Planning Commission
Meeting Agenda
September 20th, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_Lzsmr4XlS4eOLH3AzCfSDA

I. **Call to Order**
II. **Approval of the August 16th Meeting Minutes**
III. **Approval of the September 6th Meeting Minutes**
IV. **Consent Agenda**

1. **Lots 1 & 2 of Westwood, Phase 2** — **Property Line Adjustment**
   307 S Walton Blvd *(PLA22-0017)*

2. **Lots 21 and 22, Block 2 of Lincoln and Rice Addition** — **Property Line Adjustment**
   102 NE F Street *(PLA22-0025)*

3. **Lots 33 & 34 of Deming's 2nd Addition** — **Property Line Adjustment**
   702 & 704 NE A St *(PLA22-0028)*

4. **Lot 22, Block 2 of Dunn and Davis Addition** — **Property Line Adjustment**
   SW 5th and SW B Street *(PLA22-0029)*

5. **Lot 1 of Sonic South Walton Addition** — **Lot Split**
   208 South Walton Boulevard *(LS22-0038)*

6. **Lots 1 and 2 of Randall Hinton Subdivision** — **Lot Split**
   3101 & 3103 S. Walton Blvd *(LS22-0041)*

7. **SOMA Terra Townhomes** — **Large Scale Development**
   SE 10th Street *(LSD22-0044)*

V. **Old Business**
VI. **New Business**

Advertised Public Hearings

1. **Chen & Ehret Holdings, LLC** 1102 & 1104 Lockheed Street *(RZ22-0042)*
   a. Future Land Use Map Amendment: Low Density Residential to Medium Density Residential
   b. Rezoning: R-1, Low Density Single Family Residential to R-2 Medium Density Two Family and Townhome Residential

2. **RLP Developments, LLC** Piercy Road *(RZ22-0043)*
   a. Future Land Use Map Amendment: Agriculture to Medium Density Residential
   b. Rezoning: A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential

3. **AADHIRA Properties, LLC** 4300 Town Vu Road *(RZ22-0044)*
   a. Future Land Use Map Amendment: Agriculture to Low Density Residential
   b. Rezoning: A-1, Agriculture to R-1, Low Density Single Family Residential

4. **Alice L. Walton Foundation** 1005 Museum Way *(CU21-0011)*
   Conditional Use Permit Extension - Construction Noise

5. **City of Bentonville** 8th and Walton *(CU22-0029)*
   Conditional Use Permit - Construction Noise
   **A notice of public hearing was published in the newspaper before determining that this project was not needed. Project has been withdrawn and no vote will need to occur.*

Other New Business (Projects associated with waivers)

6. **Lots 19 & 20 of Dunn and Davis Addition** **Property Line Adjustment**
   SW 6th And SW A Street *(PLA22-0027)*
   Waiver: A waiver from Section 3.5 Utilities that the minimum width for a drainage easement be 20 feet. The applicant is proposing an 18-foot-wide easement.

7. **Oak One** **Large Scale Development**
   504 SW B Street *(LSD22-0046)*
   Waiver #1: A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.
   Waiver #2: A second waiver from Section 1100.21(e) – Building Material: No single primary material shall constitute less than 25% of wall area.

8. **Vaugh Village Storage** **Large Scale Development**
   6601 SW Equine Road *(LSD22-0048)*
   Waiver: Sec 1200.03 Fee-In-Lieu For Delayed Improvement. The applicant has requested a fee-in-lieu for frontage improvements along Vaughn Road, west of SW Regional Airport Blvd. Staff does not support the waiver due to uncertainty of scope and timing of the proposed PIIP Project.

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_Oj4Pp7mpDmayDaD1ozDPXITJEt8qJ5Lr8kHXf7gVRi8CmKhL7.5Ui9LrcNVXYbSXlL?startTime=1660683654000

Present: Danny Bennett**,** Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders and Reggie Wright
Staff: Tyler Overstreet, Bonnie Bridges, Dan Weese, Luke Aitken

I. Call to Order

The meeting was called to order at 5:00 p.m. by Rod Sanders, Chair

II. Approval of the August 2nd Meeting Minutes

- Motion to approve the minutes by Hipp, second 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)*

- Approved
- 7-0

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 Overstreet reads staff report
   - Public hearing opened
   - Todd Jacobs from the Jacobs group provided a 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 provided additional clarification
- Discussion among 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 rezone to DN-1, Downtown Low Density Residential Approved 7-0
- Southern portion rezone to DN-3, Downtown High Density Residential Approved 7-0

2. Will Moore Subdivision, Phase 3 **Preliminary Plat**
1200 Tunbridge Drive *(PP22-0002)*

Waiver 1 – Maximum length of cul-de-sac exception
- Motion by Wright to approve the waiver, second by Davis
- Approved 7-0

Waiver 2 – Horizontal curves for residential streets exception
- Motion by Haynie to approve the waiver, seconded by Hipp
- Approved 7-0

Preliminary Plat:
- Approved 7-0

V. New Business

1. 2022 Zoning and Development Code Updates **Ordinance***
- Public hearing opened
- Public hearing closed
- Motion by Hayine to table the code updates, second 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 Overstreet reads staff report
- Public hearing opened
- Mr. Butler from 10th street expressed concerns that the required sign providing notice of the Future Land Use Map Amendment and Rezoning was not posted on the property. Staff indicated a picture of the posted sign was in the system.
- Nathan Street, engineer with McCleland Consulting, provided additional details on the request

- Public hearing closed
- Discussion among 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 Overstreet reads staff report
   - Public hearing opened
   - Public hearing closed
   - Discussion among commissioners and staff
   - Approved 7-0

4. **Bentonville History Museum – Long Term Use** **Conditional Use Permit***
416 S Main St *(CU22-0026)*
   - Tyler Overstreet reads staff report
   - Public hearing opened
   - Public hearing closed
   - Discussion among 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 Overstreet reads staff report

   Waiver - Number of shade trees per internal planting island exception
   - Motion by Wright to approve the waiver, seconded by Haynie
   - Discussion among commissioners and staff
   - Approved 6-0 with Commissioner Hipp abstaining

   Large Scale:
   - Approved 6-0 with Commissioner Hipp abstaining

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 as required when there is a waiver request from 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 as required when there is a waiver request from building material standards.

8.

Stone Meadows – Lot 236 & 237 **Waiver**

3313 & 3311 SW Hillstone Ave *(WAV22-0011)*

- Tyler Overstreet reads staff report
- Discussion amongst commissioners and staff

Waiver 1 – Right-of-Way Dedication:

- Motion by Davis, seconded by Hipp to approve a waiver retaining the current right-of-way of 25.5 feet from centerline
- Approved 7-0

Waiver 2 – Placement of Sidewalk :

- Motion by Davis, seconded by Hipp to approve a waiver permitting the sidewalk to remain outside the right-of-way conditioned upon the final approval of the associated Property Line Adjustment for the stated property.
- Approved 7-0

9.

Garcia - Fernandez **Waiver**

906 NW 9th St *(WAV22-0012)*

- Applicant provided additional details on his sidewalk waiver request
- Motion by Sanders to approve the waiver, seconded by Haynie
- The waiver is denied 4-3
- Commissioners voting no did so because the home is in a designated school commute zone where sidewalks should be present to allow children to walk and bike to school.
- Voting Yes: Kerr, Sanders, and Bennett
- Voting No: Wright, Hipp, Davisand Haynie

10. Michael L. White **Waiver**

805 Water Tower Rd *(WAV22-0013)*

- Tyler Overstreet reads staff report
- Discussion among commissioners and staff
- Motion by Davis to approve a fee in lieu payment in place of the required sidewalk, seconded by Hipp
- Approved 7-0

Motion to adjourn the meeting by Sanders, seconded by Hipp

Meeting adjourned

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

Recording:https://us06web.zoom.us/rec/share/XXaSN-UEELJmRdPsxr-MhEOLxxVq4rYg4JmFzY5mgYSd1xLCvpX2QhxJcgs46-FA.YyJMjMR4au2DPJkG

Present: Joe Haynie, Dana Davis, Elaine Kerr, Danny Bennett, Rod Sanders, Reginald Wright, Eric Hipp
Staff: Tyler Overstreet, Tom Adler, Christopher Hyatt, Bonnie Bridges (Zoom) and Dan Weese (Zoom)

I. Call to Order

- Commissioner Sanders called the meeting to order at 5:00pm

II. Approval of the August 16th Meeting Minutes

- These minutes will be voted on during the September 20th meeting

III. Consent Agenda

- Mr. Overstreet reads 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)*

- Approved 7-0

IV. Old Business

1. **Ethos Pro Shop Showroom** — **Conditional Use Permit***
   502 SE B Street *(CU22-0009)*

- Mr. Overstreet reviewed the details of this previously approved conditional use permit and provided updates on the changes requiring the item to return for further consideration
- Public hearing opened
- Public hearing closed
- Fabiola Obregon (Owner) speaks more to the item
- Discussion among commissioners and staff
- Approved 7-0 for one-year from today's date of approval

2. East Central Parking Structure **Large Scale Development**

300 E Central Avenue *(LSD22-0039)*

- Mr. Overstreet reads staff report
- Five waivers
- Staff discussion

Waiver #1- Shade Trees:

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

Waiver #2- Storm Water Drain Management:

- Motion by Wright, second by Haynie to approve the waiver
- Approved 7-0

Waiver #3- Building materials:

- Commissioner Davis requests CEI work with staff on North, South and West height articulations
- Motion by Haynie to approve the waiver with staff review and approval of articulations in compliance with code, second by Bennett
- Approved 7-0

Waiver #4- Land Development Code:

- Motion by Davis, second by Haynie to approve the waiver
- Approved 7-0

Waiver #5- Off Street Parking and Loading:

- Motion by Haynie, second by Kerr to approve the waiver
- Approved 7-0

Large Scale Development:

- Approved 7-0

3. Glide Xpress Carwash **Large Scale Development**

801 SE Walton Boulevard *(LSD22-0040)*

- Mr. Overstreet reads staff report
- Two waiver requests

Waiver #1- Access Management Standards:

- Mr. Weese has no objections to this waiver
- Motion by Davis, second by Haynie to approve waiver

- Approved 7-0

Waiver #2- Building Materials:
- Discussion among commissions are staff
- Motion by Wright, seconded by Kerr to approve the waiver
- Approved 5-2
- Voting no - Davis and Bennett due to the south door style in relation to material percentages

Large Scale Development:
- Approved 6-1

Davis votes no due to the south door style in relation to material percentages

V. New Business

1. 2022 Zoning and Development Code Updates **Ordinance***
- Discussion among commissioners and staff
- Approved 7-0

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)*
- Mr. Overstreet reads staff report
- Public hearing opened
- Public hearing closed
- Approved 7-0

2b. Lightbox @ Market LLC **Rezoning***
R-3, Medium-High Density Multifamily Residential to DN-3, Downtown High Density Residential
SE 8th Street and SE H Street *(RZ22-0041)*
- Approved 7-0

3. Bentonville P&R Fund, LLC –Construction Noise **Conditional Use Permit***
SE 14th Street *(CU22-0025)*
- Mr. Overstreet reads staff report
- Night work noise levels for eighteen months
- Public hearing opened
- Public hearing closed
- Approved 7-0

4. Bentonville Revitalization Inc. – Long Term Use **Conditional Use Permit***
207 & 209 NE 2nd Street *(CU22-0027)*
- Mr. Overstreet reads staff report
- Temporary parking requested for 24 months
- Public hearing opened
- Public hearing closed

- Bryan Beason (County) speaks.
- Discussion among commissioners and staff
- Approved 7-0

5. **Bentonville Container Pop-up - Long Term Use** **Conditional Use Permit***
   NE 3rd Street *(CU22-0028)*
   - Mr. Overstreet reads staff report
   - Public hearing opened
   - Public hearing closed
   - Discussion among commissioners and staff
   - Zach Hoyt (CEI) speaks and answers questions
   - Approved 7-0

6. **VITO Groups LLC – Access Management Standards** **Waiver**
   HWY 12 E *(WAV22-0015)*
   - Mr. Overstreet reads staff report
   - Land development code for street stubs
   - Bill Watkins (representative for owner) speaks
   - Approved 7-0

7. **Deer Creek LLC– Access Management Standards** **Waiver**
   W AR HWY 72 *(WAV22-0016)*
   - Mr. Overstreet reads staff report
   - Addie Perez and Jake Chavis (Engineer) speak and request to withdraw the project
   - Project withdrawn

Motion to adjourn by Hipp, seconded by Haynie.

Meeting adjourned at 6:24pm

Consent Agenda Items

For the Planning Commission meeting on September 20, 2022

Reviewer: Luke Aitken, Planning Technician

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

Property Line Adjustment: Lots 1 & 2 of Westwood Phase 2, Westwood Development Lot A LLC, Westwood Development Lot B LLC, Westwood/Burrwood Lot C LLC, DeWayne C and Sherry Goss, 307 S Walton Blvd., C-3 Mixed-use Commercial, *PLA22-0017*

A property line adjustment of Lots 1 and 18 of Westside Addition, creating new Lots 1 and 2 of Westwood Phase 2 (7.02 acres). The plat dedicates 273 square feet of street right-of-way along SW 3rd St., and a 24' wide public access easement to Lot 2 through Lot 1 to Walton Blvd

Property Line Adjustment: Lots 21 and 22, Block 2 of Lincoln and Rice Addition, John C and Dawn McDowell, 102 NE F Street, DN-1, Downtown Low Density Residential, *PLA22-0025*

A property line adjustment of part of Lots 10, 11, and 13, Block 2 of Lincoln and Rice Addition, creating new Lots 21 and 22, Block 2 of Lincoln and Rice Addition. The plat dedicates a right of way along Northeast F Street and Central Avenue per the Master Street Plan requirements.

Property Line Adjustment: Lots 33 & 34 of Deming's 2nd Addition, Casey R and Hannah Roberts, 702 & 704 NE A St., DN-2, Downtown Medium Density Residential, *PLA22-0028*

A property line adjustment of Lots 25 & 29 in Block 24 of Deming's 2nd Addition, creating new Lots 33 & 34 of Deming's 2nd Addition (0.46 acres). The plat dedicates right-of-way along NE A St. approximately 75 feet long and approximately 0.01 acres.

Property Line Adjustment: Lot 22, Block 2 of Dunn and Davis Addition, HOMEX International, SW 5th and SW B Street, DE, Downtown Edge, *PLA22-0029*

A property line adjustment of Lots 4, 5, and 19, Block 2 of Dunn and Davis Addition, creating new Lot 22, Block 2 of Dunn and Davis Addition (.49 acres). The plat dedicates a 20-foot utility easement along SW B Street. This plat is related to the Oak One Large Scale Development (LSD22-0046).

Lot Split: Lot 1 of Sonic South Walton Addition, ESCH Family Limited Partnership, 208 South Walton Boulevard, R-1, C-2, General Commercial, LS22-0038

A lot split of un-platted section land, creating new Lot 1 (+/- 0.73 Acres), of Sonic South Walton Addition. This plat dedicates various public utility easements to serve any future developments that may occur on this lot. The right-of-way along South Walton Boulevard meets or exceeds the requirements of the current Master Street Plan.

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

Lot Split: Lots 1 and 2 of Randall Hinton Subdivision, Spangler Revocable Trust, 3101 & 3103 S. Walton Blvd., C-2 General Commercial, *LS22-0041*

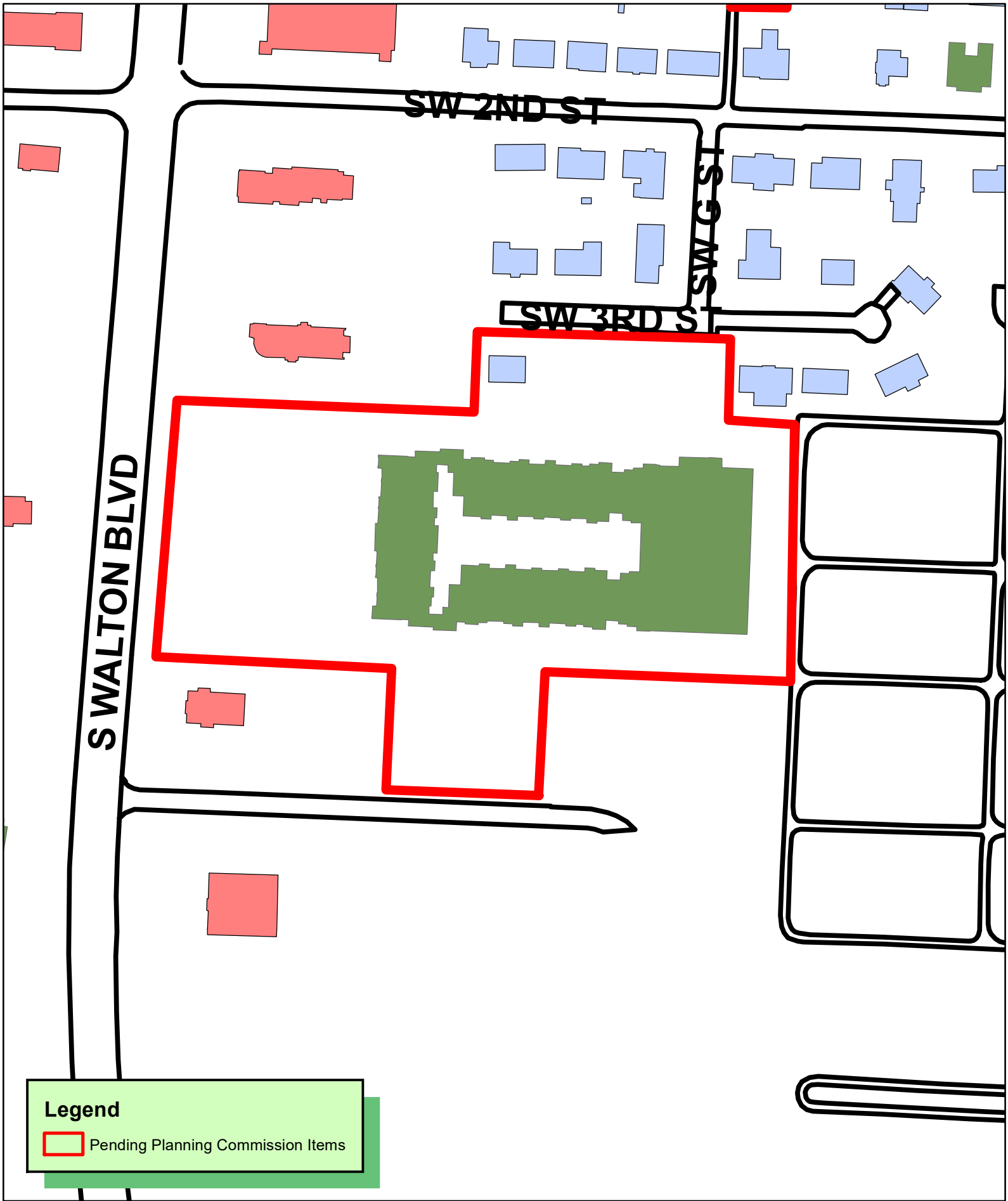
A lot split of previously unplatted property described by metes and bounds, being a part of the Northeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 30 West, Benton County, Arkansas, creating new Lots 1 and 2 of Randall Hinton Subdivision (5.35 acres). This plat dedicates right-of-way along S. Walton Blvd. being approximately 335.95 square feet, and along SE C St. being approximately 1517.98 square feet. The plat provides a 10' flag for access of Lot 1 to S. Walton Blvd.

Preliminary Plat: Rainbow Junction Subdivision Phase II, Plateau Properties LLC, Southwest Corner of SW Rainbow Ln. and SW Winsted Ln., R-3 Medium-High Density Multifamily Residential, *PP22-0005*

A preliminary plat being a replat of Lot 18 of Rainbow Junction Subdivision, creating new Lots 1, 2, 3, 4, & 5 of Rainbow Junction Subdivision Phase II. The plat dedicates a new drainage easement to encompass a drainage pond which will be reformed to allow for development on Lots 1 thru 4. Lot 5 will hold the reformed drainage pond as well as additional easements in the Southwest corner and is unbuildable.

Large Scale Development: SOMA Terra Townhomes, 10th Ave Freeze Out LLC, SE 10th Street, PRD, Planned Residential Development, LSD22-0044

A large-scale development proposing the construction of a 12 unit three-story, residential townhome project located on SE 10th Street. Twenty-eight parking spaces are being provided 24 spaces on site in garages and 4 spaces on-street that will be utilized by the public or residences of the development. Sidewalks and site amenities are per the requirements of the Land Development Code. The proposed exterior materials consist of brick, glazing and architectural metal panel. This Large Scale Development is related to the SOMA Planned Residential Development (PRD22-0001) that was approved by the Planning Commission on June 21, 2022.



PLA22-0017 7/19/22
PROPERTY LINE ADJUSTMENT
WESTWOOD SUB/WEST SIDE ADD
CREATING NEW SUB LOTS 1-3

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 1 OF WESTWOOD SUBDIVISION AND LOT 18 OF WESTSIDE ADDTION; CREATING NEW LOTS 1 AND 2 OF WESTWOOD SUBDIVISION PHASE 2 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA22-0017)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOT 1 OF WESTWOOD SUBDIVISION AND LOT 18 OF WESTSIDE ADDTION, creating new LOTS 1 AND 2 OF WESTWOOD SUBDIVISION PHASE 2 to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the property line adjustment of LOT 1 OF WESTWOOD SUBDIVISION AND LOT 18 OF WESTSIDE ADDTION, creating new LOTS 1 AND 2 OF WESTWOOD SUBDIVISION PHASE 2 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

LOT SPLIT PLAT OF LOT 1 OF WESTWOOD SUBDIVISION AND LOT 18 OF WESTSIDE ADDITION CREATING LOTS 1 AND 2 OF WESTWOOD PHASE 2

CERTIFICATE OF OWNERSHIP PARCELS 01-00569-000 AND 01-16671-001

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

DATE OF EXECUTION:_____

BY:_____
WESTWOOD DEVELOPMENT LOT A, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORDS L202041719, L202204468, L202204469

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF OWNERSHIP PARCELS 01-04649-000 AND 01-04650-000

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

DATE OF EXECUTION:_____

BY:_____
WESTWOOD DEVELOPMENT LOT B, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORDS L202041718 AND L202041720

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF OWNERSHIP PARCEL 01-00568-000

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

DATE OF EXECUTION:_____

BY:_____
WESTWOOD/BURRWOOD LOT C, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORD L202108965

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

OWNERS:

WESTWOOD DEVELOPMENT LOT A LLC
PO BOX 271068
FORT COLLINS CO 80527

WESTWOOD DEVELOPMENT LOT B LLC
PO BOX 271068
FORT COLLINS CO 80527

WESTWOOD/BURRWOOD LOT C LLC
PO BOX 271068
FORT COLLINS CO 80527

GOSS, C DEWAYNE & SHERRY
3901 SW STONEFIELD ST
BENTONVILLE AR 72713

CERTIFICATE OF OWNERSHIP PARCEL 01-04651-000

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

DATE OF EXECUTION:_____

BY:_____
C DEWAYNE GOSS

_____
(PRINT)

BY:_____
SHERRY GOSS

_____
(PRINT)

SOURCE OF TITLE: DEED 2004-41792

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2022
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:_____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE: LOT 1 IS ZONED R-1; LOT 2 IS ZONED R-3, C-2 AND C-3.

LOT 1 OF WESTWOOD SUBDIVISION CONSISTS OF PARCELS 01-00568-000, 01-00569-000, 01-04649-000, 01-04650-000 AND 01-16671-001.

LOT 18 OF WESTSIDE ADDITION IS PARCEL 01-04651-000

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE:
PARCEL 01-00568-000 IS ZONED C-2
PARCEL 01-00569-000 IS ZONED C-3
PARCEL 01-04649-000 IS ZONED R-3
PARCEL 01-04650-000 IS ZONED R-1
PARCEL 01-04651-000 IS ZONED R-1
PARCEL 01-16671-001 IS ZONED C-2

THE RIGHT OF WAY WIDTH SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL STREETS.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202035902, DEED RECORD L202041718, DEED RECORD L202041719, DEED RECORD L202041720, PLAT RECORD K-50, PLAT RECORD T-208, PLAT RECORD 4-148, PLAT RECORD 19-153, PLAT RECORD 2007-847, PLAT RECORD, PLAT RECORD 2011-269, ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATESDATED 06/12/2020, SIGNED BY DERRICK L THOMAS, PS 1642, AN ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATESDATED 11/19/2020, SIGNED BY DERRICK L THOMAS, PS 1642 AND PLAT RECORD L202204037.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 19-5495, DATED OCTOBER 29, 2019, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 19-5495, DATED OCTOBER 29, 2019.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

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

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

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

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

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

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

BUILDING SETBACK NOTE:

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

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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:_____

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED:_____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

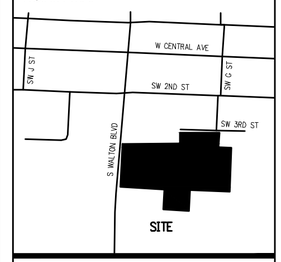
REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

ATLAS PAGE: 403B

CITY OF BENTONVILLE PROJECT NUMBER: PLA22-0017

RECORD INFORMATION

VICINITY MAP



LOT SPLIT PLAT CREATING LOTS 1 AND 2 OF WESTWOOD SUBDIVISION PHASE 2

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 09/12/2022
PROJECT NO: 20108200
CONTACT: K MONTGOMERY

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

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

© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REVISED PER COMMENTS	08/16/2022

SHEET NO.:
1 OF 3

DRAWING: G:\20108200_WWOODVILLI\INFRASTRUCTURES\SURVEY\DWG\20108200_LOT SPLIT.DWG
LAYOUT: LAYOUT1 LAST SAVED: KM67A, 8/31/2022 1:50:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 9/12/2022 7:20:55 AM [PLOTTED BY:* VALID ON HARD COPY ONLY]

DESCRIPTION PARENT PARCEL:

LOT 1 OF WESTWOOD SUBDIVISION, AS PER PLAT RECORD L202204037 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION PARENT PARCEL:

LOT 18 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION PHASE 2:

LOT 18 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS AND LOT 1 OF WESTWOOD SUBDIVISION, AS PER PLAT RECORD L202204037 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID WESTWOOD SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°46'05"E 367.04 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID WEST SIDE ADDITION;
THENCE ALONG THE WEST LINE THEREOF N02°38'22"E 93.97 FEET TO THE SOUTH RIGHT-OF-WAY OF SW 3RD STREET AS SHOWN IN PLAT RECORD K-50;
THENCE ALONG SAID RIGHT-OF-WAY N79°59'29"E 51.86 FEET;
THENCE ALONG SAID RIGHT-OF-WAY S88°07'15"E 26.96 FEET TO THE SOUTH RIGHT-OF-WAY OF SW 3RD STREET AS SHOWN IN PLAT RECORD L202204037;
THENCE ALONG SAID RIGHT-OF-WAY S01°55'11"W 6.54 FEET;
THENCE ALONG SAID RIGHT-OF-WAY S87°58'05"E 237.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE S01°55'11"W 99.42 FEET;
THENCE S87°46'05"E 78.46 FEET;
THENCE S00°54'25"W 316.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTH LINE THEREOF THE FOLLOWING FIVE COURSES:
THENCE N87°46'11"W 302.85 FEET;
THENCE S02°44'34"W 152.82 FEET;
THENCE N87°46'17"W 189.00 FEET;
THENCE N02°44'32"E 149.77 FEET;
THENCE N87°43'46"W 291.06 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH WALTON BOULEVARD AS SHOWN IN PLAT RECORD L202204037;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:
THENCE N04°32'17"E 2.85 FEET;
THENCE N04°44'48"E 200.18 FEET;
THENCE N04°35'50"E 116.75 FEET TO THE POINT OF BEGINNING, CONTAINING 7.02 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 1:

PART OF LOT 1 OF WESTWOOD SUBDIVISION, AS PER PLAT RECORD L202204037 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

beginning AT THE NORTHWEST CORNER OF LOT 1 OF SAID WESTWOOD SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°46'05"E 525.10 FEET;
THENCE N01°55'11"E 98.87 FEET TO THE SOUTH RIGHT-OF-WAY OF SW 3RD STREET AS SHOWN IN PLAT RECORD L202204037;
THENCE ALONG SAID RIGHT-OF-WAY S87°58'05"E 158.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE S01°55'11"W 99.42 FEET;
THENCE S87°46'05"E 78.46 FEET;
THENCE S00°54'25"W 316.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTH LINE THEREOF THE FOLLOWING FIVE COURSES:
THENCE N87°46'11"W 302.85 FEET;
THENCE S02°44'34"W 152.82 FEET;
THENCE N87°46'17"W 189.00 FEET;
THENCE N02°44'32"E 149.77 FEET;
THENCE N87°43'46"W 291.06 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH WALTON BOULEVARD AS SHOWN IN PLAT RECORD L202204037;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:
THENCE N04°32'17"E 2.85 FEET;
THENCE N04°44'48"E 200.18 FEET;
THENCE N04°35'50"E 116.75 FEET TO THE POINT OF BEGINNING, CONTAINING 6.66 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 2:

PART OF LOT 18 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS AND PART OF LOT 1 OF WESTWOOD SUBDIVISION, AS PER PLAT RECORD L202204037 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID WESTWOOD SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°46'05"E 367.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18 OF SAID WEST SIDE ADDITION;
THENCE ALONG THE WEST LINE THEREOF N02°38'22"E 93.97 FEET TO THE SOUTH RIGHT-OF-WAY OF SW 3RD STREET AS SHOWN IN PLAT RECORD K-50;
THENCE ALONG SAID RIGHT-OF-WAY N79°59'29"E 20.87 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S87°58'05"E 57.28 FEET TO THE SOUTH RIGHT-OF-WAY OF SW 3RD STREET AS SHOWN IN PLAT RECORD L202204037;
THENCE ALONG SAID RIGHT-OF-WAY S87°58'05"E 79.18 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S01°55'11"W 98.87 FEET;
THENCE N87°46'05"W 158.06 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION SW 3RD STREET RIGHT OF WAY:

PART OF LOT 18 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

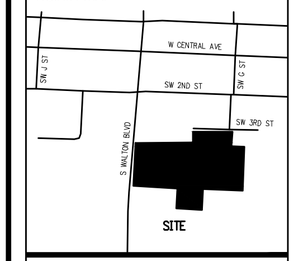
COMMENCING AT THE NORTHWEST CORNER OF LOT 18 OF SAID WEST SIDE ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF SW 3RD STREET AS SHOWN IN PLAT RECORD K-50;
THENCE ALONG SAID RIGHT-OF-WAY N79°59'29"E 20.87 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N79°59'29"E 30.99 FEET;
THENCE ALONG SAID RIGHT-OF-WAY S88°07'15"E 26.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 18
THENCE ALONG THE EAST LINE THEREOF S01°55'11"W 6.54 FEET;
THENCE LEAVING SAID EST LINE N87°58'05"W 57.28 FEET TO THE POINT OF BEGINNING, CONTAINING 273 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ATLAS PAGE: 403B

CITY OF BENTONVILLE PROJECT NUMBER: PLA22-0017

RECORD INFORMATION

VICINITY MAP



LOT SPLIT PLAT CREATING LOTS 1 AND 2 OF WESTWOOD SUBDIVISION PHASE 2

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 09/12/2022
PROJECT NO: 20108200
CONTACT: K MONTGOMERY

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

CERTIFICATE OF AUTHORIZATION:

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

© 2022 Crafton, Tull & Associates, Inc.

