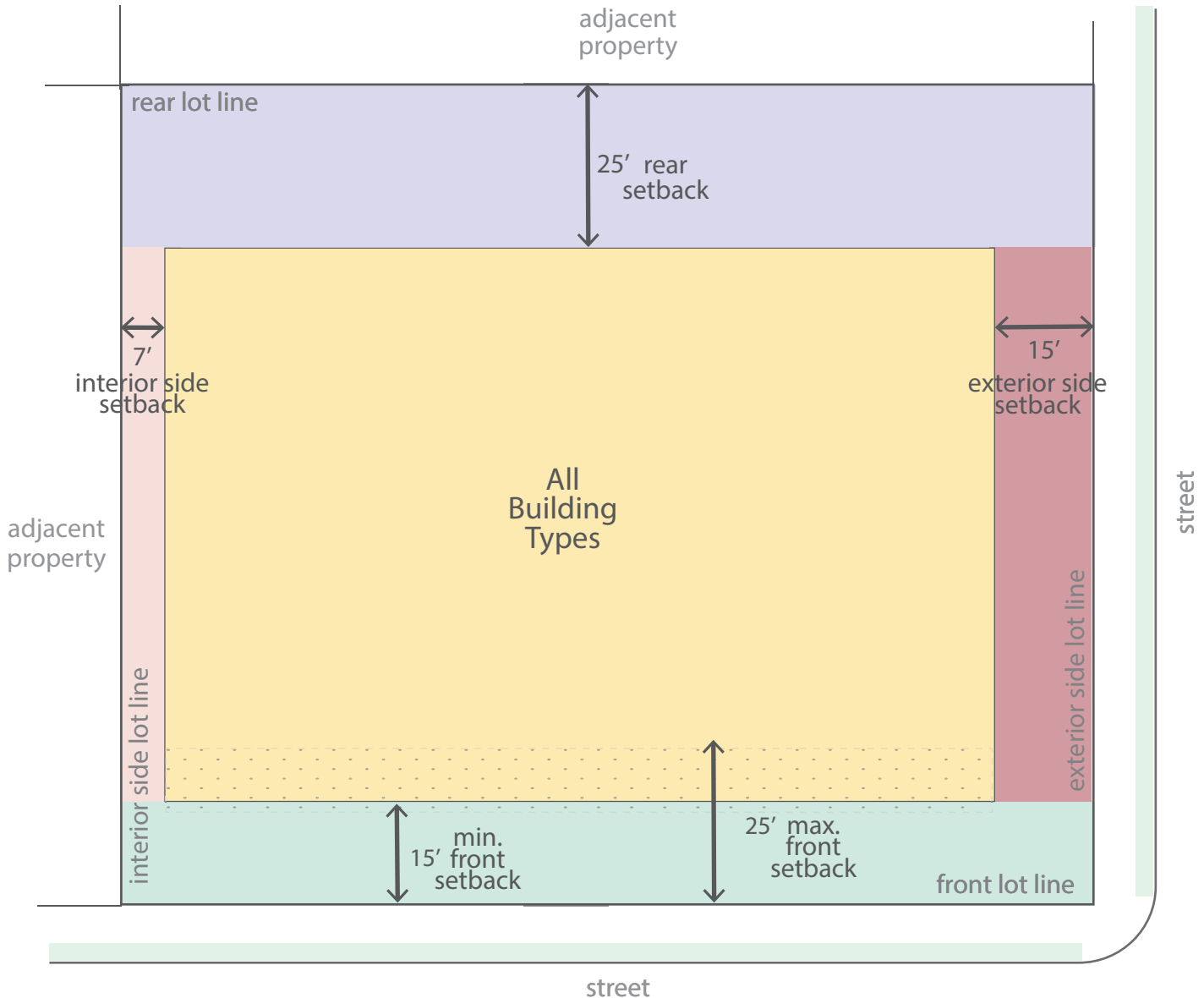
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Recreation, Education & Assembly Park - mini Park – neighborhood Services Child care – registered family home (5 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Educational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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-1, Downtown Low Density Residential

Setback Illustration



ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER:RZ22-0032)**

WHEREAS, Dave Burris Architecture on behalf of David Mark and Alyson P Brittain duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

THE NORTH OF LOT 17 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF THE N OF LOT 17, THENCE NORTH 87°34'36" WEST 156.96 FEET; THENCE NORTH 02°09'53" EAST 82.88 FEET; THENCE SOUTH 87°41'11" EAST 157.08 FEET; THENCE SOUTH 02°14'55" WEST 83.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.299 ACRES MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 5, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



Haney Enterprises, LLC

809 NW 14th Street

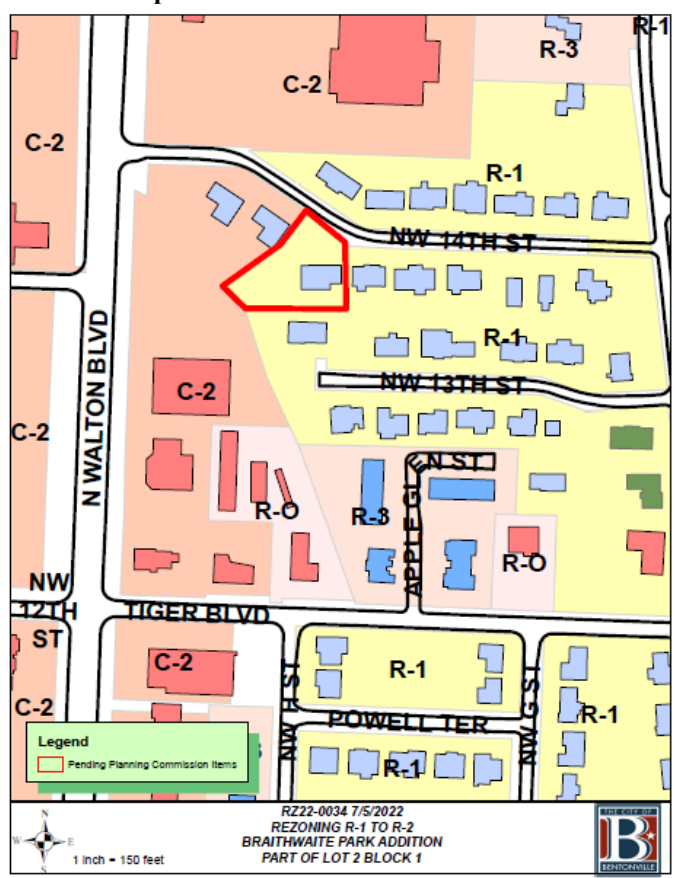
PC Date: 7/5/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0034
Applicant / Current Owner	Haney Enterprises, LLC
Site Area	+/- 0.59 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located at 809 NW 14th Street and is currently zoned R-1, Low Density Single Family Residential. Adjacent zoning districts are C-2, General Commercial and R-1, Low-Density Single Family Residential to North, R-1, Low-Density Single Family Residential to the South and East, and C-2, General Commercial to the West.

Relationship to the Bentonville Community Plan

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

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

Public Comment

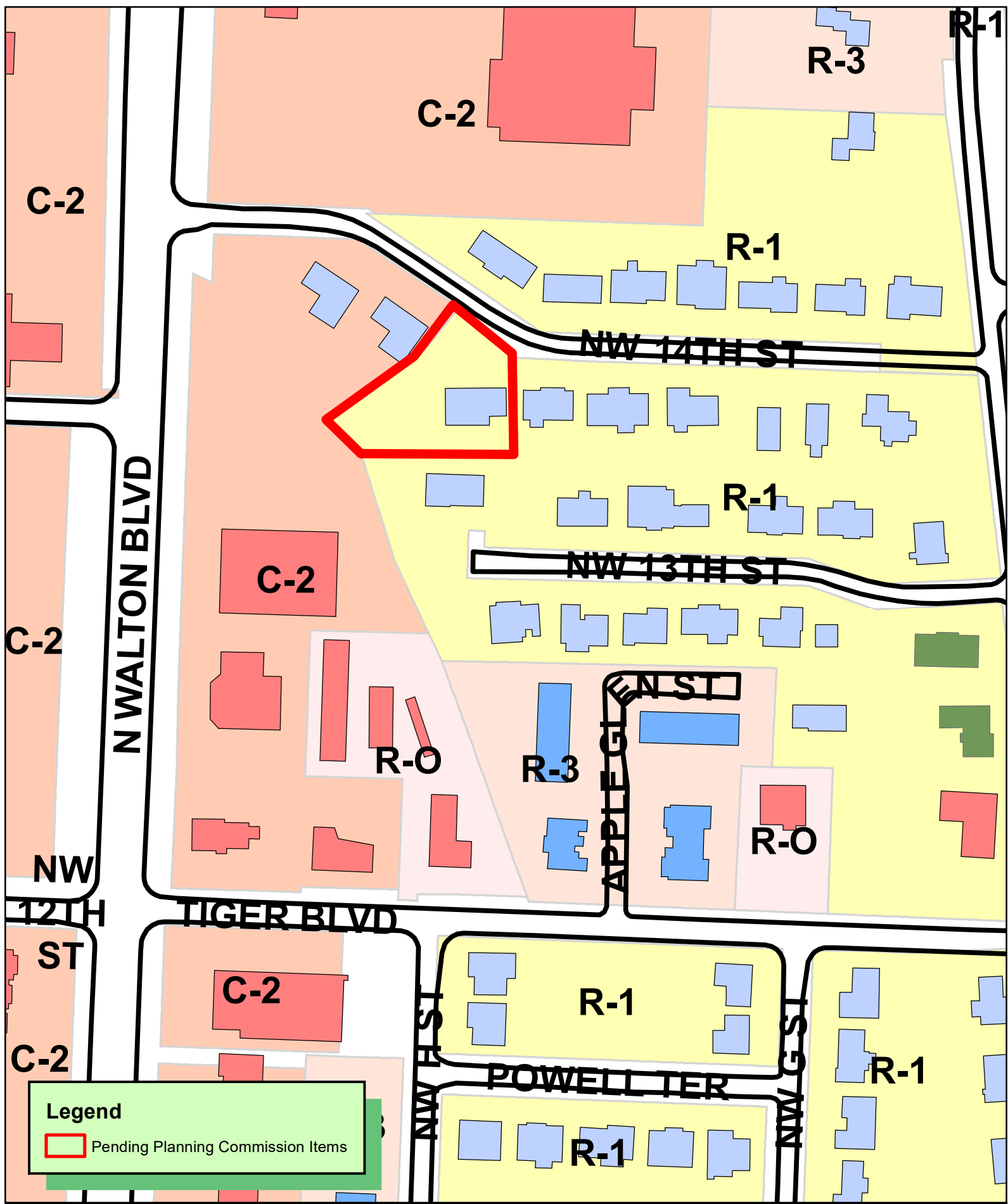
At the time of writing this staff report, staff has received public comment on this item.

Analysis

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

Conclusion

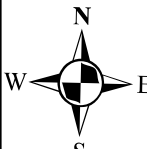
While this request is not consistent with the Future Land Use Plan, it is consistent with some of the surrounding zoning districts and development patterns located in the vicinity. Some adjacent zoning districts surrounding the property allow for more intense uses and may lend credence to the requested change to the Future Land Use Map and zoning of this property.



Legend

 Pending Planning Commission Items

N
W
E
S



1 inch = 150 feet

RZ22-0034 7/5/2022
REZONING R-1 TO R-2
BRAITHWAITE PARK ADDITION
PART OF LOT 2 BLOCK 1

THE CITY OF



BENTONVILLE

Rezone Narrative

Owner: Haney Enterprises LLC

Address: Parcel# 01-01510-001 – 809 NW 14th St.

Current Zoning: R-1, Low Density Single Family Residential

Proposed Zoning: R-2, Medium Density Two Family and Townhome

Owner: Haney Enterprises, LLC

Reason for rezone: To create medium density multi family units.

How will property relate to surrounding properties: The current surrounding properties include C-2, General Commercial to the West and Southwest consisting of the Habitat For Humanity Benton County ReStore and duplex units immediately adjacent and the Wal-Mart Neighborhood Market within 150 feet of the property, and R-1 Single Family Homes to the North, East and South. This zoning would fit with the existing duplex units adjacent and provide good transition from commercial to R-1 properties.

Proposed Use: Medium Density Multifamily Housing (Townhomes)

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: Townhome style units with architectural details to work with surrounding.

Water and Sewer Availability: 6" Water line along NW 14th Street and a 6" Sewer line to the North along NW 14th St. and an 8" Sewer on the Southern side of the property.

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.



