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

Planning Commission
Tech Review Agenda
July 12, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_EGvQJC7WQ02bmJhb6vQnnA

I. Call to Order
II. Old Business

1. **Lots 15, Block 16 of Demings 2nd Addition** **Lot Split**
NW corner of NW 5th and NW B Street *(LS21-0061)*
   - The property is currently zoned R-3, Medium-High Density Multifamily Residential.
   - A lot split of a portion of Lots 10, 11, and 12, Block 16 of Demings 2nd Addition, creating new Lot 15 (+/- 0.12 acres) and Lot 16 (+/- 0.14 acres), Block 16, of Demings 2nd Addition.
   - The plat dedicates various utility easements to serve the new lots and dedicates right-of-way along NW 5th Street per the Master Street Plan.

2. **Will Moore Subdivision, Phase 3** **Preliminary Plat**
1200 Tunbridge Drive *(PP22-0002)*
   - The subject property is +/- 5.31 acres and is currently zoned R-ZL, Zero Lot Line Residential.
   - A preliminary plat proposing the construction of a single-family subdivision.
   - Will Moore Subdivision, Phase 3 contains a total of 32 single-family lots. Lots 31 and 32 are non-buildable.
   - All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
   - All departments must have a status of "approved" or "pc only" before this project can proceed to Planning Commission.
   - 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. The applicant proposes an approximately 839' cul-de-sac.*

3. **Lot 1 Medlin Meadows Subdivision, Phase 2** **Property Line Adjustment**
   2303 Medlin Lane *(PLA22-0013)*
   - The property is currently zoned C-2, General Commercial.
   - A property line adjustment of existing Lot 4 (+/- 1.69 acres) of Swaffer Subdivision & Lot 8 (+/- 5.01 acres) of Medlin Meadows Subdivision, creating new Lot 1 (+/- 6.43 acres) of Medlin Meadows Subdivision Phase 2.
   - Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Medlin Lane.
   - The plat also dedicates various public utility easements to serve the newly created lots.
   - An existing 15-foot utility easement across the two existing lots will be vacated by a separate document and replaced with a new 20-foot utility easement dedicated per this plat.

4. **Rainbow Junction Patio Homes** **Large-Scale Development**
   SW Winsted Lane *(LSD22-0031)*
   - The subject property is +/- 1.90 acres and is currently zoned R-3, Medium-High Density Multifamily Residential.
   - A large-scale development constructing five residential units.
   - 8 parking spaces are required. 8 parking spaces are provided through the proposed garages and driveways at each unit.
   - Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
   - Access to the project will be achieved through individual driveways onto SW Winsted Lane.
   - 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.

III. New Business

1. **Garcia - Lionheart Enterprises LLC** **Rezoning***
A-1, Agriculture to R-1, Low Density Single Family Residential
908 SW Tater Black Road *(RZ22-0035)*
   - The subject property is +/- 0.37 acres.
   - Adjacent zoning districts are A-1, Agriculture to the north and south, R-ZL, Zero Lot Line Residential to the east, and R-1, Low-Density Single Family Residential to the west.
   - The Future Land Use Plan currently depicts this property as Low Density Residential. These areas 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.
   - This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 3: Edge Growth with a Future Land Use Classification of Low-Density Residential should be zoned either R-1, RMH, or PRD.
   - At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. **Maddison Heights** **Future Land Use Map Amendment***
2a. Agriculture to Low Density Residential
Parcel No. 15-18542-000 *(RZ22-0036)*
   - The subject property is +/- 59.6 acres.
   - Adjacent zoning districts are the R-3, Medium-High Density Multifamily Residential to the north, Benton County to the south, east, and west, and R-1, Low Density Single Family Residential to the east.
   - The Future Land Use Plan currently depicts this property as Agriculture, however, the applicant is requesting a change in the Future Land Use Plan to 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.

2b. Maddison Heights **Rezoning***
A-1, Agricultural to R-1, Low Density Single Family Residential
Parcel No. 15-18542-000 *(RZ22-0036)*
   - R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.
   - At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3. Adventure Church **Future Land Use Map Amendment***

3a. Residential Estate to Low Density Residential

Portions of Parcel No. 01-00942-530 *(RZ22-0037)*

- The subject property is +/- 17.83 acres.
- Adjacent zoning districts are R-1, Low Density Single Family Residential and Benton County to the north, R-1, Low Density Single Family Residential to the south and west, and A-1, Agriculture to the south and east.
- The Future Land Use Plan currently depicts this property as Residential Estate, however, the applicant is requesting a change in the Future Land Use Plan to 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.

3b. Adventure Church **Rezoning***

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

Portions of Parcel No. 01-00942-530 *(RZ22-0037)*

- R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

4. JP Specialty, LLC **Future Land Use Map Amendment***

4a. Residential Estate to General Commercial

SW 14th Street *(RZ22-0038)*

- The subject property is +/- 4.8 acres.
- Adjacent zoning districts are the City of Centerton to the north and west, Benton County to the east and west, and C-1, Neighborhood Commercial to the south.
- The Future Land Use Plan currently depicts this property as Residential Estate, however, the applicant is requesting a change in the Future Land Use Plan to General Commercial. These areas typically include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

4b. JP Specialty, LLC **Rezoning***

A-1, Agricultural to C-2, General Commercial

SW 14th Street *(RZ22-0038)*

- The requested C-2 district represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

5. **Hindu Assoc. of Northwest Arkansas (Parking Lot)** **Large-Scale Development**
2502 SW Regional Airport Blvd. *(LSD22-0033)*
   - The property is currently zoned A-1, Agricultural.
   - The applicant is proposing a Large-Scale Development for a parking lot as an accessory use to the existing religious facility. The proposed parking lot will provide 461 parking spaces.
   - In addition to the parking lot the applicant is also proposing to construct a full width local road traversing the property from east to west as shown on the current Master Street Plan.
   - Sidewalks and site amenities are proposed to meet the requirements of the Land Development Code.
   - One waiver is requested:
     - The applicant requests a waiver to the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1400, Section 1400.08(e)(4)(a) Continuous Planting Islands which requires:

       When there are two or more double rows of parking, a continuous planting island shall be located between every other row.

       The applicant request/states: It is the intent of the HANWA to meet all the parking lot codes, but due to the separation requirements of the water and electric lines as maintained by the City of Bentonville Utilities, and keeping with perimeter greenspace requirements, the middle parking lot did not have enough room to have the required continuous planting strip as part of the lot. The applicant is meeting this requirement in the larger lot but not the smaller lot.

6. **Lots 1 & 2 of Reynosa Addition** **Lot Split**
600 & 602 Bella Vista Road *(LS22-0026)*
   - The property is currently zoned DN-2, Downtown Medium Density Residential.
   - A lot split of unplatted section land creating new Lot 1 (+/-0.17 acres) and Lot 2 (+/-0.21acres) of Reynosa 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.

7. **Lots 48 and 49 of Fountain Plaza Subdivision** **Lot Split**
SE Plaza Avenue *(LS22-0027)*
   - The property is currently zoned C-2, General Commercial.
   - A lot split for existing Lot 43 of Fountain Plaza Subdivision, creating Lot 48 (+/- 1.02 Acres) and Lot 49 (+/- 1.00 Acres).
   - The current right-of-way along SE Plaza Avenue is adequate per the requirements of the Master Street Plan.
   - This plat dedicates an access easement along the east side of Lot 49 to serve the newly created lots.

8. N. Walton Multi-Family Dev. **Waiver(s)**
220 North Walton Blvd. *(WAV22-0009)*

- The property is currently zoned C-3, Mixed-Use Commercial.
- In anticipation of a Large Scale Development for this property, the applicant has summited three (3) waiver request to be heard by the Planning Commission prior to the submittal of the Large Scale Development. The three waivers are as follows:
  - Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards; Section 1100.02 Access Management Standards (6) which requires:

    "(6) Distance between curb cuts. The table below establishes the minimum distance that shall be provided between curb cuts, based on the maximum speed limit of the road, measured from centerline to centerline. Where lots are contiguous, a common ingress/egress drive is encouraged to minimize curb cuts and better facilitate traffic."

MINIMUM DISTANCE BETWEEN CURB CUTS	
Maximum speed allowed	Minimum distance between curb cuts
30 mph	100
35 mph	150
40 mph	200
45 mph	250
50 mph	300
55 mph	350

    The applicant request/states: *This property is located on the hard corner of the signalized intersection of NW 3rd St and N. Walton Blvd. Per the City of Bentonville's Access Standards, driveways are required to be a specific distance from the intersection. In order to meet this requirement, the driveway location is closer than allowed to an existing driveway. Through discussion with the Engineering department, it is agreed that the more critical requirement is the distance from the intersection. With that, EDG is requesting a waiver along N Walton Blvd. for the proposed driveway/curb cut to be closer than 200 ft. to an existing curb cut. The proposed driveway is 157' from the existing driveway. See Site Plan Exhibit included in package.*

  - Wavier from the City of Bentonville Municipal Code: Appendix B –Land Development Code – Article 1100 Development Standards; Section 1100.21 Large-Scale Development Design Standards, which requires:

"(p) Parking placement. No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes."

The applicant request/states: *The original design for this project met these criteria. Unfortunately, a Bentonville Utility Electric Department (BEUD) transmission line exists along N Walton Blvd. This transmission line requires a 50' clearance from any building/structures. A waiver was separately submitted to compromise to a 30' clearance, but was denied.*

The proposed use of the property includes a 3-story multi-family building along with a clubhouse for tenants. A fire sprinkler/suppression system will be required. With the height of the building, and fire sprinkler requirements, a fire lane must be provided as part of the layout. Due to the driveway location constraints as listed in the previous waiver item, the fire lane location is also limited in its location.

The limitations of the existing utilities and streets surrounding the property, required a redesign of the site, and the proposed Site Plan is the best solution after exploring five other layout options. The proposed programming of the site has also been reduced to accommodate the lack of 'buildable' area. Previously, commercial/restaurant uses were included, but have since been removed.

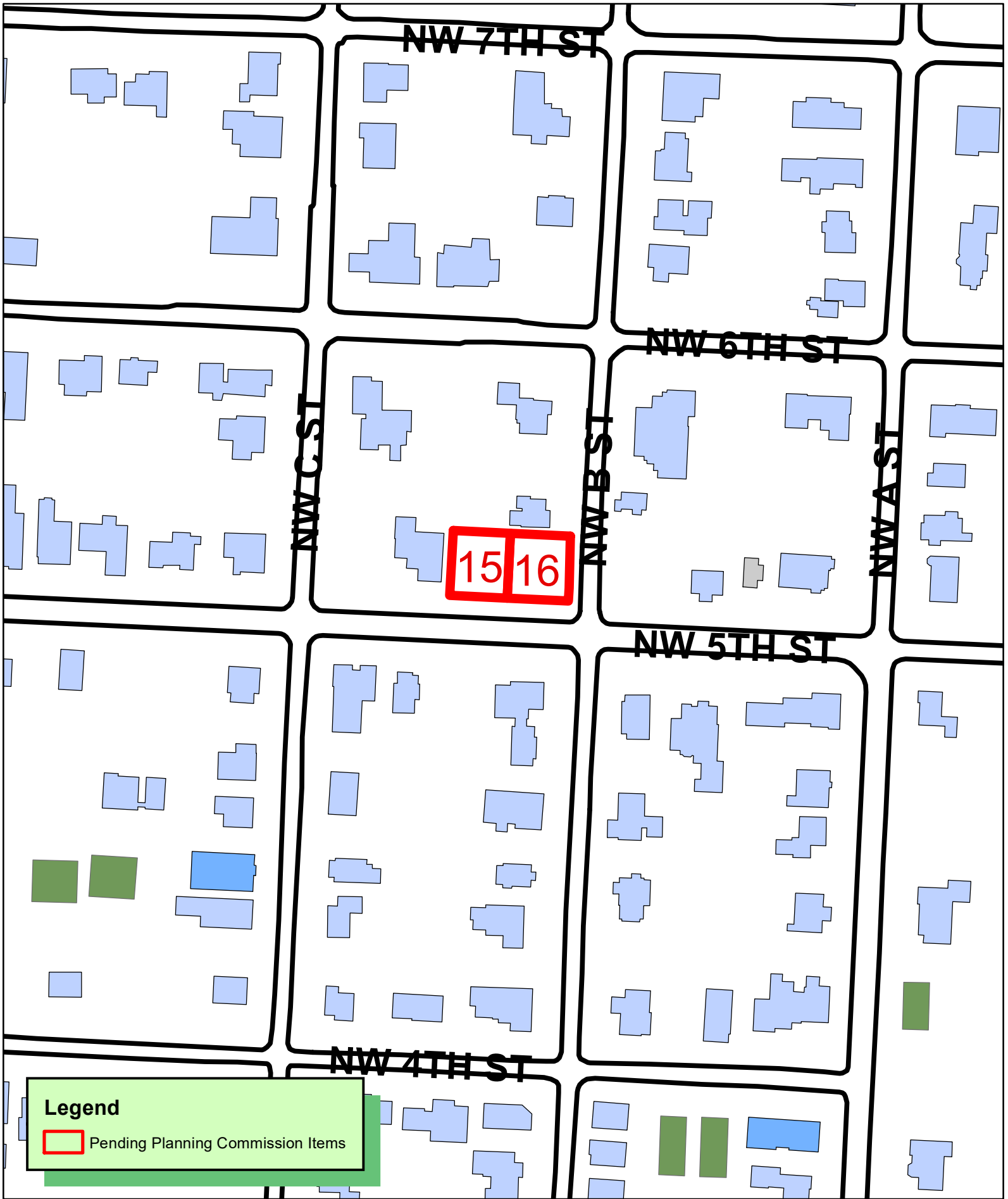
In effort to provide screening and meet the intent of this code section, the design proposes an "L" shaped building to screen the parking from traffic. Along with street trees and screening shrubs, the design also includes removable, semi-transparent screening art panels along N Walton. These panels would be removable to accommodate BEUD access needs, but also provide visual screen along N. Walton.

- A waiver from the City of Bentonville Municipal Code: Appendix A – Zoning Code – Article 501 Off Street Parking and Loading; Section 501.06(f) Standards; Number of Off-Street Parking Spaces Required, which requires:

  "Standards. Off-street parking shall be provided in accordance with the following schedule, with the exception of the DC and DE district, already provided for in Section 501.6(d)(1) above:"

The applicant request/states: *The parking code requires 1.5 spaces per unit. With 60 proposed units, 90 spaces are required. Given the close proximity to a shared use (bike/pedestrian), unit type mix, and proximity to downtown, the development has proposed a reduced parking count, further detailed in the applicant's narrative.*

RESIDENTIAL	
Single-Family Dwelling	2 spaces per dwelling unit
Patio Home Dwelling	2 spaces per dwelling unit
Two-Family Dwelling, Duplex	2 spaces per dwelling unit
Multi-Family Dwelling	3 spaces for each two dwelling units
Hotels and Motels	1 space is required per guest room. For developments larger than twenty (20) rooms, eleven parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.
Manufactured Home Subdivision	2 spaces per manufactured home
Bed and Breakfast	1 space per sleeping/rental unit plus 1 space for the owner

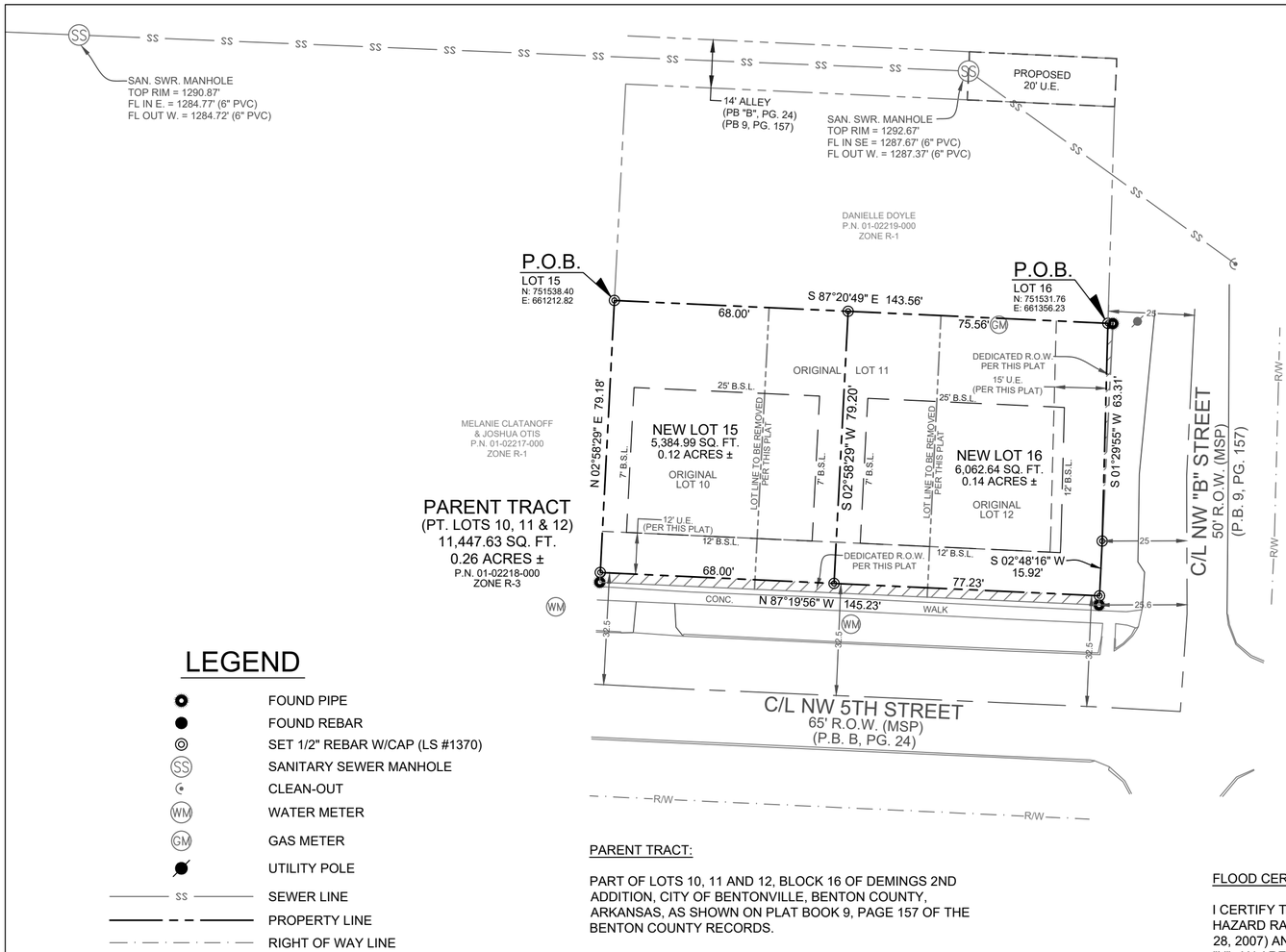


N
W E
S

1 inch = 148 feet

LS21-0061
LOT SPLIT
DEMINGS 2ND ADDITION
LOTS 10-12 BLOCK 16 CREATING LOTS 15-16

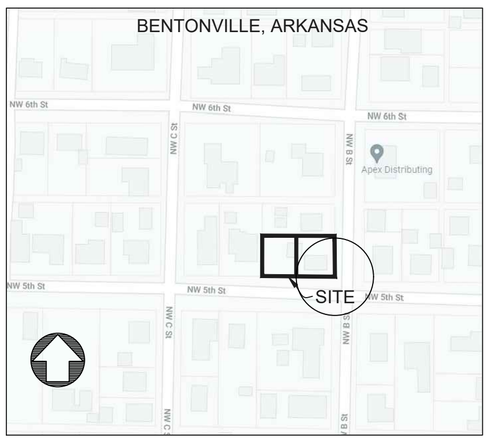
THE CITY OF BENTONVILLE



LEGEND

- FOUND PIPE
- FOUND REBAR
- SET 1/2" REBAR W/CAP (LS #1370)
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- WATER METER
- GAS METER
- UTILITY POLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE

OWNER INFORMATION
NFD LLC
501 NW "B" STREET
BENTONVILLE, AR 72712



VICINITY MAP
(N.T.S.)

PARENT TRACT:

PART OF LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS.

NEW LOT 15 DESCRIPTION:

PART OF PART LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID PART LOTS 10, 11 AND 12; THENCE S 87°20'49" E A DISTANCE OF 68.00 FEET; THENCE S 02°58'29" W A DISTANCE OF 79.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 5TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°19'56" W A DISTANCE OF 68.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'29" E A DISTANCE OF 79.18 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 5384.99 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 16 DESCRIPTION:

PART OF PART LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF SAID PART LOTS 10, 11 AND 12; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NW "B" STREET S 01°29'55" W A DISTANCE OF 63.31 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S 02°48'16" W A DISTANCE OF 15.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF NW 5TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°19'56" W A DISTANCE OF 77.23 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'29" E A DISTANCE OF 79.20 FEET; THENCE S 87°20'49" E A DISTANCE OF 75.56 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 6062.64 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

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

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

3. DEED REFERENCE: WARRANTY DEED BOOK L2021, PAGE 70361.

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

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

6. 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.

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

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

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

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

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

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

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

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: _____

PRINT NAME: _____

SIGNATURE: _____

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

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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE PROJECT #LS21-0061

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

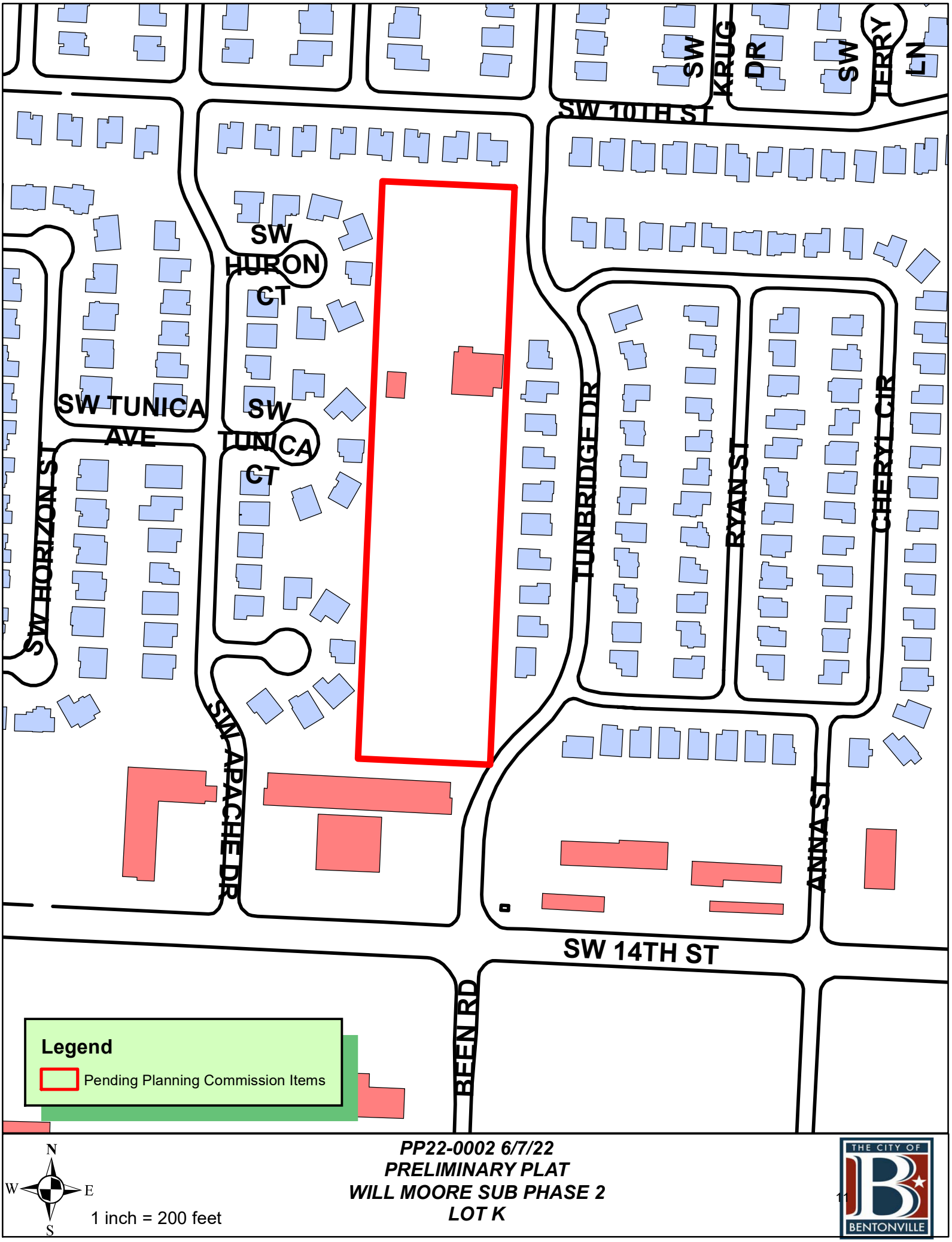
REGISTERED STATE OF ARKANSAS NO.1370 SIGNATURE ROBERT J. CASTER PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30'	DATE: 6-28-22

LOT SPLIT
PART LOTS 10, 11 & 12, BLK. 16 DEMINGS 2ND ADDITION CREATING LOTS 15 & 16

501 NW "B" STREET
BENTONVILLE, BENTON COUNTY, AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-235LS	ASD	RJC	1 OF 1



PP22-0002 6/7/22
PRELIMINARY PLAT
WILL MOORE SUB PHASE 2
LOT K

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

July 7, 2022

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

RE: Cul-de-sac variance for Will More subdivision

Members of planning commission,

The Applicant, R J Roth Holdings LLC , would like to request a variance from maximum cu-de-sac length requirements per chapter 115 section 1100.16 (g) , which states that cul-de-sacs shall be no longer that 660' long.

