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

**Planning Commission**
**Meeting Agenda**
**August 2, 2022**

**Registration Link:** https://us06web.zoom.us/webinar/register/WN_KYv-Zd-gRg2HfXcUrN73wA

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

1. **Lots 18, 19, 20, 21, 22, and 23, of T.J. Holland's Subdivision** **Lot Split**
   SW 4th and SW B Street *(LS21-0010)*

2. **Lots 23, 24, 25, 26, 27, 28, 29, 30, and 31 of Southside Subdivision** **Lot Split**
   SE 7th and SE B Street *(LS21-0063)*

**IV. New Business**

***Note: Public notice was published in the paper for the August 2 Planning Commission meeting. The applicant did not mail notices to property owners before the July 18 deadline. Planning Commission will hold a public hearing, and then table the item for a second public hearing on August 16.**

1. **1a.Silver Oak Properties, LLC** **Future Land Use Map Amendment***
   **Low Density Residential to Medium Density Residential on the Southern Portion of the Lot**
   807 SE 3rd Street *(RZ22-0004)*
   **1b. Silver Oak Properties, LLC** **Rezoning***
   **R-1 Low Density Single Family Residential to DN-1, Downtown Low Density Residential AND DN-3, Downtown High Density Residential**
   807 SE 3rd Street *(RZ22-0004)*

2. **2a. Carrie and Darrel Meeks** **Future Land Use Map Amendment***
   **Residential Estate and Low Density Single Family Residential to General Commercial**
   1310 E Centerton Blvd *(RZ22-0039)*
   **2b. Carrie and Darrel Meeks** **Rezoning***
   **C-1, Neighborhood Commercial to C-2, General Commercial**
   1310 E Centerton Blvd *(RZ22-0039)*

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

3. **Amazing Childcare – Gravel Parking** — **Conditional Use Permit***
   2304 SE 14th Street *(CU22-0021)*

4. **Incredible Building Company – Temporary Tent** — **Conditional Use Permit***
   200 E Central Ave *(CU22-0022)*

5. **Beach BBQ – Gravel Parking** — **Conditional Use Permit***
   1080 SE 14th Street *(CU22-0023)*

6. **200 E Central Hotel** — **Large Scale Development**
   200 E Central Ave *(LSD22-0019)*

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

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

**Planning Commission**
**Meeting Agenda**
**July 19, 2022**

**Registration Link:** https://us06web.zoom.us/webinar/register/WN_oK8BhifeRhqwvRk2tz6UbQ

**I. Call to Order**

**II. Approval of the July 5th Meeting Minutes**

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

**III. Consent Agenda**

1. **Lot 1 Medlin Meadows Subdivision, Phase 2** **Property Line Adjustment**
   2303 Medlin Lane *(PLA22-0013)*

2. **Lots 1 & 2 of Reynosa Addition** **Lot Split**
   602 Bella Vista Road *(LS22-0026)*

3. **Lots 48 and 49 of Fountain Plaza Subdivision** **Lot Split**
   SE Plaza Avenue *(LS22-0027)*

- Dana Davis requests that LSD22-0033 be pulled from consent agenda and added to the end of new business
- Jon reads over the consent agenda items
- Approved 7-0

**IV. Old Business**

1. **Rainbow Junction Patio Homes** **Large-Scale Development**
   SW Winsted Lane *(LSD22-0031)*

- Jon stanley reads staff report
- Two waivers requested
- Barry Williams and Ali Carr (Crafton Tull) speak on project
- Discussion amongst commissioners and staff
- Bennett would like to see more design work completed

Waiver 1: Curb cuts

- Dan spoke more to the item in regards of underground retention
- Discussion amongst commissioners, staff and Crafton Tull
- Kerr expresses concerns about the numbers of drives and curb cuts
- Motion by Kerr to approve the waiver, seconded by Haynie
- Sanders-No, Hipp-No, Wright-No, Bennett-No, Kerr-No, Haynie-Yes, Davis-No
- Denied 6-1

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

Waiver 2:

- No motion for this waiver

Barry Williams requests that the large scale be tabled

- Davis motioned to table, seconded by Hipp
- Approved 7-0

2. **Blue Sprig Pediatrics** **Conditional Use Permit***
   2601 N Walton Blvd - Gravel Parking Lot *(CU22-0014)*
- Tyler and Luke give more details on this conditional user
- 45 day window closed on research for easement
- Public hearing opened
- Colin Mckeon (applicant) speaks
- Public hearing closed
- Discussion amongst commissioners and staff
- 120 was days was suggested from the commissioners
- Reggie Wright has concerns about lot design
- Dana Davis requests to add condition that applicant comes back with formal parking plan for the gravel lot
- Approved 7-0

## V. New Business

1. **Garcia - Lionheart Enterprises LLC** **Rezoning***
   **A-1, Agriculture to R-1, Low Density Single Family Residential**
   908 Tater Black Road *(RZ22-0035)*
- Tyler reads staff report
- Public hearing opened
- Ricky Hill (respresenating the applicant) speaks
- Public hearing closed
- Approved 7-0

2. **Maddison Heights** **Future Land Use Map Amendment***
   **2a. Agriculture to Low Density Residential**
   Parcel No. 15-18542-000 *(RZ22-0036)*
- Tyler reads staff report
- Public hearing opened
- Brett Ferguson (9500 Nomad Rd) expresses concerns
- Public hearing closed
- Discussion amongst commissioners and staff
- Bennett requests to discuss the BLE data
- Will Kellstrom (Applicant) speaks to the project
- Reggie rescuses himself from the vote
- Approved 6-0

**2b. Maddison Heights** **Rezoning***
**A-1, Agricultural to R-1, Low Density Single Family Residential**
Parcel No. 15-18542-000 *(RZ22-0036)*

- Approved 6-0

***Note: RZ22-0037 is on hold per applicant request. A new notice of intent letter and public hearing notice will be sent out in the future if needed.**

3. **Adventure Church** **Future Land Use Map Amendment***
**3a. Residential Estate to Low Density Residential**
Portions of Parcel No. 01-00942-530 *(RZ22-0037)*

- Tyler and Christopher state that applicant has requested to table project prior to meeting, but due to publication in the paper, a public hearing still needed to be held
- Public hearing opened
- Public hearing closed
- Motion to table by Haynie, seconded by Kerr
- Tabled 7-0

**3b. Adventure Church** **Rezoning***
**A-1, Agricultural to R-1, Low Density Single Family Residential**
Portions of Parcel No. 01-00942-530 *(RZ22-0037)*

- Motion by Haynie to table the rezone, seconded by Hipp
- Tabled 7-0

4. **JP Specialty, LLC** **Future Land Use Map Amendment***
**4a. Residential Estate to General Commercial**
SW 14th Street *(RZ22-0038)*

- Tyler reads staff report
- Public hearing opened
- Will Kellstrom speaks on behalf of applicant
- Public hearing closed
- Wright is abstaining from the vote
- Discussion amongst commissioners and staff
- Approved 6-0

**4b. JP Specialty, LLC** **Rezoning***
**A-1, Agricultural to C-2, General Commercial**
SW 14th Street *(RZ22-0038)*

- Approved 6-0

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

- Tyler reads staff report
- Three waivers are requested

Waiver 1:

- Braum Driver from EDG speaks on the project

- Dan discusses access management with Tyler
- Motion by Hipp, seconded by Kerr to approve the waiver
- Waiver to include 'Right-in-Right' out on Walton
- Approved 7-0

Waiver 2:

- Braum Driver from EDG speaks
- Motion to approve the waiver by Davis, seconded by Kerr
- Approved 7-0

Waiver 3:

- Braum Driver from EDG speaks
- Motion by Davis, seconded by Kerr to approve the waiver
- Approved 7-0

6. **Hindu Assoc. of Northwest Arkansas (Parking Lot)** **Large-Scale Development**
   2502 SW Regional Airport Blvd. *(LSD22-0033)*

- Tyler reads staff report
- Tyler mentioned amending the waiver request so a waiver is no longer needed
- Dirk (Engineer) speaks more to the item
- Approved 7-0

## VI. Other Business

- Motion to ajourn the meeting by Haynie
- Meeting adjounred

# Consent Agenda Items

**For the Planning Commission meeting on August 2, 2022**

**Reviewer: Jon Stanley, Senior Planner**

- The descriptions below shall serve as the staff report for each of the proposed consent agenda items.

**Lot Split: Lots 18, 19, 20, 21, 22, and 23, Block 2, of T.J. Holland's Subdivision, NFD, LLC, SW 4th and SW B Street, DE, Downtown Edge, LS21-0010**

A lot split for existing Lot 8, Block 2, T.J. Holland's Subdivision, creating new Lot 18 (+/- 0.026 Acres.), Lot 19 (+/- 0.024 Acres), Lot 20 (+/- 0.024 Acres), Lot 21 (+/- 0.024 Acres), Lot 22 (+/- 0.024 Acres), and Lot 23 (+/- 0.037 Acres). This plat dedicates right-of-way along SW B Street to meet Master Street Plan requirements.

**Lot Split: Lots 23 through 31, of Southside Subdivision, Hurricane WA, LLC, SE 7th and SE B Street, DE, Downtown Edge, LS21-0063**

A lot split for existing Lots 10 and 17, Southside Subdivision, creating new Lot 23 (+/-841.80 S.F.), Lot 24 (+/-587.25 S.F.), Lot 25 (+/-585.99 S.F.), Lot 26 (+/-775.29 S.F.), Lot 27 (+/-593.99 S.F.), Lot 28 (+/-748.34 S.F.), Lot 29 (+/-770.13 S.F.), Lot 30 (+/-770.73 S.F.), and Lot 31 (+/-789.63 S.F.). This plat dedicates right-of-way along SE 7th Street and SE B Street to meet Master Street Plan requirements.

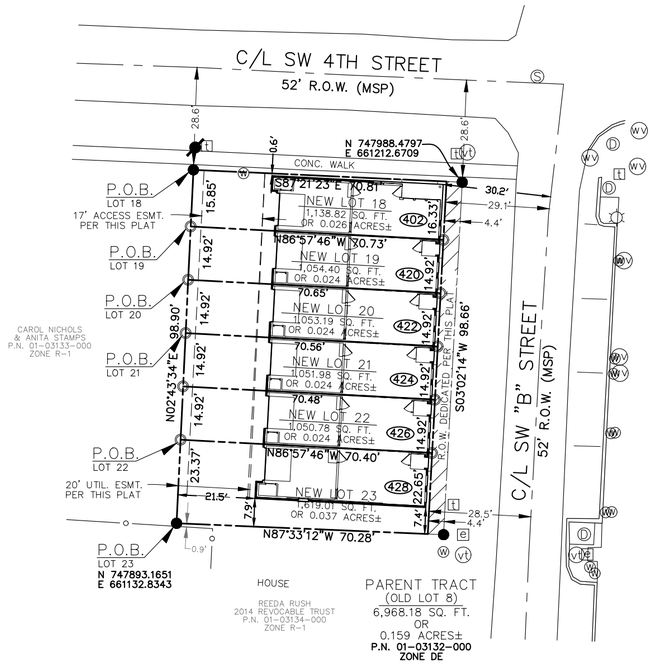
N
W E
S

1 inch = 75 feet

***LS21-0010***
***LOT SPLIT***
***T J HOLLANDS SUBDIVISION***
***LOT 8 BLOCK 2 CREATING LOTS 18-23***

THE CITY OF BENTONVILLE

# EXHIBIT A




## LEGEND

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

PARENT TRACT:

LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS.

NEW LOT 18 DESCRIPTION:

PART OF LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SW 4TH STREET S87°21'23"E 70.81 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SW "B" STREET S03°02'14"W 16.33 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N86°57'46"W 70.73 FEET; THENCE N02°43'34"E 15.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1,138.82 SQUARE FEET OR 0.026 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 19 DESCRIPTION:

PART OF LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 8; THENCE S02°43'34"W 15.85 FEET TO THE POINT OF BEGINNING; THENCE S86°57'46"E 70.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW "B" STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S03°02'14"W 14.92 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N86°57'46"W 70.65 FEET; THENCE N02°43'34"E 14.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1,054.40 SQUARE FEET OR 0.024 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 20 DESCRIPTION:

PART OF LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 8; THENCE S02°43'34"W 30.77 FEET TO THE POINT OF BEGINNING; THENCE S86°57'46"E 70.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW "B" STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S03°02'14"W 14.92 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N86°57'46"W 70.56 FEET; THENCE N02°43'34"E 14.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1,053.19 SQUARE FEET OR 0.024 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 21 DESCRIPTION:

PART OF LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 8; THENCE S02°43'34"W 45.69 FEET TO THE POINT OF BEGINNING; THENCE S86°57'46"E 70.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW "B" STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S03°02'14"W 14.92 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N86°57'46"W 70.48 FEET; THENCE N02°43'34"E 14.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1,051.98 SQUARE FEET OR 0.024 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 22 DESCRIPTION:

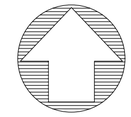
PART OF LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 8; THENCE N02°43'34"E 23.37 FEET TO THE POINT OF BEGINNING; THENCE N02°43'34"E 14.92 FEET; THENCE S86°57'46"E 70.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW "B" STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S03°02'14"W 14.92 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N86°57'46"W 70.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1,050.78 SQUARE FEET OR 0.024 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 23 DESCRIPTION:

PART OF LOT 8, BLOCK 2 OF T.J. HOLLAND'S SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2011, PAGE 414 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 8; THENCE N02°43'34"E 23.37 FEET; THENCE S86°57'46"E 70.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW "B" STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S03°02'14"W 22.65 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°33'12"W 70.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1,619.01 SQUARE FEET OR 0.037 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



0 30 60

SCALE 1" = 30 FEET

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 @ 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.

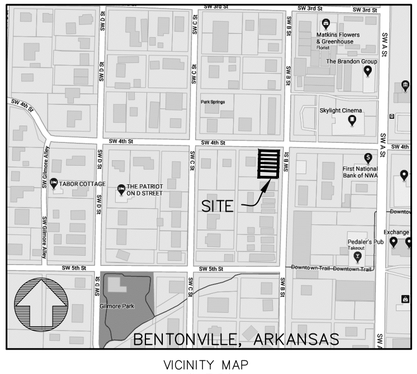
9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

10. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.

11. 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. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.




VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

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 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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

CITY OF BENTONVILLE PROJECT #LS21-0010


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


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

| SCALE: 1" = 30' | DATE: 5-31-22 |
|---|---|

LOT SPLIT OF
LOT 8, BLOCK 2
T.J. HOLLAND'S SUBDIVISION
CREATING LOTS
18, 19, 20, 21, 22 & 23

301 SW 4TH STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

| JOB # | DRAWN BY: | CHK'D BY: | PAGE |
|---|---|---|---|
| 20-252 | ASD | RJC | 1 OF 1 |

**ORDINANCE NO._____**

**AN ORDINANCE ACCEPTING A LOT SPLIT OF EXISTING LOT 8, BLOCK 2, T.J. HOLLAND'S SUBDIVISION CREATING NEW LOTS 18, 19, 20, 21, 22, AND 23 BLOCK 2, T.J. HOLLAND'S SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS21-0010).**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of EXISTING LOT 8, BLOCK 2, T.J. HOLLAND'S SUBDIVISION creating new LOTS 18, 19, 20, 21, 22, AND 23 BLOCK 2, T.J. HOLLAND'S SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on August 2, 2022;

**WHEREAS**, said lot split is attached hereto as Exhibit "A";

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

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

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

Section 1: That the lot split of EXISTING LOT 8, BLOCK 2, T.J. HOLLAND'S SUBDIVISION creating new LOTS 18, 19, 20, 21, 22, AND 23 BLOCK 2, T.J. HOLLAND'S SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

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

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

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

**PASSED AND APPROVED this_____ day of _____, 2022.**

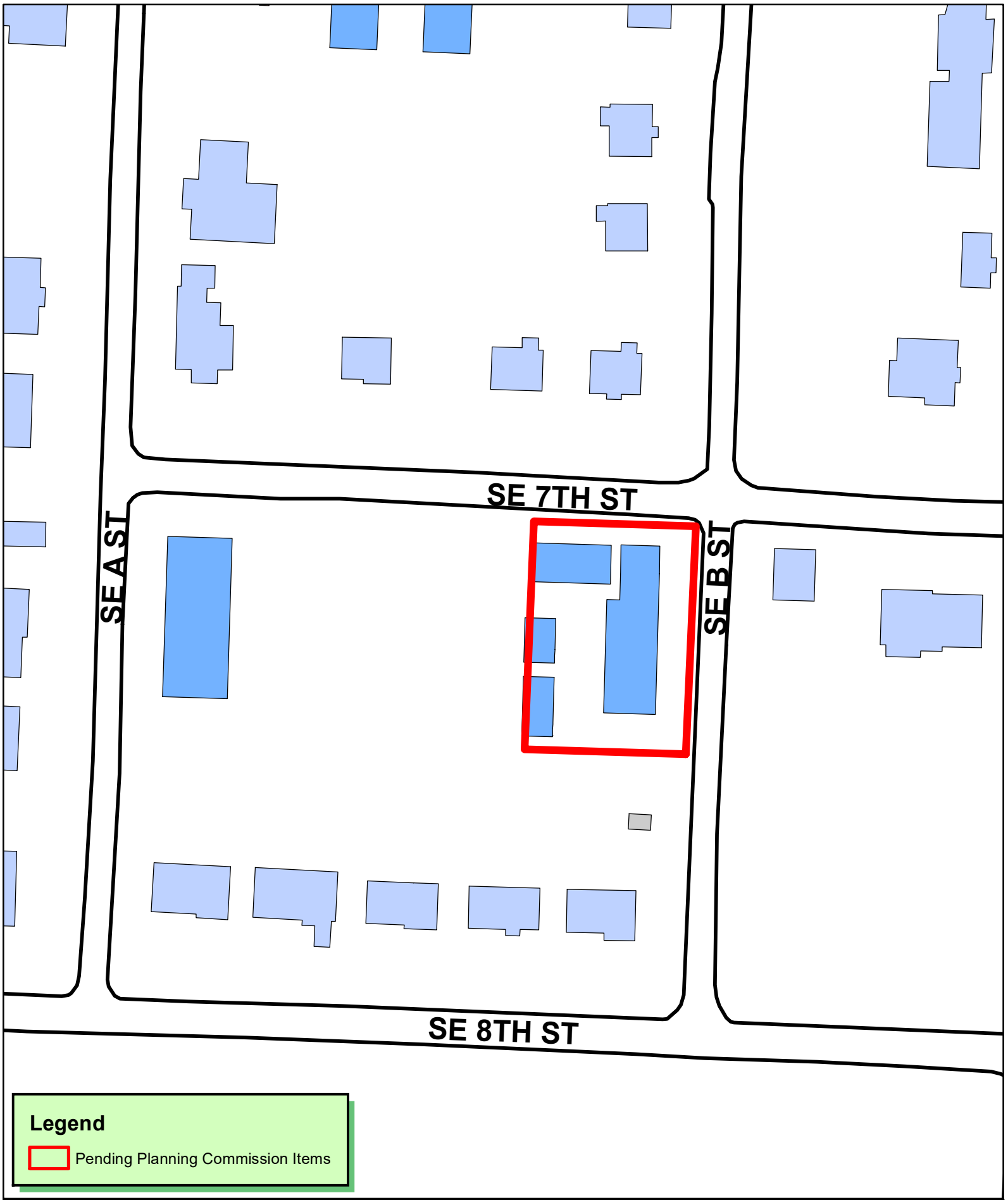
**APPROVED:**

_____

**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**




***LS21-0063***
***LOT SPLIT***
***SOUTHSIDE SUBDIVISION***
***CREATING LOTS 23-31***

# EXHIBIT A

NOTES:

1. PARCEL NUMBER: 01-04327-000 & 01-04326-001.
2. SITE ADDRESS: 230 SE 7TH STREET & 700 SE B STREET, BENTONVILLE, ARKANSAS.
3. CURRENT ZONING: DOWNTOWN EDGE (DE).
4. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPT. AT 479-271-3122.
5. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
6. 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.
7. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
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.

