



**Planning Commission
Meeting Agenda
September 6th, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: https://us06web.zoom.us/webinar/register/WN_b1nHDoyeR-q8NusnigU1yQ

- I. Call to Order**
- II. Approval of the August 16th Meeting Minutes**
- III. Consent Agenda**
 - 1. Lots 25 & 26, Block 14 of W.A. Burk's Addition** **Lot Split**
416 Fillmore Street ([LS22-0031](#))
 - 2. Lot 1 Barrett Addition** **Lot Split**
4653 SW Rainbow Farm Road ([LS22-0033](#))
 - 3. 308 South Walton Commercial** **Large Scale Development**
308 South Walton Boulevard ([LSD22-0043](#))
 - 4. Providence Village Phase 3** **Final Plat**
7103 Nomad Road ([FP22-0004](#))
- IV. Old Business**
 - 1. Ethos Pro Shop Showroom** **Conditional Use Permit***
502 SE B Street ([CU22-0009](#))
 - 2. East Central Parking Structure** **Large Scale Development**
300 E Central Avenue ([LSD22-0039](#))
 - 3. Glide Xpress Carwash** **Large Scale Development**
801 SE Walton Boulevard ([LSD22-0040](#))
- V. New Business**
 - 1. 2022 Zoning and Development Code Updates** **Ordinance***
 - 2. 2a. Lightbox @ Market LLC** **Future Land Use Map Amendment***

Medium Density Residential to High Density Residential
SE 8th Street and SE H Street ([RZ22-0041](#))

2b. Lightbox @ Market LLC **Rezoning***
R-3, Medium-High Density Multifamily Residential to DN-3, Downtown High Density Residential
8th Street and H Street ([RZ22-0041](#))

- | | |
|---|--------------------------------|
| 3. Bentonville P&R Fund, LLC –Construction Noise | Conditional Use Permit* |
| SE 14 th Street (CU22-0025) | |
| 4. Bentonville Revitalization Inc. – Long Term Use | Conditional Use Permit* |
| 207 & 209 NE 2 nd Street (CU22-0027) | |
| 5. Bentonville Container Pop-up - Long Term Use | Conditional Use Permit* |
| NE 3 rd Street (CU22-0028) | |
| 6. VITO Groups LLC – Access Management Standards | Waiver |
| HWY 12 E (WAV22-0015) | |
| 7. Deer Creek LLC– Access Management Standards | Waiver |
| W AR HWY 72 (WAV22-0016) | |



**Planning Commission
Meeting Minutes
August 16, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/vSuiAQKOKtyBSC_Oj4Pp7mpDmayDaD1ozDPXITJEt8qJ5Lr8kHXf7gVRi8CmKhL7.5Ui9LrcNVXYbSXIL?startTime=1660683654000

- I. Call to Order**
- II. Approval of the August 2nd Meeting Minutes**
 - Motion to approve the minutes by Hipp, seconded by Kerr
 - Approved 7-0
- III. Consent Agenda**

1. Lot 1 of Garcia Addition **Lot Split**
908 SW Tater Black Road ([LS22-0024](#))

2. Walmart Campus Zone 2 South **Large Scale Development**
Northeast of SE J and SE 8th Street ([LSD22-0036](#))

- Motion to approve the consent agenda by Kerr, seconded by Hipp

IV. Old Business

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](#))

- Tyler reads staff report
- Public hearing opened
- Todd Jacobs from the Jacobs group did a quick summary of the project
- Celia Swanson of 209 SE 3rd ST voiced her concerns
- Trevor Aldridge of 115 SE G Court spoke and expressed concerns
- Greg Matteri of 602 N Main St spoke in support of the item
- Todd Jacobs with the Jacobs Group gave more clarification
- Discussion amongst commissioners and staff
- Approved 7-0

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](#))

- Northern portion
 - Approved 7-0
- Southern portion
 - Approved 7-0

2. Will Moore Subdivision, Phase 3

Preliminary Plat

1200 Tunbridge Drive ([PP22-0002](#))

Waiver 1

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

Waiver 2

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

Plat:

- Approved 7-0

V. New Business

1. 2022 Zoning and Development Code Updates

Ordinance*

***Note: Public notice was published in the paper for the August 16th Planning Commission meeting. Planning Commission will hold a public hearing and then table the item per request from Legal.**

- Motion by Haynie to table the code updates, seconded by Wright
- Tabled 7-0

2. 2a. Dogwood Acres LLC

Future Land Use Map Amendment*

Residential Estate to Mixed-Use Commercial

1001, 1003, and 1007 NE J St ([RZ22-0040](#))

- Tyler reads staff report
- Public hearing opened
- Mr. Butler from 10th street expressed concerns about signage
- Nathan Street, engineer with McClelland Consulting, provided more details
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

2b. Dogwood Acres LLC

Rezoning*

A-1, Agriculture to C-3, Mixed-Use Commercial

1001, 1003, and 1007 NE J St ([RZ22-0040](#))

- Approved 7-0

3. Dogwood Acres LLC – Long Term Use

Conditional Use Permit*

1001, 1003, and 1007 NE J St ([CU22-0024](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

4. Bentonville History Museum – Long Term Use

Conditional Use Permit*

416 S Main St ([CU22-0026](#))

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

5. Bentonville Public Schools Parking Lot Expansion

Large Scale Development

South of 1000 SE 14th St ([LSD22-0037](#))

- Tyler reads staff report

Waiver 1:

- Motion by Wright to approve the waiver, seconded by Haynie
- Discussion amongst commissioners and staff
- Approved 6-0
- Eric Hipp abstains from vote

Large Scale:

- Approved 6-0

6. East Central Parking Structure

Large Scale Development

300 E Central Ave ([LSD22-0039](#))

- Removed from agenda during tech review due to lack of 3d renderings from applicant.
- 3d renders are required when requesting a waiver from the building material standards

7. Glide Xpress Car Wash

Large Scale Development

801 S Walton Blvd ([LSD22-0040](#))

- Removed from agenda during tech review due to lack of 3d renderings from applicant.
- 3d renders are required when requesting a waiver from the building material standard

8. Stone Meadows – Lot 236 & 237

Waiver

3313 & 3311 SW Hillstone Ave ([WAV22-0011](#))

- Tyler reads staff report
- Discussion amongst commissioners and staff

Waiver 1:

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

Waiver 2:

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

- Commission added a condition to the waiver approval, stating their approval of the waiver is conditional on the approval of the associated Property Line Adjustment.

9. Garcia - Fernandez

Waiver

906 NW 9th St ([WAV22-0012](#))

- Applicant provided more details on this waiver
- Motion by Sanders to approve the waiver, seconded by Haynie
- Denied 4-3
- Commissioners who denied the waiver explanations were, because of the home being in a designated school commute zone. Where sidewalks should be present to allow children to walk and bike to school.
- Kerr- Yes; Sanders-Yes; Bennett- Yes; Wright-No; Hipp-No; Davis-No; Haynie-No

10. Michael L. White

Waiver

805 Water Tower Rd ([WAV22-0013](#))

- Tyler reads staff report
- Discussion amongst commissioners and staff
- Motion by Davis to approve the waiver, seconded by Hipp
- Approved 7-0

Motion to adjourn the meeting by Sanders, seconded by Hipp

Meeting adjourned



Consent Agenda Items

For the Planning Commission meeting on September 6, 2022

Reviewer: Luke Aitken, Planning Technician

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

Lot Split: Lots 25 & 26, Block 14, of W.A. Burk's Addition, V3 Construction, LLC, 416 Fillmore Street, DN-2, Downtown Medium Density Residential, LS22-0031

A lot split of existing Lot 19, Block 14, of W.A. Burk's Addition, creating new Lots 25 (+/-0.102 Acres) and 26 (+/-0.189 Acres). This plat dedicates a 20-foot public utility easement along Fillmore Street.

Lot Split: Lot 1 Barrett Addition, Michael and Tammy Barrett, 4653 SW Rainbow Farm Road, R-2, Medium Density Two Family and Townhome Residential, LS22-0033

A lot split of un-platted section land, creating new Lot 1 (+/-1.45 Acres) of Barrett Addition. This plat dedicates right-of-way along SW Rainbow Farm Road to meet the Master Street Plan requirements.

Large Scale Development: 308 South Walton Commercial, Witcher Revocable Trust, 308 South Walton Boulevard, C-2, General Commercial, LSD22-0043

A large-scale development proposing the construction of a two-story, +/-2,500 sq. f.t mixed-use (residential in basement/commercial at street level) building located at 308 South Walton Boulevard. Eleven parking spaces are required, and 11 spaces are being provided. Sidewalks and site amenities are per the requirements of the Land Development Code. The applicant has also eliminated two existing curb cuts onto South Walton Boulevard and consolidate them into one conforming curb cut. The proposed exterior materials consist of stone, brick, and architectural metal panel, all of which meet or exceed the material requirements of the Land Development Code.

Final Plat: Providence Village Phase 3, Providence 2016, LLC, 7103 Nomad Road, R-1, Low Density Single-Family Residential, FP22-0004

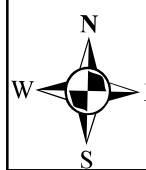
A final plat of the third phase of a single-family residential subdivision to be known as Providence Village Phase 3. The subdivision consists of 71 single-family lots and one out-lot for a future phase 4. All non-bondable items and guarantees of improvements have been completed and the subdivision has passed final inspection.

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



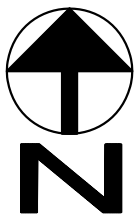
Legend

 Pending Planning Commission Items


1 inch = 100 feet

LS22-0031 8/2/22
LOT SPLIT
W A BURKS ADDITION
LOT 19 BLOCK 14 CREATING LOTS 25-26





SCALE 1"=30'

30 15 0 30

LEGEND

- S.I.P. SET IRON PIN
● F.I.P. FOUND IRON PIN
⊗ CHISLED "X" IN CONCRETE
— PROPERTY LINE
- - - CENTERLINE
- - - ADJ. PROPERTY LINE
- - - UTILITY EASEMENT
⊕ POWER POLE
⊙ SEWER MANHOLE
⊠ TELEPHONE

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N03°22'10"E
L2	48.67'	S86°43'18"E
L3	37.00'	S03°22'10"W

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____
SIGNED: _____
SIGNED: _____
NAME AND ADDRESS: _____
PRINT NAME: _____
SOURCE OF TITLE: D.R. _____
PAGE: _____
STATE OF ARKANSAS)
COUNTY OF BENTON)
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____
SIGNED: _____
MAYOR
CITY CLERK
PLANNING COMMISSION CHAIRMAN



CITY REQUIRED NOTES:

- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

SURVEYOR NOTES:

- PARENT DEED FILED IN BOOK L2021 AT PAGE 83127.
- PROPERTY IS COUNTY TAX PARCEL #01-04621-001.
- THE CURRENT ZONING FOR THE PROPERTY IS DOWNTOWN (DN-2). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.
- WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

FLOOD CERTIFICATION

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

PROPERTY DESCRIPTION (ACCESS EASEMENT)

A PART OF THE NE¼ OF THE NE¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 19, BLOCK 14, W.A. BURKS ADDITION, THENCE NORTH 03°03'48" EAST 12.00 FEET; THENCE SOUTH 86°43'18" EAST 68.36 FEET; THENCE NORTH 03°22'10" EAST 25.00 FEET; THENCE SOUTH 86°43'18" EAST 48.67 FEET; THENCE SOUTH 03°22'10" WEST 37.00 FEET; THENCE NORTH 86°43'18" WEST 116.97 FEET TO THE POINT OF BEGINNING, CONTAINING 2,620.65 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (PARENT LOT)

LOT 19, BLOCK 14, W.A. BURKS ADDITION, TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PROPERTY LIEN ADJUSTMENT PLAT ON FILE AS DOCUMENT NO. L202071257.

PROPERTY DESCRIPTION (LOT 25, BLOCK 14)

BEING A PORTION OF LOT 19, BLOCK 14, W.A. BURKS ADDITION, TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PROPERTY LIEN ADJUSTMENT PLAT ON FILE AS DOCUMENT NO. L202071257, BEING IN THE NE¼ OF THE NE¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF OLD LOT 19, BLOCK 14, W.A. BURKS ADDITION, THENCE NORTH 03°03'48" EAST 12.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 03°03'48" EAST 48.02 FEET; THENCE SOUTH 86°37'50" EAST 92.95 FEET; THENCE SOUTH 03°22'10" WEST 47.87 FEET; THENCE NORTH 86°43'18" WEST 92.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.102 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 25, BLOCK 14)

BEING A PORTION OF LOT 19, BLOCK 14, W.A. BURKS ADDITION, TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PROPERTY LIEN ADJUSTMENT PLAT ON FILE AS DOCUMENT NO. L202071257, BEING IN THE NE¼ OF THE NE¼ OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF OLD LOT 19, BLOCK 14, W.A. BURKS ADDITION, THENCE NORTH 03°03'48" EAST 12.00 FEET; THENCE SOUTH 86°43'18" EAST 92.70 FEET; THENCE NORTH 03°22'10" EAST 47.87 FEET; THENCE SOUTH 86°37'50" EAST 118.48 FEET; THENCE SOUTH 02°23'12" WEST 59.69 FEET; THENCE NORTH 86°43'18" WEST 212.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.189 ACRES MORE OR LESS.

LOT SPLIT CREATING LOTS 25 & 26, BLOCK 14 OF W.A. BURKS ADDITION		REVISIONS		
		No.:	BY:	DATE:
OWNER CONTACT INFO: HVM CONSTRUCTION, INC. HUMBERTO REYNOSA 1431 LE CHESNAY DRIVE CENTERTON, AR 72719		#1	CITY	7/11/22
273-7989 OR 366-7989 DAVID B. PLATZ LAND SURVEYOR P.O. BOX 223 BENTONVILLE, AR 72712		DRAWN BY:	DATE:	
		DP/ZS	6/23/22	
		CHECKED BY:	JOB No.:	
			2022291	
		SCALE:	SHEET:	
		1"=30'	1	

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF EXISTING LOT 19, BLOCK 14 OF
W.A. BURK'S ADDITION CREATING NEW LOTS 25 AND 26, BLOCK 14 OF W.A.
BURK'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR
OTHER PURPOSES (PROJECT NUMBER: LS22-0031).**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of EXISTING LOT 19, BLOCK 14 OF W.A. BURK'S ADDITION creating new LOTS 25 AND 26, BLOCK 14 OF W.A. BURK'S ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 6, 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 19, BLOCK 14 OF W.A. BURK'S ADDITION creating new LOTS 25 AND 26, BLOCK 14 OF W.A. BURK'S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk 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.

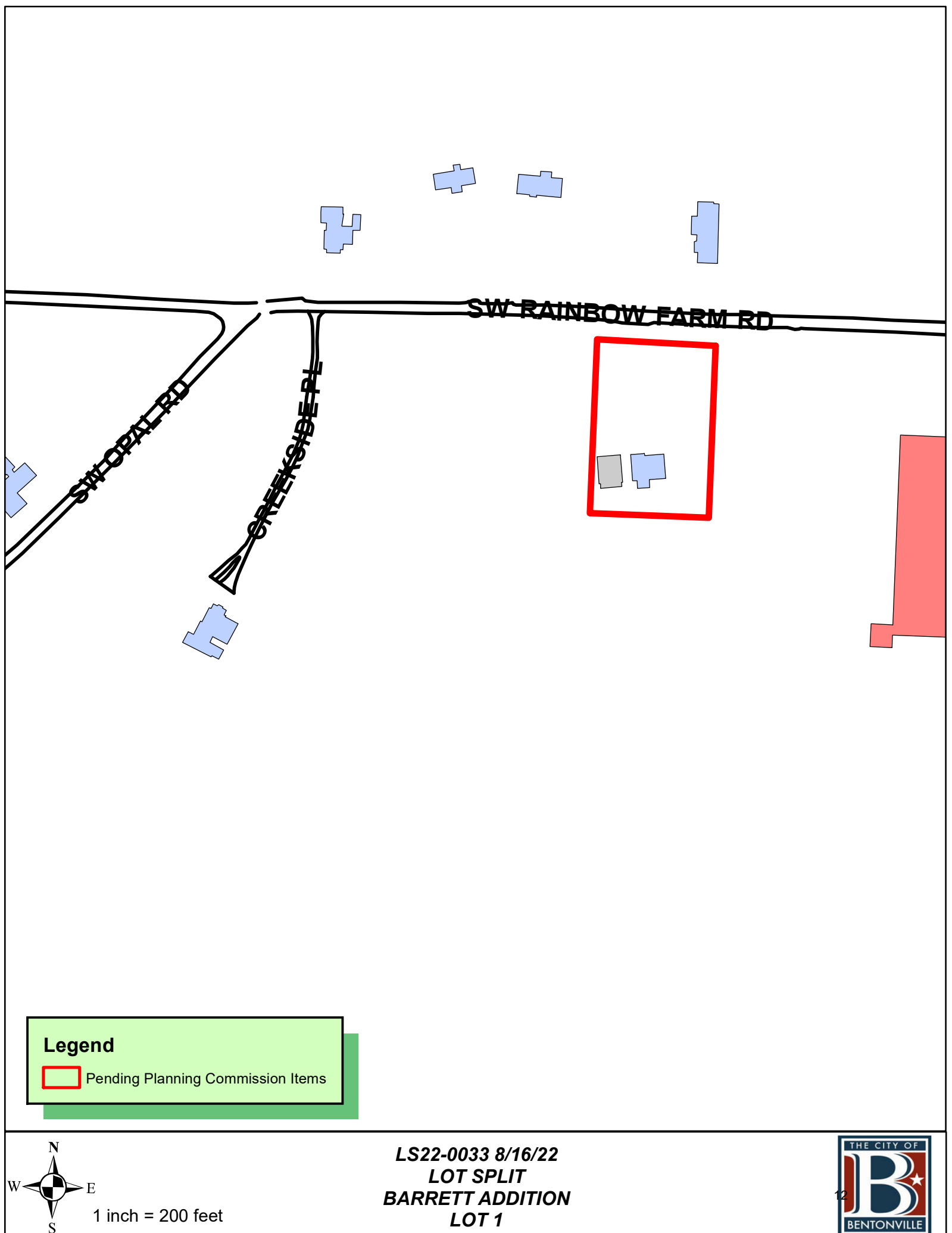
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

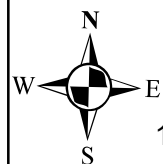
Stephanie Orman, Mayor

Kirby Romines, City Clerk



Legend

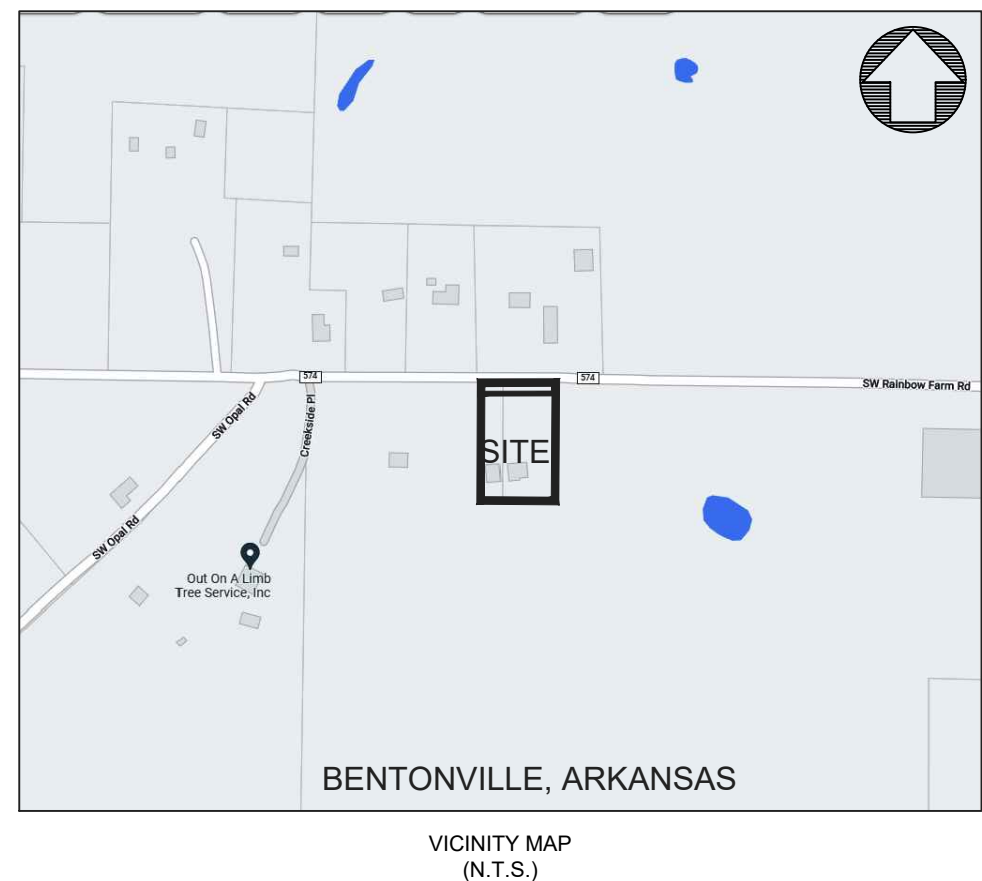
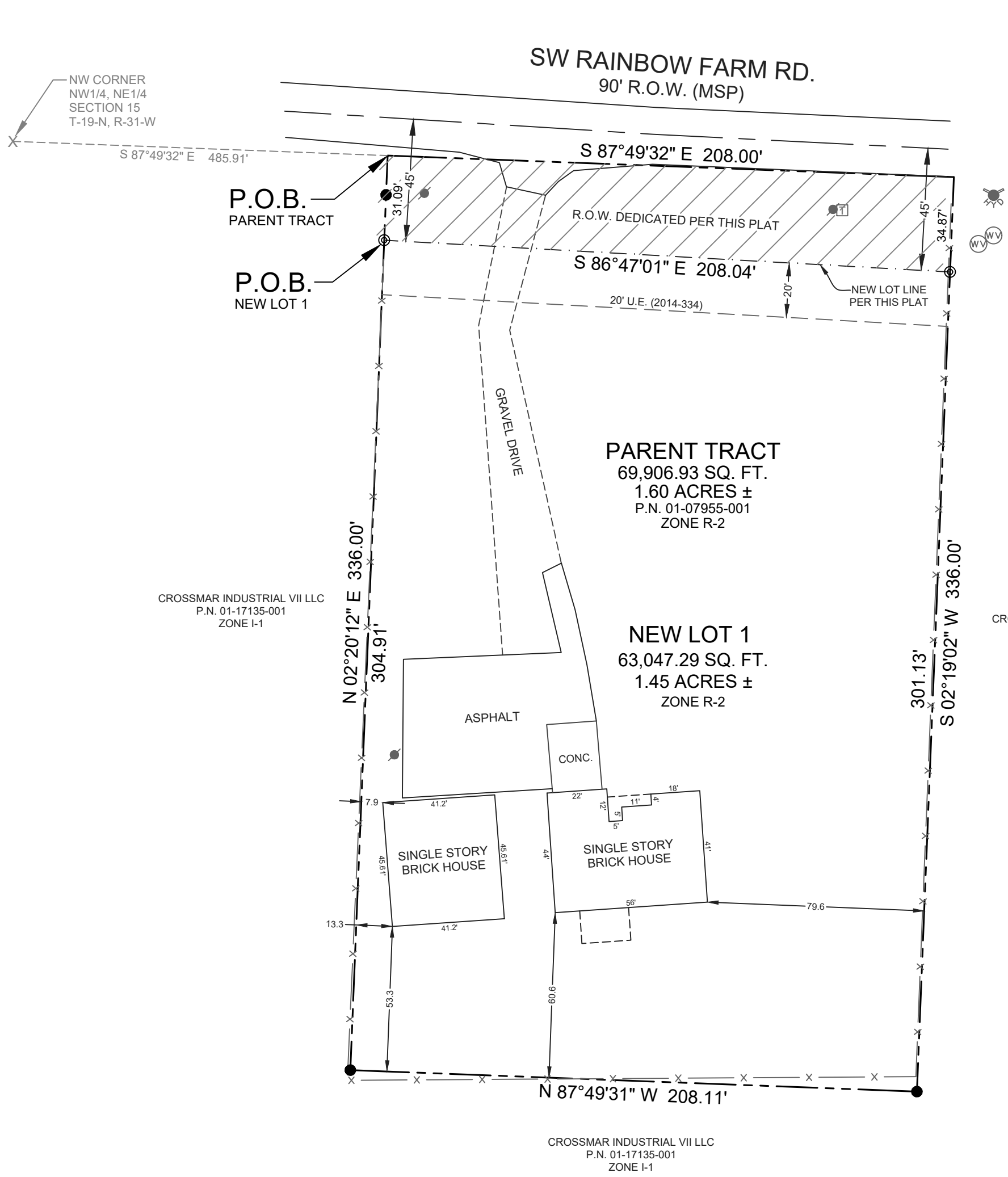
 Pending Planning Commission Items



1 inch = 200 feet

**LS22-0033 8/16/22
LOT SPLIT
BARRETT ADDITION
LOT 1**





ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF UN-PLATTED SECTION LAND
CREATING NEW LOT 1, BARRETT ADDITION TO THE CITY OF BENTONVILLE,
ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0033).**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UN-PLATTED SECTION LAND creating new LOT 1, BARRETT ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 6, 2022;

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

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

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

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

Section 1: That the lot split of UN-PLATTED SECTION LAND creating new LOT 1, BARRETT ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

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

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items



1 inch = 150 feet

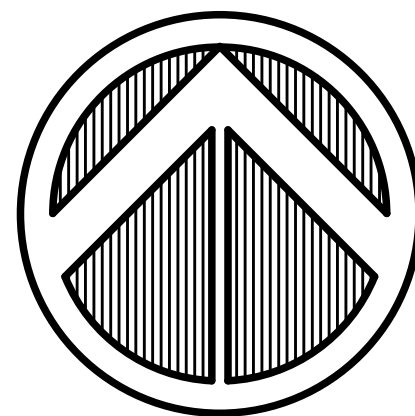
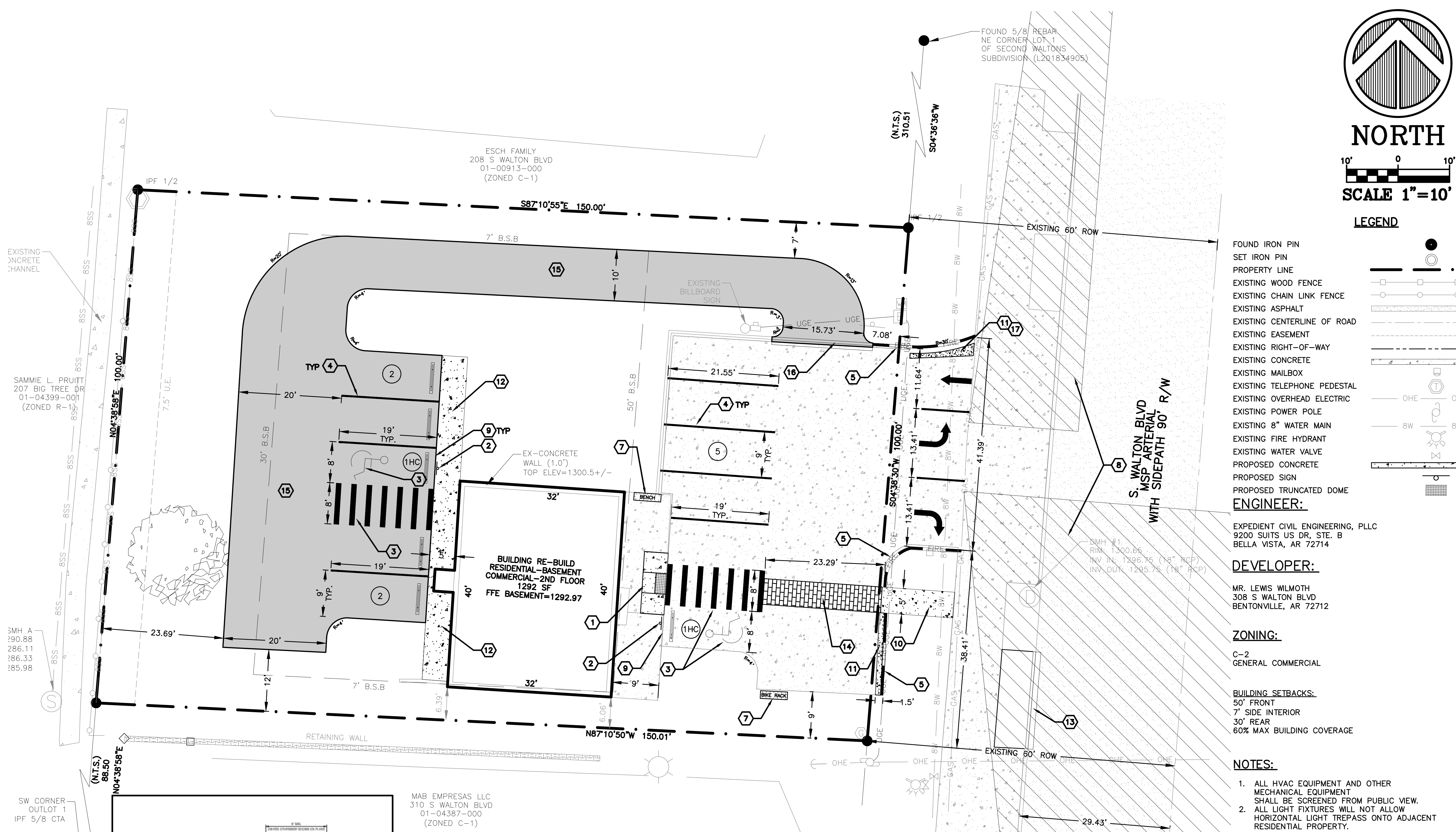
LSD22-0043 9/6/2022
LARGE SCALE DEVELOPMENT
308 S WALTON BLVD

THE CITY OF



BENTONVILLE

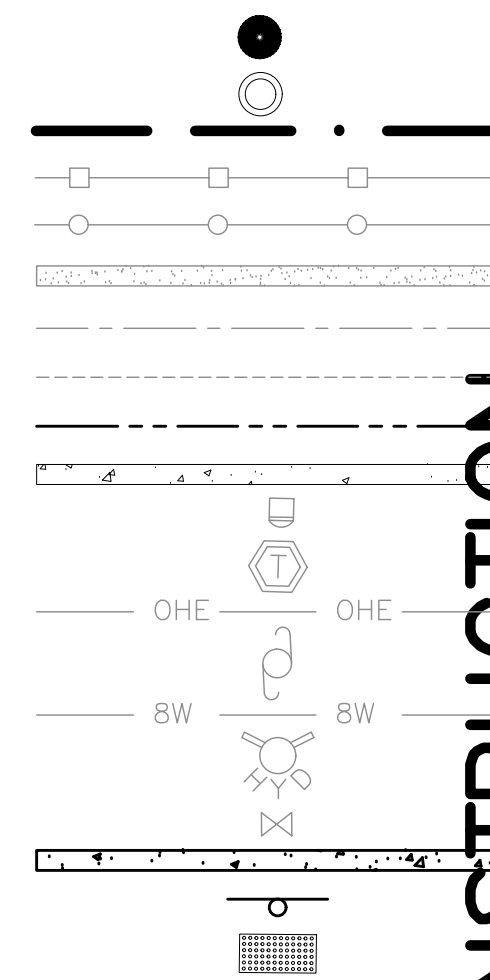
\\ECC\homes\ECE2021\Projects\21-1054 308 S Walton Blvd\Draw\21-1054.dwg



NORTH

SCALE 1"=10'

LEGEND



FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING ASPHALT
EXISTING CENTERLINE OF ROAD
EXISTING EASEMENT
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE
EXISTING MAILBOX
EXISTING TELEPHONE PEDESTAL
EXISTING OVERHEAD ELECTRIC
EXISTING POWER POLE
EXISTING 8" WATER MAIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
PROPOSED CONCRETE
PROPOSED SIGN
PROPOSED TRUNCATED DOME
ENGINEER:

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

DEVELOPER:

MR. LEWIS WILMOTH
308 S WALTON BLVD
BENTONVILLE, AR 72712

ZONING:

C-2
GENERAL COMMERCIAL

BUILDING SETBACKS:

50' FRONT
7' SIDE INTERIOR
30' REAR
60% MAX BUILDING COVERAGE

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.

PARKING REQUIREMENTS:

1. RESIDENTIAL - 2 SPACES, COMMERCIAL OFFICE - 1 SPACE PER 200 SQUARE FEET
2. NUMBER OF PARKING SPACES REQUIRED - 11 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED - 9 SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 2 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 11 SPACES



Know what's below.
Call before you dig.

CITY JOB #: LSD22-0043



Date	8/15/2022
Comments	PER CITY COMMENTS
Rev	1

308 S WALTON COMMERCIAL

BENTONVILLE, AR 72712

308 S WALTON BLVD.

LEWIS WILMOTH

308 S WALTON BLVD, BENTONVILLE, AR 72712

CONTRACT NO. 21-1054
BENTONVILLE, AR 72712
O (479) 384-0028
F (479) 384-0028
M (505) 755-5300
EMAIL: jason@eae-llc.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
5/23/2022

JOB NUMBER
21-1054

SHEET NAME

SITE
PLAN

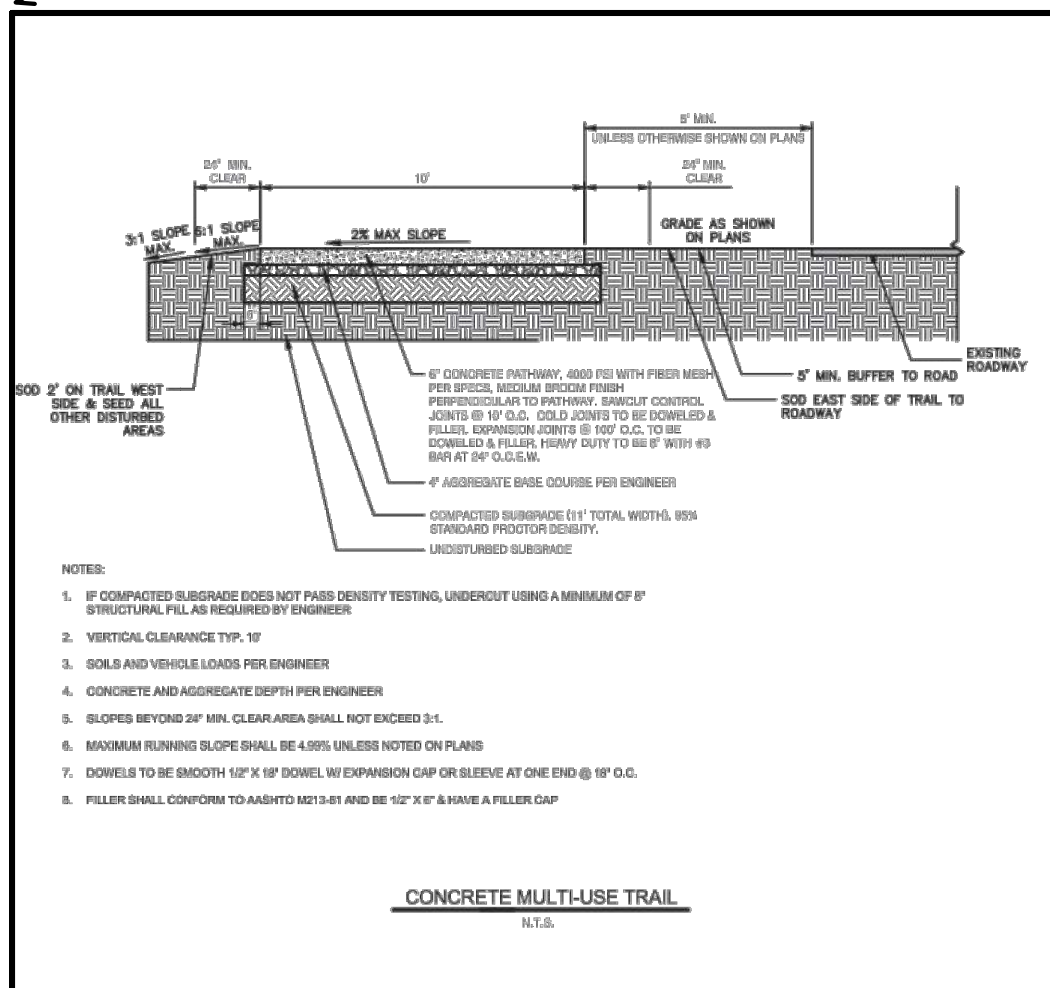
File No.
21-1054.dwg

C4.0

MAB EMPRESAS LLC
310 S WALTON BLVD
01-04387-000
(ZONED C-1)

KEYNOTES:

- 1 ACCESSIBLE RAMP PER DETAIL 7/C7.0.
- 2 HANDICAP SIGN PER DETAIL 6/C7.0.
- 3 ACCESSIBLE PARKING STRIPING PER DETAIL 8/C7.0.
- 4 4" WHITE PARKING STRIPING
- 5 FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
- 6 5' STRIPING FOR PUBLIC SIDEWALK CONNECTION TO ENTRANCE
- 7 BIKE RACK AND PARK BENCH PER CITY OF BENTONVILLE SPECIFICATIONS.
 - BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL #C-10 OR APPROVED EQUAL
 - BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING.
- 8 SIGHT TRIANGLE
- 9 CONCRETE WHEEL STOP PER DETAIL 9/C7.0.
- 10 5' CONCRETE SIDEWALK PER CITY OF BENTONVILLE STD DETAILS
- 11 STANDARD CONCRETE SECTION PER DETAIL 5/C7.0.
- 12 CONCRETE SIDEWALK PER DETAIL 4/C7.0.
- 13 CURB AND GUTTER PER DETAIL 10/C7.0.
- 14 STAMPED CONCRETE
- 15 STANDARD ASPHALT PAVEMENT PER DETAIL 11/C7.0.
- 16 MODIFIED CURB PER DETAIL 12/C7.0.
- 17 CONCRETE SECTION TO MATCH EXISTING PAVEMENTS STANDARDS
- 18 REPLACEMENT OF THE TRAIL IF BROKEN DURING CONSTRUCTION. PER DETAIL C4.0.