Our initial proposal was to have a through street, but because of drainage requirements, we were not permitted this luxury. Originally we had designed our runoff to connect to the existing area inlet to the property to the south, however, we were advised by the Engineering department that if we were to go this route, the entire run that we connected to would have to come into compliance and be maintained by the city. When discussing this potential solution with the property owner, he did not want to give up/ tear up his private stormwater infrastructure.

These series of events led to our pond doubling in size due to grade constraints and releasing the water slowly enough as to not adversely affect the surrounding properties.

So, our hardships associated with this variance as are the pre-existing conditions associated with the existing stormwater infrastructure being out of compliance, and the existing grades of the property drainage everything to the southern portion where the secondary ingress/egress would have been.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Bates & Associates, In

Jake Chavis, E.I.
Project Engineer

FIELD WORK:
JANUARY 28 & FEBRUARY
1-2, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH
ZONE

BASIS OF ELEVATION:
CITY OF BENTONVILE GPS MONUMENT
#1 (NAVD88 VERTICAL DATUM□

REFERENCE DOCUMENTS:
1) REPLAT OF TRACTS 1 & 4 OF WILL-MORE SUBDIVISION, PHASE 2 FILED IN BOOK 6 AT PAGE 160
2) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 66706
3) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 367

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/05/2012)

NOTES:
1. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
3. SIDEWALKS ALONG PUBLIC ROAD R/W SHALL BE CONSTRUCTED BY HOME BUILDER. ALL OTHER SIDEWALKS TO BE CONSTRUCTED BY DEVELOPER.
4. NO FENCES SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT.
5. PROJECT IS LOCATED IN AIRPORT ZONE C (3), OUTER SAFETY ZONE (OSZ).
6.OWNER/DEVELOPERSHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWERAND ELECTRIC SERVICE.
7. TRACTS A AND B, (DETENTION LOTS) SHALL BE DRAINAGE AND UTILITY EASEMENTS.

ACCESS NOTES:
No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to local street, and back of the project, without access to said major streets.

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BUILDING SETBACKS (R-ZL)
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION
SEE www.bentonvillear.com/882/Zoning-Code
479-271-5906

EXISTING WARRANTY DEED DESCRIPTION (B. L2019, P. 66706):
LOT K, WILL-MOORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD 6 AT PAGE 160, AS DELINEATED ON PLAT RECORD 14 AT PAGE 03. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

SURVEY DESCRIPTION:
LOT K, WILL-MOORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6 AT PAGE 160 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT K AND RUNNING THENCE S02°25'36"W 1006.17', THENCE N87°17'23"W 229.95' TO AN EXISTING REBAR, THENCE N02°25'43"E 1006.19' TO AN EXISTING REBAR, THENCE S87°17'02"E 229.91' TO THE POINT OF BEGINNING, CONTAINING 5.31 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN TUNBRIDGE DRIVE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST AND SOUTH SIDES OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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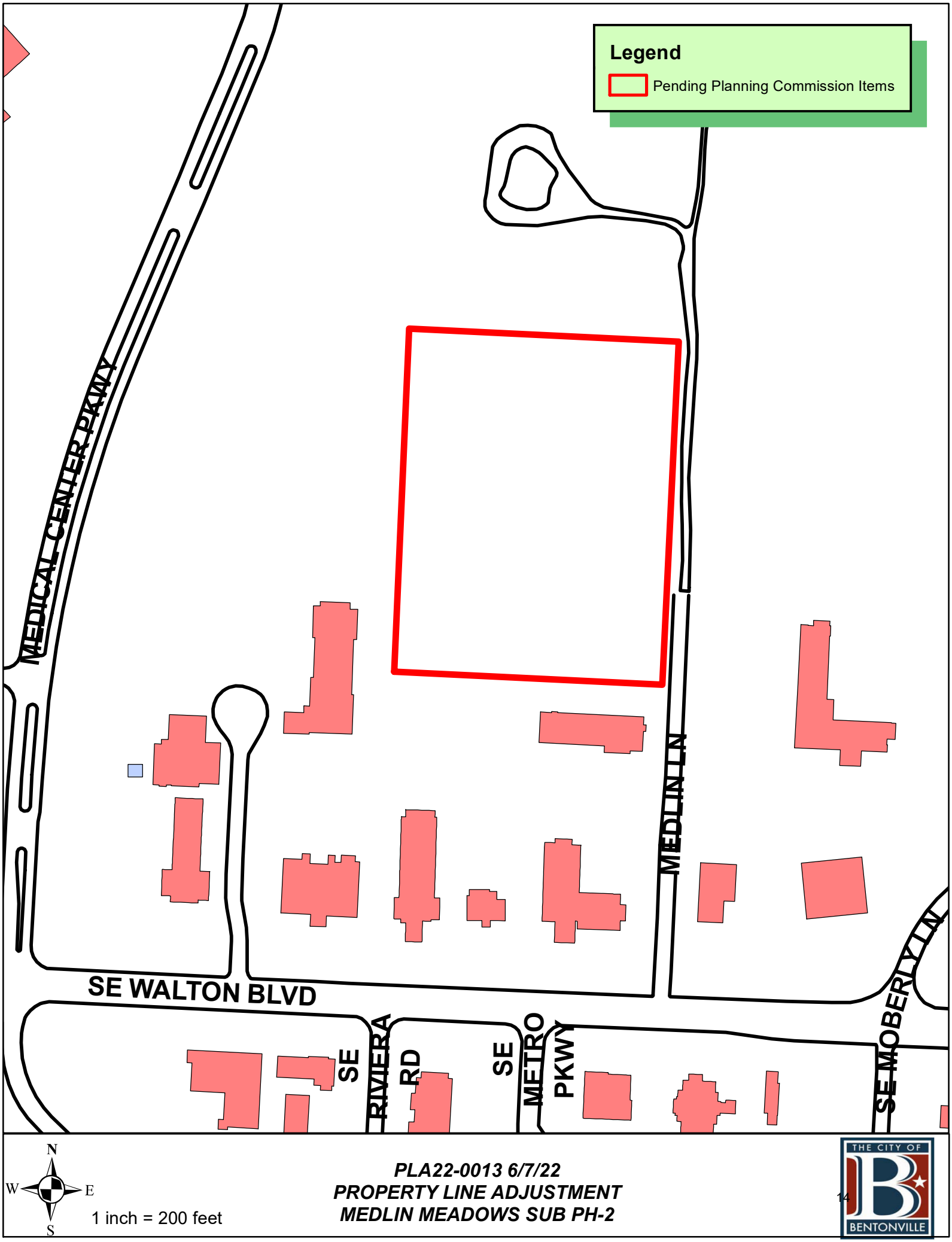
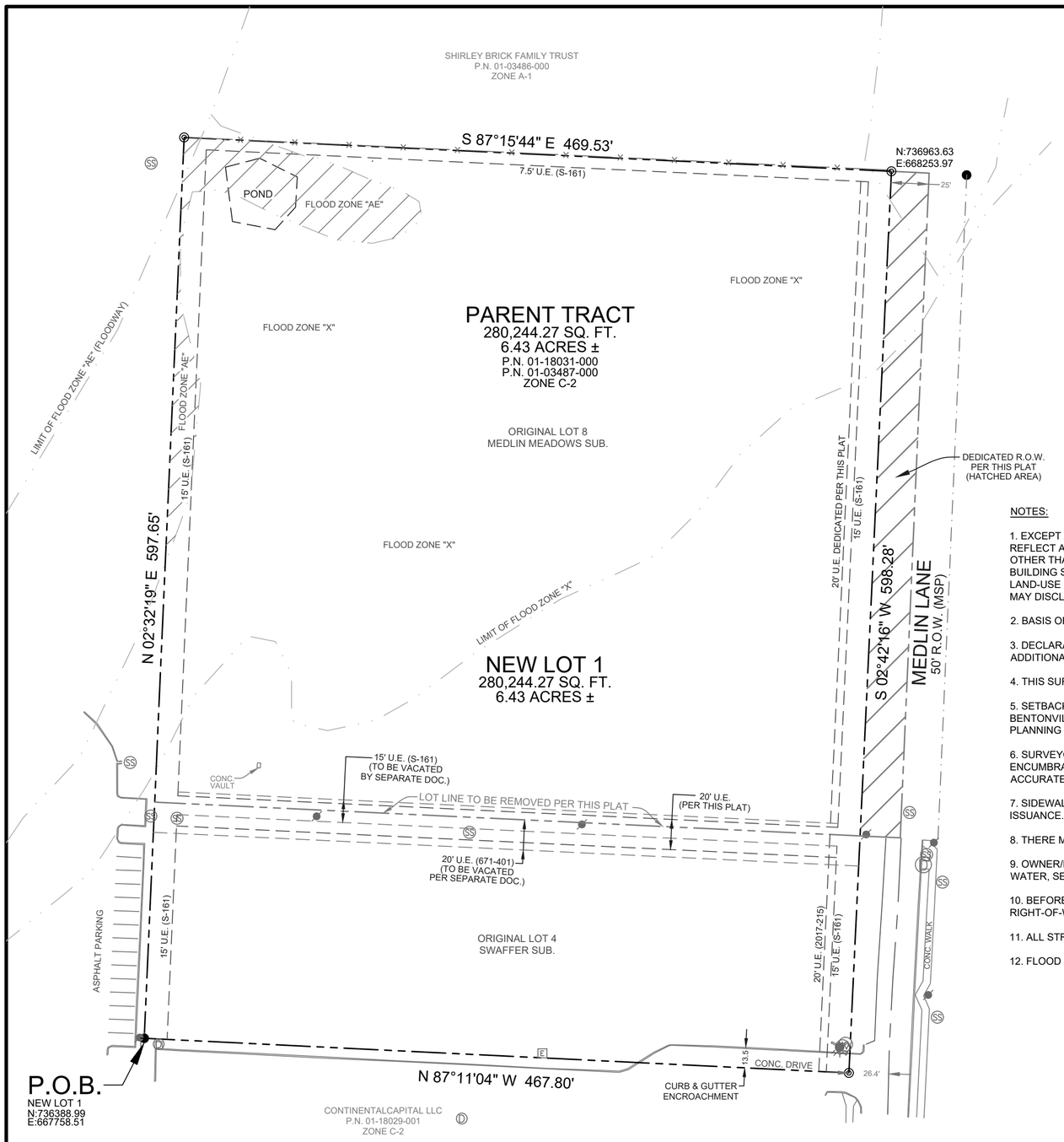
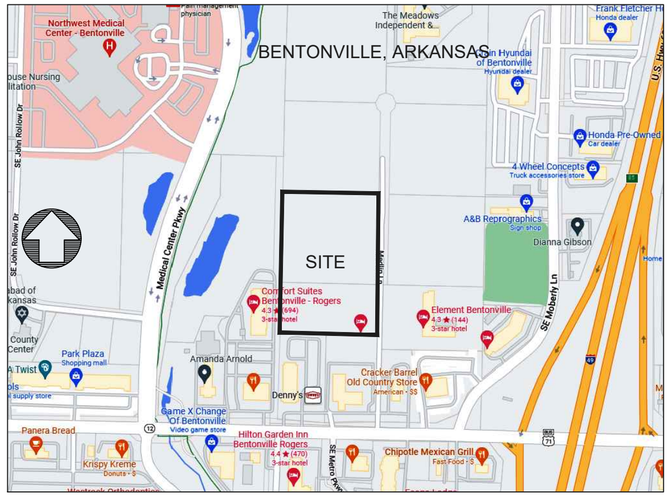


PLA22-0013 6/7/22
PROPERTY LINE ADJUSTMENT
MEDLIN MEADOWS SUB PH-2





VICINITY MAP
(N.T.S.)

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.

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

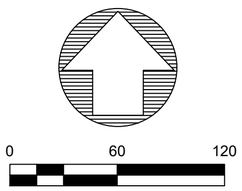
8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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

10. 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.

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

12. FLOOD ZONES BY GRAPHIC PLOTTING ONLY.



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP (LS #1370)
- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- ELECTRIC RISER
- UTILITY POLE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT

PARENT TRACT:

LOT 4 OF SWAFFER SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 215 AND LOT 8 OF MEDLIN MEADOWS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "S", PAGE 161, CITY OF BENTONVILLE BENTON COUNTY, ARKANSAS OF THE BENTON COUNTY RECORDS.

NEW LOT 1:

LOT 4 OF SWAFFER SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 215 AND LOT 8 OF MEDLIN MEADOWS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "S", PAGE 161, CITY OF BENTONVILLE BENTON COUNTY, ARKANSAS OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 4; THENCE N 02°32'19" E A DISTANCE OF 597.65 FEET; THENCE S 87°15'44" E A DISTANCE OF 469.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF MEDLIN LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 02°42'16" W A DISTANCE OF 598.28 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 87°11'04" W A DISTANCE OF 467.80 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 280,244.27 SQUARE FEET, OR 6.43 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K & 05007C0260K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

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

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: _____

PRINT NAME: _____

SIGNATURE: _____

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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

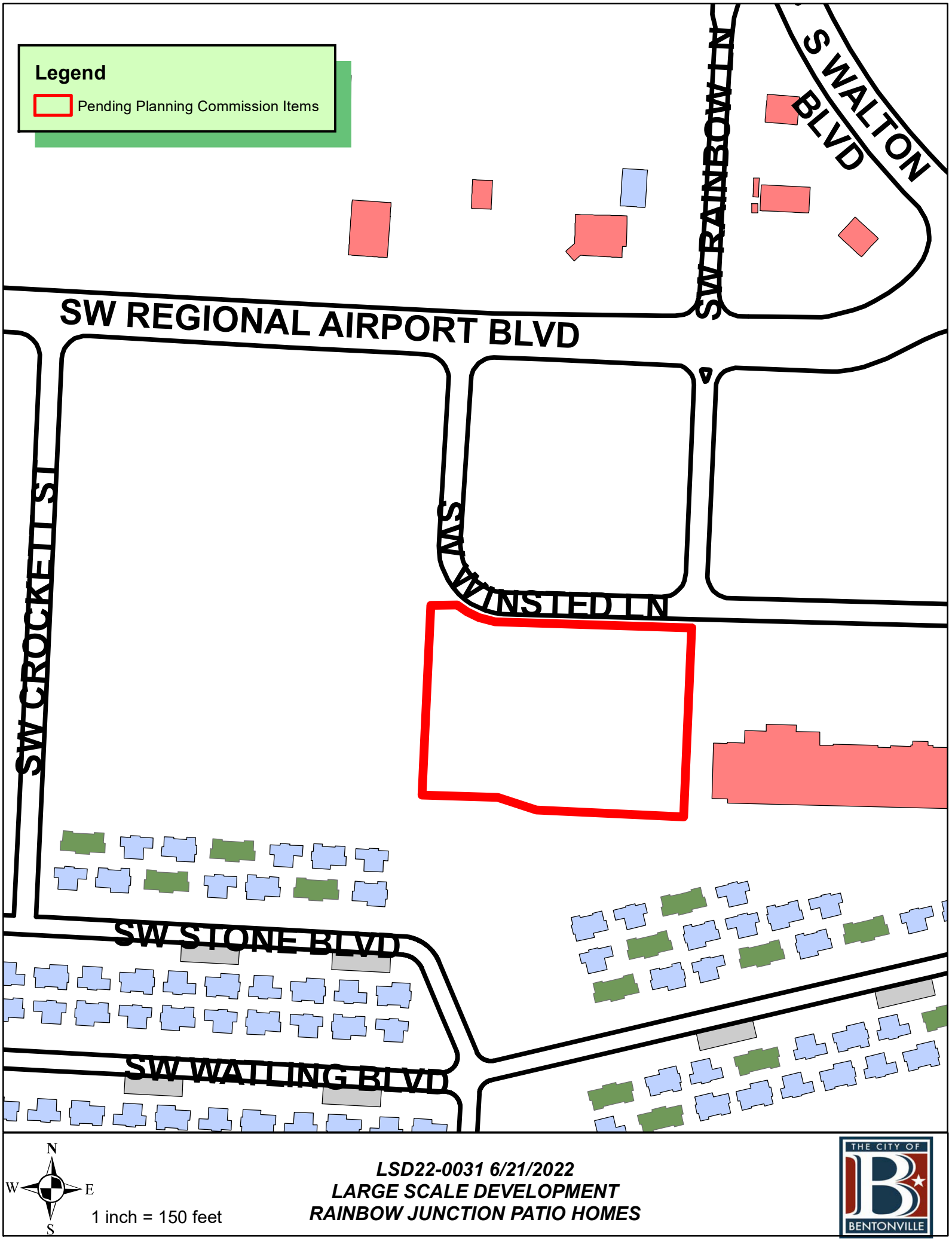
REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60' | DATE: 6-13-22

PROPERTY LINE ADJUSTMENT
LOT 4 SWAFFER SUBDIVISION & LOT 8 MEDLIN MEADOWS SUB. CREATING LOT 1 MEDLIN MEADOWS SUBDIVISION, PHASE 2

2303 MEDLIN LANE
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-079PLA	ASD	RJC	1 OF 1



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

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

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

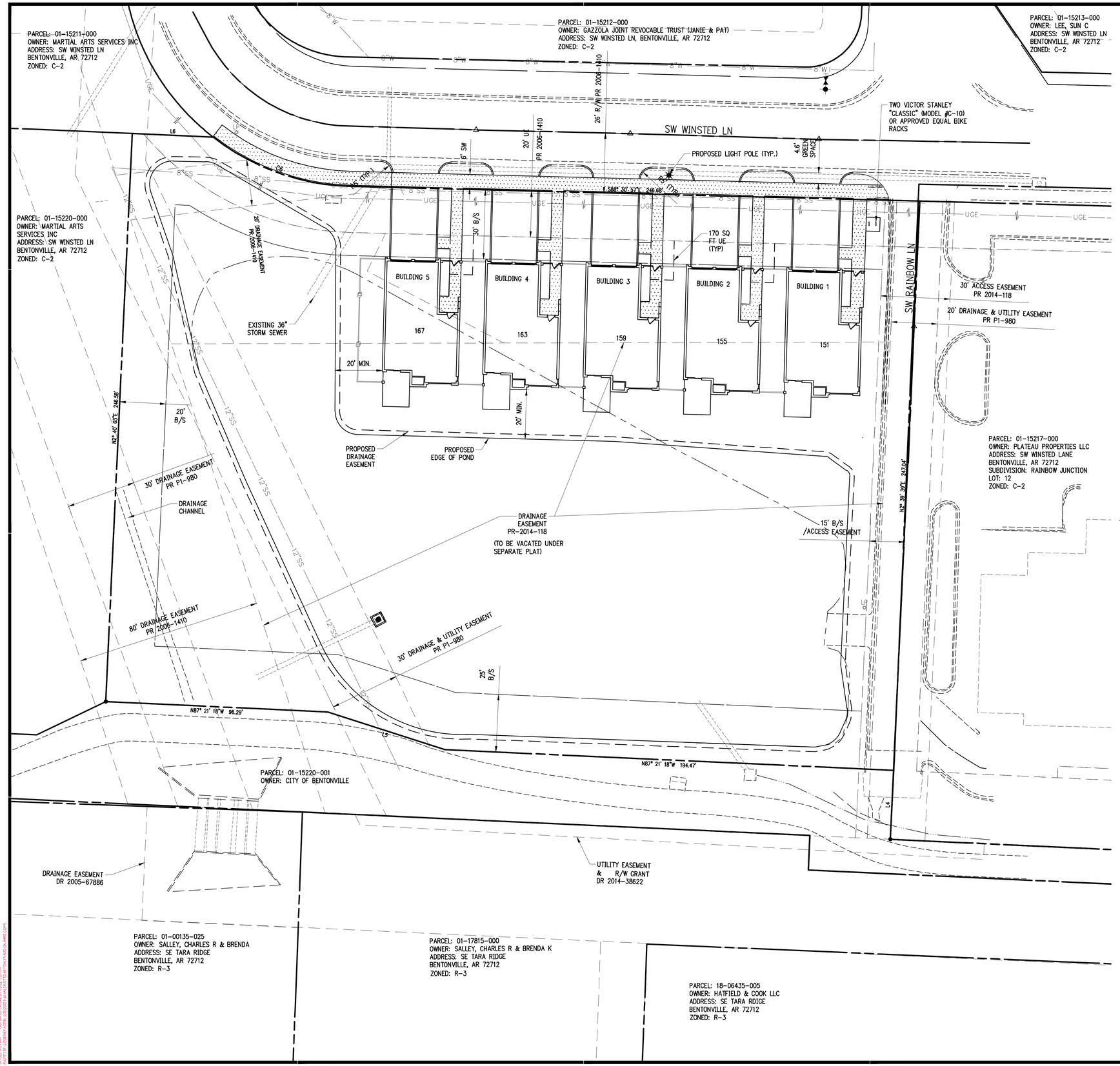
901 N 47th Street, Suite 400
Rogers, AR 72756

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.



SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
	PROPERTY LINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	CURB
	6' MASONRY FENCE
	RIGHT OF WAY
	PROPERTY LINE
	LOT LINE
	ROAD CENTERLINE
	BUILDING SET BACK
	SIDEWALK TO BE BUILT AS PART OF THIS CONTRACT

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 20' FRONT WITH GARAGE 20' EXTERIOR SIDE 20' INTERIOR SIDE 10' REAR 25'
FINISHED FLOOR ELEV.	SEE GRADING PLAN
SITE AREA:	1.90 AC. (82,720 SQ.FT.)
BUILDING SIZE:	TYPE A: 3,070 SQ. FT.
ZONING:	R-3
PROPERTY USAGE:	RESIDENTIAL

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	13.54'	25.00'	31°02'24"	S72° 59' 45"E	13.38'
C5	36.17'	60.00'	34°32'26"	S74° 44' 46"E	35.63'
C6	64.24'	101.00'	36°26'42"	S70° 17' 36"E	63.17'

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L4	29.92'	N2° 39' 39"E
L5	53.27'	N72° 07' 03"W
L6	35.11'	S87° 20' 53"E

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

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

RAINBOW JUNCTION PATIO HOMES

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO:
ISSUE DATE: 06/17/2022
CONTACT: A. KARR
QC By:
QC Date: MM/DD/YYYY

PRELIMINARY PLANS

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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LSD22-0031

SITE PLAN

C-102

DRAWING: C:\2017\17010_RAINBOW\PLANS\PRELIMS\PLOTS\PRELIM\17010_PRELIM_SITE PLAN.DWG
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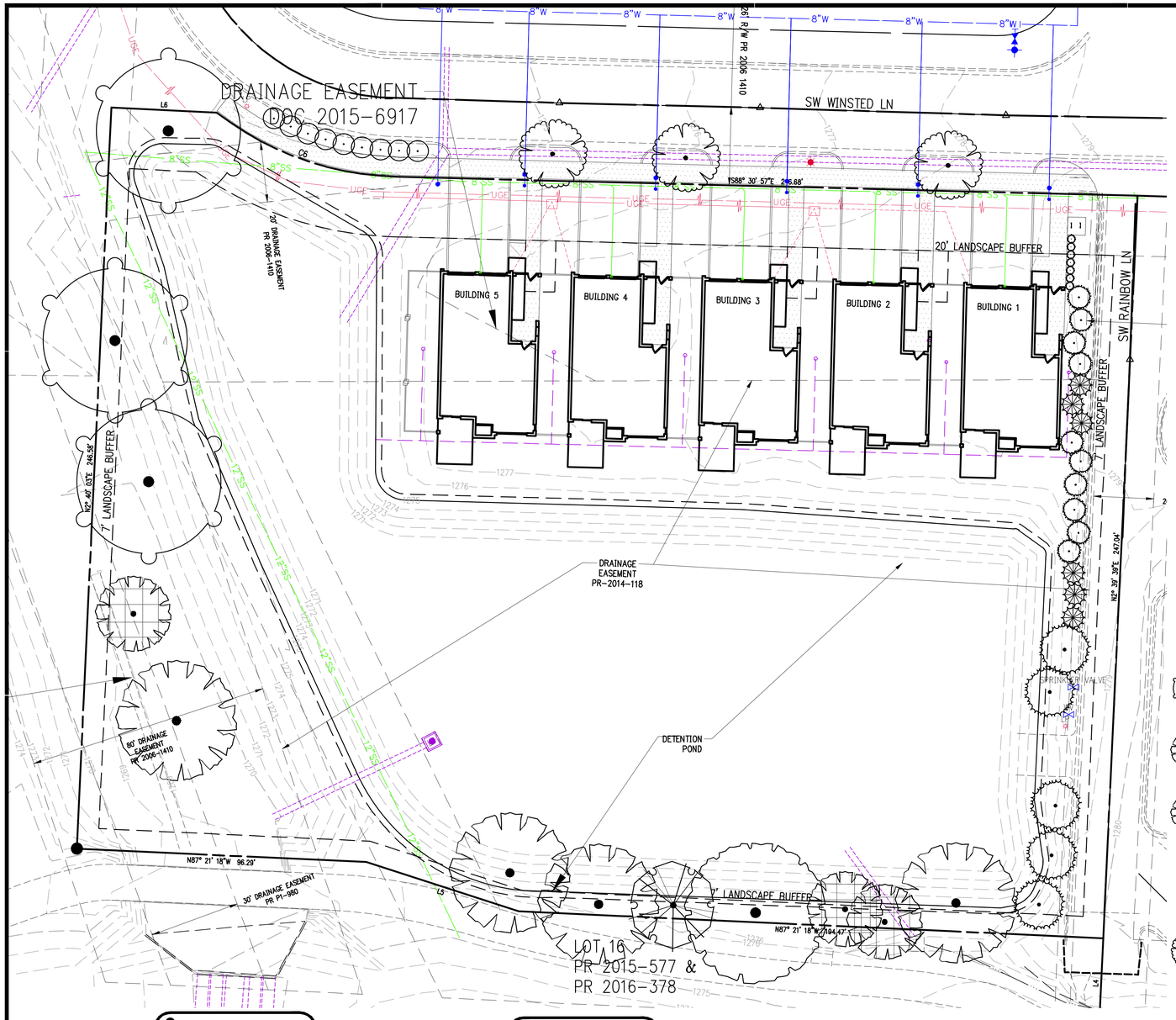

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	RIGHT OF WAY
WATER METER	PROPERTY LINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
YARD DRAIN	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE

LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. 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.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. 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.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. 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.
18. 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.
19. 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.
20. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%)OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.g)
21. 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.