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 streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Name & Address

Source of Title: D.R. _____

Page _____

Certificate of Survey and Accuracy:

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

Date of Execution: _____

_____
Registered Land Surveyor

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

Certificate of Approval:

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

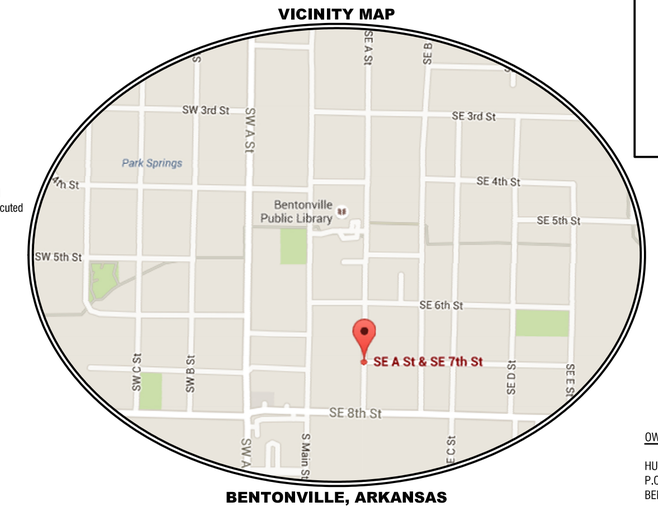
Date of Execution: _____

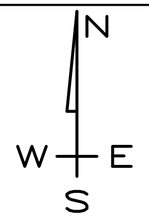
Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor, City of Bentonville

Signed _____
City Clerk, City of Bentonville

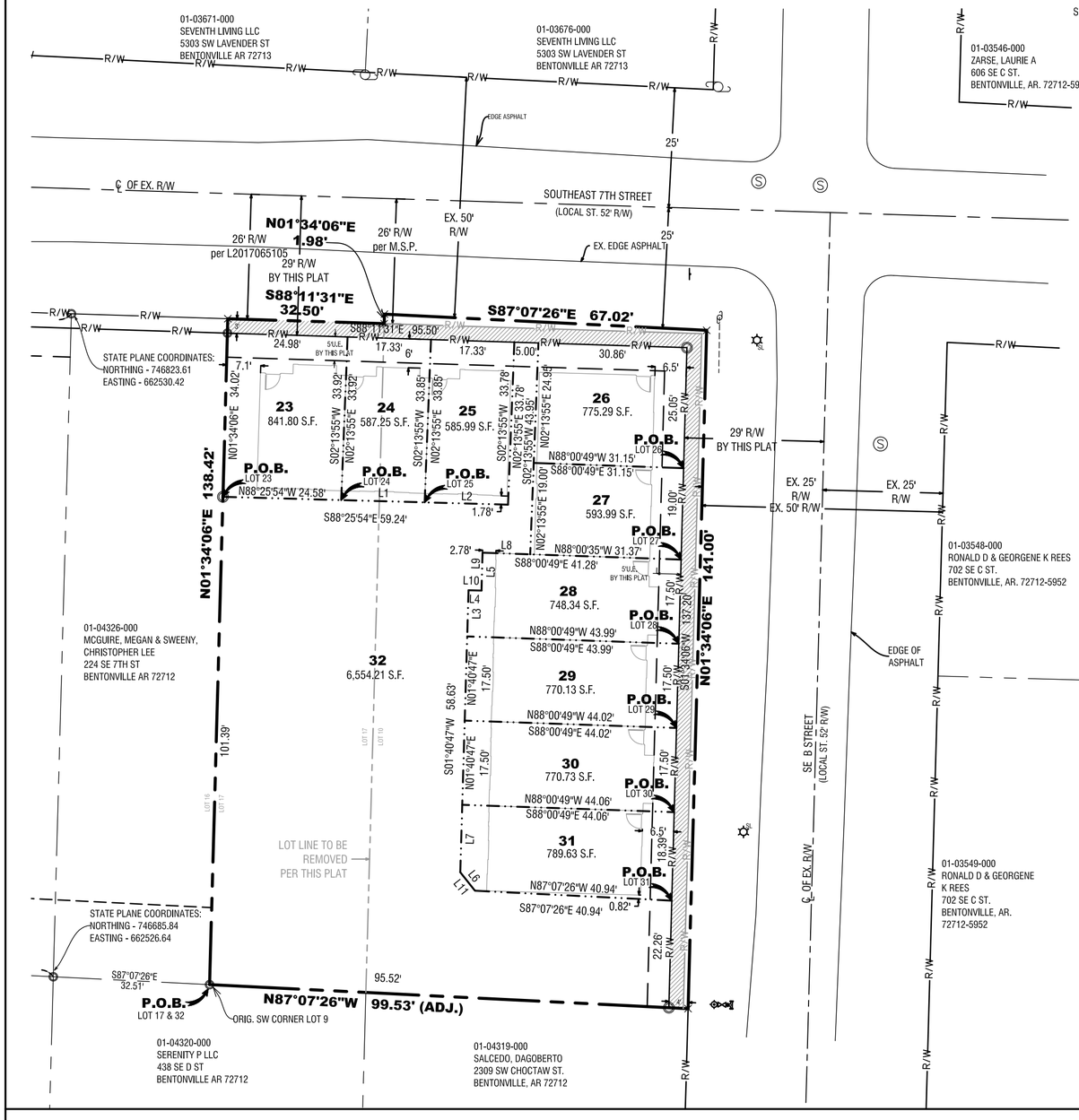
| LINE No. | BEARING | DISTANCE |
|---|---|---|
| L1 | N88°25'54"W | 17.33' |
| L2 | N88°25'54"W | 17.33' |
| L3 | N01°40'47"E | 9.61' |
| L4 | S88°25'54"E | 2.70' |
| L5 | N01°34'06"E | 7.88' |
| L6 | N38°32'40"W | 4.90' |
| L7 | N01°40'47"E | 14.03' |
| L8 | N88°01'34"W | 9.90' |
| L9 | S01°34'06"W | 7.88' |
| L10 | N88°25'54"W | 2.70' |
| L11 | S38°32'40"E | 4.90' |




OWNERS:

HURRICANE WA LLC.
P.O. BOX 1285
BENTONVILLE, AR 72712-1285




**LEGAL DESCRIPTION: (Lot 17 ORIG.) PARENT TRACT:**

A part of Lot 9 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 138.42 feet, thence S88°11'31"E 32.50 feet, thence S01°34'06"W 139.02 feet, thence N87°07'26"W 32.51 feet to the POINT OF BEGINNING: Containing 0.10 acres more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION: (Lot 10 ADJUSTED) PARENT TRACT:**

Lot 10 and a part of Lot 9 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 135.42 feet, thence S88°11'31"E 97.00 feet, thence S01°34'06"W 137.23 feet, thence N87°07'26"W 97.03 feet to the POINT OF BEGINNING, Containing 0.30 acres, more or less, subject to easements and right of ways of record.

**LEGAL DESCRIPTION - Lot 23:**

A part of Lot 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet to the POINT OF BEGINNING, thence N01°34'06"E 34.02 feet, thence S88°11'31"E 24.98 feet, thence S02°13'55"W 33.92 feet, thence N88°25'54"W 24.58 feet to the POINT OF BEGINNING; Containing 841.80 square feet, more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 24:**

A part of Lots 10 & 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 24.58 feet to the POINT OF BEGINNING, thence N02°13'55"E 33.92 feet, thence S88°11'31"E 17.33 feet, thence S02°13'55"W 33.85 feet, thence N88°25'54"W 17.33 feet to the POINT OF BEGINNING: Containing 587.25 square feet, more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 25:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 41.91 feet to the POINT OF BEGINNING, thence N02°13'55"E 33.85 feet, thence S88°11'31"E 17.33 feet, thence S02°13'55"W 33.78 feet, thence N88°25'54"W 17.33 feet to the POINT OF BEGINNING: Containing 585.99 square feet or 0.0135 acres more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 26:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 112.15 feet to the POINT OF BEGINNING, thence N88°00'49"W 31.15 feet, thence N02°13'55"E 24.95 feet, thence S88°11'31"E 30.86 feet, thence S01°34'06"W 25.05 feet to the POINT OF BEGINNING: Containing 775.29 square feet, more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 27:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 93.15 feet to the POINT OF BEGINNING, thence N88°00'35"W 31.37 feet, thence N02°13'55"E 19.00 feet, thence S88°00'49"E 31.15 feet, thence S01°34'06"W 19.00 feet to the POINT OF BEGINNING: Containing 593.99 square feet, more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 28:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 75.65 feet to the POINT OF BEGINNING, thence N88°00'49"W 43.99 feet, thence N01°40'47"E 9.61 feet, thence S88°25'54"E 2.70 feet, thence N01°34'06"E 7.88 feet, thence S88°00'49"E 41.28 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 748.34 square feet, more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 29:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 58.15 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.02 feet, thence N01°40'47"E 17.50 feet, thence S88°00'49"E 44.02 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 770.13 square feet, or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 30:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 40.65 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.06 feet, thence N01°40'47"E 17.50 feet, thence S88°00'49"E 44.02 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 770.73 square feet, more or less subject to easements and right of way of record.

**LEGAL DESCRIPTION - Lot 31:**

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 22.26 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.06 feet, thence N38°32'40"W 4.90 feet, thence N01°40'47"E 14.03 feet, thence S88°00'49"E 44.06 feet, thence S01°34'06"W 18.39 feet to the POINT OF BEGINNING: Containing 789.63 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 32:

A part of Lots 10 & 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Beginning at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 59.24 feet, thence N02°13'55"E 33.78 feet, thence S88°11'31"E 5.00 feet, thence S02°13'55"W 43.95 feet, thence N88°01'34"W 9.90 feet, thence S01°34'06"W 7.88 feet, thence N88°25'54"W 2.70 feet, thence S01°40'47"W 58.63 feet, thence S38°32'40"E 4.90 feet, thence S87°07'26"E 40.94 feet, thence S01°34'06"W 22.26 feet, thence N87°07'26"W 95.52 feet to the POINT OF BEGINNING: Containing 6,554.21 square feet, more or less subject to easements and right of way of record.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- FOUND IRON PIPE
- SET IRON PIN & CAP
- POWER POLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- RIGHT OF WAY
- RIGHT OF WAY DEDICATION
- CENTERLINE OF EX. R/W
- EXISTING LOT LINE
- NEW LOT LINE PER THIS PLAT


JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com


**PROJECT TITLE: LOT SPLIT OF LOTS 10 & 17 CREATING LOTS 23-31 OF SOUTHSIDE SUBDIVISION, BENTONVILLE, AR 72712**

LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: PROPERTY LINE ADJUSTMENT
DRAWN BY: PMM
SHEET SCALE: 1"=20'
DATE: 07OCT2021
PROJECT FILE: Z/LSD/2018057/LSD 6

BENTONVILLE #LS21-0063

SHEET # 1

**ORDINANCE NO._____**

**AN ORDINANCE ACCEPTING A LOT SPLIT OF EXISTING LOTS 10 AND 17, SOUTHSIDE SUBDIVISION, CREATING NEW LOTS 23, 24, 25, 26, 27, 28, 29, 30, AND 31, SOUTHSIDE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS21-0063).**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of EXISTING LOTS 10 AND 17, SOUTHSIDE SUBDIVISION, creating new LOTS 23, 24, 25, 26, 27, 28, 29, 30, AND 31, SOUTHSIDE SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on August 2, 2022;

**WHEREAS**, said lot split is attached hereto as Exhibit "A";

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

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

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

Section 1: That the lot split of EXISTING LOTS 10 AND 17, SOUTHSIDE SUBDIVISION creating new LOTS 23, 24, 25, 26, 27, 28, 29, 30, AND 31, SOUTHSIDE SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

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

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

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

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

_____

**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**

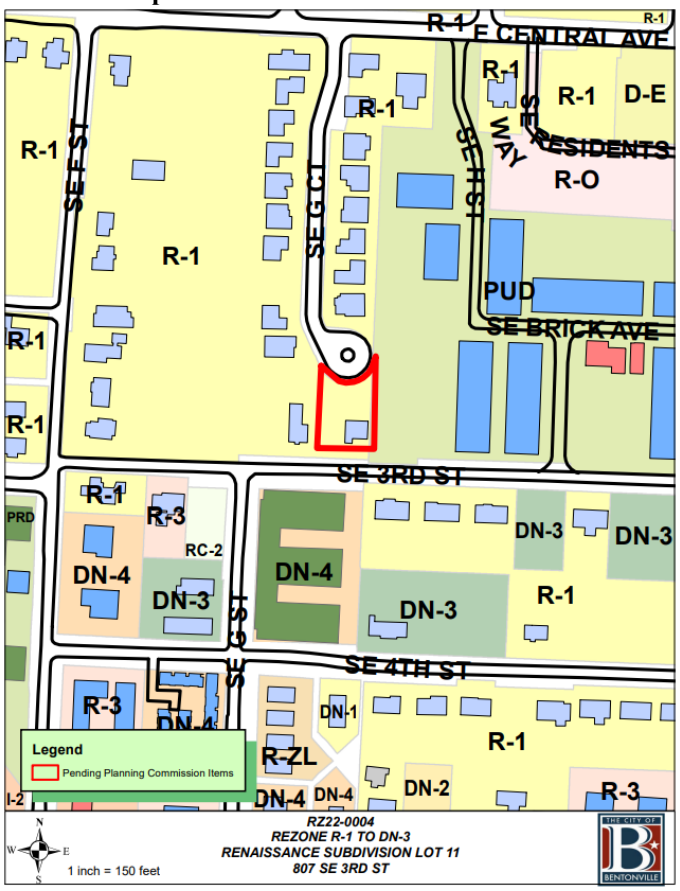
# Silver Oak Properties, LLC

807 SE 3rd Street
**PC Date:** 8/16/2022
**Reviewer:** Christopher Hyatt, Planning Technician

| | |
|---|---|
| **Project Number** | RZ22-0004 |
| **Applicant / Current Owner** | Silver Oak Properties |
| **Site Area** | +/- 0.36 acres |
| **Current Zoning** | R-1, Low Density Single Family Residential |
| **Requested Zoning** | DN-1, Downtown Low-Density Residential |
| | DN-3, Downtown High Density Residential |
| **Future Land Use Map Designation** | Low-Density Residential (LDR) |
| **Requested Future Land Use Map Designation** | High-Density Residential (HDR) |

https://arcg.is/08HvK8

**Location Map**




**Note: Public notice was published in the paper for the August 2 Planning Commission meeting. The applicant did not mail notices to property owners before the July 18 deadline. Planning Commission will hold a public hearing, and then table the item for a second public hearing on August 16.**

**Property Description**
This property is located at 807 SE 3rd Street. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed-Use Residential to the south.

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

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

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

**Analysis**
The applicant has requested a zoning change for the northern portion of the property that fronts SE G Ct to be DN-1, Low-Density Residential. The applicant has also requested a zoning change for the southern portion of the property that fronts SE 3rd St to be DN-3, High Density Residential.

**Conclusion**

While the northern portion of the property is consistent with the Future Land Use plan, the southern portion of this request is not consistent with the Future Land Use Plan. However, it is consistent with some of the surrounding zoning districts and development patterns located in the vicinity along SE 3rd St. Some adjacent zoning districts surrounding the property allow for more intense uses and may lend support to the requested change to the Future Land Use Map and zoning of the southern portion of this property.

R-1
E CENTRAL AVE
R-1
R-1
R-1
D-E
SE 1ST ST
SE I ST
SE I ST WAY
RESIDENTS
R-O
R-1
PUD
SE BRICK AVE
R-1
R-1
SE 3RD ST
R-1
R-3
PRD
RC-2
DN-4
DN-3
DN-4
DN-3
DN-3
DN-3
R-1
SE 4TH ST
R-3
DN-4
DN-1
R-1
R-ZL
DN-4
DN-4
DN-2
R-3
I-2
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
RZ22-0004
REZONE R-1 TO DN-3
RENAISSANCE SUBDIVISION LOT 11
807 SE 3RD ST
THE CITY OF
BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

7-21-22

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

**RE: 807 SE 3rd Street DN-1 and DN-3 Rezoning Request and Land Use Amendment**

Dear Planning Staff,

Since the last Planning Commission meeting, we have taken the time to prepare a more complete design to find a compromise for all parties involved. We are requesting that the northern half of property that faces SE G Court be rezoned to DN-1 Downtown Low Density Residential and the southern half of property facing SE 3rd street be rezoned to DN-3 along with a changing the Land Use to Medium Density Residential for the southern lot.

**Reason –** This proposal is an attempt to satisfy both the housing needs for the City of Bentonville and the request of the single-family neighborhood to the north, as well as keeping with the character of the rapidly developing multi-family and mixed-use area along SE 3rd Street.

The rezoning request is compatible with existing land use patterns occurring along SE 3rd and SE G Street and rezoning provides the needed transition from DN-4 to R-1 while remaining consistent and compatible with properties on each street. A lot split will be submitted with to Planning Staff and Planning Commission contingent on the approval of the rezoning approval.

The rezoning will allow for a of residential development options for this property, creating urban living with the ability to walk and bike in the downtown area. The property is in Priority Area 1, Downtown Intensification, as identified in Chapter 4 of Bentonville Community Plan. The rezoning request is consistent and compatible with existing land use patterns occurring on SE 3rd Street and SE G Court.

**Surrounding Properties –**SE 3rd Street is currently under construction with multifamily projects and SE G Court is established single family homes. This property will fit form and shape with the design standards outlined under DN-1 and DN-3 zoning

**Use** – Residential

**Utilities**- Severed by 6" existing water and 6" sewer lines.

**Traffic** – A residential driveway access will be located off the SE 3rd Street side, leading to an alleyway between the backsides of the two lots that will house the parking garages of each development. No thru traffic will be allowed on to SE G Court: *see Site Plan for Reference*

JACOBS GROUP

Specializing in Downtown Housing

**Signage** – Per Code

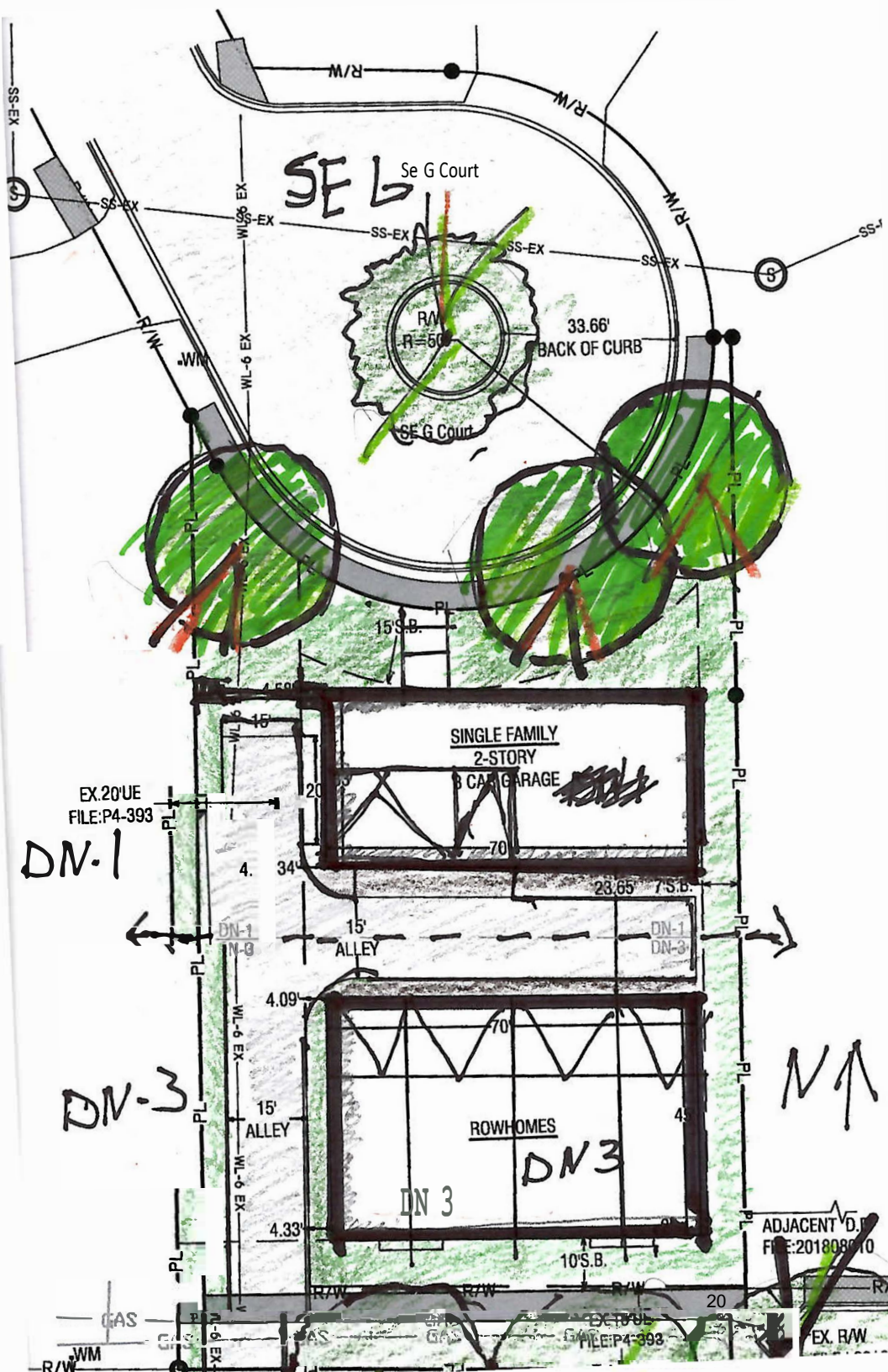
**Appearance -** Contemporary – Brick and siding

Sincerely,

Jacobs Group

PO Box 1285

Bentonville, AR 72712


SE 6
Se G Court
R/W
SS-EX
WL-6 EX
R/W
R=50'
33.66'
BACK OF CURB
SE G Court
WM
PL
15'S.B.
SINGLE FAMILY
2-STORY
3 CAR GARAGE
EX.20'UE
FILE:P4-393
DN-1
15'
ALLEY
DN-1
DN-3
4.09'
ROWHOMES
DN-3
DN 3
15'
ALLEY
4.33'
10'S.B.
ADJACENT D.
FILE:2018080
GAS
WM
R/W
EX. R/W
20

# FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

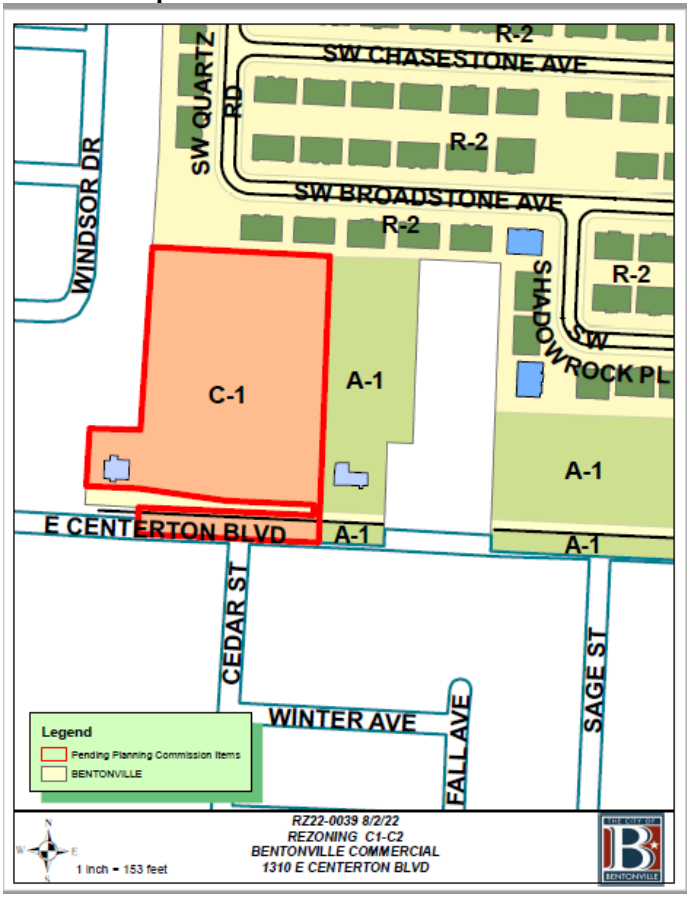
## Meeks

1310 E Centerton Blvd
**PC Date:** 8/2/2022
**Reviewer:** Luke Aitken, Planning Technician

| | |
|---|---|
| **Project Number** | RZ22-0039 |
| **Applicant / Current Owner** | MEEKS, DARRELL RAY & CARRIE LYNN TRUSTEES |
| **Site Area** | +/- 0.24 acres |
| **Current Zoning** | C-1, Neighborhood Commercial |
| **Requested Zoning** | C-2, General Commercial |
| **Future Land Use Map Designation** | Low-Density Residential (LDR) |
| **Requested Future Land Use Map Designation** | General Commercial (C) |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located on E Centerton Boulevard. Adjacent zoning districts are the R-2, Medium Density Two Family and Townhome Residential to the north, City of Centerton to the south and west, and A-1, Agriculture to the east.

