



**Planning Commission
Meeting Agenda
November 1, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: https://us06web.zoom.us/webinar/register/WN_eHBoadKUSDaOVxdV9XLX4Q

Call to Order

- I. Approval of the October 18th Meeting Minutes**
- II. Consent Agenda**

- 1. Lots 5 & 6 of Lincoln and & Rice Addition,** **Lot Split**
901 NE 2nd Street ([LS22-0049](#))
- 2. Lots 227, 228, 229, & 230 of**
The Original Town of Bentonville **Property Line Adjustment**
301, 303 & 350 Southeast 2nd Street ([PLA22-0031](#))
- 3. McKissic Springs Subdivision Phase 1-3** **Preliminary Plat**
Motley Road and South Vaughn Road ([PP22-0004](#))

III. Old Business

- 1. Caliber Collision** **Large Scale Development**
2806 SW 14th Street ([LSD22-0038](#))

This Large Scale Development was approved by the Planning Commission on October 18, 2022 with exterior materials of brick for detail M1 and natural stone for detail M2. The developer has submitted a modified exterior material request for a textured 20-gauge architectural metal panel, and glass instead of the brick. This meets the materials requirements of the Land Development Code. There are no waivers associated with this large scale development.

IV. New Business

Advertised Public Hearings

1. Button Family Trust

End of Mayflower Road / End of Parnell Road ([RZ22-0047](#))

- a. **Future Land Use Map Amendment:** Residential Estate to High Density Residential
- b. **Rezoning:** A-1, Agricultural to R-4, High Density Multifamily Residential

2. Jon P. Simpson Trust

Arkansas State Highway 112 and West Scroggins Road ([RZ22-0050](#))

- c. **Future Land Use Map Amendment:** Unassigned/Recently Annex to Medium Density Residential & General Commercial
- d. **Rezoning:** A-1, Agricultural to R-3, Medium-High Density Multifamily Residential & C-2, General Commercial

3. Constellation Properties, LLC

Planned Residential Development

(Related to: NW 9th & A Townhomes, LSD22-0041)

Northwest 9th and Northwest A Street ([PRD22-0002](#))

- a. **Rezoning:** DN-2, Downtown Medium-Density Residential to PRD, Planned Residential Development

4. Bville A Street, LLC

Conditional Use Permit Revision

508 & 510 SW A Street ([CU22-0013](#))

Other New Business (Projects associated with waivers)

5. Lots 15 & 16 of Osage Hills Subdivision

Lot Split

SE Corner of Brookside Road and Ginn Road ([PLA22-0021](#))

No Waivers

6. Upland Stacks

Large Scale Development

508 Southwest A Street ([LSD22-0052](#))

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 waiver from Section 1100.23(g)- Windows: A minimum of 50% of the first floor façade shall be windows in the DC, Downtown Core district.

7. Main Street Core, LLC

Large Scale Development

306 South Main Street ([LSD22-0053](#))

Waiver #1: A waiver from Section 1100.21 – Large-Scale Development Design Standards: Wall Articulation, Roof Line Articulation, and Architectural Detail requirements on the North façade.

8. Sonic Drive-In

Large Scale Development

208 South Walton Boulevard ([LSD22-0055](#))

Waiver #1: A waiver from Section 1400.07 – Perimeter Landscape Strip: Code requires a 7 feet wide landscape buffer strip along the rear (west) property line. The applicant is requesting a 2.5 feet wide buffer strip.



**Planning Commission
Meeting Minutes
October 18, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Meeting Recording:

<https://us06web.zoom.us/rec/share/xt0K2MpwsSxcqIGG9dUGG8hQzYV5SOA8hHrHIK8ceYRso9Dcu3aCYZMz0Bg5ZTyS.G9mEeBbTGl2nFjJR>

Commissioners Present: Danny Bennett, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders

Commissioners Absent: Reggie Wright

Staff Present: Tyler Overstreet, Bonnie Bridges, Dan Weese, Tom Adler, Christopher Hyatt, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

I. Call to Order

- Meeting called to order at 5:00 pm by Chairman Sanders

II. Approval of the October 4th Meeting Minutes

- Motion by Davis, second by Haynie
- Approved unanimously via voice vote

III. Consent Agenda

Davis requests LSD22-0038 be pulled from the consent agenda and heard at end of new business

- | | |
|---|---------------------------------|
| 1. Lots 91 & 92 of Stonegate Subdivision | Lot Split |
| 1530 East Centerton Boulevard (LS22-0039) | |
| 2. Lots 19 & 20 of Renaissance Subdivision | Lot Split |
| 807 SE 3 rd Street (LS22-0044) | |
| 3. Lot 18, Block 1 of Dunn & Davis Addition | Property Line Adjustment |
| 222, 224, 226, 228, 230, 232 & 234 SW 6 th Street (PLA22-0020) | |

- Mr. Adler presents the consent agenda
- Commissioner Haynie inquires whether each address for a project with multiple addresses should be announced at the meeting
- Ms. Bridges advises that all addresses could be read publicly, but since the addresses are outlined in the agenda, that is also sufficient
- Consent agenda is approved 6-0

IV. New Business

Advertised Public Hearings

Pursuant to examination at Tech Review, Items SD22-0052 and LSD22-0053 were removed from the agenda to allow further review by staff; Item RZ22-0047 was added to the agenda under New Business as 1a

1a. Button Family Trust

End of Mayflower Road / End of Parnell Road (RZ22-0047)

- Mr. Adler reads project information for RZ22-0047 and restates that notice was published in the paper, but no vote will be held
- Chairman Sanders opens public hearing
- Weston Teshima 1902 Mayflower Road speaks regarding concerns about flooding
- Staff responds to questions from Mr. Teshima
- Maria Anderson 1302 SW Dove Lane speaks regarding objections
- Chairman Sanders closes public hearing
- No action taken

1. Hunter Wirght Development Group, LLC

406 SE 7th Street ([RZ22-0048](#))

a. Rezoning: R-1, Low Density Single Family Residential to D-E, Downtown Edge

- Mr. Overstreet notes RZ22-0048 did not send certified mail receipts. Public hearing will be heard with no vote taken
- Chariman Sanders opens public hearing
- Chairman Sanders closes public hearing
- Motion by Kerr, second by Haynie to table
- Tabled 6-0 unanimously via voice vote

2. N& J Family Properties, LLC

808 West Central ([RZ22-0049](#))

Rezoning: R-1, Single Family Residential to DN-1, Downtown Low Density Residential

- Mr. Adler reads staff report
- Chairman Sanders opens public hearing

- Chairman Sanders closes public hearing
- Approved 6-0
- Staff provides additional information on lot sizing and number of lots proposed

3. Peel Compton Foundation

2500 NW Grove Lane ([CU22-0032](#))

Conditional Use Permit – Temporary Gravel Parking

- Mr. Adler reads staff report
- Chairman Sanders opens public hearing
- Chairman Sanders closes public hearing
- Commissioner Kerr requests amending staff report to 12 months to match applicant's narrative
- Approved 6-0

Other New Business (Projects associated with waivers)

4. 200 East Central Hotel

Sidewalk Waiver & Fee-in Lieu

200 East Central Avenue ([LSD22-0019](#))

Waiver #1: A waiver from Sec. 1100.15(d), Sidewalk Requirements: Applicant proposes a 10 feet wide sidewalk instead of the required 12 feet.

Fee-in-Lieu #1: The applicant proposes a fee-in-lieu of street trees along A Street and 2nd Street of \$5,600 in exchange for 10 trees along A Street and 4 trees along 2nd Street.

- Mr. Adler reads staff report
- Nate Bachelor, CEI, speaks on behalf of applicant
- Motion to approve waiver #1 by Haynie, second by Hipp
- Approved 6-0
- Motion to approve fee-in-lieu by Davis, second by Kerr
- Approved 6-0
- LSD22-0019 previously approved

5. Caliber Collision

Large Scale Development

2806 SW 14th Street ([LSD22-0038](#))

- Following discussion at Tech Review by Commissioners regarding primary materials, Mr. Overstreet had discussions and applicant requested an amendment to their materials by changing detail M1 to natural stone and M2 to brick
- Joe Dell, Cross Development speaks on behalf of applicant, clarifying new material colors
- Approved 6-0 as amended

Mr. Overstreet reminds Commissioners of the joint work session with City Council scheduled for

November 18 from 1:00-3:00 p.m. at the Bentonville Community Center

Motion to Adjourn by Haynie, second by Hipp. Motion approved and meeting adjourned.



Consent Agenda Items

For the Planning Commission meeting on November 1, 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 5 & 6 of Lincoln and Rice Addition, Scott A Johnson, 901 NE 2nd St, R-1, Low-Density Single Family Residential, LS22-0049

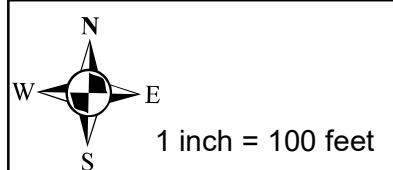
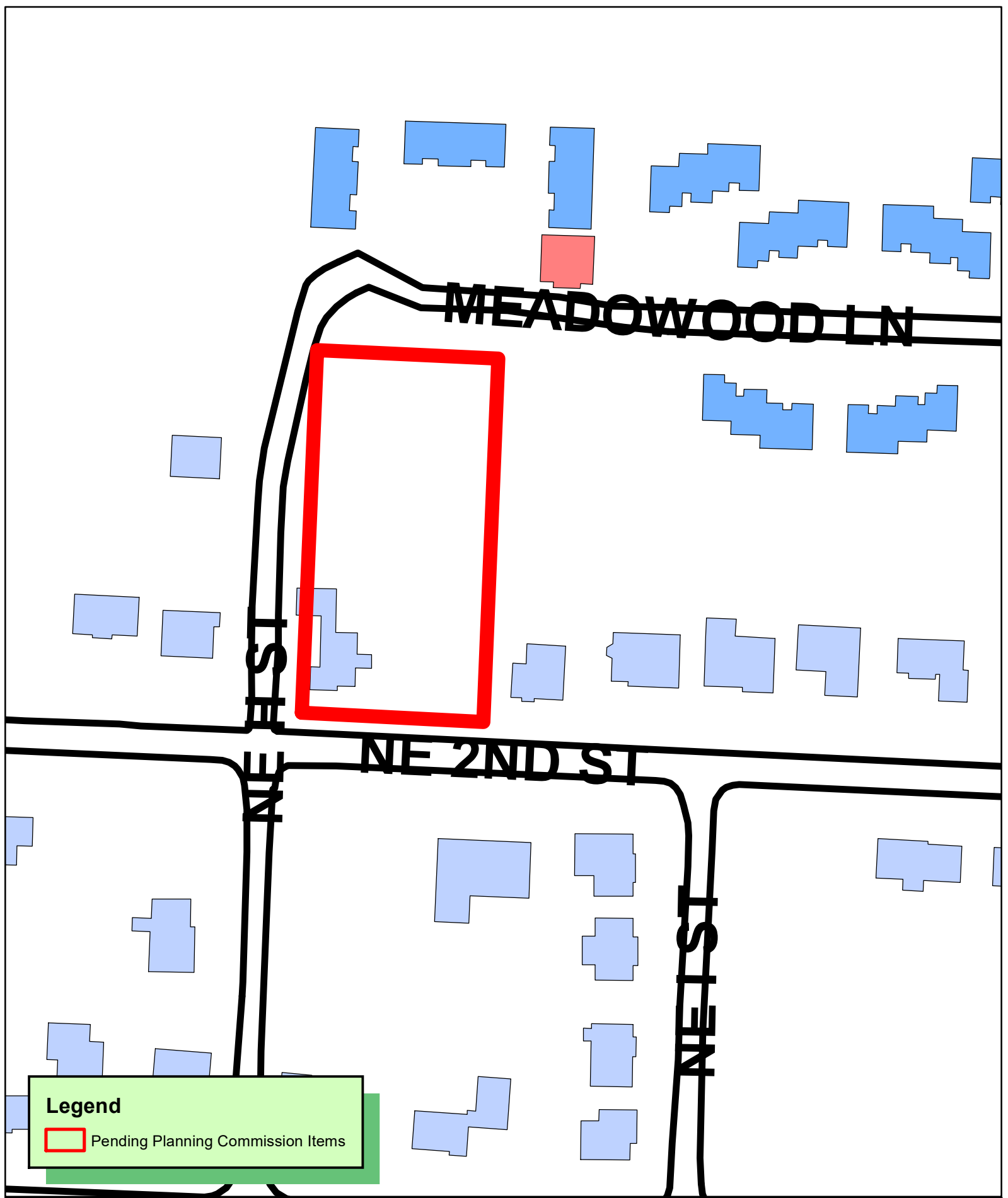
A lot split of Lots 3 & 4 of Lincoln & Rice Addition, creating new lots 5 (+/- 0.26 acres) & 6 (+/- 0.78 acres) of Lincoln & Rice Addition. The plat dedicates various utility and access easements.

Property Line Adjustment: Lots 227, 228, 229, & 230 of The Original Town of Bentonville, Brittany Gillen, 300 E Central Ave., 301, 303, & 350 SE 2nd St., DC, Downtown Core, PLA22-0031

A property line adjustment of Lots 221, 222, 223, and 224 of The Original Town of Bentonville, creating new lots 227, 228, 229, and 230 of The Original Town of Bentonville. No new right-of-way is dedicated through this plat. This property line adjustment is related to LSD22-0039 E Central Parking Garage, which was approved by the Planning Commission on September 6, 2022.

Preliminary Plat: McKissic Springs Subdivision Phases 1-3, Buffington BW LLC, Southwest corner of the intersection of South Vaugh Road and Motley Road, R-1 Low Density Single Family Residential, PP22-0004

A preliminary plat of unplatted section land on the southwest corner of the intersection of South Vaugh Road and Motley Road, creating McKissic Spring Subdivision. The preliminary plat proposes a three phase, 150-lot single-family residential subdivision. The lots vary in size and meet all the requirements of both the Zoning and Land Development Codes. All necessary and required public infrastructure shall be constructed and installed with Phase 1. The plat dedicates additional right-of-way along Motley Road and South Vaugh Road and new right-of-way for a collector street along the far western boundary of the subdivision to be known as Southwest Hydrangea Street. Various utility and drainage easements are also being dedicated to serve the subdivision. Two points of ingress/egress are posed along Motley Road and one onto South Vaugh Road, all of which meet the access management requirements of the Land Development Code.



**LS22-0049 11/1/22
LOT SPLIT
LINCOLN & RICE ADDITION
LOTS 3-4 BLOCK 9 CREATING LOTS 5-6**



RECORD DESCRIPTION

PARENT TRACT (FILE 02026699) APN: LOTS 3 AND 4, BLOCK 9, LINCOLN AND RICE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "B" AT PAGE 101

SURVEY DESCRIPTION

LOT 5: BEING THE SOUTH HALF OF LOT 3, BLOCK 9, LINCOLN AND RICE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "B" AT PAGE 101, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 9, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°06'24"W 75.05' TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY N02°23'58"E 150.17' TO A SET 5/8" REBAR; THENCE S87°14'08"E 75.03' TO A SET 5/8" REBAR; THENCE S02°23'25"W 150.34' TO THE POINT OF BEGINNING, CONTAINING 0.259 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OR RECORD.

LOT 6: BEING THE NORTH HALF OF LOT 3 AND ALL OF LOT 4, BLOCK 9, LINCOLN AND RICE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "B" AT PAGE 101, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 9, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST "H" STREET, THENCE ALONG SAID RIGHT-OF-WAY OF NORTHEAST "H" STREET N02°24'31"E 300.00' TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY S87°21'53"E 150.00' TO A FOUND 5/8" REBAR; THENCE S02°23'25"W 150.34' TO A SET 5/8" REBAR; THENCE N87°14'08"W 75.03' TO A SET 5/8" REBAR; THENCE S02°23'58"W 150.17' TO A SET 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST 2ND STREET; THENCE ALONG SAID RIGHT-OF-WAY N87°06'24"W 75.05' TO THE POINT OF BEGINNING, CONTAINING 0.776 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: "R-1"

SETBACK REQUIREMENTS:
FRONT - 20'
INTERIOR SIDE - 7'
EXTERIOR SIDE- 20'
REAR - 25'

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
AUGUST 30, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN FILE 02026699.
2. SURVEY PLAT FILED IN PLAT BOOK P4 AT PAGE 498.

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

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

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

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

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

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

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

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

STRUCTURES BUILT WITHIN THE RIGHT-OF-WAY MAY BE REQUIRED TO BE REMOVED ANY TIME THE CITY NEEDS TO ACCESS ANY PORTION OF NORTHEAST H STREET.

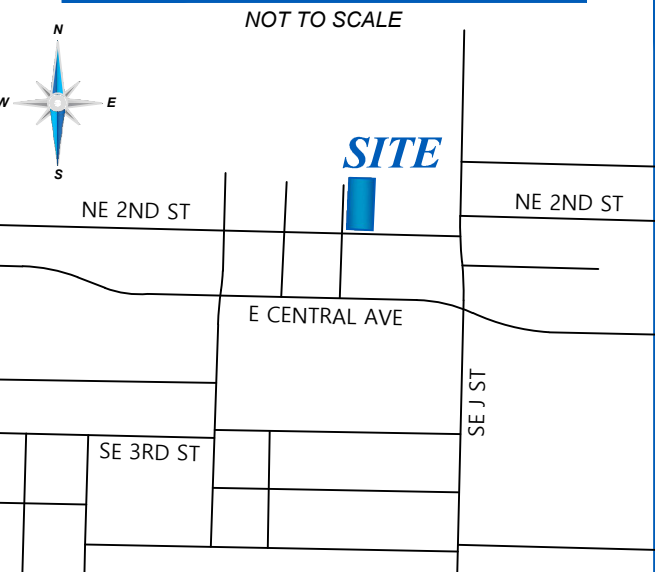
FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

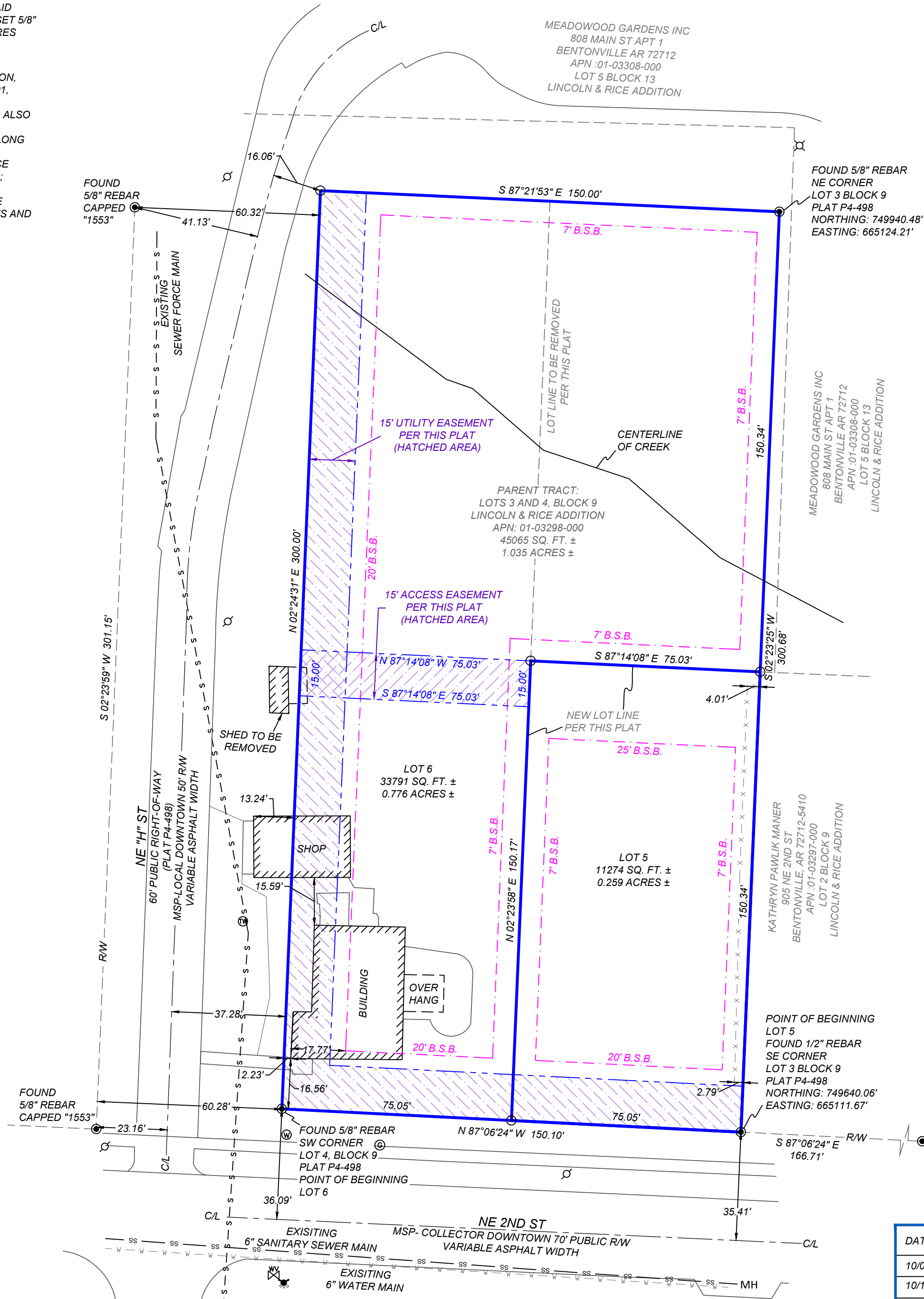
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

VICINITY MAP



LOT SPLIT OF LOTS 3 & 4, BLOCK 9 OF LINCOLN & RICE ADDITION CREATING LOTS 5 & 6

901 NE 2ND ST., BENTONVILLE, ARKANSAS
BENTON COUNTY



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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

DATE OF EXECUTION _____

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

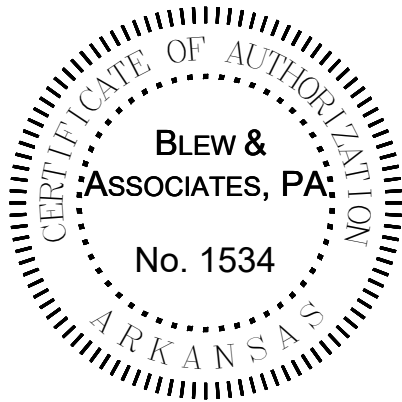
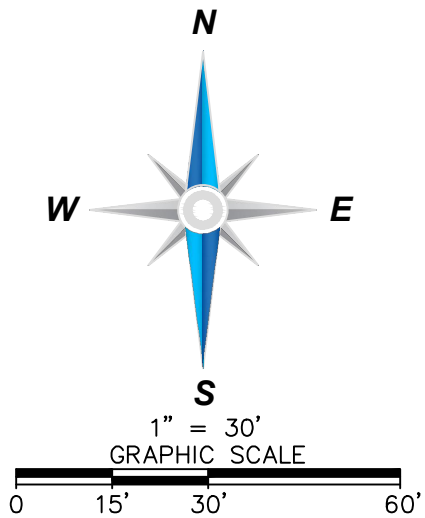
CERTIFICATE OF FINAL APPROVAL:
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
PLANNING REPRESENTATIVE

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 31ST DAY OF AUGUST, 2022.



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

SHEET 1 OF 1

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 22-7870	SURVEY DRAWN BY: AJO - 8/31/2022
10/04/2022	PLANNING COMMENTS	AJO	SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'
10/18/2022	PLANNING COMMENTS	AJO	FOR THE USE AND BENEFIT OF: CHAD O MALLEY	COB PROJECT NUMBER: LS22-0049
10/25/2022	PLANNING COMMENTS	AJO		

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 3 AND 4 OF LINCOLN AND RICE ADDITION CREATING NEW LOTS 5 AND 6 OF LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0049).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of **LOTS 3 AND 4 OF LINCOLN AND RICE ADDITION** creating new **LOTS 5 AND 6 OF LINCOLN AND RICE ADDITION**, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on November 1, 2022;

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

WHEREAS, the owner has been noticed with a note on the lot split that structures built illegally in the right of way may be required to be removed at any time the City should the City need to access any portion of NE H St; and

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 3 AND 4 OF LINCOLN AND RICE ADDITION** creating new **LOTS 5 AND 6 OF LINCOLN AND RICE ADDITION** to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

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

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

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

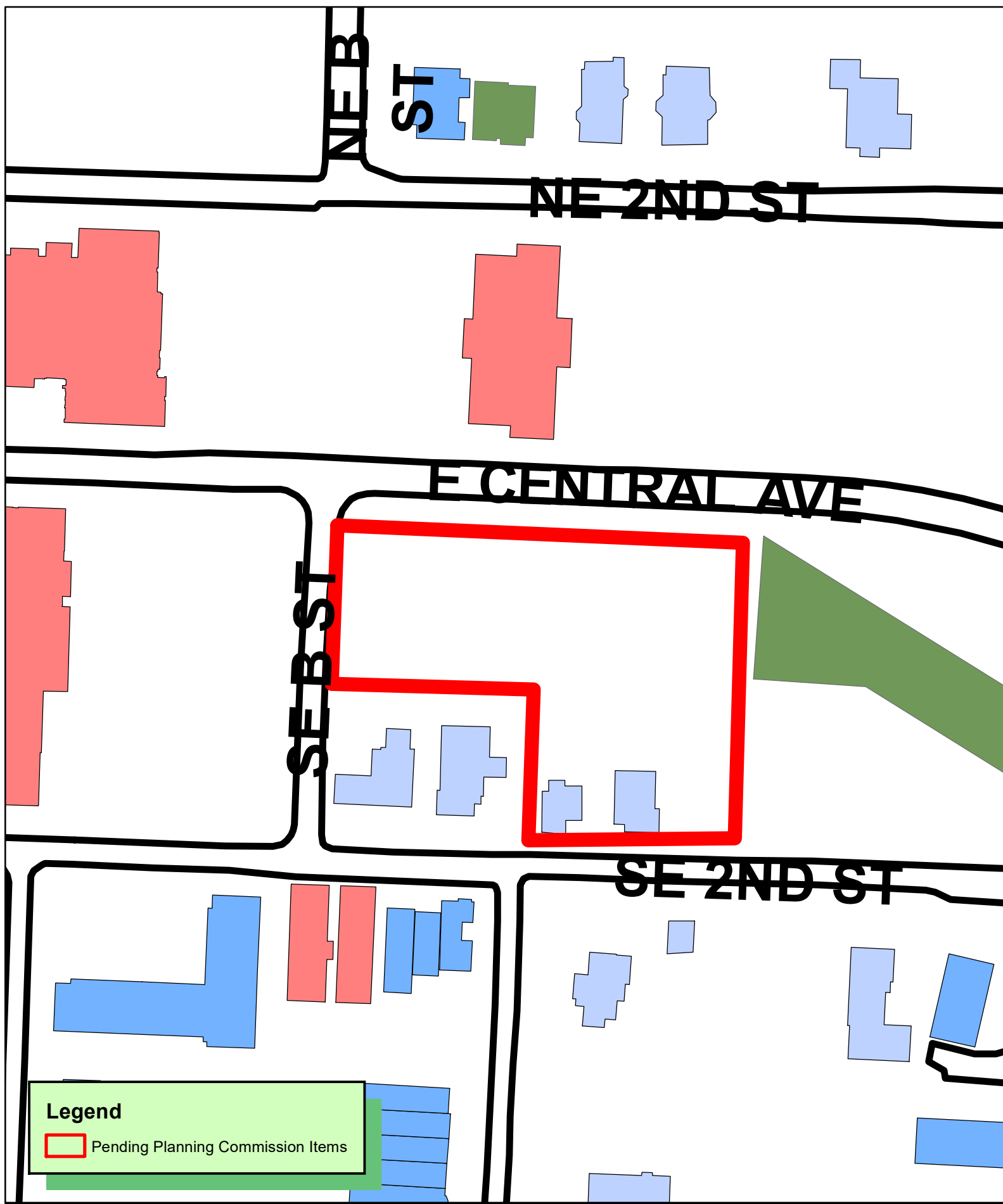
PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

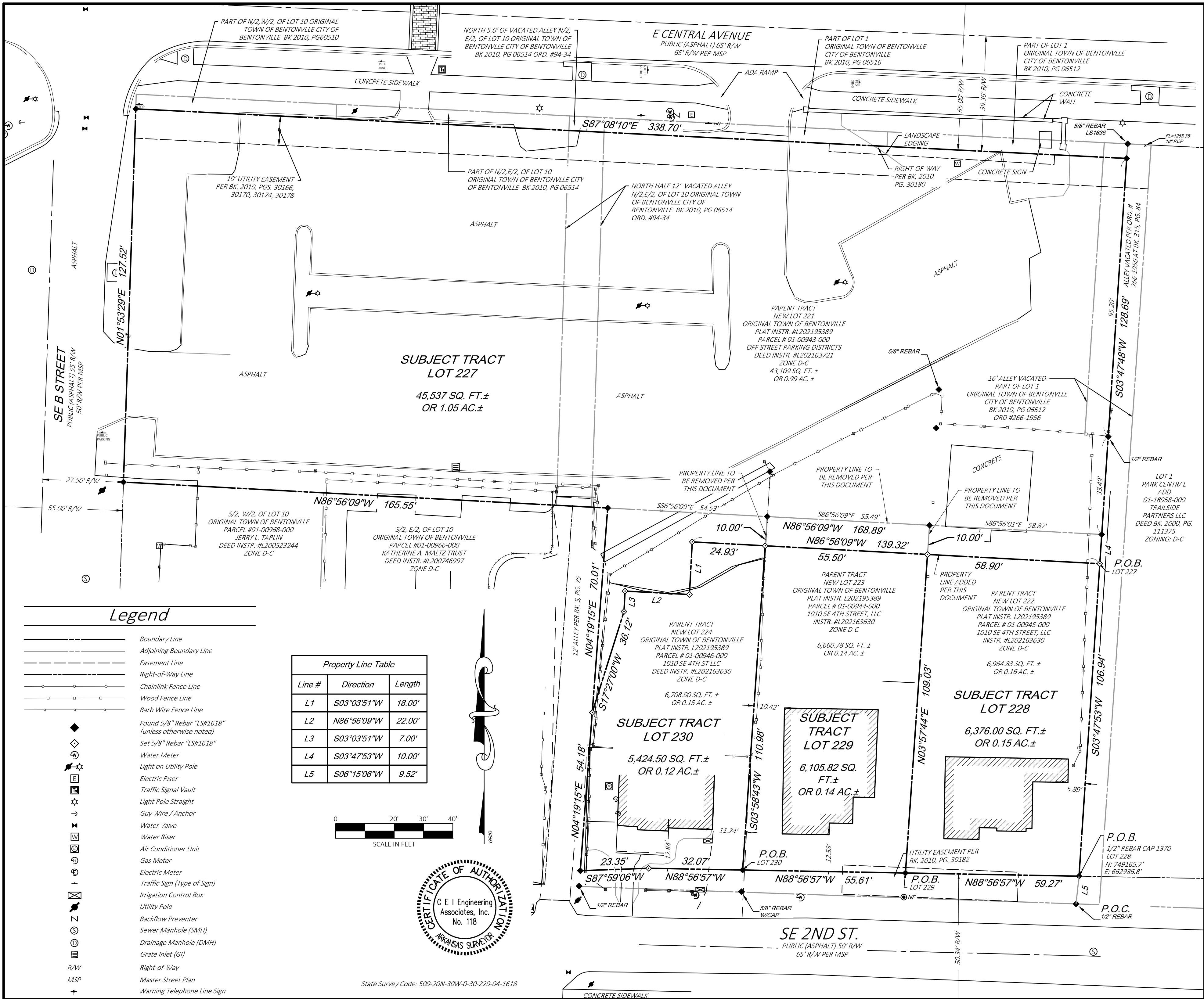
ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



DRAWING LOCATION - S:\31000\31202\DRAWINGS SURVEY\31202PLA\31202PLA.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

Property Line Adjustment
Off Street Parking Development District #3
E Central Avenue
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 31202
DATE 10/5/2022
REVISION REV-1

Property Line Adjustment

SHEET TITLE
SHEET NUMBER

2 OF 3

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 221, 222, 223, & 224 OF THE ORIGINAL TOWN OF BENTONVILLE; CREATING NEW LOTS 227, 228, 229, & 230 TO THE ORIGINAL TOWN OF BENTONVILLE TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA22-0031)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 221, 222, 223, & 224 OF THE ORIGINAL TOWN OF BENTONVILLE creating new LOTS 227, 228, 229, & 230 TO THE ORIGINAL TOWN OF BENTONVILLE to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 1, 2022;

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

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

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

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

Section 1: That the property line adjustment of LOTS 221, 222, 223, & 224 OF THE ORIGINAL TOWN OF BENTONVILLE creating new LOTS 227, 228, 229, & 230 TO THE ORIGINAL TOWN OF BENTONVILLE to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

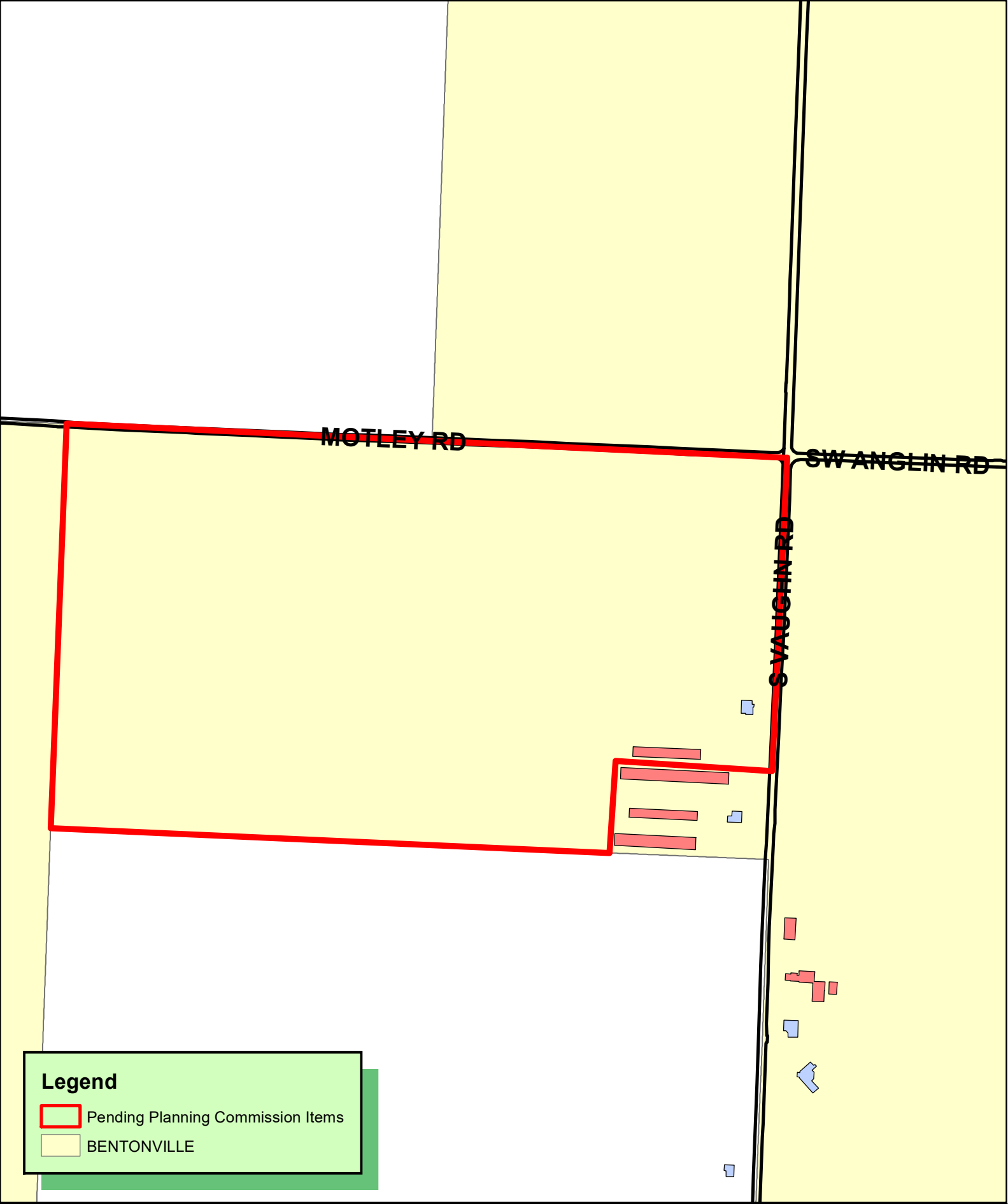
PASSED AND APPROVED this _____ day of _____, 2022.