R-2, Medium Density Two Family and Townhome



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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the facing property line

Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

R-2, Medium Density Two Family and Townhome

Residential Tree Planting:

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

Land Uses:

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

NOTICE OF INTENT TO REZONE

Haney Enterprises LLC

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

R-1, Low Density Single-Family Residential

to

R-2, Medium Density Two Family and Townhome Reside

The legal description of the property is as follows:

Part of Lot 2, Block 1, Braithwaite Park Subdivision, Benton County, Arkansas, of a part of the S 1/2 of the SW 1/4 of Section 19, Township 20 North, Range 30 West, described as commencing at the NW corner of Lot 4 in said Block 1; thence South 296.00 feet; thence S 49° 30' East 257.00 feet; thence S 46°00' E 195.00 feet to the point of beginning; thence N 46°00'00" W 60.00 feet; thence N 54°17'00" E 133.90 feet; thence N 37°11'30" E 79.85 feet to a point on the South Right of Way line of NW 14th Street; thence S 50°42'15" E 94.29 feet along the South Right of Way line of NW 14th Street; thence S 00°43'15" E 125.00 feet; thence N 89°37'14" W 188.39 feet to the point of beginning.

The common description of the property is: 809 NW 14th St., Bentonville, AR

The public hearing will be held July 5th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

Signature and Physical Address

[Handwritten Signature]

708 N.W 14th St
Bentonville, AR
72712

Signature and Physical Address

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: RZ22-0034)

WHEREAS, Haney Enterprises, 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:

PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK SUBDIVISION, BENTON COUNTY, ARKANSAS, OF A PART OF THE S 1/2 OF THE SW¼ OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS COMMENCING AT THE NW CORNER OF LOT 4 IN SAID BLOCK 1; THENCE SOUTH 296.00 FEET; THENCE S 49°30'1" EAST 257.00 FEET; THENCE S 46°00' E 195.00 FEET TO THE POINT OF BEGINNING; THENCE N 46°00'00" W 60.00 FEET; THENCE N 54°17'00" E 133.90 FEET; THENCE N 37°11'30" E 79.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 50°42'15" E 94.29 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 00°43'15" E 125.00 FEET; THENCE N 89°37'14" W 188.39 FEET TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 5, 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 R-2, MEDIUM DENSITY TWO
FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES
(PROJECT NUMBER: RZ22-0034).**

WHEREAS, Haney Enterprises, 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 R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK SUBDIVISION, BENTON COUNTY, ARKANSAS, OF A PART OF THE S 1/2 OF THE SW¼ OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS COMMENCING AT THE NW CORNER OF LOT 4 IN SAID BLOCK 1; THENCE SOUTH 296.00 FEET; THENCE S 49°30'1" EAST 257.00 FEET; THENCE S 46°00' E 195.00 FEET TO THE POINT OF BEGINNING; THENCE N 46°00'00" W 60.00 FEET; THENCE N 54°17'00" E 133.90 FEET; THENCE N 37°11'30" E 79.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 50°42'11.5" E 94.29 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 00°43'15.1" E 125.00 FEET; THENCE N 89°37'14" W 188.39 FEET TO THE POINT OF BEGINNING.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 5, 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 R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL .

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with the city zoning laws and state laws.

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Rainbow Junction Patio Homes

SW Winsted Lane

PC Date: 7/5/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0031
Applicant / Current Owner	Plateau Properties, LLC
Site Area	+/- 1.90 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Patio Homes

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

Location Map



Property Description

The subject property is +/- 1.90 acres and is currently zoned R-3, Medium-High Density Multifamily Residential.

Project Details

The applicant seeks large-scale development approval to construct five residential units. 8 parking spaces are required. 8 parking spaces are provided through individual garages and driveways for each unit. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.

Projected Traffic Impact

This project should have negligible traffic impacts.

Waivers

Two waivers are requested:

- A waiver from Sec. 1100.02(a)(5) from the requirement that you cannot have more than two curb cuts with a street frontage 600 feet or less. The applicant proposes five curb cuts.
- A waiver from Sec. 1100.02(a)(6) from the requirement to have a minimum distance of at least 100 feet on streets with a speed limit of 30 mph or less.

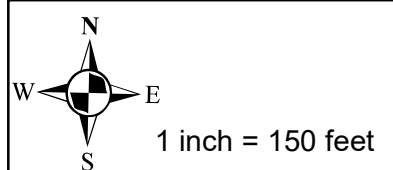
Conclusion

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

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

Legend

 Pending Planning Commission Items



LSD22-0031 6/21/2022
LARGE SCALE DEVELOPMENT
RAINBOW JUNCTION PATIO HOMES





June 22, 2022

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

RE: Rainbow Junction Patio Homes
COB# LSD22-0031
CTA Job No. 21111700

Dear City of Bentonville Planning Department:

This is a formal request for a waiver of the following city codes:

1. Section 1100.02.a.5 requiring only 2 curb cuts on 310' of street frontage.

We are requesting to have 5 curb cuts on the street frontage along SW Winsted Lane. These homes will be single family homes on a horizontal property regime. They are on single lot for platting purposes, but will be owned and maintained as individual lots. The single lot triggers this waiver request. This is a low traffic volume street and the increased amount of curb cuts will not cause traffic issues in the area.

2. Section 1100.02.a.6 requiring a certain distance between curb cuts.

SW Winsted Ln is a local street with a design speed of 25 mph per the street specifications Table 400-1. This road does not fall within the table provided in Section 1100.02. However, the lot has a large amount of BLE floodplain, detention area and existing utilities that constricts placement of buildings. The site has been designed to keep all buildings within the setbacks and minimum distance from the 100 year water surface elevation which places the buildings, and consequently, the driveways closer together. This development will function similar to a residential subdivision and with low speeds and low traffic along SW Winsted Ln, the driveway separation proposed on the site plan should not pose any issues.

We formally petition the Planning Commission to waive the above listed city code requirements allowing for the intent to be met given the site's layout and utility constraints.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.



Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

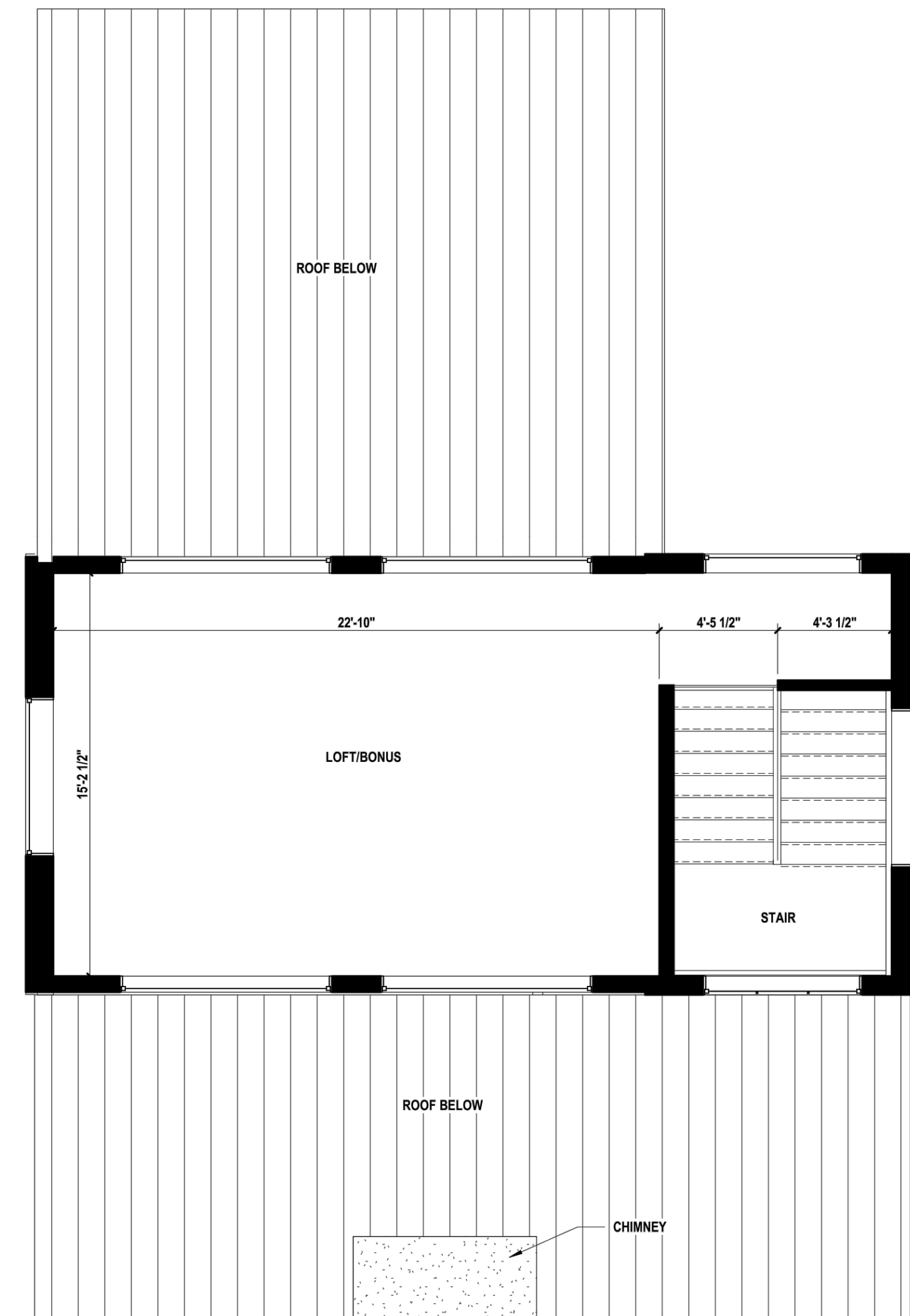
Ali Karr, P.E.

GENERAL NOTE:

ALL 5 BUILDINGS ARE 3 BEDROOM UNITS

SQUARE FOOTAGE

NAME	AREA
FIRST FLOOR CONDITIONED	882 SQ. FT.
SECOND FLOOR CONDITIONED	1290 SQ. FT.
THIRD FLOOR CONDITIONED	530 SQ. FT.
COVERED PORCHES	177 SQ. FT.
GARAGE AND STORAGE	602 SQ. FT.
PATIO	120 SQ. FT.
TOTAL UNDER ROOF	3481 SQ. FT.



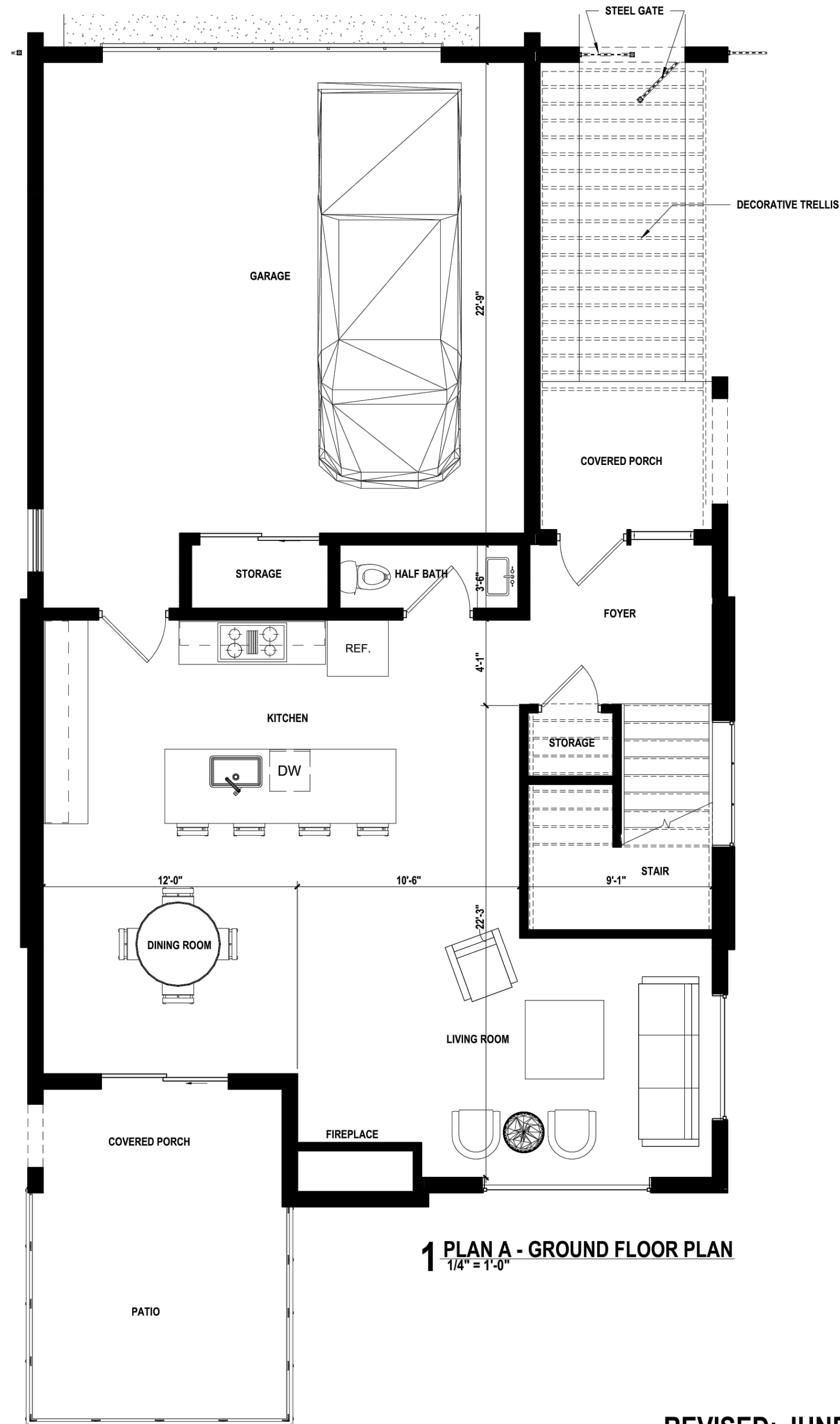
3 PLAN A - FLOOR 3

1/4" = 1'-0"



