

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



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

Registration Link: https://us06web.zoom.us/webinar/register/WN_ZehW7Ty7RseTjL4l85MIWQ

- I. Call to Order**
- II. Approval of the September 20th Meeting Minutes**
- III. Consent Agenda**

- | | |
|---|--------------------------------|
| 1. Lots 3 & 4 of Momentary Addition Phase 2 | Lot Split |
| This lot split creates the lot for Artspace Somo Lofts
507 SE E Street (LS22-0040) | |
| 2. Lots 10, 11, & 19, Block 2, of Braithwaite Park Addition | Lot Split |
| This is a splitting of two lots into three for R-1 Residential
1500 Bella Vista Road (LS22-0043) | |
| 3. Lot 23, Block 4 of Railroad Addition | Lot Split |
| A lot split for 250 SE B Street (LS22-0045) | |
| 4. Wienerschnitzel | Large Scale Development |
| 1512 East Centerton Boulevard (LSD22-0042) | |
| 5. Coffelt Townhomes | Large Scale Development |
| 410 SE C Street (LSD22-0045) | |
| 6. Rainbow Junction Subdivision Phase 2 | Preliminary Plat |
| SW Rainbow Lane and SW Winsted Lane (PP22-0005) | |

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

IV. New Business

Advertised Public Hearings

1. **Knoll Properties, LLC** 607 SE 5th Street ([RZ22-0045](#))
 - a. **Future Land Use Map Amendment:** High Density Residential to Downtown Commercial
 - b. **Rezoning:** C-3, Mixed-Use Commercial to D-E, Downtown Edge
2. **Village View, LLC** Piercy Road ([RZ22-0046](#))
 - 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. **Central & Battlefield** East Central Ave. & East Battlefield Blvd. ([PUD22-0002](#))
 - a. **Future Land Use Map Amendment:** Mixed-Use Commercial
 - b. **Rezoning:** PRD, **Planned Residential Development**, A-1, Agriculture & R-O, Resindetial Office to PUD, Planned Unit Development
4. **United Industries** 1900 East Central Ave.& 1803 SE 5th Street ([CU22-0030](#))
Conditional Use Permit Extension – Temporary Storage
5. **City of Bentonville** SW 28th Street and SW Bright Road ([CU22-0031](#))
Conditional Use Permit Extension – Noise Ordinance

NOTE: PUD22-0001 Applicant has requested to withdraw their request. No vote is required on this item.

Other New Business (Projects associated with waivers)

6. **Superior Storage** Large Scale Development
1908 South Walton Boulevard ([LSD22-0051](#))
Waiver #1: A waiver from Section 900.02 Street Specifications –Sidewalks: Codes requires sidewalk to be constructed on both sides of any public street improvement. Request to only construct on the east side of SW B Street.
Waiver #2: A waiver from Section 1100.21(i) of the Land Development Code – Wall Articulation : Codes states that buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the requirements as list in this section of the Land Development Code
7. **Nathan & Nenette Bradley** Waiver
416 SW Glover St ([WAV22-0021](#))
A waiver from Section 1100.22 (d) (1) (a) Parking location: Prohibited in front yards. garages, parking lots, or designated parking spaces are prohibited in the front yard.

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



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

Meeting recording:

https://us06web.zoom.us/rec/share/t69eC2szBs1DQkYojhynev2WupikM3MZax9z8LIrc9fP11v9V1uvOx_HjTRZmAKK.isaVQYhufNX3w34Q

Present: Danny Bennett, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders and Reggie Wright

Staff: Tyler Overstreet, Bonnie Bridges, Dan Weese, Tom Adler, Luke Aitken, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

- I. Call to Order**
- II. Approval of the August 16th Meeting Minutes**
- III. Approval of the September 6th Meeting Minutes**
 - Motion by Haynie, second by Davis to approve the minutes of both the August 16 and September 6 meetings
 - Approved 6-0
 - Commissioner Wright was not present for this vote

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**

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

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](#))

- Mr. Adler reads staff report
- Approved 6-0
- Commissioner Wright was not present for this vote

V. Old Business

VI. New Business

Advertised Public Hearings

Commissioner Wright joins the meeting

1. Chen & Ehret Holdings, LLC 1102 & 1104 Lockheed Street ([RZ22-0042](#))

a. Future Land Use Map Amendment: Low Density Residential to Medium Density Residential

- Mr. Adler reads the staff report details
- Public hearing opened
- Public hearing closed
- Nathan with Blew and Associate was available for any questions
- Discussion among commissioners and staff
- Approved 7-0

b. Rezoning: R-1, Low Density Single Family Residential to R-2 Medium Density Two Family and Townhome Residential

- Approved 7-0

2. RLP Developments, LLC

Piercy Road ([RZ22-0043](#))

a. Future Land Use Map Amendment: Agriculture to Medium Density Residential

- Mr. Adler reads staff report
- Patrick Foy of Halff Associates, representing the applicant, is available for questions
- Public hearing opened
- Jeremy Villar and Estefany Defrasto, both owners of property along SW Barron Road, spoke their concerns
- Public hearing closed
- Discussion among commissioners and staff
- Denied 6-1 with Commissioner Wright voting yes
- Commissioners noted their reasons for denying the request, stating this location is too far away from established utilities and is not suited for a higher density use and is also not consistent with adjacent zoning districts.

- b. **Rezoning:** A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential
 - Commissioner Davis motioned to table the rezoning request, second by Kerr
 - Tabled 7-0
- 3. **AADHIRA Properties, LLC** 4300 Town Vu Road ([RZ22-0044](#))
 - a. **Future Land Use Map Amendment:** Agriculture to Medium Density Residential
 - Mr. Adler read the staff report
 - Public hearing opened
 - Public hearing closed
 - Nate bachelor from CEI represented the applicant and was available for questions
 - Discussion among commissioners and staff
 - **A1 to Medium Density Residential**
 - Approved 6-1
 - Commissioner Davis votes against the land use map ammendment for residential estate to medium density residential citing safety concerns along the intersection of Tater Black Road and Town Vu
 - b. **Rezoning:** A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential
 - **A1 Agriculture to R2- Medium Density Residential**
 - Approved 7-0
- 4. **Alice L. Walton Foundation** 1005 Museum Way ([CU21-0011](#))
 - Conditional Use Permit Extension - Construction Noise**
 - Mr. Adler reads staff report
 - Public hearing opened
 - Public hearing closed
 - Discussion among commissioners and staff
 - Approved 7-0 until January 1, 2023
- 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 occurred.*

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.
 - Mr. Adler reads the staff report

Waiver:

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

Property Line Adjustment:

- Approved 7-0

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.

- Mr. Adler reads staff report

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.

- Motion by Hipp second by Kerr to approve the waiver contingent upon and requiring the use of a 3-coat stucco
- Approved 7-0

Waiver 2: A second waiver from Section 1100.21(e) – Building Material: No single primary material shall constitute less than 25% of wall area.

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

Large Scale Development:

- Approved 7-0

8. Vaugh Village Storage

Large Scale Development

6601 SW Equine Road ([LSD22-0048](#))

Waiver: Sec 1100.21E 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.

- Mr. Adler reads staff report
- Dave Burris of Burris Architecture and Avery Bodine of Expedient Civil Engineering, representing the applicant, amends the waiver request to remove the Fee-In -Lieu request

Waiver: Applicant amends their application to include a waiver to allow the interior garage doors to be constructed as shown on the site plan and elevations presented to the Planning Commission

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

Large Scale Development:

- Approved 7-0

Motion to Adjourn meeting by Haynie, second by Sanders

Meeting adjourned



Consent Agenda Items

For the Planning Commission meeting on October 4, 2022

Reviewer: Luke Aitken, Planning Technician

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

Lot Split: Lots 3 and 4, Momentary Addition Phase 2. Crystal Bridges Museum of American Art, Inc., 507 SE E Street, PUD, Planned Unit Development, LS22-0040

A lot split of existing Lot 1 of Momentary Addition Phase 2, creating new Lots 3 (+/- 17.88 acres) and 4 (+/- 0.75 acres) of Momentary Addition Phase 2. This plat dedicates a sewer easement.

Lot Split: Lots 19, 10 & 11, Block 2, of Braithwaite Park Addition. Patricia Penny, 1500 Bella Vista Road, R-1, Low Density Single Family Residential, LS22-0043

A lot split of existing Lots 4 & 9, Block 2, of Braithwaite Park Addition, creating new Lots 10 (+/- 0.24 acres), 11 (+/- 0.38 acres) & 19 (+/- 0.27 acres), Block 2, of Braithwaite Park Addition. This plat dedicates various new utility easements as well as dedicating 35 feet of right-of-way along Bella Vista Road and 25 feet of right-of-way along Melody Lane per the requirements of the Master Street Plan.

Lot Split: Lot 23, Block 4 of Railroad Addition, Kendall Revocable Trust, 250 SE B Street, D-E, Downtown Edge, LS22-0045

A lot split of Lot 1 of Part of Lot 5, Block 4 Railroad Addition, creating new Lot 23 (+/-0.12 acres), Block 4 of Railroad Addition. This plat dedicates various new utility easements as well as dedicating right-of-way along SE B Street per the requirements of the Master Street Plan.

Large Scale Development: Wienerschnitzel, Land of Dog Bentonville LLC, 1512 East Centerton Boulevard, C-1, Neighborhood Commercial, LSD22-0042

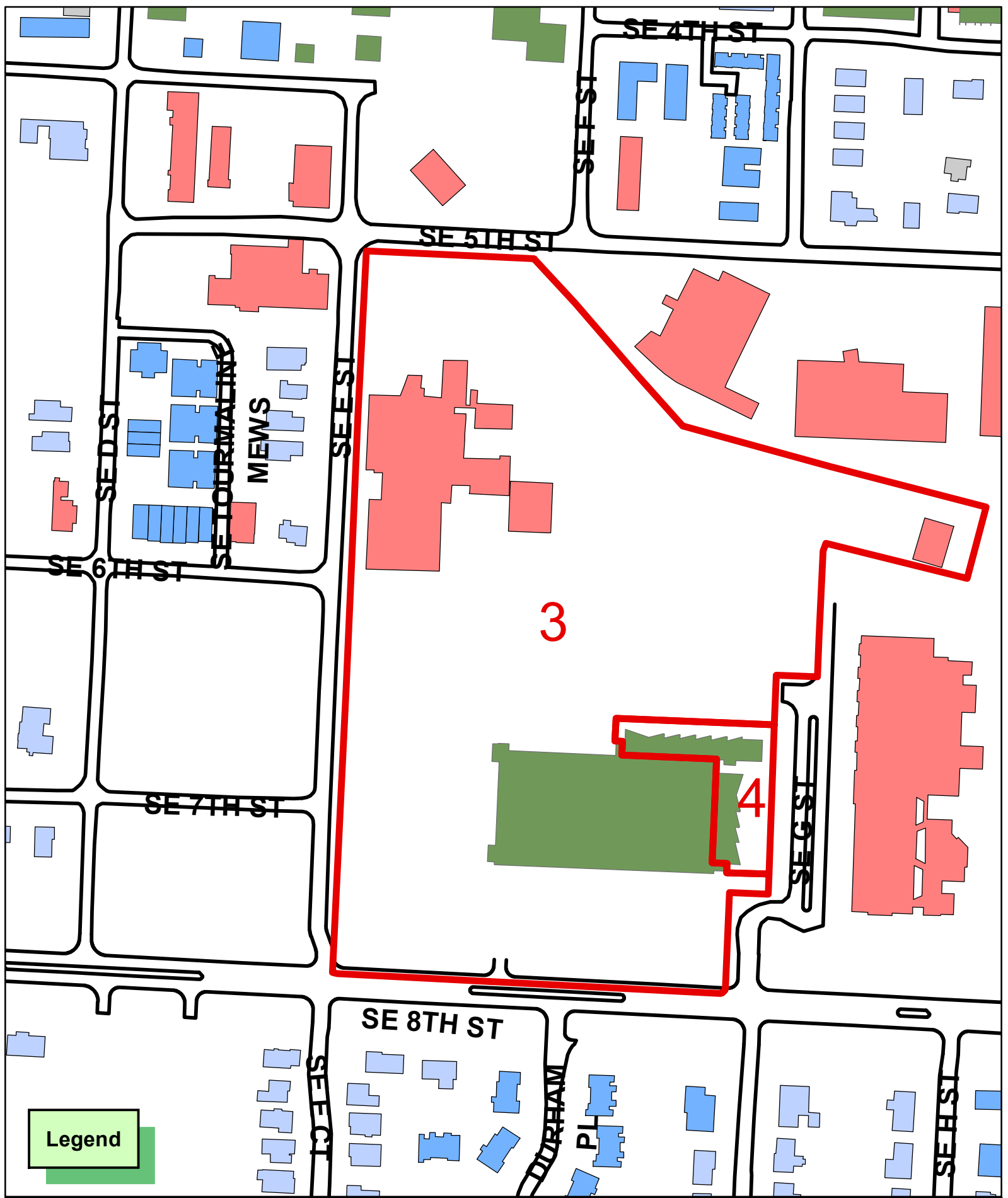
A large-scale development proposing the construction of a +/-1,448 square drive through restaurant to be known as Wiener-schnitzel located at 1512 East Centerton Boulevard. Parking, landscaping, sidewalks, and site amenities are per the requirements of the Land Development Code. The proposed exterior materials consist of brick, glazing and architectural metal panel. This Large Scale Development is related to a conditional use permit CU22-0019 that was approved by the Planning Commission on June 21, 2022, as all drive through restaurants in the C-1 zoning district require a Conditional Use to operate.

Large Scale Development: Coffelt Townhomes, Lefler Capital, 410 SE C St. and 407 SE B St., DN-2 Downtown Medium Density Residential, *LSD22-0045*

A large-scale development proposing the construction of a townhouse development of 9 total units in two buildings. Each townhouse is provided 2 off-street parking spaces in an attached, rear-loaded garage, accessed through a private internal access off of SE C St. Pedestrian access is provided to via stairs to the front door of each unit. Sidewalks and site amenities are provided per the requirements of the Land Development Code. Exterior materials include stone, composite shake siding, glass, and trim materials. This Large Scale Development has an approved variance for front stair setback that was approved in March of 2022.

Preliminary Plat: Lots 1, 2, 3, 4 & 5 of 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.



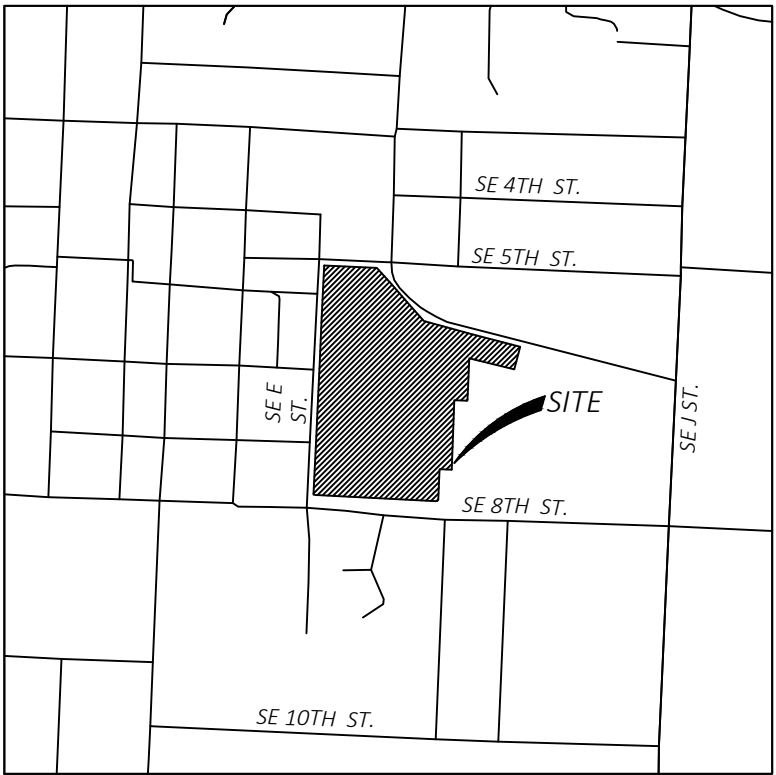
Lot Split of Lot 1 of Momentary Addition Phase II, Creating Lots 3 & 4, Momentary Addition Phase II

Bentonville Artspace Lofts, LP

507 SE E Street
Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Lot Split survey of the parcel recorded in Deed Inst. #L202160518 in the public records of Benton County Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, Arkansas State Plane Coordinate System, North Zone, derived from an observation from CEI's base and compared to Trimble RTX Post-Processing Service.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Map Revised: June 05, 2012
LOMR 12-06-2295P
Effective Date: June 13, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor. This property is zoned PUD (Planned Unit Development) 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.
- Before work in the right-of-way commences, contractor, contractor and or owners is to obtain right-of-way permit from the City of Bentonville, Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure to 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.
- Owner is 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.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD'S standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'53.21"N
Longitude: 94°12'7.07"W

Owners:
Crystal Bridges Museum of American Art, Inc.
600 Museum Way
Bentonville, AR 72712
Contact: Scott Eccleston

Engineers/Surveyors:
CEI Engineering Associated, Inc.
3108 SW Regency Parkway
Bentonville, AR 72758
Phone: (479) 273-9472
Fax: (479) 271-0536
Engineering Contact: Nate Bachelor, PE
Surveyor: Dustin Riley, PS

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 Ownership:

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

Date of Execution: _____

Signed: _____

Name & Address: _____

Printed Name: _____

Subscribed and sworn before me, this _____ day of _____, 2022.

Notary Public _____ My Commission Expires _____

Certificate of Surveying Accuracy

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

Date of Execution: _____

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

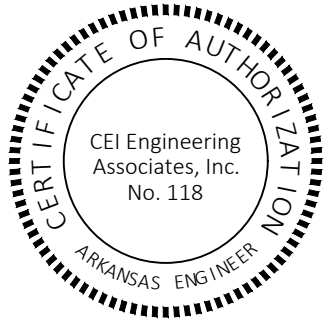
Sheet Index

- Sheet 1 - Cover Sheet
- Sheet 2 - North Portion of Property
- Sheet 3 - South Portion of Property
- Sheet 4 - Tables and Descriptions

ATLAS PAGE: 404

City of Bentonville Project # LS22-0040

State Survey Code: 500-20N-30W-0-32-400-04-1618



REVISION		
NO.	DESCRIPTION	DATE
1	1st Sub. Comm.	08/29/2022



CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX



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

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

Lot Split
Bentonville Artspace Lofts, LP
507 SE E Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32391
DATE	9/21/2022
REVISION	REV-2

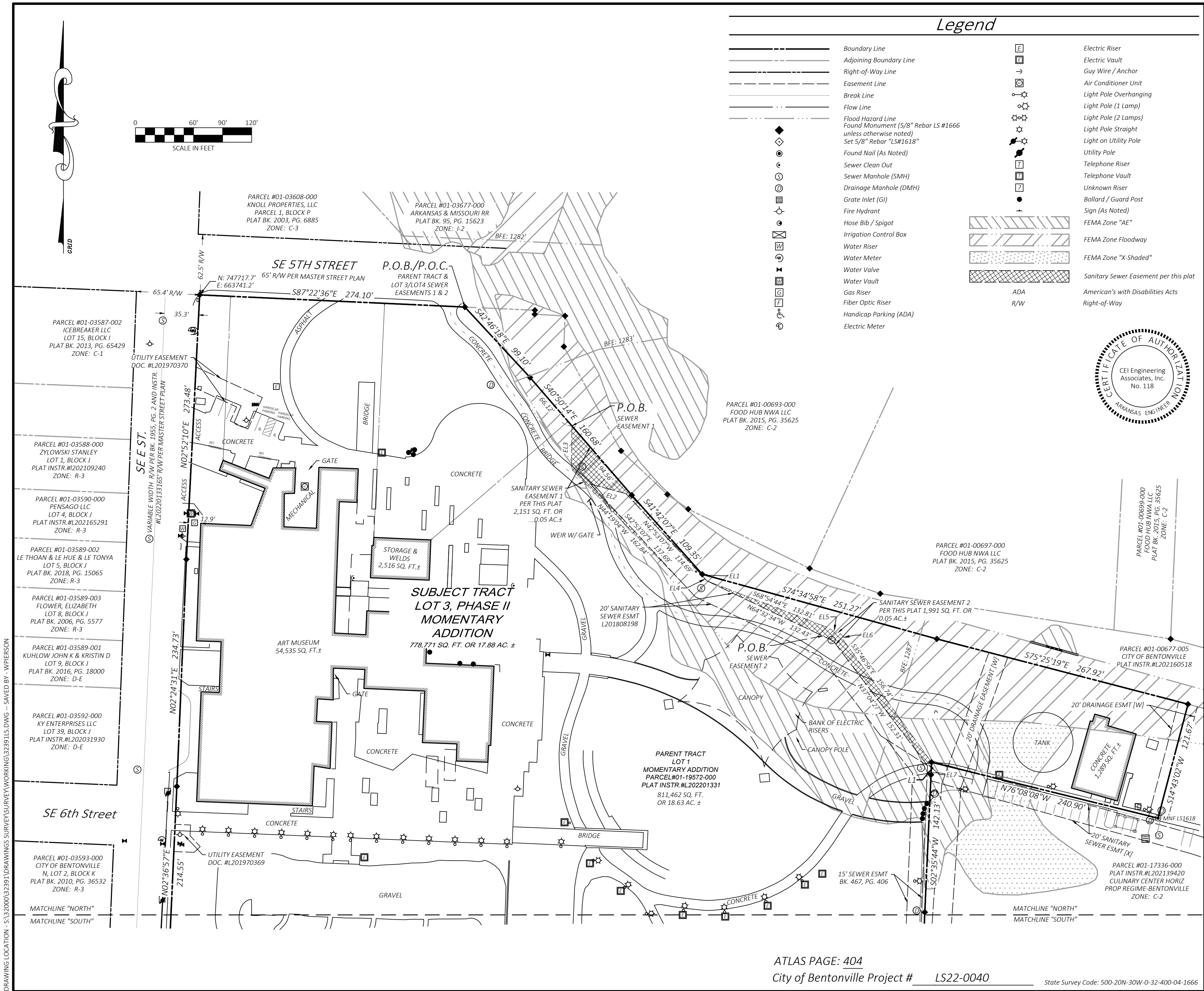
COVER SHEET

SHEET TITLE:

SHEET NUMBER

1 OF 4

DRAWING LOCATION - S:\32000\32391\DRAWINGS\SURVEY\WORKING\32391.DWG - SAVED BY - WPIERSON



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

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

Lot Split
Bentonville Artspace Lofts, LP
507 SE E Street
Bentonville, Benton County, Arkansas

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

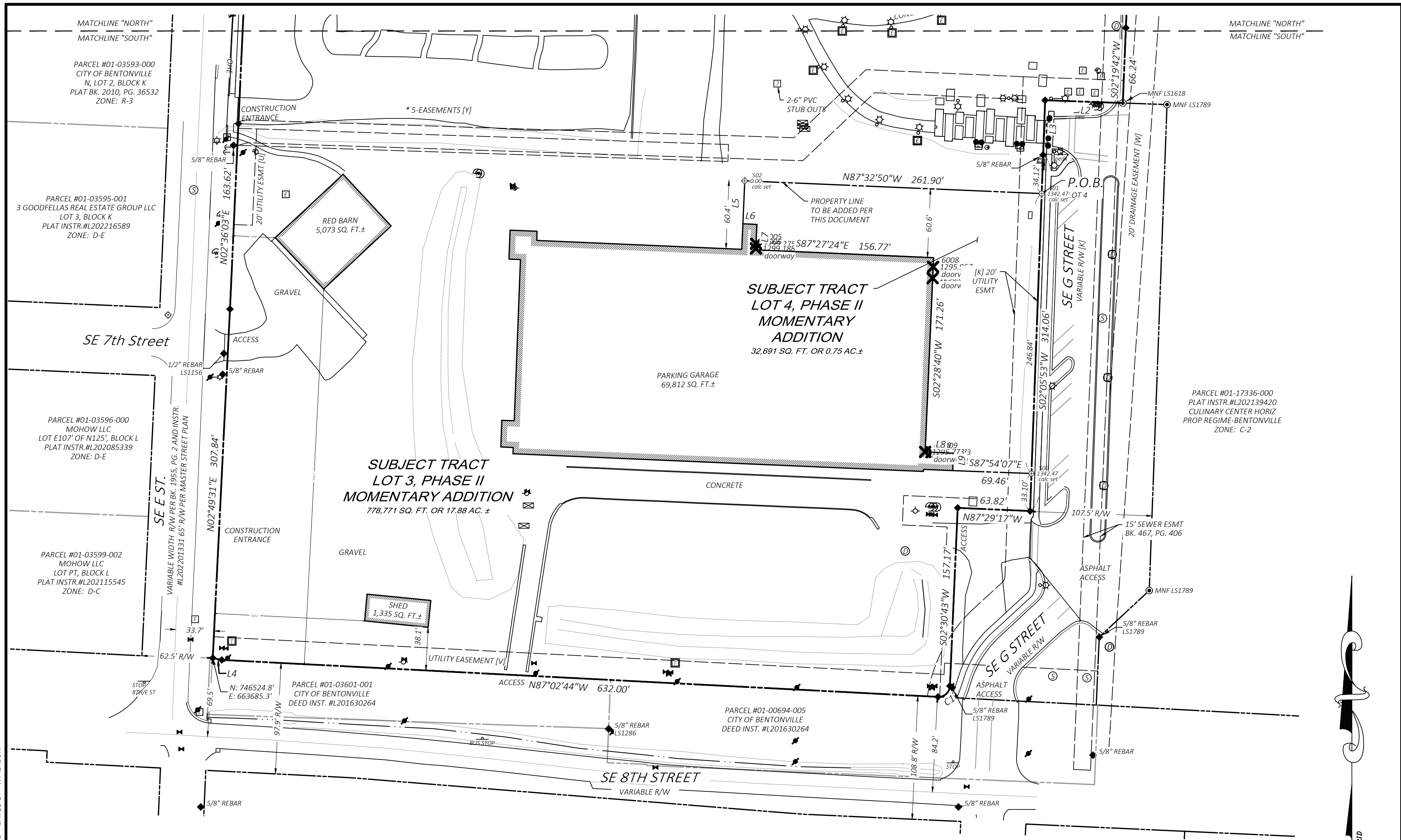
PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32391
DATE	9/21/2022
REVISION	REV-2

NORTH PROPERTY
SHEET TITLE
SHEET NUMBER

ATLAS PAGE: 404
City of Bentonville Project # LS22-0040

State Survey Code: 500-20N-30W-0-32-400-04-1666

DRAWING LOCATION - S:\32000\32391\DRAWINGS\SURVEY\WORKING\32391LS.DWG - SAVED BY - WPIERSON



Legend

	Boundary Line		Irrigation Control Box		Light Pole Straight
	Adjoining Boundary Line		Water Riser		Light on Utility Pole
	Right-of-Way Line		Water Meter		Utility Pole
	Easement Line		Water Valve		Telephone Riser
	Break Line		Water Vault		Telephone Vault
	Flow Line		Gas Riser		Unknown Riser
	Flood Hazard Line		Fiber Optic Riser		Bollard / Guard Post
	Found Monument (5/8" Rebar LS #1666 unless otherwise noted)		Handicap Parking (ADA)		Sign (As Noted)
	Set 5/8" Rebar "LS#1618"		Electric Meter		FEMA Zone "AE"
	Found Nail (As Noted)		Electric Riser		FEMA Zone Floodway
	Sewer Clean Out		Electric Vault		FEMA Zone "X-Shaded"
	Sewer Manhole (SMH)		Guy Wire / Anchor		Sanitary Sewer Easement per this plat
	Drainage Manhole (DMH)		Air Conditioner Unit		American's with Disabilities Acts
	Grate Inlet (GI)		Light Pole Overhanging		Right-of-Way
	Fire Hydrant		Light Pole (1 Lamp)		
	Hose Bib / Spigot		Light Pole (2 Lamps)		

GRID

SCALE IN FEET



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

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

Lot Split
Bentonville Artspace Lofts, LP
507 SE E Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32391
DATE	9/21/2022
REVISION	REV-2

SOUTH PROPERTY
SHEET TITLE
SHEET NUMBER

DRAWING LOCATION - S:\32000\32391\DRAWINGS SURVEY\WORKING\32391LS.DWG -- SAVED BY - WPIERSON

Document Listing

(Not Found Monuments, Perpetuated from Previous CEI Jobs.)

- A. CEI JOB# 28935
- B. CEI JOB# 28852
- C. CEI JOB# 31082
- D. CEI JOB# 29507
- E. CEI JOB# 28259

[Recorded Documents:]

- F. DLS #202001089423
- G. Plat Bk. 2016, Pg. 430
- H. Plat Bk. 2004, Pg. 1434
- I. Preliminary Survey "McClelland" - Dec. 2019 (Not Recorded)
- J. Plat L201901263
- K. Plat Bk. 2017, Pg. 775
- L. Plat Bk. 2004, Pg. 2010
- M. Plat Bk. 6, Pg. 124
- N. Plat L201909341
- O. Plat Bk. 2011, Pg. 156
- P. Plat Bk. 5, Pg. 285
- Q. Plat Bk. 2004, Pg. 906
- R. Plat Bk. 2, Pg. 175
- S. Plat Bk. 2016, Pg. 926
- T. Plat Bk. 2006, Pg. 1534
- U. Plat Bk. 2013, Pg. 649
- V. Deed Bk. 2016, Pg. 30267
- W. Plat Bk. 2015, Pg. 536
- X. Plat Bk. 2016, Pg. 240
- Y. * 5 - Easements Describing Access & R/W
- Deed Bk. 2008, Pg. 18418
- Plat Bk. 2013, Pg. 649
- Doc. 99-101507
- Deed Bk. 496, Pg. 510
- Plat Record R, Pg. 239

Property Line Table		
Line #	Direction	Length
L1	S02°14'57"W	12.93'
L2	N87°57'11"W	68.49'
L3	S02°05'53"W	48.21'
L4	N78°18'26"W	8.10'
L5	S02°29'03"W	37.84'
L6	S87°16'15"E	12.30'
L7	S02°19'28"W	22.43'
L8	S87°16'46"E	24.91'
L9	S02°17'49"W	15.32'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S47°06'53"W	1.09'
EL2	N74°58'06"W	37.66'
EL3	N00°54'07"E	44.51'
EL4	S42°53'07"E	8.37'
EL5	S64°35'38"E	20.00'
EL6	S25°24'22"W	4.18'
EL7	S50°09'57"W	5.40'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	10.00'	15.79'	90°26'33"	S47°44'00"W	14.20'

Parent Tract Description:

Lot 1, per Property Line Adjustment of Lot 1 in Momentary Addition Creating Lots 1 & 2, Momentary Addition Phase II, to the City of Bentonville, Benton County, Arkansas, as shown on plat filed as Land Document No. L202201331.

Lot 3:

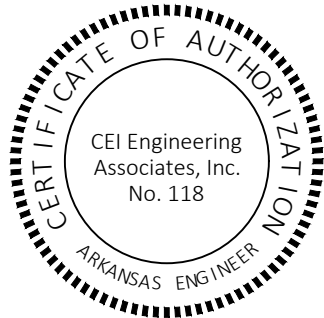
A part of Lot 1, Momentary Addition to the City of Bentonville according to Plat Instrument #L202031606 also being a part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 North, Range 30 West, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar with cap LS #1666 found at the most northern northeast corner of said Lot 1;
THENCE along the north boundary of said Lot 1 the following five (5) calls:
1. South 42°46'18" East, 99.10 feet to a 5/8-inch rebar with cap LS #1666;
2. South 40°50'14" East, 160.68 feet to a 5/8-inch rebar with cap LS #1666;
3. South 41°42'07" East, 109.35 feet to a 5/8-inch rebar with cap LS #1666;
4. South 74°34'58" East, 251.27 feet to a 5/8-inch rebar with cap LS #1666;
5. South 75°25'19" East, 267.92 feet to a 5/8-inch rebar with cap LS #1666 found at the easterly boundary of said Lot 1;
THENCE along the easterly boundary the following seven (7) calls:
1. South 14°43'02" West, 121.67 feet to a mag nail with cap LS #1618;
2. North 76°08'08" West, 240.90 feet to a 5/8-inch rebar with cap LS #1666;
3. South 02°14'57" West, 12.93 feet to a 5/8-inch rebar with cap LS #1666;
4. South 02°35'44" West, 142.13 feet to a 5/8-inch rebar with cap LS #1666;
5. South 02°19'42" West, 66.24 feet to a mag nail with cap LS #1618;
6. North 87°57'11" West, 68.49 feet to a 5/8-inch rebar with cap LS #1666;
7. South 02°05'53" West, passing through a 5/8-inch rebar at a distance of 48.21 feet and continuing for a total distance of 82.33 feet to a 5/8-inch rebar with cap LS #1666;
THENCE departing said east boundary, North 87°32'50" West, 261.90 feet to a 5/8-inch rebar with cap LS #1618;
THENCE South 02°29'03" West, 37.84 feet to the face of a building;
THENCE along said building face the following six (6) calls:
1. South 87°16'15" East, 12.30 feet;
2. South 02°19'28" West, 22.43 feet;
3. South 87°27'24" East, 156.77 feet;
4. South 02°28'40" West, 171.26 feet;
5. South 87°16'46" East, 24.91 feet;
6. South 02°17'49" West, 15.32 feet;
THENCE departing said building face, South 87°54'07" East, 69.46 feet to a 5/8-inch rebar with cap LS #1618 found on the east boundary of the aforementioned Lot 1;
THENCE along said east boundary the following four (4) calls:
1. South 02°05'53" West, 33.10 feet to a 5/8-inch rebar with cap LS #1666;
2. North 87°29'17" West, 63.82 feet to a 5/8-inch rebar with cap LS #1666;
3. South 02°30'43" West, 157.17 feet to a 5/8-inch rebar with cap LS #1666;
4. Southwesterly along the arc of a curve to the right 15.79 feet having a central angle of 90°26'33", a radius of 10.00 feet, and a chord that bears South 47°44'00" West with a chord distance of 14.20 feet to a 5/8-inch rebar with cap LS #1666 found on the north right-of-way of SE 8th Street;
THENCE along said north right-of-way, North 87°02'44" West, 632.00 feet to a 5/8-inch rebar with cap LS #1666;
THENCE continuing along said north right-of-way, North 78°18'26" West, 8.10 feet to a 5/8-inch rebar with cap LS #1666 found at the northeast corner of the intersection of SE E Street and SE 8th Street;
THENCE along the east right-of-way of SE E Street, the following five (5) calls:
1. North 02°49'31" East, 307.84 feet to a 5/8-inch rebar with cap LS #1666;
2. North 02°36'03" East, 163.62 feet to a 5/8-inch rebar with cap LS #1666;
3. North 02°36'57" East, 214.55 feet to a 5/8-inch rebar with cap LS #1666;
4. North 02°24'31" East, 234.73 feet to a 5/8-inch rebar with cap LS #1666;
5. North 02°52'10" East, 273.48 feet to a 5/8-inch rebar with cap LS #1666 found at the southeast corner of the intersection of SE E Street and SE 5th Street;
THENCE along the south right-of-way of SE 5th Street, South 87°22'36" East, 274.10 feet to the POINT OF BEGINNING containing 778,771 square feet or 17.88 acres, more or less.

Lot 4:

A part of Lot 1, Momentary Addition to the City of Bentonville according to Plat Instrument #L202031606 also being a part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 North, Range 30 West, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch rebar with cap LS #1666 found at the most northern northeast corner of said Lot 1;
THENCE along the north boundary of said Lot 1 the following five (5) calls:
1. South 42°46'18" East, 99.10 feet to a 5/8-inch rebar with cap LS #1666;
2. South 40°50'14" East, 160.68 feet to a 5/8-inch rebar with cap LS #1666;
3. South 41°42'07" East, 109.35 feet to a 5/8-inch rebar with cap LS #1666;
4. South 74°34'58" East, 251.27 feet to a 5/8-inch rebar with cap LS #1666;
5. South 75°25'19" East, 267.92 feet to a 5/8-inch rebar with cap LS #1666 found at the east boundary of said Lot 1;
THENCE along the easterly boundary the following eight (8) calls:
1. South 14°43'02" West, 121.67 feet to a mag nail with cap LS #1618;
2. North 76°08'08" West, 240.90 feet to a 5/8-inch rebar with cap LS #1666;
3. South 02°14'57" West, 12.93 feet to a 5/8-inch rebar with cap LS #1666;
4. South 02°35'44" West, 142.13 feet to a 5/8-inch rebar with cap LS #1666;
5. South 02°19'42" West, 66.24 feet to a mag nail with cap LS #1618;
6. North 87°57'11" West, 68.49 feet to a 5/8-inch rebar with cap LS #1666;
7. South 02°05'53" West, 48.21 feet to a 5/8-inch rebar;
8. South 02°05'53" West, 34.12 feet to a 5/8-inch rebar with cap LS #1666 and the POINT OF BEGINNING;
THENCE continuing along said easterly boundary, South 02°05'53" West, 246.84 feet to a 5/8-inch rebar with cap LS #1618;
THENCE departing said easterly boundary, North 87°54'07" West, 69.46 feet to the face of a building;
THENCE along said building face the following six (6) calls:
1. North 02°17'49" East, 15.32 feet;
2. North 87°16'46" West, 24.91 feet;
3. North 02°28'40" East, 171.26 feet;
4. North 87°27'24" West, 156.77 feet;
5. North 02°19'28" East, 22.43 feet;
6. North 87°16'15" West, 12.30 feet;
THENCE departing said building face, North 02°29'03" East, 37.84 feet;
THENCE South 87°32'50" East, 261.90 feet to the POINT OF BEGINNING containing 32,691 square feet or 0.75 acres, more or less.



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

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

Lot Split
Bentonville Artspace Lofts, LP
507 SE E Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	KDM
CEI PROJECT NUMBER	32391
DATE	9/21/2022
REVISION	REV-2

TABLES & DESCRIPTIONS

SHEET TITLE

SHEET NUMBER

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1 OF MOMENTARY
ADDITION PHASE 2; CREATING NEW LOTS 3 AND 4 OF MOMENTARY
ADDITION PHASE 2 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR
OTHER PURPOSES.**

(PROJECT NUMBER: LS22-0040)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 1 OF MOMENTARY ADDITION PHASE 2, creating new LOTS 3 AND 4 OF MOMENTARY ADDITION PHASE 2, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 4, 2022;

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

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

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

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

Section 1: That the lot split of LOT 1 OF MOMENTARY ADDITION PHASE 2, creating new LOTS 3 AND 4 OF MOMENTARY ADDITION PHASE 2 to the City of Bentonville, Arkansas, is 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.

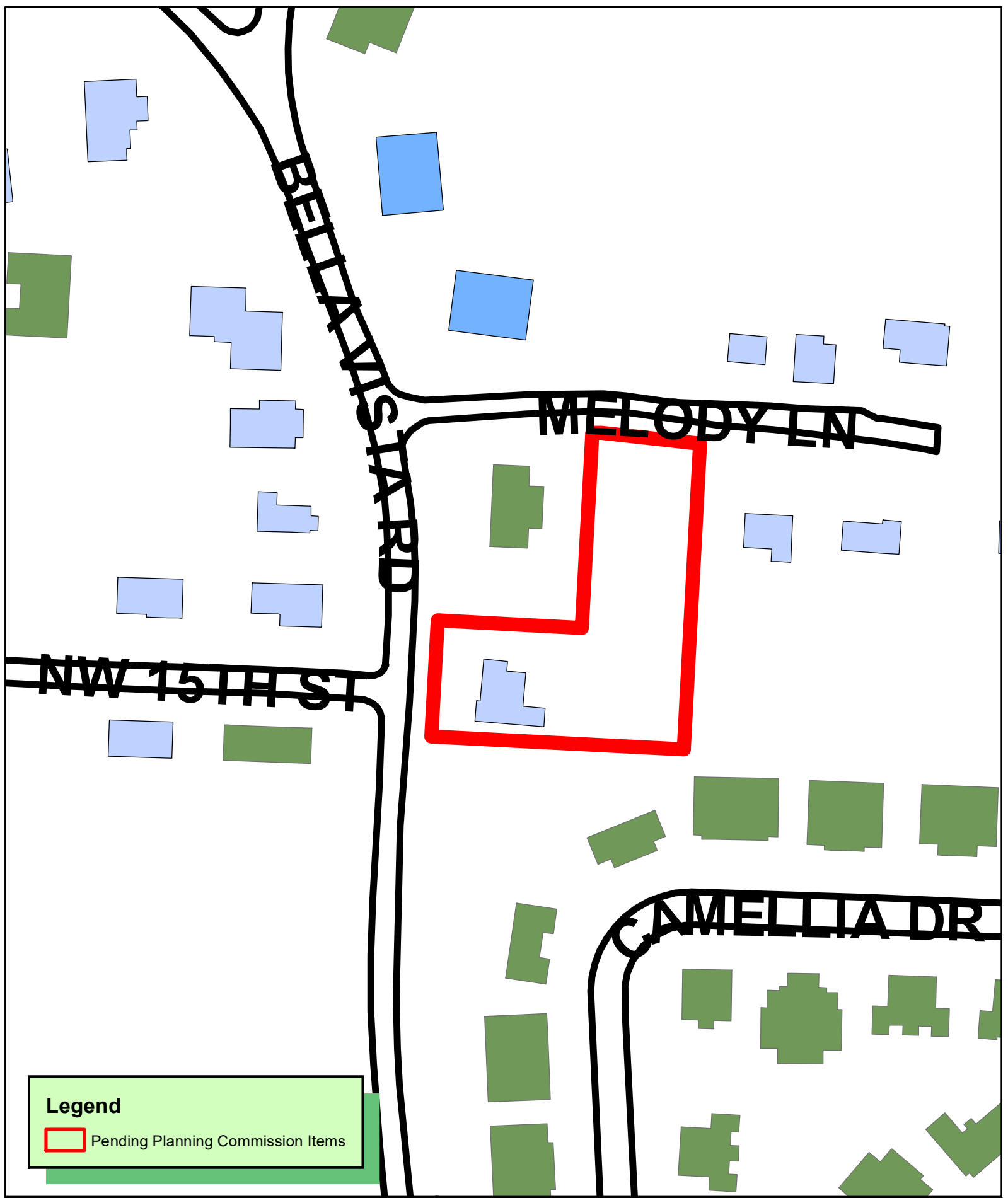
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

LS22-0043 10/4/22
LOT SPLIT
NBRAITHWAITE PARK ADDITION
LOT 4 BLK 3 TO LOT 19
LOT 9 BLK 2 TO LOTS 10-11



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 4 AND 9, BLOCK 2, OF
BRAITHWAITE PARK ADDITION; CREATING NEW LOTS 10, 11, AND 19, BLOCK
2, OF BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE,
ARKANSAS; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: LS22-0043)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 4 AND 9, BLOCK 2, OF BRAITHWAITE PARK ADDITION, creating new LOTS 10, 11, AND 19, BLOCK 2, OF BRAITHWAITE PARK ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 4, 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 LOTS 4 AND 9, BLOCK 2, OF BRAITHWAITE PARK ADDITION, creating new LOTS 10, 11, AND 19, BLOCK 2, OF BRAITHWAITE PARK ADDITION to the City of Bentonville, Arkansas, is 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.