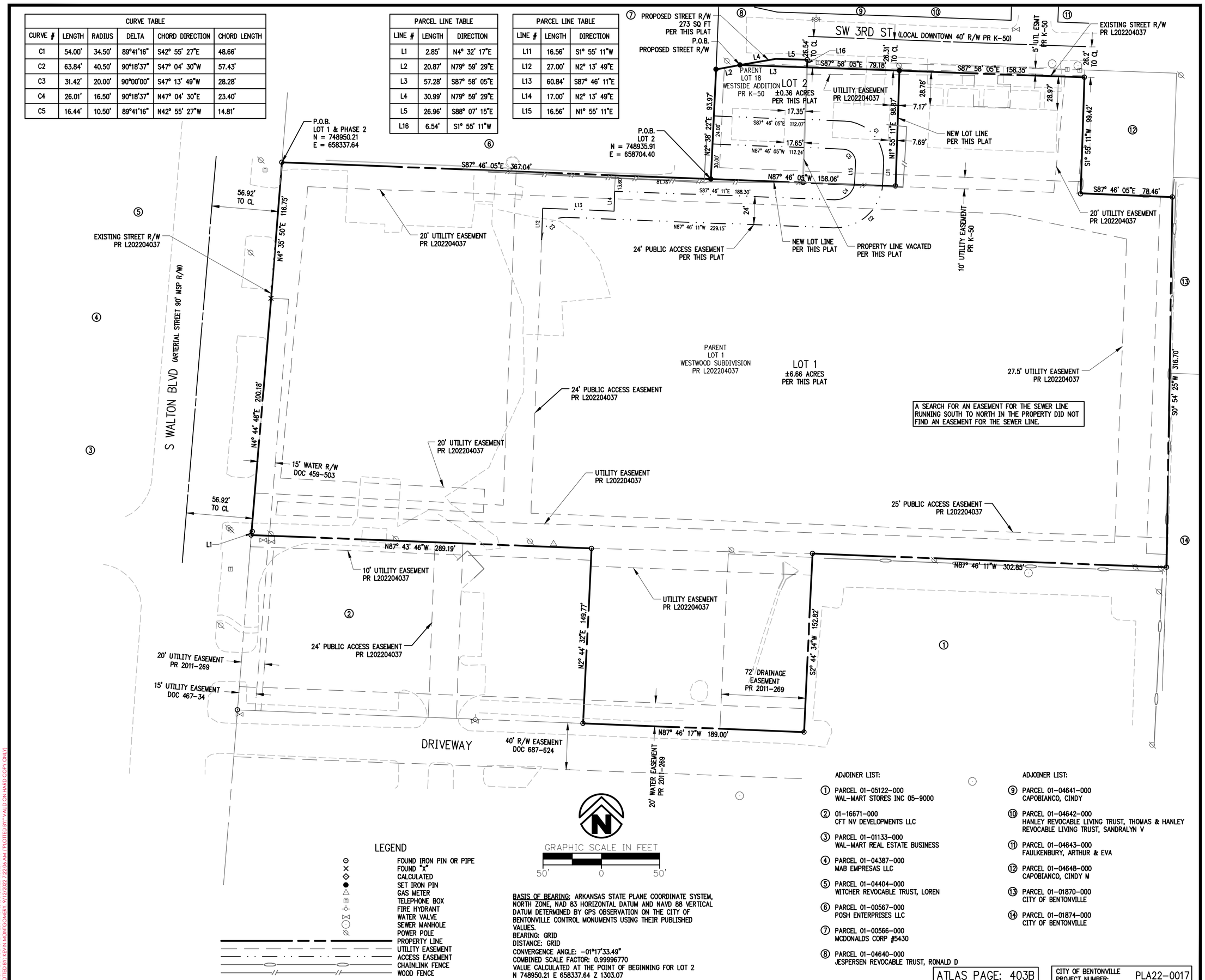
SHEET NO.:
2 OF 3

DRAWING: G:\20108200_WWOODVILL\INFRASTRUCTURE\SURVEY\DWG\20108200_LOT SPLIT.DWG
LAYOUT: LAYOUT2 , LAST SAVED: KMat7a 8/31/2022 1:50:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY 9/12/2022 7:21:36 AM [PLOTTED BY: * VAULD ON HARD COPY ONLY]

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	54.00'	34.50'	89°41'16"	S42° 55' 27"E	48.66'
C2	63.84'	40.50'	90°18'37"	S47° 04' 30"W	57.43'
C3	31.42'	20.00'	90°00'00"	S47° 13' 49"W	28.28'
C4	26.01'	16.50'	90°18'37"	N47° 04' 30"E	23.40'
C5	16.44'	10.50'	89°41'16"	N42° 55' 27"W	14.81'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.85'	N4° 32' 17"E
L2	20.87'	N79° 59' 29"E
L3	57.28'	S87° 58' 05"E
L4	30.99'	N79° 59' 29"E
L5	26.96'	S88° 07' 15"E
L16	6.54'	S1° 55' 11"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	16.56'	S1° 55' 11"W
L12	27.00'	N2° 13' 49"E
L13	60.84'	S87° 46' 11"E
L14	17.00'	N2° 13' 49"E
L15	16.56'	N1° 55' 11"E



LEGEND

- FOUND IRON PIN OR PIPE
- FOUND "X"
- CALCULATED
- SET IRON PIN
- GAS METER
- TELEPHONE BOX
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- UTILITY EASEMENT
- ACCESS EASEMENT
- CHAINLINK FENCE
- WOOD FENCE

GRAPHIC SCALE IN FEET

50' 0 50'

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.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°17'33.49"
COMBINED SCALE FACTOR: 0.99996770
VALUE CALCULATED AT THE POINT OF BEGINNING FOR LOT 2
N 748950.21 E 658337.64 Z 1303.07

ADJOINER LIST:

① PARCEL 01-05122-000
WAL-MART STORES INC 05-9000

② 01-16671-000
CFT NV DEVELOPMENTS LLC

③ PARCEL 01-01133-000
WAL-MART REAL ESTATE BUSINESS

④ PARCEL 01-04387-000
MAB EMPRESAS LLC

⑤ PARCEL 01-04404-000
WITCHER REVOCABLE TRUST, LOREN

⑥ PARCEL 01-00567-000
POSH ENTERPRISES LLC

⑦ PARCEL 01-00566-000
MCDONALDS CORP #5430

⑧ PARCEL 01-04640-000
JESPERSEN REVOCABLE TRUST, RONALD D

ADJOINER LIST:

⑨ PARCEL 01-04641-000
CAPOBIANCO, CINDY

⑩ PARCEL 01-04642-000
HANLEY REVOCABLE LIVING TRUST, THOMAS & HANLEY REVOCABLE LIVING TRUST, SANDRALYN V

⑪ PARCEL 01-04643-000
FAULKENBURY, ARTHUR & EVA

⑫ PARCEL 01-04648-000
CAPOBIANCO, CINDY M

⑬ PARCEL 01-01870-000
CITY OF BENTONVILLE

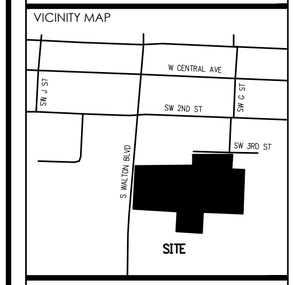
⑭ PARCEL 01-01874-000
CITY OF BENTONVILLE

ATLAS PAGE: 403B

CITY OF BENTONVILLE PROJECT NUMBER: PLA22-0017

RECORD INFORMATION

VICINITY MAP



LOT SPLIT PLAT CREATING LOTS 1 AND 2 OF WESTWOOD SUBDIVISION PHASE 2

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 09/12/2022
PROJECT NO: 20108200
CONTACT: K MONTGOMERY

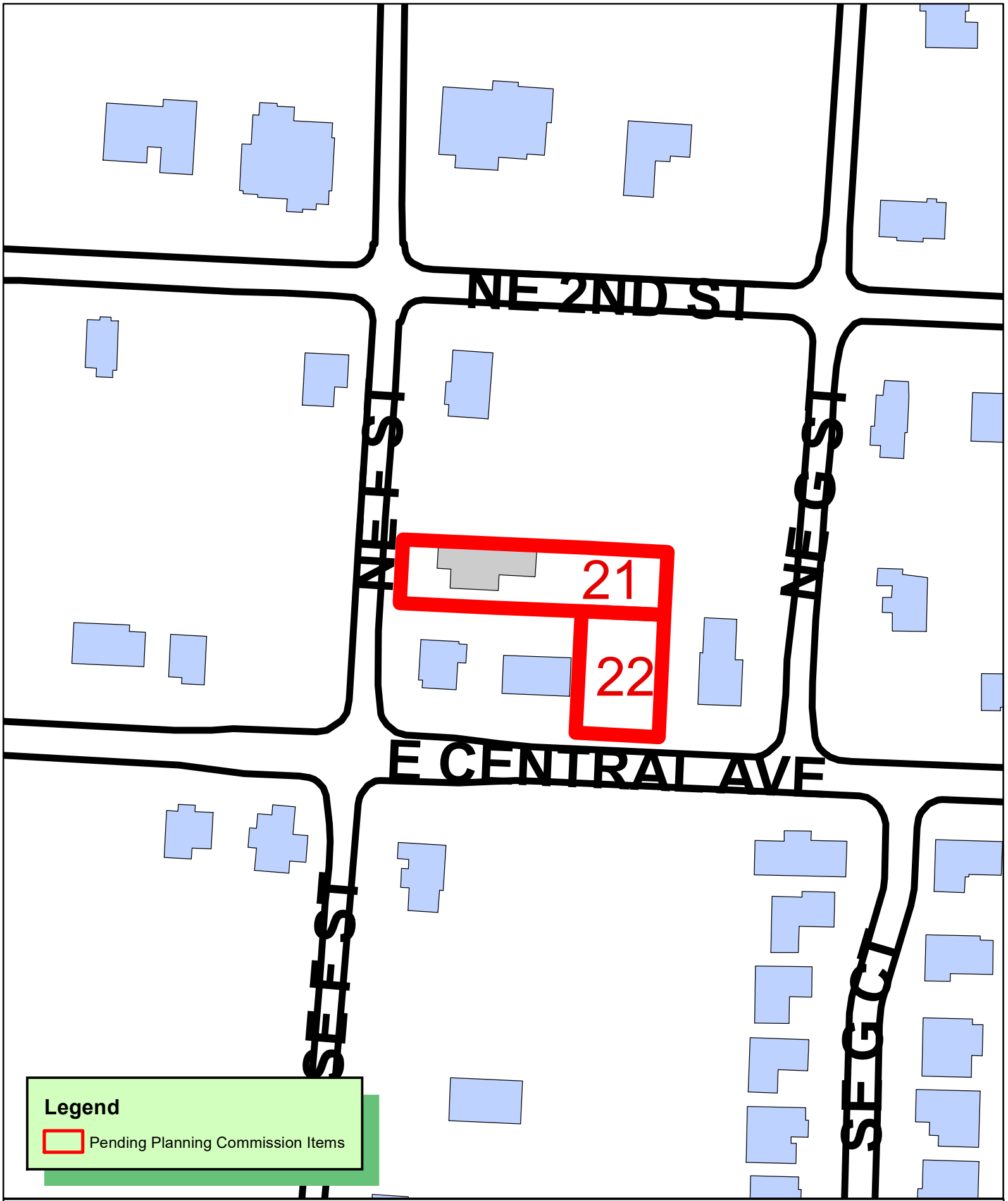
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, P.C. No. 109 — ARKANSAS ENGINEER

© 2022 Crafton, Tull & Associates, Inc.

SHEET NO.: 3 OF 3

DRAWING: G:\20108200_WWOODVILL\INFRASTRUCTURE\SURVEY\DWG\20108200_LOT SPLIT.DWG
LAYOUT: LAYOUT3 - LAST SAVED: KM67A, 8/31/2022 1:50:39 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 9/12/2022 7:22:06 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



N
W E
S

1 inch = 100 feet

PLA22-0025 9/20/22
PROPERTY LINE ADJUSTMENT
NAMLINCOLN & RICE ADDITION
LOTS 10-11 & 13 CREATING LOTS 21-22

THE CITY OF BENTONVILLE

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART OF LOTS 10, 11, AND 13 OF LINCOLN AND RICE ADDITION; CREATING NEW LOTS 21 AND 22 OF LINCOLN AND RICE ADDITION THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA22-0025)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PART OF LOTS 10, 11, AND 13 OF LINCOLN AND RICE ADDITION, creating new LOTS 21 AND 22 OF LINCOLN AND RICE ADDTION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the property line adjustment of PART OF LOTS 10, 11, AND 13 OF LINCOLN AND RICE ADDITION, creating new LOTS 21 AND 22 OF LINCOLN AND RICE ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

PROPERTY LINE ADJUSTMENT FOR PART OF LOTS 10-11 & 13 IN THE LINCOLN & RICE ADDITION CREATING LOTS 21 & 22

102 NE F STREET, BENTONVILLE, BENTON COUNTY, ARKANSAS

SURVEY DESCRIPTION

PREVIOUS PARCEL #01-03249-000
LOT 13, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 101.

PREVIOUS PARCEL #01-03252-000
LOT 10 AND THE WEST 18 FEET OF LOT 11, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 101.

ADJUSTED PARCEL #01-03249-000 (LOT 21, BLOCK 2)
ALL OF LOT 13, AND A PORTION OF LOTS 10 AND 11, BLOCK 2, LINCOLN & RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" MARKING THE SOUTHWEST CORNER OF LOT 18, BLOCK 2 OF THE LINCOLN & RICE ADDITION TO BENTONVILLE, ARKANSAS, AS RECORDED IN FILE L201905248, THENCE N03°00'21"E 100.50 FEET TO A SET 5/8" CAPPED REBAR "1659" ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST F STREET, AND BEING THE TRUE POINT OF BEGINNING; THENCE N02°56'06"E 50.09 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE LEAVING SAID RIGHT-OF-WAY, S87°28'47E 149.99 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE S86°46'47"E 67.83 FEET TO A FOUND 1/2" CAPPED REBAR "1532"; THENCE S02°42'48"W 49.29 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE N87°31'12"W 68.05 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING N87°31'12"W 74.77 FEET TO A FOUND 1/2" REBAR; THENCE N87°23'00"W 75.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.250 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED PARCEL #01-03252-000 (LOT 22, BLOCK 2)
A PORTION OF LOT 10 AND 11, OF BLOCK 2, LINCOLN & RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CHISELED "X" MARKING THE SOUTHWEST CORNER OF LOT 18, BLOCK 2 OF THE LINCOLN & RICE ADDITION TO BENTONVILLE, ARKANSAS, AS RECORDED IN FILE L201905248, THENCE S87°37'46"E 150.03 FEET TO A FOUND 1/2" CAPPED REBAR "1532"; THENCE N02°57'59"E 97.97 FEET TO A FOUND 1/2" REBAR; THENCE S87°31'12"E 68.05 FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE S02°42'48"W 98.04' FEET TO A SET 5/8" CAPPED REBAR "1659"; THENCE N87°27'25"W 68.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.154 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
JULY 26, 2022

REFERENCE DOCUMENTS:
1. DEED ORDINANCE NO. 2013-71 AND SURVEY PLAT RECORDED IN BOOK 2013, AT PAGES 48747-48748.
2. SURVEY PLAT RECORDED IN BOOK 19, AT PAGE 92.
3. LOT SPLIT OF LINCOLN AND RICE ADDITION RECORDED IN BOOK 2013, AT PAGE 634.
4. SUBDIVISION PLAT OF RICE & LINCOLN ADDITION TO BENTONVILLE, RECORDED IN PLAT BOOK "B", AT PAGE 106.
5. PROPERTY LINE ADJUSTMENT PLAT OF LINCOLN AND RICE ADDITION RECORDED IN FILE L201905248.

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

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

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

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

ALL BUILDINGS AND SHEDS LOCATED ON THE SUBJECT PROPERTY ARE TO BE REMOVED AT A LATER DATE.

ALL UTILITIES HAVE BEEN FIELD VERIFIED.

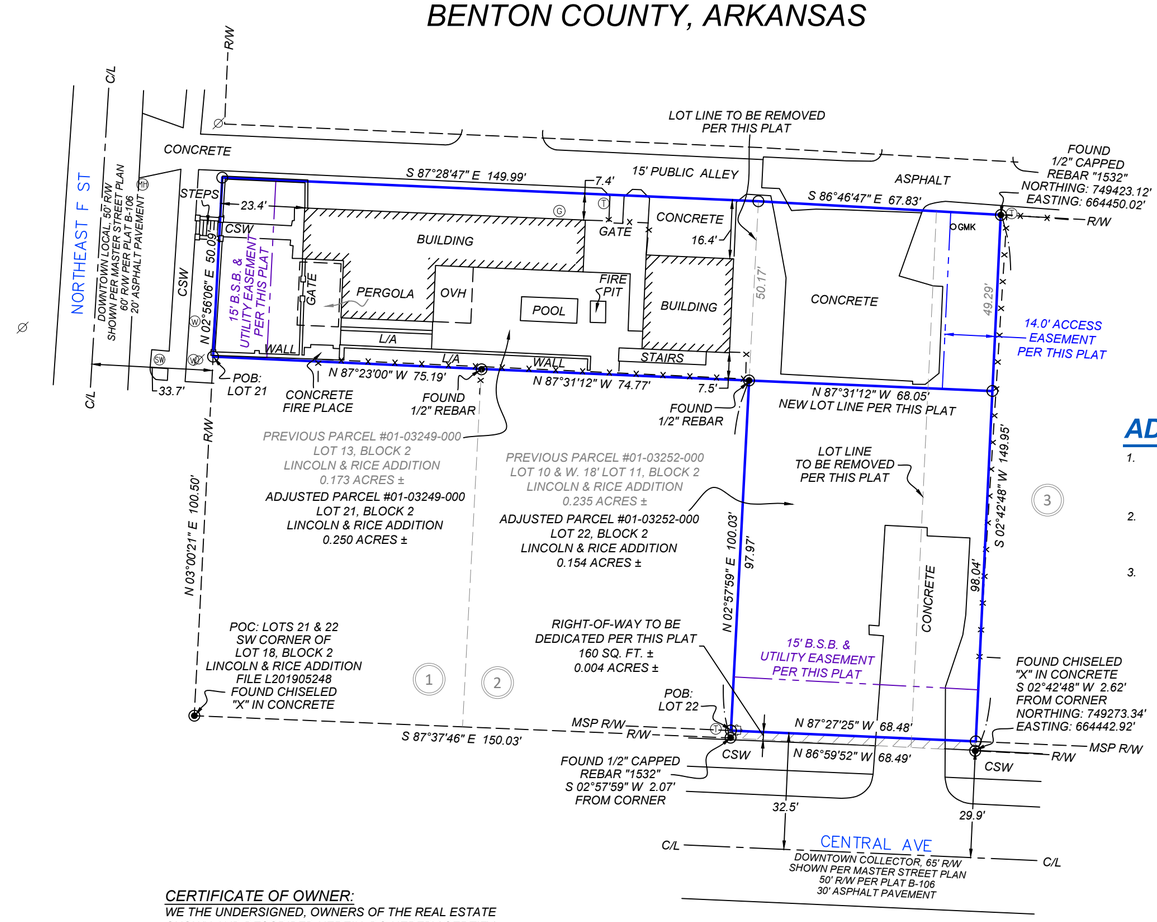
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

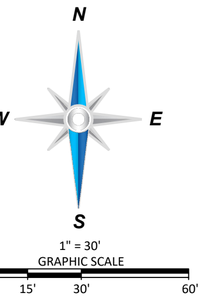
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

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





ADJOINER INFORMATION

1. HALL JAMES L JR & MARY MARGARET
701 E CENTRAL AVE, BENTONVILLE, AR 72712
PARCEL #01-03250-000

2. MSB HOLDINGS, LLC
703 E CENTRAL AVE, BENTONVILLE, AR 72712
PARCEL #01-03251-000

3. CYPERT FAMILY REVOCABLE TRUST - JAMES D & GAYE A
711 E CENTRAL AVE, BENTONVILLE, AR 72712
PARCEL #01-03253-000

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" CAPPED REBAR "1659"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE OF ROAD
- CSW CONCRETE SIDEWALK
- L/A LANDSCAPED AREA
- B.S.B. BUILDING SETBACK
- MSP MASTER STREET PLAN
- STORM MANHOLE
- OVERHEAD POWER POLE
- WATER METER
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- GAS METER
- UTILITY MANHOLE
- OGMK GAS UTILITY MARKER
- # ADJOINER INFORMATION IDENTIFIER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE OF ROAD
- EASEMENT LINE
- FENCE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF JULY, 2022.

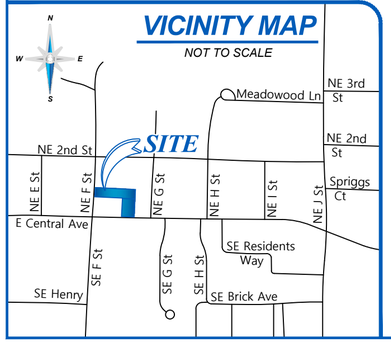
CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

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

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

NOT TO SCALE



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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

_____
DATE OF EXECUTION

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

ZONING INFORMATION

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

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

OWNER/DEVELOPER

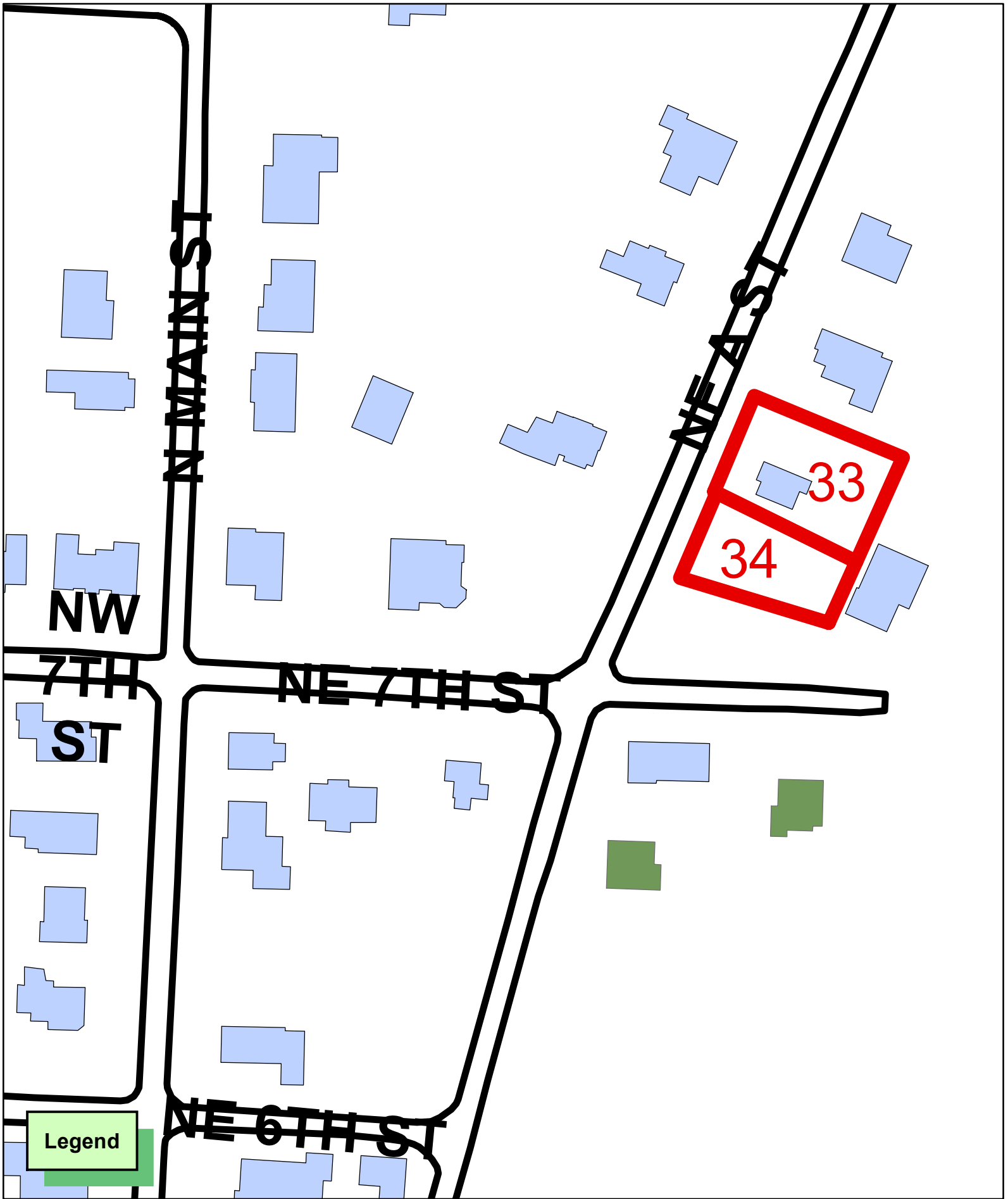
OWNER: MCDOWELL FAMILY TRUST - JOHN C & DAWN V
PHYSICAL ADDRESS: 102 NE F STREET, BENTONVILLE, AR 72712
JC@MCDOWELL.NET

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

SURVEYOR JOB NUMBER: 22-6246	SURVEY DRAWN BY: 7/26/2022 - CB
SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'
FOR THE USE AND BENEFIT OF: JOHN MCDOWELL	

SHEET 1 OF 1

COB PROJECT #: PLA22-0025



N
W E
S

1 inch = 100 feet

PLA22-0028 9/20/22
PROPERTY LINE ADJUSTMENT
DEMMINGS SECOND ADDITION
LOTS 25-29 BLOCK 24 CREATING LOTS 33-34

THE CITY OF BENTONVILLE

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 25 AND 29, BLOCK 24, OF DEMING'S 2ND ADDITION; CREATING NEW LOTS 33 AND 34, BLOCK 24, OF DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: PLA22-0028)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 25 AND 29, BLOCK 24, OF DEMING'S 2ND ADDITION, creating new LOTS 33 AND 34, BLOCK 24, OF DEMING'S 2ND ADDITION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the property line adjustment of LOTS 25 AND 29, BLOCK 24, OF DEMING'S 2ND ADDITION, creating new LOTS 33 AND 34, BLOCK 24, OF DEMING'S 2ND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

PROPERTY LINE ADJUSTMENT OF 25 & 29 IN BLOCK 24 OF DEMING'S 2ND ADDITION, CREATING NEW LOTS 33 & 34

LAST SITE VISIT:
AUGUST 2, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 210
2) PLAT OF SURVEY FILED IN BOOK 17 AT PAGE 214
3) PLAT OF SURVEY FILED IN BOOK 21 AT PAGE 212
4) PLAT OF SURVEY FILED IN BOOK X AT PAGE 208
5) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 101
6) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 28
7) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 26802
8) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 5
9) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 1102
10) FINAL PLAT OF DEMING'S 2ND ADDITION FILED IN BOOK B AT PAGE 24
11) PLAT OF SURVEY FILED IN BOOK L2017 AT PAGE 064105
12) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 29734
13) CITY OF BENTONVILLE ORDINANCE 2019-49 FILED IN BOOK L2019 AT PAGE 14294

PROPERTY OWNERS:

PARCEL #01-02287-002:
ROBERTS, CASEY R & HANNAH
704 NE A ST
BENTONVILLE, AR

SOURCE OF TITLE:
WARRANTY DEED L202215144

PARCEL #01-02287-000:
GARNER, TODD STEVEN & MCMURRAY, ALEXIS
702 NE A ST
BENTONVILLE, AR

SOURCE OF TITLE:
WARRANTY DEED L202218672

PROPOSED USE:
RESIDENTIAL

ATLAS PAGE:
361

PROPERTY ZONED:
DN-2 (BOTH PARCELS)

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

FLOOD 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 #05007C0090J. DATED 09/ 28/ 2007)

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

OWNER'S CERTIFICATION (ROBERTS):
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 : _____

ROBERTS, CASEY R & HANNAH
704 NE A ST
BENTONVILLE, AR

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

_____
NOTARY PUBLIC

SOURCE OF TITLE:
WARRANTY DEED L202247703 & L202215144

OWNER'S CERTIFICATION (GARNER):
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 : _____

GARNER, TODD STEVEN & MCMURRAY, ALEXIS
702 NE A ST
BENTONVILLE, AR

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

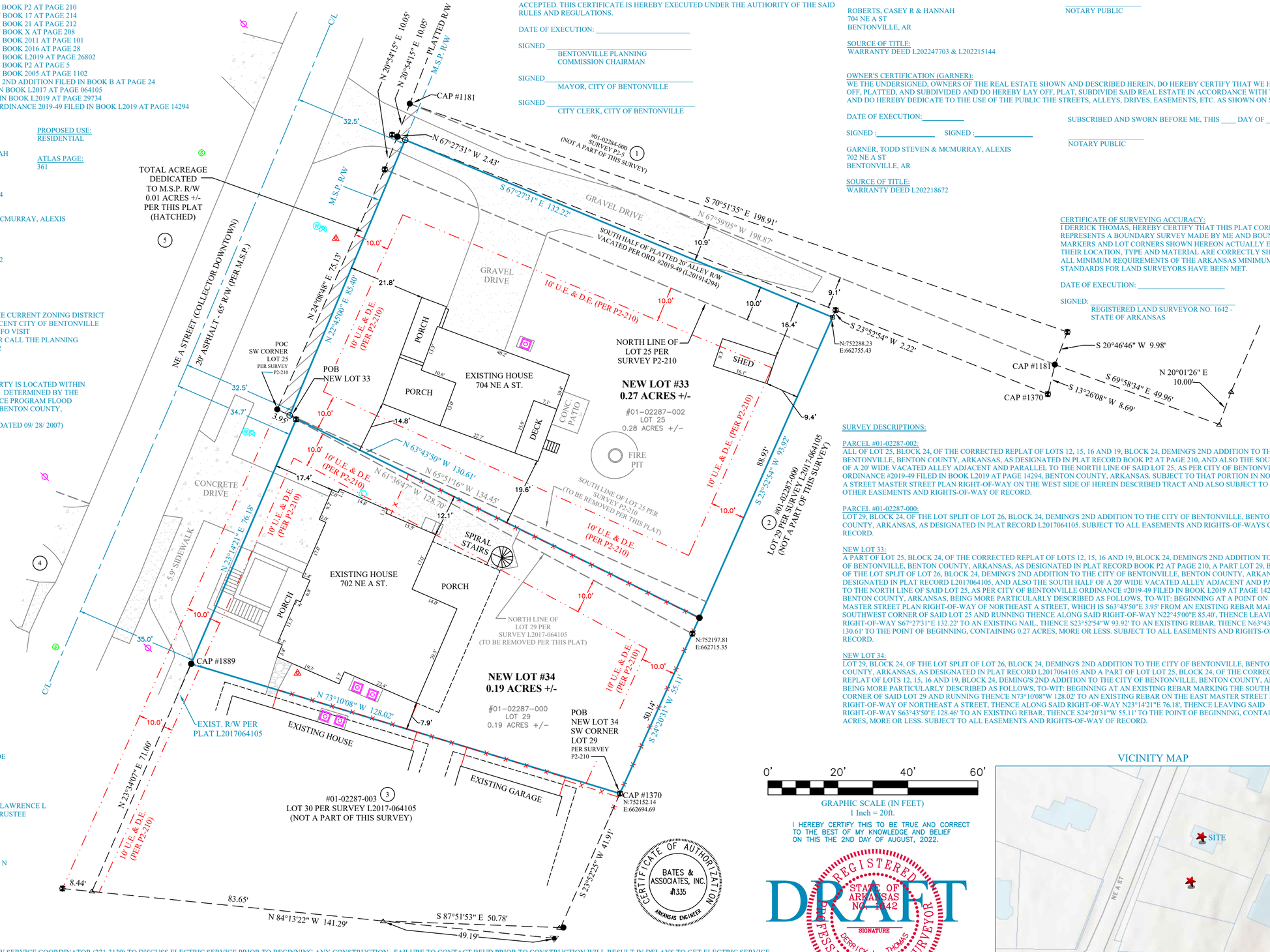
_____
NOTARY PUBLIC

SOURCE OF TITLE:
WARRANTY DEED L202218672

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, 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. 1642 - STATE OF ARKANSAS



ADJACENT LAND OWNERS

1) BIXBY PROPERTIES LLC
PO BOX 1860
BENTONVILLE, AR 72712
PARCEL #01-02284-000
ZONED: R-1
2) WILLIS, MAURICE F III
201 NE 7TH ST
BENTONVILLE, AR 72712
PARCEL #01-02287-001
ZONED: R-1
3) MCGILL, GREGORY WADE & KIMBERLY GRAVES
700 NE A ST
BENTONVILLE, AR 72712
PARCEL #01-02287-003
ZONED: R-1
4) BELLATTI GC TRUST II - LAWRENCE L BELLATTI, LAWRENCE L TRUSTEE
238 PARK LAUREATE DR
HOUSTON, TX 77024
PARCEL #01-02289-001
ZONED: R-1
5) AITKEN TRUST, ADA S & AITKENT TRUST, WILLIAM N
703 NE A ST
BENTONVILLE, AR 72712
PARCEL #01-02288-000
ZONED: R-1

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. 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. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

0' 20' 40' 60'
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 2ND DAY OF AUGUST, 2022.

DRAFT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

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



VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT # PLA 22-0028

RECORDING NUMBER/DATE

REVISION MADE	REVISION DATE
REVISED PER 1ST SUBMITTAL COMMENTS	8-25-22

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 5/8" REBAR
FOUND 1/2" REBAR
FOUND 3/8" REBAR
FOUND NAIL
SET 5/8" REBAR-CAP
COMPUTED POINT
WATER METER
WATER VALVE
GAS METER
POWER POLE
SANITARY SEWER MH
AC CONDENSER UNIT
BOUNDARY LINE (MEASURED)
LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
UTILITY EASEMENT

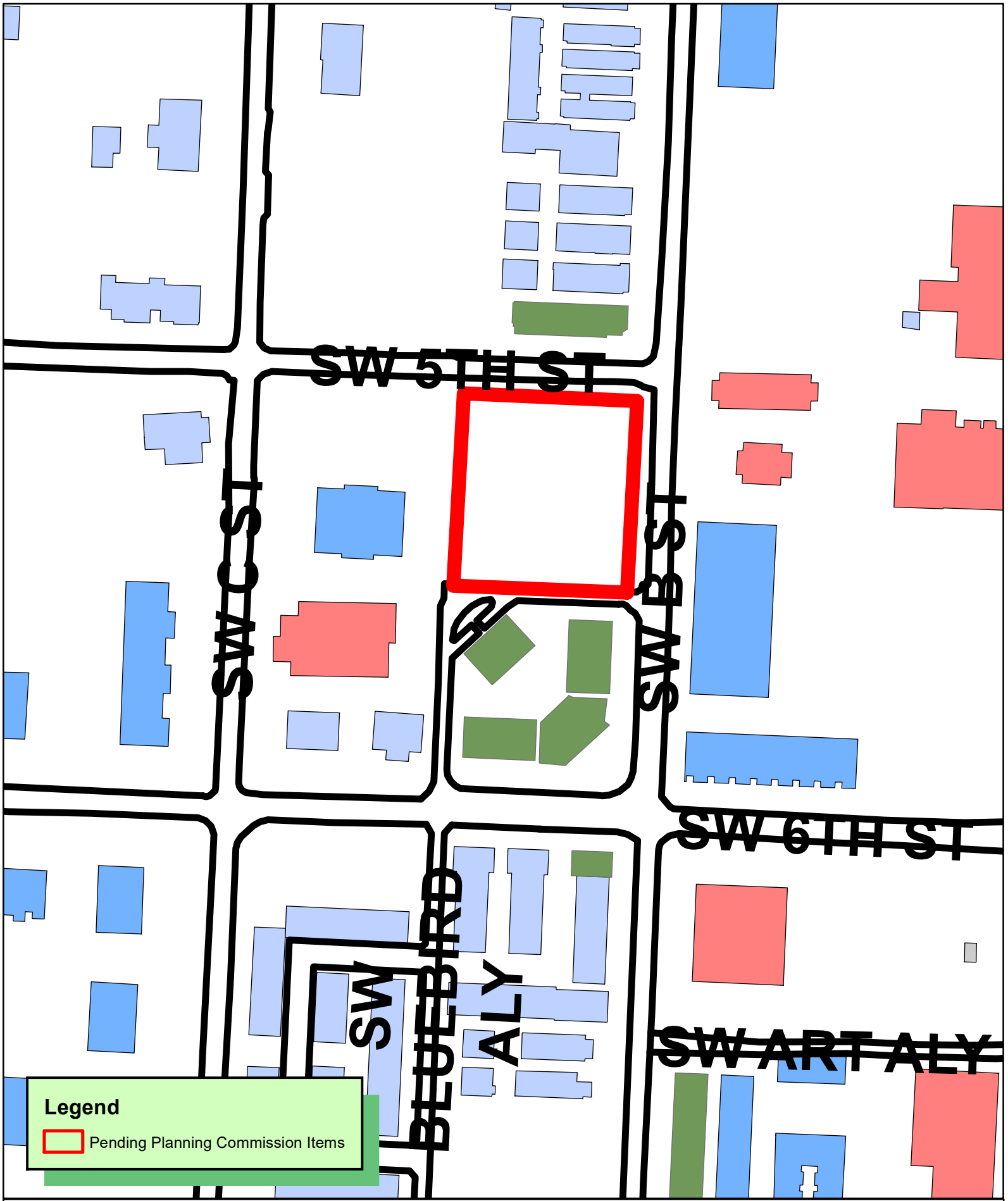
Bates & Associates, Inc.
Engineers · Surveyors ·
7239 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.5590 · Fax 479.521.9350

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 written permission of Bates & Associates, Inc. This survey is not a title search. It does not purport to show 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 information contained on this survey is taken from publications and maps which are not to be used as a basis of liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
CASEY ROBERTS
ADDRESS:
704 NE A STREET
BENTONVILLE, ARKANSAS

DATE:	08/25/22
SCALE:	1"=20'
SURVEYED:	
DRAFTED:	AH, JCR
REVIEWED:	DT
LOCATION:	LOTS 25 & 29
BLOCK:	24
SUBDIVISION:	DEMING'S 2ND ADDITION
COA #1335	

DRAWING #21-192 2022



N
W E
S

1 inch = 100 feet

PLA22-0029 9/20/22
PROPERTY LINE ADJUSTMENT
DUNN & DAVIS ADDITION
LOTS 4-5 & 19 BLOCK 2 CREATING LOT 22

THE CITY OF BENTONVILLE

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 4, 5, AND 19, BLOCK 2, OF DUNN AND DAVIS ADDITION, CREATING NEW LOT 22, BLOCK 2, OF DUNN AND DAVIS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES, (PROJECT NUMBER: PLA22-0029)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 4, 5, AND 19, BLOCK 2, OF DUNN AND DAVIS ADDITION, creating new LOT 22, BLOCK 2, OF DUNN AND DAVIS ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the property line adjustment of LOTS 4, 5, AND 19, BLOCK 2 OF DUNN AND DAVIS ADDITION, creating new LOT 22, BLOCK 2, OF DUNN AND DAVIS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

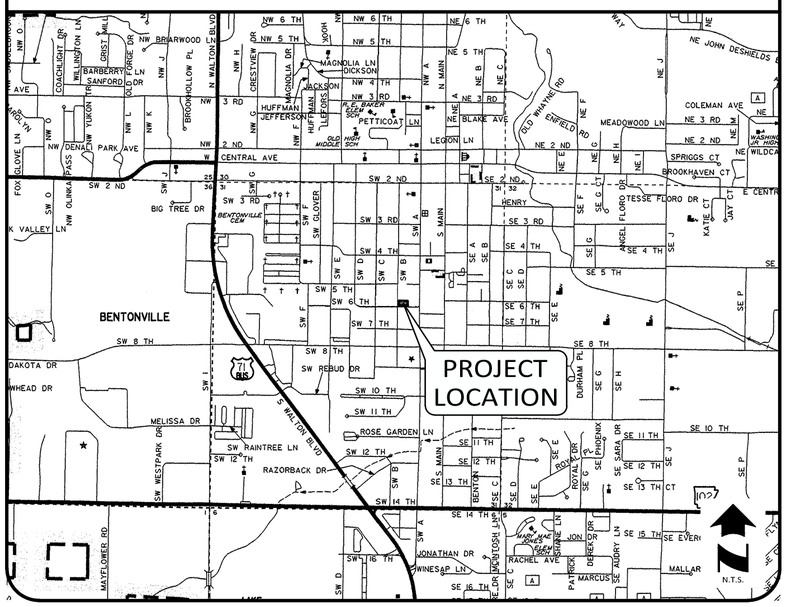
_____
Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

VICINITY MAP



GENERAL NOTES:

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°21'57.26322" N; Longitude 94°12'38.99833" W; Convergence Angle = -1.28648056 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00002838.
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations based on an OPUS post-processed solution checked to Bentonville GPS Monument #1, having an ellipsoid height of: 365.011 m and computed orthometric height of 393.168 m/1289.92 feet.
- Grid North Convergence: At the northeast corner of Block 2, Dunn and Davis Addition, rotate from Grid North 01°17'13" to the left for True (Geodetic) North.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, Map Revised, June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map and flood statement does not cover localized flooding.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights of others, or facts, may exist and affect this subject property.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage easement.
- Current Zoning is D-C Downtown Core District. 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

OWNER
Matthew W. & Daphne Green
500 SW B Street
Bentonville, AR 72712

OWNER
HOMEX INTERNATIONAL, LLC
5115 S. Osage Creek Road
Rogers, AR 72758

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Contact: Keith A. Sikes
Phone: 479-273-2209

CERTIFICATE OF APPROVAL:

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

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairperson

Signed _____
City Clerk, City of Bentonville

Signed _____
Mayor, City of Bentonville

LEGAL DESCRIPTION - General Warranty Deed, L202150391

Lot 5 and the South 1/2 of Lot 4, Block 2, Dunn and Davis Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record "B" at page 117.