2 PLAN A - FLOOR 2

1/4" = 1'-0"



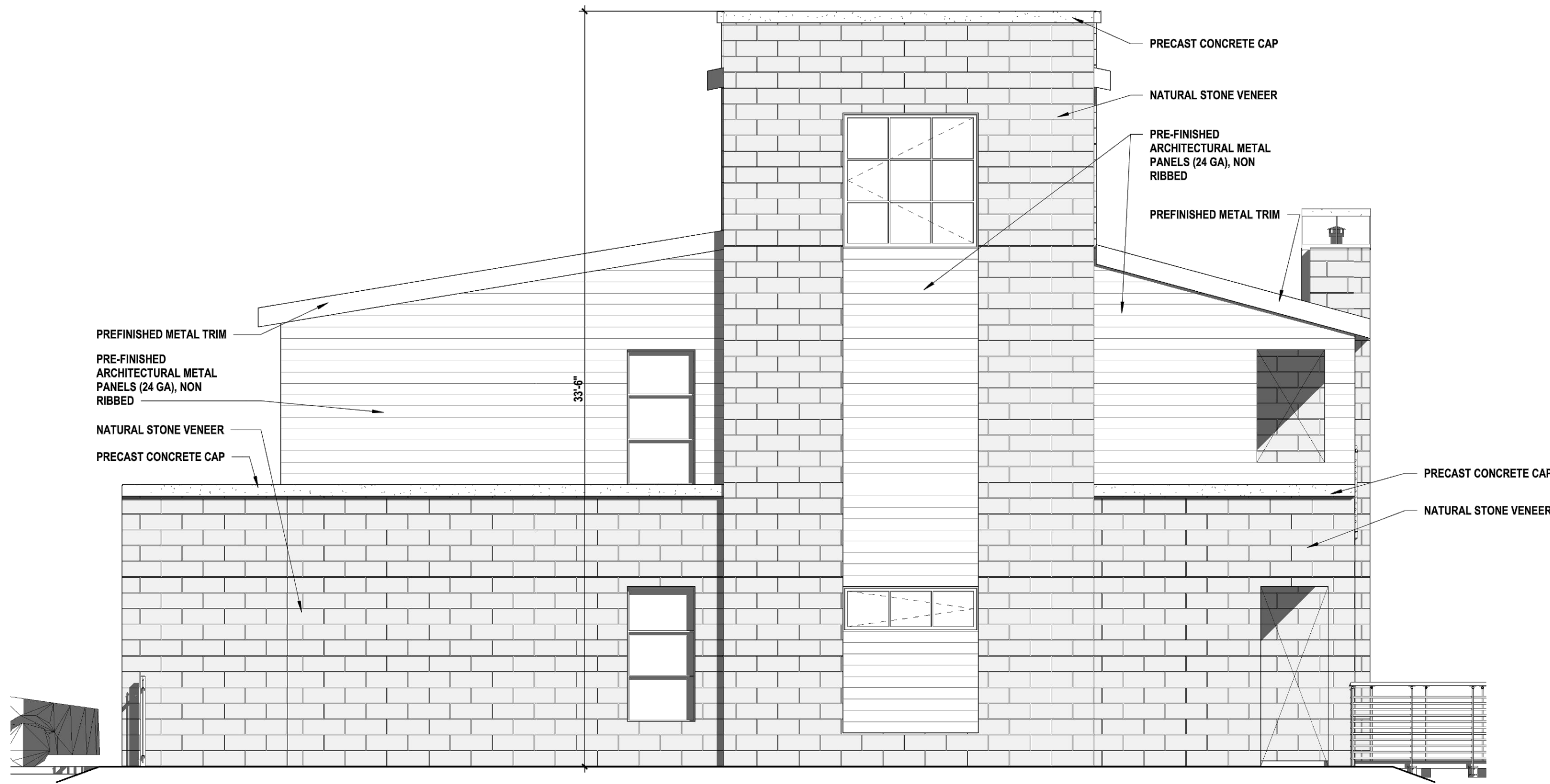
1 PLAN A - GROUND FLOOR PLAN

1/4" = 1'-0"

REVISED: JUNE 17, 2022

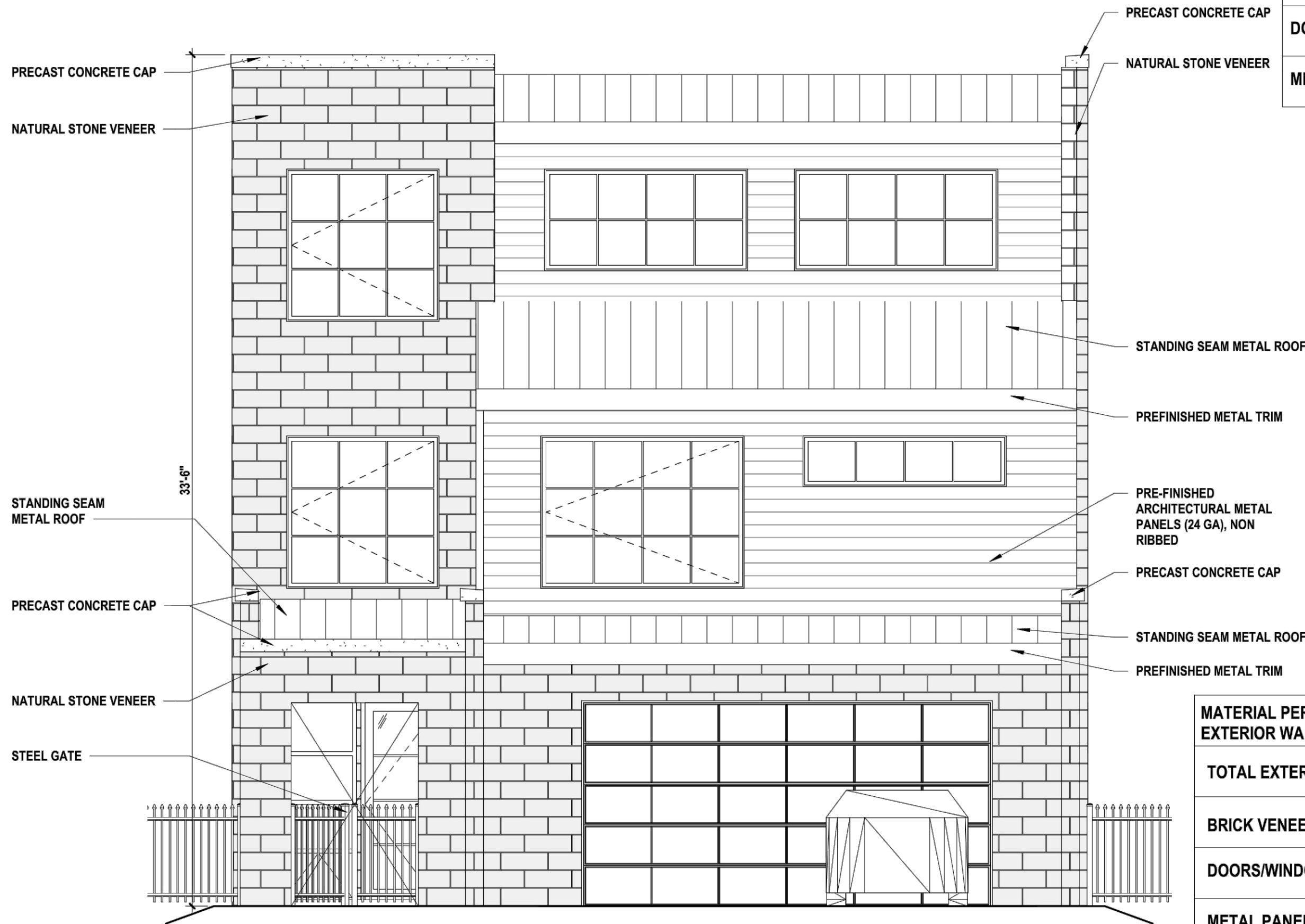
MARCH 8, 2022

RAINBOW JUNCTION
ARCHITECTURAL FLOOR PLAN - PLAN A



4 PLAN A - LEFT ELEVATION
1/4" = 1'-0"

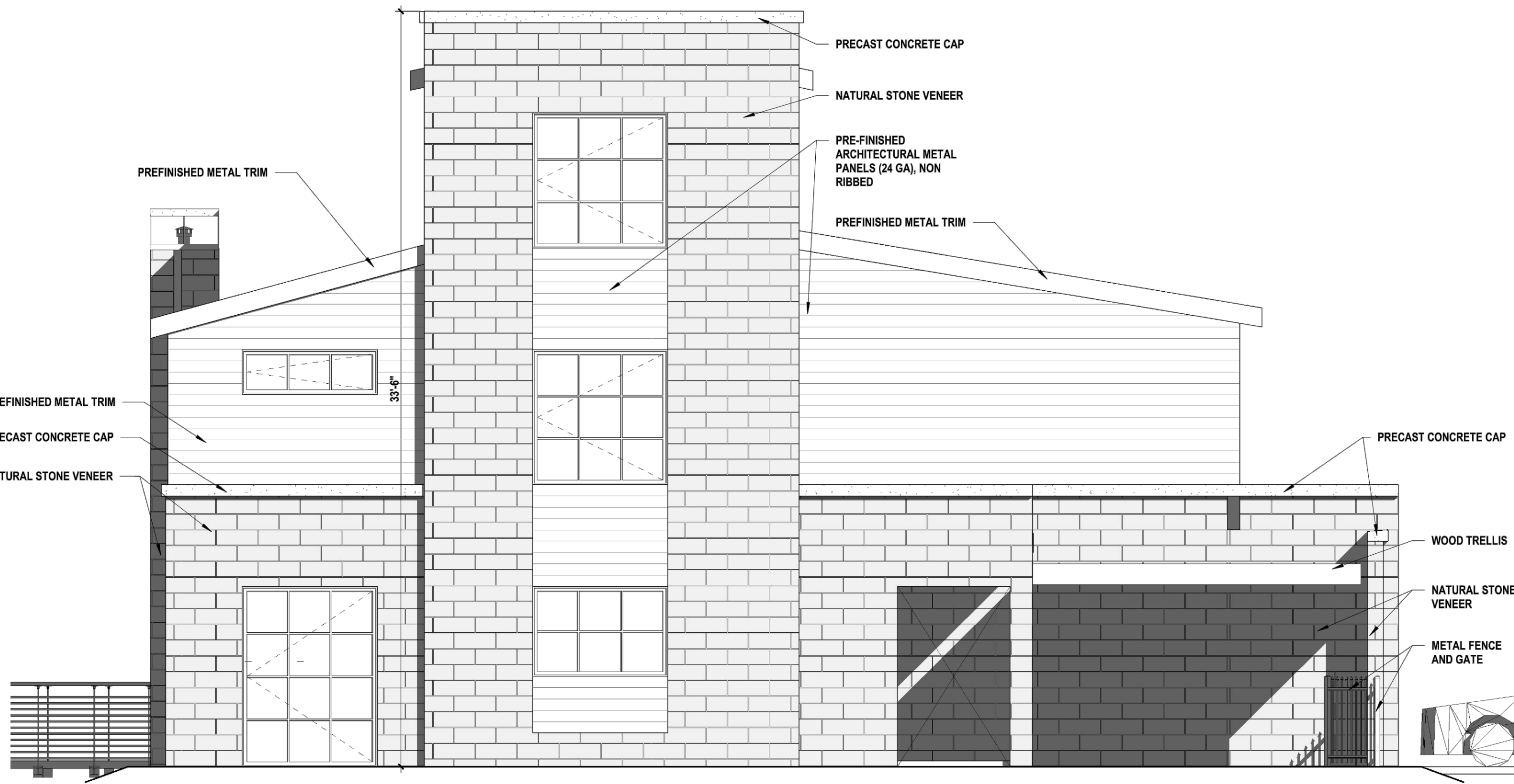
MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1287.69
BRICK VENEER: 858.05 SF (66.6%)
DOORS/WINDOWS: 79.31 SF (6.2%)
METAL PANEL SYSTEM: 350.33 SF (27.2%)