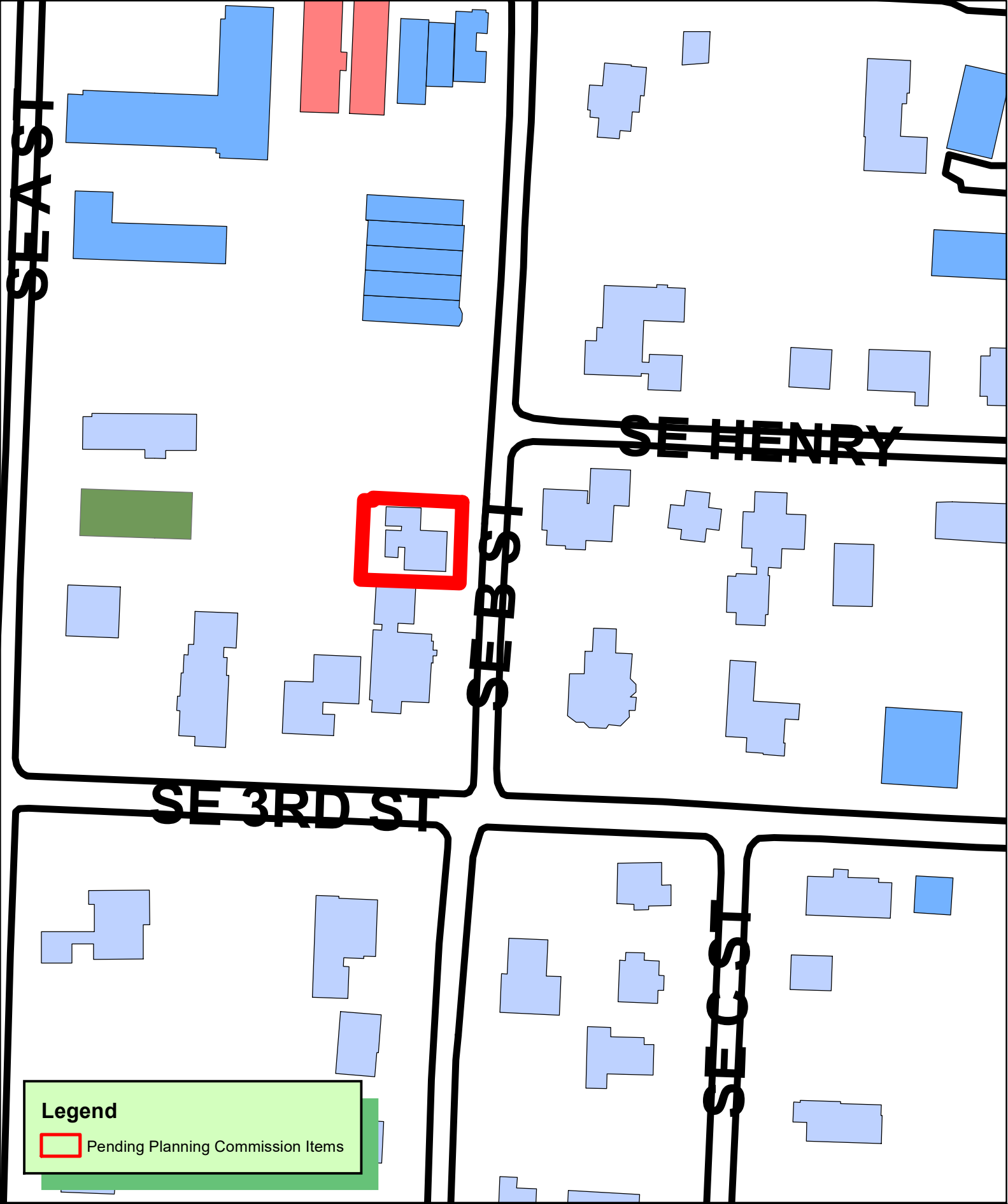
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items



1 inch = 100 feet

LS22-0045 10/4/22
LOT SPLIT
RAILROAD ADDITION
PART OF LOT 5 BLOCK 4 CREATING LOT 23





SCALE 1"=20'

20 10 0 20

CITY REQUIRED NOTES:

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

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

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

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

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

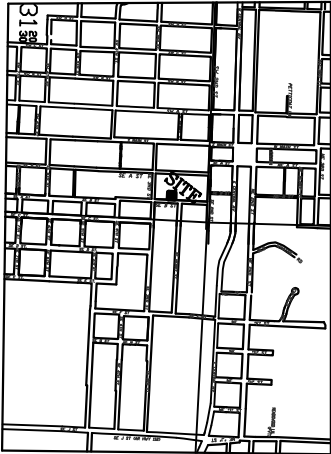
SITE SPECIFIC NOTE

1. THE SIDE SETBACK OFF OF THE NORTH PROPERTY LINE IS 3' FROM 7' VIA A VARIANCE, #VAR22-0013, APPROVED BY THE BOARD OF ADJUSTMENTS FOR THE REDUCTION.

2. LOT DOES NOT HAVE DIRECT ACCESS TO PUBLIC SEWER.

3. THE CITY OF BENTONVILLE STATED THE CURRENT SEWER CONNECTION IS AN EXISTING CONDITION, THE EXISTING SERVICE CAN BE MAINTAINED. IF UPGRADES OR A NEW SERVICE ARE REQUIRED, A PUBLIC SEWER MAIN EXTENSION WILL BE REQUIRED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.09'	S87°00'49"E
L2	2.36'	N02°01'32"E



NW CORNER
MINUS NORTH 80 FEET
LOT 5, BLOCK 4
RAILROAD ADDITION

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____
(REP. OF KENDALL REVOCABLE TRUST)

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

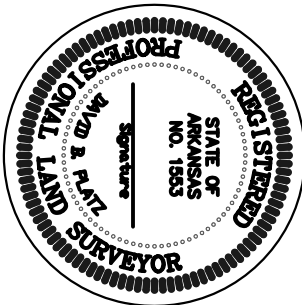
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

NOTARY PUBLIC SIGNATURE _____



SITE ADDRESS:
250 S.E. B STREET
BENTONVILLE, ARKANSAS
ATLAS PAGE = 403A

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE AE OR A, AS SHOWN ON FEMA PANEL #05007C0253 K, DATED JUNE 05, 2012.

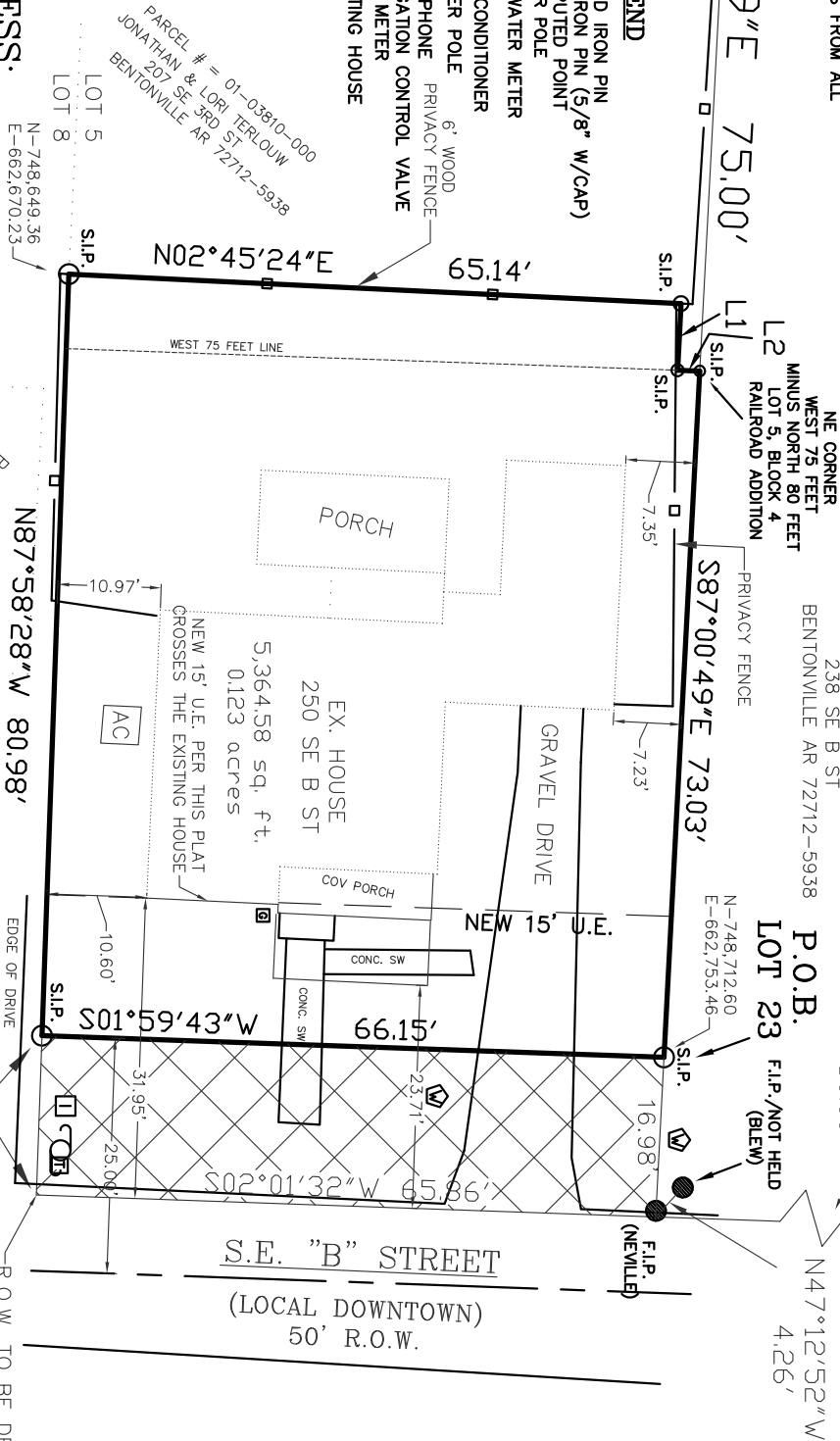
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 8TH DAY OF AUGUST, 2022 THE HERON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553

LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN (5/8" W/CAP)
- ⊗ or ⊙ COMPUTED POINT
- ⊕ EX. WATER METER
- ⊖ EX. WATER METER
- ⊙ AIR CONDITIONER
- ⊙ POWER POLE
- ⊙ TELEPHONE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ GAS METER
- ⊙ EXISTING HOUSE



CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____

MAYOR

CITY CLERK

PLANNING COMMISSION CHAIRMAN

NOTES

1. PARENT DEED IS A CORPORATION WARRANTY DEED FILED ON MARCH 30, 2021 & FOUND AT BOOK L2021, AT PAGE 32224.
2. TAX PARCEL FOUND AT 01-03802-000.
3. THE CURRENT ZONING FOR THE PROPERTY IS DOWNTOWN EDGE (D-E). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.
5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
6. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

BASIS OF BEARING
ARKANSAS STATE PLANE
COORDINATE SYSTEM, CITY OF
BENTONVILLE, AR CONTROL
MONUMENTS (7 & 56).

PROPERTY DESCRIPTION (L2021-32224)

PART OF LOT 5, BLOCK 4, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 38.

PROPERTY DESCRIPTION (LOT 23, BLOCK 4)

PART OF LOT 5, BLOCK 4, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 38, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID LOT 5, THENCE SOUTH 02°01'32" WEST 80.00 FEET; THENCE NORTH 87°00'49" WEST 16.98 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE RIGHT OF WAY OF SE B STREET, SOUTH 01°59'43" WEST 66.15 FEET; THENCE: THENCE NORTH 87°58'28" WEST 80.98 FEET; THENCE ALONG SAID FENCE, NORTH 02°45'24" EAST 65.14 FEET; THENCE SOUTH 87°00'49" EAST 7.09 FEET TO A POINT WHICH LAYS SEVENTY FIVE FEET WEST OF THE ORIGINAL LOT 5, BLOCK 4, RAILROAD ADDITION LINE; THENCE NORTH 02°01'32" EAST 2.36 FEET TO A POINT WHICH IS THE NORTHEAST CORNER OF THE WESTERN 75 FEET MINUS THE NORTH 80 FEET OF THE ORIGINAL LOT 5, BLOCK 4, RAILROAD ADDITION LINE; THENCE SOUTH 87°00'49" EAST 73.03 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 5.364 SQUARE FEET OR 0.123 ACRES, MORE OR LESS.

PART OF LOT 5, BLOCK 4,
CREATING LOT 23, BLOCK 4
IN RAILROAD ADDITION
BENTONVILLE, ARKANSAS

REVISIONS		OWNER:	
No.:	BY:	DATE:	
	#1	CITY	9/9/22
LOT SPLIT		MATT KENDALL	
		4603 WEST HILLSIDE DR	
		RODGERS, AR 72758	
		DRAWN BY: DBP/ZHS	
		DATE: 8/26/22	
		CHECKED BY: JDB No.:	
		2021406-LS	
		SHEET: 1	

BENTONVILLE PROJECT NUMBER: LS22-0045

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF PART OF LOT 5, BLOCK 4
RAILROAD ADDITION; CREATING NEW LOT 23, BLOCK 4 OF RAILROAD
ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: LS22-0045)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of PART OF LOT 5, BLOCK 4 RAILROAD ADDITION, creating new LOT 23, BLOCK 4 OF RAILROAD ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 4, 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 PART OF LOT 5, BLOCK 4 RAILROAD ADDITION, creating new LOT 23, BLOCK 4 OF RAILROAD ADDITION to the City of Bentonville, Arkansas, is hereby accepted and approved for all purposes;

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

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

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

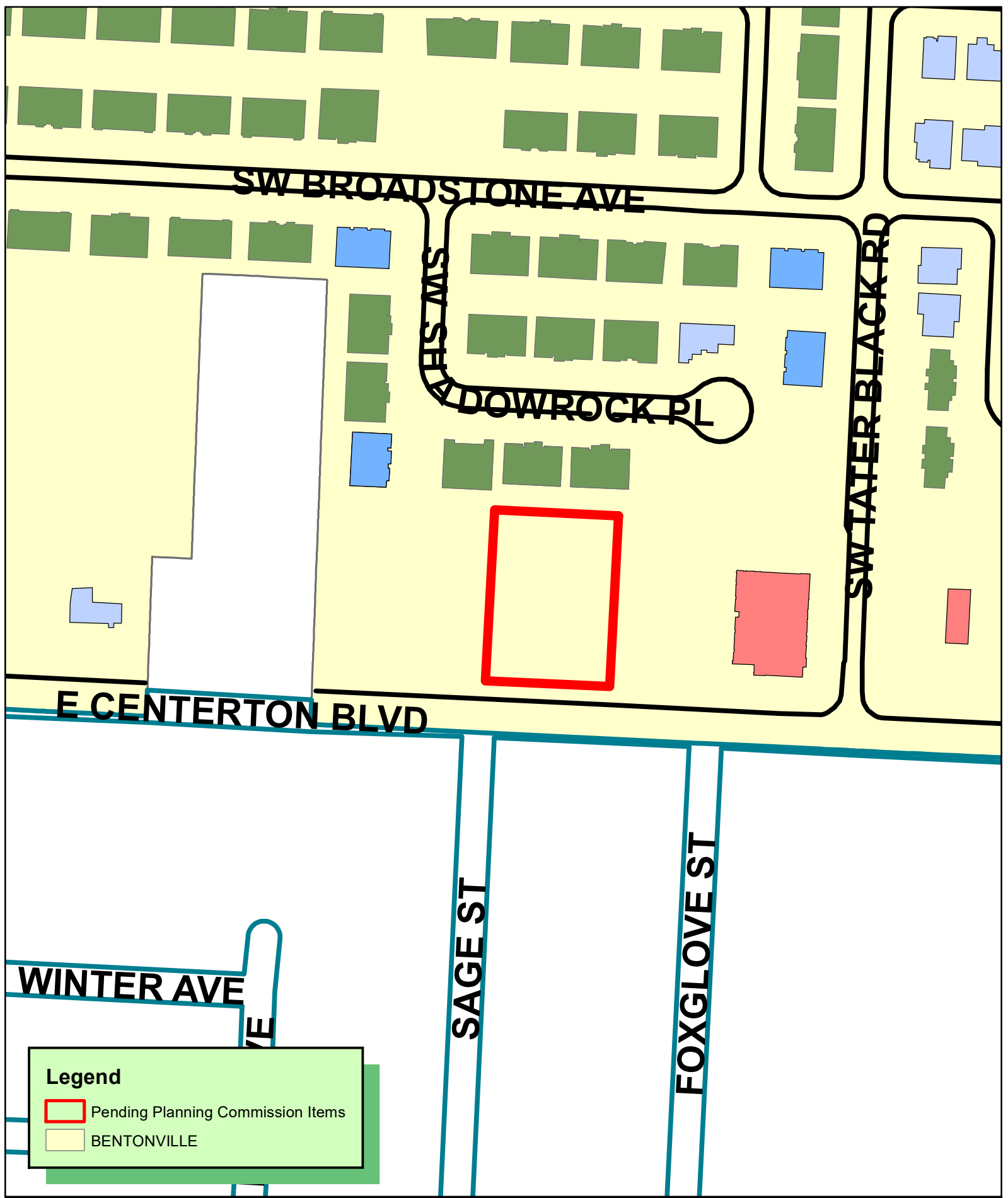
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



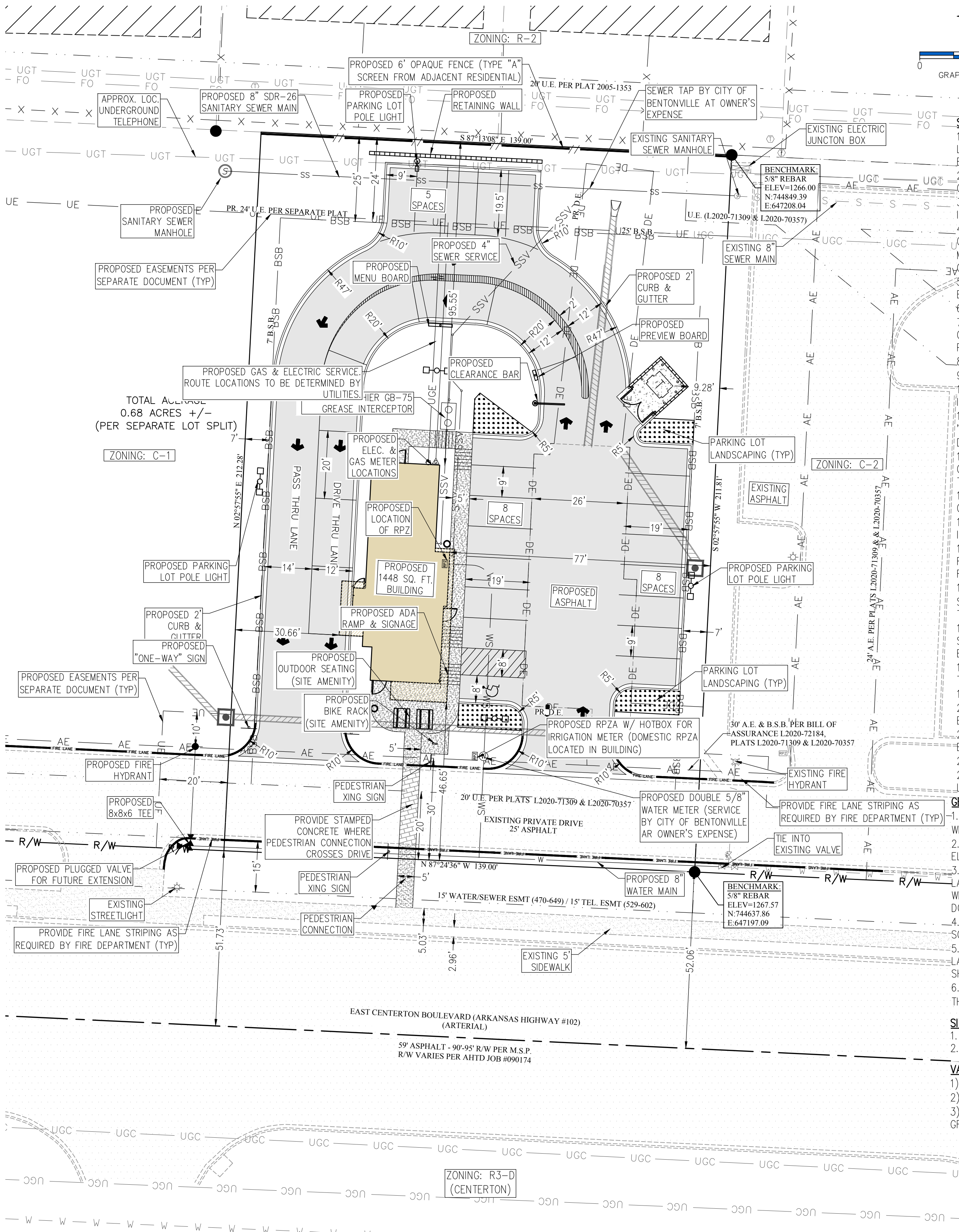
LEGEND		DESCRIPTION
PROPOSED	EXISTING	
AE	AE	ACCESS EASEMENT
ASPH	ASPH	ASPHALT (EDGE)
ASPH	ASPH	ASPHALT (SURFACE)
BOLL	BOLL	BOLLARD
BSL	BSL	BUILDING SETBACK LINE
BSL	BSL	CABLE TV (UNDERGROUND)
CL	CL	CENTERLINE
CE	CE	CONCRETE (EDGE)
CE	CE	CONCRETE (SURFACE)
CON	CON	CONDUIT
CON	CON	CONTOURS
CG	CG	CURB & GUTTER
DF	DF	DRAINAGE FLOW
DM	DM	DUMPSTER
UE	UE	UTILITY EASEMENT
UG	UG	ELECTRICAL (UNDERGROUND)
UG	UG	ELECTRICAL (OVERHEAD)
EL	EL	ELECT. TRANSFORMER
EF	EF	EROSION CONTROL FENCE
ER	ER	EROSION CONTROL RIP-RAP
FW	FW	FENCE (EX. WIRE/PR. SCREENING)
FO	FO	FIBER OPTIC CABLE
FA	FA	FIRE HYDRANT ASSEMBLY
FL	FL	FLOWLINE
FM	FM	FORCE MAIN
GM	GM	GAS MAIN
GV	GV	GAS METER/VALVE
GE	GE	GRAVEL (EDGE)
GS	GS	GRAVEL (SURFACE)
IP	IP	IRON PIN - (RE-BAR)
LI	LI	LIGHT
PO	PO	POND
PP	PP	POWER POLE
PL	PL	PROPERTY LINE
RW	RW	RETAINING WALL
RO	RO	RIGHT-OF-WAY
SM	SM	SANITARY SEWER MANHOLE
SS	SS	SANITARY SEWER PIPE
SS	SS	SANITARY SEWER SERVICE
SL	SL	SECTION/TIE LINE
SD	SD	SIDEWALK
SE	SE	SIGN
SE	SE	SPOT ELEVATION
SC	SC	STABILIZED CONSTRUCTION ENT.
SI	SI	STORM SEWER INLET
SP	SP	STORM SEWER PIPE
ST	ST	STRIPES (PAINTED OR STICKY)
TP	TP	TELEPHONE PED/MANHOLE
TP	TP	TELEPHONE (UNDERGROUND)
TC	TC	TREE LINE CANOPY
TR	TR	TREE/TREE TO BE REMOVED
WB	WB	WATER MAIN BLOWOFF VALVE
WF	WF	WATER MAIN FIRE DEPT. CONN.
WP	WP	WATER MAIN PIPE
WR	WR	WATER MAIN REDUCER
WB	WB	WATER MAIN THRUST BLOCK
WM	WM	WATER METER
WM	WM	WATER METER (IRRIGATION)
WV	WV	WATER VALVE

ADJACENT PARCEL MAP



ADJACENT LAND OWNERS:

- CHESTER HILLS TOWNHOMES LLC
C/O ELDER, KERRI
ELDER MANAGEMENT CO
FAYETTEVILLE AR 72703
PARCEL #01-13269-000
LOT 20 STONEGATE S/D
ZONED: R-2
- CHESTER HILLS TOWNHOMES LLC
C/O ELDER, KERRI
ELDER MANAGEMENT CO
FAYETTEVILLE AR 72703
PARCEL #01-13270-000
LOT 21 STONEGATE S/D
ZONED: R-2
- SP V BENTONVILLE LLC
C/O ALTUS GROUP
PO BOX 92129
SOUTH LAKE TX 76092
PARCEL #01-13251-004
LOT 90 STONEGATE S/D
ZONED: C-2
- ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
PARCEL #01-13251-002
ZONED: ARDOT R/W
- PATTON, JAMES M & BRENDA D
TRUSTEES
3401 SW 4TH ST
BENTONVILLE AR 72712-9139
PARCEL #01-13251-000
ZONED: A-1
- CITY OF CENTERTON
PO BOX 208
CENTERTON AR 72719-0208
PARCEL #06-03969-000
ZONED: R/W
- VAISUK INVESTMENTS LLC
102 FOXGLOVE ST
CENTERTON AR 72719
PARCEL #06-03839-000
LOT 52 WILLOW CROSSING S/D PH I
ZONING: R3-D (CENTERTON)
- MPG INVESTMENT PROPERTIES LLC
127 TRANQUILITY LANE
DESTIN FL 32541
PARCEL #06-03838-000
LOT 41 WILLOW CROSSING S/D PH I
ZONING: R3-D (CENTERTON)
- ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
PARCEL #06-03828-001
PT. LOT 41 WILLOW CROSSING S/D PH I
ZONING: ARDOT R/W
- NAKANABOINA, SAMPANNA
KUMAR & SEVELLA, HARINI
102 SAGE ST
CENTERTON AR 72719-9249
PARCEL #06-03817-000
LOT 30 WILLOW CROSSING S/D PH I
ZONING: ZONING: R3-D (CENTERTON)
- PATTON, JAMES M &
BRENDA D TRUSTEES
3401 SW 4TH ST
BENTONVILLE AR 72712-9139
PARCEL #01-13251-000
LOT 89 STONEGATE S/D
ZONED: C-1



SITE AND UTILITY NOTES:

- THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT. NO SIGNS SHALL BE LOCATED INSIDE PUBLIC UTILITY EASEMENTS.
- ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
- ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
- IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
- OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
- 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.
- NO FREESTANDING SIGNAGE PROPOSED.
- SITE LIES WITHIN BENTONVILLE MUNICIPAL AIRPORT ZONE D. BUILDING HEIGHT AND LAYOUT MEETS ALL REQUIREMENTS OF ZONE D.

GENERAL ELECTRIC UTILITY NOTES:

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- IT IS ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
- RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.

SITE AMENITIES (2 REQUIRED):

- PATIO SEATING AREA
- BIKE RACK

VARIANCE & CONDITIONAL USE PERMIT NOTES:

- VARIANCE REQUESTED FROM SECTION 1100.21(E), BUILDING MATERIALS.
- DRIVE THROUGH APPROVED PER CONDITIONAL USE PERMIT
- PER CONDITIONS OF CUP, DUMPSTER MUST BE LOCATED 50' OR GREATER FROM PROPERTY LINES.

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES):
1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES AT LARGEST SHIFT:	4
MAXIMUM OCCUPANCY:	15
STANDARD SPACES REQUIRED:	8
STANDARD SPACES PROVIDED:	15
ADA PARKING REQUIRED/PROVIDED:	1
TOTAL PARKING PROVIDED:	16

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN TEN (10) FEET WIDE BY TWENTY (20) FEET LONG

STACKING SPACES PROVIDED:	7
---------------------------	---

PARKING LOT LANDSCAPE AREA REQUIREMENTS:

SEC. 1400.08 - INTERIOR PARKING LOT LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	5064 SQ. FT.
LANDSCAPING AREA REQUIRED:	8.0% (405 SQ. FT.)
LANDSCAPING AREA PROVIDED:	9.5% (482 SQ. FT.)

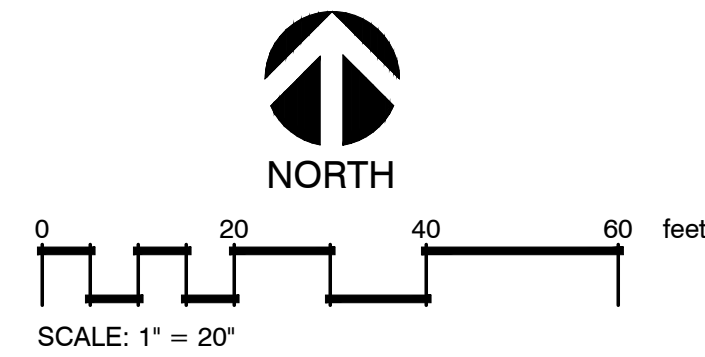
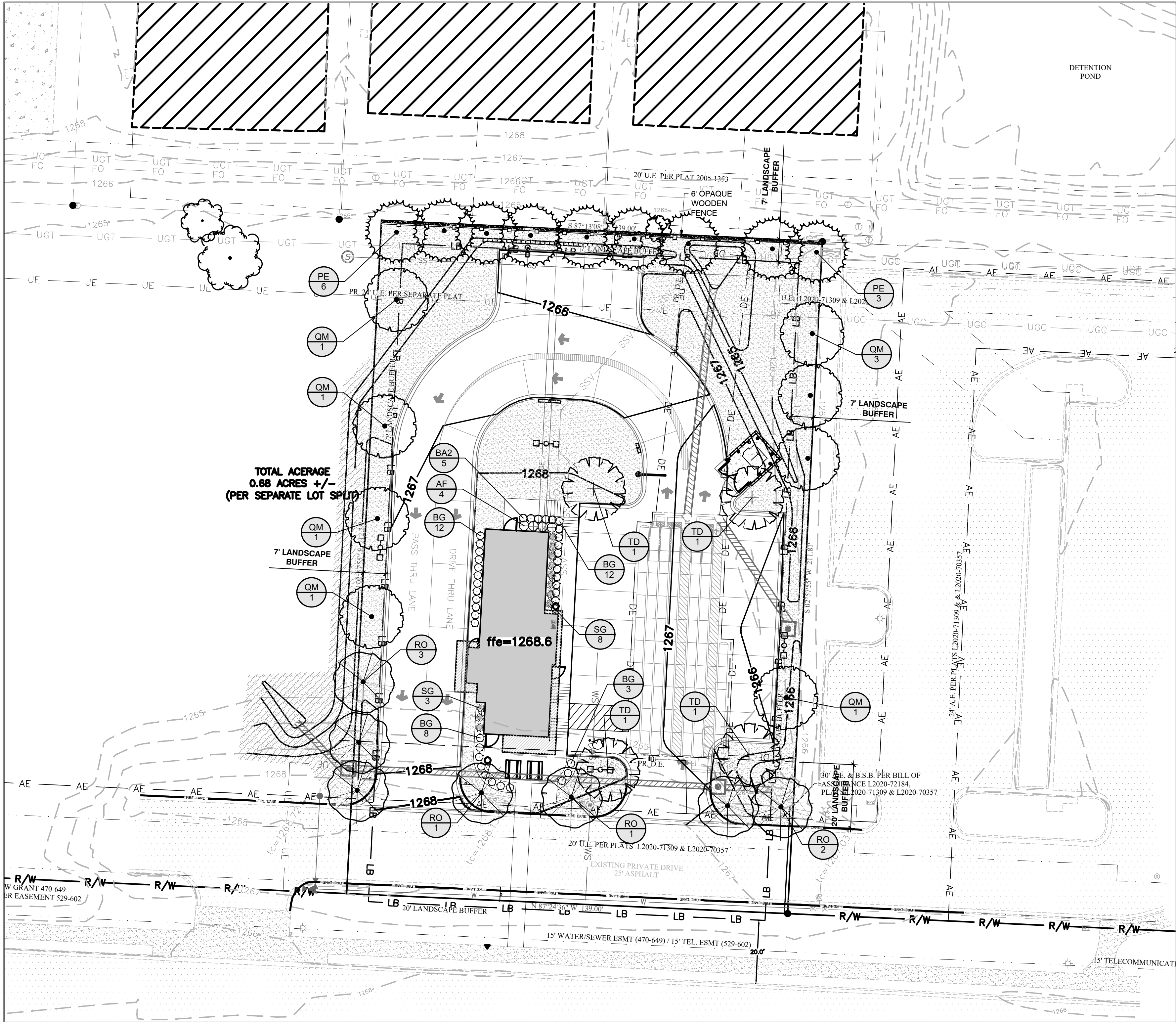
BUILDING SETBACKS:

FRONT	50ft WITH PARKING IN FRONT
FRONT	20ft WITH NO PARKING IN FRONT
SIDE	07ft ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE	15ft ADJACENT TO RESIDENTIAL DISTRICT
REAR	20ft ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR	35ft ADJACENT TO RESIDENTIAL DISTRICT

SITE COVERAGE NOTE - C-1 ZONING

	SQUARE FEET	PERCENTAGE
IMPERVIOUS SURFACE	19673	77%
PERVIOUS SURFACE	9802	33%
TOTAL SQUARE FEET	29475	100%

DATE	REVISIONS
07/08/22	PRE-SUBMITTAL PLAN PREPARATION
07/29/22	REVISION PER PRE-SUBMITTAL STAFF REVIEW
08/15/22	REVISIONS PER 7.6.22 STAFF REVIEW
8/22/22	REVISIONS PER 7.22.22 STAFF REVIEW



PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	10' min.	9
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	10' min.	8
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	10' min.	4
STREET TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	RO	Quercus rubra / Red Oak	4" Cal.	B&B	10' min.	7
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	AF	Abelia x grandiflora 'Francis Mason' / Francis Mason Abelia	5 gal		36" o.c.	4
	BA2	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanes Barberry	3 gal		30" o.c.	5
	BG	Buxus x 'Green Mound' / Green Mound Boxwood	3 gal		30" o.c.	35
	SG	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	11
SOD/SEED	CODE	BOTANICAL / COMMON NAME		QTY		
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod		9,883 sf		
	CT2	Cynodon dactylon 'Tif 419' / Bermuda Grass seed		1,578 sf		

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- 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.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- 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.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- 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.
- 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.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 6" FROM ALL PUBLIC UTILITIES.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA
- 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.
- 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.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- 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.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER PRIVATE DRIVE 139 LF	7 TREES REQUIRED	7 TREES PROVIDED***
PERIMETER LANDSCAPING 1 TREE PER 50 LF EAST BOUNDARIES 211 LF WEST BOUNDARIES 212 LF	4 TREES REQUIRED 4 TREES REQUIRED	4 TREES PROVIDED 4 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 5,064 SF	8% GREENSPACE REQUIRED** 5,064 x .08 = 405 GREENSPACE REQUIRED 1 TREES REQUIRED	482 (9.5%) 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
***DUE TO UTILITIES, UTILITY EASEMENTS AND LIMITED SPACE FOR TREES 2 STREE TREES HAVE BEEN PLACED ELSEWHERE ON THE SITE AND AS CLOSE TO THE STREET FRONTAGE AS POSSIBLE.

ENGINEER: G. Bates

8/29/2022

LANDTEK STUDIOS

2503 SWEETBRIAR DR.

FAYETTEVILLE, AR 72703

PH# 479.283.9721

DRAWN BY:

DATE	REVISIONS
6/07/22	PRE-SUBMITTAL PLAN PREPARATION

WENERSCHNITZEL
LARGE SCALE DEVELOPMENT PLANS
LANDSCAPE PLAN
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.

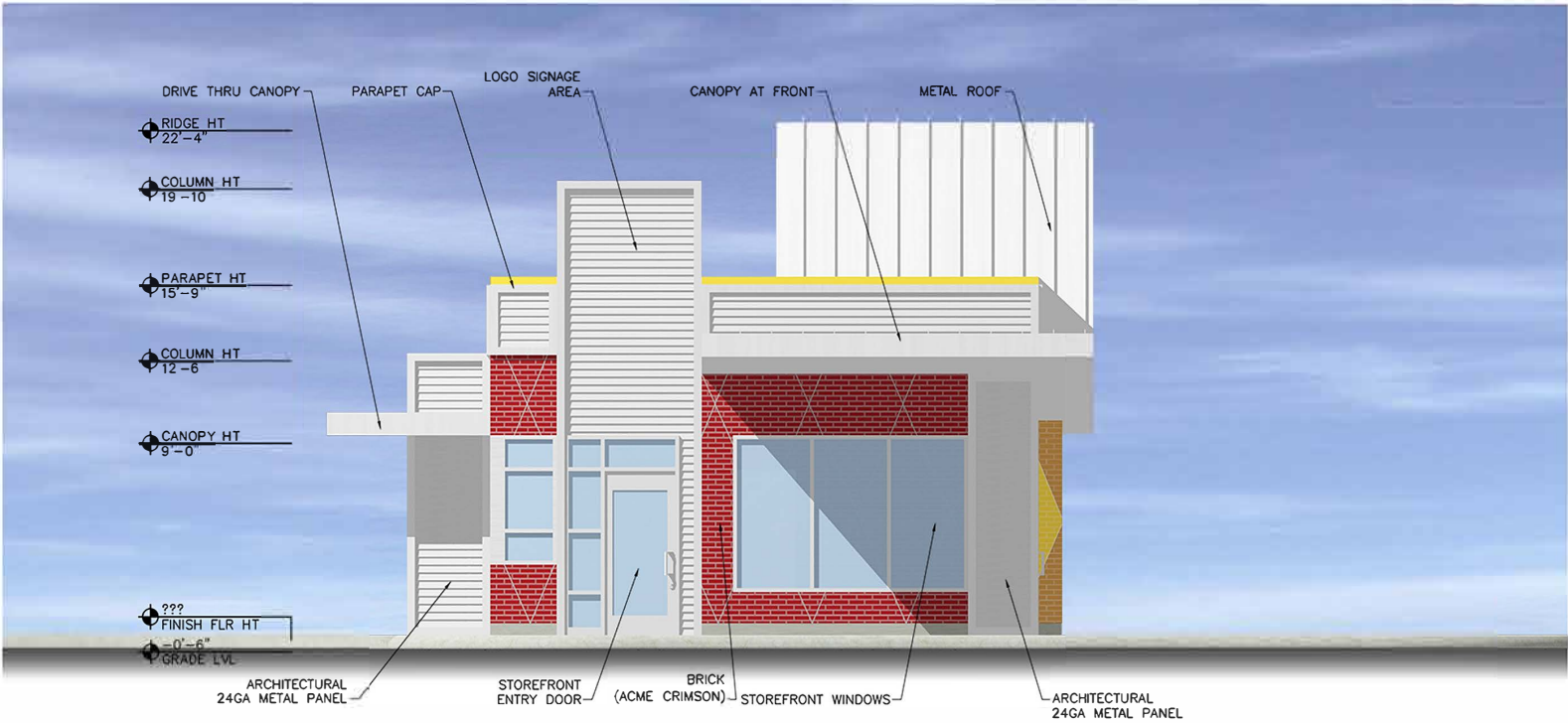
www.nvdat@esinc.com

Civil Engineering & Surveying

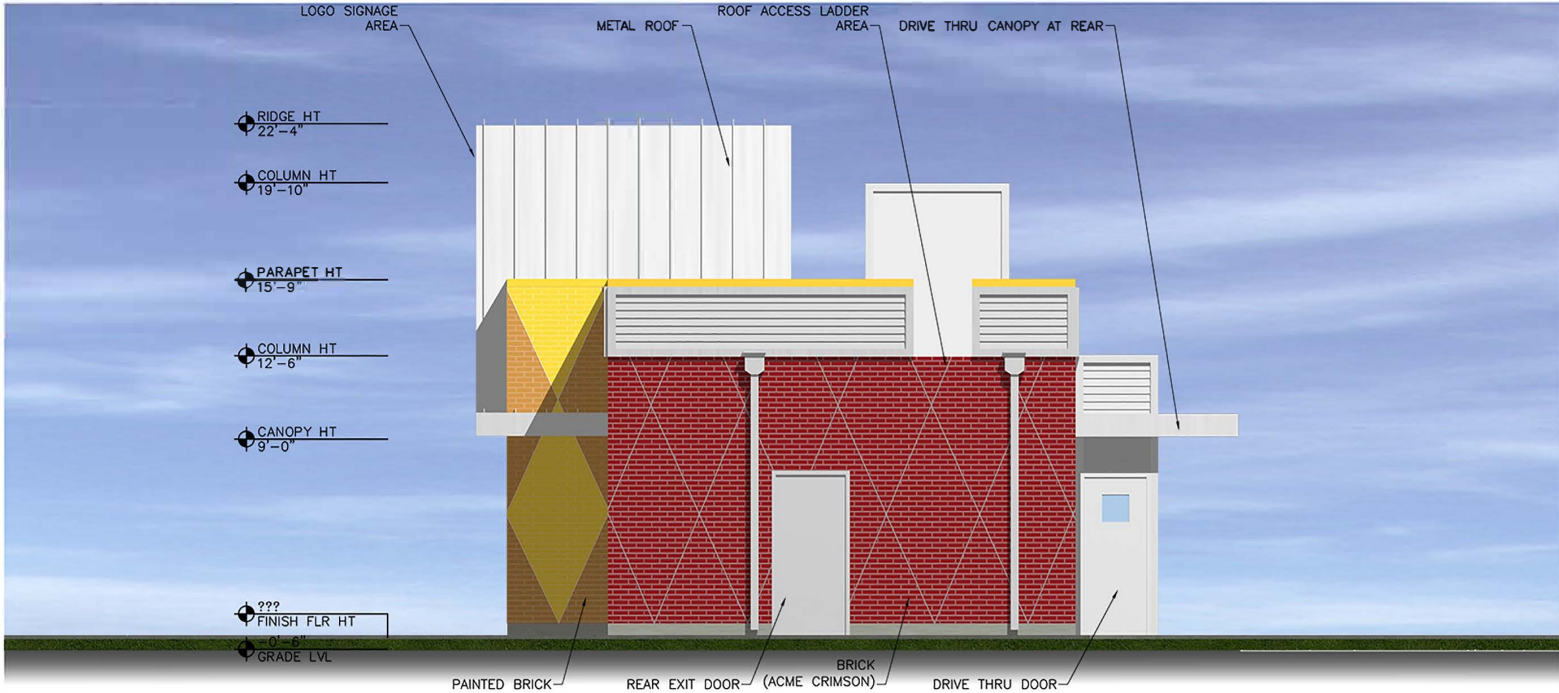
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350



Know what's below.
Call before you dig.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
MATERIAL PERCENTAGES THIS VIEW:
BRICK = 22%
METAL PANEL = 48%
GLASS = 30%



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"
MATERIAL PERCENTAGES THIS VIEW:
BRICK = 68%
METAL PANEL = 32%



HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693 EMAIL - chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

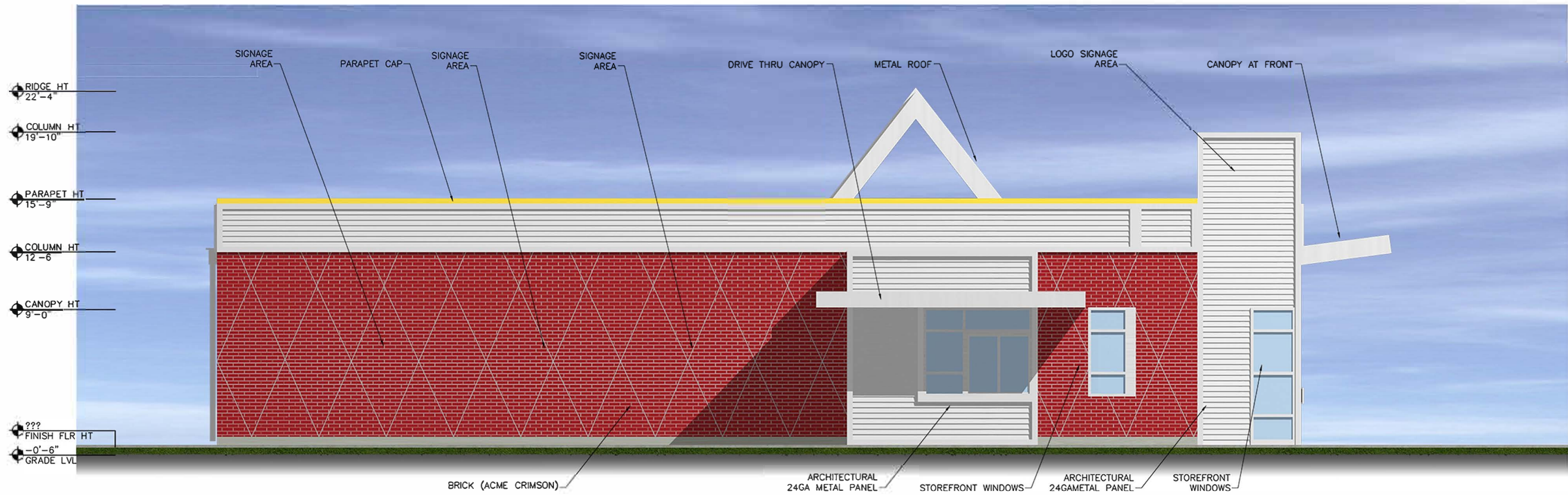
v01 - DESIGN REVIEW SET 08.29.2022

WIENERSCHNITZEL - BENTONVILLE AR. JOB# DSD-22-043

ELEVATIONS & DETAILS

DATE:

A2.0



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES THIS VIEW:
BRICK = 53% METAL
PANEL = 40% GLASS = 7%



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES THIS VIEW:
BRICK = 65%
METAL PANEL = 25%
GLASS = 10%



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153

FAYETTEVILLE, AR 72703

PHONE - 479.530.9683

EMAIL: chenny@henryarchitecture.com

DRAWN BY: C.J.H.