LEGAL DESCRIPTION - Warranty Deed L202219336:

The North Half of Lot 4 and All of Lot 1 in Block 2 of Dunn and Davis Addition to the City of Bentonville, Benton County, Arkansas. Henceforth Known As: Lot 19, Block 2, Dunn and Davis Addition, City of Bentonville, Benton County, Arkansas, as shown on Plat Book Bat Page 117.

Arkansas Plat Code: 500-20N-30W-0-31-130-04-1507

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid 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.

OWNER 1

Date of Execution: _____

Signed: _____

Name & Adress: _____

Print Name: _____

Source Of Title: D.R. _____

Page_____

State Of Arkansas }
}
County Of _____ }

Sworn And Subscribed Before Me This Day _____ of

_____, 2022.

Notary Public: _____

My Commission Expires: _____

OWNER 2

Date of Execution: _____

Signed: _____

Name & Adress: _____

Print Name: _____

Source Of Title: D.R. _____

Page_____

State Of Arkansas }
}
County Of _____ }

Sworn And Subscribed Before Me This Day _____ of

_____, 2022.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A. Sikes, hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all requirements of the Arkansas Standards of Practice for Property Boundary Surveys and Plats have been met.

Date of Execution: August 29, 2022

PRELIMINARY

Signed: _____
Registered Land Surveyor
No. 1507
State of Arkansas

Filing Block

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

HALFF

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

Lots 4-5 & 19, Block 2
Dunn & Davis Addition
creating
Lot 22, Block 2

Bentonville, Arkansas

Prepared For: Oak One

PROPERTY LINE ADJUSTMENT

City Of Bentonville Project Number: PLA22-0029

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	N/A
Date:	08.29.2022	Plot Scale:	1
Project No.:	BFS-01	DWG Name:	PLAT

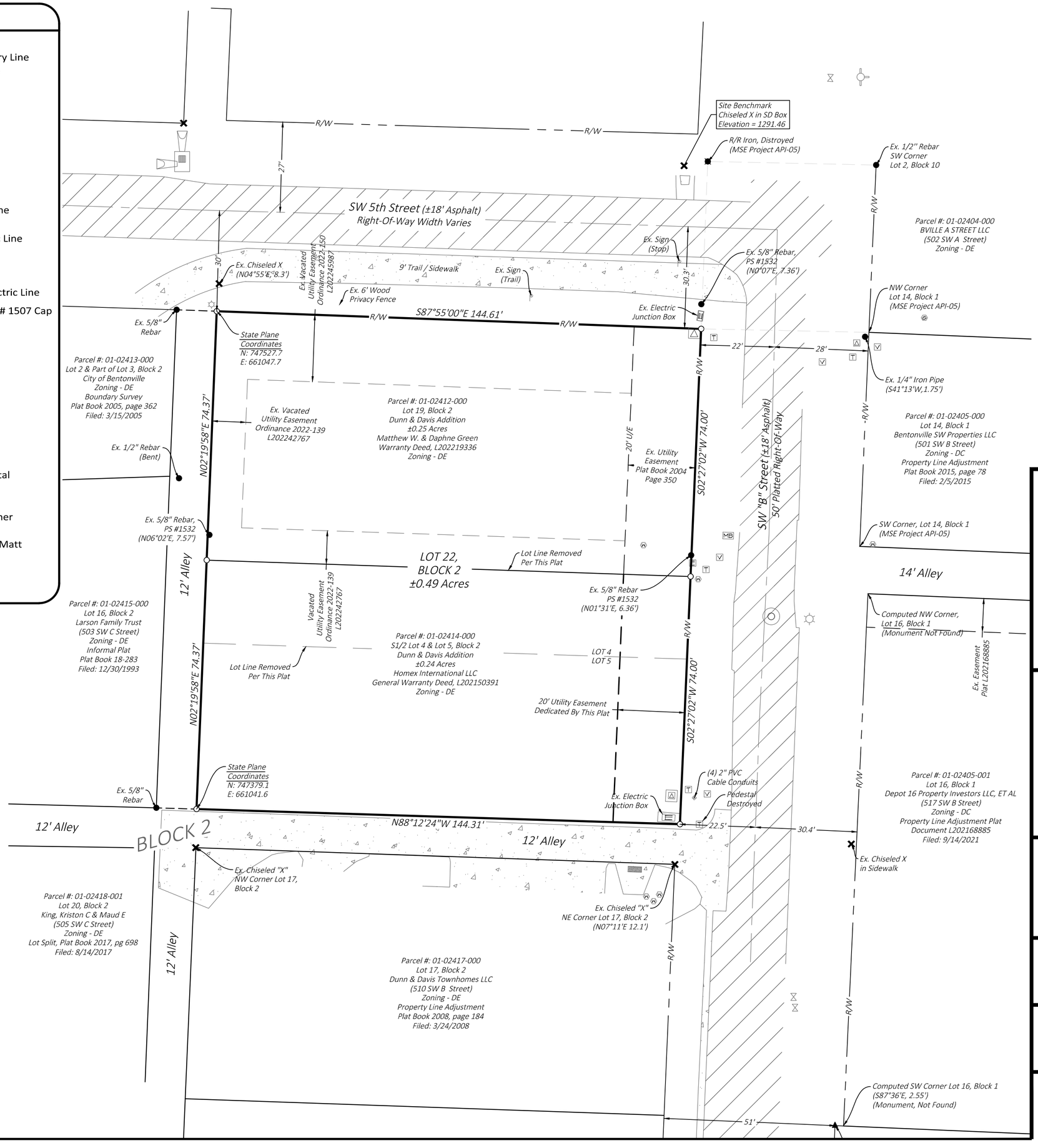
SHEET 1 of 2

30

Drawing Name: P:\BFS-01 Sundroop Townhomes\DRAFTING\BFS-01 Property Line Adjustment PLAT.dwg Last Modified: Aug 29, 2022 - 11:58pm Plotted on: Aug 29, 2022 - 10:52am by dhiles

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line — R/W
- Ex. Road Centerline
- Ex. Easement Line
- Original Lot Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Water Line — W
- Ex. Sanitary Sewer Line — 8"SS>
- Ex. Gas Line — G
- Ex. Overhead Electric Line
- Ex. Storm Drain Pipe — 18"CMP
- Ex. Fence Line — X
- Ex. Fiber Optic Line — FO
- Ex. Underground Electric Line — UGE
- Set 1/2" Rebar w/ PS# 1507 Cap
- Ex. Rebar
- Ex. Nail
- Ex. Chiseled "X"
- Ex. Monument
- Ex. Railroad Spike
- Ex. T-Post
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Electric Transformer
- Ex. Mailbox — MB
- Ex. Truncated Dome Matt
- Ex. Vault Box
- Ex. Light Pole
- (50') Plat Distance



Filing Block

Grid North

20 0 20

Scale in Feet
1 Inch = 20 Feet

PRELIMINARY

HALFF

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

Lots 4-5 & 19, Block 2 Dunn & Davis Addition creating Lot 22, Block 2

Bentonville, Arkansas

Prepared For: Oak One

PROPERTY LINE ADJUSTMENT

City Of Bentonville Project Number: PLA22-0029

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	1" = 20'
Date:	08.29.2022	Plot Scale:	1
Project No.:	BFS-01	DWG Name:	PLAT

SHEET **2** of 2

Drawing Name: P:\BFS-01 Sundrop Townhomes\DRAFTING\BFS-01 Property Line Adjustment PLAT.dwg Last Modified: Aug 23, 2022 - 11:58pm Plotted on: Aug 24, 2022 - 10:52am by dmiles



LS22-0038 9/6/22
LOT PLIT
SONIC SOUTH WALTON ADD
208 S WALTON BLVD

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UNPLATTED SECTION LAND; CREATING NEW LOT 1 OF SONIC SOUTH WALTON ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: LS22-0038).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UNPLATTED SECTION LAND, creating new LOT 1 OF SONIC SOUTH WALTON ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the lot split of UNPLATTED SECTION LAND, creating new LOT 1 OF SONIC SOUTH WALTON ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2009, Page 50118 and Plats O-156 and 16-40 filed at the court house in Benton County, Arkansas.

4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone Checking with Bentonville City control Monument #1

6. Basis of Elevation: NAVD88, checking with OPUS.

7. This survey is valid only if the drawing includes the seal and signature of the surveyor.

8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

11. The hereon described property is classed Rural.

12. This property is zoned C-2 (Commercial).

13. Building setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. Visit www.bentonvilleplanning.com or call the Planning Dept. at 479-271-3122 for more information.

14. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

15. Subsurface and environmental conditions were not examined nor considered a part of this survey.

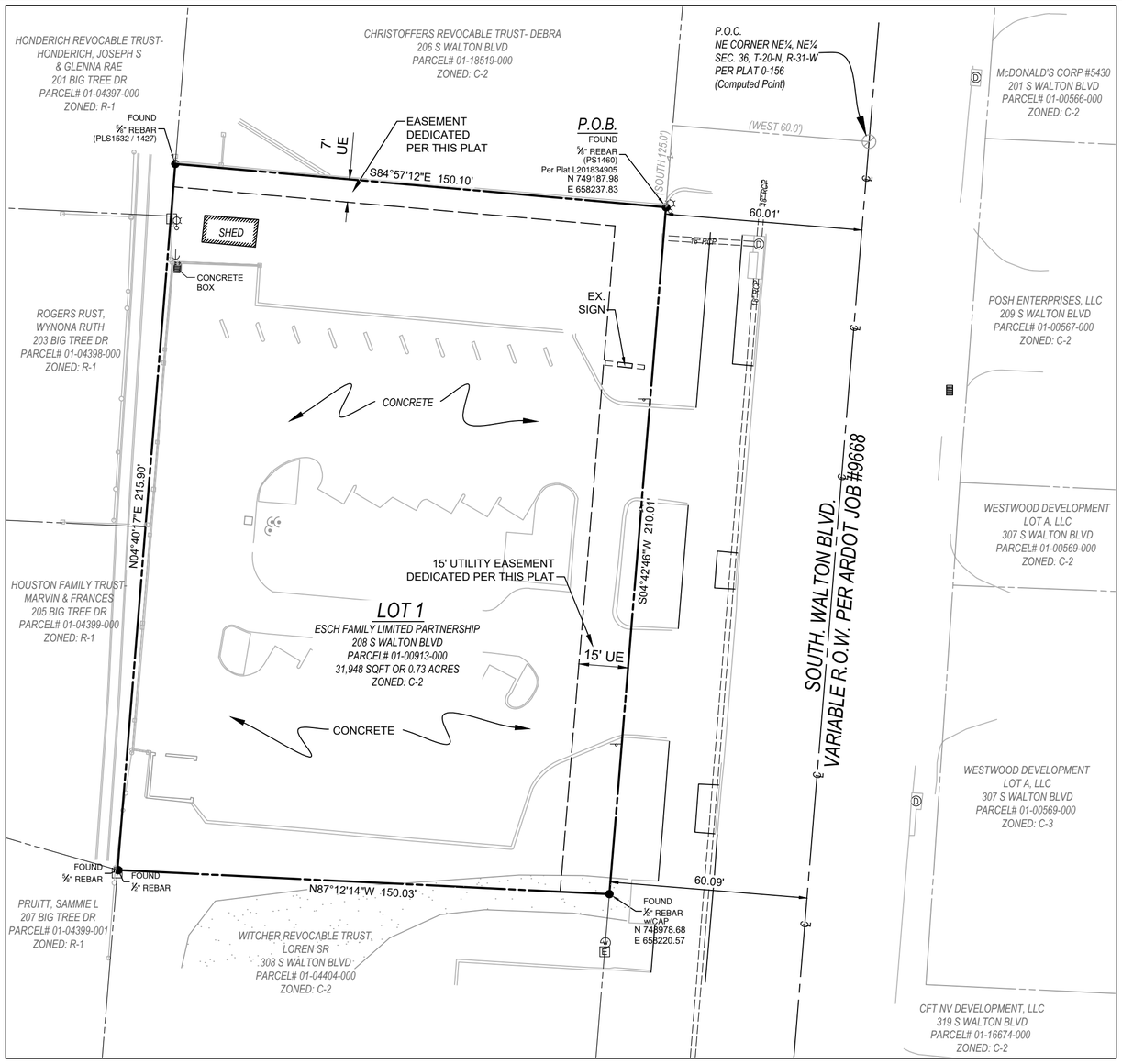
16. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities and or structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

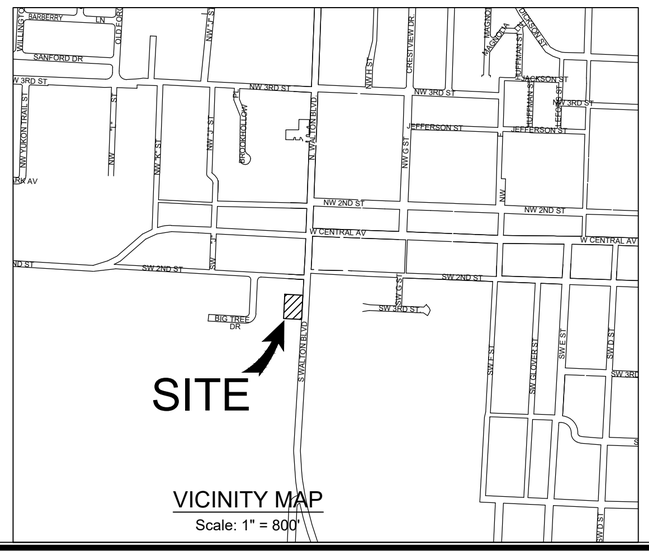
17. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

18. All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.

CITY REQUIRED NOTES

1. *There may not be fences or other structures built in any drainage easement. No drainage easements are proposed with this plat.*
2. *Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.*
3. *Owner/Developer shall coordinate with all local utilities to ensure each lot has water, sewer and electric service.*
4. *Before any work in the right of way commences, contractor or owner is to obtain a right of way permit from the City of Bentonville Transportation Department.*
5. *All structures must maintain minimum of 20' clearances from all electric lines. No structures are proposed with this Lot Split.*
6. *New structures must maintain a minimum 20' clearance from all electric lines*
7. *Contact the service coordinator for Bentonville Electric at 479-271-3139 for questions about equipment conflicts or service needs.*
8. *Any cost associated with relocating Bentonville Electric appurtenances will be the responsibility of the owner/developer and shall include labor, materials, loss of equipment, including but not limited to wire, conduit, elbows, etc.*
9. *Primary and Secondary electric lines shall meet the Departments clearance requirements.*







30' 0 30

SCALE: 1" = 30'

SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE WITH LIGHT
- GUY WIRE
- SIGN
- WATER METER
- DRAINAGE MANHOLE
- GRATED INLET
- CIRCULAR GRATED INLET
- CLEANOUT
- MB MAILBOX
- T TELEPHONE RISER
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE (Chainlink)
- FENCE (Privacy-wood)
- CENTER LINE OF ROAD

BENCHMARK:

Mag nail on south side of concrete drive 18'± southeast of the southeast corner of subject tract.
Northing: 748969.57'
Easting: 658235.99'
Elev: 1298.51'

PARENT TRACT DESCRIPTION (Deed 02028857)

Tracts 2 and 3 in the NE ¼ of the NE ¼, of Section 36, Township 20 North, Range 31 West as shown in Plat O at page 156, more particularly described as beginning 59.19 feet West and 125 feet South of the NE corner of the said NE¼ of the NE¼; thence South 00°28' East 210 feet; thence West 150 feet; thence North 210 feet; thence East 150 feet to the place of beginning.

LOT 1 DESCRIPTION:

Part of the NE ¼ of the NE ¼, of Section 36, Township 20 North, Range 31 West, more particularly described as beginning 60.00 feet West and 125 feet South of the NE corner of the NE¼ of the NE¼ of said Section 36 at a found ⅝" rebar; thence South 00°28' East 210.00 feet to a found ½" rebar with cap; thence N87°12'14"W 150.03 feet to a found ⅝" rebar on the east line of Sycamore Heights Addition; thence along the East line of said Addition, N04°40'17"E 215.90 feet to a found ⅝" rebar with cap; thence S84°57'12"E 150.10 feet to the point of beginning containing 31,948 square feet or 0.73 acres more or less and subject to any and all easements of record or of fact.

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 use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed _____
Community Development Director

Signed _____
Mayor, City of Bentonville

Signed _____
City Clerk, City of Bentonville

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

SURVEYOR'S CERTIFICATE:

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

Date of Execution: _____

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

FLOOD STATEMENT:

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

COB PROJECT # LS22-0038

CLIENT: *Esch Group-Sonic Drive In*
Mike Parker-Representative
4100 Corporate Center Dr. Ste 220
Springdale, Arkansas 72762
(479) 443-5881
mparker@eschgroup.com

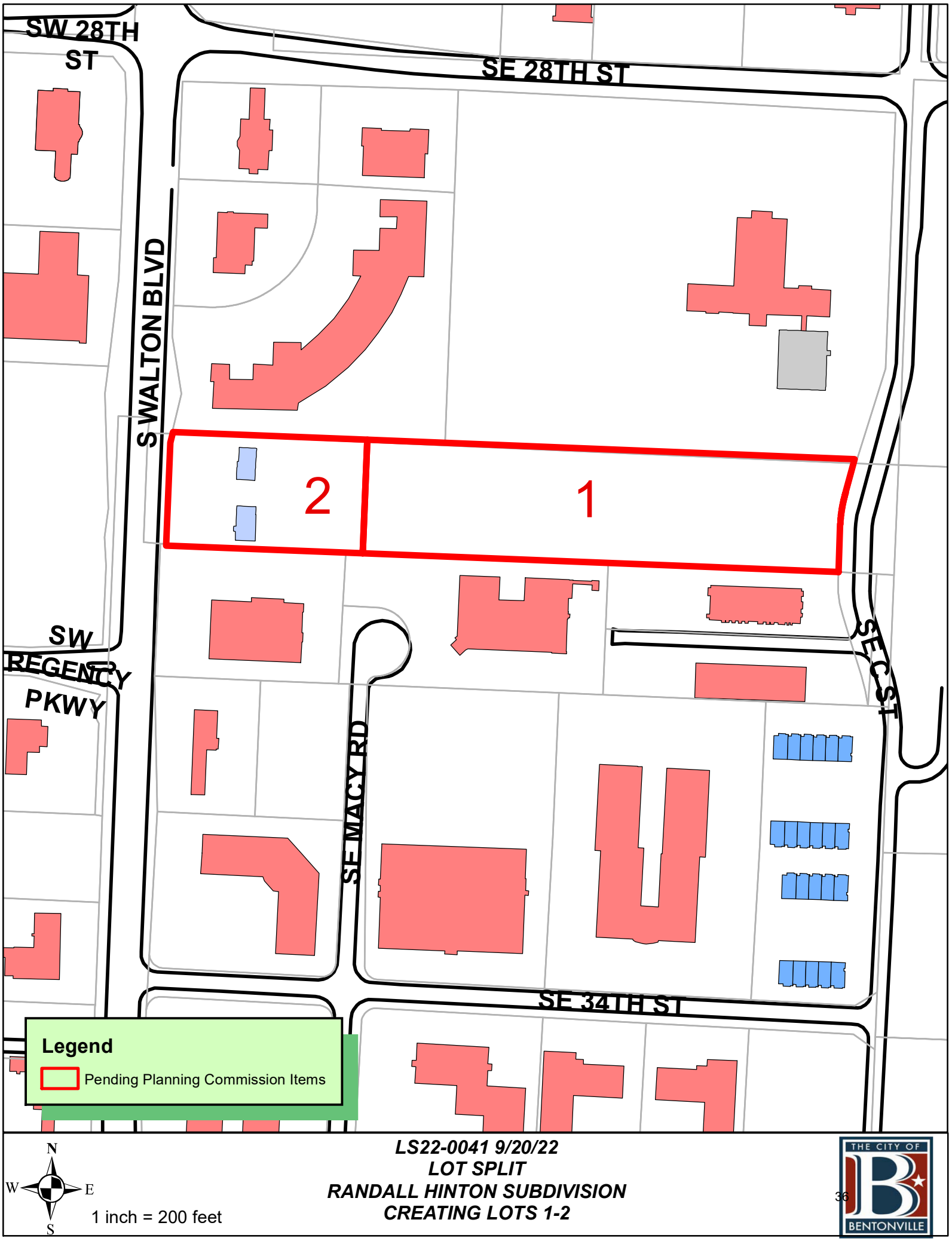
SHEET: LOT SPLIT

PROJECT: for Parcel 01-00913-000 Creating SONIC SOUTH WALTON ADDITION Lot 1 BENTONVILLE, ARKANSAS

PROPOSED PRELIMINARY
REGISTERED STATE ARKANSAS NO. C. ED GRAY PROFESSIONAL LAND SURVEYOR

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

PLS:	CEG
CAD:	KB
FIELD:	MJH/MS
SCE PROJECT #:	22013
DATE:	08/29/2022
SHEET:	1 OF 1



LS22-0041 9/20/22
LOT SPLIT
RANDALL HINTON SUBDIVISION
CREATING LOTS 1-2

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UNPLATTED SECTION LAND; CREATING NEW LOTS 1 AND 2 OF RANDALL HINTON SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: LS22-0041).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UNPLATTED SECTION LAND, creating new LOTS 1 AND 2 OF RANDALL HINTON SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the lot split of UNPLATTED SECTION LAND, creating new LOTS 1 AND 2 OF RANDALL HINTON SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

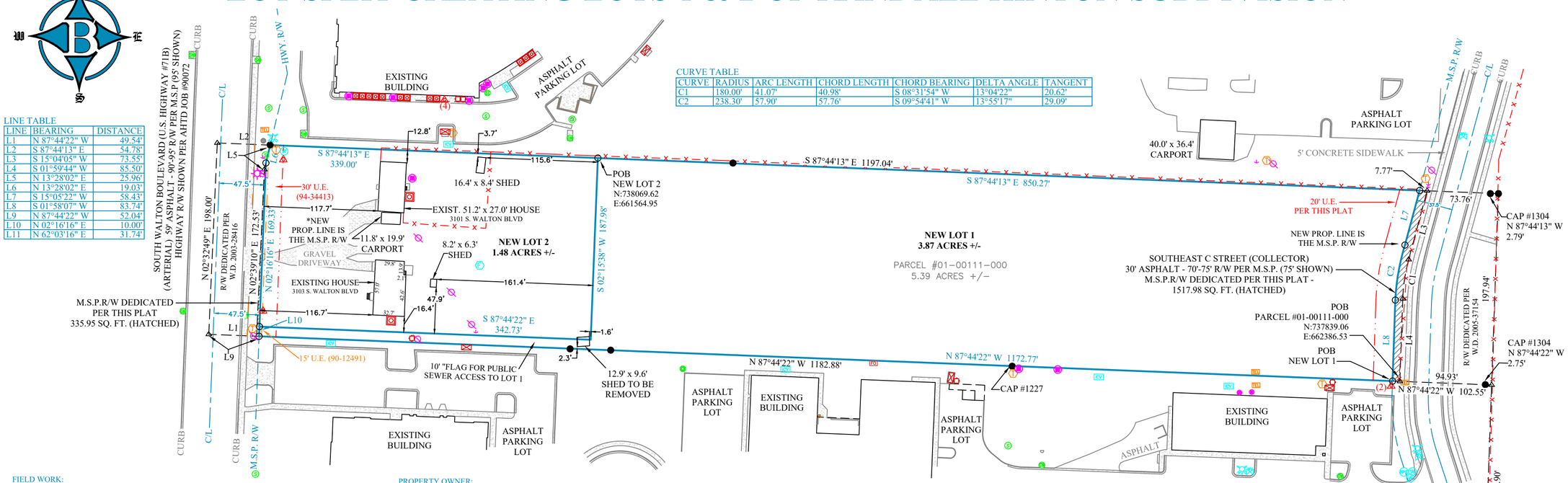
_____

Kirby Romines, City Clerk

LOT SPLIT CREATING LOTS 1 & 2 OF RANDALL HINTON SUBDIVISION

LINE	BEARING	DISTANCE
L1	N 87°44'22" W	49.54'
L2	S 87°44'13" E	54.78'
L3	S 15°04'05" W	73.55'
L4	S 01°59'44" W	85.50'
L5	N 13°28'02" E	25.96'
L6	N 13°28'02" E	19.03'
L7	S 15°05'22" W	58.43'
L8	S 01°58'07" W	83.74'
L9	N 87°44'22" W	52.04'
L10	N 02°16'16" E	10.00'
L11	N 62°03'16" E	31.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	180.00'	41.07'	40.98'	S 08°31'54" W	13°04'22"	20.62'
C2	238.30'	57.90'	57.76'	S 09°54'41" W	13°55'17"	29.09'



FIELD WORK:
JANUARY 14, 16, 17, & 24, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83 (2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2008 AT PAGE 358
2) PLAT OF SURVEY FILED IN BOOK 19 AT PAGE 284
3) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 1395
4) PLAT OF SURVEY FILED IN BOOK 17 AT PAGE 40
5) WARRANTY DEED FILED IN BOOK 2006 AT PAGE 59524

PROPOSED USE:
COMMERCIAL / RESIDENTIAL

ATLAS PAGE:
485

PROPERTY ZONED:
C-2

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

FLOOD 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)

SURVEY DESCRIPTIONS:

PARCEL #01-00111-000:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHEAST C STREET WHICH IS N02°01'58"E 461.95' AND N87°44'22"W 94.93' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°44'22"W 1182.88' TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #71B, THENCE ALONG SAID RIGHT-OF-WAY N02°39'10"E 172.53', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N13°28'02"E 25.96', THENCE LEAVING SAID RIGHT-OF-WAY S87°44'13"E 1197.04' TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHEAST C STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S15°04'05"W 73.55', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00' FOR A CHORD BEARING AND DISTANCE OF S08°31'54"W 40.98', S01°59'44"W 85.50' TO THE POINT OF BEGINNING, CONTAINING 5.57 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH WALTON BOULEVARD MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN SOUTHEAST C STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 1:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST C STREET WHICH IS N02°01'59"E 461.95' AND N87°44'22"W 102.55' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°44'22"W 1172.77' TO THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTH WALTON BOULEVARD, THENCE ALONG SAID RIGHT-OF-WAY N02°16'16"E 10.00', THENCE LEAVING SAID RIGHT-OF-WAY S87°44'22"E 342.73', THENCE N02°15'38"E 187.98', THENCE N87°44'22"W 830.04', THENCE N02°15'38"E 197.98', THENCE S87°44'13"E 850.27' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST C STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S15°05'22"W 58.43', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 238.30' FOR A CHORD BEARING AND DISTANCE OF S09°54'41"W 57.76', S01°58'07"W 83.74' TO THE POINT OF BEGINNING, CONTAINING 3.87 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 2:
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°01'59"E 461.95' AND N87°44'22"W 932.59' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°15'38"W 187.98', THENCE
N87°44'22"W 342.73' TO THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF U.S. HIGHWAY #71B, THENCE ALONG SAID RIGHT-OF-WAY N02°16'16"E 169.33', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N13°28'02"E 19.03' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°44'13"E 339.00' TO THE POINT OF BEGINNING, CONTAINING 1.56 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, UTILITY MAPS PROVIDED BY THE FRANCHISED UTILITY COMPANIES, THE GIS MAP FOR THE CITY OF CENTERTON, AND THE GIS MAP FOR THE CITY OF BENTONVILLE. 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.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. THE RECORD (R) BEARINGS AND DISTANCES REFER TO BEARINGS AND DISTANCES FOUND ON PLAT RECORD NO. L202071309, RECORDS OF BENTON COUNTY, ARKANSAS.

PROPERTY OWNER:
SOON AE SPANGLER - TRUSTEE
SPANGLER REVOCABLE TRUST
1610 S RAINBOW RD
ROGERS, AR 72758

ARCHITECT:
DAVE P BURRIS, AIA, LEED AP
BURRIS ARCHITECTURE
479.319.6045
dave@burrisarch.com

DEVELOPER:
BILL BUTLER
CO-FOUNDER
RANDALL HINTON DEVELOPMENT
310-463-0555
bill@randallhintondev.com

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, 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. 1642 -
STATE OF ARKANSAS

OWNER'S CERTIFICATION:
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 : _____
SOON AE SPANGLER - TRUSTEE
SPANGLER REVOCABLE TRUST
1610 S RAINBOW RD
ROGERS, AR 72758

SOURCE OF TITLE:
WARRANTY DEED 2006-59524

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

_____
NOTARY PUBLIC

ADJACENT LAND OWNERS

1) MARISHAMATT PROPERTIES LLC &
HARRIS FAMILY TRUST, DAVID A & TRESSA K
36 NOTTINGHAM LN
ROGERS, AR 72758
PARCEL #01-06510-004
ZONED: C-2
2) FIRST LANDMARK BAPTIST CHURCH
MOTT, RANDALL D
PO BOX 87
BENTONVILLE, AR 72712
PARCEL #01-09511-000
ZONED: R-O
3) CITY OF BENTONVILLE
% WENDY PHILLIPS
1000 SW 14TH ST
BENTONVILLE, AR 72712
PARCELS #01-00167-000
& #01-00167-001
ZONED: A-1
4) BENTONVILLE PROPERTY OWNER I LLC
& BENTONVILLE PRO
%SACHS INVESTING CO
155 E 55TH ST STE 5F
NEW YORK, NY 10022
PARCELS #01-15362-000
& #01-15361-000
ZONED: C-2
5) BENTONVILLE PROPERTY OWNER I LLC &
BENTONVILLE PROPERTY OWNER II LLC ET AL
%SACHS INVESTING CO
155 E 55TH ST STE 5F
NEW YORK, NY 10022
PARCEL #01-15360-000
ZONED: C-2
6) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE, AR 72712
PARCEL #01-07808-004
ZONED: C-2

0' 80' 160' 240'
GRAPHIC SCALE (IN FEET)
1 Inch = 80ft.

STATE RECORDING NUMBER:
500-19N-30W-0-07-110-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF JANUARY, 2022.

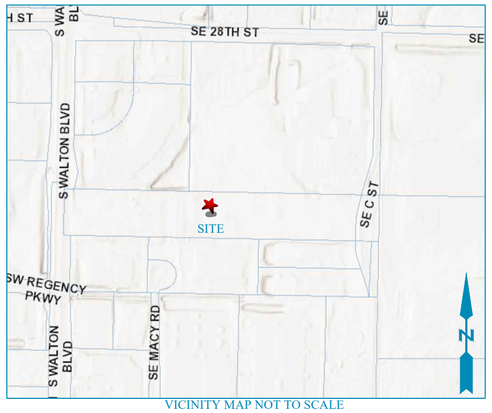
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #1335 ARKANSAS ENGINEER

REGISTERED STATE OF ARKANSAS NO. 1642 PROFESSIONAL LAND SURVEYOR DERRICK L. THOMAS SIGNATURE

DRAFT

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



VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT # LS 22-0041

RECORDING NUMBER/DATE

REVISION DATE	REVISION MADE
8-28-22	REVISED PER 1ST SUBMITTAL COMMENTS

BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE THE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
SANITARY SEWER MH
AC CONDENSER UNIT
ELECTRICAL METER
IRRIG. CONT. VALVE
FIBER OPTIC VAULT
TELEPHONE VAULT
BACKFLOW PREVENTER
UTILITY EASEMENT

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FIRE HYDRANT
POWER POLE
WATER VALVE
GAS METER
GUY ANCHOR
ELECTRICAL BOX
FOUND 5/8" REBAR
FOUND 1/2" REBAR
SET 5/8" REBAR/CAP
COMPUTED POINT
TELEPHONE PEDESTAL
YARD HYDRANT
WATER METER
SEPTIC LID
CLEANOUT
STORM SEWER MH

Location Map:
R-30-W
07
T-19-N

Bates & Associates, Inc.
Engineers - Surveyors
7230 S. Pleasant Ridge Dr.- Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

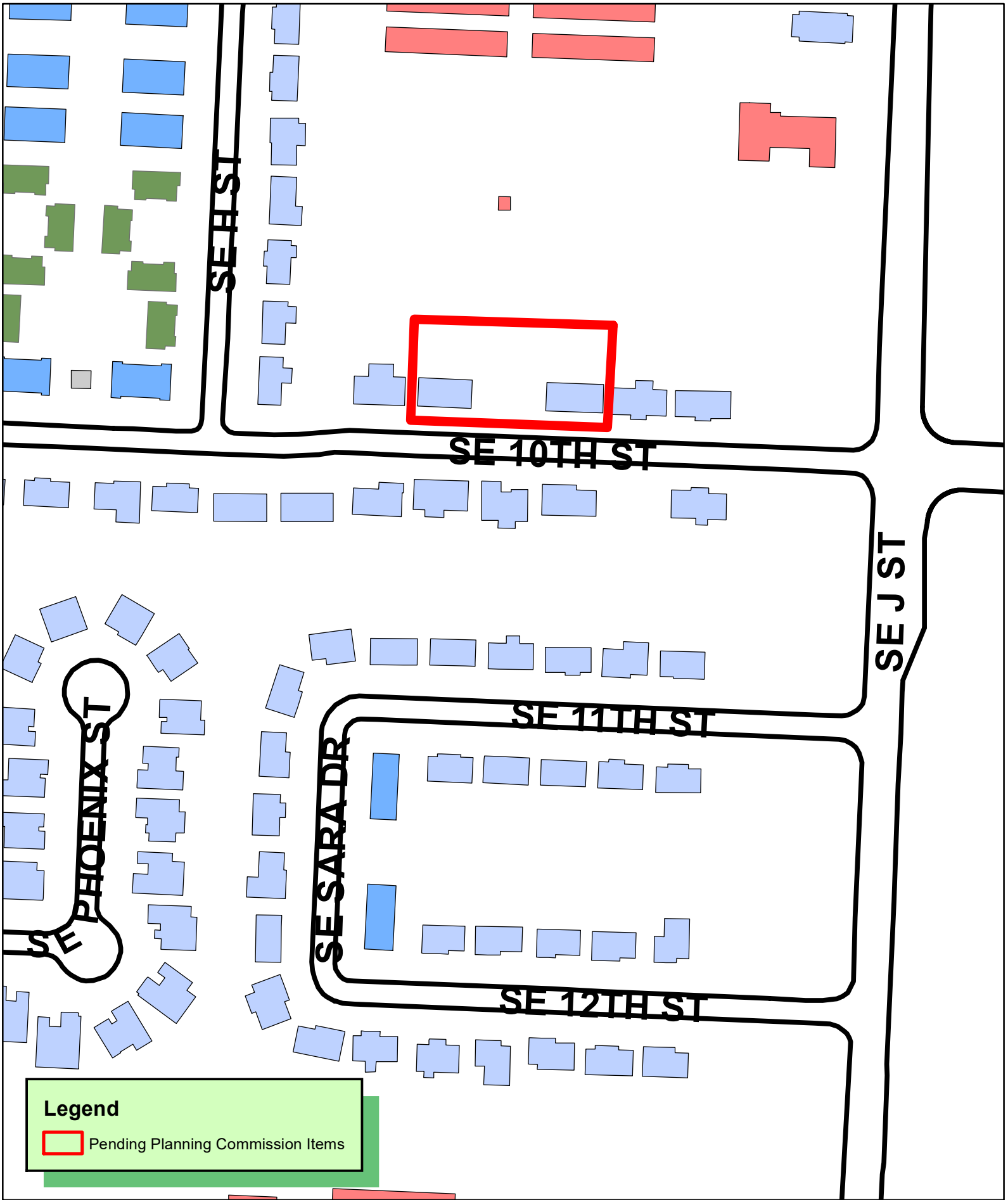
BATES & ASSOCIATES, INC. - Copyright 2022
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Bates & Associates, Inc. has not performed any 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 information contained on this survey was taken from publications of the F.E.M.A. Bates & Associates, Inc. assumes no liability for the correctness of the hazzon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
NAME

ADDRESS:
S. WALTON BOULEVARD
BENTONVILLE, ARKANSAS

DATE:	08/29/22
SCALE:	1"=80'
SURVEYED:	RW
DRAFTED:	AH
REVIEWED:	DT
LOCATION: SECTION: 07 TOWNSHIP: 19 NORTH RANGE: 30 WEST	
COA #1335	

DRAWING #22-216LOTSPLIT



N
W E
S

1 inch = 150 feet

LSD22-0044 9/20/22
LARGE SCALE DEVELOPMENT
SOMA TERRACE TOWNHOMES
SE 10TH ST

THE CITY OF BENTONVILLE

Approved Waivers:

1. Waiver to Article 1100 of the Land Development Code, Section 1100.02, Access Management Standards (a)(2) for Curb Cut Width Requirements.
2. Waiver to Article 1100 of the Land Development Code, Section 1100.21 Large Scale Development Design Standards, (e). Building Materials.
3. Waiver to Article 1400 of the Land Development Code, Section 1400.07 Perimeter Landscape Strip Required (c). Minimum Width, (d). Number of Trees Required and (e). Screening, for the Eastern Property Line.
4. Waiver to Article 1400 of the Land Development Code, Section 1400.07 Perimeter Landscape Strip Required (c). Minimum Width, for the Western Property Line.
5. Waiver to Article 1100 of the Land Development Code, Section 1100.01, General Provisions, (f) Sight Distance at Driveways and Intersections.