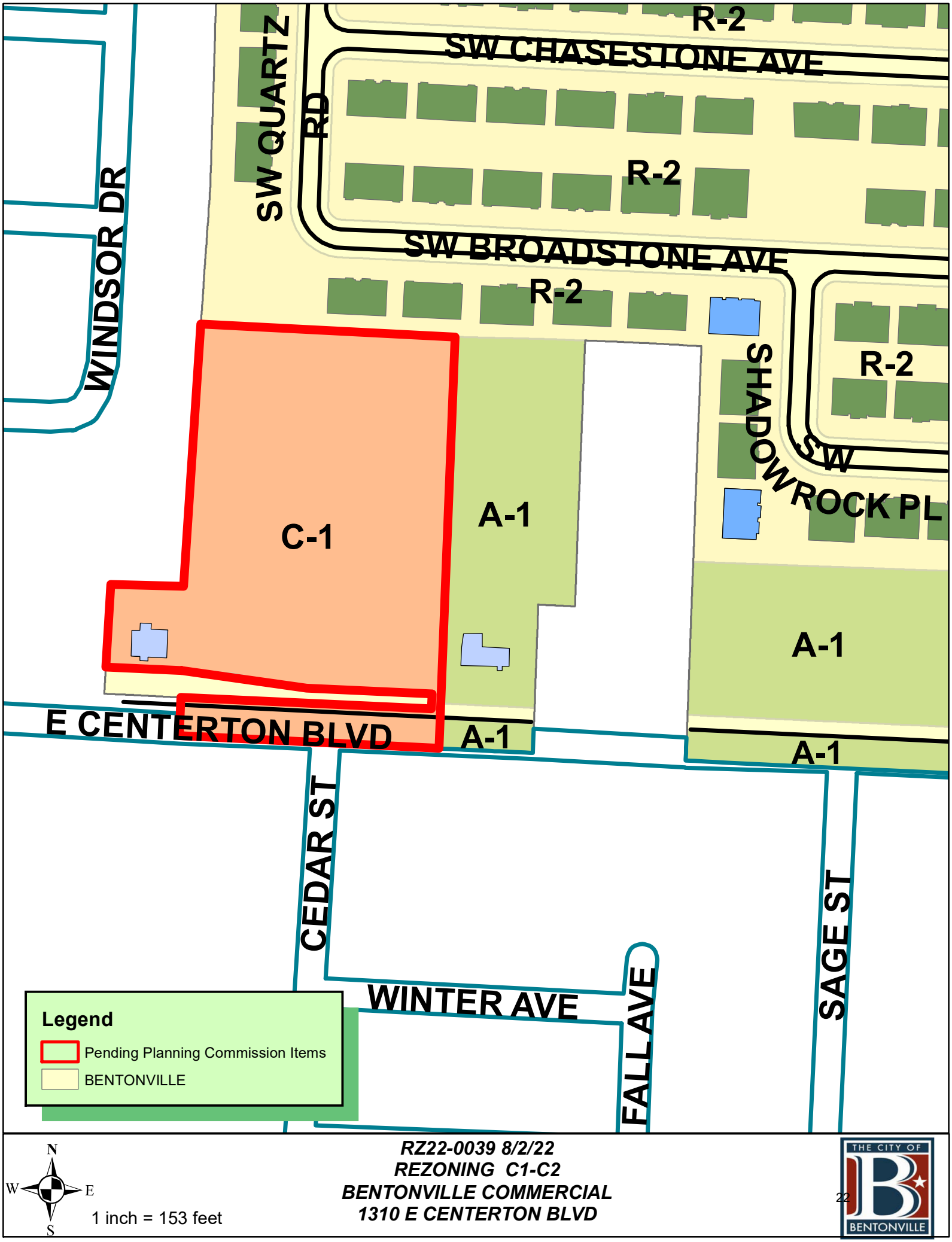
**Relationship to the Bentonville Community Plan**
The Future Land Use Plan currently depicts one portion of this property as Low-Density Residential and another portion as Residential Estate, however, the applicant is requesting a change in the Future Land Use Plan to General Commercial. These areas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

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

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

**Analysis**
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.

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


R-2
SW CHASESTONE AVE
SW QUARTZ RD
R-2
WINDSOR DR
SW BROADSTONE AVE
R-2
R-2
SHADOW ROCK PL SW
C-1
A-1
A-1
E CENTERTON BLVD
A-1
A-1
CEDAR ST
SAGE ST
WINTER AVE
FALL AVE
Legend
Pending Planning Commission Items
BENTONVILLE
N
W
E
S
1 inch = 153 feet
RZ22-0039 8/2/22
REZONING C1-C2
BENTONVILLE COMMERCIAL
1310 E CENTERTON BLVD
THE CITY OF
BENTONVILLE

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

July 22nd, 2022

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

RE: Rezone C-1 Neighborhood Commercial to C-2 General Commercial
Parcel #'s 01-00942-770 and 01-00942-790

To whom it may concern:

The owner intends to develop commercial facilities on this site, which could include a retail strip center and vehicle repair business. The land is fronted by a major arterial street, which means it is best-suited to be General Commercial. Access to an arterial means there will be minimal disruptions to through traffic, as intended.

We are requesting a future land use map amendment from Low density residential to General Commercial.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

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

# 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’ |

**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

## ALLOWED BY RIGHT

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

**Residential**
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 - commercial
Child care - residential (4 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 - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
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
Convenience store
Convenience store that sells beer and/or light wine for off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
Restaurant
Restaurant, drive-in
Restaurant, drive-through
Retail - small scale (≤ 4,000 gsf)
Retail - large scale (≥ 4,000 gsf)

**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

Updated 02-11-20

**RESOLUTION NO. _____**

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL AND RESIDENTIAL ESTATE TO GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0039)**

**WHEREAS**, Swope Engineering on behalf of Darrell and Carrie Meeks duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL AND RESIDENTIAL ESTATE to GENERAL COMMERCIAL, which property is described as follows:

PART OF THE SE ¼ OF THE SE ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 2, 2022 at the Council Chambers of the City of Bentonville;

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

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

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

Section 1: That the above described real property is hereby changed from its present land use classification of LOW-DENSITY RESIDENTIAL AND RESIDENTIAL ESTATE to GENERAL COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

**PASSED AND APPROVED this ___ day of _____, 2022.**

**APPROVED:**

_____

**ATTEST:** **Stephanie Orman, Mayor**

_____

**Kirby Romines, City Clerk**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ22-0039)**

**WHEREAS**, Swope Engineering on behalf of Darrell and Carrie Meeks duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of C-1, NEIGHBORHOOD COMMERCIAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SE ¼ OF THE SE ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 2, 2022 in the Council Chambers of the City of Bentonville;

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

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of C-1, NEIGHBORHOOD COMMERCIAL to C-2, GENERAL COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of C-1, NEIGHBORHOOD COMMERCIAL to C-2, GENERAL COMMERCIAL to be used in accordance with the city zoning laws and state laws;

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

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

**PASSED AND APPROVED this_____ day of _____, 2022.**

**APPROVED:**

_____

**Stephanie Orman, Mayor**

**ATTEST:**

_____

**Kirby Romines, City Clerk**

# Amazing Childcare

2304 SE 14th Street
**PC Date:** 8/2/2022
**Reviewer:** Jon Stanley, Senior Planner, ASLA, APA

| | |
|---|---|
| **Project Number** | CU22-0021 |
| **Applicant / Current Owner** | D&D Real Estate LLC |
| **Site Area** | +/- 0.34 acres |
| **Current Zoning** | R-O, Residential Office |
| **Future Land Use Map Designation** | Low-Density Residential (LDR) |
| **Requested Use** | Long-Term Temporary Uses and Structures (Gravel Parking) |
| **Protective Covenants** | N/A |

https://arcg.is/08HvK8

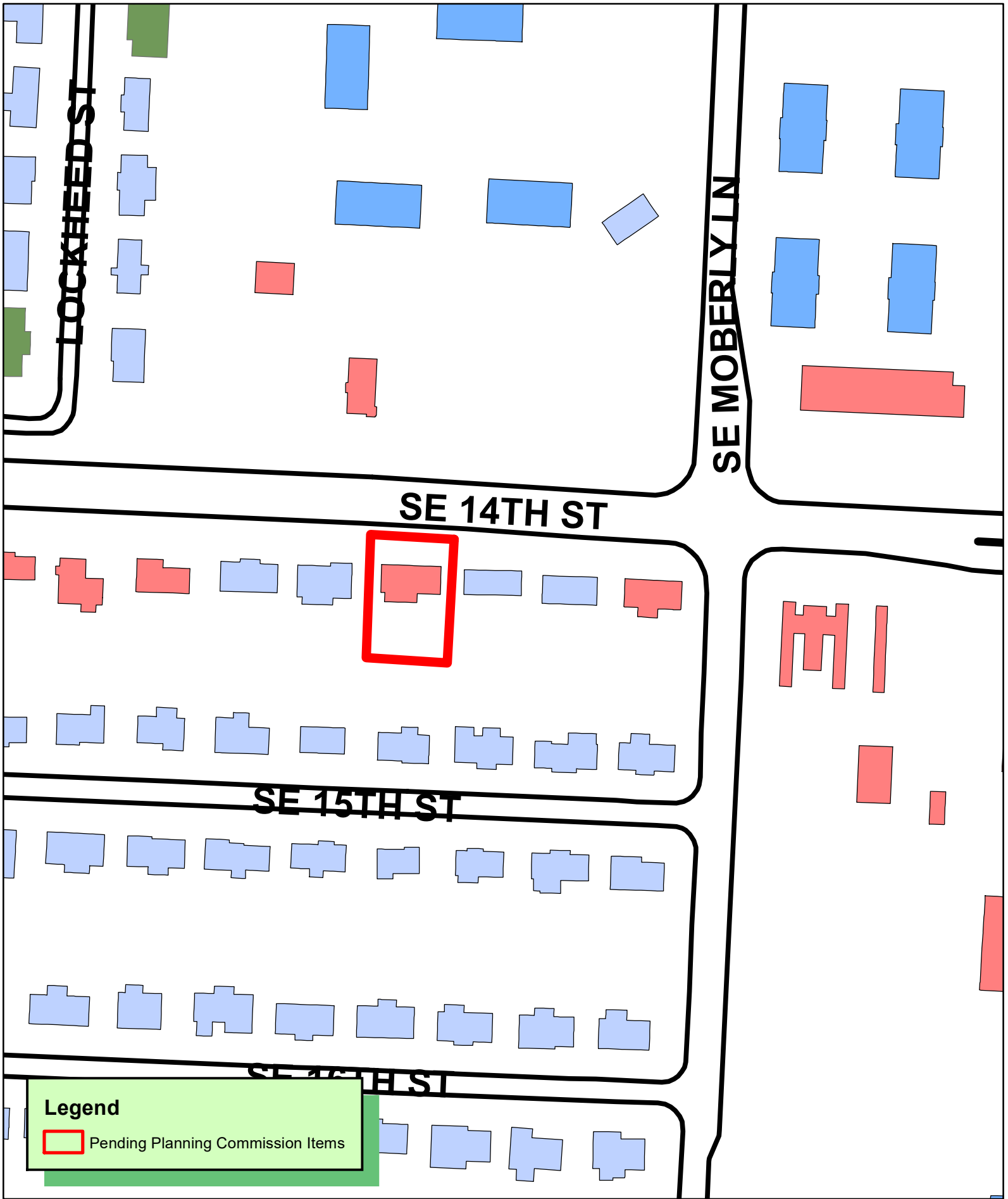
**Location Map**

**Property Description**
The subject property is located at 2304 SE 14th Street and is currently zoned RO, Residential Office. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

**Proposed Use Description**
According to the applicant's narrative, they propose to construct a long-term temporary gravel parking lot with six parking spaces located in the rear of the property to be used for drop-off and pickup of daycare children attending Amazing Childcare. The hours of operation are assumed to be from 7 AM to 6 PM, Monday through Friday.

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

**Conditions of Approval**
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. Per Water/Sewer Department a backflow permit must be acquired and a backflow assembly installed, per comments on CC22-0109 in compliance with the cross connection control program.
3. This conditional use permit shall be valid for one (1) year from the date of issuance of Certificate of Occupancy at which time the applicant shall remove the gravel parking, submit a Large Scale Development to make it permanent parking, or renew the Conditional Use Permit.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.




N
W E
S

1 inch = 150 feet

***CUD22-0021 8/2/22***
***CONDITIONAL USE***
***AMAZING CHILDCARE***
***2304 SE 14TH ST***

## Amazing Childcare.

### (Narrative Report)

**Proposed use:**

Spanish Immersion Childcare Center.

We warmly welcome you to Amazing Childcare, we aim to provide an enriching experience in a safe environment that allows children to express themselves through play, art, reading, and exploration. As well as involving, in turn, the development of physical, cognitive, social, artistic, and communication skills. Our primary mission is to introduce a second language at an early age. We are convinced through personal experience and, as supported in research, that those bilingual children receive remarkable benefits. We live in an age where proficiency in multiple languages is a growing daily necessity for success in a global environment.

At Amazing Childcare, we are proud to provide high-quality education and comprehensive care to each of our children in the different stages of development and doing everything possible, including:

• Development of Emotional Competencies.

• Cultivation of Human Values.

• Social, Spiritual, Emotional, Physical, Cognitive, Self-Help, and Communication Activities according to each child's individual needs.

• Educational, Stimulating, and Enriching Environment VALUES, Therefore, we consider our ethical and professional values that always guide our work and identify us as a school that is characterized by: • Respect • Commitment • Responsibility • Confidence • Security • Solidarity • Tolerance • Teamwork • Dedication and Effort • Fellowship • Family Business • Innovation.

**Business Hours:**

• MONDAY-FRIDAY.

•NORMAL SCHEDULE: 7:00 am to 6:00 pm.

• CURRENT PANDEMIC SCHEDULE: 8:00 am to 5:00 pm.

**Numbers of Employees:** 5.

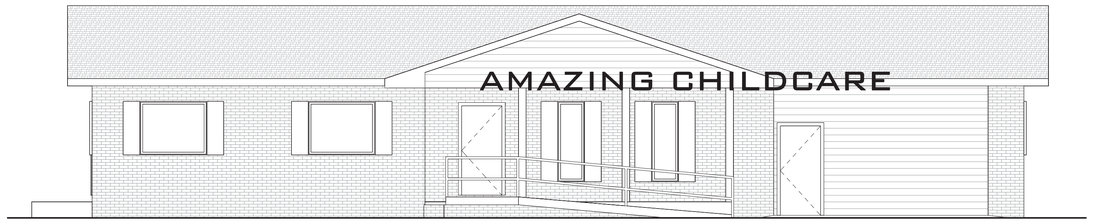
The property already has two parking spaces on the front side, we are soliciting a permit to allow a gravel **six parking lot on the back side,** this way we would have a total of **8 parking spaces**. **These parking spots will be used for children drop-off and pickup.**

# AMAZING CHILDCARE FACILITY

## 2304 SE 14TH STREET
## BENTONVILLE, AR 72712

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CODES LISTED UNDER THE PROJECT INFORMATION HEADING ON THIS SHEET. IT SHALL BE THE CONTRACTOR'S AND HIS EMPLOYEE'S RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
2. VERIFICATION OF EXISTING CONDITIONS SHALL BE MADE FROM SOURCES AVAILABLE TO THE CONTRACTOR, SUCH AS BUT NOT LIMITED TO, UTILITY COMPANIES, CONTRACT DOCUMENTS, THE OWNER, SITE INVESTIGATION REPORTS, ETC. IN NO WAY SHALL ANY DOCUMENTATION RECEIVED BY THE CONTRACTOR RELIEVE HIM OF THE RESPONSIBILITY OF PERFORMING HIS OWN FIELD INVESTIGATION.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, AND ALL OTHER EXISTING SYSTEMS; AND MAKE NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF SAID SYSTEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION, IF ANY. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND EQUIPMENT DRAWINGS FOR ANY SYSTEMS OR PORTIONS THEREOF TO BE REMOVED, RELOCATED, REVISED OR ABANDONED. ALL POSSIBLE CARE SHALL BE EXERCISED BY THE CONTRACTOR TO INSURE THAT ANY SAID UTILITY WILL NOT BE THE CAUSE OF ENDANGERMENT TO THE LIFE OR HEALTH OF ANY PERSON.
4. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS, IF PROVIDED, FOR A COMPLETE LIST OF GENERAL CONDITIONS, SPECIAL CONDITIONS, MATERIALS, INSTALLATION METHODOLOGY AND NOTES.
5. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF TIMES WHEN THE CONSTRUCTION NOISE WILL BE EXCESSIVE. CONTRACTOR SHALL RESCHEDULE SUCH WORK IF SO REQUIRED BY THE OWNER.
6. THE CONTRACTOR SHALL LOCATE BACKING PLATES BEHIND ALL WALL HANDRAILS, GRAB BARS, GUARDRAILS ETC.. AS REQUIRED.
7. ALL PENETRATIONS INTO SOUND RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED RESILIENT ACOUSTIC SEALANT. ALL RECESSED ITEMS SHALL BE SEALED TO MAINTAIN INTEGRITY OF THE ACOUSTIC ASSEMBLY.
8. ALL DIMENSIONS SHOWN ARE FROM GRID LINE, CENTER OF COLUMN, FACE OF STUD OR EDGE OF SLAB.
9. THE ARCHITECT WILL DEFINE THE INTENT OF ANY ABBREVIATION IN QUESTION.
10. ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS. ITEMS WRONGLY LOCATED BY DRAWING SCALING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.|
11. ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS. ITEMS WRONGLY LOCATED BY DRAWING SCALING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH THE AGENCIES LISTED IN THE APPLICABLE CODE SUBHEADING ON THIS PAGE. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE GENERAL CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY MECHANICAL, PLUMBING, ELECTRICAL OR SYSTEMS CONSTRUCTION. ANY DISCREPANCIES BETWEEN OR WITHIN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. ANY CONSTRUCTION INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
14. DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ANY APPLICABLE STATE HEALTH AND SAFETY REGULATIONS. THIS PROVISION SHALL COVER THE CONTRACTOR'S EMPLOYEES AND ALL OTHER PERSONS WORKING UPON OR VISIITING THE SITE. THE CONTRACTOR SHALL BECOME FULLY INFORMED OF ALL APPLICABLE STANDARDS AND REGULATIONS AND INFORM ALL PERSONS AND REPRESENTATIVES RESPONSIBLE FOR WORK UNDER THIS CONTRACT.
15. CONTRACTOR SHALL PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.
16. CONTRACTOR SHALL COORDINATE THE LOCATION AND TYPE OF ALL ACCESS PANELS REQUIRED FOR ACCESSING MECHANICAL, PLUMBING, ELECTRICAL AND OTHER BUILDING SYSTEMS WITH ARCHITECT.
17. UNLESS SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS, DO NOT CUT OR OTHERWISE MODIFY STRUCTURAL ELEMENTS WITHOUT DIRECTION FROM THE ARCHITECT AND ENGINEER. PROVIDE REINFORCEMENT, SUPPORT, TEMPORARY SHORING SATISFACTORY TO THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING ELEMENT. PROVIDE ALL CUTTING OF STRUCTURAL ELEMENTS, AND ALL ASSOCIATED REPAIR OR REFINISHING OF ADJACENT SURFACES AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. ALL PIPES, DUCTS, AND CONDUITS SHALL BE SUPPORTED AND BRACED PER ALL APPLICABLE CITY AND CODE REQUIREMENTS, WHETHER OR NOT THE TYPE OF RESTRAINT OR DETAIL OF THE RESTRAINT IS SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO BE FAMILIAR WITH ALL CODE REQUIREMENTS.
19. THE BUILDINGS FIRE SPRINKLER SYSTEM SHALL MEET ALL REQUIREMENTS SET FORTH BY THE APPLICABLE CODES LISTED ON THIS SHEET.
20. ALL REQUIRED PERMITS MUST BE OBTAINED FROM DEPARTMENT OF INSPECTIONS BEFORE THE BUILDING IS OCCUPIED.