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

LANDSCAPE REQUIREMENTS

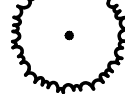
STREET FRONTAGE BUFFER N WALTON BLVD.		
FRONT BUFFER 1 TREE PER 20'	20' REQUIRED 65' LF / 20 = 3 TREES REQUIRED	20' PROVIDED 3 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF		
NORTH BOUNDARIES 150 LF	3 TREES REQUIRED	3 TREES PROVIDED
SOUTH BOUNDARIES 150 LF		3 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 10,452 SF	8% GREENSPACE REQUIRED** 7,047 x .08 = 564 GREENSPACE REQUIRED	
EXTERNAL PLANTING	3 TREES REQUIRED	566 SF PROVIDED 3 TREES PROVIDED
SCREENING	WEST BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED

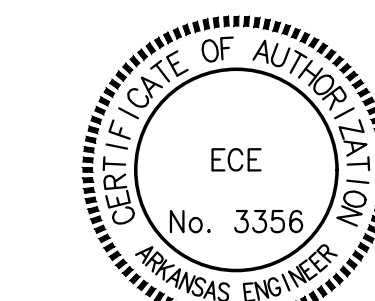
*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
 **WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL,
 AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	10' min.	5
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	10' min.	6
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	10' min.	3
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	10' min.	3
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY			
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	7,599 sf			



Know what's below.
Call before you dig.



DRAWN BY:
JWG

CHECKED BY:
JFI

DATE
7/29/2022

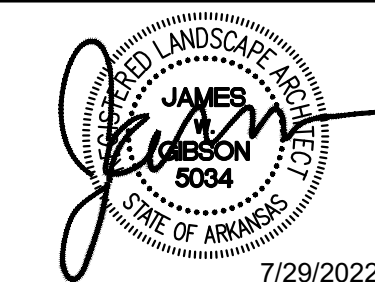
JOB NUMBER
21-1054

SHEET NAME
LANDSCAPE
PLAN

File No.

Retail S.Walton Blvd 2022-07-28.dwg

L1.0



LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

Date _____

Comments

Rev

308 S WALTON COMMERCIAL

308 SWAITON BLVD
BENTONVILLE AR 72712

LEWIS WILMOTH

LEWIS WILMOTT
3308 S WALTON BLVD, BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

FRONT EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS
AND DOORS : 304 SQ. FT.



STONE :93 SQ. FT. TOTAL = 30%



BRICK :188 SQ. FT. TOTAL = 61%



PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 46 SQ. FT.
TOTAL = 16%

WOOD SOFFIT PANELS
(CONT. VENT)

TRUSS BRNG.
109'-0 5/8"

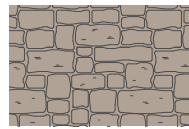
FIN. FL.
100'-0"



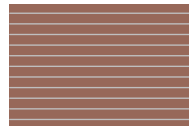
BLDG. FRONT STREET ELEV.

1/4" = 1'-0'

SOUTH EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING
WINDOWS AND DOORS : 602 SQ. FT.



STONE :169 SQ. FT. TOTAL = 28%



BRICK :390 SQ. FT. TOTAL = 65%

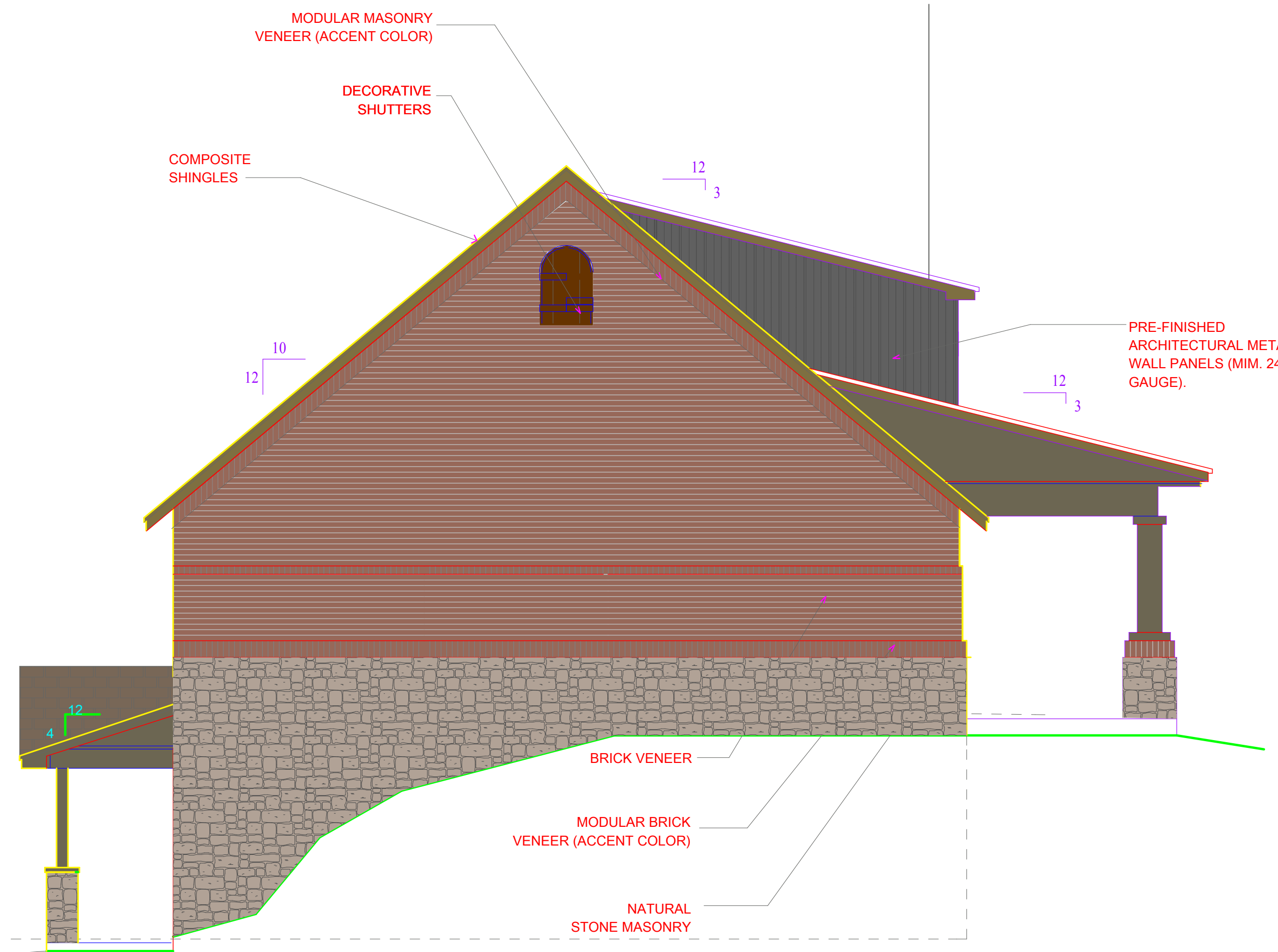


PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 46 SQ. FT.
TOTAL = 7%

TRUSS BRNG.
109'-0 5/8"

FIN. FL.
100'-0"

FIN. FL.
-109'-0"



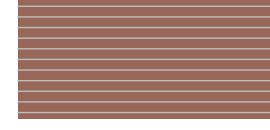
BLDG. SOUTH SIDE ELEV.

1/4" = 1'-0'

WITCHER'S REALSTATE OFFICE & APARTMENTS LEGEND:



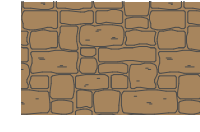
SHINGLES: WEATHERWOOD
ARCHITECTURAL SHINGLES



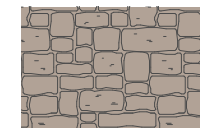
BRICK VENEER: ACME BORDEAUX
- NOMINAL, RUNNING BOND



STAIN



STONE TYPE 1: S-1 (CENTRION STONE
MILLWOOD RUBBLE #25033320)
BUFF COLOR MORTAR



STONE TYPE 2: S-2 (CENTRION STONE
PENNSYLVANIA RUBBLE #25080025)
BUFF COLOR MORTAR



PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G.



PRE-FINISHED ARCHITECTURAL
METAL ROOF PANELS 24 G.



PAINT TYPE 1: P-1 (BENJAMIN MOORE
- NORTHHAMPTON PUTTY 150%)



PAINT TYPE 2: P-2 (SHERWIN WILLIAMS
- DRY SAGE)



PAINT TYPE 3: P-3 (BENJAMIN MOORE
- COPLEY GRAY)



PAINT TYPE 4: P-4 (BENJAMIN MOORE
- COASTAL FOG 150%)

ARCHITECT

IMA

architecture
planning
design

ISAAC MORAN, ASSOC. AIA
PRINCIPAL

LAWRENCE C. IZEGBU,
ARCHITECT
PRINCIPAL

400 east new hope road
rogers,arkansas 72758

479.445.4595

ARCHITECTURE
ENGINEERING
CIVIL

PROJECT

PROPOSED NEW BUILDING
QUADPLEXES FOR :
WITCHER REALSTATE / MIX USE
308 S. WALTON BLVD
BENTONVILLE, ARKANSAS

CONSTRUCTION DOCUMENTS

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REVISIONS:
10.27.21

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WITCHER'S REALSTATE
OFFICE & APARTMENTS
LEGEND:

SHINGLES: WEATHERWOOD
ARCHITECTURAL SHINGLES

BRICK VENEER: ACME BORDEAUX
- NOMINAL, RUNNING BOND

STAIN

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BUFF COLOR MORTAR

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PENNSYLVANIA RUBBLE #25080025)
BUFF COLOR MORTAR

PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G.

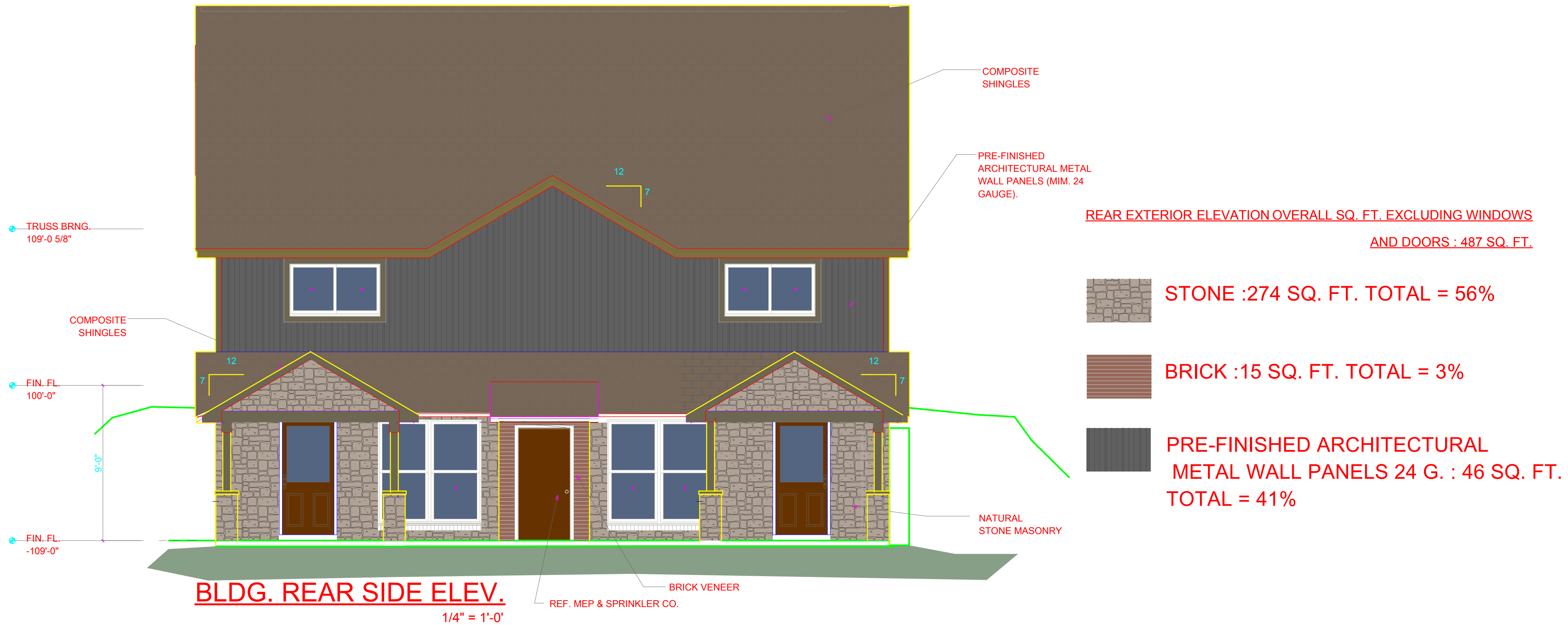
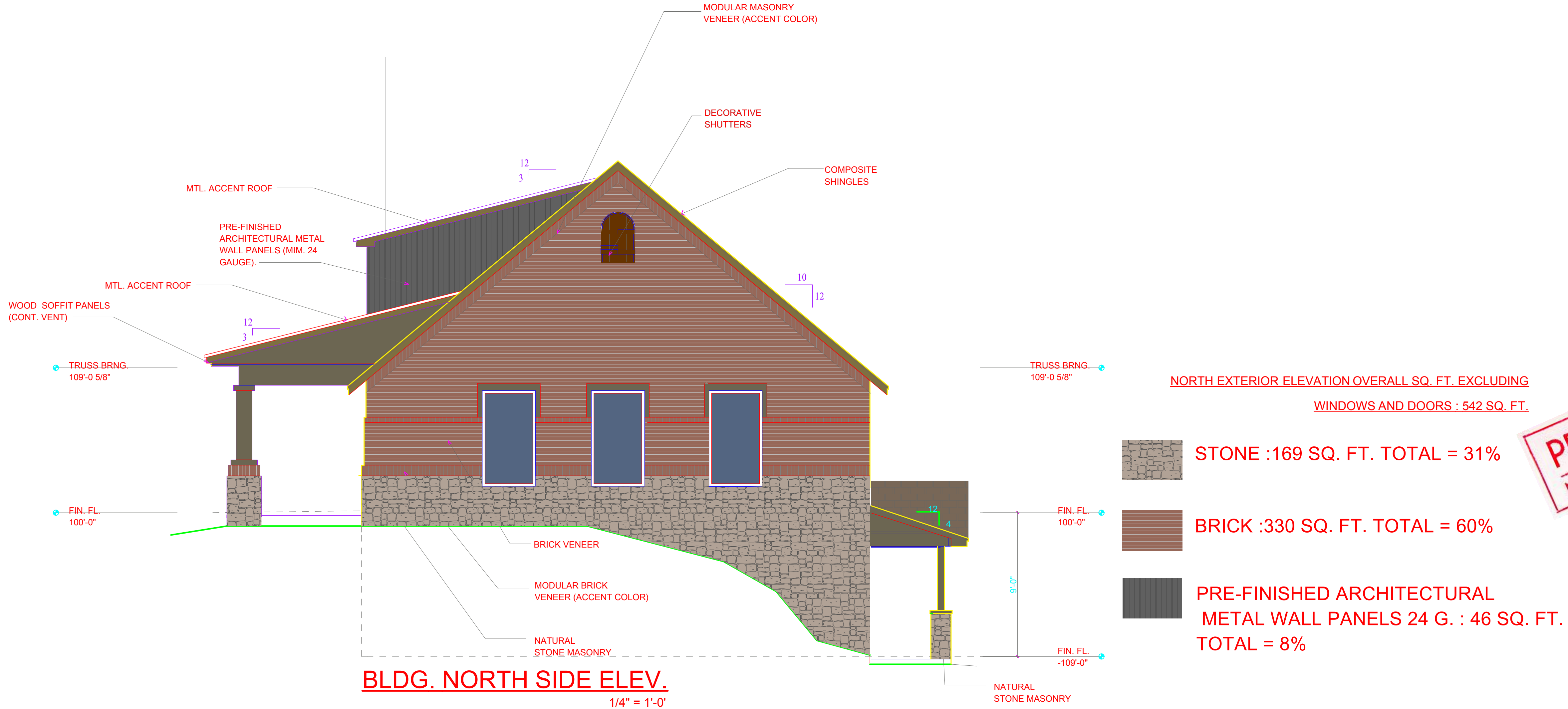
PRE-FINISHED ARCHITECTURAL
METAL ROOF PANELS 24 G.

PAINT TYPE 1: P-1 (BENJAMIN MOORE
- NORTHHAMPTON PUTTY 150%)

PAINT TYPE 2: P-2 (SHERWIN WILLIAMS
- DRY SAGE)

PAINT TYPE 3: P-3 (BENJAMIN MOORE
- COPLEY GRAY)

PAINT TYPE 4: P-4 (BENJAMIN MOORE
- COASTAL FOG 150%)



PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT

IMA

architecture
planning
design

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

NOMAD RD

SW CHALKSTONE RD

SW PILGRIM RD

SW WHITMARSH RD

SW CHESTNUT HILL RD

SW WARRINGTON RD

SW LEXINGTON AVE

SW LENOX AVE

SW CHALKSTONE DR

SW SACKETT AVE



1 inch = 300 feet

FP22-0004 8/2/22
FINAL PLAT
PROVIDENCE VILLAGE PHASE 3



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.40'	N47° 30' 33"E
L2	52.00'	S87° 25' 04"E
L3	52.00'	N2° 34' 56"E
L4	109.18'	S87° 25' 04"E
L5	107.08'	S87° 25' 04"E
L6	120.00'	S2° 34' 56"W
L7	81.66'	S62° 47' 03"W
L8	84.54'	N87° 25' 04"W
L9	85.24'	N87° 25' 04"W
L10	17.05'	N42° 29' 27"W
L11	15.98'	S47° 30' 33"W
L12	105.00'	S2° 34' 56"W
L13	100.00'	N87° 25' 04"W
L14	5.95'	N27° 12' 57"W
L15	152.16'	S62° 47' 03"W
L16	96.40'	N87° 25' 04"W
L17	123.18'	S87° 25' 04"E
L18	3.17'	N2° 35' 13"E
L19	2.10'	N87° 25' 04"W
L20	105.00'	N2° 34' 56"E
L21	121.08'	S87° 25' 04"E
L22	105.00'	S87° 25' 04"E
L23	115.93'	S27° 12' 57"E
L24	38.72'	S27° 05' 23"E
L25	133.74'	S81° 10' 47"W
L26	167.23'	S66° 13' 52"W
L27	142.19'	N87° 25' 04"W
L28	141.00'	N62° 54' 37"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	21.99'	14.00'	90°00'00"	S42° 25' 04"E	19.80'
C2	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C3	21.99'	14.00'	90°00'00"	N42° 25' 04"W	19.80'
C4	21.99'	14.00'	90°00'00"	S47° 34' 56"W	19.80'
C5	21.99'	14.00'	90°00'00"	S42° 25' 04"E	19.80'
C6	197.92'	126.00'	90°00'00"	N47° 34' 56"E	178.19'
C7	117.81'	75.00'	90°00'00"	N47° 34' 56"E	106.07'
C8	21.99'	14.00'	90°00'00"	N47° 34' 56"E	19.80'
C9	21.99'	14.00'	90°00'00"	S42° 25' 04"E	19.80'
C10	78.80'	75.00'	60°12'07"	N32° 41' 00"E	75.23'
C11	131.34'	125.00'	60°12'07"	N32° 41' 00"E	125.38'
C12	117.54'	226.00'	29°47'53"	S12° 19' 00"E	116.22'
C13	90.49'	174.00'	29°47'53"	S12° 19' 00"E	89.48'
C14	44.77'	28.50'	90°00'00"	S17° 47' 03"W	40.31'
C15	39.01'	75.00'	29°47'53"	N77° 41' 00"E	38.57'
C16	65.01'	125.00'	29°47'53"	N77° 41' 00"E	64.28'
C17	44.77'	28.50'	90°00'00"	N72° 12' 57"W	40.31'
C18	119.62'	230.00'	29°47'53"	S77° 41' 00"W	118.27'
C19	79.14'	174.00'	26°03'39"	S14° 11' 08"E	78.46'
C20	11.35'	174.00'	3°44'14"	S0° 42' 49"W	11.35'
C21	14.15'	226.00'	3°35'10"	S25° 25' 22"E	14.14'
C22	58.94'	226.00'	14°56'30"	S16° 09' 32"E	58.77'
C23	44.46'	226.00'	11°16'13"	S3° 03' 10"E	44.38'
C24	16.44'	125.00'	7°32'12"	N6° 21' 02"E	16.43'
C25	55.63'	125.00'	25°29'57"	N22° 52' 07"E	55.17'
C26	55.05'	125.00'	25°13'56"	N48° 14' 03"E	54.60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C27	4.22'	125.00'	1°56'02"	N61° 49' 02"E	4.22'
C28	31.87'	75.00'	24°20'49"	N80° 24' 32"E	31.63'
C29	38.30'	125.00'	17°33'14"	N83° 48' 19"E	38.15'
C30	26.71'	125.00'	12°14'39"	N68° 54' 23"E	26.66'
C31	70.47'	230.00'	17°33'14"	N83° 48' 19"E	70.19'
C32	49.15'	230.00'	12°14'39"	N68° 54' 23"E	49.06'

LEGEND

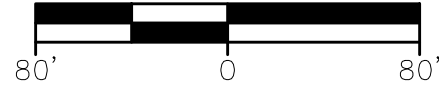
- FOUND 5/8" IRON PIN
- FOUND ALUMINUM MONUMENT
- FOUND STONE
- ◆ FOUND MAG NAIL
- CALCULATED
- SET 5/8" IRON PIN
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STREET CENTERLINE



RECORD INFORMATION



GRAPHIC SCALE IN FEET



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

VICINITY MAP



FINAL PLAT OF PROVIDENCE VILLAGE PHASE III

BENTONVILLE ARKANSAS

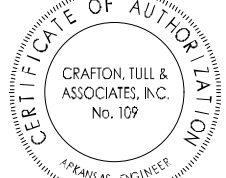
PREPARED FOR:
PROVIDENCE 2016 LLC

STATE PLAT CODE:
500-19N-31W-0-22-102-04-1460

DATE: 08/02/2022
PROJECT NO.: 17106301
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION



© 2022 Crafton, Tull & Associates, Inc.

SHEET NO.:

3 OF 4

ATLAS PAGE: 564

CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0004



DRAWING: G:\17106301-PROVIDENCE\INFRASTRUCTURE\SURVEY\DWG\17106301 FINAL PLAT PHASE 3.DWG
LAYOUT: LAYOUT3, LAST SAVED: 06/27/2022 11:25:57 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 8/2/2022 13:14 PM, PLOTTED BY: VAUD ON HARD COPY ONLY



PC Date: 9/6/2022

Project Number	CU22-0009
Applicant / Current Owner	Live Tempo Homes, LLC & Egeo, LLC
Site Area	+/- 0.78 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

Legend

- Pending Planning Commission Items

CU22-0009 4/19/22
CONDITIONAL USE
RAILROAD ADDITION
LOT 7B BLOCK 5

1 inch = 100 feet

REDRUM.COM

The subject property is located at 502 and 504 SE B Street and is currently zoned DE, Downtown Edge. 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.

According to the applicant's narrative, they propose the placement of a 40' shipping container to be placed on the east side of the existing 504 SE B Street building to serve as a showroom for the Ethos eBike and eScooter business. Four (4) parking spaces from the exiting fourplex will be designated as parking spaces for the showroom. The proposed hours of operation are Wednesday through Saturday from 10 am to 6 pm. The assembly and pick-up are located off-site in Rogers at Oz Bike Fit, where the customers will pick up the fine-tuned eBicycles and eScooters they buy. All signage and outdoor lighting will be per the Zoning and Land Development Codes. The applicant did not state the number of anticipated employees in their narrative.

After Planning Commission approval this request on April 19th, 2022, the applicant purchased and placed the shipping container within a platted utility and drainage easement along SE B ST. This placement was prohibited by the 5th condition of approval which was agreed upon by the applicant. On July 3rd, 2022, Planning, Fire, Electric, Water/Sewer Department staff walked both properties (502 and 504 SE B) and determined that, due to the presence of the easement along SE B, the only viable place to sit the Container was at the backyard of 504 SE B (on the West side of the property, with the container facing North). This amended location was not approved by Planning Commission during a formal meeting. After the onsite meeting the applicant paid to move the container to this mutually agreed upon location, where it sits currently.

The applicant wishes to amend this permit, allowing the container to remain at it's current location, and to be used as a product storage space only, due to its new location.

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

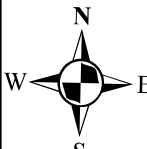
Conditions of Approval

1. A building permit will be required for this structure.
2. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
3. This conditional use permit shall be valid for one (1) year from the date of amendment, at which time the applicant shall remove the structure 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.
5. Proposed structures may not be located within the platted utility easement. Per the submitted plat, there is a 25' utility easement located along SE B Street and a 7' utility easement located on the southern property line adjacent to the proposed structure.
6. 504 SE B does not have direct access to public water and sewer so no new services can be set for this lot. 502 SE B does have access to public utilities.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

**CU22-0009 4/19/22
CONDITIONAL USE
RAILROAD ADDITION
LOT 7B BLOCK 5**

25


THE CITY OF
BENTONVILLE

March 11, 2022

To: City of Bentonville Planning Commission.

From: Live Tempo Homes LLC and eGeo LLC

Subject: Conditional Use permit for a 40' Shipping Container for a eBicycle and eScooter Showroom

Narrative:

A. Reason for the proposed use:

Currently we own and manage the two fourplexes located at: 502 and 504 SE B Street. We firmly believe that it is the perfect location for a Bicycle and kick Scooter Showroom.

Advantages:

- 1- These two fourplexes are Zoned DN2.
- 2- The Razorback Bicycle trail is just across the street!
- 3- Located 2.5 blocks from the Momentary and 8th street.
- 4- The Cigar District and Public Library just around the corner.
- 5- Located 4 blocks from the Ledger Building.

Our current eBicycle and eScooter business:

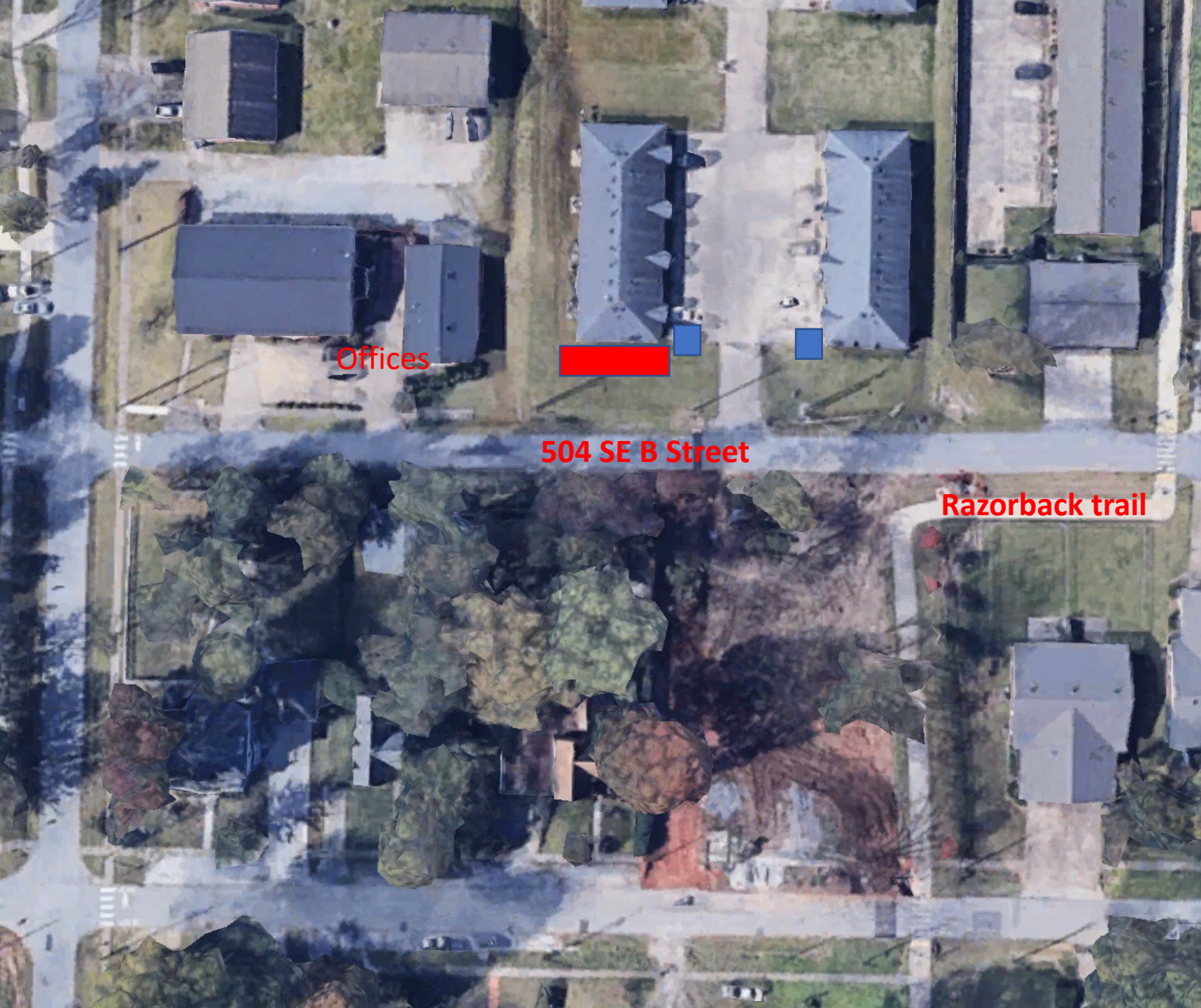
We are currently running an online Shop EthosProShop.com, with the capability to deliver to any of the inland 48 States in USA. For our NWA residents and visitors we have an Event/Pop-up enclosed Trailer. (Refer to PPT attached for pictures and rendering).

We partnered with the local business Oz Bike Fit for the maintenance and repair of our eBicycles and eScooters.

We positively consider that a well design, modern and appealing ETHOS Showroom in Bentonville will perfectly fit with the business platform that we already have in place.

Is well know that NWA is in the Map, we need professional local solutions for our residents and visitors, and we know this location will support with this key need.

- B. Site plan survey: designating the existing structure and proposed structure and Shipping Container Rendering is attached to the permit.
- C. Hours of operation: The showroom will be open from Wednesday to Saturday from 10am to 6pm. The assembly and pick up is in Rogers at Oz Bike Fit, where the customers will pick the fine-tuned eBicycles and eScooters they buy.
- D. Placement: The 40' Container will be placed on the East side of 504 SE B Street building with matches the size of the side which is 36'. 4 parking existing spaces from the fourplex will be designated as parking lots for the showroom by SE B Street
- E. Outdoor Lighting Changes: We will work with BestSigns Group for the Ethos Pro Shop sign, and outside lights will be placed on the exterior of the Container, to be visible to the potential customers. The Company Squared-Foot will be in charge of the Container modification to do it professionally and according to our Ethos Pro Shop high standards.
- F. Patrons: Our customer profile is the following: Young Executive (Millenia and X Gen, active and eco-mindful), Active and healthy adults (Boomers). Expecting an average of 30 daily potential visitors to the showroom. One trained and eBike enthusiast employee will explain Specs and Benefits, he/she will provide brochures and will use an LED 65" screen to show videos if requested.



SHIPPING CONTAINER SHOWROOM
(DN2 zoning, we own 502 and 504 Fourplexes)

- eBicycles and eScooters for sale.
- High performance: Commuters and All Terrain Utility: for Hunting, Fishing and Camping.
- Compliant with AR State Law 27-49-219 Class 1 and 2.
- Razorback trail across the street.
- 2 Blocks from the Momentary.
- Can ship to thee 48 inland States in the USA.
- Service and maintenance shop in Rogers.

40' Shipping Container

- 4 Parking Lots available on 502 and 504 Fourplexes (final rendering Pend)



Ethos current 10' trailer





East Central Parking Structure

300 East Central Ave.

PC Date: 9/6/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0039
Applicant / Current Owner	Off Street Parking Development District #3 of the City of Bentonville
Site Area	+/- 0.99 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Parking Garage/Facility
Related Projects	CU22-0027

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

Location Map



Property Description

This property is located at 300 East Central Ave. at the corner of East Central Avenue and SE B Street. It is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial. The property currently serves as a parking lot for the Benton County Courts Annex Building.

Project Details

A large scale development proposing the construction of a 46-foot tall, mixed-use, parking garage. The development includes 1,585 square feet of retail space and 167,806 square feet of parking garage area with a total of 456 parking spaces.

The development provides sidewalk and landscaping in accordance with the development requirements for Downtown Zoning districts. The development clearly delineates between the first and second floors through articulation and provides glass storefront on the bottom level of the parking garage at the corner of East Central Ave. and SE B Street, as required within the Downtown Core. The development provides brick masonry, several architectural metal panels of varying colors, architectural concrete and brick veneer as the materials on the exterior of the building.

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

Five (5) waivers are requested:

- Waiver from the City of Bentonville Municipal Code: Appendix B –Land Development Code – Article 1400, Landscaping, Screening and Buffering, Section 1400.06 – Street Frontage Buffer Landscaping Required, Section 1400.(d), Number of trees required. Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced. Downtown zoning street tree planting requirements.
- A waiver from the Stormwater Drainage Manual, Section 5.4.2 – Detention in Dry Reservoirs, In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation.

- Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100, Development Standards; Section 1100.21; Large Scale Development Design Standards; (e) Building Materials: which requires:

A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building.

This request is for the south and east elevations only. The north and west facades meet the materials requirements.

- Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100, Development Standards; Section 1100.21; Large Scale Development Design Standards; (i) Wall Articulation: which requires:

50' max. between articulation vertically and Articulation between the first and second floor horizontally

- Waiver from the City of Bentonville Municipal Code: Appendix A – Zoning Code – Article 501, Off-street Parking and Loading; Section 501.02(a); Parking Dimension; which requires:

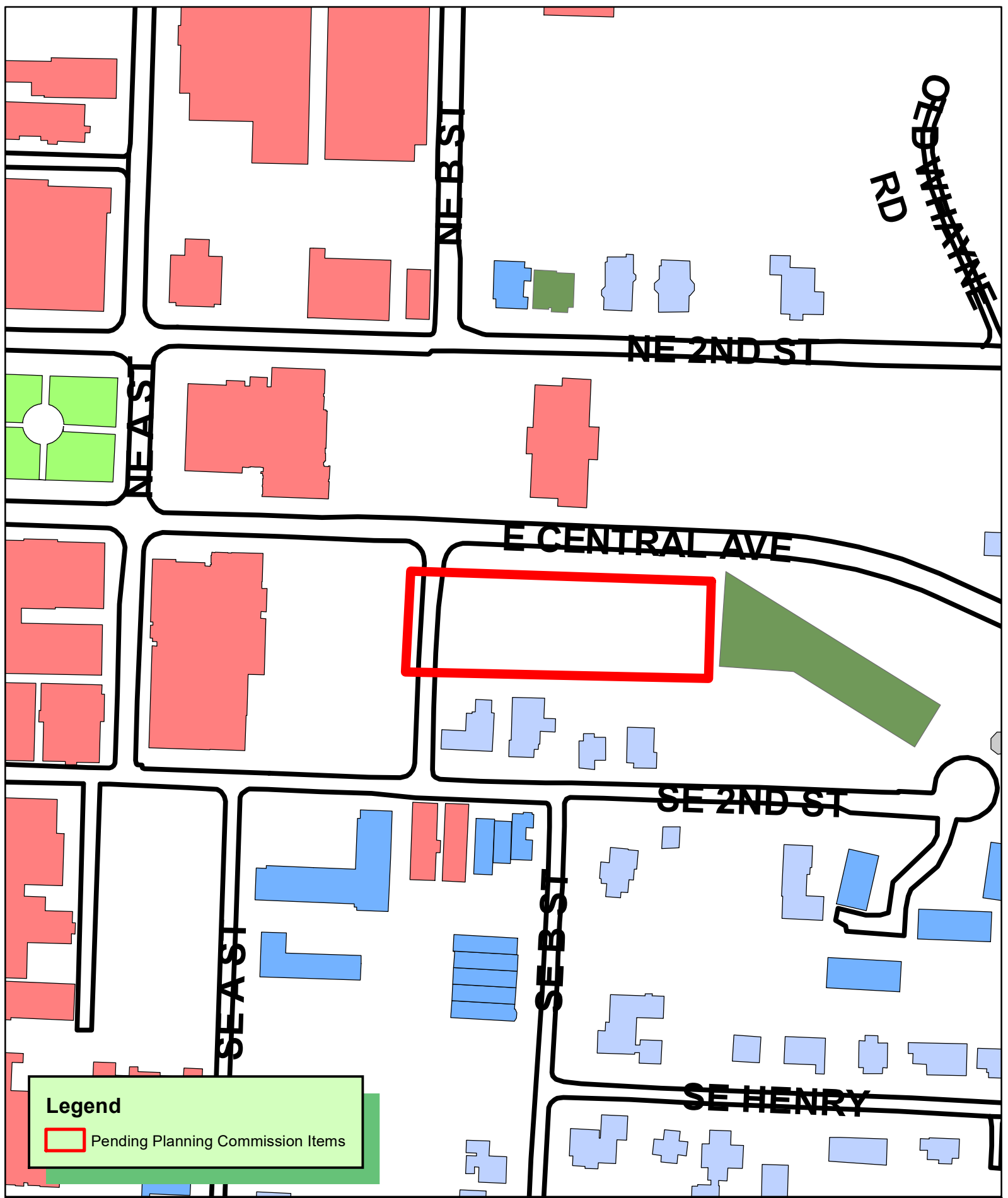
Standard 90° parking space size. The size of an off-street parking space for one vehicle shall be rectangular with dimensions of not less than nine (9) feet by nineteen (19) feet. Such measurement is exclusive of access drives or aisles.

Conclusion

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

However, the City of Bentonville's Comprehensive Plan's Downtown Subarea Plan depicted this property as the site of a potential parking structure (pg 125). This development is one more step towards bringing that subarea plan to fruition.

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.



Legend

 Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LSD22-0039 8/2/22
LARGE SCALE DEVELOPMENT
EAST CENTRAL PARKING GARAGE
300 E CENTRAL AVE





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

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

August 29, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: E Central Garage – Street Tree Waiver and Detention Waiver
CEI Project No. 31202
COB Project LSD22-0039

Bentonville Planning Commission:

On behalf of the developer; CEI is requesting consideration of the below waivers for the new parking garage proposed at 300 E Central Street.

➤ **Land Development Code Section 1400.06(d) – Street Frontage Buffer Landscaping**
Land Development Code Section 1400.16(b) – Downtown Zoning Street Planting Requirements

Number of trees required. Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced.

Downtown zoning street tree planting requirements. The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the Downtown zoning districts. Local Street requires 3x3 tree grates

The existing public utilities along the street have a significant impact on the ability to plant the required street trees. We request a waiver for the required 5 street trees along NE B Street due to existing sewer main along the edge of the right of way that will prohibit the installation of the trees in sidewalk grates as required by code.

Downtown sidewalk requirements can be met on both Central (12') and SE B Street (8'). However, in lieu of the required tree grates in the sidewalk, the developer requests to provide supplemental greenspace planters being 3' in width immediately against the face of the building. Plantings would include ground cover and vertical greenspace elements such as trellis features to enhance the landscape in front of the structure. In order to provide the proposed alternative greenspace along the building, a waiver from Section 1100.15 (d) would be required. Sidewalk width along SE B would be reduced to 6.8 feet in the area of

the planters. This will still provide greater walking width compared to having an 8' sidewalk with 3x3' tree grates along the back of curb.

➤ **Stormwater Drainage Manual Section 5.4.2 – Detention in Dry Reservoirs**

In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation.

The parking garage requires stormwater detention due to an increase in impervious area compared to the existing parking lot, but the shape of the garage occupies most of the property area for efficient construction. The garage proposes two levels of subterranean parking to make the most efficient use of the land available. Applicant proposes a shallow concrete basin at the surface of the property adjacent to the garage on the south side which will discharge water to the city storm drain system. The proposed basin sits approximately 2' from the south edge of the garage with a top of pond elevation approximately 1274.50. The basin is designed in such a way as to prohibit offsite water from entering so that only garage water is detained. The garage south face is a solid wall adjacent to the basin with the nearest opening approximately 1280.90 along that south wall. However, the lowest floor level of the garage is approximately elevation 1264.17 being a below grade level. We request waiver of the required 20' horizontal offset and 1.5' minimum vertical offset for the proposed concrete stormwater basin.

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

Respectfully Requested,
CEI Engineering Associates, Inc.

Nate Bachelor
Department Manager – Local Development



August 23, 2022

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

Re: East Central Garage – Design Standards Request

COB Project LSD22-0039

Bentonville Planning Commission,

On behalf of Tuckers Corner, LLC; BRR is requesting a waiver for the new garage at 300 E. Central Street.

Section 1100.21 Large-Scale Development Design Standards

Wall articulation – Vertical articulation is required 50'-0" max between articulation. Horizontal articulation is required between the first and second floor.

The garage structure sits in the Downtown Core zone and allows a buildable area up to the property line. Because of this 0% setback; it is very difficult to provide building articulation when you build to the property line without reducing the building size. We are requesting the east and south elevations to be waived of this requirement. In both instances the exterior walls are structural walls and to move these back into the building would reduce parking sizes and overall program square footage.

The east elevation does have some articulation, with the addition of the fin system application that now wraps the corner and matches the north elevation, this system is approximately 10" thick and will provide a second plane of material differentiation to enhance this façade.

The south elevation has open portions along the east side of the façade that allow for articulation, it has texture change throughout the main elevation, with the use of sand blasted concrete and finally, at the west corner of the elevation, it has a material change with the metal panel, similar to what is used on the west elevation. All of these provide multiple opportunities for smaller areas of articulation, with the use of expansion joints and texture change. In addition, on this south elevation, there will not be access after construction so the intent of the design is to keep the construction as minimal as possible as to avoid maintenance issues when complete.

www.brrarch.com

8131 Metcalf Avenue, Suite 300, Overland Park, KS 66204 MAIN 913.262.9095

Kansas City – Bentonville – Phoenix – San Francisco – Philadelphia – Atlanta – Austin – Seattle – Dallas – Miami – Los Angeles

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.



August 29, 2022

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

Re: East Central Garage – Design Standards Request

COB Project LSD22-0039

Bentonville Planning Commission,

On behalf of Tuckers Corner, LLC; BRR is requesting a waiver for the new garage at 300 E. Central Street.

Section 1100.21 Large-Scale Development Design Standards

Building Material – A minimum of two primary building materials is required constituting at least 75% of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building.

The garage project is situated on the lot facing Central Street. The site is zoned DC for the downtown core and requires two primary building materials on all four elevations. The east elevation meets the requirement with the addition of the fins, per our previous conversations. The north and west elevations are very close to the 25% requirement (both between 19% and 23%) but do not quite meet the requirement with the second material. Our chart currently tracks the open percentage as well but if removed per the city standards these elevations would be very close to the intent of the requirement. The south elevation includes two materials but does not meet the 25% requirement. Based on the understood intent of the requirement for properties as they interact with the public right of way and the relation to other properties, we propose a waiver to this requirement. The reason is stated below:

The south elevation does not border a public right of way but instead has private residences to its south. The garage has open portions of its elevation that provide differentiation and the most prominent corner will be highlighted with a metal panel, similar to what is being used on the west elevation. In addition, there are two textures being provided on the south elevation, with the smooth concrete and the sand blasted concrete that differentiate the façade. Because the DC allows for a 0% property setback on this site, access, and maintenance to the south side of the building will be very limited. It is intended that the materials on the south are as minimal as possible to reduce issues after construction.

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8131 Metcalf Avenue, Suite 300, Overland Park, KS 66204 MAIN 913.262.9095

Kansas City – Bentonville – Phoenix – San Francisco – Philadelphia – Atlanta – Austin – Seattle – Dallas – Miami – Los Angeles

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.



August 23, 2022

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

Re: East Central Garage – Design Standards Request

COB Project LSD22-0039

Bentonville Planning Commission,

On behalf of Tuckers Corner, LLC; BRR is requesting a waiver for the new garage at 300 E. Central Street.

Section 501.02 Parking Dimensions

Standard 90-degree parking space size; The size of an off-street parking space for one vehicle shall be rectangular with dimensions of not less than 9'-0" by 19'-0". Such measurement is exclusive of access drives or aisles.

The garage structure is situated on the lot facing Central Street. The site is zoned DC for the downtown core and allows for a 0% setback and a buildable area to the property line. The garage structure does sit within inches of the property line on all four sides. The most efficient traffic pattern through the garage allows for a 24'-0" clear drive aisle for two-way traffic. With the provided drive aisle widths and the required depth of structural shear walls needed for the concrete structure, there is approximately 40% of the parking spaces that do not meet the minimum 19'-0" deep requirement. Of these 40%, the reduced depth of stall is between 6" and 9". Based on the understood intent of the requirement we believe we are providing most parking spaces that do meet the requirement and supplementing with the stalls that are slightly shorter.

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.

www.brrarch.com

East Central Parking Structure

brr

ARCHITECT OF RECORD:
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TEL: 913-262-9095
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engineers
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phone: 913.365.2127 fax: 913.365.0617


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CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION AND A PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.5 C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.5 C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.5 C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE LINNPEER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC. 1400.6 A & 1400.6 F)

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 90" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

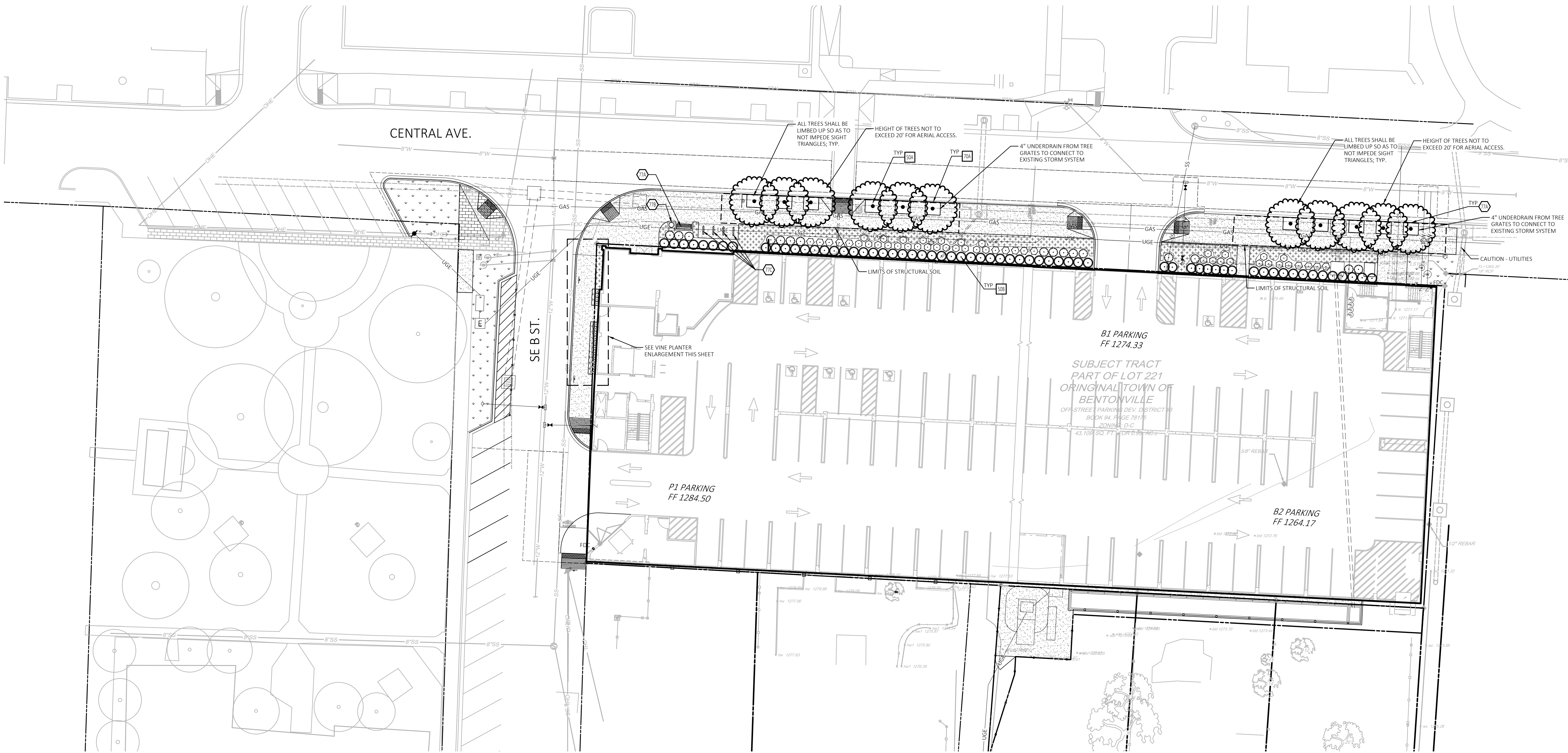
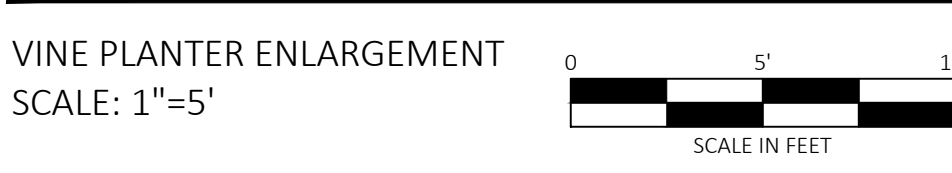
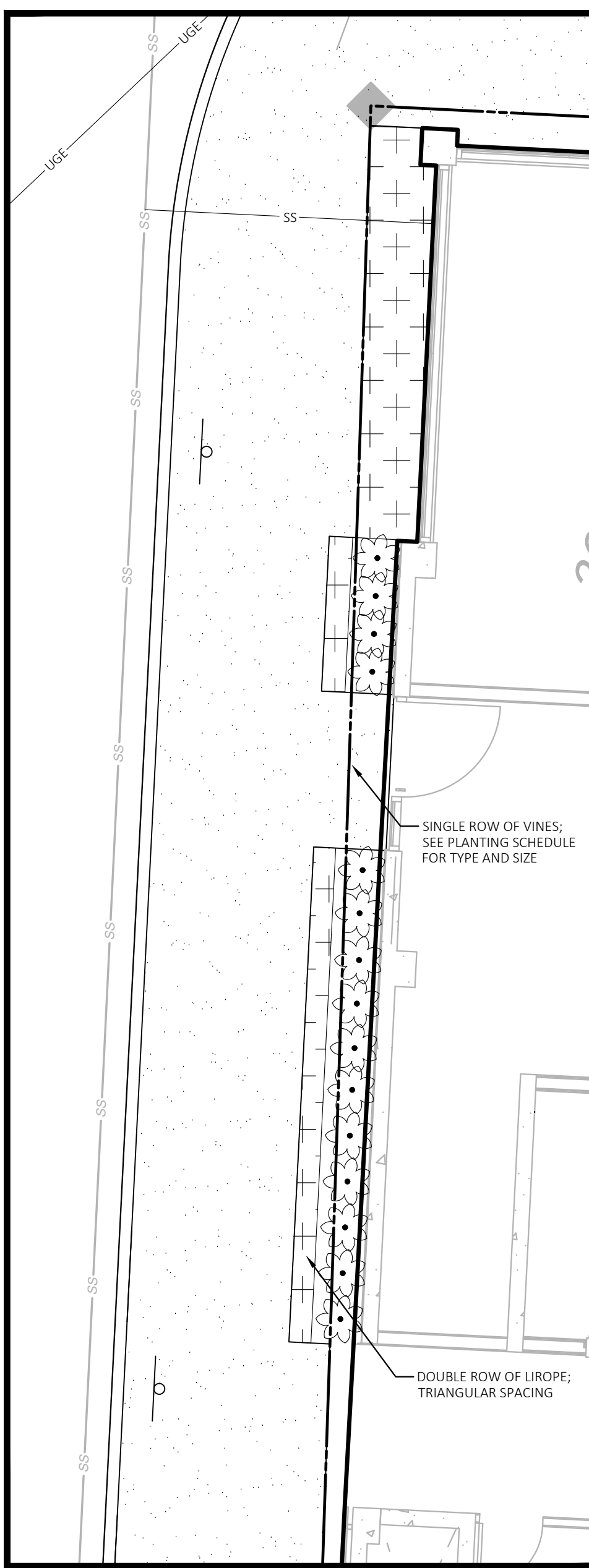
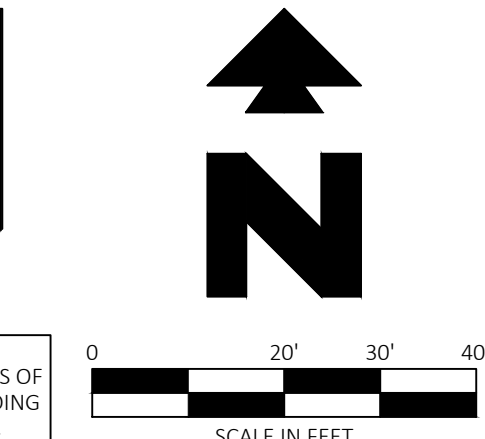
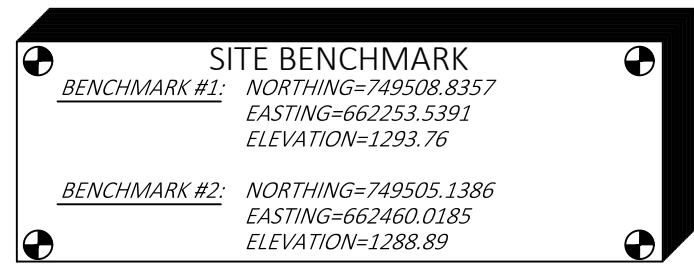
LANDSCAPE REQUIREMENTS (DC ZONE)		
CITY REQUIREMENTS	REQUIRED	PROVIDED
PRIMARY STREET: CENTRAL AVE	1 TREE PER 50 L.F. 311 L.F. TOTAL STREET FRONTAGE 11 TREES REQUIRED	11 TREES
SECONDARY STREET: SE B ST	1 TREE PER 25 L.F. 202 L.F. TOTAL SITE PERIMETER 5 TREES REQUIRED	0 TREES; WATER REQUESTED
SOUTH/SOUTHEAST SCREENING	- COMMERCIAL / SINGLE FAMILY LIVING TYPE A SCREENING REQUIRED 20' MIN HT, DRAGUO TO 6' MIN	6' PRIVACY FENCE PROVIDED

PLANT SCHEDULE							2023-08-26 09:23	
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	CAL.	DETAIL
	11	CERCIS CANADENSIS TEXENSIS 'TEXAS WHITE' / TEXAS WHITE REDBUD	8 & 8			50A	4.00" CAL.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE		
	14	HYPERICUM X INODORUM 'KOLSAN' TM / FLORALBERRY SANGRIA ST. JOHN'S WORT	5 GAL	50B				
	63	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY HOLLY	7 GAL	50B	24" MIN. HT.			
	33	ITEA VIRGINICA 'SPRICH' TM / LITTLE HENRY SWEETSPIRE	5 GAL	50B				
	16	LEUCOTHOE FONTANESIANA 'ZEBUD' TM / SCARLETTA DROOPING LEUCOTHOE	5 GAL	50B				
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE		
	15	SMILAX SMALLII / GREENBRIAR	3 GAL					
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE					
	571 SF	FESTUCA X 'DURAR' / DURAR HARD FESCUE	SOD					
	1,165	LIRIOPE MUSCARI / LILYTURF	1 GAL					

PROPOSED LEGEND	
	BOUNDARY LINE
	STORM DRAIN
GENERAL NOTES	
SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.	
LANDSCAPE NOTES	
7A	6" BENCH: VICTOR STANLEY "LILY" (MODEL LIL-30) WITH POINTED ARMRESTS WITH STEEL SLATS COLOR: BLACK; INSTALL PER MANUFACTURER'S RECOMMENDATIONS
7B	TRASH RECEPTACLE: 40 GALLON VICTOR STANLEY "TRONSTES" (MODEL 45-35) OR APPROVED EQUAL. COLOR: BLACK; INSTALL PER MANUFACTURER'S RECOMMENDATIONS
7C	BIKE RACK: VICTOR STANLEY "FREESIA" BIKE RACK (BFR-101) SINGLE ARCH, IN GROUND MOUNT. COLOR: BLACK; INSTALL PER MANUFACTURER'S RECOMMENDATIONS
LANDSCAPE DETAILS	
DA	2" PLANTING DETAIL
DB	SHRUB PLANTING DETAIL
DC	2" TREE PLANTING DETAIL

EXISTING LEGEND

	Boundary Line		Parking Count
	Adjoiner Boundary Line		Drainage Manhole
	Right-of-Way Line		Gaze Inlet
	Easement Line		Fire Hydrant
	Storm Drain Pipe		Sewer Manhole
	Gas Line		Guy Wire/Anchor
	Overhead Electric Line		Utility Pole
	Sanitary Sewer Line		Electric Riser
	Water Line		Telephone Riser
	Wood Fence Line		Water Valve
	Benchmark		Traffic Sign (type of sign)
	Found Monument (as noted)		Handicap Parking (ADA)
	Set 5/8" Rebar "LS400000"		Light Pole Straight
	Electric Meter		Water Riser
	Water Meter		Traffic Signal Vault
	Tree (Evergreen)		Underground Telephone Manhole
	Tree (Deciduous)		



[illegible]

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave
Bentonville, AR 72712



PROJECT MANAGER: JH. KS

CHECKED BY:

DRAWN BY: C

DOCUMENT DA

09/15/2

PROJECT NC

320000

PROFESSION

—

DT F0

2

Figure 1

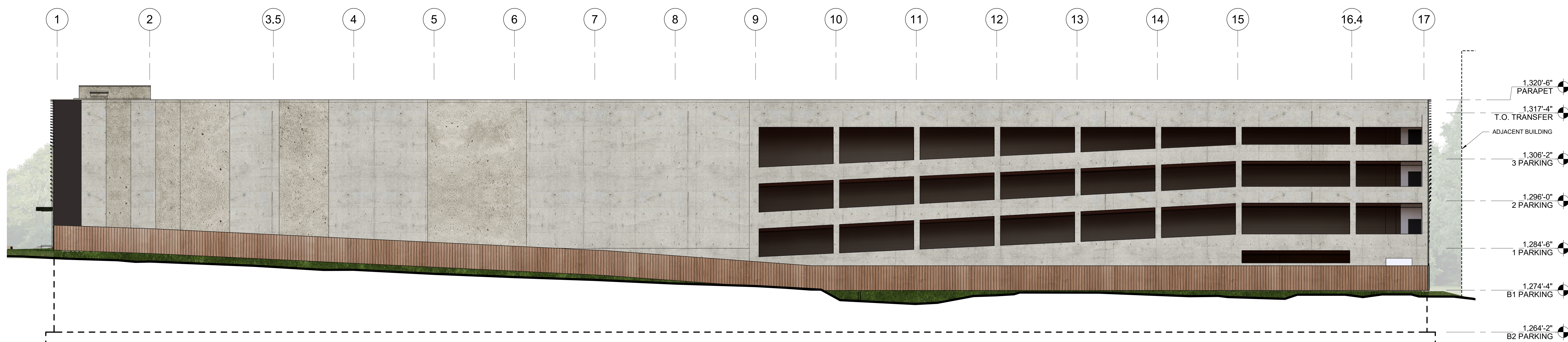
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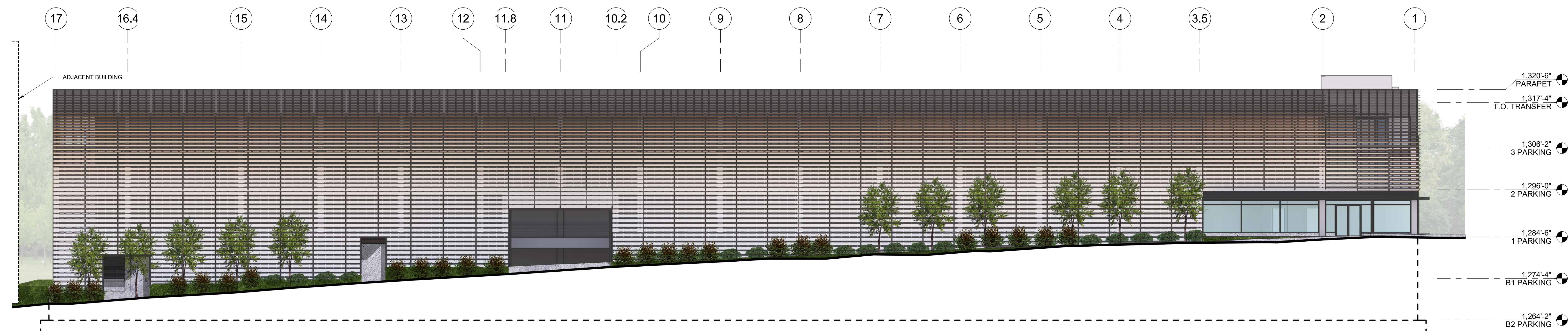
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	BRICK VENEER, INAX HIKKAKI BLACK (BUSHI)		GFRc PANEL, RIEDER GROUP OKO SKIN FERRO COTTON NS01
	GFRc PANEL, RIEDER GROUP OKO SKIN FERRO WALNUT T104		ALUMINUM STOREFRONT
	GFRc PANEL, RIEDER GROUP OKO SKIN FERRO LARCH T102		LANDSCAPING
	GFRc PANEL, RIEDER GROUP OKO SKIN FERRO SANDSTONE NS02		ARCHITECTURAL CONCRETE
	GFRc PANEL, RIEDER GROUP OKO SKIN FERRO SAHARA NS01		ARCHITECTURAL CONCRETE BEHIND GFRc
	GFRc PANEL, RIEDER GROUP OKO SKIN FERRO VANILLA NS04		ARCHITECTURAL CONCRETE SANDBLASTED



2 SOUTH ELEVATION

3/32" = 1'-0" REF: A101 / 1



1 NORTH ELEVATION

3/32" = 1'-0" REF: A101 / 1

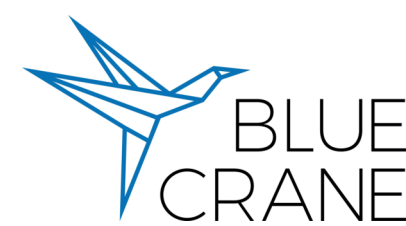
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PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave
Bentonville, AR 72712



PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
22/11/22

[illegible]

32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

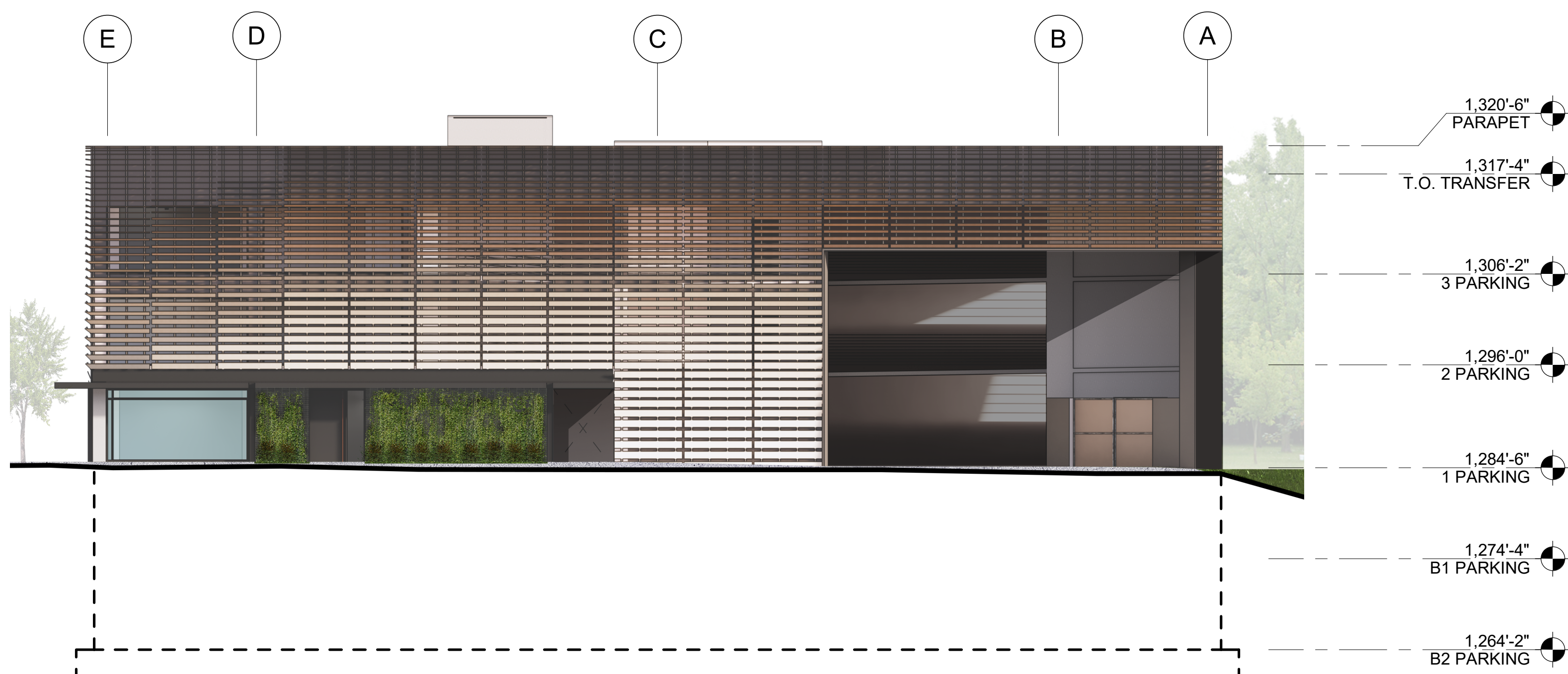
EXTERIOR ELEVATIONS

SHEET NO.

A206

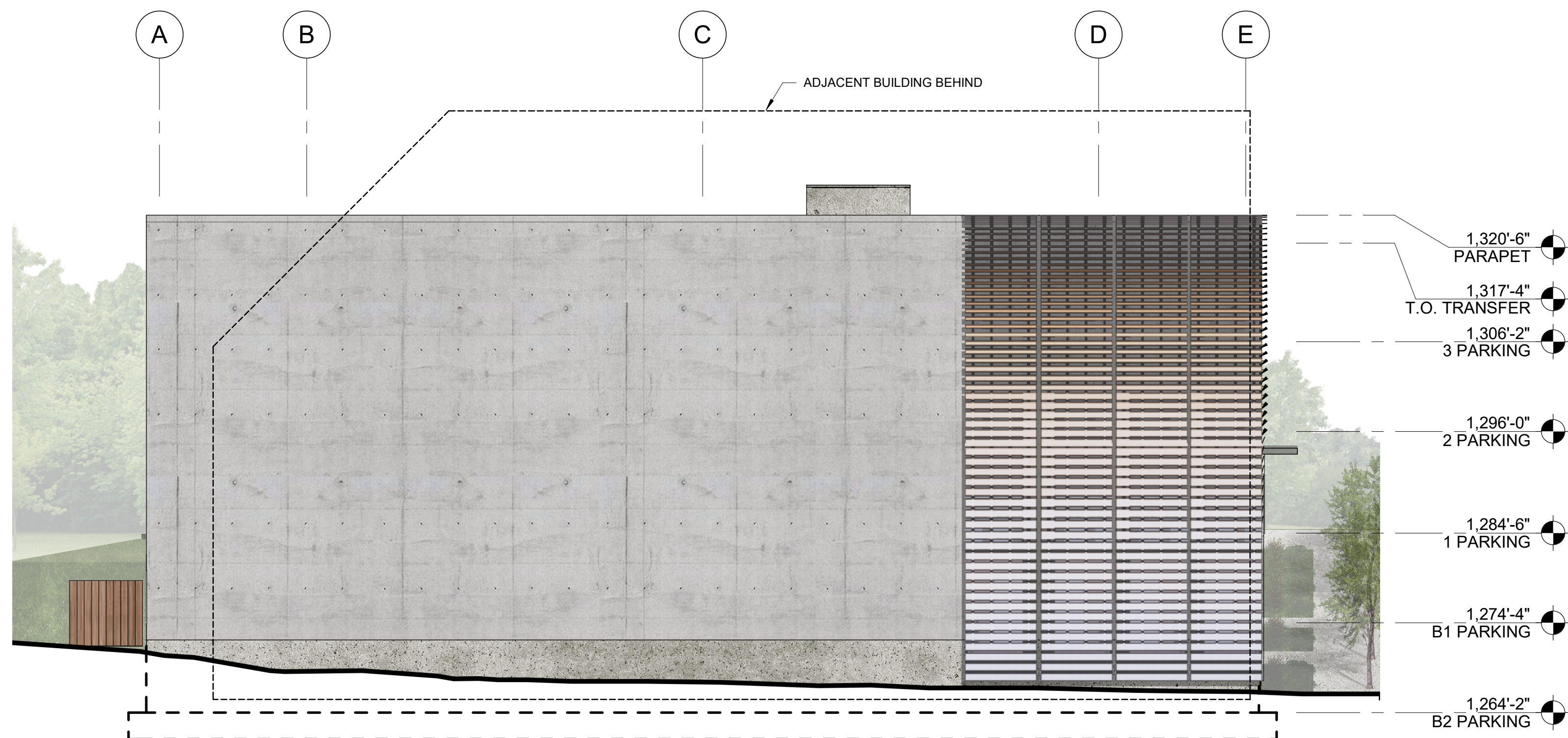
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	BRICK VENEER, IN-AX HIKKAKI BLACK (IBUSHI)		GFR PANEL; RIEDER GROUP OKO SKIN FERRO COTTON NS03
	GFR PANEL; RIEDER GROUP OKO SKIN FERRO WALNUT Ti04		ALUMINUM STOREFRONT
	GFR PANEL; RIEDER GROUP OKO SKIN FERRO LARCH Ti02		LANDSCAPING
	GFR PANEL; RIEDER GROUP OKO SKIN FERRO SANDSTONE NS02		ARCHITECTURAL CONCRETE
	GFR PANEL; RIEDER GROUP OKO SKIN FERRO SAHARA NS01		ARCHITECTURAL CONCRETE BEHIND GFR
	GFR PANEL; RIEDER GROUP OKO SKIN FERRO VANILLA NS04		ARCHITECTURAL CONCRETE SANDBLASTED



2 WEST ELEVATION

3/32" = 1'-0" REF: A101 / 1



1 EAST ELEVATION

3/32" = 1'-0" REF: A101 / 1

[illegible]

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS
300 E. Central Ave
Bentonville, AR 72712



PROJECT MANAGER: JH, KS

HECKED BY:

DRAWN BY: C

DOCUMENT D

37, 40, 41

- -

1999

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RENDE

SHEET NO.

A

— — —



1 NORTHWEST CORNER RENDERING

12" = 1'-0" REF:

9/1/2022 5:43:59 PM

NOT FOR CONSTRUCTION

SHEET TITLE

EXTER

RENDE

100

A

BRR Orig

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PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS
300 E. Central Ave
Bentonville, AR 72712



PROJECT MANAGER: JH, KS

HECKED BY:

RAWN BY: CT

DOCUMENT DATE:
09/15/22

PROJECT NO. _____

32000044

PROFESSIONAL SEAL

SHEET TITLE

EXTERIOR RENDERING

SHEET NO.

A208

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1 SOUTHWEST CORNER RENDERING

12" = 1'-0" REF: /

[illegible]

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS
300 E. Central Ave
Bentonville, AR 72712



PROJECT MANAGER: JH, KS

RECKED BY:

RAWN BY: CT

DOCUMENT DATE:
9/15/22

PROJECT NO.
30000044

PROFESSIONAL SEAL

SHEET TITLE

EXTERIOR RENDERING

SHEET NO.