Arkansas One Call 811
Know what's **below**.
Call before you dig.

BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. 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, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING 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 AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

PLANTING REQUIREMENTS

STREET FRONTAGE: (1 TREE PER 20LF)
SW WINSTED LN: 248.03LF /20LF = 12 TREES REQUIRED;12 PROVIDED
SW RAINBOW LN: PRIVATE DRIVE. NO STREET TREES REQUIRED.

PERIMETER TREES/ SCREENING: 1 TREE PER 50L; MIN 50% SHADE
SOUTH = 344.03LF = 7 TREES REQUIRED; 7 PROVIDED
WEST = 246.58LF = 5 TREES REQUIRED; 5 PROVIDED

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF PUBLIC UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. 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 OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	10	CUPRESSUS X LEYLANDII 'MONCAL' TM / EMERALD ISLE LEYLAND CYPRESS *FULL TO THE GROUND	B & B		8'-10' HT. MIN	EVERGREEN
	7	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER	B & B		8' HT. MIN.	EVERGREEN
	6	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR *FULL TO THE GROUND	B & B		8'-10' HT. MIN	EVERGREEN
	3	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B & B	2.5" CAL	10'-12' HT.	SHADE
	1	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL	8'-10' HT.	SHADE
	3	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2.5"CAL	10' HT. MIN.	SHADE
	1	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	8' HT. MIN.	SHADE
	4	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL	10' HT MIN	SHADE
	5	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE *FULL TO THE GROUND	B & B		8'-10' HT. MIN	EVERGREEN
STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	9	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM *LIMBED UP FROM GROUND TO HT OF 4.5' TO FIRST BRANCH. **IN RIGHT OF WAY AREAS; UPSIZE TO 4" CALIPER AND LIMB UP TO 96".	B & B	2.5" CAL	10'-12' HT.	SHADE
	3	NYSSA SYLVATICA 'HAYMANRED' TM / RED RAGE TUPELO *IN RIGHT OF WAY AREAS; UPSIZE TO 4" CALIPER AND LIMB UP TO 96".	B & B	2.5"CAL	8' HT. MIN.	SHADE
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT			
	21,482 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS *ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL BE SODDED.	S.F.			

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Rogers, Arkansas 72756
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479.636.4838 t 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

RAINBOW JUNCTION PATIO HOMES

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO:
ISSUE DATE: 06/17/2022
CONTACT: A. KARR
QC By:
QC Date: MM/DD/YYYY

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LSD22-0031

PLANTING PLAN

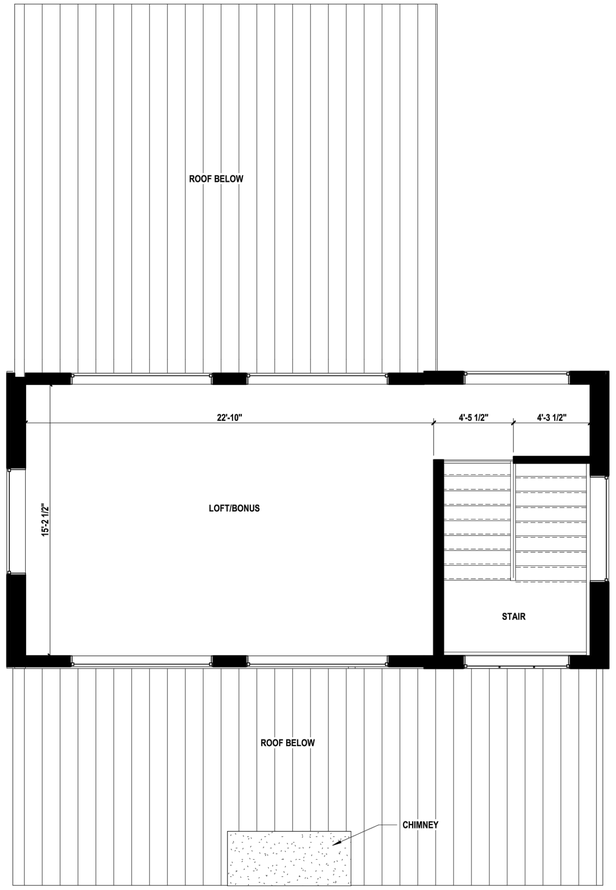
L-101

DRAWING OUTTTDS_RAINBOW\ARCHITECT_REVIT\LSD\CIVIL\PLANTING PLAN.DWG
PLOTTED BY: CODY KARR, 6/20/2022 11:24:41 AM | PLOTTED BY: CHAD BOWLIN (AMM) COPY

GENERAL NOTE:

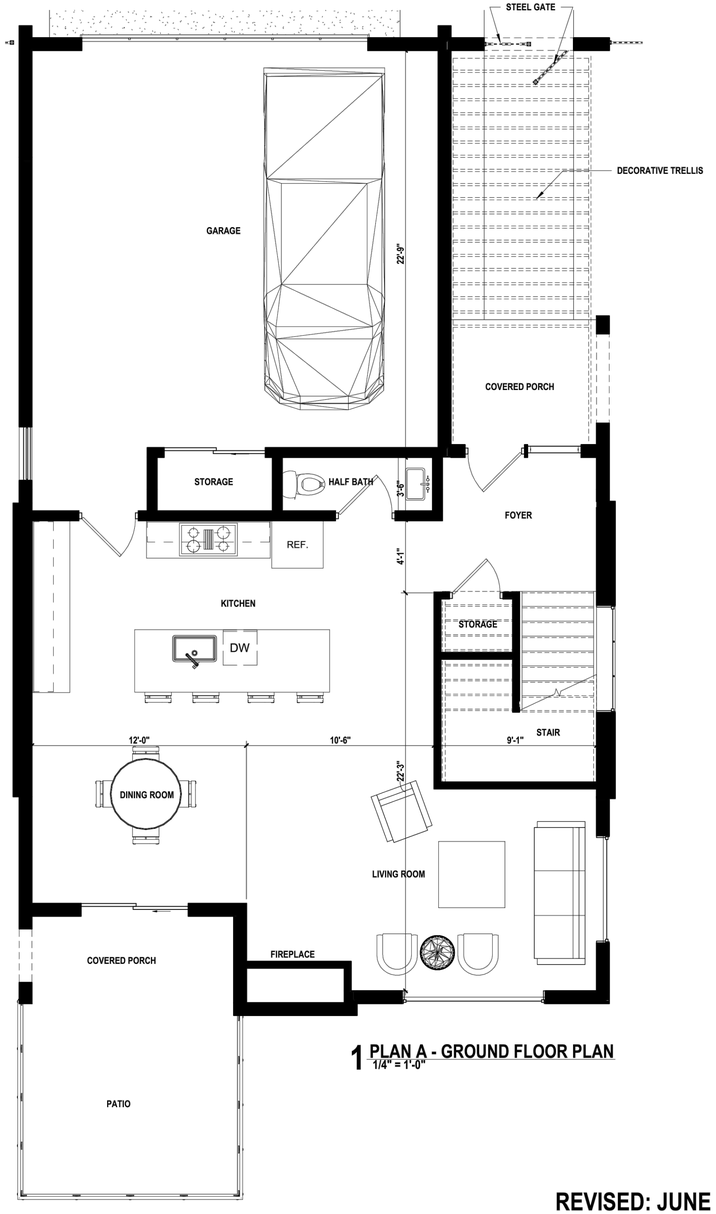
ALL 5 BUILDINGS ARE 3 BEDROOM UNITS

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"



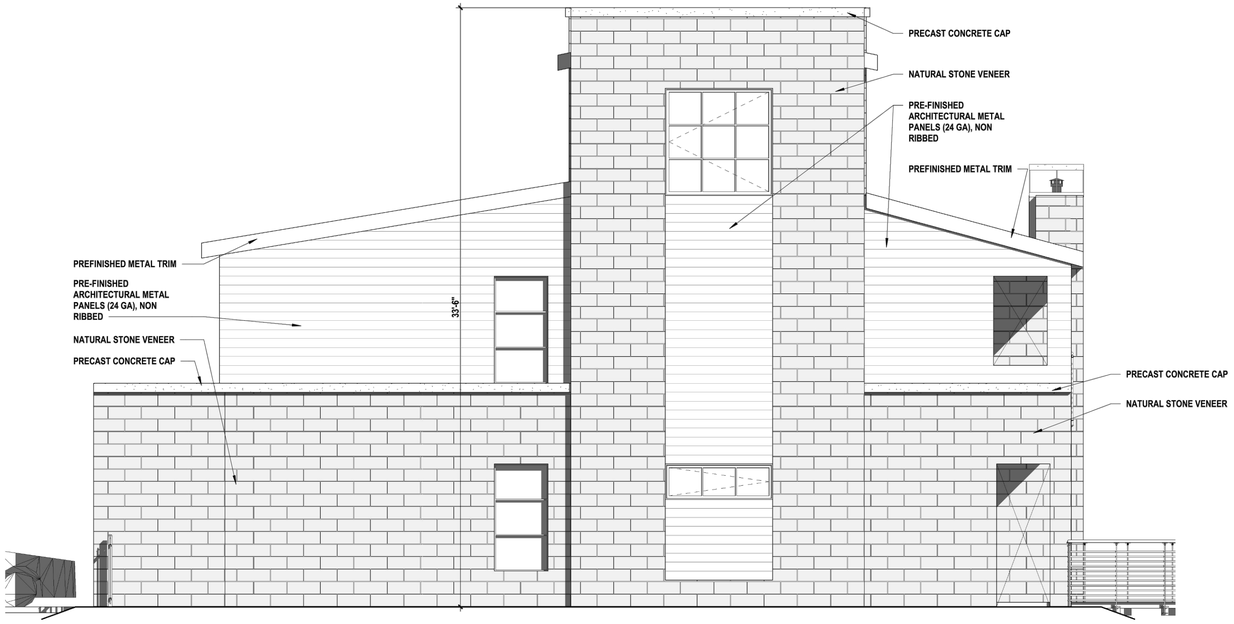
1 PLAN A - GROUND FLOOR PLAN
1/4" = 1'-0"

REVISED: JUNE 17, 2022

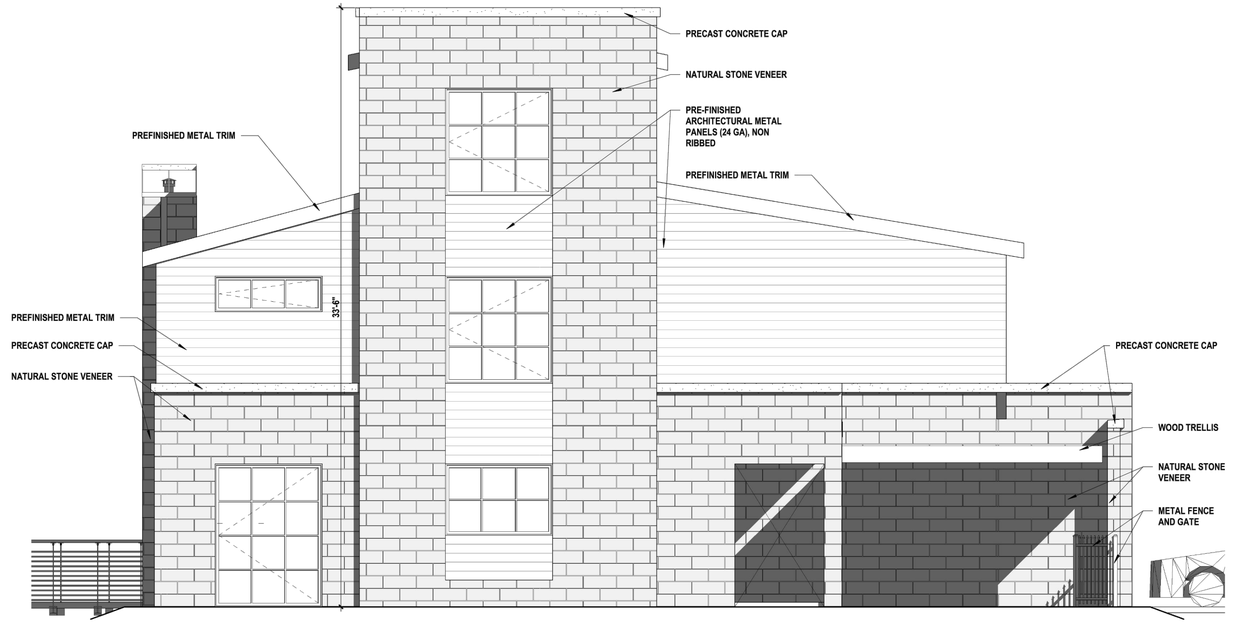
MARCH 8, 2022

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

RAINBOW JUNCTION
ARCHITECTURAL FLOOR PLAN - PLAN A



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



3 PLAN A - RIGHT 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"

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 FACACE. AC (DECORATIVE TRELLIS, WINDOW TRIM, RAILING, FASCIA, AND SOFFIT) • VARIED ROOF HEIGHTS

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%)

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

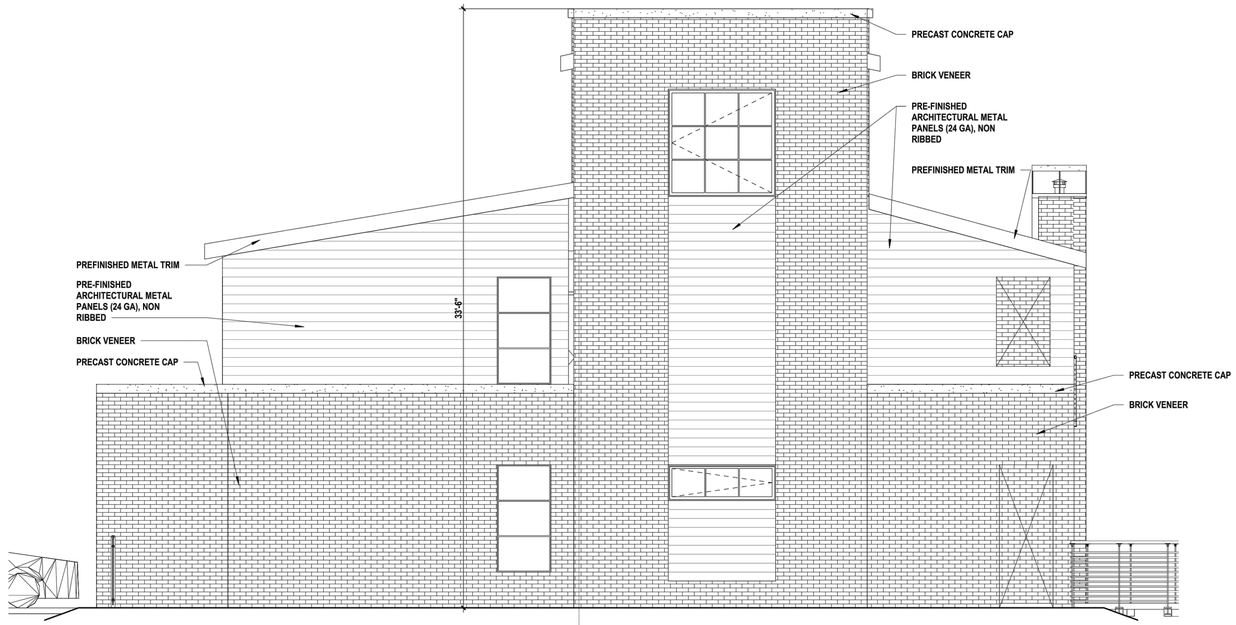
MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1270.78
BRICK VENEER: 799.23 SF (62.9%)
DOORS/WINDOWS: 149.08 SF (11.7%)
METAL PANEL SYSTEM: 322.47 SF (25.4%)

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
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

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

RAINBOW JUNCTION
BUILDING ELEVATIONS - PLAN A



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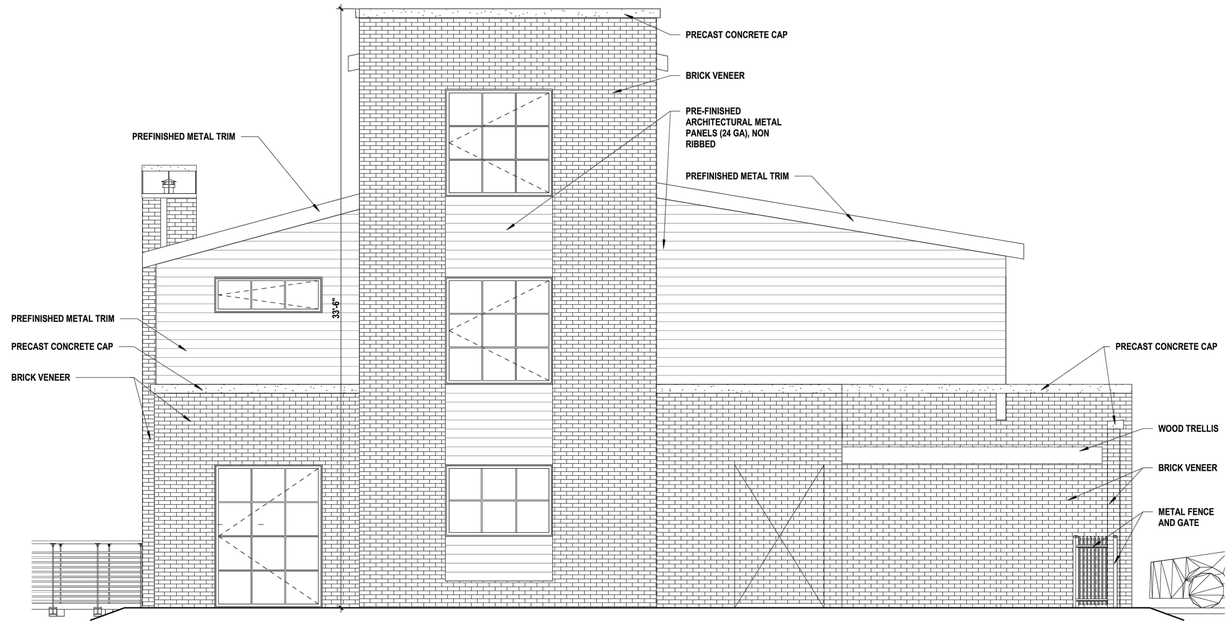
1/4" = 1'-0"



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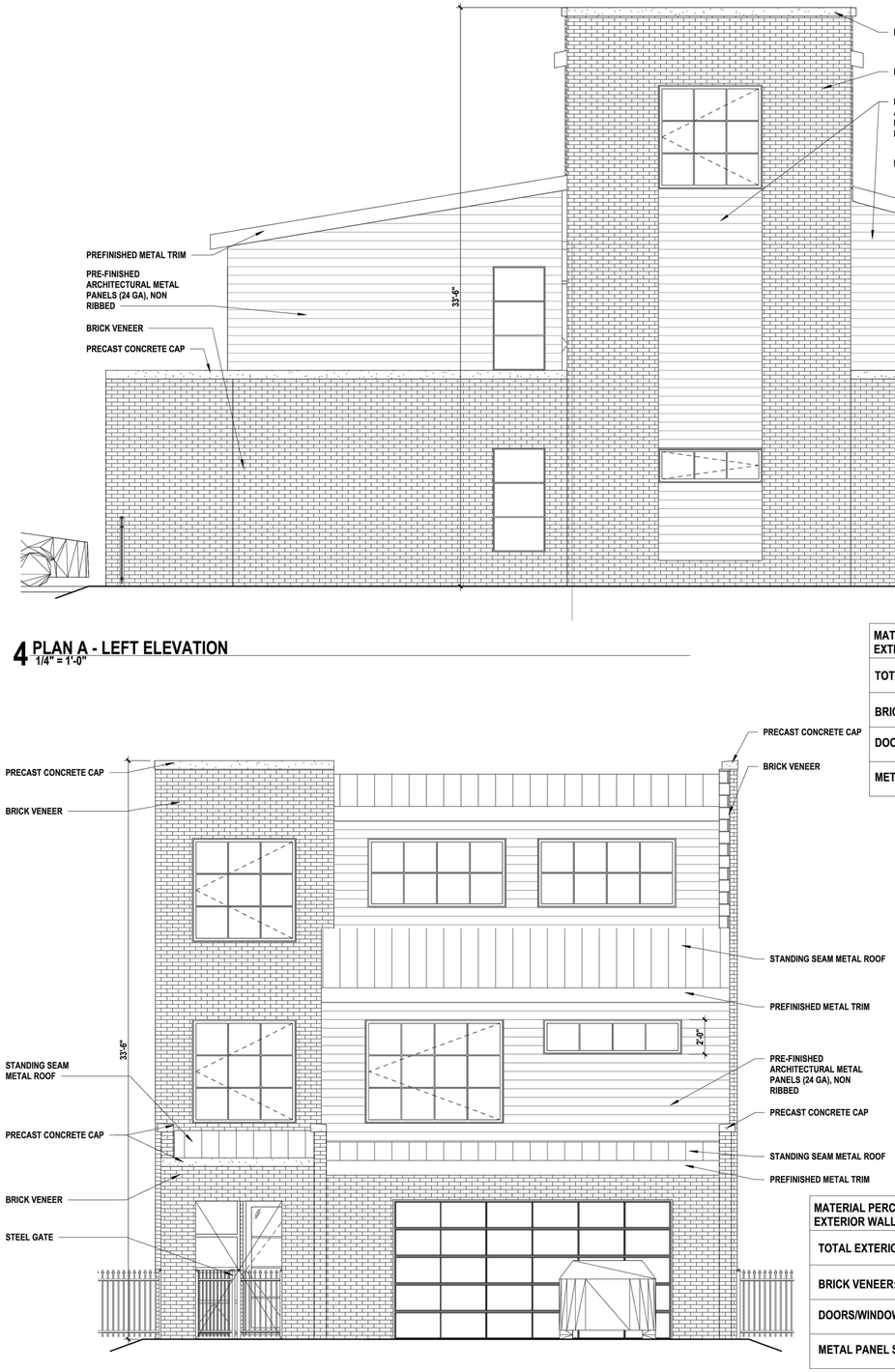

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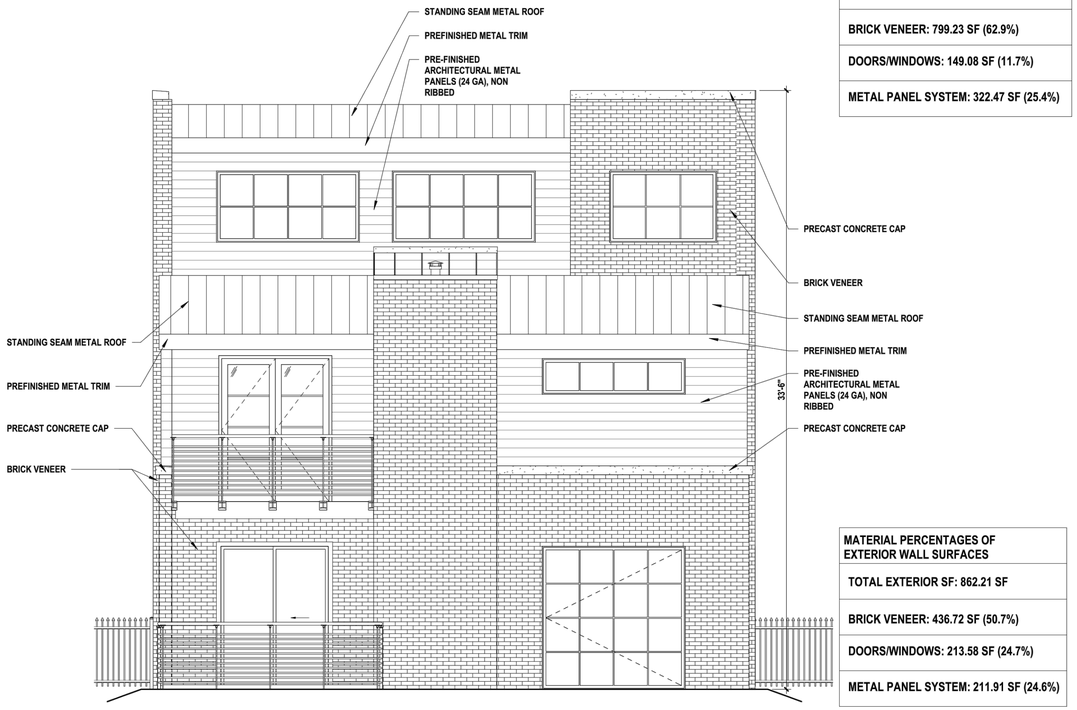

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1/4" = 1'-0"

JUNE 17, 2022

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

RAINBOW JUNCTION
BUILDING ELEVATIONS - PLAN A

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RAINBOW JUNCTION PATIO HOMES

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 21111700
ISSUE DATE: 06/17/2022
CONTACT: A. KARR
QC by: M. LOVE
QC Date: 05/31/2022

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LSD22-0031

RENDERINGS BUILDING 1 FRONT

A-301

DRAWING G:\21111700_RAINBOW\PHASE\CAD\LDWG\VERSIONED BUILDING A.DWG
PLOTTED BY: ROB ANDREWS 7/5/2022 8:42 AM PLOTTED AT: ONE HALF ON HARD COPY