## PROJECT DATA

APPLICABLE CODES:
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIRMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDIANCES.

PROJECT LOCATION: BENTONVILLE, AR

ZONING: C1

APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES.

STATE BUIDING CODE
2012 INTERNATIONAL BUILDING CODE (IBC)
(w/ Arkansas amendments)

LIFE SAFTEY CODE (LSC)
as referenced by IBC

2012 ARKANSAS FIRE PREVENTION CODE VOL. I
(2012 International Fire Code (IFC) w/ Arkansas amendments)

PLUMBING CODE:
2006 ARKANSAS PLUMBING CODE (APC)

GAS CODE:
2006 ARKANSAS FUEL GAS CODE (AFGC)

MECHANICAL CODE:
2010 ARKANSAS MECHANICAL CODE (AMC)

ELECTRICAL CODE:
2014 NATIONAL ELECTRIC CODE (NEC)

FIRE CODE:
2012 INTERNATIONAL FIRE CODE (IFC)

OTHER ORDINANCES:
2014 ARKANSAS ENERGY CODE (AEC)
2012 EXISTING BUILDING CODE
NFPA (APPLICABLE)
BENTONVILLE ADOPTED ORDINANCES

FIRE PROTECTION:

REQUIRED: NO
PROPOSED: NO

HISTORIC: ☐ YES
☒ NO

EXISTING SF:
1,679 SF (CONDITIONED)

EXISTING / PROPOSED SF:
1,679 SF (MAIN HOUSE) + 404 SF(GARAGE)

TOTAL SF:
2,083 SF (CONDITIONED)

# OF STORIES:
1

## PROJECT DIRECTORY

OWNER:
BEAUTY4ASHES INVESTMENT GROUP
701 S JAMAICA ST.
BENTONVILLE, AR 72712
(571) 209-0883

ARCHITECT:
DEVON SIDES
SIDES ARCHITECTURAL DESIGN PLLC
P.O. BOX 956
LOWELL, AR 72745
(417) 567-0881
dsides@sidesarchdesign.com

## SHEET INDEX


A0.0 COVER SHEET
A1.0 PROPOSED FLOORPLAN / SITE PLAN
A2.0 PROPOSED ELEVATIONS
A3.0 EXISTING FLOORPLAN / SITE PLAN
A4.0 EXISTING ELEVATIONS
L0.1 LIFE SAFETY PLAN

ARCHITECTURAL
A0.2 BUILDING DETAILS


"I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS."

Devon Sides
—

## PROJECT SUMMARY

- NEW 3 AND 5 PLEX TOWNHOMES
- ALL UTILITIES ARE TO BE RUN OUTSIDE THE BUILDING. NO UTILTIES ARE TO BE RUN THROUGH OR UNDER ADJACENT UNIT.

## SITE LOCATION MAP

| No. | Description | Date |
|---|---|---|
| | | |


SIDES ARCHITECTURAL DESIGN
PO Box 956
Lowell, AR 72745
417.567.0881
devonsides@outook.com
www.sidesarchdesign.com


REGISTERED ARCHITECT
DEVON B. SIDES
License Number 9134
6/8/2022
STATE OF ARKANSAS

AMAZING CHILDCARE FACILITY

| | |
|---|---|
| PROJECT #: | 22-035 |
| SCALE: | 3/16" = 1'-0" |
| DATE: | 6/8/2022 |
| DRAWN BY: | DS |
| CHECKED BY: | DS |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SHEET:
A0.0
COVER SHEET

| OCCUPANT LOAD CALCULATION | | |
|---|---|---|
| I.B.C. TABLE 1004.1.2 - FUNCTION OF SPACE & LOAD FACTOR | AREA SF | CALCULATED OCCUPANT LOAD |
| BUSINESS 100 GROSS L.F. | 75 | 1 |
| CLASSROOM (E) | 1602 | 81 |
| | 1677 | 82 |

| FIRE EXTINGUISHER MAX TRAVEL DISTANCE | |
|---|---|
| PATH ID | TRAVEL DISTANCE |
| FEC1 | 25' - 1 1/2" |
| FEC2 | 57' - 9 1/2" |
| FEC3 | 60' - 8" |

COORDINATE FINAL LOCATION AND NUMBER OF REQUIRED FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE J.L. INDUSTRIES COSMIC 10E OR EQUIVALENT MINIMUM.

| EXIT DOOR ANALYSIS SUMMATION | | | |
|---|---|---|---|
| COUNT | CLEAR WIDTH (INCHES) | OCCUPANT LOAD | EGRESS CAPACITY |
| EGRESS DOOR(S) | | | |
| 1 | 34 | 43 | 170 |

| EGRESS DISTANCES | |
|---|---|
| PATH ID | EXIT PATH DISTANCE |
| A | 25' - 10" |
| B | 47' - 6" |
| C | 45' - 2" |
| D | 23' - 4" |
| E | 33' - 6" |

## LIFE SAFETY LEGEND

**ROOM NAME**
101 — ROOM TAG

OCCUPANT LOAD (PER SPACE)

OCCUPANT LOAD FACTOR / OCCUPANT LOAD SERVED / OCCUPANT CAPACITY — OLF = 0.2" | 200 | 30" | 226 | 34" — CLEAR WIDTH REQUIRED / CLEAR WIDTH PROVIDED

EGRESS CALCULATIONS TAG (ABOVE)

X — EGRESS / FIRE EXTINGUISHER PATH LABEL

X — SUMMATION OF LOADS

LINE OF TRAVEL

FIRE EXTINGUISHER TRAVEL PATH

1 HR FIRE RATING

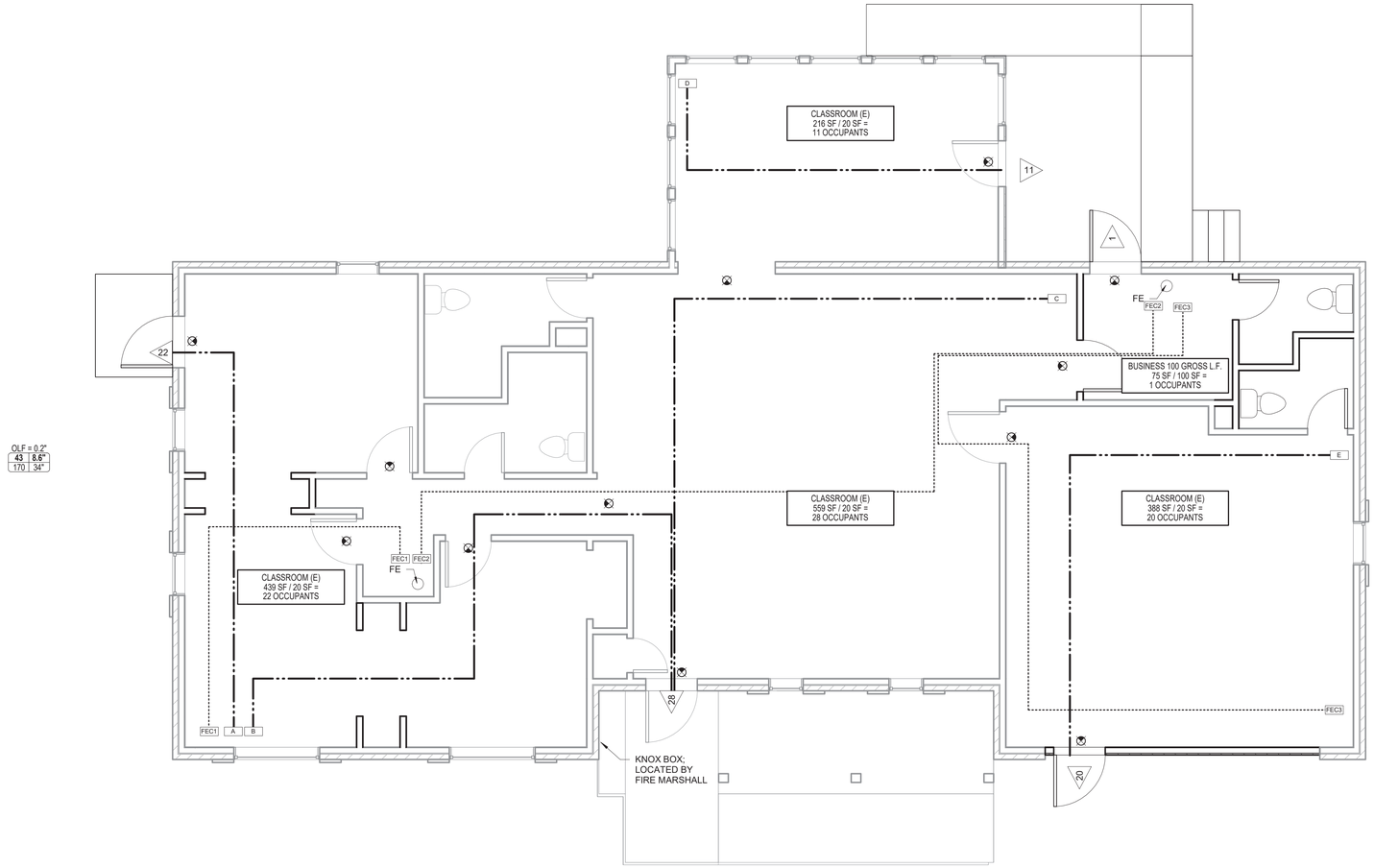
2 HR FIRE RATING

EXIT LIGHT (SEE ELECTRICAL & VERIFY WITH FIRE MARSHAL)

F.E.C — FIRE EXTINGUISHER CABINET

**GENERAL LIFE SAFETY NOTES**

1. COORDINATE FINAL LOCATIONS AND NUMBER OF EXIT SIGNS WITH LOCAL FIRE MARSHAL PRIOR TO INSTALL.
2. COORDINATE FINAL LOCATIONS AND NUMBER OF REQUIRED FIRE EXTINGUISHERS WITH THE LOCAL FIRE MARSHAL PRIOR TO INSTALL.
3. PROVIDE J.L. INDUSTRIES COSMIC 10E FIRE EXTINGUISHER OR EQUIVALENT MINIMUM.
4. COORDINATE FINAL LOCATIONS OF FIRE SUPPRESSION CONTROLS AND ALL OTHER FIRE ALARM AND FIRE SUPPRESSION ITEMS WITH THE LOCAL FIRE MARSHAL PRIOR TO INSTALL.
5. SEE PARTITION SCHEDULE FOR FIRE RATED PARTITION DESCRIPTIONS.
6. SEE DOOR SCHEDULE FOR HARDWARE SETS.




OLF = 0.2"
43 | 8.6"
170 | 34"

1 LIFE SAFETY PLAN
1/4" = 1'-0"

| No. | Description | Date |
|---|---|---|


SIDES ARCHITECTURAL DESIGN
P.O. BOX 277
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REGISTERED ARCHITECT — DEVON B. SIDES — License Number 01304 — 6/8/2022 — STATE OF ARKANSAS

# AMAZING CHILDCARE FACILITY

| | |
|---|---|
| PROJECT #: | 22-035 |
| SCALE: | As indicated |
| DATE: | 6/8/2022 |
| DRAWN BY: | DS |
| CHECKED BY: | DS |


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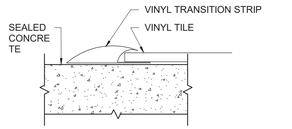
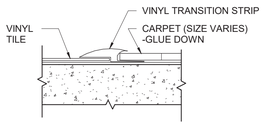
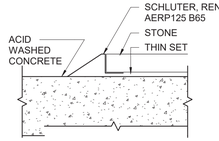
SHEET:
L0.1
LIFE SAFETY PLAN



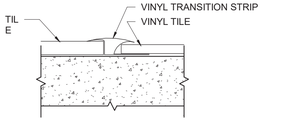

1 CONCRETE TO VCT-TYP.
6" = 1'-0"



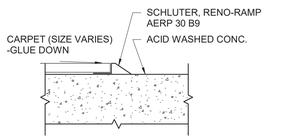

2 CARPET TO VCT-TYP.
6" = 1'-0"



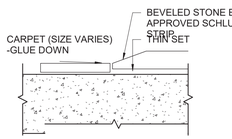

3 CONCRETE TO TILE-TYP.
6" = 1'-0"



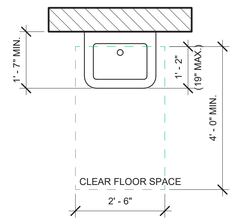

4 TILE TO VCT-TYP.
6" = 1'-0"



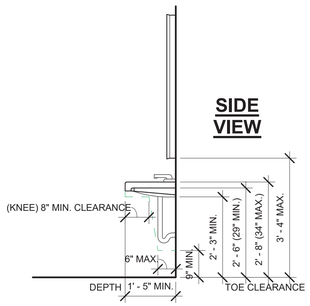

5 CARPET TO CONCRETE-TYP.
6" = 1'-0"

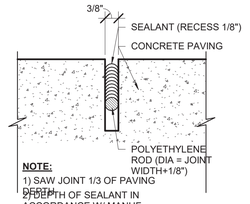



6 CARPET TO TILE-TYP.
6" = 1'-0"




**PLAN**



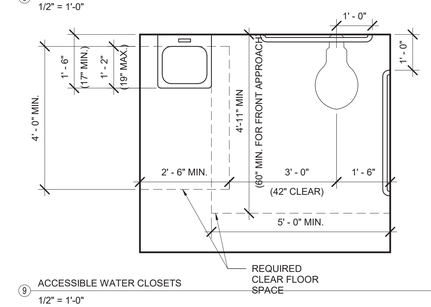

**NOTE:**
1) SAW JOINT 1/3 OF PAVING DEPTH
2) DEPTH OF SEALANT IN ACCORDANCE W/ MANUF. RECOMMENDATIONS
3) MAX. DISTANCE BETWEEN CNTRL. JOINTS TO BE 15'-0" E.W. UNLESS SHOWN OR NOTED OTHERWISE

7 ACCESSIBLE LAVATORY
1/2" = 1'-0"

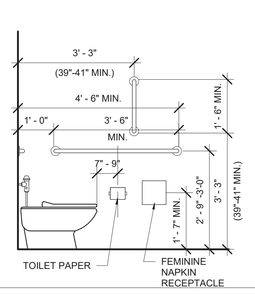
8 BUILDING SLAB CONTROL JOINT - TYP.
3 SITE DETAILS 7
NOTE: SHOWN FOR REPRESENTATIONAL PURPOSES ONLY




8 ACCESSIBLE ACCESSORIES
1/2" = 1'-0"

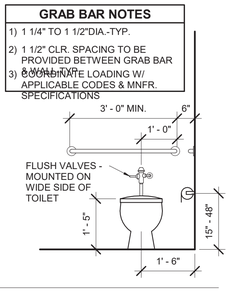


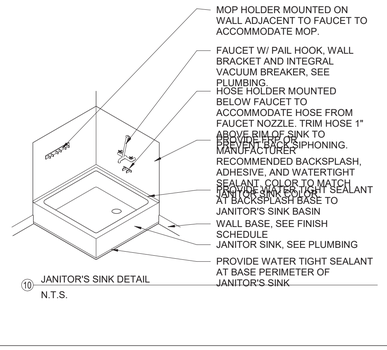

9 ACCESSIBLE WATER CLOSETS
1/2" = 1'-0"



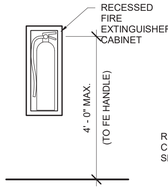

**GRAB BAR NOTES**

1) 1 1/4" TO 1 1/2"DIA.-TYP.
2) 1 1/2" CLR. SPACING TO BE PROVIDED BETWEEN GRAB BAR & WALL TYP.
3) ACCOMODATE LOADING W/ APPLICABLE CODES & MNFR. SPECIFICATIONS

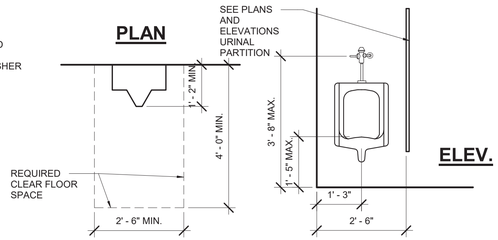



10 JANITOR'S SINK DETAIL
N.T.S.




11 FIRE EXTINGUISHER CABINET
1/2" = 1'-0"




12 URINAL CLEARANCES
1/2" = 1'-0"

## ACCESSIBLE MOUNTING HEIGHTS:

CHALK / MARKER BOARDS: 36" TO BOTTOM (VERIFY WITH OWNER)

CLOSET / SHELF ROD: 54" TO TOP OF SHELF

## GENERAL NOTES:

1. THESE FIXTURE AND ACCESORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATIONS ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT. IF A ROOM IS IN QUESTION AS TO BEING A REQUIRED ACCESSIBLE ROOM - CONTACT ARCHITECT FOR RESOLUTION.
2. PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE SOLID BLOCKING, CAPABLE OF WITHSTANDING 250 LB FORCE (SHEAR AND BENDING). GRAB BARS SHALL NOT ROTATE, FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPED FOR TYPE OF WALL CONSTRUCITON.
3. ALL EXTERIOR RAMPS SHALL HAVE A NON-SKID FINISH AS SPECIFIED (SEE DETAILS THIS SHEET). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF NON-SKID MATERIAL (SEE SPECIFICATIONS). IF NO FINISH IS INDICATED ON DRAWINGS - PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
4. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
5. ACCESSIBLE DOORS: SWEEP PERIOD OF DOOR CLOSERS ON ACCESSIBLE DOORS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70°, DOOR WILL TAKE A MINIMUM OF 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LB. OF FORCE TO OPEN. ADJUST CLOSERS ACCORDINGLY.
6. SEE DOOR SCHEDULE FOR MINIMUM REQUIRED CLEAR AREA AT LATCH SIDE OF DOORS.

## GENERAL REQUIREMENTS

1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE (NEC), ADA-ADAAGS (ADOPTED HANDICAP ACCESSIBILITY REQUIREMENTS), OSHA AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.
2. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
3. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR ANY NEW ADDITION.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
5. ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE AS SPECIFIED WITH APPROVAL BY THE OWNER UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
7. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURERS WARRANTIES WILL BE HONORED.
8. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHOWN GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.