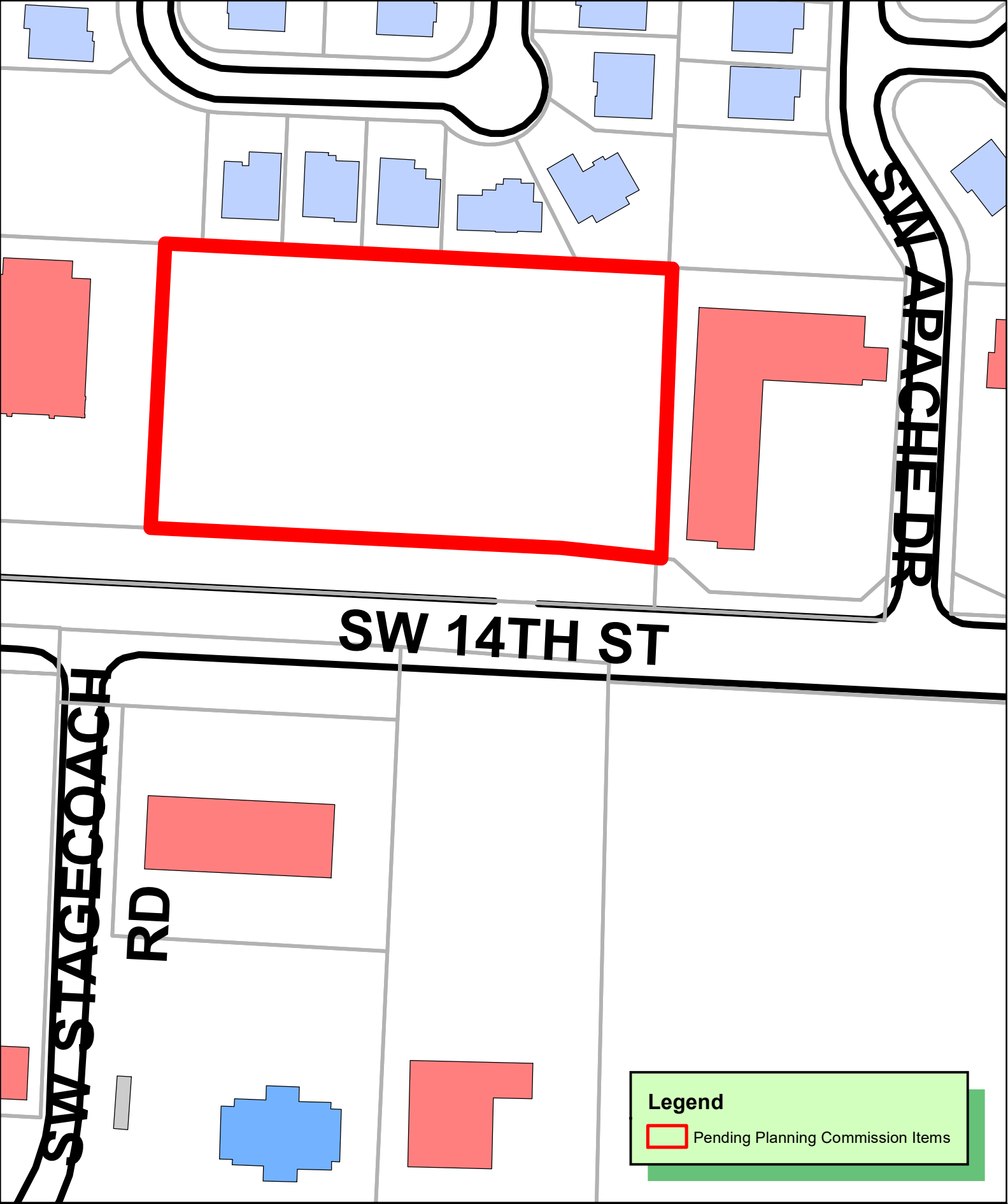
APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk





SW 14TH ST

SW APACHE DR

SW STAGECOACH RD

RD

Legend
 Pending Planning Commission Items



1 inch = 100 feet

**LSD22-0038 8/2/22
LARGE SCALE DEVELOPMENT
CALIBER COLLISION
2806 SW 14TH ST**

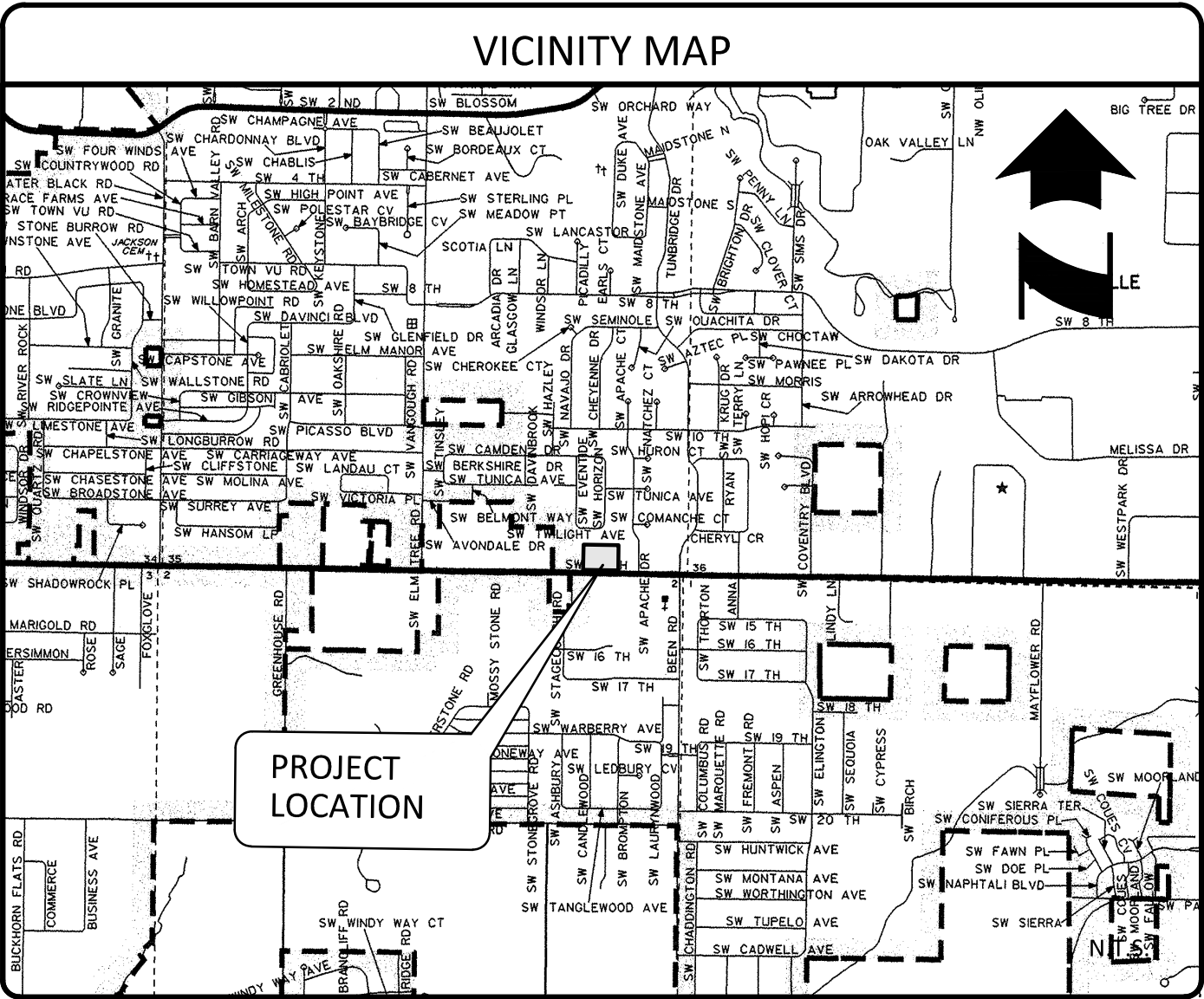


September 2022

Large Scale Development Plans
for

CALIBER COLLISION
2806 SW 14th Street
CITY PROJECT#: LSD22-0038

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Site Dimension Plan
3. Erosion Control Plan
4. Erosion Control Details
5. Grading & Drainage Plan
6. Storm Drain Profiles
Storm Drain Lines A, B, C and D
7. Utility Plan
8. Miscellaneous Details
9. Miscellaneous Details
10. Miscellaneous Details
11. Landscape Plan

SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 EMAIL: joshua.knight@blackhillscorp.com	TELEPHONE AT&T CONTACT: BRENT BALDWIN PHONE: (479) 571-6609 (OFFICE) PHONE: (479) 200-9022 (CELL) 1133 HAROLD STREET FAYETTEVILLE, ARKANSAS 72703 EMAIL: bb6585@att.com
CABLE TELEVISION COX COMMUNICATIONS CONTACTS: CHAD HODGE & TIMOTHY GOSS 4901 S. 48th STREET SPRINGDALE, ARKANSAS 72762 PHONE: (479) 263-7057 (CHAD) PHONE: (479) 651-5583 (TIMOTHY) EMAIL: chad.hodge@cox.com EMAIL: timothy.goss@cox.com	WASTEWATER CITY OF BENTONVILLE CONTACT: CHRIS EARL 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: (479) 271-3160
WATER & SEWER CITY OF BENTONVILLE CONTACT: BEAU THOMPSON 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE OR 305 SW A STREET BENTONVILLE, ARKANSAS 72712	CITY ENGINEER CONTACT: ELLEN NORVELL PHONE: (479) 271-5993
CITY PLANNING CONTACT: TYLER OVERSTREET 305 SW A ST. PHONE: (479) 271-3122	BUILDING & FIRE SAFETY CONTACT: JAKE FEEMSTER PHONE: (479) 271-3108
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: (479) 271-3130	STORMWATER CONTACT: JANET PAITH PHONE: (479) 271-5002 jpaith@bentonvillear.com
PUBLIC WORKS CONTACT: MIKE BENDER PHONE: (479) 271-6720	

Owner/Developer

Joe Dell
Cross Development
4336 Marsh Ridge Road
Carrolton, TX 75010
903-701-3232

Engineer of Record

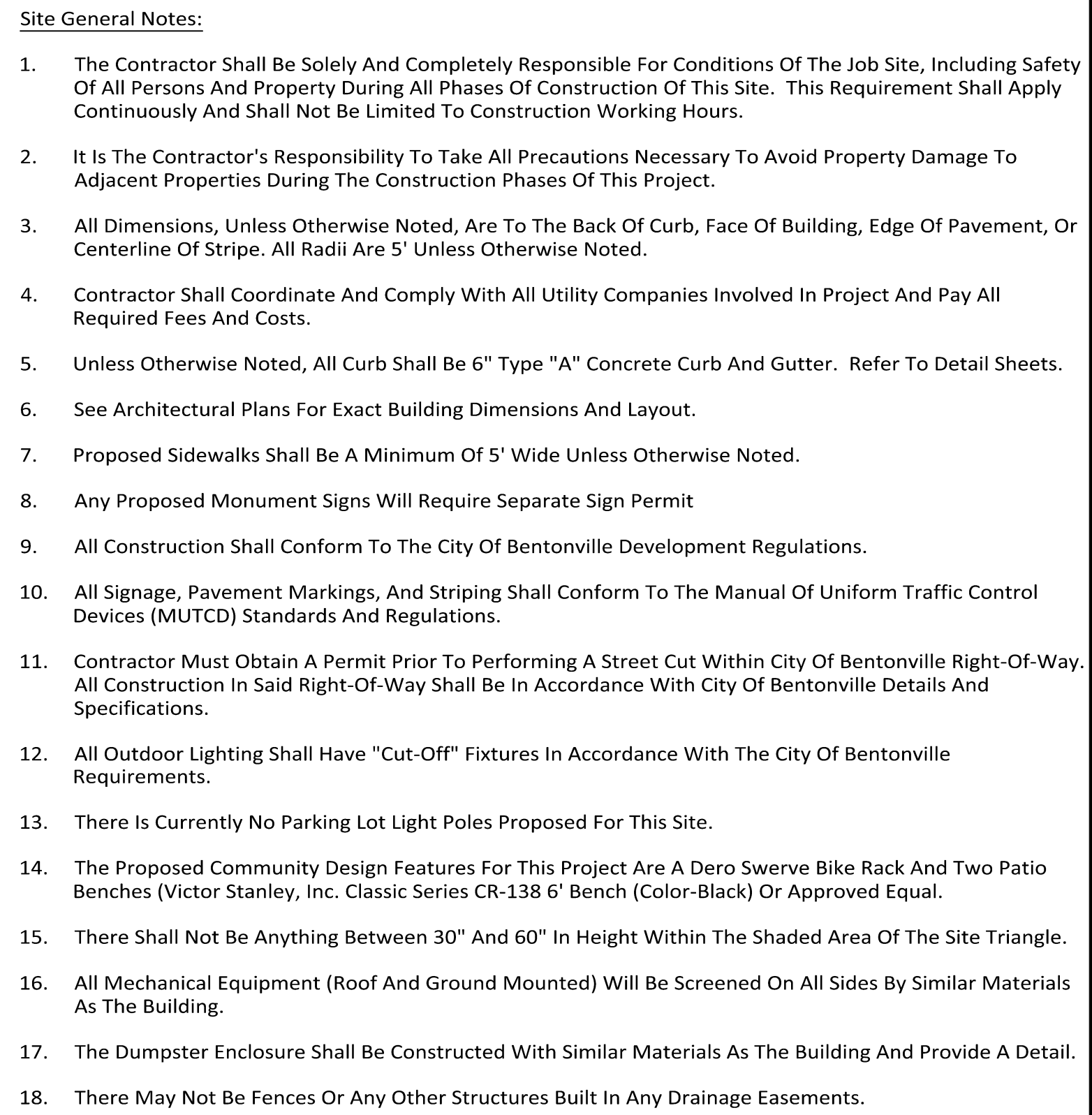
Doug Melton, P.E.
Morrison-Shiple | Halff
2407 SE Cottonwood St., Ste A
Bentonville, Ar 72712
Telephone: (479) 273-2209
dMelton@halff.com

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K
Effective Date: 06/05/2012

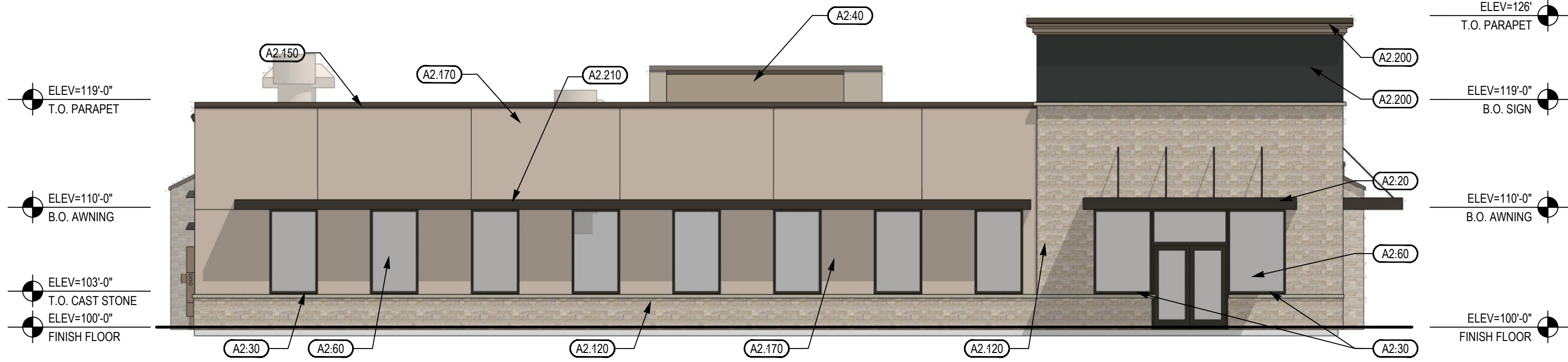




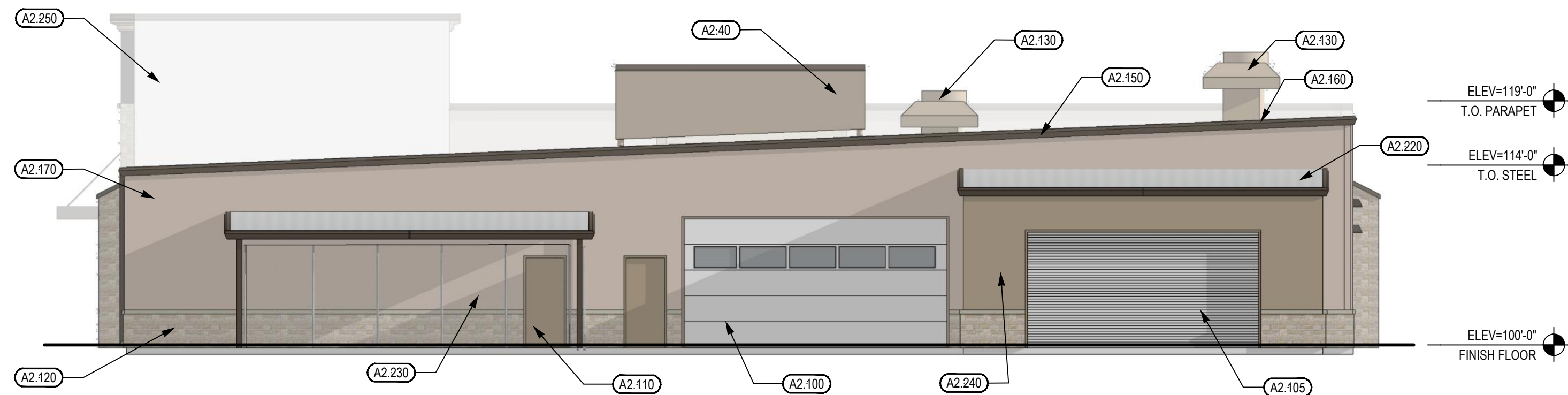
*Includes All Accessible Space
** Bicycle Parking Racks Required/Provided. Each Dero Swerve Bicycle Rack Provides (2) Bicycle Parking Spaces.

LEGEND

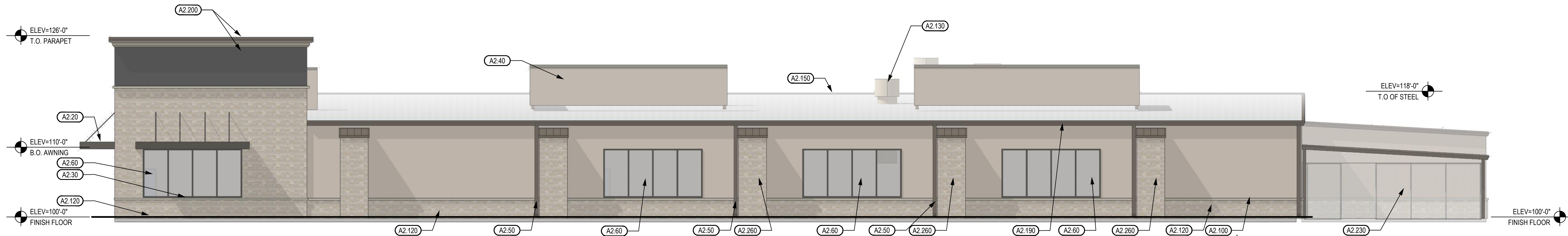
	Proposed Lot Line		Proposed Heavy Duty Concrete Dumpster Pad		Ex. Boundary Line
	Proposed Right of Way Line		Proposed Sign		Ex. Adjacent Boundary Line
	Proposed Road Centerline		Accessible Parking		Ex. Right of Way Line
	Proposed Easement Line		Proposed Truncated Dome Mat		Ex. Road Centerline
	Proposed Building Setback Line		Proposed Building		Ex. Easement Line
	Proposed Type "A" Curb & Gutter		Proposed Concrete Sidewalk By Developer		Ex. Building Setback Line
	Proposed Fire Lane Striping on Curb		Proposed Accessible Ramp, Type "B"		Ex. Asphalt
	Proposed Standard Duty Asphalt Pavement		Proposed Fire Hydrant		Ex. Concrete
	Proposed Concrete		Proposed Sewer Manhole		Ex. Fire Hydrant
	Proposed Heavy Duty Asphalt Pavement		Proposed Electric Meter		Ex. Sewer Manhole
			Proposed Junction Box / Curb Inlet		Ex. Power Pole w/ Guy Wire
			Contractor Shall Demolish And Dispose Of Buildings, Foundations, Concrete Walks, Utility Service Lines, Landscaping And All Appurtenances Associated With These Items, Within The Limits Of Construction In Accordance With Local And State Requirements For Disposal.		Ex. Electric Transformer
					Ex. Sign



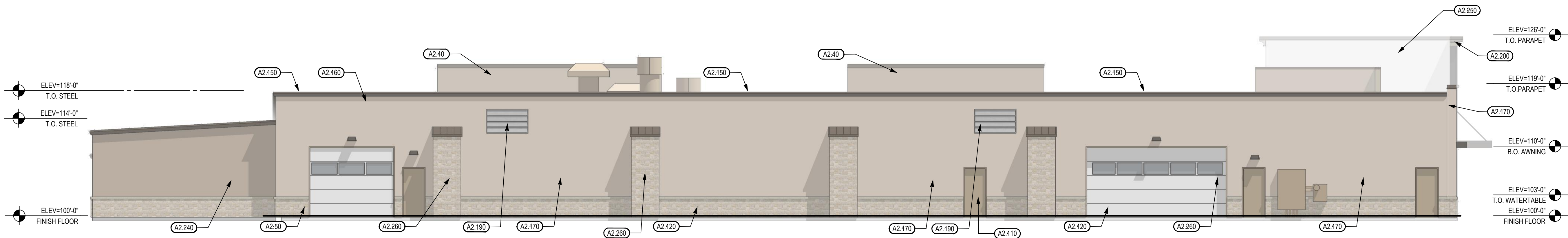
01 WEST ELEVATION
1/8"=1'-0"



02 EAST ELEVATION
1/8"=1'-0"



03 SOUTH ELEVATION
1/8"=1'-0"



04 NORTH ELEVATION
1/8"=1'-0"

- KEY NOTES**
- A2.10 SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT)
 - A2.20 PRE-MANUFACTURED MTL. AWNING W/TIE RODS BY GC (PAINT EXPOSED STEEL P5)
 - A2.30 CAST STONE SILL / WATER TABLE (CS1)
 - A2.40 EIFS AT RTU SCREENING (ST1)
 - A2.50 PRE-FINISHED MTL. GUTTER AND DOWNSPOUTS (MTL2)
 - A2.60 STOREFRONT / GLAZING (AL2)
 - A2.70 PAINTED STEEL (PT5)
 - A2.80 PRE-FINISHED MTL. BUILDING SIDING (MTL3)
 - A2.90 PRE-FINISHED MTL. BUILDING EAVE RAKE (MTL2)
 - A2.100 FACTORY FINISHED SECTIONAL OH DOOR
 - A2.105 FACTORY FINISHED COILING OH DOOR
 - A2.110 HOLLOW MTL. DOOR AND FRAME (PT3)
 - A2.120 NATURAL STONE VENEER (M1)
 - A2.130 EXHAUST AND AIR INTAKE, REF. PAINT BOOTH SHEETS
 - A2.140 WALL MOUNTED LIGHT FIXTURE, REF. MEP
 - A2.150 PRE-FINISHED MTL. COPING (MTL2)
 - A2.160 PRE-FINISHED STANDING SEAM METAL ROOFING (MTL1)
 - A2.170 STUCCO TEXTURED METAL PANEL (M6)
 - A2.180 CONTROL JOINT
 - A2.190 WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
 - A2.200 SYN STUCCO CORNICE AND OR EIFS (ST1)
 - A2.210 PRE-FAB CANTILEVERED EYEBROW CANOPY BY G.C. (CP1)
 - A2.220 PRE-FINISH METAL BUILDING 'R' PANEL ROOFING (MTL1)
 - A2.230 CHAINLINK FENCE W/PRIVACY SLATS 8'-0" A.F.F. (REF TO SP1.1 FOR SIMILAR)
 - A2.240 EIFS AT WASH BAY SIDE WALLS (ST1)
 - A2.250 PRE-FIN R PANEL SIDING AT PARAPET REAR (MTL3)
 - A2.260 PLASTER WITH STONE VENEER AND STANDING SEAM CAP (M1 & MTL2)
 - A2.270 SIDE WALL RETURN: MATCH MATERIAL FINISHES ON ADJACENT SIDE



MATERIAL CALCULATIONS		
WEST ELEVATION		
MATERIAL	AREA (SF)	% OF TOTAL WALL
NATURAL STONE	500 SF	25.05%
STUCCO MTL. PANEL	1000	50.10%
EIFS	180	9.02%
DOOR/GLAZING	316	15.83%
TOTALS:	1996 SF	100%
EAST ELEVATION		
MATERIAL	AREA (SF)	% OF TOTAL WALL
NATURAL STONE	205 SF	13.90%
STUCCO MTL. PANEL	735	49.83%
EIFS	115	7.80%
DOORS/GLAZING	420	28.47%
TOTALS:	1475 SF	100%
SOUTH ELEVATION		
MATERIAL	AREA (SF)	% OF TOTAL WALL
NATURAL STONE	945 SF	27.51%
STUCCO MTL. PANEL	1585	46.14%
EIFS	405	11.79%
DOORS/GLAZING	500	14.56%
TOTALS:	3435 SF	100%
NORTH ELEVATION		
MATERIAL	AREA (SF)	% OF TOTAL WALL
NATURAL STONE	665 SF	27.60%
STUCCO MTL. PANEL	1637	67.95%
EIFS	86	3.57%
DOORS/GLAZING	21	0.87%
TOTALS:	2409 SF	100%

NICHOLAS CADE
ARCHITECT

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

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CALIBER COLLISION
BENTONVILLE, AR
CC PROTO 161_2021-09

DATE	DESCRIPTION
04-28-2022	PLANNING ISSUE
10-25-2022	CITY COMMENTS

NICHOLAS K. CADE
REGISTERED ARCHITECT
NOV 05 2010
KANSAS

09/19/22

NCA JOB #: 21093

COLOR ELEVATIONS

F1.0

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Button Family Trust

End of Mayflower Rd./End of Parnell Dr.

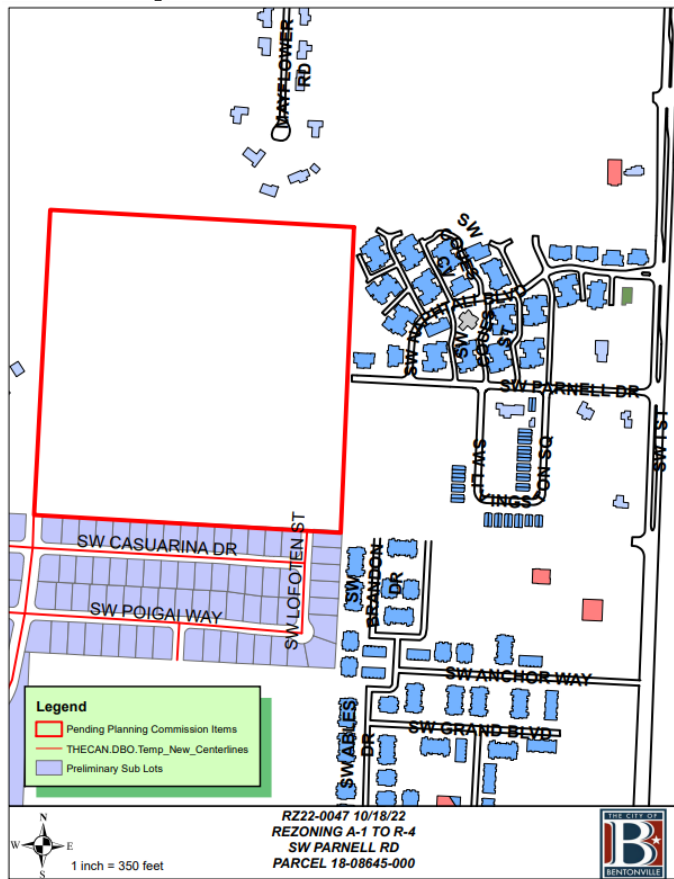
PC Date: 11/1/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0047
Applicant / Current Owner	McClelland Consulting Engineers / Button Family Trust
Site Area	+/- 40.0 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-4, High Density Multifamily Residential
Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	High-Density Residential (HDR)
Related Project	GPA22-0001 (Withdrawn)

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

Location Map



Property Description

This property is located between the end of Mayflower Road and Southwest Parnell Drive. The property is currently zoned A-1, Agriculture. Adjacent zoning districts are R-1, Low-Density Single Family Residential to the North, R-2, Medium Density Two Family and Townhome Residential to the South, A-1, Agriculture, PRD, Planned Residential Development, R-4 High Density Multifamily Residential to the East, and A-1 Agriculture to the West.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Residential Estate. Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents. The applicant is requesting a change in the Future Land Use Plan to High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

The property is located within Priority Area 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.

Analysis

The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Future SW Bright Rd construction

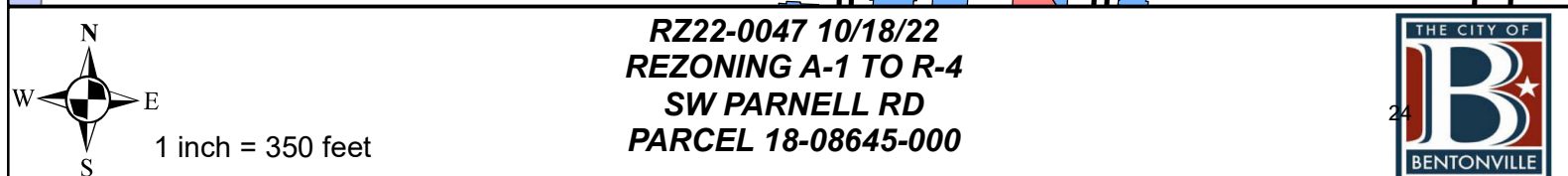
There is a proposed collector street along the west edge of the project shown on the City's Master Street plan as the extension of SW Bright Rd. Of note is the SW Bright Rd. crossing of Little Osage Creek (tributary 2) within the project limits. Little Osage Creek (tributary 2) constrains the site and has associated floodway and floodplain impacts that would need to be mitigated by

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

the developer.

Conclusion

While this request is not consistent with the Future Land Use Plan, it is consistent with some of the surrounding zoning districts and development patterns located in the greater vicinity, particularly those to the East along I St. or on 28th St. Staff recommends that the developer amend their application to integrate a mix of residential densities to provide for a mix of housing types, as encouraged by the Community Plan. In addition, staff recommends that the applicant include lands set aside for neighborhood commercial uses to serve residents of this potential development and the surrounding neighborhoods.