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LS022-0031

RENDERINGS BUILDING 2 REAR

A-302

DRAWING G:\211700_RAINBOW\ARKARR\CRAFTON_CAD_DRAWINGS\2 BUILDING A.DWG
LAST MODIFIED: 6/17/2022 11:11:58 AM
PLOTTED BY: ROB ANDREW - 6/17/2022 8:42:44 AM PLOTTED BY: CHAD TAGGON (MAC COPY)

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RAINBOW JUNCTION PATIO HOMES

BENTONVILLE, AR

Key Plan

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CONTACT: A. KARR
QC by: M. LOVE
QC Date: 05/31/2022

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LSD22-0031

RENDERINGS BUILDING 2 FRONT

A-303

DRAWING G:\211700_KARR\CHAPMER\ZCAD\CIVIL\CHQ\DEBORAH\2 BUILDING A.DWG
PLOTTED BY: ROB ANDREW, 1/3/2022 9:42 AM, PLOTTED BY: CHAD HUDSON (HARD COPY)

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RAINBOW JUNCTION PATIO HOMES

BENTONVILLE, AR

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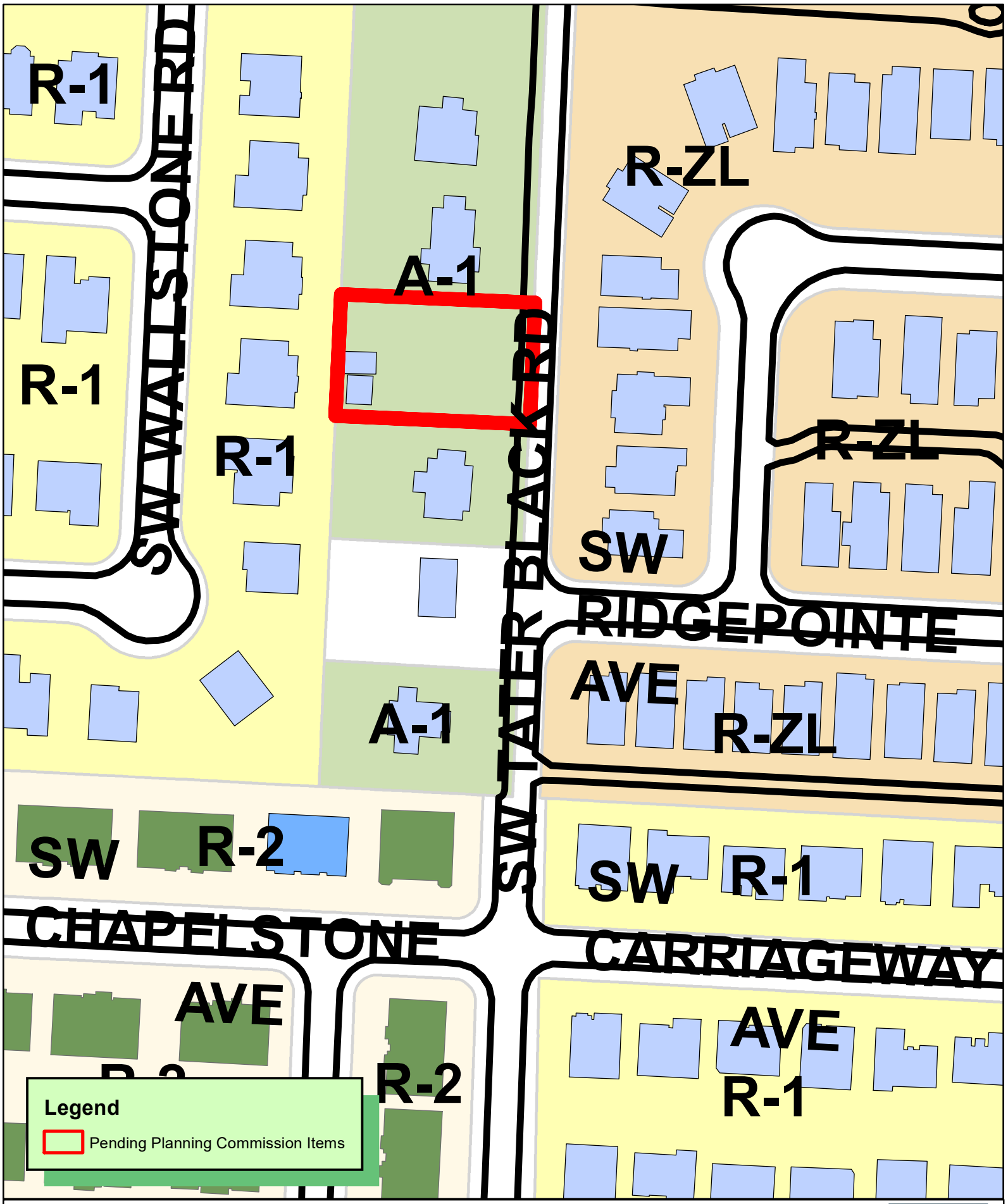
RENDERINGS BUILDING 2 REAR

A-302

DRAWING: G:\2111700_RAINBOW\PLANSHEETS\PLOTS\CAD\G-RENDERINGS BUILDING A.DWG
LAST SAVED: 6/16/2022 7:48:52 AM BY: ANDREW KARR
PLOTTED BY: ROB MOSHER, 7/7/2022 8:46 AM PLOTTED BY: EMILY KELLY (N:\ARCH\EMILY.KELLY)



N
W E
S

1 inch = 100 feet

RZ22-0035 7/19/22
REZONING A1 TO R1
TATER BLACK RD
PARCEL 01-0942-724

THE CITY OF BENTONVILLE

To the Bentonville Planning Staff:

Parcel # 01-00942-724
Owned by: Lionheart Enterprises LLC, Rene Garcia, Owner
Address: 908 SW. Tater Black Rd, Bentonville AR 72712

Current Zone: A-1
Poposed Zone: R-1

We are requesting to rezone the property from A-1 to R-1 due to the existing lot not containing 5 acres.

The proposed zoning is also suitable for the planned residential structure.

The property will relate to the surrounding properties as there are numerous single family homes in the area.

This application is running concurrently with a Lot Split application.

Not Applicable: Traffic, Sinage, Appearance, and Availability of Water & Sewer.

Thank you,

Jazzmen
Satterfield Land Surveyors
1928 Hwy 71N / PO Box 640
Alma AR 72921
479-632-3565
jazzmen@slsurveying.com

R-ZL, Zero Lot Line Residential

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

Maximum Height Allowed: 36 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	20'	25'

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

R-ZL, Zero Lot Line Residential

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

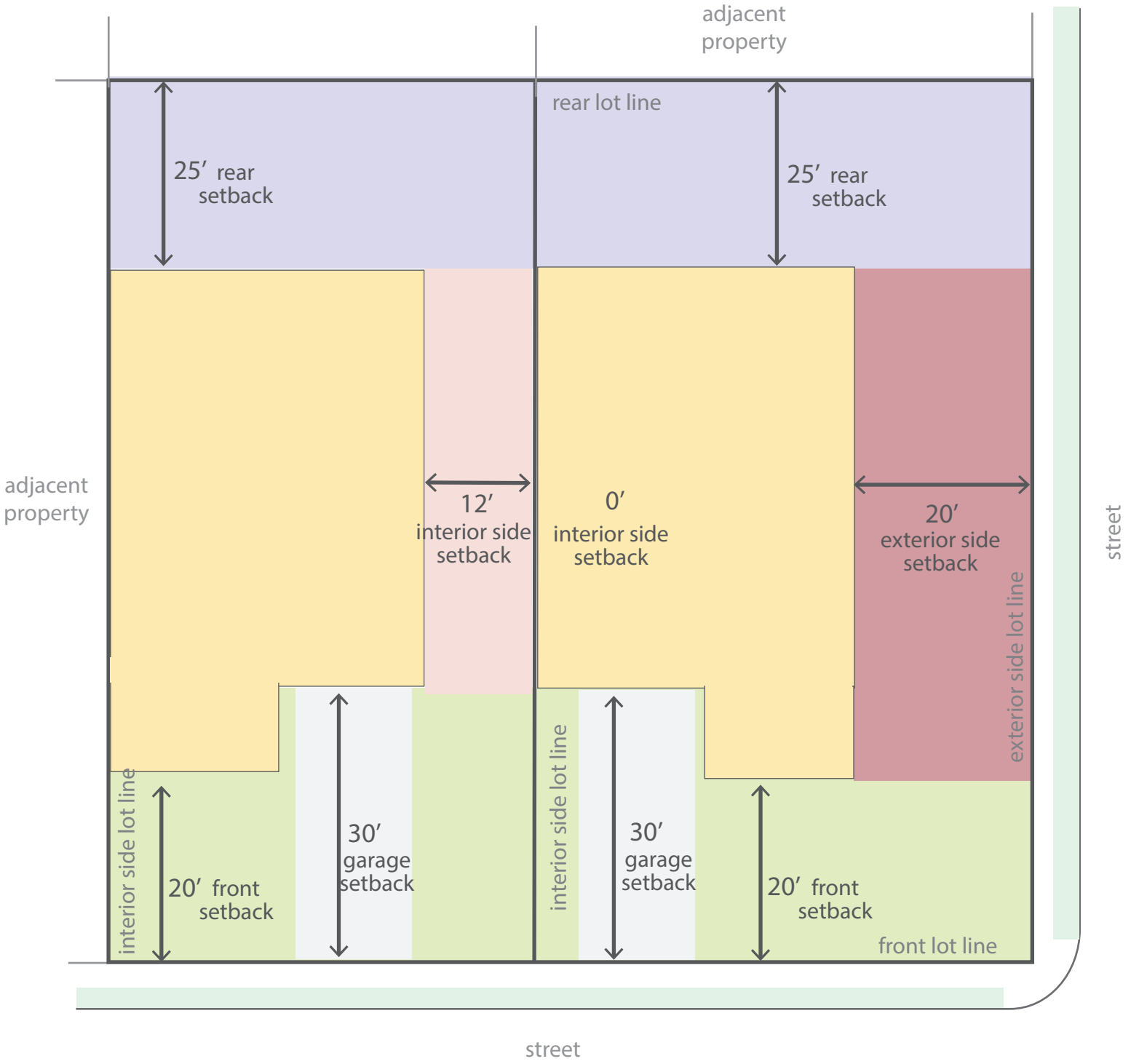
Land Uses:

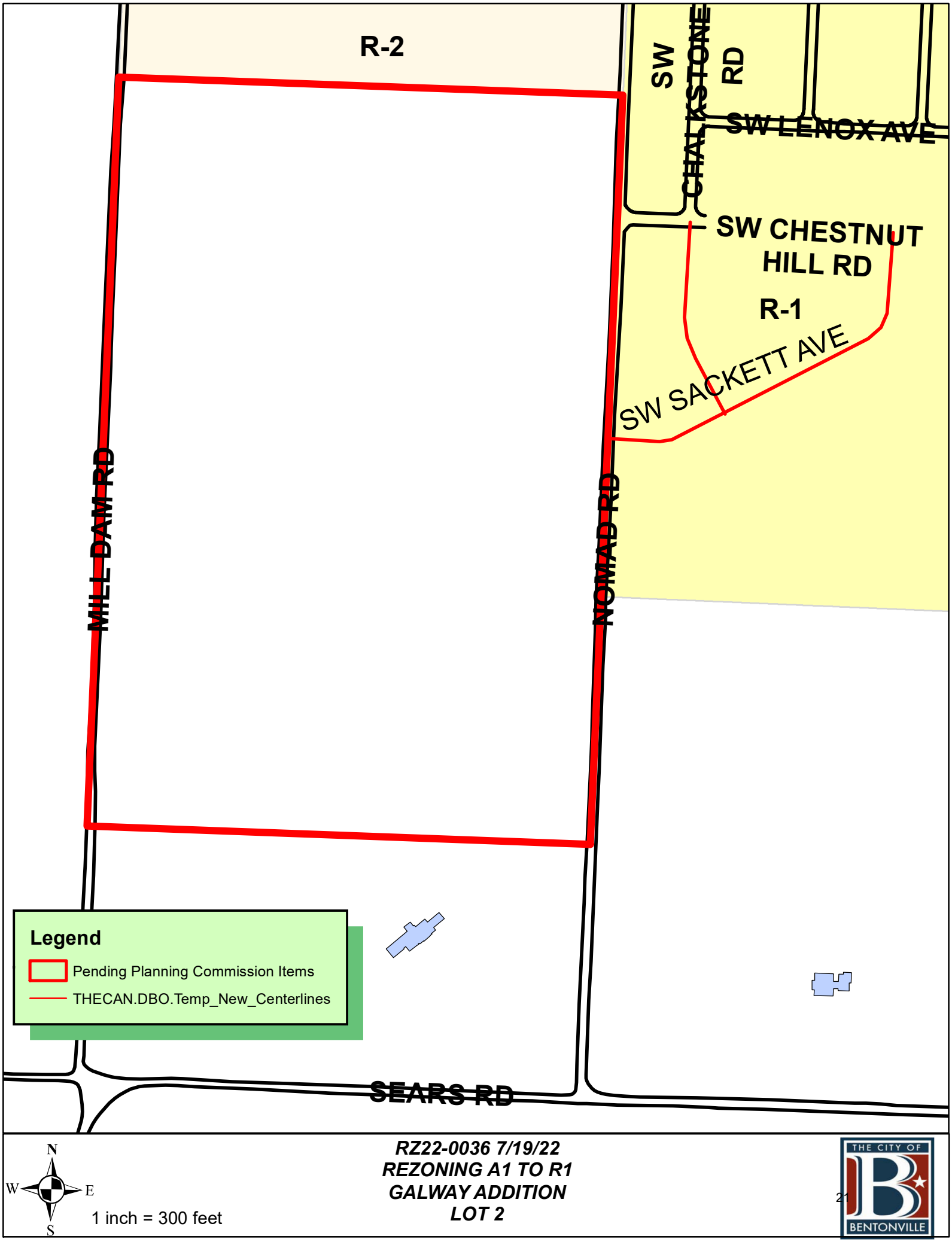
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family Residential facility - assisted living **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Retail** Mobile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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-ZL, Zero Lot Line Residential

Setback Illustration




R-2
SW CHALKSTONE RD
SW LENOX AVE
SW CHESTNUT HILL RD
R-1
SW SACKETT AVE
MILL DAM RD
NOMAD RD
SEARS RD
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
N
W
E
S
1 inch = 300 feet
RZ22-0036 7/19/22
REZONING A1 TO R1
GALWAY ADDITION
LOT 2
THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

June 13, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Requesting A Change in the Future Land Use Plan ("FLUP") Designation of Parcel No. 15-18542-000 From Agriculture to Low Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Maddison Heights Development Company, LLC (hereinafter "Applicant") in obtaining a rezoning of Parcel No. 15-18542-000 (hereinafter "the Property") from A-1, Agriculture to R-1, Low Density Single Family Residential. Because the Property is currently designated as Agriculture on the FLUP, a change to Low Density Residential is necessary to accommodate that re-zoning request.

To start, the Property was previously in unincorporated Benton County prior to this rezoning request, which is likely the reason is was given an Agriculture designation. By the time this request is on the agenda for the Planning Commission, it will have been annexed into the City of Bentonville. The Property is located in the "Edge Growth" Strategic Growth Zone as defined by the Bentonville Community Plan ("BCP"). Per the BCP, the purpose of Edge Growth zones is to accommodate long-term population growth where there is already nearby infrastructure in place. As mentioned in the narrative for the rezoning request, this Property is adjacent to the Providence Village subdivision, which has existing infrastructure for the developer to tie into. Accordingly, due to the rapid population growth in Bentonville and the large demand for housing generally, the highest and best use of the Property is low density single-family residential, and change to a Low Density Residential FLUP designation is proper.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

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

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

June 13, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 15-18542-000 from A-1, Agriculture to R-1, Low Density Single-Family Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Maddison Heights Development Company, LLC (hereinafter "Applicant") in obtaining a rezoning of Parcel No. 15-18542-000 (hereinafter "the Property") from A-1, Agriculture to R-1, Low Density Single Family Residential.

The primary purpose for this rezoning request is to allow the developer to build a traditional low density single family subdivision. The Property is adjacent to R-1 zoning to the East, R-2 zoning to the North, and unincorporated land to the South and West. All land surrounding the Property is either used for low to medium density single family or agriculture. Accordingly, an R-1 zoning for the Property would be compatible with the surrounding zonings and existing uses.

Appearance of the subdivision will be similar to the neighborhoods around it, and no signage is contemplated other than potentially a monument sign at the entrance to the neighborhood. Because the Property is panned to be developed as low density residential, it should not cause for any appreciable increase in traffic. Lastly, as for utilities, there is an 8" water line and an 8" sewer line which can be run from the adjacent Providence Village Subdivision.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

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

R-1, Low Density Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

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-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	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-1, Low Density Single Family Residential

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

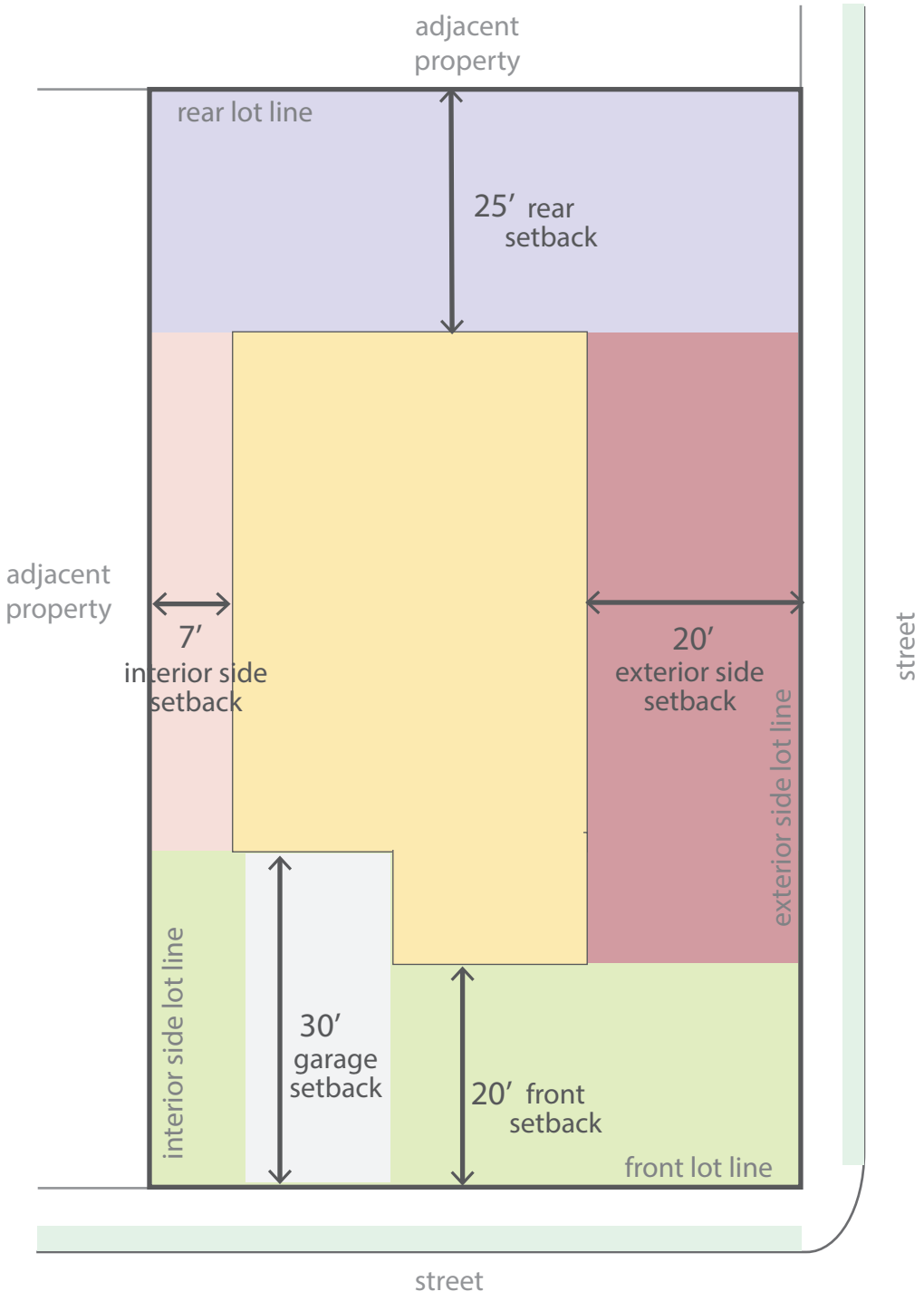
Land Uses:

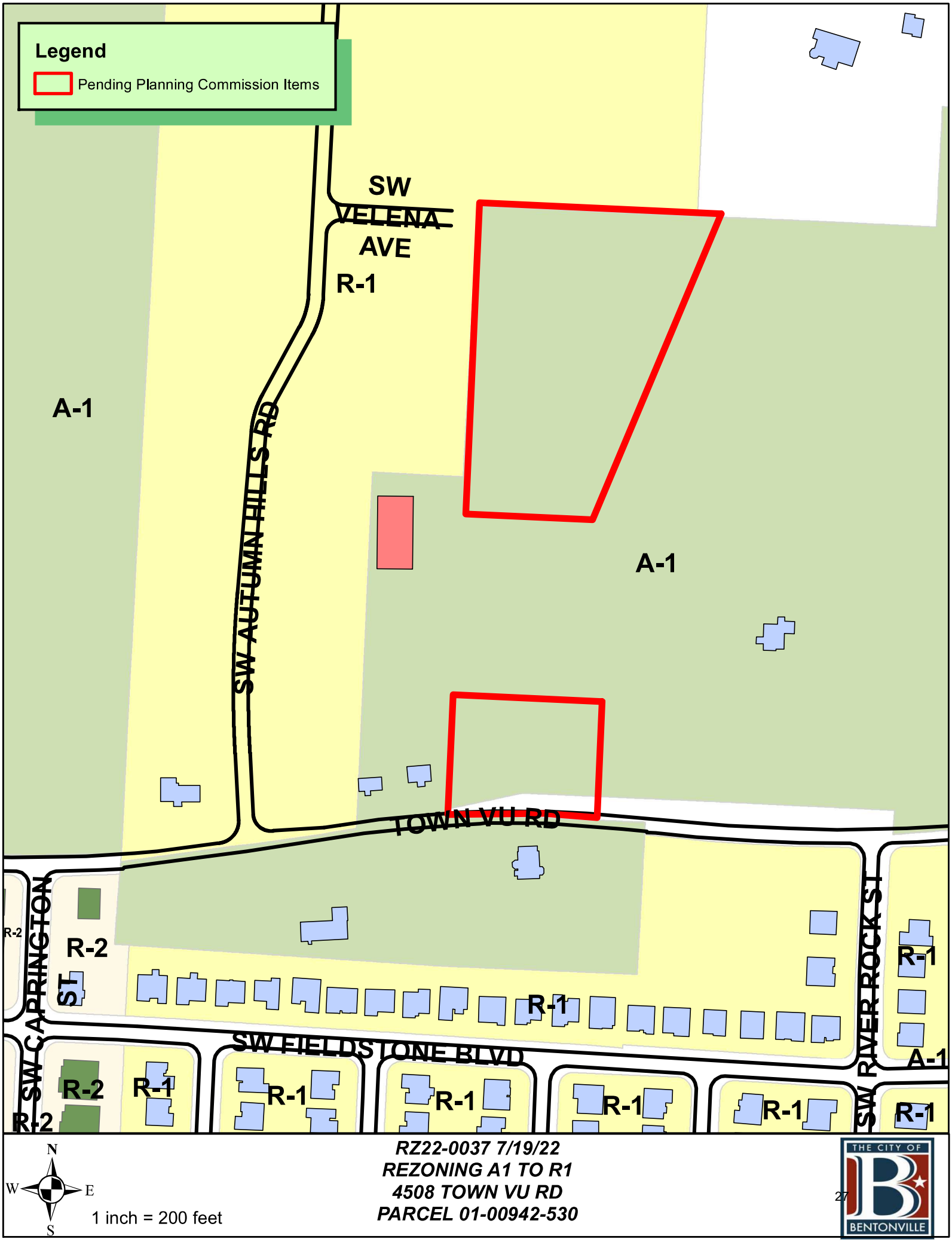
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park – neighborhood **Services** Child care – registered family home (5 children) **Retail** Mobile food vendor	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type a **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary Uses	**Agriculture and Animals** Apiculture Hobby chicken **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.

R-1, Low Density Single Family Residential

Setback Illustration




Legend
Pending Planning Commission Items
SW VELENA AVE
R-1
A-1
SW AUTUMN HILLS RD
A-1
TOWN VU RD
R-2
SW CARRINGTON ST
R-2
R-1
R-1
SW FIELDSTONE BLVD
SW RIVER ROCK ST
R-1
A-1
R-2
R-1
R-1
R-1
R-1
R-1
R-2
R-1
N
W
E
S
1 inch = 200 feet
RZ22-0037 7/19/22
REZONING A1 TO R1
4508 TOWN VU RD
PARCEL 01-00942-530
THE CITY OF
BENTONVILLE

Blew & Associates, P.A.
Civil Engineers Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

June 10, 2022

To Whom It May Concern,

Rezone

My client, Adventure Church is requesting a rezone for part of their property at 4508 Town Vu Road in Bentonville. The property is currently zoned A-1. We are requesting that two of the proposed tracts be rezoned to R-1 while leaving the proposed remaining tract in the A-1 zoning district. They are hoping to sell tracts 1 and 3 if this project is approved. The zoning change is required because proposed tracts 1 and 3 do not meet the minimum acreage requirement of 5 acres. We believe that the proposed zoning will be in keeping with the current developments in the area. There are multiple residential neighborhoods in the area. The use of these lots would be to sell them initially but residential use. This will not cause an increase in traffic, there are no signs proposed for these properties and the appearance will remain as is until the properties are sold. There is water and sewer access on Southwest Autumn Hills Road and on Town Vu Road. The water lines are 8". We kindly ask for your approval to have a portion of my client's property rezoned. The rezone will affect a part of parcel 01-00942-530.