A209

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1 NORTHEAST CORNER RENDERING

12" = 1'-0" REF: /



Glide Xpress Car Wash

801 Se Walton Boulevard

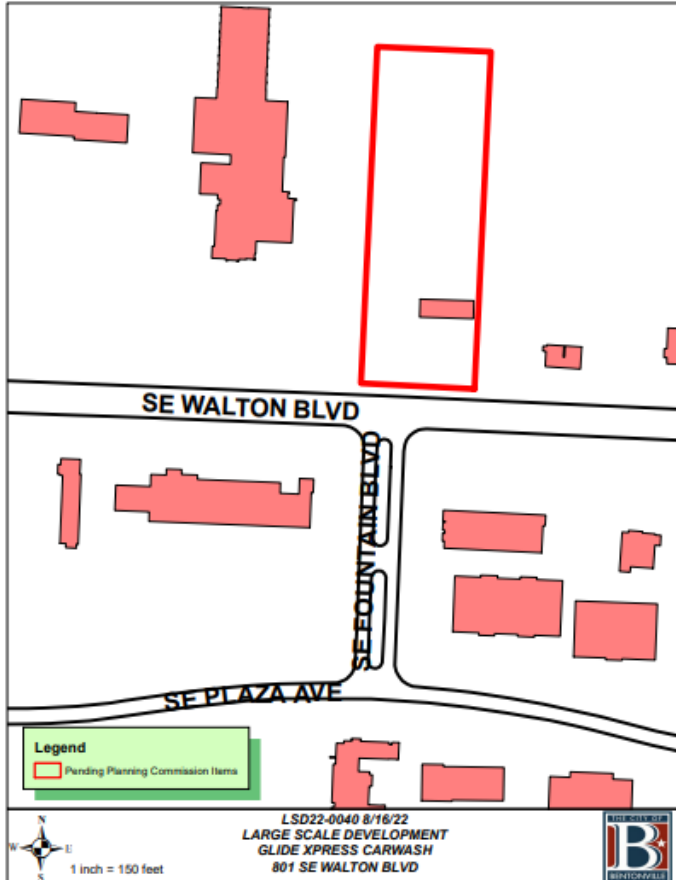
PC Date: 9/6/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0040
Applicant / Current Owner	Glide Xpress Principal Group, LLC
Site Area	+/- 2.98 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Car Wash

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

Location Map



Property Description

This property is located at 300 East Central Ave. at the corner of East Central Avenue and SE B Street. It is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial. The property currently serves as a parking lot for the Benton County Courts Annex Building.

Project Details

A large scale development proposing the construction of an automated car wash with vacuum stations. Twenty-nine (29) parking spaces are required and thirty-one (31) spaces are provided. Adequate vehicle stacking has been provided. Sidewalks, landscaping, grading/drainage, and site amenities are all following the requirements of the Land Development Code. Access to the project will be achieved through a single, shared ingress/egress point onto Southeast Walton Boulevard. Cross access is provided to the east to accommodate future developments. The primary materials on the exterior of the building include architectural metal panels, brick, and storefront glass.

Projected Traffic Impact

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

Waivers

Three waivers are requested:

- Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards; Section 1100.02 Access Management Standards (6) which requires:

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

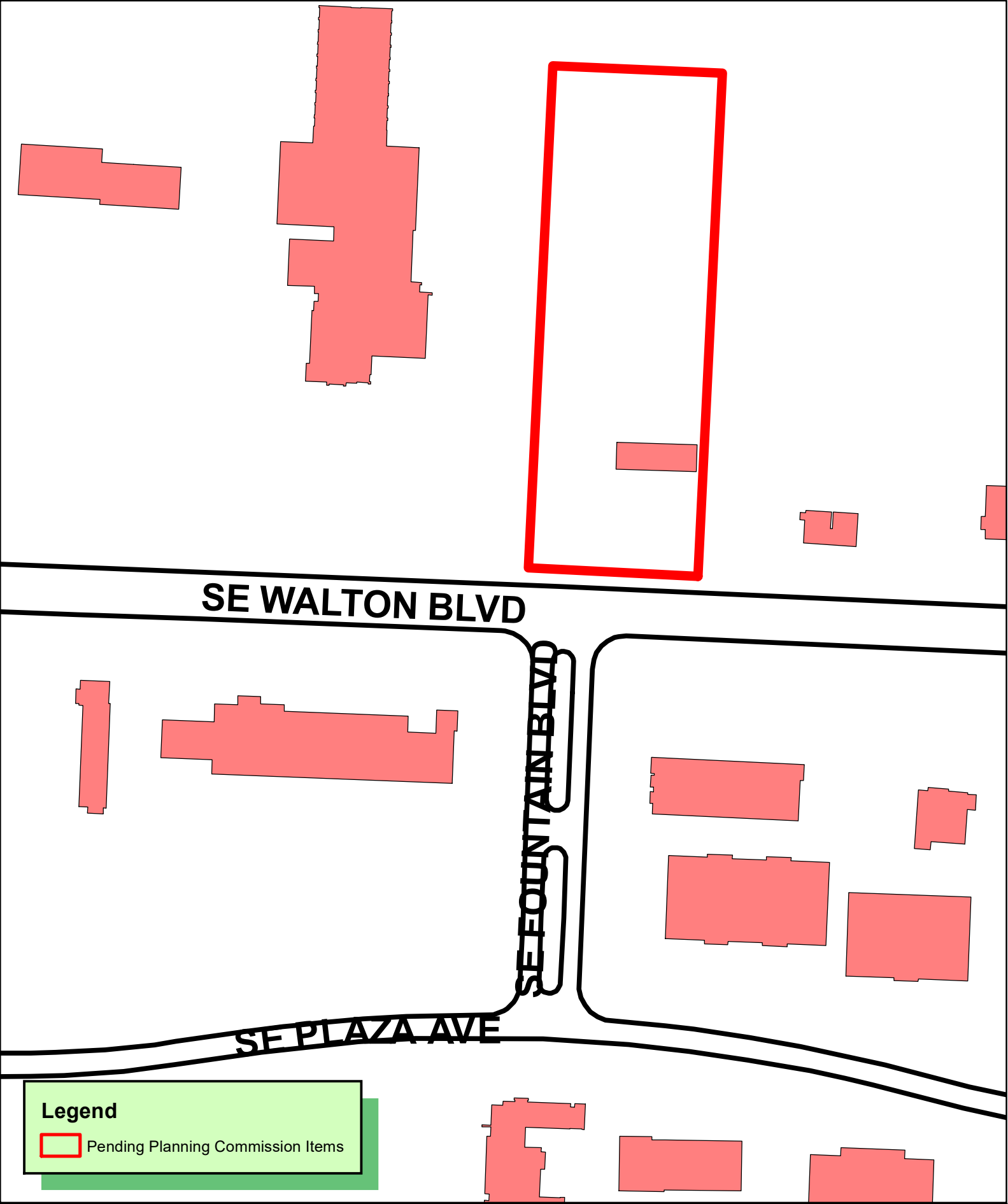
- Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100, Development Standards; Section 1100.21; Large Scale Development Design Standards; (e) Building Materials: which requires:

A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building.

Conclusion

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

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



1 inch = 150 feet

LSD22-0040 8/16/22
LARGE SCALE DEVELOPMENT
GLIDE XPRESS CARWASH
801 SE WALTON BLVD



Memorandum



To: Tyler Overstreet, Planning and Community Development Director
From: Dan Weese, PE – Deputy Director Transportation; Ellen Norvell, PE - City Engineer
Date: Monday, August 29, 2022
Re: Waiver Request

Project Name: Glide Xpress Car Wash Project # LSD22-0040

Applicant is requesting a waiver from the Access Management Standards. This is an infill lot that prevents the site from meeting the required distance between curb requirement as well as the drive offset requirement. Engineering staff has no objections to granting this waiver if it has Planning staff support.

If there are any questions regarding staff recommendation, please feel free to contact me.

August 5, 2022

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

Project: Glide Xpress Car Wash – 801 SE Walton Boulevard
Project No.: LSD22-0040

To Whom It May Concern:

Per coordination with City Staff, we are hereby requesting a waiver from the following requirements:

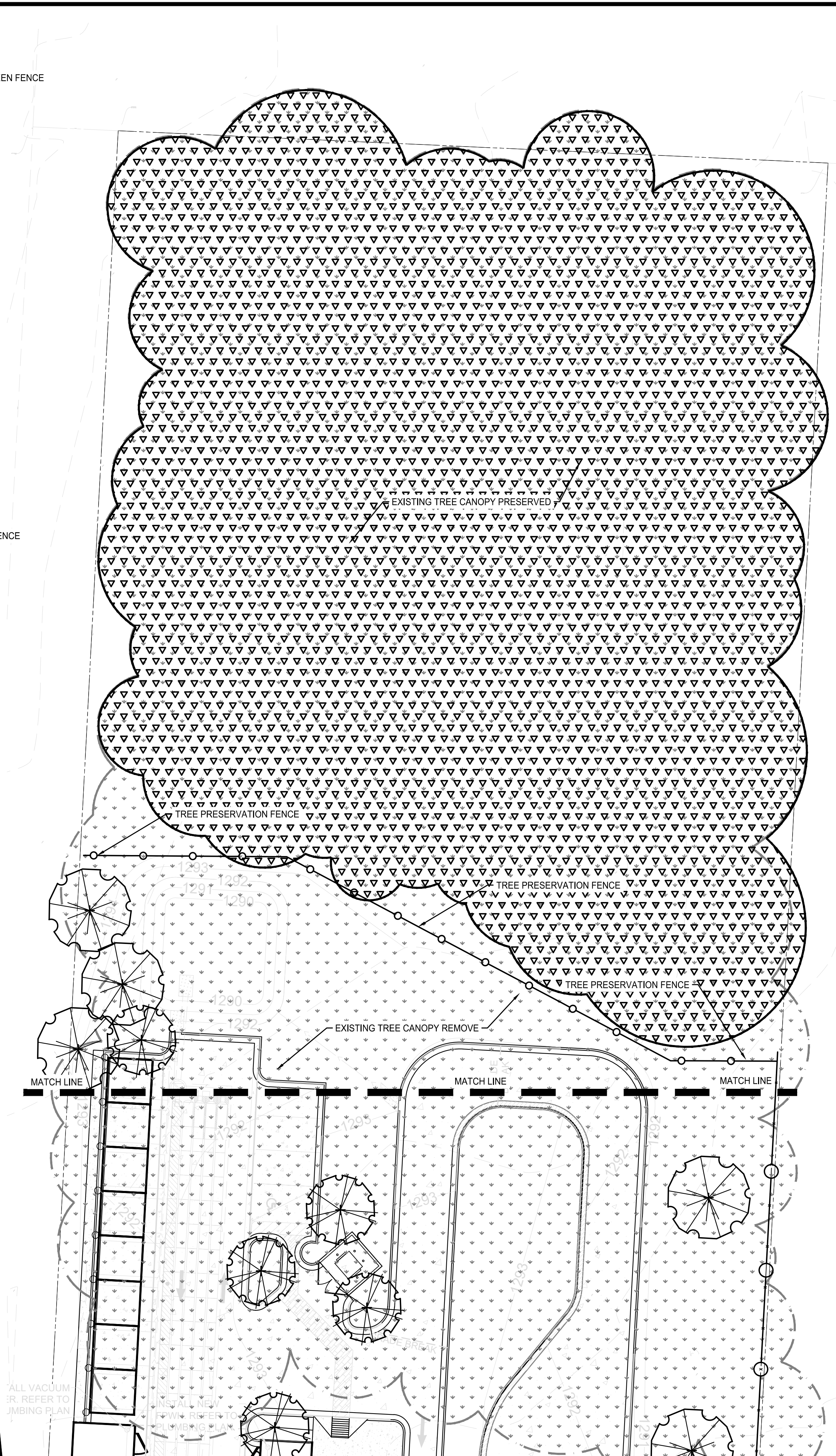
- Distance Between Curb Cuts: Land Development Code Section 1100.02(a)(6).
 - This section states that for a speed limit of 45 mph, the minimum distance between curb cuts is to be 250'. Due to the location of the existing driveways to the east and west of the property, there is not enough room to provide that spacing from between the existing driveways.
- Building Material: Land Development Code Section 1100.21(E)
 - pb2 would like the jurisdiction to consider allowing the Porcelain Tile product which is a signature feature item and a quality product, on three of the four exterior faces for the car wash be an acceptable primary material. Secondly, pb2 would request that the overhead doors to the wash tunnel be excluded from the wall percentage for the two exterior elevations that they apply to. These doors will be open for the operating hours of the business and are inconsequential in determining the square footage of these two elevations.

We appreciate your consideration of these requests. Please reach out to us with any questions.

Respectfully,



Ernie Deaton, PE
Rogers Office Manager
Anderson Engineering, Inc.



SHEET NUMBER

L1.0

800-482-8998
Arkansas One-Call
www.arkonecall.com

PT - 1	PAIN T - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE, EGGSHELL, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT - 2	PAIN T - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR: GLIDE XPR RIDE THE GLIDE BLUE, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT - 3	PAIN T - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR: TO MATCH CMU-1, EXTERIOR
PT - 5	PAIN T - EXTERIOR (BOLLARDS) SHERWIN WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
XP - 1B	EPOXY PROTECTIVE COATING SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW 6258 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
XP - 1W	EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE) SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW WHITE, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	CONCRETE MASONRY UNIT BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL.
CMU-2	CONCRETE MASONRY UNIT BEST BLOCK COLOR: STANDARD GREY, WITH WATER REPELLENT ADMIXTURE SMOOTH FACE, 8 X 8 X 16 BLOCK
CMU-3	CONCRETE MASONRY UNIT BEST BLOCK COLOR: CHARCOAL, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL.
PCS-1	PRECAST CONCRETE CAP COLOR: TO MATCH CMU-1 SMOOTH FACE, REF PLANS FOR DIMENSIONS
PCT-1	PORCELAIN TILE MSI COLOR: DOMINO POLISHED WHITE, GROUT COLOR TO MATCH TILE. REF SPECS 24" X 24" TILE



PRIMARY BUILDING MATERIAL PERCENTAGE:					
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL WALL AREA
TEXTURED CONCRETE BLOCK	310 SQ. FT. 42%	138 SQ. FT. 14%	1,702 SQ. FT. 59%	1758 SQ. FT. 61%	3909 SQ. FT. 52%
PORCELAIN TILE AND GLASS	110 SQ. FT. 15%	526 SQ. FT. 55%	810 SQ. FT. 28%	661 SQ. FT. 23%	2107 SQ. FT. 28%
TOTAL WALL AREA	749 SQ. FT.	960 SQ. FT.	2879 SQ. FT.	2978 SQ. FT.	7,467 SQ. FT.



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Glide **Xpress**
RIDE THE GLIDE.
807 SE WALTON BLVD
BENTONVILLE, ARKANSAS

[illegible]

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PROTO CYCLE:	06.10.22
DOCUMENT DATE:	07.25.22

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COLOR ELEVATIONS

SHEET:
A2.0C

EXTERIOR FINAL FINISH SCHEDULE:

PT-1	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE, EGGSHELL, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT-2	PAINT - EXTERIOR (TRIM, REF ELEVATIONS) SHERWIN WILLIAMS CUSTOM COLOR: GLIDE XPR RIDE THE GLIDE BLUE, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
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TOTAL WALL AREA	749 SQ. FT.	960 SQ. FT.	2879 SQ. FT.	2978 SQ. FT.	7,467 SQ. FT.

pb2
architecture
+engineering

2809 Alca Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

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807 SE WALTON BLVD
BENTONVILLE, ARKANSAS

JOB NUMBER: 2022.0823

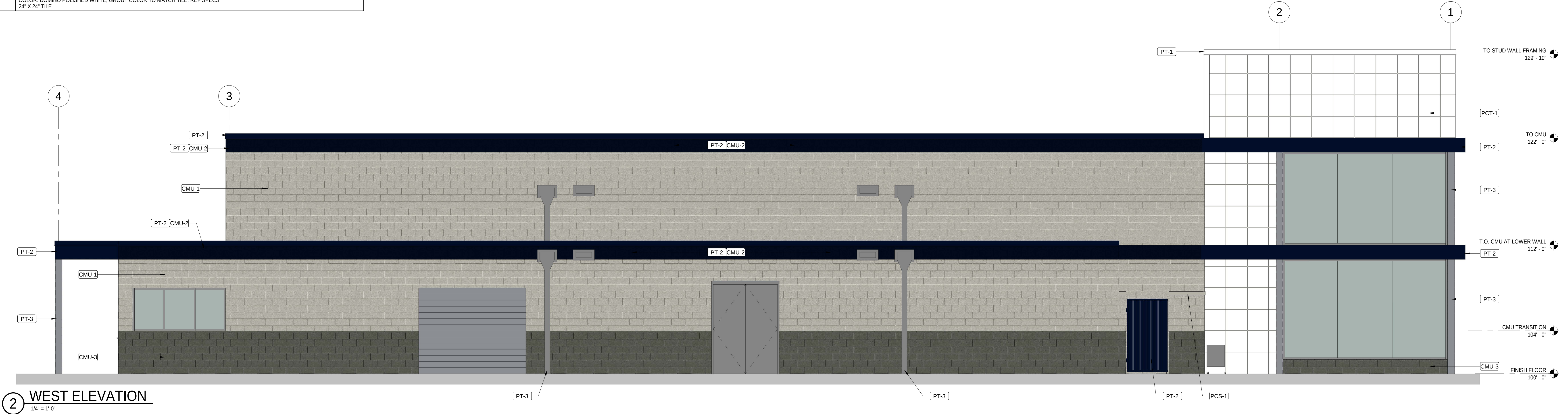
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COLOR
ELEVATIONS

SHEET:
A2.1C



2 WEST ELEVATION
1/4" = 1'-0"



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



BENTONVILLE, ARKANSAS- 08.29.2022



BENTONVILLE, ARKANSAS- 08.29.2022



Code Update - 2022

PC Date: 9/6/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Zoning and Land Development Codes

<http://www.bentonvillear.com/198/Code-Amendments>

Background

From time to time, staff reviews the existing development code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to Appendix A Zoning Code and Appendix B Land Development Code.

Proposed Amendments

ZONING CODE

1. **Sec. 201.02 Definitions** *Att. A, Pg. 1*
Add towing to the automobile repair use definition
Add a definition for “low-impact development.”
2. **Sec. 401.04(h) Encroachments in Setbacks** *Att. A, Pg. 1*
Add more specific regulations on what is allowed as an encroachment into setbacks.
3. **Sec. 401.07(b) (3) Width of corner lots** *Att. A, Pg. 2*
Requirement should be consistent with lot width requirements in Land Development Code.
4. **Sec. 601.01 Accessory Structures** *Att. A, Pg. 2*
 - Require that height of accessory structure should not exceed that of the primary structure.
 - Require that accessory structures not be located in front of the primary structure.
 - Clarify that the size limit is per accessory structure, not cumulative.
 - Better address attached accessory dwelling units.
 - Clarify different regulations for accessory structures and accessory dwelling units.
5. **Sec. 601.25 Temporary Uses and Structures** *Att. A, Pg. 4*
Add this statement: “unless otherwise approved by Planning Commission.”
6. **Sec. 801.15 Signs allowed with a sign permit.** *Att. A, Pg. 4*
 - Add clarification on design of monument signs.

LAND DEVELOPMENT CODE

- | | | |
|---|--|----------------------|
| 1. Sec. 200.01 | Definitions | <i>Att. B, Pg. 1</i> |
| Add a definition of low-impact development. | | |
| 2. Sec. 300.02(a) | Enforcement | <i>Att. B, Pg. 1</i> |
| Remove requirement that platted lot must be in a subdivision. | | |
| 3. Sec. 600.01(f) | Applicability of Incidental Subdivision Regulations | <i>Att. B, Pg. 1</i> |
| Should be the same as that for lot standards in Article 1100. | | |
| 4. Sec. 600.05(a) | Recording of Incidental Subdivisions | <i>Att. B, Pg. 1</i> |
| Reduce number of copies from 10 to 1. | | |
| 5. Sec. 700.04(a)(2) | Administrative Approval of Large Scale Developments | <i>Att. B, Pg. 1</i> |
| Remove specific gender reference for Director. | | |
| 6. Sec. 900.03 | Certificates for final plats | <i>Att. B, Pg. 1</i> |
| Correct certification blocks and revised survey standards title. | | |
| 7. Sec. 1100.02(a)(3) | Access Management Standards | <i>Att. B, Pg. 2</i> |
| Revise requirements for spacing between curb cuts and intersections to be based on street classifications. | | |
| 8. Sec. 1400.09(d) | Screening Requirements | <i>Att. B, Pg. 2</i> |
| Revise illustration to remove deciduous vegetation as an option for Type B screening, which is not allowed. | | |

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BENTONVILLE MUNICIPAL
CODE APPENDIX A ZONING CODE AND APPENDIX B LAND
DEVELOPMENT CODE; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Bentonville periodically review the Zoning Code and Land Development Code to identify needs for clarification or updates to meet current conditions.

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

Section 1: That the Bentonville Municipal Code, *Appendix A Zoning Code* should be and the same is hereby amended with the following *Attachment A: Zoning Code Amendments*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2: That the Bentonville Municipal Code, *Appendix B Land Development Code* should be and the same is hereby amended with the following *Attachment B: Land Development Code Amendments*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 3 - Severability Provision: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4 - Repeal of Conflicting Provisions: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5 - Effective Date: This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

Sec. 201.02 Definitions

Automobile Repair: Any building, structure or improvements to land used for the repair and maintenance of automobiles, motorcycles, trucks, buses or similar vehicles including, but not limited to, body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire services and sales, and towing services.

Low Impact Development: The term low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, use of water by plants, or use of stormwater in order to protect water quality and associated aquatic habitat.

Sec. 401.04(h) Encroachments in Setbacks

Setback encroachments. Driveways, walkways, on-grade patios, plants, pergolas, arbors, and other landscape features may be located within any required setback. The following table lists specific features that may be located within any required setback subject to the encroachments standards. Unless otherwise exempted by the city, none of the specific features listed below shall encroach into any right-of-way or easement.

Awnings may extend into a required front setback up to six (6) feet but shall be no closer than two (2) feet, measured in horizontal distance, from the curb of any street or property line.

<u>Feature that may encroach into a setback</u>	<u>Encroachment Standards</u>
<u>Eave, sill, cornice, or ornamental feature</u>	<u>May project up to 18 inches into any required setback.</u>
<u>Bay windows, chimneys, and similar features projecting from the primary building</u>	<u>May encroach up to 2 feet into any required setback for the property, but no closer than 3 feet to the side or rear property line.</u>
<u>Open porches, balconies, breezeways, and similar features (may be roofed but not enclosed except with screenwire mesh); raised patios, decks, and similar features (with a finished floor of 30 inches or less above the lowest adjacent grade measured at base)</u>	<u>May encroach into a required setback for the property, but no closer than 12 feet to the front property line and no closer than 5 feet to the side or rear property line.</u>
<u>Steps (with a finished floor of 30 inches or less above the lowest adjacent grade measured at base)</u>	<u>May encroach into a required setback for the property up to 2 feet into any required setback for the property, but no closer than 3 feet to the side or rear property line.</u>
<u>Fences, walls</u>	<u>May be constructed up to the property line, subject to the provisions of 1100.06 of the Land Development Code regarding fences and walls.</u>
<u>Awnings</u>	<u>May extend into a required setback up to six (6) feet but shall be no closer than two (2) feet, measured in horizontal distance, from the curb of any street or property line.</u>
<u>In ground pools</u>	<u>May encroach into setbacks, but shall not be located in an easement.</u>

Clearance. Awnings and canopy structures shall maintain a clearance of ~~eight (8)~~ seven (7) feet above a public right-of-way, sidewalk or front yard. If located within 10' of a public utility, minimum clearance shall be 15'.

Sec. 401.07(b)(3) Width of Corner Lots

The minimum width for corner lots shall be 20% larger than interior lots ~~75 feet at the building line. The minimum width for corner lots in a manufactured home subdivision shall be 60 feet at the building line.~~

Sec. 601.01 Accessory Structures

- (1) *Applicability.* The regulations in this section apply in all zoning districts to all accessory structures as defined in Article 201 ~~that are detached from the principal building.~~
- (2) *Size.* The total square footage of an individual accessory structures may not exceed 50% of the total square footage of the primary structure on the lot. Except, that accessory structures on lots greater than two acres in size are exempt from this size requirement.
- (3) *Lot coverage.* The cumulative lot coverage of all buildings and structures on the lot shall not exceed the maximum lot coverage ~~required-allowed~~ by the zoning district in which it is located.
- (4) *Setbacks.*
 - (a) *Standards.* The table below establishes the minimum setback standards for accessory structures.

Front setback	As required by zoning district in which it is located <u>and shall not extend beyond the front building line of the primary structure on the lot. In no instance shall the accessory structure be located in front of the primary structure on the lot.-</u>
Side setback if building footprint is less than or equal to 720 sq. ft.	7'
Side setback if building footprint is greater than 720 sq. ft.	Side setback as required by zoning district in which it is located.
Rear setback if building footprint is less than or equal to 720 sq. ft.	7'
Rear setback if building footprint is greater than 720 sq. ft.	Rear setback as required by zoning district in which it is located.

- (b) *Corner lots.* In the case of a corner lot, accessory structure shall not project beyond the building line of the primary structure or existing primary structure on the adjacent lot.
- (c) *Accessory garage setback.* An accessory garage that accesses from a rear alley and the garage door faces the alley shall have a minimum setback of 20' between the alley right-of-way and the garage door.
- (d) *Distance from primary structure.* Any accessory structure in excess of 200 square feet shall be located a minimum of 12' from the primary structure.

- (e) *Exception.* Any accessory non-residential structure less than 200 square feet and not attached to a permanent foundation, shall have a minimum side and rear yard setback of (7') and shall meet the front setback as required by the zoning district.
- (5) *Height.* Accessory structures shall not exceed the maximum height as allowed by the zoning district in which it is located and shall not exceed the height of the primary structure on the lot.
- (6) *Architectural design.* In residential districts, the façade of accessory structures larger than 200 sq. ft. shall have a similar architecture to that of the main-primary structure. In commercial districts, the accessory structure shall meet the design standards for large-scale developments.
- (7) *Easements.* No permanent accessory structure over 200 square feet shall be located in an easement. Accessory structures under 200 square feet and not attached to a permanent foundation may be located in an easement as long as it can easily be moved out of the easement if necessary.

601.02 Accessory dwelling units (ADUs)-additional requirements.

- (a) *Applicability.* The regulations in this section shall apply in all zoning districts to all accessory dwelling units, as defined in Article 201.
- (b) *Occupancy.*
 - 1. *A1, RE, R1, DN-1 Districts—Owner-occupied.* Either the primary or accessory dwelling unit shall be owner-occupied. "Owner-occupied" shall mean a property owner who makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, or similar means, and at no time receives rent or other payment for use of ~~for~~ the owner-occupied unit.
 - 2. *C2, I1 and I2 districts—Caretaker only.* ADU's in the C2, I1 or I2 districts shall be used solely for a watchman, caretaker or custodian of the facility or use on the same site. The caretaker unit shall not be separately rented, let, or leased to other than the caretaker. The caretaker shall be employed, whether compensation is direct or indirect, principally on the lot for purposes of care and protection of persons, plants, animals, equipment or other facilities on-site.
- (c) *ADUs per lot.* Only one ADU shall be allowed per lot, whether attached or detached.
- (d) *Architectural design.* The addition of an ADU shall be allowed only if the appearance and character of the lot and neighborhood are maintained. The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.
- (e) *Entrances and stairs.* Only one entrance to the ~~detached~~-ADU shall may be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street ~~with the on~~ which the primary structure is addressed. Exterior stairways shall not be constructed on the front of the ~~principal dwelling unit~~primary structure.
- (f) *Parking.* No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.
- (g) *Compliance with applicable codes.* The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.
- (h) *Sewer and water connections.* The ADU shall be served by the existing primary ~~dwelling's~~ structure's sewer and water connections and water meter. The water meter size shall not be increased for the purpose of serving the ADU.
- (i) *Subdivision.* The accessory dwelling unit, or the land on which the ADU is located, shall not be subdivided or otherwise segregated in ownership from the ~~principal dwelling unit~~primary structure or the land on which the ~~principal dwelling unit~~primary structure is located.

- (j) Detached ADUs. In addition to the regulations of this section, all detached accessory dwelling units are considered accessory structures and shall comply with the regulations set forth in Art. 601.01 Accessory Structures.
-

Sec. 601.25 Temporary Uses and Structures

(c)(2)a. *Zoning districts allowed.* 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, unless otherwise approved by planning commission.

Sec. 801.15 Signs Allowed with a Sign Permit

(c) *Freestanding signs.*

- (1) *Monument style.* Freestanding signs shall be designed to meet the definition of a monument sign, with the exception of signs adjacent to I-49 as regulated in this Section. No air space shall be visible within or between any portion of the sign display area and sign structure. Edges of sign shall extend in a manner that is along a continuous plane, so the upper portion does not extend beyond the base, unless otherwise approved by the Director and his/her designee.

Sec. 200.01 Definitions

Low Impact Development: The term low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, use of water by plants, or use of stormwater in order to protect water quality and associated aquatic habitat.

Sec. 300.02 Enforcement

(a) *Building permits.* The Building Inspector shall not issue building permits for any structure on any lot ~~in a subdivision~~ for which the plat or plan has not been approved and recorded in the manner prescribed herein. Unplatted A-1 zoned properties shall be exempt from this requirement.

Sec. 600.01 Applicability of Incidental Subdivision Regulations

(f) All lots created by such split or readjustment shall ~~have access on a public street~~ meet the requirements and standards of Sec. 1100.10 Lot Standards.

Sec. 600.05 Recording of Incidental Subdivisions

(a) *Owner/developer responsibility.* Upon approval of the incidental subdivision, the owner/developer shall submit ~~ten (10) copies~~ one copy, notarized and signed, to the planning department prior to the approval expiration date in accordance with Section 600.06 below.

Sec. 700.04 Review and Approval of Large Scale Developments

(a) *Administrative approval.*

(2) *Staff action.* Within ten (10) days of receipt of the complete development, landscape and construction plans, ~~by the director, he~~ shall approve, disapprove or approve with conditions said plans, after all reviewing departments have approved the plans.

Sec. 900.03 Certificates

(a) *Final plats.*

(1) *Certificate of ownership*

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

Date of Execution: _____

Signed: _____

Name and Address: _____

Print Name: _____

Source of Title: D.R. _____

Page _____

(2) *Certificate of surveying accuracy.*

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

Sec. 1100.02 Access Management Standards

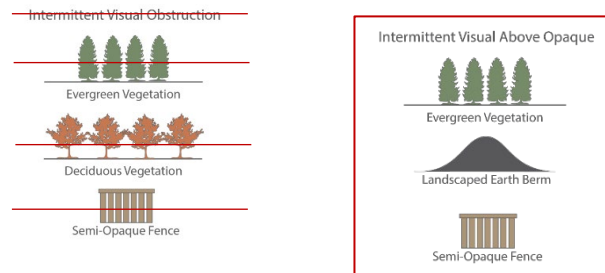
(a) *Curb Cuts.*

- (3) *Distance from intersections.* ~~Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right of way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right of way of an intersection involving a major or minor arterial to the center line of the drive. The chart below establishes the minimum distance between a curb cut and an intersection depending on the street classification that the proposed curb cut is located on and the street classification of the intersecting street. Whenever possible, curb cuts must be located off of the lower intensity street classification. Distance should be measured from the right-of-way of the intersecting street and the center line of the drive. Single-family and two-family homes shall be specifically exempt from this requirement.~~

<u>Street where curb cut is proposed</u>	<u>Street that intersects with proposed curb cut street</u>			
		<u>Local</u>	<u>Collector</u>	<u>Arterial</u>
	<u>Local</u>	<u>50'</u>	<u>50'</u>	<u>100'</u>
	<u>Collector</u>	<u>100'</u>	<u>100'</u>	<u>250'</u>
	<u>Arterial</u>	<u>250'</u>	<u>250'</u>	<u>250'</u>

Sec. 1400.09 Screening Requirements

(d) *Screen type B:*





Lightbox @ Market, LLC

Parcel: 01-02610-000 & 01-02611-000

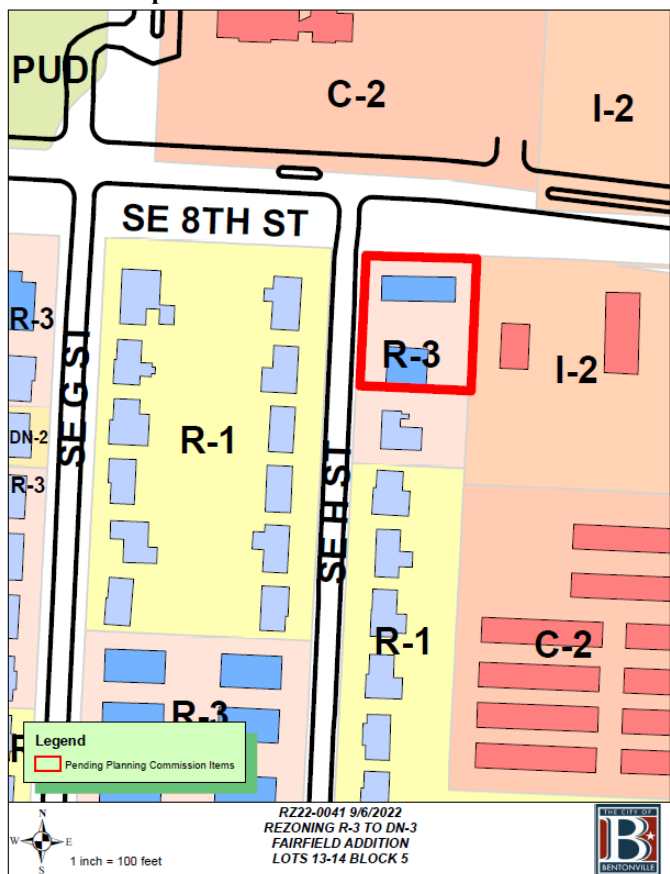
PC Date: 9/6/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0041
Applicant / Current Owner	Lightbox @ Market, LLC
Site Area	+/- 0.57 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located at the intersection of SE H St and SE 8th Street. Adjacent zoning districts are C-2, General Commercial to the North, R-3, medium-High Density Multifamily Residential to the South, I-2, Heavy Industrial, and R-1, Low Density Single Family Residential to the West.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential, however, the applicant is requesting a change in the Future Land Use Plan to High Density Residential. These areas typically 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 urban neighborhoods in and around Downtown Bentonville.

Public Comment

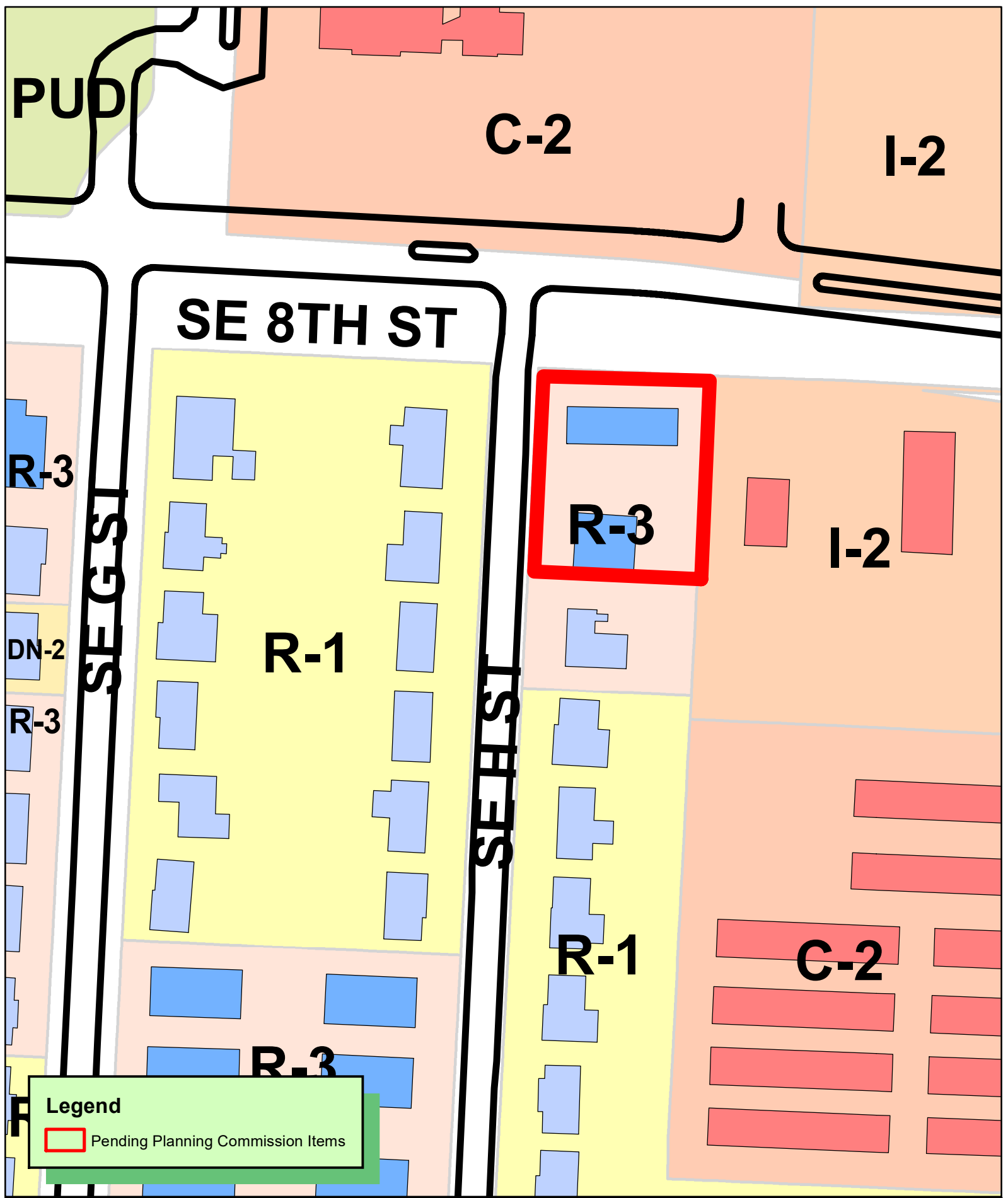
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Conclusion

While this request is not consistent with the Future Land Use Plan or surrounding zoning districts, it is consistent with some of the uses of the surrounding zoning districts and development patterns located in the vicinity, such as The Momentary and 8th Street Market.