1 PLAN A - FRONT ELEVATION
1/4" = 1'-0"

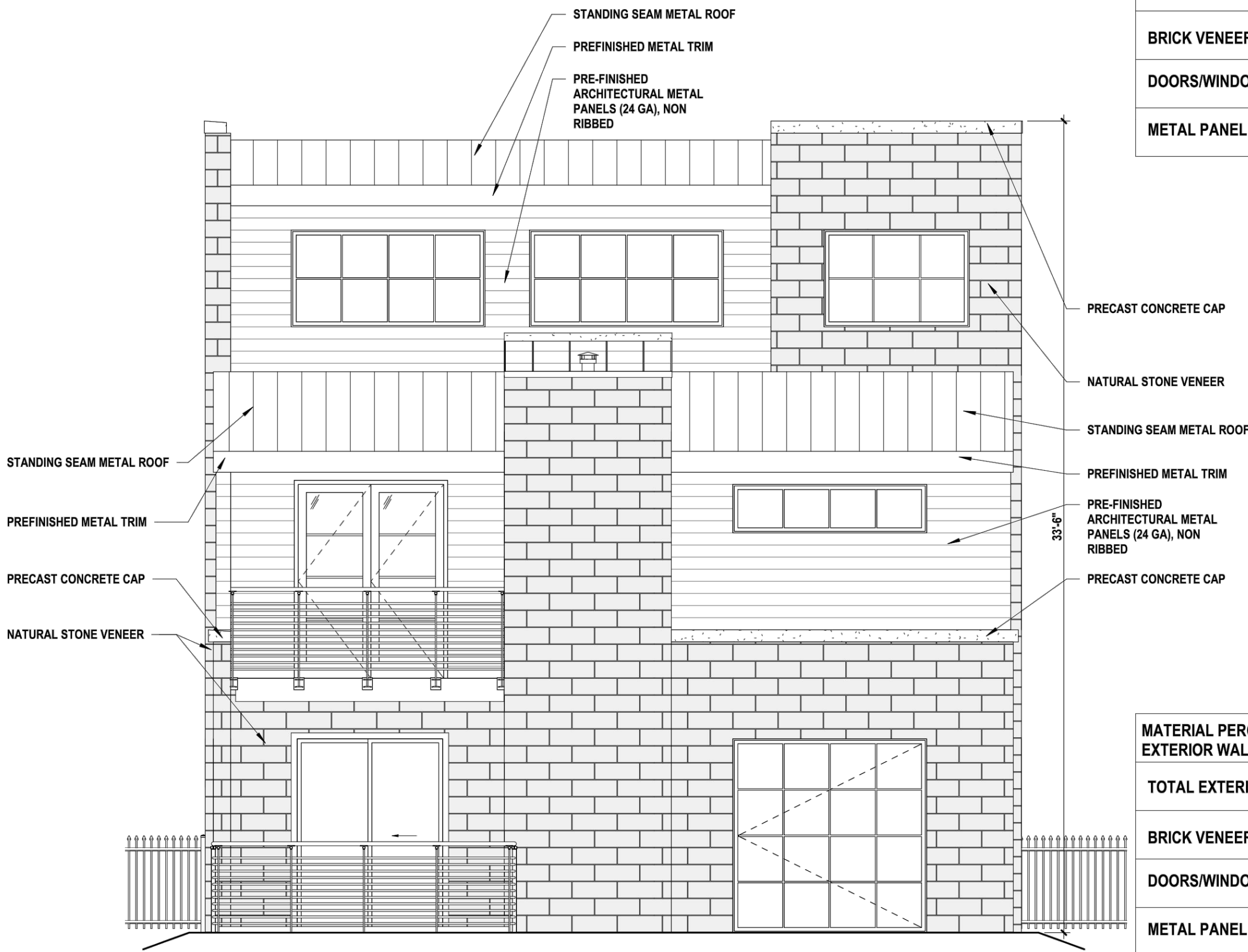
MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 736.29 SF
BRICK VENEER: 309.54 SF (42%)
DOORS/WINDOWS: 227.09 SF (30.8%)
METAL PANEL SYSTEM: 199.66 SF (27.2%)

SEC.1100.21 : (L) ENTRANCES	SEC.1100.21 : (M) ARCHITECTURAL DETAILS
- CANOPIES/PORTICOS - RECESSES/PROJECTIONS - CHANGE IN MATERIALS	- DISPLAY WINDOWS - ACCENT MATERIALS - 16.1%, EXCEEDING MINIMUM REQUIRED 15% OF EXTERIOR FACADE. AC (DECORATIVE TRELLIS, WINDOW TRIM, RAILING, FASCIA, AND SOFFIT) - VARIED ROOF HEIGHTS



3 PLAN A - RIGHT ELEVATION
1/4" = 1'-0"

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1270.78
BRICK VENEER: 799.23 SF (62.9%)
DOORS/WINDOWS: 149.08 SF (11.7%)
METAL PANEL SYSTEM: 322.47 SF (25.4%)

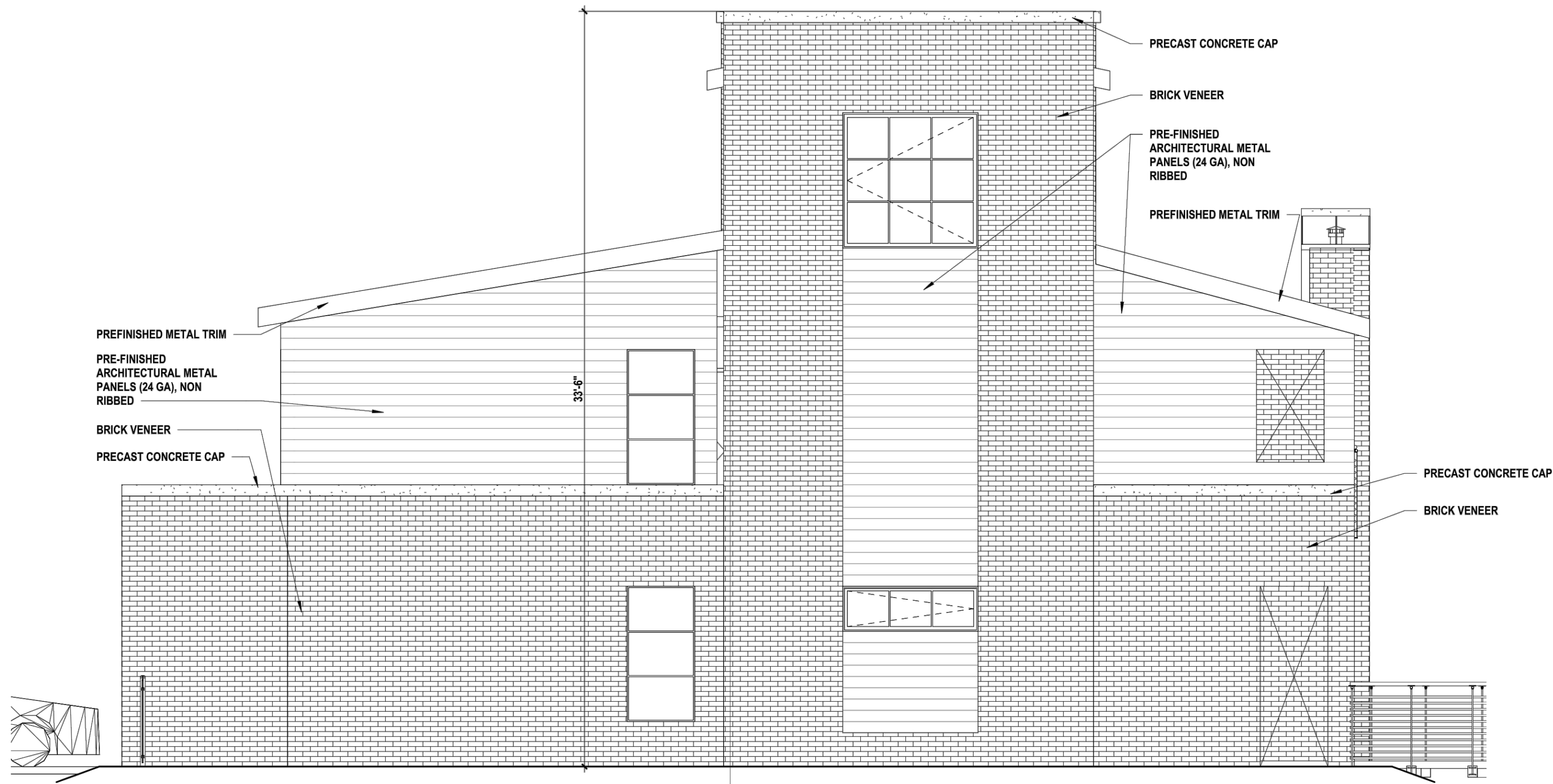


2 PLAN A - BACK ELEVATION
1/4" = 1'-0"

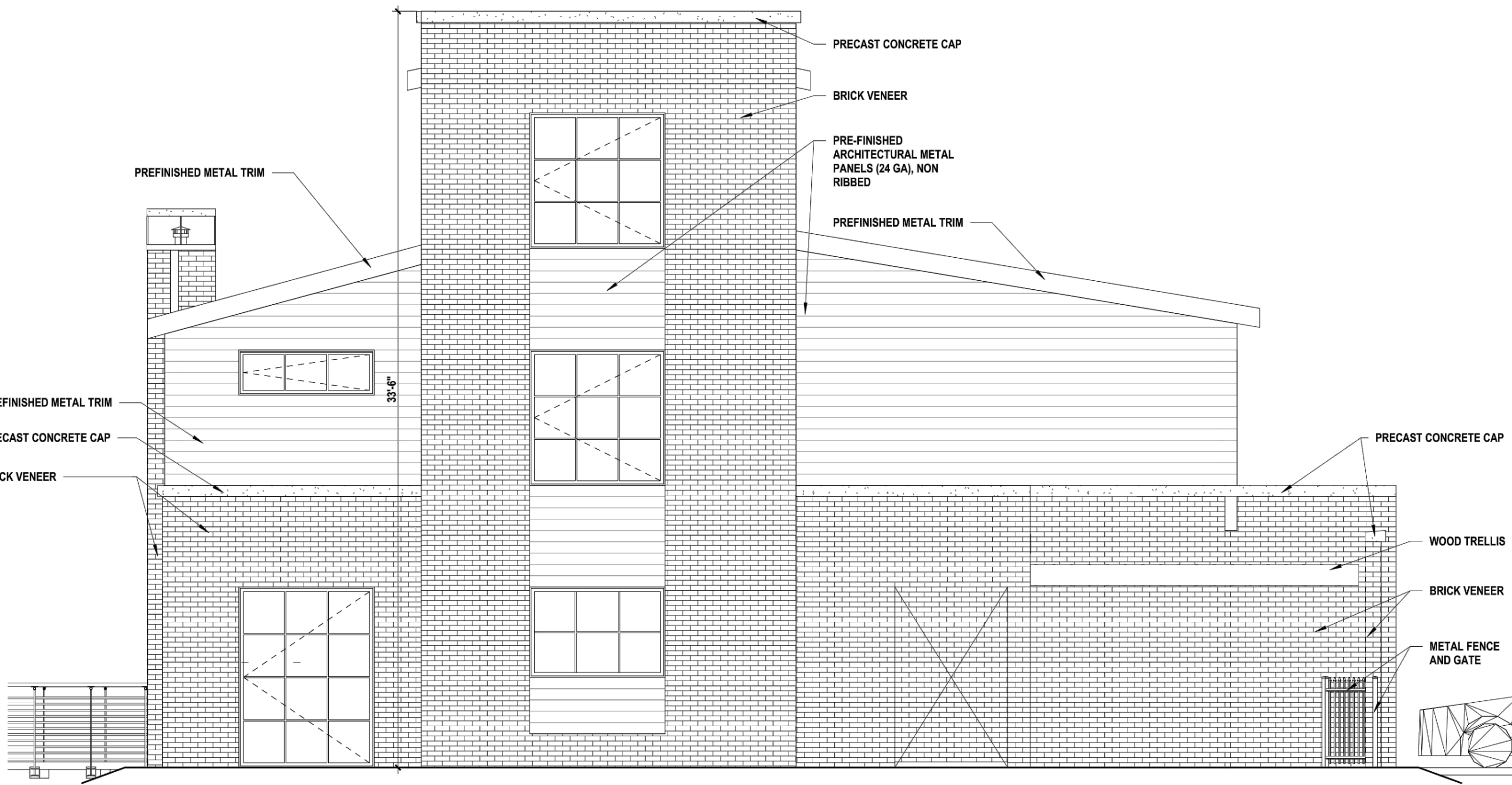
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TOTAL EXTERIOR SF: 862.21 SF
BRICK VENEER: 436.72 SF (50.7%)
DOORS/WINDOWS: 213.58 SF (24.7%)
METAL PANEL SYSTEM: 211.91 SF (24.6%)