Sincerely,

Nikki Littrell
Project Manager
Blew & Associates, P.A.

INCIDENTAL SUBDIVISION

4508 TOWN VU ROAD
BENTONVILLE, AR 72712
BENTON COUNTY

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-31W-0-34-130-04-1659

COMPLETED FIELD WORK:
FEBRUARY 1, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN FILE NO. 202113792.

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON ARKANSAS STATE PLANE, NORTH ZONE NAD83.

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

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

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

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

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

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

SURVEY DESCRIPTION

PARENT TRACT (PER FILE NO. 202113792)
PART OF THE SW1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE SAID SW1/4 OF THE NE1/4; THENCE SOUTH 00°00'00" EAST 1067.92 FEET; THENCE SOUTH 88°00'43" WEST 200.21' FEET; THENCE NORTH 87°43'43" WEST 392.69 FEET; 1069.97 FEET; THENCE SOUTH 86°38'33" WEST 166.81 FEET; THENCE NORTH 00°00'00" WEST 1069.97 FEET; THENCE SOUTH 89°55'55" EAST 759.00 FEET TO THE POINT OF BEGINNING.

TRACT 1
A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A SET 5/8" REBAR BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT THENCE N87°21'22"W PASSING A FOUND 1/2" REBAR AT A DISTANCE OF 95.53' AND CONTINUING FOR A TOTAL DISTANCE OF 337.80' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S22°49'20"W 577.94' TO A SET 5/8" REBAR, THENCE N87°21'22"W 221.20' TO A SET 5/8" REBAR, THENCE N02°34'33"E 542.47' TO A FOUND 1/2" REBAR, THENCE S87°21'22" E 421.20' TO THE POINT OF BEGINNING. CONTAINING 4.000 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2
A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET 5/8" REBAR BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°34'32"W 1067.93' TO A SET MAG NAIL ON THE CENTERLINE OF TOWN VU ROAD, THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING 2 COURSES N89°25'20"W 200.21' TO A SET MAG NAIL, THENCE N85°08'45"W 299.25' TO A SET MAG NAIL, THENCE LEAVING SAID CENTERLINE N02°34'33"E 202.65' TO A SET 5/8" REBAR, THENCE N87°21'23"W 259.89' TO A SET 5/8" REBAR, THENCE N02°34'33"E 318.48' TO A SET 5/8" REBAR, THENCE S87°21'22"E 221.20' TO A SET 5/8" REBAR, THENCE N22°49'20"E 577.94' TO A SET 5/8" REBAR, THENCE S87°21'22"E PASSING A FOUND 1/2" REBAR AT A DISTANCE OF 142.27' AND CONTINUING FOR A TOTAL DISTANCE OF 337.80' TO THE POINT OF BEGINNING. CONTAINING 13.399 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 3
A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A SET 5/8" REBAR BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT THENCE S02°34'32"W 1067.93' TO A SET MAG NAIL ON THE CENTERLINE OF TOWN VU ROAD, THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING 2 COURSES N89°25'20"W 200.21' TO A SET MAG NAIL, THENCE N85°08'45"W 299.25' TO A SET MAG NAIL BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID CENTERLINE FOR AN ADDITIONAL 2 COURSES; THENCE N85°10'13"W 93.42' TO A SET MAG NAIL, THENCE S89°13'41"W 166.83' TO A SET MAG NAIL, THENCE LEAVING SAID CENTERLINE N02°34'33"E 209.03' TO A SET 5/8" REBAR, THENCE S87°21'23"E 259.89' TO A SET 5/8" REBAR, THENCE S02°34'33"W 202.65' TO THE POINT OF BEGINNING. CONTAINING 1.211 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNER INFORMATION

OWNER: ADVENTURE CHURCH
ADDRESS:509 OLD FORGE DR. BENTONVILLE, AR 72712
PHONE NUMBER: (918) 724-6998

ZONING INFORMATION

CURRENT ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: 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.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

SIGNATURE BLOCKS

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

_____
DATE OF EXECUTION

_____
WILLIAM GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. AR 1659
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

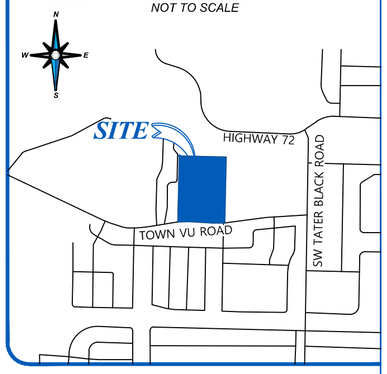
STATE OF ARKANSAS
COUNTY OF MADISON
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

VICINITY MAP

NOT TO SCALE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF JUNE, 2022.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER
PROFESSIONAL LAND SURVEYOR

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.

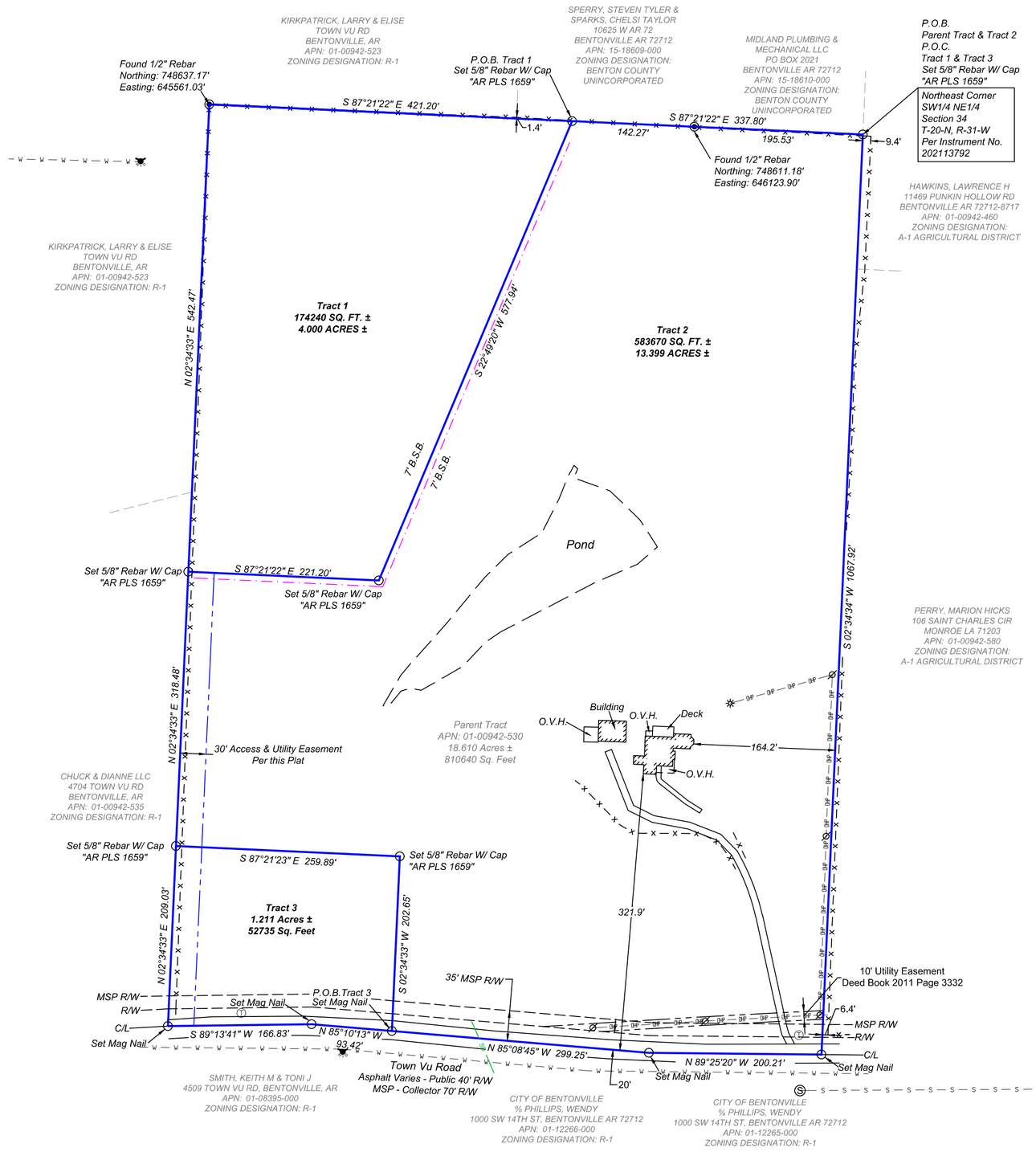
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

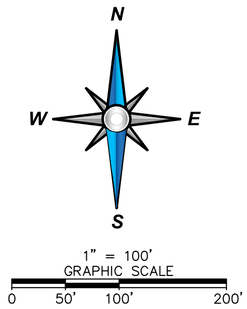
SURVEYOR JOB NUMBER: 22-3413	**SURVEY DRAWN BY:** JDC - 2/3/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 100'
FOR THE USE AND BENEFIT OF: ADVENTURE CHURCH	

SHEET 1 OF 2

INCIDENTAL SUBDIVISION

4508 TOWN VU ROAD
BENTONVILLE, AR 72712





LEGEND & SYMBOLS

◉	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT (AS NOTED)
⌀	POWER POLE
✲	LIGHT
Ⓣ	TELEPHONE PEDESTAL
	FIRE HYDRANT
Ⓢ	SANITARY MANHOLE
O.V.H.	OVERHANG
B.S.B.	BUILDING SETBACK
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
———	BOUNDARY LINE
— — —	RIGHT-OF-WAY LINE
——— - ———	CENTERLINE
— x — x —	FENCE LINE
— OHP — OHP —	OVERHEAD POWER LINE
— OHP — OHP —	OVERHEAD POWER LINE
— W — W —	WATER LINE
— S — S —	SANITARY SEWER
— SD — SD —	STORM DRAIN
——— - ———	EASEMENT LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF FEBRUARY, 2022.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER
PROFESSIONAL LAND SURVEYOR

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3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
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SURVEYOR JOB NUMBER: 22-3413	**SURVEY DRAWN BY:** JDC - 2/3/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 100'
FOR THE USE AND BENEFIT OF: ADVENTURE CHURCH	

SHEET 2 OF 2

R-1, Low Density Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

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-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	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-1, Low Density Single Family Residential

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

Land Uses:

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

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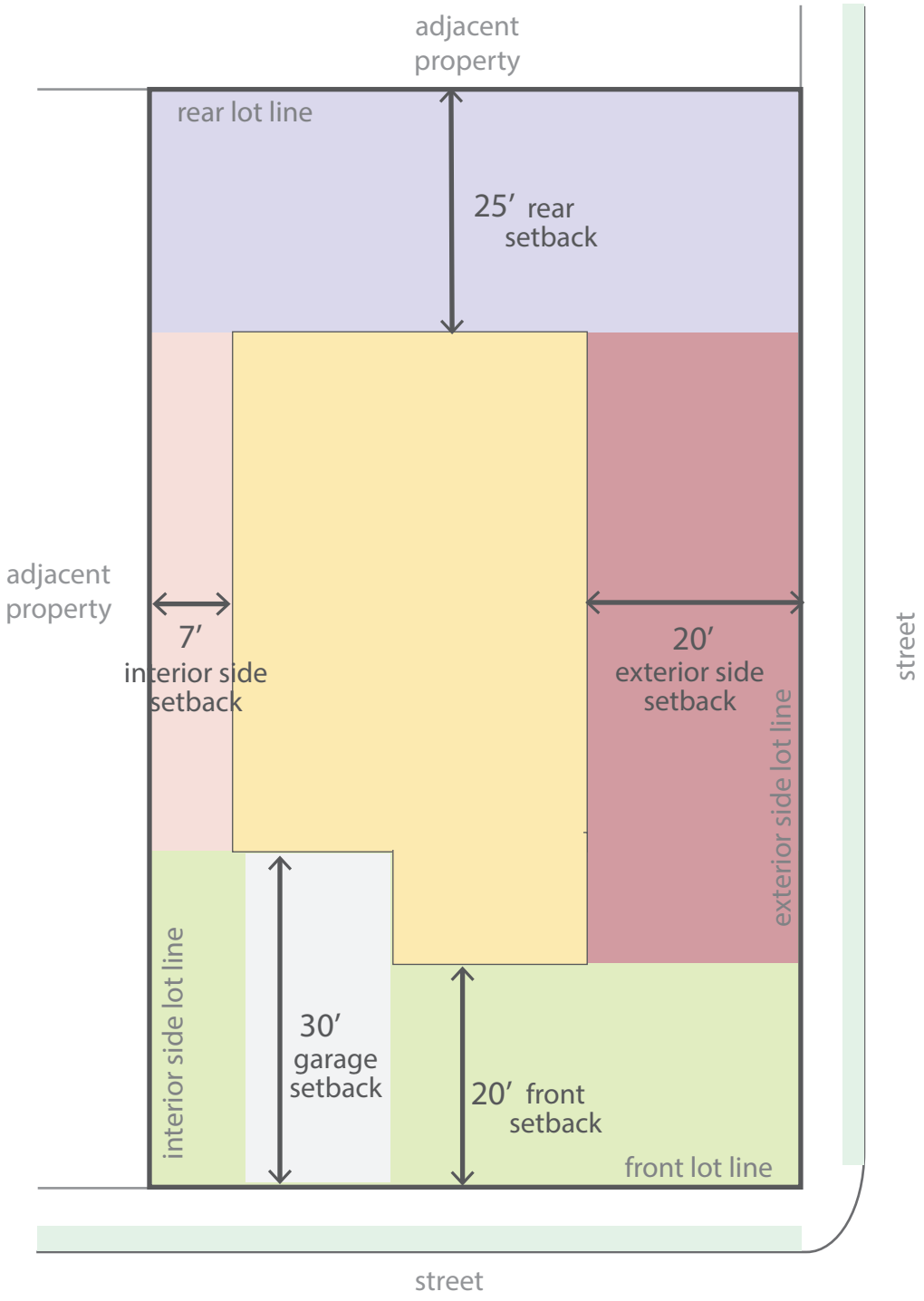
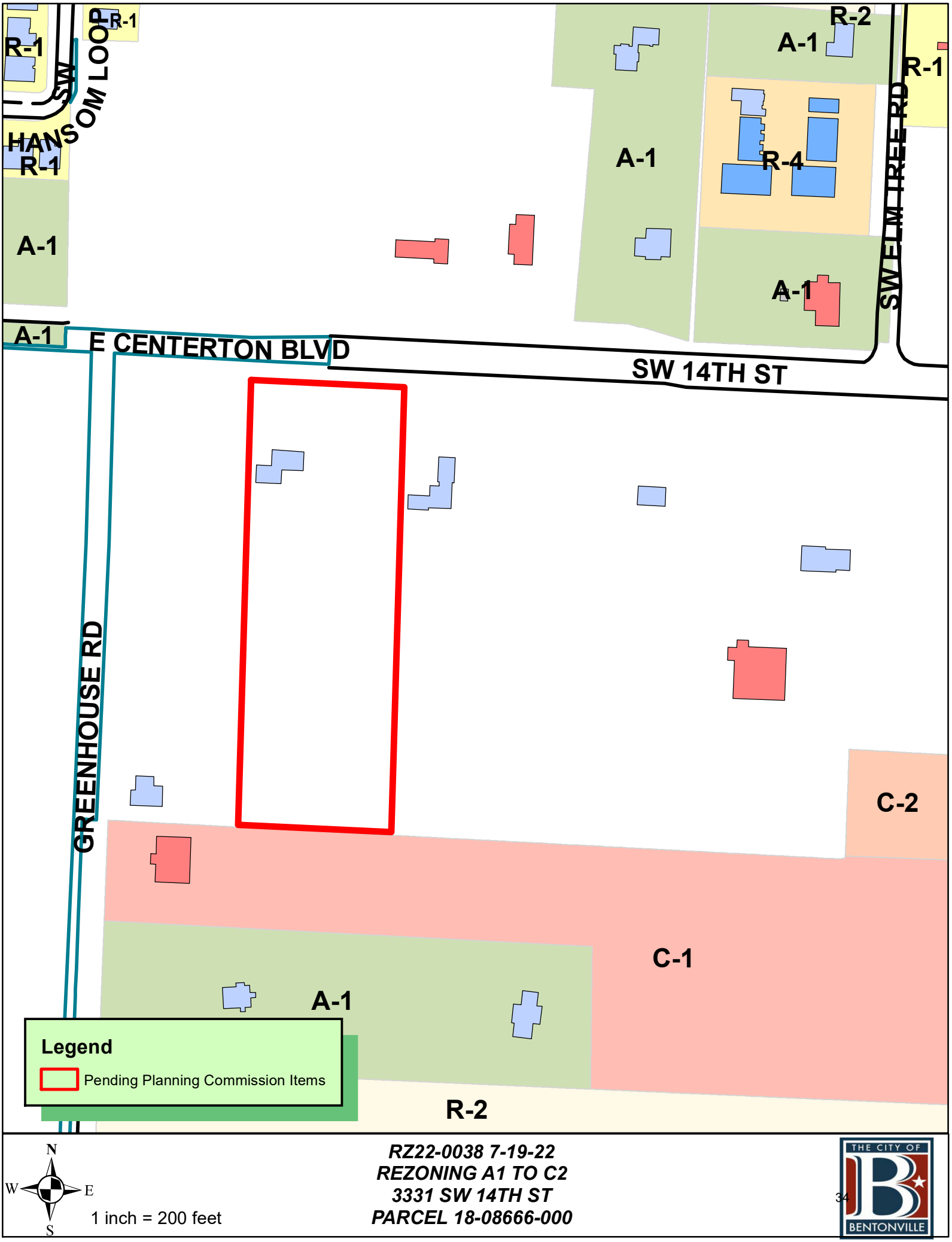
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-1, Low Density Single Family Residential

Setback Illustration




R-1
R-1
SW HANSOM LOOP
R-1
A-1
R-2
A-1
R-1
A-1
R-4
SW ELM TREE RD
A-1
A-1
A-1
E CENTERTON BLVD
SW 14TH ST
GREENHOUSE RD
C-2
C-1
A-1
R-2
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
RZ22-0038 7-19-22
REZONING A1 TO C2
3331 SW 14TH ST
PARCEL 18-08666-000
THE CITY OF
BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

June 13, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 18-08666-000 from A-1, Agriculture to C-2, General Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, JP Specialty, LLC in obtaining a rezoning of Parcel No.18-08666-000 (hereinafter "the Property") from A-1, Agriculture to C-2, General Commercial.

The primary purpose for this rezoning request is to allow the developer to develop the Property with a multi-tenant commercial development. The Property sits on Highway 102/Centerton Boulevard, which is a major arterial in both Centerton and Bentonville and generally lined with commercial on both sides of the highway. The Property is adjacent to C-1 zoning to the South in Bentonville, C-2 zoning to the North and West in Centerton, and is adjacent to unincorporated land to the East. Because the Property is more or less surrounded by commercial uses and zonings, and because Highway 102 is generally a commercial corridor, C-2 is an appropriate and compatible zoning for the Property.

Because the project is still early in the development process, neither appearance, nor signage has been contemplated thus far. As for traffic, the parcel sits on Highway 102/Centerton Boulevard, which is a major arterial in both Bentonville and Cneterton and which has ample capacity for further development. Lastly, as for utilities, there is a 12" water line which runs along Highway 102, and there are 12" sewer lines nearby across Highway 102 which can be tied into.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

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

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
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DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

June 13, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation for Parcel No. 18-08666-000 from Residential Estate to General Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, JP Specialty, LLC in obtaining a rezoning of Parcel Nos. 18-08666-000 (hereinafter "the Property") from Residential Estate to General Commercial. Because the Property is currently designated as Residential Estate on the FLUM, a change to a General Commercial designation is required in order to facilitate a C-2, General Commercial, zoning. The purpose of this letter is to request that change.

A change to a General Commercial designation for this Property would put it in alignment with nearly every other parcel along Highway 102 as it runs through Centerton and Bentonville. Highway 102 is a major arterial road in both Centerton and Bentonville, and therefore, is generally an appropriate location for further commercial development. Moreover, the Property is already nearly surrounded by commercial uses, with a shopping center to the West and a Walmart to the North. For this reason, it is unlikely that this property would ever develop with a Residential Estate-type use. Accordingly, General Commercial is the highest and best use of the Property and is compatible with surrounding uses already in place.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

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

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

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

C-2, General Commercial

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-2	All	7,000	-	70’	-	60%	60%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-2	50’	20’	7’	30’	20’	30’

C-2, General Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal clinic
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Residential
Dwelling – condominium
Dwelling - multifamily
Residential facility - assisted living
Residential facility - extended medical care
Residential facility - temporary shelter

Services
Adult day care
ATM machine
Auction house
Auto or equipment auction
Automobile repair
Car wash
Cemetery or mausoleum
Child care – licensed center
Child care – registered family home (5 children)
Child care – licensed family home (6-16 children)
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Maintenance service
Medical services - hospital
Medical services - doctor office
Medical services - urgent care clinic
Medical services - laboratory
Medical services - substance abuse or mental health treatment clinic
Office
Office / warehouse
Personal services
Postal services
Repair services - household
Repair services - equipment, large appliances

Retail
Artisan shop
Auto and vehicle sales/rental
Bakery
Bar, lounge or tavern
Building and landscape material sales
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
Packaged sale of beer and/or light wine
Packaged sale of beer, light wine and/or spirits
Restaurant
Restaurant, drive-in
Restaurant, drive-through
Retail

Industrial and Warehousing
Laboratory – dental or medical
Laboratory – research
Mini-warehouse storage
Taxidermy

Transportation / Utilities
Broadcasting studio
Parking facility (as principle use)

Recreation, Education & Assembly
Aquarium
Arena / auditorium
Community Center
Commercial recreation facility – indoor
Conference / convention center
Cultural studio
Event center
Library
Museum
Library
Museum
Park – community, mini, neighborhood

CONDITIONAL

Agriculture and Animals
Animal kennel or shelter
Urban farm

Residential
Residential facility – rehabilitation

Recreation, Education & Assembly
Commercial recreation facility – outdoor
Educational facility
Golf course
Outdoor music venue
Religious facilities

Services
Crematory
Public safety services

Retail
Construction / heavy equipment sales/rental
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park
Package liquor store within 500 ft. of a city owned and maintained park or trail
Restaurant – microbrewery
Sexually oriented business

Industrial and Warehousing
Contractor maintenance yard
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail
Mining

Transportation / Utilities
Airport facilities
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling – accessory

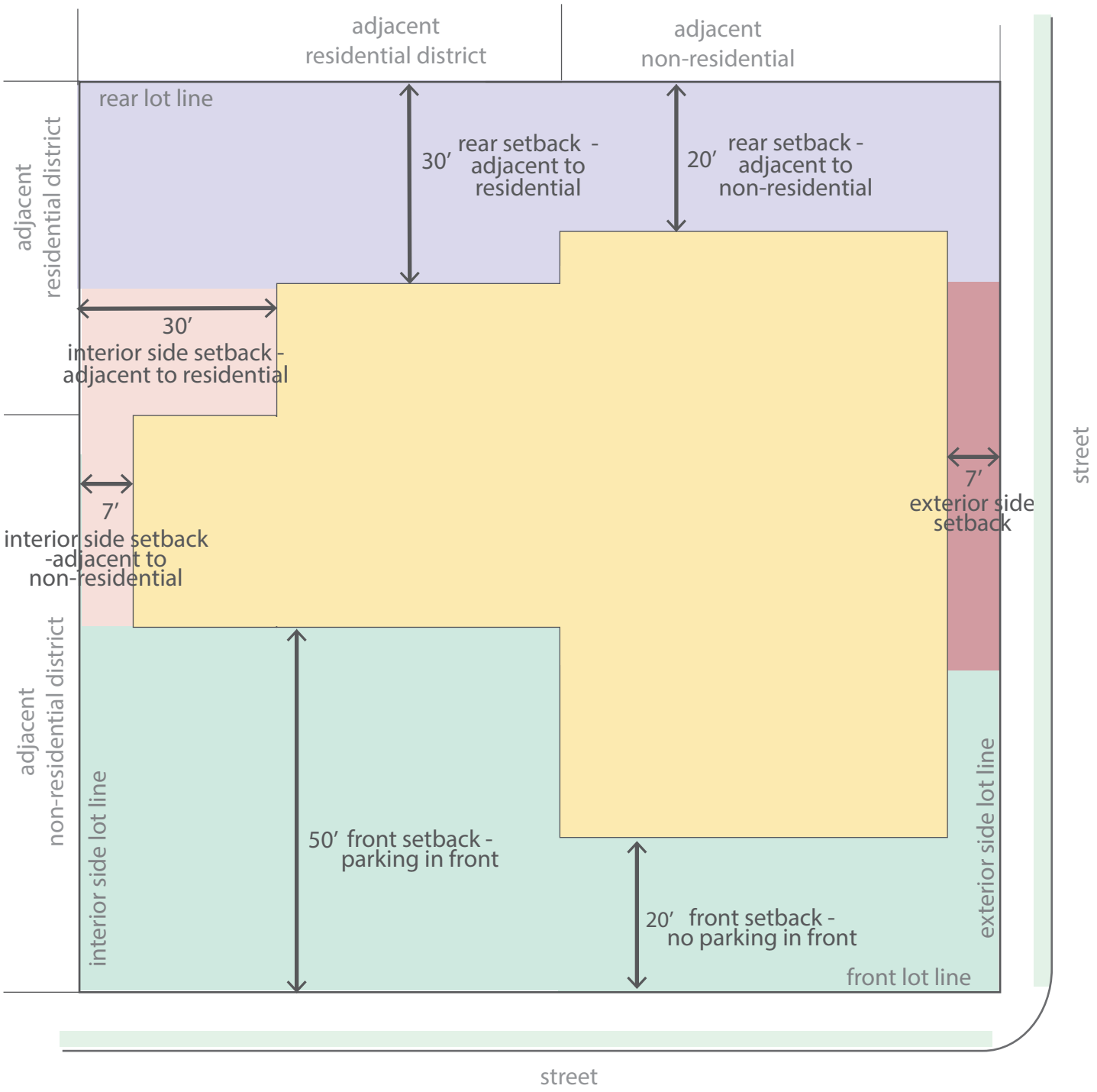
Transportation / Utilities
Solar energy system
Wind energy system, small