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 100 feet

RZ22-0041 9/6/2022
REZONING R-3 TO DN-3
FAIRFIELD ADDITION
LOTS 13-14 BLOCK 5

THE CITY OF
B
 BENTONVILLE

69



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

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

July 29, 2022

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

RE: Bentonville Parcels 01-02610-000 & 01-02611-000 Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Lightbox @ Market, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-02610-000 & 01-02611-000 from R-3, *Medium-High Density Multifamily Residential* to DN-3, *Downtown High Density Residential*. The parcel 01-02610-000 at 801 SE H Street is approximately 0.32 acres and parcel 01-02611-000 at 802 SE 8th Street is approximately 0.25 acres. The properties are planned for development by the current owner as townhomes for individual sale, and the DN-3 zoning allows a 0' interior side yard setback for units to be sold individually along the line of building walls.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DN-3 use will be compatible with the surrounding neighborhood made up of R-1, R-3, DN-2, C-2, I-2, and PUD as a part of the *Downtown Intensification Strategic Growth Zone*. The townhome units are intended to provide walkable and bikeable density to nearby neighborhood attractions.

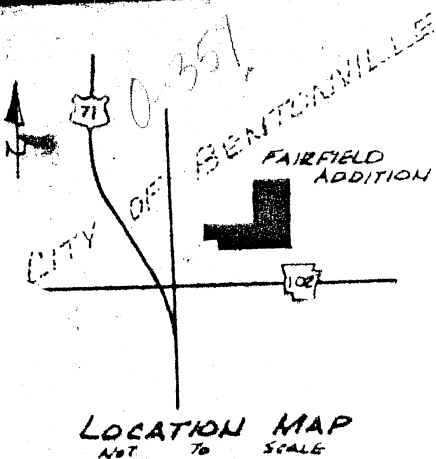
Access to this development will be provided by the existing street network and plans to accommodate rear loaded garages and townhome units which face H Street. A minimal increase of traffic can be expected from the development of the townhomes which are replacing two existing multifamily residential units which currently total to eight units. All necessary utilities for the proposed development are available on or by adjacent easements to the subject tract. The main water utility connection will take place on the eastern side of H Street to an existing 6" water main. Access to sewer will be provided by the existing 6" gravity sewer on the west side of H Street. Signage is not anticipated for the building.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read 'Chad Caletka', written over a light blue circular stamp.

Chad Caletka, Project Manager



FAIRFIELD ADDITION BENTONVILLE, ARKANSAS

DESCRIPTION:

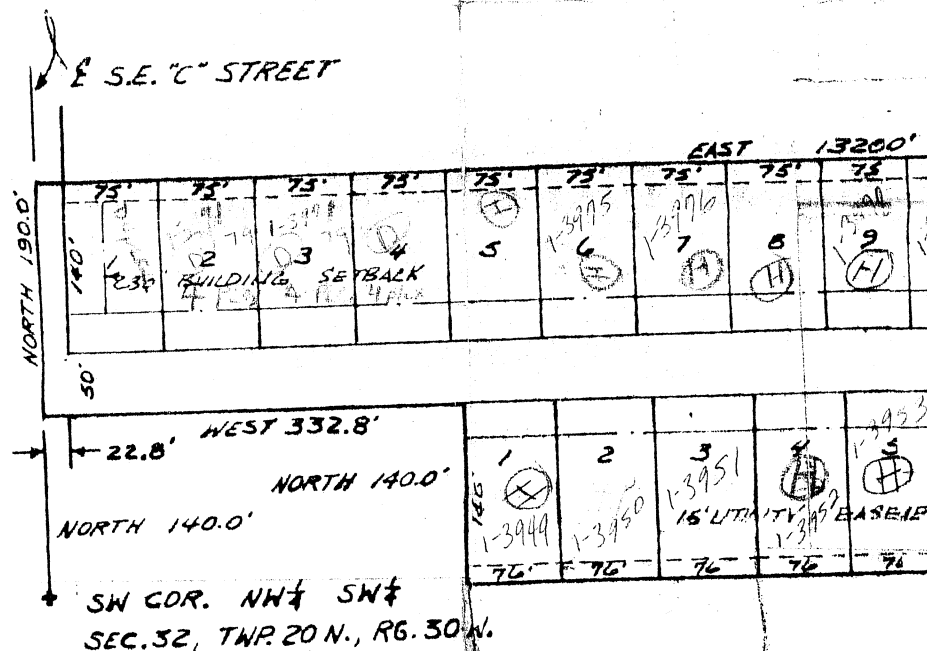
Beginning 140.0 feet North of the SW corner of the NW 1/4 of the Township 20 North, Range 30 West in Benton County, Arkansas; then thence East 1320.0 feet; thence North 990.0 feet; thence East 660.0 feet; thence West 1647.2 feet; thence North 140.0 feet; to the point of beginning, containing 28.91 acres more or less.

SURVEYOR'S CERTIFICATION:

This is to certify that the hereon platted property has been plat conforms to that survey.

Thomas E. Pace L.L.S. #572

BK-1 - 21
" 2 - 19
" 3 - 12
" 4 - 28
" 5 - 11
911



OWNER'S CERTIFICATION AND DEDICATION

We the undersigned, do hereby certify that we are the sole platted property and do hereby dedicate all streets for use of for the installation of utilities.

Mary Parnell *Tom Parnell*

Subscribed and sworn before me this 9th day of July, 1974

PLANNING COMMISSION CERTIFICATION

This plat of "FAIRFIELD ADDITION" to the City of Bentonville of July, 1974 by the Bentonville Planning Commission.

W.D. Jowell
Chairman

CITY COUNCIL ACCEPTANCE:

Fairfield Add

00167

SCALE: 1"=150'
SET IRON PIN

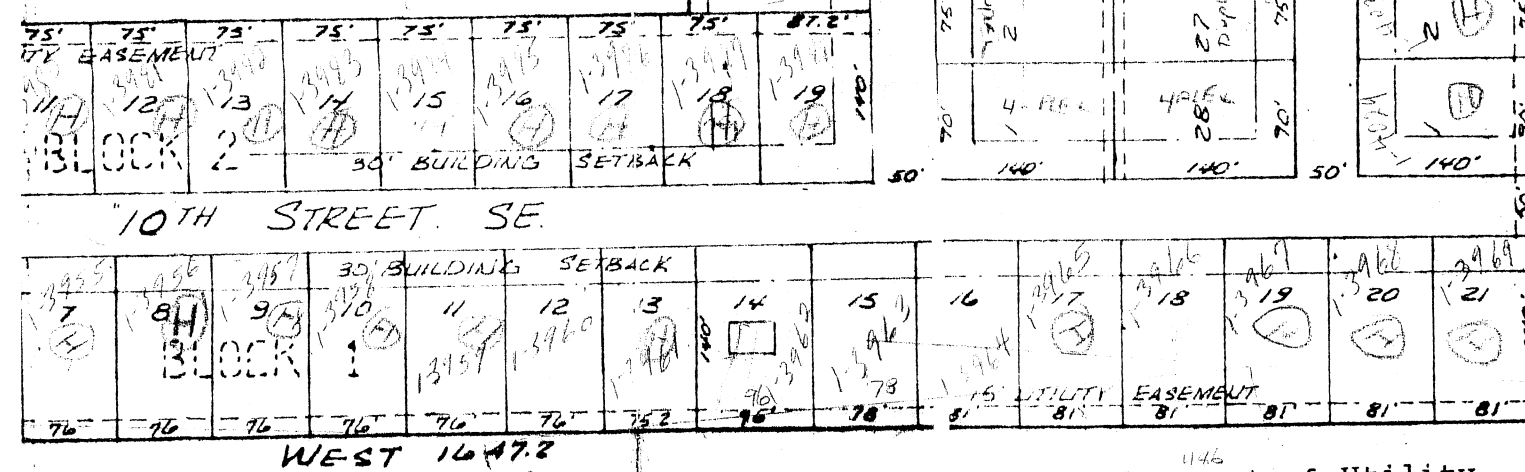
of Section 32,
with 100.0 feet;
set; thence South
West 332.8 feet

yes and that this

FILED FOR RECORD
At 2 O'Clock P.M.

MAY 8 1975

JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.



The dedication of Streets & Utility easements approved by Ordinance No. 547.

Vida Simpson
City Clerk

As of the hereon
General Public and

W.D. Jowell
My commission expires
8-15-77

This plat is hereby accepted this 12th day

NOTE
Replat
See
10-1-75
5-6-75
8-31-75
BLOCK 4

00167

ALTA / NSPS LAND TITLE SURVEY

SHEET 1 OF 2

RECORD TITLE LEGAL DESCRIPTIONS:

PARCEL #01-02610-000:

LOT 13 AND THE SOUTH 25 FEET OF LOT 14, BLOCK 5, FAIRFIELD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK O AT PAGE 351. SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL #01-02611-000:

LOT 14, BLOCK 5, FAIRFIELD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK O AT PAGE 351, EXCEPT THE SOUTH 25 FEET THEREOF. SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

TO ARVEST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, AMANDA LEE BOX, CHICAGO TITLE INSURANCE COMPANY, AND WACO TITLE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 22, 2022.

DATE OF PLAT OR MAP: JULY 1, 2022

DRAFT
DERRICK THOMAS PS #1642

TITLE INSURANCE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2205806-106, COMMITMENT DATE: MAY 22, 2022, AT 07:00AM SCHEDULE B - SECTION II EXCEPTIONS:

11) RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN PLAT RECORD BOOK "O" AT PAGE 341 OF THE RECORDS OF BENTON COUNTY, ARKANSAS. AFFECTS - PLOTTED AND SHOWN.

12) RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SET FORTH IN PROTECTIVE COVENANTS AND/OR BILL OF ASSURANCES RECORDED IN RECORD BOOK 506 AT PAGE 453 OF THE RECORDS OF BENTON COUNTY, ARKANSAS. DOES NOT AFFECT - NOT SURVEY RELATED.

13) UTILITY EASEMENT IN FAVOR OF CITY OF BENTONVILLE, ARKANSAS, DATED MARCH 12, 2015, AND FILED FOR RECORD MAY 28, 2015 IN/AS DEED BOOK 2015 AT PAGE 27831 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. AFFECTS - PLOTTED AND SHOWN.

14) RIGHT-OF-WAY/EASEMENT, IN FAVOR OF CITY OF BENTONVILLE, ARKANSAS, DATED MARCH 17, 1981, AND FILED FOR RECORD MARCH 19, 1981, IN RECORD BOOK 569 AT PAGE 742 OF THE RECORDS OF BENTON COUNTY, ARKANSAS. DOES NOT AFFECT.

15) RIGHTS OF PUBLIC AND OTHERS TO USE THAT PORTION OF SUBJECT PROPERTY, IF ANY, LYING WITHIN THE ROADWAY ON THE WEST AND NORTH SIDES OF SUBJECT PROPERTY. AFFECTS - PLOTTED AND SHOWN.

TABLE A NOTES:

9. THERE WERE NO OBSERVED STRIPED PARKING SPACES OBSERVED DURING THE SURVEY FIELD WORK.

16. THERE WAS NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

17. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF STREET OR SIDEWALK REPAIRS OR CONSTRUCTION. A PORTION OF THE PROPERTY ON THE WEST SIDE IS WITHIN THE CITY OF BENTONVILLE'S MASTER STREET PLAN RIGHT-OF-WAY OF SE H STREET. A PORTION OF THE PROPERTY ON THE NORTH SIDE IS WITHIN THE CITY OF BENTONVILLE'S MASTER STREET PLAN RIGHT-OF-WAY OF SE 8TH STREET.

WETLANDS NOTE:

NO MARKERS DELINEATING ANY WETLANDS WERE OBSERVED.

ENCROACHMENT LIST:

- 1) THE WEST SIDE OF THE 4-PLEX BUILDING ON PARCEL #01-02611-000 IS WITHIN THE PLATTED 30' BUILDING SETBACK.
- 2) EXISTING WOOD PRIVACY FENCE AND CHAIN LINK FENCE MEANDERS EAST OF THE EASTERN PROPERTY LINE

*ENCROACHMENTS ARE NOTATED WITH THE  FOLLOWING SYMBOL: WITH AN ASSOCIATED ANNOTATED ENCROACHMENT DIMENSION

SANITARY SEWER INVERT INFO:

SSMH #1:
RIM ELEVATION - 1292.71'
10" VCP IN FROM (S) - 1283.11'
12" PVC OUT TO (W) - 1283.01'

SSMH #2:
RIM ELEVATION - 1291.31'
12" PVC IN FROM (E) - 1282.31'
6" VCP IN FROM (S) - 1285.91'
12" PVC OUT TO (NW) - 1282.11'

STORM PIPE FLOW LINES:

1) 1288.58'
2) 1289.46'
3) 1288.80'
4) 1288.74'
5) 1288.07'
6) 1288.46'
7) 1288.72'

8) 1288.88'
9) 1289.94'
10) 1290.15'
11) 1288.79'
12) 1288.68'
13) 1289.79'
14) 1290.27'

ZONING INFORMATION

BUILDING SETBACKS PER ZONING (ALL BUILDING TYPES):

FRONT 20ft*
SIDE 10ft INTERIOR
SIDE 20ft EXTERIOR*
REAR 25ft

*ALL FRONT AND EXTERIOR SIDE SETBACKS ARE SHOWN PARALLEL TO THE M.S.P. R/W

BUILDING SETBACKS PER FINAL PLAT:

FRONT 30ft
SIDE NONE SHOWN
REAR NONE SHOWN

SOURCE OF ZONING INFORMATION:

1. <https://gis.bentonvillear.com/Html5/Index.html?viewer=master> (BENTONVILLE GIS MAP)
2. <http://www.bentonvillear.com/DocumentCenter/View/2366/R-3-Medium-High-Density-Multifamily-Residential> (BENTONVILLE ZONING CODE)

*NO ZONING LETTER WAS PROVIDED BY THE CLIENT

PROPERTY ZONED:

R-3 MEDIUM-HIGH DENSITY
MULTIFAMILY RESIDENTIAL

*VERIFY BUILDING SETBACK LOCATIONS AND DIMENSIONS WITH CITY OF BENTONVILLE PLANNING BEFORE ANY NEW CONSTRUCTION.

BUILDING TYPE	MIN. LOT AREA (SQ. FT.)	MIN. LAND AREA/UNIT (SQ. FT.)	MIN. LOT WIDTH	MAX LOT COVERAGE
SINGLE-FAMILY	5,000	-	50'	40% (INTERIOR LOT) 45% (EXTERIOR LOT)
TWO-FAMILY	5,000	-	50'	50% (INTERIOR LOT) 55% (EXTERIOR LOT)
TOWNHOUSE UNIT	2,000	-	20'	-
TOWNHOUSE STRUCTURE	6,000	2,000	60'	65% (INTERIOR LOT) 70% (EXTERIOR LOT)
MULTI-FAMILY	6,000	1,500	60'	65% (INTERIOR LOT) 70% (EXTERIOR LOT)
ALL OTHERS NOT LISTED	10,000	-	100'	50% (INTERIOR LOT) 55% (EXTERIOR LOT)

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):

% OF FLOOR AREA OF PRIMARY STRUCTURE:

DETACHED NON-RESIDENTIAL: 40%
DETACHED ACCESSORY DWELLING: 50%
ATTACHED ACCESSORY DWELLING: 50%

DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING SETBACKS:

FRONT AS REQUIRED BY DISTRICT
SIDE 07ft
REAR 07ft

ATTACHED ACCESSORY DWELLING SETBACKS:

FRONT AS REQUIRED BY DISTRICT
SIDE AS REQUIRED BY DISTRICT
REAR AS REQUIRED BY DISTRICT

*ON CORNER LOTS: STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30ft FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20ft FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20ft FROM PROPERTY LINE AT ALLEY

FIELD WORK:

MAY 25-27 &
JUNE 4, 16, 17, 20 & 22, 2022

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
(NAD83[NSRS2007] HORIZONTAL DATUM)

BASIS OF ELEVATION:

CITY OF BENTONVILLE GPS MONUMENT #1
(NAVD88 VERTICAL DATUM)

CONTOUR INTERVAL:

1 FOOT CONTOURS BASED ON GROUND SURVEY

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK O AT PAGE 351
- 2) PLAT OF SURVEY FILED IN BOOK Y AT PAGE 129
- 3) FINAL PLAT OF BLOCKS 10, 11, & 12 OF THE STEEN-BLOCK ADDITION TO BENTONVILLE FILED IN BOOK 6 AT PAGE 255
- 4) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 81475
- 5) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 81893
- 6) COMMITMENT FOR TITLE INSURANCE FILE NO. 2205806-106 AND ALL OF THE DOCUMENTS CONTAINED THEREIN

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE HUD FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP H-01-57 FOR MADISON CO. ARKANSAS COMMUNITY NO. 050449A. (PAGE #XX, DATED 6/14/1977)

UTILITY NOTE:

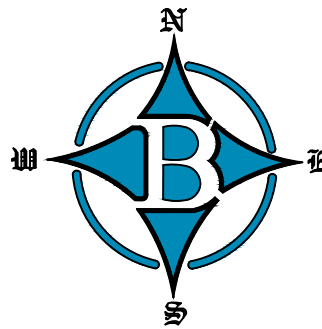
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, OBSERVED UTILITY MARKINGS, AND INFORMATION FROM THE CITY OF BENTONVILLE GIS MAP. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:

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

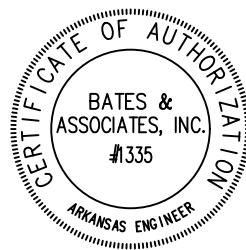
ADJACENT LAND OWNERS

1) SD PROPERTIES LLC
708 NW 2ND ST
BENTONVILLE AR 72712-5117
PARCEL #01-02586-000
ZONED: R-1
2) SUMALINOG, ERNESTO B &
NORMA C
804 SE H ST
BENTONVILLE AR 72712-6444
PARCEL #01-02585-000
ZONED: R-1
3) PEREZ, JOSE O
802 SE H ST
BENTONVILLE AR 72712-6444
PARCEL #01-02584-000
ZONED: R-1
4) CITY OF BENTONVILLE
c/o PHILLIPS, WENDY
1000 SW 14TH ST
BENTONVILLE AR 72712
PARCEL #01-17336-001
ZONED: N/A
5) SE 8TH STREET LLC
1408 N RIVERFRONT BLVD #801
DALLAS TX 75207
PARCEL #01-04867-000
ZONED: I-2
6) ANDERSON, LAURIE
805 SE H ST
BENTONVILLE AR 72712
PARCEL #01-02609-000
ZONED: R-3



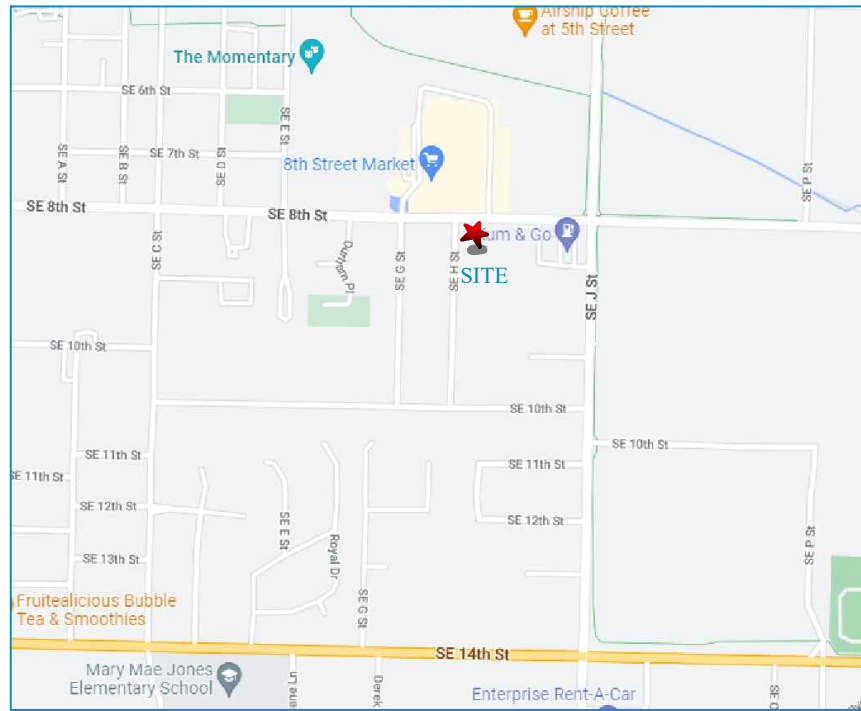
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 22nd DAY OF JUNE, 2022.



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

VICINITY MAP



DRAWING #22-142

FOR USE AND BENEFIT OF: MICHAEL HACKETT-PEDLER	
ADDRESS: 801 & 802 SOUTHEAST 8TH STREET BENTONVILLE, ARKANSAS	
DATE: 07/01/22	SCALE: 1"=20'
LOCATION: LOTS 13 & 14, BLOCK 5	SURVEYED: DRAFTED: CW MR, JCR
FAIRFIELD ADDITION	REVIEWED: DT COA #1335
	SHEET 1 OF 2



Bates & Associates, Inc.
Engineers - Surveyors

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9359

BATES & ASSOCIATES, INC. Copyright 2022
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps. Furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
○ SET 5/8" REBAR/CAP

⊠ FOUND 1/2" REBAR ⊕ TELEPHONE PEDESTAL
⊡ FOUND NAIL ⊕ WATER METER

▼ SET / FOUND P/K NAIL
⊛ FOUND COTTON SPINDLE

⊕ FINISHED FLOOR ELEVATION
△ COMPUTED POINT

— — — — — BOUNDARY LINE (MEASURED)
- - - - - BOUNDARY LINE (EXISTING)
- - - - - FORTY LINE/ TIE LINE

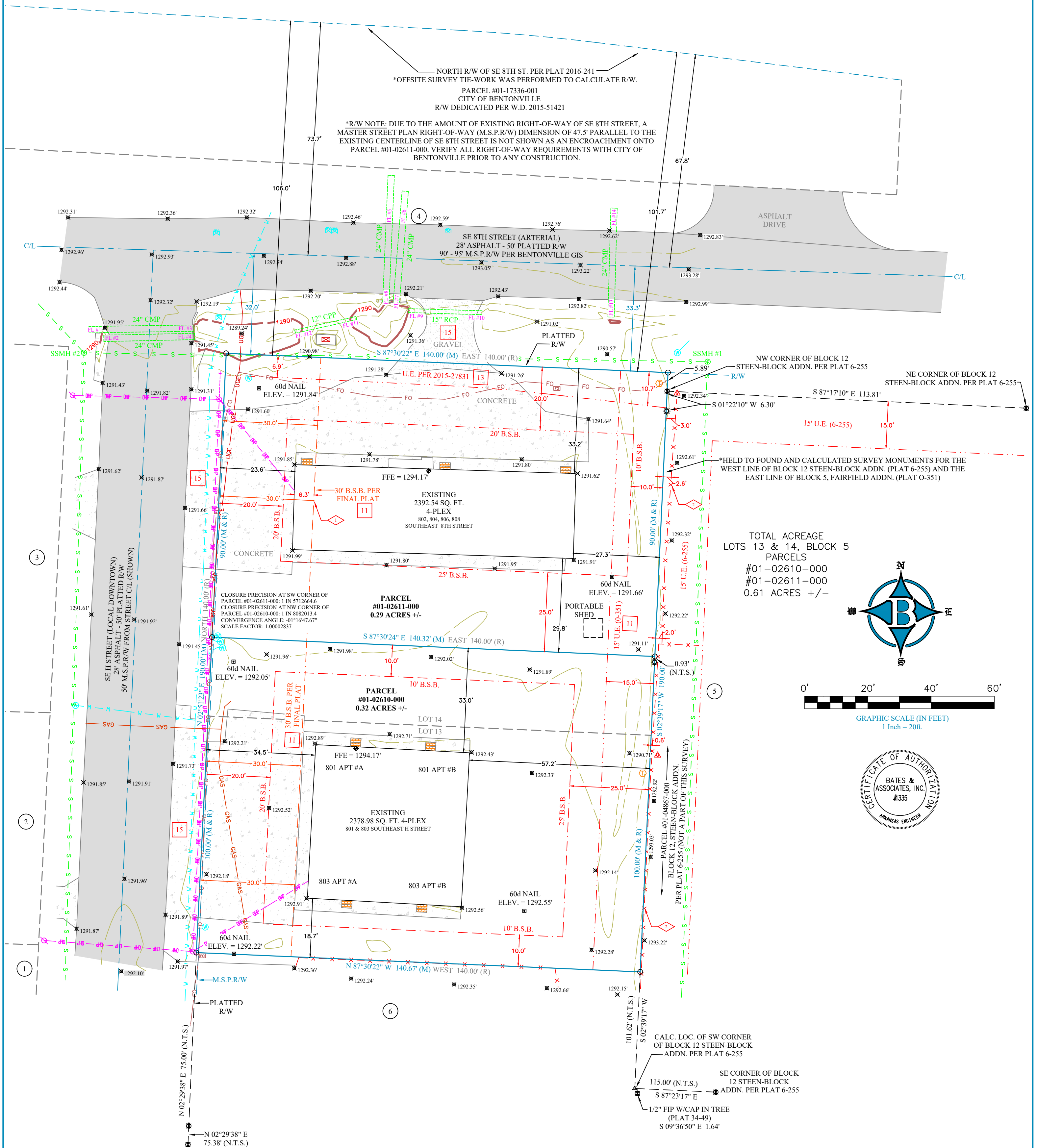
⊙ SANITARY SEWER MH
⊕ POWER POLE
⊕ WATER VALVE
⊕ GAS METER
⊕ GUY ANCHOR
⊕ SPOT ELEVATION
⊕ ELECTRICAL BOX
⊕ ADJ. LAND OWNER
⊕ SCHED. B, SEC. II EXCEPTIONS
⊕ FIBER OPTIC VAULT

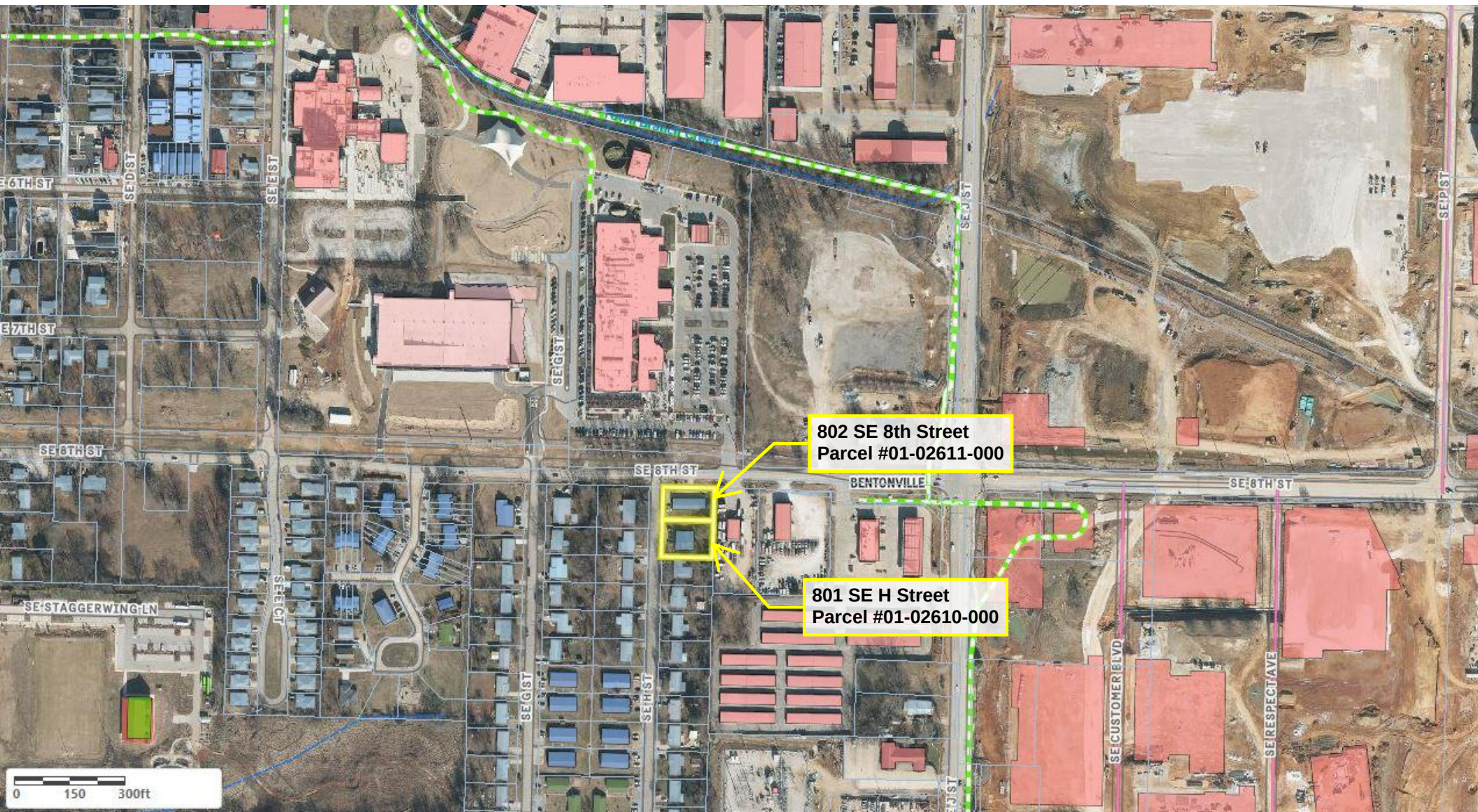
— — — — — CENTERLINE OF ROAD
— — — — — RIGHT-OF-WAY
— W — W — WATER LINE
— S — S — SEWER LINE
- - - - - STORM PIPE
— OP — OP — OVERHEAD POWER LINE
- - - - - GUY WIRE
— UGE — UNDERGROUND ELECTRIC
— FO — FIBER OPTIC LINE
— GAS — GAS LINE
- X - X - FENCE
- - - - - UTILITY EASEMENT
- - - - - BUILDING SETBACK

RECORDING NUMBER/DATE

ALTA / NSPS LAND TITLE SURVEY

SHEET 2 OF 2





802 SE 8th Street
Parcel #01-02611-000

801 SE H Street
Parcel #01-02610-000

VICINITY MAP FOR TWO PARCELS TO REZONE

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-3, MEDIUM-
HIGH DENSITY MULTIFAMILY RESIDENTIAL TO DN-3, DOWNTOWN HIGH
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ22-0041)

WHEREAS, CEI Engineering on behalf of Lightbox @ Market, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PARCEL # 01-02610-000 LOT 13 AND THE SOUTH 25 FEET OF LOT 14, BLOCK 5, FAIRFIELD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK O AT PAGE 351. SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY. PARCEL # 01-02611-000 LOT 14, BLOCK 5, FAIRFIELD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK O AT PAGE 351, EXCEPT THE SOUTH 25 FEET THEREOF. SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 6, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL.

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

Section 1: That the above-described real property is hereby changed from its present zoning classification of R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ22-0041)

WHEREAS, CEI Engineering on behalf of Lightbox @ Market, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of MEDIUM-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

PARCEL # 01-02610-000 LOT 13 AND THE SOUTH 25 FEET OF LOT 14, BLOCK 5, FAIRFIELD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK O AT PAGE 351. SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY. PARCEL # 01-02611-000 LOT 14, BLOCK 5, FAIRFIELD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK O AT PAGE 351, EXCEPT THE SOUTH 25 FEET THEREOF. SUBJECT TO EXISTING EASEMENTS, MINERAL RESERVATIONS, CONVEYANCES AND/OR LEASES, AND COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 6, 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 MEDIUM-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



14th Street Pedestrian Tunnel Night Work

SE 14th St and SE O St

PC Date: 9/6/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0025
Applicant / Current Owner	Bentonville P & R Fund, LLC
Site Area	+/- 0.97 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Mixed-Use Commercial (MUC)
Requested Use	Loud road work at night
Protective Covenants	N/A
Related Projects	LSD21-0059

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

Location Map



Property Description

The subject property is located between SE 14th St and SE O St and is zoned R-O, Residential Office. Any person wishing to conduct activities which violate noise ordinance outlined in Code Section 58-109 or 58-110 must apply for a Conditional Use Permit.

Proposed Use Description

According to the applicant's narrative, they intend to conduct night work construction to move forward in completing the 14th Street pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will relink the Northwest Arkansas Greenway trail through the future Walmart Campus.

The applicant states that construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) to mitigate traffic impacts per requirement by ARDOT and the city of Bentonville. The contractor will adhere to a construction schedule with lanes closures starting on Friday at 9:00 PM and reopening by Monday at 5:00 AM. The contractor will only be completing night working between these hours.

Additionally, the applicant's narrative states that residential homes along SE O Street are located within +/- 300 ft. of tunnel construction and there are several commercial business buildings, wood privacy fences, and landscape features that should help buffer noise levels.

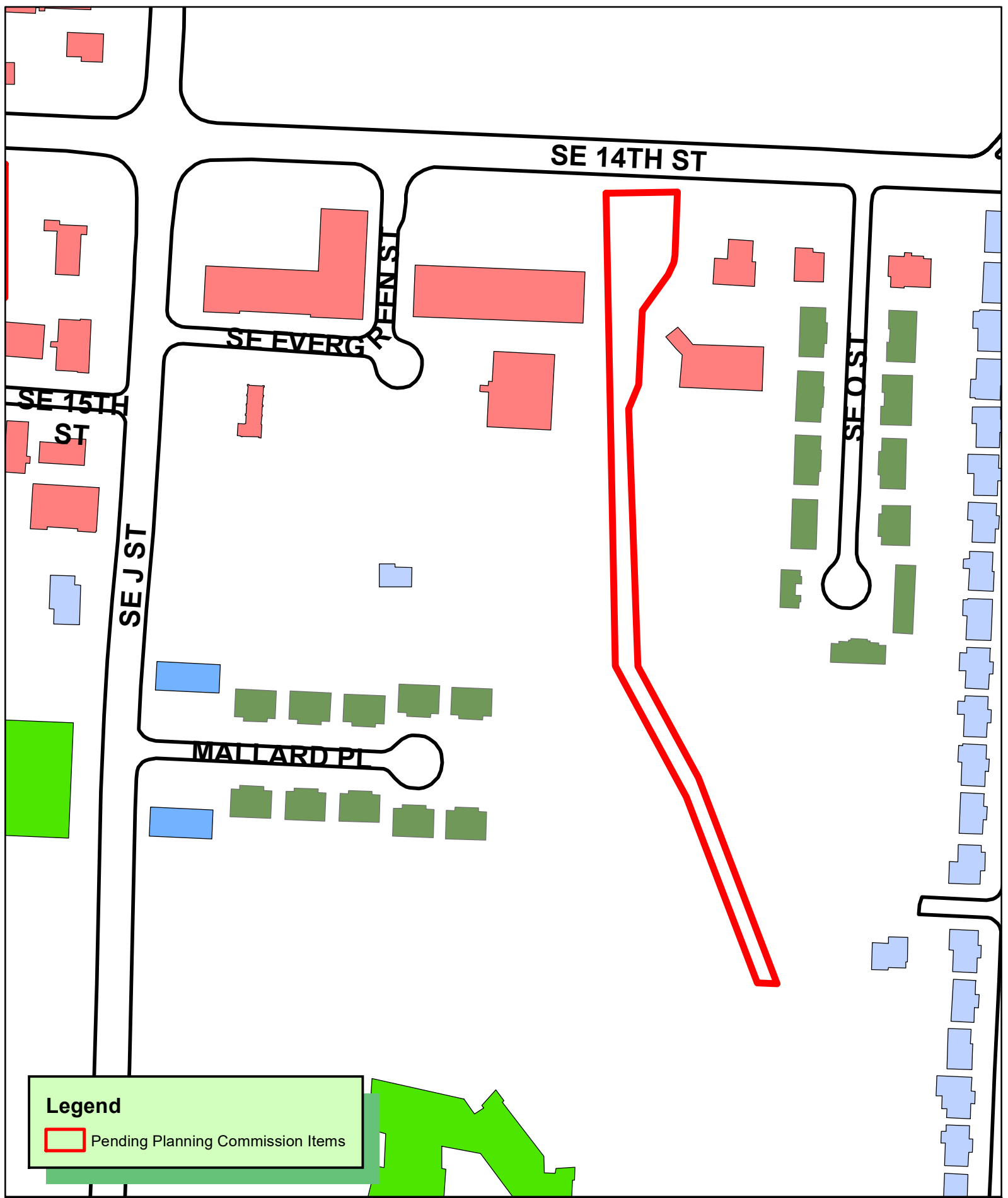
The applicant concludes that the measures outlined above are adequate to abate both traffic congestion and noise levels during construction, minimizing any disturbances caused by this project.