## ABBREVIATIONS:

ABBREVIATIONS APPLY TO ARCHITECTURAL SHEETS ONLY AND ARE TYPICAL AND MAY OR MAY NOT OCCUR ON THIS PROJECT. IF AN ABBREVIATION FOUND ON AN ARCHITECTURAL SHEET IS NOT NOTED, CONTACT OR TO CONTACT ARCHITECT FOR INTERPRETATION.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AB | ANCHOR BOLT | FBO | FURNISHED BY OTHERS | NA | NOT APPLICABLE | TB | TOWEL BAR |
| ABV | ABOVE | FBRK | FIRE BRICK | NIC | NOT IN CONTRACT | TEL | TELEPHONE |
| AC | ACOUSTICAL | FD | FLOOR DRAIN | NOM | NOMINAL | TG | TEMPERED GLASS |
| A/C | AIR CONDITIONING | FE | FIRE EXTINGUISHER | NTS | NOT TO SCALE | T&G | TONGUE & GROOVE |
| ACC | ACCESS | FEC | FIRE EXTINGUISHER CABINET | | | THK | THICK (NESS) |
| ACR | ACRYLIC PLASTIC | FF | FACTORY FINISH | OA | OVERALL | THR | THRESHOLD |
| ACT | ACOUSTICAL TILE | FFE | FINISHED FLOOR ELEVATION | OBS | OBSCURE | TKBD | TACKBOARD |
| AD | AREA DRAIN | FFL | FINISHED FLOOR LINE | OC | ON CENTER (S) | TO | TOP OF |
| ADA | AMERICAN DISABILITY ACT | FHC | FIRE HOSE CABINET | OD | OUTSIDE DIAMETER | TOC | TOP OF CURB |
| ADJ | ADDENDUM | FIN | FINISH (ED) | OH | OPPOSITE HAND | TOP | TOP OF PAVING |
| ADJT | ADJACENT | FIXT | FIXTURE | OHE | OVERHEAD ELECTRIC | TORD | TOP OF ROOF DRAIN \ |
| AFF | ADJUSTABLE | FJT | FLUSH JOINT | OJ | OPEN-WEB JOIST | TOS | TOP OF SHEATHING |
| AFF | ABOVE FINISHED FLOOR | FLCO | FLOOR CLEANOUT | OP | OPAQUE | TPD | TOILET PAPER DISPENSER |
| AGG | AGGREGATE | FLG | FLASHING | OPG | OPENING | TPTN | TOILET PARTITION |
| AL | ALUMINUM | FLOUR | FLUORESCENT | OPH | OPPOSITE HAND | TSL | TOP OF SLAB |
| ALT | ALTERNATE | FLR | FLOOR (ING) | OPP | OPPOSITE | TST | TOP OF STEEL |
| AP | ACCESS PANEL | FLX | FLEXIBLE | | | TV | TELEVISION |
| APX | APPROXIMATE | FND | FOUNDATION | PAR | PARALLEL | TOW | TOP OF WALL |
| ARCH | ARCHITECT | FNDS | FEMININE NAPKIN DISPENSER | PB | PANIC BAR | TYP | TYPICAL |
| ASB | ASBESTOS | FOC | FACE OF CONCRETE | PBD | PARTICLE BOARD | TZ | TERRAZZO |
| ASPH | ASPHALT | FOF | FACE OF FINISH | PCC | PRECAST CONCRETE | | |
| AUTO | AUTOMATIC | FOM | FACE OF MASONRY | PD | PENCIL DRAWER | UON | UNLESS OTHERWISE NOTED |
| | | FOS | FACE OF STUDS | PERF | PERFORATE (D) | UR | URINAL |
| BBD | BULLETIN BOARD | FP | FIREPROOF (ING) | PERI | PERIMETER | | |
| BD | BOARD | FPL | FIRE PLACE | PFB | PREFABRICATE (D) | VB | VINYL BASE |
| BEL | BELOW | FR | FRAME (D) (ING) | PFN | PREFINISHED PLATE | VBR | VAPOR BARRIER |
| BETW | BETWEEN | FS | FLOOR SINK | GLASS | | VCT | VINYL COMPOSITION TILE |
| BIT | BITUMINOUS | FT | FOOT, FEET | PK | PARKING | VERT | VERTICAL |
| BLDG | BUILDING | FTG | FOOTING | PL | PLATE | VF | VINYL FABRIC |
| BLK | BLOCK | FUR | FURRED (ING) | PLAM | PLASTIC LAMINATE | VT | VINYL TILE |
| BLKG | BLOCKING | FUT | FUTURE | PLAS | PLASTER | | |
| BM | BENCH MARK | | | PLYWD | PLYWOOD | W | WEST |
| BOT | BOTTOM | GA | GAGE, GAUGE | PNL | PANEL | WB | WOOD BASE |
| BUR | BUILT UP ROOFING | GB | GRAB BAR | PNT | PAINT (ED) | WC | WATER CLOSET |
| | | GC | GENERAL CONTRACTOR | POC | POINT OF CONNECTION | WD | WOOD |
| CAB | CABINET | GI | GALVANIZED IRON | PPL | PROPERTY LINE | WG | WIRED GLASS |
| CB | CATCH BASIN | GL | GLASS | PR | PAIR | WH | WALL HUNG |
| CEM | CEMENT | GLB | GLASS BLOCK | PSC | PRESTRESSED CONCRETE | WHB | WHEEL BUMPER |
| CFL | COUNTER FLASHING | GP | GALVANIZED PIPE | PT | POINT | WIN | WINDOW |
| CFT | CUBIC FOOT | GPDW | GYPSUM DRY WALL | PTD | PRESSURE TREATED | WO | WITHOUT |
| CG | CORNER GUARD | GPL | GYPSUM LATH | PTN | PARTITION | WP | WATERPROOFING |
| CHBD | CHALKBOARD | GPPL | GYPSUM PLASTER | PTR | PAPER TOWEL | WPT | WORKING POINT |
| CIPC | CAST IN PLACE | GSS | GALVANIZED STEEL SHEET | PVC | POLYVINYL CHLORIDE | WSCT | WAINSCOT |
| CJT | CONCRETE CONTROL JOINT | GT | GROUT | PVMT | PAVEMENT | WWF | WELDED WIRE FABRIC |
| CK | CAULK (ING) | GV | GALVANIZED | | | WWM | WELDED WIRE MESH |
| CLG | CEILING | | | QT | QUARRY TILE | | |
| CLR | CLEAR (ANCE) | HB | HOSE BIB | | | | |
| CMT | CERAMIC MOSAIC TILE | HC | HOLLOW CORE | R | RISER | | |
| CMU | CONCRETE MASONRY UNIT | HCP | HANDICAP | RA | RETURN AIR | | |
| COL | COLUMN | HD | HEAVY DUTY | RAD | RADIUS | | |
| COMB | COMBINATION | HDR | HEADER | RB | RUBBER BASE | | |
| CONC | CONCRETE | HDW | HARDWARE | RBT | RUBBER TILE | | |
| CONST | CONSTRUCTION | HDWD | HARDWOOD | RD | ROOF DRAIN | | |
| CONT | CONTINUOUS | HK | HOOK (S) | REF | REFERENCE | | |
| CONTR | CONTRACT (OR) | HM | HOLLOW METAL | REFR | REFRIGERATOR | | |
| CPT | CARPET (ED) | HORZ | HORIZONTAL | REG | REGISTER | | |
| CSMT | CASEMENT | HT | HEIGHT | REINF | REINFORCED, REINFORCEING | | |
| CT | CERAMIC TILE | HVAC | HEATING VENTILATING AIR CONDITIONING | REM | REMOVE | | |
| CTR | COUNTER | HW | HOT WATER | RES | RESILIENT | | |
| CW | COLD WATER | HWH | HOT WATER HEATER | RET | RETURN | | |
| CYD | CUBIC YARD | | | REV | REVISION (S) / REVISED | | |
| | | ID | INSIDE DIAMETER | RFG | ROOFING | | |
| D | DRAIN | INCL | INCLUDE (D) (ING) | RFH | ROOF HATCH | | |
| DA | DOUBLE ACTING | INS | INSULATE (D) (ION) | RFL | REFLECT (ED) (IVE) | | |
| DEMO | DEMOLISH, DEMOLITION | INT | INTERIOR | RM | ROOM | | |
| DET | DETAIL | INV | INVERT | RO | ROUGH OPENING | | |
| DF | DRINKING FOUNTAIN | | | | | | |
| DIA | DIAMETER | JC | JANITOR'S CLOSET | S | SOUTH | | |
| DIAG | DIAGONAL | JF | JOINT FILLER | SA | SUPPLY AIR | | |
| DIM | DIMENSION | JT | JOINT | SC | SOLID CORE | | |
| DISP | DISPENSER | | | SCD | SEAT COVER DISPENSER | | |
| DIV | DIVISION | MNFR | MANUFACTURER (ER) | SCH | SCHEDULE | | |
| DN | DOWN | MAS | MASONRY | SCN | SCREEN | | |
| DP | DAMPPROOFING | MAX | MAXIMUM | SD | SMOKE DETECTOR | | |
| DR | DOOR | MC | MEDICINE CABINET | SDR | STORM DRAIN | | |
| DS | DOWNSPOUT | MECH | MECHANICAL | SEC | SECTION | | |
| DW | DISHWASHER | MTL | METAL | SFGL | SAFETY GLASS | | |
| DWG | DRAWING | MH | MANHOLE | SG | SHEET GLASS | | |
| DWR | DRAWER | MIN | MINIMUM | SH | SHELF, SHELVING | | |
| | | MIR | MIRROR | SHWR | SHOWER | | |
| E | EAST | MISC | MISCELLANEOUS | SHT | SHEET | | |
| EA | EACH | MLD | MOLDING | SHTH | SHEATHING | | |
| EB | EXPANSION BOLT | MMB | MEMBRANE | SIM | SIMILAR | | |
| EJ | EXPANSION JOINT | MO | MASONRY OPENING | SKL | SKYLIGHT | | |
| ELEV | ELEVATOR | MOD | MODULAR | SHS | SHEET METAL SCREWS | | |
| ELEC | ELECTRIC (AL) | MR | MOP RACK | SNT | SEALANT | | |
| EL | ELEVATION | MRB | MARBLE | SPEC | SPECIFICATIONS | | |
| EMER | EMERGENCY | MRD | METAL ROOF DECKING | SPK | SPEAKER | | |
| ENCL | ENCLOSE (URE) | MT | MOUNT (ED) (ING) | SPL | SPECIAL | | |
| EQ | EQUAL | MULL | MULLION | SQ | SQUARE | | |
| EQUIP | EQUIPMENT | | | SS | STAINLESS STEEL | | |
| ESC | ESCALATOR | | | SSK | SERVICE SINK | | |
| EST | ESTIMATE | | | ST | STEEL | | |
| EWC | ELECTRIC WATER COOLER | | | STA | STATION | | |
| EW | EACH WAY | | | SSTD | STANDARD | | |
| EXC | EXCAVATE | | | STO | STORAGE | | |
| EXH | EXHAUST | | | STR | STRUCTURAL | | |
| EXIST | EXISTING | | | SUSP | SUSPENDED | | |
| EXP | EXPOSED | | | SYM | SYMMETRY (ICAL) | | |
| EXT | EXTERIOR | | | SYS | SYSTEM | | |

## MATERIALS AND SYMBOLS LEGEND

(NOT ALL ARE USED)

**MATERIALS LEGEND**

- EXISTING WALL
- WALL TO BE DEMOLISHED
- NEW INTERIOR WALL (FIRE RATED)
- NEW INTERIOR WALL (NON-RATED)
- NEW INTERIOR WALL W/BATT INSULATION (NON-RATED)
- NEW EXTERIOR CMU WALL
- ROUGH WOOD (BLOCKING)
- ROUGH WOOD (CONTINUOUS)
- FINISH WOOD
- BATT INSULATION
- RIGID ROOF (INSULATION)
- GYP. BD. (SECTION AND ELEVATION)
- PLYWOOD (SECTION)
- COMPACTED FILL
- UNDISTURBED EARTH
- CRUSHED STONE
- CONCRETE (PLAN)
- CONCRETE (SECTION)
- ASPHALT (PLAN)
- ASPHALT (SECTION)
- GLASS IN ELEVATION
- MIRROR IN ELEVATION

**SYMBOLS LEGEND**

- NORTH ARROW
- X'-XX" / X.X.X. - HEIGHT ELEVATION INDICATOR
- 000A - DOOR TAG
- XX / X-XXX - ENLARGED DETAIL INDICATOR
- X - GRID LINE INDICATOR
- XX - WINDOW TAG
- XX - WALL TAG
- XXXXXXXX / XXX - ROOM TAG
- X - REVISION DELTA
- XXX.XX' - SPOT ELEVATION INDICATOR
- XXX - EQUIPMENT TAG
- XX.X - KEY NOTE INDICATOR
- XX - FINISH INDICATOR
- X / XX.X - SECTION CUT INDICATOR
- X / XXX SIM - ELEVATION INDICATOR

| No. | Description | Date |
|---|---|---|
| | | |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6/8/2022
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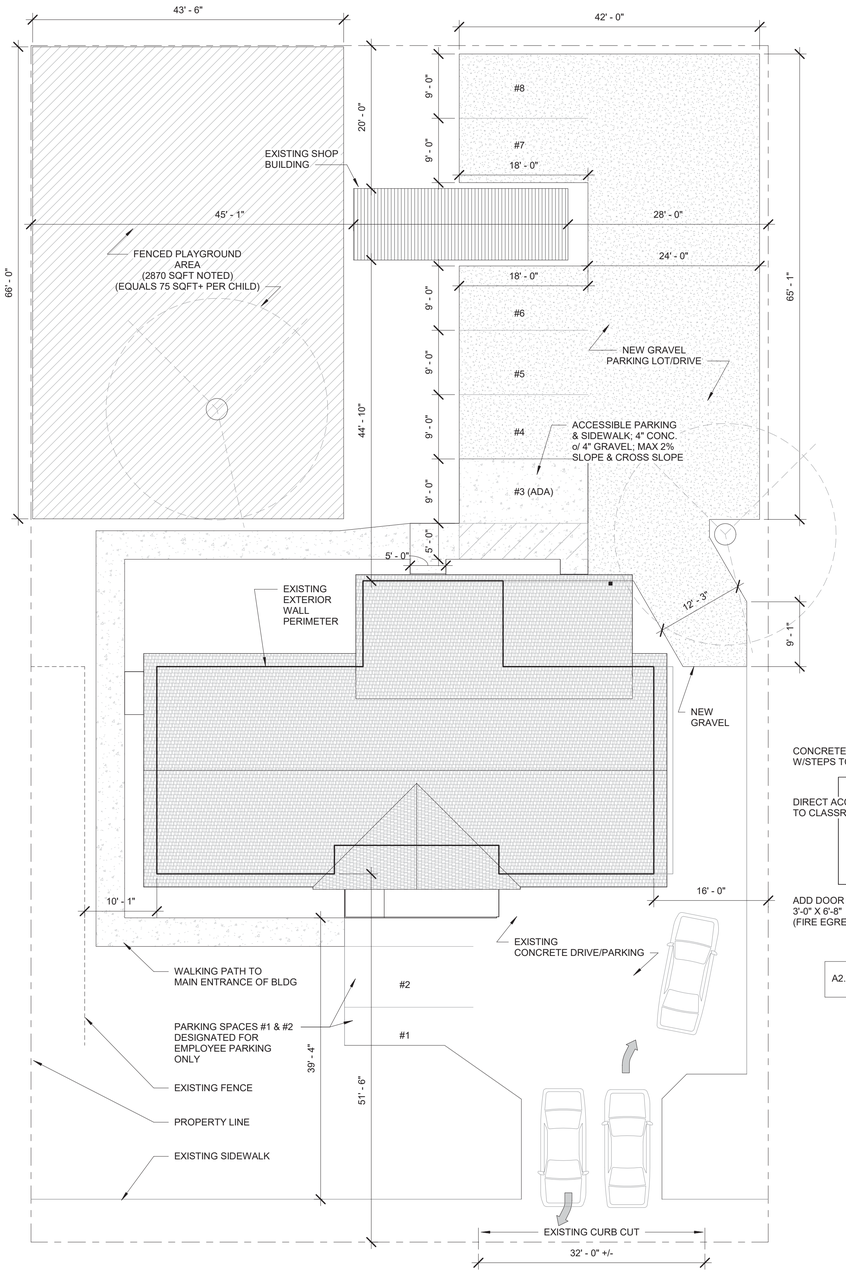
SHEET:

# A0.2

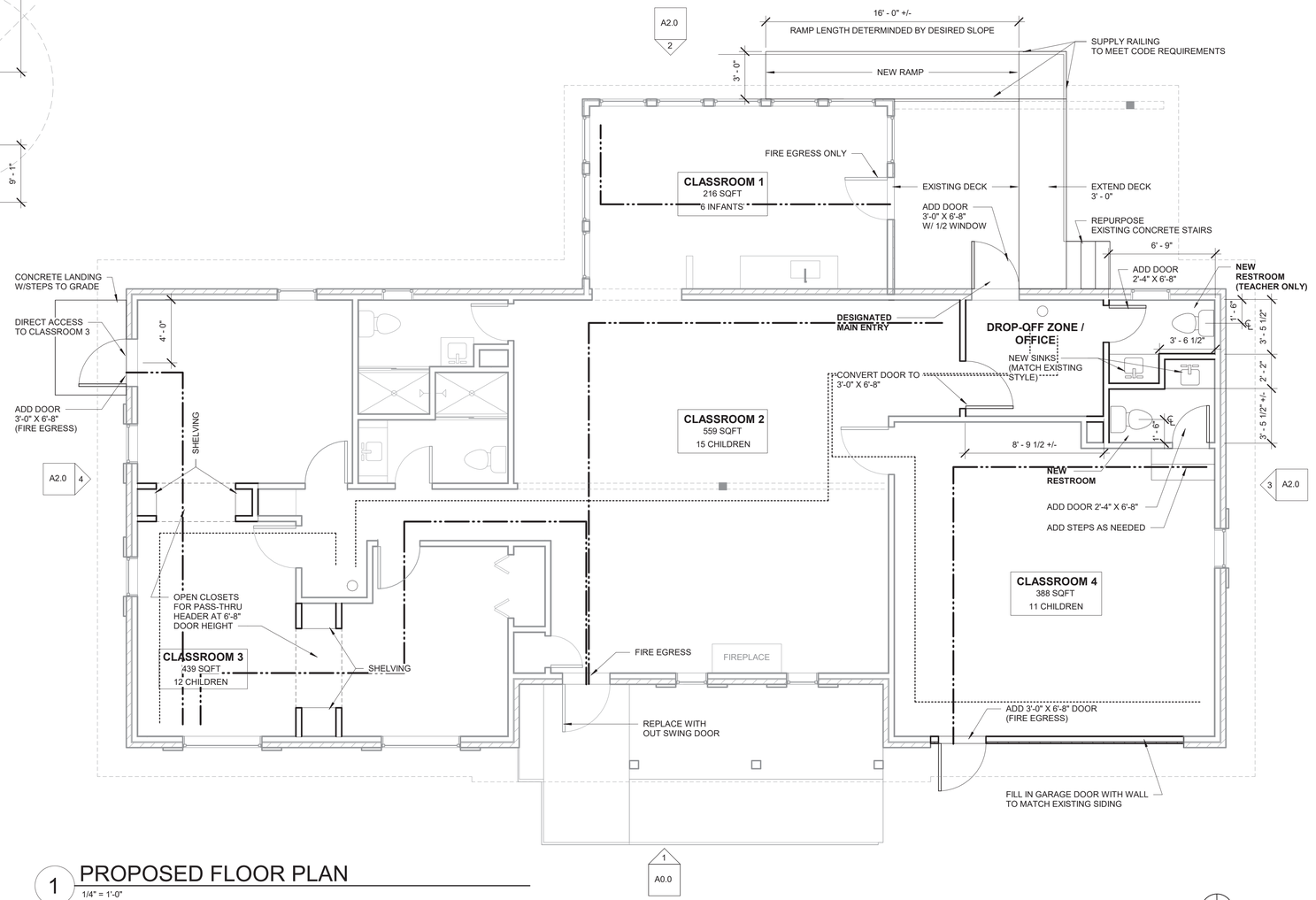
BUILDING DETAILS




3 PROPOSED SITE/SETBACK PLAN

1" = 10'-0"

N




1 PROPOSED FLOOR PLAN

1/4" = 1'-0"

N

# PROPOSED PLANS

| No. | Description | Date |
|---|---|---|
| | | |

SIDES ARCHITECTURAL DESIGN
P.O. BOX 277
ELM SPRINGS, AR 72728
417.567.0881
dsides@sidesarchdesign.com
www.sidesarchdesign.com

REGISTERED ARCHITECT
DEVON B. SIDES
License Number 0134
6/8/2022
STATE OF ARKANSAS

# AMAZING CHILDCARE FACILITY

| | |
|---|---|
| PROJECT #: | 22-035 |
| SCALE: | As indicated |
| DATE: | 6/8/2022 |
| DRAWN BY: | DS |
| CHECKED BY: | DS |

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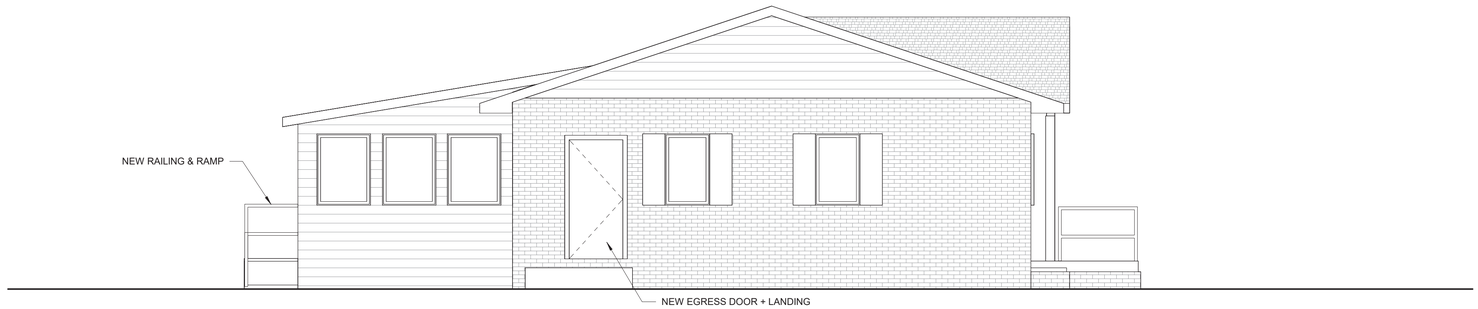
SHEET:

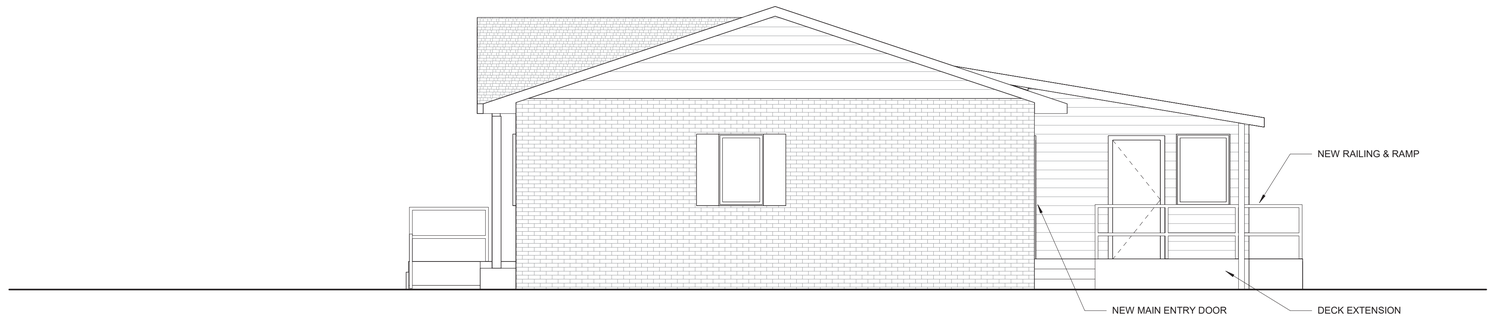
A1.0

PROPOSED FLOORPLAN / SITE PLAN



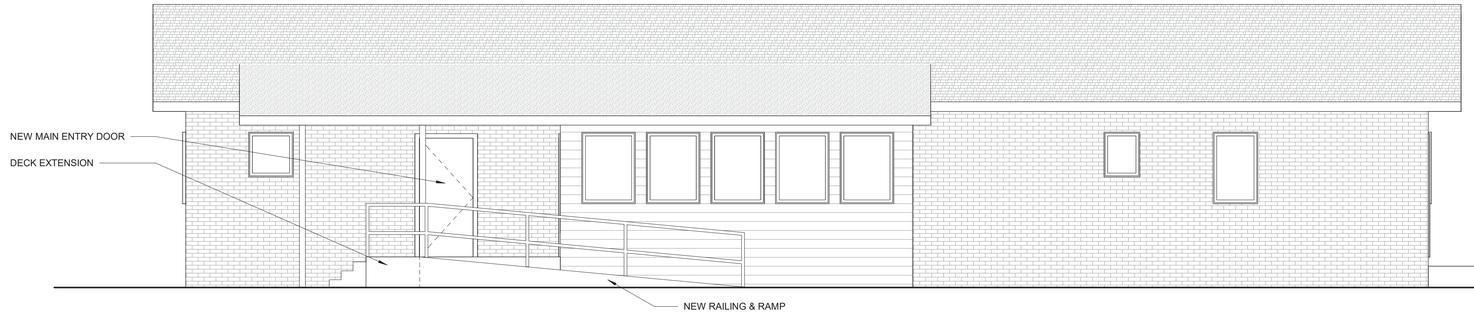

## 4 EAST ELEVATION

1/4" = 1'-0"