**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO R-4, HIGH DENSITY MULTIFAMILY RESIDENTIAL; AND
FOR OTHER PURPOSES.**

(PROJECT NUMBER: RZ22-0047)

WHEREAS, Button Family Trust, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-4, HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

TRACT 1: PART OF THE SE ¼ OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SAID SE ¼; THENCE SOUTH 89°29' EAST 1312.1 FEET; THENCE SOUTH 00°18' EAST 1320 35 FEET; THENCE NORTH 89°24' WEST 1325.6 FEET; THENCE NORTH 00°17' EAST 1318.3 FEET TO THE POINT OF BEGINNING. TRACT 2: ALL OUR RIGHT, TITLE AND INTEREST IN AND TO A RIGHT-OF-WAY EASEMENT DATED MARCH 7, 1979, AND APPEARING IN DEED RECORD 538 AT PAGE 846 OF THE DEED RECORDS OF BENTON COUNTY, ARKANSAS, FOR THE PURPOSES OF INGRESS AND EGRESS ACROSS THE FOLLOWING-DESCRIBED REAL PROPERTY LOCATED IN BENTON COUNTY, ARKANSAS, TO-WIT: PART OF THE SE/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SAID SE/4, RUN THENCE NORTH 2640 FEET, RUN THENCE N 89°27' WEST 1335.14 FEET, RUN THENCE S 00°18' EAST 635 FEET FOR A POINT OF BEGINNING, THENCE S 00°18' EAST 50 FEET, THENCE S 89°27' EAST 1335.14 FEET, THENCE NORTH 50 FEET, THENCE N 89°27' WEST 1335.14 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 18, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-4, HIGH DENSITY MULTIFAMILY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-4, HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ22-0047)

WHEREAS, Button Family Trust, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

TRACT 1: PART OF THE SE ¼ OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SAID SE ¼; THENCE SOUTH 89°29' EAST 1312.1 FEET; THENCE SOUTH 00°18' EAST 1320 35 FEET; THENCE NORTH 89°24' WEST 1325.6 FEET; THENCE NORTH 00°17' EAST 1318.3 FEET TO THE POINT OF BEGINNING.
TRACT 2: ALL OUR RIGHT, TITLE AND INTEREST IN AND TO A RIGHT-OF-WAY EASEMENT DATED MARCH 7, 1979, AND APPEARING IN DEED RECORD 538 AT PAGE 846 OF THE DEED RECORDS OF BENTON COUNTY, ARKANSAS, FOR THE PURPOSES OF INGRESS AND EGRESS ACROSS THE FOLLOWING-DESCRIBED REAL PROPERTY LOCATED IN BENTON COUNTY, ARKANSAS, TO-WIT: PART OF THE SE/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SAID SE/4, RUN THENCE NORTH 2640 FEET, RUN THENCE N 89°27' WEST 1335.14 FEET, RUN THENCE S 00°18' EAST 635 FEET FOR A POINT OF BEGINNING, THENCE S 00°18' EAST 50 FEET, THENCE S 89°27' EAST 1335.14 FEET, THENCE NORTH 50 FEET, THENCE N 89°27' WEST 1335.14 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 18, 2022 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

September 8, 2022

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR. 72712

Re: Rezoning of Parcel# 18-08645-000 (40-acre parcel at end of Mayflower Rd and SW Parnell Dr)

Planning Commission,

Please accept this rezoning request for the 40-acre property located at end of Mayflower Rd and SW Parnell Dr which will become a future residential subdivision. The request is to rezone from A-1 (Agricultural District) to R-4 (High Density multifamily residential) to comply with current zoning regulations and uses. In addition, since the property is currently not within the city of Bentonville city limits, a petition for annexation accompanies the rezoning request so that the property can be properly annexed into the city limits.

As stated in the current zoning regulations, the R-4 district allows for high-density residential development in older sections and new developed areas of town.

Development in this district should be designed with walkable character that encourages physical activity and connectivity to surrounding properties, alternative modes of transportation, and an improved sense of community. The proposed development is designed to mirror the surrounding land uses of residential, and provide additional housing units to the Bentonville community. The proposed rezoning is consistent with the adjacent uses and will not adversely affect nor conflict with surrounding land uses.

A traffic study is currently in progress and recommendations will be implemented into the proposed development as well as the continuation of SW Bright Street along the property's western boundary.

Existing utility infrastructure is available to the site via a 8" water main stub from the subdivision to the east along SW Parnell Dr., as well as future 8" water main stubs along SW Loften St. and SW Bright Rd., and a 8" and 18" gravity sanitary sewer main along the north property line and northeast corner of the site. Additional sanitary sewer and stormwater improvements are planned for the development.

A drainage study of the on-site stormwater conveyance will be provided during the design of the property to ensure detention measures are designed and implemented to adequately convey stormwater to the adjacent Little Osage Creek. An off-site drainage study will be required and completed to account for the creek crossing needed for the public roadway extension of SW Bright St.

In addition to the rezoning, an amendment to the Future Land Use Planning Map from Residential Estate to High-Density Residential for the subject property is also requested.

If you should have any questions, please do not hesitate to contact me. We appreciate your continued support of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. B. Osweiler', with a stylized flourish at the end.

Adam B. Osweiler, PE
Project Manager
aosweiler@mce.us.com
479.443.2377

Planning Commission Members
305 SW A Street
Bentonville, AR 72712

RE: RZ22-0047 Rezoning Request - West end of Parnell Drive

Dear Planning Commission Members and Planning Staff,

As the property owners adjacent to the rezone request listed in the "Notice of Intent to Rezone" we object to the rezoning from A-1 to R4 (highest residential density possible). We have attached three maps to help explain our rationale for our objections.

The first map is an aerial view of the subject property and surrounding neighborhoods including our home to the west.

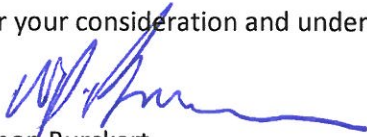
The second map is the current land use map that clearly shows the subject property is surrounded by Low and medium density residential land use. While I do understand changes occur but the only high density residential that touches this property (not shown in land use map) is to the SE which fronts I street and is not in the middle of medium density properties.

The third map is the current zoning map and I have also placed the density per acre on the map as they exist so you can truly see our concerns. All zonings surrounding the subject are 6 units or less per acre and all fall within a low to medium density. The only outlier is Sullivan Square which is closer to I street with creates the buffer we look for.

In conclusion, we respectfully request the re-zoning request not be approved as R4, If R2 was considered we would be in favor of the request. Other factors that do concern us greatly are normally discussed during the large scale process but we hope it does not come to that.

Thank you for your consideration and understanding.

Sincerely



Bill and Shannon Burckart

①

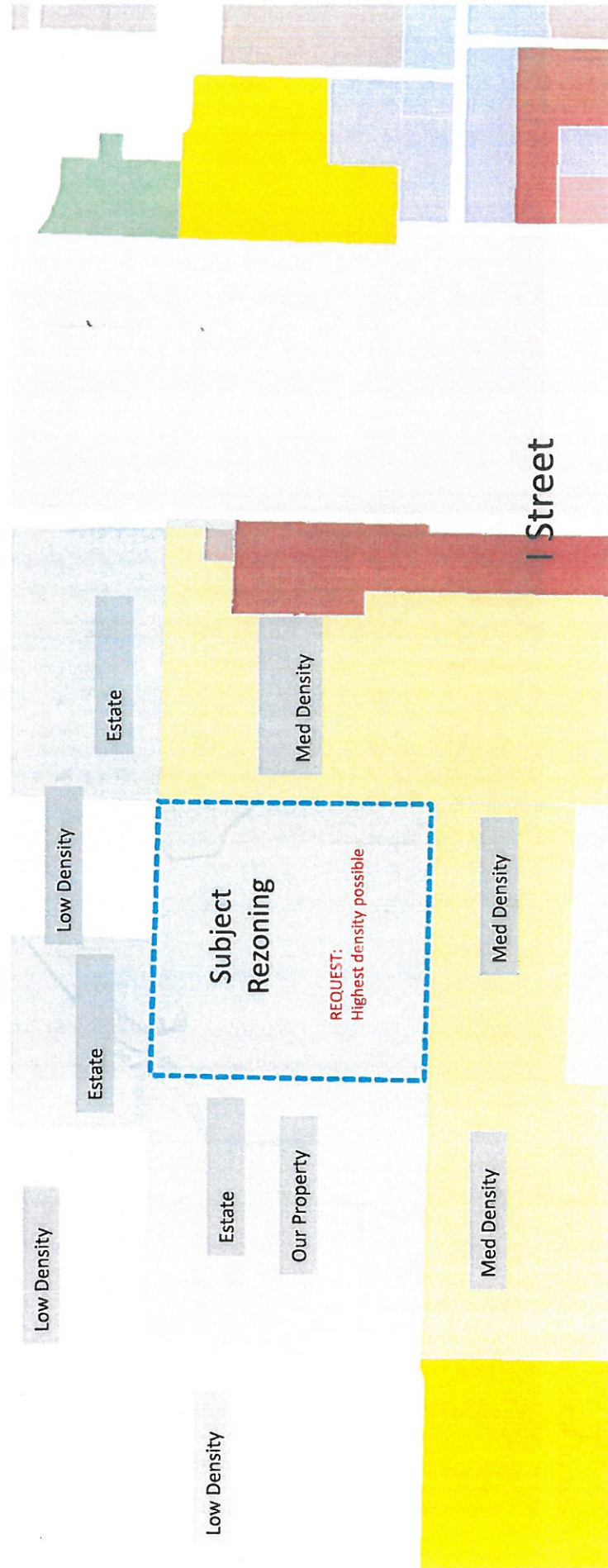
RZ22-0047 Rezoning Request
West end of Parnell Drive
View of location – 40 Acres



2

RZ22-0047 Rezoning Request
West end of Parnell Drive
View of location – 40 Acres

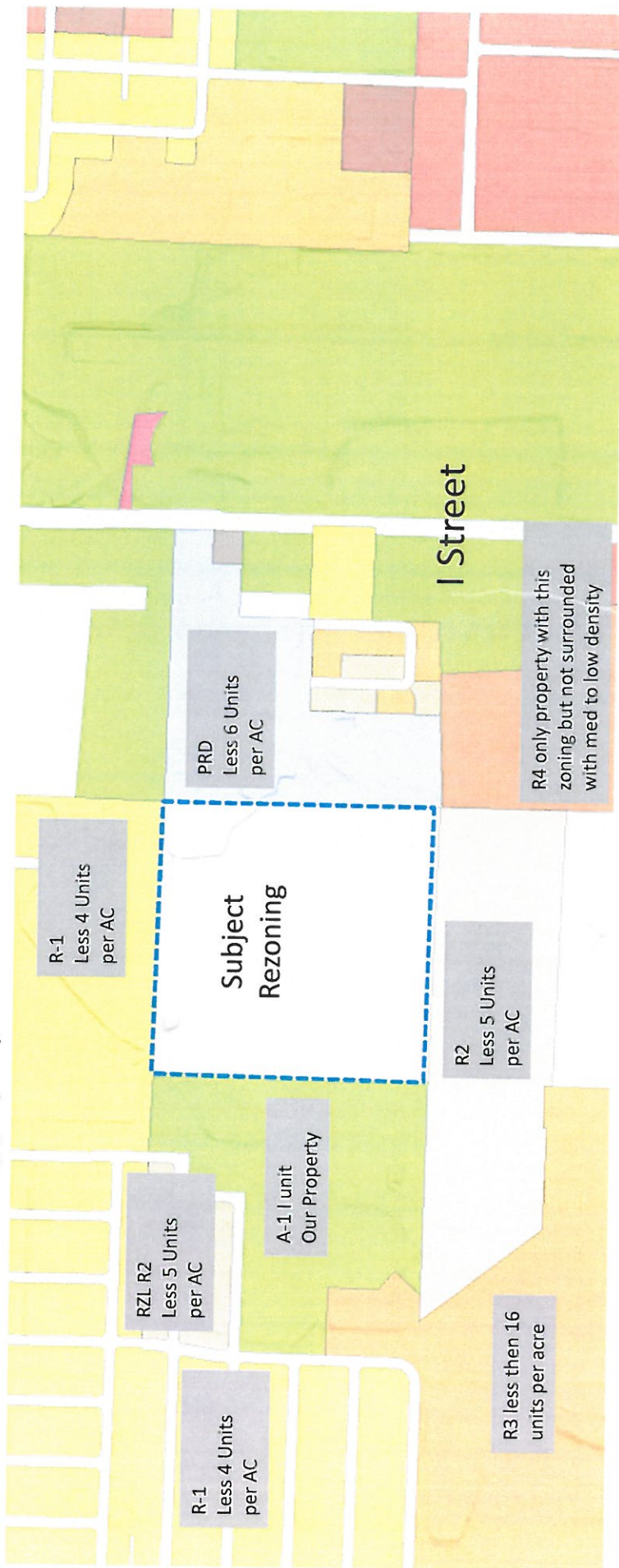
Land Use Plan



Land use for subject property: All adjacent property land use is medium to low density.

RZ22-0047 Rezoning Request
West end of Parnell Drive
View of location – 40 Acres

Zoning and Density surrounding property



Subject Property: Surrounded by medium and low density zonings. Zoning request for R4, the highest density allowed, is not a good fit at this location.

NOTICE OF INTENT TO REZONE

McClelland Consulting Engineers, Inc. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1(Agricultural District) to R-4 (High Density Residential)

The legal description of the property is as follows:

RZ22-0047 LEGAL DESCRIPTION

Part of the SE ¼ of Section 1, Township 19 North, Range 31 West, described as beginning at the NW corner of the said SE ¼; thence South 89°29' East 1312.1 feet; thence South 00°18' East 1320 35 feet; thence North 89°24' West 1325.6 feet; thence North 00°17' East 1318.3 feet to the point of beginning.

The common description of the property is: West end of S.W. Parnell Drive

The public hearing will be held October 18, 2022 at 5:00 pm. 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:

Signature and Physical Address

Signature and Physical Address

NOTICE OF INTENT TO REZONE

McClelland Consulting Engineers, Inc. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1(Agricultural District)

to

R-4 (High Density Residential)

The legal description of the property is as follows:

RZ22-0047 LEGAL DESCRIPTION

Part of the SE ¼ of Section 1, Township 19 North, Range 31 West, described as beginning at the NW corner of the said SE ¼; thence South 89°29' East 1312.1 feet; thence South 00°18' East 1320 35 feet; thence North 89°24' West 1325.6 feet; thence North 00°17' East 1318.3 feet to the point of beginning.

The common description of the property is: West end of S.W. Parnell Drive

The public hearing will be held October 18, 2022 at 5:00 pm. 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:

Increased traffic & noise

Jerry Latture

Signature and Physical Address

1302 SW Naphthali Blvd
Bentonville

Signature and Physical Address

Planning Commission Members
305 SW A Street
Bentonville, AR 72712

RE: RZ22-0047 Rezoning Request - West end of Parnell Drive

Dear Planning Commission Members and Planning Staff,

As the property owners adjacent to the rezone request listed in the "Notice of Intent to Rezone" we object to the rezoning from A-1 to R4 (highest residential density possible). We have attached three maps to help explain our rational for our objections.

The first map is an aerial view of the subject property and surrounding neighborhoods including our home to the west.

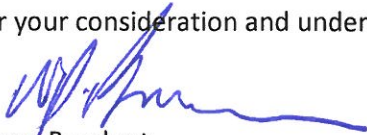
The second map is the current land use map that clearly shows the subject property is surrounded by Low and medium density residential land use. While I do understand changes occur but the only high density residential that touches this property (not shown in land use map) is to the SE which fronts I street and is not in the middle of medium density properties.

The third map is the current zoning map and I have also placed the density per acre on the map as they exist so you can truly see our concerns. All zonings surrounding the subject are 6 units or less per acre and all fall within a low to medium density. The only outlier is Sullivan Square with is closer to I street with creates the buffer we look for.

In conclusion, we respectfully request the re-zoning request not be approved as R4, If R2 was considered we would be in favor of the request. Other factors that do concern us greatly are normally discussed during the largescale process but we hope it does not come to that.

Thank you for your consideration and understanding.

Sincerely



Bill and Shannon Burckart

Planning Commission Members
305 SW A Street
Bentonville, AR 72712

RE: RZ22 -0047 Rezoning Request - West end of Parnell Drive

Dear Planning Commission Members and Planning Staff,

Representing the Arbors POA Board and 82 homeowners in the Arbors, we respectfully object to the rezoning request to R-4 for the property adjacent to our neighborhood.

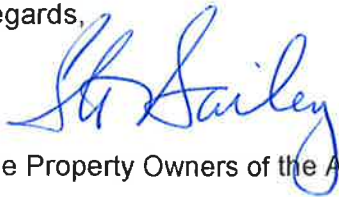
The primary reason for our objection is that the high density request is in the middle of medium density properties. We would like for the Planning Commission to consider R-2. We feel this would be more consistent with the other properties in the area.

In addition, with the current construction of properties (Livingston Square) on the south side of Parnell and the addition of a large-scale project with R-4 zoning there will be a significant increase in traffic along Parnell. The Arbors has 5 streets that already intersect with Parnell. For this reason, we would like for the Planning Commission to consider R-2 zoning.

Attached please find aerial view of the Arbors Townhomes adjacency to the proposed project.

The Arbor residents appreciate the opportunity to share our concerns with the Planning Commission.

Regards,

A handwritten signature in blue ink, appearing to read "St. Sailey", is written over the typed name.

The Property Owners of the Arbors

NOTICE OF INTENT TO REZONE

McClelland Consulting Engineers, Inc. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 (Agricultural District) to R-4 (High Density Residential)

The legal description of the property is as follows:

RZ22-0047 LEGAL DESCRIPTION

Part of the SE ¼ of Section 1, Township 19 North, Range 31 West, described as beginning at the NW corner of the said SE ¼; thence South 89°29' East 1312.1 feet; thence South 00°18' East 1320 35 feet; thence North 89°24' West 1325.6 feet; thence North 00°17' East 1318.3 feet to the point of beginning.

The common description of the property is: West end of S.W. Parnell Drive

The public hearing will be held October 18, 2022 at 5:00 pm. 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:

Traffic impact on Parnell ?

Need More info on Project (large scale)

[Signature] 1308 SW Parnell

Signature and Physical Address

[Signature] 1308 SW Parnell

Signature and Physical Address

RE: REZONING of
RZ22-0047

10/10/22

PLEASE BE ADVISED,
AS A PROPERTY OWNER
CLOSE TO THE REZONE AREA,
WE OBJECT TO THE REZONING
FROM A1 TO R4 FOR
RZ22-0047

Thomas Mathias
Marilyn Mathias

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

We would like the rezoning to be R-2 like the
surrounding properties so as not to change
the look of the area

Andrew Noble for the Noble Family Trust

Signature and Physical Address

2401 SW Coniferous Dr
Bentonville, AR 72713

Signature and Physical Address

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT



Simpson Farms

Parcel: 05-10243-000

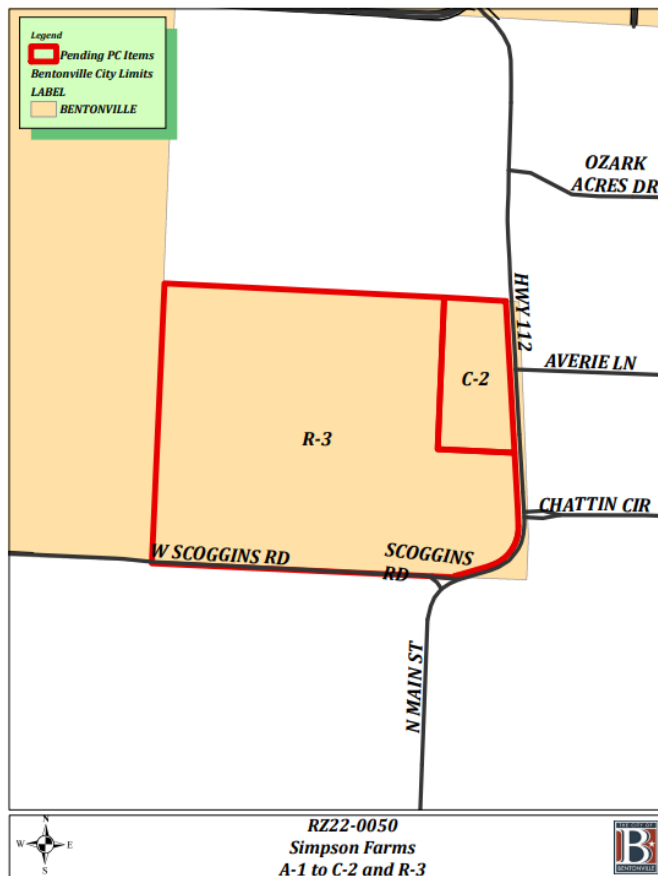
PC Date: 11/1/2022

Reviewer: Christopher, Planning Technician

Project Number	RZ22-0050
Applicant / Current Owner	Crafton Tull / Jon P Simpson Trust
Site Area	+/- 50.21 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential & C-2, General Commercial
Future Land Use Map Designation	Unassigned (Recently Annexed)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR) & General Commercial (C)
Related Project	PUD22-0001 (Withdrawn)

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

Location Map



Property Description

This property is located Northwest of the intersection of Scoggins Road and Highway 112. The property is currently zoned A-1, Agriculture. Adjacent zoning districts are Benton County to the North, City of Rogers to the South, Cave Springs and Benton County to the East, and A-1 Agriculture to the West.

Relationship to the Bentonville Community Plan

The Future Land Use Plan does not currently establish a use due to the recent annexation; however, the applicant is requesting a change in the Future Land Use Plan to Medium Density Residential and General Commercial. Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre.

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

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place. Although water service is available for the property, sewer service requires an extension beyond a quarter mile that the developer is seeking to build. Scoggins Rd is currently unimproved.

Public Comment

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

Analysis

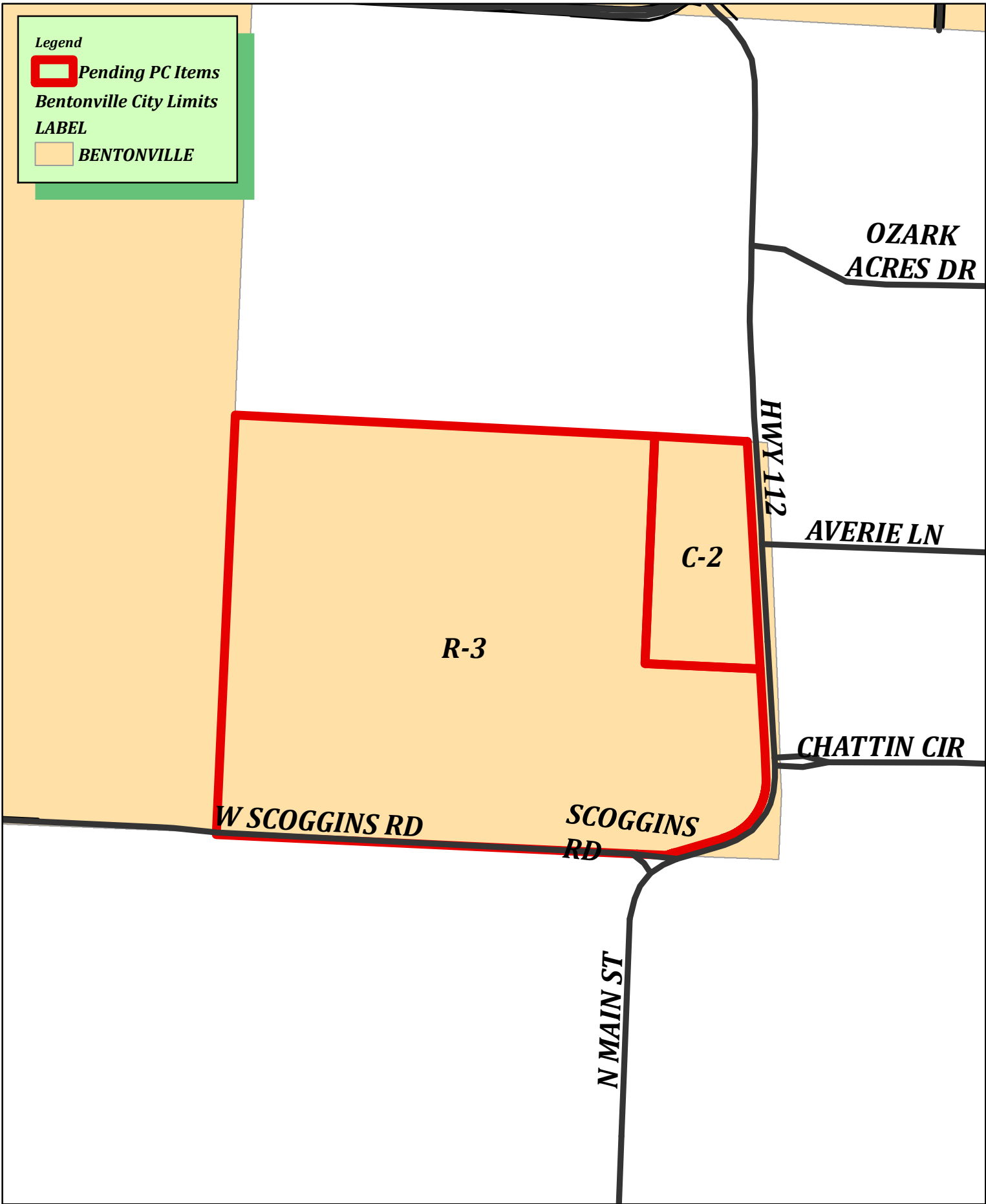
The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Conclusion

This request is not consistent with the adopted Bentonville Community Plan where new development is discouraged in Priority Area 3 for areas further than ¼ mile from existing infrastructure. This proposal will be approximately 6,500 feet, or about 1 and a 1/4 mile from the nearest gravity sewer. As such, staff recommends that the development wait until such time as the infrastructure is closer to the project. Further, staff recommends that the commercial element of the

application be lowered from C-2 to C-1 to better fit the character of the surrounding community. Any off-site improvement necessary to support the project, if approved, will be presented to Planning Commission at the time of the Preliminary Plat.



RZ22-0050
Simpson Farms
A-1 to C-2 and R-3



ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL
AND C-2, GENERAL COMMERCIAL; AND FOR OTHER PURPOSES (PROJECT
NUMBER:RZ22-0050).**

WHEREAS, Crafton Tull on behalf of Jon P Simpson Trust duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL and C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE SOUTH LINE THEREOF N87°20'18"W 1319.25 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE WEST LINE THEREOF N02°35'13"E 1316.95 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE NORTH LINE THEREOF S87°06'24"E 1316.20 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE EAST LINE THEREOF S02°27'10"W 713.58 FEET;THENCE LEAVING SAID EAST LINE S87°20'18.1"E 361.42 FEET TO THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY 112;THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE COURSES:THENCE S03°17'44"E 261.09 FEET;THENCE S01°56'34"E 83.69 FEET;THENCE 248.75 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 188.61 FEET AND A LONG CHORD OF S35°50'21"W 231.11 FEET;THENCE S73°37'15"W 156.49 FEET;THENCE 26.89 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 249.37 FEET AND A LONG CHORD OF S69°43'28"W 26.87 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG SAID SOUTH LINE N87°20'18"W 93.91 FEET TO THE POINT OF BEGINNING, CONTAINING 44.60 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE WEST LINE THEREOF N02°27'10"E 598.05 FEET TO THE POINT OF BEGINNING;THENCE CONTINUING ALONG SAID WEST LINE N02°27'10"E 713.58 FEET TO THE NORTHWEST

CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE NORTH LINE THEREOF S86°37'13"E 289.96 FEET TO THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY 112;THENCE ALONG SAID RIGHT-OF-WAY S03°17'44"E 713.79 FEET;THENCE LEAVING SAID RIGHT-OF-WAY N87°20'18"W 361.42 FEET TO THE POINT OF BEGINNING, CONTAINING 5.32 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS 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 November 1, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL and C-2, GENERAL COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL and C-2, GENERAL COMMERCIAL to be used in accordance with the city zoning laws and state laws.

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR A SPECIFIC AREA FROM OPEN SPACE TO MEDIUM-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0050).**

WHEREAS, Crafton Tull on behalf of Jon P Simpson Trust 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 OPEN SPACE to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE SOUTH LINE THEREOF N87°20'18"W 1319.25 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE WEST LINE THEREOF N02°35'13"E 1316.95 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE NORTH LINE THEREOF S87°06'24"E 1316.20 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE EAST LINE THEREOF S02°27'10"W 713.58 FEET;THENCE LEAVING SAID EAST LINE S87°20'18.1"E 361.42 FEET TO THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY 112;THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE COURSES:THENCE S03°17'44"E 261.09 FEET;THENCE S01°56'34"E 83.69 FEET;THENCE 248.75 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 188.61 FEET AND A LONG CHORD OF S35°50'21"W 231.11 FEET;THENCE S73°37'15"W 156.49 FEET;THENCE 26.89 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 249.37 FEET AND A LONG CHORD OF S69°43'28"W 26.87 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG SAID SOUTH LINE N87°20'18"W 93.91 FEET TO THE POINT OF BEGINNING, CONTAINING 44.60 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE WEST LINE THEREOF N02°27'10"E 598.05 FEET TO THE POINT OF BEGINNING;THENCE CONTINUING ALONG SAID WEST LINE N02°27'10"E 713.58 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 24;THENCE ALONG THE NORTH LINE THEREOF S86°37'13"E 289.96 FEET TO

THE WEST RIGHT-OF-WAY OF ARKANSAS HIGHWAY 112;THENCE ALONG SAID RIGHT-OF-WAY S03°17'44"E 713.79 FEET;THENCE LEAVING SAID RIGHT-OF-WAY N87°20'18"W 361.42 FEET TO THE POINT OF BEGINNING, CONTAINING 5.32 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS 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 November 1, 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 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 land use classification of OPEN SPACE to MEDIUM-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map.

Section 2: That this resolution shall be in full force and effect from and after the date of its passage.

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

Section 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



September 23, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #05-10243-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Unassigned to Medium Density Residential and General Commercial. The property is currently owned by Simpson Exempt Trust, Jon P C/U Simpson Family Revocable Living Trust, et al. The adjacent properties are noted as Agriculture (Bentonville) to the west, Unincorporated Benton County to the North and East, Commercial (Cave Springs) to the East, and Agriculture (Rogers) to the South. A proposed change to Medium Density Residential and General Commercial Land Use is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a change to Medium Density Residential and General Commercial Land Use in order to develop residential units and a commercial area. Currently, the proposed plans for development on this property are to build 364 residential units and 5 commercial building with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via via Scoggins Rd and HWY 112).

The site currently has one single family home and a few outbuildings. The land is comprised of hay/grass cover with some larger trees surrounding the house and two ponds. There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

By changing the Future Land Use to Medium Density Residential and General Commercial, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Ali Karr, P.E.
Project Manager



September 23, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #05-10243-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3 and C-2. The property is currently owned by Simpson Exempt Trust, Jon P C/U Simpson Family Revocable Living Trust, et al. The adjacent property to the west is zoned A-1. The properties to the east are in Cave Springs City Limits and are zoned R-1 and R-2. The property to the southeast is in Cave Springs City Limits and is zoned C-2. The property due south is in Rogers City Limits and is zoned A-1. The property to the north and a parcel to the east are unincorporated Benton County properties. A proposed R-3 and C-2 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 and C-2 in order to proceed with a mixed use development of residential and commercial.

The development will include the associated infrastructure to support the density, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via Scoggins Rd and HWY 112). The site currently has one single family home and a few outbuildings. The land is comprised of hay/grass cover with some larger trees surrounding the house and two ponds. There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

By rezoning to R-3 and C-2, Medium-High Density Multifamily Residential and General Commercial, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Ali Karr, P.E.
Project Manager

NOTICE OF INTENT TO REZONE

Simpson Exempt Trust, Jon P C/U Simpson Family
Revocable Living Trust et al.

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

A-1

to

R-3 and C-2

The legal description of the property is as follows:

See attached.

The common description of the property is: Northwest the intersection of Scoggins Rd and HWY 112

The public hearing will be held November 1st, 20 22 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:

Please enclosed letter - our primary concerns relate to ^{maintaining} the childhood
friendly environment, the increased traffic congestion, increased noise, and
the lack of clear need of any commercial businesses in the immediate area.

Scott Shadiow

Signature and Physical Address

Scott Shadiow

116 Averie Lane

Bentonville, AR 72713

Kaitlyn Shadiow

Signature and Physical Address

Kaitlyn Shadiow

116 Averie Lane

Bentonville, AR 72713

Scott & Kaitlyn Shadiow
116 Averie Ln
Bentonville, AR 72713
(317) 432-9210
scott.shadiow@gmail.com

RE: New Zoning Request

Dear Planning Commission,

We received rezoning request (RZ22-0050) for property description "NW the intersection of Scoggins Rd and HWY 112) to convert a section of land from A-1 to R-3 and C-2, and we would like to express our concerns and opposition to the C-2 rezoning request based on the following reasons:

- 1) Child-Friendly Environment - One of the main reasons we selected our home in this rural area of Bentonville was to explicitly be in a child-friendly environment and away from high-traffic commercial enterprises. We wanted a safe and quiet location for our family, along with the rest of the families that live on Averie lane. We believe allowing a commercial space in this area is a severe contrast to the consistent zoning in the broader area. This is also sadly not aligned with the environment we considered when purchasing our property.
- 2) Increased traffic congestion – During peak traffic times (morning/evenings) it is very dangerous for us to exit and enter into our community due to heavy congestion and the speed of cars along this stretch of the highway. We often must plan our route to avoid needing to turn left onto HW 112 or left onto Averie Lane. This is a huge safety concern for us. Adding a commercial business will only make this road more congested and more difficult for us to safely enter and exit our community.
- 3) Increased noise pollution – Not only does the traffic along HW 112 create a sub-optimal situation to enter and exit our community, the noise pollution caused by the traffic cannot be ignored. With more traffic, the noise from HW 112 will only increase creating a lower quality of living for our community.
- 4) Lack of need - Our community and immediate, surrounding area is rural and residential. Businesses ranging from grocery, fuel stations, medical, restaurants and storage are located conveniently two miles away (towards SW Regional Airport Rd). Adding an additional commercial location in this area is not required nor filling a gap in the community's need.