REVISED: JUNE 17, 2022
MARCH 8, 2022

RAINBOW JUNCTION
BUILDING ELEVATIONS - PLAN A



4 PLAN A - LEFT ELEVATION
1/4" = 1'-0"



3 PLAN A - RIGHT ELEVATION
1/4" = 1'-0"

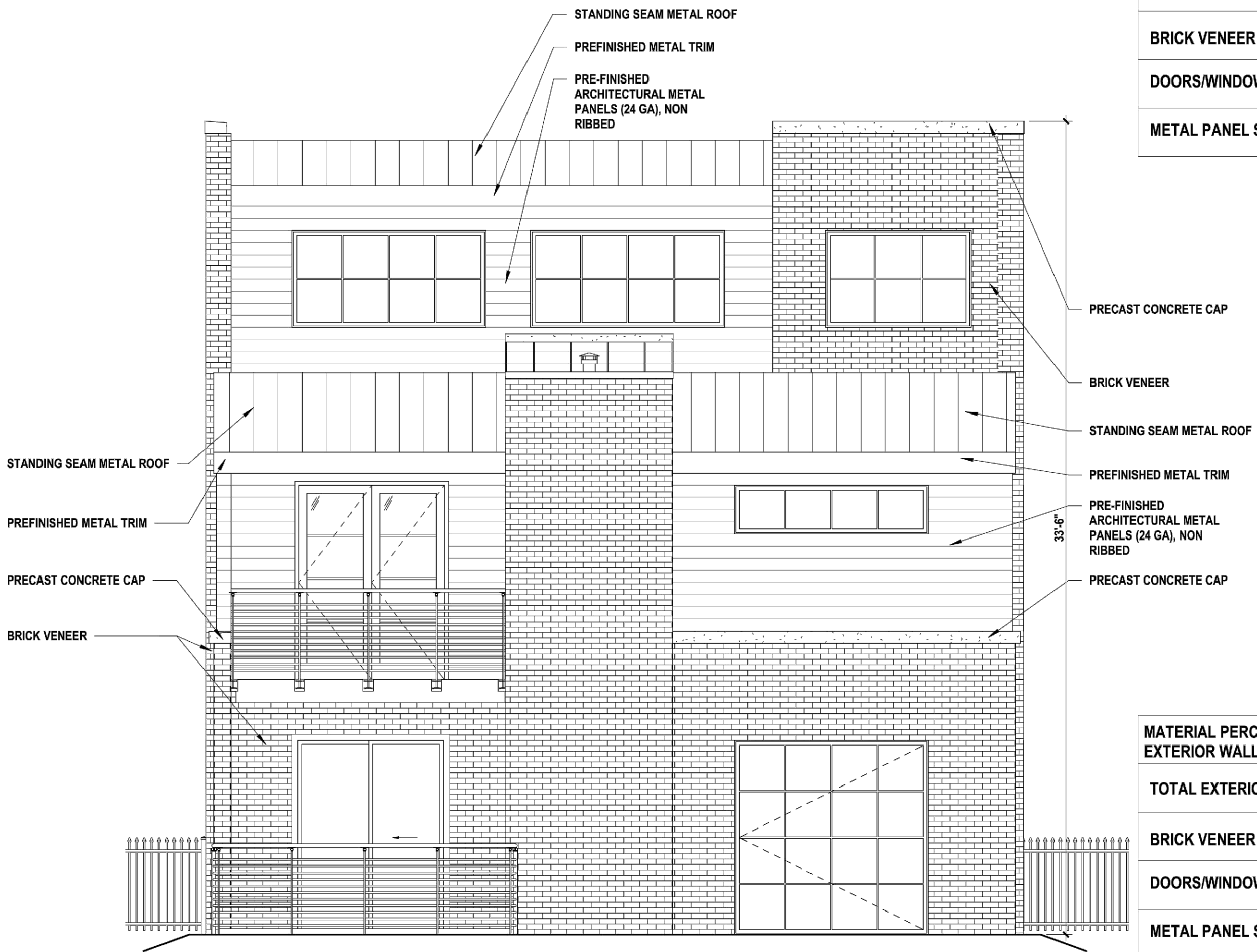


1 PLAN A - FRONT ELEVATION
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SEC.1100.21 : (L) ENTRANCES	SEC.1100.21 : (M) ARCHITECTURAL DETAILS
- CANOPIES/PORTICOS - RECESSES/PROJECTIONS - CHANGE IN MATERIALS	- DISPLAY WINDOWS - ACCENT MATERIALS - 16.1%, EXCEEDING MINIMUM REQUIRED 15% OF EXTERIOR FACADE. AC (DECORATIVE TRELLIS, WINDOW TRIM, RAILING, FASCIA, AND SOFFIT) - VARIED ROOF HEIGHTS

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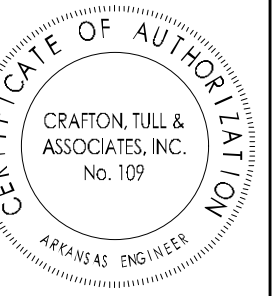
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JUNE 17, 2022

RAINBOW JUNCTION
BUILDING ELEVATIONS - PLAN A



CERTIFICATE OF AUTHORIZATION:



RAINBOW JUNCTION
PATIO HOMES
BENTONVILLE, AR

Key Plan

[illegible]

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PROJECT NO: _____
 ISSUE DATE: 06/17/2022
 CONTACT: A. KARR
 GC by: _____
 GC Date: MM/DD/YYYY

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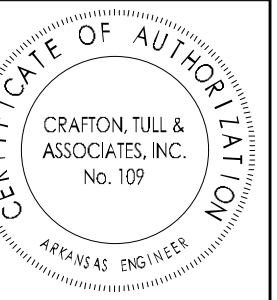
RENDERINGS BUILDING 1 FRONT

A-301



79.636.4838 f 479.631.6224 f
www.craftontull.com

OF ALL



RAINBOW JUNCTION
PATIO HOMES
BENTONVILLE, AR

Key Plan

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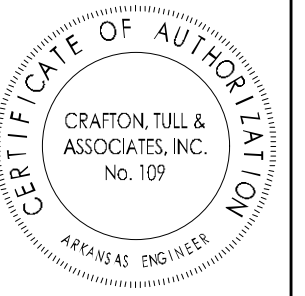
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SD22-0031
RENDERINGS BUILDING 2 REAR

A-302



RAINBOW JUNCTION
PATIO HOMES
BENTONVILLE, AR

Key Plan

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 ISSUE DATE: 06/17/2022
 CONTACT: A. KARR
 QC by: _____
 QC Date: MM/DD/YYYY

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LSD22-0031

RENDERINGS BUILDING 2 FRONT

A-303



Key Plan

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PROJECT NO:

ISSUE DATE: 06/17/2022
CONTACT: A. KARR

QC by:

SC Date: M

PRELIMINARY PLANS

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SD22-0031

RENDERINGS BUILDING 2 REAR

A-302



West Edge Townhomes

521, 525, 529, 535, 537 & 540 SW 5th Street

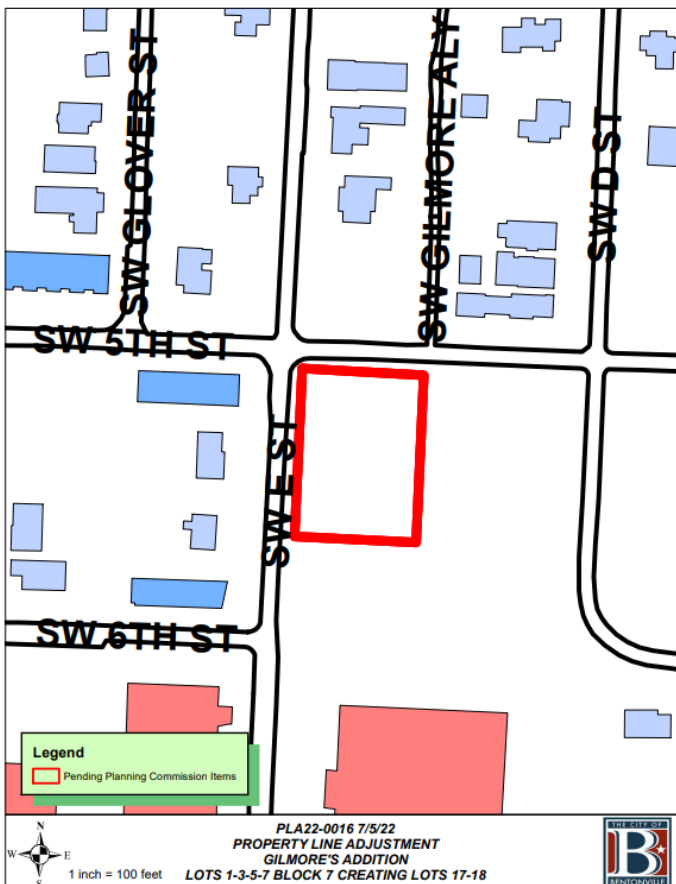
PC Date: 7/5/2022

Reviewer: Jon Stanley, Senior Planner ASLA, APA

Project Number	LSD22-0032
Applicant / Current Owner	Randall Hinton Development, LLC
Site Area	+/-0.37 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Townhomes

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

Location Map



Property Description

This property is located at 521, 525, 529, 535, 537 & 540 SW 5th Street. It is currently zoned DN-2, Downtown Medium Density Residential with a future land use classification of Medium Density Residential.

Project Details

The applicant is proposing a Large-Scale Development for a six unit, three-story townhome development located on the southwest corner of SW 5th and SW E Streets. Nine parking spaces are required and twelve spaces are provided. Sidewalks and site amenities are per the requirements of the Land Development Code. The primary materials depicted on the exterior elevations are brick, Hardie lap siding and Hardie Board and Batten siding and glass. See bullet points below about the requirements for materials in the DN-2 zoning district.

- **Sec 1100.21 Large-Scale Development Design Standards Exemptions.** *Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section.*
- **Sec 1100.22 Downtown Neighborhood (DN) Districts Design Standards** *Materials and design. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.*

This project is related to PLA22-0016, which is on consent agenda.

Projected Traffic Impact

This project has the potential to affect traffic in the area.