CHECKED BY: C.J.H.

REV. NO.

DATE

DESC.

v01 - DESIGN REVIEW SET 08.29.2022

WIENERSCHNITZEL - BENTONVILLE AR.

JOB#

DSD-22-043

ELEVATIONS & DETAILS

DATE:

A2.1





Legend

 Pending Planning Commission Items



1 inch = 100 feet

LSD22-0045 10/4/22
LARGE SCALE DEVELOPMENT
COFFELT TOWNHOMES



NOT FOR
CONSTRUCTIONNOT FOR
CONSTRUCTIONNOT FOR
CONSTRUCTIONKnow what's below.
Call before you dig.

COFFELT TOWNHOMES

421,423,425,427,429 SE "B" ST. &
422,424,426,428 SE "C" ST.
Bentonville, Arkansas 72712

EDG PROJECT NO. 21-053

DATE 2022.09.12

REVISIONS

Number Date

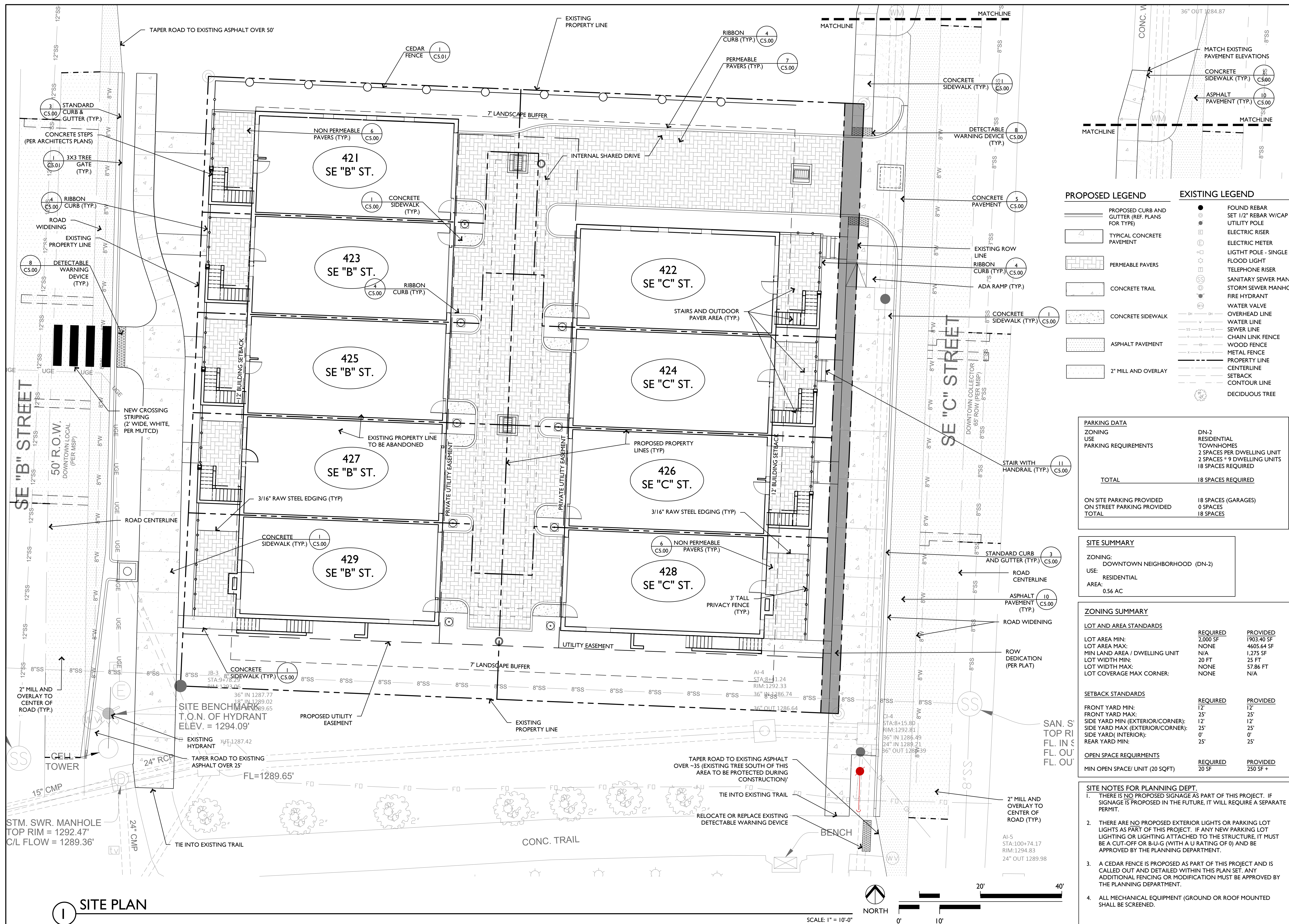
PHASE Construction

Document

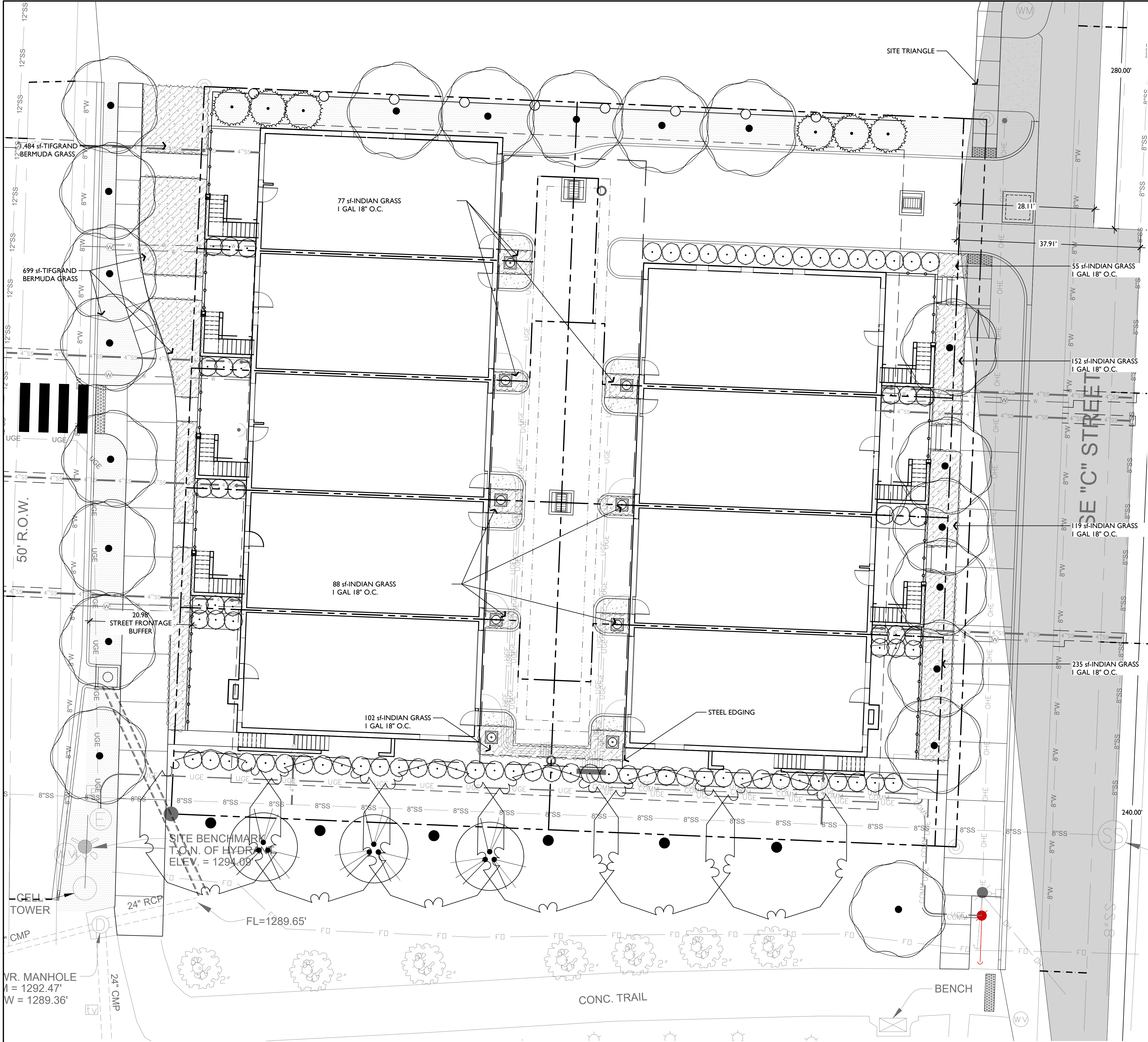
TITLE Site Plan

SHEET NO. C1.00

LSD 22-0045



SITE PLAN



EXISTING LEGEND

- FOUND REBAR (OR AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- GAS METER
- UTILITY POLE
- SANITARY SEWER LINE
- OVERHEAD LINE

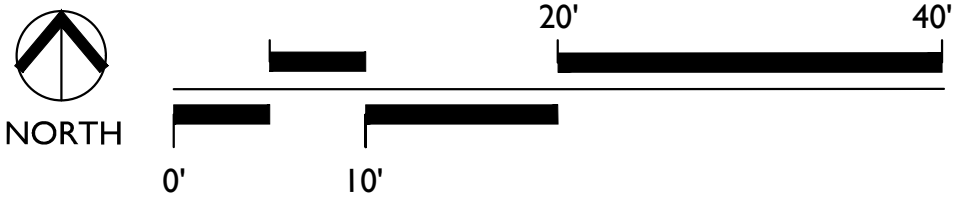
- WATER LINE
- GAS LINE
- UNDER TELEPHONE LINE
- WIRE FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- CONTOUR LINE
- SPOT ELEVATION

SEE SHEET C1.10 FOR PLANT SCHEDULE

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
STREET FRONTAGE		REQUIRED	PROVIDED
SE "C" STREET COLLECTOR	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 150 LF / 20 = 8 TREES REQUIRED	8 TREES	7 TREES + ADDITIONAL TREES ALONG SOUTHERN PROPERTY LINE
SE "B" STREET LOCAL	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 150 LF / 20 = 8 TREES REQUIRED	8 TREES	8 TREES
TRAIL/GREENWAY - PUBLIC ROW	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF OF STREET FRONTAGE: 162 LF / 20 = 8 TREES REQUIRED	8 TREES	7 EXISTING TREES + 4 NEW TREES = 12 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 161 / 50 = 3.22 ~ 3 TREES REQUIRED	3 TREES	5 TREES
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 161 / 50 = 3.22 ~ 3 TREES REQUIRED	3 TREES	4 TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA - 8% OF TOTAL PARKING AREA (18,900 SQFT)	N/A	N/A
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	N/A	N/A
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	SINGLE FAMILY/TOWNHOUSE USES: TYPE B SCREEN REQUIRED - SEMI-OPAQUE SCREEN MIN. HEIGHT OF 20' FEET, OPAQUE FROM GROUND TO 3 FEET, INTERMITTENT VISUAL OBSTRUCTION PERMITTED FROM ABOVE OPAQUE PORTION.	YES	8 NEW TREES
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"



E | D | G

Ecological Design Group, Inc

www.ecologicaldgd.com

phone: 501.378.0200

LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

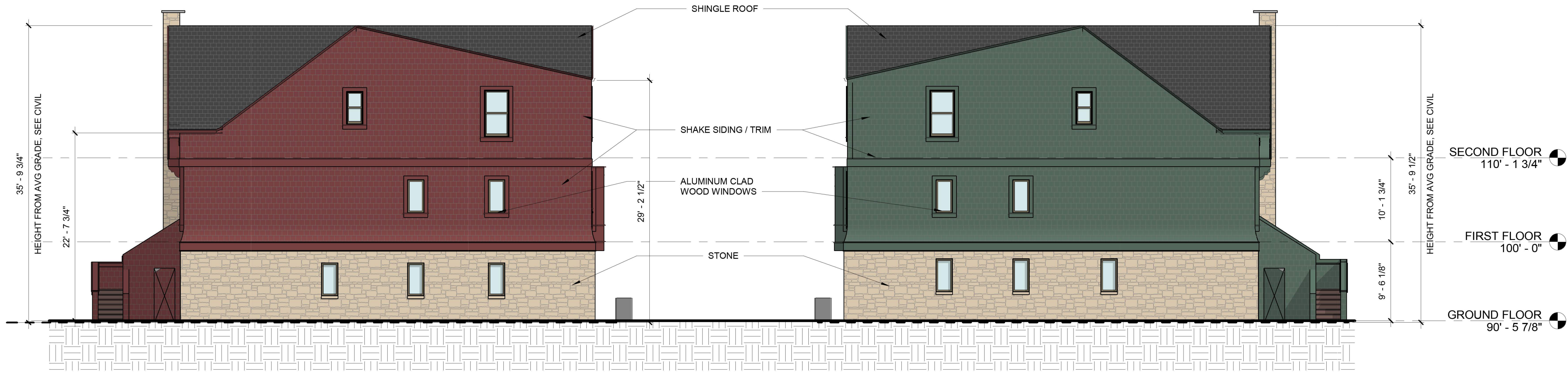
811

Know what's below.

Call before you dig.

COFFELT TOWNHOMES
421,423,425,427,429 SE "B" ST. &
422,424,426,428 SE "C" ST.
Bentonville, Arkansas 72712

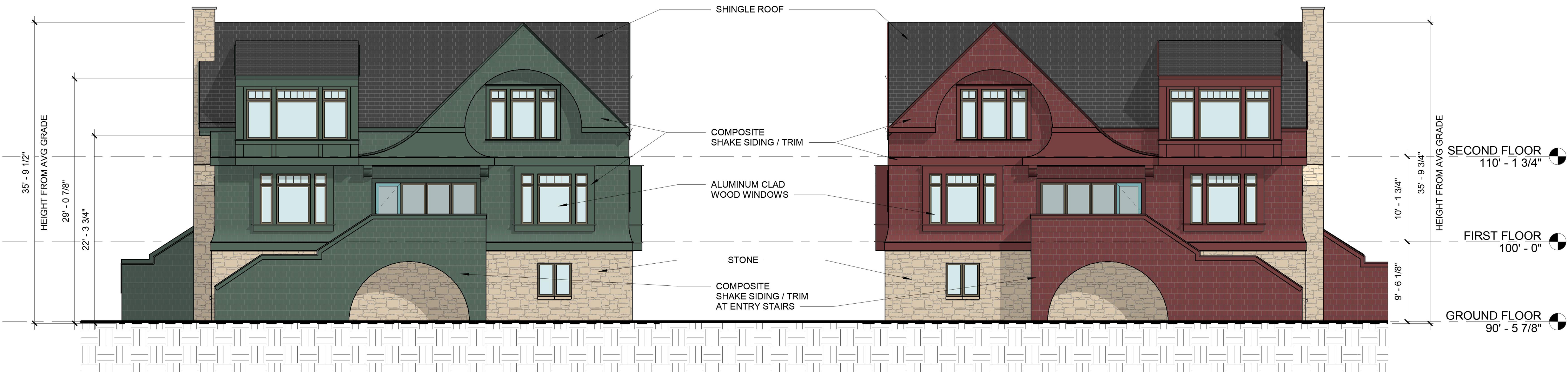
EDG PROJECT NO.	21-053
DATE	2022.09.12
REVISIONS	
Number	Date
PHASE	Construction Document
TITLE	Landscape Plan
SHEET NO.	L1.00
LSD 22-0045	



MATERIALS:

- OPENING = 170 SF / 05%
- STONE = 938 SF / 29%
- SHAKE SIDING / TRIM = 2,147 SF / 66%

2 NORTH ELEVATION
A.001 1/8" = 1'-0"



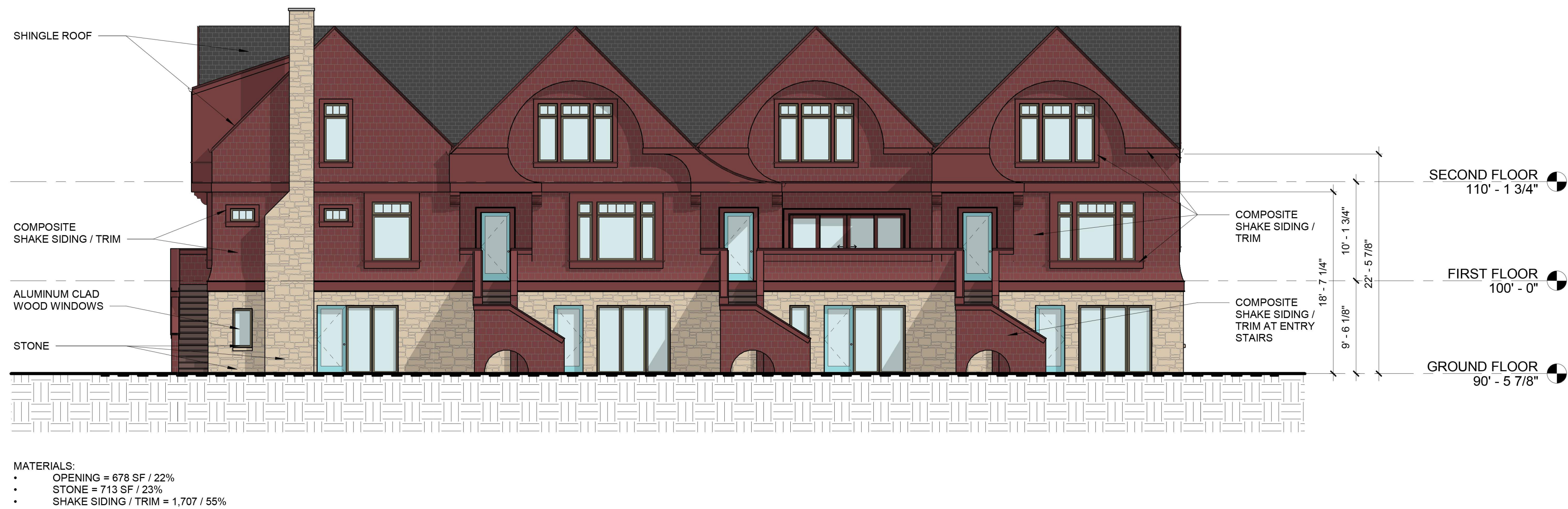
MATERIALS:

- OPENING = 552 SF / 18%
- STONE = 1,089 SF / 35%
- SHAKE SIDING / TRIM = 1,322 SF / 47%

1 SOUTH ELEVATION
A.001 1/8" = 1'-0"



2 WEST ELEVATION
A.002 1/8" = 1'-0"



1 EAST ELEVATION
A.002 1/8" = 1'-0"



2
A.003 INTERIOR EAST ELEVATION
1/8" = 1'-0"



1
A.003 INTERIOR WEST ELEVATION
1/8" = 1'-0"



RENDERING - GREEN SCHEME (BUILDING 2 - WEST BUILDING)



RENDERING - RED SCHEME (BUILDING 1 - EAST BUILDING)

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

oren
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DATE	#	REVISION
------	---	----------

0" 1/2" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 08/12/2022
PROJECT NO. 21027

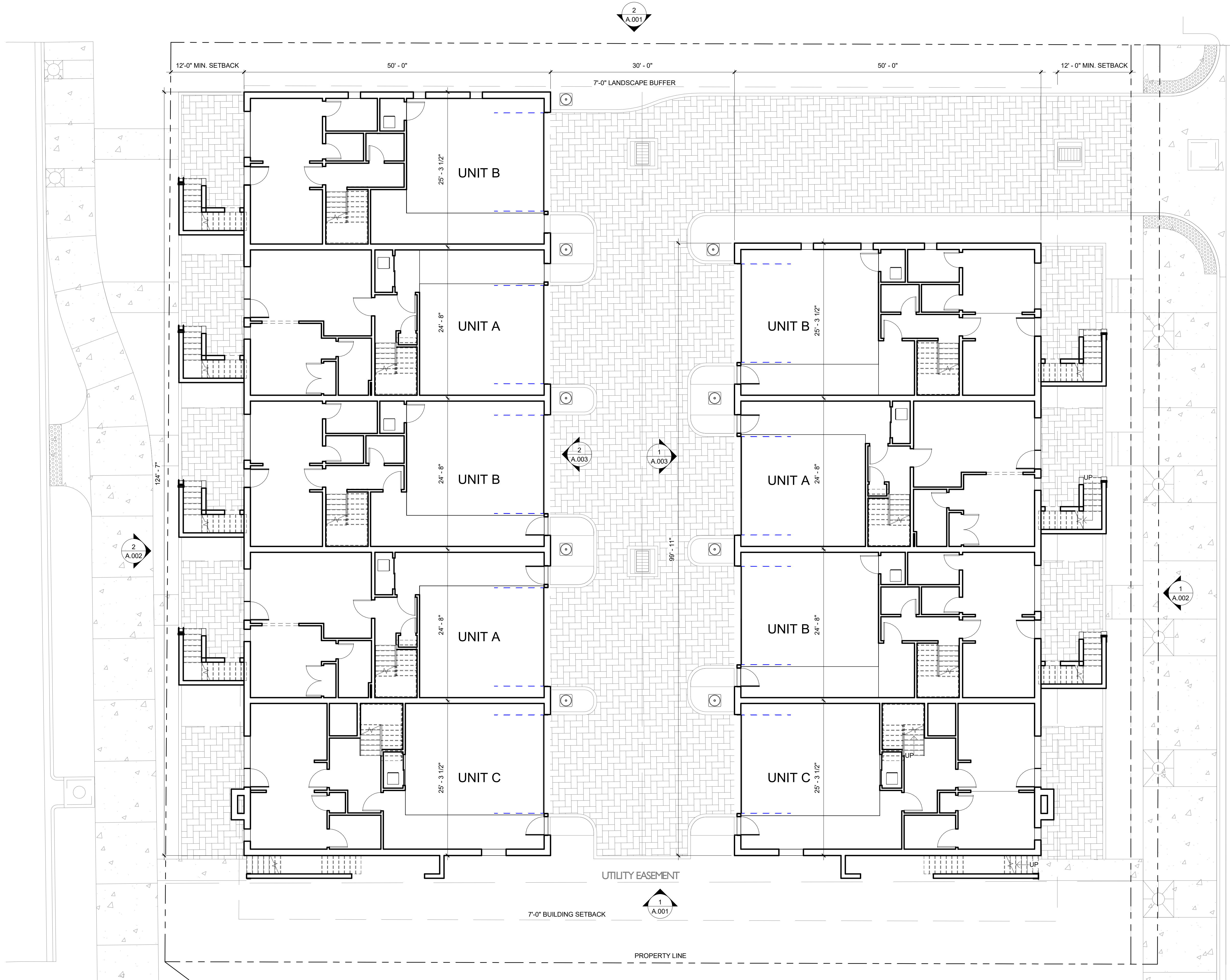
SHEET NO. A.004

CONCEPT DESIGN AND ARCHITECTURE ARE THE PROPERTY OF NEWELL DEVELOPMENT, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM NEWELL DEVELOPMENT, LLC. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
DRAWN BY: Author CHECKED BY: Checker



1
A.005

GROUND FLOOR - ARB
1/8" = 1'-0"



NEWELL
DEVELOPMENT, LLC

224 SE 2ND STREET
BENTONVILLE, AR 72712

THIS MEDIA SHOULD
NOT BE CONSIDERED
A CERTIFIED
DOCUMENT

DRAWING TITLE
GROUND FLOOR PLAN

PROJECT TITLE
COFFELT TOWNHOUSES

410 SE B STREET & 407 SE C STREET,
BENTONVILLE, AR 72712

oren
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE@architecture.com

DATE # REVISION

0" 1/2" 1" 2"

(sheet formatted for 24x36 paper)

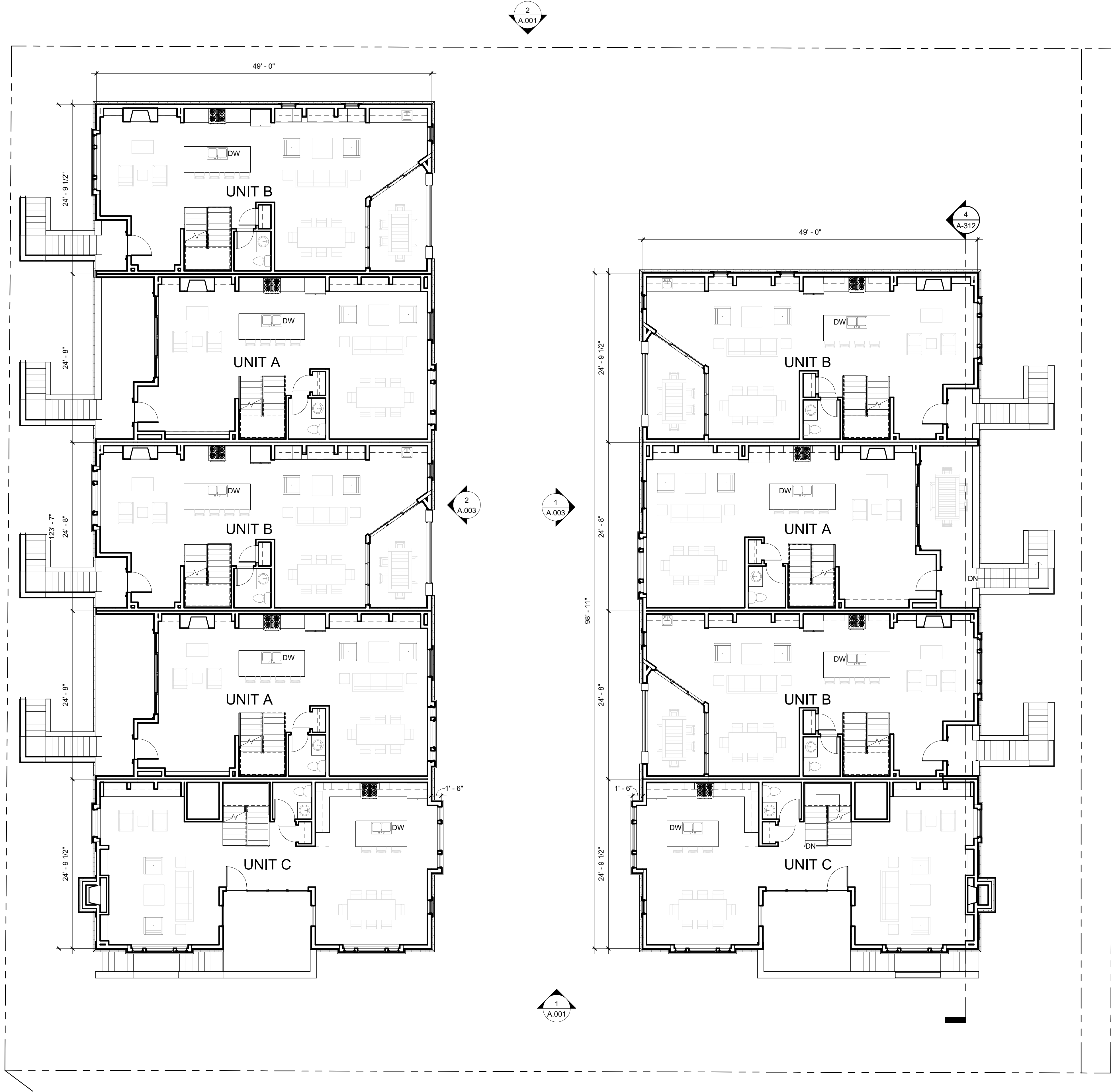
DATE: 08/12/2022

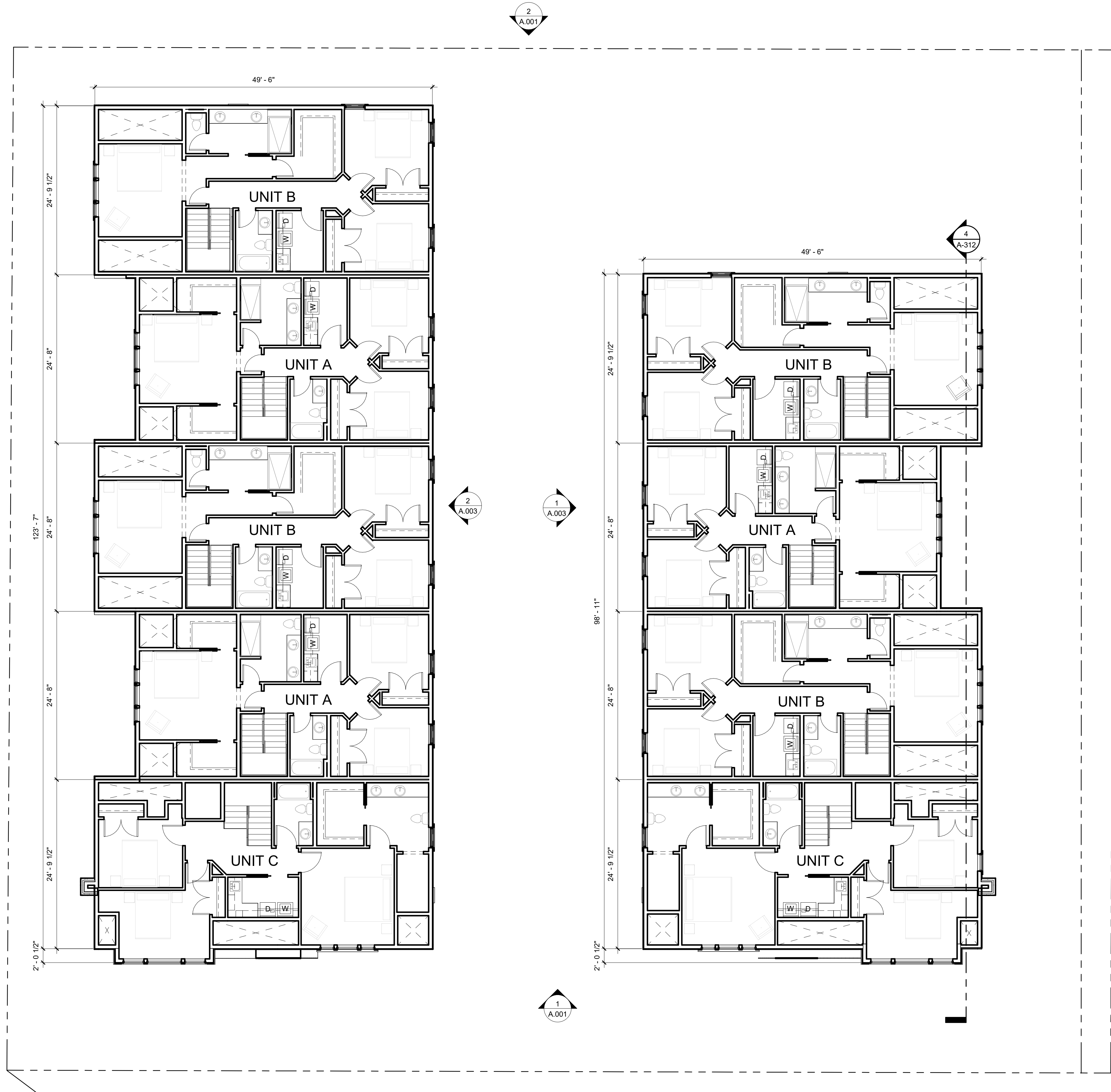
PROJECT NO. 21027

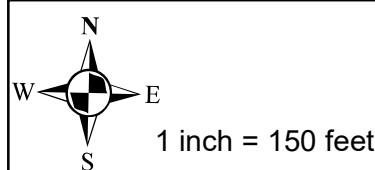
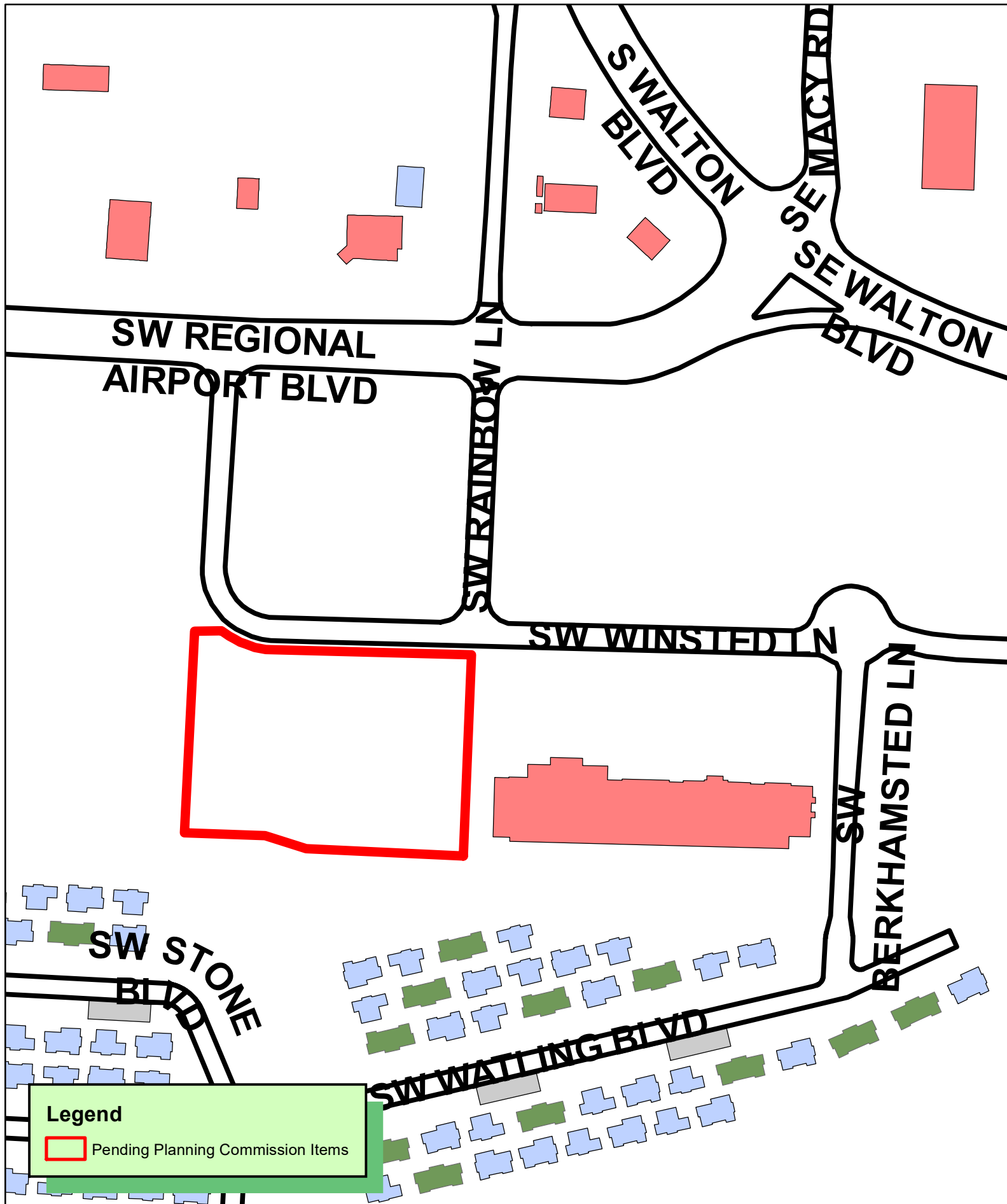
SHEET NO.

A.005

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS
DRAWN BY: Author CHECKED BY: Checker







PP22-0050 9/20/22
PRELIMINARY PLAT
RAINBOW JUNCTION SUBDIVISION PH 2



PROJECT LOCATION

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	DEMOLITION PLAN
C-003	PROJECT CONTROL
C-101	OVERALL SITE PLAN (C)
C-102	PRELIMINARY PLAT
C-103	PRELIMINARY PLAT TABLES
C-104	GRADING PLAN
C-105	UTILITY PLAN (C)
C-106	EROSION CONTROL PHASE I
C-107	EROSION CONTROL PHASE II
C-501	EROSION CONTROL DETAILS 1 OF 2
C-502	EROSION CONTROL DETAILS 2 OF 2
C-503	SITE DETAILS 1 OF 2
C-504	SITE DETAILS 2 OF 2
A-101	ARCHITECT DETAILS
BW-1	WATER SEWER DETAILS
BW-2	WATER DETAILS - SHT.1
BW-3	WATER DETAILS - SHT.2
BW-4	SAN. SEWER DETAILS - SHT.1
BW-5	SAN. SEWER DETAILS - SHT.2
BE-1	BEUD DETAILS SHT.1
BE-2	BEUD DETAILS - SHT.2
BE-3	BEUD DETAILS - SHT.3
BE-4	BEUD DETAILS - SHT.4
L-101	PLANTING PLAN (C)
L-501	LANDSCAPE DETAIL SHEET 1

CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

Fig. 1

LOT 18 OF RAINBOW JUNCTION SUBDIVISION, AS PER PLAT RECORD 2016-378 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

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 0500C0255 K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENTS 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.

RAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

CITY ENGINEER
CITY OF BENTONVILLE
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-5993

CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3130

CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

CITY OF BENTONVILLE
TYLER OVERSTREET
305 SW "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3122

JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 21
LOWELL, ARKANSAS 72745
PHONE: (479) 333-7005
joshua.knight@blackhillscorp.com

BRENT BALDWIN
1133 EAST HAROLD ST.
FAYETTEVILLE, ARKANSAS 7270
OFFICE: 479-571-6609
CELL: 479-200-9022

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

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

CITY OF BENTONVILLE
CHRIS EARL
1901 NE "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3161

CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIV
BENTONVILLE, AR.
PHONE: (479) 271-5002
jpaith@bentonvillear.com

CITY OF BENTONVILLE
JAKE FEEEMSTER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-3108

COX COMMUNICATIONS

CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, ARKANSAS 72762
PHONE: (479) 717-3796
CHAD.HODGE@COX.COM
TIMOTHY GOSS
PHONE: (479) 651-5583
TIMOTHY.GOSS@COX.COM

BUILDING SETBACK:	FRONT 20' FRONT WITH GARAGE 30' EXTERIOR SIDE 20' INTERIOR SIDE 10' AND 0' REAR 25'
FINISHED FLOOR ELEV.	SEE GRADING PLAN
SITE AREA:	1.90 AC. (82,719 SQ.FT.)
BUILDING SIZE:	TYPE A: 3,070 SQ. FT.
LOT COVERAGE:	MAX 40%
LOT COVERAGE:	12,280 SQ. FT. / 82,719 SQ. FT. = 14.85%
RESIDENTIAL DENSITY:	4 UNITS/1.90 AC = 2.10 UNITS/AC
AIRPORT ZONING:	IS IN COMPLIANCE WITH ZONE C REGULATIONS
ZONING:	R-3
PROPERTY USAGE:	RESIDENTIAL
BUILDING HEIGHT:	40' MAXIMUM

BENTONVILLE, AR
72712

1106 QUAIL MEADOWS AVE
SPRINGDALE, AR
72764

DANIEL ELLIS P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

<u>SYMBOLS</u>	<u>LINEWORK</u>
SET IRON PIN	EASEMENT
LIGHT POLE	
POWER POLE	CURB
TELEPHONE PEDESTAL	INTERMEDIATE CONTOUR
TV PEDESTAL	
MANHOLE	INDEX CONTOUR
SANITARY SEWER CLEANOUT	
GAS METER	SANITARY SEWER LINE
GAS VALVE	
STORM SEWER PIPE	GAS LINE
STRUCTURE NUMBER	
WATER VALVE	WATER LINE
FIRE HYDRANT ASSEMBLY	
AIR RELEASE VALVE	UNDERGROUND TELEPHONE
FIRE DEPARTMENT CONNECTION	
WATER METER	UNDERGROUND ELECTRIC
BACK FLOW PREVENTER	
REDUCER	OVERHEAD ELECTRIC
RECTANGULAR DROP INLET,	
GRATED INLET OR JUNCTION	FIBER OPTIC
BOX (SPECIFY ON PLAN	
SHEET)	UNDERGROUND TELEVISION
CIRCULAR DROP INLET,	OVERHEAD TELEVISION
GRATED INLET OR JUNCTION	
BOX (SPECIFY ON PLAN	CHAIN LINK FENCE
SHEET)	
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

<u>SYMBOLS</u>	<u>LINEWORK</u>
FOUND IRON PIN	EASEMENT
LIGHT POLE	=====
POWER POLE	CURB
TELEPHONE PEDESTAL	-----1206-----
TV PEDESTAL	-----1205-----
MANHOLE	INDEX CONTOUR
SANITARY SEWER CLEANOUT	----- SS ----- SS
GAS METER	SANITARY SEWER LINE
GAS VALVE	----- G ----- G
STORM SEWER PIPE	----- W ----- W
DOWN GUY	WATER LINE (SPECIFY SIZE & TYPE)
WATER VALVE	----- UGT -----
FIRE HYDRANT ASSEMBLY	UNDERGROUND TELEPHONE
AIR RELEASE VALVE	----- UGE -----
FIRE DEPARTMENT CONNECTION	----- OHE -----
WATER METER	OVERHEAD ELECTRIC
SPRINKLER HEAD	----- UGTV ----- UGTV
ELECTRIC PEDESTAL	UNDERGROUND TELEVISION
	----- OHTV ----- OHTV
GRATED INLET	OVERHEAD TELEVISION

DROP INLET	CHAIN LINK FENCE
	----- //
	WOOD FENCE
	----- X ----- X
	BARBED WIRE FENCE
	----- FO -----
TREE	FIBER OPTIC

	RIGHT OF WAY

TREE TO BE REMOVED	ROAD CENTERLINE

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR THE COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS OR DUTY OF THE CONTRACTOR. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC. CONTRACTOR'S PROPERTY OR PROPERTY OF OTHERS DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

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

6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA - FEDERAL, STATE, AND LOCAL REGULATIONS. THE SCOPE OF RECORD, SHIELD, SURVEY, AND INSTALLATION SHALL BE LIMITED TO FLEWER MAINS. BEYOND THAT SCOPE, CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY ERRORS THAT ARE SUBMITTED TO THESE DOCUMENTS THAT HAVE NOT AND SHOULD NOT BE TRADE CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES, RULES, AND ORDINANCES, INCLUDING ARS 338 AND ANY REGULATIONS, PERMITS, ORDINANCES, AND ADVANCED NOTICE REQUIREMENTS, AND FOR THE SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH
C1	61.03'	101.00'	34°37'25"	S6





Knoll Properties, LLC

607 SE 5th Street

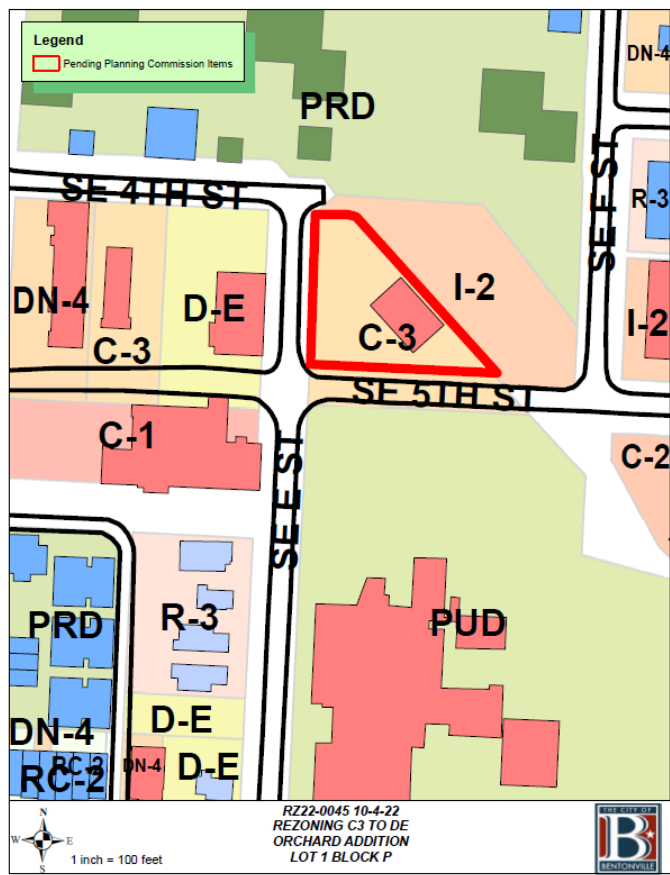
PC Date: 10/4/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	RZ22-0045
Applicant / Current Owner	Brya Architecture / Knoll Properties LLC
Site Area	+/- 0.86 acres
Current Zoning	C-3, Mixed-Use Commercial
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High-Density Residential (HDR)
Requested Future Land Use Map Designation	Downtown Commercial (DC)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at the corner of SE 5th and SE E Streets. Adjacent zoning districts are I-2, Heavy Industrial to the East, DE, Downtown Edge to the West and PUD/PRD to the North and South.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High Density Residential, however, the applicant is requesting a change in the Future Land Use Plan to Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

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

Public Comment

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

Analysis

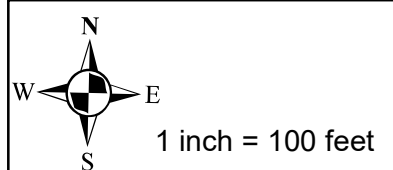
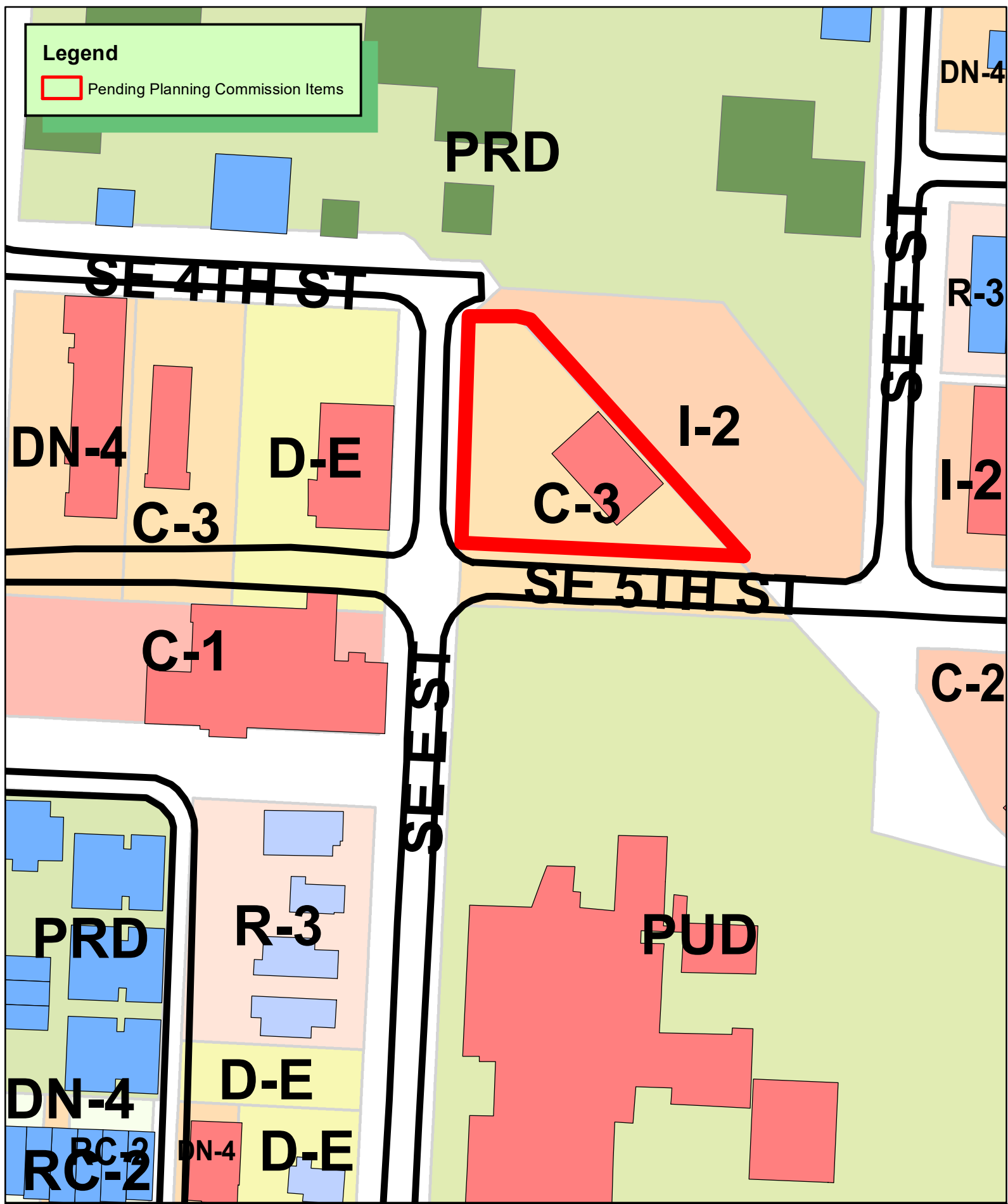
The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Conclusion

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

Legend

 Pending Planning Commission Items



**RZ22-0045 10-4-22
REZONING C3 TO DE
ORCHARD ADDITION
LOT 1 BLOCK P**



Rezoning Request Narrative

28 December 2021

To the City of Bentonville Planning Commission and whom it may concern,

Brya Architecture, on behalf of Blu Group LLC and Knoll Properties LLC, would like to formally request the rezoning of a property located at 607 SE 5th St. Blu Group LLC leases the aforementioned property from the owner, Knoll Properties LLC to run a restaurant named Blu Fresh Fish Market Place and Restaurant. The owner's intent is to continue leasing the property to Blu Group LLC. The leaser's intent is to build an addition to the existing structure and continue operating Blu Fresh Fish Market Place and Restaurant with a larger capacity.

The future land use map currently classifies this site as High-Density Residential. The current zoning is C-3. We would like to request the planning commission to consider an amendment to the future use plan to change this parcel to Downtown Commercial allowing for a rezoning of the property to D-E. The reason for the request is to allow for an addition to be built on the existing structure/restaurant. With the increased occupancy the addition provides the parking requirements would be virtually impossible to meet under the existing C-3 zone. If it were possible to fit the required 83 spots with their accompanying curb cuts, aisles, and landscaping it would not support the intent of the future use plan to create a denser fabric in this district. If the rezoning request is accepted it is the intent of Blu Group LLC to surpass the minimum parking requirements of the new zone, by building as much parking as is reasonable, given the hardships of the site.

There is precedent for this zoning change directly across the street at 405 SE 5th Street as well as nearby precedents a block south on SE 'E' street between SE 5th st. and SE 6th st. This parcel is the one of the only remaining High Density Residential classifications that directly neighbors the Momentary. Using the Downtown Commercial land use to transition between the Public classifications to the High-Density Residential classifications supports the intention laid out in the Future Land Use Plan to create buffers and smart urban fabric adaptations. Specifically, Blu Fresh Fish Market Place and Restaurant at this location will continue to support both adjoining use classifications by providing an extension of the Commercial and Public area around the 8th street Market and the Momentary, and an amenity to the adjacent housing supporting the 'walkability' of the Arts District.

The traffic patterns should not be adversely affected by this change of zone. The public parking garage at SE 8th St and SE 'E' St., the 8th street market public parking lot, and additional on street parking being planned throughout this district should absorb any overflow parking needed for the restaurant and encourage foot travel through the district and the patronage of adjacent commercial and public businesses and institutions.

Rezoning Request Narrative(continued)

There is no site signage being planned as a part of the addition to the existing structure.

The appearance of the proposed addition will meet the City of Bentonville Design Standards and will be designed in a manner to negotiate between and extend the surrounding fabric's appearance.

This parcel is well positioned to have easy access to city utilities. The adjacent infrastructure improvements will also help support the new addition's load on the city utilities. A new 16" water line on SE 4th street will provide the water for the new sprinkler system planned as a part of the additions. The existing water connection to an 8" water main on SE 'E' St. will be used to provide water to the fixtures of the building. The existing Sewer connection on SE 'E' St. will also be used to support the addition.

Thank you for your consideration,

Benjamin Bendall, Assoc. AIA

Brya Architecture on behalf of Knoll Properties LLC and Blu Group LLC

NOTICE OF INTENT TO REZONE

Brya Architecture on Behalf of Knoll Properties LLC and Blu Group LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

C-3 Central Commercial

to

D-E Downtown Edge

The legal description of the property is as follows: ORCHARD ADD, Block P, Lot1, Benton County

The common description of the property is: 607 SE 5th St., Bentonville, AR

The public hearing will be held October 4th, 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:

 601 Jefferson

Signature and Physical Address

Craig Soos

Signature and Physical Address

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ22-0045)

WHEREAS, Brya Architecture, on behalf of Knoll 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 HIGH-DENSITY RESIDENTIAL to DOWNTOWN COMMERCIAL, which property is described as follows:

LOT 1, BLOCK P OF ORCHARD ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK 6 AND PAGE 124, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 4, 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 HIGH-DENSITY RESIDENTIAL to DOWNTOWN COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF C-3, MIXED-USE
COMMERCIAL TO DE, DOWNTOWN EDGE; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ22-0045)

WHEREAS, Brya Architecture, on behalf of Knoll 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 C-3, MIXED-USE COMMERCIAL to DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 1, BLOCK P OF ORCHARD ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS,
AS SHOWN ON PLAT FILED UNDER BOOK 6 AND PAGE 124, RECORDED IN THE BENTON
COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 4, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of C-3, MIXED-USE COMMERCIAL to DE, DOWNTOWN EDGE.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of C-3, MIXED-USE COMMERCIAL to DE, DOWNTOWN EDGE 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



Village View, LLC

1507 Bella Vista Rd

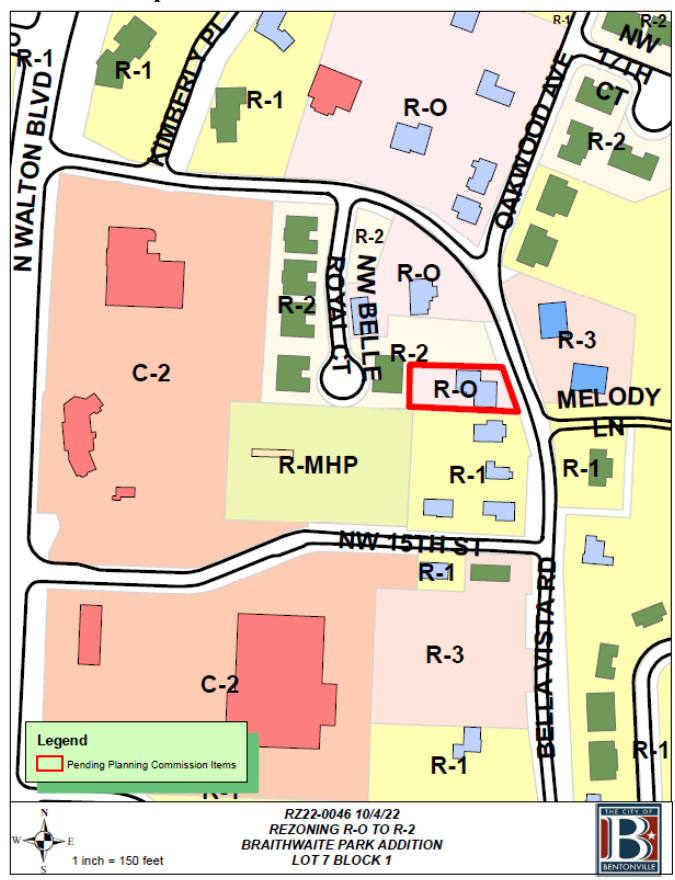
PC Date: 10/4/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0046
Applicant / Current Owner	Swope Engineering / Village View LLC
Site Area	+/- 34 acres
Current Zoning	R-O, Residential Office
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at 1507 Bella Vista Road. Adjacent zoning districts are R-2, Medium Density Two Family and Townhome Residential to the North and West, R-3, Medium-High Density Multifamily Residential and R-1, Low Density Single Family Residential to the East, and R-1, Low Density Single Family Residential and R-MH, manufactured Home Residential to the South.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Low-Density Residential, however, the applicant is requesting a change in the Future Land Use Plan to Medium-Density Residential. 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 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development.

Public Comment

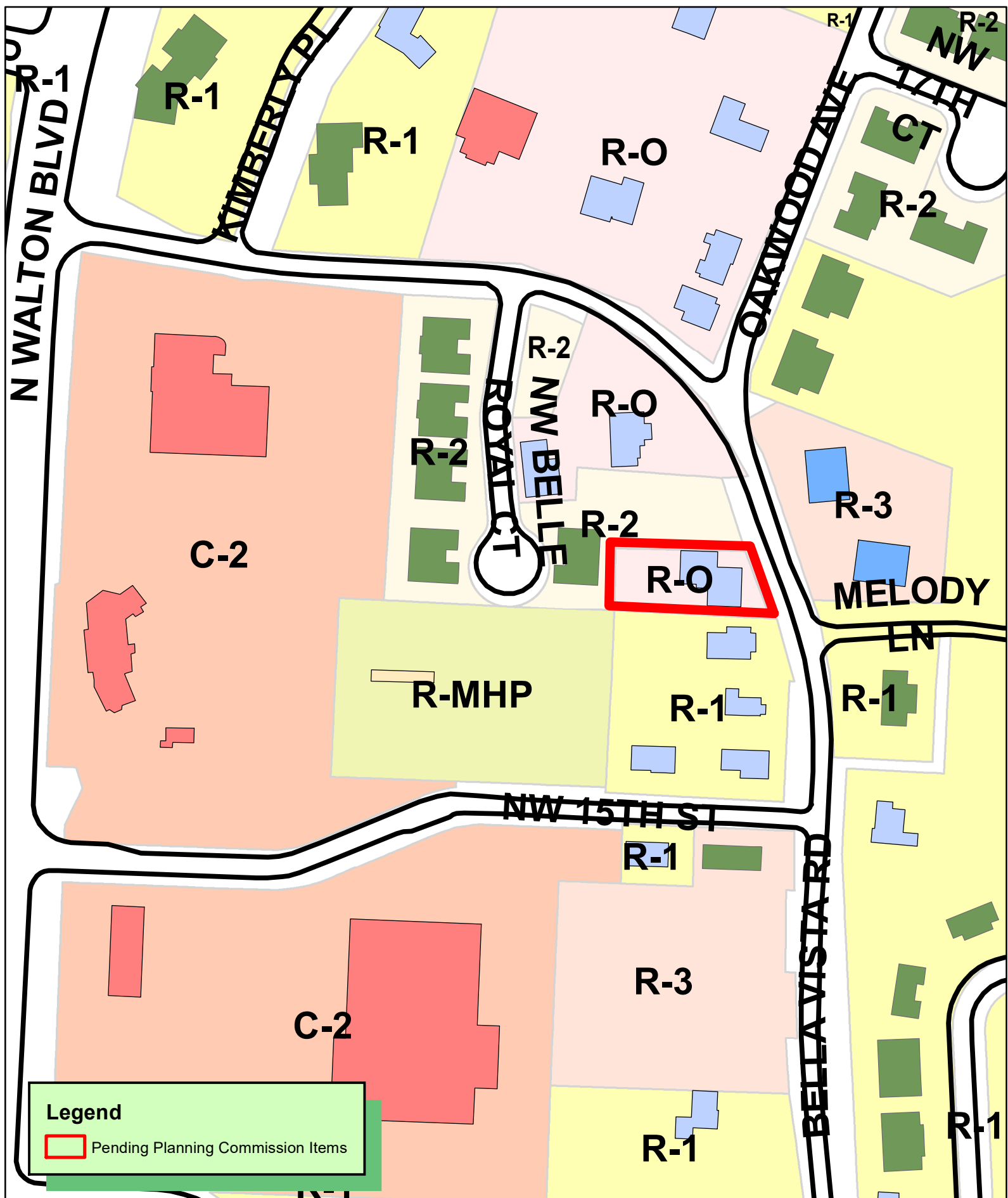
At the time of writing this staff report, staff has not received public comment on this item.

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.

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.



Legend

 Pending Planning Commission Items



1 inch = 150 feet

RZ22-0046 10/4/22
REZONING R-O TO R-2
BRAITHWAITE PARK ADDITION
LOT 7 BLOCK 1





August 26th, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Land Use Change and Rezone, 1507 Bella Vista Rd.

Planning Department,

Please accept this rezoning of land from R-O to R-2. The developer intends to develop townhomes at a density of approximately 8.8 units per acre on this 0.34-acre tract. There are no pending land sales. The traffic in this area is moderate due to its frontage along Bella Vista Rd. This project will not significantly impact traffic (or itself be impacted) due to the number of units proposed and its proximity to Bella Vista Rd. No signage is currently proposed, but any proposed signage would meet city requirements.

The proposed land use change, from low-density residential to medium-density residential, is a change of possible density ranges. They go from 3-8 units/acre (LDR) to 8-12 units/acre (MDR).

Looking at layouts available for this property, the most units that could fit would be three, a 3-unit townhome. For 3 units on 0.34 acres, this makes the density 8.8 units/acre, which is only slightly more than the LDR threshold of 8 units/acre.

The bigger reason this land use change is needed is to allow attached units. Low-density residential does not allow attached units.

The proposed townhomes will use high-quality building materials and will comply with all of the city's architectural requirements.

The land has direct access to both water and sewer lines. A 12" sanitary line and a 12" water main are both available on the south property line.

Sincerely,

Phil Swope, PE
Project Engineer

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: RZ22-0046)**

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

PART OF LOT 7, BLOCK 1 OF BRAITHWAITE PARK SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS DESCRIBED AS BEGINNING AT THE SE CORNER OF LOT 7, RUN THENCE WEST 200 FEET; THENCE NORTH 80 FEET; THENCE EAST TO THE WEST RIGHT OF WAY LINE OF THE BELLA VISTA ROAD; THENCE ON A CURVE SOUTHEASTERLY WITH THE RIGHT OF WAY OF SAID BELLA VISTA ROAD 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 October 4, 2022 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

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

(PROJECT NUMBER: RZ22-0046)

WHEREAS, Audrey Burnett on behalf of Village View 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-O, RESIDENTIAL OFFICE 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 7, BLOCK 1 OF BRAITHWAITE PARK SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS DESCRIBED AS BEGINNING AT THE SE CORNER OF LOT 7, RUN THENCE WEST 200 FEET; THENCE NORTH 80 FEET; THENCE EAST TO THE WEST RIGHT OF WAY LINE OF THE BELLA VISTA ROAD; THENCE ON A CURVE SOUTHEASTERLY WITH THE RIGHT OF WAY OF SAID BELLA VISTA ROAD 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 October 4, 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-O, RESIDENTIAL OFFICE 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-O, RESIDENTIAL OFFICE 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:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Central & Battlefield

East Central Ave and Battlefield Boulevard

PC Date: 10/4/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PUD22-0002
Applicant / Current Owner	Dalton & Linda Lott
Site Area	+/- 7.46 acres
Current Zoning	PRD, A-1 and R-O
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	High Density Residential & Residential Estate
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located at the intersection of East Central Avenue and East Battlefield Boulevard.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High Density Residential and Residential Estate. The

applicant requests a change to the Mixed-Use Commercial Land Use classification which specifically allows for and encourages Planned Unit Developments. These areas typically include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas, but should be sited and designed to not be detrimental to the character of the area.

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

Public Comment

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

Analysis

The primary purpose of a PUD is to establish a mechanism for a person to propose a commercial, industrial or residential mixed-use development that is innovative but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning. The intent of the PUD district is to promote high quality developments while allowing greater flexibility in the design of such developments. The PUD should produce: (1) a maximum choice in the types of environment and living units available to the public; (2) common open space and recreation areas; (3) a pattern of development which preserves natural features and prevents soil erosion; (4) a creative approach to the use of land and related physical development; (5) an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs; (6) internally located commercial uses that serve surrounding residential areas; and, (7) an environment of stable character in harmony with the surrounding development.

The applicant is proposing a Planned Unit Development (PUD) Development of 7.07 acres consisting of approximately 15,000 square feet of retail space, 30,000 square feet of Class A Office space and 545 multifamily housing units (85 units/per acre). The PUD adheres to the minimum open space requirements by allocating 1.43 acres (20%) of the site to common open space.

Approximately 900 surface parking spaces are being provided with the PUD. As design details materialize, this PUD may need to be amended accordingly. Major amendments to the PRD shall require additional Planning Commission review and approval. See the applicant's attachments for master plan, elevations and architectural style.

Waivers

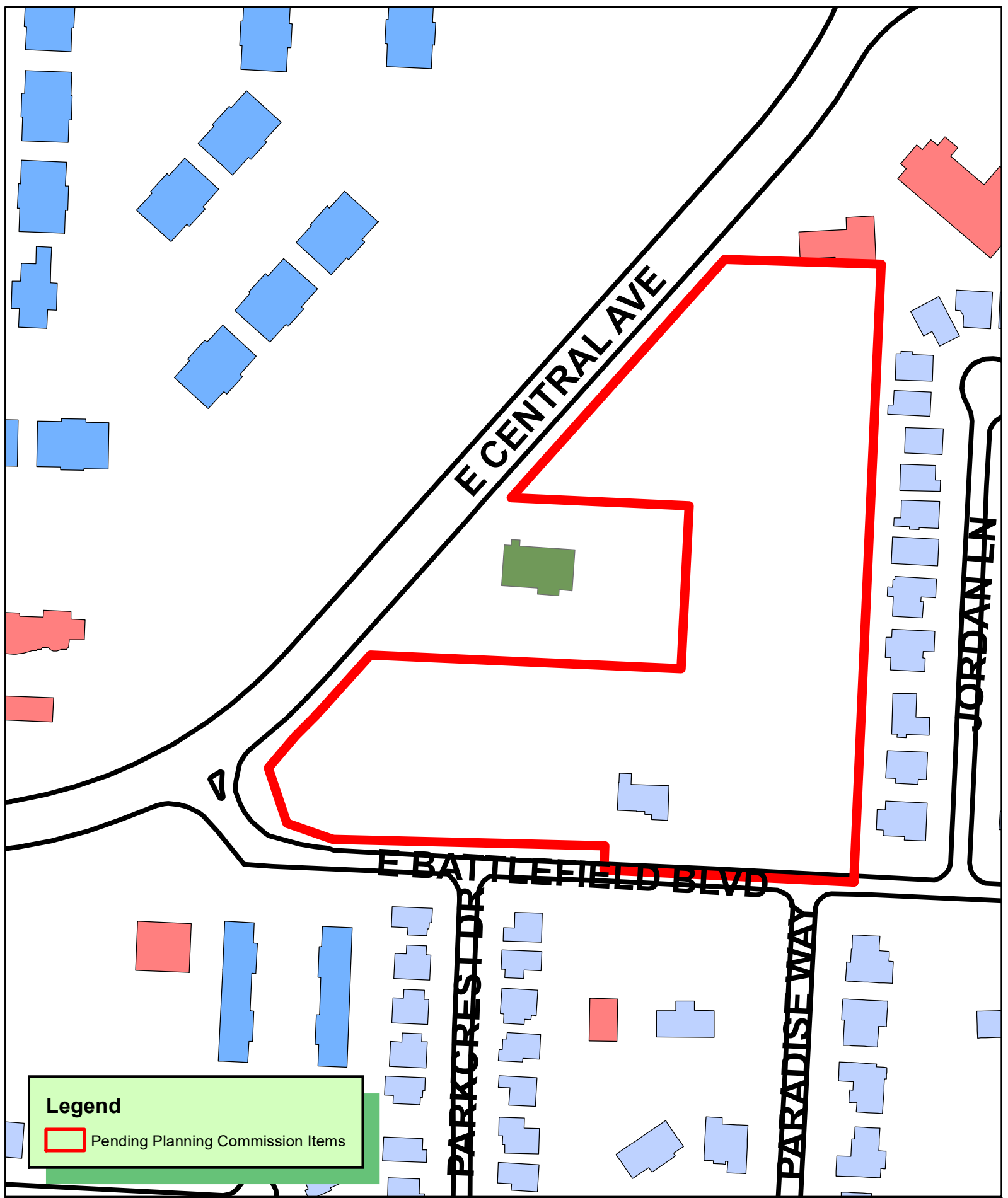
At this time there on no waivers requested

Conclusion

While this project would provide needed housing for the City and the vertical mixed use is encouraged, there are some challenges for the scope of project at this site as outlined below. We welcome the opportunity to have meaningful public participation at this public hearing so that staff and the applicant can refine the project scope to better harmonize it with the surrounding development.

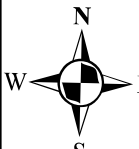
Some challenges to be considered may be: 1. The proposed height of the project: one of the tallest in the City, and the property being located *within Priority Area 2*, outside of downtown. 2. The thin transition from the low land use to the east and the proposed intense land use of the project raises questions ranging from the expectations of back yard privacy to the value of sunlight (sunlight necessary to support the established landscaping on adjacent properties and if the lack of sunlight will preclude existing neighborhoods from ever installing photovoltaics). 3. At the time of the writing of

this staff report there was no traffic study submitted. We anticipate significant impacts associated with traffic which could be softened with proposed project features such as a pedestrian crossing of Central to encourage walking and biking to the large recreational facility and retail to the northwest. The applicant is in coordination with City staff to ensure that the City constructed improvements along Battlefield Blvd will dovetail with the site plan, but, as of the writing of this staff report, the alignment of the intersection of Battlefield and Central is still conceptual. Any realignment of this intersection will necessarily reconfigure the site plan of the project. 4. The non-standard configuration of the site in relation to the commercial property that it wraps around: This transition needs thoughtful consideration, both from the view from the public realm, as Central is a gateway entry to the City and with an eye toward how this commercial parcel may affect the future residents of the proposed project.



Legend

 Pending Planning Commission Items


1 inch = 150 feet

PUD22-0002 10/4/2022
PLANNED UNIT DEVELOPMENT
CENTRAL & BATTLEFIELD

THE CITY OF

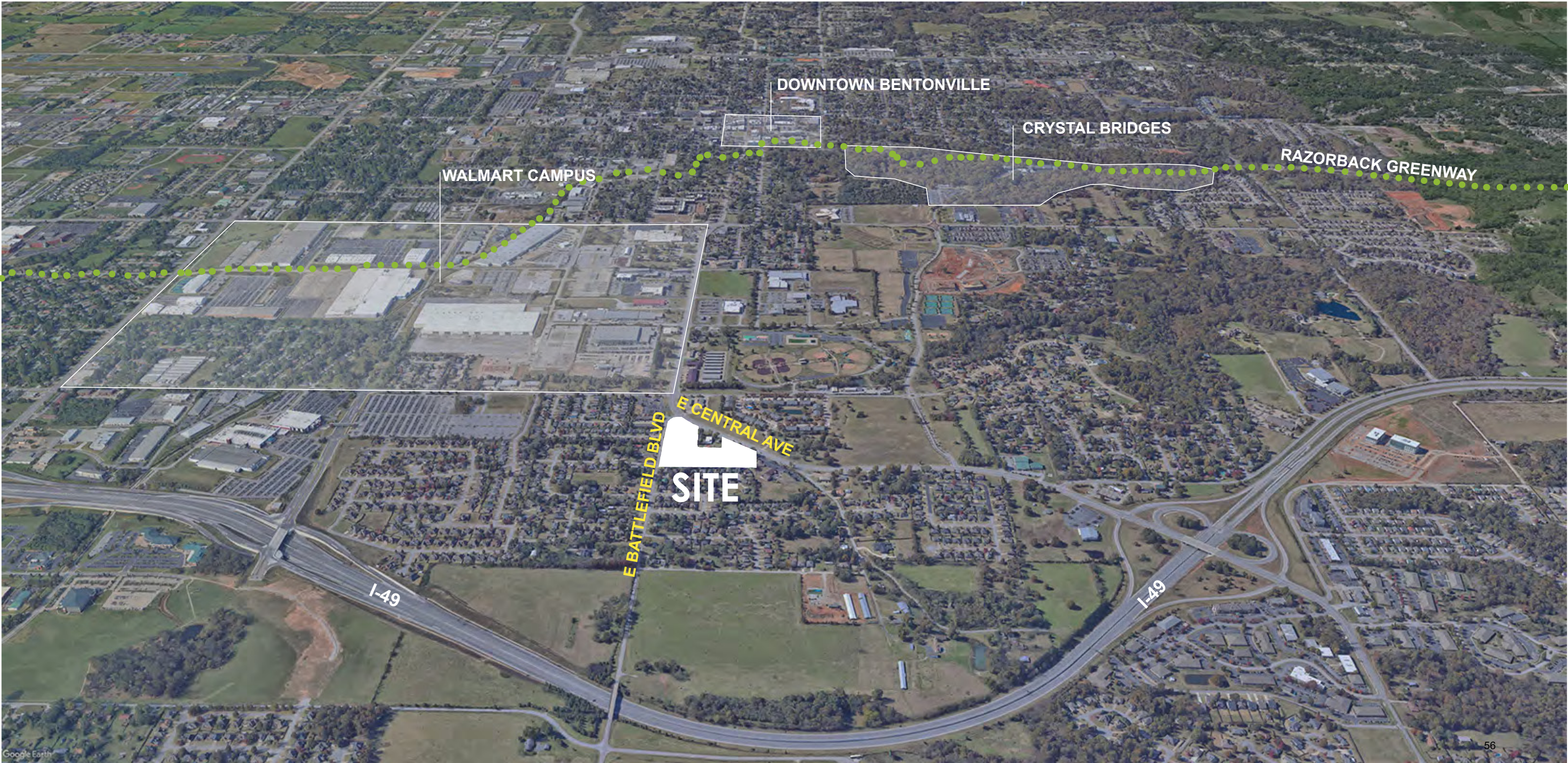
BENTONVILLE

55

PUD Submission #3

September 26, 2022

PUD22-0002



TEAM

Developer:

Uncommon Developers

16380 Roscoe Boulevard
Van Nuys, California 91406
818.517.5343

Opher Benrimon
opher@uncommondevelopers.com

Architect:

Modus Studio

15 N. Church Ave #102
Fayetteville, AR 72701
479.455.5577

Chris Baribeau, AIA
chris@modusstudio.com

Civil Engineer:

McClelland Consulting Engineers

1580 E Stearns St.
Fayetteville, AR 72703

Nathan Streett, PLA
nstreett@mce.us.com

Surveyor:

Anderson Engineering

5311 Village Pkwy
Rogers, AR 72758

Nikolay Nedkov, PLS
nnedkov@ae-inc.com

drone photo of existing site



Narrative

1 Planned Unit Development Intent.

Uncommon Developers, Modus Studio, and McClelland Consulting Engineers are pleased to submit this mixed-use Planned Unit Development to the City of Bentonville.

This project seeks to address the ongoing housing crisis in Northwest Arkansas by occupying a formerly suburban, but increasingly urban infill site that is bound by robust infrastructure and general connectivity for pedestrians, cyclists and motorists. This project will provide ample housing, neighborhood amenities, and additional class A office space within the growing context of Bentonville. The project will enhance the quality of walkable urban life and strike a balance for livable proximity to the major workcenters, trails, and cultural amenities that define the Northwest Arkansas community. The Planned Unit Development approach allows stakeholders to understand the intent, qualities, and merits of the proposed project.

The PUD encompasses a 7.07 acre site that is bound by Central Avenue on the Northwest and Battlefield Boulevard on the South. While the site currently has a Walkscore of only 20 and a Bikescore of 47, it is evident this will increase significantly over the next decade as Bentonville becomes increasingly connected. Particularly, the recently passed bond project for Battlefield Boulevard improvements promotes expansive walkability and bikability adjacent to the new the Walmart Headquarters, Memorial Park, Crystal Bridges, and many other existing Bentonville amenities.

The amenities are burgeoning and people need quality housing to call home. This project will provide new options within the context of Bentonville and the greater Northwest Arkansas community.

2 Description of Land Uses.

This PUD includes the following mixed-use allocations:

Neighborhood Retail.
Approximately 15,000 square feet located at the main intersection of Central Ave and Battlefield Blvd, with access directly from Battlefield Blvd.

Class A Office.
Approximately 30,000 square feet located above retail space at the intersection of Central Ave and Battlefield Blvd.

Housing.
Approximately 545 units of new multifamily housing units.

Parking.
The entire mixed-use development will be properly parked with a combination of surface parking and structured parking. Surface parking is purposefully located along the eastern edge of the property as a well-planted buffer from the existing single family neighborhood. All other structured parking is within a podium structure, screened from the street and trail.

Combined building, open space, and parking accounts for .67 acres

note: shared parking occurs in podium area near commercial space

Combined building, open space, and parking accounts for 6.4 acres

Narrative

3 Structural Design.

The various buildings of the mixed-use project will have a range of construction types all rooted in a placemaking concept inspired by the bluffs, falls, and flora of the Arkansas Ozarks. The buildings are terraced and carved to control scale and massing while weaving the natural flora of the Ozarks into the architecture. Additionally, ground level open space and pocket parks are provided along with elevated open space at multiple courtyards including various amenities such as pools, sport courts, outdoor living, etc. Additionally, the design seeks to save a small grove of existing specimen trees as a point of convergence between the neighborhood commercial and housing.

Neighborhood Retail + Office Building.

The Retail + Office Building is proposed as a mass timber structure, complimentary to the construction type being used for the office buildings on the new Walmart Campus. The layered terracing of the spaces will minimize total height above the street while providing a soft and inviting terminating vista to the long access of Central Avenue that is experienced when leaving the Bentonville Square.

Modus Studio has completed multiple mass timber projects and the positive effects in the quality of construction and spaces crafted in wood are undeniable for quality retail and Class A office space.

Housing.

The multifamily housing units, community amenities, and structured parking are proposed as two-stories of concrete podium with five-stories of light wood frame construction above. The same terracing and layering of space with ample public, semi-public, and private outdoor spaces become the primary reading of the architecture. The goal is to intertwine landscape with built form, creating a generous and comfortable place to live.

Specifically, the height and scale of the housing buffers away from the existing single family homes to the East while also creating a strong urban edge along Central Avenue, ultimately a welcoming ensemble as citizens and visitors alike traverse from I-49 to Downtown Bentonville.



Ozark bluffs, falls, and flora



Greenway Offices in Bentonville, expressing the quality of mass timber in Class A office space



Adohi Hall in Fayetteville, expressing the quality of mass timber in community spaces and housing.



Narrative

4

Development Criteria.

The proposed mixed-use project seeks to adhere to all materiality and articulation requirements of the city design and approval process.

No separate phasing is planned for the project, with all buildings executing construction simultaneously to cohesively deliver a new neighborhood center.

The development + design team hosted a neighborhood meeting on August 25th to explain the project and hear any concerns of the nearby dwellers.

A traffic report has been completed to confirm the continuity, capacity and connectivity of the Central Ave corridor along with Battlefield Blvd intersection and its future improvements will perfectly support this project.

drone photo showing the existing treeline buffer along the eastern edge of the proposed project



PUD Summary.

Site Area:	7.07 acres
Open Space Required:	1.43 acres 20%
Open Space Provided:	1.43 acres 20%
Retail + Office Buidling:	45,000 SF
Commercial Retail:	15,000 SF
Class A Office:	30,000 SF
Amenities + Housing:	6.4 acres
	460,000 SF
	499 Units (major reduction)
	85 Units per acre
Parking Spaces:	900 +/-
	Surface parking adhering to all standards
Setbacks + Buffers:	
Central Avenue	20' Setback inclusive of overhead power line setback
Battlefield Boulevard	0' Setback from new edge of ROW as defined by Battlefield Bond Project which includes a 12' wide trail
North Side Yard	10' Setback
	Existing Fencing
	Existing Trees
	Type A Screening per Landscape Requirements
East Side Yard	15' Setback + PARKING BUFFER = 91' SETBACK
	Existing Fencing
	Existing Trees
	Type A Screening per Landscape Requirements

PLAN SET

current zoning

- Planned Residential Development (existing)
- Neighborhood Commercial
- Residential Office
- Agricultural District



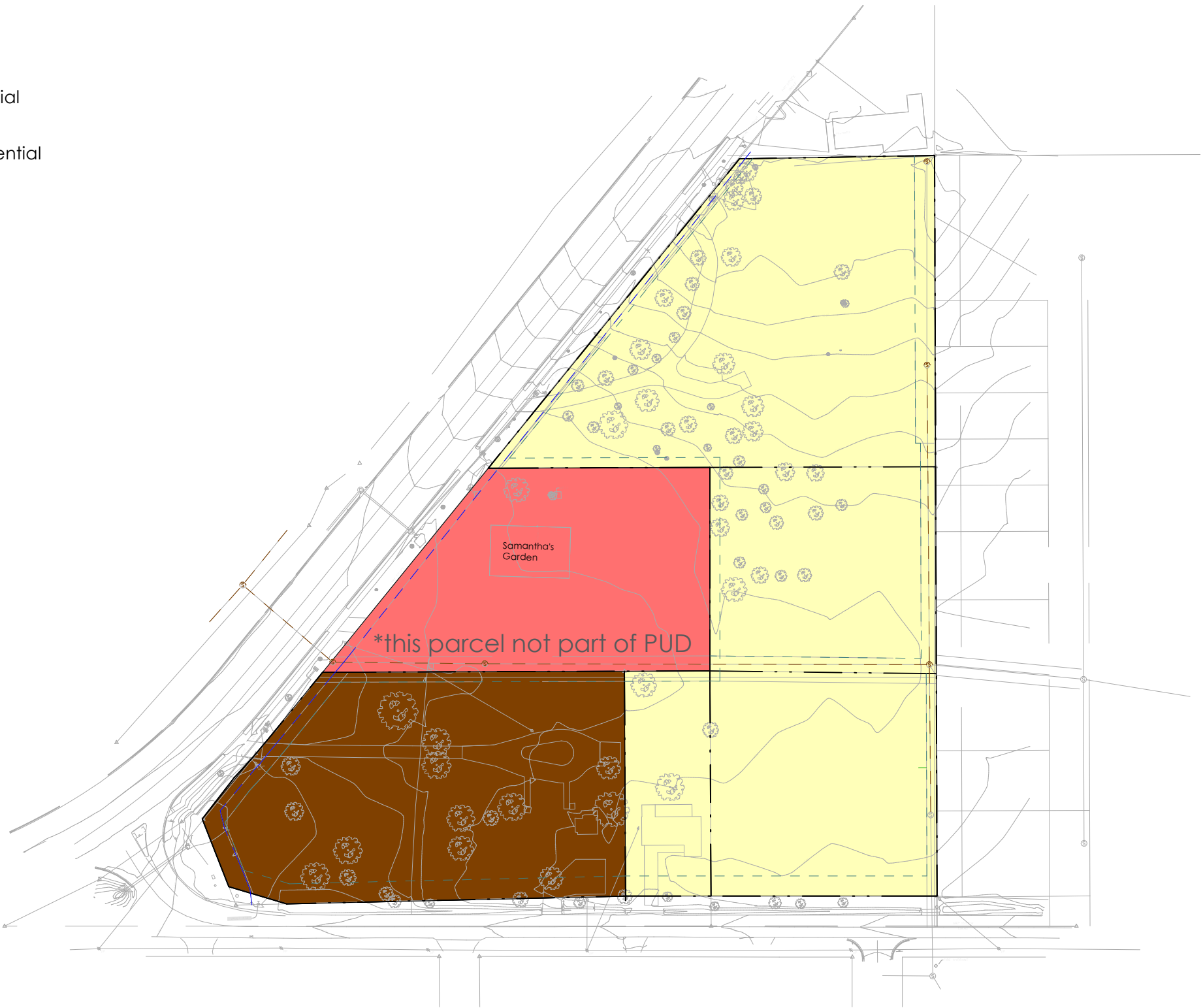
Zoning Intent.