We would kindly ask you to reject this rezoning proposal. We plan to be at the public hearing to share our concerns, given the significant impact we believe this will have on our property value, quality of life and overall condition for our child-focused community.

Sincerely,

 
Scott and Kaitlyn Shadiow



Constellation Properties, LLC (NW 9th & A Townhomes)

Northwest 9th and Northwest A Street

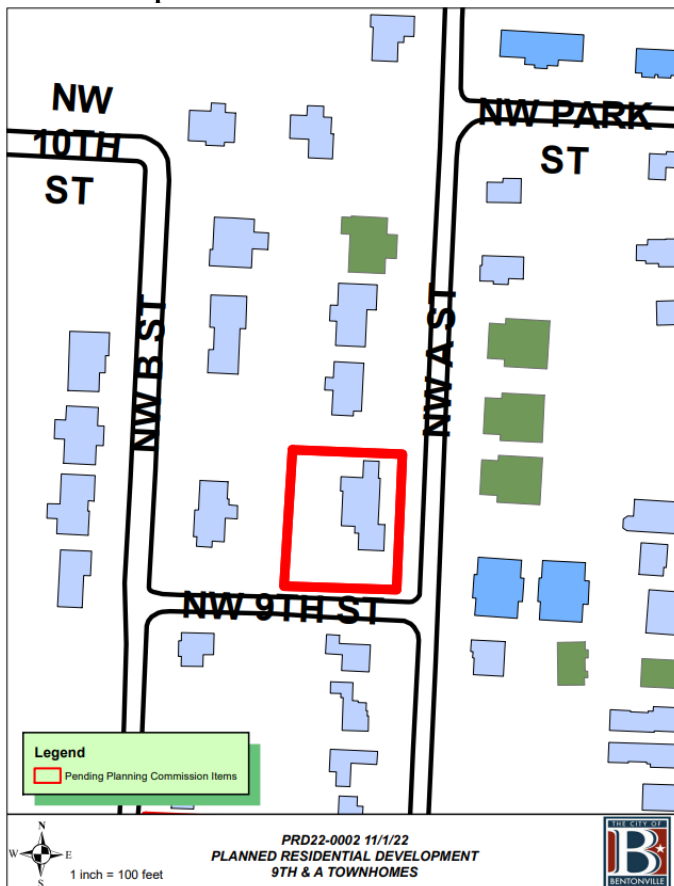
PC Date: 11/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PRD22-0002 (related to LSD22-0041)
Applicant / Current Owner	Constellation Properties, LLC
Site Area	+/- 0.62 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium-Density Residential (MDR)

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

Location Map



Note: The Future Land Use Map Amendment of Medium Density Residential and a rezoning to DN-2 were approved by Planning Commission on July 6th, 2021.

Property Description

This property is located on the Northwest Corner of the intersection of Northwest 9th and Northwest A Streets and is currently zoned DN-2, Downtown Medium Density Residential. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, west and south and R-1 and R-3 Medium-High Density Multifamily Residential to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Medium-Density Residential. These areas typically 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 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in and around Downtown Bentonville.

Public Comment

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

Analysis

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments.

The applicant is proposing a Planned Residential Development (PRD) consisting of 10 three-story, 3 bedrooms, townhomes on 0.62 acres to be constructed in a single phase. The PRD exceeds the minimum open space requirements by devoting 46% of the total area of the site to common open space and 2,533 square feet of land area per dwelling unit. Twenty-two (22) on-site and three (3) on-street parking spaces are being provided

with the PRD. As design details materialize, this PRD 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.

The applicant states in their narrative that *"The proposed residential development includes 10 townhomes and will add variety to the housing types available in the downtown district. By providing on-street parking, street widening, street trees, and new sidewalks, the project will enhance the walkability and curb appeal of the property. Through utilizing low-impact development stormwater principles and programming active spaces, this project is going above and beyond the requirements of standard development and will bring a fun, lively energy to the community"*

Waivers:

There are no waivers requested with the PRD.

Conclusion

This request is consistent with the Future Land Use Plan and is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 1, Downtown Intensification which highlights reinvestment in and around the downtown area.



Legend

 Pending Planning Commission Items



1 inch = 100 feet

PRD22-0002 11/1/22
PLANNED RESIDENTIAL DEVELOPMENT
9TH & A TOWNHOMES

THE CITY OF



BENTONVILLE

55

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO PRD, PLANNED RESIDENTIAL
DEVELOPMENT; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER:PRD22-0002)

WHEREAS, Constellation 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 DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 16, 17 AND 18 AND S1/2 OF LOT 15 IN SPRING PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 1, 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 DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to PRD, PLANNED RESIDENTIAL 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 DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to PRD, PLANNED RESIDENTIAL 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

NW 9TH & A STREET TOWNHOMES

PLANNED RESIDENTIAL DEVELOPMENT INTENT

Ecological Design Group (EDG) is pleased to present a proposed Planned Residential Development (PRD) to the City of Bentonville for consideration on behalf of Baxter Properties. The project is located at the corner of NW 9th and NW A Street, north of the Downtown Square. It is currently a single-family home, and used as a rental property.

The proposed residential development includes 10 townhomes and will add variety to the housing types available in the downtown district. By providing on-street parking, street widening, street trees, and new sidewalks, the project will enhance the walkability and curb appeal of the property. Through utilizing low-impact development stormwater principles and programming active spaces, this project is going above and beyond the requirements of standard development and will bring a fun, lively energy to the community.

Request for Rezone:

The property is currently zoned DN-2, Downtown Neighborhood. The design team is requesting to rezone to Planned Residential Development (PRD) as a mechanism to allow for flexibility in design, and the ability to meet a high-level concept for the property as a whole. Overall, the goal for this property is not only to meet an essential need of housing in the area, but to provide communal spaces that foster an outdoor lifestyle.

Given the layout of the property, combined with townhomes being sold individually, they are classified as a 'condo' by the City of Bentonville Code. Condos are considered multi-family and are not allowed within the DN-2 zoning. Existing zones that allow for multi-family include DN-3 and R-3. A land-use amendment would also be required if rezoned to DN-3 or R-3. Rather than rezone to DN-3 or R-3, which could allow a much denser development in the future, a PRD would allow for the current layout and program and limit redevelopment in the future.

Owner

Constellation Properties LLC
PO BOX 148
Bentonville, AR 72712

Developer

Baxter Properties
202 SE 6th Street, Suite 201
Bentonville, AR 72712

Property Information

Address:
903 NW A Street, Bentonville, AR
72712

Parcel ID:
01-03659-000

Total Acreage:
0.62 AC

Project Information

Current Zoning:
Downtown Neighrboord 2 (DN-2)

Proposed Zoning:
Planned Residential Development
(PRD)

Current Land Use:
Single-Family Home

Proposed Land Use:
Residential - 10 Condominiums
(Townhome style)

Applicant/Representative

Ecological Design Group, Inc. (EDG)
James Birke, ASLA
479.799.7620
jbirge@ecologicaldg.com

NW 9TH & A STREET TOWNHOMES

PLANNED RESIDENTIAL DEVELOPMENT INTENT

How the property will adhere to Smart Growth Principles and Traditional Neighbourhood Design:

The building layout for this proposed development creates an urban edge that is appropriate for the downtown area. Right of Way improvements along all street frontages include road widening to meet the master street plan, on-street parking, street trees, and a 12' wide sidewalk. These improvements are included within downtown smart growth development principles.

In addition, the garages and parking are located behind the buildings and are not visible from the main Right-of-way along NW A Street. Likewise, by providing quality outdoor spaces creates a sense of place and a strong identity for the project. The architecture and outdoor spaces will be unique identifiable features, which is also a key component of Smart Growth and Cohesive Community design.

How the property will relate to surrounding properties:

These buildings are designed to open out into the community through large open balconies and patios. This openness connects its residents to the outdoors and nearby neighbors. The use of similar exterior materials will help tie in the property to its neighbors while still allowing contrast and high design features. An example of materials is brick and siding which will provide low maintenance to keep the exterior looking fresh. The single sloped roof will differentiate the property while reducing the potential roof height compared to a traditional pitched roof.

The size and height of the proposed buildings are intentional, finding a balance between future development and matching existing density patterns. There is a mix of large single family homes, duplexes, and townhomes in the immediate surrounding areas. The proposed residential use will blend seamlessly with the existing, surrounding residential uses. Lastly, appropriate fencing and landscape buffers have been provided for the adjacent properties.

NW 9TH & A STREET TOWNHOMES

PRD DEVELOPMENT STANDARDS REQUIRED

Allowed Uses:

Primary Residential

Authorized Housing Types:

Townhomes

Common Open Space:

Min. 15 % of Total Project Area

Land Area Per Dwelling Unit:

2,000 SF of Land Area Per Dwelling Unit

Lot and Area Standards:

Building Setbacks:

Front:	Min: 12'/25'	Max: None
Exterior Side:	Min: 12'/25'	Max: None
Interior Side:	Min: 10'	Max: None
Rear:	Min: 25'	Max: None

Building Height:

Min: None	Max: 36'
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Lot Size:

Depth:	Min: None	Max: None
Width	Min: None	Max: None

Lot

Coverage:	Min: None	Max: 60%
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Parking and Off-Street Loading:

2 Spaces per Dwelling Unit

20' Min. Street Widths

STANDARDS PROVIDED

Allowed Uses:

Primary Residential 9,062 SF

Authorized Housing Types:

Townhomes and 9,062 SF
Condos

3 Bedroom Units:	10
Total Units:	10

Common Open Space:

46% of Total Project Area

Land Area Per Dwelling Unit:

2533 SF Per 10 Dwelling Units

Lot and Area Standards:

Building Setbacks:

Front:	Min: 12'	Max: 12'
Exterior Side:	Min: 12'	Max: 12'
Interior Side:	Min: 10'	Max: 10'
Rear	Min: 25'	Max: 25'

Building Height:

Min: 29' 10-3/8" Max: 30'

Lot Size:

Depth	Min: 144'	Max: 146'
Width	Min: 175'	Max: 175'

Lot

Coverage:	Min: 36%	Max: 36%
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Parking and Off-Street Loading:

25 Spaces per 10 Dwelling Units

Total Parking Spaces: 25

20' Street Widths

NW 9TH & A STREET TOWNHOMES

DESCRIPTION ON COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a1:

A maximum choice in the types of environment and living units available to the public

The proposed development will add to the variety of housing types available in the downtown area. Currently, a significant part of downtown is made up of single-family homes. Townhomes and duplexes have been introduced to this surrounding area, but is still is predominately single family homes. By introducing attached townhomes, this project will provide a denser community, without compromising outdoor spaces or size of homes. The townhomes are 3-bedroom, and will provide ample space for a family, while also being in an urban and dense environment. The proposed development will add to the variety of housing types available in the downtown area. Currently, a significant part of downtown is made up of single-family homes. Townhomes and duplexes have been introduced to this surrounding area, but is still is predominately single family homes. By introducing attached townhomes, this project will provide a denser community, without compromising outdoor spaces or size of homes. The townhomes are 3-bedroom, and will provide ample space for a family, while also being in an urban and dense environment.

Sec 401.11-a2:

A variety of housing types that effectively meets the varying price points of the community

This property will provide condominiums to the surrounding community to provide a new, distinct option for residents. Currently there are mostly duplexes and single-family homes. This varying housing option will allow residents the option of multi-story living for an inexpensive rate while still creating a pleasant environment for its residents.

Sec 401.11-a3:

Energy-efficient site design or building features

The building features energy efficient design through the shortage of windows facing south which avoids excessive heat gain. The insulation system will limit air infiltration along with efficient mechanical systems for each unit. Tall windows create well-lit interior space which prevents the need for lighting throughout certain times of day.

Sec 401.11-a4:

A minimum of fifteen percent (15%) common, useable open space and recreation areas

The proposed development will dedicate approximately 46% open space in the form of communal outdoor gathering areas, vegetated / landscape areas, and private individual yards and courtyards.

Sec 401.11-a5:

A pattern of development which preserves natural features and prevents soil erosion

The proposed development includes perimeter trees that will anchor the edges of the project and provide soil stabilization. By terracing in the communal areas, steep slopes have been avoided, and stormwater run-off has been minimized.

NW 9TH & A STREET TOWNHOMES

DESCRIPTION ON COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a6:

A creative approach to the use of land and related physical development

This development will exhibit characteristics that are common to other townhome and condominium developments, along with some unique, specialized amenities. The buildings are located close the NW A, which is a Downtown Collector, to create a hard urban edge along the street frontage. The parking and drive aisle have been tucked between the buildings, minimizing the visual impact of the vehicular areas. Garages are located on the ground floor of the homes. Two guest parking spaces are provided as well.

Sec 401.11-a7:

Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs

The dense, compact nature of this project also brings tight, efficient utility layout. Double meters are being used where possible to minimize the amount of water taps. The development is proposing only one curb cut and a shared access drive, for 10 townhomes. Likewise, the shared drive aisle houses the underground stormwater detention, maximizing site layout efficiency.

Sec 401.11-a8:

Environment of stable character in harmony with the surrounding development

The architecture pays homage the native Ozark character, by using neutral earth tones and natural materials like wood and stone. The proposed outdoor spaces include a fire pit gathering area, outdoor kitchen and outdoor dining options. By maximizing usable outdoor space, and using intentional building materials the project will provide a strong, stable character in harmony with the surrounding developments.

Sec 401.11-a9:

Efficient use of infrastructure

This development will tie into existing water, sanitary sewer, and overhead electric lines along SW A and SW 9th Street. In order to maximize the site footprint for this development, underground detention will also be proposed underneath parking areas.

Sec 401.11-a10:

High quality architectural design, placement, relationship and orientation of structures

The building design features carefully thought-out angles and roof slopes to draw your eye across the exterior materials. These materials tie into the surrounding area but feature a modern look of dark brick and a natural look of wood elements to create a nice contrast. The orientation of the buildings does not impose on the streetscape but provides an edge to distinguish this property along the main road. The unit balconies face outward to invite its residents to be part of the outdoors and experience the surrounding community. Tall windows distinguish this property from the surrounding area while giving a high design feeling to its surroundings.

NW 9TH & A STREET TOWNHOMES

PRD EXTENTS



NW 9TH & A STREET TOWNHOMES

MASTER PLAN



LEGEND

- 1 PERMEABLE PAVER DRIVE AISLE
- 2 ON-STREET PARKING
- 3 STREET TREES
- 4 12' WIDE CONCRETE SIDEWALK
- 5 MAILBOX CLUSTER
- 6 SMALL LAWN
- 7 BIKE RACKS IN CRUSHED STONE
- 8 DOG RUN
- 9 36" WOOD FENCE
- 10 6' WOOD FENCE
- 11 WOOD DECKS
- 12 OUTDOOR KITCHEN WITH SHADE
- 13 SEATING AREA WITH FIRE PIT
- 14 TRASH ENCLOSURE

PARKING PROVIDED	
ON SITE STANDARD PARKING	2 SPACES
ON SITE GARAGE PARKING (2 PER UNIT)	20 SPACES
ON STREET PARKING (NW A St)	3 SPACES
ADA SPACES	NOT REQUIRED
TOTAL	25 SPACES

NW 9TH & A STREET TOWNHOMES

BUILDING SETBACKS AND CLEARANCES



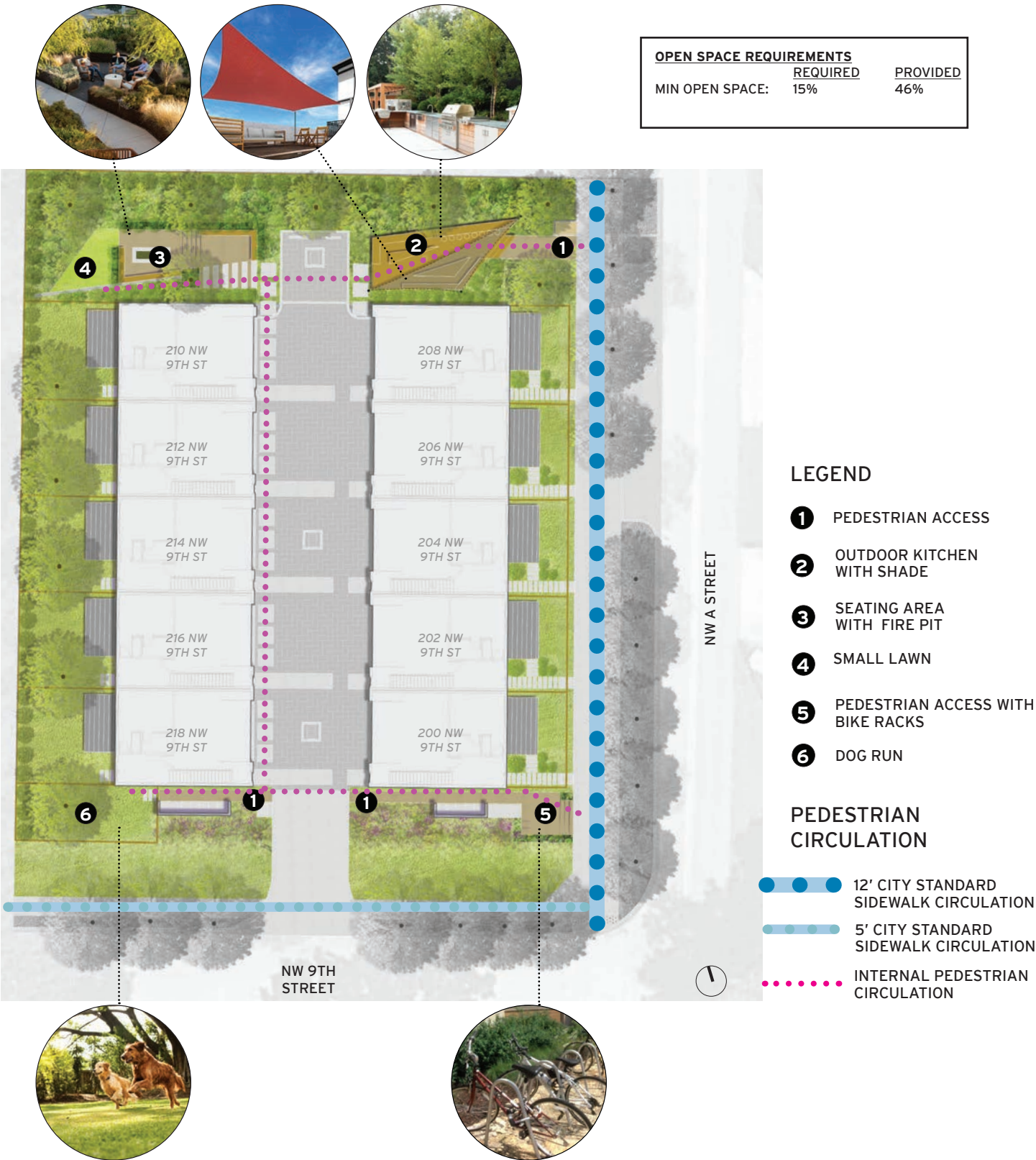
LEGEND

- PROPERTY LINE
- 7' LANDSCAPE SETBACK
- OHE EXISTING ELECTRIC OVERHEAD
- 20' ELECTRIC OVERHEAD CLEARANCE
- PROPOSED RIGHT OF WAY
- BUILDING SETBACKS

ZONING SUMMARY		
LOT AND AREA STANDARDS		
MIN LOT AREA:	REQUIRED 7,500 SF	PROVIDED 26,352 SF
MIN LAND AREA / DWELLING UNIT:	2,500 SF/UNIT	
10 UNITS X 2,500 + 25,000	25,000 SF	26,352 SF
MIN LOT WIDTH:	75'	174'+/-
MAX LOT WIDTH:	NONE	151' +/-
MAX LOT COVERAGE :	65%	72%
SETBACK STANDARDS		
MIN/MAX FRONT YARD:	REQUIRED 12' / 25'	PROVIDED 12'+
EXTERIOR SIDE YARD MIN/MAX:	12' / 25'	12'+
INTERIOR SIDE YARD:	10'	10'+
REAR YARD MIN:	25'	25'
OPEN SPACE REQUIREMENTS		
MIN OPEN SPACE / UNIT (20 SF):	REQUIRED 200 SF	PROVIDED 1,100 SF

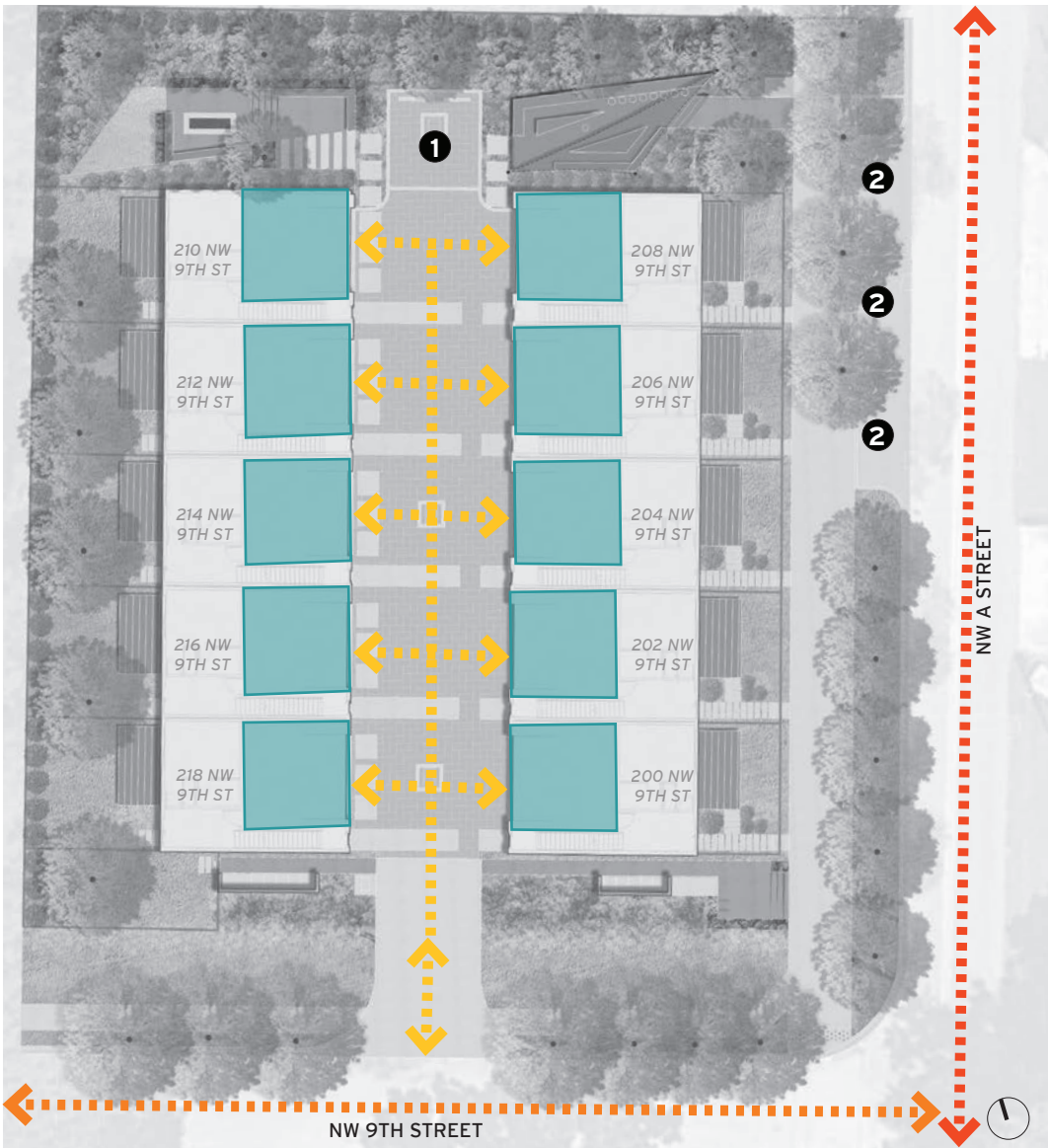
NW 9TH & A STREET TOWNHOMES

GATHERING AREAS AND OPEN SPACE AND PEDESTRIAN CIRCULATION



NW 9TH & A STREET TOWNHOMES

VEHICULAR CIRCULATION

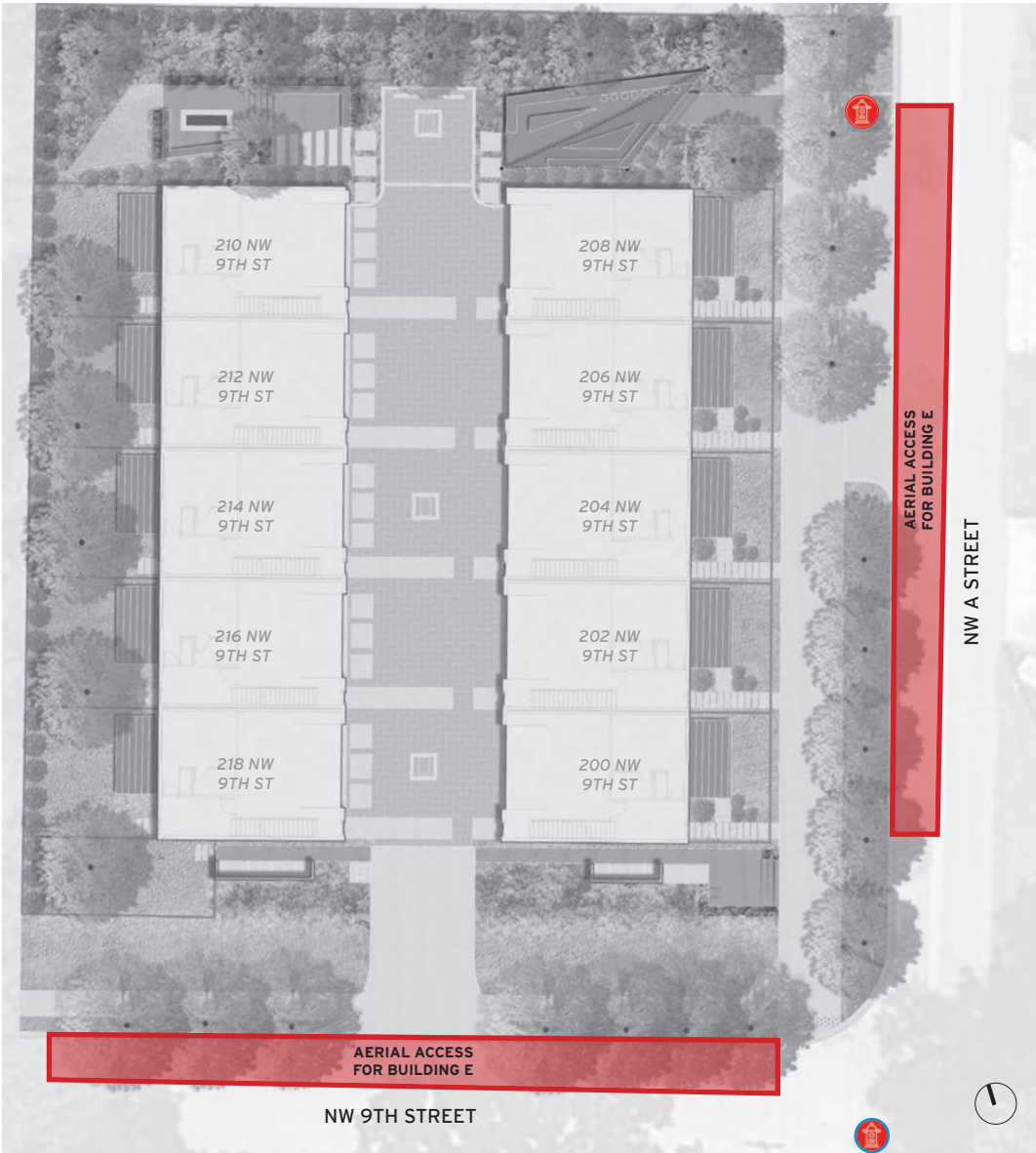


LEGEND

- MAIN STREET
- NEIGHBORHOOD STREET
- PRIVATE DRIVEWAY / TO GARAGES
- INDIVIDUAL PARKING GARAGE
- 1 ON-SITE PARKING
- 2 ON-STREET PARKING

NW 9TH & A STREET TOWNHOMES

FIRE LANE DIAGRAM



LEGEND

-  PROPOSED STANDARD PUBLIC HYDRANT #1
-  EXISTING FIRE HYDRANT
-  FIRE ACCESS TO BUILDINGS

NW 9TH & A STREET TOWNHOMES

ARCHITECTURAL ELEVATIONS



A Street Elevation



Driveway Elevation

C:\Users\Akins\Documents\22022_903 NW A ST_Bentonville_AR_R20_akinsjPA6HD.rvt



EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
FC-1	FIBER CEMENT SIDING	JAMES HARDIE OR SIMLAR	EURO CHANNEL HORIZONTAL - DARK GRAY
FC-2	FIBER CEMENT PANEL	JAMES HARDIE OR SIMLAR	ARCHITECTURAL PANELS - LIGHT GRAY
WD-1	WOOD SIDING	BUFFALO LUMBER CO. OR SIMILAR	CEDAR SIDING - SHIP LAP
ST-1	STUCCO		DARK GRAY
VS-1	VENEER STONE	NORSTONE	"PLANC" HONED BASALT

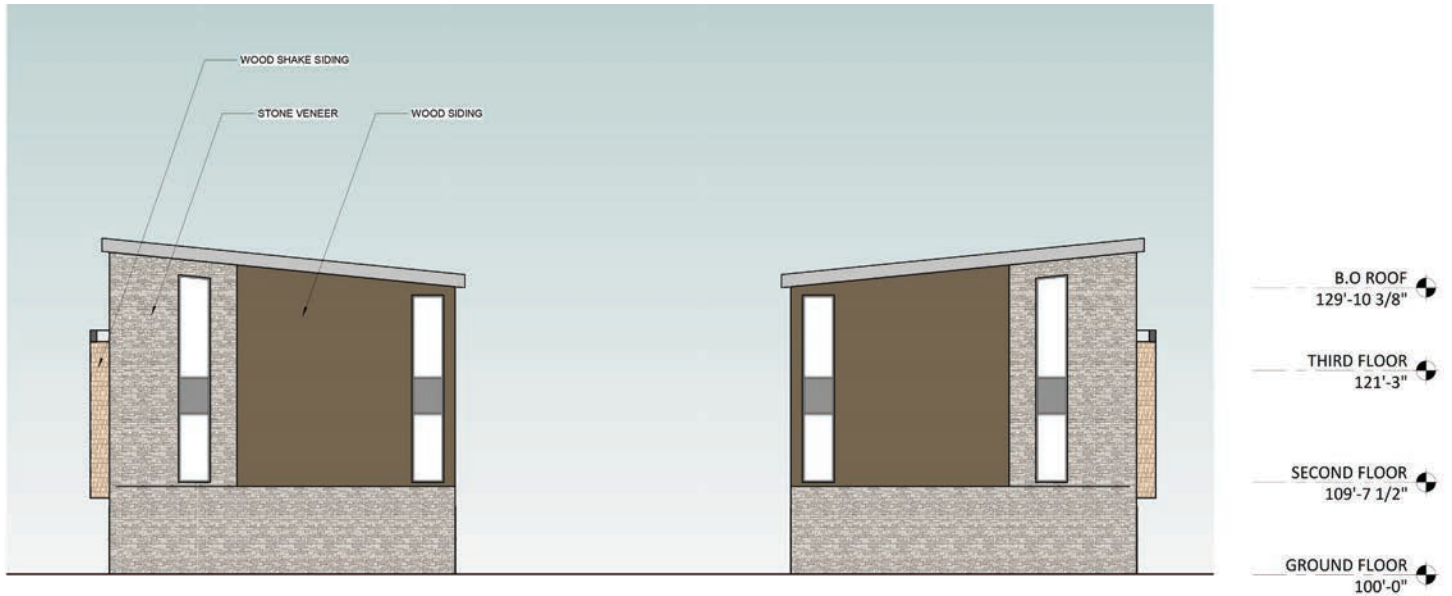
EXEMPT FROM LARGE SCALE DESIGN STANDARDS PER SECTION 1100.21 C EXEMPTION 1.

Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the DN-2 zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from section 1100.21

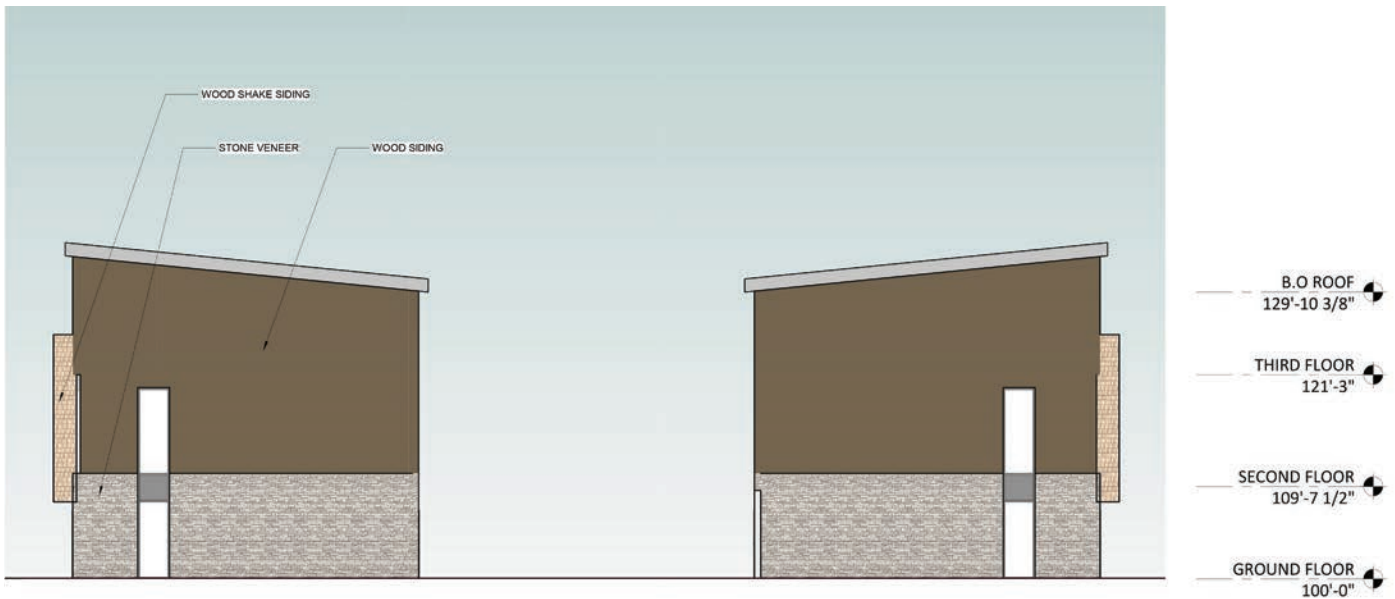


NW 9TH & A STREET TOWNHOMES

ARCHITECTURAL ELEVATIONS



South Elevation



North Elevation

NOTICE OF INTENT TO REZONE

CONSTELLATION PROPERTIES LLC

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

DN-2, Downtown Medium Density Residential

to PRD, Planned Residential Development

The legal description of the property is as follows:

Lot's 15, 16, 17 & 18, Park Springs Addition to Bentonville, Benton County, Arkansas, as shown on plat filed under Book 5 and Page 306, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

The common description of the property is: 903 NW A St Bentonville, Arkansas

The public hearing will be held November 1st, 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:

the PRD zoning will create a compact development
of 4 lots in place of 1 lot. The area proposed
will see a significant increase in traffic in an otherwise
quiet residential neighborhood. We chose to live here
Demae R Estade because it is a quiet neighborhood with

Signature and Physical Address

901 NW B St.

Signature and Physical Address

[Signature]
901 NW B St.

single family
residences.

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO PRD, PLANNED RESIDENTIAL
DEVELOPMENT; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER:PRD22-0002)

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LOTS 16, 17 AND 18 AND S1/2 OF LOT 15 IN SPRING PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held November 1, 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 DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to PRD, PLANNED RESIDENTIAL DEVELOPMENT.

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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



Bville A Street, LLC

502 SW A Street

PC Date: 11/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA

Project Number	CU22-0013
Applicant / Current Owner	Bville A Street, LLC
Site Area	+/- 0.12 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures (Gravel Parking)
Protective Covenants	N/A

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

Location Map



Property Description

The subject property is located along SW A Street and is currently zoned DC Downtown Core. The use of “Long-Term Temporary Uses and Structures” is allowed conditionally in non-residential zoning districts.

Proposed Use Description

Revision: *This CUP was approved on 5/17/2022 for 18 months. The applicant has proposed a revision to the site layout for the proposed gravel parking area. Their revision narrative states a retention pond area has been increased to provide additional flooding relief to the parking area.*

According to the applicant’s narrative, they propose to construct a long-term temporary gravel parking lot with 19 parking spaces at this location. Per their narrative, Bville A Street LLC currently owns and leases 502 SW A Street to multiple tenants. To provide more adequate parking for the tenant, the owner acquired and proceeded with the design and permitting of a private parking lot on two lots to the south of 502 SW A street.

Bville A Street LLC then acquired 508 and 510 SW A Street south of the parking lot location. An existing 12-foot public alley bisects these properties and proved to be a drainage low spot for the entire block, presenting difficulties during stormwater management design. During the schematic design of the new parcels (508 and 510), it became apparent that vacating the existing alley and redesigning the lots as a cohesive project would allow for better traffic flow, provide the depth needed for pipe cover, and deliver an overall better product.

The previously submitted permanent parking lot plans and permits are being abandoned, but in efforts to appease the tenants of 502 SW A Street, EDG is proposing a temporary gravel parking lot while the project is being redesigned. The proposed layout is not accessed via SW A Street and utilizes an existing concrete alley for access. A temporary ponding area is also being included to account for the change in impervious areas.

Public Notice

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

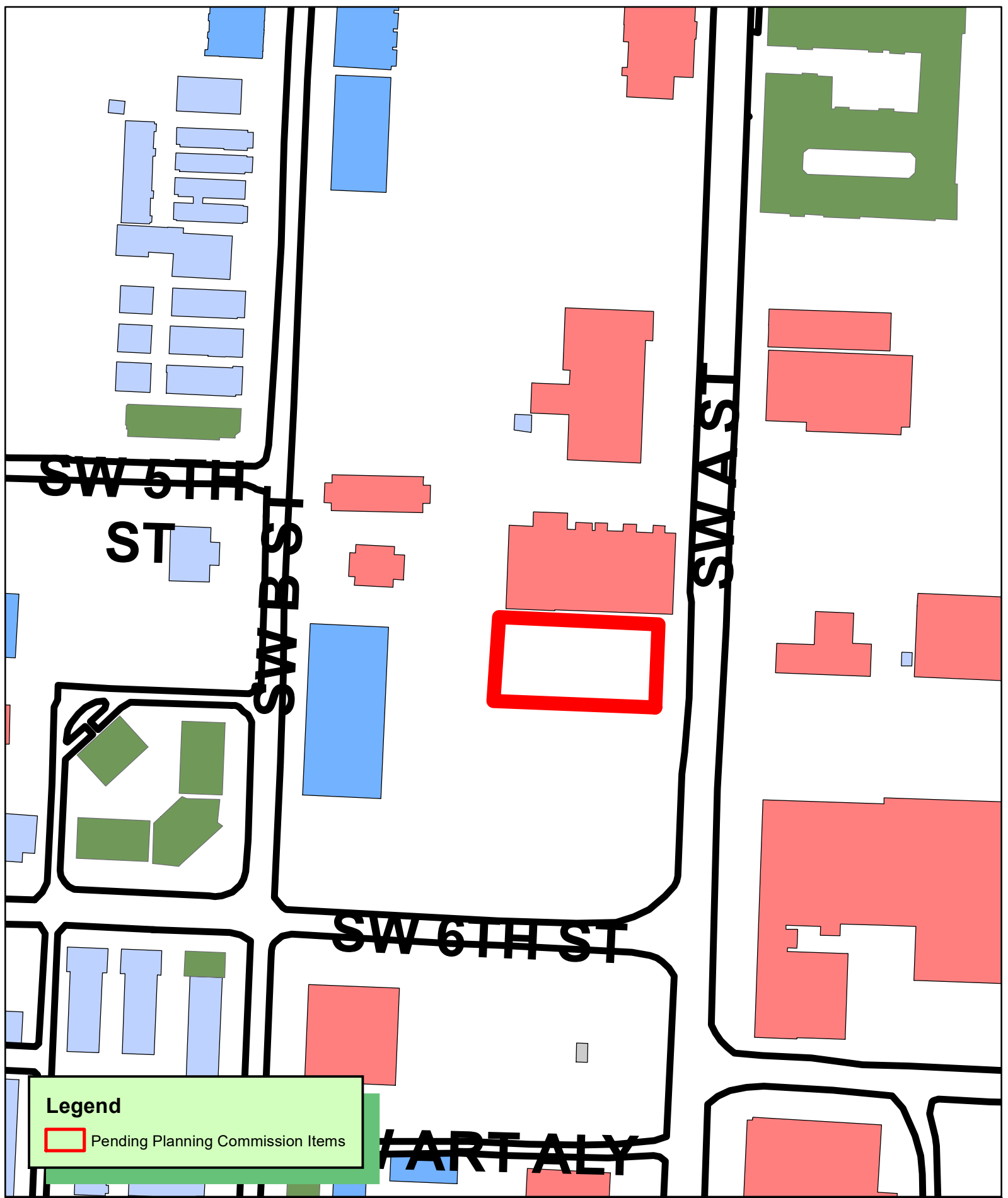
Conditions of Approval

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. This conditional use permit shall be valid for eighteen (18) months from the date of issuance of Certificate of Occupancy at which time the applicant shall remove the gravel parking, submit a Large-Scale-Development to make it permanent parking, or renew the Conditional Use Permit.

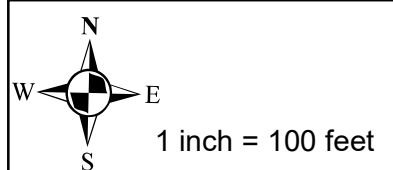
conditional use at any time.

Conditions of Approval

3. The applicant shall provide drainage calculations showing the proposed pond is mitigating the increased temporary impervious area from the addition of the parking area gravel.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the



Legend
 Pending Planning Commission Items



CU22-0013 5/17/22
CONDITIONAL USE
DUNN AND DAVIS ADDITION
LOT 5, SOUTH 20' OF LOT 4 BLOCK 1





City of Bentonville
Engineering Department
3200 SW Municipal Drive
Bentonville, AR 72712

Date: September 13, 2022

Project: Temporary Parking Lot (**CUP22-0013**)

Location: SW A Street – Bentonville, AR 72712

EDG Project Number: 22-001

RE: Narrative of Revision 1 Changes

Below is a summary of the items included as part of this drawing revision:

Sheets	Sheet Name/Specification Section	Brief Description of Changes
C1.00	Site Plan	1. Retention pond area has been increased to provide additional flooding relief to the parking area.

If you have any concerns or questions, feel free to reach out at 479.883.2845 or jburbidge@ecologicaldg.com.

Sincerely,
Jenny Burbidge, PLA, ASLA
EDG Team

GENERAL NOTES:

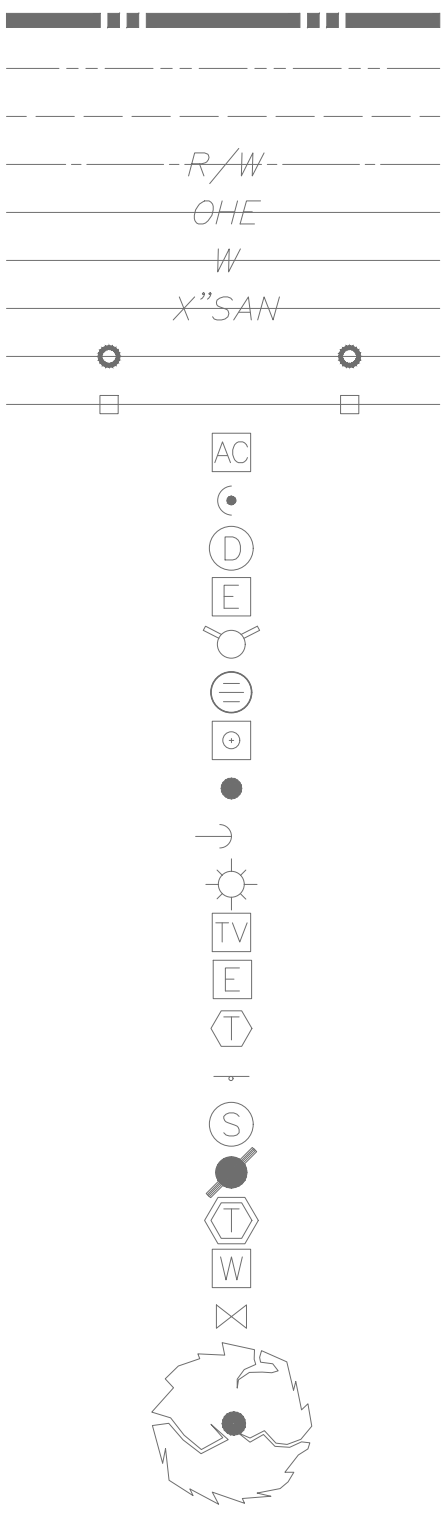
- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY PAYA INC., INC AND DATED JULY 12, 2021.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.

- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
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- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES:

- DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
- CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
- CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
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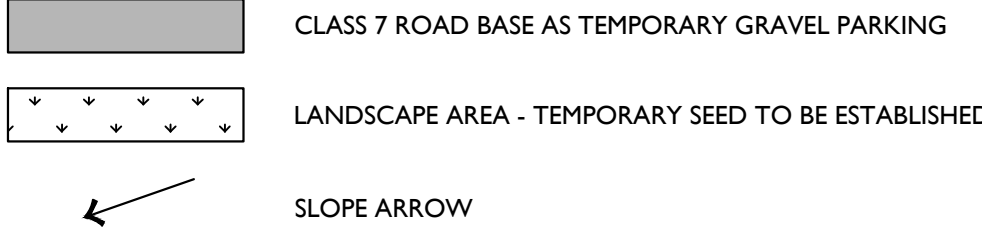
EXISTING LEGEND



PROPERTY LINE
PARCEL LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
OVERHEAD ELECTRIC LINE
WATER LINE
SANITARY SEWER LINE
CHAIN LINK FENCE
WOODEN FENCE
AIR CONDITIONING UNIT
CLEANOUT
DRAINAGE MANHOLE
ELECTRIC METER
FIRE HYDRANT
GRADED INLET
GAS METER
GUARD POST
GUY WIRE
LAMP POLE
CABLE TV RISER
ELECTRIC RISER
TELEPHONE RISER
SIGN
SANITARY MANHOLE
UTILITY POLE
TELEPHONE VAULT
WATER METER
WATER VALVE

DECIDUOUS TREE

PROPOSED LEGEND



Rainfall mitigation worksheet

Fill the highlighted cells, as in the example below:

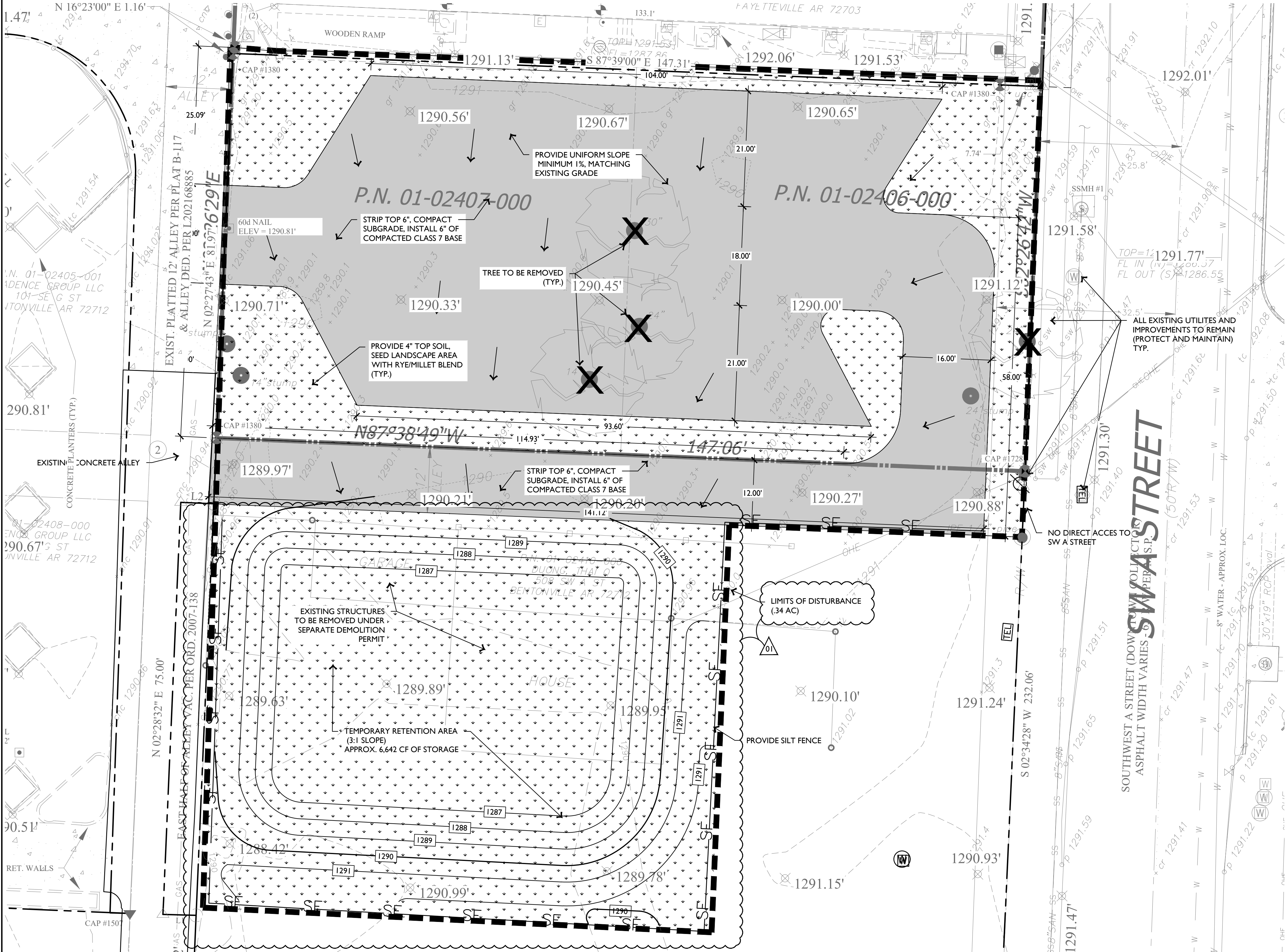
Address: SW A Street Parking Lot
Parcel Number: 01-02406-000; 01-02407-000

Impervious areas are parts of the property where water cannot soak into the ground. These areas are typically roofs, concrete, or asphalt.

Pre-existing impervious area	Notes	Proposed impervious area	Notes
House:	- sq. feet.	House:	- sq. feet.
Garage:	- sq. feet.	Garage:	- sq. feet.
Driveway:	- sq. feet.	Driveway:	- sq. feet.
Sidewalk:	- sq. feet.	Sidewalk:	- sq. feet.
Other:	- sq. feet.	Other:	8,842 sq. feet. Gravel Lot
Total:	- sq. feet.	Total:	8,842 sq. feet.
NONE		Increase =	8,842 Sq. feet.

Mitigation required: 0.2 cubic feet of storage for each square foot of impervious area.
1,768 cubic feet.
13,229 gallons. (Cubic feet = 7.48052 gallons.)

6,642 CF OF STORAGE PROVIDED (SEE PLAN)
NO MITIGATION REQUIRED



SITE PLAN

SCALE: 1" = 30'-0"



TEMPORARY PARKING LAYOUT

SW A STREET

Bentonville, Arkansas

E | D | G
Ecological Design Group, Inc.
www.ecologicaldgd.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14694
BRYAN M. DRIVER
6/8/22

CERTIFICATE OF AUTHORITY
Ecological Design Group, Inc.
No. 2531
ARKANSAS

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

EDG PROJECT NO.	22-001
DATE	2022.06.08
REVISIONS	
Number	Date
REV-01	08.23.2022
PHASE	
TITLE	SITE PLAN
SHEET NO.	C1.00

GENERAL NOTES:

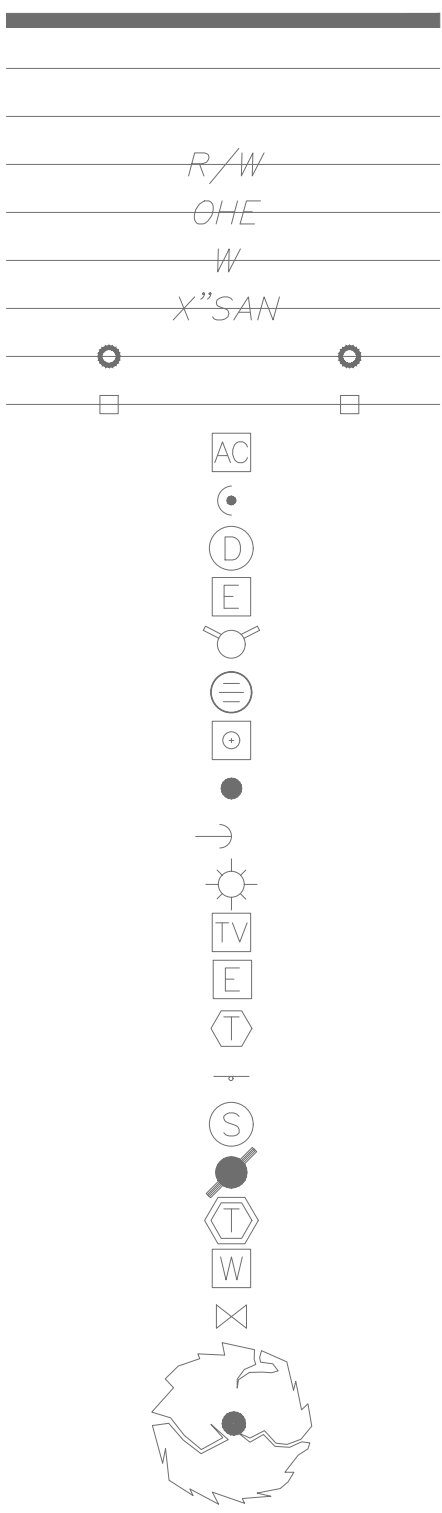
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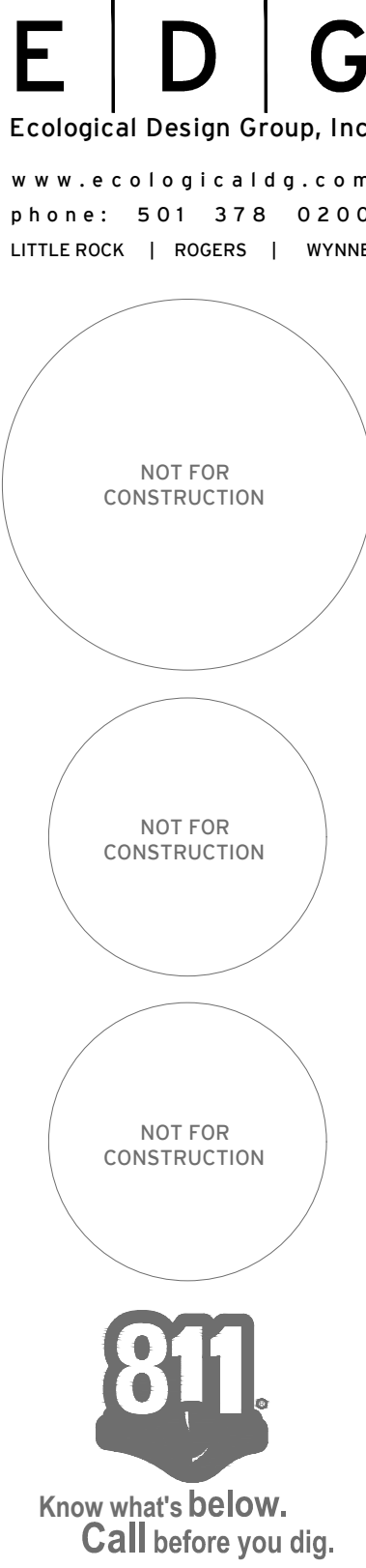
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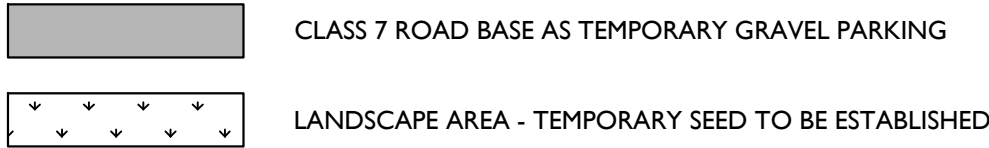
EXISTING LEGEND



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EASEMENT LINE
RIGHT-OF-WAY LINE
OVERHEAD ELECTRIC LINE
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CHAIN LINK FENCE
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CABLE TV RISER
ELECTRIC RISER
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UTILITY POLE
TELEPHONE VAULT
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DECIDUOUS TREE



PROPOSED LEGEND



Rainfall mitigation worksheet

Fill the highlighted cells, as in the example below:

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Parcel Number: 01-02406-000; 01-02407-000

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Sidewalk:	- sq. feet.	Sidewalk:	- sq. feet.
Other:	- sq. feet.	Other:	8,842 sq. feet. Gravel Lot
Total:	- sq. feet.	Total:	8,842 sq. feet.
NONE		Increase =	8,842 Sq. feet.

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13,229 gallons. (Cubic feet = 7.48052 gallons.)

2,000 + CF OF STORAGE PROVIDED (SEE PLAN)
NO MITIGATION REQUIRED

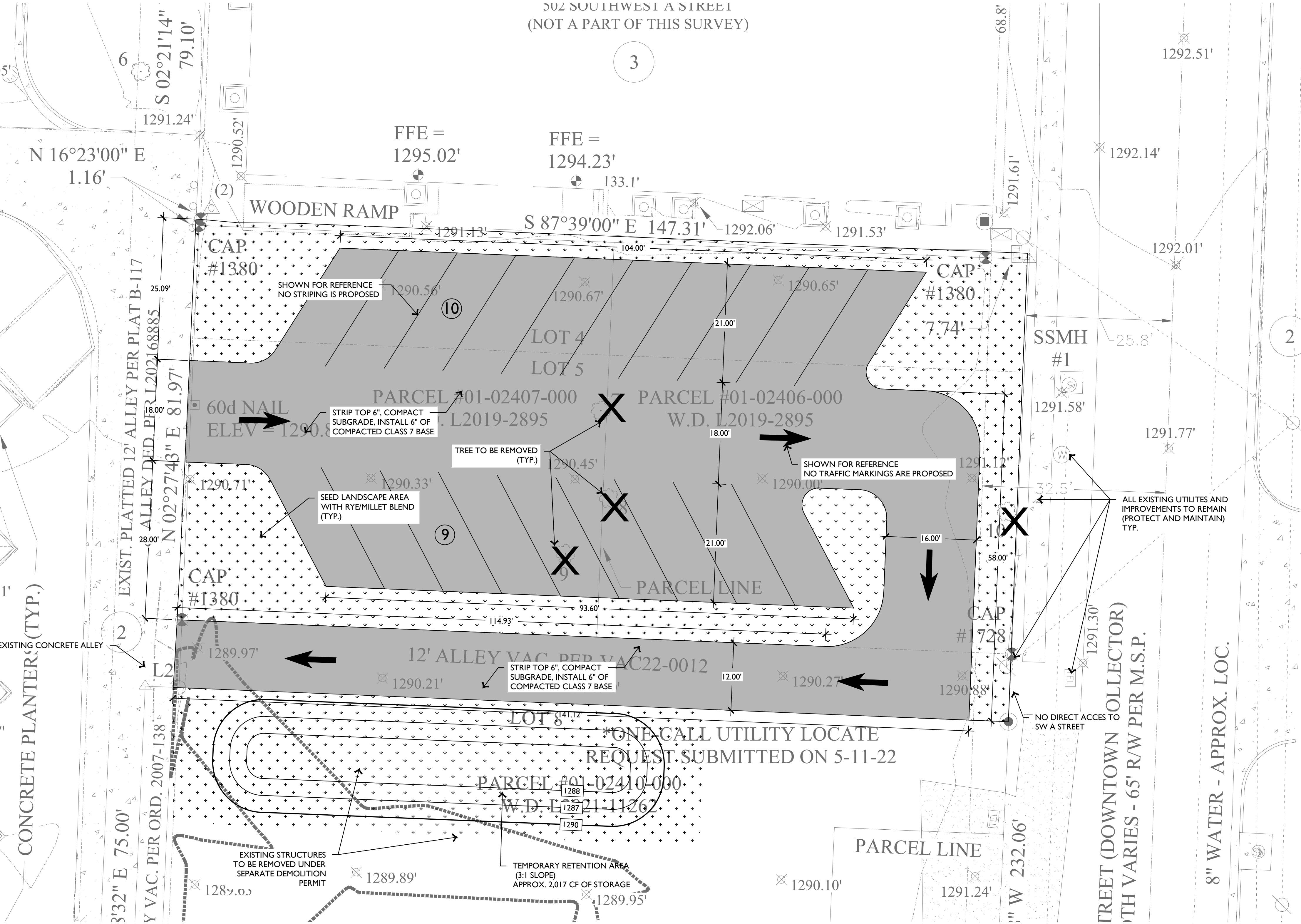
TEMPORARY PARKING LAYOUT

SW A STREET
Bentonville, Arkansas

EDG PROJECT NO.	22-001
DATE	2022.05.16
REVISIONS	
Number	Date
PHASE	

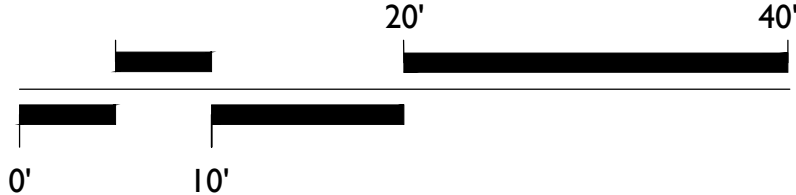
TITLE SITE PLAN

SHEET NO. C1.00



1 SITE PLAN

SCALE: 1" = 30'-0"



LOT SPLIT STAFF REPORT



Massey – Lots 15 & 16 Osage Hills Subdivision

SE Corner of Brookside Rd and Ginn Rd

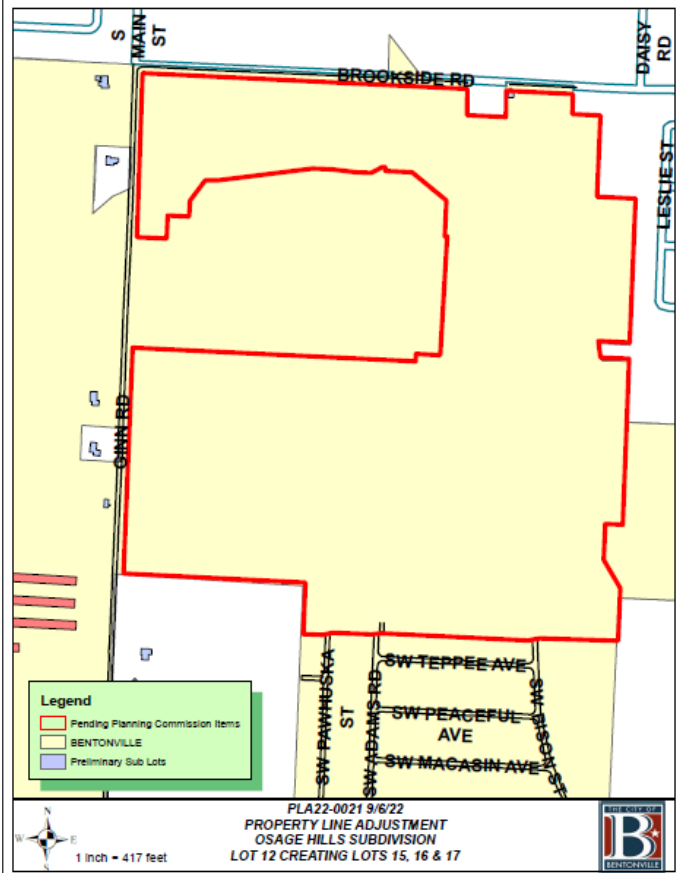
PC Date: 11/1/2022

Reviewer: Jon Stanley, Senior Planner, ASLA

Project Number	PLA22-0021
Applicant / Current Owner	McClelland Consulting Engineers / Mitchell Massey
Site Area	+/- 132.25 Acres
Current Zoning	R-1, Low Density Single Family Residential
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Agriculture (A)

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

Location Map



Property Description

The Subject property is located to the southeast of the intersection of Ginn Road and Brookside Road. A northern portion of the property is currently zoned R-2, Medium Density Two Family and Townhome Residential, and a southern portion is currently zoned R-1, Low Density Single Family Residential. This property surrounds Mountainbrook subdivision, in an area zoned R-2, on the east side of Ginn Road, which is currently under construction.