Waiver(s):

There are two (2) waivers requested:

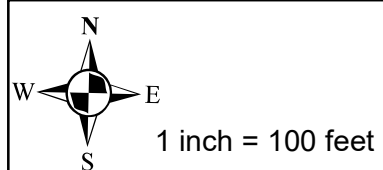
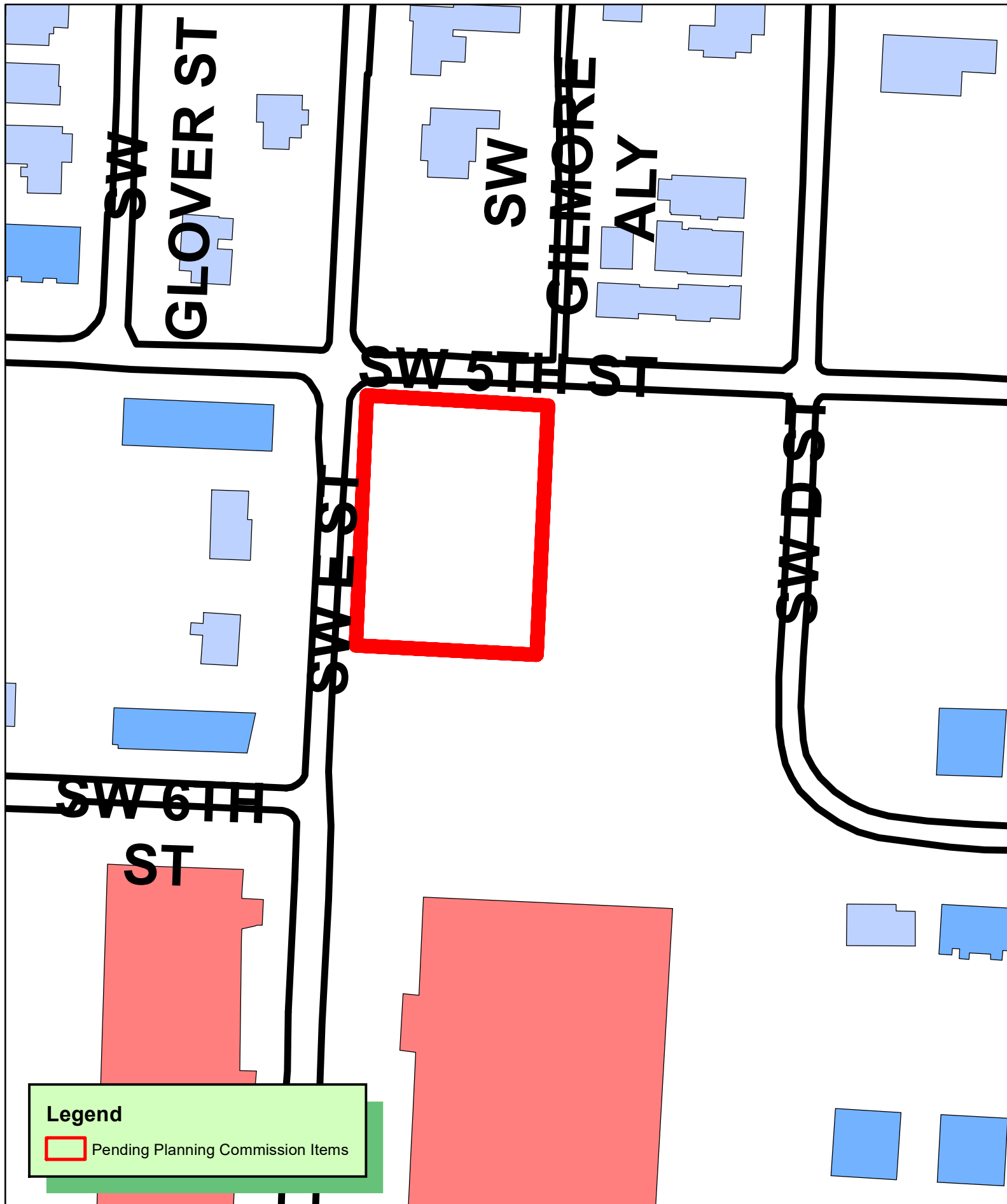
- A waiver to the Drainage Manual, 5.4.11, Individual Lot for Detention to be provided. The applicant requests that their LID detention be provided in a private easement not designated an individual lot. According to the applicant, the private detention will be maintained by a property owner's association.
- A waiver to the Drainage Manual, 5.4.5, Maximum Limits of Ponding. The applicant requests that the 20' Horizontal difference between the 100-year water surface elevation be waived. According to the

applicant, the LID drainage is approved in other methods (5.4.6) and the grading and freeboard prevents water from entering the building.

Conclusion

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

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



LSD22-0032 7/5/22
LARGE SCALE DEVELOPMENT
WEST EDGE TOWNHOMES



West Edge – LSD Waivers Request

1. 5.4.11 (Drainage Manual) Individual Lot for Detention to be provided.

Applicant request that the LID detention to be provided in a private easement to be maintained by the Property Owner's Association and not designated an individual lot.

2. 5.4.5 (Drainage Manual) Maximum Limits of Ponding.

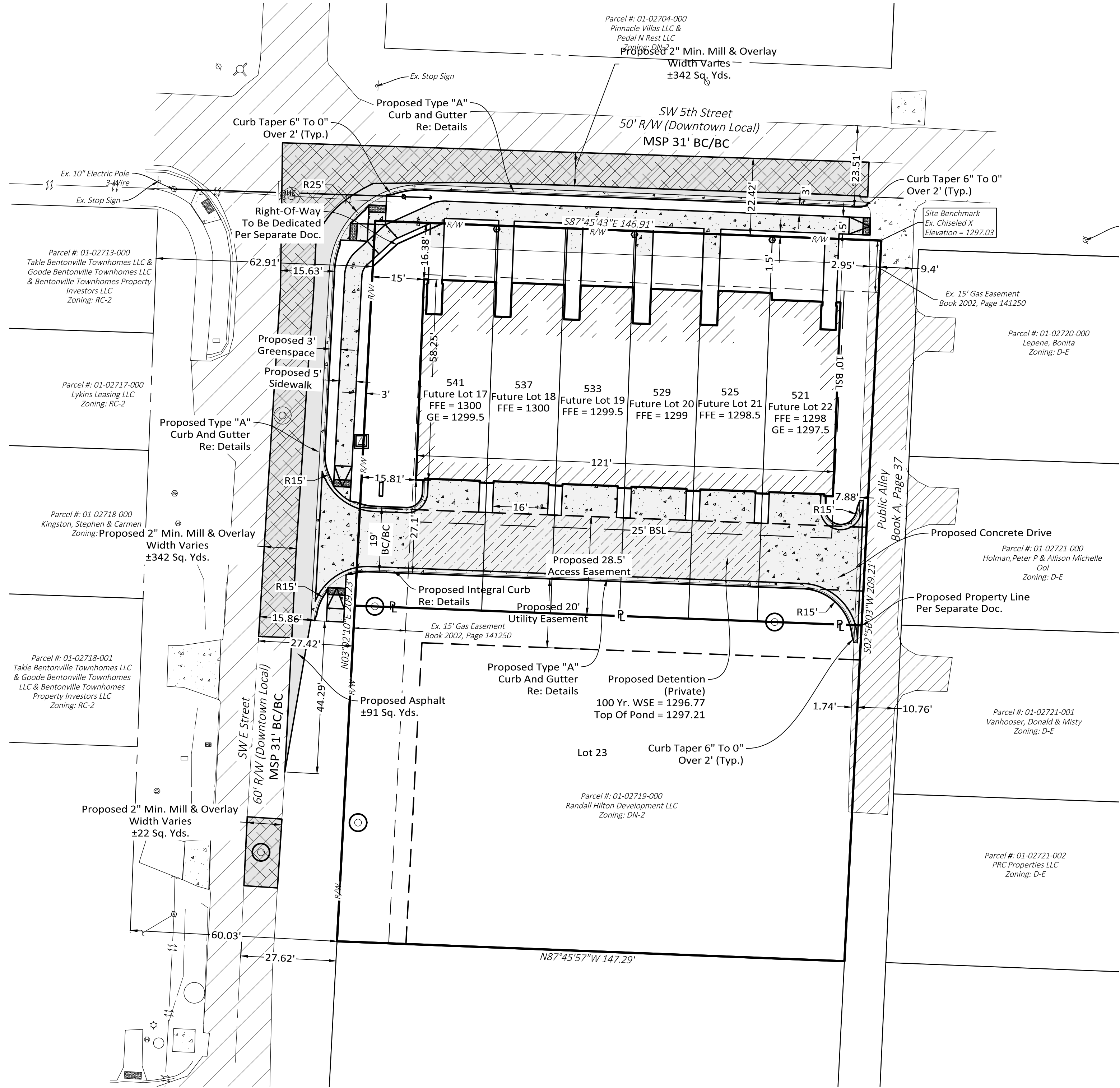
Applicant request that the 20' Horizontal difference between the 100 year water surface elevation be waived. The LID drainage is approved in other methods 5.4.6 and the grading and freeboard prevents water from entering the building.

Drawing Name: P:\BUT-03 Wicker Terrace\DRAWING\BUT-03 PLAN SHEETS.dwg Last Modified: Jun 16, 2022 - 10:58am Plotted on: Jun 16, 2022 - 11:02am by ah4257

PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
Bentonville Residential DN-2 Multi-Family Dwelling 6 Units	3 Sp. Per 2 Dwelling Units	9	12

Zoning - Downtown Medium Density Residential (DN-2)							
Building Setbacks							
Front Yard		Exterior Side Yard		Interior Side Yard		Rear Yard	
Min.	Max.	Min.	Max.	Detached Yard	Attached Yard		
12'	25'	12'	25'	10'	0'	25'	

LEGEND			
	Proposed Building		Ex. Boundary Line
	Proposed Lot Line		Ex. Adjacent Boundary Line
	Proposed Right of Way Line		Ex. Right of Way Line
	Proposed Road Centerline		Ex. Road Centerline
	Proposed Easement Line		Ex. Easement Line
	Proposed Building Setback Line		Ex. Building Setback Line
	Proposed Type "A" Curb & Gutter		Ex. Asphalt
	Proposed Concrete Sidewalk By Developer		Ex. Concrete
	Proposed Handicap Ramp, Type "B"		Ex. Overhead Electric Line
	Proposed Truncated Dome		Ex. Water Meter
	Proposed Standard Duty Asphalt Pavement		Ex. Fire Hydrant
	Proposed Paver Detention		Ex. Sewer Manhole
	Proposed 2" Min. Mill & Overlay		Ex. Gas Meter
	Proposed Concrete		Ex. Telephone Pedestal
	Proposed Double 5/8" Water Meter Setter		Ex. Fiber Optic Pedestal
	Proposed Sewer Manhole		Ex. Electric Pedestal
	Proposed Electric Transformer		Ex. Electric Meter
	Proposed Finished Floor Elevation		Ex. Power Pole
	Proposed Garage Elevation		Ex. Power Pole w/ Guy Wire
			Ex. Electric Transformer
			Ex. Sign
			Ex. Tree



Site General Notes:

- 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.
- 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.
- All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii Are 5' Unless Otherwise Noted.
- Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
- Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
- See Architectural Plans For Exact Building Dimensions And Layout.
- Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
- All Construction Shall Conform To The City Of Bentonville Development Regulations.
- All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
- Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-Of-Way Shall Be In Accordance With City Of Bentonville Details And Specifications.
- All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
- Contact BEUD At 479-271-3135 Before Performing Any Grading Within 5' Of Existing Or Proposed Power Poles.
- BEUD Design Layout Drawing Takes Precedence Over Any Electric Information Shown On The Site Utility Plan.
- 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.

FOR
REVIEW



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., STE 1
BENTONVILLE, AR 72712
479.273.2209 • HALFF.COM

**West Edge
Townhomes
SW 5th Street**

Bentonville, Arkansas

**Issued for Review
06.16.22**

**SITE DIMENSION
PLAN**

Revisions	

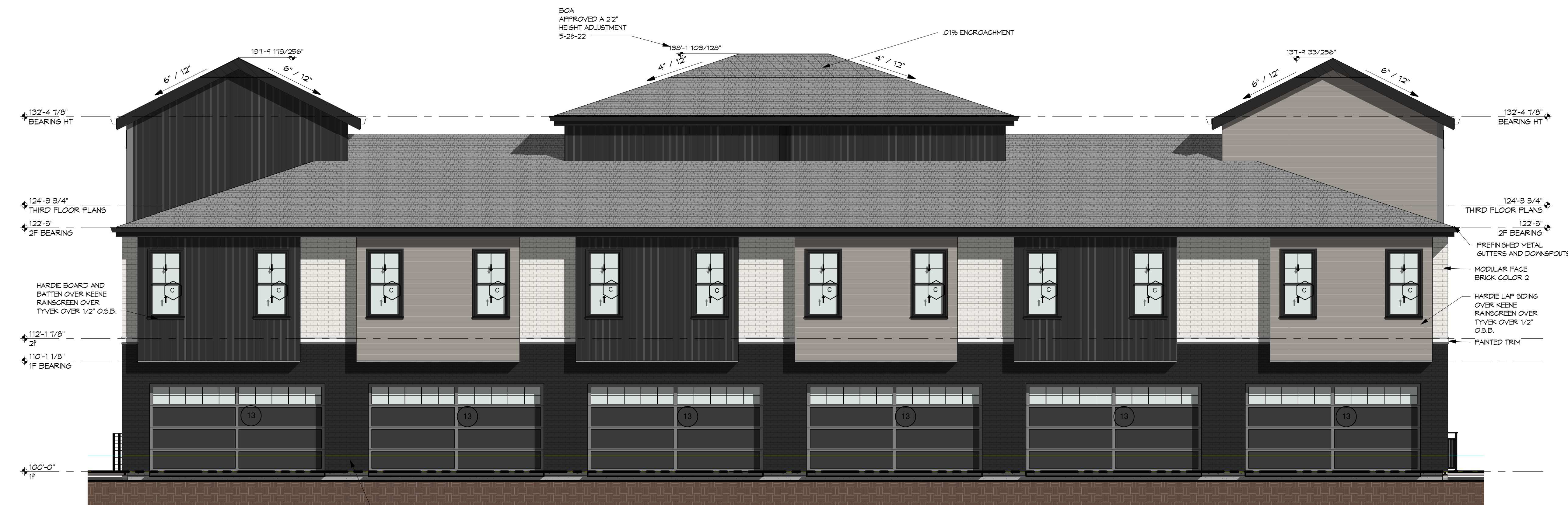
Drawn By: CVL	Vert. Scale: N/A
Approved By: PRF	Horiz. Scale: 1"=20'
Date: 02.04.22	Plot Scale: 1
Project No.: BUT-03	DWG Name: PLAN SHEETS