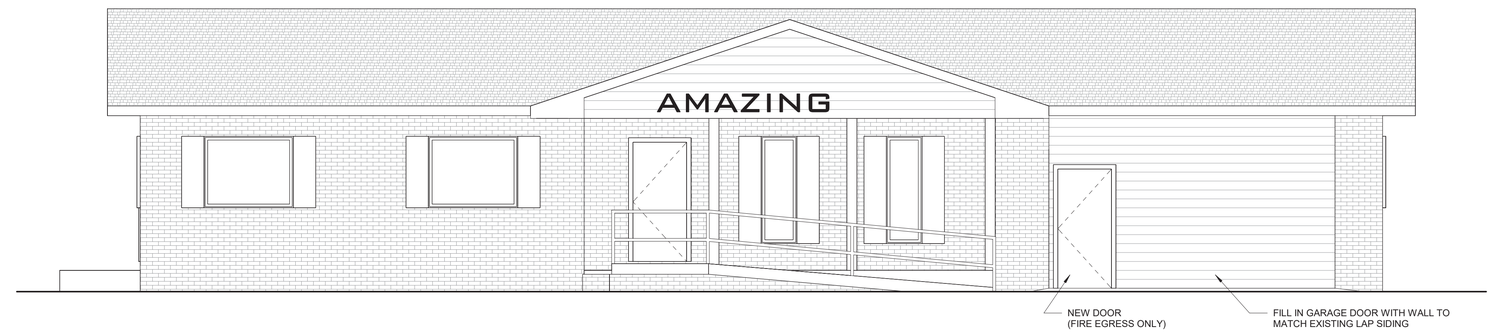

## 3 WEST ELEVATION

1/4" = 1'-0"




## 2 SOUTH ELEVATION

1/4" = 1'-0"




## 1 NORTH ELEVATION

1/4" = 1'-0"

| No. | Description | Date |
|---|---|---|
| | | |

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License Number 9154
6/8/2022
STATE OF ARKANSAS

# AMAZING CHILDCARE FACILITY

| | |
|---|---|
| PROJECT #: | 22-035 |
| SCALE: | 1/4" = 1'-0" |
| DATE: | 6/8/2022 |
| DRAWN BY: | DS |
| CHECKED BY: | DS |

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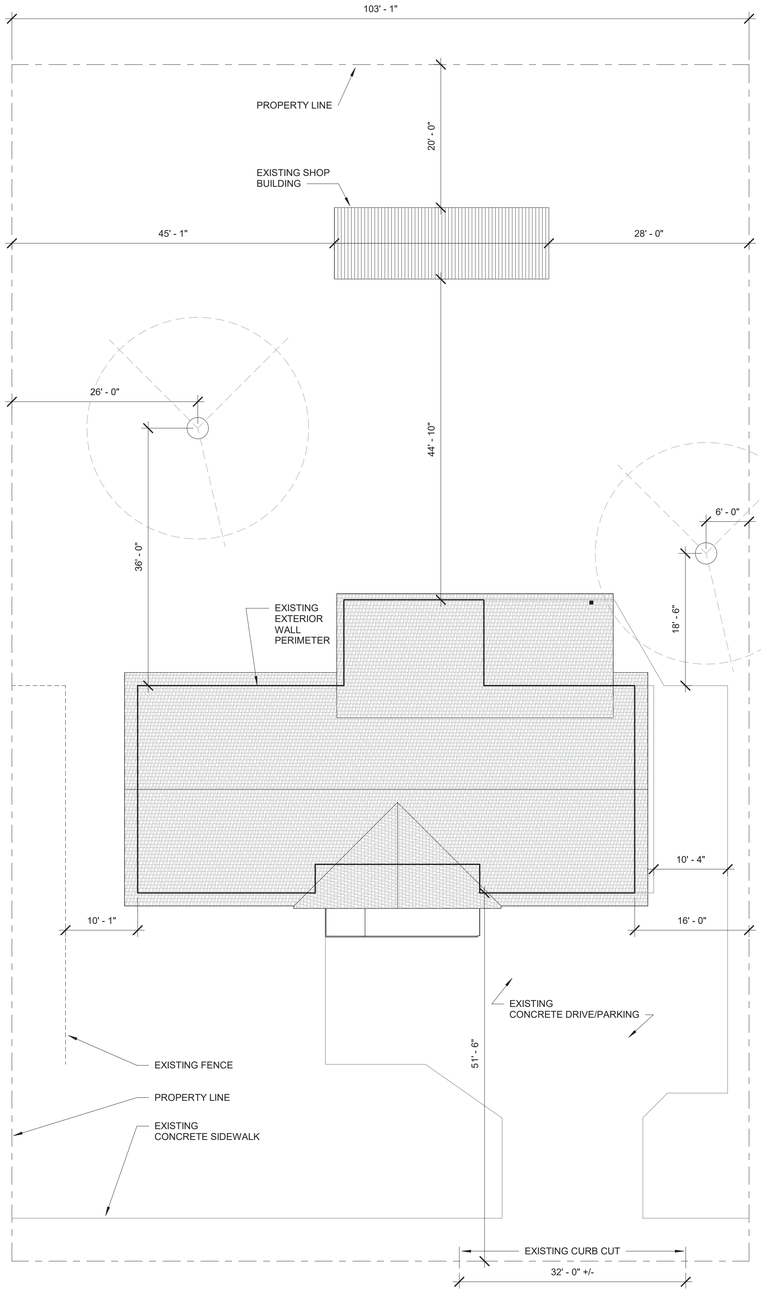
SHEET:

A2.0

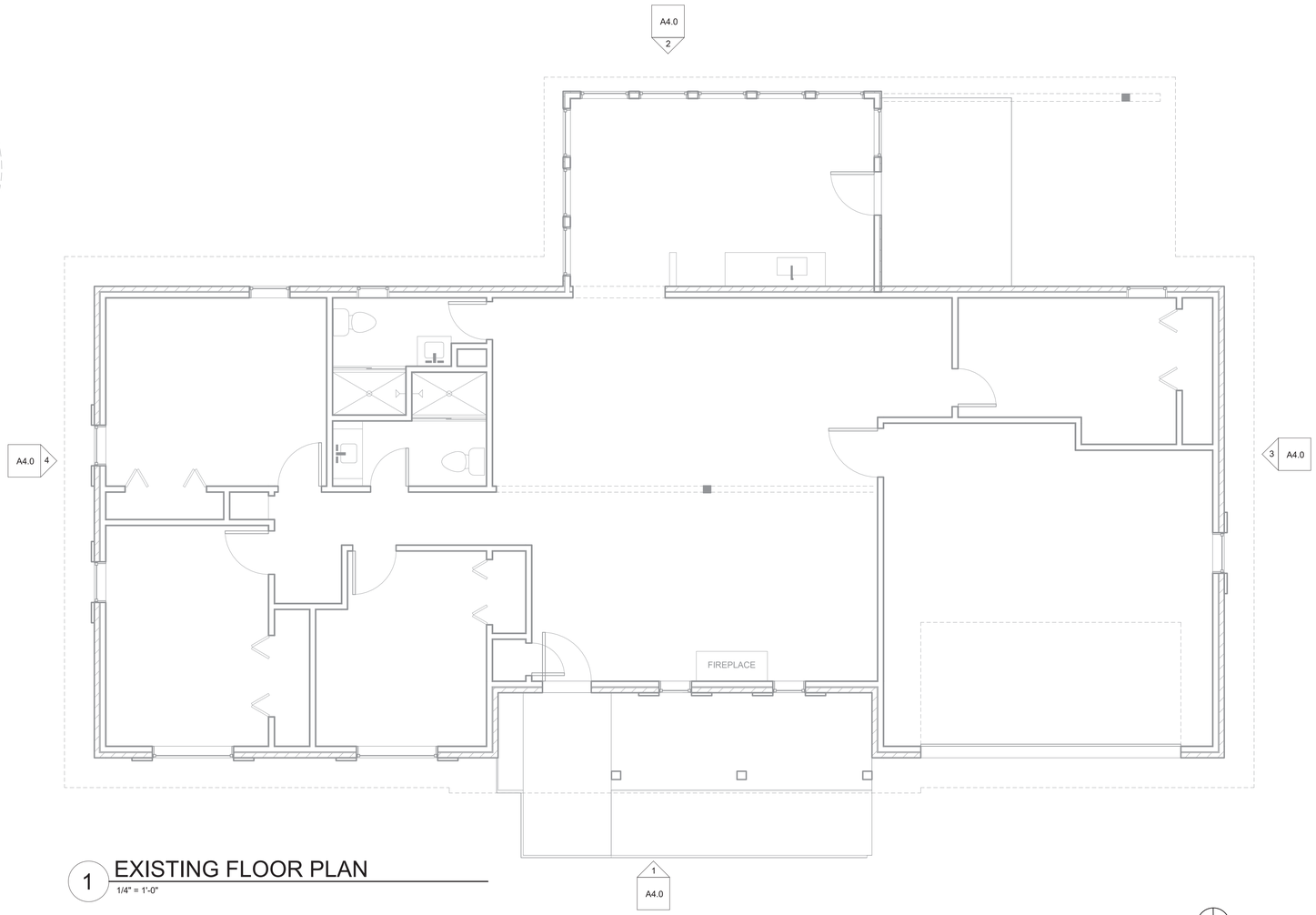
PROPOSED ELEVATIONS




## 2 EXISTING SITE PLAN / ROOF PLAN

1" = 10'-0"

N




## 1 EXISTING FLOOR PLAN

1/4" = 1'-0"

N

# EXISTING CONDITIONS

| No. | Description | Date |
|---|---|---|
| | | |

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DEVON B. SIDES
License Number 0134
6/8/2022
STATE OF ARKANSAS

# AMAZING CHILDCARE FACILITY

| | |
|---|---|
| PROJECT #: | 22-035 |
| SCALE: | As indicated |
| DATE: | 6/8/2022 |
| DRAWN BY: | DS |
| CHECKED BY: | DS |

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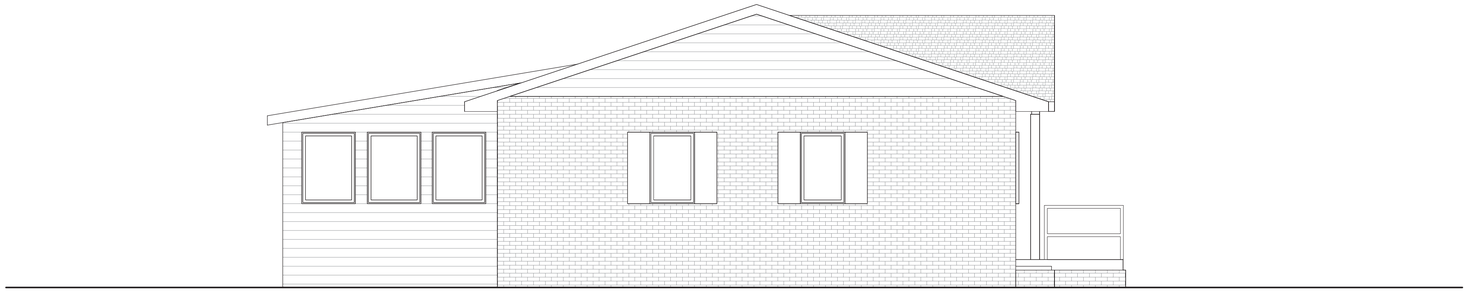
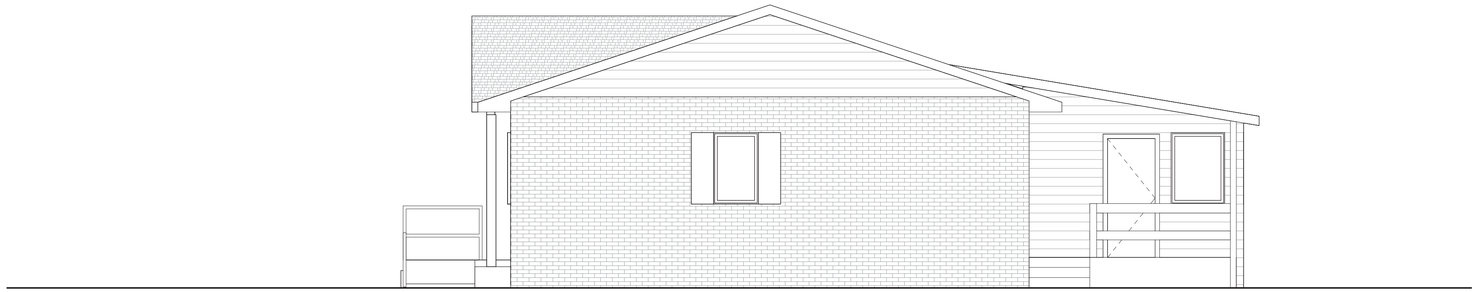
SHEET:

A3.0

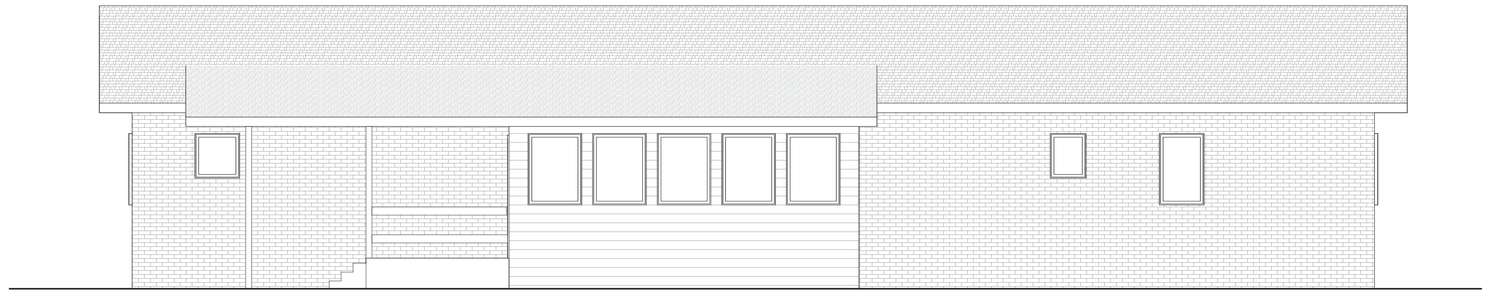
EXISTING FLOORPLAN / SITE PLAN



4 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

| No. | Description | Date |
|---|---|---|
| | | |

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# AMAZING CHILDCARE FACILITY

| | |
|---|---|
| PROJECT #: | 22-035 |
| SCALE: | 1/4" = 1'-0" |
| DATE: | 6/8/2022 |
| DRAWN BY: | DS |
| CHECKED BY: | DS |

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SHEET:
A4.0
EXISTING ELEVATIONS

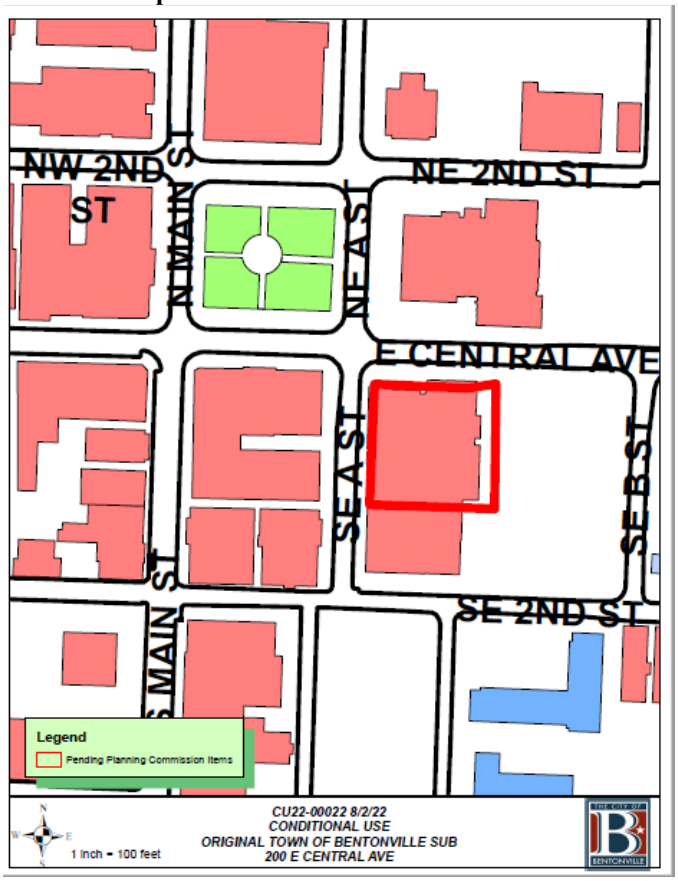
# Incredible Building Co.

200 E Central Ave
**PC Date:** 8/2/2022
**Reviewer:** Luke Aitken, Planning Technician

| | |
|---|---|
| **Project Number** | CU22-0022 |
| **Applicant / Current Owner** | Tuckers Corner LLC/ Cignus Real Estate |
| **Site Area** | +/- 0.60 acres |
| **Current Zoning** | DC, Downtown Core |
| **Future Land Use Map Designation** | Downtown Commercial (DC) |
| **Requested Use** | Temporary Tent/Exhibit |
| **Protective Covenants** | N/A |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
The subject property is located at 200 E Central Ave and is zoned D-C, Downtown Core. Long-term temporary uses and structures require a Conditional Use Permit and are only allowed in non-residential zoning districts.

**Proposed Use Description**
According to the applicant's narrative, they intend to install a prefabricated tent cabin on the site in conjunction with Crystal Bridges "Architecture at Home" exhibit that opens in August. This would be a 12' x 28' tent cabin for temporary display. The applicant states the cabin will be used to increase awareness and educate the public about the ongoing Crystal Bridges exhibit and that the site will be programmed with activities related to the exhibit and outdoor recreation generally.

Within their narrative the applicant states that the interior of the temporary structure is for exhibit purposes only, with no residential use.

The applicant states the exhibit will be in pace from August 1st until November 7th, 2022 with the hours of operation being 4pm to 8pm Wednesdays, Thursdays and Fridays and 8am to 4pm Saturdays, with two employees on site during these hours. The applicant noted that the location of the tent is nearby extensive public and private parking and stated that most traffic to the installation will be pedestrians and cyclists.

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

**Conditions of Approval**
1. This Conditional Use Permit shall be valid for a period of six (6) months from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. If utilities are required for the temporary structure, water shall tie in downstream of the existing backflow device and the existing sewer service line will handle any sanitary sewer needs.
4. If needed, the applicant shall coordinate with the Bentonville Electric Utilities Department for electric service.

N
W E
S

1 inch = 100 feet

***CU22-00022 8/2/22***
***CONDITIONAL USE***
***ORIGINAL TOWN OF BENTONVILLE SUB***
***200 E CENTRAL AVE***



THE CITY OF BENTONVILLE

# Incredible Building Co
## Conditional Use Application Narrative

**Proposed use and reason for the proposed use**

The conditional use permit is needed to allow temporary installation of a prefabricated tent cabin on the site in conjunction with Crystal Bridges "Architecture at Home" exhibit that opens in August. The cabin will be used to increase awareness and educate the public about the exhibit. In addition, the site will be programmed with activities related to the exhibit and outdoor recreation.

**Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;**

There are no existing structures on the property. The proposed structure is a 12' x 28" tent cabin for temporary display. The area around the cabin will be staged as a campsite.

**Hours of operation, including days of the week;**

4pm to 8pm Wednesdays, Thursdays and Fridays

8am to 4pm Saturdays

**Indoor and outdoor areas to be utilized;**

The interior of the cabin will be used for exhibit space – no residential use.

The outdoor areas will have exhibit information, lighting, camping furniture and equipment – it will be set up as a campsite.

**Planned indoor and outdoor structural changes;**

None – all changes are non-structural and temporary

**Parking needs required for the proposed use including existing and proposed provide**

The location is located in Downtown Core in an area with extensive public and private parking. Most of the traffic to the installation will be pedestrians and cyclists.

**Planned outdoor lighting changes**

Temporary low-level lighting to illuminate the cabin and other areas.

**Anticipated patrons, clients, deliveries, and/or customers (average per day);**

Unknown, but hopefully quite a few!

**Proposed number of employees; and,**

We anticipate having two interns staffing the cabin during operating hours.

clockwork

www.clockwork-ad.com

**Project** . Nomad - Incredible Building Company

**Date** . 27 May 2022

**Description** Plan

**Scale** . 1/2" = 1'-0"

NORTH

**Photographs of the property**

**Looking SE from the Square across Central Avenue toward the site**

**Looking NW toward Central Avenue and the Square**

**Looking North toward Central**

**Looking West toward SE A**

**Nomad Tent Cabin**

# Beach BBQ

1080 SE 14th Street
**PC Date:** 8/2/2022
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | CU22-0023 |
| **Applicant / Current Owner** | ROMI Investments, LLC |
| **Site Area** | +/- 0.78 acres |
| **Current Zoning** | C-2, General Commercial |
| **Future Land Use Map Designation** | Mixed-Use Commercial (MUC) |
| **Requested Use** | Long-Term Temporary Use / Structure |
| **Protective Covenants** | N/A |

https://arcg.is/08HvK8

**Location Map**

**Property Description**
The subject property is located at 1080 SE 14th Street and is currently zoned C-2, General Commercial. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet.