SEPTEMBER 2022

Large Scale Development Plans

for

SOMA Terrace Townhomes

SE 10th Street

Bentonville, Benton County, Arkansas

The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

COB PROJECT #LSD 22-0044

Zoning Classification : PRD
Proposed Use : Townhomes
Issued For Review: 09.12.2022

FOR REVIEW

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

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

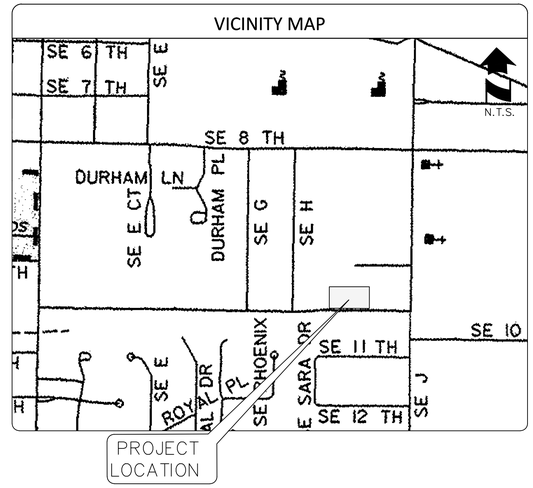
OWNER
Freeze Out, LLC
20 Dorman Avenue
San Francisco, CA 94124
Telephone: (310) 463-0555
bill@randallhintondev.com

ENGINEER & SURVEYOR
Halff Associates, Inc.
2407 S.E. Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209

ARCHITECT
Burris Architecture
Dave Burris, AIA
820 Tiger Blvd, Bentonville, Ar 72712
Phone: (479) 319-6045

HALFF
2407 SE COTTONWOOD STREET
BENTONVILLE, AR 72712
479.273.2209
HALFF.COM

VICINITY MAP



INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Boundary & Topo Survey
3. Lot Plat
4. Demo Plan
5. Site Dimension Plan
6. Grading and Drainage Plan
7. Erosion Control Plan
8. Utility Plan
9. Landscape Plan
10. Miscellaneous Details
11–18. Bentonville, AR Water & Sewer Details
19–22. Architectural Elevations & Rendering

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL: joshua.knight@blackhillscorp.com

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: CHAD HODGE
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
PHONE: (479) 263-7057
EMAIL: chad.hodge@cox.com
CONTACT: TIMOTHY GOSS
PHONE: (479) 651-5583
EMAIL: timothy.goss@cox.com

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
PHONE (OFFICE): (479) 571-6609
(CELL): (479) 200-9022
EMAIL: bb6585@att.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3161

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
305 SW A ST.
PHONE: (479) 271-3122

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: (479) 271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

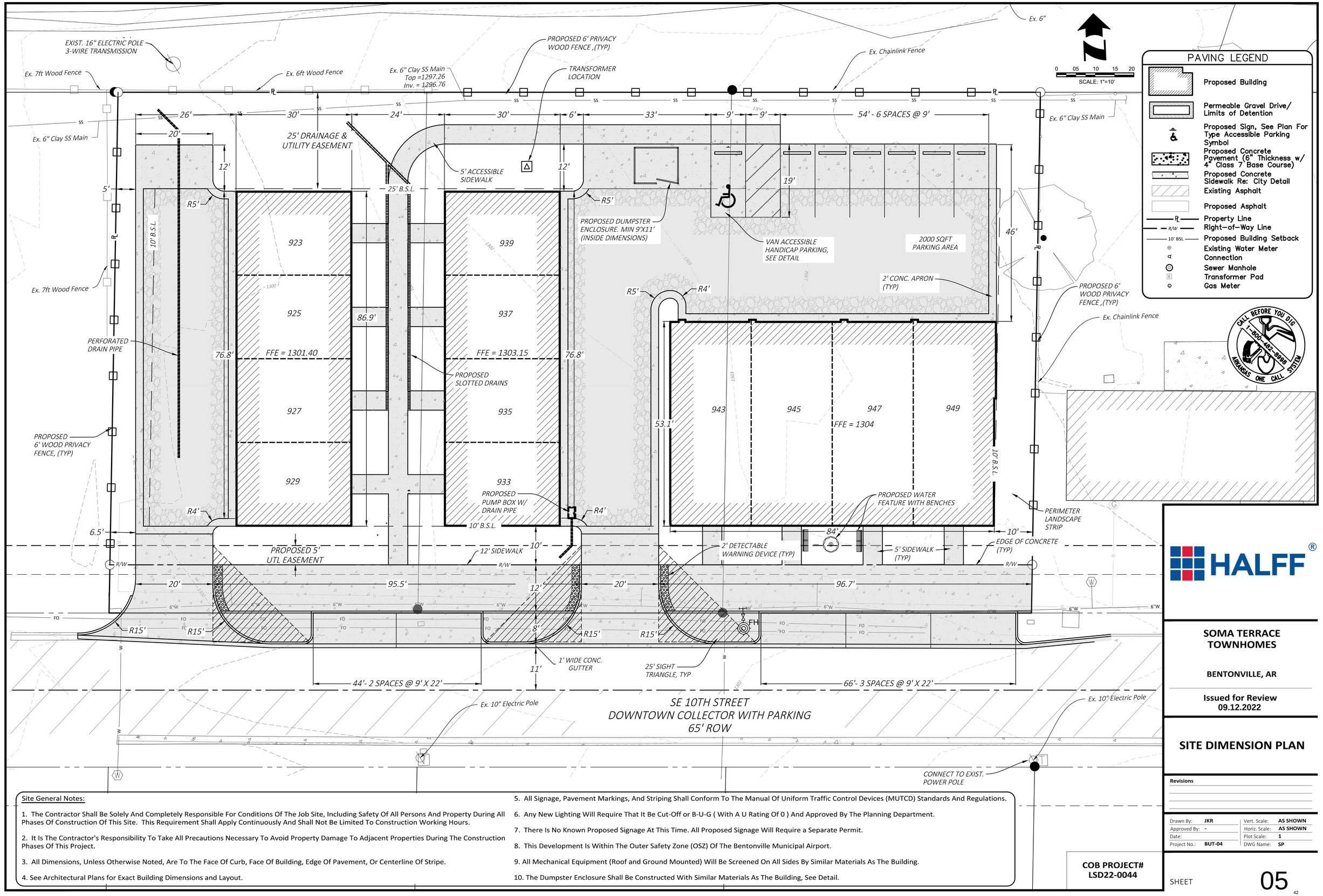
CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-5993

BUILDING INSPECTION
PHONE: (479) 271-3125

STORMWATER
CONTACT: JANET PAITH
PHONE: (479) 271-5002
jpaith@bentonvillear.com

DEPUTY TRANSPORTATION DIRECTOR
CONTACT: DAN WEESE
PHONE: (479) 271-6840

BUILDING & FIRE SAFETY
CONTACT: JAKE FEEMSTER
305 SW A ST.
PHONE: (479) 271-3108



Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Face Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
4. See Architectural Plans for Exact Building Dimensions and Layout.
5. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
6. Any New Lighting Will Require That It Be Cut-Off or B-U-G (With A U Rating Of 0) And Approved By The Planning Department.
7. There Is No Known Proposed Signage At This Time. All Proposed Signage Will Require a Separate Permit.
8. This Development Is Within The Outer Safety Zone (OSZ) Of The Bentonville Municipal Airport.
9. All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.
10. The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building, See Detail.

HALFF

SOMA TERRACE TOWNHOMES

BENTONVILLE, AR

Issued for Review 09.12.2022

SITE DIMENSION PLAN

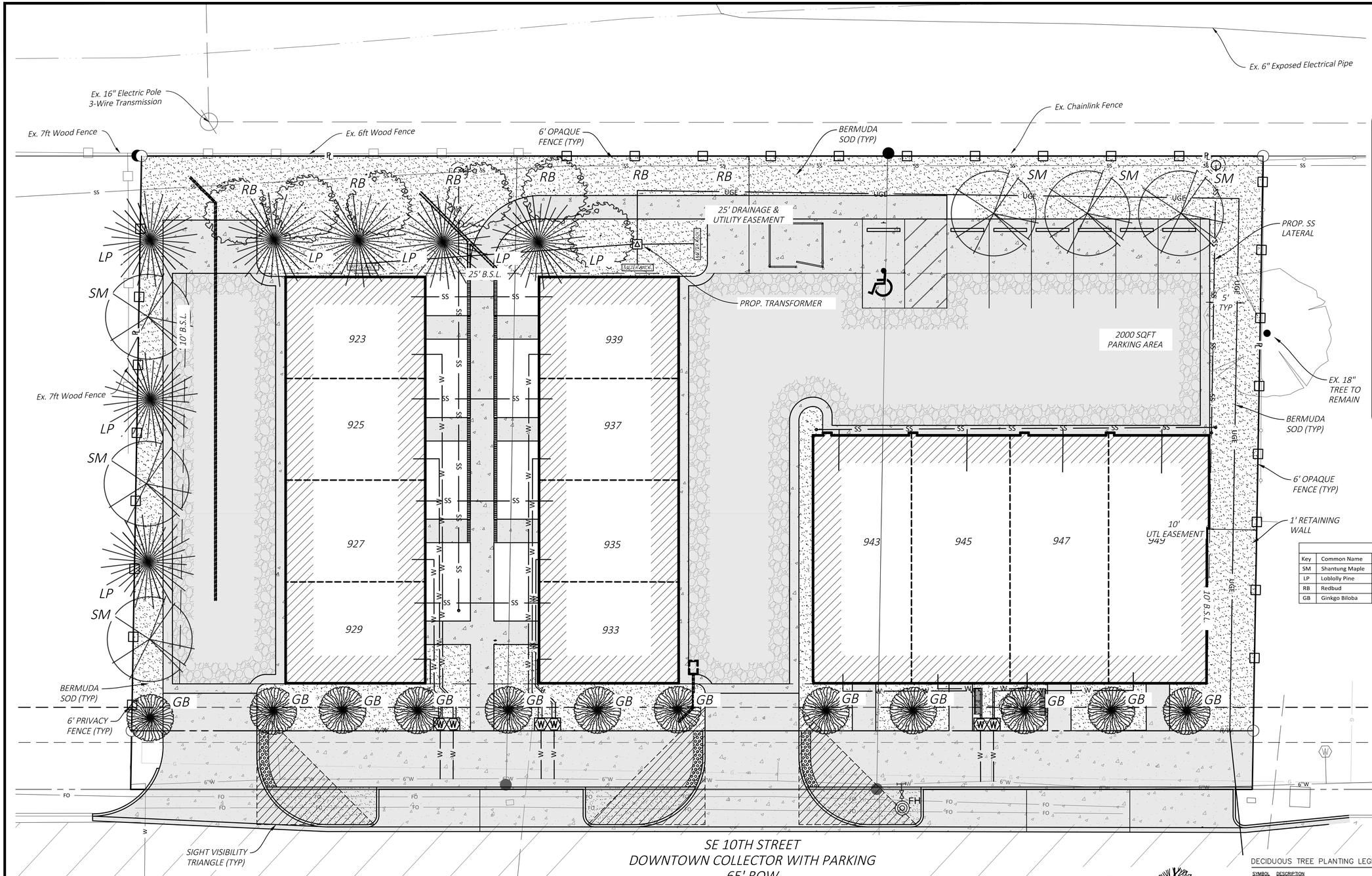
Revisions

Drawn By:	JKR	Vert. Scale:	AS SHOWN
Approved By:	-	Horiz. Scale:	AS SHOWN
Date:		Plot Scale:	1
Project No.:	BUT-04	DWG Name:	SP

COB PROJECT# LSD22-0044

SHEET 05

Drawing Name: W:\BTV\PD\rive\BUT-04 - SOMA Terrace\DRAFTING\SHEETS-SHV\SITEPLAN.dwg Last Modified: Sep 12, 2022 - 10:12am Plotted on: Sep 12, 2022 - 10:27am by ah3877



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

0 5 10 15 20
SCALE: 1"=10'

PAVING LEGEND

- Proposed Building
- Permeable Gravel Drive/ Limits of Detention
- Proposed Sign, See Plan For Type Accessible Parking Symbol
- Proposed Concrete Pavement (6" Thickness w/ 4" Class 7 Base Course)
- Proposed Concrete Sidewalk Re: City Detail
- Existing Asphalt
- Proposed Asphalt
- Property Line
- Right-of-Way Line
- Proposed Building Setback
- Existing Water Meter
- Connection
- Sewer Manhole
- Transformer Pad
- Bermuda Sod

Landscape Requirements:

SE 10th Street 239 LF / 20 = 12 Required Street Trees
Provided: 12

Perimeter Landscaping: 1 Tree Per 50 LF
484 LF / 50 = 10 Required Perimeter Trees
Provided: 19

PLANT SCHEDULE

Key	Common Name	Botanical Name	Size	Spacing	Quantity
SM	Shantung Maple	Acer Truncatum	2.5" caliper, min. 12' tall	As Shown	6
LP	Loblolly Pine	Pinus Taeda	2.5" caliper, min. 12' tall	As Shown	8
RB	Redbud	Cercis Canadensis	2.5" caliper, min. 12' tall	As Shown	6
GB	Ginkgo Biloba	Ginkgo Biloba	2.5" caliper, min. 12' tall	As Shown	12

HALFF

SOMA TERRACE TOWNHOMES

BENTONVILLE, AR

Issued for Review
09.12.2022

LANDSCAPE PLAN

Revisions

Drawn By:	JKR	Vert. Scale:	AS SHOWN
Approved By:	-	Horiz. Scale:	AS SHOWN
Date:		Plot Scale:	1
Project No.:	BUT-04	DWG Name:	LP

COB PROJECT# LSD22-0044

SHEET 09

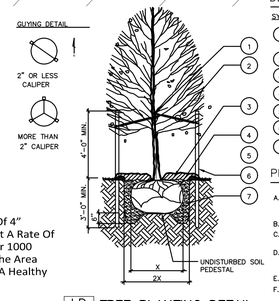
Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-Call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
9. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details.
10. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
11. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
12. Contractor Shall Replace All Dead, Diseased, And Damaged Trees On Site. Coordinate with The Landscape Architect.
13. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
14. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)
15. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)
16. 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. (Sec. 1400.6.A-8 & 1400.8.G-7)
17. Where Potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.
18. All Trees Planted In The Public Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 96" Or Higher From Final Grade At Time Of Planting.
19. There Can Be Nothing From 36"-96" In Height Within Sight Triangles Shaded Area. (Section 1100.01 (f) Subdivision Code)

Seeding And Sodding Note:

All Disturbed Areas Under A 10% Slope Shall Be Topsoiled To A Minimum Depth Of 4" Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain the Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Be Covered With Erosion Control Fabric Edges.



LD 01 TREE PLANTING DETAIL
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL—TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK THE NORTH SIDE OF THE TREE TRUNK AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

Drawing Name: W:\BTV\P\Prive\BUT-04 - SOMA Terrace\DRAFTING\SHEETS-SHV\Landscape Plan.dwg Last Modified: Aug 29, 2022 - 11:14am Plotted on: Sep 12, 2022 - 11:03am by ah3877

EXTERIOR FINISH LEGEND

- ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA HORIZONTAL METAL PANEL
- 42" GUARD RAIL
- 24 GA VERTICAL METAL PANEL



BRICK - RED: 332 SF = 13%	
BRICK - CHARCOAL: 161 SF = 6%	
METAL PANEL VERTICAL: 1,250 SF = 48%	
METAL PANEL HORIZONTAL: 328 SF = 12%	
GLASS: 546 SF = 21%	
DOES NOT INCLUDE DOORS	

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

EXTERIOR FINISH LEGEND

- #COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- #COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA VERTICAL METAL PANEL
- 24 GA HORIZONTAL METAL PANEL



BRICK - RED: 1,288 SF = 50%	
BRICK - CHARCOAL: 234 SF = 9%	
METAL PANEL VERTICAL: 337 SF = 13%	
METAL PANEL HORIZONTAL: 346 SF = 14%	
GLASS: 327 SF = 13%	
DOES NOT INCLUDE DOORS	

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

DATE 6-1-22
JOB NO. 21120
REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, DESIGNS AND IDEAS CONTAINED HEREIN ARE THE PROPRIETARY PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENT OF THIS DRAWING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



3 3D View 1

EXTERIOR FINISH LEGEND

- *COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- *COLOR CHARCOAL - ACME FACE BRICK - TUP009 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA VERTICAL METAL PANEL
- 24 GA HORIZONTAL METAL PANEL



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

BRICK - RED: 285 SF 24 %
BRICK - CHARCOAL: 158 SF 16 %
METAL PANEL VERTICAL: 165 SF 11 %
METAL PANEL HORIZONTAL: 221 SF 23 %
GLASS: 145 SF 15 %

DOES NOT INCLUDE DOORS



4 3D View 2



BRICK - RED: 512 SF 51 %
BRICK - CHARCOAL: 186 SF 19 %
METAL PANEL VERTICAL: 60 SF 6 %
METAL PANEL HORIZONTAL: 172 SF 17 %
GLASS: 71 SF 7 %

DOES NOT INCLUDE DOORS

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

DATE 6-1-22
JOB NO. 21120
REVISIONS

A7.1
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND SHALL BE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THIS DRAWING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART, EXCEPT ON THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

EXTERIOR FINISH LEGEND

- ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA HORIZONTAL METAL PANEL
- 24 GA VERTICAL METAL PANEL



BRICK - RED: 332 SF = 13%
BRICK - CHARCOAL: 161 SF = 6%
METAL PANEL VERTICAL: 1,250 SF = 48%
METAL PANEL HORIZONTAL: 328 SF = 12%
GLASS: 546 SF = 21%
DOES NOT INCLUDE DOORS

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

EXTERIOR FINISH LEGEND

- *COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- *COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA VERTICAL METAL PANEL
- 24 GA HORIZONTAL METAL PANEL



BRICK - RED: 1,269 SF = 50%
BRICK - CHARCOAL: 234 SF = 9%
METAL PANEL VERTICAL: 337 SF = 13%
METAL PANEL HORIZONTAL: 346 SF = 14%
GLASS: 321 SF = 13%
DOES NOT INCLUDE DOORS

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

DATE 7-12-22
JOB NO. 21120
REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RETAINED BY THE ARCHITECT. ALL... THIS DRAWING AS BEING THE PROPERTY OF THE ARCHITECT. ANY ALTERATION, USE, OR DISCLOSURE OF THE DRAWING ANY APPROPRIATION OR PUBLICATION WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, DESIGNS AND INFORMATION APPEARING HEREIN CONSTITUTE THE ORIGINAL AND APPROPRIATE WORK OF THE ARCHITECT. ALL REPRODUCTIONS, ALL ASSIGNMENTS OF THE DRAWING AND ANY APPROPRIATION OR PUBLICATION WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, DESIGNS AND INFORMATION APPEARING HEREIN CONSTITUTE THE ORIGINAL AND EXCLUSIVE WORK OF THE ARCHITECT. ALL REPRODUCTIONS, ALL ASSIGNMENTS OF THE DRAWING AND ANY APPROPRIATION OR PUBLICATION WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



3 3D View 1

EXTERIOR FINISH LEGEND

- "COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- "COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA VERTICAL METAL PANEL
- 24 GA HORIZONTAL METAL PANEL

BRICK - RED: 285 SF 29 %
BRICK - CHARCOAL: 150 SF 16 %
METAL PANEL VERTICAL: 165 SF 17 %
METAL PANEL HORIZONTAL: 221 SF 23 %
GLASS: 149 SF 15 %

DOES NOT INCLUDE DOORS



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

BRICK - RED: 512 SF 51 %
BRICK - CHARCOAL: 186 SF 19 %
METAL PANEL VERTICAL: 60 SF 6 %
METAL PANEL HORIZONTAL: 112 SF 11 %
GLASS: 71 SF 7 %

DOES NOT INCLUDE DOORS



4 3D View 2



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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

DATE
7-12-22

JOB NO.
21120

REVISIONS

A7.1
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RETAINED BY HIM. ALL REPRODUCTIONS, ALL ALTERATIONS OF THE DRAWING, AND ANY PUBLICATION OF THE DESIGN CONCEPT OR THE ARCHITECT'S RIGHTS IN THE PROJECT, WHETHER THE PROJECT IS EXECUTED OR NOT, WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL BE OWNED BY AND THE PROPERTY OF THE ARCHITECT. ANY USE OF THE PROJECT AND ITS DESIGN BY ANY PERSON OR ENTITY WITHOUT THE ARCHITECT'S WRITTEN PERMISSION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. ALL TITLE AND COPYRIGHT RIGHTS IN AND TO THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY ARCHITECTURAL WORK AND ARCHITECTURAL DRAWINGS, THE CONTENTS OF THE DRAWINGS AND ANY ARCHITECTURAL WORKS EMBODIED IN THE DESIGN, INCLUDING ANY ARCHITECTURAL WORKS AS DEFINED BY THE AMERICAN ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, 17 U.S.C. SECTIONS 101 AND 102, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

PRELIMINARY
NOT FOR CONSTRUCTION



BRICK - RED: 826 SF = 65%
BRICK - CHARCOAL: 245 SF = 19%
METAL PANEL VERTICAL: 97 SF = 8%
GLASS: 98 SF = 8%

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



BRICK - RED: 783 SF = 62%
BRICK - CHARCOAL: 246 SF = 20%
METAL PANEL VERTICAL: 66 SF = 5%
METAL PANEL HORIZONTAL: 51 SF = 4%
GLASS: 111 SF = 9%

3 *WEST ELEVATION COLOR*
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- *COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- *COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- 24 GA VERTICAL METAL PANEL
- 24 GA HORIZONTAL METAL PANEL



BRICK - RED: 571 SF = 28%
BRICK - CHARCOAL: 231 SF = 11%
METAL PANEL VERTICAL: 381 SF = 19%
METAL PANEL HORIZONTAL: 272 SF = 13%
GLASS: 594 SF = 29%

2 *SOUTH ELEVATION COLOR*
1/4" = 1'-0"



BRICK - RED: 1,558 SF = 91%
GLASS: 162 SF = 9%

DOES NOT INCLUDE DOORS

1 *NORTH ELEVATION COLOR*
1/4" = 1'-0"

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

SOMA TERRACE (BLDG 3)

SE 10TH
BENTONVILLE, AR

DATE
7-12-22

JOB NO.
21120

REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RETAINED BY HIS AND THE PROJECT WILL... THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, SPECIFICATIONS, MODELS, COMPUTER FILES, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THESE DOCUMENTS WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, SPECIFICATIONS, MODELS, COMPUTER FILES, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THESE DOCUMENTS WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

PRELIMINARY
NOT FOR CONSTRUCTION

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

10TH ST (BUILDING 2)

SE 10TH
BENTONVILLE, AR

DATE
7-12-22

JOB NO.
21120

REVISIONS

A7.2
RENDERINGS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE PROJECT FOR THE ARCHITECT AND SHALL BE RETURNED UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

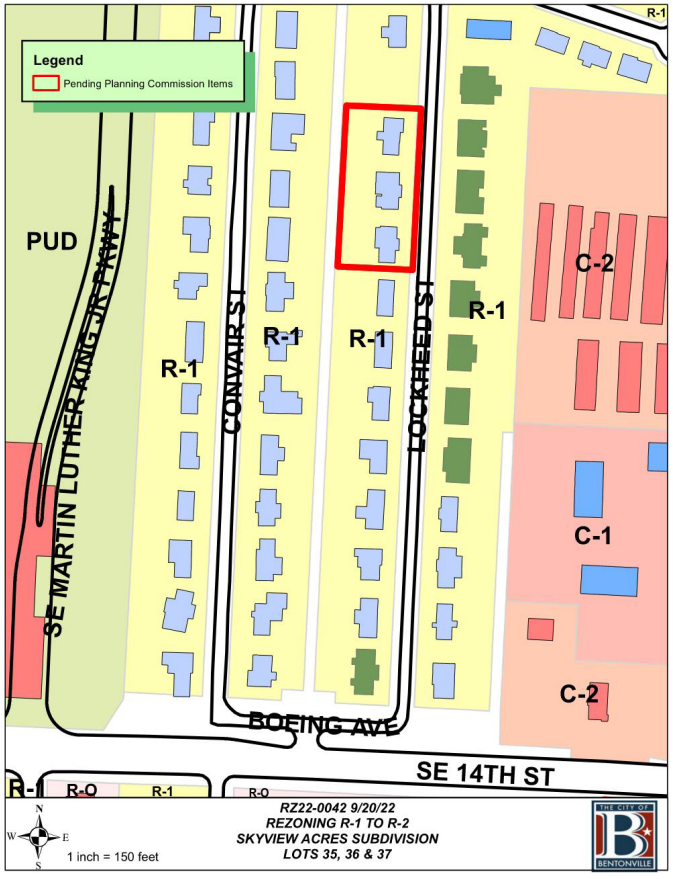
Lockheed St. Rezoning - Ehret

Parcels: 01-04203-000, 01-04202-000, & 01-04201-000
Addresses: 1006, 1102, & 1104 Lockheed St.
PC Date: 9/20/2022
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	RZ22-0042
Applicant / Current Owner	Nikki Littrell/Chen & Ehret Real Holdings LLC
Site Area	0.96 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)
Related Case(s):	LS22-0034

https://arcg.is/08HvK8

Location Map



Property Description
This request encompasses three properties: 1006, 1102, and 1104 Lockheed St. located within the Sky View neighborhood. Directly adjacent zoning is R-1 Low Density Single Family Residential, while PUD Planned Unit Development (the new Walmart campus) and C-2 General Commercial zoning exists beyond the neighborhood.

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

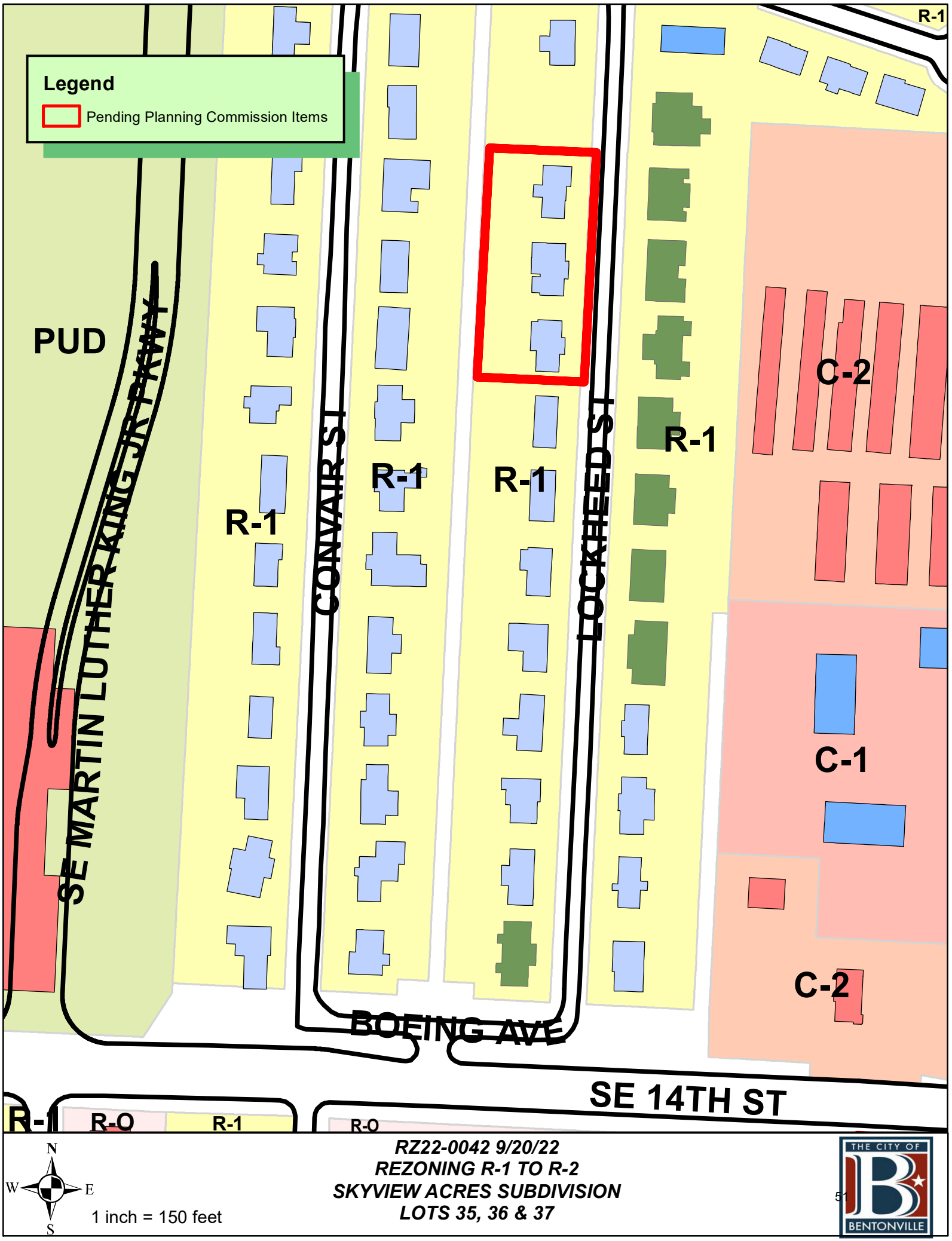
This property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area looks to leverage the City's existing investments in utilities and streets to accommodate new development.

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

Analysis
While this neighborhood only presently consists of R-1 zoning, a significant number of properties on Lockheed St. are already functioning as duplexes – a legal non-conforming use under the terms of the Zoning Code. Additionally, the new Walmart campus development to the West and existing commercial zoning and uses to the East sandwich this neighborhood amongst more intense uses. Rezoning to R-2 would be appropriate in this context.

Conclusion
This request is not consistent with the Future Land Use Plan. However, the context of the property - with a significant number of existing two-family residential uses across the street, as well as its location amidst new and existing intensifying commercial development – along with the goals of the Community Plan to capitalize on the existing infrastructure in this part of the City, an amendment to the Future Land Use Plan to Medium-Density Residential would be appropriate.

Should the Planning Commission approve the Future Land Use Plan Amendment, planning staff recommends approval of the rezoning request. Should the Planning Commission deny the Future Land Use Plan Amendment, planning staff recommends denial of the rezoning.



RZ22-0042 9/20/22
REZONING R-1 TO R-2
SKYVIEW ACRES SUBDIVISION
LOTS 35, 36 & 37

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0042)

WHEREAS, Nikki Littrell on behalf of Chen and Ehret Holdings LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

LOT 53THE SOUTH HALF OF LOT 35, SKYVIEW ACRES SUBDIVISION, BENTONVILLE,BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR"AR PLS 1659"; THENCE S87°23'47"E A DISTANCE OF 139.82' TO A SET 5/8"CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEEDSTREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF50.07'; THENCE LEAVING SAID RIGHT-OF-WAY N87°23'01"W A DISTANCE OF139.80' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE ORLESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.LOT 54THE NORTH HALF OF LOT 35, SKYVIEW ACRES SUBDIVISION, BENTONVILLE,BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCEN03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659";THENCE S87°24'34"E A DISTANCE OF 139.84' TO A SET 5/8" CAPPED REBAR "ARPLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEED STREET; THENCEALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAYN87°23'47"W A DISTANCE OF 139.82' TO THE POINT OF BEGINNING, CONTAINING0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYOF RECORD.LOT 55THE SOUTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE,BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO

A SET 5/8" CAPPEDREBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCEN03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659";THENCE S87°25'42"E A DISTANCE OF 139.86' TO A SET 5/8" CAPPED REBAR "ARPLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCEALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.08' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAYN87°24'34"W A DISTANCE OF 139.84' TO THE POINT OF BEGINNING, CONTAINING0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYOF RECORD.LOT 56THE NORTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE,BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO ASET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING;THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "ARPLS 1659"; THENCE S87°26'50"E A DISTANCE OF 139.88' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEEDSTREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF50.08' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAIDRIGHT-OF-WAY N87°25'42"W A DISTANCE OF 139.86' TO THE POINT OFBEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TOEASEMENTS AND RIGHTS-OF-WAY OF RECORD.LOT 57THE SOUTH HALF OF LOT 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE,BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO ASET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OFBEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659"; THENCE S87°27'41"E A DISTANCE OF 139.90' TO A SET5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OFLOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W ADISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCELEAVING SAID RIGHT-OF-WAY N87°26'50"W A DISTANCE OF 139.88' TO THEPOINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TOEASEMENTS AND

RIGHTS-OF-WAY OF RECORD.LOT 58THE NORTH HALF OF LOT 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE,BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO ASET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E ADISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THETRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.03' TO AFOUND 1/2" REBAR; THENCE S87°28'32"E A DISTANCE OF 139.93' TO A FOUND1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCEALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAYN87°27'41"W A DISTANCE OF 139.90' TO THE POINT OF BEGINNING, CONTAINING0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYOF RECORD;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 20, 2022 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER:RZ22-0042)

WHEREAS, Nikki Littrell on behalf of Chen and Ehret Real Holdings LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF LOT 2, BLOCK 1, BRAITHWAITE PARK SUBDIVISION, BENTON COUNTY, ARKANSAS, OF A PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 30 WEST, DES LOT 53 THE SOUTH HALF OF LOT 35, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°23'47"E A DISTANCE OF 139.82' TO A SET 5/8"CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07'; THENCE LEAVING SAID RIGHT-OF-WAY N87°23'01"W A DISTANCE OF139.80' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD. LOT 54 THE NORTH HALF OF LOT 35, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°24'34"E A DISTANCE OF 139.84' TO A SET 5/8" CAPPED REBAR "ARPLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°23'47"W A DISTANCE OF 139.82' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYOF RECORD. LOT 55 THE SOUTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD

E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°25'42"E A DISTANCE OF 139.86' TO A SET 5/8" CAPPED REBAR "ARPLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.08' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°24'34"W A DISTANCE OF 139.84' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD. LOT 56 THE NORTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO ASET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "ARPLS 1659"; THENCE S87°26'50"E A DISTANCE OF 139.88' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF50.08' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°25'42"W A DISTANCE OF 139.86' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD. LOT 57 THE SOUTH HALF OF LOT 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAIDLOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPEDREBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8"CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO ASET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°27'41"E A DISTANCE OF 139.90' TO A SET5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°26'50"W A DISTANCE OF 139.88' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY

OF RECORD. LOT 58 THE NORTH HALF OF LOT 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO ASET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.03' TO A FOUND 1/2" REBAR; THENCE S87°28'32"E A DISTANCE OF 139.93' TO A FOUND 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°27'41"W A DISTANCE OF 139.90' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD AS COMMENCING AT THE NW CORNER OF LOT 4 IN SAID BLOCK 1; THENCE SOUTH 296.00 FEET; THENCE S 49°301 EAST 257.00 FEET; THENCE S 46°00' E 195.00 FEET TO THE POINT OF BEGINNING; THENCE N 46°00'00" W 60.00 FEET; THENCE N 54°17'00" E 133.90 FEET; THENCE N 37°11'30" E 79.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 50°42115" E 94.29 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF NW 14TH STREET; THENCE S 00°43151" E 125.00 FEET; THENCE N 89°37'14" W 188.39 FEET TO THE POINT OF BEGINNING. ;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 20, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL.

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

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

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

August 10, 2022

To Whom It May Concern,

Rezone

My client, Ken Ehret, is requesting a rezone and land use amendment from R-1 to R-2 for the properties at 1102, 1104, & 1006 Lockheed Street in Bentonville. He is requesting this to eventually tear down the existing homes and replace them with duplexes. There are existing duplexes across the street, so we believe this zoning change will fit into the area nicely. The use will still be residential. There may be a slight increase in traffic due to additional housing, but it should not be significant. No signs are proposed at this time and no changes to the appearance of the existing homes. Water & sewer are available at all properties. We kindly ask for your approval of this rezone on our client's behalf. The rezone affects parcels: 01-04203-000, 01-04202-000, & 01-04201-000.