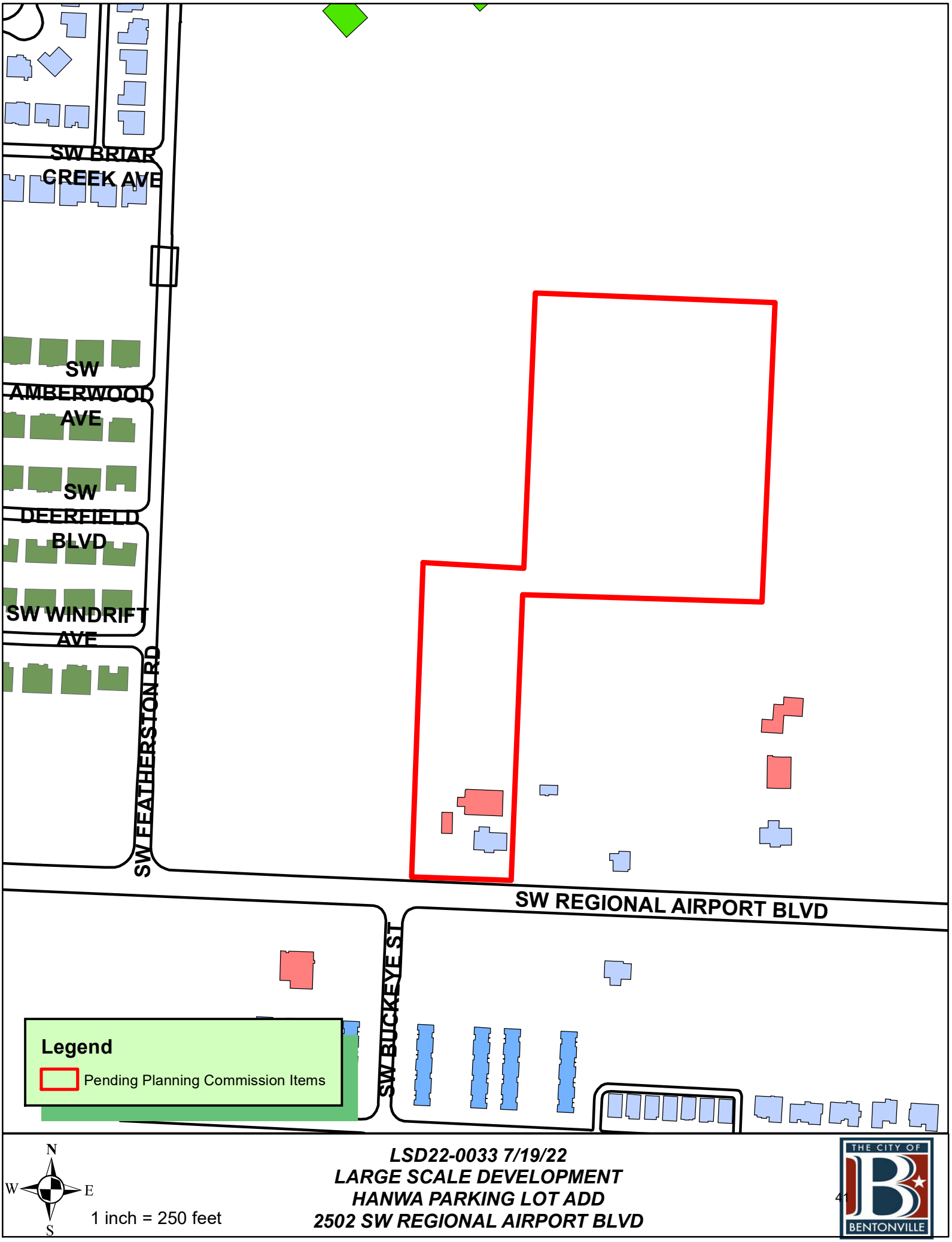
Other
Building, accessory – nonresidential
Donation box

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

C-2, General Commercial

Setback Illustration





LSD22-0033 7/19/22
LARGE SCALE DEVELOPMENT
HANWA PARKING LOT ADD
2502 SW REGIONAL AIRPORT BLVD

July 1, 2022
LSD22-033 HANWA

Jon Stanley
305 SW A Street
Bentonville, AR 72712
479-271-3122

RE: HANWA

Dear Jon,

HANWA is requesting two waivers for the parking lot additions to the Hindu Association of Northwest Arkansas:

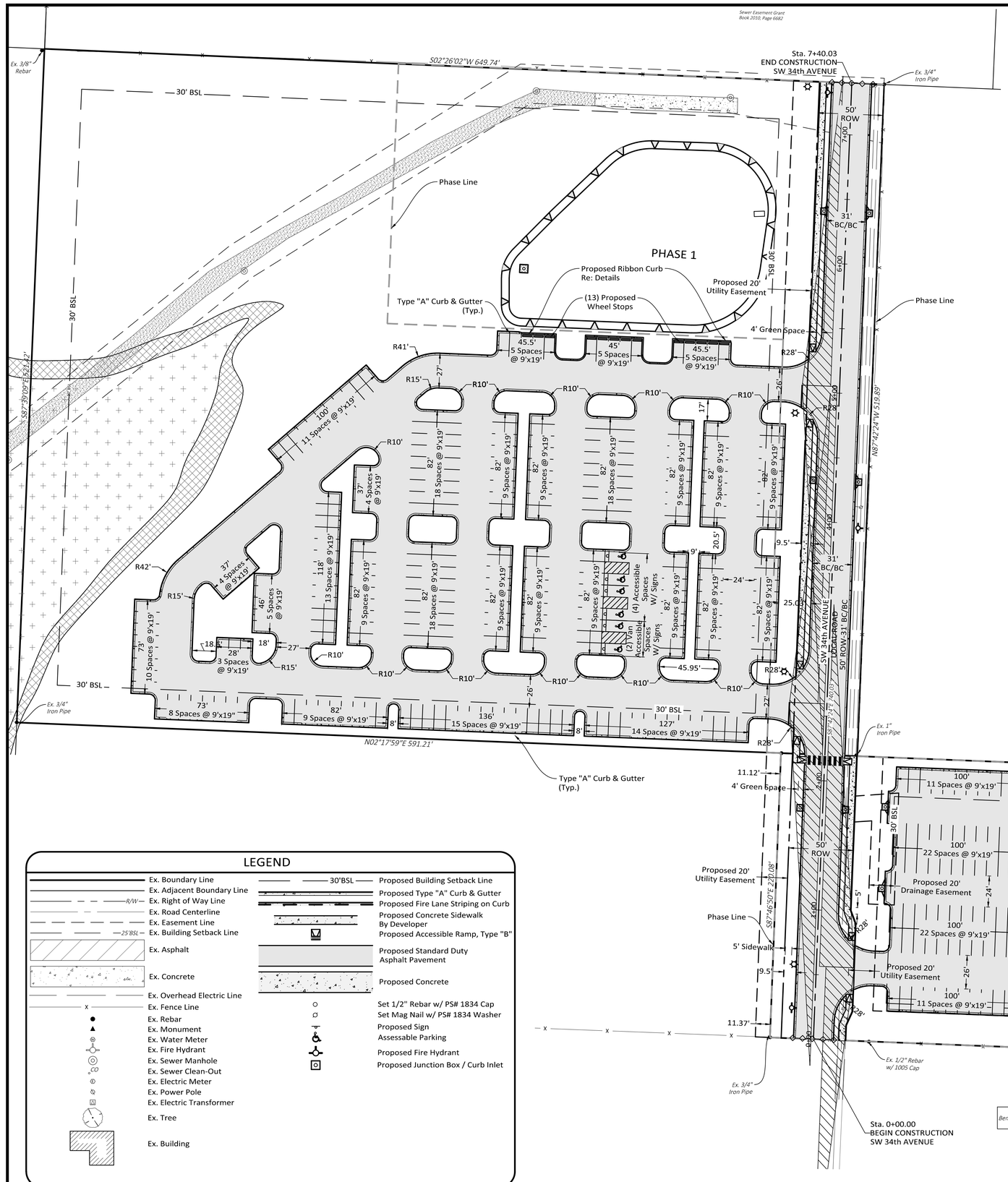
1. Land Development Code: Section 1400.08 (4) (a) Continuous island.
   It is the intent of HANWA to meet all the parking lot codes, but due to the separation requirements of water mains and electric lines, and keeping the perimeter greenspace requirement, the middle parking lot did not have enough room to have the required green strip as part of the lot.

2. Land Development Code: Section 1100.15 (a) Sidewalk requirements on both sides of street.
   HANWA is developing the entire street section of SW 34th Avenue, not just their half, so we are requesting to install the public sidewalk on HANWA's property only and leaving the sidewalk on the other side of the street to be developed by that property owner, at the time those properties develop.

Sincerely,

Halff Associates, Inc.

M. Dirk Thibodaux, ASLA, PLA
Senior Project Manager



PARKING SUMMARY	
Description	Spaces Provided
Existing Parking Spaces	42
Existing Handicap Parking Spaces	3
Proposed Parking Spaces (9'x19')	416
Proposed Accessible Parking Spaces	8
Total Spaces	461

Proposed South Parking Lot	137
Proposed North Parking Lot	279

Zoning - Agricultural District - A1		
Building Setbacks		
Front Yard	Side Yard	Rear Yard
30'	Interior 30' / Exterior 30'	30'

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Building Setback Line (25'BSL)
- Ex. Asphalt
- Ex. Concrete
- Ex. Overhead Electric Line
- Ex. Fence Line
- Ex. Rebar
- Ex. Monument
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Sewer Manhole (CO)
- Ex. Sewer Clean-Out
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Electric Transformer
- Ex. Tree
- Ex. Building
- Proposed Building Setback Line (30'BSL)
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk By Developer
- Proposed Accessible Ramp, Type "B"
- Proposed Standard Duty Asphalt Pavement
- Proposed Concrete
- Set 1/2" Rebar w/ PS# 1834 Cap
- Set Mag Nail w/ PS# 1834 Washer
- Proposed Sign
- Assessable Parking
- Proposed Fire Hydrant
- Proposed Junction Box / Curb Inlet

40 0 40
Scale in Feet

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

HALFF

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

HINDU ASSOCIATION OF NORTHWEST ARKANSAS
LSD22-033

Bentonville, Arkansas

Issued for Review
07.05.2022

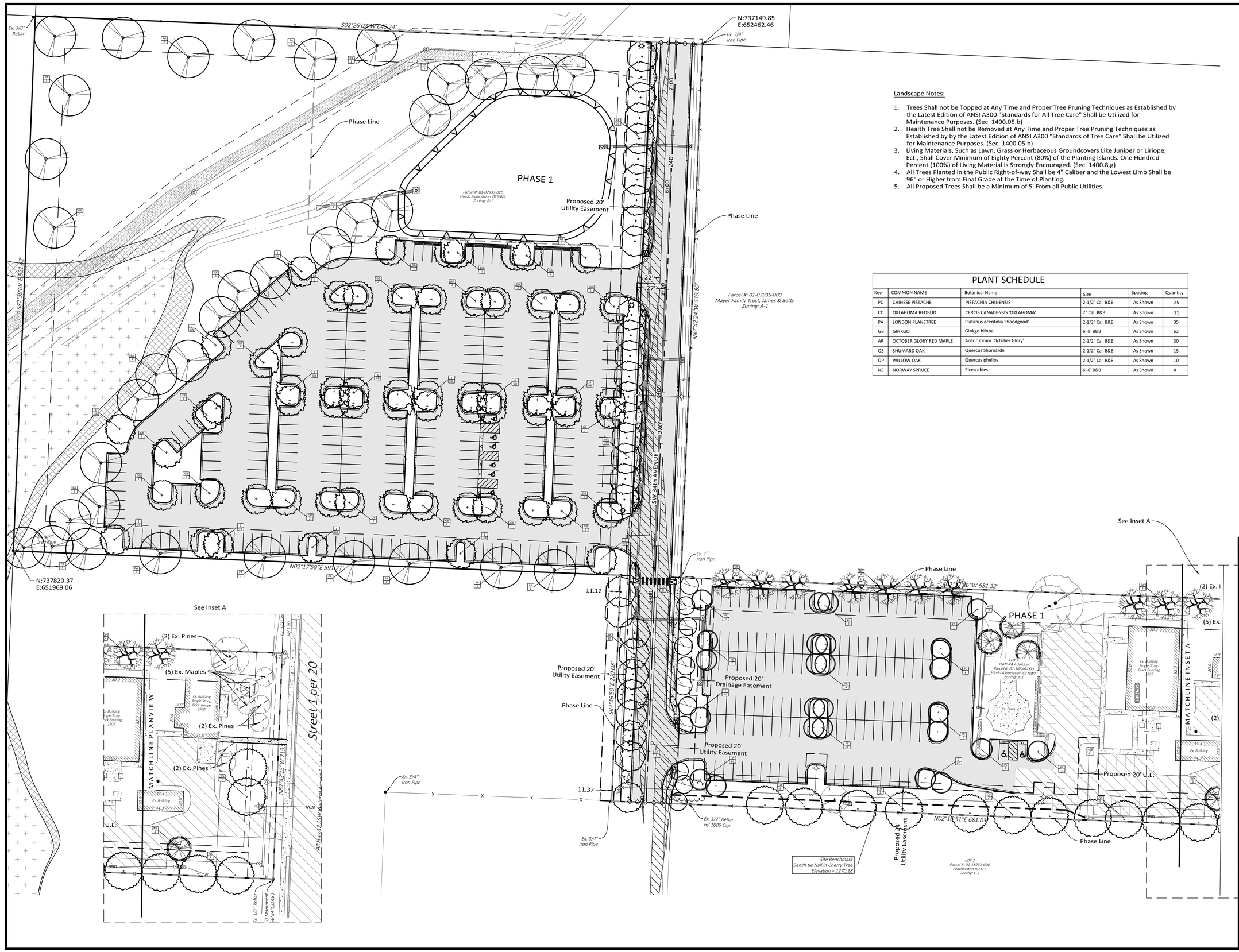
SITE DIMENSION PLAN

Revisions

Drawn By:	KES	Vert. Scale:	-
Approved By:	MDT	Horiz. Scale:	1"=40'
Date:	01.10.22	Plot Scale:	1
Project No.:	HAA-01	DWG Name:	PLAN SHEETS

SHEET 5 15

Drawing Name: P:\HAA-01 Hindu Asso\DRAFTING\HAA-01 Plan Sheets.dwg Last Modified: Jul 01, 2022 - 11:26am Plotted on: Jul 01, 2022 - 11:31am by ah5174



Landscape Notes:

1. Trees Shall not be Topped at Any Time and Proper Tree Pruning Techniques as Established by the Latest Edition of ANSI A300 "Standards for All Tree Care" Shall be Utilized for Maintenance Purposes. (Sec. 1400.05.b)
2. Health Tree Shall not be Removed at Any Time and Proper Tree Pruning Techniques as Established by by the Latest Edition of ANSI A300 "Standards of Tree Care" Shall be Utilized for Maintenance Purposes. (Sec. 1400.05.b)
3. Living Materials, Such as Lawn, Grass or Herbaceous Groundcovers Like Juniper or Liriope, Ect., Shall Cover Minimum of Eighty Percent (80%) of the Planting Islands. One Hundred Percent (100%) of Living Material is Strongly Encouraged. (Sec. 1400.8.g)
4. All Trees Planted in the Public Right-of-way Shall be 4" Caliber and the Lowest Limb Shall be 96" or Higher from Final Grade at the Time of Planting.
5. All Proposed Trees Shall be a Minimum of 5' From all Public Utilities.

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	2-1/2" Cal. B&B	As Shown	25
CC	OKLAHOMA REDBUD	CERCIS CANADENSIS 'OKLAHOMA'	2" Cal. B&B	As Shown	11
PA	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2-1/2" Cal. B&B	As Shown	35
GB	GINKGO	Ginkgo biloba	6'-8' B&B	As Shown	62
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	30
QS	SHUMARD OAK	Quercus Shumardii	2-1/2" Cal. B&B	As Shown	15
QP	WILLOW OAK	Quercus phellos	2-1/2" Cal. B&B	As Shown	10
NS	NORWAY SPRUCE	Picea abies	6'-8' B&B	As Shown	4

40 0 40
Scale in Feet

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

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

HINDU ASSOCIATION OF NORTHWEST ARKANSAS LSD22-033

Bentonville, Arkansas

Issued for Review 07.05.2022

LANDSCAPE PLAN

Revisions

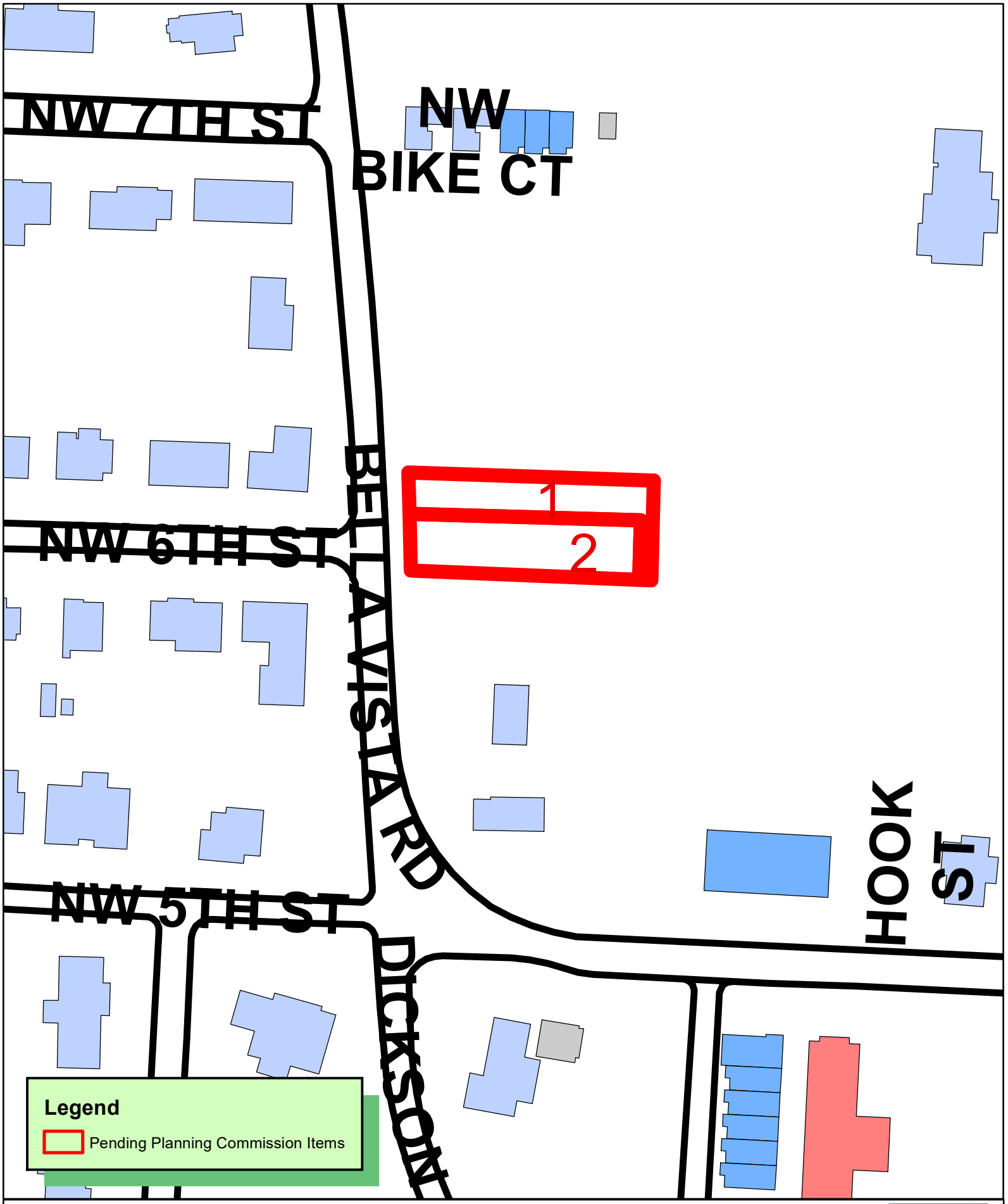
Drawn By:	KES	Vert. Scale:	-
Approved By:	MDT	Horiz. Scale:	1"=40'
Date:	01.10.22	Plot Scale:	1
Project No.:	HAA-01	DWG Name:	PLAN SHEETS

SHEET **12**

15

44

Drawing Name: P:\HAA-01 Hindu Asso\DRAFTING\HAA-01 Plan Sheets.dwg Last Modified: Jul 01, 2022 - 11:26am Plotted on: Jul 01, 2022 - 11:29am by jh5174



N
W E
S

1 inch = 100 feet

LS22-0026 7/19/22
LOT SPLIT
REYNOSA ADDITION
LOTS 1 & 2

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: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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:
_____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

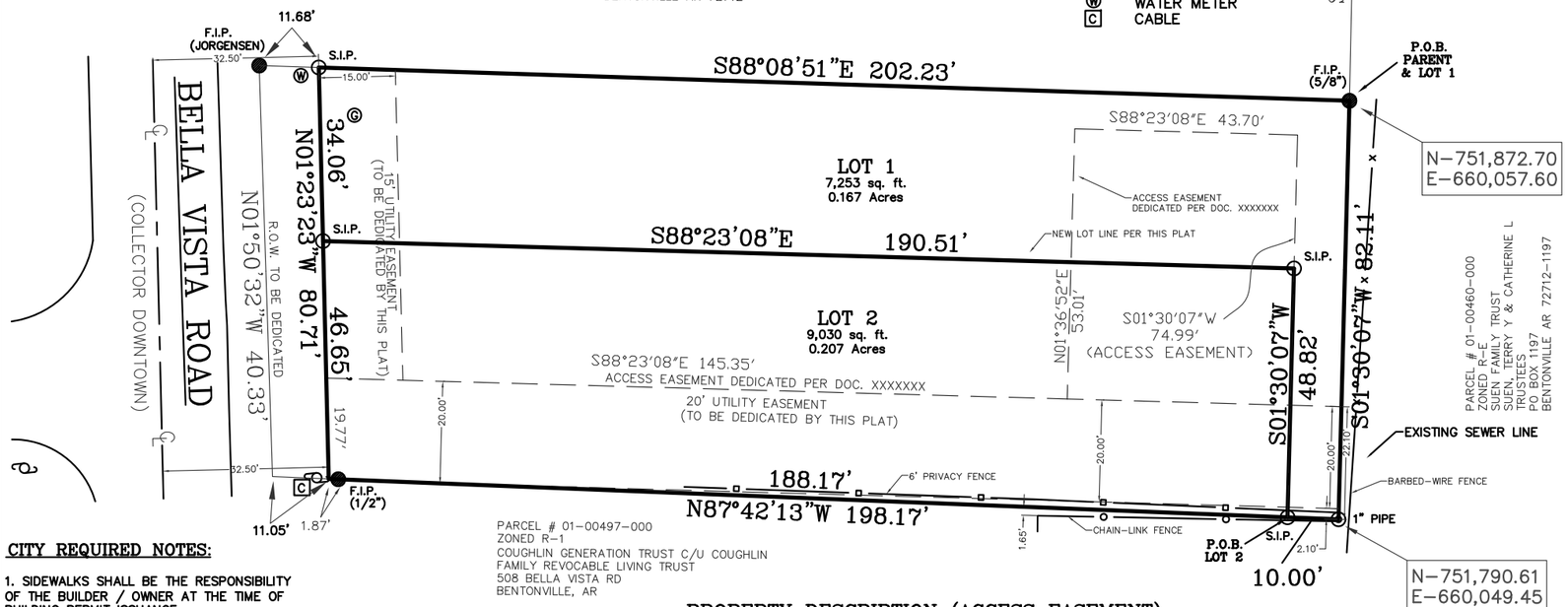
N

SCALE 1"=30'
30 15 0 30

LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PIPE FOUND PIPE
- AXLE FOUND AXLE
- PROPERTY LINE
- CENTERLINE
- FENCE (WOOD)
- FENCE (BARB-WIRE)
- ADJ. PROPERTY LINE
- UTILITY EASEMENT
- SEWERLINE
- POWER POLE
- SEWER MANHOLE
- WATER VALVE
- GAS METER
- WATER METER
- CABLE

PARCEL # 01-00472-000
ZONED DN-2
HURRICANE WA LLC
PO BOX 1285
BENTONVILLE AR 72712



PARCEL # 01-00497-000
ZONED R-1
COUGHLIN GENERATION TRUST C/U COUGHLIN
FAMILY REVOCABLE LIVING TRUST
508 BELLA VISTA RD
BENTONVILLE, AR

CITY REQUIRED NOTES:

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

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

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

4. 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.