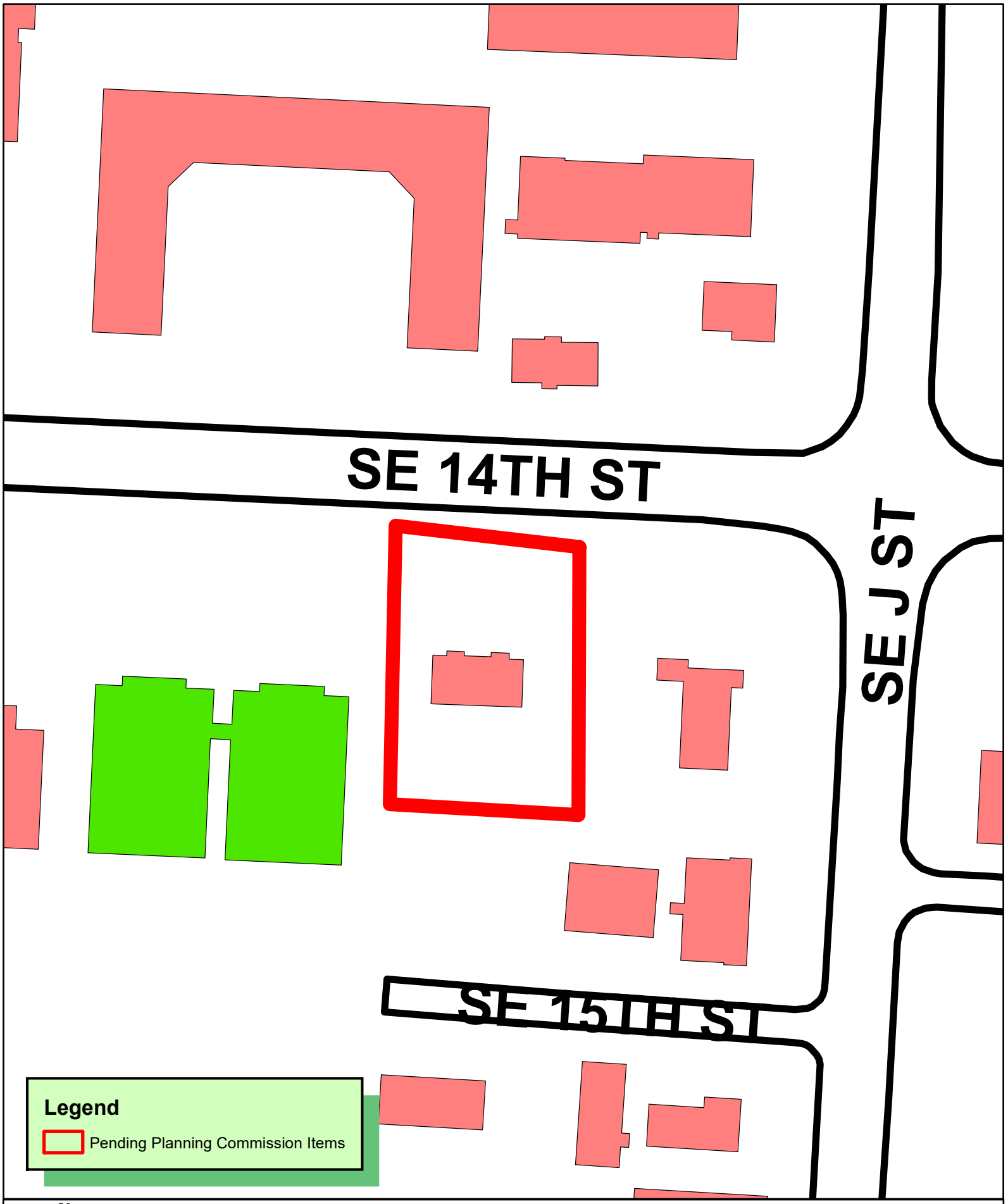
**Proposed Use Description**
A large-scale development (LSD21-0031) proposing an expanded parking lot and a small building addition for Beach BBQ was approved by the Planning Commission on August 3, 2021. The applicant has not officially withdrawn their large-scale development, but the project stalled before having a preconstruction meeting. Staff recalls that the applicant is wanting to pursue an interior remodel to the site first, before continuing on with the large-scale development.

Since then, the applicant put in a gravel parking lot at their restaurant as part of the interior remodel. Code Enforcement spoke to the owner and let him know that the gravel parking was not allowed without an approved conditional use permit.

The hours of operation for the restaurant will be Sunday through Saturday 11:00 AM to 9:00 PM. The applicant anticipates around 300 patrons per day with 16 employees. There are currently 21 asphalt parking spaces and this temporary gravel parking will help provide additional parking for patrons and employees.

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

**Conditions of Approval**
1. This Conditional Use Permit shall be valid for 6 months from date of issuance.
2. The site must be restored to its original condition no later than 90 days after this Conditional Use Permit expires, or must paved in accordance with their previously approved Large Scale Development.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. Paver driveway and dumpster pad will need to be located outside of the existing utility easement.
5. Details on pavers and construction requirements will be submitted and review by the engineering department prior to installation.
6. Any pavement or pavers proposed on the property must go through the Fire Marshall's Office for review and approval prior to installation.




N
W E
S

1 inch = 100 feet

***CU22-0023***
***CONDITIONAL USE***
***1080 SE 14TH STREET***

## Elizabeth Johnson

**From:** dadi ravi <dadi_ravi@yahoo.com>
**Sent:** Thursday, July 21, 2022 10:26 AM
**To:** Elizabeth Johnson
**Subject:** Re: Beach BBQ Conditional Use Updates

That is Great, I am sorry, i was not sure why in my previous versions it was not showing in English.

Please let me know if you have any questions.

Thanks,
Ravi Dadi (404 536 2552)

On Thursday, July 21, 2022 at 10:23:58 AM CDT, Elizabeth Johnson <elizabethj@bentonvillear.com> wrote:

Perfect, I can read that. Thank you!!

---

**From:** dadi ravi <dadi_ravi@yahoo.com>
**Sent:** Thursday, July 21, 2022 10:22 AM
**To:** Elizabeth Johnson <elizabethj@bentonvillear.com>
**Subject:** Beach BBQ Conditional Use Updates

Good Morning Beth,

I am not sure why it is changing to greek/Latin, can you try reading this

if this don't work, I will come and give hard copy for my answers.

Narrative. A typed narrative addressing each of the following items:

1. Proposed use and reason for the proposed use;
Ans: Proposed use is for Parking variance request customers and employees
This Parking Variance will help to grow small business, will generate new employment and help customers to bring their loved ones to new restaurant.

2. Site plan drawn to scale designating the property lines, existing structure(s),
Ans: Please find sketch with this mail.

3. proposed structure(s), and indoor and outdoor areas to be utilized;
Ans: There is no structural changes to current building.

4. Hours of operation, including days of the week;
Ans: We will be open everyday 11.00 am to 9.00 pm.

5. Indoor and outdoor areas to be utilized;
Ans: Please find sketch with this mail.

6. Planned indoor and outdoor structural changes;
Ans: There is no structural changes to current building.

7. Parking needs required for the proposed use including existing and proposed provide sketch of traffic flow and parking pattern (if applicable);
Ans: As of today there are 21 Asphalt Parking with current building, attached Sketch with this email which shows flow and parking pattern.

8. Planned outdoor lighting changes
Ans: No Outdoor lighting changes.

9. Anticipated patrons, clients, deliveries, and/or customers (average per day);
Ans: Around 300 per day.

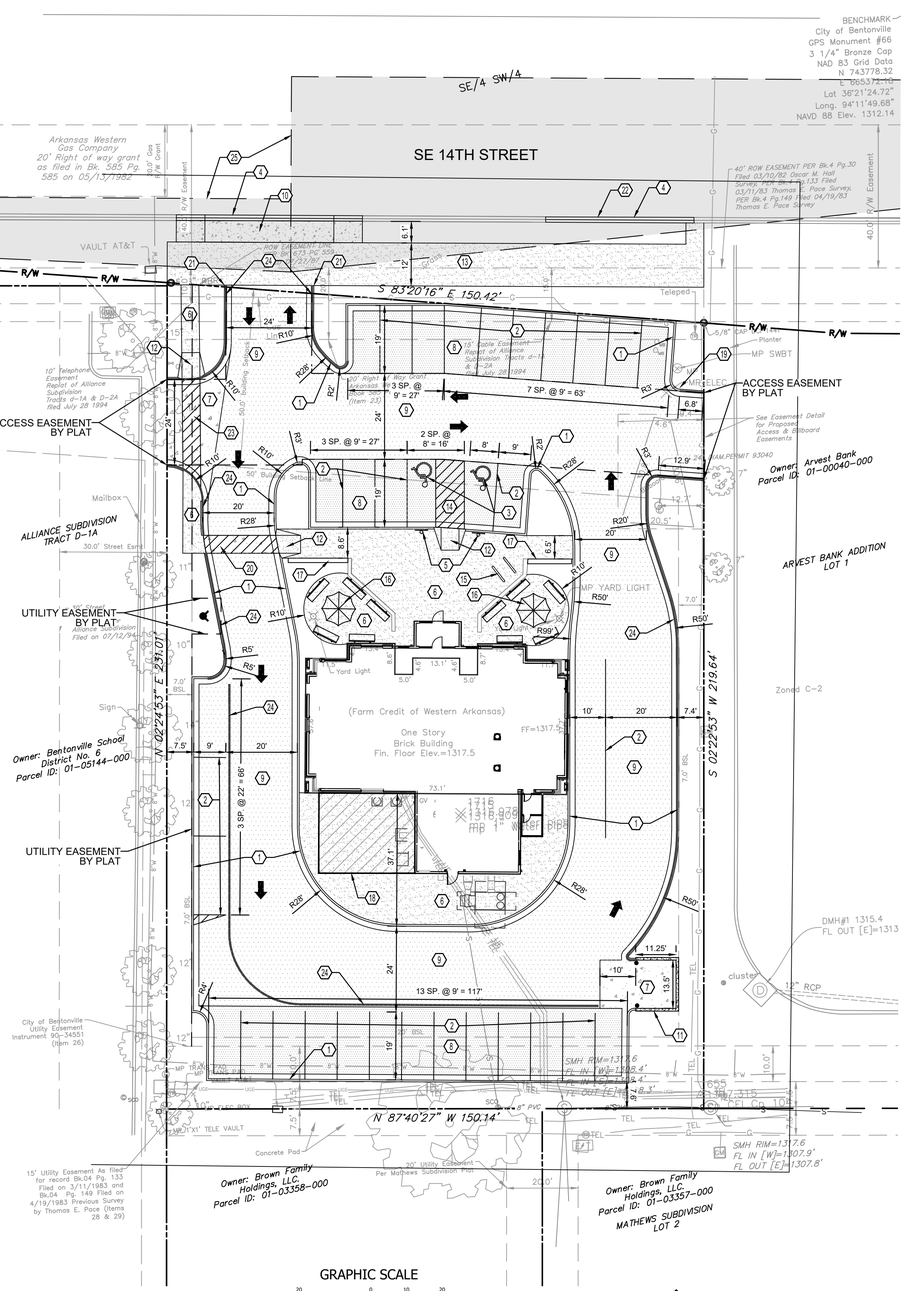
10. Proposed number of employees;
Ans: We are expecting 16 employees
and,

11. Photographs of the property
Ans: Attached Photographs with this email.

SPECIAL NOTE:
CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.

**CAUTION:**
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SPECIAL NOTE:
CONTRACTOR TO CONTACT ANDERSON ENGINEERING 48 HOURS PRIOR TO EARTHWORK ACTIVITIES. ANDERSON TO PROVIDE ON-SITE SUBGRADE INSPECTION PRIOR TO PAVEMENT WORK.




## 1 SITE PLAN
C2.0 SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1 INCH = 20 FEET

N

## GENERAL NOTES:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE PROJECT DOCUMENTS & PER THE CITY OF BENTONVILLE STANDARDS & SPECIFICATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
4. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
6. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
7. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
8. ALL DISTURBED AREAS ARE TO BE RE-SEEDED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
10. THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE WITH COMPACTED GRANULAR MATERIAL.
12. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTENANCES SHALL NOT ENCROACH ON SIDEWALKS, CURBS OR PAVEMENT. WHERE CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO PROCEEDING.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY NEW SINKHOLES, MINE FEATURES OR OTHER GEOLOGIC ANOMALIES DISCOVERED DURING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
15. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.
19. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
20. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL.
21. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
22. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
23. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
24. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
25. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
26. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
27. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
28. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
29. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
30. THERE IS NO PROPOSED FENCING AT THIS TIME. A SEPARATE PERMIT WILL BE REQUIRED.
31. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

## KEY NOTES:

1. NEW CURB AND GUTTER PER DETAIL 5/C6.0.
2. STRIPING TO BE 4" HI-VIS WHITE PER CITY OF BENTONVILLE STANDARDS AND SPECS.
3. INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL 6/C6.0.
4. MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
5. INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 8/C6.0.
6. NEW SIDEWALK REFER TO DETAIL 4/C6.0.
7. NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
8. NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 1/C6.0. ALT: NEW STANDARD DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
9. NEW HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2/C6.0. ALT: NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
10. DRIVEWAY PER ARKANSAS STATE HIGHWAY COMMISSION, DETAILS OF DRIVEWAYS & ISLANDS, STANDARD DRAWING DR-1, SEE SHEET C6.1.
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
12. INSTALL RAMP. REFER TO DETAIL 7/C6.0.
13. NEW 12' WIDE SIDE PATH PER CITY OF BENTONVILLE AND ARDOT SPECIFICATIONS. REFER TO SHEET C6.1.
14. HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE AUTHORITY HAVING JURISDICTION.
15. INSTALL 2 BIKE RACKS PER DETAIL 9/C6.0.
16. OUTDOOR SEATING TO BE PROVIDED BY OWNER. COORDINATE LOCATION WITH OWNER
17. HALFWALL TO MATCH EXISTING.
18. COVERED OUTDOOR PATIO. PLANS PROVIDED BY OWNER.
19. EXISTING SIGN TO BE REMOVED. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
20. STRIPED SIDEWALK CROSSING WITH HEAVY DUTY CONCRETE PER DETAIL 3/C6.0. ALT: IF ADJACENT PAVEMENT IS CONCRETE, CROSSING MUST BE STAMPED PER CITY OF BENTONVILLE REQUIREMENTS.
21. TAPER CURB FROM 6" TO 0" OVER 2'.
22. NEW TYPE A CURB AND GUTTER TO MATCH EXISTING PER ARKANSAS STATE HIGHWAY COMMISSION CURBING DETAILS, STANDARD DRAWING CG-1, SEE SHEET C6.1.
23. STRIPED SIDEWALK CROSSING. ALT: IF ADJACENT PAVEMENT IS CONCRETE, CROSSING MUST BE STAMPED PER CITY OF BENTONVILLE REQUIREMENTS.
24. PROVIDE FIRE LANE STRIPING PER FIRE DEPARTMENT REQUIREMENTS.
25. SIGHT TRIANGLES. THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREAS OF THE SITE TRIANGLES.
26. NOT USED.

## LEGAL DESCRIPTION:

PART OF THE FRACTIONAL NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL NE/4 OF THE NW/4 BEING IN THE CENTER OF SE 14TH STREET, BENTONVILLE, ARKANSAS; THENCE N 87°37'33" W, 240.00 FEET ALONG THE NORTH LINE OF SAID NE/4 OF THE NW/4 AND SAID CENTER OF SE 14TH STREET; THENCE S 02°22'22" W, 55.35 FEET TO AN EXISTING REBAR ON THE SOUTH RIGHT OF WAY LINE OF SAID SE 14TH STREET MARKING THE NORTHWEST CORNER OF LOT 1 ARVEST BANK ADDITION AND BEING THE POINT OF BEGINNING; THENCE S 02°22'53" W, 219.64 FEET ALONG THE WEST LINE OF SAID LOT 1 ARVEST BANK ADDITION TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 1 ARVEST BANK ADDITION BEING ON THE NORTH LINE OF LOT 2 MATHEWS SUBDIVISION; THENCE N 87°40'27" W, 150.14 FEET ALONG THE NORTH LINE OF LOT 2 AND LOT 3 OF SAID MATHEWS SUBDIVISION TO A SET REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE EAST LINE OF TRACT D-1A ALLIANCE SUBDIVISION; THENCE ALONG SAID EAST LINE N 02°24'53" E, 231.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID SE 14TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE
S 83°20'16" E, 150.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

## PARKING LOT NOTES:

1. PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SITE LAYOUT WITH WHITE PAINT. PARKING SPACES SHALL BE PROVIDED PER BENTONVILLE CITY CODE. 1 VAN ACCESSIBLE HANDICAP SPOT SHALL BE PROVIDED. ALL HANDICAP PARKING AND ACCESS WAY SHALL NOT SLOPE GREATER THAN 2% IN DIRECTION OF TRAVEL AND SHALL HAVE A MAX 2% CROSS SLOPE.
2. PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.
3. CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.
4. PROVIDE AND INSTALL CONCRETE SPLASH BLOCKS AT ALL UNPAVED DOWN SPOUT LOCATIONS.
5. EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.
7. TRASH ENCLOSURE REQUIRED PER LOCAL STANDARDS AND REGULATIONS.
8. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

## SITE PLAN NOTES:

A. ALL SITE DIMENSIONS TO THE FACE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.

B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

E. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

F. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

G. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

## BEUD NOTES:

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

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

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

TRANSFORMER PAD SHALL HAVE 10' CLEARANCE ON ACCESS SIDE AND 5' ON ALL OTHER SIDES.

## ZONING DATA:

| | |
|---|---|
| TYPE OF DEVELOPMENT: | COMMERCIAL, BEACH BBQ RESTAURANT |
| SIZE OF DEVELOPMENT: | 33,814.15 Sq. Ft. or 0.78 Acre. |
| PARKING SPACES REQUIRED: | 1 PER 4 PATRONS, 1 PER EMPLOYEE = 32 SPACES |
| PARKING SPACED PROVIDED: | 32 SPACES |
| ADA ACCESSIBLE REQUIRED: | 2 SPACES |
| ADA ACCESSIBLE PROVIDED: | 2 SPACES |
| BICYCLE RACKS REQUIRED: | 2 |
| BICYCLE RACKS PROVIDED: | 2 |
| C-2 ZONING SETBACKS: | FRONT: 50'<br>SIDE : 7'<br>REAR: 20'<br>HEIGHT: 60' |
| GROSS FLOOR AREA: | 3,673 SF |
| HEIGHT OF STRUCTURE: | APPROX. 16' |

## PAVEMENT LEGEND

| | |
|---|---|
| | HEAVY DUTY CONCRETE |
| | STANDARD DUTY ASPHALT |
| | HEAVY DUTY ASPHALT |

*damage prevention is no accident*

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LSD21-0031


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5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 268-4181
ANDERSON COA# 335 • MOLLY ROBB PE# 19640


STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROBB
8-2-2021

| DRAWING INFO. | |
|---|---|
| FIELD BY: | - |
| DRAWN BY: | MRR |
| CHECK BY: | MRR |
| DATE: | 8-2-2021 |
| FIELD BOOK: | - |
| JOB NUMBER: | 20RO10015 |

| NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|

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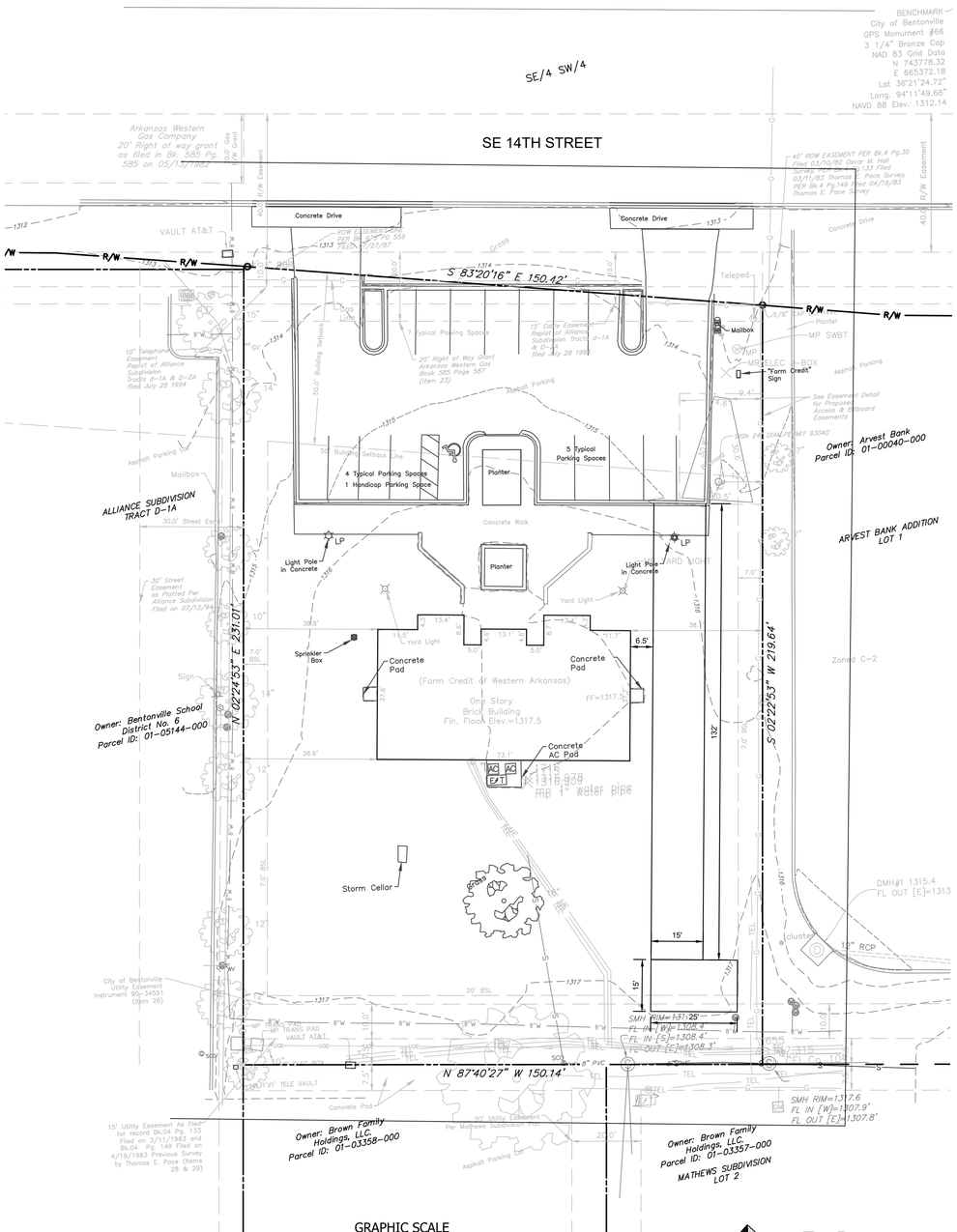
ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