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 eighteen 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.



SE 14TH ST

SE EVERGREEN ST

SE 15TH ST

SE J ST

SE O ST

MALLARD PL

Legend

 Pending Planning Commission Items



1 inch = 200 feet

CU22-0025 9/6/22
CONDITIONAL USE
14TH ST TUNNEL NIGHT WORK





July 12, 2022

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

Conditional Use Permit for Night Work Waiver Request – 14th ST Tunnel (LSD21-0059)

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by NWA Trail Blazers for consideration of a conditional use permit to allow night work construction to move forward in an effort to complete the 14th ST pedestrian tunnel project (LSD21-0059). This pedestrian tunnel will relink the Northwest Arkansas Greenway trail through the future Walmart Campus.

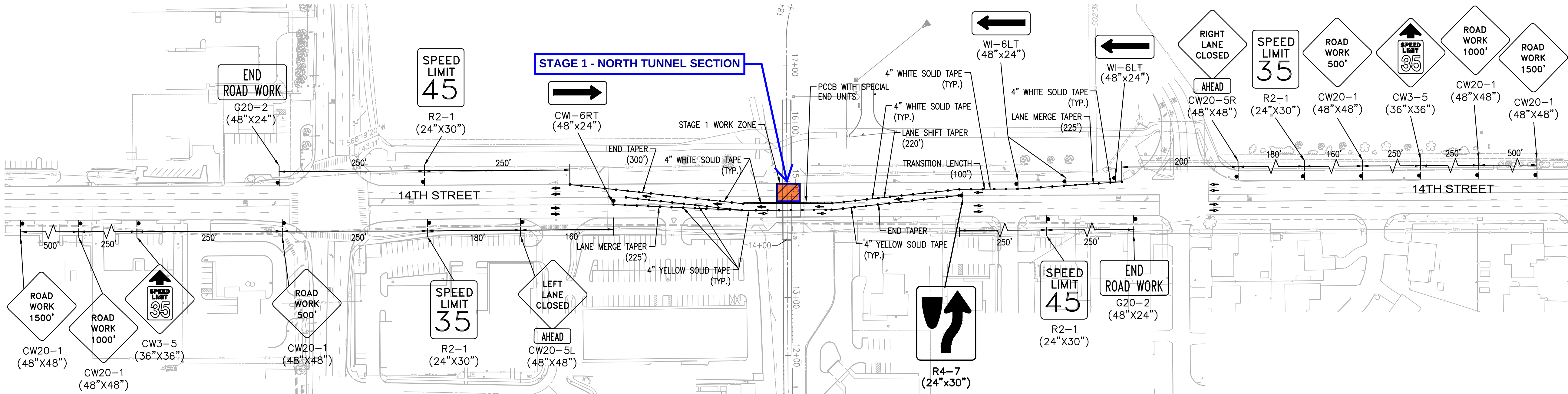
Construction for this tunnel (Parcel No. 01-08413-001) will need to take place at night in two stages (north section and south section) in order to mitigate traffic impacts per requirement by ARDOT and the city of Bentonville. As stated on the attached Temporary Traffic Control Plans (Sheet T10.0) the contractor will adhere to the construction schedule. The lane closure will start on Friday at 9:00 PM and reopen by Monday at **5:00 AM**. The contractor will only be completing night working between these hours.

Per Section 7.48.07 of the code of ordinance the requirement for night construction within 500 ft of a residence **requires a noise level of** less than 65dBA. Residential homes along SE O Street are located +/- 300 ft. of tunnel construction. There are several commercial business buildings, wood privacy fences, and landscape material that should help buffer noise levels.

Respectfully Submitted,
CEI Engineering Inc.

Clinton Muse
Assistant Project Manager
cmuse@ceieng.com

Mar 18, 2022 - 3:48pm X:\M03\2018\18031-1\1 Walmart Home Office-14th St Tunnel\Traffic\3-Production\03-Sheets\WMC_INFRA_WPM_C_SE 14TH-TUNNEL_ST_01_TCP_M031803109.dwg



STAGE 2 LANE CLOSURE SCHEDULE

CLOSURE AFTER 9 PM	OPEN AFTER 5 AM

STAGE 1 CONSTRUCTION PAVEMENT MARKINGS

TEMPORARY PAVEMENT MARKINGS	TOTAL
4" WHITE SOLID TAPE	1,045
4" SOLID YELLOW TAPE	875
4" DOTTED WHITE EXTENSION TAPE	-
LEFT HAND TURN ARROW	-

GENERAL TRAFFIC CONTROL NOTES:

- CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION SCHEDULE. SCHEDULE FOR **LANE CLOSURE WILL START ON FRIDAY AT 9 PM AND REOPEN BY MONDAY AT 5 AM.**
- THE MAINTENANCE OF TRAFFIC AS SHOWN IN THE PLANS IS PROVIDED TO THE CONTRACTOR AS A MINIMUM CONTROLS AND GUIDANCE.
- STREET CLOSURE SHALL NOT BE ALLOWED.
- CONTRACTOR SHALL USE TRAFFIC DRUMS TO CHANNELIZE TRAFFIC. ALL TRAFFIC DRUMS SHALL BE PLACED AT 35-FT O.C. ALL TAPERS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.
- CONTRACTOR SHALL INSTALL TEMPORARY PRECAST CONCRETE BARRIERS AT EXISTING PAVEMENT EDGES WHERE TRENCH EXCAVATION WILL OCCUR ON ALL ROADS IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC-5, OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN ALL ACCESS TO ALL LOCAL BUSINESSES AND RESIDENTS.
- ALL TRAFFIC CONTROL DEVICES USED ON ROAD CONSTRUCTION SHALL CONFORM TO AND BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD FOR STREETS AND HIGHWAYS AND AHTD STANDARD DRAWINGS FOR TRAFFIC CONTROL.
- ALL SIGNS, INCLUDING ADVANCED WARNING SIGNS, SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND NOTES AS SHOWN ON AHTD STANDARD DRAWINGS TC-1 AND TC-3, UNLESS OTHER METHODS ARE APPROVED IN WRITING, BY THE ENGINEER.
- MULTIPLE SIGNS, WHERE CALLED OUT IN SINGLE LOCATION, SHALL BE INSTALLED ON SEPARATE POSTS.
- SIGNS SHALL BE COVERED OR REMOVED WHEN WORK ON AFFECTED STREET IS COMPLETED OR SUSPENDED. SIGNS SHOULD NOT BE INSTALLED MORE THAN ONE WEEK IN ADVANCE.
- ADVANCED WARNING SIGNS SHOWN ON THIS STREET SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS PRIOR TO THE START OF ANY CONSTRUCTION WHICH PROHIBITS EXISTING TRAFFIC MOVEMENTS.
- ADVANCED WARNING SIGNS SHALL NOT OBSTRUCT THE VIEW OF AN EXISTING SIGN BUT SHALL BE LOCATED IN A POSITION TO MAINTAIN CLEAR VISIBILITY.
- ADDITIONAL SIGNS AS NECESSARY INCLUDING, BUT NOT LIMITED TO SPEED REDUCTION, LANE SHIFTS, LANE CLOSURES, ETC..., SHALL BE PROPOSED BY THE CONTRACTOR WITHIN THE CONTRACTOR'S SUBMITTAL.
- THE EXISTING PAVEMENT MARKINGS SHALL REMAIN IN-PLACE AND THE USE OF PLASTIC TRAFFIC DRUMS AND TEMPORARY CONSTRUCTION TAPE SHALL BE USED TO TRANSITION AND DELINEATE TO TWO-WAY TRAFFIC. TRANSITION LENGTHS SHALL BE IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC-2 OR AS DIRECTED.
- TEMPORARY STRIPING SHALL BE APPLIED TO THE PERMANENT PAVEMENT REPAIR SECTION. UPON COMPLETION OF THE FULL WIDTH OF PERMANENT PAVEMENT REPAIR, PERMANENT PAVEMENT MARKINGS SHALL BE APPLIED PER AHTD STANDARD DRAWING PM-1.
- CONTRACTOR TO COORDINATE WITH OWNER OF TRAFFIC SIGNALS IN ORDER TO ALTER TRAFFIC SIGNAL TARGETS DURING CONSTRUCTION.
- ALL WORK WITHIN AND AFFECTING THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THESE PLANS UNLESS CHANGES ARE REVIEWED AND ACCEPTED IN ADVANCE BY THE DEPARTMENT.
- ALL WORK AND MATERIALS USED WITHIN THE HIGHWAY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. MOST RECENT EDITION, AND ANY SPECIFICATIONS OR DESIGN STANDARDS SUPPLIED BY THE DEPARTMENT.
- NO PART OF THE HIGHWAY RIGHT OF WAY SHALL BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
- INSTALLATION AND MAINTENANCE FOR THE DURATION OF THE PERMITTED WORK OF ALL TEMPORARY OR PERMANENT WORK ZONE, WARNING AND REGULATORY SIGNING AND TEMPORARY OR PERMANENT PAVEMENT MARKINGS MADE NECESSARY BY THE PERMITTED WORK SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS OR ORDINANCES DURING THE EXECUTION OF THIS WORK.
- EXISTING RIGHT OF WAY MONUMENTS SHALL BE PROTECTED FROM DAMAGE. IF A MARKER IS DISTRIBUTED BY ACTIVITIES, IT SHALL BE RE-ESTABLISHED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- MEASURE SHALL BE TAKEN TO AVOID TRACKING SOIL AND MUD FROM THE WORK ARE ONTO THE HIGHWAY AND TO RE-VEGETATE, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION AND THE STORM WATER POLLUTION PREVENTION PLAN FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY CURRENTLY IN PLACE FOR THE PROJECT.
- THE DISTRICT ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS PRIOR TO THE ANTICIPATED START DATE OF CONSTRUCTION WITHIN THE PERMITTED AREA.
- THE CONTRACTOR SHALL SUBMIT PROPOSED TRAFFIC CONTROL PLANS TO THE STREETS DEPARTMENT – CITY OF BENTONVILLE AND GET APPROVAL BEFORE THE CLOSURE.



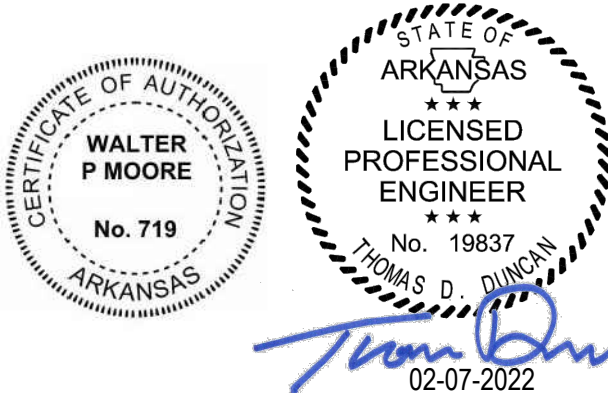
1000 SE 5th Street, Ste, E
P. O. Box 2821,
Bentonville, AR 72712



Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main



SE 14TH STREET
BIKE TUNNEL
IMPROVEMENT



NO.	DATE	REVISION
10/13/2021		PRE-APP REQUEST
11/01/2021		60% CD/1ST PLANNING COMMISSION
11/22/2021		2ND PLANNING COMMISSION
12/06/2021		3RD PLANNING COMMISSION
12/13/2021		90% CD
02/07/2022		95% CD

PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
M03-18031-11	WPM	WPM	WPM
ORIGINAL ISSUE			DATE

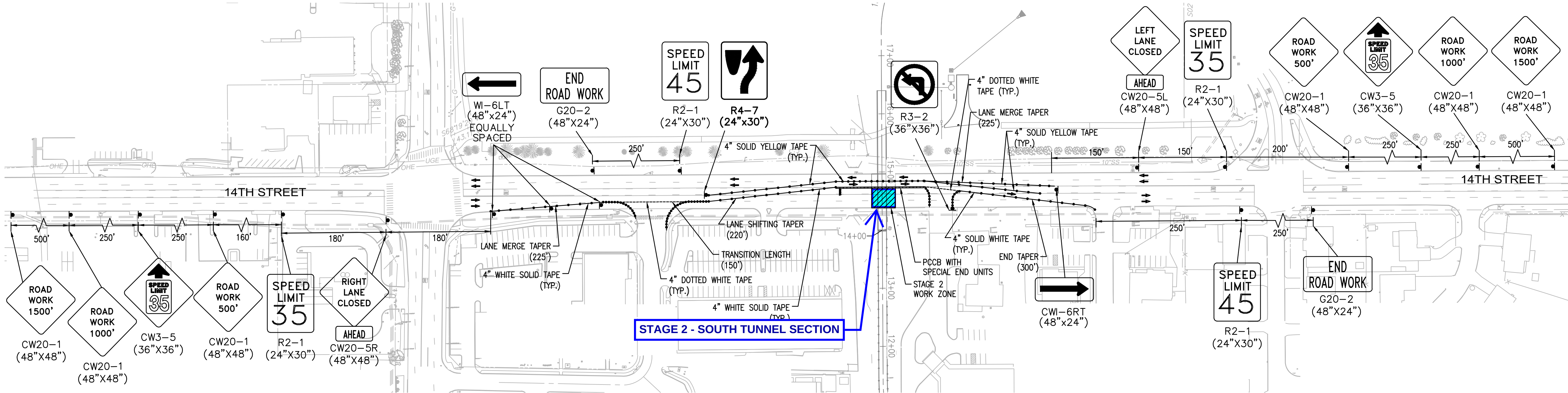
TEMPORARY TRAFFIC
CONTROL PLAN (14TH
STREET) - STAGE 1

ID	PHASE	VOLUME	SHEET
14TH	BT	V1	T10.0

City of Bentonville Project No. LSD21-0059

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Mar 18, 2022 - 3:48pm X:\M03\2018\18031-1\1 Walmart Home Office-14th St Tunnel\Traffic\3-Production\03-Sheets\WMC_INFRA_WPM_C_SE 14TH-TUNNEL_ST_02_TCP_M031803109.dwg



STAGE 2 LANE CLOSURE SCHEDULE

CLOSURE AFTER 9 PM	OPEN AFTER 5 AM

STAGE 1 CONSTRUCTION PAVEMENT MARKINGS	
TEMPORARY PAVEMENT MARKINGS	TOTAL
4" WHITE SOLID TAPE	985
4" SOLID YELLOW TAPE	897
4" DOTTED WHITE EXTENSION TAPE	193
LEFT HAND TURN ARROW	-

GENERAL TRAFFIC CONTROL NOTES:

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- STREET CLOSURE SHALL NOT BE ALLOWED.
- CONTRACTOR SHALL USE TRAFFIC DRUMS TO CHANNELIZE TRAFFIC. ALL TRAFFIC DRUMS SHALL BE PLACED AT 35-FT O.C. ALL TAPERS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.
- CONTRACTOR SHALL INSTALL TEMPORARY PRECAST CONCRETE BARRIERS AT EXISTING PAVEMENT EDGES WHERE TRENCH EXCAVATION WILL OCCUR ON ALL ROADS IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC-5, OR AS DIRECTED BY THE ENGINEER.
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- ADDITIONAL SIGNS AS NECESSARY INCLUDING, BUT NOT LIMITED TO SPEED REDUCTION, LANE SHIFTS, LANE CLOSURES, ETC..., SHALL BE PROPOSED BY THE CONTRACTOR WITHIN THE CONTRACTOR'S SUBMITTAL.
- THE EXISTING PAVEMENT MARKINGS SHALL REMAIN IN-PLACE AND THE USE OF PLASTIC TRAFFIC DRUMS AND TEMPORARY CONSTRUCTION TAPE SHALL BE USED TO TRANSITION AND DELINEATE TO TWO-WAY TRAFFIC. TRANSITION LENGTHS SHALL BE IN ACCORDANCE WITH AHTD STANDARD DRAWINGS TC-2 OR AS DIRECTED.

- TEMPORARY STRIPING SHALL BE APPLIED TO THE PERMANENT PAVEMENT REPAIR SECTION. UPON COMPLETION OF THE FULL WIDTH OF PERMANENT PAVEMENT REPAIR, PERMANENT PAVEMENT MARKINGS SHALL BE APPLIED PER AHTD STANDARD DRAWING PM-1.
- CONTRACTOR TO COORDINATE WITH OWNER OF TRAFFIC SIGNALS IN ORDER TO ALTER TRAFFIC SIGNAL TARGETS DURING CONSTRUCTION.
- ALL WORK WITHIN AND AFFECTING THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THESE PLANS UNLESS CHANGES ARE REVIEWED AND ACCEPTED IN ADVANCE BY THE DEPARTMENT.
- ALL WORK AND MATERIALS USED WITHIN THE HIGHWAY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. MOST RECENT EDITION, AND ANY SPECIFICATIONS OR DESIGN STANDARDS SUPPLIED BY THE DEPARTMENT.
- NO PART OF THE HIGHWAY RIGHT OF WAY SHALL BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
- INSTALLATION AND MAINTENANCE FOR THE DURATION OF THE PERMITTED WORK OF ALL TEMPORARY OR PERMANENT WORK ZONE, WARNING AND REGULATORY SIGNING AND TEMPORARY OR PERMANENT PAVEMENT MARKINGS MADE NECESSARY BY THE PERMITTED WORK SHALL BE IN ACCORDANCE WITH THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION, AND THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS OR ORDINANCES DURING THE EXECUTION OF THIS WORK.
- EXISTING RIGHT OF WAY MONUMENTS SHALL BE PROTECTED FROM DAMAGE. IF A MARKER IS DISTRIBUTED BY ACTIVITIES, IT SHALL BE RE-ESTABLISHED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- MEASURE SHALL BE TAKEN TO AVOID TRACKING SOIL AND MUD FROM THE WORK ARE ONTO THE HIGHWAY AND TO RE-VEGETATE, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST RECENT EDITION AND THE STORM WATER POLLUTION PREVENTION PLAN FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY CURRENTLY IN PLACE FOR THE PROJECT.
- THE DISTRICT ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST THREE (3) WORKING DAYS PRIOR TO THE ANTICIPATED START DATE OF CONSTRUCTION WITHIN THE PERMITTED AREA.
- THE CONTRACTOR SHALL SUBMIT PROPOSED TRAFFIC CONTROL PLANS TO THE STREETS DEPARTMENT – CITY OF BENTONVILLE AND GET APPROVAL BEFORE THE CLOSURE.

NO.	DATE	REVISION
	10/13/2021	PRE-APP REQUEST
	11/01/2021	60% CD/1ST PLANNING COMMISSION
	11/22/2021	2ND PLANNING COMMISSION
	12/06/2021	3RD PLANNING COMMISSION
	12/13/2021	90% CD
	02/07/2022	95% CD

PROJECT NO.	DESIGNED BY	REVIEWED BY	DRAWN BY
M03-18031-11	WPM	WPM	WPM
ORIGINAL ISSUE			DATE

TEMPORARY TRAFFIC CONTROL PLAN (14TH STREET) - STAGE 2

ID	PHASE	VOLUME	SHEET
14TH	BT	V1	T10.1
City of Bentonville Project No. LSD21-0059			



1000 SE 5th Street, Ste. E
P. O. Box 2821,
Bentonville, AR 72712

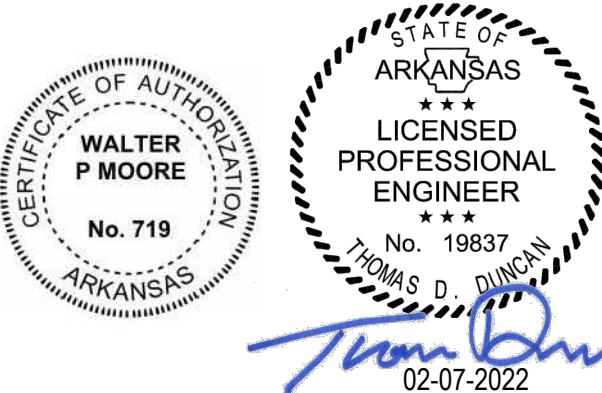


Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main



ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PARKWAY, SUITE 2 (479) 273-9472
BENTONVILLE, AR 72712 FAX (479) 273-0844

SE 14TH STREET BIKE TUNNEL IMPROVEMENT





Benton County Temporary Parking Lot

207, 209 & 215 NE 2nd St

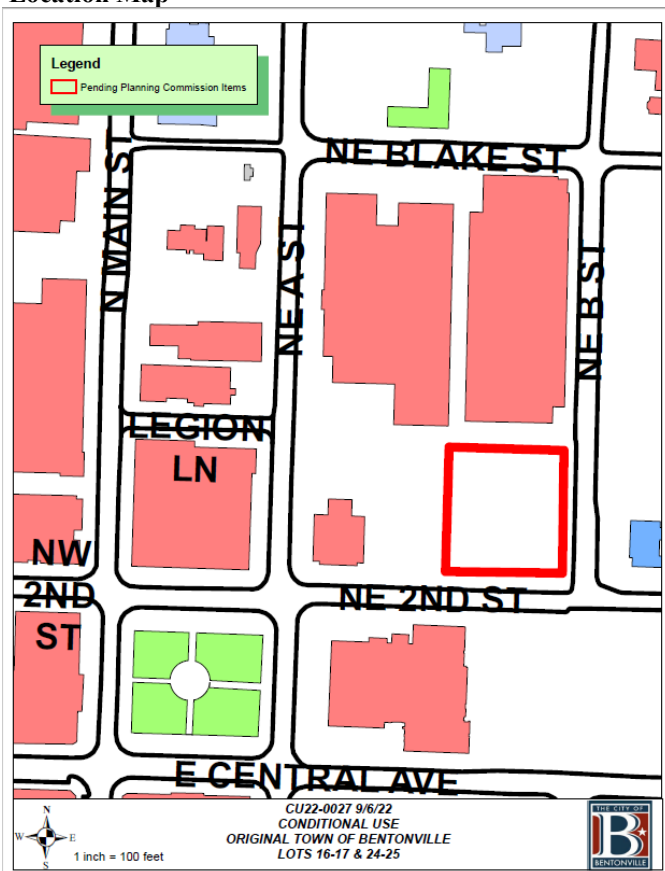
PC Date: 9/6/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0027
Applicant / Current Owner	Bentonville Revitalization INC.
Site Area	+/- 0.63 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Temporary Gravel Parking Lot
Protective Covenants	N/A
Related Projects	LSD22-0039

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

Location Map



Property Description

The subject properties are located at 207, 209 & 215 NE 2nd St and are zoned D-C, Downtown Core. The existing buildings onsite are in the process of being demolished and removed by the property owners. 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 use these lots for parking temporarily, to offset the loss of available parking during the construction of a new parking garage. This garage will be built over the existing Benton County parking lot at the corner of E Central Ave. and SE B St. just south of the Benton County Administration building

The applicant states that this proposed temporary parking on the site will greatly benefit the County's staff members and citizens visiting the various facilities adjacent to parking lot. The proposed lot will not have restricted access and will also be open for use by the public 24/7.

Additionally, the applicant's narrative states the site work required for the proposed lot will be limited to restriping and installation of wheel stops or parking blocks and will not require any additions or modifications to be made to public utilities.

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 24 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.



Benton County, AR

Josh Beam, P.E. – Chief Engineer
215 E. Central Avenue
Bentonville, AR. 72712
www.BentonCountyAr.gov

July 26, 2022

Jon Stanley
Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Conditional Use for Long-Term Temporary Use of Gravel Parking Lot
Parcel #01-00984-000 & 01-00972-000
207, 209 & 215 NE 2nd Street
Bentonville, AR 72712

Mr. Stanley,

We are applying for a Conditional Use for Long-Term Temporary Use of a Gravel Parking Lot located on parcels 01-00984-000 & 01-00972-000 at the above referenced address. Benton County is making this request for Conditional Use with the agreement and consent of the property owner, Bentonville Revitalization, Inc. their signed consent form is included as part of this submittal packet.

The property is currently zoned as Downtown Core (DC) and consists of existing commercial buildings and associated parking. The existing buildings onsite are in the process of being demolished and removed by the property owners. The proposed Conditional Use is to allow the site, including gravel areas where buildings once were, to be used for parking temporarily to offset the loss of available parking during the construction of the parking garage that is to be built over the existing parking lot on parcel 01-00943-000 located at the corner of E Central Ave. and SE B St. just south of the Benton County Administration building. The proposed parking on the site will greatly benefit County staff members and citizens visiting the various County facilities adjacent to parking lot. The proposed temporary parking will also be open for use by the general public as well.

The site work required for the proposed parking will be limited to restriping and installation of wheel stops or parking blocks as shown on the attached exhibits. No additions or modifications to public utilities are needed for this project. We have included a site plan and parking layout as well as current photos of the property and all other required documents for your review in consideration of the requested Conditional Use.

Thank you for your consideration of this project. If there are any questions or you need any additional information please do not hesitate to contact me at josh.beam@bentoncountyar.gov or 479-616-9736.

Sincerely,

Josh Beam, P.E.
Chief Engineer
Benton County, AR

8-245



BENTON COUNTY ABSTRACT CO.

TRACT A

The North 27.1 feet of the West 27.25 feet of East 1/2 of Lot 17, Original Town of Bentonville, Arkansas.

TRACT B

The South 78 feet of the East 43.5 feet of West 1/2 of Lot 16, Original Town of Bentonville, Arkansas.



87

FILED FOR RECORD

W. L. S. Tract A, B

AUG 12 1985

JOSEPHINE R. HEYLAND

Clk and Recorder
BENTON COUNTY, ARK.

5-243

Bentonville

- DENOTES SET IRON PIN
- IN CONCRETE
- DENOTES SET IRON PIN
- DENOTES "X" IN CONCRETE

JOE D. JOHNSON
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 442

[Signature]
SURVEYOR



E MC 2ND ST (S.W. R/W)



FILED FOR RECORD

M. J. D. D. D. D. M.

NOV 9 1972

JOSEPHINE R. HEYLAND
Deed and Recorder
Benton County, Ark.

SURVEY FOR BILL MC NALLEY

LEGAL DESCRIPTION

THE WEST 27.25 FEET OF THE EAST 1/3 OF LOTS 16 AND 17 OF THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 31st DAY OF October, 1972, THE **88** DATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JOE D. JOHNSON

LAND SURVEYOR NO. 442

PREPARED
DRAFTED
CONSULTING ENGINEER









CONDITIONAL USE
EXISTING SITE MAP

01-00994-000

01-00981-000

01-00957-000

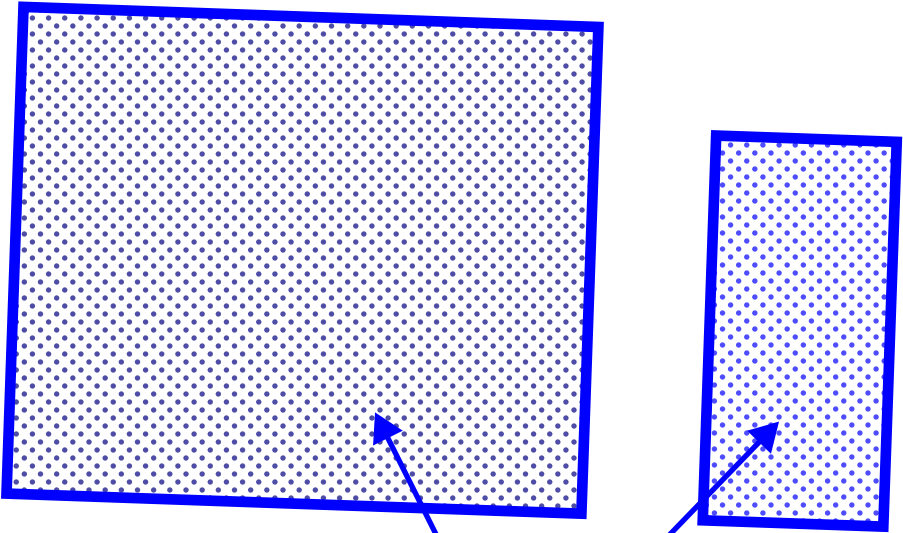
EXISTING PAVED PARKING LOT
TO REMAIN IN USE AND
AVAILABLE TO THE PUBLIC

01-00955-000

01-00984-000 & 01-00972-000
BENTONVILLE REVITALIZATION, INC
207, 209 & 215 NE 2ND ST.
BENTONVILLE, AR 72712

01-00997-000

01-00990-000



01-00954-000

EXISTING BUILDINGS TO BE REMOVED
BY PROPERTY OWNER. AREA TO BE
TEMPORARILY FINISHED WITH GRAVEL
FOR PROPOSED PARKING USE

HISTORIC COUNTY
COURT HOUSE

01-19670-000

EXIST. COUNTY
ADMINISTRATION
BUILDING

**CONDITIONAL USE
PARKING PLAN**

N

SCALE: 1"=20'

AREAS SHOWN TO BE
EXCLUDED FROM PARKING TO
PROTECT EXISTING TREES.

EXISTING INGRESS/EGRESS
REMAIN OFF OF SE B STREET

68 STANDARD 9'X19' PARKING STALLS

STRIPING TO BE USED FOR SPACES
THAT ARE LOCATED ON REMAINING
PAVED AREAS.
PARKING BLOCKS TO BE INSTALLED
FOR ALL SPACES.

24' LANES
(TYP. 2 WAY)

SE B STREET

5' MIN. SEPARATION BUFFER
AREA BETWEEN PARKING
AND SIDEWALK/ROAD

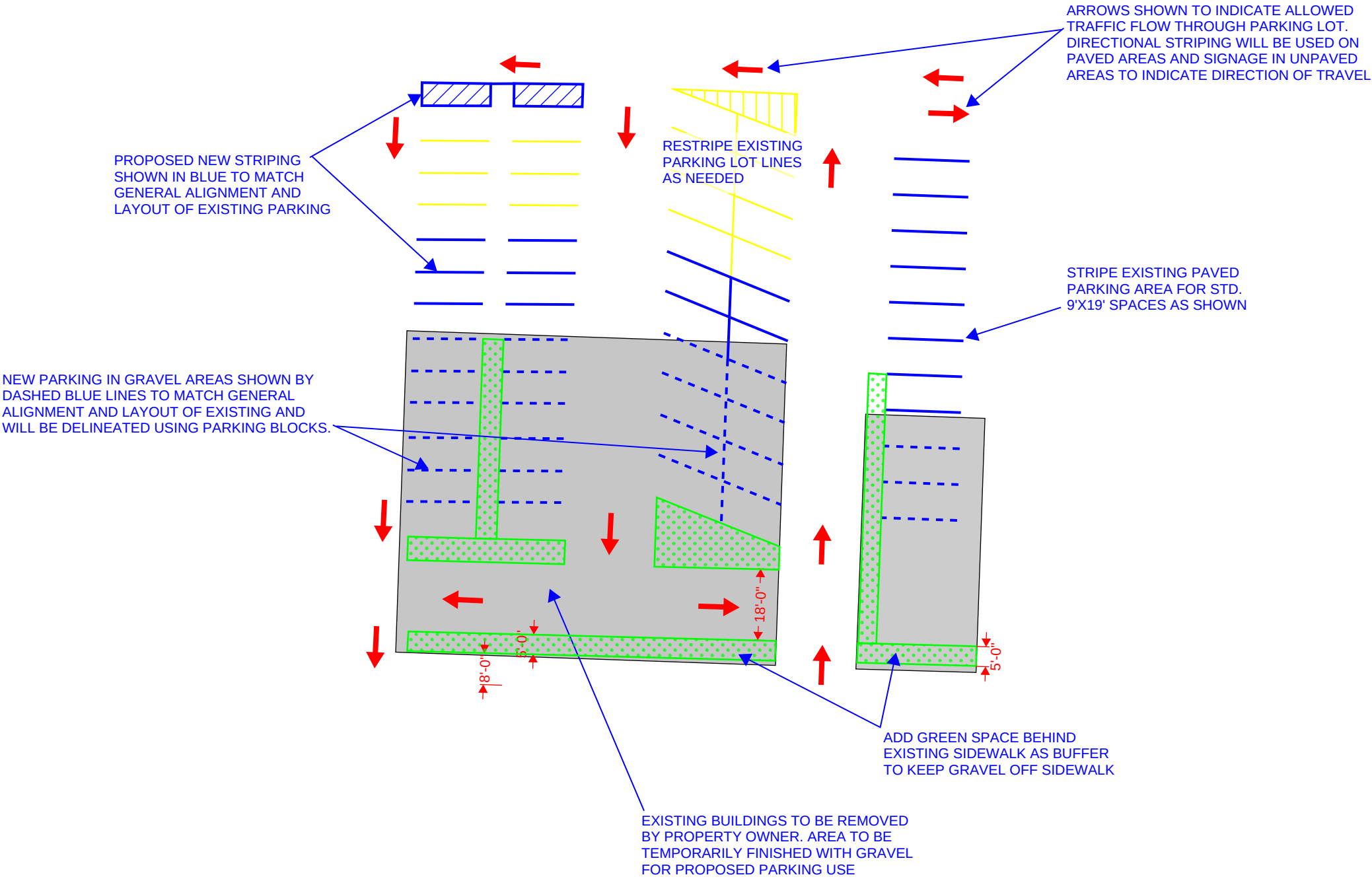
EXIST. SIDEWALK ON 2ND ST.

EXISTING INGRESS/EGRESS OFF
OF 2ND STREET TO BE BLOCKED

2ND STREET

**CONDITIONAL USE
PARKING PLAN**

N
↑
SCALE: 1"=30'





NE Core LLC

Parcel: 01-00978-000, 01-00977-000, and 01-00976-000

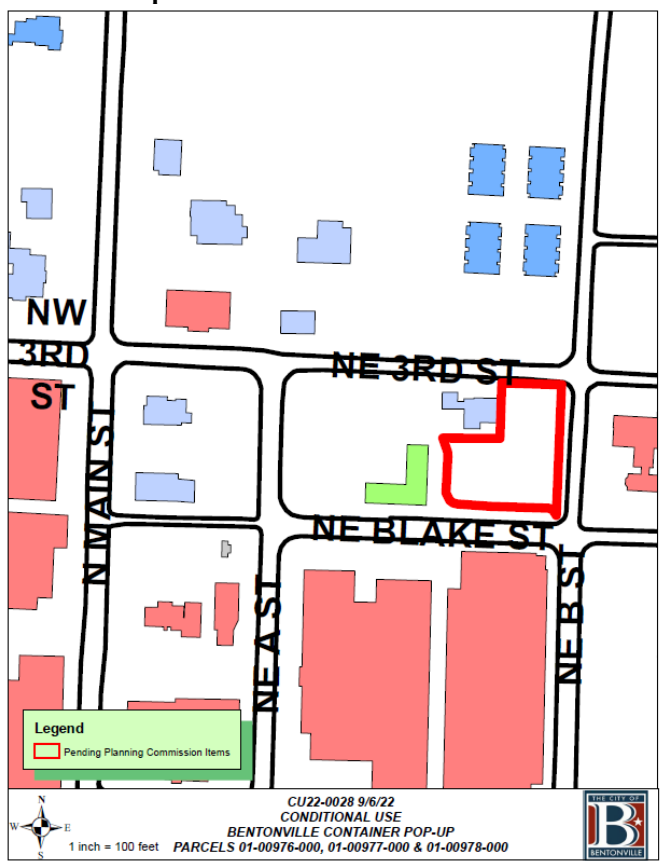
PC Date: 9/6/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	CU22-0028
Applicant / Current Owner	NE Core LLC
Site Area	+/- 0.4 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Bentonville container Pop-up
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located adjacent to NE 3rd Street, NE B Street, NE Blake Street, and Lawrence Plaza and is zoned DC, 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 this location to be a space for community, experience, and collaboration. This multifunctional space will operate as a retail hub, educational and resource center, and a gathering place for the community, as it is located just off both the Razorback Greenway and Bentonville arts trails.