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

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

SURVEYOR NOTES:

1. PARENT DEED FILED IN BOOK 2015 AT PAGE 51722.

2. PROPERTY IS COUNTY TAX PARCEL #01-00482-000.

3. THE CURRENT ZONING FOR THE PROPERTY IS DOWNTOWN (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.

4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

6. THERE WILL ONLY BE ONE POINT OF EGREES/INGREES FOR BOTH LOTS 1 & 2 ONTO BELLA VISTA ROAD

PROPERTY DESCRIPTION (ACCESS EASEMENT)

PART OF THE FRACTIONAL NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP NORTH. RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 40 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE, THENCE SOUTH 01°14'07" WEST 82.42 FEET; THENCE SOUTH 01°30'07" WEST 82.11 FEET; THENCE NORTH 87°42'13" WEST 10.00 FEET TO A SET IRON PIN, THE POINT OF BEGINNING; THENCE NORTH 87°42'13" WEST 188.17 FEET; THENCE NORTH 01°23'23 WEST 19.77 FEET; THENCE SOUTH 88°23'08" EAST 145.36 FEET; THENCE NORTH 01°36'52" EAST 53.01 FEET; THENCE SOUTH 88°23'08" EAST 43.70 FEET; THENCE SOUTH 01°30'07" WEST 74.99 FEET TO THE POINT OF BEGINNING, CONTAINING 6,253.9 SQUARE FEET OR 0.14 ACRES MORE OR LESS.

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, 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 1553
STATE OF ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ
PROFESSIONAL LAND SURVEYOR

PROPERTY DESCRIPTION (PARENT LOT)

PART OF THE FRACTIONAL NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP NORTH. RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 01°14'07" WEST 82.42 FEET FROM THE SOUTHEAST CORNER OF LOT 40 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE; THENCE SOUTH 01°30'07" WEST 82.11 FEET TO A 1" PIPE; THENCE NORTH 87°42'13" WEST 198.17 FEET TO A SET IRON PIN; THENCE NORTH 01°23'23" WEST 80.71 FEET TO A SET IRON PIN; THENCE SOUTH 88°08'51" EAST 202.23 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 0.374 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (LOT 1)

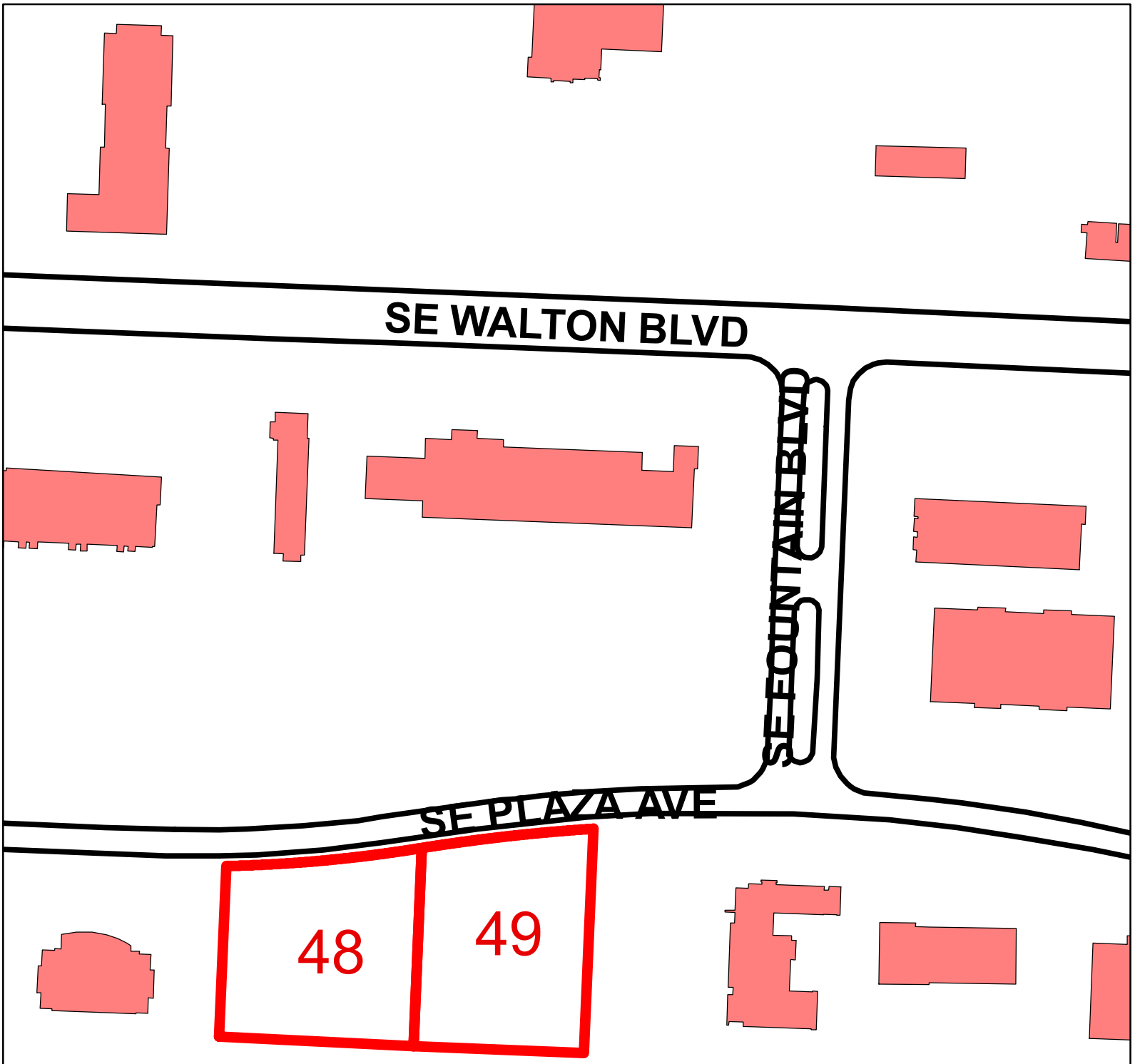
PART OF THE FRACTIONAL NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP NORTH. RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 01°14'07" WEST 82.42 FEET FROM THE SOUTHEAST CORNER OF LOT 40 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE; THENCE SOUTH 01°30'07" WEST 82.11 FEET TO A 1" PIPE; THENCE NORTH 87°42'13" WEST 10.00 FEET TO A SET IRON PIN; THENCE NORTH 01°30'07" EAST 48.82 FEET TO A SET IRON PIN; THENCE NORTH 88°23'08" WEST 190.51 FEET TO A SET IRON PIN; THENCE NORTH 01°23'23" WEST 34.06 FEET TO A SET IRON PIN; THENCE SOUTH 88°08'51" EAST 202.23 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 0.167 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (LOT 2)

PART OF THE FRACTIONAL NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP NORTH. RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 40 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE, THENCE SOUTH 01°14'07" WEST 82.42 FEET; THENCE SOUTH 01°30'07" WEST 82.11 FEET; THENCE NORTH 87°42'13" WEST 10.00 FEET TO A SET IRON PIN, THE POINT OF BEGINNING; THENCE NORTH 87°42'13" WEST 188.17 FEET; THENCE NORTH 01°23'23 WEST 46.65 FEET TO A SET IRON PIN; THENCE SOUTH 88°23'08" EAST 190.51 FEET TO A SET IRON PIN; THENCE SOUTH 01°30'07" WEST 48.82 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 0.207 ACRES, MORE OR LESS.

LOT SPLIT CREATING LOTS 1 & 2 OF REYNOSA ADDITION	REVISIONS		
	No.:	BY:	DATE:
OWNER CONTACT INFO: V3 CONSTRUCTION, RAY RESIDENTIAL HOMES, HVM CONSTRUCTION, INC.	#1	CITY	6/23/22
273-7989 OR 366-7989 DAVID B. PLATZ LAND SURVEYOR P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY: DP/ZS		DATE: 5/13/22
	CHECKED BY:		JOB No.: 2021306
	SCALE: 1"=30'		SHEET: 46[1]

ATLAS PAGE 361 BENTONVILLE PROJECT #: LS22-0026



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LS22-0027 7/19/222
LOT SPLIT
FOUNTAIN PLAZA SUBDIVISION
LOT 43 CREATING LOTS 48-49

THE CITY OF BENTONVILLE

LOT SPLIT OF

LOT 43 OF FOUNTAIN PLAZA SUBDIVISION, CREATING LOTS 48 & 49

SE PLAZA AVE.

BENTONVILLE, BENTON COUNTY, ARKASAS

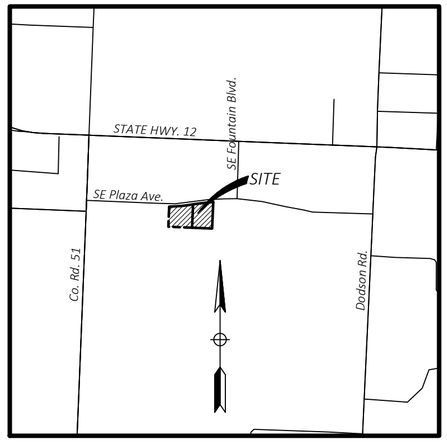
REVISION		
NO.	DESCRIPTION	DATE
1	CITY COMM'S	06/27/22

NOTES:

1. *This plat represents a Incidental Lot Split of Lot 43 of the Incidental Lot Split of Fountain Plaza Subdivision, as recorded in Plat Book 2016, Pages 929 & 930 in the public records of Benton County, Arkansas, creating Lots 48 & 49.*
2. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
3. *Basis of Bearings: NAD83, State Plane Coordinate System, AR North Zone based on City of Bentonville GPS Monument #90.*
4. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
5. *This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.*
6. *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.*
7. *By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas of 0.2% chance flood and not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
   Map Number: 05007C0255K
   Map Revised: June 5, 2012
8. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
9. *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.bentonville planning.com or call the Planning Department @ 479-271-3122.*
10. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
11. *There may not be fences or any other structures built in any drainage easements.*
12. *Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.*
13. *Owner 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.*
14. *All structures must maintain minimum of 20' clearance from all electric lines.*
15. *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.*
16. *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.*
17. *Relocation of any existing electrical facilities shall be at the owner's expense.*
18. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*

Parent Tract Description:

Lot 43 of the Lot Split of Fountain Plaza Subdivision to the City of Bentonville, Arkansas according to Plat Book 2016, Pages 929 & 930 of the public records of Benton County, Arkansas.



VICINITY MAP

NOT TO SCALE

Latitude: 36°20'0.88"N
Longitude: 94°12'11.48"W

Lot 48

A tract of land being a portion of Lot 43 of Fountain Plaza Subdivision according to Plat Book 2016, Pages 929 & 930, Benton County, Arkansas, more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar (LS#1789) at the Southwest corner of said Lot 43;
THENCE leaving the south boundary line of said Lot 43, North 02°22'32" East a distance of 187.00 feet to a set 5/8" rebar (LS#1789) for the Northwest corner of Lot 43 also being on the South Right-of-Way of SE Plaza Ave;
THENCE along a non-tangent curve to the left, with a length of 215.17 feet, having a radius of 1526.00 feet, through a central angle of 08° 04' 44", and having a chord which bears North 84° 42' 57" East a distance of 214.99 feet to a found 5/8"' rebar (LS#1304);
THENCE along a non-tangent compound curve to the right, with a length of 8.84 feet, having a radius of 2023.78 feet, through a central angle of 00°15'01", and having a chord which bears North 80°48'04" East a distance of 8.84 feet to a set 5/8" rebar (LS#1789);
THENCE leaving said South Right-of-Way, South 02°22'26" West a distance of 217.43 feet to a set 5/8" rebar (LS#1789);
THENCE along the South boundary line of Lot 43, North 87°37'29" West a distance of 221.74 feet to the POINT OF BEGINNING and containing 44,230 square feet or 1.02 acres, more or less.

Lot 49

A tract of land being a portion of Lot 43 of Fountain Plaza Subdivision according to Plat Book 2016, Pages 929 & 930, Benton County, Arkansas, more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" rebar (LS#1789) at the Southwest corner of said Lot 43;
THENCE along the South line of said Lot 43, South 87° 37' 29" East a distance of 221.74 feet to a set 5/8"' rebar with cap (LS#1789) for the POINT OF BEGINNING;
THENCE leaving said South line, North 02° 22' 26" East a distance of 217.43 feet to a set 5/8" rebar (LS#1789) at the South Right-of-Way of SE Plaza Ave;
THENCE along said South Right-of-Way and along a non-tangent curve to the right, with a length of 188.97 feet, having a radius of 2023.78 feet, through a central angle of 05° 21' 00", and having a chord which bears North 83° 36' 04" East a distance of 188.90 feet to a set 5/8" rebar (LS#1789) at the Northeast corner of said Lot 43;
THENCE leaving said South Right-of-Way and along the East line of said Lot 43, South 02° 22' 26" West a distance of 246.25 feet to a found 5/8"' rebar (LS#1789) at the Southeast corner of said Lot 43;
THENCE along the South line of said Lot 43, North 87° 37' 29" West a distance of 186.69 feet to a to the POINT OF BEGINNING and containing 43,560 square feet or 1.00 acre, more or less.

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____ *Signed:* _____

Name & Address: _____

_____

Print Name: _____

Source of Title: D.R. _____, *Page* _____ *or Inst. No.* _____

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 AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

Certificate of Surveying Accuracy

I, Kevin M. Hall, 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.1789
State of Arkansas

OWNER/DEVELOPER
Dynamic Development, Inc.
803 SE Plaza Avenue, Ste. 5
Bentonville, AR 72712
Parcel #01-11447-014
Zoning: C-2

State Survey Code: 500-19N-30W-0-08-340-04-1789

ATLAS PAGE: 486

CITY OF BENTONVILLE PROJECT #LS22-0027

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI Solutions for Land and Life

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

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

LOT SPLIT OF
LOT 43 OF FOUNTAIN PLAZA SUBDIVISION
SE Plaza Ave.
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	KMH
DESIGNER	CDG
FIELD WORK	BLS
CEI PROJECT NUMBER	32736
DATE	6/27/2022
REVISION	REV-1

COVER SHEET

SHEET TITLE

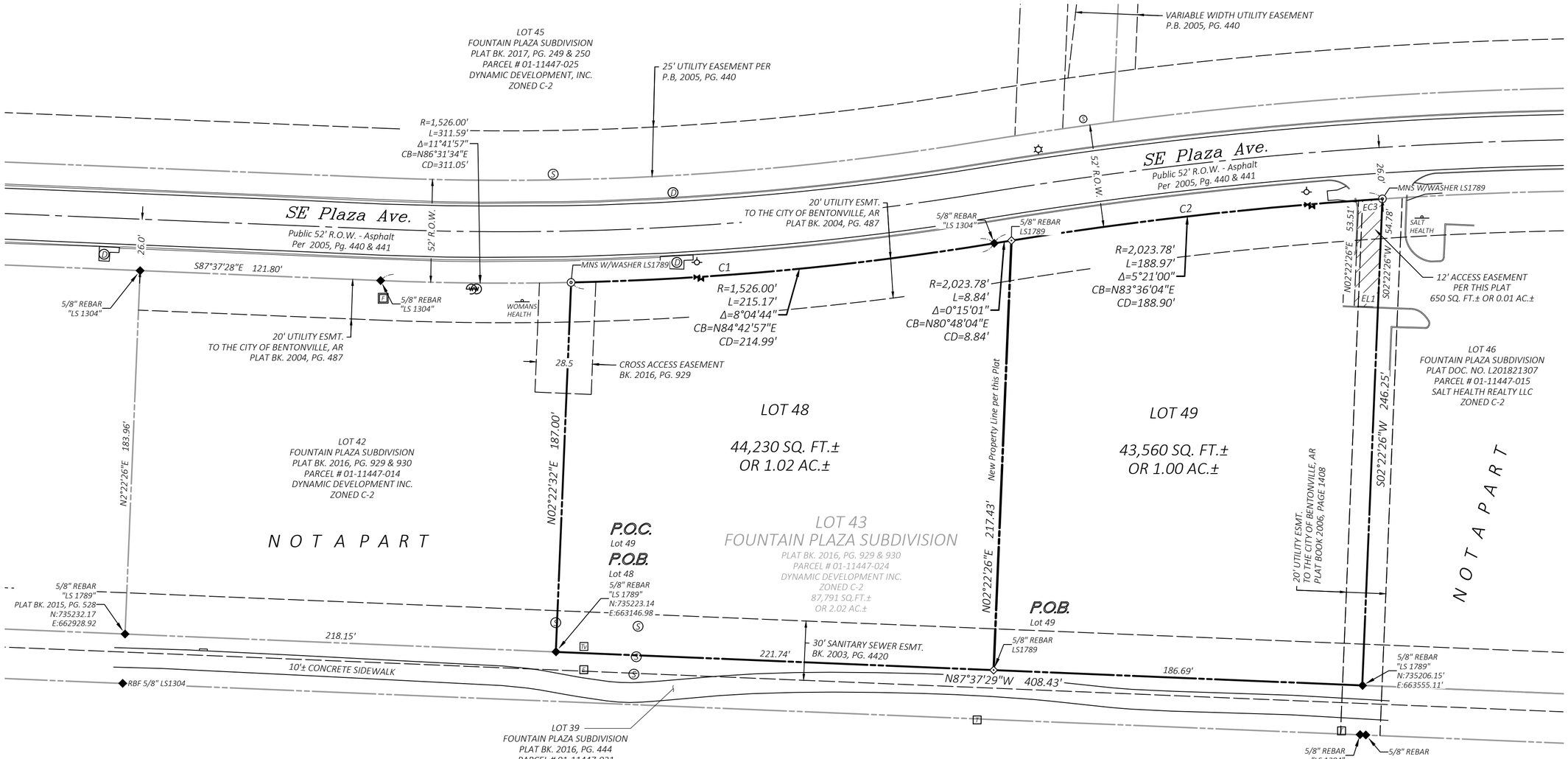
SHEET NUMBER

1 OF 2

48

DRAWING LOCATION - S:\32000\32736\DRAWINGS SURVEY\SURVEY\WORKING\32736LS.DWG -- SAVED BY - TPRIVETT

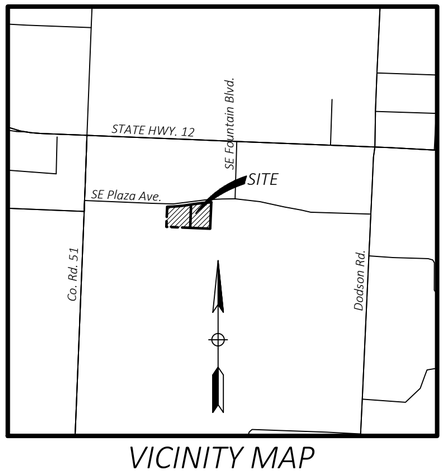
© 2022 CEI ENGINEERING ASSOCIATES, INC.



Property Curve Table					
urve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	1526.00'	311.59'	11°41'57"	N86°31'34"E	311.05'
C2	2023.78'	197.81'	5°36'01"	N83°28'34"E	197.73'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S87°49'45"E	12.00'

Easement Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC3	2023.78'	12.07'	0°20'30"	S86°06'19"W	12.07'



VICINITY MAP

NOT TO SCALE

Latitude: 36°20'0.88"N
Longitude: 94°12'11.48"W

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1789"
- Set MagNail w/washer "LS#1789"
- Drainage Manhole
- Fire Hydrant
- Light Pole Straight
- Electric Riser
- Television Riser
- Sanitary Sewer Manhole
- Sign (Type)
- Water Meter
- Water Valve
- Fiber Optic Vault
- Television Vault

GRID

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

Convergence -1°16'54"
Combined Scale Factor: 0.999964163
Being a found 5/8" Rebar (LS#1304) at the NEC of
Lot 34 of
Fountain Plaza Subdivision
per Plat Book 2015, Pages 528 & 529

Northing: 735452.21' US Ft.
Easting: 663565.12' US Ft.
Elevation = 1290.40'

ATLAS PAGE: 486

CITY OF BENTONVILLE PROJECT #LS22-0027

State Survey Code: 500-19N-30W-0-08-340-04-1789

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

REVISION

NO.	DESCRIPTION	DATE
1	CITY COMM'S	06/27/22

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

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

LOT SPLIT OF
LOT 43 OF FOUNTAIN PLAZA SUBDIVISION
SE Plaza Ave.
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	KMH
DESIGNER	CDG
FIELD WORK	BLS
CEI PROJECT NUMBER	32736
DATE	6/27/2022
REVISION	REV-1

Lot Split

SHEET TITLE

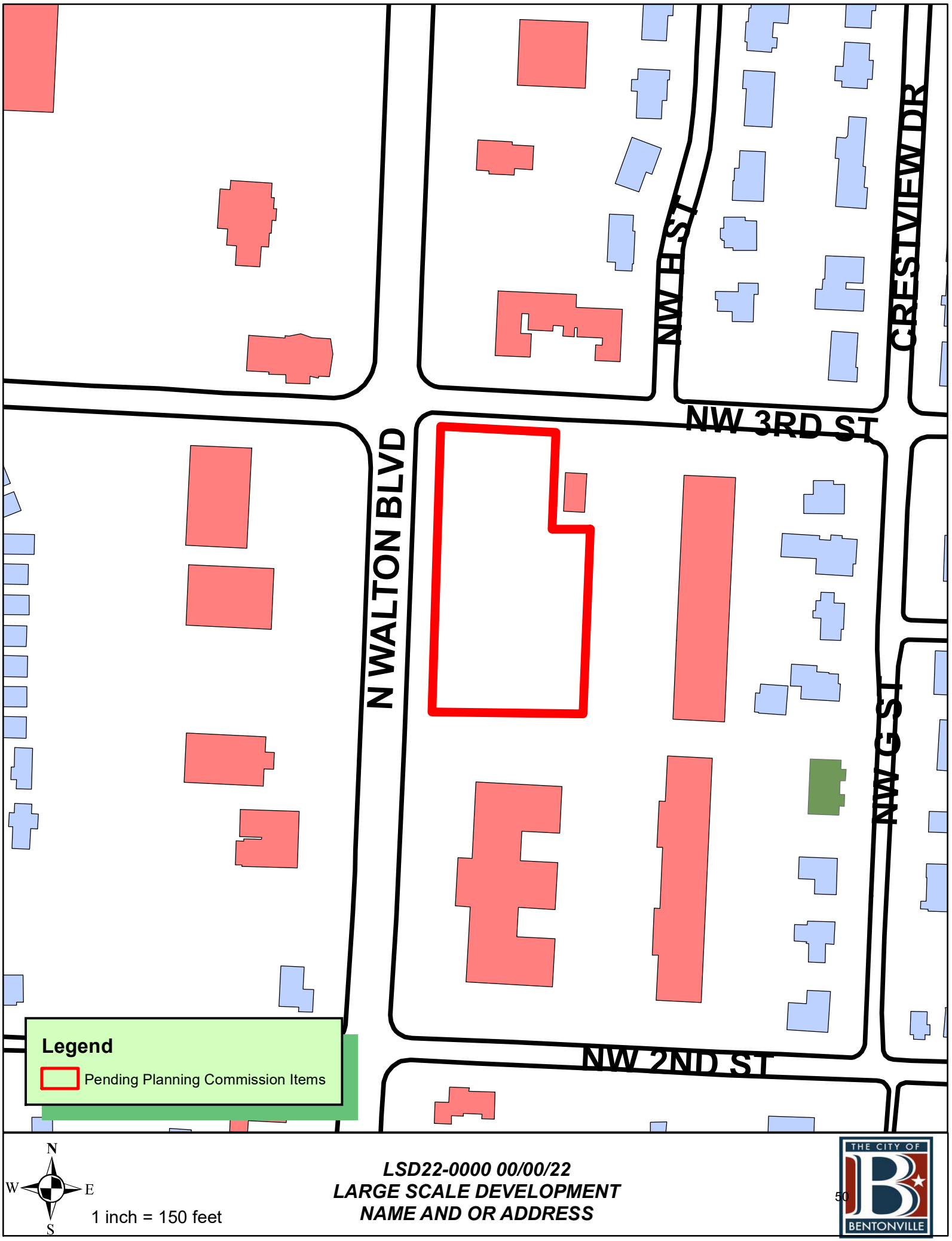
SHEET NUMBER

2 OF 2

49

DRAWING LOCATION - S:\32000\32736\DRAWINGS SURVEY\SURVEY\WORKING\32736LS.DWG -- SAVED BY - TPRIVETT

© 2022 CEI ENGINEERING ASSOCIATES, INC.



LSD22-0000 00/00/22
LARGE SCALE DEVELOPMENT
NAME AND OR ADDRESS

E | D | G

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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Dunn & Davis Townhomes LLC

Date: June 6, 2022

Re: Multifamily Development @ 220 N Walton Blvd. Bentonville, AR

On behalf of Dunn & Davis Townhomes LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request before Large Scale Development.

Project Description: Proposed multifamily development includes 60 unit building, a clubhouse, public improvements per the Master Street Plan, interior parking, utility connections, and landscape improvements. The property is zoned C-3, Mixed-Use Commercial. Per the City of Bentonville Municipal Code, C-3 districts should be designed with an urban, walkable, character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

This Waiver Request items are listed below:

Distance Between Curb Cuts

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards
  - Section 1100.02 Access Management Standards (6)
    - "(6) Distance between curb cuts. *The table below establishes the minimum distance that shall be provided between curb cuts, based on the maximum speed limit of the road, measured from centerline to centerline. Where lots are contiguous, a common ingress/egress drive is encouraged to minimize curb cuts and better facilitate traffic."*

MINIMUM DISTANCE BETWEEN CURB CUTS	
Maximum speed allowed	Minimum distance between curb cuts
30 mph	100
35 mph	150
40 mph	200
45 mph	250
50 mph	300
55 mph	350

- This property is located on the hard corner of the signalized intersection of NW 3rd St and N. Walton Blvd. Per the City of Bentonville's Access Standards, driveways are required to be a specific distance from the intersection. In order to meet this requirement, the driveway location is closer than allowed to an existing driveway. Through discussion with the Engineering department, it is agreed that the more critical requirement is the distance from the intersection. With that, EDG is requesting a waiver along N Walton Blvd. for the proposed driveway/curb cut to be closer than 200 ft. to an existing curb cut. The proposed driveway is 157' from the existing driveway. See Site Plan Exhibit included in package.