SHEET

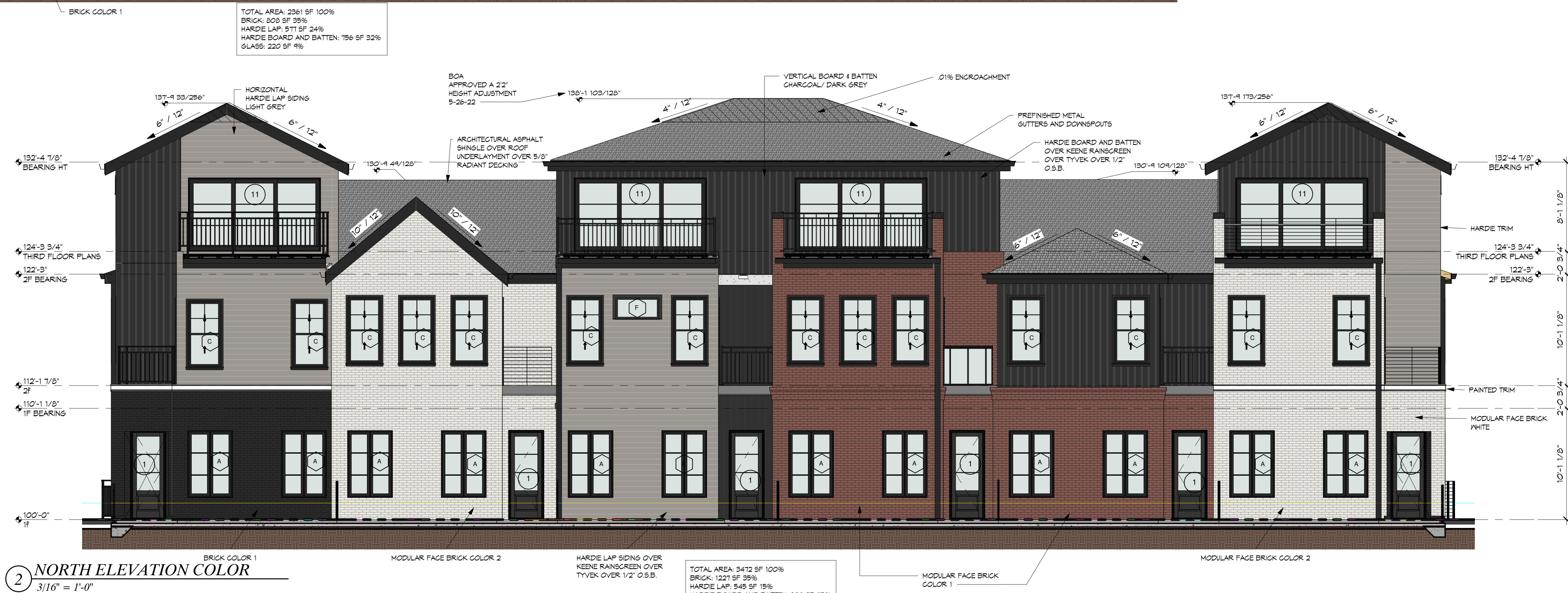
3

of 13

88



3 SOUTH ELEVATION COLOR
3/16\"/>



2 NORTH ELEVATION COLOR
3/16\"/>



4 WEST ELEVATION COLOR
3/16\"/>



1 EAST ELEVATION COLOR
3/16\"/>



PRICING
SET
NOT FOR CONSTRUCTION

WEST EDGE
SW 5TH STREET
BENTONVILLE, AR

Burris
Architecture
820 Tiger Blvd., Bentonville, Ar 72712
479-636-3531

DATE: 5-31-22
JOB NO.: 21110
REVISIONS

A7.1
RENDERINGS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE AND NECESSARY COSTS OF DEFENSE, ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE ARCHITECT'S SERVICES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. THE ARCHITECT DOES NOT PROVIDE ANY OTHER SERVICES, INCLUDING BUT NOT LIMITED TO, ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. THE ARCHITECT DOES NOT PROVIDE ANY OTHER SERVICES, INCLUDING BUT NOT LIMITED TO, ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES.

Drainage Report
West Edge
Bentonville, Benton County, Arkansas

GENERAL

This project consists of plans to develop 6 townhomes on 0.4 acres with accompanying infrastructure. The site is on the southeast corner of SW 5th Street and SW E Street in Bentonville, Arkansas.

Vicinity Map is attached as **Exhibit I**.

Aerial Photograph is attached as **Exhibit II**.

FEMA FIRMette is attached as **Exhibit III**.

USFWS National Wetlands Inventory is attached as **Exhibit IV**.

Peak runoff was calculated using the Rational Method. Runoff Coefficients and rainfall intensities were obtained from the City of Bentonville Stormwater Management and Drainage Manual. Based off the provided runoff coefficients, the following assumptions were made.

Table 1: Runoff Coefficients

Surface	Runoff Coefficient
Pervious	0.30
Impervious	0.90

Waivers are being requested from the following sections of code:

- Sec. 1100.04 Detention and Retention Ponds – the applicant requests that the underground detention not be designated an individual lot, but a private drainage easement dedicated to the property owner's association for maintenance purposes.
- BDM 5.4.5 Parking Lots – the applicant requests a waiver from the 20' horizontal separation for ponding requirements, and a waiver from the 1.5' vertical separation of the 100-year WSE and the finished floor elevation of building 6.

PRE-DEVELOPED CONDITIONS

The project site generally slopes towards the southeast. A series of small ditches along the north, eastern and western property lines direct runoff around the site. The onsite runoff follows the grade to the southwest where it is collected in the detention area north of the Walmart Mike Duke Global People Center. The Pre-Developed Drainage Map is attached as **Exhibit V**.

The NRCS Soils Survey is attached as **Appendix A**.

POST-DEVELOPED CONDITIONS

Then north half of the site is proposed to be developed for townhomes. The rooftops will drain to the north where the runoff will be captured by yard drains. The proposed yard drains will convey the runoff to an underground gravel detention area within the driveway. The detention area will discharge the runoff through a 4" corrugated PVC pipe towards the south. The uncaptured runoff will flow towards the streets and follow the proposed curb until the curb ends. It will then follow the existing ditches along the property line to be carried to the same point as the pre-developed conditions. The Post Developed Drainage Map is attached as **Exhibit VI**.

The following table shows a summary of the pre-developed and post-developed peak flowrates with the associated Hydraflow report displayed in **Appendix B**.

The yard drain calculations for the 10-year and 100-year storm event can be seen in **Appendix C and D**.

Gutter flow calculations have been provided to demonstrate the spread and depth at the curb. Curb inlets are not required to mitigate the spread and depth at this time. The gutter flow calculations are attached as **Appendix E**.

Table 2: Pre/Post - Overall Flow Summary

Outfall	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
Pre-developed	0.5	0.7	0.8	0.9	0.9
Post-developed	0.5	0.6	0.6	0.7	0.8
Increase/Decrease of Peak	0	-0.1	-0.2	-0.2	-0.1

DETENTION SUMMARY

There is a 1,245 cu.ft. gravel detention pond proposed to alleviate stormwater runoff from the development. The pond was designed using 40% voids. The proposed outlet 4" corrugated PVC pipe that daylight to the south. The following table provides the discharge summary for the proposed detention pond.

The Gravel Detention Detail is attached as **Exhibit VII**.

Table 3. Detention Pond Summary

Frequency (years)	Outflow (cfs)	Stage (elev.)	Detention Volume (cu.ft.)
2	0.2	1295.92	451
10	0.2	1296.14	611
25	0.2	1296.39	796
50	0.2	1296.51	885
100	0.2	1296.77	1,068

The proposed top of pond is 1297 which allows for 0.23 of freeboard and 15% additional capacity in the 100-year event.

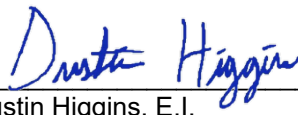
CONCLUSION

This drainage report has been prepared in accordance with the current requirements of the applicable stormwater jurisdiction and approving agencies. In addition, storm events/frequencies, runoff calculations, evaluation methods, etc., reflect the application of generally accepted standards of engineering practice.

Improvements as outlined in this report and depicted on the large-scale development plans will not increase the risk of endangerment to life or have negative impacts on adjacent or downstream property or watersheds.

Halff Associates, Inc.

Patrick Foy, P.E.
Land Development Team Leader



Dustin Higgins, E.I.
Graduate Engineer



Providence Village Phase IV

Nomad Road

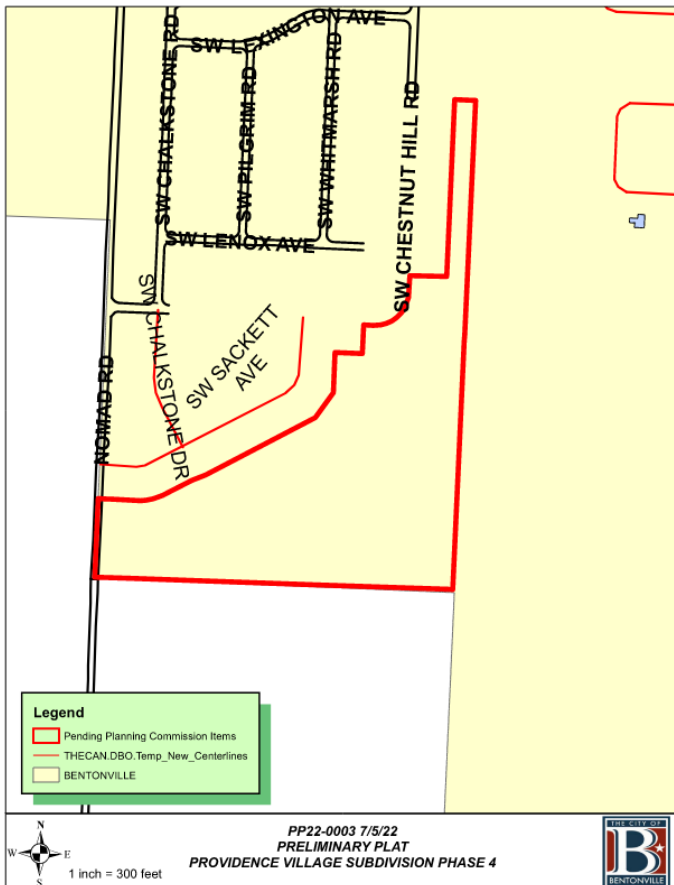
PC Date: 7/5/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	PP22-0003
Applicant / Current Owner	Providence 2016, LLC
Site Area	+/- 20.00 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Agriculture (A)
Development Type / Use	Single-Family Residential

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

Location Map



Property Description

The subject property is +/- 20.00 acres and is currently zoned R-1, Low Density Single-Family Residential.

Project Details

A preliminary plat proposing the construction of Providence Village Phase IV. Providence Village Phase IV contains a total of 31 single-family lots. Lots 31 is non-buildable. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

Projected Traffic Impact

Traffic impacts from the development should be negligible.