1080 SE 14TH STREET BENTONVILLE, AR 72713

SITE PLAN

SHEET NUMBER C2.0




**1 SITE EXHIBIT**
1 SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1 INCH = 20 FEET

N

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FIELD BY: -
DRAWN BY: MRR
CHECK BY: MRR
DATE: 6/28/2022
FIELD BOOK: -
JOB NUMBER: 20RO10015

| REVISIONS NO. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

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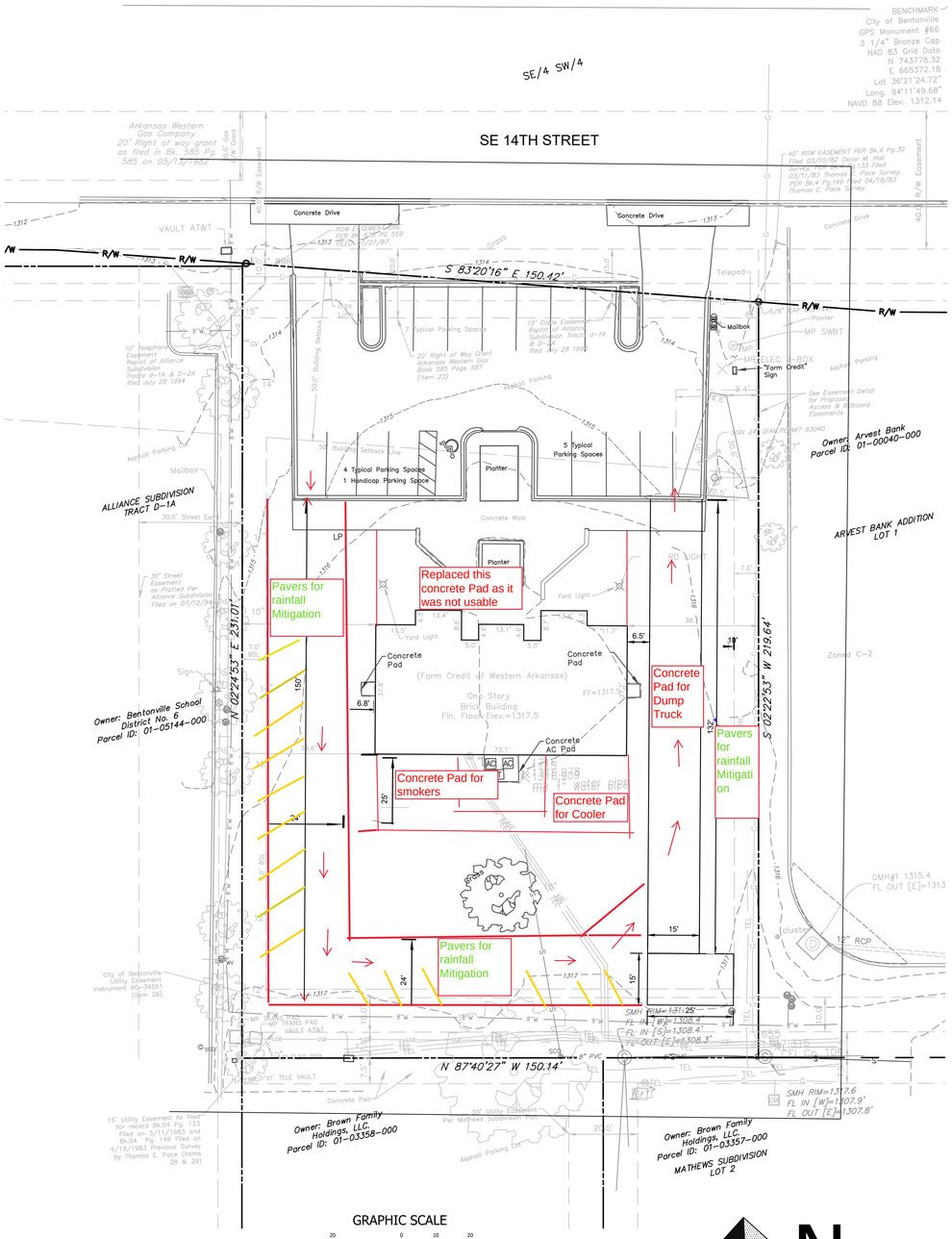
ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

# SITE EXHIBIT

1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER 1




**1 SITE EXHIBIT**
1 SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20
( IN FEET )
1 INCH = 20 FEET

N

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| DRAWING INFO. | |
|---|---|
| FIELD BY: | - |
| DRAWN BY: | MRR |
| CHECK BY: | MRR |
| DATE: | 6/28/2022 |
| FIELD BOOK: | - |
| JOB NUMBER: | 20RO10015 |

| REVISIONS | | | |
|---|---|---|---|
| NO. | DESCRIPTION | BY | DATE |

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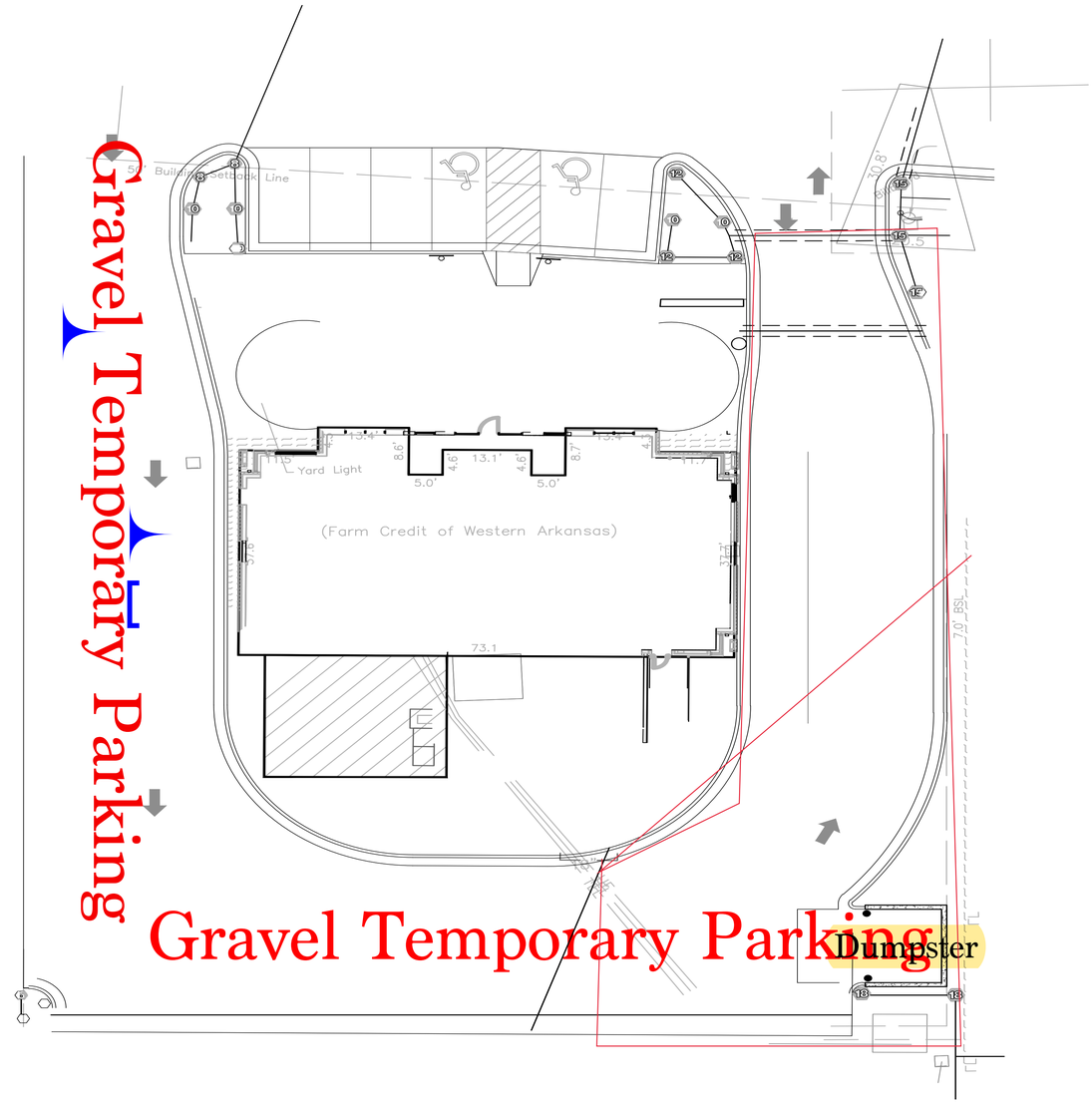
ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

# SITE EXHIBIT

1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER 1




0' 10' 40'

Scale 1" = 20'

BEACH BBQ
Oak Smoked

BEACH BBQ
Oak Smoked

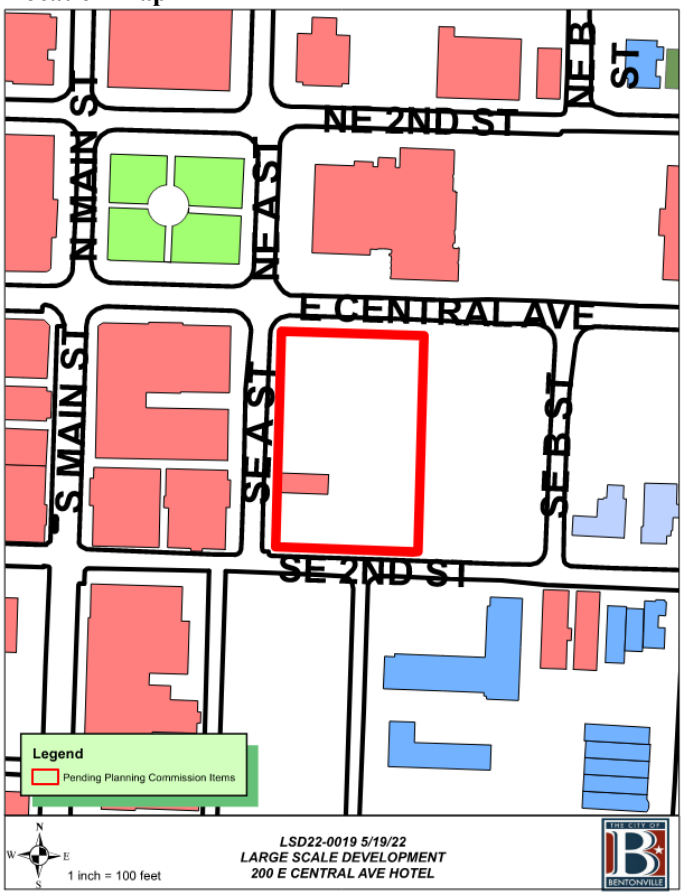
# 200 E Central Hotel

E Central Ave & SE A Street
**PC Date:** 8/2/2022
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

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

https://arcg.is/08HvK8

**Location Map**




***This project was approved by Planning Commission on 5-17-22. Since then, the applicant has proposed a fee-in-lieu that needs approval.***

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

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

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

**Waivers**
Three waivers were approved on May 17, 2022:

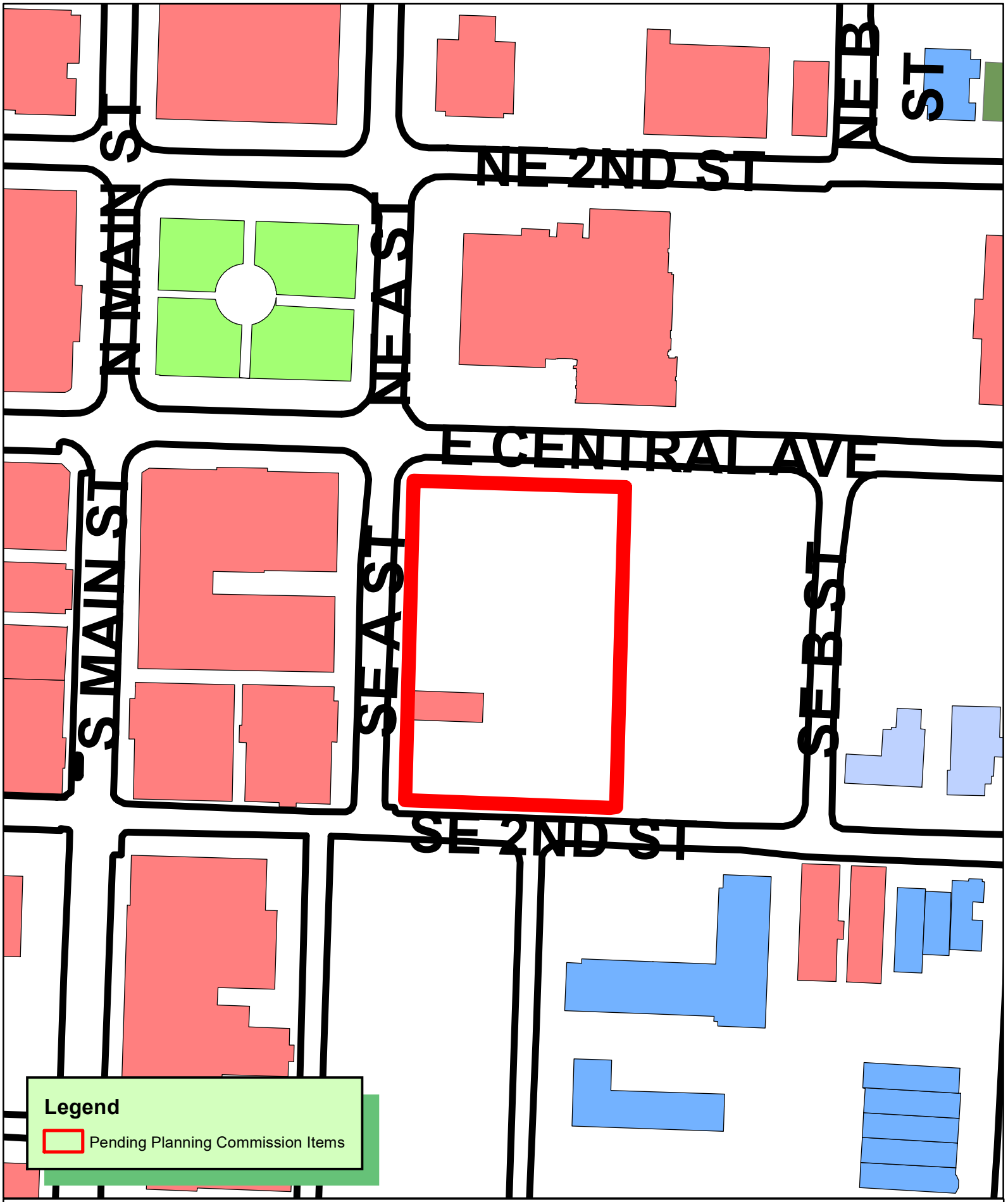
- A waiver from Street Specifications - Section 900.2 Location and Width.
- A waiver from Sec. 1100.02(a)(2), (5), and (6), Curb Cuts, from the width being no less than 24', the number of curb cuts allowed, and the distance between curb cuts.
- A waiver from Sec. 1100.23(g), which requires a minimum of 50% of the first floor façade to be windows.

Fee-in-Lieu:

- The applicant proposes a fee-in-lieu of street trees along A Street and 2nd Street of $5,600 in exchange for 10 trees along A Street and 4 trees along 2nd Street.

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

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




N
W E
S

1 inch = 100 feet

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



THE CITY OF BENTONVILLE

## 2 PERSPECTIVE - NORTHEAST CORNER (MAIN HOTEL ENTRY)

12" = 1'-0" REF: /

## 1 PERSPECTIVE - NORTHWEST CORNER (VIEW FROM THE SQUARE)

12" = 1'-0" REF: /

5/9/2022 1:33:40 PM

brr

**ARCHITECT OF RECORD:**
BRR ARCHITECTURE, INC
8101 BIRCH AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

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

**CONSULTANT**

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**ISSUES & REVISIONS**

| NO. | DATE | DESCRIPTION |
|---|---|---|

# 200 E. CENTRAL HOTEL

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

BLUE CRANE

**PROJECT MANAGER:**
Designer
**CHECKED BY:**

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

**PROJECT NO.**
32000044

**PROJECT PHASE**
PERMIT SUBMITTAL

**PROFESSIONAL SEAL**

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**SHEET TITLE**
PERSPECTIVES

**SHEET NO.**
G100

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## 2 SOUTH ELEVATION

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

## 1 NORTH ELEVATION

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

# FINISH INDEX

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

## BUILDING MATERIALS

| NORTH ELEVATION | CAST STONE | BRICK | ENGINEERED STONE PANEL | WOOD CLADDING* | GLAZING | TOTAL |
|---|---|---|---|---|---|---|
| SF | 149 | 3,811 | 788 | 243 | 3,481 | 8,473 |
| % CLADDING | 2% | 45% | 9% | 3% | 41% | |

| SOUTH ELEVATION | CAST STONE | BRICK | ENGINEERED STONE PANEL | WOOD CLADDING* | GLAZING | TOTAL |
|---|---|---|---|---|---|---|
| SF | 153 | 4,690 | 1,454 | 40 | 2553 | 8,890 |
| % CLADDING | 2% | 52% | 16% | 1% | 29% | |

| EAST ELEVATION | CAST STONE | BRICK | ENGINEERED STONE PANEL | WOOD CLADDING* | GLAZING | TOTAL |
|---|---|---|---|---|---|---|
| SF | 262 | 8,321 | 1,523 | 111 | 6,289 | 16,506 |
| % CLADDING | 2% | 50% | 9% | 1% | 38% | |

| WEST ELEVATION | CAST STONE | BRICK | ENGINEERED STONE PANEL | WOOD CLADDING* | GLAZING | TOTAL |
|---|---|---|---|---|---|---|
| SF | 275 | 8,098 | 1,523 | 508 | 6,193 | 16,597 |
| % CLADDING | 2% | 49% | 9% | 3% | 37% | |

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

## LEVEL 1 BUILDING MATERIALS

| NORTH ELEVATION | GLAZING | TOTAL |
|---|---|---|
| SF | 902 | 1,454 |
| % GLAZING | 62% | |

| SOUTH ELEVATION | GLAZING | TOTAL |
|---|---|---|
| SF | 247 | 886* |
| % GLAZING | 28% | |

| EAST ELEVATION | GLAZING | TOTAL |
|---|---|---|
| SF | 1,462 | 2,428* |
| % GLAZING | 60% | |

| WEST ELEVATION | GLAZING | TOTAL |
|---|---|---|
| SF | 1,491 | 2,943 |
| % GLAZING | 51% | |

| COMBINED | GLAZING | TOTAL |
|---|---|---|
| SF | 4,102 | 7,711* |
| % GLAZING | 53% | |

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


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ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9321 ANTIOCH AVENUE
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OVERLAND PARK, KS 66204

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ISSUES & REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

# 200 E. CENTRAL HOTEL

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

BLUE CRANE

PROJECT MANAGER:
KS
CHECKED BY:

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

PROJECT NO.
32000044

PROJECT PHASE
PERMIT SUBMITTAL

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A200




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4/29/2022 2:08:36 PM

# FINISH INDEX

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

## 2 WEST ELEVATION

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

## 1 EAST ELEVATION

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

4/29/2022 2:09:51 PM


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ARCHITECT OF RECORD:
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OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
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ISSUES & REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

# 200 E. CENTRAL HOTEL

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

BLUE CRANE

PROJECT MANAGER: KS
CHECKED BY:
DRAWN BY: BL
DOCUMENT DATE: 4 | 29 | 2022

PROJECT NO. 32000044

PROJECT PHASE
PERMIT SUBMITTAL

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A201


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May 12, 2022

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

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

**COB Project LSD22-0019**

Bentonville Planning Commission,

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

Section 1100.23 Downtown (D) District Design Standards

Windows – DC 50% of façade shall be windows;

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

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

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

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

Sincerely,

Kelsey, J. Sundet, AIA

Senior Associate

BRR Architecture, Inc.