Parking Placement

- City of Bentonville Municipal Code: Appendix B –Land Development Code – Article 1100 Development Standards
  - Section 1100.21 Large-Scale Development Design Standards:
    - "(p)Parking placement. *No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes."*
  - The original design for this project met this criteria. Unfortunately, a Bentonville Utility Electric Department (BEUD) transmission line exists along N Walton Blvd. This transmission line requires a 50' clearance from any building/structures. A waiver was separately submitted to compromise to a 30' clearance, but was denied.
  - The proposed use of the property includes a 3-story multi-family building along with a clubhouse for tenants. A fire sprinkler/suppression system will be required. With the height of the building, and fire sprinkler requirements, a firelane must be provided as part of the layout. Due to the driveway location constraints as listed in the previous waiver item, the firelane location is also limited in its location.
  - The limitations of the existing utilities and streets surrounding the property, required a redesign of the site, and the proposed Site Plan is the best solution after exploring five other layout options. The proposed programming of the site has also been reduced to accommodate the lack of 'buildable' area. Previously, commercial/restaurant uses were included, but have since been removed.
  - In effort to provide screening and meet the intent of this code section, the design proposes an "L" shaped building to screen the parking from traffic. Along with street trees and screening shrubs, the design also includes removeable, semi-transparent screening art panels along N Walton. These panels would be removeable to accommodate BEUD access needs, but also provide visual screen along N. Walton.

Off-Street Parking Spaces Required

- City of Bentonville Municipal Code: Appendix A – Zoning Code – Article 501 Off Street Parking and Loading
  - Section 501.06 Number of Off-Street Parking Spaces Required:
    - *"Any off-street parking area shall be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article."*

Number of Parking Spaces Required	
Land Use	Parking ratio
RESIDENTIAL	
Single-Family Dwelling	2 spaces per dwelling unit
Patio Home Dwelling	2 spaces per dwelling unit
Two-Family Dwelling, Duplex	2 spaces per dwelling unit
Multi-Family Dwelling	3 spaces for each two dwelling units
Hotels and Motels	1 space is required per guest room. For developments larger than twenty (20) rooms, eleven parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.
Manufactured Home Subdivision	2 spaces per manufactured home
Bed and Breakfast	1 space per sleeping/rental unit plus 1 space for the owner

- The parking code requires 1.5 spaces per unit. With 60 proposed units, 90 spaces are required. Given the close proximity to a shared use (bike/pedestrian), unit type mix, and proximity to downtown, the development has proposed a reduced parking count, further detailed below.
- The proposed development includes the following unit mix and provided parking:
  - (24) Studio units : providing 1 parking space = 24 spaces
  - (24) 1-bedroom units : providing 1 parking space = 24 spaces
  - (12) 2-bedroom units : providing 2 parking spaces = 24 spaces
  - Totaling 72 spaces = 1.2 parking ratio
- From the original layout and proposed parking, the programming has been reduced and the commercial component has been removed.
- The property owner has built and is currently managing (5) multi-family developments throughout the City of Bentonville city equaling a total of 65 units. They have completed a parking study for all of their units summarizing the unit type, the number of vehicles used, and percentage the tenant was at home. Please see some of the highlights from the study below:
  - Eight (8) out of the 65 or 12% were home 50% of the time;
  - Seven (7) out of the 65 or 11% were home 75% of the time;
  - Developments were typically occupied at a 95% rate;
- These percentages, combined the vehicles per unit recorded in the study show that a .945 space per unit is the true utilized parking ratio within these developments; meaning 1.2 spaces per unit would be more than adequate for tenants.

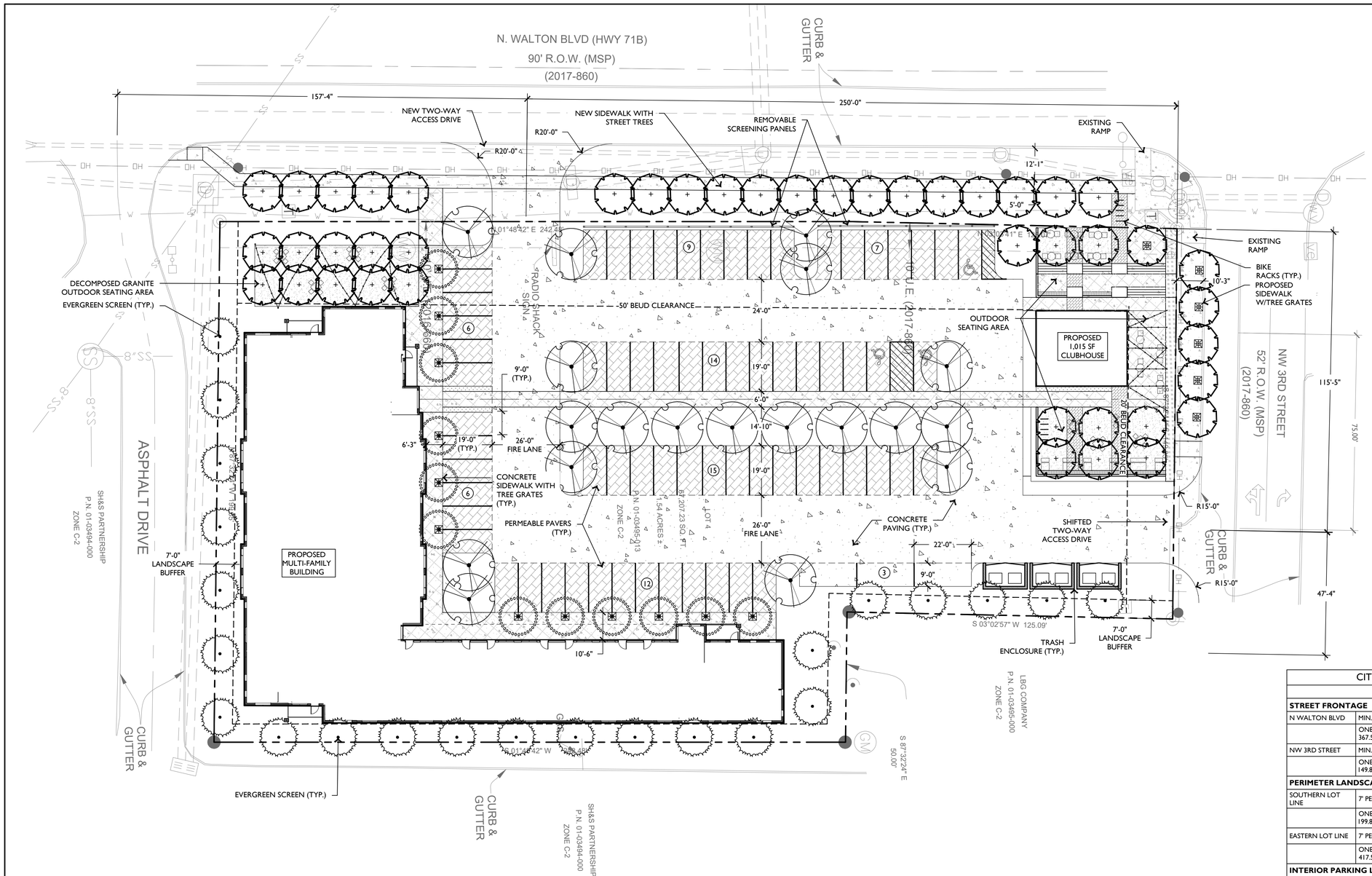
- With the findings from items listed above, the notion that the owner wants the development to be successful, which includes satisfied tenants and competitive amenities, the applicant is requesting a waiver to provide 1.2 stalls per 1 dwelling unit in lieu of 1.5 stalls per dwelling unit.

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

Sincerely,

Jenny C. Burbidge

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



EXISTING LEGEND

- FOUND REBAR
- FND. PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE VAULT
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- SETBACK
- FENCE LINE
- OVERHEAD LINE
- DECIDUOUS TREE

PARKING DATA	
ZONING	C3
USE	MULTIFAMILY
PARKING REQUIREMENTS	3 SPACES PER 2 DWELLING UNITS (1.5 SPACE/UNIT) 60 UNITS 60 x 1.5 = 90 90 SPACES REQUIRED
TOTAL	90 SPACES REQUIRED
PARKING PROVIDED BY UNIT	1 SPACE PER 1 STUDIO UNIT 24 STUDIO UNITS 24 x 1 = 24 24 SPACES PROVIDED 1 SPACE PER 1-BED UNITS 24 1-BED UNITS 24 x 1 = 24 24 SPACES PROVIDED 2 SPACES PER 2-BED UNITS 12 2-BED UNITS 12 x 2 = 24 24 SPACES PROVIDED
TOTAL	24+ 24 +24 = 72 SPACES PROVIDED
ON SITE PARKING PROVIDED	69 SPACES
ON STREET PARKING PROVIDED	0 SPACES
ADA SPACES PROVIDED	3 SPACES
TOTAL	72 SPACES PROVIDED

1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

SITE SUMMARY		
ZONING:	CENTRAL COMMERCIAL (C3)	
USE: MULTIFAMILY:	24	STUDIO UNITS
	24	1-BED UNITS
	12	2-BED UNITS
TOTAL:	60	UNITS
AREA:	1.54 AC	

ZONING SUMMARY		
LOT AND AREA STANDARDS	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	67,207.23 SF
MIN LAND AREA / DWELLING UNIT	N/A	1,120 SF
LOT WIDTH MIN:	NONE	149.85 / 199.85
LOT WIDTH MAX:	NONE	149.85 / 199.85
LOT COVERAGE MAX CORNER:	100%	25%
SETBACK STANDARDS	REQUIRED	PROVIDED
FRONT YARD:	0'	50' +
SIDE YARD NON-RESIDENTIAL:	0'	7' +
REAR YARD NON-RESIDENTIAL:	0'	7' +

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
N WALTON BLVD	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 367.55 LF / 20 = 18.38 ~ 18 TREES REQUIRED	18 TREES	19 TREES
NW 3RD STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 149.85 LF / 20 = 7.49 ~ 7 TREES REQUIRED	7 TREES	7 TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 199.85 / 50 = 4.00 ~ 4 TREES REQUIRED	4 TREES	7 TREES
EASTERN LOT LINE	7' PERIMETER LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 50 LF OF LENGTH: 417.57 / 50 = 8.35 ~ 8 TREES REQUIRED	8 TREES	16 TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA 8% OF TOTAL PARKING LOT AREA 0.08 * 23,810.68 SF = 1,904.85 SF	1,904.85 SF	3,149.40 SF
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	YES
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	YES	YES
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	YES
	ONE (1) SHADE TREE PER 6 SPACES	YES	YES
SCREENING REQUIREMENTS			
EASTERN LOT LINE	COMMERCIAL / COMMERCIAL USES: TYPE D SCREEN REQUIRED NO DEFINED SCREEN	N/A	N/A
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

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

N WALTON MULTI-FAMILY DEV.

N Walton Ave & NW 3RD Street
Bentonville, Arkansas 72712

EDG PROJECT NO. 21-072
DATE 2022.06.06

REVISIONS

Number	Date

PHASE Schematic Design

TITLE Site Plan

SHEET NO. C1.00

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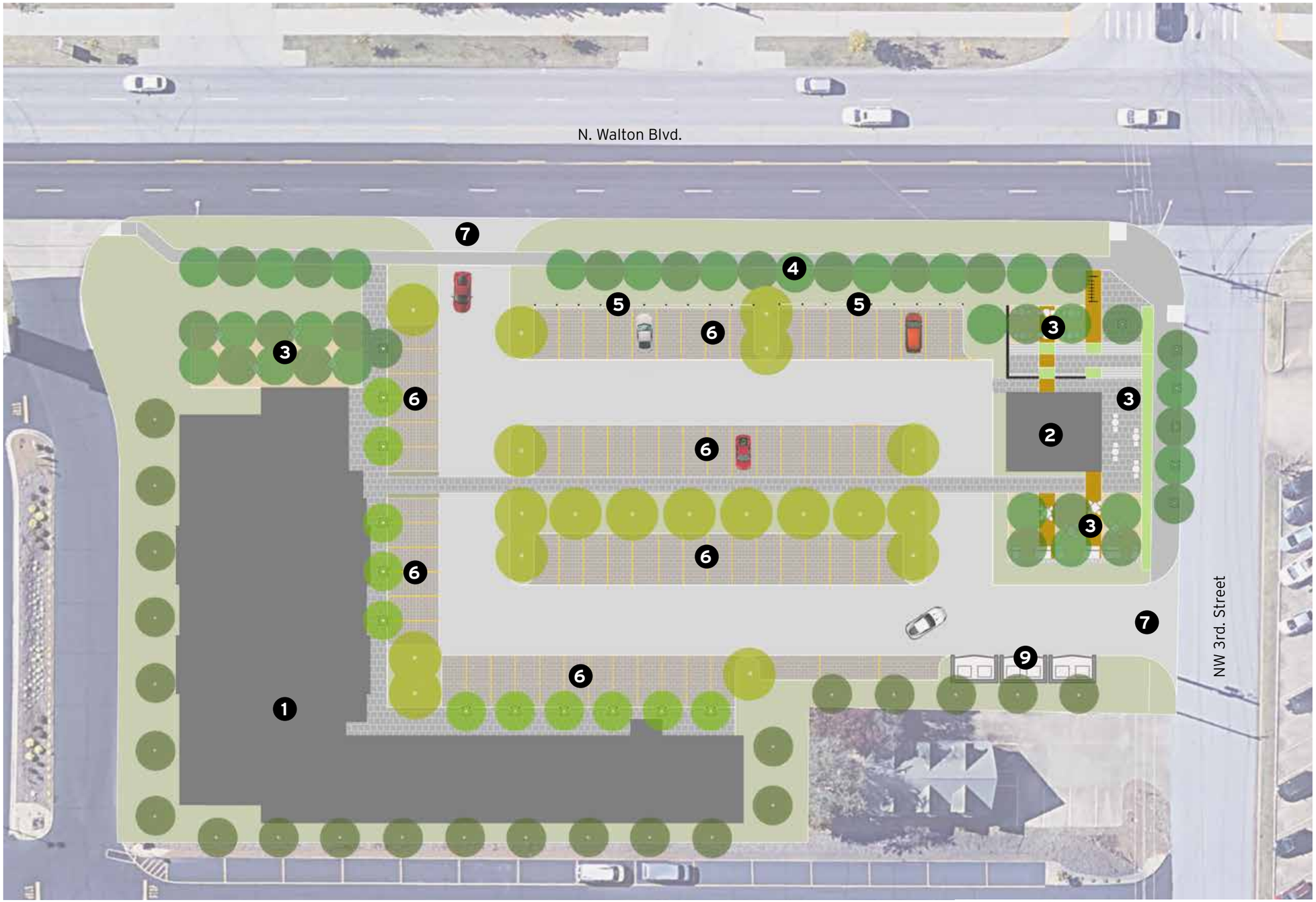
Site Plan



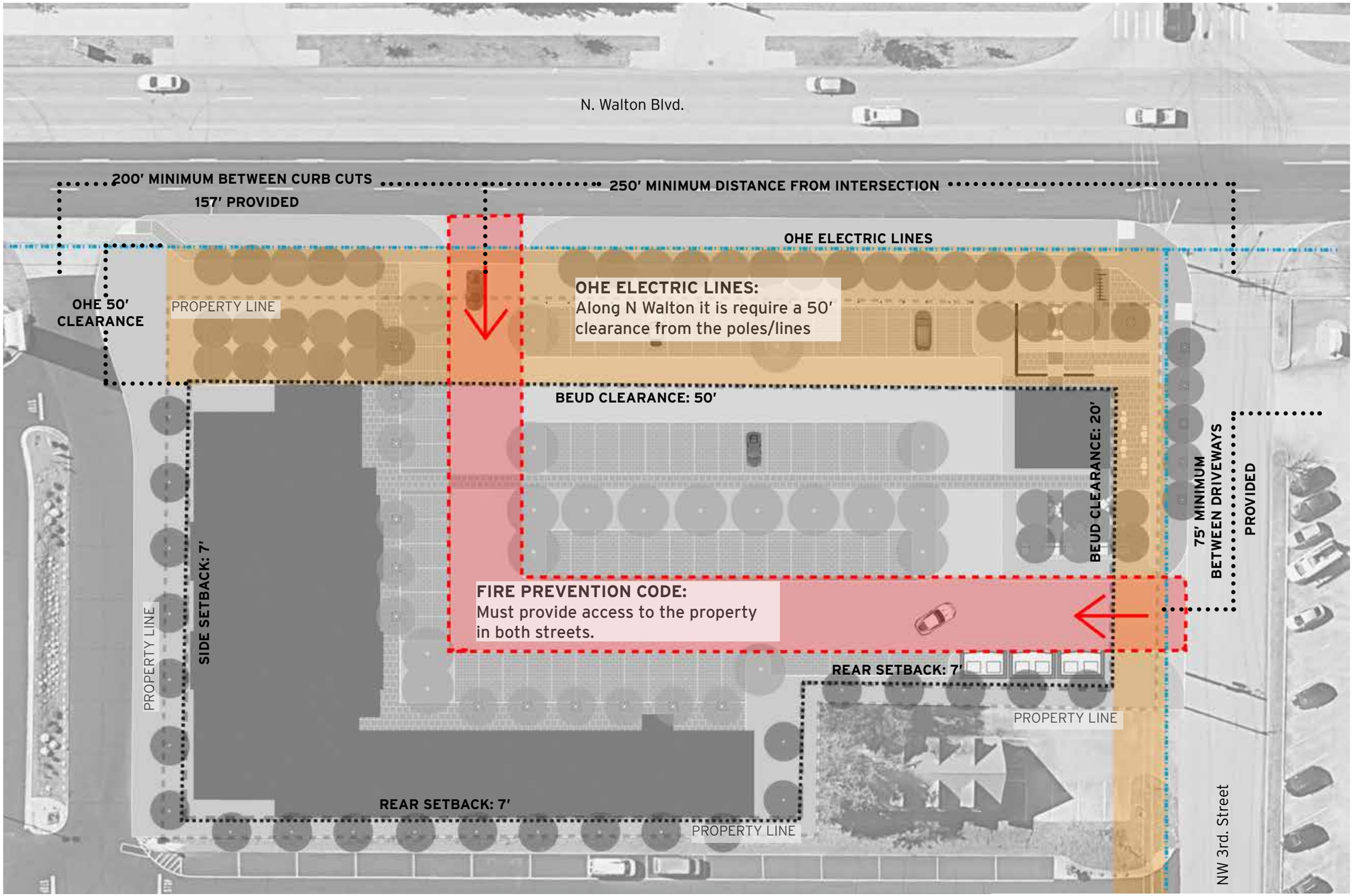
Zones

1. Proposed Multi-Family Building
2. Proposed Clubhouse
3. Outdoor Sitting Area
4. Ornamental Tree line / Low Screen
5. Removable Screen Panels
6. Parking / Permeable Surface
7. Two-Way Access Drive
8. Vegetation strategies
9. Trash Disposal

Parking Chart

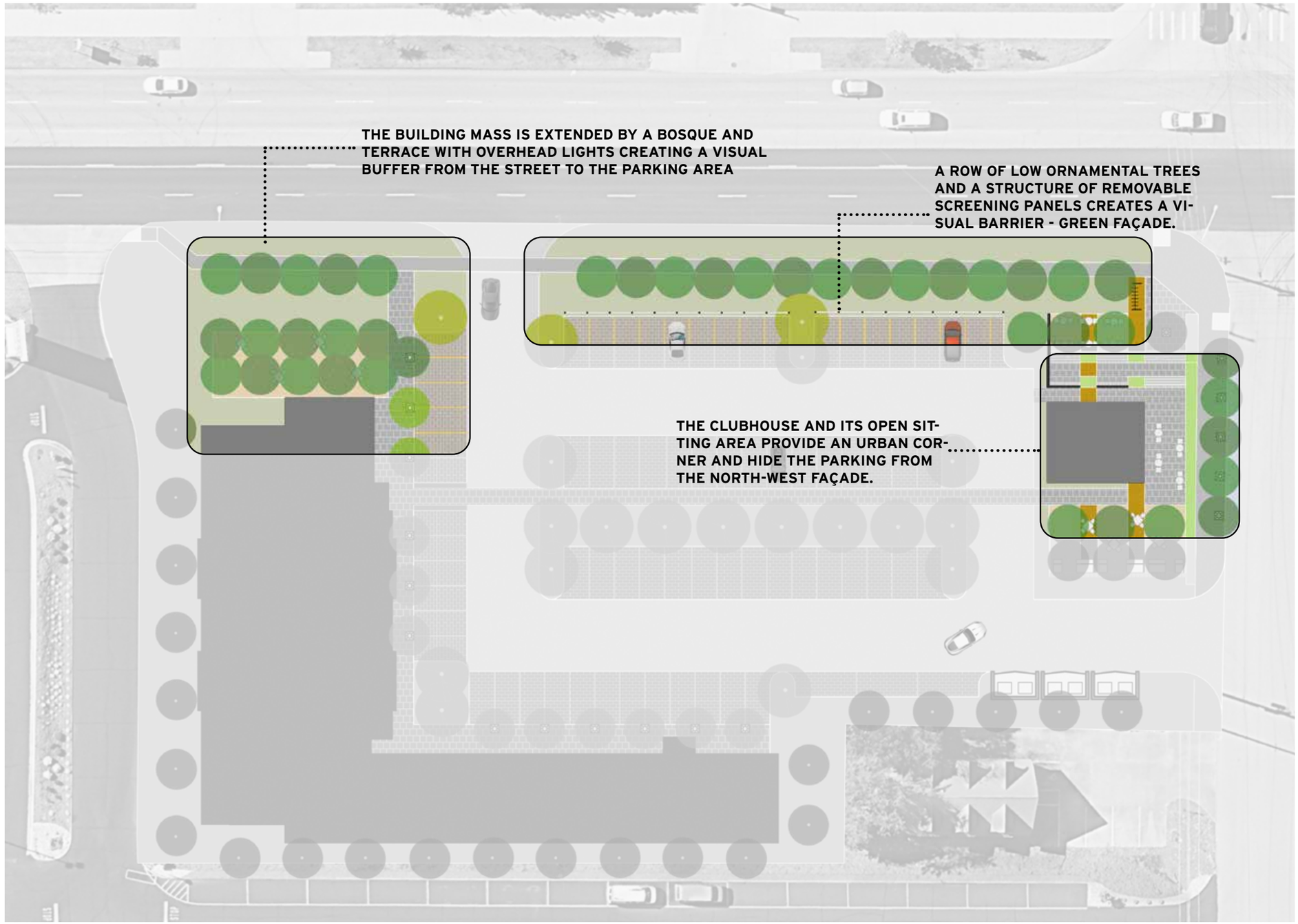
ZONING	C3
USE	MULTIFAMILY
PARKING REQUIREMENTS	3 SPACES PER 2 DWELLING UNITS (1.5 SPACE/UNIT) 60 UNITS 60 x 1.5 = 90 90 SPACES REQUIRED
TOTAL	90 SPACES REQUIRED
PARKING PROVIDED BY UNIT	1 SPACE PER 1 STUDIO UNIT 24 STUDIO UNITS 24 x 1 = 24 24 SPACES PROVIDED
	1 SPACE PER 1-BED UNITS 24 1-BED UNITS 24 x 1 = 24 24 SPACES PROVIDED
	2 SPACES PER 2-BED UNITS 12 2-BED UNITS 12 x 2 = 24 24 SPACES PROVIDED
TOTAL	24+ 24 +24 = 72 SPACES PROVIDED
ON SITE PARKING PROVIDED	69 SPACES
ON STREET PARKING PROVIDED	0 SPACES
ADA SPACES PROVIDED	3 SPACES
TOTAL	72 SPACES PROVIDED

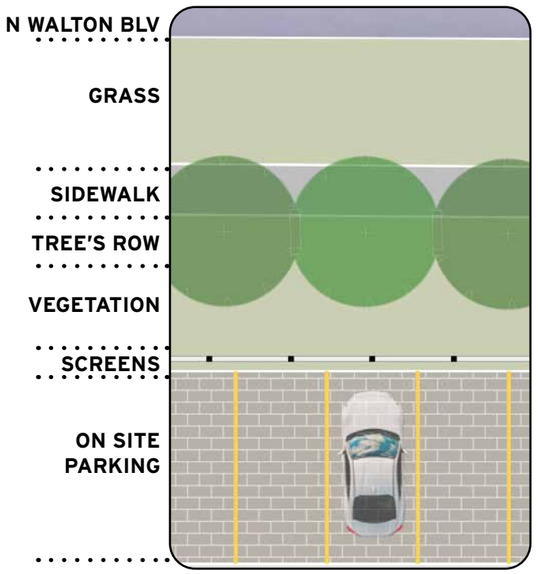
Site Plan Strategies / Site's Restrictions



Following the setback standards, OHE clearence, the bulding must be located in the South-East corner of the property to fit the number of parking spaces required by code.

Façade-Screening Strategy

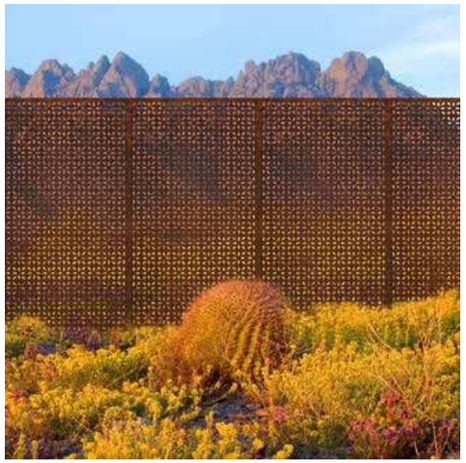




SCREENING PANELS & VEGETATION

Façade-Screening Inspiration Options

MODULAR SCREENING PANELS MOUNTED ON POSTS STRUCTURE



UNCONVENTIONAL / PLAYFUL SCREENS