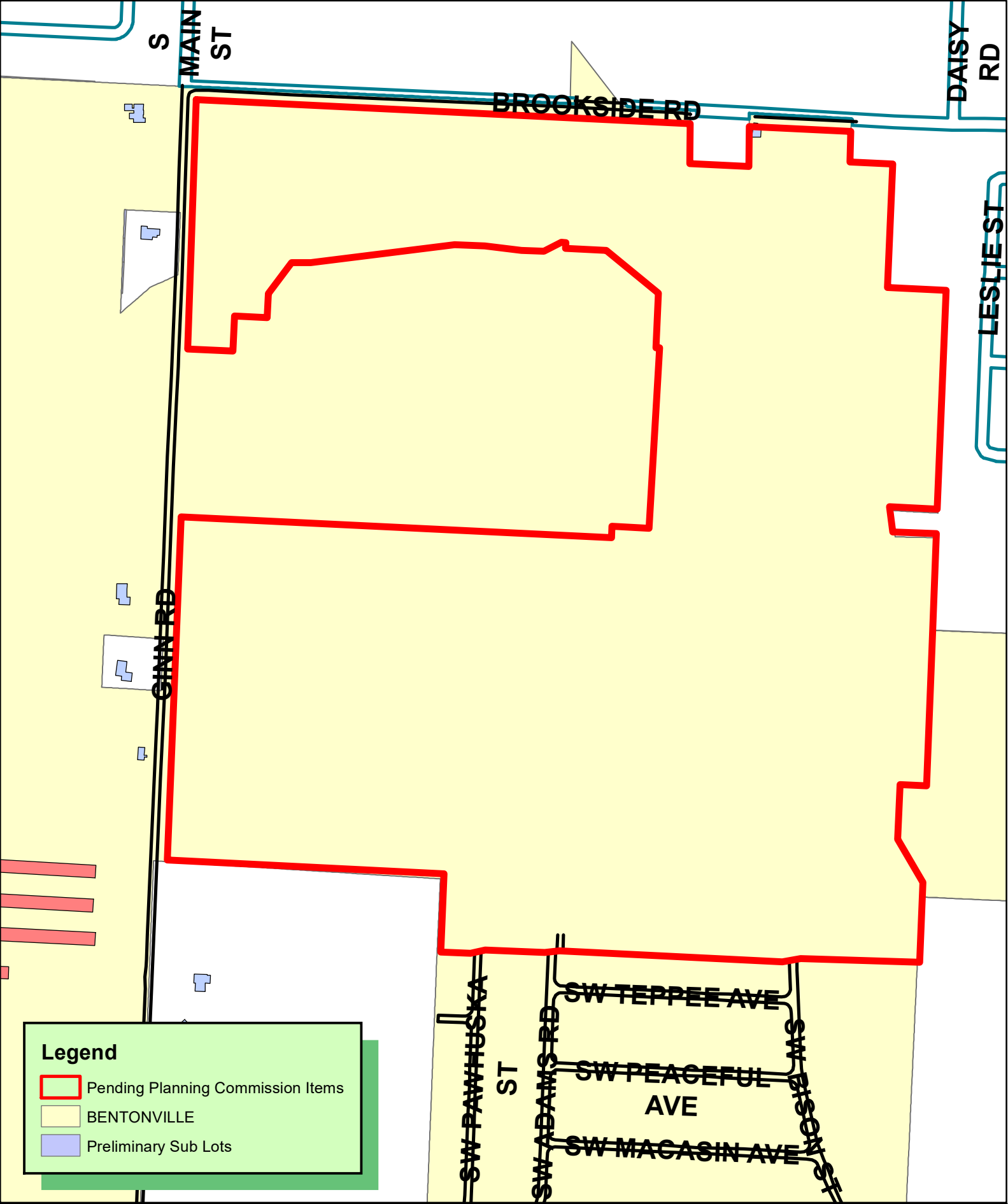
Dedication for Right of Way for SW Shell Rd

This project is a lot split of a part of existing Lot 12, of Osage Hills Subdivision, creating new lots 15 and 16 of the Osage Hills Subdivision. This plat dedicates 90 feet of right-of-way, for the proposed westerly extension of SW Shell Rd., a collector roadway shown on the Master Street Plan for the City of Bentonville. The dedication is based on the dedicated right of way for Shell Road within Brookside Estates Subdivision, to the east in Centerton, and SW Gneiss Ave, to the west.

Every development is required to dedicate and build infrastructure serving that development, however, there is a large canyon across which Shell Road would need to cross if placed in the right of way dedicated by this plat. The future development of lands within this project boundary should contribute their pro-rata share for the construction of Shell Rd pursuant to Article 1200 of the Municipal Code.

Recommended Conditions of Approval

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



PLA22-0021 9/6/22
PROPERTY LINE ADJUSTMENT
OSAGE HILLS SUBDIVISION
LOT 12 CREATING LOTS 15, 16 & 17



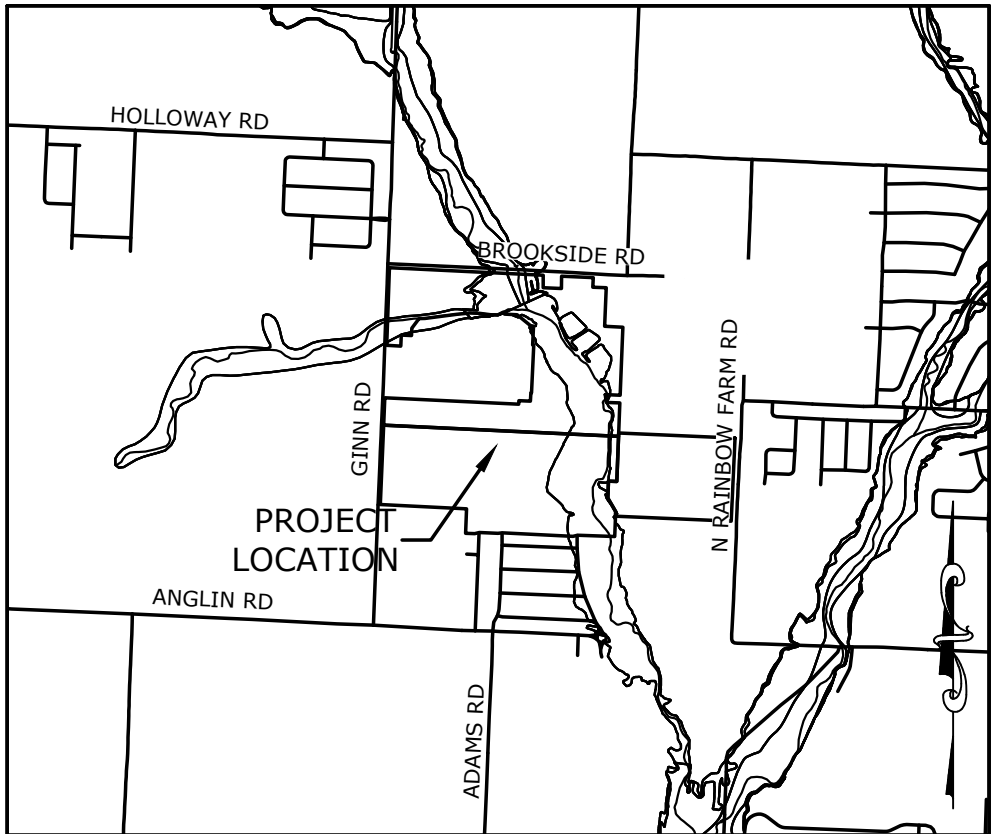
LOT SPLIT FOR PART OF LOT 12 OF OSAGE HILLS SUBDIVISION CREATNG LOTS 15 & 16

SURVEY NOTES

1. THIS PLAT REPRESENTS A LOT SPLIT SURVEY OF LOT 12 OF OSAGE HILLS SUBDIVISION AS DESCRIBED IN WARRANTY DEED L2017062585 AT THE COURTHOUSE IN BENTON COUNTY, ARKANSAS.
2. EASEMENT SEARCH PROVIDED BY J.M. ELK TITLE SERVICES, JONESBORO, ARKANSAS.
3. THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THIS SURVEY: PLAT L202193281, PLAT L202158716, PLAT L202022287, PLAT L201901294, UTILITY EASEMENT TO CITY OF BENTONVILLE 2000-16961, UTILITY EASEMENT TO CITY OF BENTONVILLE 2001-121140, UTILITY EASEMENT TO CITY OF BENTONVILLE 2001-144530, UTILITY EASEMENT TO CITY OF BENTONVILLE 2003-29454, UTILITY EASEMENT TO COX COMMUNICATIONS 2005-10767, UTILITY EASEMENT TO COX COMMUNICATIONS 2005-10773, UTILITY EASEMENT TO CITY OF BENTONVILLE 2005-40145, UTILITY EASEMENT TO CITY OF BENTONVILLE L201867201, RIGHT-OF-WAY GRANT TO CITY OF BENTONVILLE L201867203, UTILITY EASEMENT TO CITY OF BENTONVILLE L201911011, UTILITY EASEMENT TO CITY OF BENTONVILLE L201911012, UTILITY EASEMENT TO CITY OF BENTONVILLE L202151547, UTILITY EASEMENT TO CITY OF BENTONVILLE L202154549, UTILITY EASEMENT TO CITY OF BENTONVILLE L202151555, UTILITY EASEMENT TO CITY OF BENTONVILLE L202151557, UTILITY EASEMENT TO CITY OF BENTONVILLE L202153620, UTILITY EASEMENT TO CITY OF BENTONVILLE L202153622, SPECIAL WARRANTY DEED L2017062585.
4. BASIS OF BEARINGS: NAD83, ARKANSAS STATE PLANE NORTH ZONE US FOOT, CONVERGENCE ANGLE: -1° 19' 28.70" AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 13.
5. BASIS OF ELEVATION: NAVD88.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS PROPERTY IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS.
8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED AS A PART OF THIS SURVEY.
9. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
10. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.
11. FLOOD HAZARD - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP 05007C0235K, EFFECTIVE DATE JUNE 5, 2012, PART OF THIS PROPERTY LIES WITHIN ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN.
12. FLOOD ZONE LOCATION WAS DERIVED FROM FEMA GIS.
13. ADJOINING PROPERTY LINES ARE RECORD LOCATION ONLY.
14. THERE ARE KNOWN WETLANDS ON THIS SITE PER THE NATIONAL WETLANDS INVENTORY ONLINE GIS.
15. PARCEL 01-18729-004 DIMENSIONS WERE DERIVED FROM SNYDER MEADOWS SUBDIVISION, CITY OF BENTONVILLE PROJECT NUMBER PP20-0011.
16. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
17. 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.
18. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
19. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
20. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
21. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

OWNER:
WM 63 RE 1 LLC
885 3RD AVE RM 2403
NEW YORK NY 10022-4834

MITCHELL MASSEY 479-601-1516



VICINITY MAP (NOT TO SCALE)

Certificate of ownership.

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

Date of Execution: _____

Signed: _____

Name and Address: _____

Print Name: _____

Source of Title: D.R. _____

Page: _____

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 of Bentonville

Signed: _____

City Clerk, City of Bentonville

Certificate of surveying accuracy.

I, David Buff, 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.

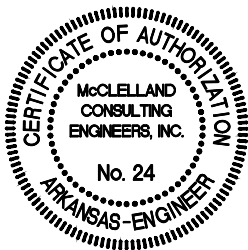
Date of Execution: _____

Signed: _____

Registered Land Surveyor

No. _____

State of Arkansas



MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

LOT SPLIT FOR PART OF LOT 12 OF OSAGE
HILLS SUBDIVISION CREATNG LOTS 15 & 16
GINN RD AND BROOKSIDE RD
BENTONVILLE, ARKANSAS

©2022

REV	REVISIONS	
	DATE	DESCRIPTION

LOT SPLIT	
PROJ. MANAGER: DB	DRAWN BY: DB
DATE: 10/24/2022	REVISION:
SCALE: AS NOTED	PROJ. NUMBER: 212125
1/4	

W:\2022\22-2125 - BENTONVILLE, AR GINN ROAD SUBDIVISION\SURVEY\BOUNDARY\DRAWING\222125 INFORMAL PLAT REV-2.DWG

RECORD DESCRIPTION LOT 12 PER PLAT L202193281:

PART OF LOT 10 OF OSAGE HILLS SUBDIVISION, AS PER PLAT RECORD L202158715 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 6 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE WEST LINE OF LOT 10 OF SAID OSAGE HILLS SUBDIVISION N02°00'07"E 850.57 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING FIVE COURSES:
THENCE S87°12'16"E 1665.61 FEET;
THENCE S00°25'43"W 136.56 FEET;
THENCE S87°15'27"E 201.12 FEET;
THENCE N00°25'43"E 136.57 FEET;
THENCE S87°13'23"E 347.46 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING THIRTEEN COURSES:
THENCE S02°13'20"W 103.84 FEET;
THENCE S87°17'51"E 146.00 FEET;
THENCE S02°19'34"W 422.36 FEET;
THENCE S87°13'23"E 200.00 FEET;
THENCE S02°20'13"W 745.90 FEET;
THENCE N87°16'14"W 163.23 FEET;
THENCE S07°32'02"E 86.41 FEET;
THENCE S87°39'47"E 148.59 FEET;
THENCE S02°12'43"W 329.00 FEET;
THENCE S87°28'33"E 1274.25 FEET;
THENCE S02°38'31"W 908.15 FEET;
THENCE N87°33'39"W 1267.45 FEET;
THENCE S02°10'52"W 222.16 FEET TO THE NORTH LINE OF OSAGE HILLS SUBDIVISION PHASE 1 AS PER PLAT RECORD L202157815;
THENCE ALONG SAID NORTH LINE THE FOLLOWING SEVEN COURSES:
THENCE N88°09'06"W 406.32 FEET;
THENCE S77°00'41"W 51.67 FEET;
THENCE N87°12'09"W 773.17 FEET;
THENCE S84°12'32"W 50.51 FEET;
THENCE N87°39'04"W 202.00 FEET;
THENCE S76°23'18"W 52.00 FEET;
THENCE N87°39'04"W 101.00 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE WEST LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE N02°20'57"E 268.10 FEET;
THENCE N87°10'29"W 945.19 FEET;
THENCE N02°22'47"E 1170.42 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE SOUTH LINE THEREOF THE FOLLOWING THREE COURSES:
THENCE S87°16'04"E 1468.15 FEET;
THENCE N02°44'05"E 38.00 FEET;
THENCE S87°15'59"E 126.01 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING FIVE COURSES:
THENCE N02°44'05 E 92.00 FEET;
THENCE S87°15'55"E 7.00 FEET;
THENCE N02°44'05"E 523.25 FEET;
THENCE N87°15'55"W 13.01 FEET;
THENCE N02°44'05"E 188.04 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF N50°29'36"W 230.21 FEET;
THENCE ALONG SAID NORTH LINE N87°15'55"W 139.60 FEET;
THENCE LEAVING SAID NORTH LINE N02°44'05"E 20.00 FEET;
THENCE N87°15'55"W 14.77 FEET;
THENCE S63°24'17"W 66.72 FEET;
THENCE N88°48'34"W 76.54 FEET;
THENCE N82°53'25"W 126.01 FEET;
THENCE N87°23'05"W 103.22 FEET;
THENCE S83°40'08"W 141.49 FEET;
THENCE S82°37'31"W 352.92 FEET;
THENCE S89°14'13"W 85.27 FEET;
THENCE S36°49'49"W 132.05 FEET;
THENCE S02°44'05"W 80.79 FEET TO THE NORTH OF LOT 6 OF SAID OSAGE HILLS SUBDIVISION;
THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES:
THENCE N87°15'55"W 111.58 FEET;
THENCE S02°44'05"W 120.00 FEET;
THENCE N87°15'55"W 154.24 FEET TO THE POINT OF BEGINNING, CONTAINING 152.99 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION:

LOT 12 OSAGE HILLS SUBDIVISION PER PLAT L202193281.

LESS AND EXCEPT 1,179,918 SQ. FT., ±27.09 ACRES, FOR SNYDER MEADOWS SUBDIVISION, CITY OF BENTONVILLE PROJECT NUMBER PP20-0011.

LOT 15 OSAGE HILLS SUBDIVISION PER THIS PLAT

A PART OF LOT 12 OF OSAGE HILLS SUBDIVISION, PER PLAT L202193281, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB LOT 15) AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE ALONG THE WEST LINE OF SAID LOT 12, N02°22'47"E, 870.40 FEET;
THENCE LEAVING SAID WEST LINE, S87°16'22"E, 2574.18 FEET;
THENCE S02°11'56"W, 493.98 FEET;
THENCE N87°47'10"W, 91.00 FEET;
THENCE S02°13'54"W, 185.88 FEET;
THENCE S30°05'43"E, 170.36 FEET;
THENCE S01°59'45"W, 50.54 FEET;
THENCE S02°13'51"W, 222.37 FEET TO THE SOUTHERLY LINE OF SAID LOT 12;
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES:
N88°08'26"W, 406.71 FEET;
THENCE S77°04'57"W, 51.56 FEET;
THENCE N87°12'53"W, 772.86 FEET;
THENCE S84°19'40"W, 50.77 FEET;
THENCE N87°40'13"W, 201.73 FEET;
THENCE S76°31'05"W, 52.29 FEET;
THENCE N87°39'30"W, 100.98 FEET;
THENCE N02°20'41"E, 268.17 FEET;
THENCE N87°10'48"W, 944.87 FEET TO THE POINT OF BEGINNING OF LOT 15 (POB LOT 15). CONTAINING 2,618,312 SQUARE FEET, 60.11 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

LOT 16 OSAGE HILLS SUBDIVISION PER THIS PLAT

A PART OF LOT 12 OF OSAGE HILLS SUBDIVISION, PER PLAT L202193281, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE ALONG THE WEST LINE OF SAID LOT 12, N02°22'47"E, 870.40 FEET; TO THE POINT OF BEGINNING OF LOT 16 (POB LOT 16);
THENCE CONTINUING ALONG SAID WEST LINE, N02°22'47"E, 300.02 FEET TO THE SOUTHERLY LINE OF LOT 11 OSAGE HILLS SUBDIVISION PER PLAT L202193281;
THENCE LEAVING SAID WEST LINE OF LOT 12, ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINES OF SAID LOT 11 THE FOLLOWING COURSES:
S87°16'04"E, 1468.15 FEET;
THENCE N02°44'05"E, 38.00 FEET;
THENCE S87°15'59"E, 126.01 FEET;
THENCE N02°44'05"E, 92.00 FEET;
THENCE S87°15'55"E, 7.00 FEET;
THENCE N02°44'05"E, 523.25 FEET;
THENCE N87°15'55"W, 13.01 FEET;
THENCE N02°44'05"E, 186.04 FEET;
THENCE N50°29'36"W, 230.21 FEET;
THENCE N87°15'55"W, 139.60 FEET;
THENCE N02°44'05"E, 20.00 FEET;
THENCE N87°15'55"W, 14.77 FEET;
THENCE S63°24'17"W, 66.72 FEET;
THENCE N88°48'34"W, 76.54 FEET;
THENCE N82°53'25"W, 126.01 FEET;
THENCE N87°23'05"W, 103.22 FEET;
THENCE S83°40'08"W, 141.49 FEET;
THENCE S82°37'31"W, 352.92 FEET;
THENCE S89°14'13"W, 65.27 FEET;
THENCE S36°49'49"W, 132.10 FEET;
THENCE S02°44'05"W, 80.75 FEET;
THENCE N87°15'55"W, 111.58 FEET;
THENCE S02°44'05"W, 120.00 FEET;
THENCE N87°15'55"W, 154.24 FEET TO THE WEST LINE OF SAID LOT 12;
THENCE LEAVING SAID NORTHERLY LINE OF LOT 11, ALONG SAID WEST LINE OF LOT 12, N02°00'07"E, 850.57 FEET TO THE NORTHERLY LINE OF SAID LOT 12;
THENCE LEAVING SAID WEST LINE, ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 12 THE FOLLOWING COURSES:
S87°12'16"E, 1685.61 FEET;
THENCE S00°31'56"W, 136.59 FEET;
THENCE S87°16'31"E, 201.10 FEET;
THENCE N00°32'28"E, 136.54 FEET;
THENCE S87°13'23"E, 347.46 FEET;
THENCE S02°42'11"W, 104.74 FEET;
THENCE S87°31'34"E, 146.49 FEET;
THENCE S02°18'23"W, 421.84 FEET;
THENCE S87°11'02"E, 199.92 FEET;
THENCE S02°20'39"W, 745.65 FEET;
THENCE N87°22'51"W, 162.82 FEET;
THENCE S07°32'02"E, 86.41 FEET;
THENCE S87°37'36"E, 148.26 FEET;
THENCE S02°10'56"W, 365.35 FEET;
THENCE LEAVING SAID EASTERLY LINE OF LOT 12, N87°16'22"W, 2574.18 FEET TO THE POINT OF BEGINNING OF LOT 16 (POB LOT 16). CONTAINING 2,865,232 SQUARE FEET, 65.78 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

RIGHT-OF-WAY DEDICATION PER THIS PLAT

A 70' RIGHT-OF-WAY DEDICATION, SAID RIGHT-OF WAY BEING A PART OF LOT 12 OF OSAGE HILLS SUBDIVISION, PER PLAT L202193281, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC ROW DEDICATION) AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE ALONG THE WEST LINE OF SAID LOT 12, N02°22'47"E, 870.40 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, N02°22'47"E, 300.02 FEET TO THE SOUTHERLY LINE OF LOT 11 OSAGE HILLS SUBDIVISION PER PLAT L202193281;
THENCE LEAVING SAID WEST LINE OF LOT 12, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 11 THE FOLLOWING COURSES:
S87°16'04"E, 1468.15 FEET;
THENCE N02°44'05"E, 38.00 FEET;
THENCE S87°15'59"E, 126.01 FEET;
THENCE N02°44'05"E, 80.07 FEET TO THE POINT OF BEGINNING OF THE RIGHT-OF-WAY DEDICATION (POB ROW DEDICATION);
THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID LOT 11 THE FOLLOWING COURSES:
N02°44'05"E, 11.93 FEET;
THENCE S87°15'55"E, 7.00 FEET;
THENCE N02°44'05"E, 58.04 FEET;
THENCE LEAVING SAID EASTERLY LINE OF LOT 11, S87°01'35"E, 807.74 FEET;
THENCE S87°22'51"E, 162.54 FEET TO THE EASTERLY LINE OF SAID LOT 12;
THENCE ALONG SAID EASTERLY LINE OF LOT 12 THE FOLLOWING COURSES:
S02°20'39"W, 35.00 FEET;
THENCE N87°22'51"W, 162.82 FEET;
THENCE S07°32'02"E, 35.56 FEET;
THENCE LEAVING SAID EASTERLY LINE OF LOT 12, N87°22'51"W, 6.38 FEET;
THENCE N87°01'35"W, 814.66 FEET TO THE POINT OF BEGINNING OF THE RIGHT-OF-WAY DEDICATION (POB ROW DEDICATION) CONTAINING 62,428 SQUARE FEET, 1.43 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

ADJOINER LIST:

1. PARCEL ID: 06-07076-000
SILVER DREAMS LLC
4506 SW SWINTON DR
BENTONVILLE AR 72713
ZONE: A-1

2. PARCEL ID: 06-07077-000
CONWAY, CHRISTOPHER E TRUSTEE
329 N B ST
CENTERTON AR 72719
ZONE: A-1

3. PARCEL ID: 01-18731-000
WM 63 RE 1 LLC
885 3RD AVE STE 2403
NEW YORK NY 10022-4834
ZONE: R-2

4. PARCEL ID: 06-00048-315
WOODS, GREG & KIMBERLY
790 MADISON 8270
HUNTSVILLE AR 72740
ZONE: I-1

5. PARCEL ID: 06-00048-320
PATTERSON, GLENN R & JUDITH
5811 BROOKSIDE RD
BENTONVILLE AR 72713
ZONE: A-1

6. PARCEL ID: 06-00048-317
BENTON COUNTY REG SOLID WASTE
MANAGEMENT DISTRICT
5702 BROOKSIDE RD
BENTONVILLE AR 72713
ZONE: I-2

7. PARCEL ID: 06-00048-322
BENTON COUNTY REG SOLID WASTE
MANAGEMENT DISTRICT
5702 BROOKSIDE RD
BENTONVILLE AR 72713
ZONE: A-1

8. PARCEL ID: 06-00048-325
REEVES, STEVEN MICHAEL
5695 BROOKSIDE RD
BENTONVILLE AR 72712
ZONE: A-1

9. PARCEL ID: 06-00631-663
PAUL PINKLEY CONSTRUCTION INC
5414 W REDBUD ST
ROGERS AR 72758
ZONE: R3-SF

10. PARCEL ID: 06-00048-393
PAUL PINKLEY CONSTRUCTION INC
5414 W REDBUD ST
ROGERS AR 72758
ZONE: A-1

11. PARCEL ID: 06-00048-395
VETTI GROUP REALTY LLC
1705 SW GOSFORD AVE
BENTONVILLE AR 72713
ZONE: A-1

12. PARCEL ID: 06-00631-669
VETTI GROUP REALTY LLC
1705 SW GOSFORD AVE
BENTONVILLE AR 72713
ZONE: A-1

13. PARCEL ID: 01-18729-004
OSAGE RE HOLDINGS LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
ZONE: R-1

14. PARCEL ID: 15-18768-000
HOLDER, JOSHUA & ERIN E
4100 N RAINBOW FARM RD
BENTONVILLE AR 72713
ZONE: N/A

15. PARCEL ID: 01-20085-000
WM 63 RE 1 LLC
885 3RD AVE RM 2403
NEW YORK NY 10022-4834
ZONE: R-1

16. PARCEL ID: 01-20084-000
OSAGE RE HOLDINGS LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
ZONE: R-1

17. PARCEL ID: 01-20078-000
OSAGE RE HOLDINGS LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
ZONE: R-1

18. PARCEL ID: 01-19989-000
J & M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
ZONE: R-1

19. PARCEL ID: 01-19988-000
ROSAS, KEREN MARIE RAMIREZ &
GONZALEZ, YOMAR MIGUEL CRUZ
5806 SW TEPPEE AVE
BENTONVILLE AR 72713
ZONE: R-1

20. PARCEL ID: 01-19987-000
NEXPOINT SFR SPE 1 LLC
8615 CLIFF CAMERON DR STE 200
CHARLOTTE NC 28269
ZONE: R-1

21. PARCEL ID: 01-19986-000
NEXPOINT SFR SPE 1 LLC
16810 KENTON DR STE 180
HUNTERSVILLE NC 28078
ZONE: R-1

22. PARCEL ID: 01-19985-000
J & M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
ZONE: R-1

23. PARCEL ID: 01-19984-000
POKORSKI, JOHN G & ELIZABETH H
CO-TRUSTEES
5906 SW TEPPEE AVE
BENTONVILLE AR 72713
ZONE: R-1

24. PARCEL ID: 01-19983-000
NEXPOINT SFR SPE 1 LLC
8615 CLIFF CAMERON DR STE 200
CHARLOTTE NC 28269
ZONE: R-1

25. PARCEL ID: 01-19982-000
LOFTON, BRIAN D & JACKSON,
SERENE
5910 SW TEPPEE AVE
BENTONVILLE AR 72713
ZONE: R-1

26. PARCEL ID: 01-19981-000
KEEFE, EILEEN BONNIE
6000 SW TEPPEE AVE
BENTONVILLE AR 72713
ZONE: R-1

27. PARCEL ID: 01-19980-000
LOBO, MIRNA E
4105 SW NATIVESTONE ST
BENTONVILLE AR 72713
ZONE: R-1

28. PARCEL ID: 01-19979-000
VISION CUSTOM HOMES LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764
ZONE: R-1

29. PARCEL ID: 01-19951-000
VISION CUSTOM HOMES LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764
ZONE: R-1

30. PARCEL ID: 01-19950-000
VISION CUSTOM HOMES LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764
ZONE: R-1

31. PARCEL ID: 18-08860-000
MARPLE, KEVIN C & MARPLE,
KIMALEE K CO-TRUSTEES
4211 GINN RD
BENTONVILLE AR 72713
ZONE: N/A

32. PARCEL ID: 01-00828-548
HILLDALE DEVELOPMENT LLC
PO BOX 1788
FAYETTEVILLE AR 72702
ZONE: R-1

33. PARCEL ID: 01-00828-535
HILLDALE DEVELOPMENT LLC
PO BOX 1788
FAYETTEVILLE AR 72702
ZONE: R-1

34. PARCEL ID: 01-00828-532
HILLDALE DEVELOPMENT LLC
PO BOX 1788
FAYETTEVILLE AR 72702
ZONE: R-1

35. PARCEL ID: 18-08850-000
ALFARO, JOSE PABLO POLANCO &
SALCEDO, DAGOBERTO
3908 GINN RD
BENTONVILLE AR 72713
ZONE: N/A

36. PARCEL ID: 01-00828-530
HILLDALE DEVELOPMENT LLC
PO BOX 1788
FAYETTEVILLE AR 72702
ZONE: A-1

37. PARCEL ID: 01-18729-002
BENTONVILLE HOUSING PARTNERS
LIMITED PARTNERSHIP
812 MAIN ST
VAN BUREN AR 72956

38. PARCEL ID: 01-18730-000
WEST OSAGE HOLDINGS LLC
6529 E AUTUMNS RIDGE DR
FAYETTEVILLE AR 72701
ZONE: R-2

39. PARCEL ID: 01-18730-001
CITY OF CENTERTON
PO BOX 208
CENTERTON AR 72719-0208
ZONE: R-2

40. PARCEL ID: 18-08847-000
KUHLMAN, MATT & SHERI
3480 GINN RD
BENTONVILLE AR 72713
ZONE: N/A

41. PARCEL ID: 01-00828-521
ROMINES, CYNTHIA
3300 GINN RD
BENTONVILLE AR 72713
ZONE: R-2

42. PARCEL ID: 01-00828-510
TOWLER, CYNTHIA D TRUSTEE
3300 GINN RD
BENTONVILLE AR 72713
ZONE: R-2

43. PARCEL ID: 18-08860-000
MARPLE, KEVIN C & MARPLE,
KIMALEE K CO-TRUSTEES
4211 GINN RD
BENTONVILLE AR 72713
ZONE: R-2

44. PARCEL ID: 06-00048-318
CITY OF CENTERTON
PO BOX 208
CENTERTON AR 72719-0208
ZONE: A-1

45. PARCEL ID: 06-07078-000
CITY OF CENTERTON
PO BOX 208
CENTERTON AR 72719-0208
ZONE: A-1

46. PARCEL ID: 06-00048-316
CITY OF CENTERTON
PO BOX 208
CENTERTON AR 72719-0208
ZONE: A-1

47. PARCEL ID: 01-20086-000
OSAGE RE HOLDINGS LLC
4034 N OLD WIRE RD
FAYETTEVILLE AR 72703
ZONE: R-1

MCE

McCLELLAND

CONSULTING

ENGINEERS, INC.