The proposed mixed-use project reabsorbs a mixture of incongruent zoning into a specific, focused development opportunity for balancing the Central Ave and Battlefield Blvd intersection as Bentonville continues to grow and require neighborhood centers supporting housing, retail and existing homes.

PLAN SET

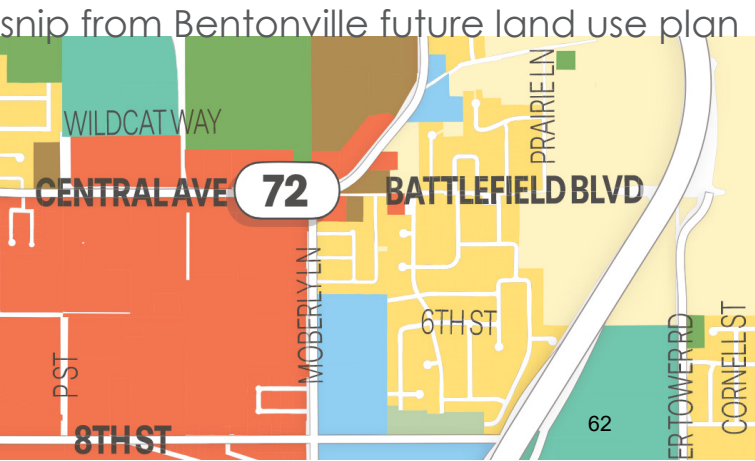
future land use

- Residential Estate
- General Commercial
- High-Density Residential

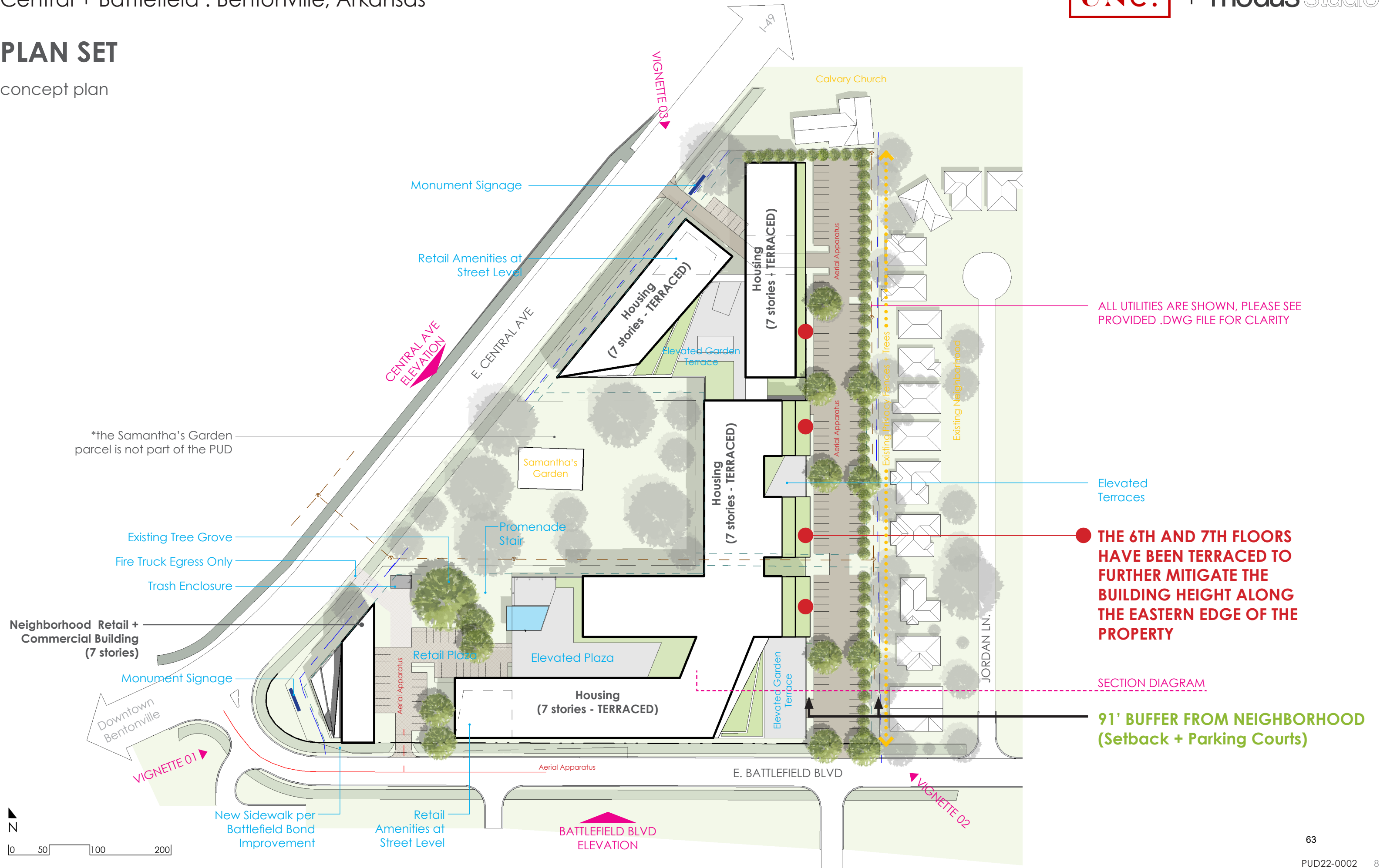


Land Use Intent.

The proposed mixed-use project is in keeping with the future land use plan, but expands the intent of smart growth to address the critical intersection of Central Ave and Battlefield Blvd.



concept plan



PLAN SET

street elevations

THE 6TH AND 7TH FLOORS
HAVE BEEN TERRACED TO
FURTHER MITIGATE THE
BUILDING HEIGHT ALONG
THE EASTERN EDGE OF THE
PROPERTY



Battlefield Boulevard Elevation



Central Avenue Elevation

Primary Materials



masonry (brick / brick screen / panelized stone)

Secondary Materials



wood rainscreen (vertical / horizontal)

fiber cement board (lap / panel)

PLAN SET

SECTION DIAGRAM at east property line

THE 6TH AND 7TH FLOORS
HAVE BEEN TERRACED TO
FURTHER MITIGATE THE
BUILDING HEIGHT ALONG
THE EASTERN EDGE OF THE
PROPERTY

Elevated Garden Terraces

60 degree study angle from property line

16' from edge of parking to
property line allows new trees to be
5' away from existing utilities and
not disturb the existing trees

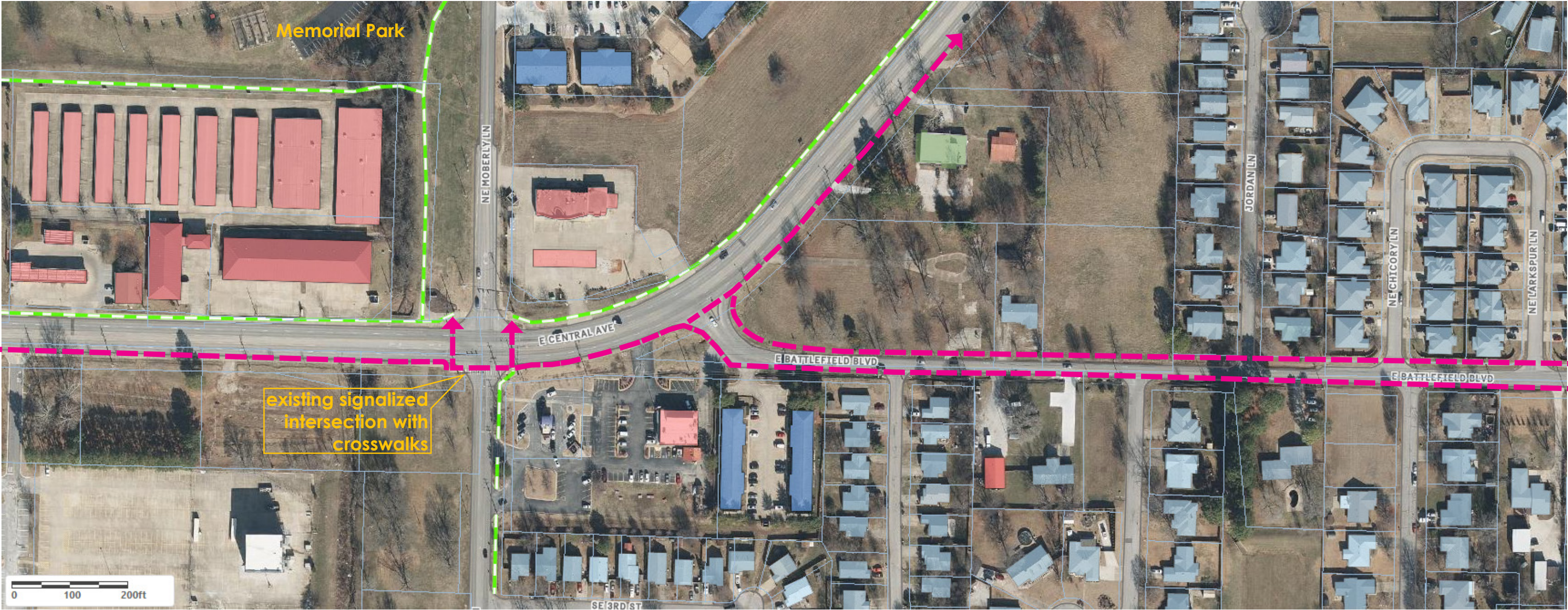
East Property Line with Type A Screening

Existing House

91' BUFFER FROM NEIGHBORHOOD
(Setback + Parking Courts)

PLAN SET

Pedestrian Connectivity Diagram



The City of Bentonville Battlefield Boulevard Bond Project is intending to add (2) 12' wide paved trails on the north and south sides of Battlefield Boulevard. The bond project does not propose any additional surface connectivity such as bridges or tunnels.

This proposed PUD project will pay for the portion of the Battlefield Boulevard Bond project improvements that are on the PUD project site. The existing sidewalk along the south side of Central Avenue (north of Smokin' Joes and 7Brew) will be used to connect to the Central + Moberly signalized intersection, which already has crosswalks. This will ensure the existing infrastructure is being utilized to connect to Memorial Park, Downtown, etc.

PLAN SET

Drainage Diagram (CoB GIS reference image)



The proposed Central + Battlfield project will drastically improve the stormwater and drainage problems that currently exist on this site and in this area. It is anticipated that stormwater will be discharged to the north side of Central Avenue through new underground piping. Along with the City's Battlefield Boulevard Bond project, potential flooding in this area will be heavily resolved. The final system, routing, and sizing will be coordinated and approved by the City of Bentonville through the Large Scale Development process.

THE BATTLEFIELD BOULEVARD BOND PROJECT IS CURRENTLY DESIGNED TO ADD A NEW 4' X 8' CULVERT DISCHARGING AT THIS LOCATION, TO DRAIN STORMWATER TO THE EXISTING 4' X 8' CULVERT UNDER CENTRAL AVENUE

PLAN SET

Traffic Study (summary + recommendations)



EXECUTIVE SUMMARY

September 20, 2022

SUBJECT:

Battlefield Mixed-Use Development
Traffic Impact Analysis

LOCATION:

E Central Ave and E Battlefield Boulevard
Bentonville, Arkansas

SUMMARY

TEC was requested to conduct a traffic impact analysis on a proposed mixed-use development in Bentonville, Arkansas. Existing traffic volume data was collected adjacent to the proposed site. The existing traffic was utilized to determine the background traffic for 2026 by applying an average annual growth rate of 5.5% to the 2022 existing traffic volumes. The 2026 design period was selected as the year the development is estimated to be completed. The proposed site traffic was then determined and added to the 2026 future background traffic for conducting site reviews and analyses.

The analyses conducted under all traffic and improvement scenarios indicated that the intersections of Battlefield Boulevard & Parkcrest Drive, Battlefield Boulevard & Paradise Way, and all three development drives currently operate and would be expected to continue operating at acceptable levels-of-service during the a.m. and p.m. peak hours.

The intersection of Central Avenue and Moberly Lane currently operates at a level-of-service “D” or higher and a critical approach level-of-service “F” or better. The addition of an eastbound right turn lane would be expected to improve intersection level-of-service to “C” or higher and a critical approach level-of-service to “C” or better.

The intersection of Central Avenue and Battlefield Boulevard currently operates at a level-of-service “A” or higher and a critical approach level-of-service “E” or better. With the 2026 future background traffic the intersection would be expected to operate at a level-of-service “C” or higher and a critical approach level-of-service “F” or better. The addition of a traffic signal would be expected to improve intersection level-of-service to “B” or higher and a critical approach level-of-service to “E” or better but would cause unacceptable delays at the intersection of Central Avenue and Moberly Lane due to necessary signal coordination. The addition of another northbound left turn lane and a northbound right turn lane would improve delays to acceptable levels for both intersections for the 2026 future background traffic and 2026 total traffic. This would make for a five-lane section on Moberly Lane on the south approach, or one southbound and four northbound lanes.

Traffic Engineering Consultants, Inc.

September 20, 2022

RECOMMENDATIONS

Existing intersection control and geometric deficiencies exist near the development. These deficiencies are currently being addressed through the City of Bentonville bond program independent of the development. Improvement scenarios are evaluated in this report.

Based on the results of the analyses conducted, no traffic control or geometric roadway improvements are necessary as a result of the proposed site for traffic to operate at an acceptable level-of-service both now and for many years in the future.

The proposed project intends to follow the City's planned Battlefield Boulevard Bond project design and construct the portions of the Bond project that are duly burdened to this site as this was the pathway selected by the City and this project should be held to the same standard.

PLAN SET

place-making mixed-use project precedents



Lighting and atmosphere scaled to pedestrians



Building arrangements to control scale



Retail opportunities and integrated plaza space



Building form and landscape terraces



Vibrant retail and seasonal change



Elevated gardens as part of the architecture



Warm materiality and bike/ped friendly design along with community-focused amenities



Mixed-use balance between space and buildings

Vignette looking east from the intersection of Central Ave and Battlefield Blvd



Vignette looking east from Central Ave



Vignette looking south from Central Ave



Vignette looking from Battlefield Boulevard at the parking buffer along the eastern edge of the property - ORIGINAL



Vignette looking from Battlefield Boulevard at the parking buffer along the eastern edge of the property - TERRACED



THE 6TH AND 7TH FLOORS
HAVE BEEN TERRACED TO
FURTHER MITIGATE THE
BUILDING HEIGHT ALONG
THE EASTERN EDGE OF THE
PROPERTY

Vignette looking northwest at new housing and parking buffer from Battlefield Boulevard - ORIGINAL



Vignette looking northwest at new housing and parking buffer from Battlefield Boulevard - TERRACED



THE 6TH AND 7TH FLOORS
HAVE BEEN TERRACED TO
FURTHER MITIGATE THE
BUILDING HEIGHT ALONG
THE EASTERN EDGE OF THE
PROPERTY

Christopher Hyatt

From: planning
Sent: Tuesday, September 20, 2022 1:04 PM
To: Luke Aitken; Christopher Hyatt; Keegan Stanton
Cc: Thomas Adler; Jon Stanley
Subject: FW: New construction @ Battlefield and E Central

Hi Luke and Christopher,

I am pretty sure this person has sent us an email before but please add the concern to public hearing comments for this project.

Thank you!



Jana Snyder
Community Development Coordinator/Admin Assistant II
305 SW "A" Street
Bentonville, AR 72712
Office: 479.271.3122
www.bentonvillear.com

From: Dale Smith <qcdale@gmail.com>
Sent: Tuesday, September 20, 2022 11:56 AM
To: planning <planning@bentonvillear.com>
Subject: New construction @ Battlefield and E Central

I would like to express my concern and opposition to this proposed development. The additional traffic both on Battlefield and Central, will make an already dangerous intersection worse. It will also, in all likelihood, create more traffic through the Parkcrest neighborhood as residents cut through there to avoid the Central intersection.

The other concern is the already unaddressed flooding occurring in the Lyndal Heights area will become much worse.

The proposed 7 story complex is not appropriate for that location. Building this on 7.5 acres and abutting two neighborhoods along already congested streets is absurd.

One of the issues with all the growth in NWA, and Bentonville in particular, is that infrastructure is not part of the plan until the new construction is complete. This is opposite of what it should be and was at one time the norm.

Uncontrolled growth is destroying what made Bentonville a desirable place to live. Growth is inevitable but should be properly planned.

Thank you for listening to my concerns.

--

Dale Smith
2604 SE 7th Ct, Bentonville, AR

To: City of Bentonville Planning Department

Re: Development at Battlefield and East Central

Thoughts and Concerns of Gina Woods, resident at 202 Lyndal Lane from 1994 to present

The proposed development at Battlefield and E. Central would definitely put pressure on existing traffic issues, control of sound and air quality, and the lack of infrastructure to compensate for the relocation of a large population of individuals. Our world today has great concern for quality of air and the disappearance of green space. With ever-growing alarms for climate change, this massive structure would only add to those woes.

The topography of this area of Bentonville could easily be described as “bowl-shaped”. The extension of 8th street across the southern side of our neighborhood compounded the flooding aspects greatly. The soil is comprised heavily of solid rock which is prominent for the area because we live on a plateau of the Ozark Mountains. This soil does not accept heavy rainfalls readily so the tendency for flooding increases. With this in mind, if the northern side of the neighborhood is developed along Battlefield, this would further enhance the “bowl-shape” thereby greatly compromising the area for flooding to increase. If flooding increases to the point that a family or group of families’ homes suffer property damage due to this development, I could foresee the possibilities of lawsuits.

I understand the future widening of Battlefield, scheduled for completion in 2025, will be for pedestrian and biking traffic. While I agree that this is a much needed safety addition, I am not sure if it means the existing detention lots for storm drainage on Battlefield will be reduced in size. If that were to be the case, would not the effectiveness of these drainage areas be lessened. Let us not forget the intense flooding that occurs on Battlefield currently as well as throughout the streets in this neighborhood. Not so long ago, April 2021, there was the frightening scene of a Bentonville district school bus almost overturning while trying to navigate the flood waters at the corner of Battlefield and East Central.

Attempting to turn left onto Central from Battlefield is a serious traffic safety hazard. Central is a main street in Bentonville and having a comfortable access is imperative for facilitating traffic flow. The negative effects on this intersection by the 7 story apartment overcrowding development will skyrocket the potential for more wrecks and increased risks of pedestrian injuries. Countless times, I have been present when cars were backed-up for several blocks lacking the opportunity to turn left onto Central from Battlefield. This pressure-filled frustration creates an environment of drivers who risk the lives of themselves, their families, and other innocent lives who would happen to be in the intersection.

Several years ago, discussions were on the table regarding sound ordinances due to the additional exit on I49 at 8th street. The compromise on that issue was to plant trees to buffer the noise. Those important trees have continued to die and neglect has allowed the noise level to continue to be an issue. Witnessing this failure of the City to protect our neighborhood leads one to observe and theorize that sound ordinances are not a priority. The development of a 7 story, 500 plus apartment complex with office and retail would most definitely shred the boundaries of a desired neighborhood sound ordinance.

The adverse visual impact of a 7 story structure in this location proposes to be totally out of character for the current landscape. This structure would not only create overcrowding but would be overbearing and out-of-scale for all surrounding structures. As our city grows, there is a need to manage growth and actively protect our city by planning carefully. We need to actively protect our city from becoming a suburban sprawl which not only would complicate traffic but draw higher crime rates. It is better to face these concerns by being pro-active now rather than looking back with regrets due to rushed development.

Thank you for your time in reading this and consideration to stop this potential development at the location of Battlefield and East Central.

Gina Woods

Gregory Woodell

207 Prairie Lane, Bentonville, AR 72712. 479 869-4848

September 13, 2022

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

Planning Commission:

I own the single family property located at 207 Prairie Lane, Bentonville, AR. As such, I believe I should have been notified of the Uncommon Developers proposed development to be completed at the corner of Central Avenue and Battlefield Road in Bentonville. I, along with a great many other local property owners, just learned of this development in the last two weeks. Because of this error on the part of the City, I am requesting that the request for a change in zoning of this property to PUD be denied until it can be determined that proper notification was done by the City.

Other points that need to be addressed are:

- * I believe that your requirement of notification of all property owners within 200 feet of the proposed development is inadequate in protecting the rights of the citizens of this neighborhood and a public hearing on this development and the current notification standard needs to be reviewed. In addition, the Notice of Intent doesn't state that all public responses must be submitted by September 15, 2022.
- * Why were tax-paying citizens of Bentonville that rent a residence within the 200 foot requirement not notified of this development proposal.
- * There are two other major developments scheduled to be constructed in this immediate area within the next two years. They are the Battlefield Road widening and Bridge widening project and the Walmart Campus Construction Project. The changes to this area from these two items alone will have a major effect on the area transportation element of the City General Plan. In addition, these two new developments will also have an audition all affect on the future utility and sanitation elements, which needs to be addressed before you add another 550 new apartments.
- * The widening of Battlefield Road is being from \$12 million in an approved area Bond Act. I have to question if the voters knew when they approved this if they were paying for an improvement that is indirectly benefitting traffic being generated directly for the new Walmart Campus development. Also, this development should not be considered until the improvements to roads and drainage are constructed.
- * The safety element at Central and Battlefield needs to be addressed before you add an additional 900 cars to this corner.

Sincerely yours



Gregory Woodell

GW:gw

NOTICE OF INTENT TO REZONE

Uncommon Developers

_____ has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from PRD (Planned Residential Development), R-O (Residential Office), and A-1 (Agricultural) _____ to PUD, Planned Unit Development _____

The legal description of the property is as follows:

Please see the attached legal description.

The common description of the property is: North of Battlefield Rd between Central Ave. & Jordan Ln.

The public hearing will be held October 4th, 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 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:

2606 E. Central Ave.

Signature and Physical Address

Signature and Physical Address

From: [planning](#)
To: [Luke Aitken](#); [Christopher Hyatt](#)
Cc: [Thomas Adler](#)
Subject: FW: HIGHRISE @ Battlefield and E Central
Date: Wednesday, September 14, 2022 8:05:14 AM

Hi team,

Please see the concerns below.

Thank you!



Jana Snyder

Community Development Coordinator/Admin Assistant II

305 SW "A" Street

Bentonville, AR 72712

Office: 479.271.3122

www.bentonvillear.com

From: Holly Hall <hollylynhall@yahoo.com>
Sent: Tuesday, September 13, 2022 7:45 PM
To: [planning](#) <planning@bentonvillear.com>
Subject: HIGHRISE @ Battlefield and E Central

Dear Bentonville planning department,

I am a resident in Pleasant view Estates and I am very disturbed and upset to learn about a high-rise apartment complex coming in on the corner of E Central and Battlefield Road.

There is absolutely not enough room in that area, not to mention traffic on that intersection and possible flooding from the apartments.

I don't believe this area has the ability to handle that many apartments with all the cable/Internet, traffic and utility infrastructures.

Please reconsider and find a different area for these apartments. I'm sure there's lots of areas more suited for this construction.

Sincerely,
Holly Hall
479-640-2455

Christopher Hyatt

From: planning
Sent: Thursday, September 29, 2022 8:05 AM
To: Luke Aitken; Christopher Hyatt
Cc: Thomas Adler
Subject: FW: Battlefield-NE Central Project

Hi team,

Could you add this to the public comments for this project, please?

Thank you!



Jana Snyder
Community Development Coordinator/Admin Assistant II
305 SW "A" Street
Bentonville, AR 72712
Office: 479.271.3122
www.bentonvillear.com

From: MARY VAUGHN <vaughnm3@sbcglobal.net>
Sent: Wednesday, September 28, 2022 11:13 PM
To: planning <planning@bentonvillear.com>
Subject: Battlefield-NE Central Project

I was informed recently of the plan to build three seven story buildings in my neighborhood at Battlefield and Central. I am disappointed in each of you, even considering developers out of CA, coming into our town and proposing to put seven-story buildings in our neighborhood. We have traffic issues turning left onto Central from Battlefield now. Eastbound traffic on Central, Moberly Lane traffic turning east onto Central, plus 7-Brew and Smoking Joe traffic exiting east Central. Plus east and westbound traffic on Battlefield heavy, and I have to sit and wait to get on Battlefield from our side street. Sometimes I use Paradise Way and 5th going to Moberly, to avoid Central, a "do not make a left turn between these AM & PM hours. I can't even make a left turn at Parkcrest & Moberly Ln intersection, because of eastbound traffic. I read there is a plan to add a center turn lane on Battlefield, that will not eliminate the added traffic with the amount of proposed apartments and business traffic in the future, not to mention traffic from the Walmart Home Office using East Central in the near future.

I have lived in this neighborhood since 1995 and worked for Walmart when the DC was on 5th St. I would sit through multiple lights to make right hand turns or wait on Battlefield to make left turn during the noon hour, seeing many vehicles almost get hit turning left onto Central.

I have had to cut through neighborhoods because Battlefield was flooded after a heavy rain storm, so adding more runoff with a proposed fix to drainage, but if you allow this development to begin, seven acres of concrete will add to additional flooding not only on our streets but also to the runoff in the park.

One other issue I did not see addressed, if this large scale apartments, what is the plan for schooling a large influx of children? I wouldn't be happy if my grandchildren get bussed to another neighborhood when Apple Glen is such a short distance from our homes, because the apartments are closer then our homes.

If I was to ask each of you, if these builders wanted to come into your neighborhood taking 7 acres and building three seven story apartments in your neighborhood, would you vote yes to allow it?

If you asked any home owner in Bentonville, would they want it in their neighborhood, you would not get a yes because we love our neighborhoods and do not want this in our backyard.

I read where they had a meeting with residents of this area, on August 25th. I did not get a notification of this proposal. One of my neighbors informed our street with a flyer.

Please vote NO. We do not want Bentonville to look like Fayetteville or Little Rock with these massive buildings going up in neighborhoods.

Mary Vaughn
109 Prairie Lane
Bentonville

[Sent from AT&T Yahoo Mail for iPhone](#)

Sent from my iPad

From: [planning](#)
To: [Christopher Hyatt](#)
Cc: [Thomas Adler](#); [Luke Aitken](#)
Subject: FW: test
Date: Thursday, September 29, 2022 1:30:08 PM
Attachments: [Incidents \(2\).xlsx](#)
[Incidents .xlsx](#)
[Incident Map For Battlefield Incidents \(4\).pdf](#)
[Traffic Related Incidents 2019-2022.xlsx](#)

Hi Christopher,

Please attach to the public hearing comments for this project.

Thank you!



Jana Snyder

Community Development Coordinator/Admin Assistant II

305 SW "A" Street

Bentonville, AR 72712

Office: 479.271.3122

www.bentonvillear.com

From: Cathleen Faircloth <ccbbfour11@gmail.com>
Sent: Thursday, September 29, 2022 1:24 PM
To: [planning](mailto:planning@bentonvillear.com) <planning@bentonvillear.com>
Subject: Fwd: test

To the planning board:

I am against the project slated to be built by Uncommon Developers on the corner of E. Battlefield and NE Central. I have done extensive research in the month since hearing of this, and the data I have gathered has created additional evidence that nothing is in place to support any type of development here. Especially one of the size and magnitude of what is being proposed.

I've spoken with Bentonville's Engineering Project Manager and team, Director of Transportation, City Council members, the Consulting Group in charge of widening E. Battlefield, Bentonville Police Department, many citizens of Bentonville and members of the Planning Division itself.

Nothing has been done to prepare this area for this large scale or any project.

Battlefield is 2 lanes with no shoulders, deep and dangerous ditches.

The flooding in this area is so extensive it is getting into people's houses, and causing Battlefield to be closed. There has been an increase in traffic accidents in this area over 256% in the last few years and there is no traffic signal at the intersection of E. Battlefield and NE Central. Schools are already overcrowded and more need to be built in this area.

This rezoning vote is putting the "cart before the horse" as there is no way to know if this corner could support a PUD rezoning once all of the infrastructure is in place and flooding rectified. This determination is easily 3-5 years out.

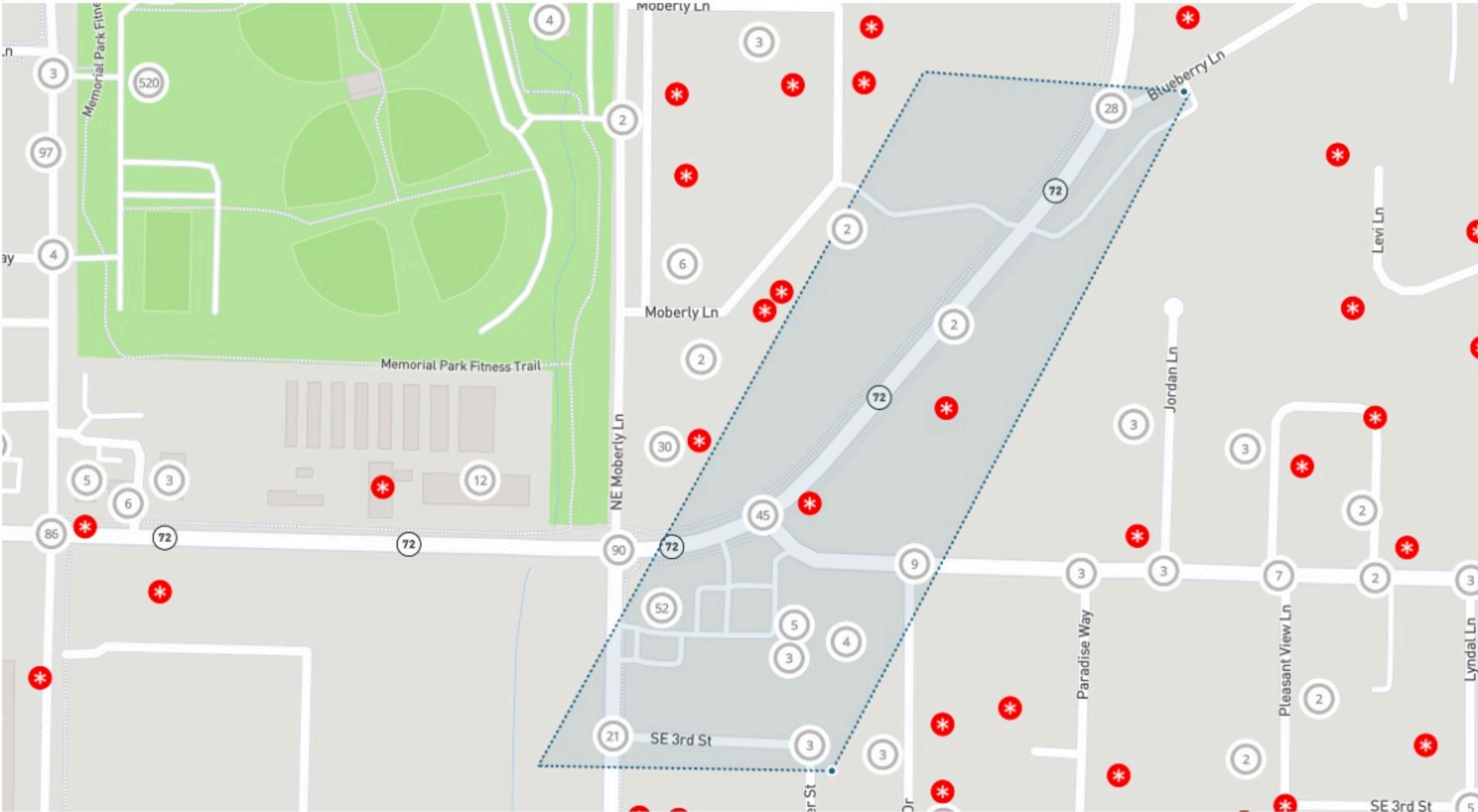
I am attaching pictures and incident reports for this area only. E Battlefield to NE Central is the area I requested when getting these reports.

I will be attending the meeting on October 4th and speaking but wanted to send these attachments ahead of time for your review. Thank you.

Cathleen Faircloth

Incidents copy Battlefield For Chief

68,575 incidents +276.62% ↑



Showing incidents that occurred in the specified time frame.
Showing Incidents for Sep 1, 2019 - Sep 20, 2022 compared to Aug 11, 2016 - Aug 31, 2019. Also showing Incidents for Sep 1, 2019 - Sep 20, 2022. Agency: all. Agency Description: all. Call Priority: all. Call Source: all. Cancelled: all. Incident Number: all. Incident Status: all. Incident Type Description is: Traffic Stop, Extra Patrol, SPEAK TO OFFICER, Checking Vehicle, Welfare Check, Accident, Reckless Driver, Abandoned/Stalled Vehicle, School Traffic, Traffic Hazard, Accident Private Property, Drunk Driver, Suspicious Vehicle, Traffic Control, Accident Delayed Report, Accident Hit & Run, Directed Patrol, Road Rage, School Bus Incident, Motorist Assist, Vehicle in Ditch, Driving While Intoxicated. Nature of Call: all. Original Incident Type: all. Reporting District: all. Report Required: all. Created Date Time: all. Call Date Time: all. Data last updated September 20, 2022 at 10:27 AM.



RESOLUTION NO. _____

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

(PROJECT NUMBER: PUD22-0002)

WHEREAS, Dalton and Linda Scott 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 HIGH-DENSITY RESIDENTIAL and RESIDENTIAL ESTATE to MIXED-USE COMMERCIAL, which property is described as follows:

PART OF THE SE 1/4, SW 1/4, SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4, SW 1/4; THENCE N87°15'02"W 138.60 FEET TO A SET MAG NAIL WITH WASHER PLS 1759 FOR THE POINT OF BEGINNING; THENCE N87°15'02"W 310.00 FEET TO A SET 5/8" MAG NAIL WITH WASHER PLS 1759; THENCE N02°27'56"E 30.00 FEET TO THE NORTH RIGHT OF WAY OF E BATTLEFIELD BLVD; THENCE ALONG SAID NORTH RIGHT OF WAY, N88°35'17"W 337.46 FEET TO A FOUND 2" ALUMINUM MONUMENT PLS 406; THENCE N70°39'14"W 60.12 FEET TO A FOUND 2" ALUMINUM MONUMENT PLS 406; THENCE N18°41'01"W 72.38 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759 ON THE EASTERLY RIGHT OF WAY OF E CENTRAL AVE. (AR HWY 72); THENCE ALONG SAID EASTERLY RIGHT OF WAY, N40°31'24"E 52.32 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE 55.14 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°00'35", A RADIUS OF 630.61 FEET, A LONG CHORD THAT BEARS N44°04'48"E, 55.12 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE N41°50'12"E 81.59 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, S87°25'38"E 385.44 FEET TO A FOUND 5/8" REBAR; THENCE N02°44'15"E 202.59 FEET TO A FOUND 5/8" REBAR; THENCE N87°26'24"W 220.46 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759 ON THE EASTERLY RIGHT OF WAY OF E CENTRAL AVE. (AR HWY 72); THENCE ALONG SAID EASTERLY RIGHT OF WAY, N41°50'12"E 396.52 FEET TO A SET 5/8" WITH CAP 1759; THENCE DEPARTING SAID RIGHT OF WAY, S88°15'36"E 194.25 FEET TO A FOUND 1/2" REBAR; THENCE S02°33'38"W 767.00 FEET TO THE POINT OF BEGINNING, CONTAINING 308,177 SQUARE FEET OR 7.07 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 4, 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 HIGH-DENSITY RESIDENTIAL and RESIDENTIAL ESTATE to MIXED-USE COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF PRD, PLANNED
RESIDENTIAL DEVELOPMENT, R-O, RESIDENTIAL OFFICE AND A-1, AGRICULTURE
TO PUD, PLANNED UNIT DEVELOPMENT; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: PUD22-0002)

WHEREAS, Dalton and Linda Scott 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 PRD, PLANNED RESIDENTIAL DEVELOPMENT, R-O, RESIDENTIAL OFFICE, and A-1, AGRICUTLURE to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SE 1/4, SW 1/4, SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4, SW 1/4; THENCE N87°15'02"W 138.60 FEET TO A SET MAG NAIL WITH WASHER PLS 1759 FOR THE POINT OF BEGINNING; THENCE N87°15'02"W 310.00 FEET TO A SET 5/8" MAG NAIL WITH WASHER PLS 1759; THENCE N02°27'56"E 30.00 FEET TO THE NORTH RIGHT OF WAY OF E BATTLEFIELD BLVD; THENCE ALONG SAID NORTH RIGHT OF WAY, N88°35'17"W 337.46 FEET TO A FOUND 2" ALUMINUM MONUMENT PLS 406; THENCE N70°39'14"W 60.12 FEET TO A FOUND 2" ALUMINUM MONUMENT PLS 406; THENCE N18°41'01"W 72.38 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759 ON THE EASTERLY RIGHT OF WAY OF E CENTRAL AVE. (AR HWY 72); THENCE ALONG SAID EASTERLY RIGHT OF WAY, N40°31'24"E 52.32 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE 55.14 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°00'35", A RADIUS OF 630.61 FEET, A LONG CHORD THAT BEARS N44°04'48"E, 55.12 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE N41°50'12"E 81.59 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, S87°25'38"E 385.44 FEET TO A FOUND 5/8" REBAR; THENCE N02°44'15"E 202.59 FEET TO A FOUND 5/8" REBAR; THENCE N87°26'24"W 220.46 FEET TO A SET 5/8" REBAR WITH CAP PLS 1759 ON THE EASTERLY RIGHT OF WAY OF E CENTRAL AVE. (AR HWY 72); THENCE ALONG SAID EASTERLY RIGHT OF WAY, N41°50'12"E 396.52 FEET TO A SET 5/8" WITH CAP 1759; THENCE DEPARTING SAID RIGHT OF WAY, S88°15'36"E 194.25 FEET TO A FOUND 1/2" REBAR; THENCE S02°33'38"W 767.00 FEET TO THE POINT OF BEGINNING, CONTAINING 308,177 SQUARE FEET OR 7.07 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 4, 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 PRD, PLANNED RESIDENTIAL DEVELOPMENT, R-O, RESIDENTIAL OFFICE, and A-1, AGRICULTURE to PUD, UNIT DEVELOPMENT.

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 PRD, PLANNED RESIDENTIAL DEVELOPMENT, R-O, RESIDENTIAL OFFICE, and A-1, AGRICULTURE to PUD, UNIT DEVELOPMENT 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



United Industries Temporary Storage - Extension

1900 East Central Ave. & 1803 SE 5th Street

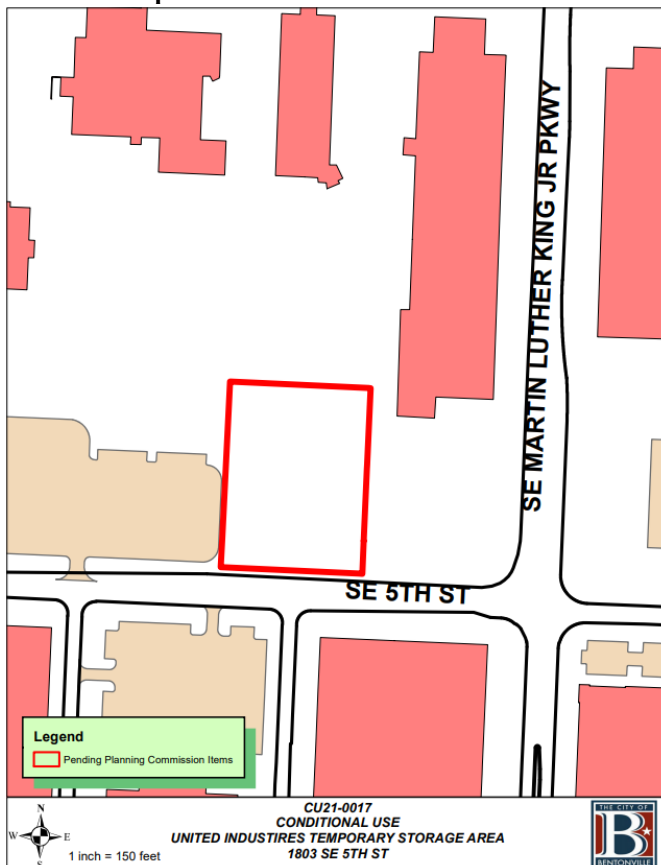
PC Date: 10/4/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0030
Applicant / Current Owner	CLIP Realty LLC, United Industries
Site Area	+/- 4.01 ac site, 1 ac use
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Temporary Gravel Storage Yard
Protective Covenants	N/A
Related Projects	CU20-0018, CU21-0017

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

Location Map



Property Description

The property to be utilized is located south of 1702 East Central Ave, directly west of the exiting United Industries facility, and fronts along SE 5th Street. The property is zoned I-2 Heavy Industrial. Long-term temporary uses require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description

The applicant is requesting a second extension to the originally approved Conditional Use Permit that was granted on June 2, 2020 and extended on September 7, 2021. According to the applicant's narrative, they intend to continue utilizing a temporary gravel material storage yard for outside storage of bulk material until a more permanent location can be designed and constructed. This will keep them in compliance with Fire Code, although, given the past fire in 2019, the Bentonville Fire Department, Building and Fire Safety Division recommends that a permanent solution for the storage yard be determined at this time. A permanent solution would require relocation of the storage yard to a location further from the primary structure. The storage yard is accessed from a gravel drive that connects to the existing hard surface storage yard on the south end of the existing facility. There are no actual parking spaces nor site lighting associated with the temporary use. Hours of operation will be on an as-needed basis during the facility's normal operating hours.

The previous conditions of approval for the original Conditional Use Permit are the same as the conditions of approval as listed below.

Public Notice

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

Conditions of Approval

1. This Conditional Use Permit shall be valid for a period of one year at which time a permanent solution will need to be made or an extension of the Conditional Use Permit granted by Planning Commission.
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 to reconsider the Conditional Use at any time.