The applicant states that this space will provide community programs that could include temporary art installations, live music, screening nights, children's art programs, expanded maker markets, etc. The space will connect and create continuity between the trails and the square. Four containers and a food truck location are being proposed. Three will be 20'x8' and one will be 40'x8'. These containers will be placed on existing grade with minor leveling performed by gravel placement. Each container will have above grade wood or composite decking installed to aid in the transition from existing ground to the container, as well as provide a gathering place for potential patrons. This decking is intended to be placed on supports at ground level. Electrical service is anticipated for each container, but no other utilities are proposed. The food truck location will be determined during meetings with City staff and utility providers. A crushed stone path is being proposed to aid in pedestrian connectivity and deter substantial damage to the existing grassy area. Multiple vertical art installations are being proposed to enhance the uniqueness and draw of the pop-up as well as complement the existing "Launch Intention" (steel "paper airplane sculpture") that is currently on display.

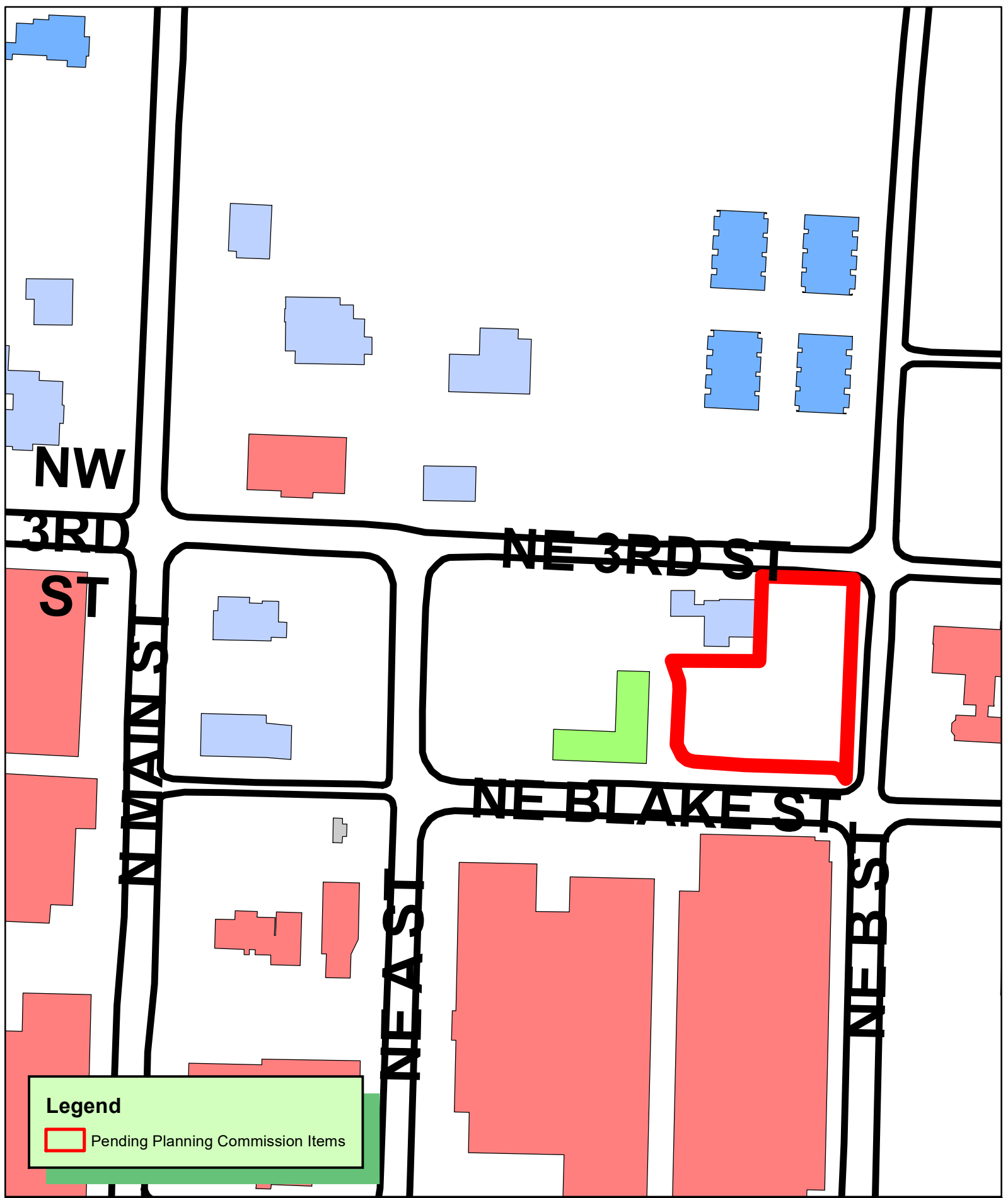
The applicant concludes that the retail portions of this space are expected to operate Monday-Thursday 11am-7pm, Friday and Saturday 11am-9pm, and Sunday 12pm-5pm. Based on the usage of the trails and downtown areas, it is expected that there will be average patronage of 200 people per weekday and 350 per weekend day. It is anticipated that each container/activation will require 2 employees. In addition, there will be 1-2 grounds maintenance people at minimal intervals during operation. Employees will park offsite, at the currently established public parking areas. Agreements will be secured with surrounding businesses to provide restroom facilities for Pop-up staff. These agreements will be coordinated with staff during building permit review.

Public Notice

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

Conditions of Approval

1. This Conditional Use Permit shall be valid for 18 months from date of issuance.
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.



Legend

 Pending Planning Commission Items



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

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

July 29, 2022

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

Bentonville Container Pop-Up - Conditional Use Permit

Dear Planning Commissioners:

Please accept this letter to accompany the formal application by NE Core LLC for a Conditional Use Permit for the Bentonville Container Pop-up space. This temporary container retail space will be located on three parcels (#01-00976-000, #01-00978-000, 01-00977-000) located adjacent to NE 3rd Street, NE B Street, NE Blake Street, and Lawrence Plaza.

The Pop-up is planned to be a space for community, experience, and collaboration. This multifunctional space will operate as a retail hub, educational and resource center, and a gathering place for the community. It will be located just off both the Razorback Greenway and Bentonville arts trails. The container buildings will house like-minded retail and food & beverage experiences, and the open space will come alive with community programs that could include temporary art installations, live music, screening nights, children's art programs, expanded maker markets, etc. The presence of the space will connect and create continuity between the trails and the square.

The retail portions of this space are expected to operate Monday-Thursday 11am-7pm, Friday-Saturday 11am-9pm, and Sunday 12pm-5pm. Based on the usage of the trails and downtown areas, it is expected that there will be average patronage of 200 people per weekday and 350 per weekend day. It is anticipated that each container/activation will require 2 employees. In addition, there will be 1-2 grounds maintenance people at minimal intervals during operation. Employees will park offsite, at the currently established public parking areas. Agreements will be secured with surrounding businesses to provide restroom facilities for Pop-up staff. These agreements will be coordinated with staff during building permit review.

The three parcels are currently zoned Downtown Core and comprise a total of approximately 0.40 acres. Four containers and a food truck location are being proposed. Three will be 20'Lx8'W and one will be 40'Lx8'W. These containers will be placed on existing grade with minor leveling performed by gravel placement. Each container will have above grade wood or composite decking installed to aid in the transition from existing ground to the container, as well as provide a gathering place for potential patrons. This decking is intended to be placed on supports at ground level. Electrical service is anticipated for each container, but no other utilities are proposed. The food truck location will be determined during meetings with City staff and utility providers. A crushed stone path is being proposed to aid in pedestrian connectivity and deter substantial damage to the existing grassy area. Multiple vertical art installations are being

proposed to enhance the uniqueness and draw of the pop-up as well as compliment the existing “Launch Intention” (steel “paper airplane sculpture”) that is currently on display.

The requested conditional use is outlined below:

Temporary Use (Building)

Per Sec. 401.05 and 601.25, a conditional use is required for “Long-term temporary uses or structures”. This temporary development will include multiple containers to house retail businesses; one container to sell pre-packaged foods and alcoholic beverages; wood composite decking and a gravel path to allow for better pedestrian connection/movement while also allowing for minimal damage to existing conditions; multiple art installations to facilitate the excitement and enthusiasm of visitors to this space. We request the Conditional Use be granted starting September 19, 2022 and ending March 19, 2024 (approximately 18 months).

It is understood that all food and beverage operations shall be coordinated and comply with the regulations of the Arkansas Department of Health and the Arkansas Beverage Control Board.

It is also understood that while preliminary conversation with interdepartmental staff has occurred, additional coordination and permitting may be required with Building and Fire Safety.

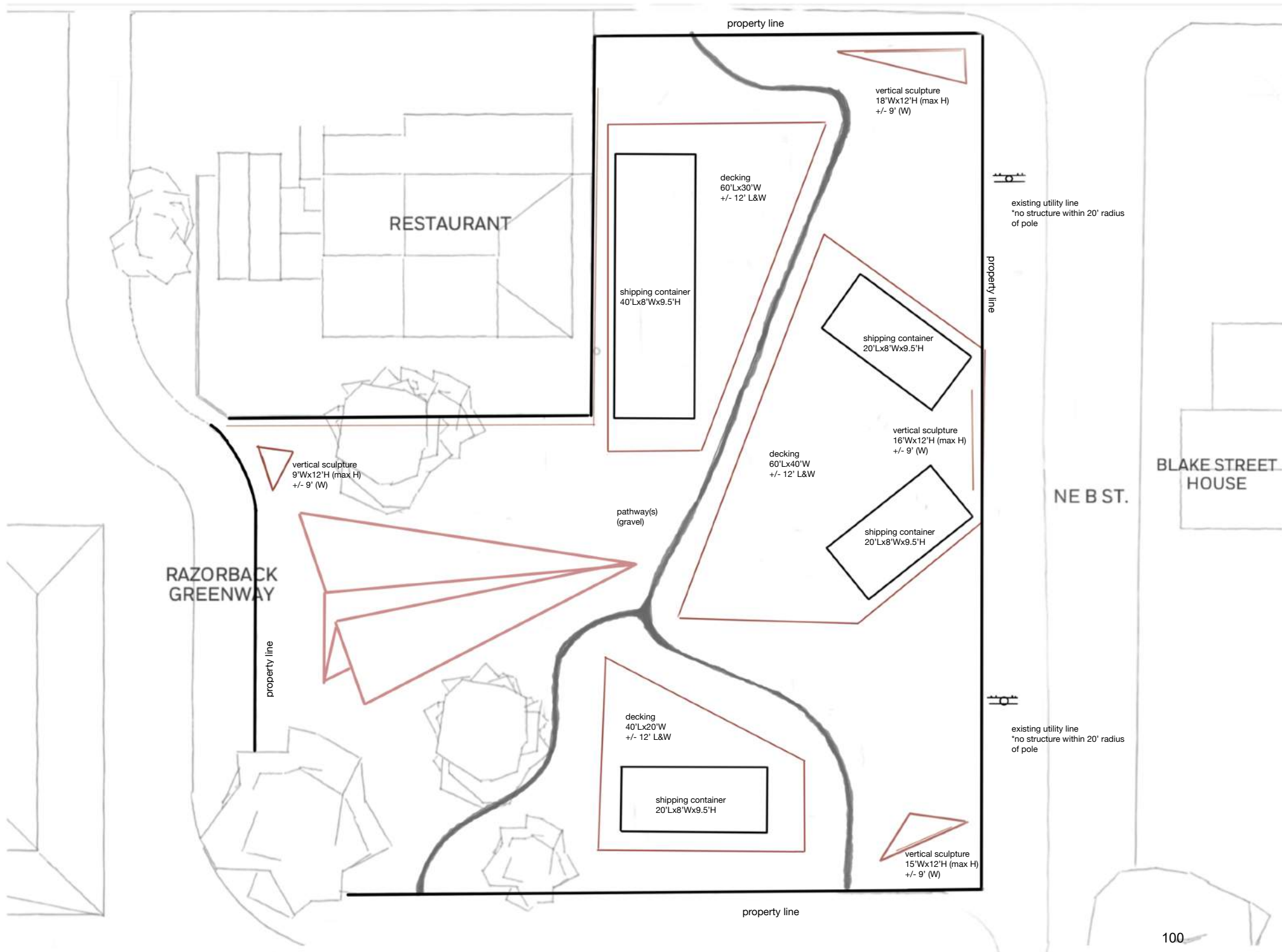
Accompanying this letter and application is a site plan demonstrating the location of proposed facilities and improvements, a collection of precedent images to help with development visualization, and general plans for the containers themselves.

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

Respectfully submitted,



Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.



Bentonville Container Pop-up - Precedent Images

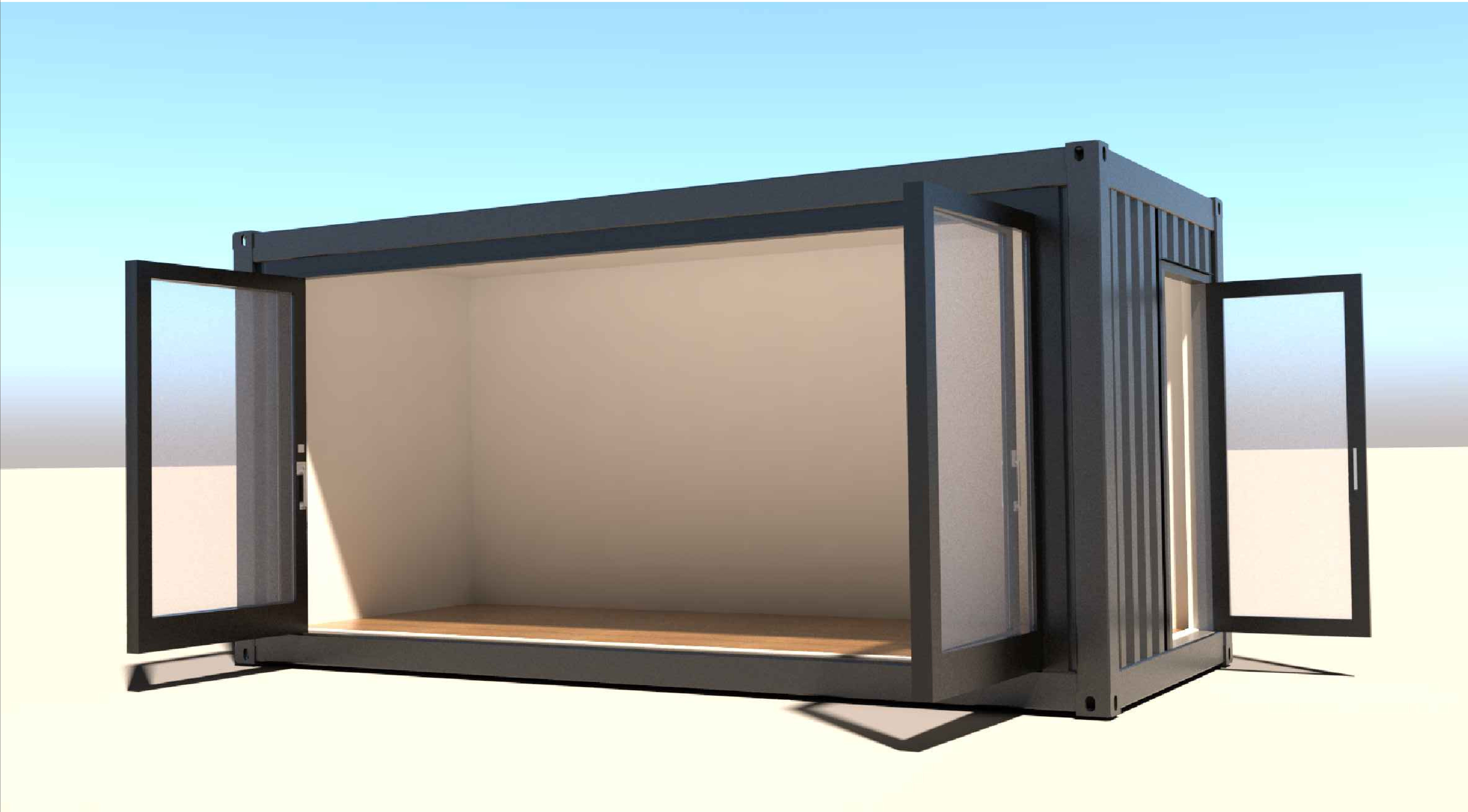
Images below are representative of the intent of the development and are not intended to represent exact colors, materials, or layouts.



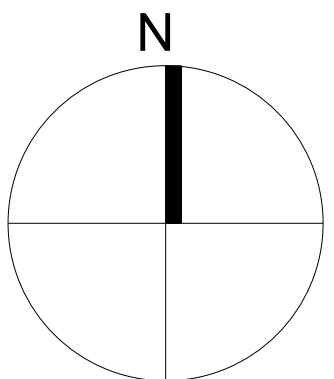
giant ideas
need
giant containers



Dwg # GCS378
1 November 2018
-G160 COMMERCIAL SERIES-
V 01



Giant



SCALE

N/A

CLIENT

G160

DWG #

GCS378

DATE

1-Nov-18

DRAWN BY

F. Font

SALES REP

A. LOCKWOOD

DRAWINGS STATUS

PRELIMINARY
DRAWINGS

REVISIONS LOG

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NOTES, STAMP, SIGNATURE

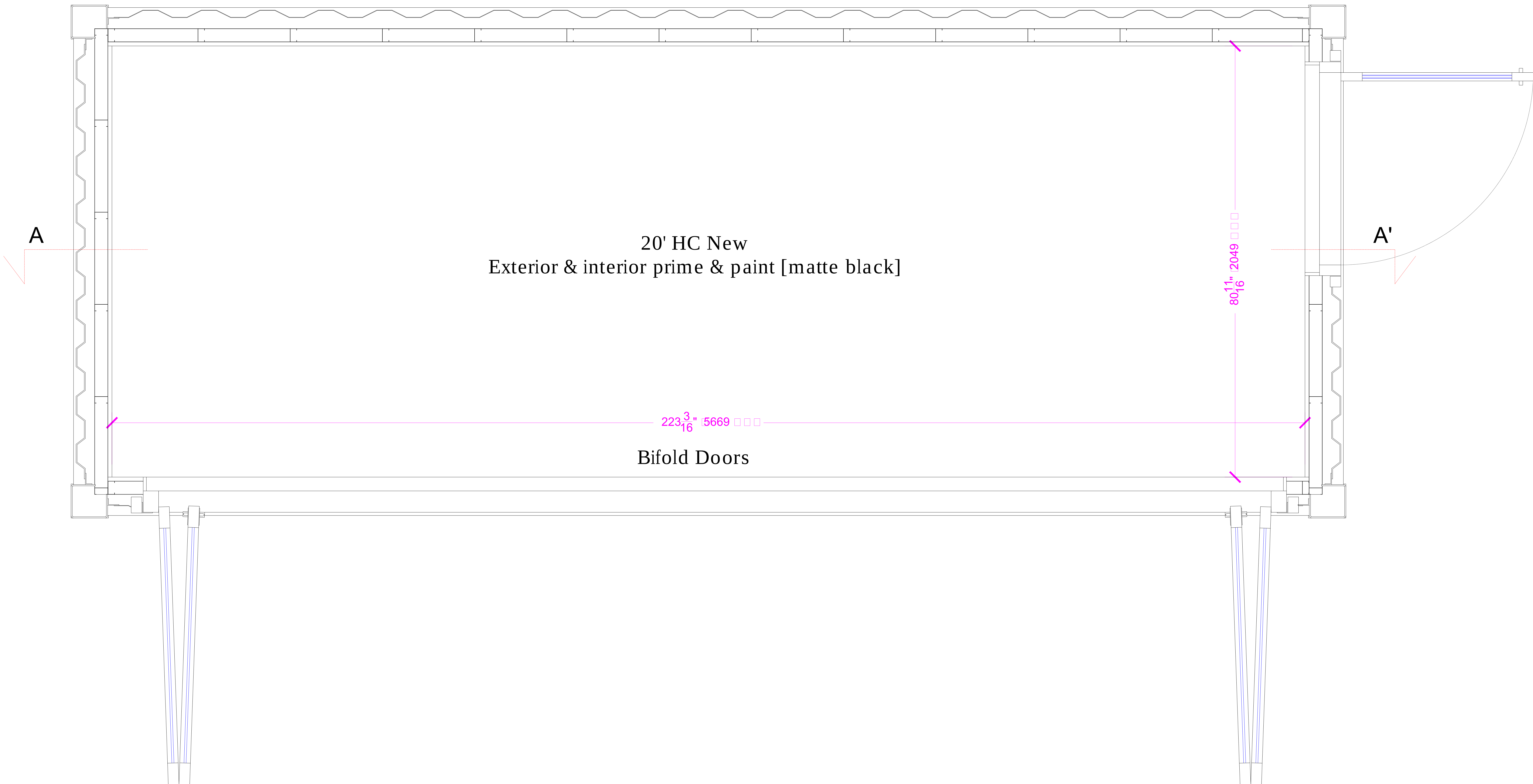
The drawings are designed by Giant Containers, it's forbidden to show to the third party without writing permission.

SHEET TITLE

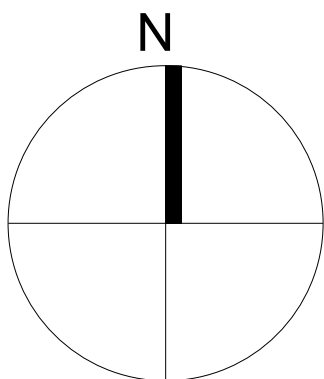
View

A-001

SHEET 01 OF 06



PLAN



SCALE

N/A

CLIENT

G160

DWG #

GCS378

DATE

1-Nov-18

DRAWN BY

F. Font□n□

SALES REP

A. LOCKWOOD

DRAWINGS STATUS

PRELIMINARY
DRAWINGS

REVISIONS LOG

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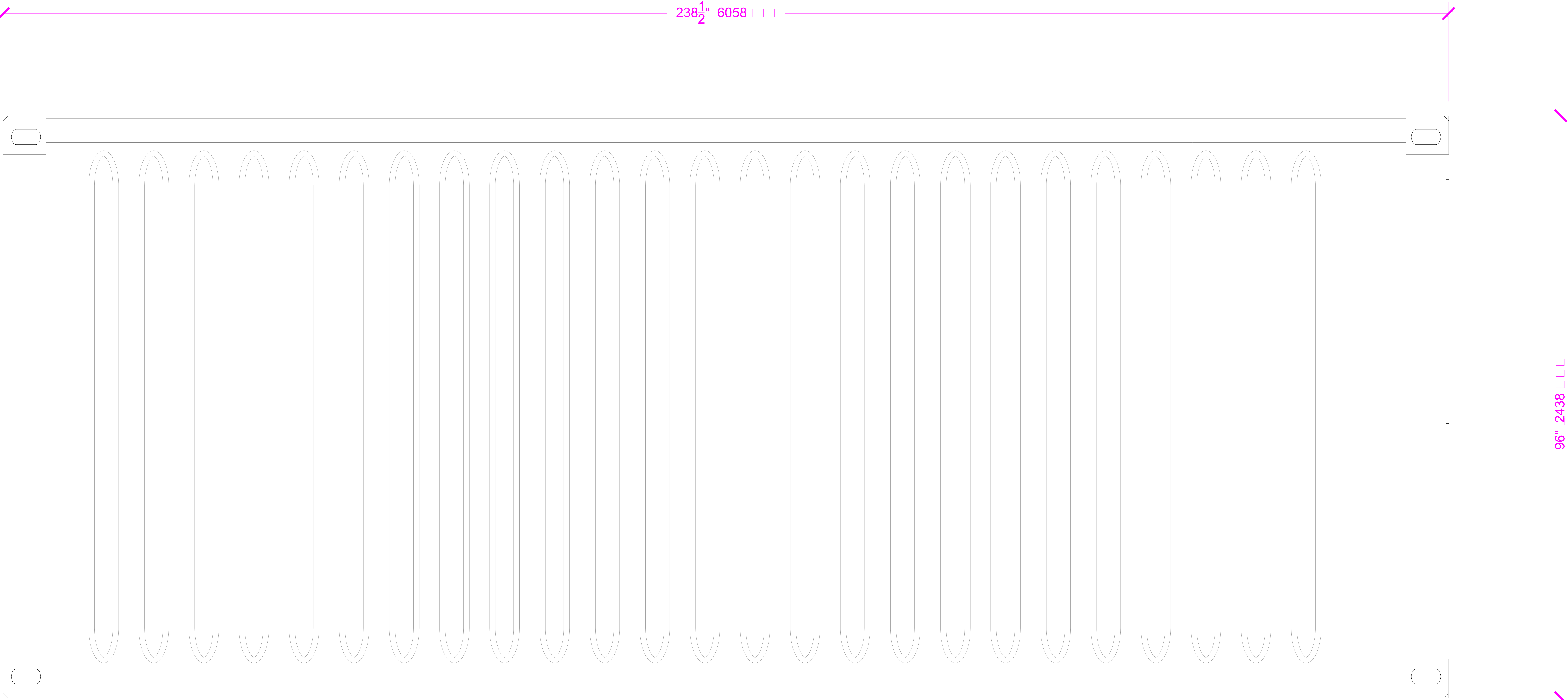
The drawings are designed by Giant Containers, it's forbidden to show to the third party without writing permission.

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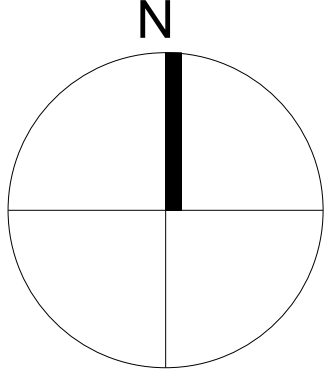
A-002

SHEET 02 OF 06



TOP VIEW





N

SCALE

N/A

CLIENT

G160

DWG #

GCS378

DATE

1-Nov-18

DRAWN BY

F. Fontn

SALES REP

A. LOCKWOOD

DRAWINGS STATUS

PRELIMINARY
DRAWINGS

REVISIONS LOG

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NOTES, STAMP, SIGNATURE

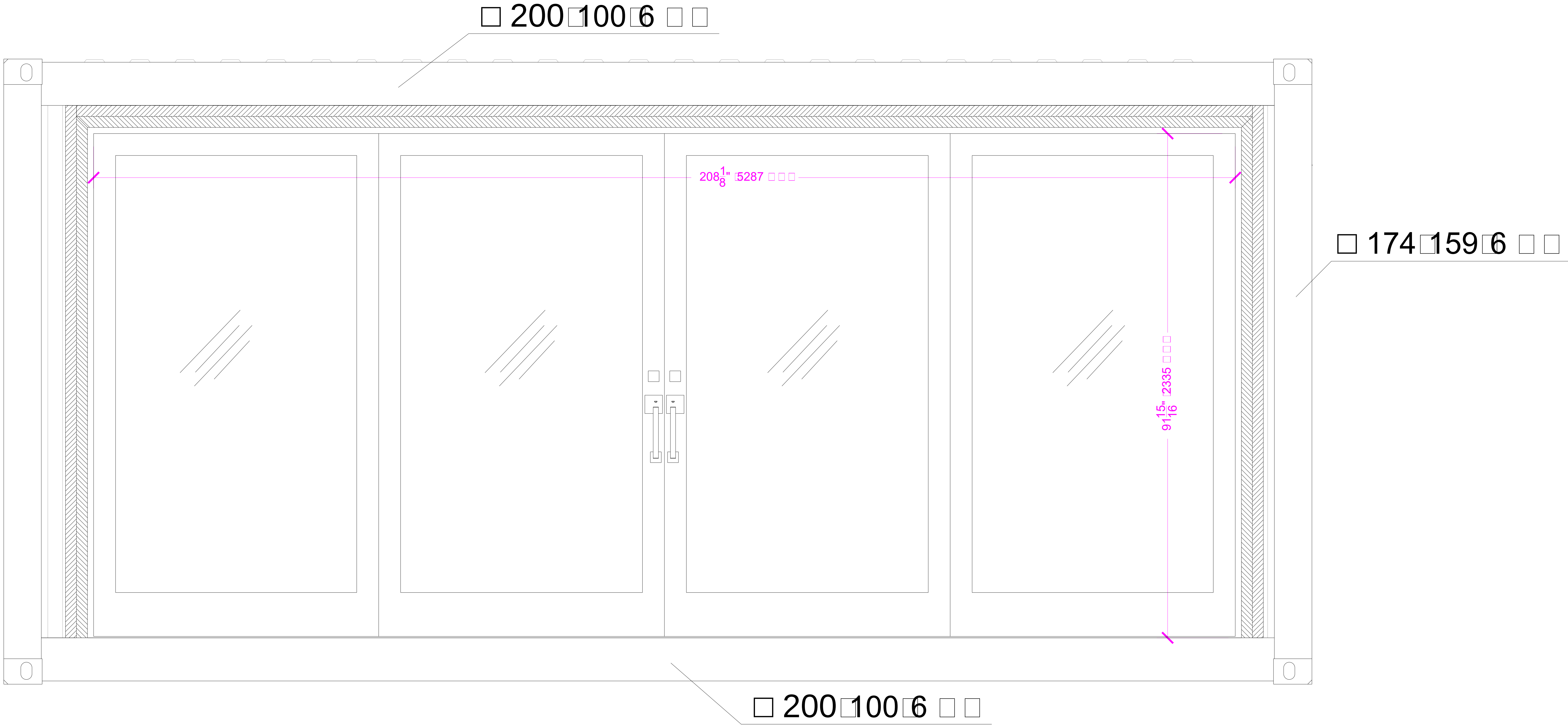
The drawings are designed by Giant Containers, it's forbidden to show to the third party without writing permission.

SHEET TITLE

To Vie

A-003

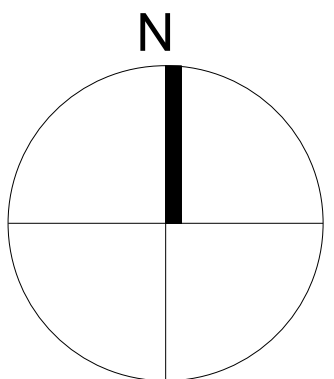
SHEET 03 OF 06



RIGHT ELEVATION



LEFT ELEVATION



SCALE

N/A

CLIENT

G160

DWG #

GCS378

DATE

1-Nov-18

DRAWN BY

F. Font $\square n \square$

SALES REP

A. LOCKWOOD

DRAWINGS STATUS

PRELIMINARY
DRAWINGS

REVISIONS LOG

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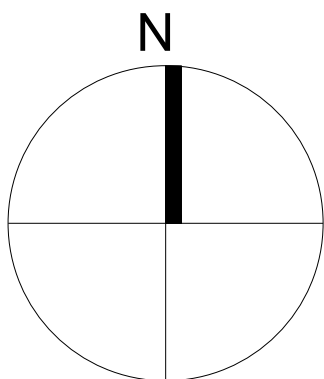
The drawings are designed by Giant Containers, it's forbidden to show to the third party without writing permission.

SHEET TITLE

Elevation

A-004

SHEET 04 OF 06



SCALE

N/A

CLIENT

G160

DWG #

GCS378

DATE

1-Nov-18

DRAWN BY

F. Fontan

SALES REP

A. LOCKWOOD

DRAWINGS STATUS

PRELIMINARY
DRAWINGS

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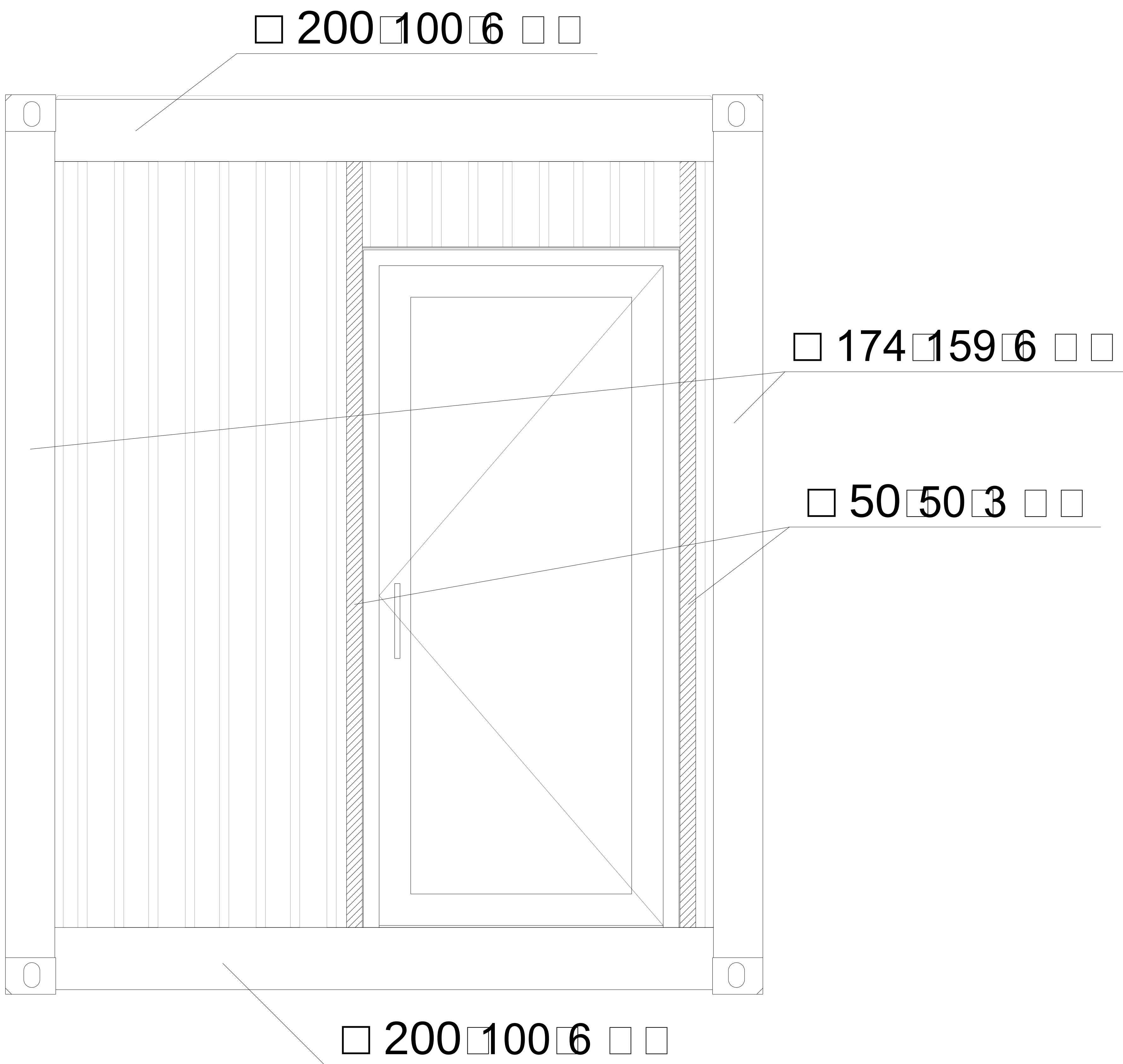
The drawings are designed by Giant Containers, it's forbidden to show to the third party without writing permission.