Sincerely,

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

NOTICE OF INTENT TO REZONE

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

R-1 to R-2

The legal description of the property is as follows:

Attached Separately

The common description of the property is: 1006, 1102, & 1104 Lockheed St.

The public hearing will be held September 20th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

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

(1) Opens the door to further rezoning of the neighborhood.
(2) Increases demand on neighborhood utilities infrastructure.
(3) Increases detrimental effect on Single family home values in the neighborhood.
(4) Increased traffic congestion on Lockwood.

Signature and Physical Address

M.L. Marler
1103 CONVAIR ST.

Signature and Physical Address

Deborah Marler
1103 Convair St

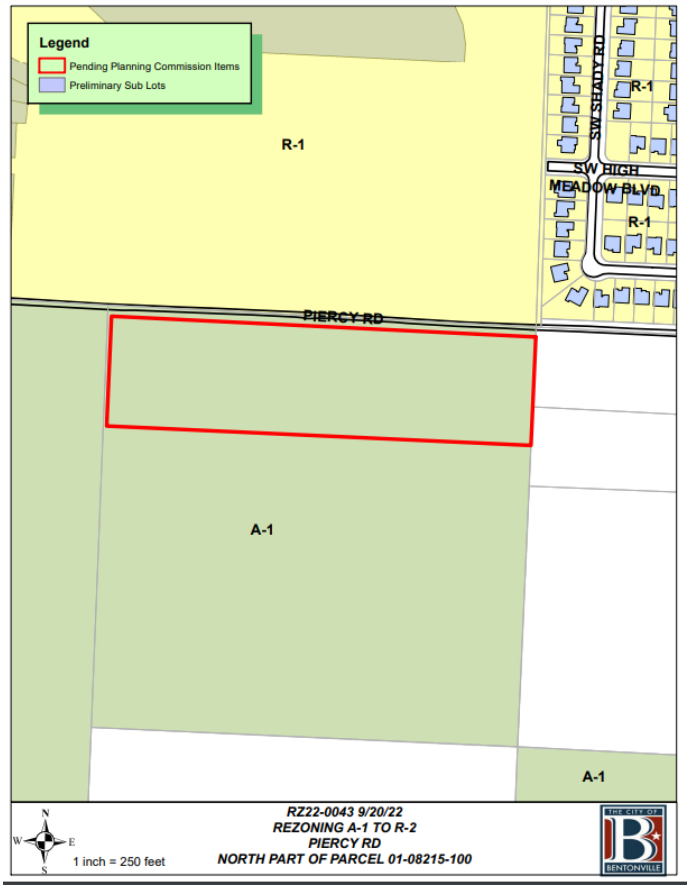
RLP Developments, LLC

Parcel: 01-08215-100
PC Date: 9/20/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0043
Applicant / Current Owner	Patrick Foy / RLP Developments LLC
Site Area	+/- 39.79 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located along Piercy Road. Adjacent zoning districts are R-1, Low Density Single Family to the North, A-1 Agriculture to the West and South, and Benton County to the East.

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

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

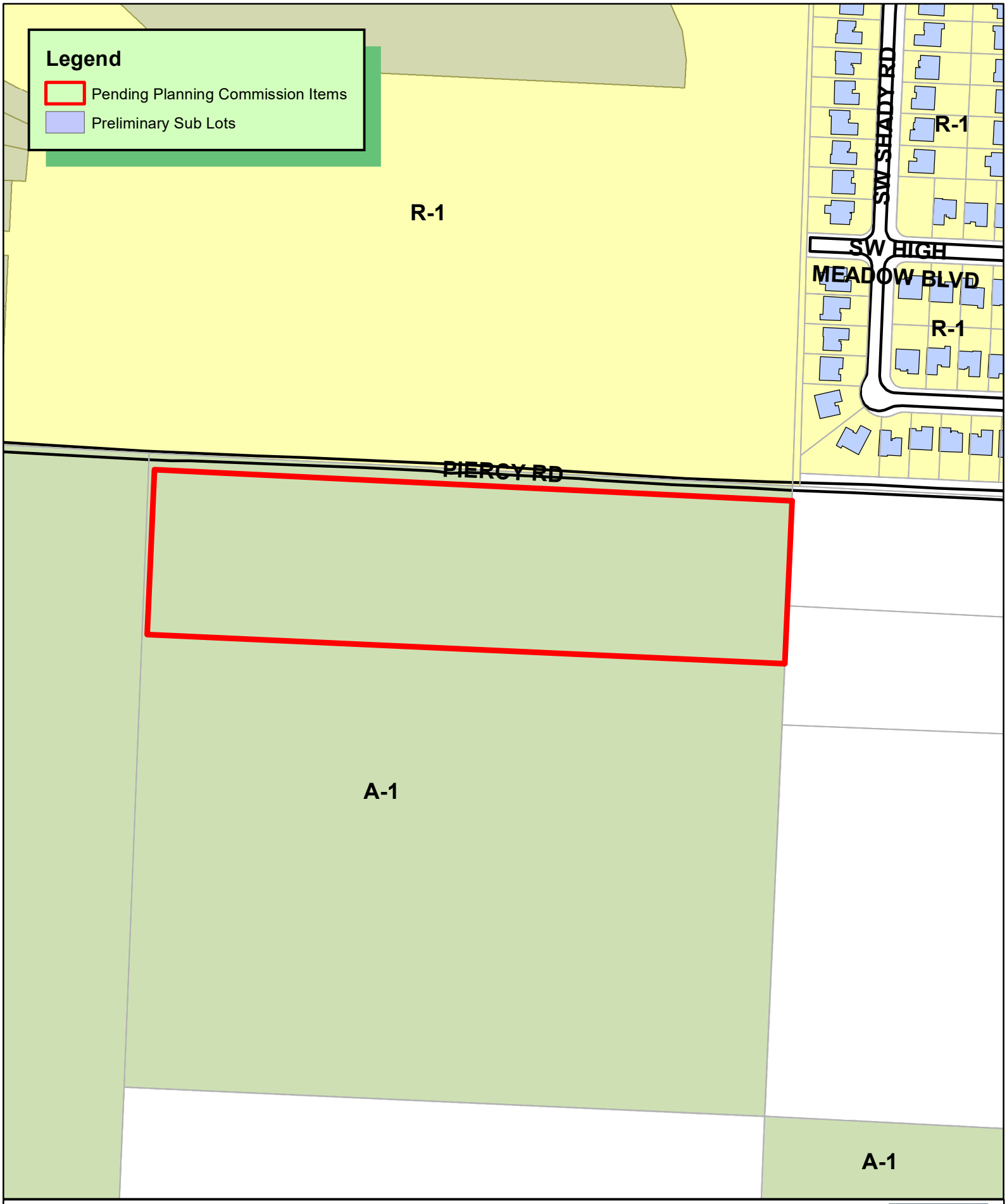
Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

Analysis
The intent of the R-2 District is to encourage the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area. Additionally, this rezoning request is located approximately a quarter-mile from existing public water and sewer infrastructure and according to page 50 of the Comprehensive Plan, we should discourage zoning requests for new residential development in areas located more than a quarter-mile away from existing water, sewer, and stormwater infrastructure.

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 larger surrounding zoning districts and development patterns located further to the West. The Future Land Use plan is a comprehensive look at the entire City at buildout, informed by master plans for services and infrastructure. Any amendment of the Future Land Use map without the associated review of the master planning upon which the map is based will

necessarily create cumulative unplanned demands on services and infrastructure.

Should the Planning Commission approve the Future Land Use Plan Amendment, planning staff recommends approval of the rezoning request. Should the Planning Commission deny the Future Land Use Plan.



N
W E
S

1 inch = 250 feet

RZ22-0043 9/20/22
REZONING A-1 TO R-2
PIERCY RD
NORTH PART OF PARCEL 01-08215-100

THE CITY OF BENTONVILLE

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM AGRICULTURE TO MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0043)

WHEREAS, Patrick Foy on behalf of RLP Developments 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 AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Nineteen (19) North, Range Thirty-one (31) West, Benton County, Arkansas, being more practically described as follows: BEGINNING at the Northeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21), said point being in Piercy Road and from which a ½" reference iron bears S02°30'39"W 28.93 feet from said corner; THENCE South 2°30'39" West along the East Line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) a distance of 335.47 feet to a point; THENCE leaving said East Line North 87°23'03" West a distance of 1,313.52 feet to a point on the West Line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); THENCE along the said West Line North 2°36'57" East a distance of 339.34 feet to a point on the North Line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); THENCE along said North Line South 87°12'55" East a distance of 1,312.91 feet to the POINT OF BEGINNING. Containing 10.17 Acres (443,087 square feet) more or less. The above described 10.17 acre tract being subject to the right-of-way of Piercy Road along the entire North Boundary.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 20, 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 AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER:RZ22-0043)

WHEREAS, Patrick Foy on behalf of RLP Developments 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 A-1, AGRICULTURAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Nineteen (19) North, Range Thirty-one (31) West, Benton County, Arkansas, being more practically described as follows: BEGINNING at the Northeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21), said point being in Piercy Road and from which a ½" reference iron bears S02°30'39"W 28.93 feet from said corner; THENCE South 2°30'39" West along the East Line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) a distance of 335.47 feet to a point; THENCE leaving said East Line North 87°23'03" West a distance of 1,313.52 feet to a point on the West Line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); THENCE along the said West Line North 2°36'57" East a distance of 339.34 feet to a point on the North Line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); THENCE along said North Line South 87°12'55" East a distance of 1,312.91 feet to the POINT OF BEGINNING. Containing 10.17 Acres (443,087 square feet) more or less. The above described 10.17 acre tract being subject to the right-of-way of Piercy Road along the entire North Boundary.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 20, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL.

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

HALFF

September 13, 2022

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

Re: ***RLP Developments, LLC, Piercy Road***
Bentonville, AR 72713
Rezoning Request

We are representing RLP Developments, LLC to rezone property on the south side of Piercy Road that is to the southwest of High Meadows subdivision and will be just south of Walnut Grove Subdivision. The property is currently undeveloped, and the owner would like to develop ±10 acres of the property into 34 lots for duplexes.

1. The current zoning designation is A-1 Agricultural. The proposed zoning designation is R-2, Duplex and Patio Homes.
2. The R-2 designation will allow for the construction of duplexes on this property.
3. Currently, future land use for this property is Residential Estate, so we are requesting future land use be amended to Medium Density Residential to allow R-2 Zoning.
4. This development will diversify the single-family residential areas immediately surrounding the property and will match 8 other parcels within a mile radius that have the same or more dense residential zoning.
5. The property will have two access points to Piercy Road to the north.
6. Signage will be installed and will meet all city sign ordinances.
7. The appearance of the development is not known at this time. The development will follow the Bentonville Design Standards.
8. There will be an 8" PVC waterline and 8" PVC sanitary sewer line via the Walnut Grove Subdivision to the north of this property.

Sincerely,
HALFF Associates, Inc.

Carl Cooney, Jr. E.I., CFM
Graduate Civil Engineer

R-2, Medium Density Two Family and Townhome

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

R-2, Medium Density Two Family and Townhome

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

Land Uses:

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

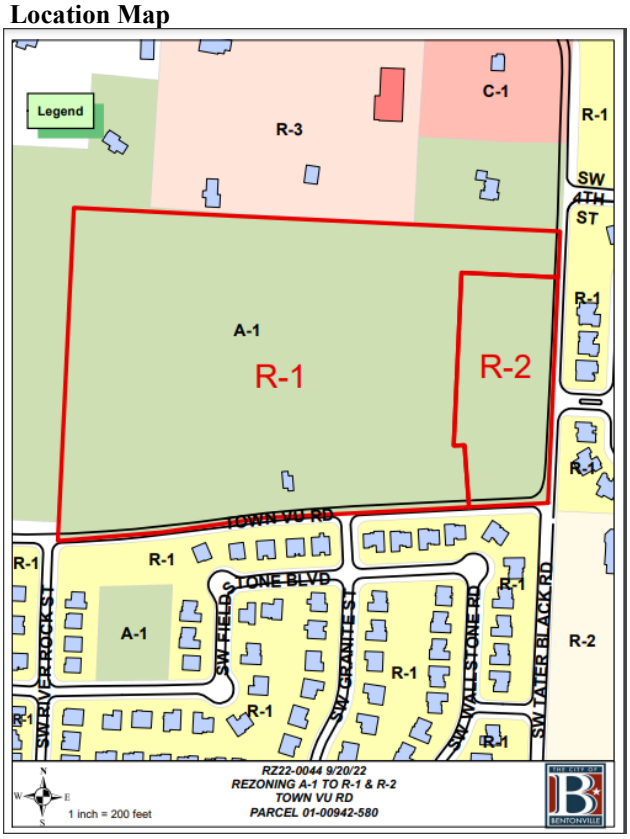
AADHIRA PROPERTIES, LLC

Parcel: 01-00942-580
PC Date: 9/20/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0044
Applicant / Current Owner	CEI Engineering / AADHIRA Properties, LLC
Site Area	+/- 25 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Low Density Single Family Residential
	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Low-Density Residential (LDR)
	Medium-Density Residential (MDR)
Related Project	LS22-0042

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 4300 Town Vu Road. Adjacent zoning districts are A-1, Agriculture and R-3 Medium-High Density Multifamily Residential to the North, A-1 Agribulture to the West, and R-1, Low Density Single Family Residential to the East and West.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Residential Estate, however, the applicant is requesting a change in the Future Land Use Plan to Low-Density Residential for the portion that is proposed to be zoned R-1, Low Density Single Family Residential and Medium Density Residential for the portion that is proposed to be zoned R-2, Medium Density Two Family and Townhome Residential. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc. Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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

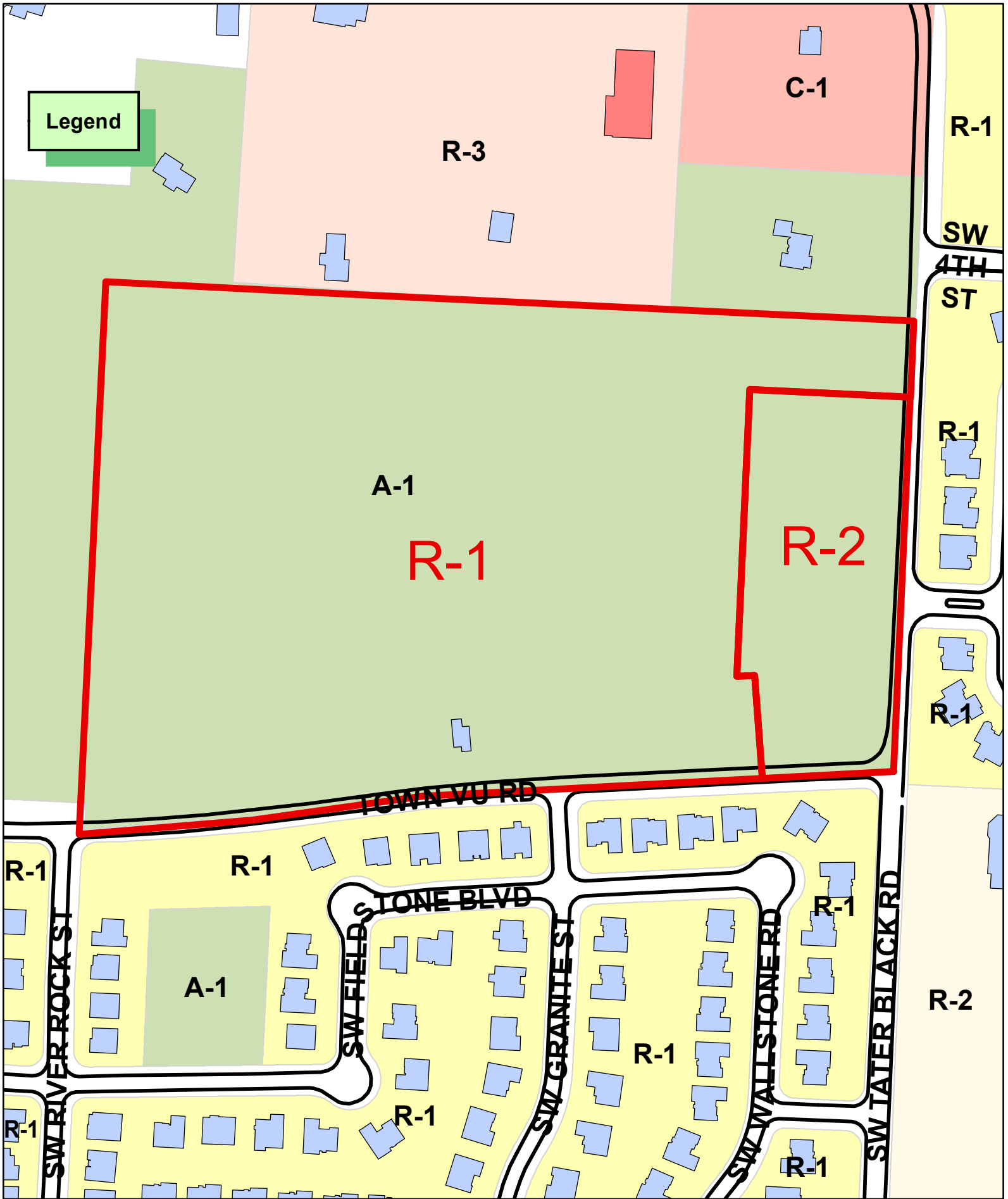
Public Comment
At the time of writing this staff report, staff **HAS** received public comment on this item.

Analysis
The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.The intent of the R-2 District is to encourage the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate

conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Conclusion

While this request is not consistent with the Future Land Use Plan, it is consistent with some of the uses of the surrounding zoning districts and development patterns located in the vicinity.



RZ22-0044 9/20/22
REZONING A-1 TO R-1 & R-2
TOWN VU RD
PARCEL 01-00942-580

THE CITY OF BENTONVILLE

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ22-0044)

WHEREAS, Aadhira Properties 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 RESIDENTIAL ESTATE to LOW-DENSITY RESIDENTIAL; and MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

AREA TO BE REZONED R-1, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST AND THE PARCEL DESCRIBED AT DEED INSTRUMENT #L202218033 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:COMMENCING AT THE CALCULATED SOUTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID SECTION 34, NORTH 02°34'08" EAST, 419.71 FEET TO A MAG NAIL WITH WASHER LS1618;THENCE ALONG THE SOUTH BOUNDARY OF THE PARCEL DESCRIBED AT DEED INSTRUMENT #L202218033 SOUTH 87°00'06" WEST, 216.59 FEET TO THE POINT OF BEGINNING;THENCE CONTINUING ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) CALLS:1. SOUTH 87°00'06" WEST, 560.34 FEET; 2.SOUTH 82°04'53" WEST, 283.11 FEET; 3. SOUTH 85°16'45" WEST, 285.91 FEET TO A MAG NAIL WITH WASHER LS1618;THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, NORTH 02°45'05" EAST, 910.32 FEET TO A 3/4-INCH PIPE FOUND AT THE NORTHWEST CORNER OF SAID PARCEL;THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL, SOUTH 87°03'40" EAST, 430.20 FEET TO A 5/8-INCH WITH CAP LS992;THENCE ALONG THE SOUTH LINE, SOUTH 87°17'02" EAST, PASSING THROUGH A 5/8” REBAR AT A DISTANCE OF 504.58 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 902.02 FEET TO A MAG NAIL WITH WASHER LS1618 FOUND AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL, SOUTH 02°33'32" WEST, 125.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY, NORTH 87°16'56" WEST, 264.92 FEET; THENCE SOUTH 02°33'33" WEST, 472.75 FEET; THENCE NORTH 87°00'06" EAST, 29.48 FEET; THENCE SOUTH 04°12'00" EAST, 170.04 FEET TO THE POINT OF BEGINNING CONTAINING 930,265 SQUARE FEET OR 21.36 ACRES, MORE OR LESS. AREA TO BE REZONED R-2, A PART OF THE

SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST AND THE PARCEL DESCRIBED AT DEED INSTRUMENT #L202218033 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:COMMENCING AT THE CALCULATED SOUTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 34;THENCE ALONG THE EAST LINE OF SAID SECTION 34, NORTH 02°34'08" EAST, 419.71 FEET TO A MAG NAIL WITH WASHER LS1618 AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE AFOREMENTIONED PARCEL, SOUTH 87°00'06" WEST, 216.59 FEET;THENCE DEPARTING SAID SOUTH BOUNDARY LINE, NORTH 04°12'00" WEST, 170.04 FEET;THENCE SOUTH 87°00'06" WEST, 29.48 FEET;THENCE NORTH 02°33'33" EAST, 472.75 FEET;THENCE SOUTH 87°16'56" EAST, 264.92 FEET TO THE EAST BOUNDARY LINE OF THE AFOREMENTIONED PARCEL;THENCE ALONG SAID EAST BOUNDARY LINE, SOUTH 02°33'32" WEST, 617.04 FEET TO THE POINT OF BEGINNING CONTAINING 160,259 SQUARE FEET OR 3.68 ACRES, MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 20, 2022 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL; AND R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ22-0044)

WHEREAS, Aadhira Properties 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 A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL and R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

AREA TO BE REZONED R-1, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST AND THE PARCEL DESCRIBED AT DEED INSTRUMENT #L202218033 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:COMMENCING AT THE CALCULATED SOUTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 34;THENCE ALONG THE EAST LINE OF SAID SECTION 34, NORTH 02°34'08" EAST, 419.71 FEET TO A MAG NAIL WITH WASHER LS1618;THENCE ALONG THE SOUTH BOUNDARY OF THE PARCEL DESCRIBED AT DEED INSTRUMENT #L202218033 SOUTH 87°00'06" WEST, 216.59 FEET TO THE POINT OF BEGINNING;THENCE CONTINUING ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) CALLS:1. SOUTH 87°00'06" WEST, 560.34 FEET; 2.SOUTH 82°04'53" WEST, 283.11 FEET;3. SOUTH 85°16'45" WEST, 285.91 FEET TO A MAG NAIL WITH WASHER LS1618; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, NORTH 02°45'05" EAST, 910.32 FEET TO A 3/4-INCH PIPE FOUND AT THE NORTHWEST CORNER OF SAID PARCEL;THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL, SOUTH 87°03'40" EAST, 430.20 FEET TO A 5/8-INCH WITH CAP LS992;THENCE ALONG THE SOUTH LINE, SOUTH 87°17'02" EAST, PASSING THROUGH A 5/8” REBAR AT A DISTANCE OF 504.58 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 902.02 FEET TO A MAG NAIL WITH WASHER LS1618 FOUND AT THE NORTHEAST CORNER OF SAID PARCEL;THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL, SOUTH 02°33'32" WEST, 125.00 FEET;THENCE DEPARTING SAID EAST BOUNDARY, NORTH 87°16'56" WEST, 264.92 FEET;THENCE SOUTH 02°33'33" WEST, 472.75 FEET; THENCE NORTH 87°00'06" EAST, 29.48 FEET;THENCE SOUTH 04°12'00" EAST, 170.04 FEET TO THE POINT OF BEGINNING CONTAINING 930,265 SQUARE FEET OR 21.36 ACRES, MORE OR LESS.

AREA TO BE REZONED R-2, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST AND THE PARCEL DESCRIBED AT DEED INSTRUMENT #L202218033 IN THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:COMMENCING AT THE CALCULATED SOUTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 34;THENCE ALONG THE EAST LINE OF SAID SECTION 34, NORTH 02°34'08" EAST, 419.71 FEET TO A MAG NAIL WITH WASHER LS1618 AND THE POINT OF BEGINNING;THENCE ALONG THE SOUTH BOUNDARY LINE OF THE AFOREMENTIONED PARCEL, SOUTH 87°00'06" WEST, 216.59 FEET;THENCE DEPARTING SAID SOUTH BOUNDARY LINE, NORTH 04°12'00" WEST, 170.04 FEET;THENCE SOUTH 87°00'06" WEST, 29.48 FEET;THENCE NORTH 02°33'33" EAST, 472.75 FEET;THENCE SOUTH 87°16'56" EAST, 264.92 FEET TO THE EAST BOUNDARY LINE OF THE AFOREMENTIONED PARCEL; THENCE ALONG SAID EAST BOUNDARY LINE, SOUTH 02°33'32" WEST, 617.04 FEET TO THE POINT OF BEGINNING CONTAINING 160,259 SQUARE FEET OR 3.68 ACRES, MORE OR LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 20, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL And R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL.

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

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

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

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

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

August 12, 2022

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

RE: AADHIRA Properties, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by AADHIRA Properties, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-00942-580. The property is approximately 25 acres located at 4300 Town Vu Road between SW Autumn Hills Rd and SW Tater Black Rd. The request is to rezone from A-1, Agricultural District to R-1 *Low Density Single Family Residential* and R-2 *Medium Density Two Family and Townhome Residential*. Legal descriptions and an exhibit of the corresponding R1 and R2 areas are included in this submittal. The property is planned for development by the current owner as a Medium Density Residential subdivision with a combination of single-family homes (R1) and townhomes (R2).

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 R-1 and R-2 use will be compatible with the surrounding agricultural lands, R-1 single-family subdivisions, and approved R-2 subdivision, mixed use project, and proposed church.

Access to this development will be provided by the existing collector streets of Town Vu Rd and SW Tater Black Rd. An imminent increase of traffic can be expected from the development of a future single-family home subdivision and townhomes. All necessary utilities for the proposed development are available on site or by adjacent easements to the subject tract. The main water utility connection will take place on the western side of Tater Black Rd to an existing 8” water main. Access to sewer will be provided through an established easement to the east neighborhood which will connect to an existing 8” gravity sewer on SW Town Vu Rd. and SW Countrywood Rd. Anticipated signage for the neighborhood will likely be limited to ground level monument signs denoting the neighborhood entries.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Chad Caletka, Project Manager

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 12, 2022

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

RE: AADHIRA Properties, LLC General Plan Amendment

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map. On behalf of AADHIRA Properties, LLC, CEI has submitted a request for rezoning of one parcel of 01-00942-580 requesting R-1 (Low Density Residential) & R-2 zoning (Medium Density Residential) where the future land use plan map shows Residential Estate use. An exhibit of the corresponding R1 and R2 areas are included in this submittal. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect low and medium density residential use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Chad Caletka
Project Manager

R-1, Low Density Single Family Residential

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20’	7’	20’	25’

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

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

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

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

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

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

R-1, Low Density Single Family Residential

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

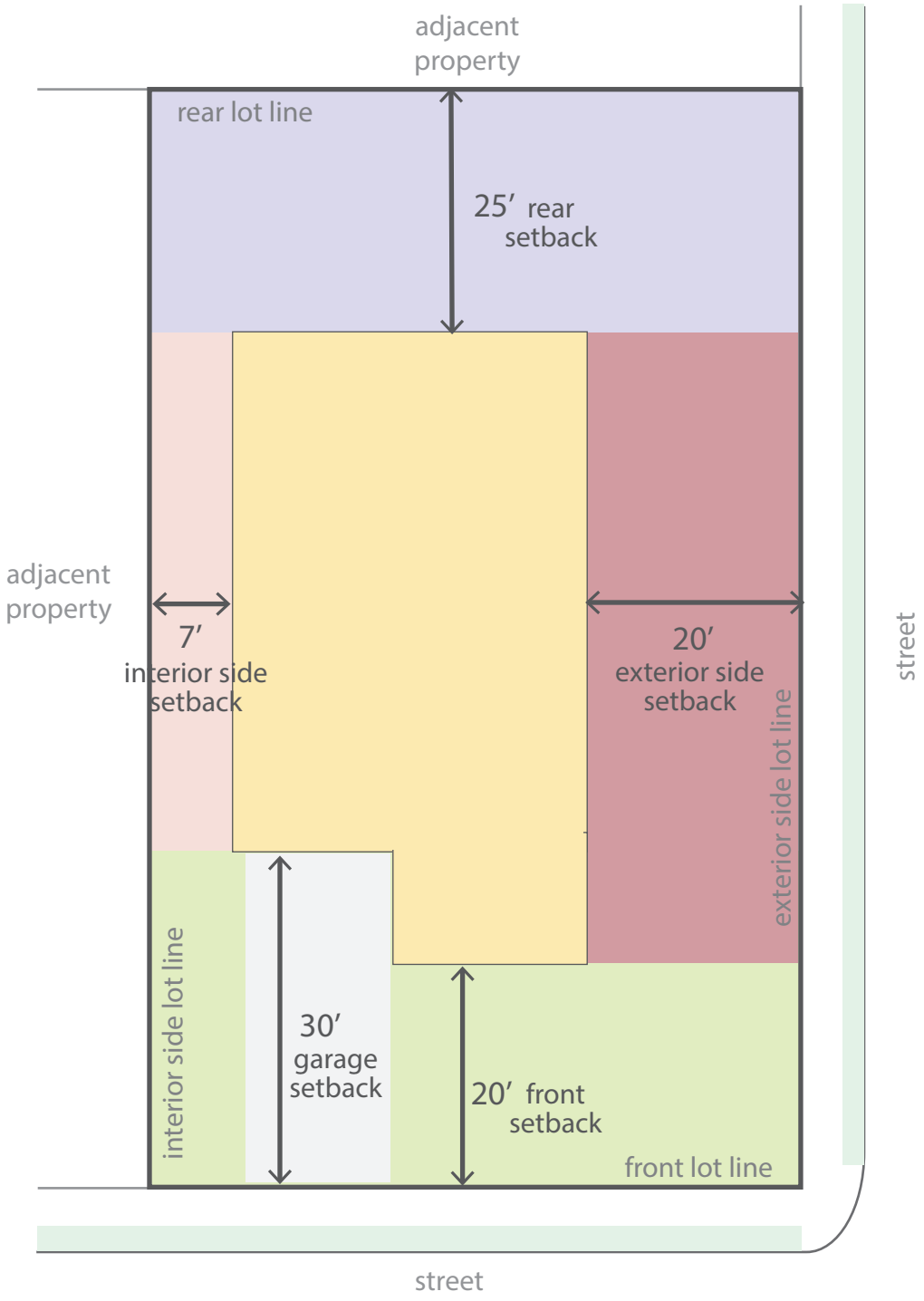
Land Uses:

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

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

R-1, Low Density Single Family Residential

Setback Illustration



R-2, Medium Density Two Family and Townhome

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

R-2, Medium Density Two Family and Townhome

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

Land Uses:

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

NOTICE OF INTENT TO REZONE

CEI Engineering, on behalf of Aadhira Properties LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural to R-1, Single Family Residential & R-2, Townhome Residential

The legal description of the property is as follows:

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 20 NORTH OF RANGE 31 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID 40 ACRE TRACT WHERE THE PUBLIC ROAD CROSSES SAID LINE, WHICH POINT IS ABOUT 25 RODS NORTH OF THE SOUTHEAST CORNER OF SAID FORTY ACRES, AND RUNNING THENCE NORTH 45 RODS, THENCE WEST 80 RODS TO THE WEST LINE OF SAID FORTY ACRES, THENCE SOUTH 55 RODS TO SAID PUBLIC ROAD, THENCE IN AN EASTERLY DIRECTION WITH SAID ROAD TO THE PLACE OF BEGINNING, CONTAINING 25 ACRES, MORE OR LESS

The common description of the property is: 4300 Town Vu Road, Parcel #01-00942-580

Proposed land use: Single Family and Townhome Residential

The public hearing will be held September 20, 2022 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

Road congestion (Town Vu and Highway 72) is already an issue. Noise levels on Town Vu will only worsen; Loss of wilderness & natural life — some of which are really old trees

Bowden 4206 SW Fieldstone Blvd, Bentonville
Signature and Physical Address

4206 SW
Signature and Physical Address

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

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

We object to the R-2 / townhomes and request to only rezone to R-1 / single family Residential. We object to any multi-level / rental style properties.

Jayden Nguyen
Signature and Physical Address

104 Countywood Rd.

Kristy Nguyen
Signature and Physical Address

406 Countywood Rd.

NOTICE OF INTENT TO REZONE

CEI Engineering, on behalf of Aadhira Properties LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural to R-1, Single Family Residential & R-2, Townhome Residential

The legal description of the property is as follows:

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34 TOWNSHIP 20 NORTH OF RANGE 31 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID 40 ACRE TRACT WHERE THE PUBLIC ROAD CROSSES SAID LINE, WHICH POINT IS ABOUT 25 RODS NORTH OF THE SOUTHEAST CORNER OF SAID FORTY ACRES, AND RUNNING THENCE NORTH 45 RODS, THENCE WEST 80 RODS TO THE WEST LINE OF SAID FORTY ACRES, THENCE SOUTH 55 RODS TO SAID PUBLIC ROAD, THENCE IN AN EASTERLY DIRECTION WITH SAID ROAD TO THE PLACE OF BEGINNING, CONTAINING 25 ACRES, MORE OR LESS

The common description of the property is: 4300 Town Vu Road, Parcel #01-00942-580

Proposed land use: Single Family and Townhome Residential

The public hearing will be held September 20, 2022 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Need to clean out the fence line and put up privacy fence.

Darnell R Meeks 306 SW Tater Bill Rd.
Signature and Physical Address

Carrie Meeks 306 SW Tater Bill Rd.
Signature and Physical Address

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

OWN 4106 SW FIELDSTONE AS RENTAL PROPERTY

Signature and Physical Address
13147 WYE LK BLVD SW
PORT ORCHARD, WA 98367

Rhonda Morris

Signature and Physical Address

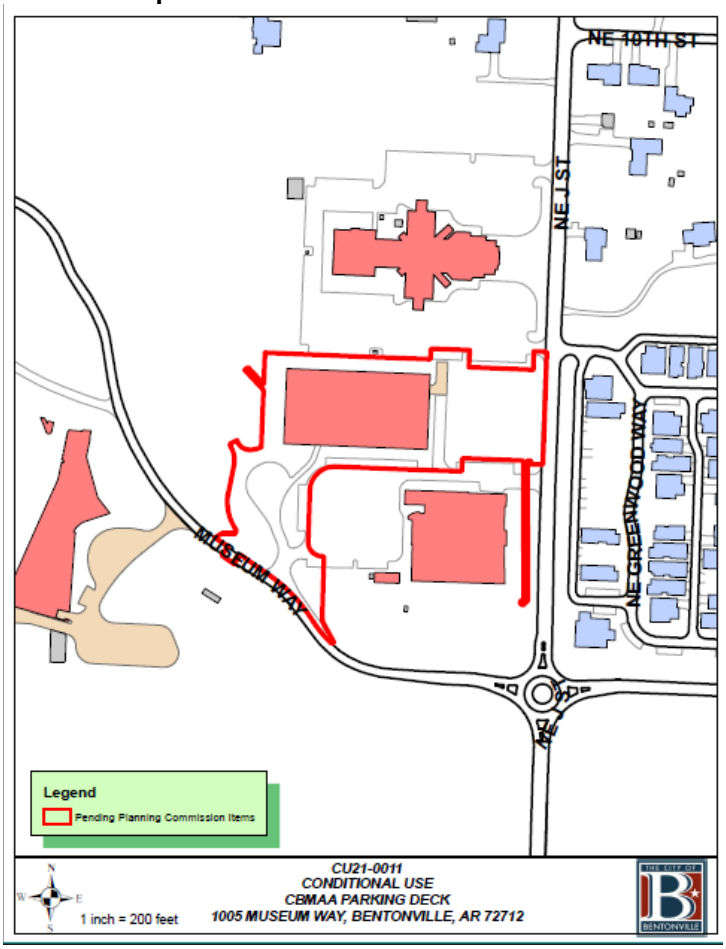
CBMAA Parking Deck

1005 Museum Way
PC Date: 9/20/2022
Reviewer: Luke Aitken, Planning Technician

Project Number	CU21-0011
Applicant / Current Owner	Alice L. Walton Foundation
Site Area	+/- 7.0 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Noise Ordinance Violation
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



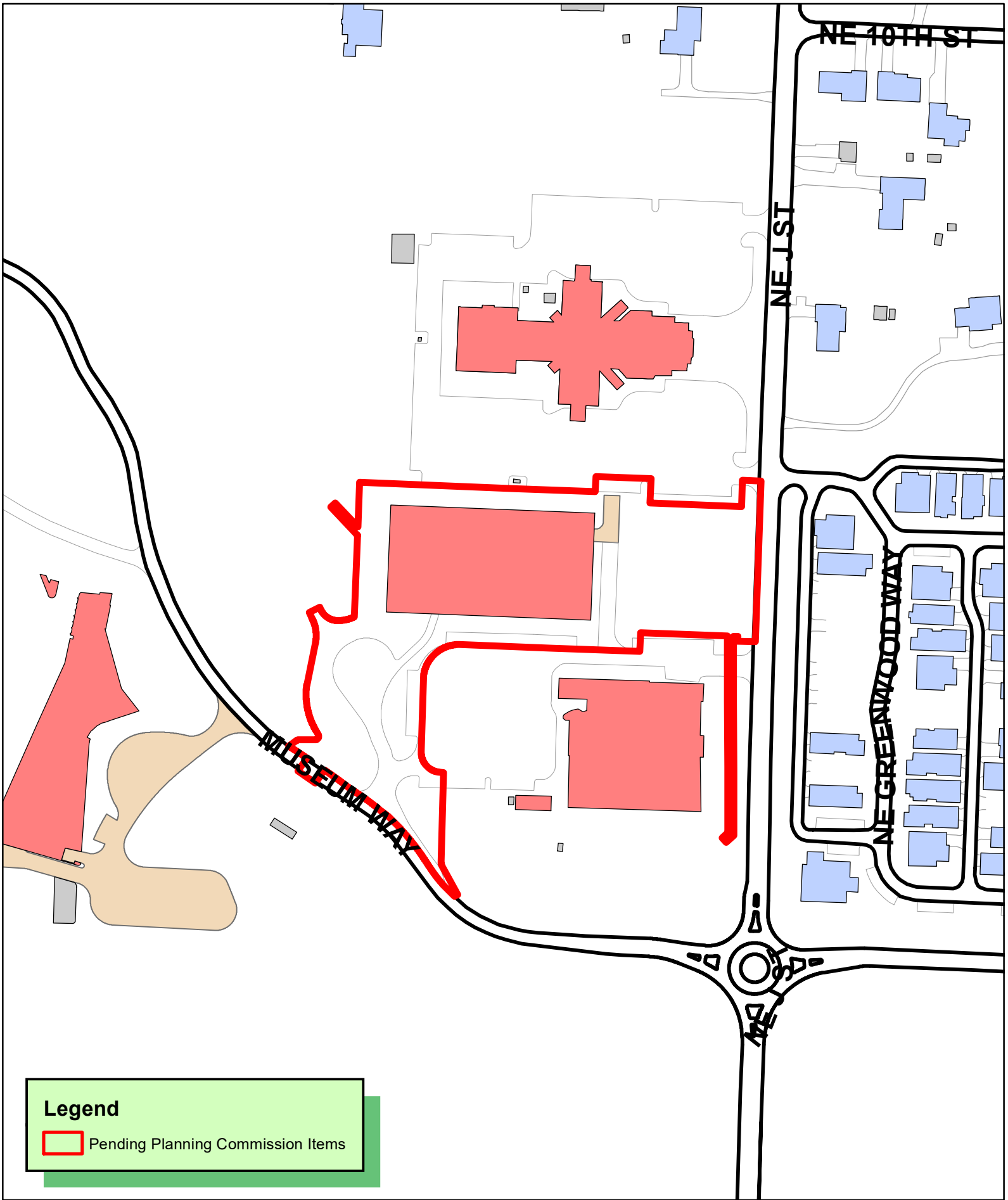
Property Description
1005 Museum Way is currently zoned A-1, Agriculture. Noise Ordinance violations require a Conditional Use Permit regardless of Zoning District.