DESIGNED TO SERVE

1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

LOT SPLIT FOR PART OF LOT 12 OF OSAGE
HILLS SUBDIVISION CREATING LOTS 15 & 16
GINN RD AND BROOKSIDE RD
BENTONVILLE, ARKANSAS

REVISIONS	REV	DATE	DESCRIPTION			

LOT SPLIT

PROJ. MANAGER:	DRAWN BY:
DB	DB
DATE:	REVISION:
10/24/2022	
SCALE:	PROJ. NUMBER:
AS NOTED	212125

2/4

CITY OF BENTONVILLE PROJECT NUMBER PLA22-0021

82



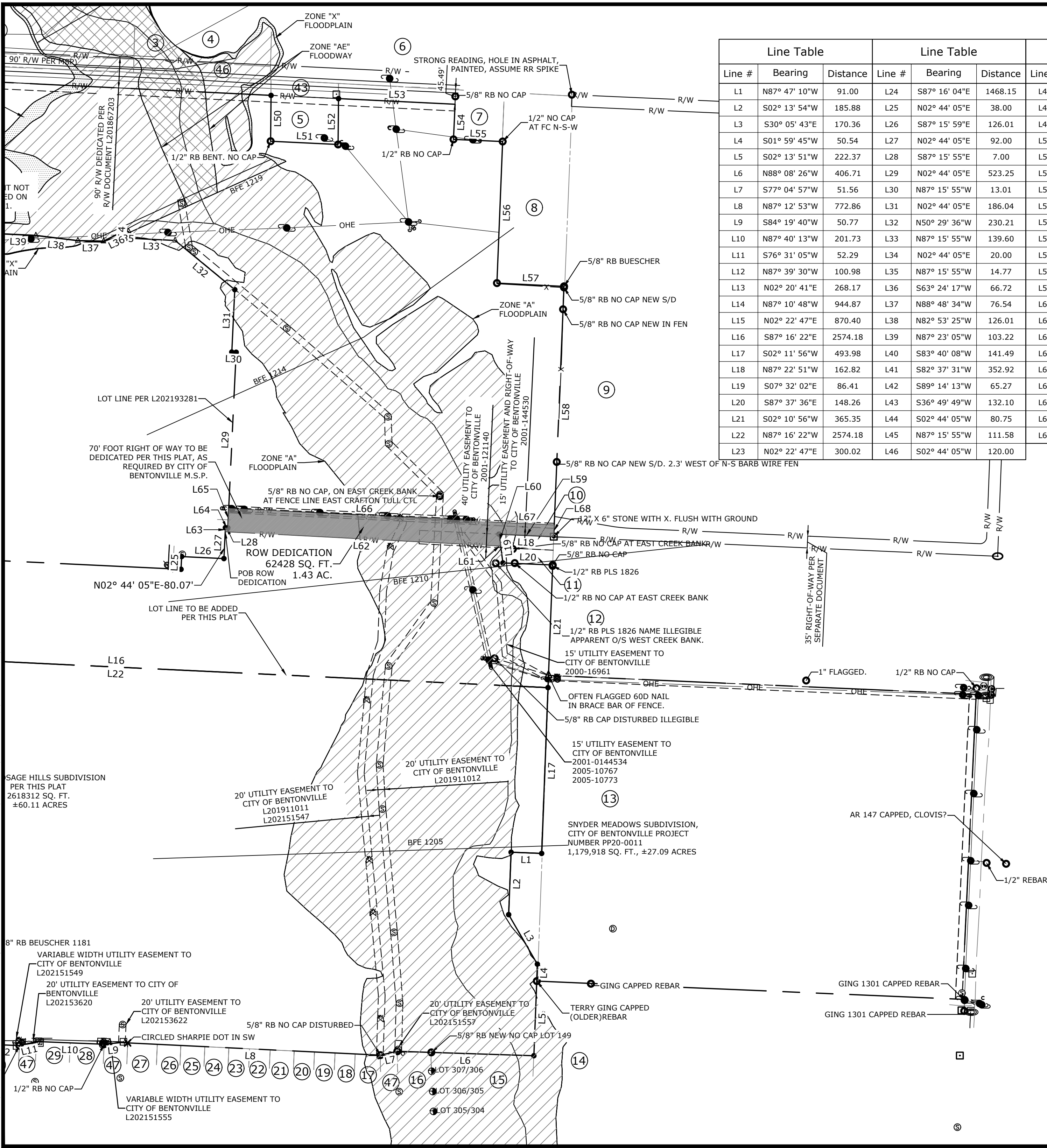
©2022

REVISIONS		
REV	DATE	DESCRIPTION

PROJ. MANAGER: DB	DRAWN BY: DB
DATE: 10/24/2022	REVISION:
SCALE: AS NOTED	PROJ. NUMBER: 212125

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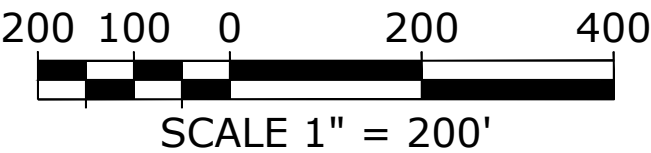
W:\2022\22-2125 - BENTONVILLE, AR GINN ROAD SUBDIVISION\SURVEY\BOUNDARY\DRAWING\222125 INFORMAL PLAT REV-2.DWG



Line Table			Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N87° 47' 10"W	91.00	L24	S87° 16' 04"E	1468.15	L47	N87° 15' 55"W	154.24
L2	S02° 13' 54"W	185.88	L25	N02° 44' 05"E	38.00	L48	N02° 00' 07"E	850.57
L3	S30° 05' 43"E	170.36	L26	S87° 15' 59"E	126.01	L49	S87° 12' 16"E	1685.61
L4	S01° 59' 45"W	50.54	L27	N02° 44' 05"E	92.00	L50	S00° 31' 56"W	136.59
L5	S02° 13' 51"W	222.37	L28	S87° 15' 55"E	7.00	L51	S87° 16' 31"E	201.10
L6	N88° 08' 26"W	406.71	L29	N02° 44' 05"E	523.25	L52	N00° 32' 28"E	136.54
L7	S77° 04' 57"W	51.56	L30	N87° 15' 55"W	13.01	L53	S87° 13' 23"E	347.46
L8	N87° 12' 53"W	772.86	L31	N02° 44' 05"E	186.04	L54	S02° 42' 11"W	104.74
L9	S84° 19' 40"W	50.77	L32	N50° 29' 36"W	230.21	L55	S87° 31' 34"E	146.49
L10	N87° 40' 13"W	201.73	L33	N87° 15' 55"W	139.60	L56	S02° 18' 23"W	421.84
L11	S76° 31' 05"W	52.29	L34	N02° 44' 05"E	20.00	L57	S87° 11' 02"E	199.92
L12	N87° 39' 30"W	100.98	L35	N87° 15' 55"W	14.77	L58	S02° 20' 39"W	745.65
L13	N02° 20' 41"E	268.17	L36	S63° 24' 17"W	66.72	L59	N87° 22' 51"W	162.82
L14	N87° 10' 48"W	944.87	L37	N88° 48' 34"W	76.54	L60	S07° 32' 02"E	35.56
L15	N02° 22' 47"E	870.40	L38	N82° 53' 25"W	126.01	L61	N87° 22' 51"W	6.38
L16	S87° 16' 22"E	2574.18	L39	N87° 23' 05"W	103.22	L62	N87° 01' 35"W	814.66
L17	S02° 11' 56"W	493.98	L40	S83° 40' 08"W	141.49	L63	N02° 44' 05"E	11.93
L18	N87° 22' 51"W	162.82	L41	S82° 37' 31"W	352.92	L64	S87° 15' 55"E	7.00
L19	S07° 32' 02"E	86.41	L42	S89° 14' 13"W	65.27	L65	N02° 44' 05"E	58.04
L20	S87° 37' 36"E	148.26	L43	S36° 49' 49"W	132.10	L66	S87° 01' 35"E	807.74
L21	S02° 10' 56"W	365.35	L44	S02° 44' 05"W	80.75	L67	S87° 22' 51"E	162.54
L22	N87° 16' 22"W	2574.18	L45	N87° 15' 55"W	111.58	L68	S02° 20' 39"W	35.00
L23	N02° 22' 47"E	300.02	L46	S02° 44' 05"W	120.00			

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- GRAVEL LINE
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- ADJOINING PROPERTY LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE WITH ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- SET MONUMENT (AS NOTED)
- CALCULATED POINT
- ADJOINER NUMBER



CITY OF BENTONVILLE PROJECT NUMBER PLA22-0021

MCE McClelland
CONSULTING
ENGINEERS, INC.
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

LOT SPLIT FOR PART OF LOT 12 OF OSAGE
HILLS SUBDIVISION CREATING LOTS 15 & 16
GINN RD AND BROOKSIDE RD
BENTONVILLE, ARKANSAS

REVISIONS		DESCRIPTION
REV	DATE	

LOT SPLIT

PROJ. MANAGER:	DRAWN BY:
DB	DB
DATE:	REVISION:
10/24/2022	
SCALE:	PROJ. NUMBER:
AS NOTED	212125

4/4

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART OF
LOT 12 OF OSAGE HILLS SUBDIVISION; CREATING NEW LOTS 15 & 16 OF
OSAGE HILLS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND
FOR OTHER PURPOSES.**

(PROJECT NUMBER: PLA22-0021)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of PART OF LOT 12 OF OSAGE HILLS SUBDIVISION creating new LOTS 15 & 16 OF OSAGE HILLS SUBDIVISION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on November 1, 2022;

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

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

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

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

Section 1: That the property line adjustment of PART OF LOT 12 OF OSAGE HILLS SUBDIVISION; creating new LOTS 15 & 16 OF OSAGE HILLS SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



Upland Stacks

508 SW A St.

PC Date: 11/1/2022

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0052
Applicant / Current Owner	T.J. Lefler
Site Area	+/- 0.79 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Food & Beverage, Retail, & Common Space
Related Projects	PLA22-0027

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

Location Map



Property Description

This property is located at 508 SW A St., at the Southwest corner of the intersection of SW 6th and SW A Streets. It is currently zoned D-C, Downtown Core with a Future Land Use Classification of Downtown Commercial. This property presently vacant, with two single-family structures recently demolished.

Project Details

This project is a large-scale development that consists of various retail and restaurant spaces fronting the street and alley ROW and enclosing a central open space. The structures are repurposed shipping containers. The proposed structures will be approximately 20 feet tall, with the second levels connected via an internal deck. The project will provide 18 off-street parking spaces with access off of A Street via a one-way aisle to an improved alley that runs north-to-south to the West of the project.

The proposal provides sidewalk and landscaping as required per the Downtown Zoning Districts Landscaping requirements of the Land Development Code. Being shipping containers, the primary material is finished metal along with windows integrated into the containers.

Projected Traffic Impact

While the proposed development will constitute an increase in intensity from 2 single-family homes to a few thousand square feet of retail and restaurant space, the traffic impact will likely be moderate. The site proposes the use of internal drives and public alleys for access which should disperse some of the impact of additional trips. Additionally, given the location of the site in proximity to downtown and the trail system, a number of vehicle trips will likely be substituted by bicycling or walking. SW A St. is classified as a Downtown Collector, along which retail and restaurant uses are appropriate.

Waivers

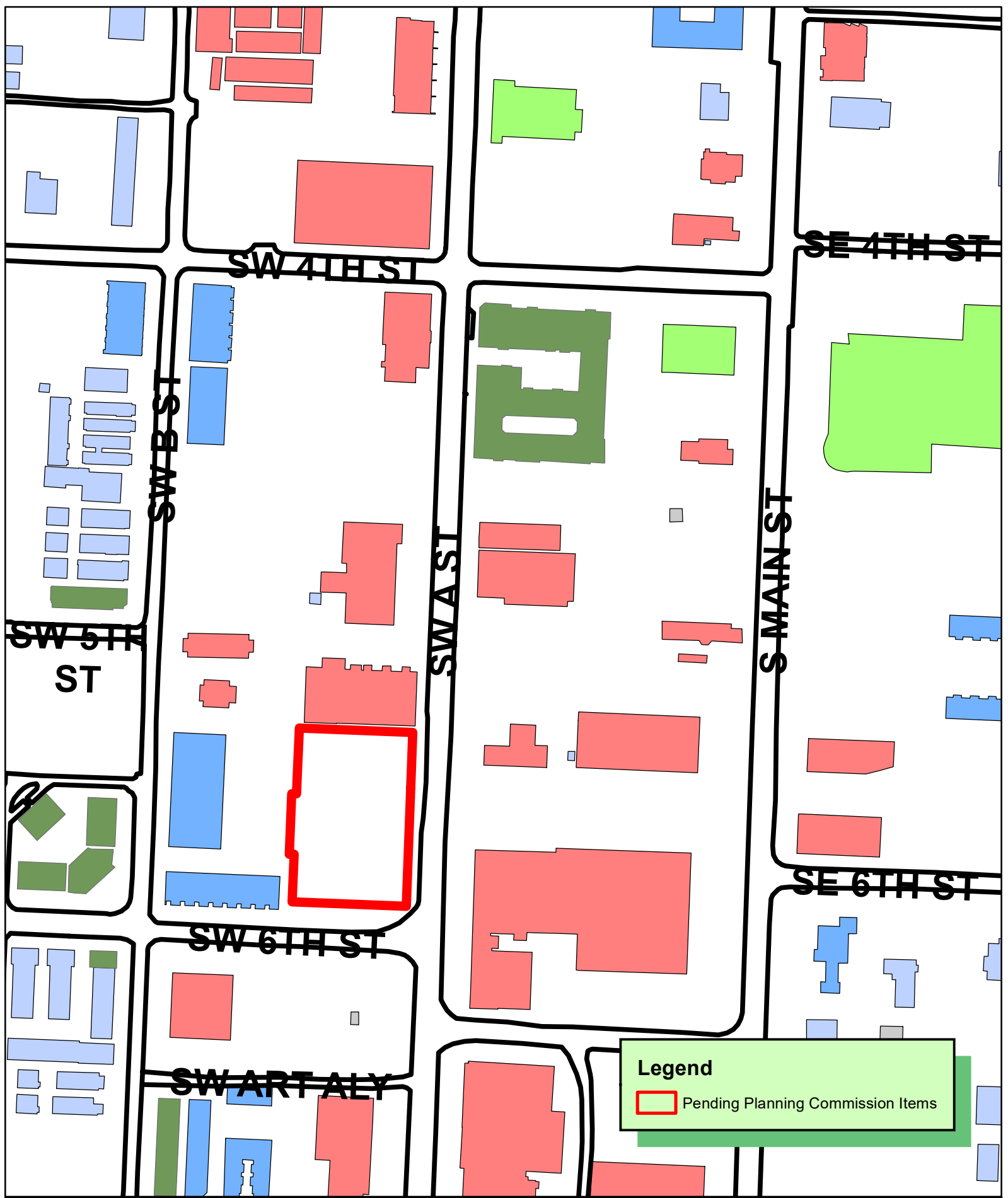
Two waivers are requested:

- A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.
- A waiver from Section 1100.23(g)- Windows: A minimum of 50% of the first floor façade shall be windows in the DC, Downtown Core district.

Conclusion

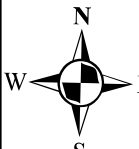
The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the two requested waivers. The proposal does satisfy the goal of the Bentonville Community Plan to intensify development patterns in the downtown area.

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



Legend

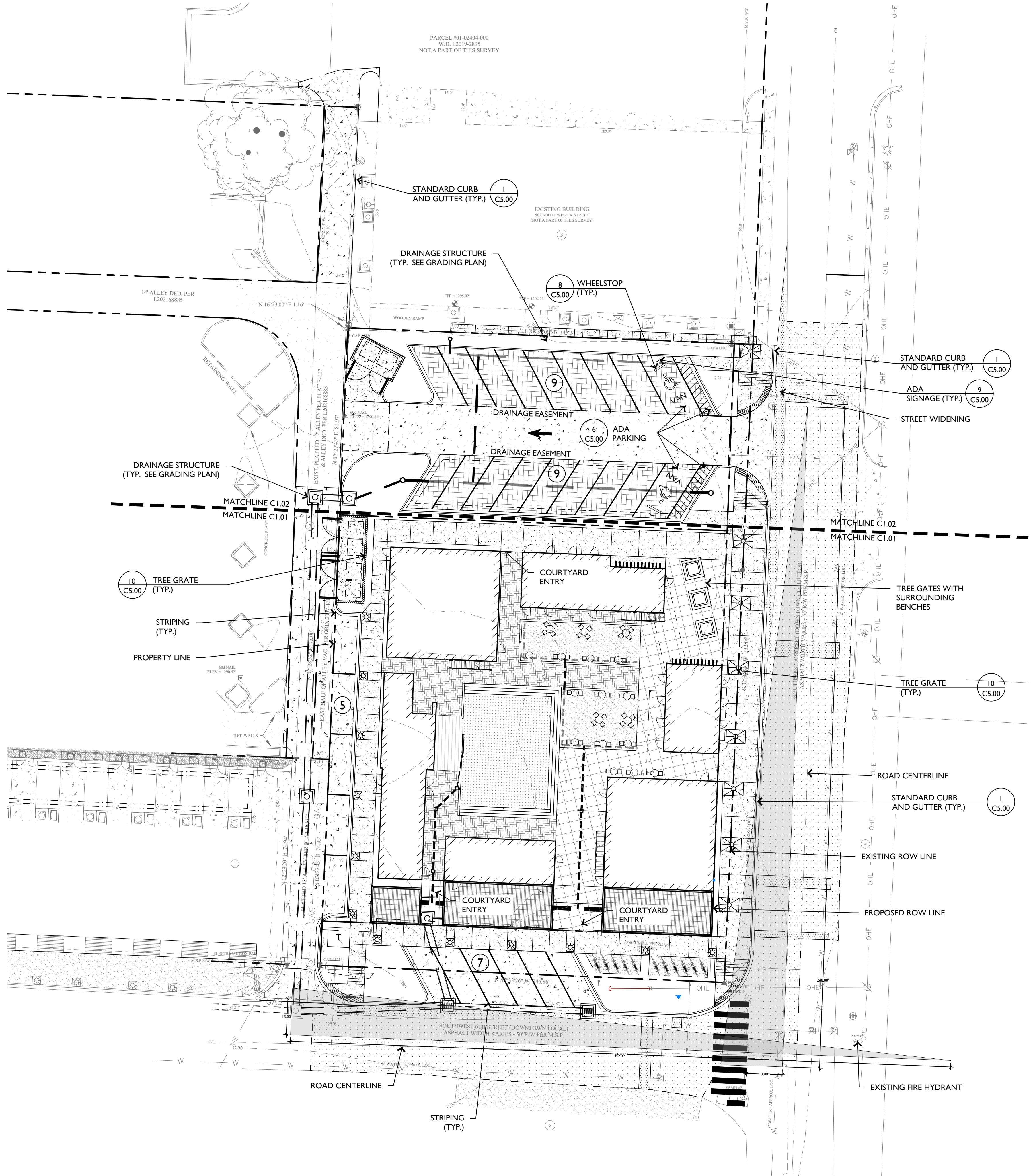
 Pending Planning Commission Items


1 inch = 150 feet

**LSD22-0052 10/4/22
LARGE SCALE DEVELOPMENT
UPLAND STACKS**

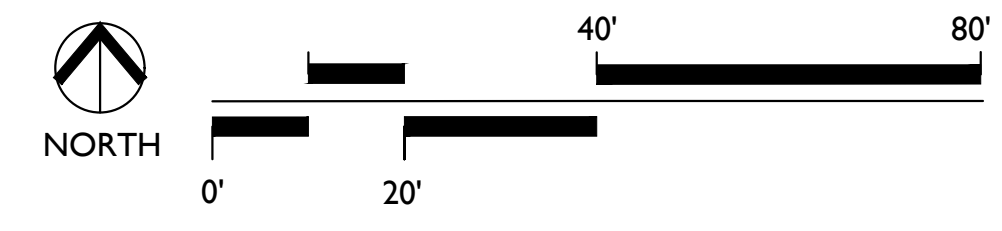
87


THE CITY OF
B
BENTONVILLE



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"



SITE SUMMARY	
ZONING:	DOWNTOWN CORE (DC)
USE:	FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE
AREA:	
LOT #1	0.53 AC
LOT #2 (NORTHERN PARKING LOT)	0.22 AC
TOTAL	0.75 AC

ZONING SUMMARY			
LOT AND AREA STANDARDS			
LOT AREA MIN:	REQUIRED NONE	PROVIDED (LOT #1) 23,143 SF / .53 AC	PROVIDED (LOT #2) 9,566 SF / .22 AC
LOT AREA MAX:	NONE	23,143 SF / .53 AC	9,566 SF / .22 AC
MIN LAND AREA / DWELLING UNIT	N/A	N/A	N/A
LOT WIDTH MIN:	NONE	164 LF	68 LF
LOT WIDTH MAX:	NONE	164 LF	68 LF
LOT COVERAGE MAX CORNER:	100%	<100%	<100%
SETBACK STANDARDS			
FRONT YARD MIN:	REQUIRED N/A	PROVIDED (LOT #1) N/A	PROVIDED (LOT #2) N/A
FRONT YARD MAX:	0'	0'	N/A
SIDE YARD MIN:	0'	0'	N/A
REAR YARD MIN:	0'	19' +/-	N/A

EXISTING LEGEND	
○ FOUND 5/8" REBAR	○ TREE
○ SET 5/8" REBAR/CAP	○ ADJ. LAND OWNER
⊗ FOUND 1/2" REBAR	⊗ GRATED INLET
□ FOUND NAIL	⊗ TELEPHONE VAULT
⊗ BOLLARD	⊗ STORM SEWER MH
▽ SET / FOUND P/K NAIL	⊗ AC CONDENSER UNIT
▲ FOUND RAILROAD SPIKE	⊗ SANITARY SEWER MH
⊕ FINISHED FLOOR ELEVATION	⊗ TELECOM. MANHOLE
△ COMPUTED POINT	⊗ WATER METER
⊗ POWER POLE	⊗ CLEANOUT
⊗ WATER VALVE	⊗ FIRE HYDRANT
⊗ GAS METER	⊗ ELECTRICAL BOX
⊗ GUY ANCHOR	
— BOUNDARY LINE (MEASURED)	— LOT LINE
— PARCEL LINE	— CENTERLINE OF ROAD
— RIGHT-OF-WAY	— WATER LINE
— SS — SEWER LINE	— OHE — OVERHEAD POWER LINE
— GUY WIRE	— FENCE

PROPOSED LEGEND	
— PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)	
— SAWCUT AND PAVEMENT REMOVAL LIMITS	
— LIMITS OF MILL AND OVERLAY	
— RAILING	
— TYPICAL CONCRETE PAVEMENT (10/C5.00)	
— HEAVY DUTY CONCRETE PAVEMENT (15/C5.00)	
— ASPHALT PAVEMENT (3/C5.00)	
— ARTIFICIAL TURF (1/C5.01)	
— NON-PERMEABLE PAVERS (4/C5.00)	
— PERMEABLE PAVERS (5/C5.00)	
— TYPICAL CONCRETE SIDEWALK (6/C5.00)	
— 2" MILL AND OVERLAY	
— ELEVATED STEEL GRATE	
— SCORED CONCRETE	
— DECOMPOSED GRANITE (11/C5.00)	

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Ecological Design Group, Inc

www.ecologicaldgd.com

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UPLAND STACKS

520, 518, 516 and 530 SW A Street

208, 204, and 200 SW 6TH Street

Bentonville, Arkansas

EDG PROJECT NO. 22-001

DATE 2022.10.11

REVISIONS

Number Date

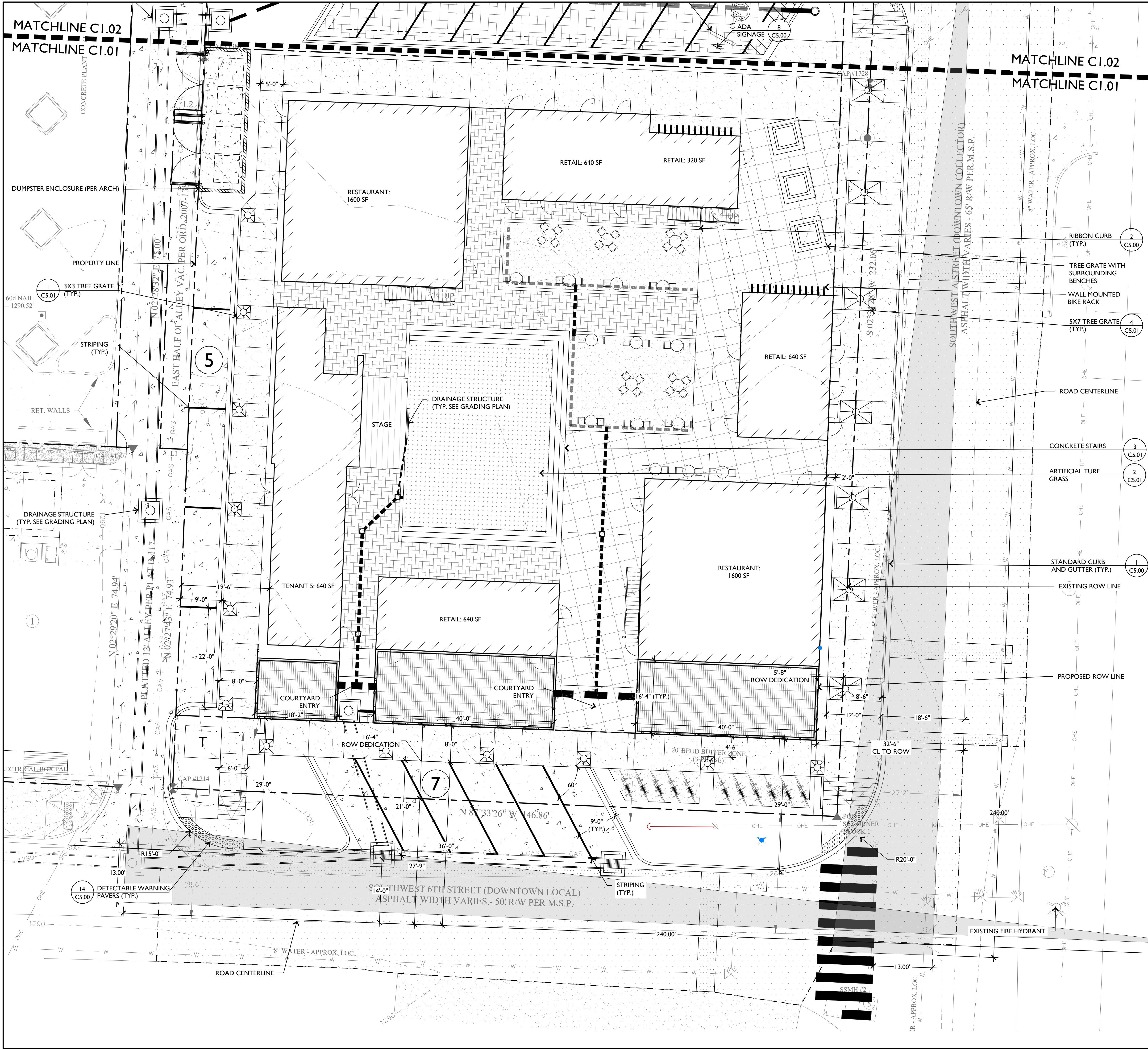
PHASE Construction Documents

TITLE Overall Site Plan

SHEET NO. C1.00

LSD22-0052

88



SITE SUMMARY		
ZONING:	DOWNTOWN CORE (DC)	
USE:	FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE	
AREA:	LOT #1	0.53 AC
	LOT #2 (NORTHERN PARKING LOT)	0.22 AC
TOTAL		0.75 AC

PARKING DATA (LOT #1)		
ZONING	DC	
USE	COMMERCIAL	
	FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE	
PARKING REQUIREMENTS	>3000 SF	
FIRST FLOOR	1 SPACE PER 500 SF	
	6,715 SF - 3000 SF = 3,715 SF	
	3,715 SF / 500 SF = 7.43 SF	
	7 SPACES REQUIRED	
SECOND FLOOR	1 SPACE PER 1000 SF	
	3,524 SF / 1000 SF = 3.5 SF	
	4 SPACES REQUIRED	
TOTAL	11 SPACES REQUIRED	
PARKING PROVIDED	ON STREET PARKING PROVIDED	
ADA PARKING PROVIDED	11 SPACES	
TOTAL	1 SPACE	
	12 SPACES PROVIDED	

ZONING SUMMARY (LOT #1)		
LOT AND AREA STANDARDS		
LOT AREA MIN:	REQUIRED	PROVIDED
LOT AREA MAX:	NONE	23,143 SF / .53 AC
MIN LAND AREA / DWELLING UNIT	NONE	23,143 SF / .53 AC
LOT WIDTH MIN:	N/A	N/A
LOT WIDTH MAX:	NONE	164 LF
LOT COVERAGE MAX CORNER:	NONE	164 LF
	100%	<100%
SETBACK STANDARDS		
FRONT YARD MIN:	REQUIRED	PROVIDED
FRONT YARD MAX:	N/A	N/A
SIDE YARD MIN:	0'	0'
REAR YARD MIN:	0'	19' +/-

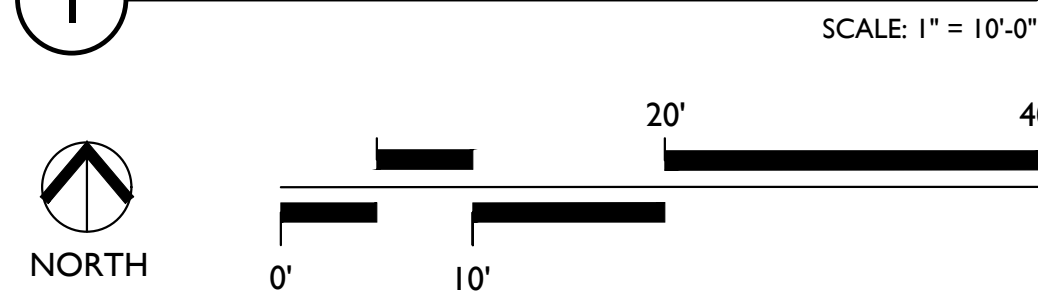
EXISTING LEGEND

○ FOUND 5/8" REBAR	○ TREE	— BOUNDARY LINE (MEASURED)
○ SET 5/8" REBAR/CAP	○ ADJ. LAND OWNER	--- LOT LINE
○ FOUND 1/2" REBAR	○ GRATED INLET	--- PARCEL LINE
○ FOUND NAIL	○ TELEPHONE VAULT	--- CENTERLINE OF ROAD
○ BOLLARD	○ STORM SEWER MH	--- RIGHT-OF-WAY
▽ SET / FOUND P/K NAIL	○ AC CONDENSER UNIT	--- W WATER LINE
▲ FOUND RAILROAD SPIKE	○ SANITARY SEWER MH	--- SS SEWER LINE
◆ FINISHED FLOOR ELEVATION	○ TELECOM. MANHOLE	--- OHE OVERHEAD POWER LINE
● COMPUTED POINT	○ WATER METER	--- GUY WIRE
⊕ POWER POLE	○ CLEANOUT	--- X FENCE
⊕ WATER VALVE	○ FIRE HYDRANT	
⊕ GAS METER	○ ELECTRICAL BOX	
⊕ GUY ANCHOR		

PROPOSED LEGEND

— PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)	
--- SAWCUT AND PAVEMENT REMOVAL LIMITS	
--- LIMITS OF MILL AND OVERLAY	
RAILING	
TYPICAL CONCRETE PAVEMENT (110/C5.00)	
ASPHALT PAVEMENT (3/C5.00)	
ARTIFICIAL TURF (/C5.01)	
NON-PERMEABLE PAVERS (4/C5.00)	
PERMEABLE PAVERS (5/C5.00)	
TYPICAL CONCRETE SIDEWALK (6/C5.00)	
2" MILL AND OVERLAY	
ELEVATED STEEL GRATE	
SCORED CONCRETE	
DECOMPOSED GRANITE (11/C5.00)	

SITE PLAN



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UPLAND STACKS
520, 518, 516 and 530 SW A Street
208, 204, and 200 SW 6TH Street
Bentonville, Arkansas

EDG PROJECT NO. 22-001

DATE 2022.10.11

REVISIONS

Number Date

PHASE Construction Documents

TITLE Site Plan

SHEET NO.

C1.01

LSD22-0052

40

TOTAL

ZONING DC

PARKING LOT	16 SPACES
-------------	-----------

ZONING SUMMARY (LOT #2)

TABLE 1. *Continued*

0'	N/A
----	-----

↓ GUY ANCHOR

DECOMPOSED GRANITE (11/C5.00)

UPLAND STACKS
520, 518, 516 and 530
208, 204, and 200 SW
Bentonville, Arkansas

CI.02
LSD22-0052

[illegible]

37-9

1. *Chlorophyll a* (Chl *a*)

RETAIL: 320 SF

SCALE: 1" = 10'-0"

Diagram illustrating the layout of the 100' long rectangular area, divided into four sections. The top section is divided into three parts: a 20' section, a 20' section, and a 40' section. The bottom section is divided into two parts: a 20' section and a 40' section.