SHEET TITLE

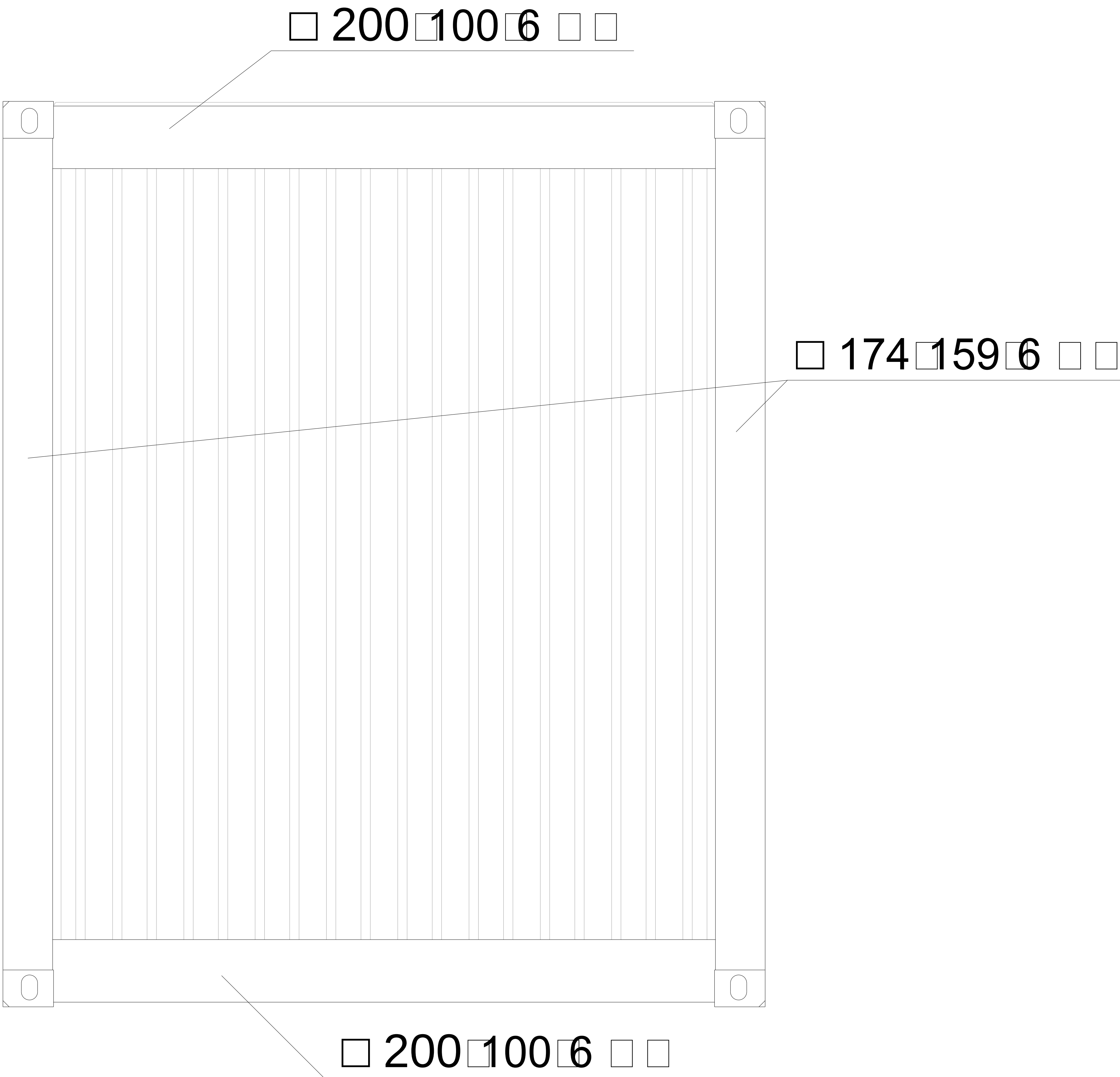
Elevation

A-005

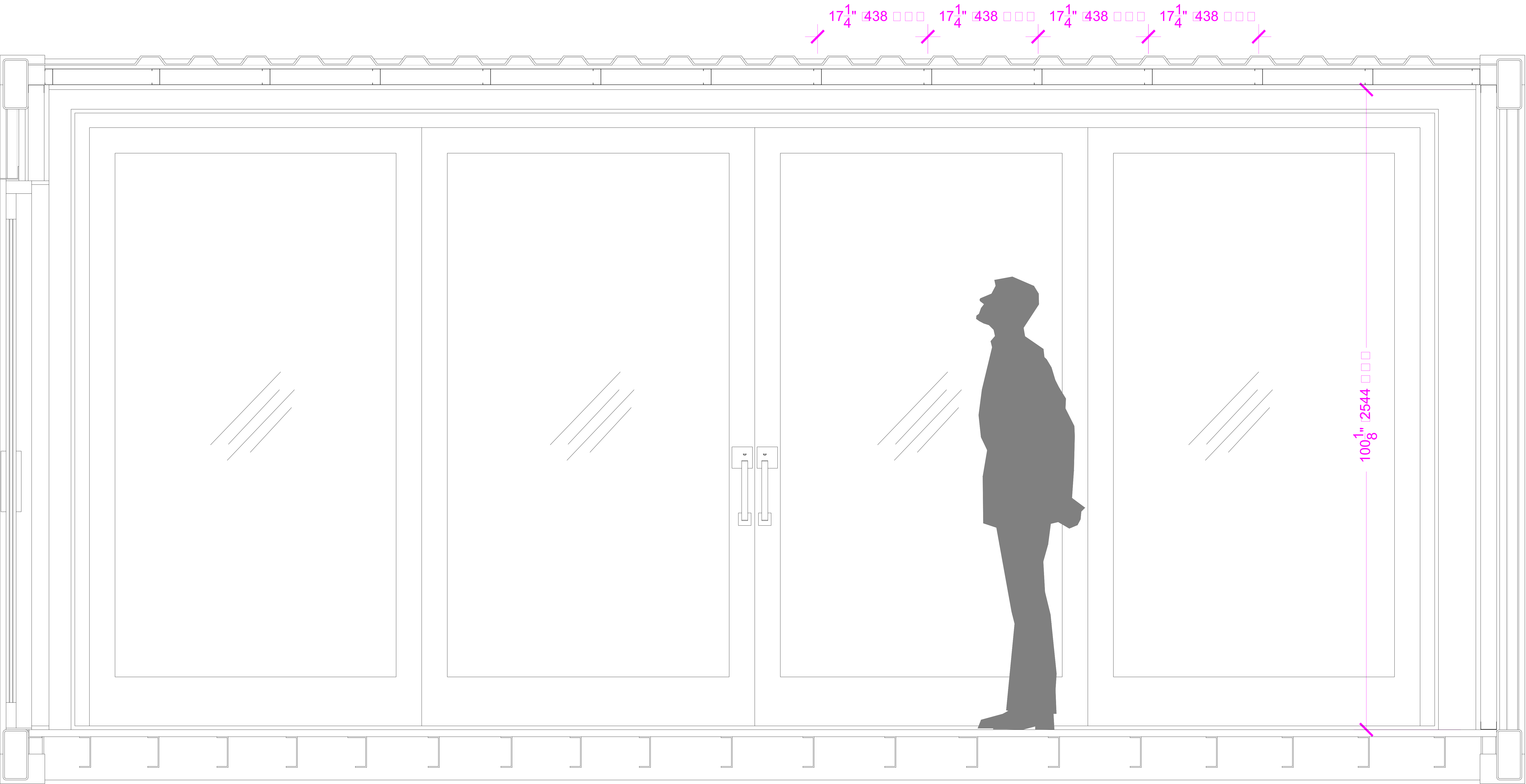
SHEET 05 OF 06



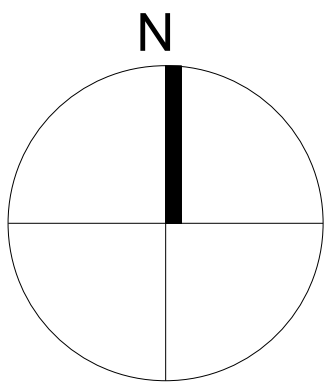
BACK ELEVATION



FRONT ELEVATION



SECT A-A'



SCALE
N/A

CLIENT
G160

DWG #
GCS378

DATE
1-Nov-18

DRAWN BY
F. Fontan

SALES REP
A. LOCKWOOD

DRAWINGS STATUS
PRELIMINARY
DRAWINGS

REVISIONS LOG		
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NOTES, STAMP, SIGNATURE

The drawings are designed by Giant Containers, it's forbidden to show to the third party without writing permission.

SHEET TITLE
Section

A-006
SHEET 06 OF 06

i have read and fully understand this layout

signature _____

Want more info?

toll free	1-888-974-4268
phone	416-256-7110
email	info@giantcontainers.com

or at...
giantcontainersales.com





VITO Groups LLC

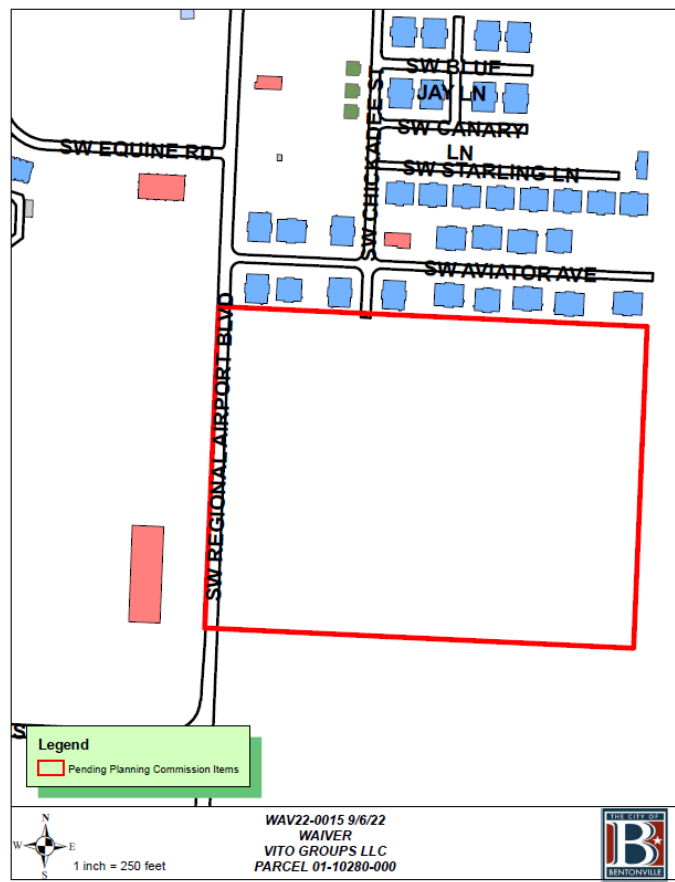
Parcels 01-10280-000

PC Date: 9/6/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	WAV22-0015
Applicant / Current Owner	VITO Group LLC
Site Area	+/- 30.15 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Light Industrial
Waiver Request	Access Management Standards

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



Property Description

The property is located along SW Regional Airport Boulevard and is zoned I-1, Light Industrial.

Waiver Request

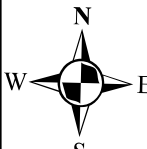
Per Section 1100.16 (f) of the Land Development Code: Street stubs. Wherever a proposed development abuts un-platted land or a future development phase of the same development, street stubs shall be provided as deemed necessary by the planning commission to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with temporary turn-around or cul-de-sacs unless specifically exempted by the director, Fire Chief or planning commission, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

The proposed Bentonville Industrial Park (zoned I-1) is located South of an existing apartment complex (zoned R-4) that contains a street stub. Due to the incompatibility of land uses for typical street stub connections between the two lots, the applicant is requesting a waiver, adding that large lot industrial uses are not as easily bisected by public streets as apartment complexes.



Legend

 Pending Planning Commission Items


1 inch = 250 feet

WAV22-0015 9/6/22
WAIVER
VITO GROUPS LLC
PARCEL 01-10280-000

11



Memorandum



To: Tyler Overstreet, Planning and Community Development Director
From: Dan Weese, PE – Deputy Director Transportation; Ellen Norvell, PE - City Engineer
Date: Monday, August 29, 2022
Re: Waiver Request

Project Name: Bentonville Industrial Park Project # WAV22-0015

Applicant is requesting a waiver to not provide a north/south cross access drive through their site. The applicant does not wish to tie to the existing public street stub, SW Chickadee Street, immediately adjacent along their north property line. Staff feels that this street is needed to permit the safe and convenient movement of traffic, as well as facilitate emergency access. Therefore, staff of the City of Bentonville Engineering Department **does not** support this waiver request.

If there are any questions regarding staff recommendation, please feel free to contact me.



July 27, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Waiver from Access Management Standards (Parcel #01-08208-000)

Staff,

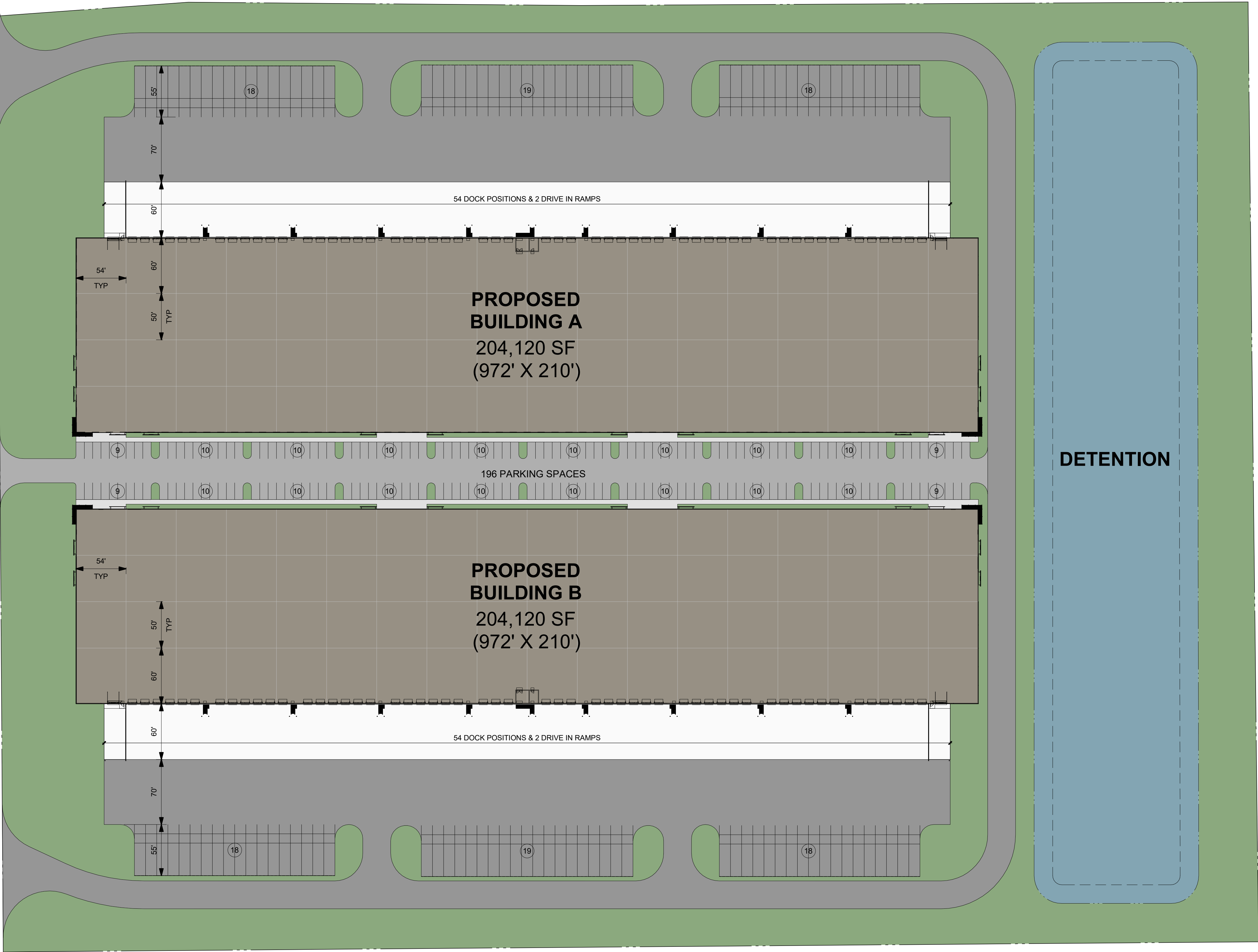
On behalf of our clients we would like to formally request a waiver from Sec 1100.02 Access Management Standards, requiring cross access to be provided through the site. In order to meet this design standard, SW Chickadee Street would need to be continued through this site to the south property line.

This parcel is zoned I-1 with a land use of Light Industrial. Parcel #01-08207-000 to the north is zoned R-4 with a land use of High-Density Residential and Parcel #01-08209-000 is zoned A-1 with a land use of Residential Estate. The traffic conditions associated with an industrial land use will not function well in a residential area, and it will not benefit the residents in the adjacent parcels to have industrial traffic on the local streets intended to be used for residential traffic. Inversely, it poses a safety concern to allow residents (especially children) to use an industrial area as a cut-through street.

In order for this parcel to appropriately and safely develop with its' current zoning and proposed land use, this waiver is necessary. The granting of this waiver will increase public health, safety, and welfare for the residents and community members in this area.

Thank you,

Daniel Ellis, P.E.
Senior Vice President



PROJECT TITLE:
**BENTONVILLE
INDUSTRIAL
PARK**
BENTONVILLE,
ARKANSAS

Project Logo

SEAL:

**NOT FOR
CONSTRUCTION**

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
	2022.05.03	SCHEMATIC SITE

PROJECT NO.:
22-1600

DRAWN BY:
DFW

SHEET TITLE:
**ARCHITECTURAL SITE
PLAN**

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SHEET NO.:

A100

PROJECT TITLE:

**BENTONVILLE
INDUSTRIAL
PARK**
BENTONVILLE,
ARKANSAS

Project Logo

SEAL:

NOT FOR
CONSTRUCTION

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
	2022.05.03	SCHEMATIC SITE

PROJECT NO.:

DRAWN BY:

22-1600

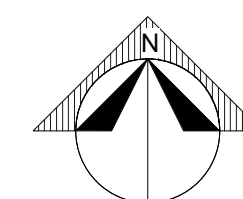
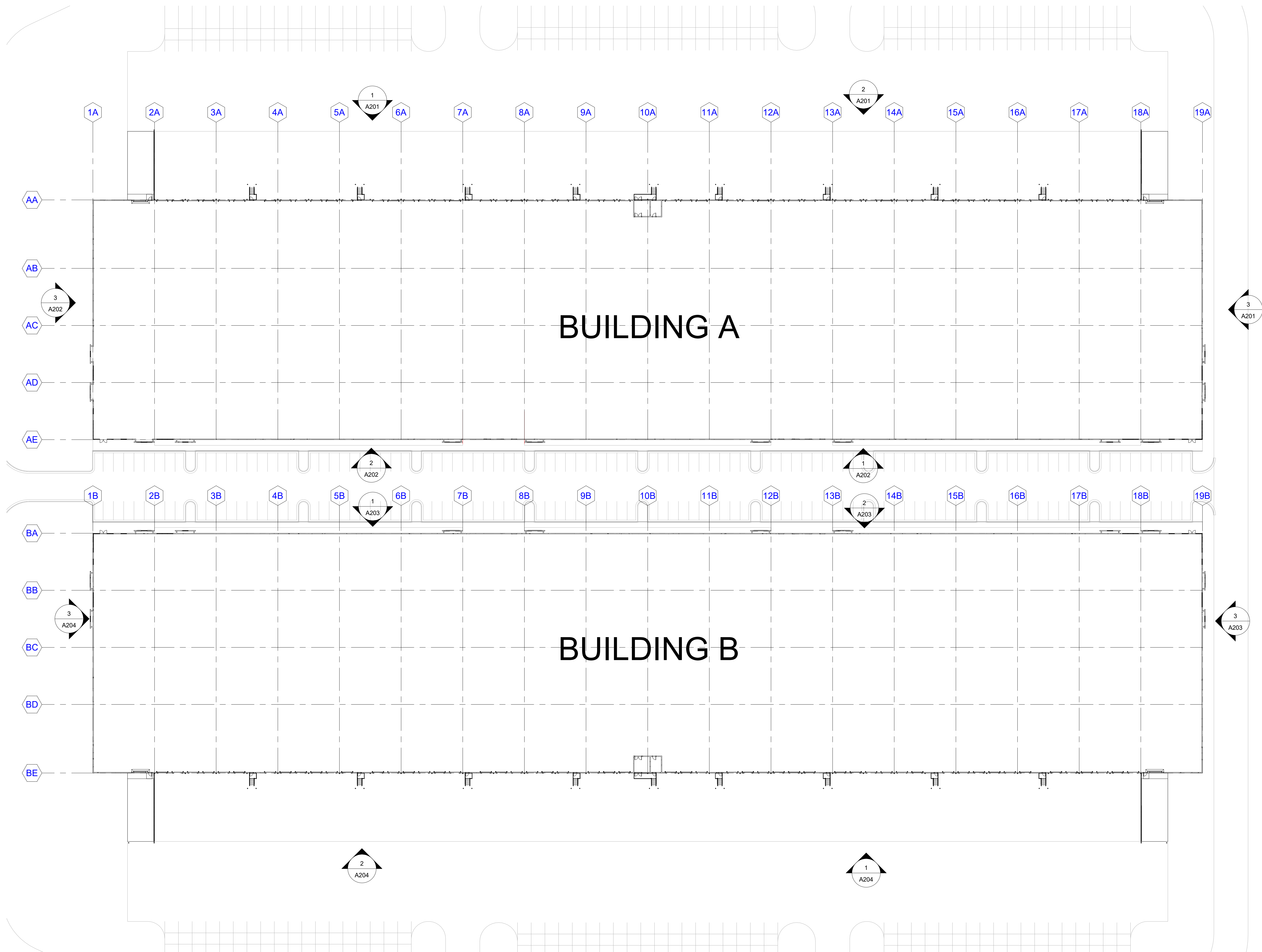
DFW

SHEET TITLE:

OVERALL FLOOR PLAN

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SHEET NO.:



1
A101

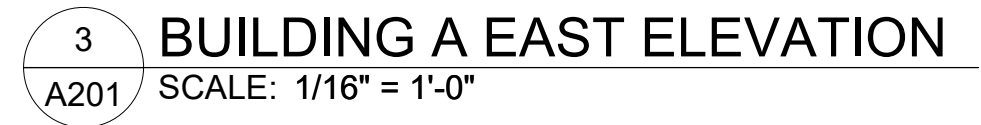
OVERALL FLOOR PLAN
SCALE: 1" = 40'-0"

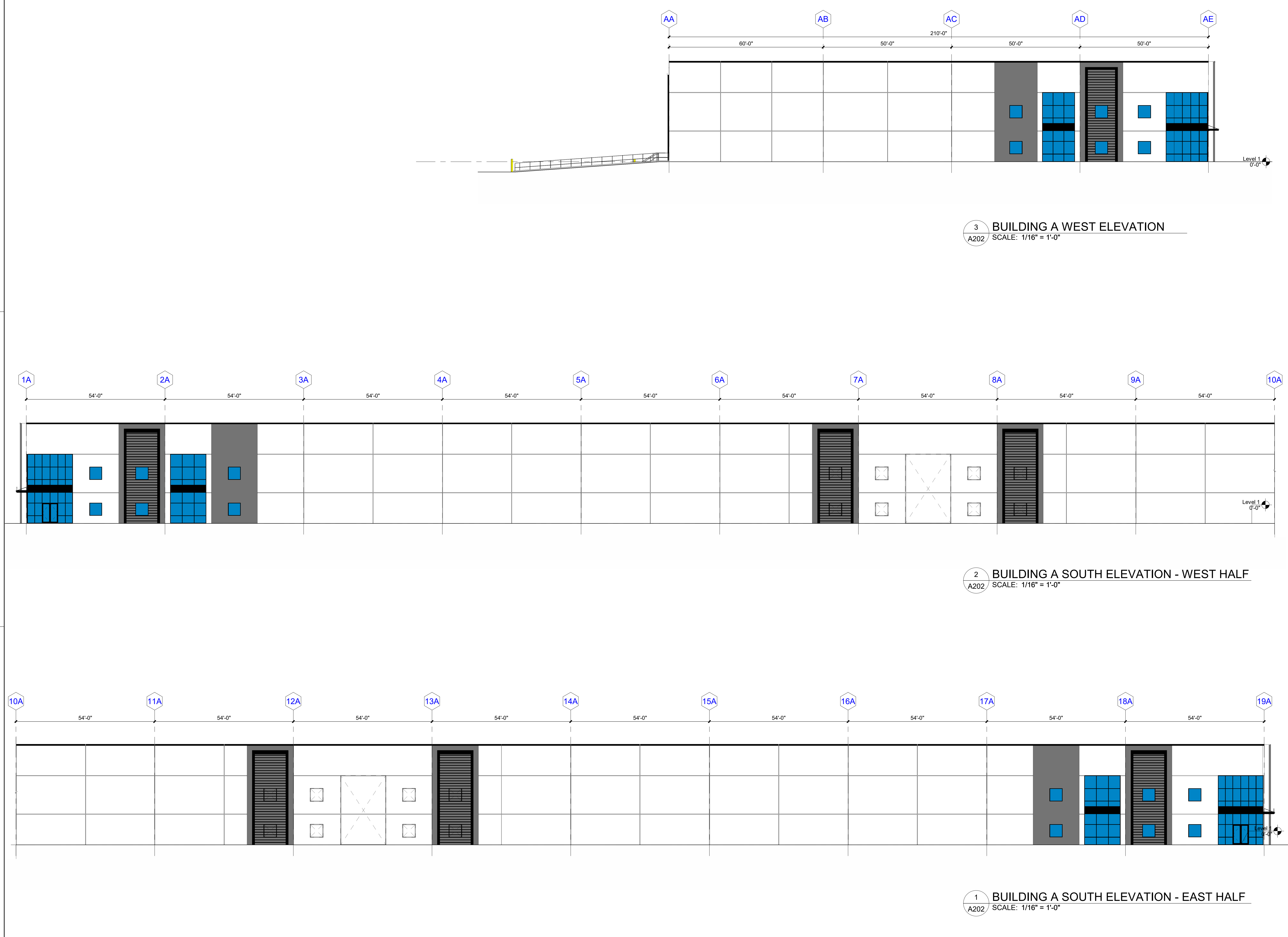
BENTONVILLE
INDUSTRIAL
PARK
BENTONVILLE,
ARKANSAS

NOT FOR
CONSTRUCTION

SHEET NO.:

A201





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

2 BUILDING A SOUTH ELEVATION - WEST HALF
SCALE: 1/16" = 1'-0"

1 BUILDING A SOUTH ELEVATION - EAST HALF
SCALE: 1/16" = 1'-0"

PROJECT TITLE:
BENTONVILLE INDUSTRIAL PARK
BENTONVILLE, ARKANSAS

Project Logo

SEAL:

NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
	2022.05.03	SCHEMATIC SITE

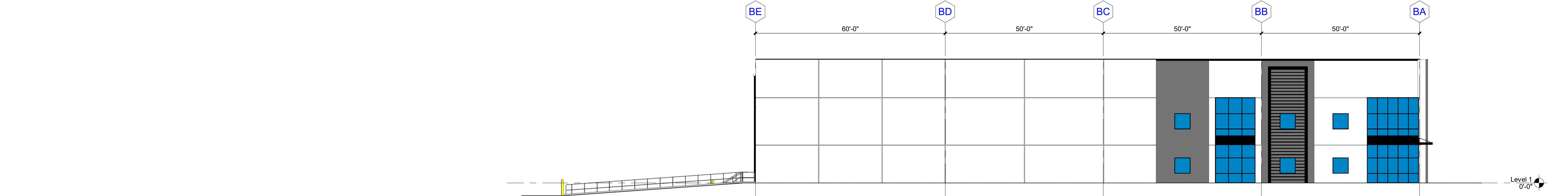
PROJECT NO.: 22-1600 DRAWN BY: DFW

SHEET TITLE:
BUILDING A ELEVATIONS

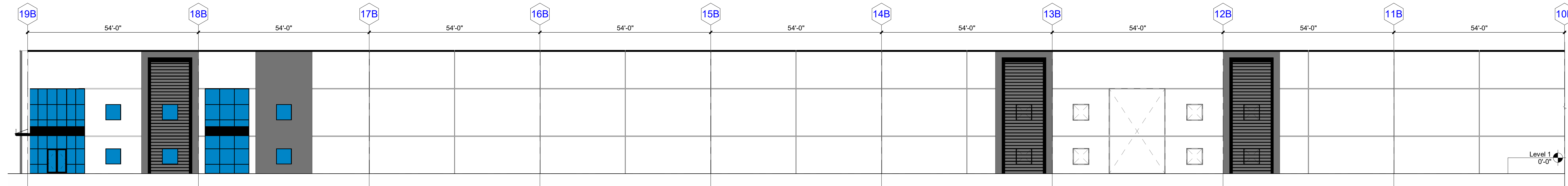
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SHEET NO.:

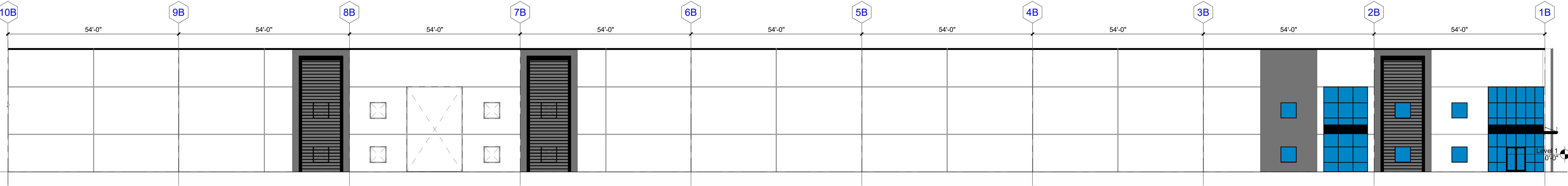
A202



3 BUILDING B EAST ELEVATION
A203 SCALE: 1/16" = 1'-0"



2 BUILDING B NORTH ELEVATION - EAST HALF
A203 SCALE: 1/16" = 1'-0"



1 BUILDING B NORTH ELEVATION - WEST HALF
A203 SCALE: 1/16" = 1'-0"



SEAL:

NOT FOR CONSTRUCTION

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
	2022.05.03	SCHEMATIC SITE

PROJECT NO.: 22-1600 DRAWN BY: DFW

SHEET TITLE:
BUILDING B ELEVATIONS

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SHEET NO.:

A203

Project Logo

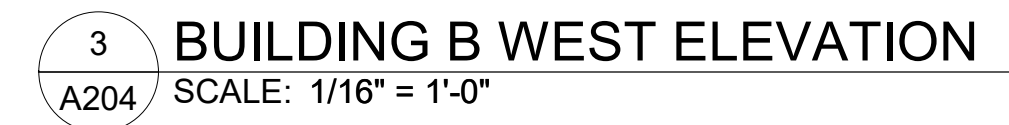
[illegible]

SHEET TITLE:

**BUILDING B
ELEVATIONS**

SHEET NO.:

A204





PROJECT TITLE:
**BENTONVILLE
INDUSTRIAL
PARK**
BENTONVILLE,
ARKANSAS

Project Logo

SEAL:

**NOT FOR
CONSTRUCTION**

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
	2022.05.03	SCHEMATIC SITE

PROJECT NO.: 22-1600	DRAWN BY: DFW
-------------------------	------------------

SHEET TITLE:
A RENDERING

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SHEET NO.:

A205



PC Date: 9/6/2022

Project Number	WAV22-0016
Applicant / Current Owner	Deer Creek LLC
Site Area	+/- 9.39 acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Residential Estate
Waiver Request	Sidewalk Waiver

The property is located along SW 2nd Street and is zoned R-2, Medium Density Two Family and Townhome Residential.

Per Section 1100.16 (f) of the Land Development Code: Street stubs. Wherever a proposed development abuts un-platted land or a future development phase of the same development, street stubs shall be provided as deemed necessary by the planning commission to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with temporary turn-around or cul-de-sacs unless specifically exempted by the director, Fire Chief or planning commission, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

The applicant is in the process of designing access for a development at this location. They are currently proposing a stub out to the West for future developments to tie into, but due to the dramatic grade change, the applicant feels it is not feasible to provide access to future development off of the eastern property line.

W
HWY
72

SW 2ND ST

SW 4TH ST

SW FIVE WINDS AVE

SW HIGHWAY RD

SW WHITE OAK RD

Legend

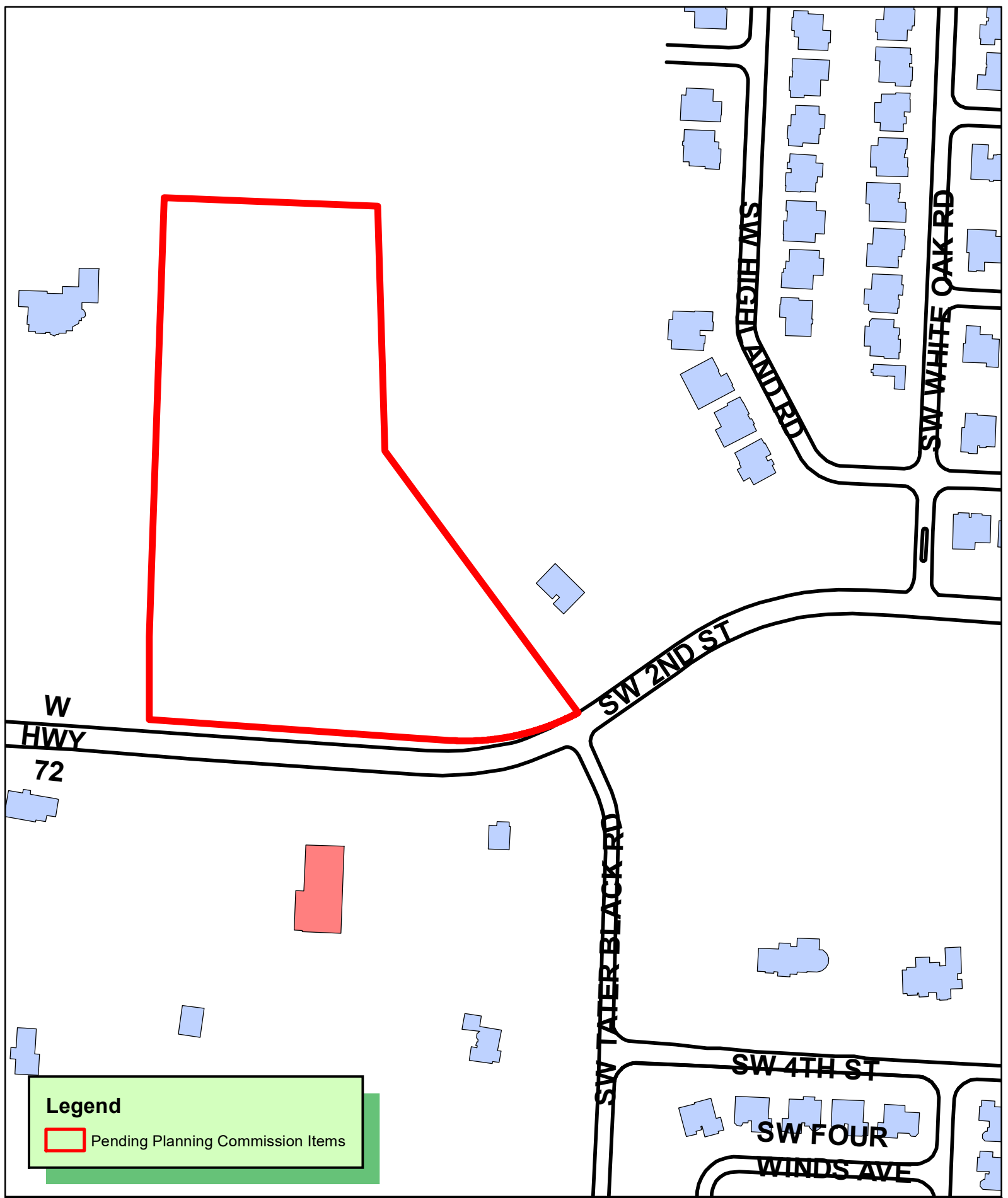
■ Pending Planning Commission Items

W
N
E
S

1 inch = 200 feet

WAV22-0016 9/6/22
WAIVER
DEER CREEK LLC
PARCELS 01-00942-454, 01-00942-493 & 01-00942-497

BENTONVILLE
B
BENTONVILLE



Memorandum



To: Tyler Overstreet, Planning and Community Development Director
From: Dan Weese, PE – Deputy Director Transportation; Ellen Norvell, PE - City Engineer
Date: Monday, August 29, 2022
Re: Waiver Request

Project Name: Deer Creek Multifamily Subdivision Project # WAV22-0016

Applicant is requesting a waiver to not provide cross connection to the east per the access management standards within the Land Development Code. Staff of the City of Bentonville Engineering Department does not object to granting this waiver request if it has Planning staff support. Cross access cannot ultimately be achieved due to an existing subdivision to the east (White Oak Trails).

If there are any questions regarding staff recommendation, please feel free to contact me.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

July 7, 2022

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

RE: pre-development waiver for Deer Creek

Members of planning commission,

The Applicant, Deer Creek LLC , would like to request a variance from access management standards requiring a cross connection to the east.

We are proposing a stub out to the west for future developments to tie onto, but because of the natural terrain of the and on the west side of the property, its not feasible to connect to the east.

So, our hardship associated with this waiver is the pre-existing condition of dangerously steep terrain. In some cases along the eastern boundary there is an excess of a 20' drop in between the property lines over a short distance.

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

Sincerely

Bates & Associates, In

Jake Chavis, E.I.
Project Engineer