Proposed Use Description
A request to extend a previously granted allowance for early morning and late-night construction activity in association with the previously approved CBMAA Parking Deck Large Scale. This extension request is needed due to delays in the projects schedule. According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. The applicant anticipates these concrete pours to occur until December 2022. Specific timelines are included within this packet.

The applicant states their anticipated daily workforce is estimated to be 100 people 24 hours a day, seven days a week. However, variance to the current noise ordinance would be limited to concrete delivery trucks, pumping trucks, and placing booms at a capacity of 10 trucks per hour. Per the original permit, Lighting shall be westward facing. The applicant's narrative also states they will continue to be the best neighbor possible by holding regular meetings with adjacent property owners and sharing a schedule of construction activities with them.

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 until January 1, 2023.
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.



N
W E
S

1 inch = 200 feet

CU21-0011
CONDITIONAL USE
CBMAA PARKING DECK
1005 MUSEUM WAY, BENTONVILLE, AR 72712

BALDWIN & SHELL CONSTRUCTION COMPANY

August 8, 2022

Conditional Use Permit – Extension Request

Re: CBMAA Parking Deck
1005 Museum Way
Bentonville, AR
CU21-0011

City Council,

Baldwin and Shell Construction Company is requesting an extension to CU21-0011 until December 2022 as weather and material supplies have pushed the construction schedule. As previously stated, we will be performing construction activities early in the morning to help mitigate the impacts on community traffic and safety. This will include pouring cast-in-place concrete. The scale of the concrete pours will require late/early starts, and overnight work utilizing temporary lighting, concrete trucks, booms and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the material and volume for this type of construction. Anticipated daily workforce is estimated to be 100 people 24 hours a day, seven days a week. However, variance to the current noise ordinance would be limited to concrete delivery trucks, pumping truck, and placing booms at a capacity of 10 truck per hour. Per original permit, Lighting shall be westward facing.

Baldwin & Shell understands the impact construction related noise has on the community and will continue to be the best neighbor possible. We will have regular meetings with adjacent property owners and share with all parties a schedule of these construction activities.

Sincerely,



Colt Oade
Project Manager
Baldwin and Shell Construction

DocuSign Envelope ID: 235426A4-5D0F-46A7-9179-F36EC583ED67

6.17.2021

Alice L Walton Foundation
PO Box 2030
Bentonville, Arkansas
Re: Conditional Use Request CU21-0011

To Whom It May Concern,

We are pleased to inform you that the Bentonville Planning Commission approved your conditional use permit for CBMAA Parking Deck located at 1005 Museum Way.

The following conditions apply:

1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
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 if the conditions of approval are not met.
3. This conditional use shall be limited to construction activities directly related to the overnight concrete pours, concrete delivery trucks, pumping truck, and placing booms at a capacity of 10 truck per hour
4. This Conditional Use Permit shall be limited to the hours of 7:00pm to 6:00am Monday through Sunday and legal holidays.
5. Lighting shall be westward facing.

Please sign below and return to the Planning Office, and retain a copy of this for your records. If you have any questions do not hesitate to call the Planning Department at (479) 271-3122 ext. 2 or email planning@bentonvillear.com.

Sincerely,

Baylea Birchfield

Baylea Birchfield
Planning Tech

As owner/developer of the above referenced project, I/we acknowledge receipt of this letter and agree to the conditions listed above.

DocuSigned by:
Buddy D. Philpot
6EC03C5341A04BD...

By/Title Buddy D. Philpot
Secretary

Jun 22, 2021
Date

Lots 19 & 20 of Dunn & Davis Addition

NW Corner of SW 6th and SW A Streets
PC Date: 9/20/2022
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PLA22-0027
Applicant / Current Owner	Bville A Street LLC
Site Area	0.71 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Related Cases(s):	LSD22-0052

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at the Northwest corner of the intersection of SW 6th and SW A Streets, south of 502 SW A St. It is currently zoned DC, Downtown Core, with a Future Land Use Classification of Downtown Commercial. It is within Priority Area 1 Downtown Intensification per the Bentonville Community Plan. This property is presently vacant. One single-family home and one garage were recently demolished.

Project Details
This project is a request to adjust property lines of Lots 4, 5, 8, 9, and 12 of Dunn & Davis Addition to create 2 new lots, 19 and 20. Proposed lot 19 would be approximately 0.22 acres, and proposed lot 20 would be approximately 0.49 acres. This project is also proposing to dedicate approximately 0.09 acres, being approximately 16.5 feet wide along the southernmost boundary, and 6 feet wide along the easternmost boundary.

This request is related to project LSD22-0052 Upland Stacks, which has been submitted to Planning staff for review.

Waivers
One waiver has been requested:

- A waiver from Section 3.5 Utilities that the minimum width for a drainage easement be 20 feet. The applicant is proposing an 18-foot-wide easement.

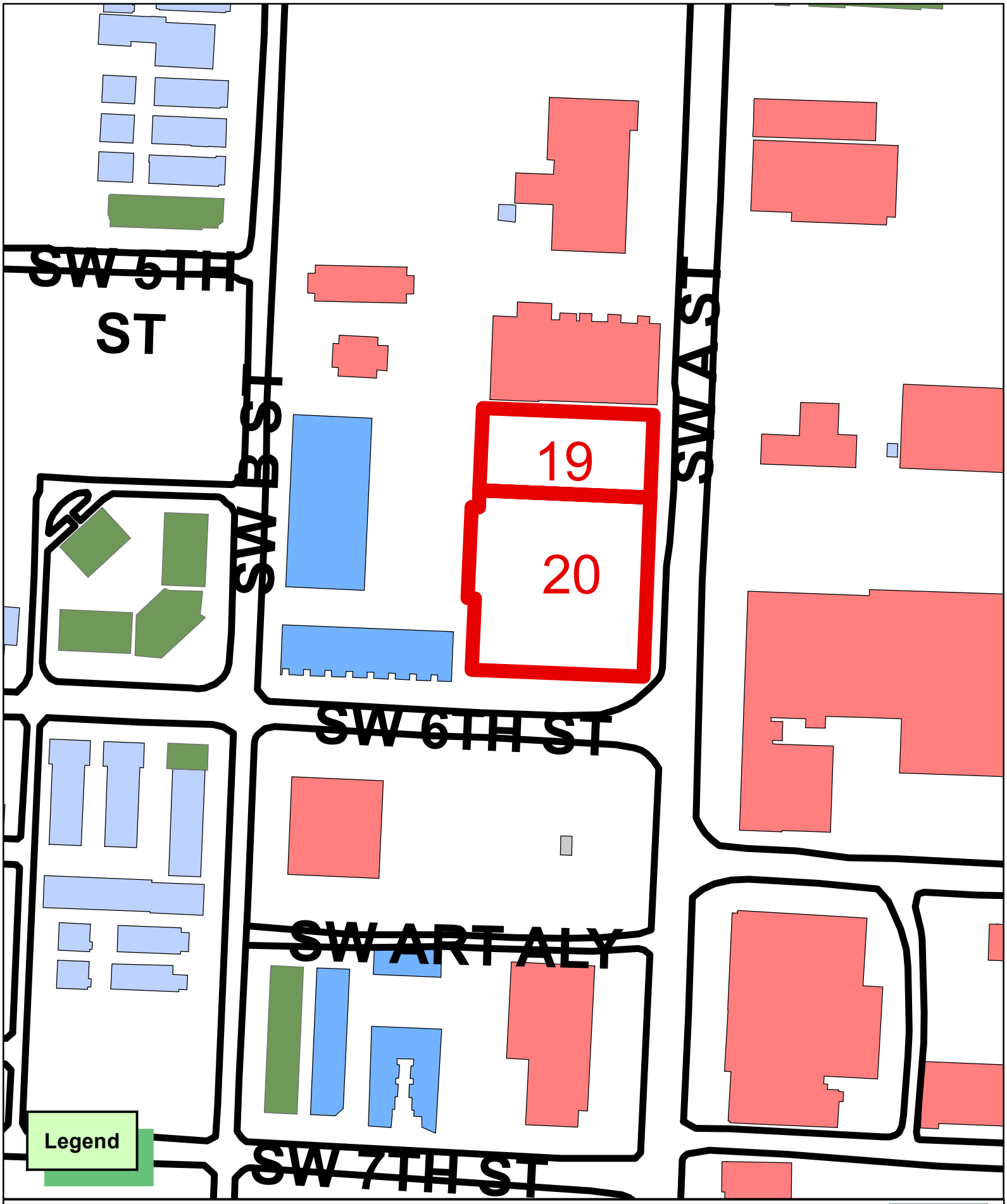
Analysis and Recommendation
The proposed property line adjustment does not meet the minimum requirements of City code due to the requested waiver.

If the Planning Commission approves the requested waivers, staff recommends approval of the property line adjustment. If the commission denies the requested waivers, staff recommends the applicant table their property line adjustment until the proposal is brought into compliance with City Code.

Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



N
W E
S

1 inch = 100 feet

PLA22-002709/20/22
PROPERTY LINE ADJUSTMENT
LOTS 4, 5, 8, 9 & 12 OF BLOCK 1 CREATING LOTS 19-20
DUNN & DAVIS ADDITION

THE CITY OF BENTONVILLE

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF THE SOUTH 20' OF LOT 4, AND LOTS 5, 8, 9, & 12, AND THE VACATED EAST HALF OFAN ALLEY LYING TO THE WEST OF LOT 8 AND THE NORTH ONE-HALF OF LOT 9, AND ALSO THAT PORTION OF A VACATED 12' ALLEY LYING PARALLEL AND ADJACENT TO THE SOUTH LINE OF LOT 5 AND PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 8 IN BLOCK 1 OF THE DUNN & DAVIS ADDITION; CREATING NEW LOTS 19 AND 20 OF DUNN AND DAVIS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA22-0027)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of THE SOUTH 20' OF LOT 4, AND LOTS 5, 8, 9, & 12, AND THE VACATED EAST HALF OF AN ALLEY LYING TO THE WEST OF LOT 8 AND THE NORTH ONE-HALF OF LOT 9, AND ALSO THAT PORTION OF A VACATED 12' ALLEY LYING PARALLEL AND ADJACENT TO THE SOUTH LINE OF LOT 5 AND PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 8 IN BLOCK 1 OF THE DUNN & DAVIS ADDITION, creating new LOTS 19 AND 20 OF DUNN AND DAVIS ADDITION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 20, 2022;

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

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

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

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

Section 1: That the property line adjustment of THE SOUTH 20' OF LOT 4, AND LOTS 5, 8, 9, & 12, AND THE VACATED EAST HALF OF AN ALLEY LYING TO THE WEST OF LOT 8 AND THE NORTH ONE-HALF OF LOT 9, AND ALSO THAT PORTION OF A VACATED 12' ALLEY LYING PARALLEL AND ADJACENT TO THE SOUTH LINE OF LOT 5 AND PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 8 IN BLOCK 1 OF THE DUNN & DAVIS ADDITION, creating new LOTS 19 AND 20 OF DUNN AND DAVIS ADDITION TO the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

PROPERTY LINE ADJUSTMENT OF THE SOUTH 20' OF LOT 4, AND LOTS 5, 8, 9, & 12, AND THE VACATED EAST HALF OF AN ALLEY LYING TO THE WEST OF LOT 8 AND THE NORTH ONE-HALF OF LOT 9, AND ALSO THAT PORTION OF A VACATED 12' ALLEY LYING PARALLEL AND ADJACENT TO THE SOUTH LINE OF LOT 5 AND PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 8 IN BLOCK 1 OF THE DUNN & DAVIS ADDITION CREATING NEW LOTS 19 & 20

RECORDING NUMBER/DATE

ADJACENT LAND OWNERS

1) SOOS, ROBERT CRAIG JR
PO BOX 1337
BENTONVILLE AR 72712-1337
PARCEL #01-02411-000
ZONED: D-C
2) CITY OF BENTONVILLE
c/o PHILLIPS, WENDY
1000 SW 14TH ST
BENTONVILLE AR 72712
PARCEL #01-02452-015
ZONED: N/A
3) DEPOT 16 PROPERTY INVESTORS LLC ET AL
331 SOQUEL AVE STE 100
SANTA CRUZ, CA 95062
PARCEL #01-02405-001
ZONED: D-C
4) BVILLE A STREET LLC
PO BOX 8686
FAYETTEVILLE AR 72703
PARCEL #01-02404-000
ZONED: D-C
5) MAIN CO-OP PROPERTY LLC
PO BOX 425
BENTONVILLE, AR 72712
PARCEL #01-04229-000
ZONED: D-C
6) LAW, TERRY L & JO ANN TRUSTEES
2717 W LILAC ST
ROGERS AR 72758
PARCEL #01-04232-000
ZONED: D-C
7) DEAN, JAMES W TRUSTEE
216 SW E ST
BENTONVILLE AR 72712-5717
PARCEL #01-02432-000
ZONED: D-C

FIELD WORK:
APRIL 28, 2022
MAY 6, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) FINAL PLAT OF DUNN & DAVIS ADDITION FILED IN BOOK B AT PAGE 117

2) PLAT OF SURVEY FILED IN BOOK X AT PAGE 269

3) PLAT OF SURVEY DATED NOVEMBER 15, 2021, PREPARED BY MCCLELLAND CONSULTING ENGINEERS, PROJECT #212724

4) PLAT OF SURVEY DATED JULY 12, 2021, PREPARED BY PAYA INC. FOR BVILLE A STREET, LLC, PROJECT #21042_TOPO

5) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 68885

6) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 346

7) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 78

8) PLAT OF SURVEY DATED JANUARY 6, 2004, PREPARED BY BLEW LAND SURVEYING FOR DONNA CURBY, PROJECT #03-414

9) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 11262

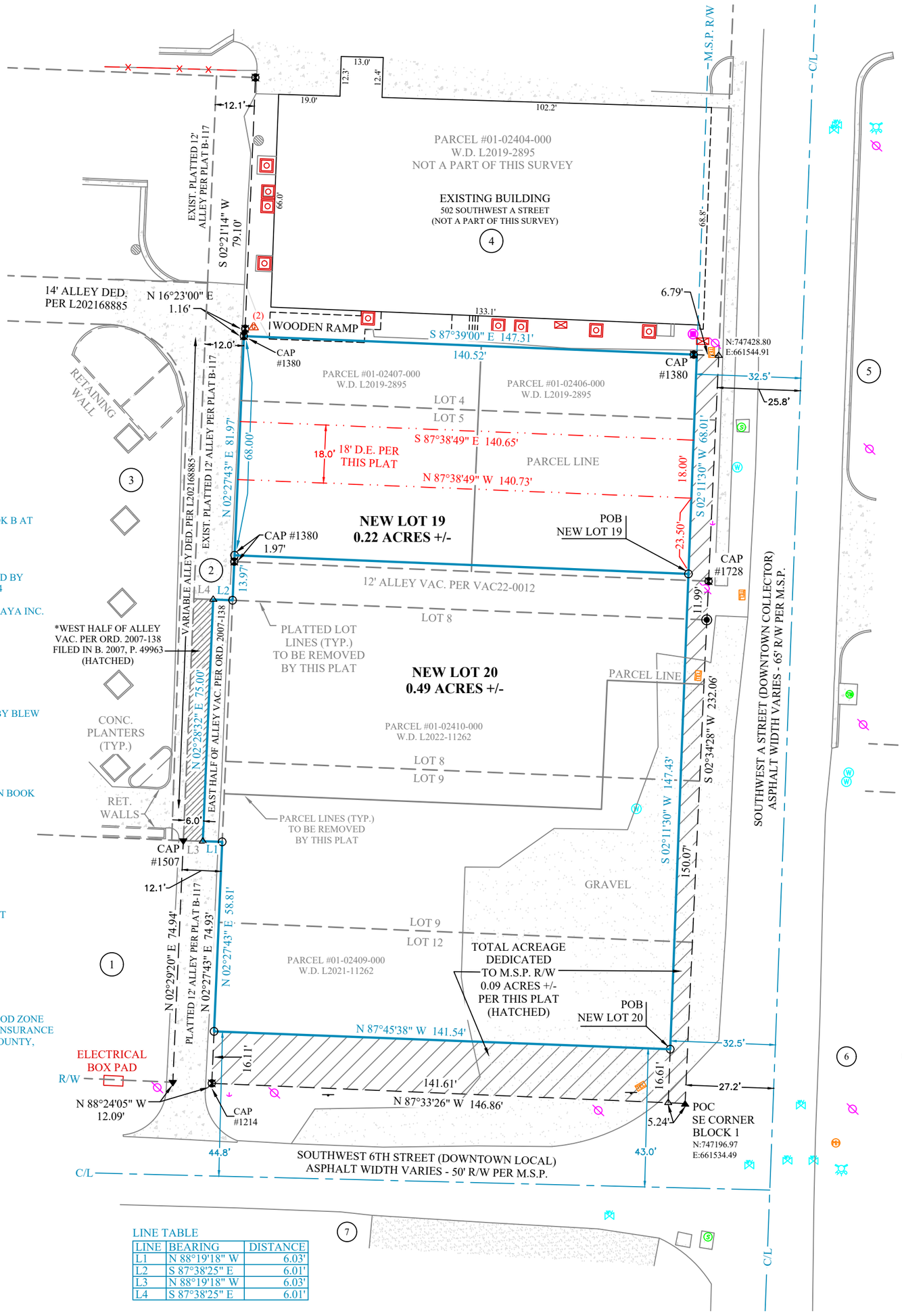
10) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 2895

11) CITY OF BENTONVILLE ORDINANCE #2007-138, FILED IN BOOK 2007 AT PAGE 49963

PROPERTY ZONED:
D-C (DOWNTOWN CORE)

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

FLOOD 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)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°19'18" W	6.03'
L2	S 87°38'25" E	6.01'
L3	N 88°19'18" W	6.03'
L4	S 87°38'25" E	6.01'

PROPOSED USE:
COMMERCIAL

ATLAS PAGE:
403A

PROPERTY OWNER (ALL SURVEYED PARCELS):
BVILLE A STREET LLC
100 W CENTER ST STE 200
FAYETTEVILLE AR 72701

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

OWNER'S CERTIFICATION:
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 : _____

BVILLE A STREET LLC
100 W CENTER ST STE 200
FAYETTEVILLE AR 72701

SOURCE OF TITLE: WARRANTY DEED B. L2019, P. 2895

WARRANTY DEED B. L2022, P. 11262

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

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, 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. 1642 - STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #1335
ARKANSAS ENGINEER

0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
DRAFT

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



VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT # PLA 22-0027

OVERALL SURVEY DESCRIPTION:
THE SOUTH 20' OF LOT 4 AND ALL OF LOTS 5, 8, 9, & 12, AND THAT PORTION OF AN ALLEY, FROM THE CENTERLINE EASTWARD, LYING TO THE WEST OF LOT 8 AND THE NORTH ONE-HALF OF LOT 9, AND ALSO THAT PORTION OF A 12' ALLEY LYING PARALLEL AND ADJACENT TO THE SOUTH LINE OF LOT 5 AND PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 8, ALL BEING LOCATED IN BLOCK 1 OF THE DUNN & DAVIS ADDITION AS PER THE FINAL PLAT THEREOF FILED IN BOOK B AT PAGE 117 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 19 DESCRIPTION:
A PART OF LOTS 4 & 5, ALL BEING LOCATED IN BLOCK 1 OF THE DUNN & DAVIS ADDITION AS PER THE FINAL PLAT THEREOF FILED IN BOOK B AT PAGE 117 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST A STREET WHICH IS N87°33'26"W 5.24' AND N02°11'30"E 164.04' FROM AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SAID BLOCK 1 AND RUNNING THENCE N87°38'49"W 140.84', THENCE N02°27'43"E 68.00' TO AN EXISTING REBAR, THENCE S87°39'00"E 140.52' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°11'30"W 68.01' TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 20 DESCRIPTION:
A PART OF LOTS 5, 8, 9, & 12, AND THAT PORTION OF AN ALLEY, FROM THE CENTERLINE EASTWARD, LYING TO THE WEST OF LOT 8 AND THE NORTH ONE-HALF OF LOT 9, AND ALSO THAT PORTION OF A 12' ALLEY LYING PARALLEL AND ADJACENT TO THE SOUTH LINE OF LOT 5 AND PARALLEL AND ADJACENT TO THE NORTH LINE OF LOT 8, ALL BEING LOCATED IN BLOCK 1 OF THE DUNN & DAVIS ADDITION AS PER THE FINAL PLAT THEREOF FILED IN BOOK B AT PAGE 117 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 6TH STREET WHICH IS N87°33'26"W 5.24' AND N02°11'30"E 16.61' FROM AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SAID BLOCK 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N87°45'38"W 141.54', THENCE LEAVING SAID RIGHT-OF-WAY N02°27'43"E 58.81', THENCE N88°19'18"W 6.03', THENCE N02°28'32"E 75.00', THENCE S87°38'25"E 6.01', THENCE N02°27'43"E 13.97', THENCE S87°38'49"E 140.84' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°11'30"W 147.43' TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, THE BENTONVILLE GIS MAP, AND GROUND MARKINGS BY ARKANSAS ONE-CALL. 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.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

DRAWING #22-126 COMBO

FOR USE AND BENEFIT OF:
EDG

ADDRESS:
510 SOUTHWEST A STREET
BENTONVILLE, ARKANSAS

DATE: 08/29/22 | SCALE: 1"=30'

LOCATION:
PART OF LOT 4, ALL OF LOTS 5, 8, 9, & 12, BLOCK 1
DUNN & DAVIS ADDITION

SURVEYED: RW | DRAFTED: MR, AH, JCR
REVIEWED: DT
COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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 hereon 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.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- SET / FOUND P/K NAIL
- FOUND RAILROAD SPIKE
- COMPUTED POINT
- POWER POLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- ELECTRICAL BOX
- ADJ. LAND OWNER
- GRATED INLET
- TELEPHONE VAULT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- TELECOM. MANHOLE
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- BOUNDARY LINE (MEASURED)
- LOT LINE
- PARCEL LINE
- TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- DRAINAGE EASEMENT

REVISION DATE:	REVISION MADE:
8-24-22	REVISED PER 1ST SUBMITTAL COMMENTS

Oak One

504 SW B Street

PC Date: 9/20/2022

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0046
Applicant / Current Owner	HOMEX International, LLC
Site Area	SW Corner of 5th and B Streets
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Townhomes

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 504 SW B Street, at the Southwest corner of the intersection of SW 5th and SW B Streets. It is currently zoned D-E, Downtown Edge with a Future Land Use Classification of Downtown Commercial. This property presently vacant, with two single-family structures recently demolished.

Project Details

This project is a large-scale development that consists of 15 townhouses, the east structure having 7 units and the west structure having 8. The proposed structures will be approximately 30 feet tall, with the two northern-most units of the east structure having an additional story to a height of approximately 40 feet. The total square footage of the proposal is 31,929. 10 units will have two-car garages, rear loaded through a shared internal access drive. The remaining 5 units will have one-car garages, identically situated. The internal shared drive is proposed to have accesss off of both SW 5th and SW B Streets.

The proposal provides sidewalk and landscaping as required per the Downtown Zoning Districts Landscaping requirements of the Land Development Code. Brick is the primary material along the street-side and outward-facing facades of the buildings, along with glass in the windows of the units. Internally, the developer is showing to use EIFS/stucco on the faces of the buildings above the ground floor, with brick being used on that floor.

Projected Traffic Impact

While the proposed development will constitute an increase from 2 single-family homes to 15 townhouses, the traffic impact will likely be low. The site proposes the use of internal drives and public alleys for access which should disperse some of the impact of additional trips.

Waivers

Two waivers are requested:

- A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.
- A second waiver from Section 1100.21(e) – Building Material: No single primary material shall constitute less than 25% of wall area.

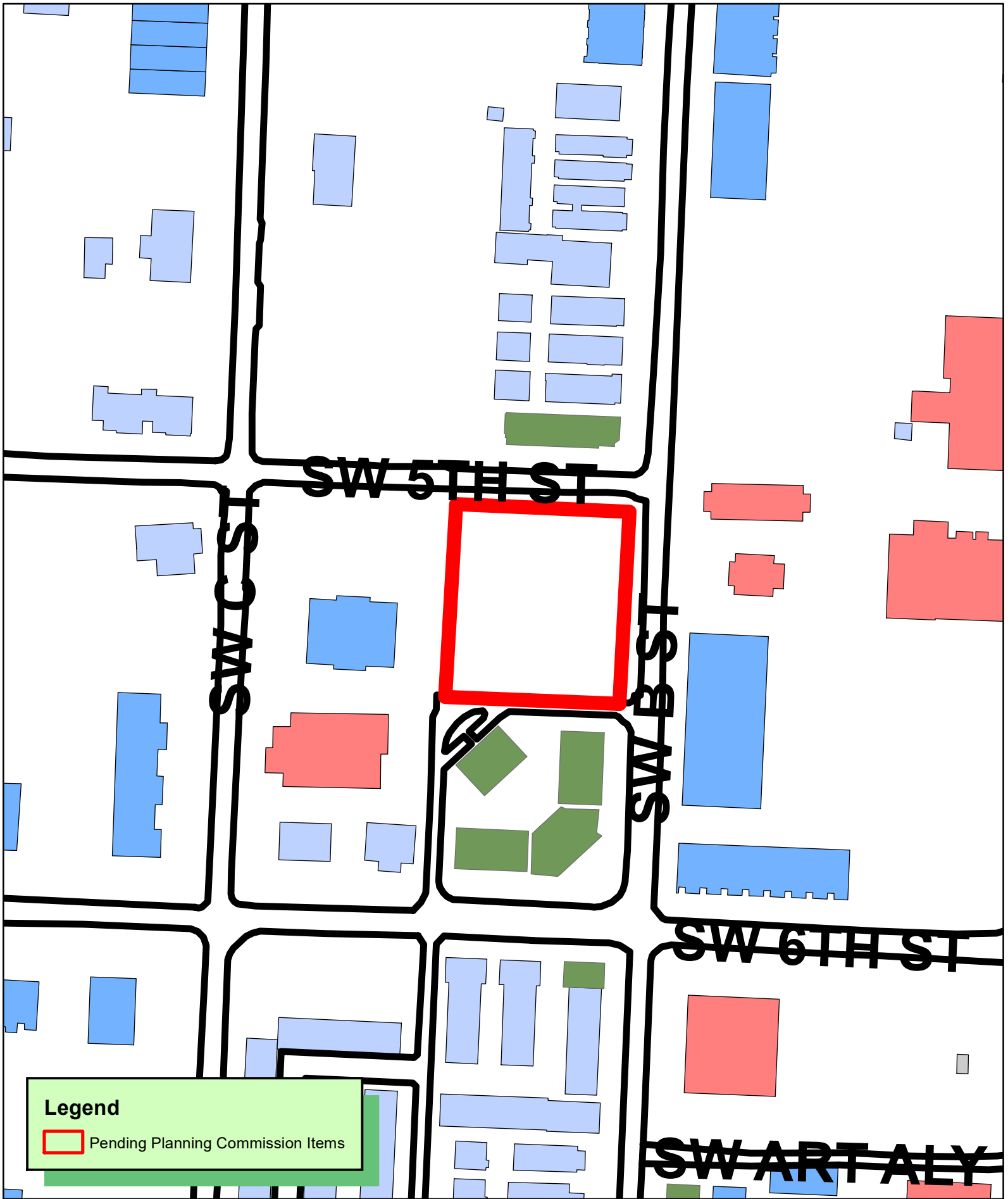
Conclusion

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

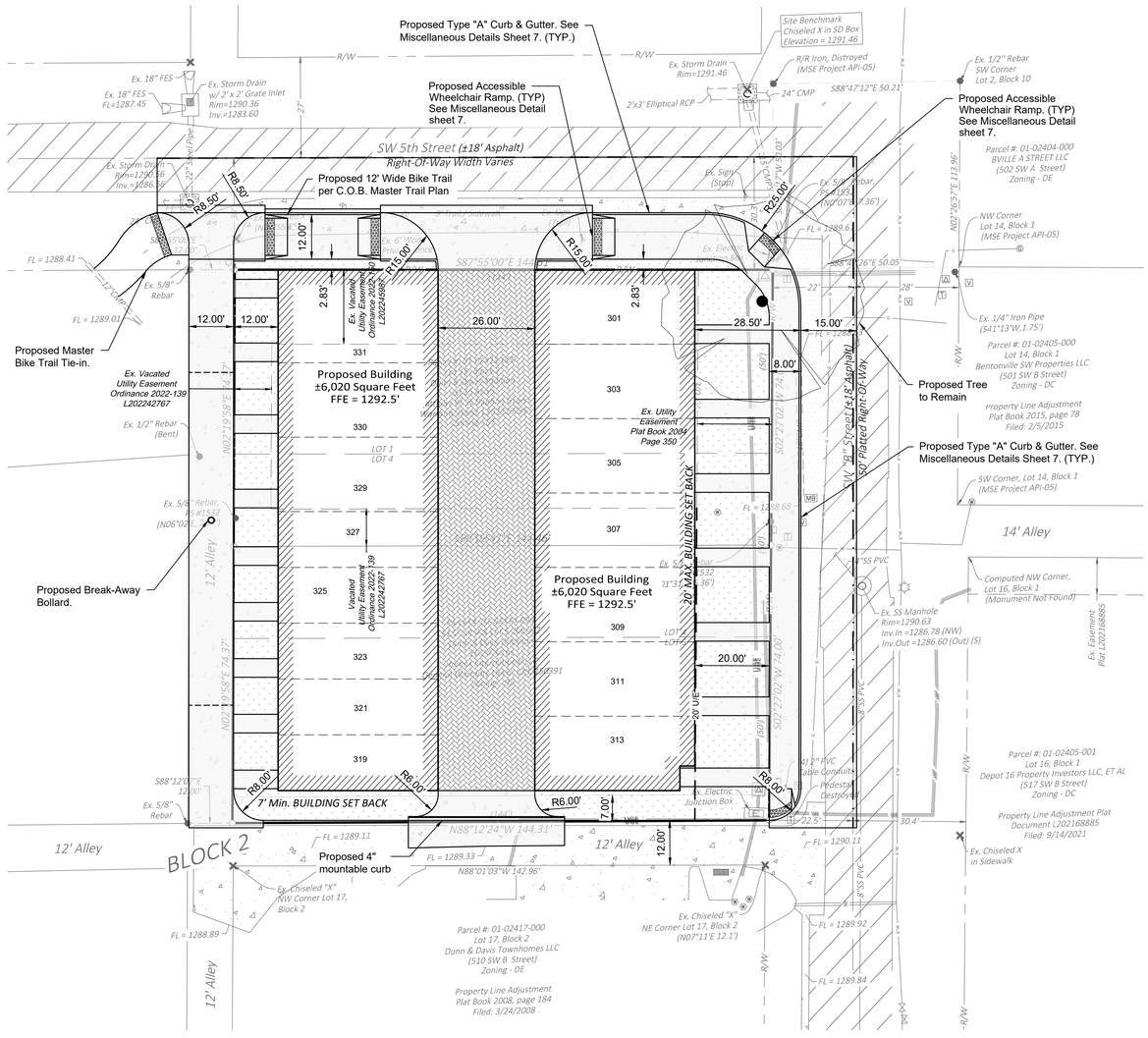
The proposal does satisfy the goal of the Bentonville Community Plan to intensify residential development patterns in the downtown area.

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.



LSD22-0046 9/20/22
LARGE SCALE DEVELOPMENT
OAK ONE TOWNHOMES



SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURBS SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
8. THERE IS NO PROPOSED MONUMENT SIGN AT THIS TIME. SIGNAGE WILL REQUIRE SEPARATE SIGN PERMIT.
9. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE DEVELOPMENT REGULATIONS.
10. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
11. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY OF BENTONVILLE RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF BENTONVILLE DETAILS AND SPECIFICATIONS.
12. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY OF BENTONVILLE REQUIREMENTS.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
15. NO PROPOSED FENCING. SEPARATE PERMIT WILL BE REQUIRED.
16. THE LOT SIZE FOR THIS PROJECT IS APPROX. 0.49 Ac. THE PROPOSED LOT COVERAGE IS APPROX. 0.36 Ac.