Legend

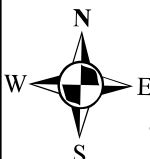
 Pending Planning Commission Items

SE MARTIN LUTHER KING JR PKWY

SE 5TH ST

**SE EXCELLENCE
WAY**

**SE INTEGRITY
DR**



1 inch = 150 feet

**CU22-0030 10-4-22
CONDITIONAL USE
WALTERS IND PARK SUBDIVISION
LOT 2**

5/21/2020

Stephen Lindsey
Director of Operations
United Industries
slindsey@ultraboard.com

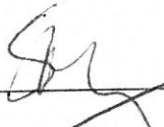
To whom it may concern,

United Industries is respectfully requesting the City of Bentonville's renewal of the conditional use permit (CU20-0018) for parcel 01-08426-000 in Bentonville. The use is a gravel material storage lot for use by United Industries to store product. The lot is approximately 1 acre in size and is accessed by a gravel drive from United Industries storage lot to the east. Due to the intended use being for storage purposes only, there are no parking or lighting needs at this time. The hours of operation will be on an as needed basis for operation by United Industries. Please see attached site plan for location of the site.

Please let me know if you have any questions or concerns.

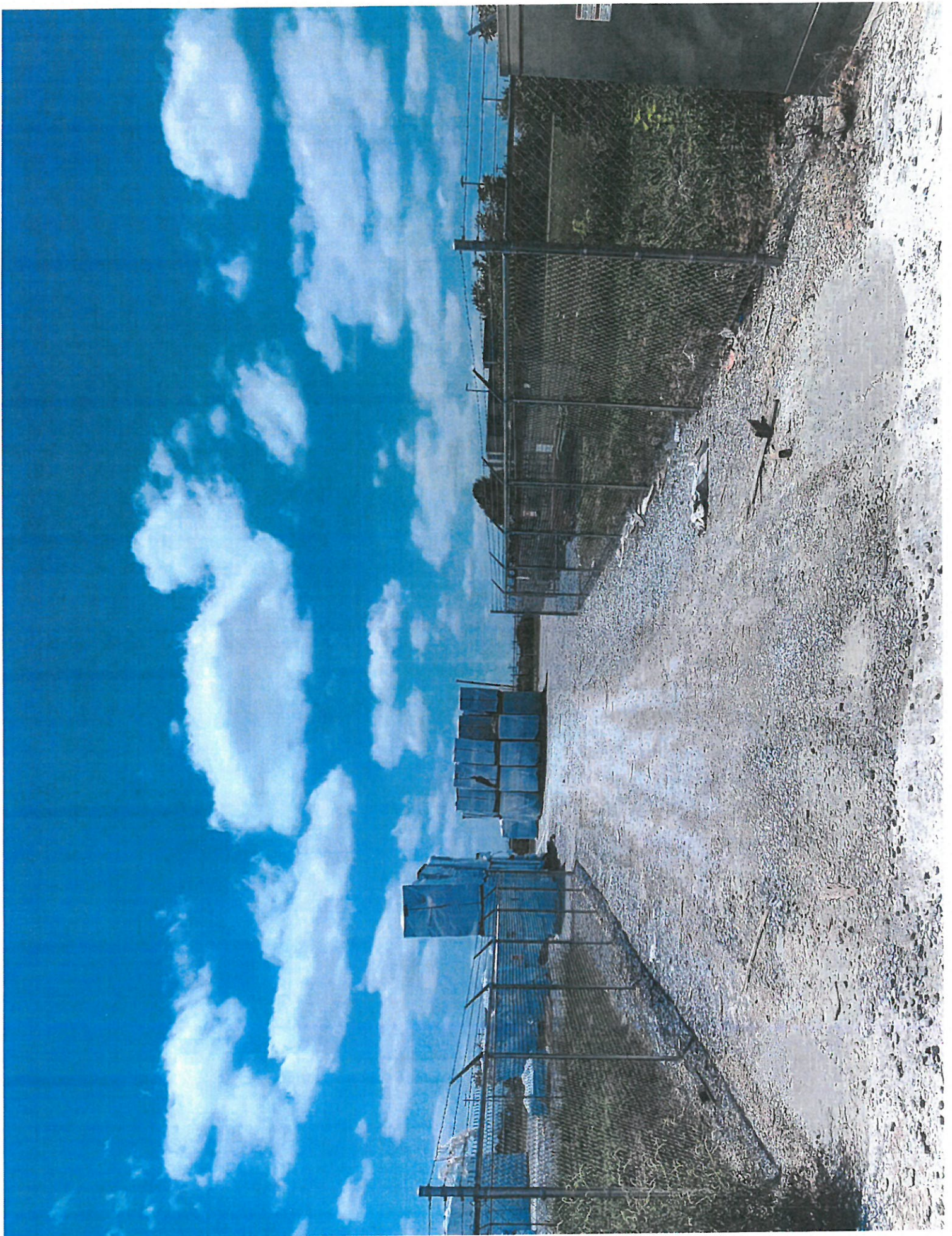
Sincerely,

United Industries



Stephen Lindsey, Director of Operations







28th St Park & Bright Road Extension Morning Work

SW 28th Street and SW Bright Road

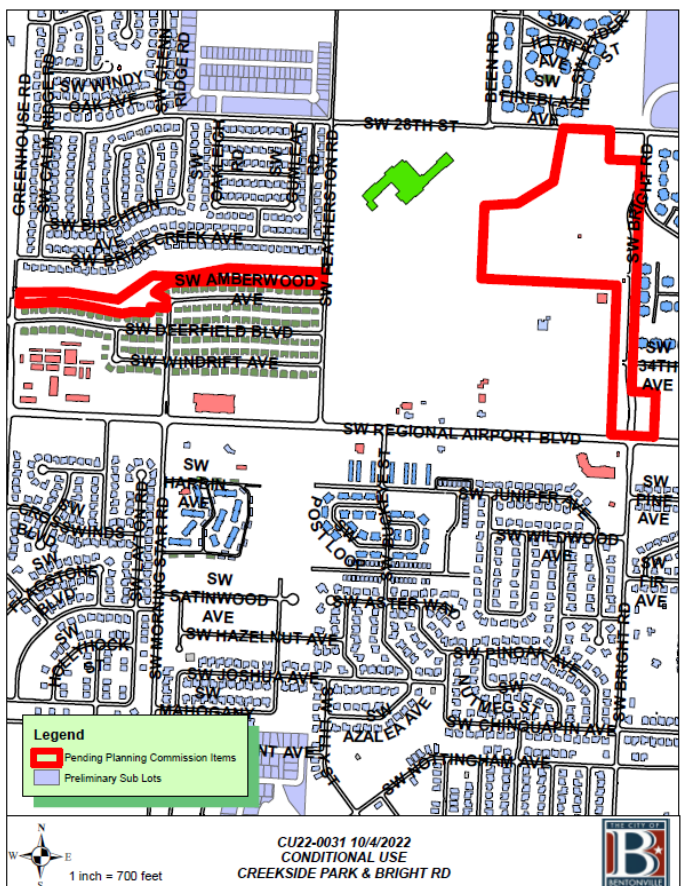
PC Date: 10/4/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	CU22-0031
Applicant / Current Owner	Flintco LLC, City of Bentonville
Site Area	+/- 26.62 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Loud road work in early AM hours
Protective Covenants	N/A
Related Projects	LSD20-0061, PIIP21-0004

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

Location Map



Property Description

The subject property is located between SW Regional Airport Blvd and SW 28th St, along SW Bright Road, and is zoned A-1, Agricultural. Any person wishing to conduct activities which violate noise ordinance outlined in Code Section 58-109 or 58-110 must apply for a Conditional Use Permit.

Proposed Use Description

According to the applicant's narrative, they intend to conduct early morning concrete pours, starting at 4:00 AM Monday-Saturday, to move forward in completing the 28th Street Park and Bright Road extension projects. The 28th St Park Project (LSD20-0061) is a 33-acre park being constructed for the City of Bentonville Parks and Recreation Department. The Bright Road Extension Project (PIIP21-0004), consists of about half a mile of city street extending Bright Road from Southwest Regional Airport Road to the north to intersect with Maple Road near the entrance to the park.

The applicant states that both projects require extensive concrete pours, which are much better managed by starting before daylight to avoid problems with finishing, trucking delivery time, and cold joints due to high temperatures later in the day. Their narrative also states this timing helps mitigate conflicts with rush hour traffic and concrete deliveries.

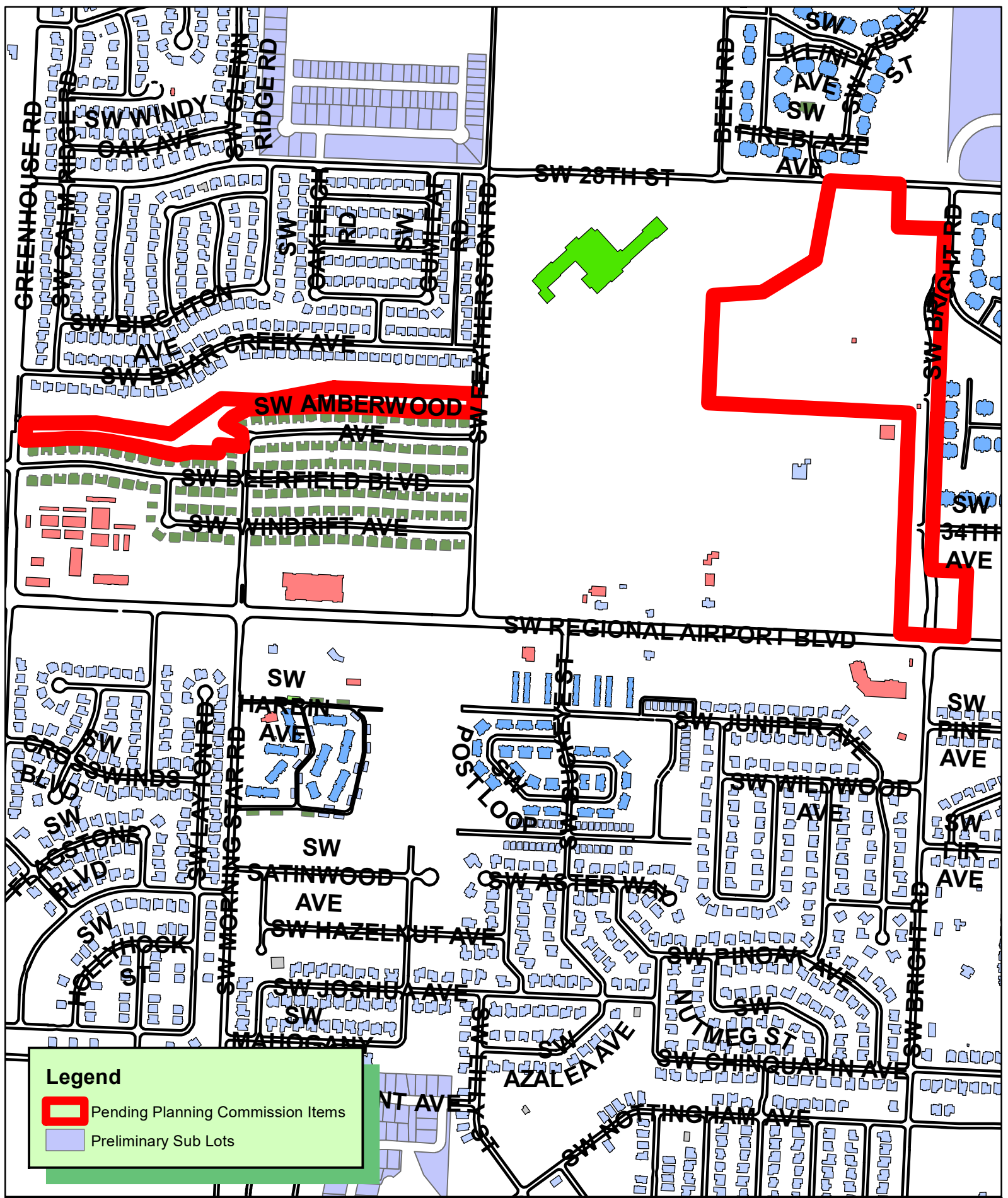
The applicant concludes that the measures outlined above will mitigate traffic conflicts, control the quality of concrete work, and ensure the project is completed on-schedule, minimizing any further disturbances caused by this project.

Public Notice

At the time of writing this staff report, staff **HAS NOT** received public comment on this item

Conditions of Approval

1. This Conditional Use Permit shall be valid for eighteen months from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.





Flintco, LLC
184 E. Fantinel Blvd.
Springdale, AR 72762

479-750-4565 | Office
479-750-4690 | Fax

Conditional Use Permit Narrative – Request to Work 4am to 11pm, Monday through Saturday

To: City of Bentonville – Planning Commission

From: Flintco, LLC

Date: August 26th, 2022

Subject: 28th St Park & Bright Road Extension Projects – Request for Early Morning Work

Flintco is currently building the 28th St Park & Bright Road Extension projects near the intersection of SW Maple Road and 28th Street. The 28th St Park Project is a 33 acre park being constructed for the City of Bentonville Parks and Recreation Department (LSD 20-0061). The Bright Road Extension Project consists of about half a mile of city street extending Bright Road from Southwest Regional Airport Road to the north to intersect with Maple Road near the entrance to the park (PIIP21-0004).

These projects both require extensive concrete pours, which are much better managed by starting before daylight to avoid problems with finishing, trucking delivery time, and cold joints due to high temperatures later in the day. This also helps mitigate conflicts with rush hour traffic and concrete deliveries. We are requesting permission to begin work at 4 am instead of 7am Monday through Saturday to mitigate these problems, control the quality of the work, and ensure the project is completed on-schedule.

If you have any questions or concerns, please contact me at caleb.posey@flintco.com or 479 200 8968.

Sincerely,

Caleb Posey, P.E.
Assistant Project Manager
Flintco, LLC





Superior Storage

1908 South Walton Boulevard

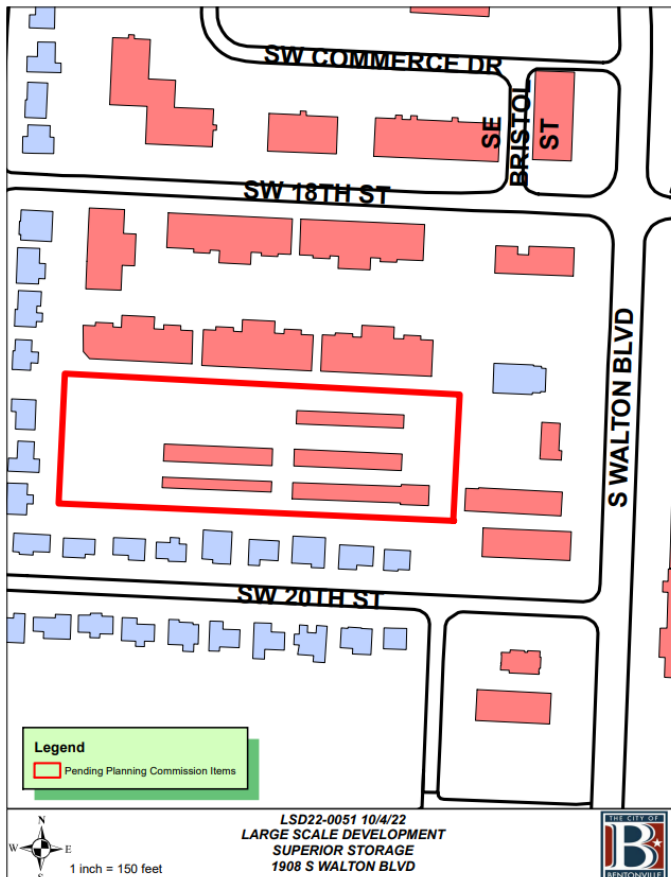
PC Date: 10/4/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0051
Applicant / Current Owner	NWA Storage 1, LLC
Site Area	+/- 3.94 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Mini Warehouse/Storage

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

Location Map



Property Description

This property is currently and existing mini warehouse storage facility located at 1908 South Walton Boulevard. 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 addition of four (4) new mini warehouse storage buildings totaling +/-25, 430 square feet that when combine with the existing four (4) mini warehouse storage buildings will equal a grand total of +/-54,379 square feet. Parking, 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 an existing curb cut onto South Walton Boulevard. The primary materials on the exterior of the building include split face Nichiha Stone and architectural metal panels (24 gauge min.).

Projected Traffic Impact

This project is not likely to impact traffic in the area.

Waivers

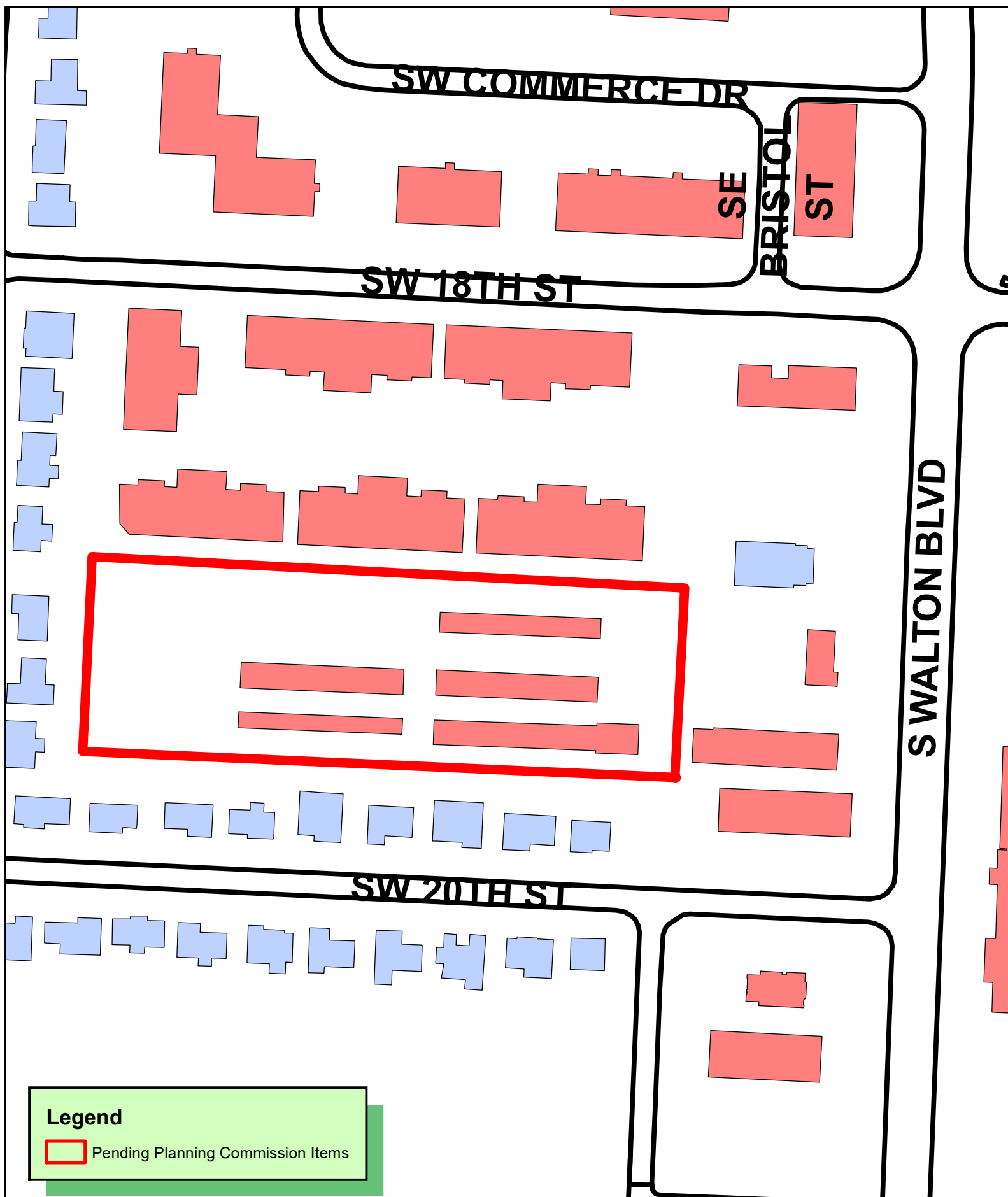
There are two waivers requested:

- A waiver from Section 900.02 Street Specifications –Sidewalks: Codes requires sidewalk to be constructed on both sides of any public street improvement. Request to only construct on the east side of SW B Street.
- A waiver from Section 1100.21(i) of the Land Development Code –Wall Articulation : Codes states that buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the requirements as list in this section of the Land Development Code.

Conclusion

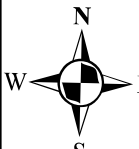
The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the requested waivers.

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



Legend

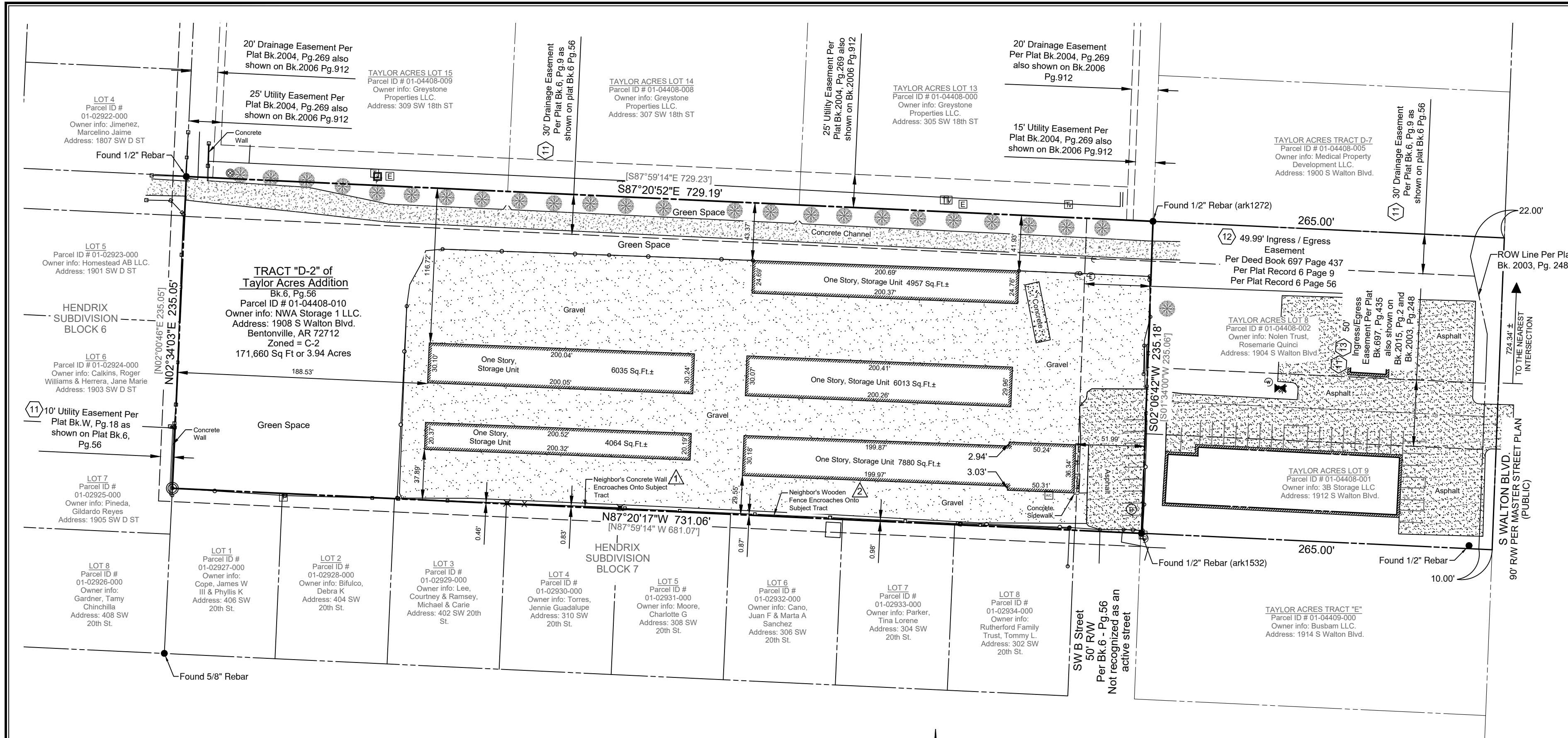
 Pending Planning Commission Items

 1 inch = 150 feet

LSD22-0051 10/4/22
LARGE SCALE DEVELOPMENT
SUPERIOR STORAGE
1908 S WALTON BLVD

103





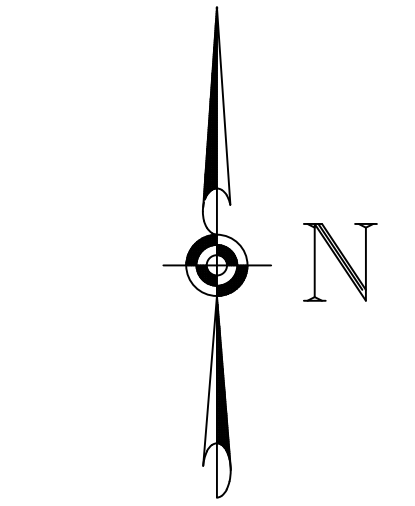
ENCROACHMENT TABLE
427.03' Linear Feet of Wood Fence
85.19' Linear Feet of Concrete Wall

SURVEY DESCRIPTION:

Being a part of the SW 1/4 of the NE 1/4 of Section 6, Township 19 North, Range 30 West, Fifth Principal Meridian, also being all of Lot D-2, Taylor Acres Addition to the City of Bentonville, as recorded in Plat Book 6 at Page 56 in the Official Public Records of Benton County, Arkansas.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
A portion of this property is located within Zone "X" as determined by the National Flood Insurance Program which is outside the 0.2% chance annual flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 05, 2012.



SCALE: 1" = 60'

BASIS OF BEARINGS:
Arkansas-North
State Plane Grid
Bentonville City Control Monument 9.
N: 743842.92
E: 681384.39
Convergence: -01°17'11.14832"

ⓧ PARKING SPACE CHART	
Regular	9
ADA	0
Total	9

SITE LEGEND

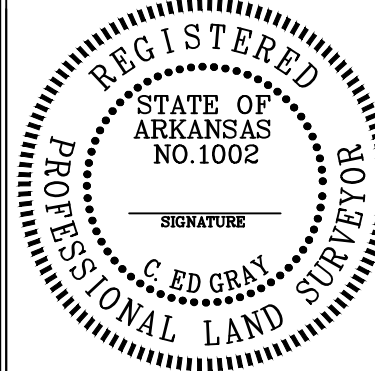
- SET 5/8" REBAR (AR1002)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRICAL RISER
- MAILBOX
- GAS METER
- TV RISER
- TELEPHONE RISER
- HVAC UNIT
- PARKING SPACE COUNT
- FIBER OPTIC SIGN
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- FENCE (CHAINLINK)
- FENCE (WOODEN)
- RECORD DISTANCES AND BEARINGS PER RECORD BK.6 AT PG.56
- GRAVEL
- CONCRETE
- ASPHALT

RECORDING INFORMATION

CLIENT:
Lakeland Homes and Property Mgmt
Steve Juris, 74 Halbach Ct
Fond du Lac, WI 54937
Phone-(847) 254-6340
sjuris@gmail.com

ALTANSPS LAND TITLE SURVEY

A-Z SELF STORAGE
1908 SOUTH WALTON
BENTONVILLE, ARKANSAS



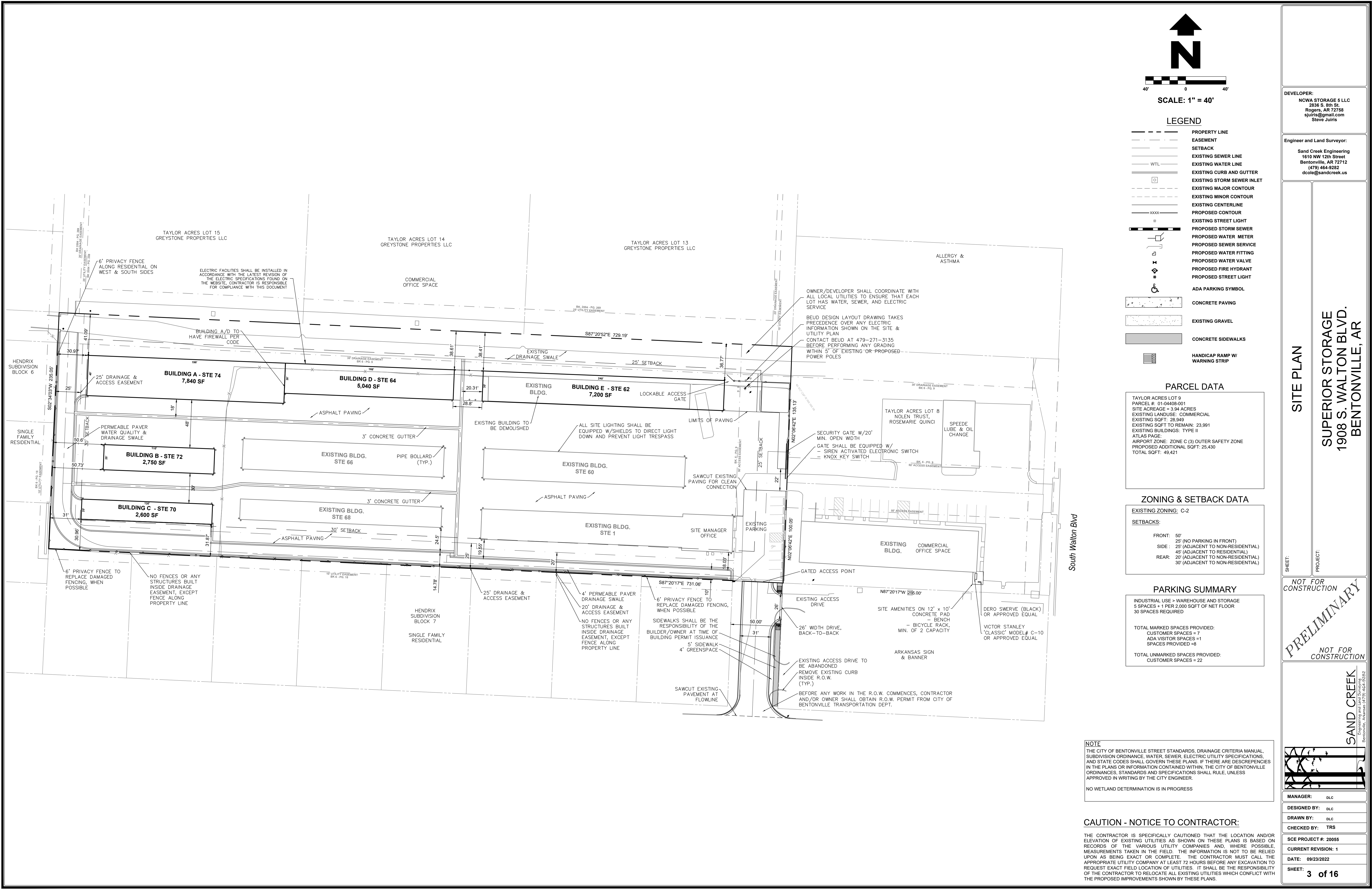
SAND CREEK
Engineering and Surveying
Bentonville, Arkansas 47291-4642-2532



PLS:	CEG
CAD:	AF
FIELD:	MJH
SCE PROJECT #:	19117.3
DATE:	12/20/2019
SHEET:	2 OF 2

State Filing Code:
500-19N-30W-0-06-130-04-1002

x:\20 Proj\20055Drawings\Project\20055_MASTER.dwg - Plotted on 9/23/2022 2:21 PM @ 1 scale of 1:1 to AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 by DANC



SITE PLAN

SUPERIOR STORAGE
1908 S. WALTON BLVD.
BENTONVILLE, AR

NOT FOR CONSTRUCTION

PRELIMINARY

NOT FOR CONSTRUCTION

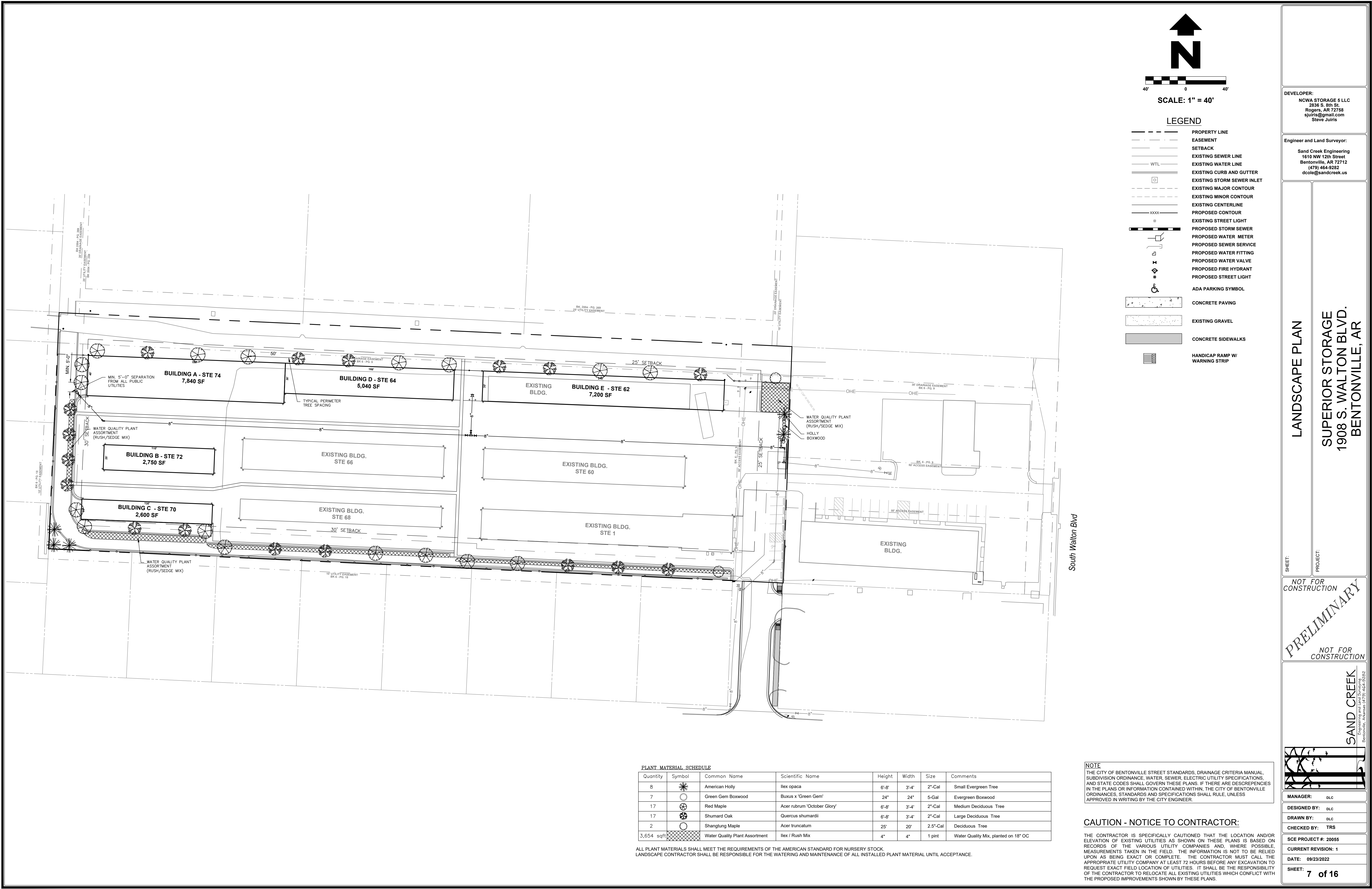
SAND CREEK
ENGINEERS AND LAND SURVEYORS
Bentonville, Arkansas (479) 464-3025



MANAGER:	DLC
DESIGNED BY:	DLC
DRAWN BY:	DLC
CHECKED BY:	TRS
SCE PROJECT #:	20055
CURRENT REVISION:	1
DATE:	09/23/2022
SHEET:	3 of 16

SUPERIOR STORAGE 20055

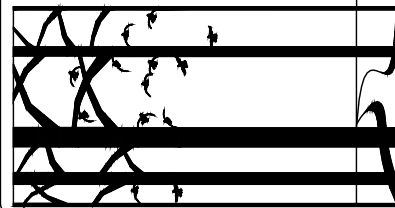
x:\20 Proj\20055Drawings\Project\20055_MASTER.dwg - Plotted on 9/23/2022 2:21 PM @ a scale of 1:1 to AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 by DANC



LANDSCAPE PLAN
SUPERIOR STORAGE
1908 S. WALTON BLVD.
BENTONVILLE, AR

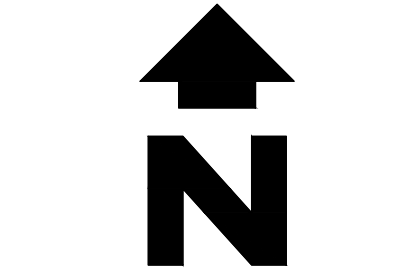
NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERS AND LAND SURVEYORS
Bentonville, Arkansas (479) 464-3025



MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: TRS
SCE PROJECT #: 20055
CURRENT REVISION: 1
DATE: 09/23/2022
SHEET: 7 of 16

DEVELOPER:
NCWA STORAGE 5 LLC
2836 S. 8th St.
Rogers, AR 72758
sjuris@gmail.com
Steve Juris
Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcote@sandcreek.us



SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CENTERLINE
- PROPOSED CONTOUR
- EXISTING STREET LIGHT
- PROPOSED STORM SEWER
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER FITTING
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/ WARNING STRIP

8/24/2022 10:18:59 AM

F

D

C

B

A

C:\Users\radcliffm\Documents\Bentonville AR- SUPERIOR STORAGE_A_R21_radcliffm.rvt