Waivers

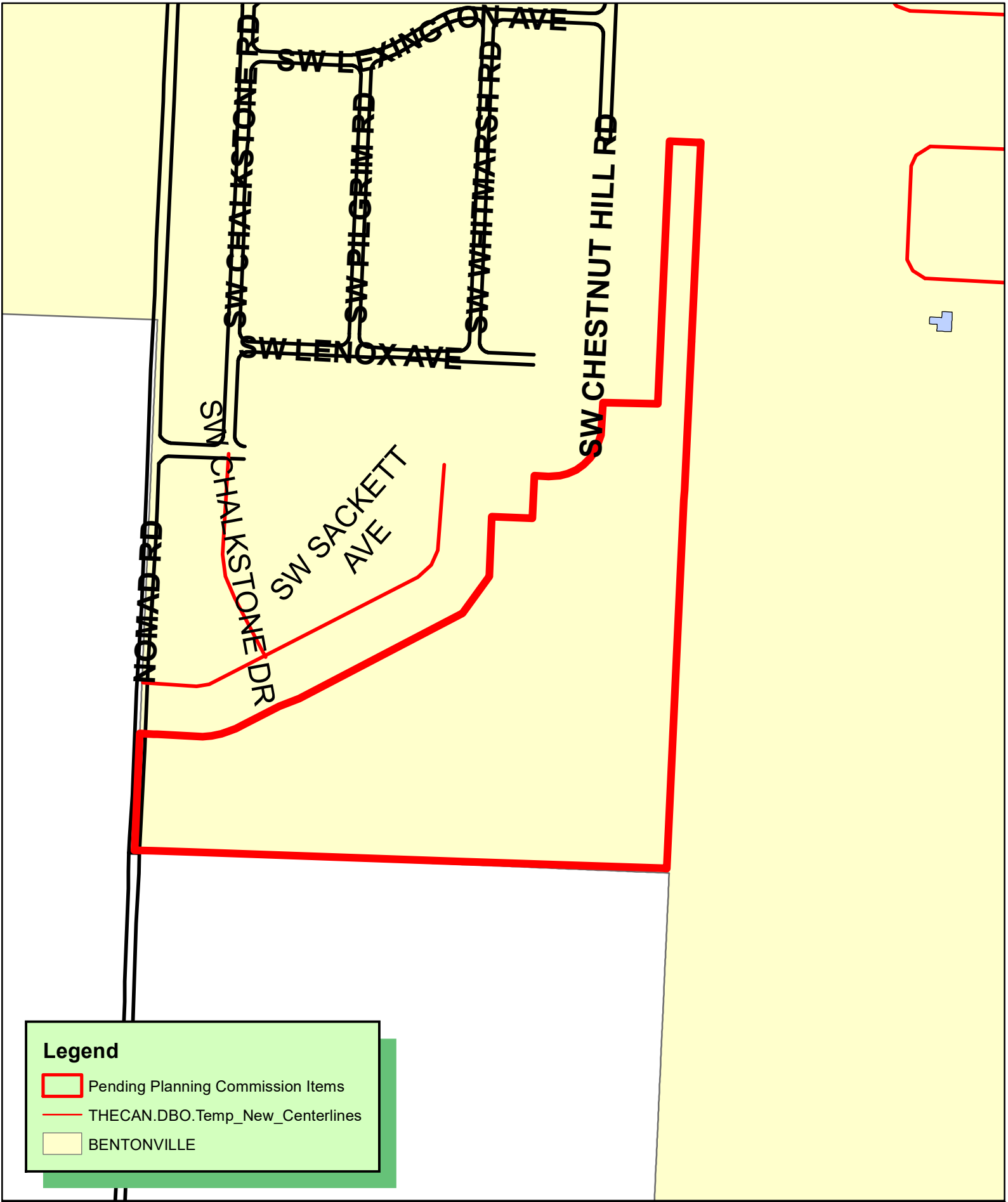
One waiver is requested:

- A waiver from Sec. 1100.16(f) from the maximum length of cul-de-sac street. The maximum allowed by code is 660 linear feet and this subdivision proposes SW Sunbury Circle to be 1376 feet.

Conclusion

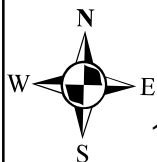
The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver request.

If the Planning Commission approves the waiver request, staff recommends approval of the preliminary plat. If the Planning Commission denies the waiver request, staff recommends the applicant bring their project into compliance with the Land Development Code.



Legend

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



PP22-0003 7/5/22
PRELIMINARY PLAT
PROVIDENCE VILLAGE SUBDIVISION PHASE 4





June 20, 2022

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Providence Village Phase IV Subdivision
Bentonville, AR
CTA No. 17106304

To whom it may concern,

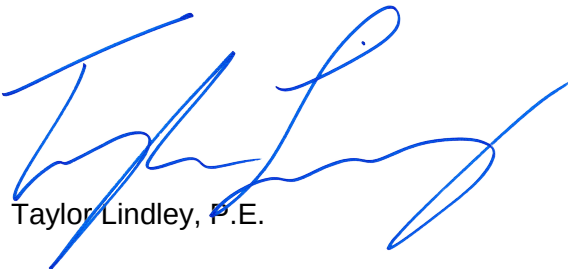
We are requesting a waiver from the City of Bentonville Code Section 1100.16(g) for the maximum length of a cul-de-sac street. The city's code outlines a maximum length of 660 linear feet for cul-de-sac streets.

In the proposed plan set, SW. Sunbury Circle of Providence Phase 4 is connecting west to Nomad Rd. The street ends in a cul-de-sac and the block length is 1376 ft. The hardship in this request is the ability to cross the existing creek to the north. There are issues with the existing box culverts and the creek will be better served by removing the culverts and returning the creek to a more natural flow path. Right of Way will be dedicated at the end of the cul-de-sac to provide connection for any future development east. If a future connection is made in that location, the street would no longer be a cul-de-sac.

Per discussions with City Staff, I maintain that this waiver will not be of any consequence to the city, nor public safety.

If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,



Taylor Lindley, P.E.

2. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
4. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
5. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
7. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
9. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
10. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
11. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
12. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
13. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
14. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL WENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
15. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
16. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
17. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
18. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
19. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
20. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
21. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
22. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.g)
23. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

<u>DECIDUOUS SHADE TREE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>
	12	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2" CAL	10' HT. MIN.
	18	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2" CAL	10' HT. MIN.
<u>STREET TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>
	14	CARPINUS CAROLINIANA / AMERICAN HORNBEEAM ALL TREES PLANTED IN PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.	B & B	4" CAL	10'-12' HT.

ONCE LANDSCAPING IS INSTALLED, A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF BENTONVILLE FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.

1. TREES SHALL BE PLANTED AT A MINIMUM OF ONE YEAR BEFORE THE EXPIRATION DATE OF THE PERMIT. ONE YEAR, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUALITY, AND SIZE. ANY MEETING AND ANY LISTS SPECIFICALLY IDENTIFIED IN THE PERMIT SHALL BE REQUIRED FOR EACH TREE AND PLANT SPECIES. PLANTS SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.

3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.

4. TREES SHALL NOT BE TOPPED AT ANY TIME.

5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES MUST BE ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS," SHALL BE UTILIZED.

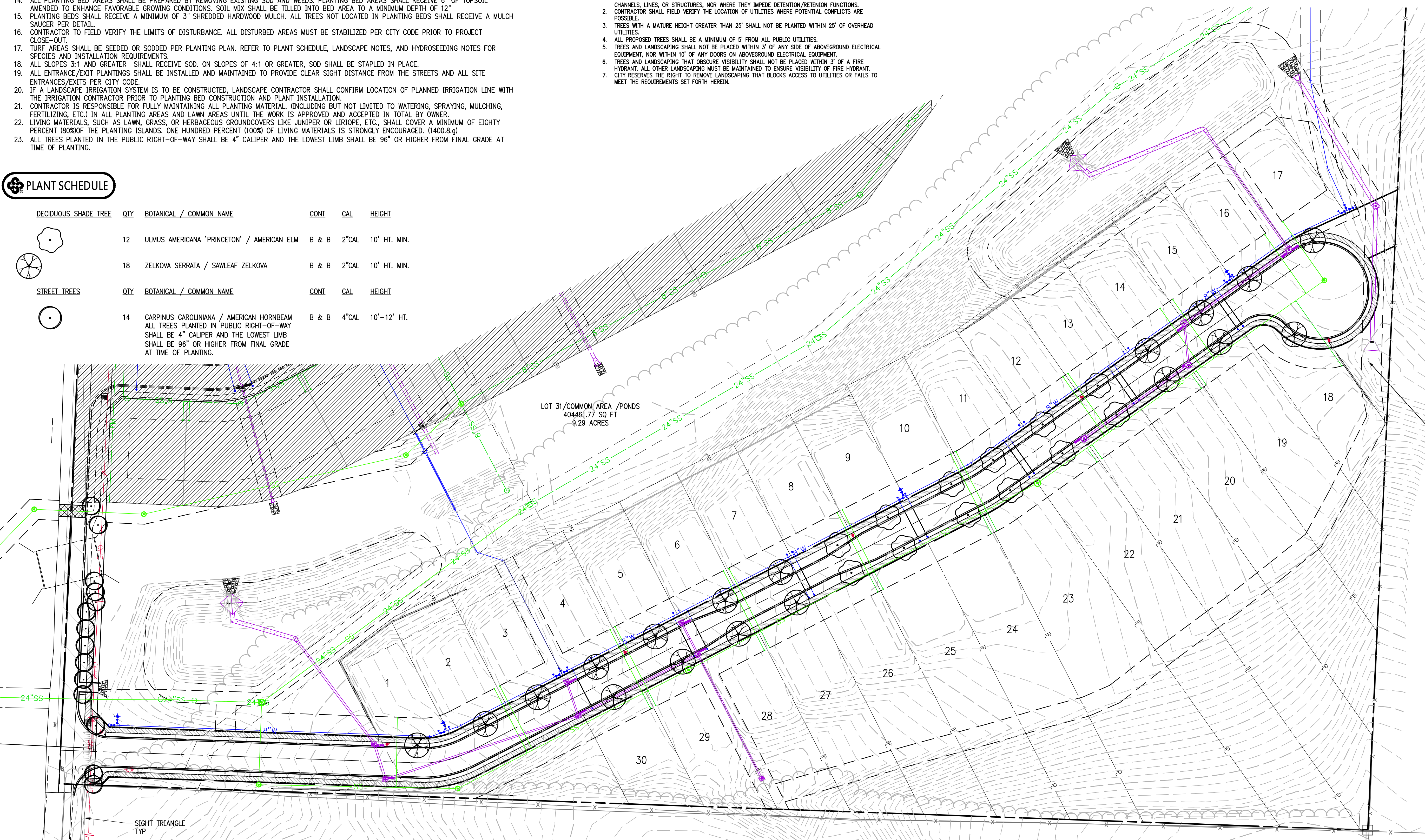
1. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES WHERE POTENTIAL CONFLICTS ARE.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM 3' OF ANY SIDE OF ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' OF ANY DOORS ON ABOVEGROUND ELECTRICAL EQUIPMENT.
5. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY TO FIRE HYDRANT.
6. TREES AND LANDSCAPING THAT OBSCURE OR BLOCK ACCESS TO UTILITIES OR FAILS MEET THE REQUIREMENTS SET FORTH HEREIN.

STREET TREES:
REQUIRED (NOMAD ROAD): 283.88 LF / 20 = 14 TREES PROVIDED

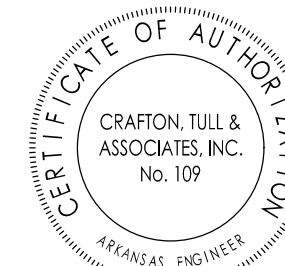
LOT TREES:
1 TREE PER LOT REQUIRED: 30 LOTS = 30 TREES PROVIDED



Call before you dig.



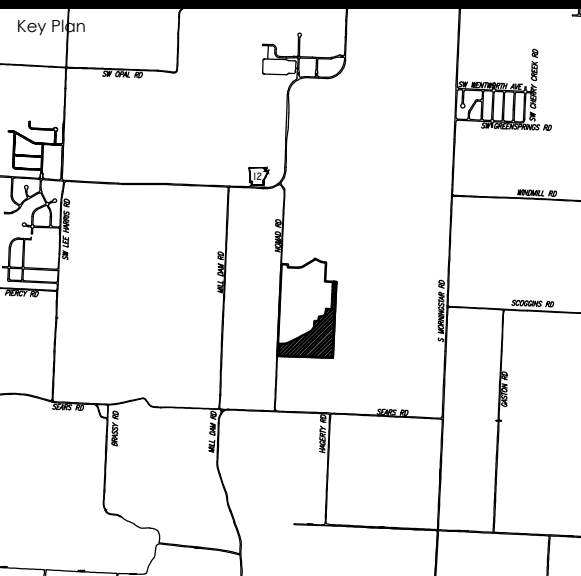
479.636.4838 t 479.631.6224 f
www.craftontull.com



GRAPHIC SCALE IN FEET

A horizontal scale bar with alternating black and white segments. It is labeled '50'' at the left end, '0' in the center, and '50'' at the right end.

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

[illegible]

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PROJECT NO: 17106304

ISSUE DATE: 06/16/2023

CONTACT: T. LINDLEY

QC Date: MM/DD/YYYY

PRELIMINARY

PLANS

PLANS

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PLANTING PLAN

L-101