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

N

0 10' 20' 40'

GRAPHIC SCALE: 1"=20'

Zoning - C-2
Minimum Building Setbacks

Front		Side		Rear			
				Adjacent to non-residential		Adjacent to residential	
Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
-	20'	7'	-	7'	-	12'	-

LEGEND

- Proposed Building
- Proposed Type "A" Curb & Gutter
- Proposed Conc. Sidewalk
- Proposed Accessible Wheelchair Ramp
- Proposed Truncated Dome Mat
- Proposed Asphalt
- Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Underground Electric (UGE)
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Electric Transformer

Revision	By	Date

MORRISON-SHIPLEY | HALFF

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

FOR REVIEW

Drawn By:	Vertical Scale:
CRH	–
Approved By:	**Horizontal Scale:**
PRF	1
Date:	**Plotting Scale:**
07.15.2022	1"=20'
Project No.:	**Drawing Name:**
BFS-01	Plan Set

OAK ONE

504 SW B Street

Bentonville, Benton County, Arkansas

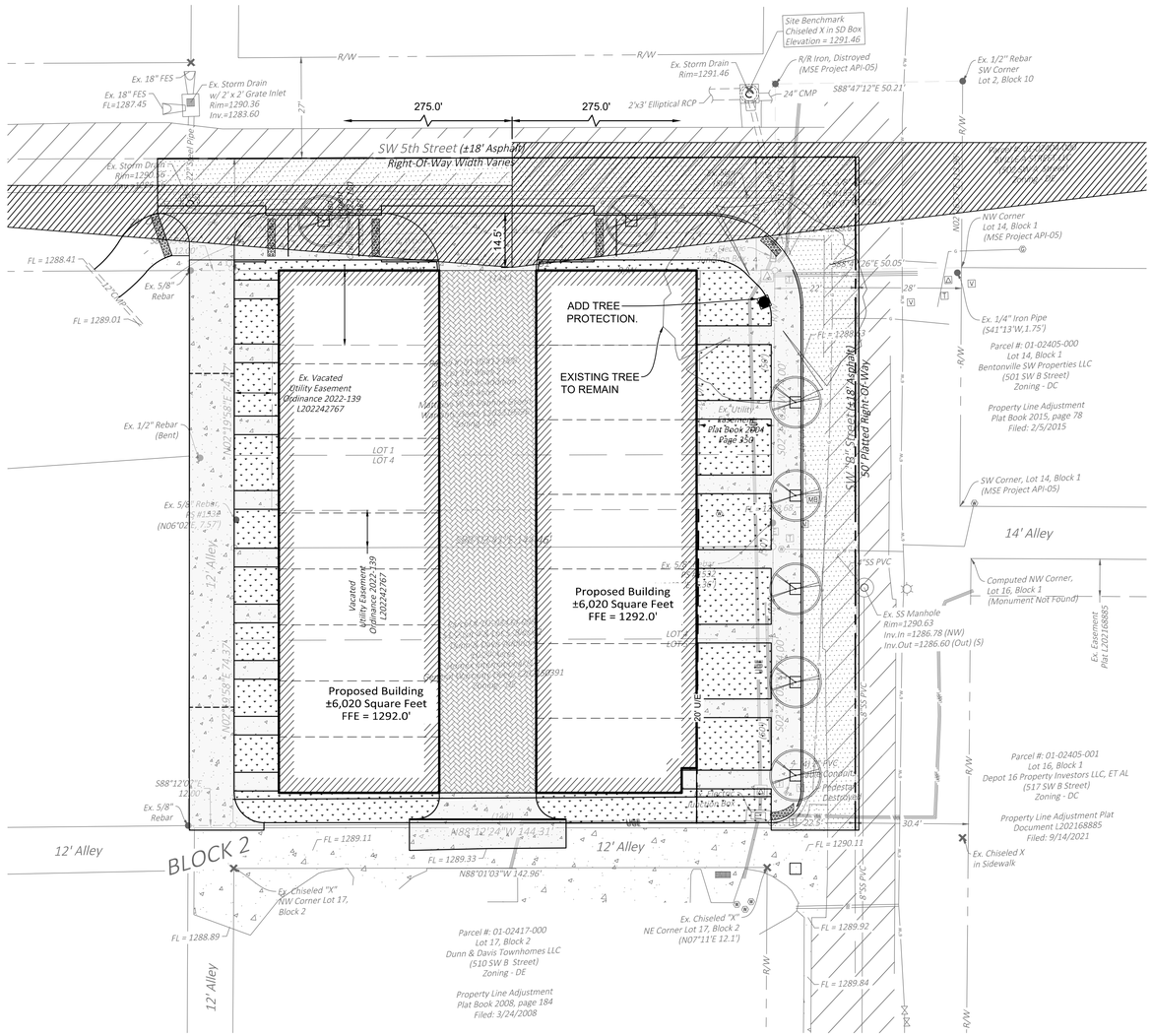
SITE DIMENSION PLAN

CITY PROJECT #LSD 22-0046

Preliminary Drawings - 08.29.2022

Sheet No.: 3 of 9

Drawing Name: W:\BTV\Plans\BFS-01 SunGroup Townhomes\DRAFTING\SHEETS\BFS-01 Sheets 1.dwg Last Modified: Aug 29, 2022 - 9:46am Plotted on: Aug 29, 2022 - 9:46am by dr2922



LEGEND

- Proposed Building
- Proposed Type "A" Curb & Gutter
- Proposed Conc. Sidewalk
- Proposed Accessible Wheelchair Ramp
- Proposed Truncated Dome Mat
- Proposed Asphalt
- Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- Sight Triangle (No Structures Between 30" and 60" in Height within shaded area)
- Proposed Bermuda Sod
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Underground Electric
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Electric Transformer

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

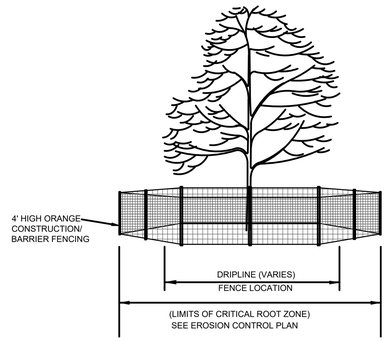
Landscape Requirements:

SW B Street 160 LF / 25 = 5 Required Street Trees
Provided: 6
SW 5th Street 75 LF/25 = 2 Required Street Trees
Provided: 3

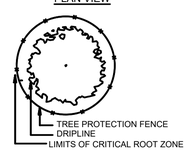
N

0 10' 20' 40'

GRAPHIC SCALE: 1"=20'



PLAN VIEW



TREE PROTECTION

N.T.S.

Notes For Tree And Natural Area Protection:

1. All Trees And Natural Areas Shown To Be Preserved On This Plan Shall Be Protected During Construction With Temporary 4' High Orange Construction/ Barrier Fencing.
2. Protective Fences Shall Be Installed According To Common Standards For Tree Protection.
3. Protective Fences Shall Be Installed Prior To The Start Of Any Site Preparation Work (clearing, Grubbing, Or Grading) And Shall Be Maintained Throughout All Phases Of The Construction Project.
4. Erosion And Sedimentation Control Barriers Shall Be Installed Or Maintained In A Manner Which Does Not Result In Soil Build–up Within Tree Driplines.
5. Protective Fences Shall Surround The Trees Or Group Of Trees, And Will Be Located At The Dripline. For Natural Areas, Protective Fences Shall Follow The Limit Of Construction Line In Order To Prevent The Following:
   A. Soil Compaction In The Root Zone Area Resulting From Vehicular Traffic Or Storage Of Equipment Or Materials;
   B. Root Zone Disturbances Due To Grade Changes (Greater Than 6 Inches Of Cut Or Fill) Or Trenching;
   C. Wounds To Exposed Roots, Trunks, Or Limbs By Mechanical Equipment;
   D. Other Activities Detrimental To Trees Such As Chemical Storage, Concrete Truck Cleaning, And Fires.
6. Exceptions To Installing Fences At Tree Driplines May Be Permitted In The Following Cases:
   A. Where There Is To Be An Approved Grade Change, Permeable Paving Surface, Tree Well, Or Other Such Site Development.
   B. Where Permeable Paving Is To Be Installed Within A Tree's Dripline, Erect The Fence At The Outer Limits Of The Permeable Paving Area (prior To Site Grading So That This Area Is Graded Separately Prior To Paving Installation To Minimize Root Damage)
   C. Where Trees Are Close To Proposed Buildings, Erect The Fence To Allow 6 To 10 Feet Of Work Space Between The Fence And The Building.
   D. Where There Are Severe Space Constraints Due To Tract Size, Or Other Special Requirements.
7. Where Any Of The Above Exceptions Result In A Fence Being Closer Than 4 Feet To A Tree Trunk, Protect The Trunk With Strapped On Planing To A Height Of 8 Feet (or Limits Of Lower Branching) In Addition To The Reduced Fencing Provided.
8. Trees Approved For Removal Shall Be Removed In A Manner Which Does Not Impact Trees To Be Preserved.
9. Any Trenching Required For The Installation Of Utilities Shall Be Placed As Far From Existing Tree Trunks As Possible.
10. No Landscape Topsoil Dressing Greater Than 4 Inches Shall Be Permitted Within The Driplines Of Trees. No Soil Is Permitted On The Root Flare Of Any Tree.
11. Pruning To Provide Clearance For Structures, Vehicular Traffic, And Equipment Shall Take Place Before Construction Begins.
12. Deviations From The Above Notes May Be Considered Ordinance Violations If There Is Substantial Non–compliance Or If A Tree Sustains Damage As A Result.
13. All Pruning Shall Be In Accordance With Certified Arborist Standards And ANSI 300 Pruning Standards.

PLANT SCHEDULE

SYMBOL	COMMON NAME	Botanical Name	Size	Spacing	Quantity
STREET TREE					
	FRUITLESS SWEETGUM	Liquidambar styraciflua 'Rotundiloba'	2-1/2" Cal. B&B	As Shown	7

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-Call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
9. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
10. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
11. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
12. Contractor Shall Replace All Dead, Diseased, And Damaged Trees On Site. Coordinate with The Landscape Architect.
13. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
14. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)
15. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)
16. 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. (Sec. 1400.6.A-8 & 1400.8.G-7)
17. Where Potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.
18. All Trees Planted In The Public Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 96" Or Higher From Final Grade At Time Of Planting.
19. There Can Be Nothing From 36"-96" In Height Within Sight Triangles Shaded Area. (Section 1100.01 (f) Subdivision Code)

Seeding And Sodding Note:

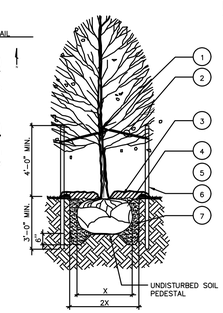
All Disturbed Areas Under A 10% Slope Shall Be Topsoiled To A Minimum Depth Of 4" Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain the Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Be Covered With Erosion Control Fabric Edges.

GUYING DETAIL

2" OR LESS CALIPER

MORE THAN 2" CALIPER



LD 01 TREE PLANTING DETAIL

N.T.S.

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1–1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL–TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH.
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

Revision	By	Date

MORRISON-SHIPLEY | HALFF

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

FOR REVIEW

Drawn By:	Vertical Scale:
CRH	–
Approved By:	**Horizontal Scale:**
PRF	1
Date:	**Plotting Scale:**
07.15.2022	1"=20'
Project No.:	**Drawing Name:**
BFS–01	Plan Set

OAK ONE

504 SW B Street

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

CITY PROJECT #LSD 22-0046

Preliminary Drawings – 08.29.2022

Sheet No.: 9 of 9

Drawing Name: W:\BFV\Drive\BFS-01 SunGroup Townhomes\SHEETS\BFS-01 Sheets 4.dwg Last Modified: Aug 28, 2022 – 12:18pm Plotted on: Aug 29, 2022 – 10:06am by ah2922

August 29, 2022

Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: Site Waiver Request
Oak one (LSD22-0046)

Dear Planning Commission,

On behalf of HomeX International, LLC, we respectfully request a waiver of Section 1100.02.a.7 – Access Management Standards, Curb Cuts, Curb Radius.

Due to the existing infrastructure along the west side of SW B Street along the subject property frontage, we are proposing an 8’ radius for the north side of the existing alley in lieu of the 15’ radius described in above referenced section.

If you have any questions or need additional information, I can be reached at (479) 273-2209.

Sincerely,
HALFF Associates, Inc.

Patrick Foy, PE
Project Manager

b·u·f STUDIO

Material Waiver Request

To: City of Bentonville

From: BUF Studio

Date: August 29, 2022

Re: Oak One - Large Scale Development

On behalf our client for the above referenced project, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Specifically the waiver request is for (1) the use of a secondary material applied to more than 25% of an internal-facing façade and (2) for the primary material minimum 25% requirement per Article 1100.21 Large-Scale Development Design standards.

1. Facades facing the right-of-way, alleyway, or adjacent property utilize full-depth brick masonry and ample glazing (windows) as the primary materials. Headers and sills around all the glazing on the project also provide additional articulation along the façade to create a visually appealing design.
2. Facades facing the ROW to the North and South utilize full-depth brick masonry as a primary material, but the interior layout of the units does not allow for a quantity of glazing which meets the minimum 25% requirement.
3. The facades facing the internal vehicular circulation which are minimally visible from the public ROW utilize full-depth brick masonry up to the second level with Stucco above. Brick is utilized at the base for durability and at the residential drive and garages. Window header and sill articulation is consistent in the level of detail as all other public facing facades.
4. The majority of the project façade consists of full-depth brick masonry materials. This generally meets with the intent of the code to utilize products that are sustainable and durable for the longevity of the development. The overall project is 82% primary materials with 57% masonry and 25% window glazing.
5. Please see attached renderings which illustrate the application of the above referenced materials on the project.

If you have any further questions or concerns, please contact me at faustr@bufstudio.co or by phone at (479) 321-0478.

Sincerely,

BUF Studio



Ryan Faust, AIA
Partner + Managing Principal

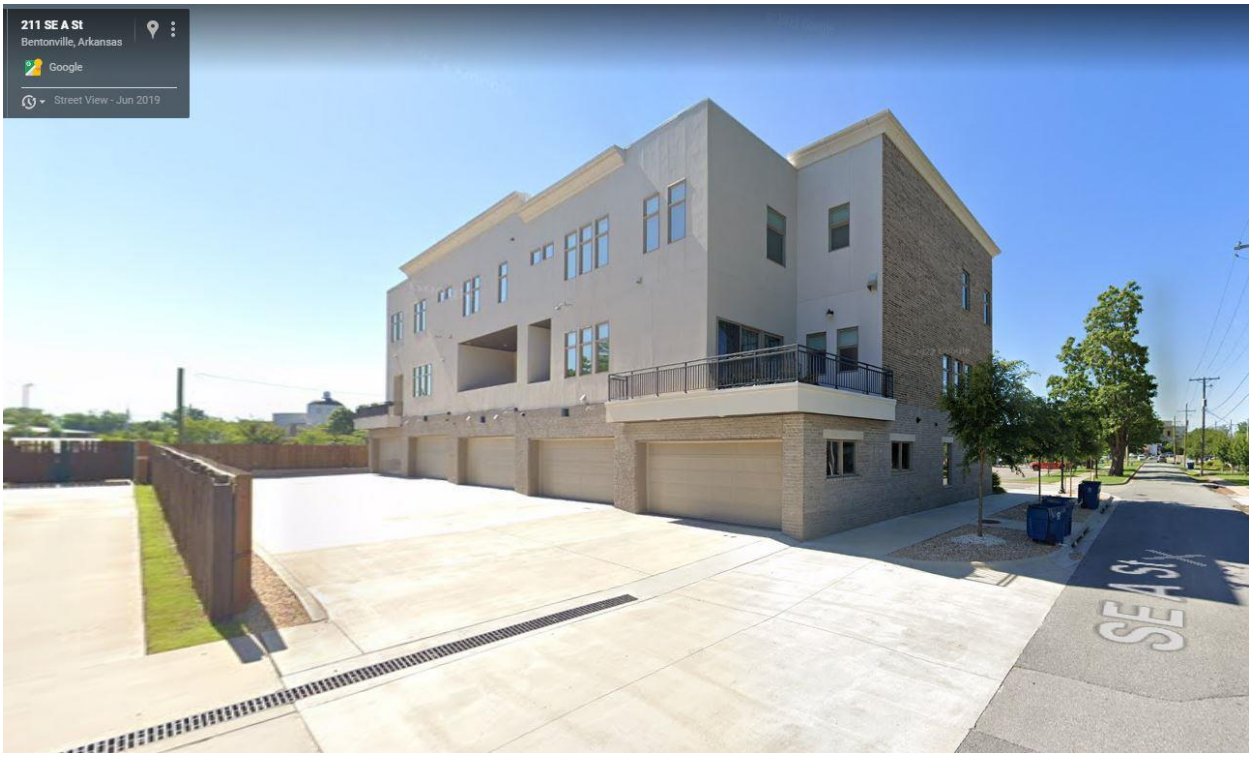
View from the corner of SW 5th street and SW B Street



View looking into the private drive of the Development from SW 5th Street



Example of brick/masonry at ground level with stucco above on private drive side from SE A Street



Example of all brick on sides from SW B Street with minimal windows



TOTAL AREA:	4,718SF	
WINDOWS/DOORS:	1,153 SF	25%
MASONRY:	3,565 SF	75%



1 A4.00 **East Elevation**
1/8" = 1'-0"

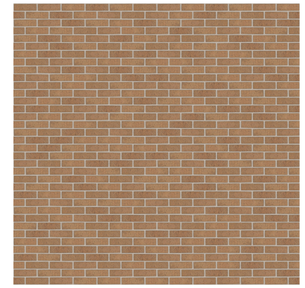
TOTAL AREA:	4,103 SF	
WINDOWS/DOORS:	1,057 SF	27%
MASONRY:	3,046 SF	73%



2 A4.00 **West Elevation**
1/8" = 1'-0"



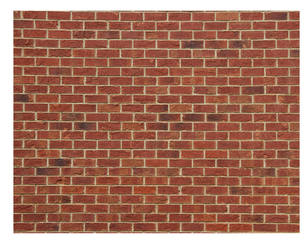
S1 - STUCCO - SW 7017 DORIAN GRAY



B1 - BRICK MASONRY - TOASTED FINE ART VELOUR



B2 - BRICK MASONRY - CHEROKEE BRICK - CASTLEBURY



B3 - BRICK MASONRY - CHEROKEE BRICK - PORTSMOUTH

b·u·f STUDIO

702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2022

CLIENT NAME
SUN GROUP TOWNHOMES

OAK ONE

SW 5TH & SW B STREET
BENTONVILLE, AR

NOT FOR CONSTRUCTION

08/29/2022

Architect Name - RYAN M FAUST
Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21086
Drawn By:	*Checked By:*
RCF	RMF

Title:
EXTERIOR ELEVATIONS

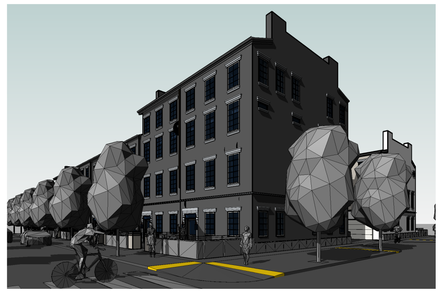
Sheet Number:
A4.00

Date: 08/29/2022

110

C:\Users\figasr\Documents\21086 Sun Group Townhouses_Bentonville_AR_figasr.rvt





3 A4.01 **SW B ST**

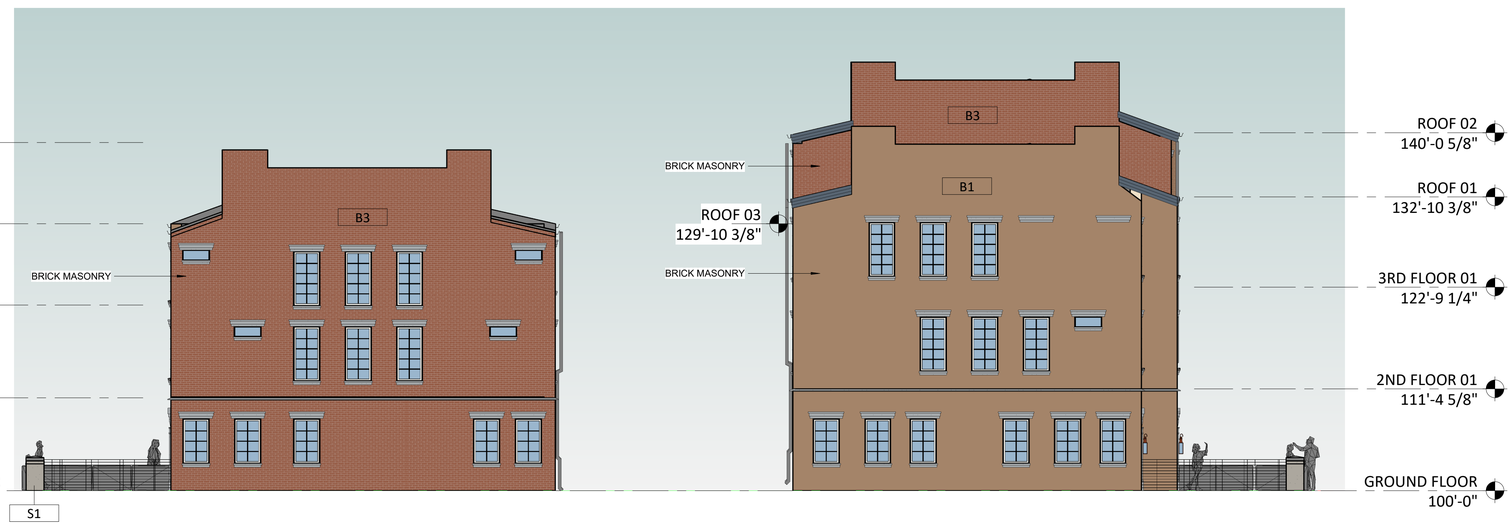
4 A4.01 **SW 5TH & SW B**

TOTAL AREA:	3,412 SF	
WINDOWS/DOORS:	338 SF	10%
MASONRY:	3,074 SF	90%



1 A4.01 **North Elevation**
1/8" = 1'-0"

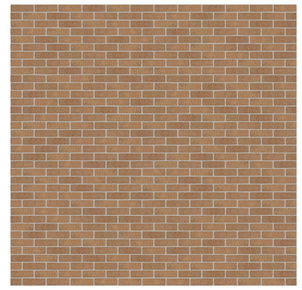
TOTAL AREA:	3,106 SF	
WINDOWS/DOORS:	416 SF	13%
MASONRY:	2,690 SF	87%



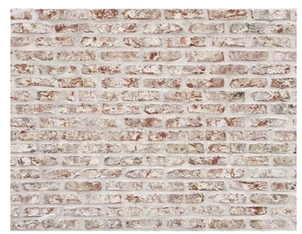
2 A4.01 **South Elevation**
1/8" = 1'-0"

SW 7017
Dorian Gray
Interior / Exterior
Location Number 244-C3

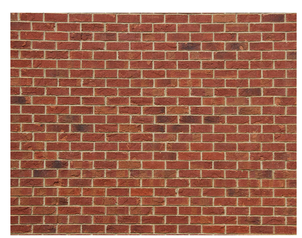
S1 - STUCCO - SW 7017 DORIAN GRAY



B1 - BRICK MASONRY - TOASTED FINE ART VELOUR



B2 - BRICK MASONRY - CHEROKEE BRICK - CASTLEBURY



B3 - BRICK MASONRY - CHEROKEE BRICK - PORTSMOUTH

b·u·f STUDIO

702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2022

CLIENT NAME
SUN GROUP TOWNHOMES

OAK ONE

SW 5TH & SW B STREET
BENTONVILLE, AR

NOT FOR CONSTRUCTION

08/29/2022

Architect Name - RYAN M FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 21086
Drawn By: RCF	*Checked By:* RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.01

Date: 08/29/2022

C:\Users\fligasr\Documents\21086 Sun Group Townhouses_Bentonville_AR_fligasr.rvt

TOTAL AREA:	4,718 SF	
WINDOWS/DOORS:	1,360 SF	28%
STUCCO:	2,600 SF	55%
MASONRY:	785 SF	17%



1 A4.02 **EAST BUILDING ELEVATION - FROM CENTER DRIVE**
1/8" = 1'-0"

TOTAL AREA:	4,103 SF	
WINDOWS/DOORS:	1,105 SF	27%
EIFS:	2,177 SF	53%
MASONRY:	821 SF	20%

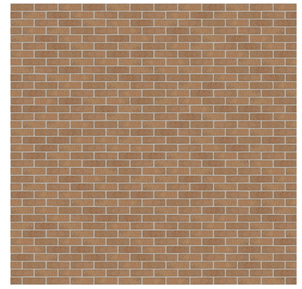


2 A4.02 **WEST BUILDING ELEVATION - FROM CENTER DRIVE**
1/8" = 1'-0"



SW 7017
Dorian Gray
Interior / Exterior
Location Number: 244-C3

S1 - STUCCO - SW 7017 DORIAN GRAY



B1 - BRICK MASONRY - TOASTED FINE ART VELOUR



B2 - BRICK MASONRY - CHEROKEE BRICK - CASTLEBURY



B3 - BRICK MASONRY - CHEROKEE BRICK - PORTSMOUTH

b·u·f STUDIO

702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2022

CLIENT NAME
SUN GROUP TOWNHOMES

OAK ONE

SW 5TH & SW B STREET
BENTONVILLE, AR

NOT FOR CONSTRUCTION

08/29/2022

Architect Name - RYAN M FAUST
Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21086
Drawn By:	*Checked By:*
RCF	RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.02

Date: 08/29/2022

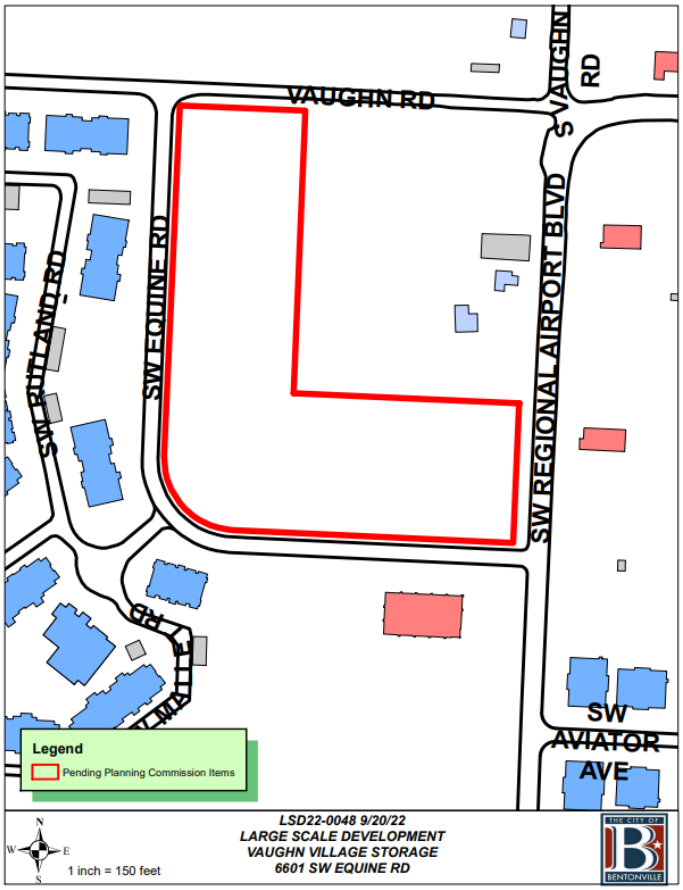
Vaughn Village Storage

6601 SW Equine Road
PC Date: 9/20/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0040
Applicant / Current Owner	Vaughn, LLC
Site Area	+/- 6.48 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Minin Warehouse/Storage

https://arcg.is/08HvK8

Location Map



Property Description
This property is currently vacant and is located at 6601 SW Equine Road. It is zoned C-2, General Commercial, with a Future Land Use Classification of General Commercial.

Project Details
A large scale development proposing the development or a mini warehouse/storage facility that will contain 10 separate buildings all totaling 120,300 square feet. The large of the buildings will be climate controlled. Seventy-nine (79) parking spaces are required, and eighty (80) spaces are 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 two separate ingress/egress point onto SW Equine Road. The primary materials on the exterior of the building include split face CMU block, architectural metal panels (24 gauge min.) and glazing.

Projected Traffic Impact
This project has the potential to impact traffic in the area.

Fee-In Lieu for Delayed Improvements Requested:
The applicant has requested fee-in lieu for the off-site road improvements for the portion of Vaughn Road that is adjacent to their project.

Sec 1200.03 Fee-In Lieu For Delayed Improvements
If the Planning Commission determines that a needed off-site improvement cannot be built until future development occurs, the developer shall pay to the city an amount determined by the Planning Commission in accordance with the standards prescribed in Section 1200.1 above to be the developer's proportionate share of the cost of said off-site improvements as of the date of final plat approval. The city shall deposit said money into an interest bearing escrow account until such time as the off-site improvement is constructed. If the off-site improvement is not constructed within five (5) years from the date of the first payment into the escrow account by a developer, the Planning Commission shall hold a public hearing, after notification to all affected property owners, to determine the disposition of all money in the escrow account. Following the public hearing, the Planning Commission may:

1. *Determine that the off-site improvement is still necessary and feasible and can be built within a reasonable time, in which case the escrow account shall be continued for a period specified by the Planning Commission; or*
2. *Determine that the off-site improvement is not necessary, or will not be feasible, or that insufficient development has occurred to render the improvement likely in the foreseeable future, in which case the Planning Commission shall either:*
    1. *Refund the money in the escrow account, with accumulated interest, to the developers who made the contributions; or*
    2. *Distribute the money in the escrow account on a pro rata basis to the property owners*

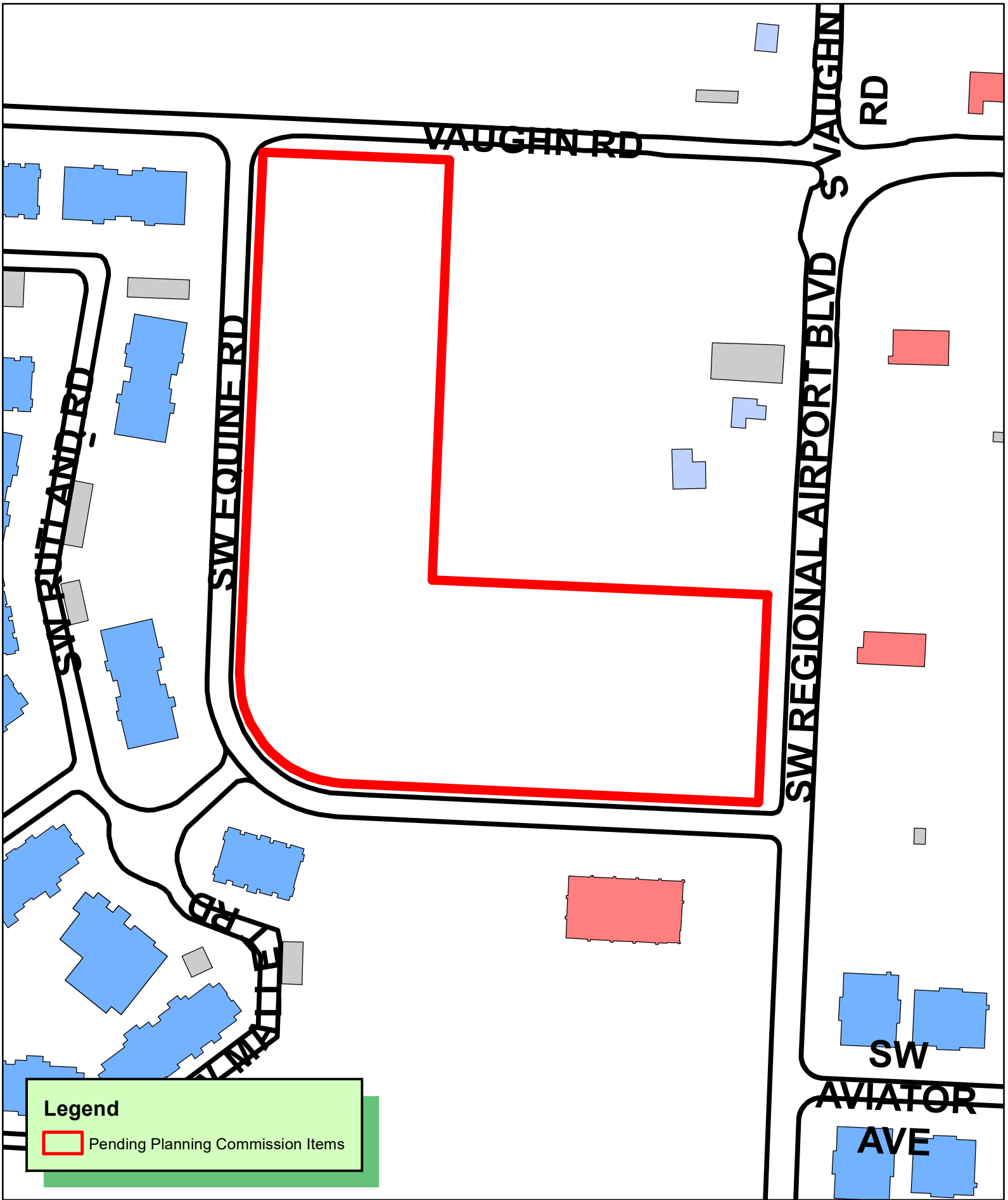
who purchased lots in the subdivision(s) and the developer(s); or

3. *With the written consent of a majority of the property owners who have purchased lots in the subdivision(s) and the developer(s), direct that money in the escrow account be utilized for a different purpose which will specifically benefit the neighborhood.*

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the requested fee-in-lieu for the improvements to Vaughn Road.

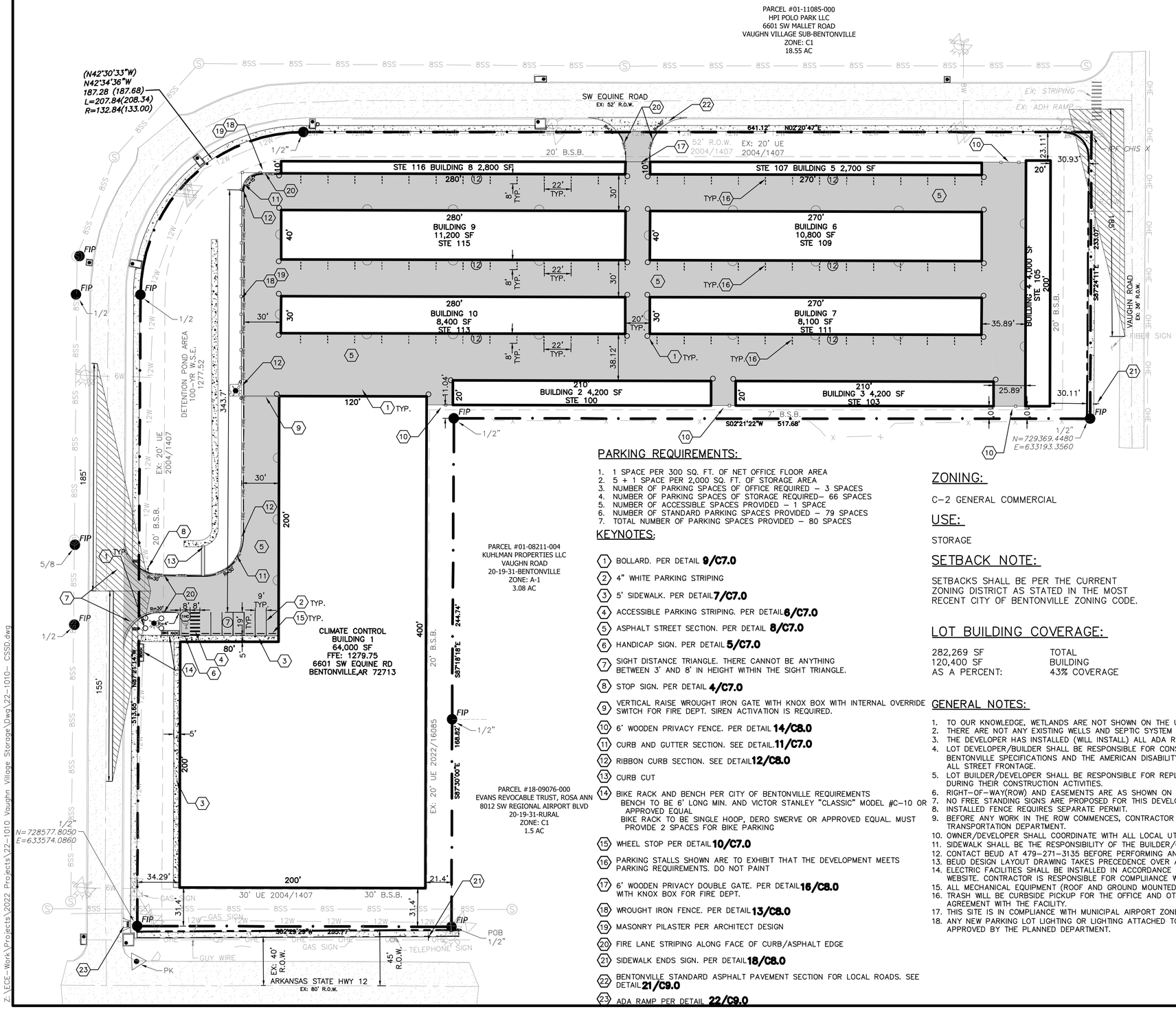
If the Planning Commission approves the requested fee-in-lieu, staff recommends approval of the large-scale development. If the commission denies the requested fee-in-lieu, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development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



N
W E
S

1 inch = 150 feet

LSD22-0048 9/20/22
LARGE SCALE DEVELOPMENT
VAUGHN VILLAGE STORAGE
6601 SW EQUINE RD



PARKING REQUIREMENTS:

1. 1 SPACE PER 300 SQ. FT. OF NET OFFICE FLOOR AREA
2. 5 + 1 SPACE PER 2,000 SQ. FT. OF STORAGE AREA
3. NUMBER OF PARKING SPACES OF OFFICE REQUIRED – 3 SPACES
4. NUMBER OF PARKING SPACES OF STORAGE REQUIRED– 66 SPACES
5. NUMBER OF ACCESSIBLE SPACES PROVIDED – 1 SPACE
6. NUMBER OF STANDARD PARKING SPACES PROVIDED – 79 SPACES
7. TOTAL NUMBER OF PARKING SPACES PROVIDED – 80 SPACES

KEYNOTES:

1. BOLLARD. PER DETAIL **9/C7.0**
2. 4" WHITE PARKING STRIPING
3. 5' SIDEWALK. PER DETAIL **7/C7.0**
4. ACCESSIBLE PARKING STRIPING. PER DETAIL **6/C7.0**
5. ASPHALT STREET SECTION. PER DETAIL **8/C7.0**
6. HANDICAP SIGN. PER DETAIL **5/C7.0**
7. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
8. STOP SIGN. PER DETAIL **4/C7.0**
9. VERTICAL RAISE WROUGHT IRON GATE WITH KNOX BOX WITH INTERNAL OVERRIDE SWITCH FOR FIRE DEPT. SIREN ACTIVATION IS REQUIRED.
10. 6' WOODEN PRIVACY FENCE. PER DETAIL **14/C8.0**
11. CURB AND GUTTER SECTION. SEE DETAIL.**11/C7.0**
12. RIBBON CURB SECTION. SEE DETAIL**12/C8.0**
13. CURB CUT
14. BIKE RACK AND BENCH PER CITY OF BENTONVILLE REQUIREMENTS
    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
15. WHEEL STOP PER DETAIL **10/C7.0**
16. PARKING STALLS SHOWN ARE TO EXHIBIT THAT THE DEVELOPMENT MEETS PARKING REQUIREMENTS. DO NOT PAINT
17. 6' WOODEN PRIVACY DOUBLE GATE. PER DETAIL **16/C8.0** WITH KNOX BOX FOR FIRE DEPT.
18. WROUGHT IRON FENCE. PER DETAIL **13/C8.0**
19. MASONRY PILASTER PER ARCHITECT DESIGN
20. FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
21. SIDEWALK ENDS SIGN. PER DETAIL **18/C8.0**
22. BENTONVILLE STANDARD ASPHALT PAVEMENT SECTION FOR LOCAL ROADS. SEE DETAIL **21/C9.0**
23. ADA RAMP PER DETAIL **22/C9.0**

PARCEL #01-08211-004
KUHLMAN PROPERTIES LLC
VAUGHN ROAD
20-19-31-BENTONVILLE
ZONE: A-1
3.08 AC

PARCEL #18-09076-000
EVANS REVOCABLE TRUST, ROSA ANN
8012 SW REGIONAL AIRPORT BLVD
20-19-31-RURAL
ZONE: C1
1.5 AC

ZONING:

C-2 GENERAL COMMERCIAL

USE:

STORAGE

SETBACK NOTE:

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

LOT BUILDING COVERAGE:

282,269 SF	TOTAL
120,400 SF	BUILDING
AS A PERCENT:	43% COVERAGE

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
3. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT(ADA), 6-FT GREENSPACE FROM BACK OF CURB AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
5. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
6. RIGHT-OF-WAY(ROW) AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
7. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
8. INSTALLED FENCE REQUIRES SEPARATE PERMIT.
9. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
11. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
14. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.
17. THIS SITE IS IN COMPLIANCE WITH MUNICIPAL AIRPORT ZONE B.
18. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNED DEPARTMENT.