6

5

4

3

2

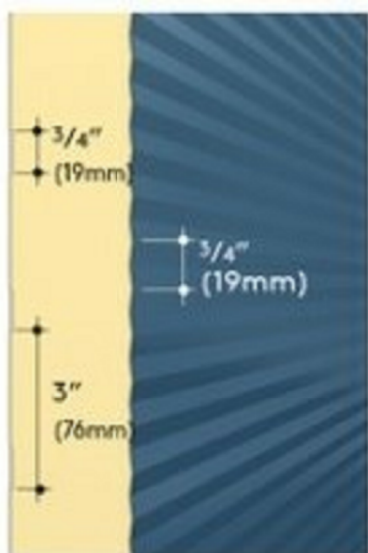
1



NICHIIA CORBOSA STONE - SHADOW

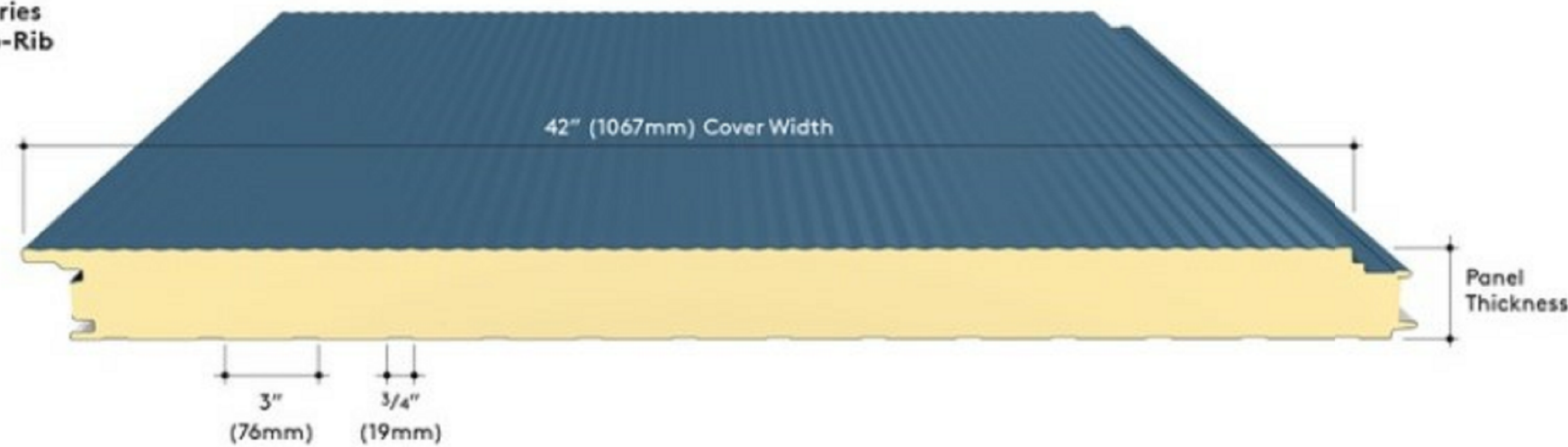


KINGSPAN ZINC GRAY

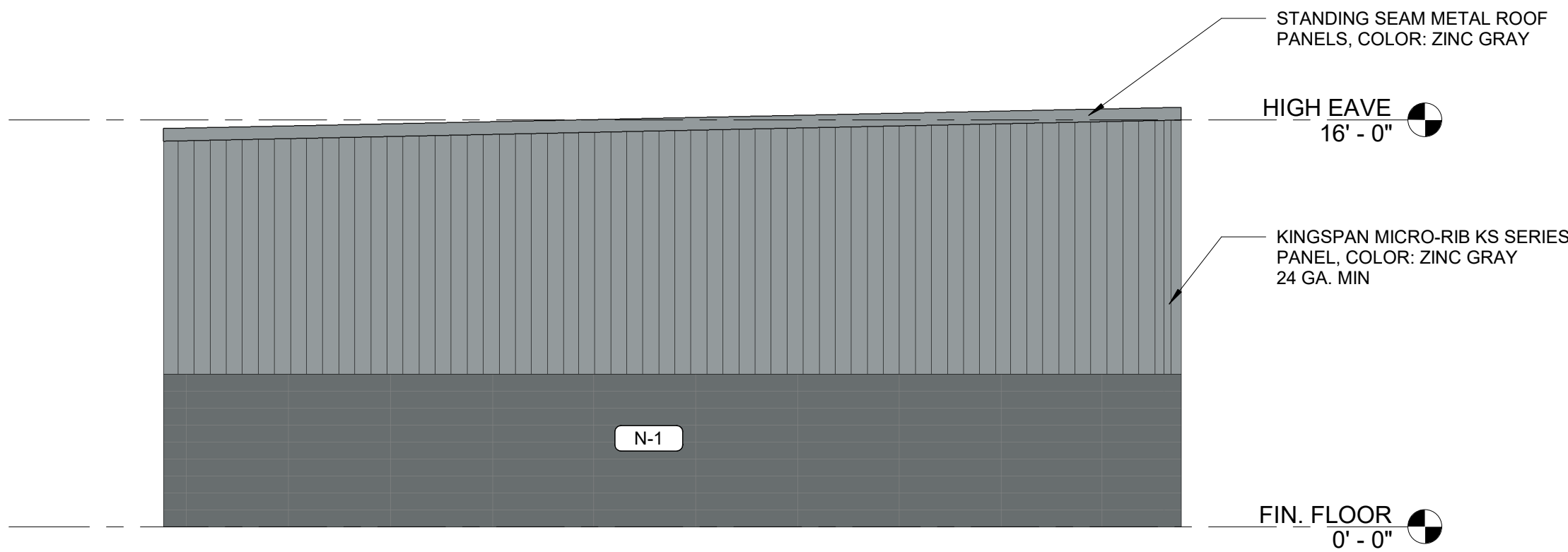


KINGSPAN ARCHITECTURAL METAL PANEL KS SERIES MICRO-RIB

KS Series
Micro-Rib

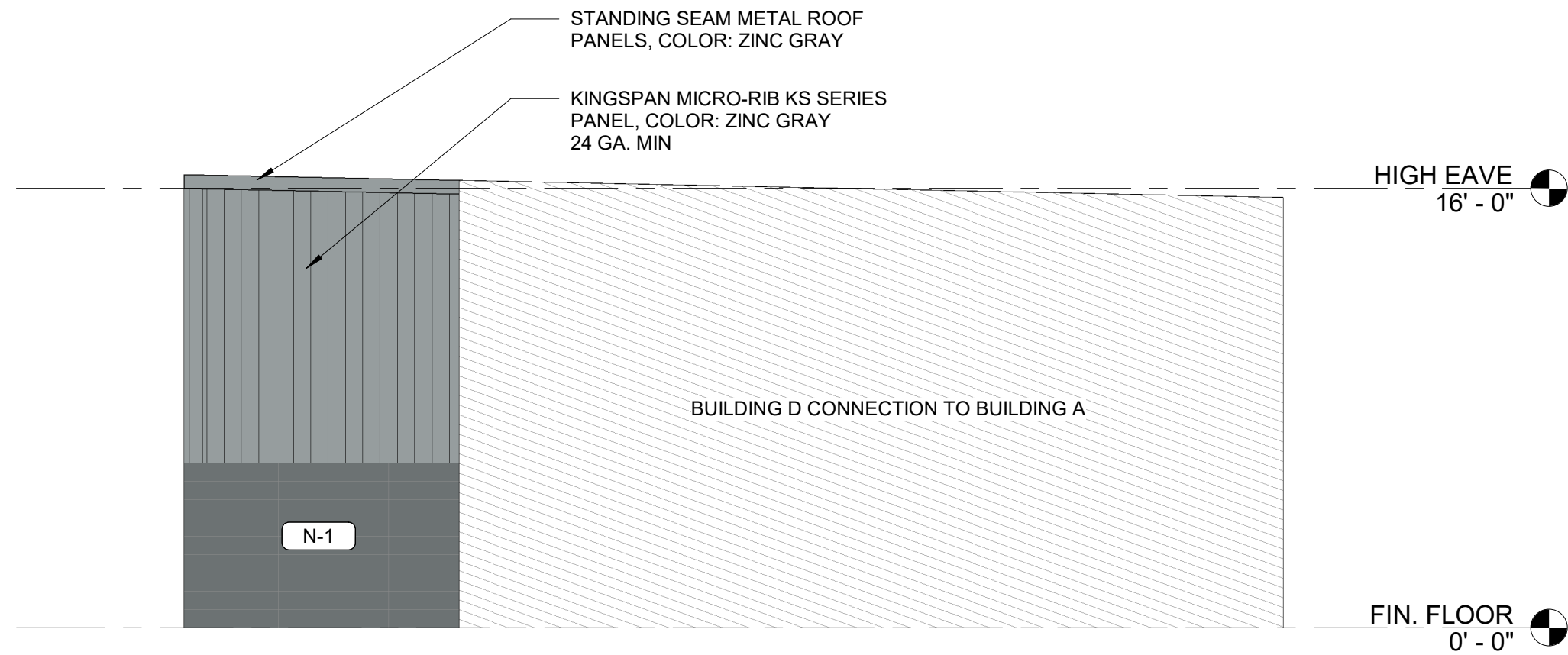


EXTERIOR MATERIALS SCHEDULE				
NO.	MATERIAL	MANUFACTURER	COLOR	COMMENTS
N-1	CORBOSA STONE	NICHIIA	SHADOW	



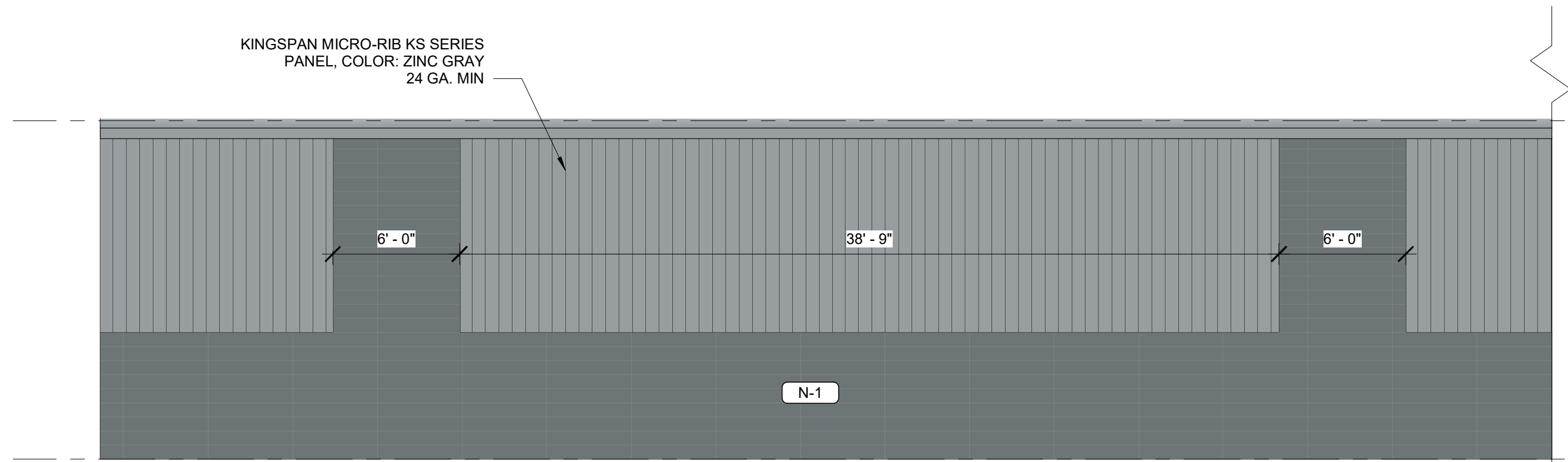
4
R003 **BUILDING A - WEST ELEVATION**
3/16" = 1'-0"

NICHIIA STONE: 39%
METAL PANEL: 61%



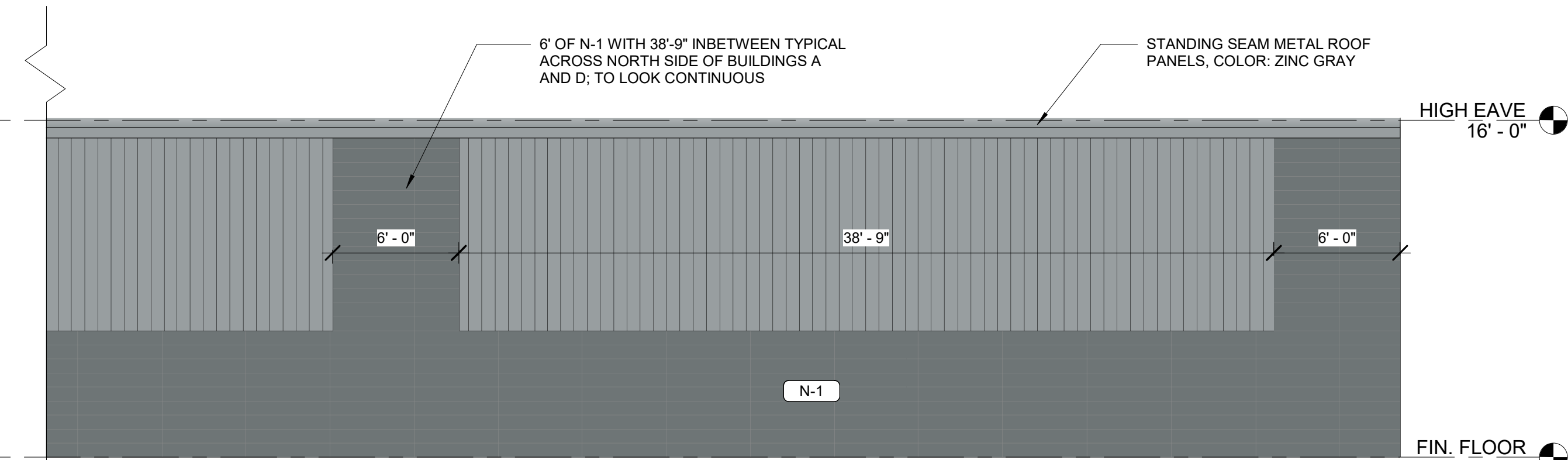
3
R003 **BUILDINGS A - EAST ELEVATION**
3/16" = 1'-0"

NICHIIA STONE: 38%
METAL PANEL: 62%



2
R003 **BUILDINGS A - NORTH ELEVATION**
3/16" = 1'-0"

NICHIIA STONE: 49%
METAL PANEL: 51%



1
R003 **BUILDNGS A - SOUTH ELEVATION**
3/16" = 1'-0"

NICHIIA STONE: 38%
METAL PANEL: 62%
*OVERHEAD DOORS ARE NOT INCLUDED IN CALCULATION



702 SE 5TH ST STE 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
DMA

SUPERIOR STORAGE

1908 S. WALTON BLVD

BENTONVILLE, AR

NOT FOR
CONSTRUCTION

05/04/2022
Architect Name - RYAN 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.	DESCRIPTION

Drawing Size: 24 x 36	Project #: 22046
--------------------------	---------------------

Drawn By: MNR	Checked By: RMF
------------------	--------------------

Title:
EXTERIOR ELEVATIONS -
BUILDING A

Sheet Number:

R003

Date: 05/04/2022

8/24/2022 10:19:00 AM

C:\Users\radcliffm\Documents\Bentonville AR- SUPERIOR STORAGE_A_R21_radcliffm.rvt

6

5

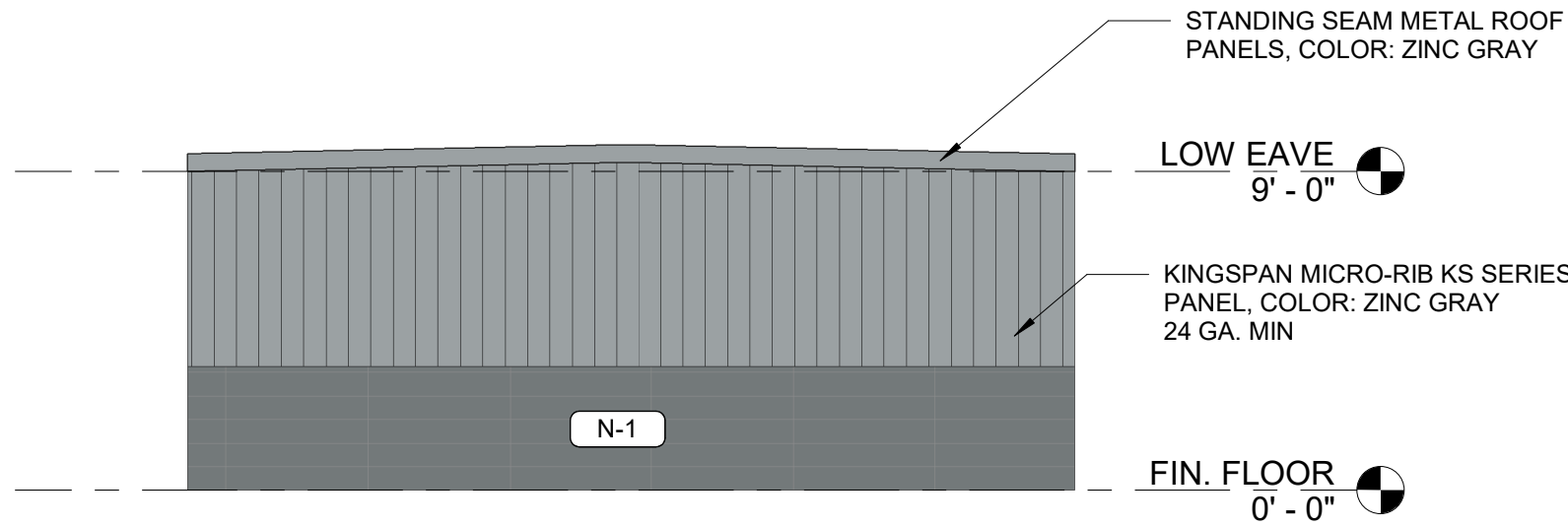
4

3

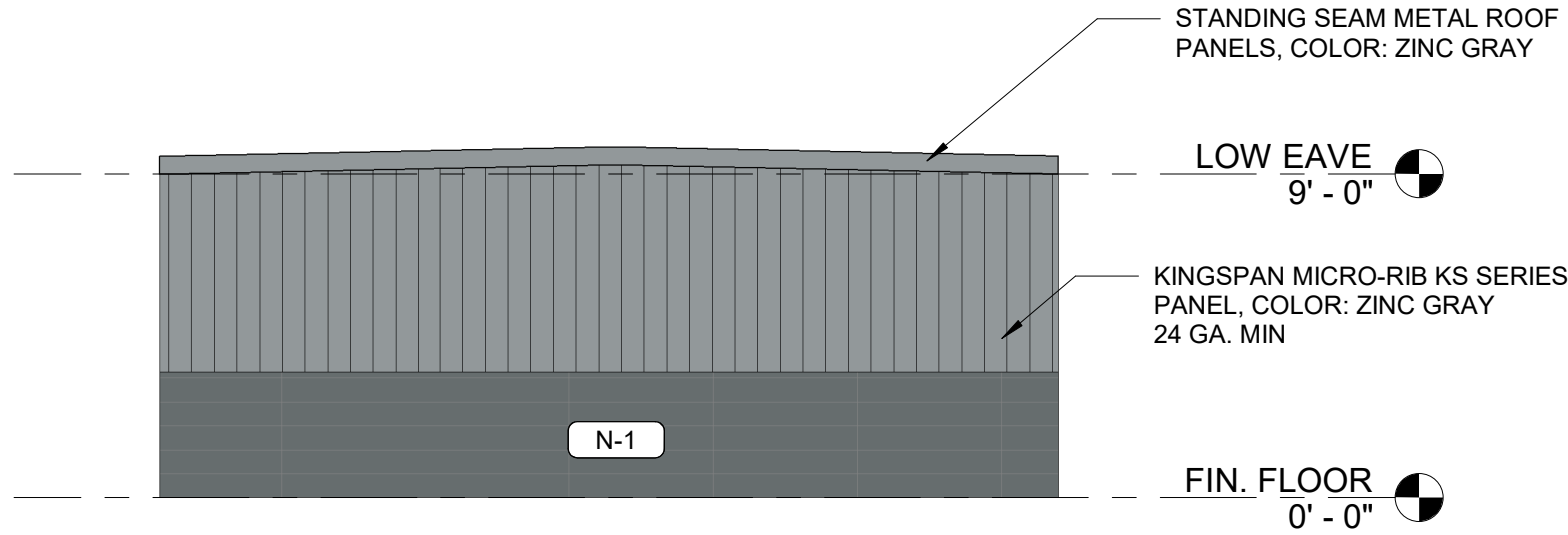
2

1

EXTERIOR MATERIALS SCHEDULE				
NO.	MATERIAL	MANUFACTURER	COLOR	COMMENTS
N-1	CORBOSA STONE	NICHIHA	SHADOW	



4 BUILDING B - EAST ELEVATION
3/16" = 1'-0"
NICHIHA STONE: 39%
METAL PANEL: 61%



3 BUILDING B - WEST ELEVATION
3/16" = 1'-0"
NICHIHA STONE: 39%
METAL PANEL: 61%



2 BUILDING B - NORTH ELEVATION
3/16" = 1'-0"
NICHIHA STONE: 40%
METAL PANEL: 60%
*OVERHEAD DOORS ARE NOT INCLUDED IN CALCULATION



1 BUILDING B - SOUTH ELEVATION
3/16" = 1'-0"
NICHIHA STONE: 40%
METAL PANEL: 60%
*OVERHEAD DOORS ARE NOT INCLUDED IN CALCULATION



702 SE 5TH ST STE 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
DMA

SUPERIOR STORAGE

1908 S. WALTON BLVD

BENTONVILLE, AR

NOT FOR CONSTRUCTION

05/04/2022
Architect Name - RYAN 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 #: 22046
Drawn By: MNR	Checked By: RMF

Title:
EXTERIOR ELEVATIONS - BUILDING B

Sheet Number:
R004

Date: 05/04/2022

8/24/2022 10:19:01 AM

C:\Users\radcliffm\Documents\Bentonville AR- SUPERIOR STORAGE_A_R21_radcliffm.rvt

6

5

4

3

2

1

EXTERIOR MATERIALS SCHEDULE				
NO.	MATERIAL	MANUFACTURER	COLOR	COMMENTS
N-1	CORBOSA STONE	NICHIHA	SHADOW	



702 SE 5TH ST STE 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

DMA

SUPERIOR STORAGE
1908 S. WALTON BLVD
BENTONVILLE, AR

NOT FOR
CONSTRUCTION

05/04/2022

Architect Name - RYAN 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 #:
22046

Drawn By:
MNR

Checked By:
RMF

Title:

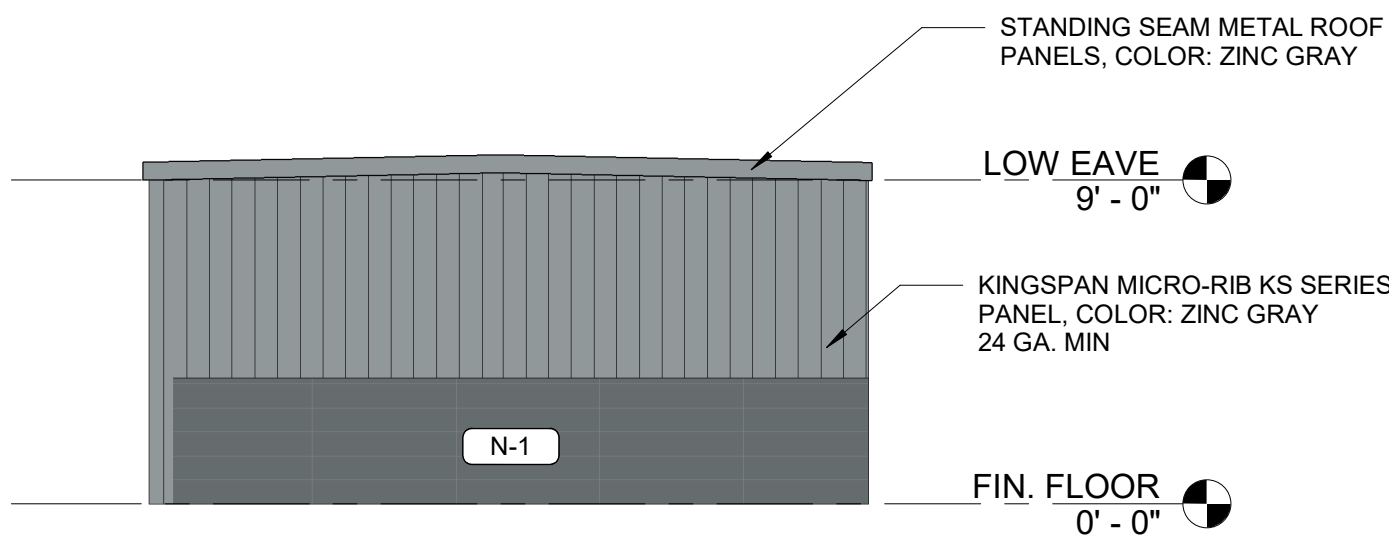
EXTERIOR ELEVATIONS -
BUILDING C

Sheet Number:

R005

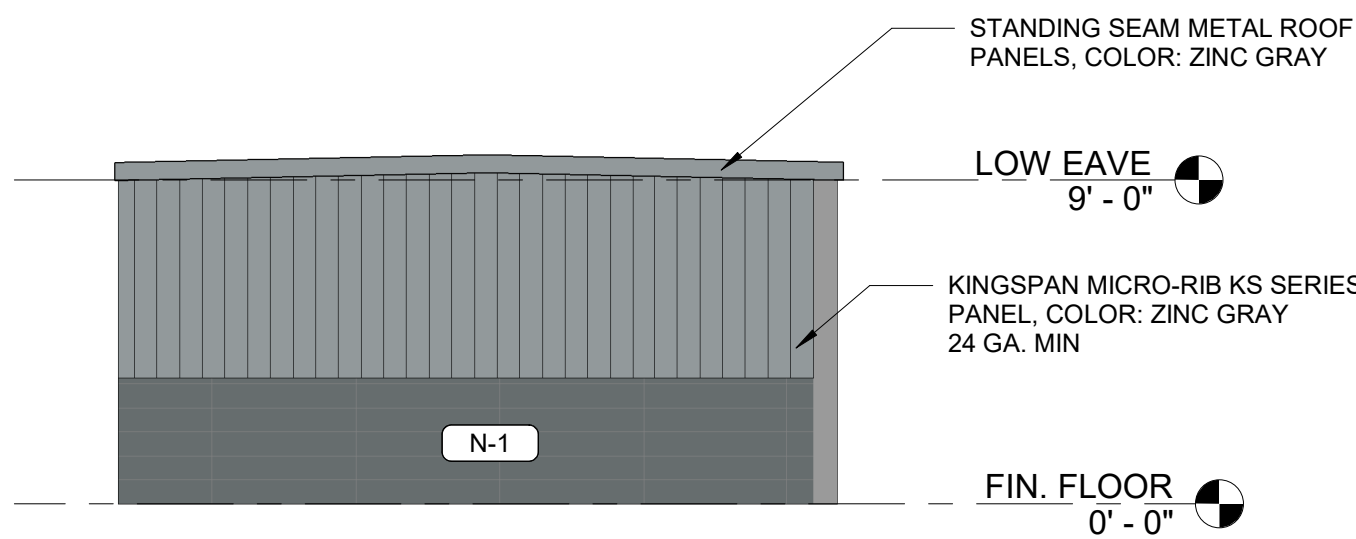
Date: 05/04/2022

109



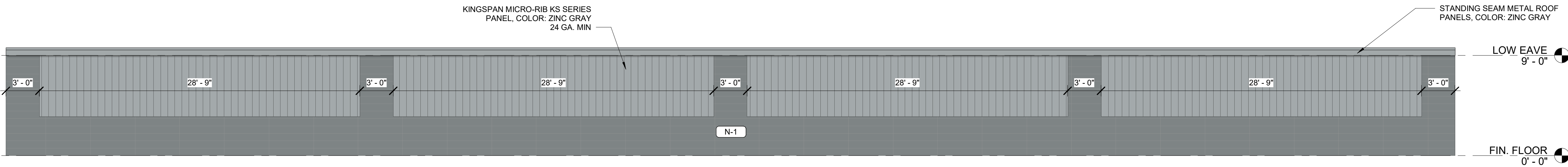
4 BUILDING C - EAST ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 39%
METAL PANEL: 61%



3 BUILDING C - WEST ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 39%
METAL PANEL: 61%



2 BUILDING C - SOUTH ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 46%
METAL PANEL: 54%



1 BUILDING C - NORTH ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 25%
METAL PANEL: 75%
*OVERHEAD DOORS ARE NOT INCLUDED IN CALCULATION

8/24/2022 10:19:02 AM

C:\Users\radcliffm\Documents\Bentonville AR- SUPERIOR STORAGE_A_R21_radcliffm.rvt

6

5

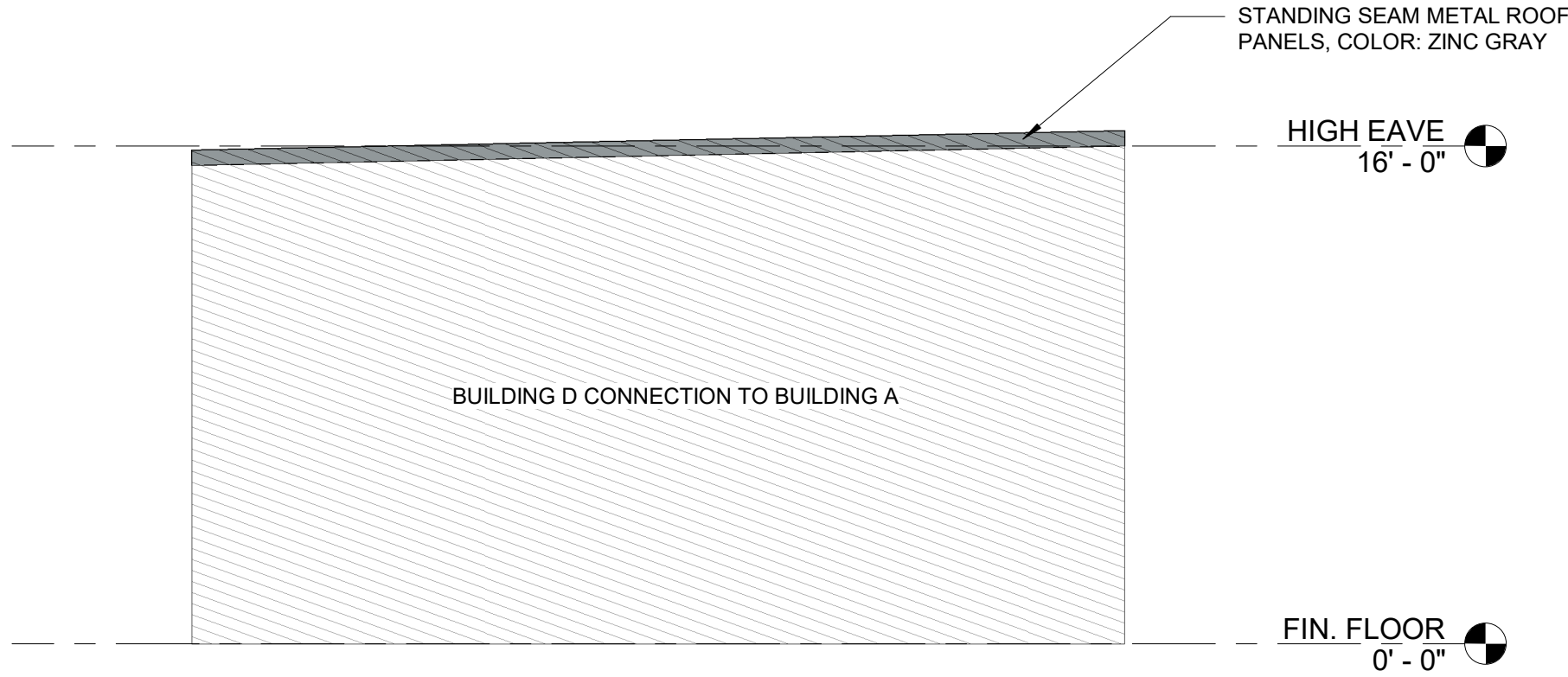
4

3

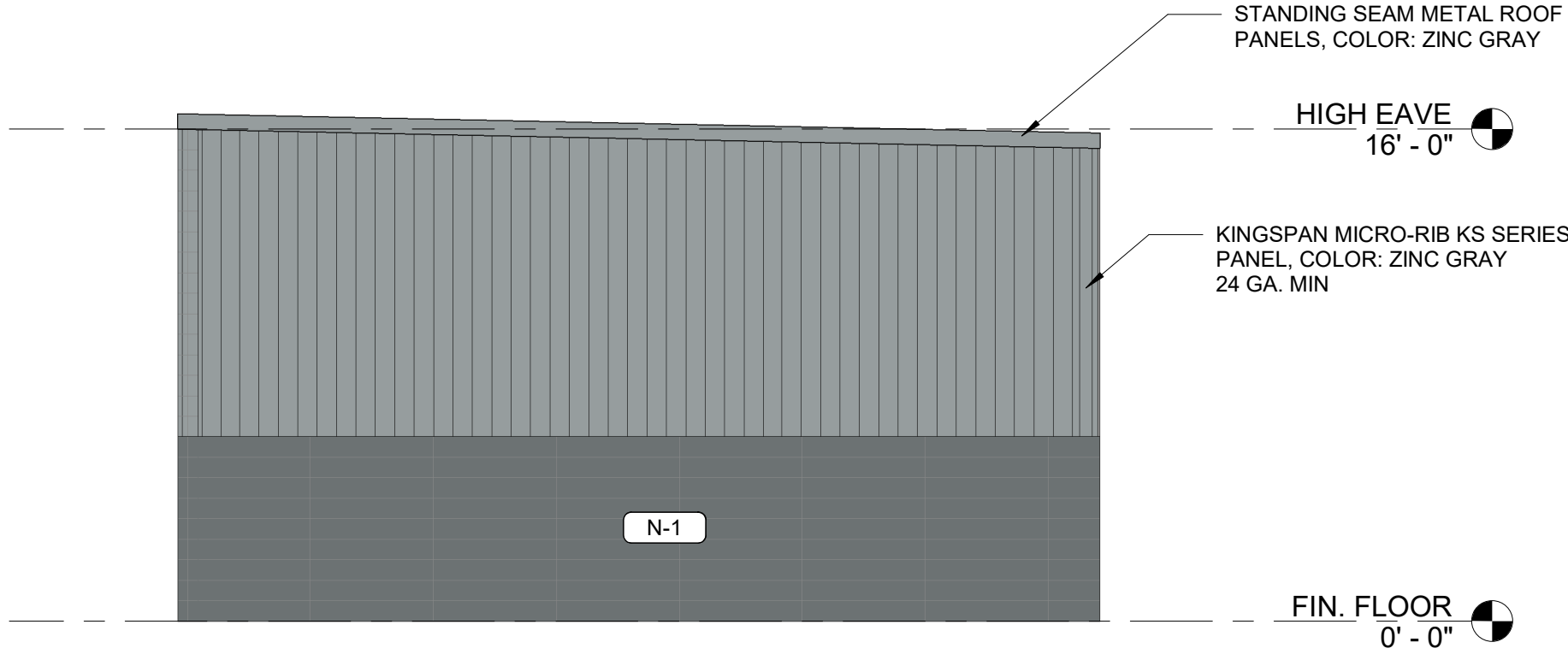
2

1

EXTERIOR MATERIALS SCHEDULE				
NO.	MATERIAL	MANUFACTURER	COLOR	COMMENTS
N-1	CORBOSA STONE	NICHIHA	SHADOW	

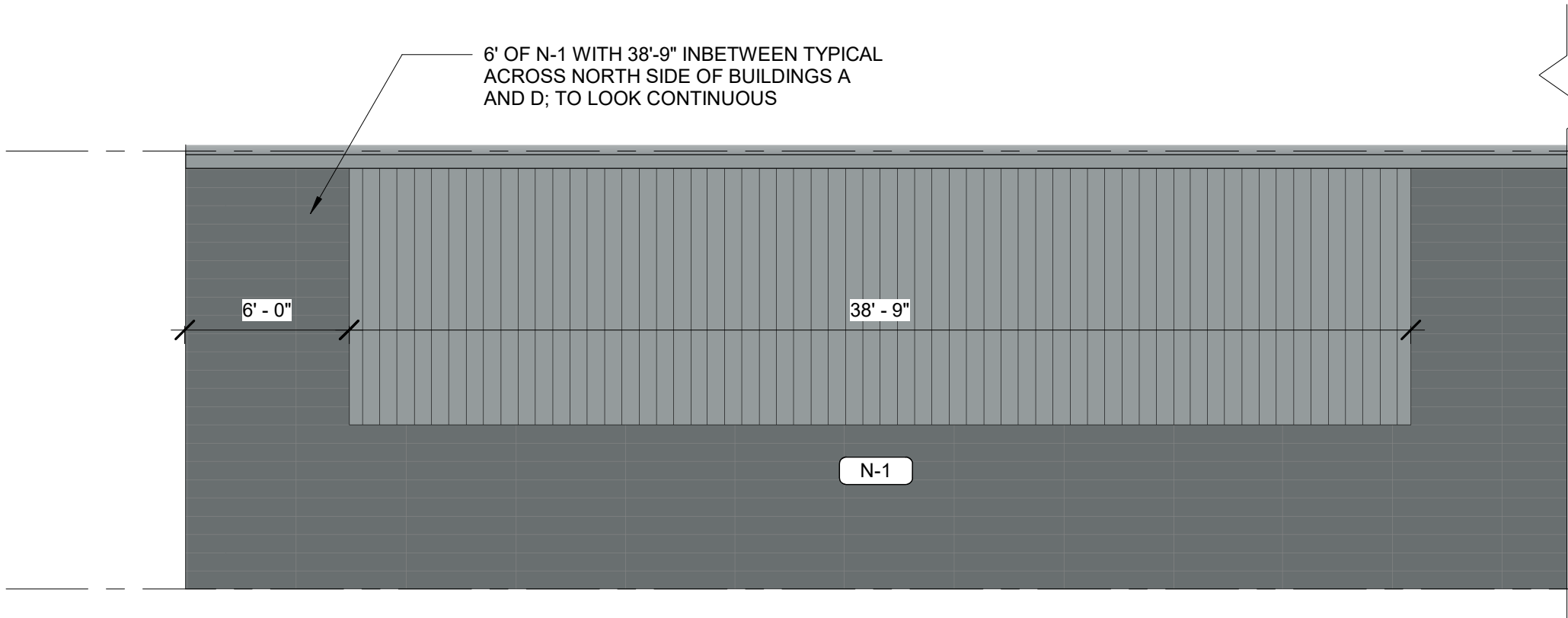


4 BUILDINGS D - WEST ELEVATION
3/16" = 1'-0"



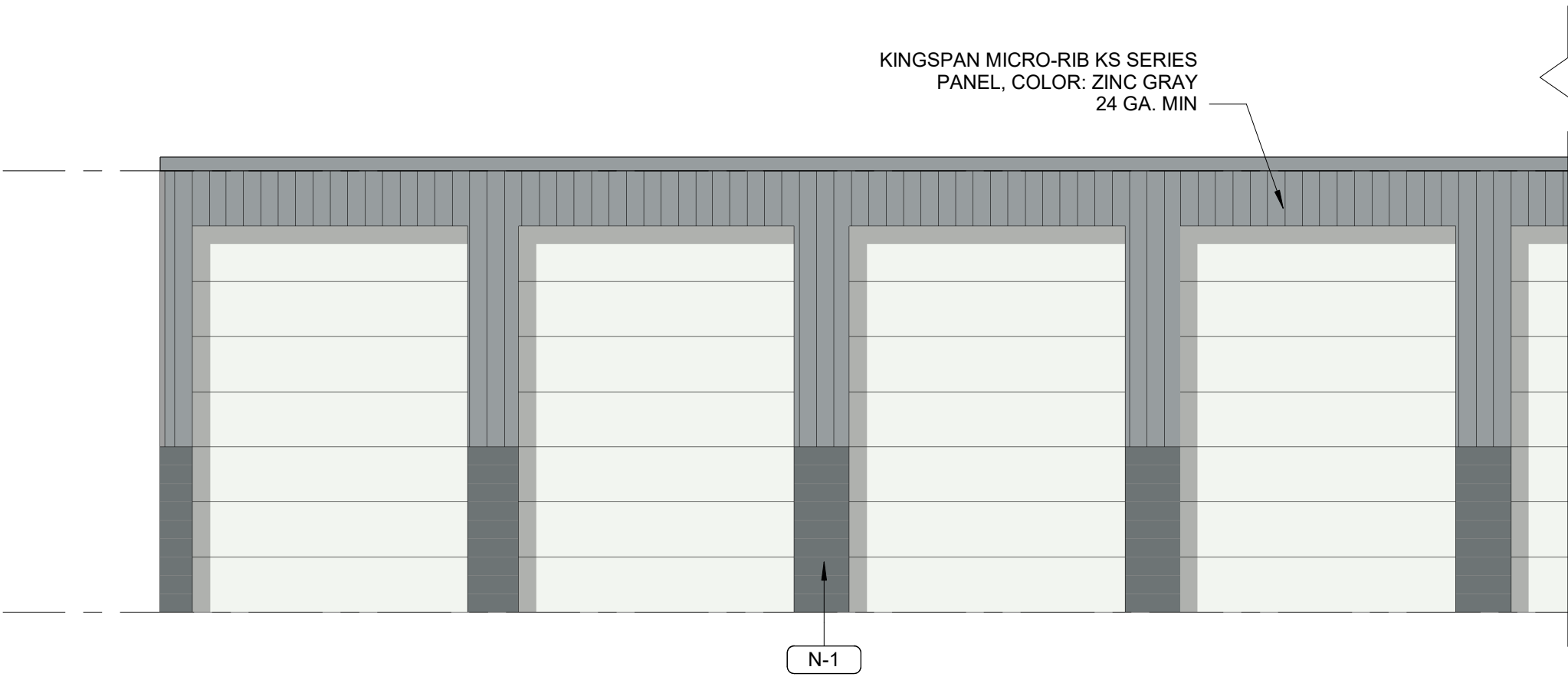
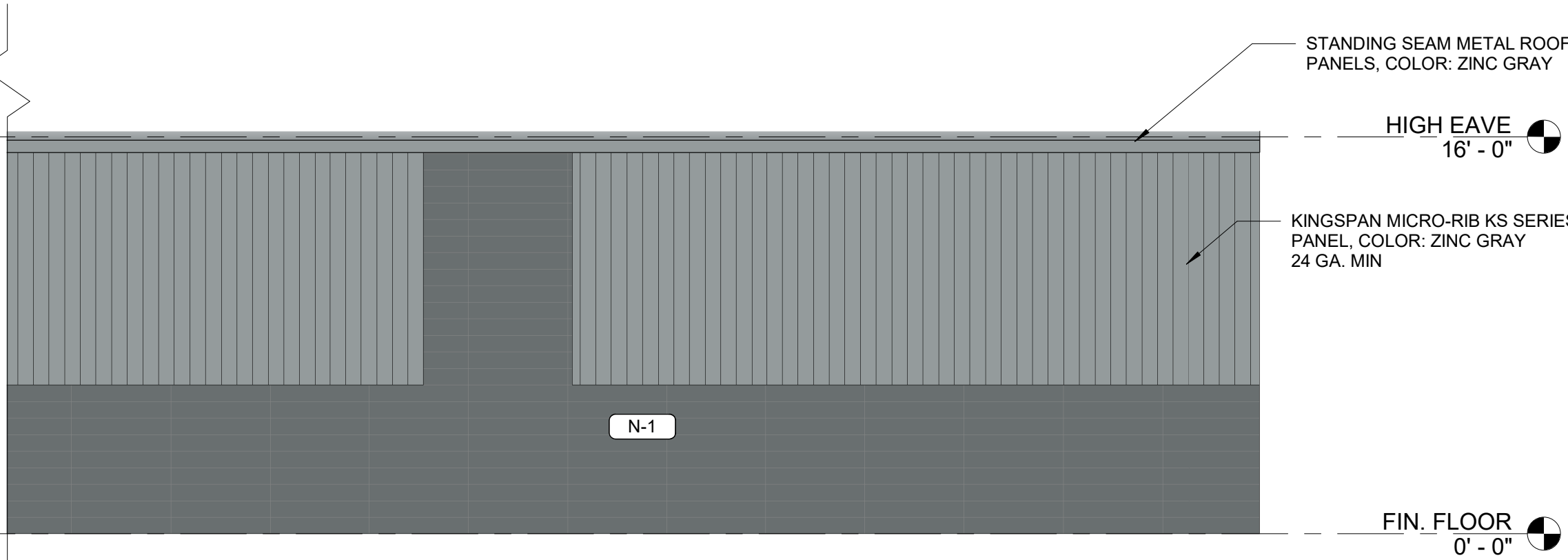
3 BUILDINGS D - EAST ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 39%
METAL PANEL: 61%



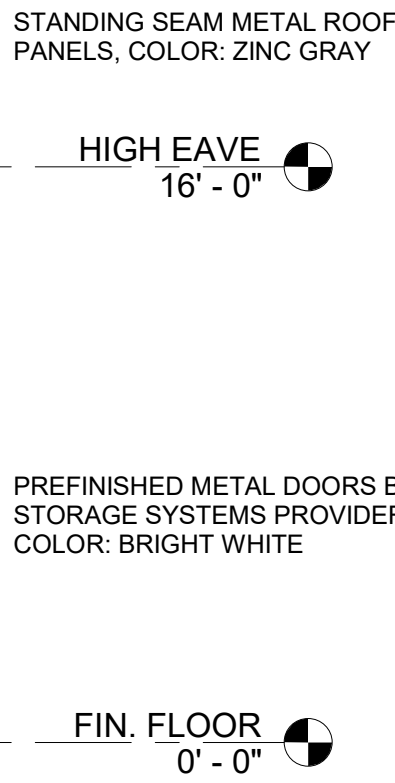
2 BUILDINGS D - NORTH ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 48%
METAL PANEL: 52%



1 BUILDINGS D - SOUTH ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 32%
METAL PANEL: 68%
*OVERHEAD DOORS ARE NOT INCLUDED IN CALCULATION



702 SE 5TH ST STE 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
DMA

SUPERIOR STORAGE

1908 S. WALTON BLVD

BENTONVILLE, AR

NOT FOR
CONSTRUCTION

05/04/2022

Architect Name - RYAN 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.	DESCRIPTION

Drawing Size: 24 x 36	Project #: 22046
Drawn By: MNR	Checked By: RMF

Title:
EXTERIOR ELEVATIONS -
BUILDINGS D

Sheet Number:

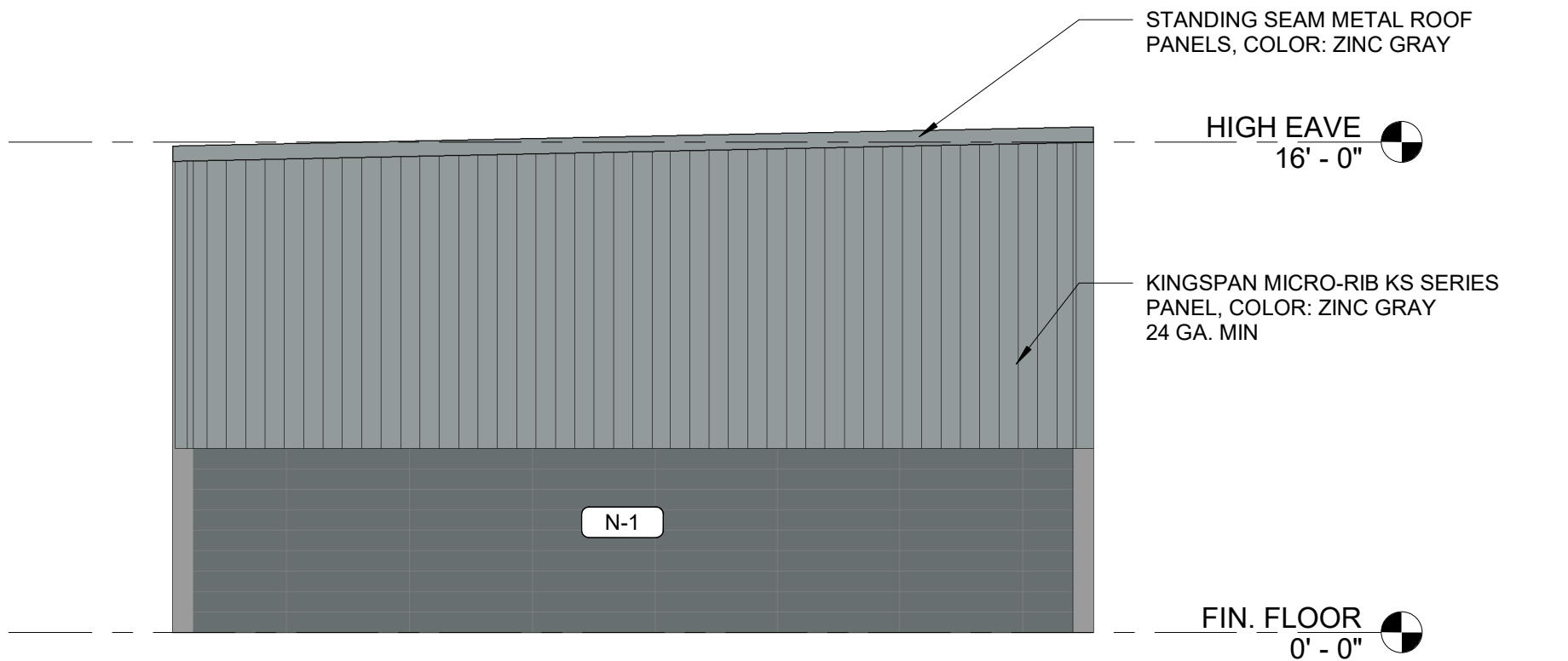
R006

Date: 05/04/2022

8/24/2022 10:19:04 AM

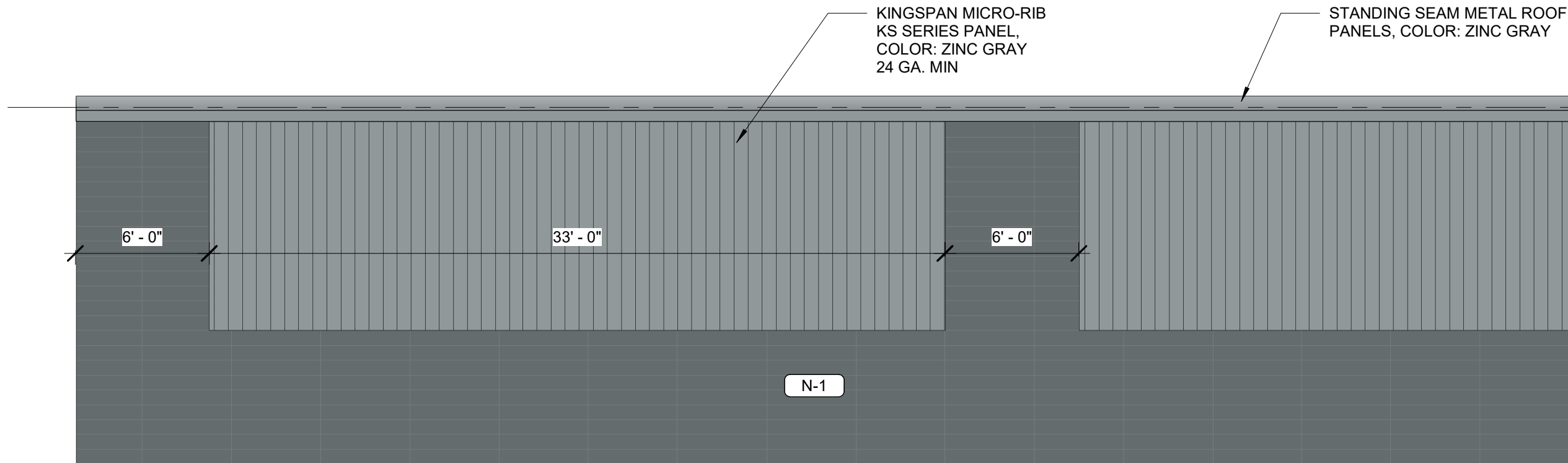
C:\Users\radcliffm\Documents\Bentonville AR- SUPERIOR STORAGE_A_R21_radcliffm.rvt

EXTERIOR MATERIALS SCHEDULE				
NO.	MATERIAL	MANUFACTURER	COLOR	COMMENTS
N-1	CORBOSA STONE	NICHIHA	SHADOW	



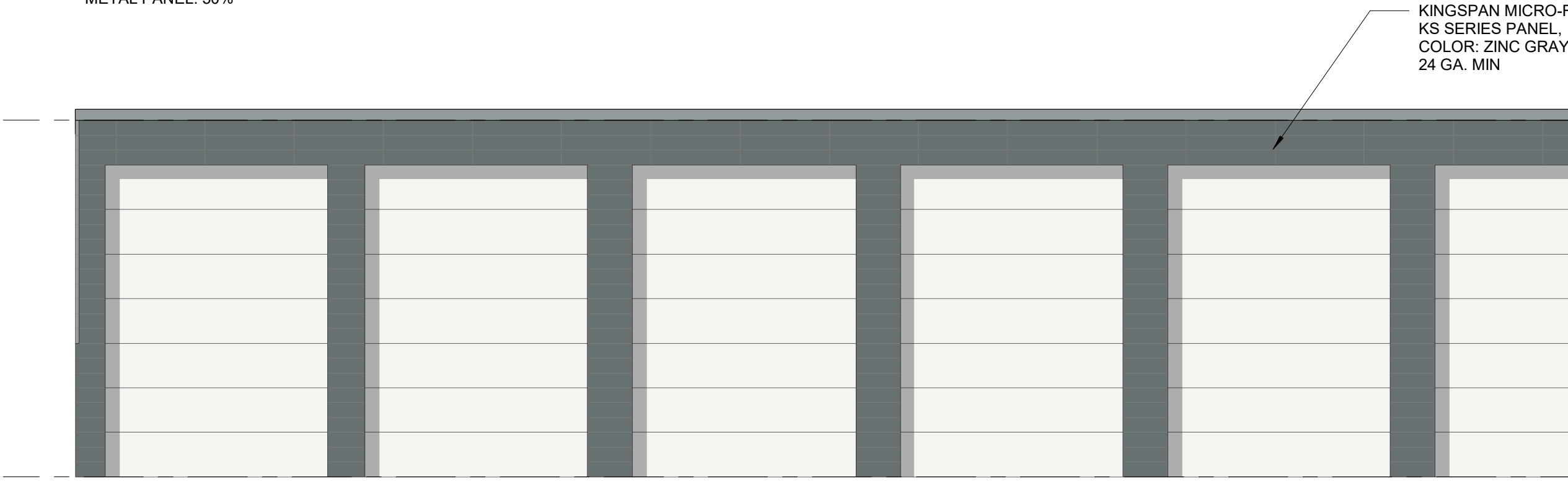
4
R007
BUILDING E - WEST ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 39%
METAL PANEL: 61%



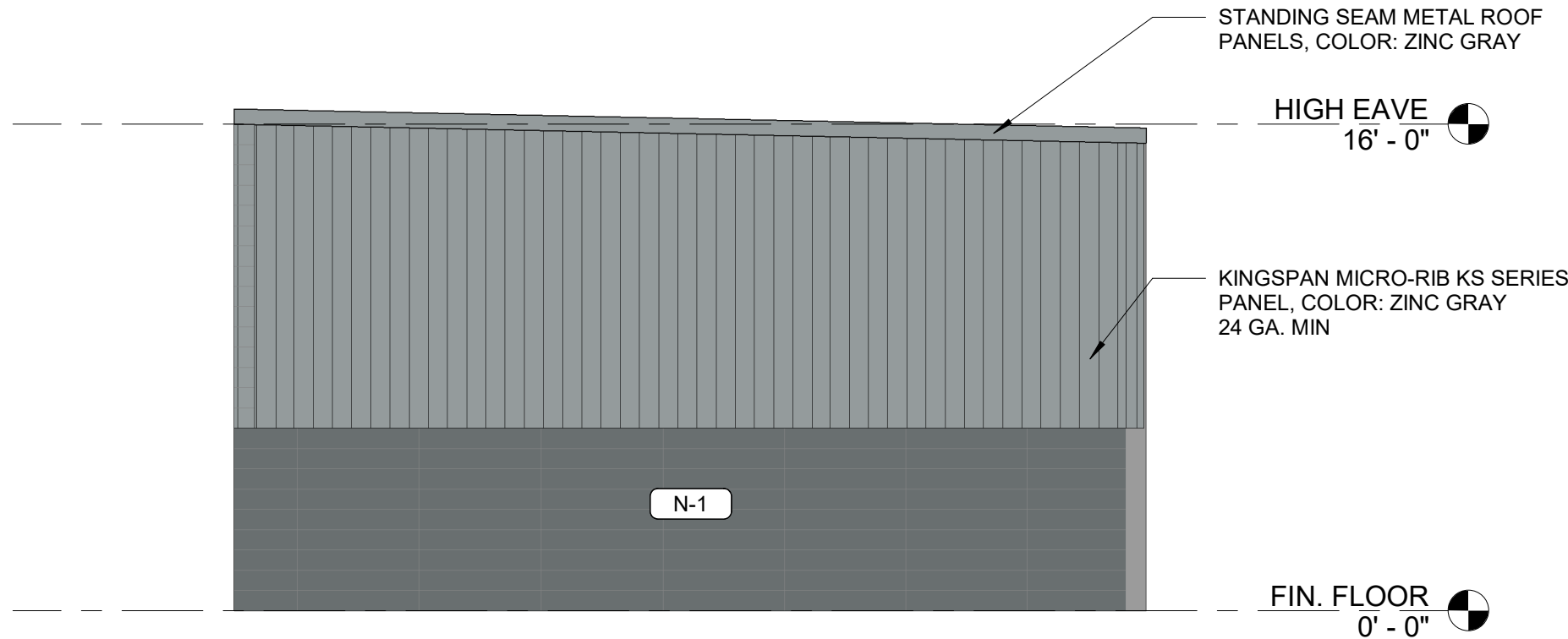
2
R007
BUILDING E - NORTH ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 50%
METAL PANEL: 50%



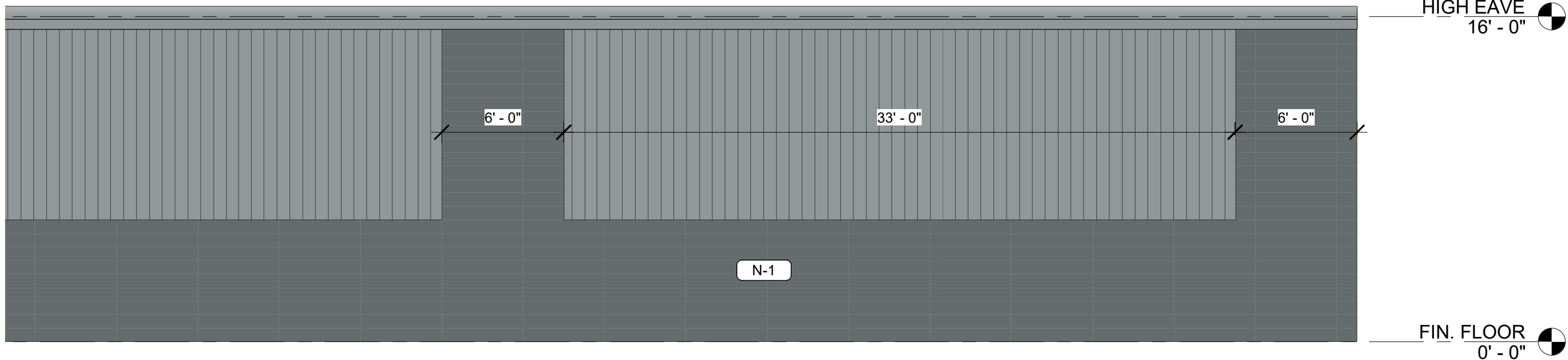
1
R007
BUILDING E - SOUTH ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 38%
METAL PANEL: 62%



3
R007
BUILDING E - EAST ELEVATION
3/16" = 1'-0"

NICHIHA STONE: 39%
METAL PANEL: 61%



HIGH EAVE
16' - 0"

PREFINISHED METAL
DOORS BY STORAGE
SYSTEMS PROVIDER,
COLOR: BRIGHT WHITE

FIN. FLOOR
0' - 0"



702 SE 5TH ST STE 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

DMA

SUPERIOR STORAGE

1908 S. WALTON BLVD

BENTONVILLE, AR

NOT FOR
CONSTRUCTION

05/04/2022

Architect Name - RYAN 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 #:
22046

Drawn By:
MNR

Checked By:
RMF

Title:

EXTERIOR ELEVATIONS -
BUILDING E

Sheet Number:

R007

Date: 05/04/2022

September 23th, 2022

City of Bentonville Planning Commission
Waiver Request

Re: Waiver Request

Article 900.2 Street Specifications: Sidewalks – Waiver

Section 1100.21.i & k Large-Scale Development Design Standards – Wall Articulation & Roofs

1908 S. Walton Blvd., Bentonville, AR

Sand Creek Project # 20055

Bentonville Project # LSD22-0051

To whom it may concern:

- **Street and Sidewalk Specifications:** The current code requires sidewalk on both sides of any public street improvements. A Waiver is being requested to allow sidewalk to be placed on one side of the street for two factors, site destination type and utility conflicts. Sidewalk is located to support pedestrians from an existing sidewalk at the intersection of SW 20th and SW Unity Blvd.
- **Large-Scale Development Design Standards:** Commercial developments are required to provide architectural elements to enhance the visual quality and pedestrian experience with built elements. A Wavier is being requested by utilizing a relief change of less than 2'-0" in addition to other techniques listed in Section 1100.21.i to achieve wall articulation. Adjacent residential land use is screened by an existing opaque fencing and additional fencing will be added where not present. Adjacent commercial land use is the rear facing side of an office space complex and separated by a thirty-foot greenspace and drainage way. A variation of the proposed building and roof articulation is being proposed.

Respectfully submitted,

Dan Cole
Project Manager



Bradley

416 SW Glover St

PC Date: 10/4/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	WAV22-0021
Applicant / Current Owner	Bradley Edwards Architect / Nathan & Nenette Bradley
Site Area	+/- 0.16 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential
Waiver Request	Downtown Neighborhood (DN) Districts Design Standards

Property Description

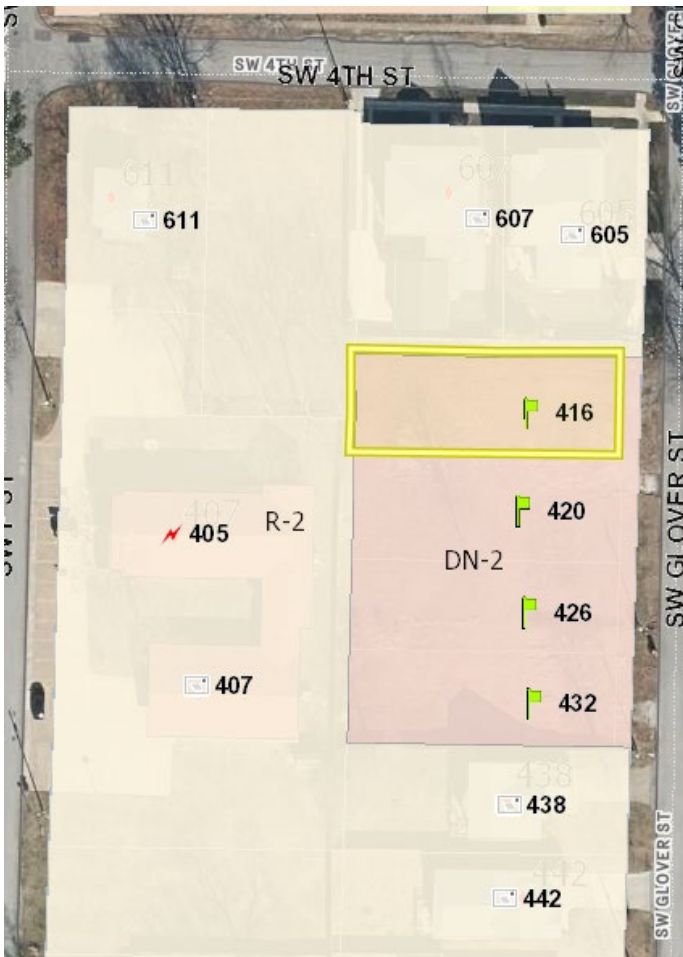
The property is located at 416 SW Glover Street and is zoned DN-2, Downtown Medium-Density Residential.

Waiver Request

Per Section 1100.22 (d) (1) (a) of the Land Development Code: *DN districts general site access and parking. Parking location.* Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard.

The applicant is requesting a front facing garage, setback at approximately 20 feet off of SW Glover Street.

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



Narrative

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land structures or buildings in the same district.

It should be noted a previous developer, Newell, sought the DN-2 zoning for the Glover St lots. In their DN-2 request (and in the city's approval), it was explicitly indicated that the developer's intent was to construct a rear alley to access rear-facing garages. Easements to construct this infrastructure, however, were not in existence at the time nor were they later secured. Refer to pg. 10 for meeting minutes detailing the Newell request. The lack of easements in addition to the neighbor's (Liberty Baptist) easement request rejection history presents a hardship to the Bradley family that is best alleviated via the proposed design.

DN-2 zoning, according to the Bentonville city website, applies to land areas of small lot width where "alleys and infrastructure support such development". Unfortunately, the Bradley family Glover St lot has neither an alley nor alternative infrastructure.

The plat that created the lot in September 2021 did not allow for a rear alley access which would have accommodated a rear-facing garage, nor did it create a shared access easement along the shared lot line with Lot 24. A shared access easement was created by GLV LLC (the subsequent development company who sold the Bradleys their lot) for Lots 25 and 26. Bill Butler, a representative of GLV LLC, indicated this shared easement was obtained as his original intent for these two lots was investment property townhomes with a shared driveway. A similar shared easement was not created, however, for lots 23 and 24 as those were intended to be sold to separate individual buyers.

There were no covenants or additional restrictions placed on Lots 23 and 24 that require shared access or the maintenance of a shared access.

The zoning on Glover Street is not a consistent residential zone (that is, there are multiple zoning types on the same street). Additionally, all of the existing houses on SW Glover St and SW E St, between SW 4th and SW 5th Streets, have street-facing garages (see p13-15). The one exception is the house at 402 SW E St, whose rear side (on Glover St) is overgrown with heavy brush. Several of the homes on SW E St are newer construction (406, 408, and 410 SW E St). 404 SW E St, a combination home / business (Dwellings Bentonville), is currently constructing a Glover St-facing ADU addition with a Glover street-facing garage. All this to say that even brand new homes are currently being developed with Glover St-facing garages (i.e., it is not expected that new houses adhering to current zoning requirements will eliminate Glover St-facing garages, so it would be punitive to disallow a Bradley family Glover St-facing garage).

The sewer easement located along the western property boundary does not allow for access. Any improvements made in this area would be subject to removal in the event a sewer repair was required. Additionally, the neighboring property owner, Liberty Baptist Church (whose property a back alley access would traverse and who has a fence located within the easement) has historically rejected simpler requests. Prior to the Glover St lot "division" that created lots 23 - 26, there was not previously a sewer easement that would have allowed for extension of the sewer line to provide sewer access to all lots. The access to the city's sewer utility instead was on a property facing SW F St, owned by Liberty Baptist Church. The Church rejected a request to access their property to extend the sewer line to lots 23 - 26, ultimately acquiescing after receiving a \$25,000 donation from the previous land owner.

That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

Since neither a rear alley, nor shared access easement was platted, the owner will lose approximately 26% of their lot square footage to allow for the construction of a driveway to the rear of their property.

Other properties are zoned differently, but should be considered within the same district. These properties were not subject to the same restrictions, and do allow street-facing garages. As all houses within this city block enjoy the rights of a Glover-St facing garage, so too should the Bradley family lot.

That the special conditions and circumstances do not result from the actions of the applicant.

The Bradleys purchased the property as platted. They had no input or control over the lot boundaries or conditions.

The Bradleys do not have any authority or influence over properties that are adjacent to them since there are no platted easements or covenants. This places an undue hardship on the Bradleys to provide a full driveway on the lot, which will encumber approximately 26% of their square footage, to the rear of their property if they are not allowed to construct a street-facing garage.

PC Agenda Notes 7-21-20

Rezoning Narrative 404 SW Glover

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Newell Development proposes to rezone the property at 404 SW Glover (Parcel # 01-02511-000) from R1 to DN2, **in order to develop a real estate project** in compliance with DN2 development standards. The current owner is Desavedo Living Trust, Leslie Warren and Sharon Lynn (Mailing Address: 5 Darian Drive, Bentonville AR 72712) who endeavors to sell the property to Randall Hinton Development LLC. Newell Development will be the property developer.

Reason to Rezone: The rezone would allow for Randall Hinton Development LLC. to build more affordable medium density single-family units in the downtown area.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with similar Newell Development properties to the south on B Street.

Use: This residential development will fit into the SW Downtown development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed.

Appearance: **Similar in style to other Newell Development properties on B Street.**

Water/ Sewer/ Electric: On-Site

Newell Development on B Street includes an alley:

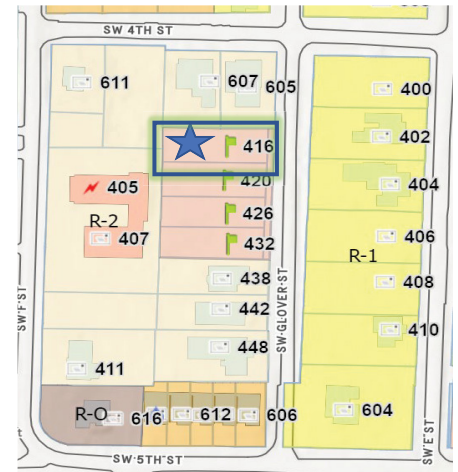
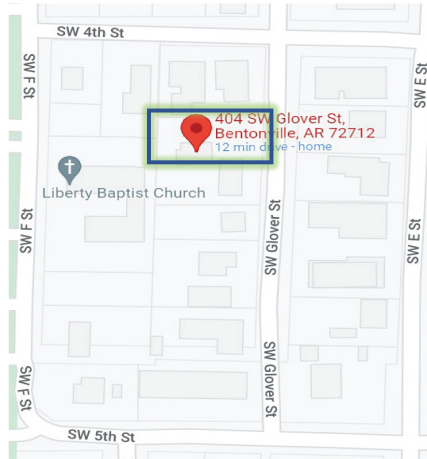
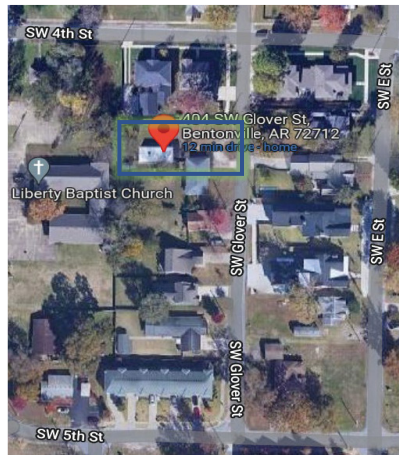


View standing at front of our lot and of narrow Glover street (car for reference)



Bradley Family home project

Overview for orientation



View from rear of lot

The car is parked in the Southeast corner of our lot.

This view is facing new construction of a garage (404 SW E St) and the rear of 402 SW E St. More details follow.

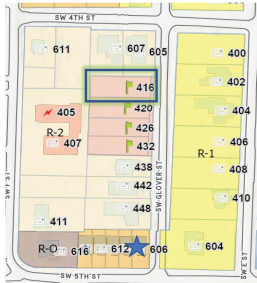


Glover St and E St Garages

100% of homes on Glover St (between SW 4th and SW 5th streets) have street-facing garages. 100% of homes on SW E St (between SW 4th and SW 5th streets) have their rears facing Glover St (most are garages; 1 is overgrown brush). Blue square represents Bradley family lot. Blue star represents the pictured garage / fence / brush.

Glover St homes

Map



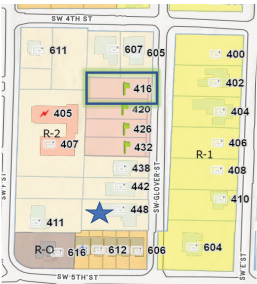
Glover St-facing



Comments

Front-loading garage on SW 5th St. Glover St view is a window-less brick wall.

Map



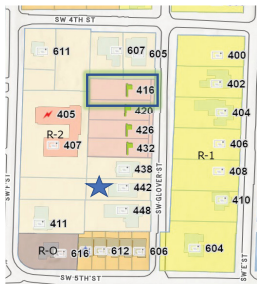
Glover St-facing



Comments

Front-loading garage on Glover St

Map



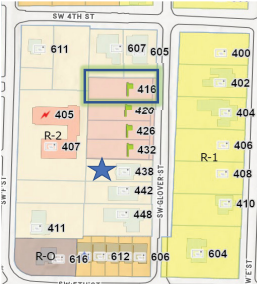
Glover St-facing



Comments

Front-loading garage on Glover St

Map



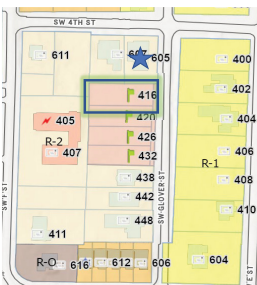
Glover St-facing



Comments

Front-loading garage on Glover St

Map



Glover St-facing

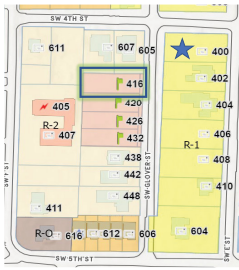


Comments

Front-loading garage on Glover St

E St homes

Map



Rear (facing Glover)



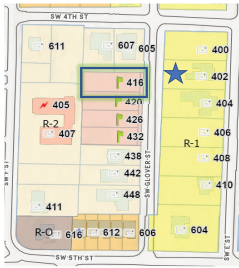
Front (E St)



Comments

Street-facing garage on Glover St

Map



Rear (facing Glover)



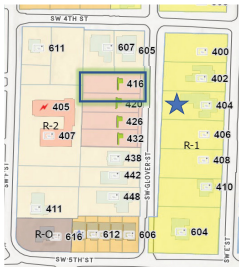
Front (E St)



Comments

Rear of this home is immediately across from our lot. Overgrown brush pictured.

Map



Rear (facing Glover)



Front (E St)

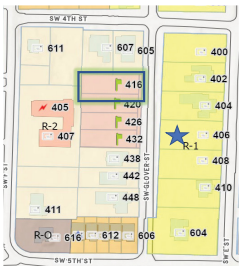


Comments

Rear of this home is immediately across from our lot. New addition (garage) under construction. This is a business called "dwellings".

<https://dwellingshomes.com/>

Map



Rear (facing Glover)



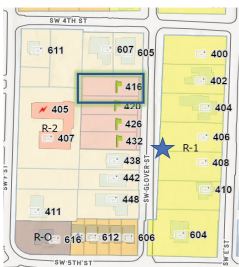
Front (E St)



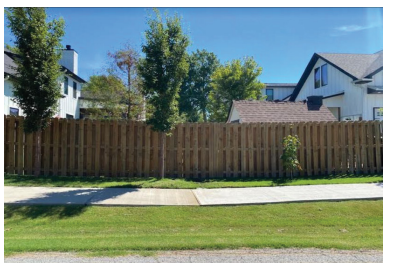
Comments

Street-facing garage on Glover St. RV (pictured) always parked in driveway.

Map



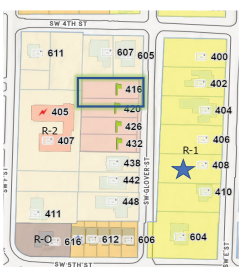
Rear (facing Glover)



Comments

Pictured is a fenced-in backyard facing Glover, between the above and below homes.

Map



Rear (facing Glover)



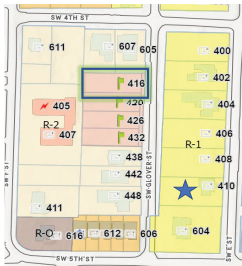
Front (E St)



Comments

Street-facing garage on Glover St

Map



Rear (facing Glover)



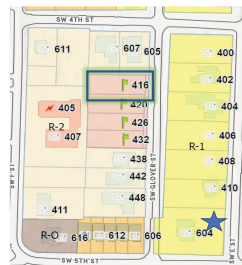
Front (E St)



Comments

Street-facing garage on Glover St

Map



Rear (facing Glover)

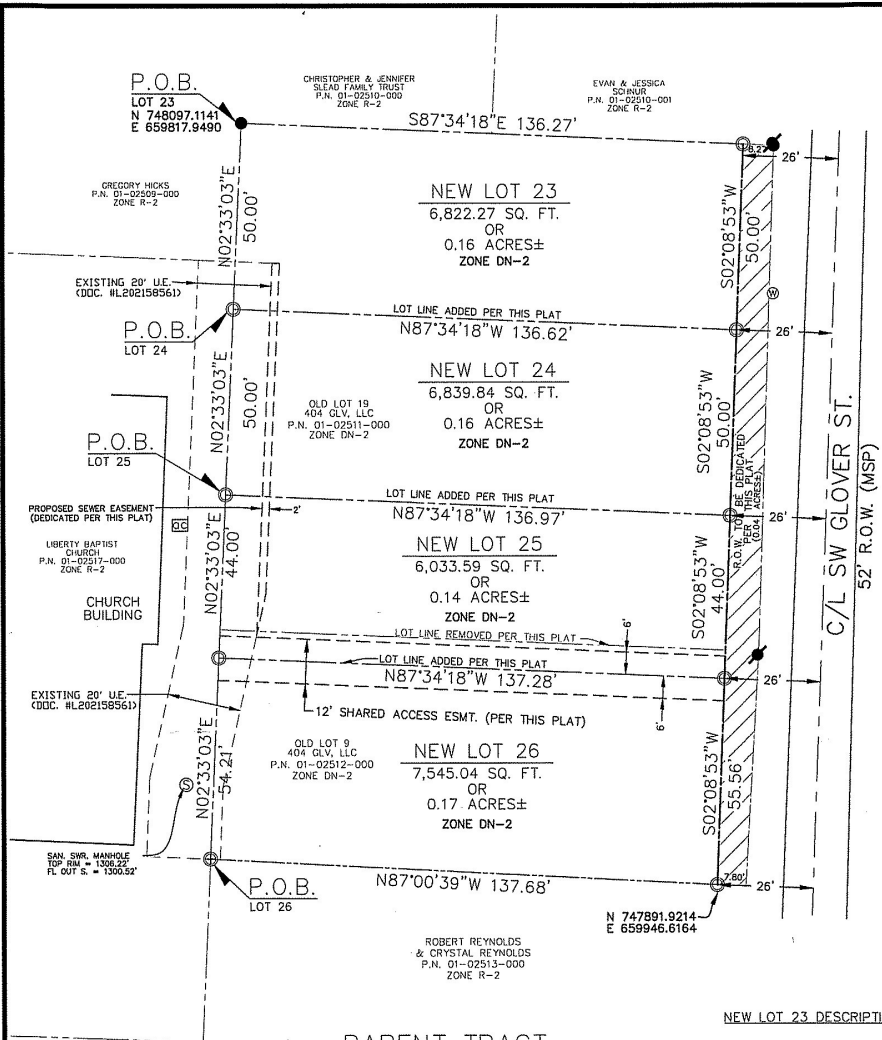


Front (E St)



Comments

Street-facing garage on Glover St

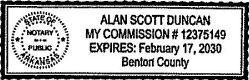


NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- 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.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PARENT TRACT:

LOT 19 OF FAIRCLOE BLOCK ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 8, PAGE 104, AND LOT 9 OF FAIRCLOE BLOCK ADDITION, AS RECORDED IN THE BENTON COUNTY RECORDS.



NEW LOT 25 DESCRIPTION:

PART OF LOT 19 OF FAIRCLOE BLOCK ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 8, PAGE 104, AND PART OF LOT 9 OF FAIRCLOE BLOCK ADDITION OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 19; THENCE S02°33'03"W 100.00 FEET TO THE POINT OF BEGINNING; THENCE S87°34'18"E 136.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW GLOVER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S02°08'53"W 44.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°34'18"W 137.28 FEET; THENCE N02°33'03"E 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,033.59 SQUARE FEET OR 0.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 26 DESCRIPTION:

PART OF LOT 19 OF FAIRCLOE BLOCK ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 8, PAGE 104, AND PART OF LOT 9 OF FAIRCLOE BLOCK ADDITION OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 9; THENCE N02°33'03"E 54.21 FEET; THENCE S87°34'18"E 137.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW GLOVER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S02°08'53"W 55.56 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°00'39"W 137.68 FEET TO THE POINT OF BEGINNING, CONTAINING 7,545.04 SQUARE FEET OR 0.17 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

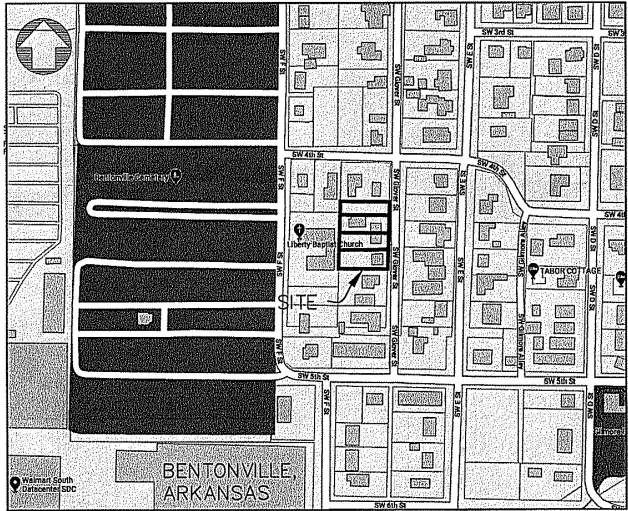
CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION 10-6-21

SIGNED: [Signature] REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



VICINITY MAP
(N.T.S.)

NEW LOT 23 DESCRIPTION:

PART OF LOT 19 OF FAIRCLOE BLOCK ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 8, PAGE 104 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 19; THENCE S87°34'18"E 136.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW GLOVER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S02°08'53"W 50.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°34'18"W 136.62 FEET; THENCE N02°33'03"E 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,822.27 SQUARE FEET OR 0.16 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

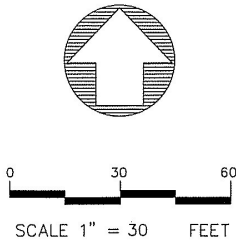
NEW LOT 24 DESCRIPTION:

PART OF LOT 19 OF FAIRCLOE BLOCK ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 8, PAGE 104 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 19; THENCE S02°33'03"W 50.00 FEET TO THE POINT OF BEGINNING; THENCE S87°34'18"E 136.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW GLOVER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S02°08'53"W 50.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N87°34'18"W 136.97 FEET; THENCE N02°33'03"E 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,839.84 SQUARE FEET OR 0.16 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- UTILITY POLE
- WATER METER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: October 6, 2021

PRINT NAME: William H. Butler, Jr.

SIGNATURE: [Signature]

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS 6 DAY OF October, 2021

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/30

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: [Signature]

SIGNED: [Signature]
PLANNING COMMISSION CHAIRPERSON

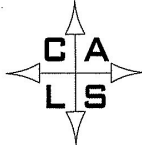
DATE OF EXECUTION: [Signature]

SIGNED: [Signature]
MAYOR, CITY OF BENTONVILLE

SIGNED: [Signature]
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE PROJECT #LS20-0065

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

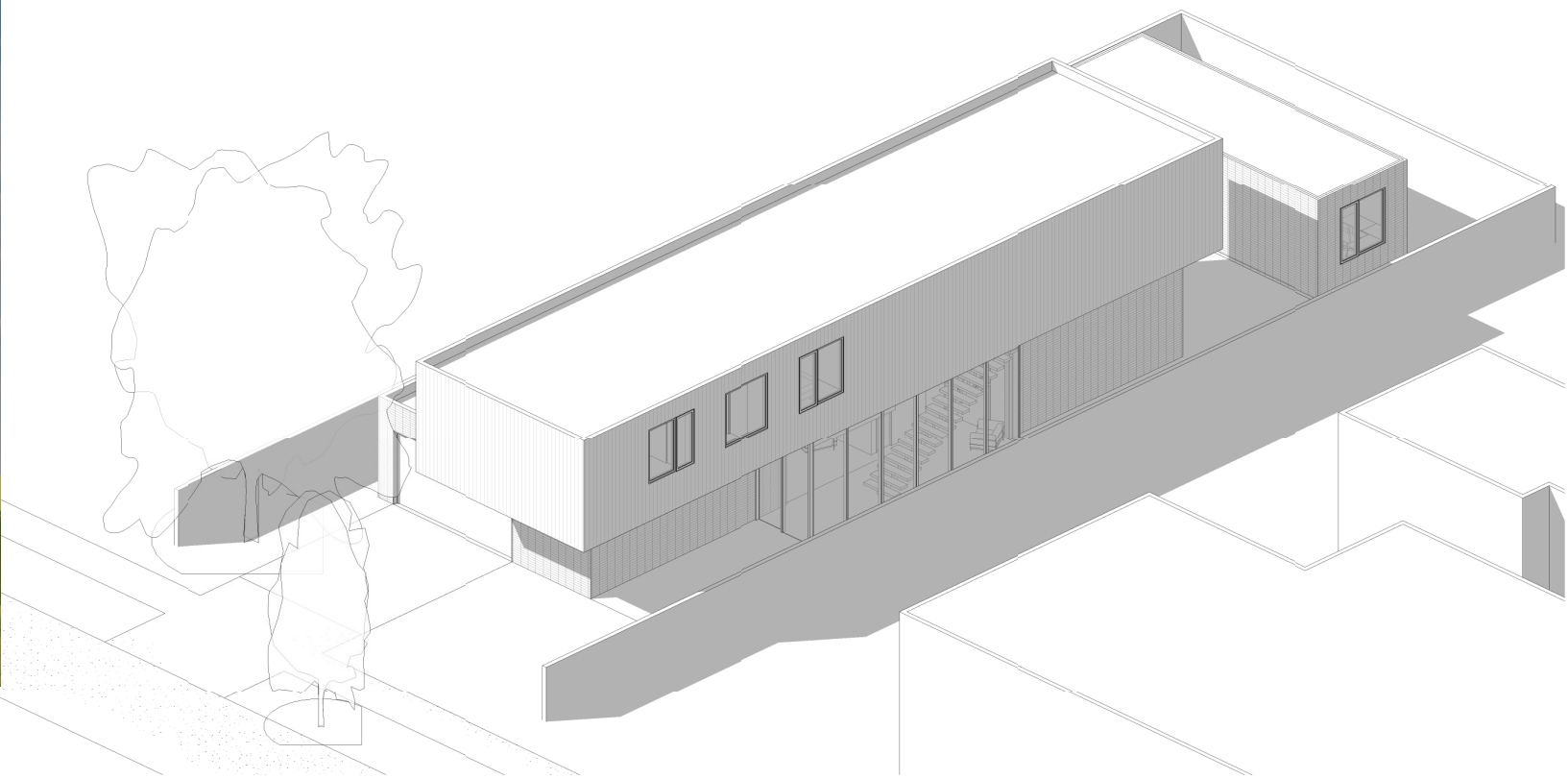
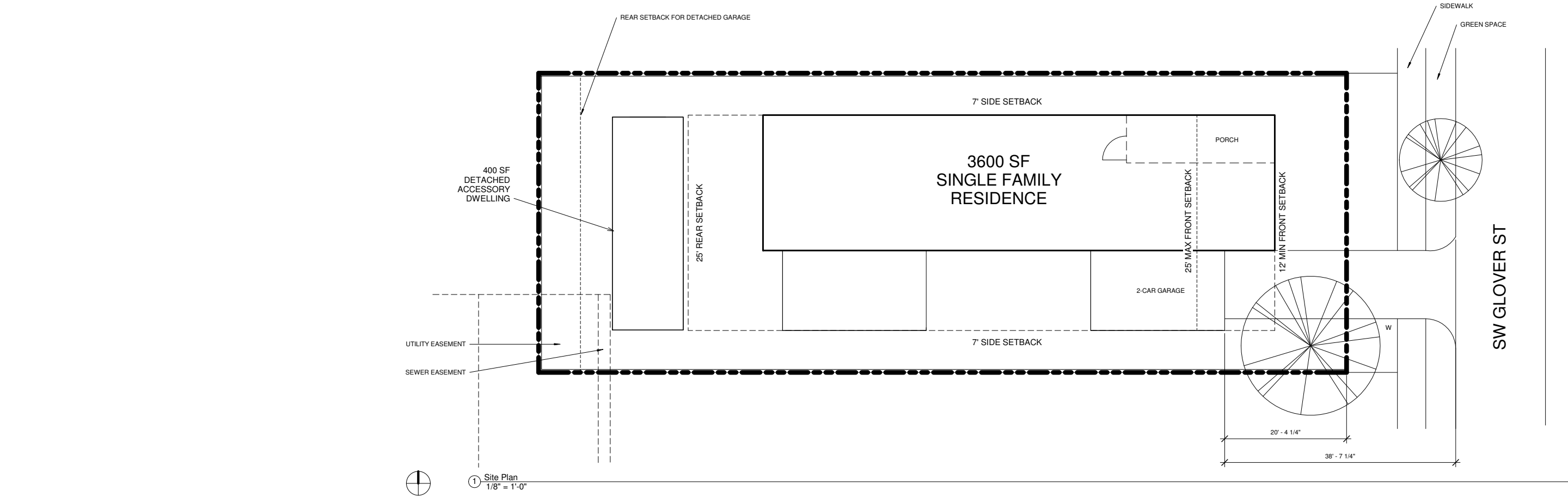


SCALE: 1" = 30' DATE: 9-24-21

LOT SPLIT OF LOTS 9 & 19
FAIRCLOE BLOCK ADDITION
CREATING LOTS 23, 24, 25 & 26

404 & 406 SW GLOVER STREET
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 20-194LS DRAWN BY: ASD CHK'D BY: RJC PAGE 1 OF 1



2 3D VIEW OF HOUSE

CONTACT:
ARCHITECT:
BRADLEY EDWARDS
C: 479.263.1176
E: BE@OZARKMODERN.COM
CONTRACTOR:

BRADLEY HOUSE

416 SW GLOVER ST.

A100

Site Plan

9/9/2022 10:36:07 AM

REVISION