CITY JOB #: LSD22-0048

Know what's below. Call before you dig.

NORTH
40' 0 40'
SCALE 1"=40'

LEGEND

- BUILDING SETBACK — B.S.B.
- FOUND IRON PIN — FIP
- PROPERTY LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING BARBWRE FENCE
- EXISTING FIRE HYDRATE
- EXISTING WATER VALVE
- PROPOSED SETBACK
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED BALLARD
- PROPOSED CHAIN LINK FENCE

ENGINEER:

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

DEVELOPER:

VAUGHN, LLC
6959 LEBANON ROAD, SUITE 212
FRISCO, TX 75034
EMAIL: HORNENT6@GMAIL.COM

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
JASON E. ISAACS
9/12/2022

Rev	Comments	Date
1	PER CITY COMMENTS	8/29/2022
2	PER CITY COMMENTS	9/12/2022

VAUGHN VILLAGE STORAGE
LARGE SCALE
SW EQUINE ROAD BENTONVILLE, AR

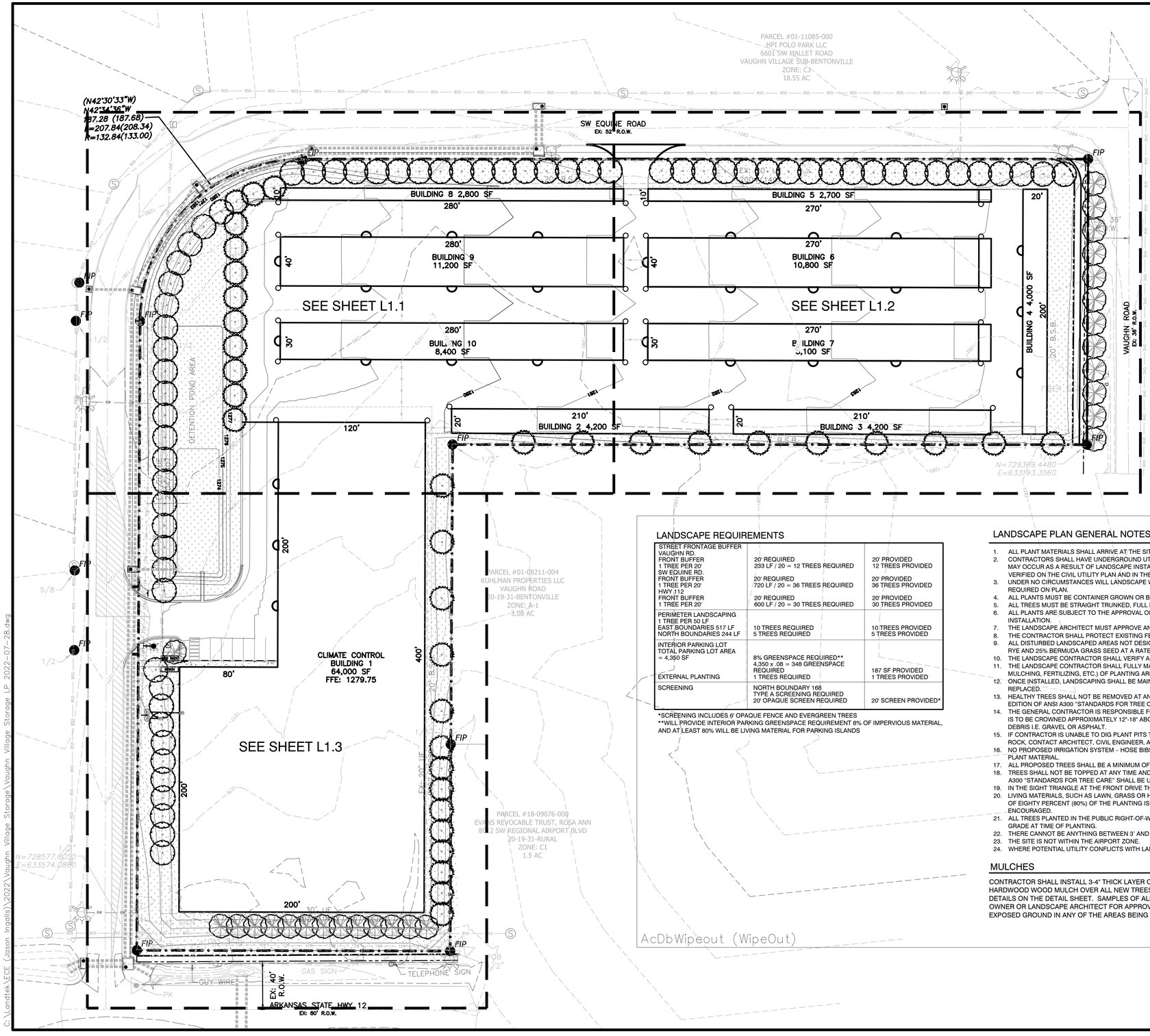
VAUGHN, LLC
6959 LEBANON ROAD SUITE 212 FRISCO, TX 75034

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 366-0060
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	1/27/2022
JOB NUMBER	22-1010
SHEET NAME	SITE PLAN
File No.	22-1010- CSSD.dwg
	C4.0

Z:\ECE - Work Projects\2022 Projects\22-1010 Vaughn Village Storage\Dwg\22-1010- CSSD.dwg



NORTH

40' 0 40'

SCALE 1"=40'

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER VAUGHN RD. FRONT BUFFER 1 TREE PER 20' SW EQUINE RD. FRONT BUFFER 1 TREE PER 20' HWY.112 FRONT BUFFER 1 TREE PER 20'	 20' REQUIRED 233 LF / 20 = 12 TREES REQUIRED 20' REQUIRED 720 LF / 20 = 36 TREES REQUIRED 20' REQUIRED 600 LF / 20 = 30 TREES REQUIRED	 20' PROVIDED 12 TREES PROVIDED 20' PROVIDED 36 TREES PROVIDED 20' PROVIDED 30 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF EAST BOUNDARIES 517 LF NORTH BOUNDARIES 244 LF	 10 TREES REQUIRED 5 TREES REQUIRED	 10 TREES PROVIDED 5 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 4,350 SF	 8% GREENSPACE REQUIRED** 4,350 x .08 = 348 GREENSPACE REQUIRED 1 TREES REQUIRED	 187 SF PROVIDED 1 TREES PROVIDED
EXTERNAL PLANTING		
SCREENING	NORTH BOUNDARY 168 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

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. 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.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. 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.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. 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.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED 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.
15. 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.
16. NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. 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.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. 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.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

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.

AcDbWipeout (WipeOut)

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

VAUGHN VILLAGE STORAGE
LARGE SCALE

SW EQUINE ROAD BENTONVILLE, AR

6959 LEBANON ROAD, SUITE 212 FRISCO, TX 75034

VAUGHN, LLC

Rev	Comments	Date

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

8/12/2022

JAMES W. INGALLS 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS

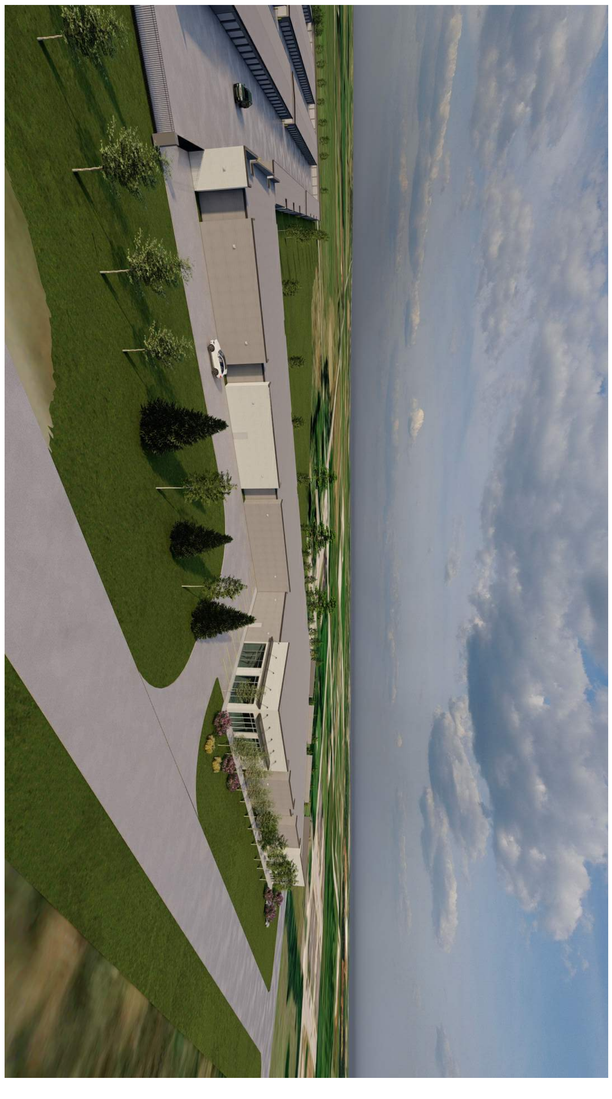
9200 SUITS LUB DR. STE. B
BATON ROUGE, LA 70714
O: (479) 394-0028
D: (479) 387-2504
F: (479) 316-3000
EMAIL: jason@ece-pllc.com

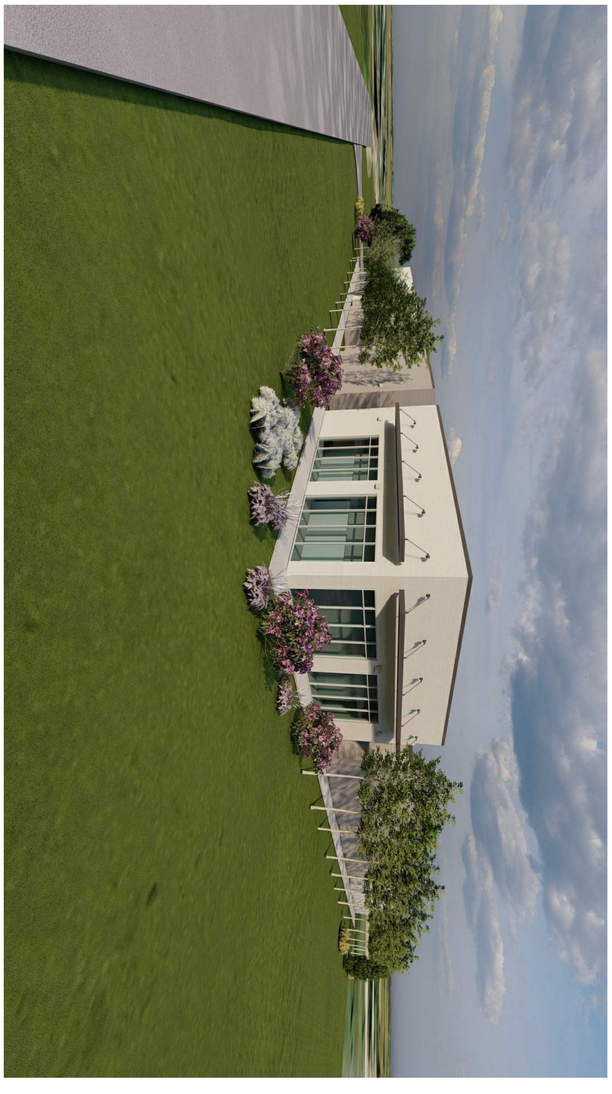
AcDbRasterImage (ISM)

DRAWN BY: JWG
CHECKED BY: JEI
DATE 8/12/22
JOB NUMBER 22-1010
SHEET NAME OVERALL LANDSCAPE PLAN
File No. Vaughn Village Storage LP 2022-07-28.dwg
L1.0









VAUGHN STORAGE

SW EQUINE ROAD

BENTONVILLE, AR

Burris Architecture

820 Tiger Blvd, Suite 4, Bentonville, Ar 72712

479-319-6045

PRELIMINARY

NOT FOR CONSTRUCTION

DATE 8.12.22

JOB NO. 2213.9

REVISIONS

A0.2

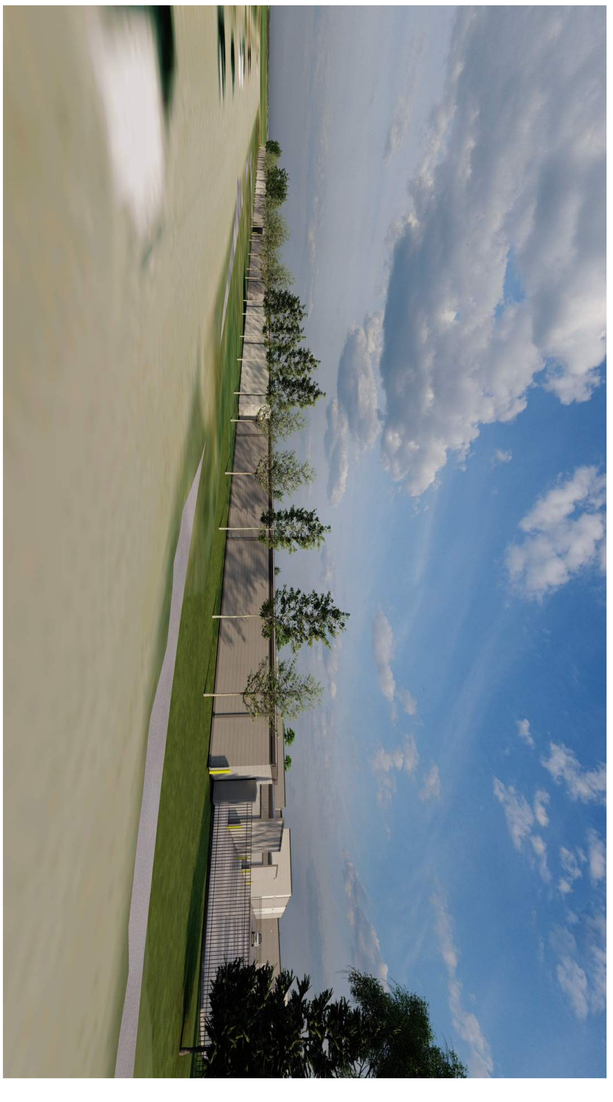
RENDERS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, SPECIFICATION, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.









VAUGHN STORAGE

SW EQUINE ROAD

BENTONVILLE, AR

Burris Architecture

820 Tiger Blvd, Suite 4, Bentonville, Ar 72712

479-319-6045

PRELIMINARY

NOT FOR CONSTRUCTION

DATE 8-12-22

JOB NO. 2213.9

REVISIONS

A0.3

RENDERS

119

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, SPECIFICATION, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

PRELIMINARY
NOT FOR CONSTRUCTION

BUILDING 8
BUILDING 5
BUILDING 9
BUILDING 6
BUILDING 10
BUILDING 7
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 1

BUILDING 8 12,800 SF
BUILDING 5 12,700 SF
BUILDING 9 11,200 SF
BUILDING 6 10,800 SF
BUILDING 10 8,400 SF
BUILDING 7 8,100 SF
BUILDING 2 4,200 SF
BUILDING 3 4,200 SF
BUILDING 4 4,900 SF
CLIMATE CONTROL BUILDING 1 64,000 SF FFE: 1279.75

DETENTION POND AREA
EX: 20' UE 2004/1407
EX: 20' UE 2004/1407
EX: 20' UE 2004/1407

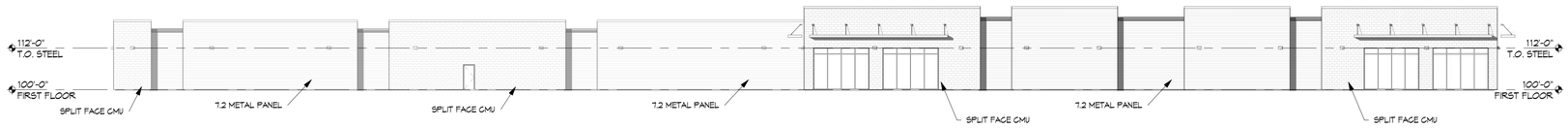
PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR MATERIALS LEGEND

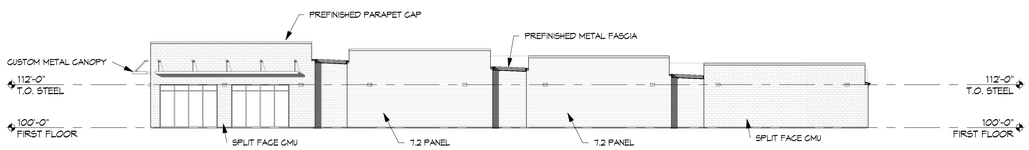
- MODULAR BRICK - COLOR #1
- FULL BED DEPTH STONE VENEER
- SPLIT FACE CMU - COLOR #1
- MBCI 7.2 METAL PANEL - COLOR #1



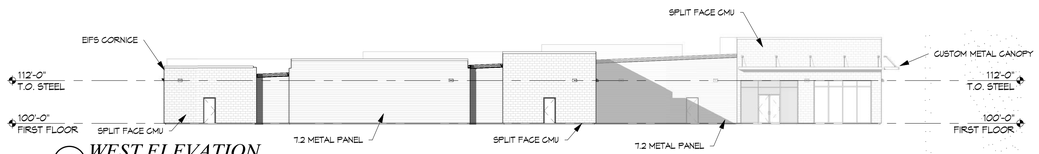
4 NORTH ELEVATION
1" = 20'-0"



3 SOUTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

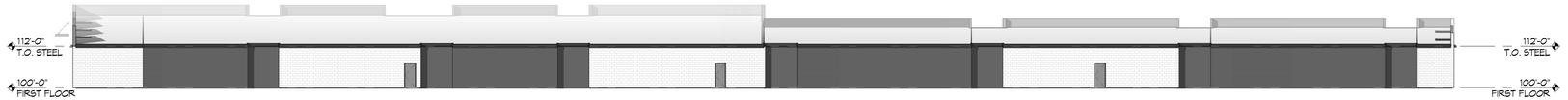
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

DATE 8-12-22
JOB NO. 22139
REVISIONS

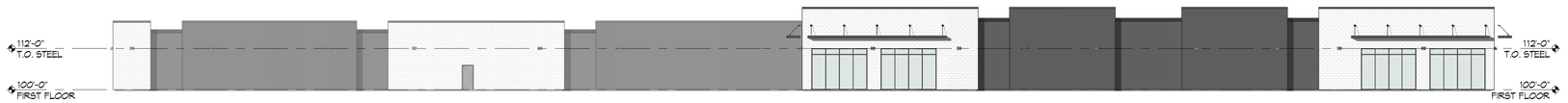
A1.1
CC ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS ENTITLED TO AND AT ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, PLOT DATA, DISKS, DESIGN AND CONCEPTS EMBODIED THEREIN ARE PROPRIETARY TO THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. IT IS STRICTLY PROHIBITED.



24 GA ARCH METAL PANEL - 7.2 HORZ = 56%
SPLIT FACE BLOCK VENEER - = 44%

4 NORTH ELEVATION COLOR
1" = 20'-0"



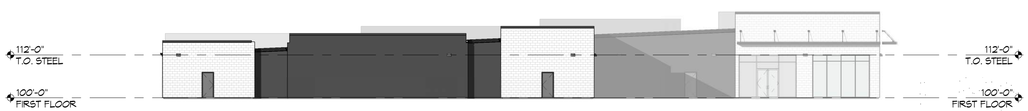
24 GA ARCH METAL PANEL - 7.2 HORZ = 57%
SPLIT FACE BLOCK VENEER - = 43%

3 SOUTH ELEVATION COLOR
1" = 20'-0"



24 GA ARCH METAL PANEL - 7.2 HORZ = 53%
SPLIT FACE BLOCK VENEER - = 47%

2 EAST ELEVATION COLOR
1" = 20'-0"



24 GA ARCH METAL PANEL - 7.2 HORZ = 50%
SPLIT FACE BLOCK VENEER - = 50%

1 WEST ELEVATION COLOR
1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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

ALL DRAWINGS, PLANS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE FORMS AND ARRANGEMENTS CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

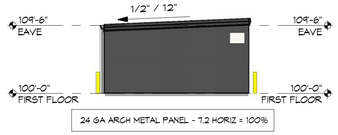
DATE
8-12-22

JOB NO.
22139

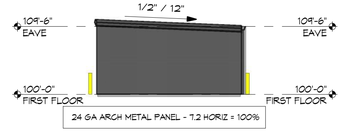
REVISIONS

A1.2
COLOR ELEVATIONS

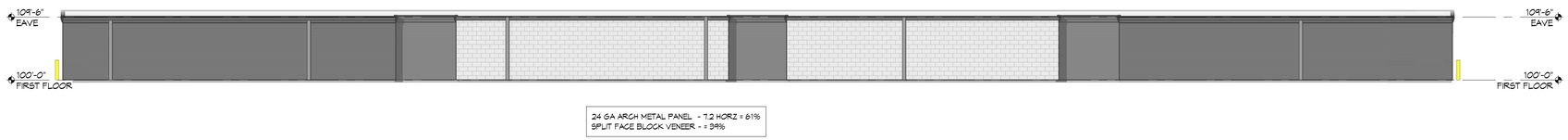
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RETAINED BY THE ARCHITECT AND ALL OTHER PROJECT REPRODUCTIONS, PUBLICATIONS OR USE ON THIS PROJECT SHALL BE GRANTED TO OWNER UPON CONSTRUCTION WORK. ALL DRAWINGS, PLANS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE FORMS AND ARRANGEMENTS CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



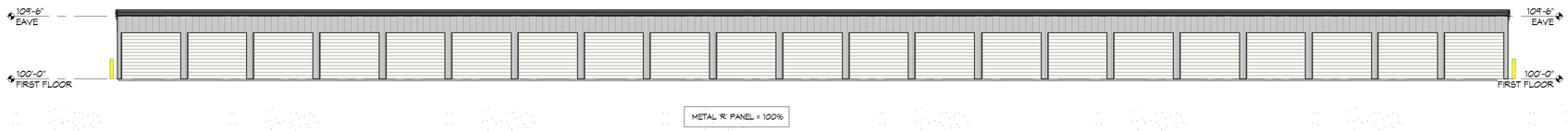
4 NORTH ELEVATION COLOR
1" = 10'-0"



3 SOUTH ELEVATION COLOR
1" = 10'-0"



2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

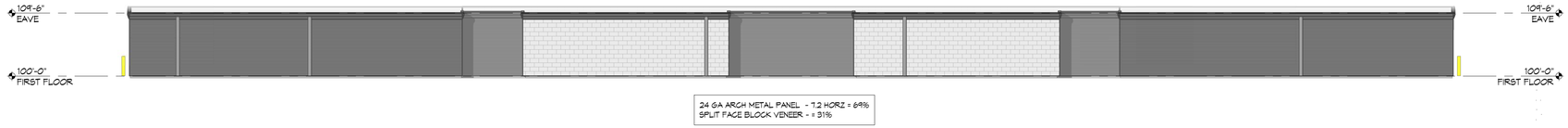
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

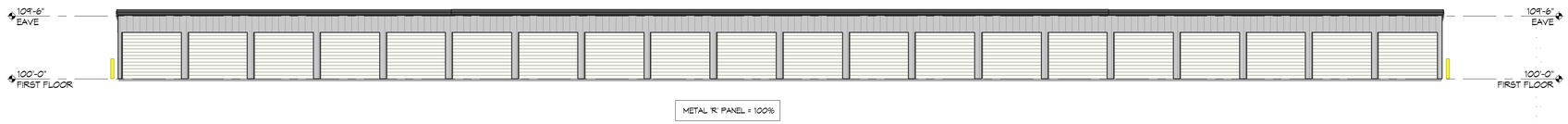
DATE
8-12-22
JOB NO.
22142
REVISIONS

A3.1
COLOR ELEVATIONS

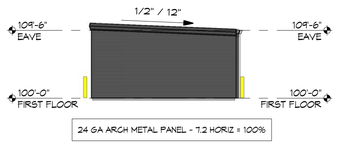
THIS DRAWING AND PLAN, AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS AND COPYRIGHT © 2022 BURRIS ARCHITECTURE, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE, AS DETERMINED BY THE ARCHITECT, IS INTENDED TO BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS AND SPECIFICATIONS BY ANY PERSON OTHER THAN THE ARCHITECT. ANY UNAUTHORIZED CHANGES OR USES SHALL BE AT THE SOLE RESPONSIBILITY OF THE PERSON OR ENTITY MAKING OR CAUSING SUCH CHANGE OR USE, AND THAT PERSON OR ENTITY SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS' FEES AND COURT COSTS, ARISING OUT OF OR RESULTING THEREFROM.



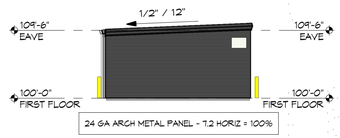
4 *NORTH ELEVATION COLOR*
1" = 10'-0"



3 *SOUTH ELEVATION COLOR*
1" = 10'-0"



2 *EAST ELEVATION COLOR*
1" = 10'-0"



1 *WEST ELEVATION COLOR*
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

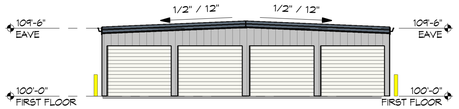
DATE
8-12-22

JOB NO.
22142

REVISIONS

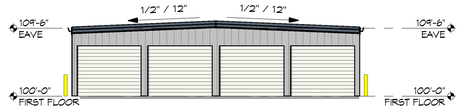
A4.1
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, DETAILS, DESIGNS, PLANS, SPECIFICATIONS, IDEAS, AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE FINDINGS AND OPINIONS CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



4 *NORTH ELEVATION COLOR*
1" = 10'-0"

METAL 'R' PANEL = 100%



3 *SOUTH ELEVATION COLOR*
1" = 10'-0"

METAL 'R' PANEL = 100%



2 *EAST ELEVATION COLOR*
1" = 10'-0"

METAL 'R' PANEL = 100%



1 *WEST ELEVATION COLOR*
1" = 10'-0"

METAL 'R' PANEL = 100%

PRELIMINARY
NOT FOR CONSTRUCTION

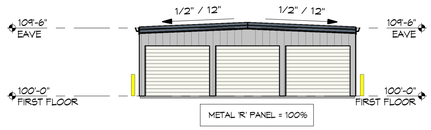
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

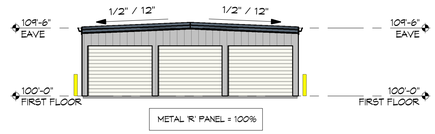
DATE
8-12-22
JOB NO.
22142
REVISIONS

A6.1
COLOR ELEVATIONS

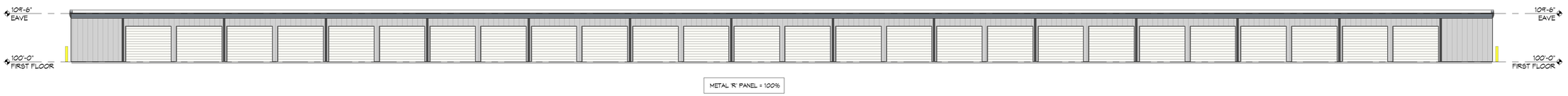
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE USED TO PERFORM CONTRACTS WORK ON THIS PROJECT ONLY. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS PROTECTED BY COPYRIGHT LAWS. ANY INFRINGEMENT OF THE RIGHTS OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, IDEAS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY INTRODUCTION, USE, OR DISCLOSURE OF THE FOREGOING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, IDEAS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY INTRODUCTION, USE, OR DISCLOSURE OF THE FOREGOING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



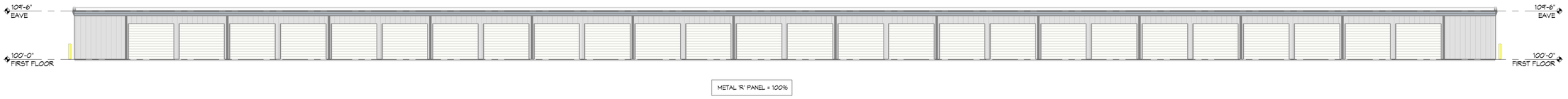
4 *NORTH ELEVATION COLOR*
1" = 10'-0"



3 *SOUTH ELEVATION COLOR*
1" = 10'-0"



2 *EAST ELEVATION COLOR*
1" = 10'-0"



1 *WEST ELEVATION COLOR*
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

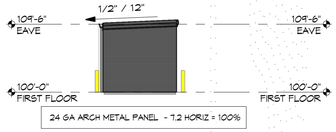
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

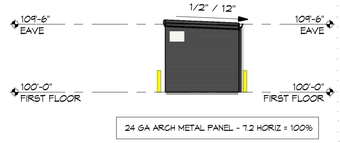
DATE
8-12-22
JOB NO.
22142
REVISIONS

A7.1
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RESERVED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND/OR THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED TO PERFORM CONTRACTS WORK WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND EXCLUSIVE WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS AND/OR DESIGN CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, SPECIFICATIONS



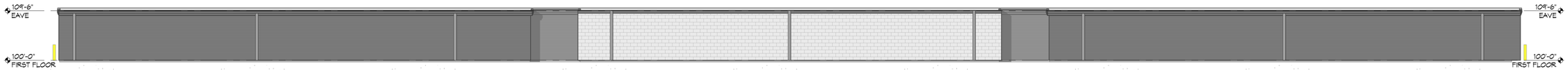
4 *SOUTH ELEVATION COLOR*
1" = 10'-0"



3 *NORTH ELEVATION COLOR*
1" = 10'-0"



2 *EAST ELEVATION COLOR*
1" = 10'-0"



1 *WEST ELEVATION COLOR*
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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

ALL DRAWINGS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE FORMS OR ANY APPARATUS CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

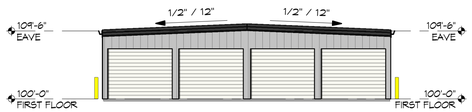
DATE
8-12-22

JOB NO.
22139

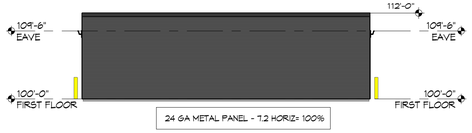
REVISIONS

A8.1
COLOR ELEVATIONS

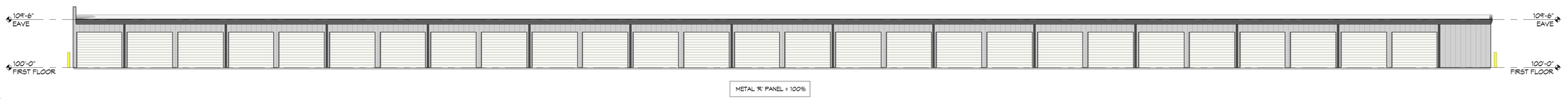
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RESERVED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE LOANED TO THE OWNER FOR REVIEW AND CONSTRUCTION PURPOSES. ALL DRAWINGS, IN PART OR WHOLE, IS STRICTLY PROHIBITED.



4 NORTH ELEVATION COLOR
1" = 10'-0"



3 SOUTH ELEVATION COLOR
1" = 10'-0"



2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

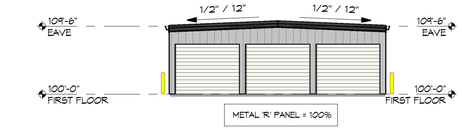
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

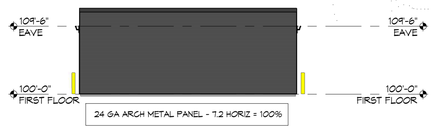
DATE 8-12-22
JOB NO. 22142
REVISIONS

A9.1
COLOR ELEVATIONS

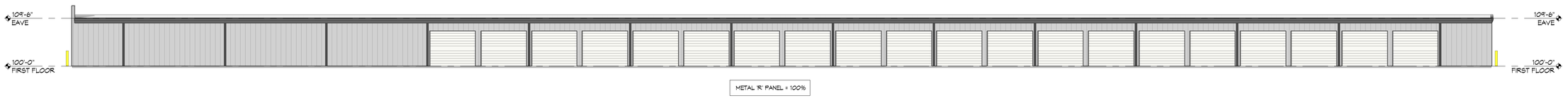
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE ARCHITECT AND IS PROTECTED BY LAW. ALL RIGHTS RESERVED. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THIS DRAWING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS PROTECTED BY LAW. ALL RIGHTS RESERVED. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THIS DRAWING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



4 NORTH ELEVATION COLOR
1" = 10'-0"



3 SOUTH ELEVATION COLOR
1" = 10'-0"



2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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

VAUGHN STORAGE
SW EQUINE ROAD
BENTONVILLE, AR

DATE 8-12-22
JOB NO. 22142
REVISIONS

A10.1
COLOR ELEVATION

THIS DRAWING AND THE PROPERTY OF THE ARCHITECT AND IS RESERVED FOR USE ON THIS PROJECT ONLY. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THIS DRAWING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, SPECIFICATIONS, AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ALL DRAWINGS SHALL BE CARRIED TO THE CONSTRUCTION WORK.