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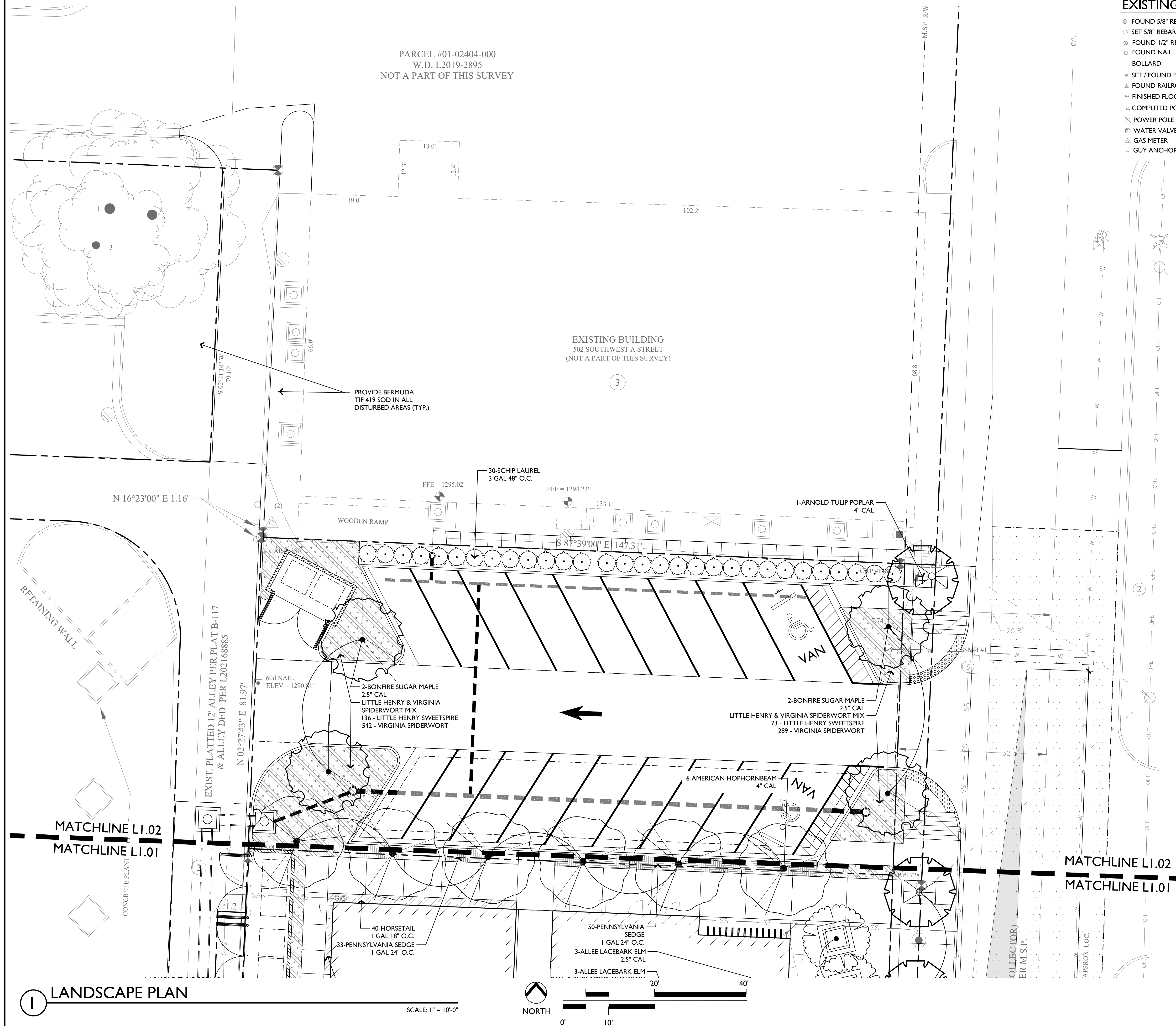
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PROJECT NO.		22-001	
DATE		2022.10.11	
REVISIONS			
Number	Date		
PHASE		Construction Documents	
TITLE		Landscape Plan	
SHEET NO.		L1.00	
		LSD22-0052	



520, 518, 516 and 530
208, 204, and 200 SW
Bentonville, Arkansas

PROJECT NO.		22-001
DATE	2022.10.11	
REVISIONS		
Number	Date	
PHASE		
Construction Documents		
TITLE		
Landscape Plan		
SHEET NO.		
L1.01		
LSD22-0052		

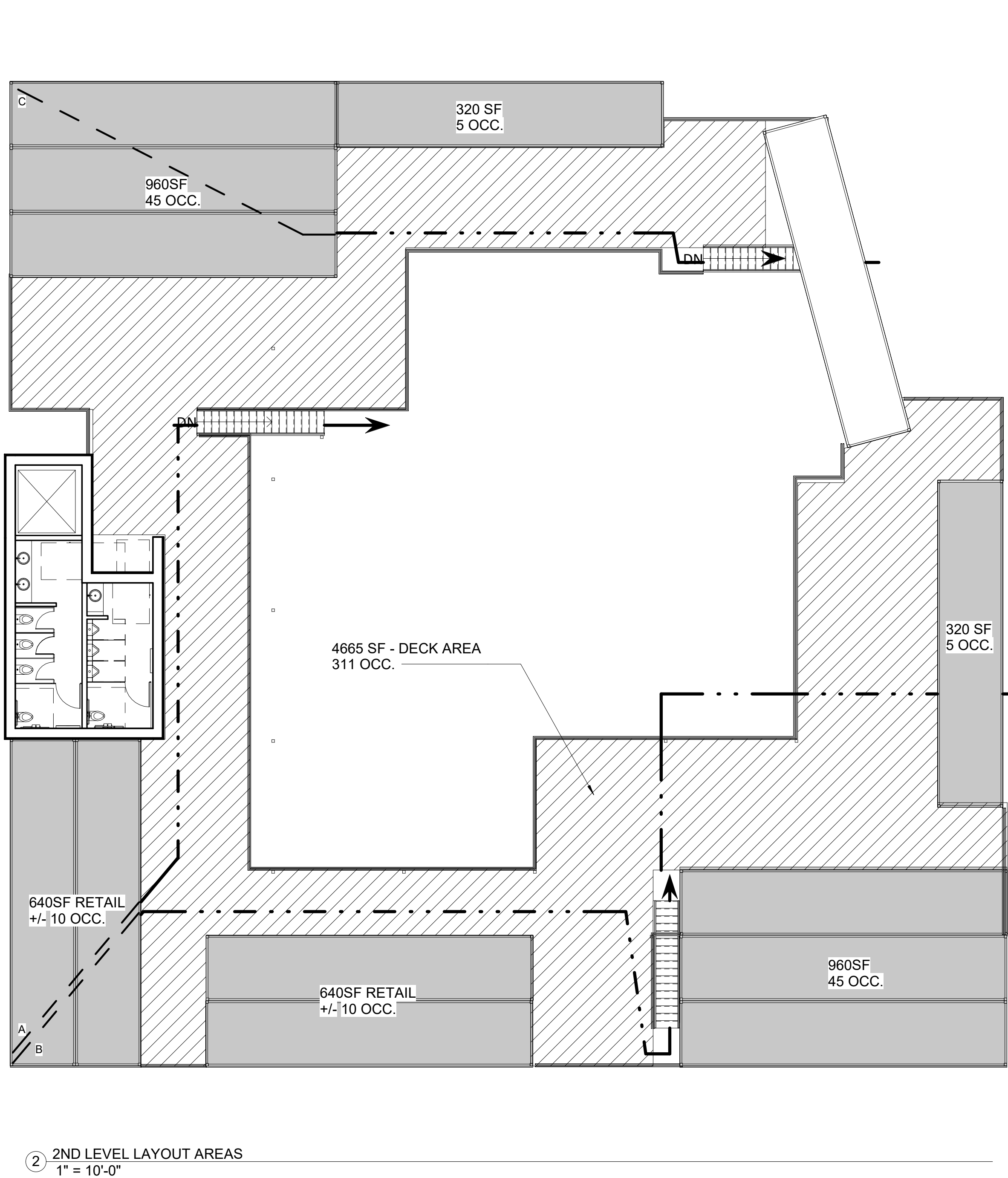
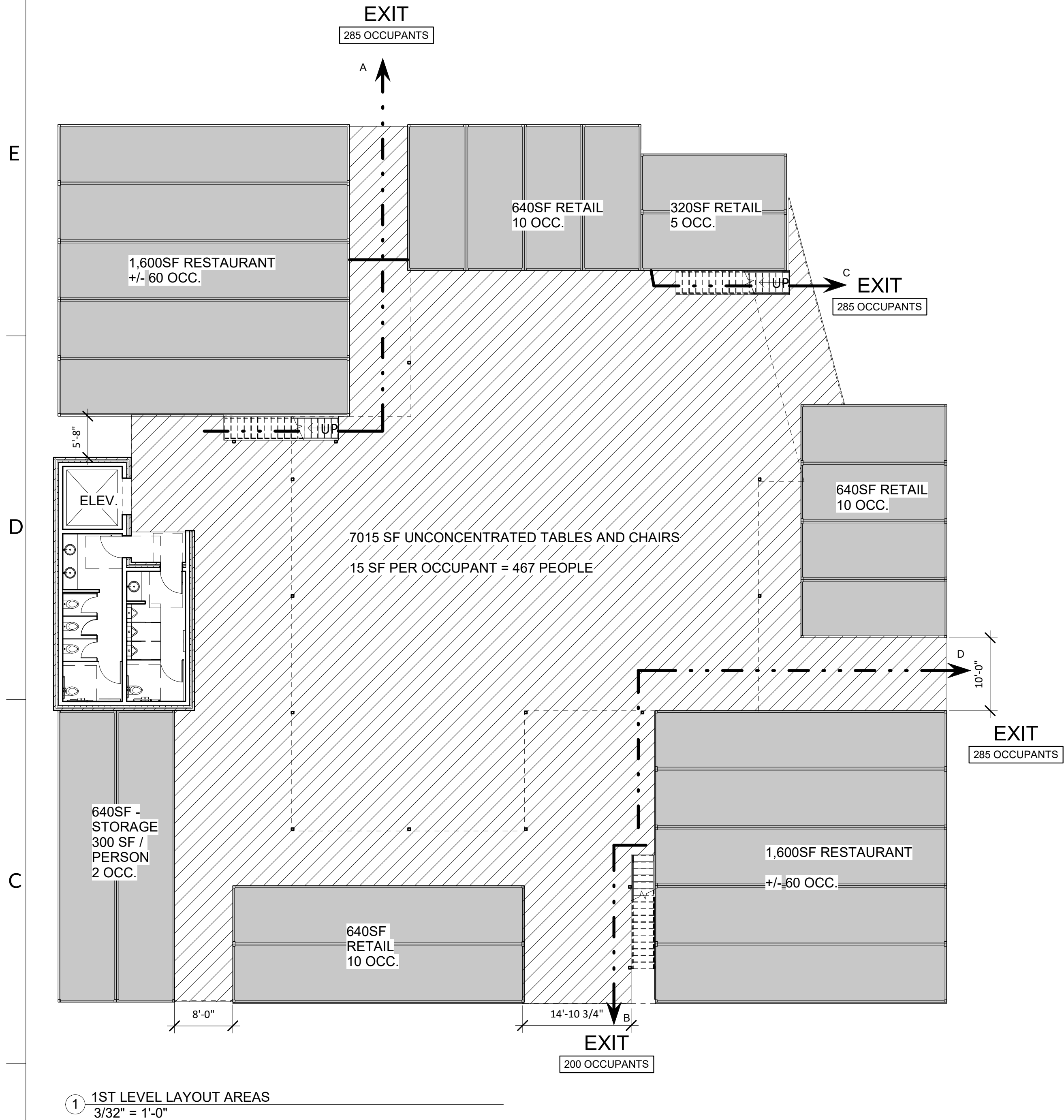


EXISTING LEGEND

- | | | | |
|----------------------------|---------------------|---------|--------------------------|
| ○ FOUND 5/8" REBAR | ⊙ TREE | ————— | BOUNDARY LINE (MEASURED) |
| ○ SET 5/8" REBAR/CAP | ⊙ ADJ. LAND OWNER | ----- | LOT LINE |
| ⊙ FOUND 1/2" REBAR | ⊙ GRATED INLET | ————— | PARCEL LINE |
| ○ FOUND NAIL | ☎ TELEPHONE VAULT | ————— | CENTERLINE OF ROAD |
| ○ BOLLARD | ☎ STORM SEWER MH | ----- | RIGHT-OF-WAY |
| ▽ SET / FOUND P/K NAIL | ☎ AC CONDENSER UNIT | — W — | WATER LINE |
| ▲ FOUND RAILROAD SPIKE | ☎ SANITARY SEWER MH | — SS — | SEWER LINE |
| ○ FINISHED FLOOR ELEVATION | ☎ TELECOM. MANHOLE | — OHE — | OVERHEAD POWER LINE |
| △ COMPUTED POINT | ⊙ WATER METER | ————— | GUY WIRE |
| ⊙ POWER POLE | ⊙ CLEANOUT | — X — | FENCE |
| ⊙ WATER VALVE | ⊙ FIRE HYDRANT | | |
| ⊙ GAS METER | ☎ ELECTRICAL BOX | | |
| ↓ GUY ANCHOR | | | |

NOTE: PER CITY OF BENTONVILLE REQUIREMENTS, ALL TREES WITHIN THE ROW MUST BE 4" CALIIPER.

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
STREET FRONTAGE			
SW A STREET - COLLECTOR	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 30 LF. OF STREET FRONTAGE: 232.06 LF / 30 = 7.74 ~ 8 TREES REQUIRED	8 TREES	8 TREES
SW 6TH STREET - LOCAL	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 146.86 LF / 25 = 5.87 ~ 6 TREES REQUIRED	6 TREES	6 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	MIN. 7 FT BUFFER	NO	NO
WESTERN LOT LINE	MIN. 7 FT BUFFER	NO	NO
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA 8% OF TOTAL PARKING LOT AREA 0.08% * 6,234.89 SF = 505.99 SF	505.99 SF	890.82 SF
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	COMMERCIAL / COMMERCIAL USES: TYPE D SCREEN REQUIRED NO SCREEN REQUIRED	NO	NO
WESTERN LOT LINE	COMMERCIAL / PUBLIC ALLEY	N/A	EASTERN LOT LINE ADJACENT TO ACCESS ALLEY
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



EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	158'
B	215'
C	112'

PER CITY OF BENTONVILLE AMENDMENTS TO THE 2012 APCF:

907.1.4 EXTERIOR ALARM NOTIFICATION. ALL NEW FIRE ALARM SYSTEMS SHALL BE EQUIPPED WITH AN EXTERIOR VISUAL NOTIFICATION DEVICE THAT IS ACTIVATED UPON GENERAL FIRE ALARM. TO BE LOCATED NEAR THE MAIN ENTRANCE AT A HEIGHT NOT LESS THAN 10' ABOVE ADJACENT PARKING SURFACE.

907.2 WHERE REQUIRED --NEW BUILDINGS AND STRUCTURES. AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE. WHEN A FIRE ALARM IS INSTALLED IN A NEW BUILDING, A MANUAL FIRE ALARM BOX SHALL BE PROVIDED AT ALL MARKED EXITS FROM STORIES AND MARKED EXITS LEADING TO A PUBLIC WAY.

APPENDIX D - FIRE DISTRICT

CODE REVIEW INFORMATION			
APPLICABLE CODES			
MUNICIPALITY:	BENTONVILLE		
BUILDING:	2012 ARKANSAS FIRE PREVENTION CODE VOL II		
ENERGY:	2014 ARKANSAS ENERGY CODE		
FIRE PREVENTION:	2012 ARKANSAS FIRE PREVENTION CODE VOL I		
PLUMBING:	2006 ARKANSAS PLUMBING CODE		
MECHANICAL:	2010 ARKANSAS MECHANICAL CODE		
ELECTRICAL:	2017 NEC		
ACCESSIBILITY:	ICC/ANSI A117.1-2003		
BUILDING INFORMATION			
CONSTRUCTION TYPE:	II-B		
508.3 NON-SEPARATED MIXED-USE			
USE GROUP (S):	ASSEMBLY (A-2)	16,255 SF	
	MERCANTILE (M)	4,480 SF	
	TOTAL:	20,735 SF	
AREA INFORMATION:			
IBC: BASIC ALLOWABLE AREA PER FLOOR:	9,500 SF		
IBC: 506.3 AUTOMATIC SPRINKLER INCREASE:	28,500 SF		
IBC: ACTUAL AREA PER FLOOR:	9,732 SF		
HEIGHT INFORMATION:			
IBC : BASIC ALLOWABLE HEIGHT:	55 FT		
ACTUAL HEIGHT	22'-0" FT		
FIRE PROTECTION			
STRUCTURAL FRAME			0
BEARING WALLS:			
EXTERIOR	0	INTERIOR	0
NON-BEARING WALLS:			
EXTERIOR	0	INTERIOR	0
EXIT ACCESS CORRIDOR:			
STRUCTURAL COLUMNS:			N/A
STRUCTURAL BEAMS:			0
SHAFT ENCLOSURE:			0
FLOOR CONSTRUCTION AND			0
SECONDARY MEMBERS:			
ROOF CONSTRUCTION AND			0
SECONDARY MEMBERS:			
FIRE WALL RATING			0
FIRE BARRIER RATING			0
FIRE SEPARATION RATING:			TBD
(between tenant space)			
FIRE SEPARATION RATING:			N/A
(corridor walls)			
INTERIOR FINISH:			
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450			
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450			
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450			
FLOOR FINISH; CLASS I OR CLASS II IN CORRIDORS AND EXITS			
*NONCOMBUSTIBLE:			
>10"=0 HR RESISTIVE			
<10" = 1 HR RESISTIVE			
<10" @ (S-1 OCC.) = 2 HR RESISTIVE			
SEPARATION OF BUILDINGS: (PER IBC TABLE 705.8)			
NFPA 13 AUTOMATIC SPRINKLER SYSTEM W/			
SUPERVISED A/V ALARM AND PULL STATIONS			
MEANS OF EGRESS			
OCCUPANT LOAD:			1,140
NUMBER OF EXITS:			
REQUIRED:			4
PROVIDED:			4
SPRINKLERS PROVIDED:			YES
NON-SEPARATED MIXED-USE:			YES
ALLOWABLE TRAVEL DISTANCE:			250 FT
(w/ sprinkler system)			
EXIT ACCESS TRAVEL DISTANCE:			158 FT
COMMON PATH OF TRAVEL:			30 FT
DEAD ENDS:			0 FT
EGRESS WIDTH OF STAIRWAYS:			48 IN
EGRESS WIDTH OF EXITS:			36 IN
EXIT SIGNS:			
EXIT MARKING IS PROVIDED AS FOLLOWS:			
EXIT SIGNS ARE PROVIDED IN AREA ACCESSIBLE TO THE			
PUBLIC IN ACCORDANCE WITH NFPA 101, AND SHALL BE OF			
THE L.E.D. TYPE. INCANDESCENT SIGNS ARE NOT PERMITTED.			
CODE CLARIFICATIONS			
OCCUPANT LOAD (SECTION 1004.1.1)			
FLOOR AREA / (SQ. FT. / PERSON) = OCC. LOAD			
ACCESSIBLE MEANS OF EGRESS (SECTION 1007)			
* REFER TO LIFE SAFETY PLAN			



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 dimension 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.

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CLIENT NAME
TJ LEFLER
100 W CENTER ST SUITE 200
FAYETTEVILLE, AR 72701

CIVIL
ECOLOGICAL DESIGN GROUP, INC.
216 W BIRCH ST, ROGERS AR 72756

MEP CONSULTANT
BUF STUDIO
702 SW 5TH STREET, SUITE 30
BENTONVILLE, AR 72712
CONTACT: ANDREW D FINNEGAN, P.E.
STRUCTURAL CONSULTANT

CONTAINER DEVELOPMENT

SW A STREET & 6TH

BENTONVILLE, AR 72712

NOT FOR
CONSTRUCTION

09/12/2022

Architect Name - RYAN M FAUST

Architect Number - A4711

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REVISIONS

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

Drawing Size:	Project #:
---------------	------------

Drawn By:	Checked By:
-----------	-------------

Title: _____

CODE SUMMARY, LIFE SAFETY

Sheet Number:

LS0.00

Date: 09/12/2022

9/9/2022 4:56:24 PM

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C:\Users\brewer\Documents\21082_Container Site_NW A_R20_A_brewer\3GDD7.rvt

LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA: 1871 SF
PREFINISHED METAL : 1188 SF 64%
GLAZING: 683 SF 36%

LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA: 2114 SF
PREFINISHED METAL : 1549 SF 74%
GLAZING: 565 SF 26%

LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA: 2206 SF
PREFINISHED METAL : 1146 SF 51%
BRICK MASONRY : 800 SF 36%
GLAZING: 260 SF 13%

LARGE SCALE MATERIAL CALCULATIONS:

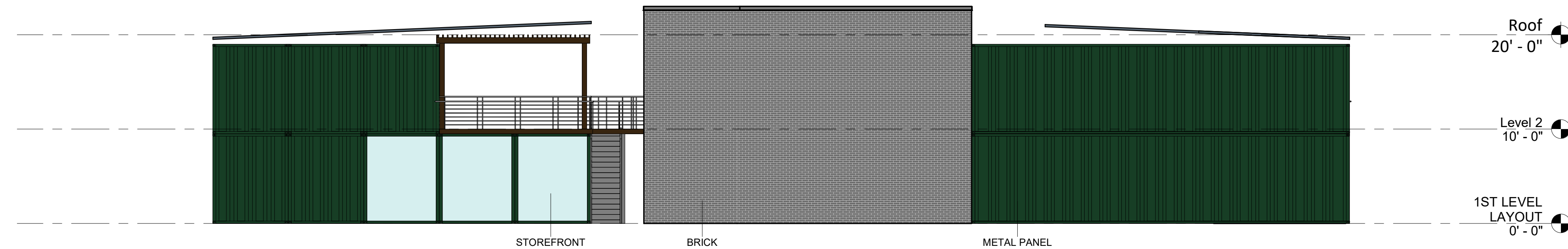
TOTAL AREA: 1828 SF
PREFINISHED METAL : 1362 SF 75%
GLAZING: 466 SF 25%

1 EAST ELEVATION - FACING A STREET
1/8" = 1'-0"

2 NORTH ELEVATION - FACING NORTH PARKING LOT
1/8" = 1'-0"

3 WEST ELEVATION - FACING ALLEY
1/8" = 1'-0"

4 SOUTH ELEVATION - FACING SW 6TH STREET
1/8" = 1'-0"



CLIENT NAME

TJ LEFLER
100 W CENTER ST SUITE 200
FAYETTEVILLE, AR 72701

CIVIL

ECOLOGICAL DESIGN GROUP, INC.
216 W BIRCH ST, ROGERS AR 72756

MEP CONSULTANT

BUF STUDIO
702 SW 5TH STREET, SUITE 30
BENTONVILLE, AR 72712
CONTACT: ANDREW D FINNEGAN, P.E.
STRUCTURAL CONSULTANT

CONTAINER DEVELOPMENT

SW A STREET & 6TH

BENTONVILLE, AR 72712

NOT FOR
CONSTRUCTION

09/12/2022

Architect Name - RYAN M FAUST

Architect Number - A4711

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
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Drawing Size:

24 x 36

Drawn By:

KB

Project #:

21082

Checked By:

RMF

Title:

LSD BUILDING
ELEVATIONS

Sheet Number:

SD0.00

Date: 09/12/2022

Architectural Waiver Request

To: City of Bentonville
From: BUF Studio
Date: October 17, 2022
Re: Upland Stacks Large Scale

On behalf of our client for the above referenced project, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. The waiver request is for (1) Article 1100.21 Large-Scale Development Design standards and (2) Article 1100.23(g) Downtown Districts Window Requirements.

The concept behind this development is to creatively upcycle metal shipping containers as architectural elements for a retail and entertainment venue. The project is formally organized as a courtyard typology. The design defines a central gathering space and creates engagement on multiple levels with the surrounding public context through the architectural form, added glazing elements, and programmed hardscape and landscape areas at the center and around the perimeter of the building structure. Beyond the minimum requirements for the zoning, the site offers ample site amenities including exterior gathering spaces, seating and locations for public art installations and murals.

- (1) While we are meeting the required primary material calculations on all street facing elevations, we are requesting a general material waiver be granted allowing the use of refinished shipping containers as architectural elements providing authenticity to the overall design concept. While some portions of the project will utilize traditional building methods clad with brick and/or architectural metal panel, features are designed with special detailing to enable the use of refinished and modified shipping containers as authentic design elements.
- (2) Additionally, we are requesting a waiver from the Downtown Core first floor 50% window requirement. The first floor of this development is designed with large expanses of glazing in key locations allowing visibility into and through containers anticipated to house retail or food and beverage vendors. With much of this project being open-air, there are defined entry spaces around the perimeter providing visibility from the public ROW to the central courtyard area. We're requesting a waiver from the 50% window requirement on the North façade facing a private parking lot, on the West façade facing a public alley and the South façade facing a designed landscaped area on the property fronting SW 6th street.

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

Sincerely,



Ryan Faust, AIA
Partner + Managing Principal

Overall Aerial View of Development



Interior Courtyard View



View of façade facing Alley from SW Corner of Development at SW 6th Street



View of Primary Entrance at NE Corner of site



LARGE-SCALE DEVELOPMENT STAFF REPORT



Main Street Core LLC

306 S Main St.

PC Date: 11/1/2022

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0053
Applicant / Current Owner	Main Street Core LLC
Site Area	+/- 0.37 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Retail
Related Project(s)	None

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

Location Map



Property Description

This property is located at 306 S Main St., directly south of The Ledger. It is currently zoned D-C, Downtown Core with a Future Land Use Classification of Downtown Commercial. This property presently consists of a vacant 6-unit apartment building.

Project Details

This project is a large-scale development that consists of a single building with the proposed use being retail. The building fronts S Main St. and has a small outdoor space on the south side of the project. Fire access to the rear is provided with a limited access fire lane.

Glazing and articulation standards are met along the front façade with a windowed angled recess. A wrap-around steel display window provides activation of the northeast corner of the building. The building will be designed with brick, metal panels, and glass, and will be of neutral tones. A planter wall built around the outdoor seating area extends the envelope of development further South down Main Street.

Landscaping is provided per the requirements of the Land Development Code. No off-street parking is provided.

Projected Traffic Impact

The proposed development will be a change in use from multifamily to a retail use that will likely increase the number of trips to and from the site. With no off-street parking, trips to the immediate site will be limited to alternative modes of walking or cycling, or through a 'last-mile connection' of walking or cycling, with patrons' vehicles parked elsewhere on-street or in public lots.

Waivers

One waiver is requested:

- A waiver from Section 1100.21 – Large-Scale Development Design Standards: Wall Articulation, Roof Line Articulation, and Architectural Detail requirements on the North façade.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waiver. The proposal does satisfy the goal of the Bentonville Community Plan to intensify development patterns in the downtown area.

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, 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 = 100 feet

LSD22-0053 10/18/22
LARGE SCALE DEVELOPMENT
MAIN STREET CORE
306 S MAIN ST

THE CITY OF

BENTONVILLE

Architectural Waiver Request

To: City of Bentonville
From: BUF Studio
Date: October 24, 2022
Re: LSD22-0053 Main Street Core

On behalf our client for the above referenced project, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Specifically the waiver request is for Article 1100.21 Large-Scale Development Design standards for the North Façade Elevation.

1100.21 Large-Scale Development Design Standards

1. The building's north façade is located approximately 2' from the property line shared with The Ledger development to the north. Immediately adjacent and covering a majority of the proposed building elevation is the neighboring property's fence screening for their mechanical equipment and dumpster service yard.
2. The north elevation maintains a consistent material language with all other building elevations, but is not meeting the design requirements in section 1100.23. It's proximity to the property line limits visibility from the public ROW as it is screened from view by the adjacent property's fence screening. The Architectural elevations submitted as part of this LSD have notated the approximate location of the fence to demonstrate the degree of coverage of the North Elevation.
1. At the NE corner, we've designed a steel window that wraps around the corner of the building. This provides architectural articulation and visual interest where this elevation is visible from the public ROW without compromising the required fire rating along both walls due to their proximity to the property line. This articulation is an opportunity for the tenant to use as an outdoor display window or for an artwork installation.

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

Sincerely,



Ryan Faust, AIA
Partner + Managing Principal

View of NE Building corner showing approximate location of adjacent property fence. And added steel faux window element to articulate the building corner and provide opportunity for tenant display.



View of SE building corner. Site wall planter defines public right of way as an extension of the urban edge created by the building.



Elevation facing Main Street. Setback storefront entrance to building creates front porch off of the public right of way. Site wall planter at a parallel angle creates inviting access to development's south side yard and patio area.

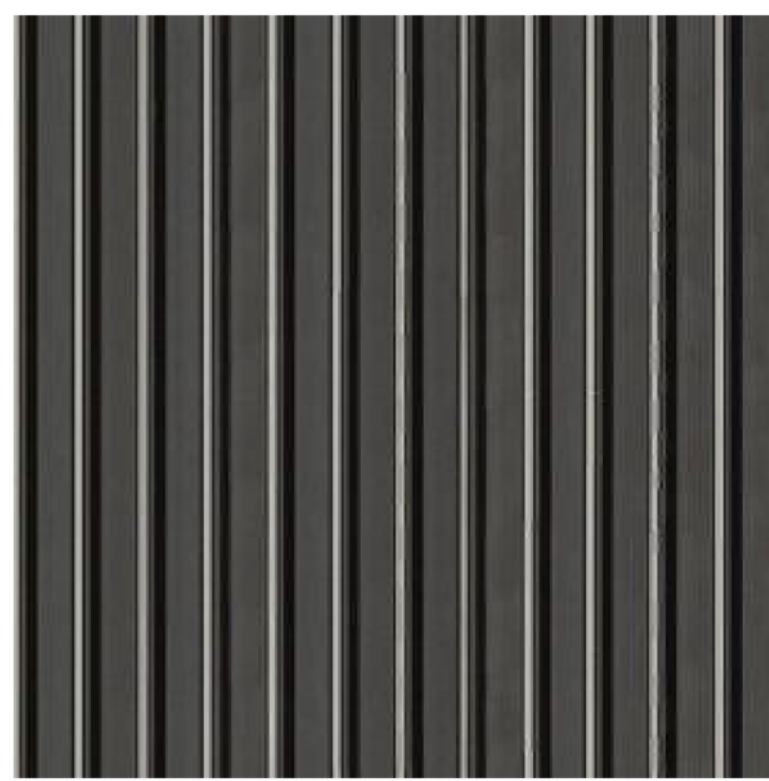


View of South Elevation side yard patio concept and building articulation and material language (For Reference). Site wall and planter box designed to enhance site engagement with the public right of way and add architectural detail in additional layers of the south façade.

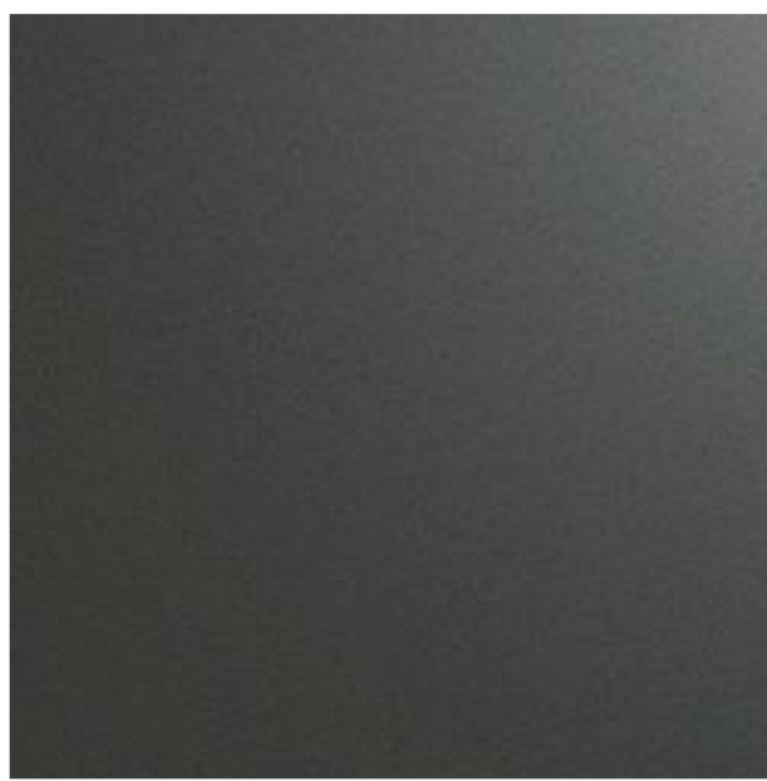




DARK BRICK MASONRY
BK-1



ARCHITECTURAL METAL
PANEL (MIN 24 GA)
MP-1



ARCHITECTURAL METAL
SMOOTH (MIN 24 GA)
MP-2



STOREFRONT GLAZING
ST-1

LARGE SCALE DEVELOPMENT DESIGN REQUIREMENTS FOR DOWNTOWN CORE ZONING:

THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL DEVELOPMENTS REQUIRING LARGE SCALE DEVELOPMENT APPROVAL. THE STANDARDS IN THIS SECTION AND IN SEC. 1100.23 DOWNTOWN (D) DISTRICT'S DESIGN STANDARDS SHALL APPLY IN THE DC, DOWNTOWN CORE ZONING DISTRICT.

ALLOWED ROOF STYLE : GABLE

DOORS ADJACENT TO THE SIDEWALK SHALL BE RECESSED FROM THE FRONT OF THE STRUCTURE

WINDOW REQUIREMENT : 50% OF FACADE SHALL BE WINDOWS

WALL ARTICULATION: VERTICAL 50' MAX BETWEEN ARTICULATION TECHNIQUES UTILIZED:

- WINDOWS AND DOOR OPENINGS
- AWNINGS AND CANOPIES
- DISPLAY WINDOWS
- RECESSED ENTRIES
- MATERIAL CHANGE

FACADES :

ALL COMMERCIAL STRUCTURES SHALL BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING, AND FEATURES WHEN VISIBLE FROM THE PUBLIC REALM OR ADJACENT RESIDENTIAL AREAS.

ROOFS:

ROOF LINES AND/OR PARAPETS SHALL BE VARIED WITH A CHANGE IN HEIGHT EVERY 100 LINEAR FEET IN THE BUILDING LENGTH.

ENTRANCES ELEMENTS: (2 REQUIRED)

PROVIDED:

- RECESSED PORCH
- INTEGRAL PLANTERS INCORPORATING PLACE FOR SITTING
- CHANGE IN MATERIAL

ARCHITECTURAL DETAILS : (3 REQUIRED)

PROVIDED:

- CANOPIES, AWNINGS OR PORTICOES
- DISPLAY WINDOWS
- RECESSED PORCH
- PEAKED ROOF FORM

SITE AMENITIES : (NOT REQUIRED)

PROVIDED:

- PATIO, SEATING AREA
- BIKE RACKS
- GREENSPACE

NOTE: ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

NOTE: ALL EXTERIOR LIGHTING TO BE FULL CUT-OFF OR B-U-G WITH A U RATING OF 0.

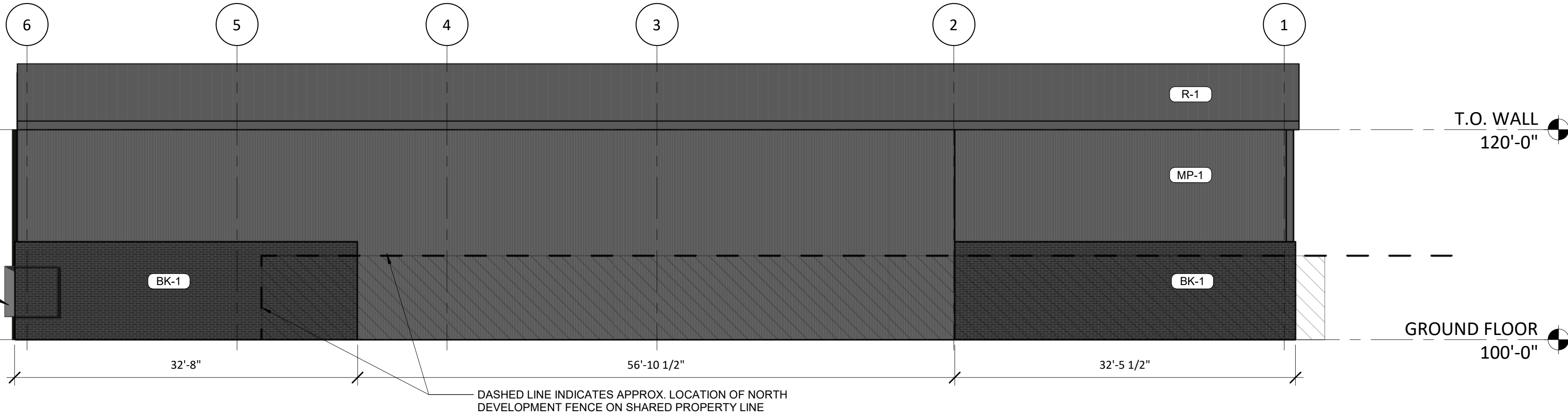
LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS			
TOTAL	2,436 SF		
BRICK MASONRY	609 SF	25%	
METAL PANEL	1,827 SF	75%	

LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS			
TOTAL	2,436 SF		
BRICK MASONRY	609 SF	25%	
METAL PANEL	1,512 SF	62%	
GLAZING	315 SF	13%	

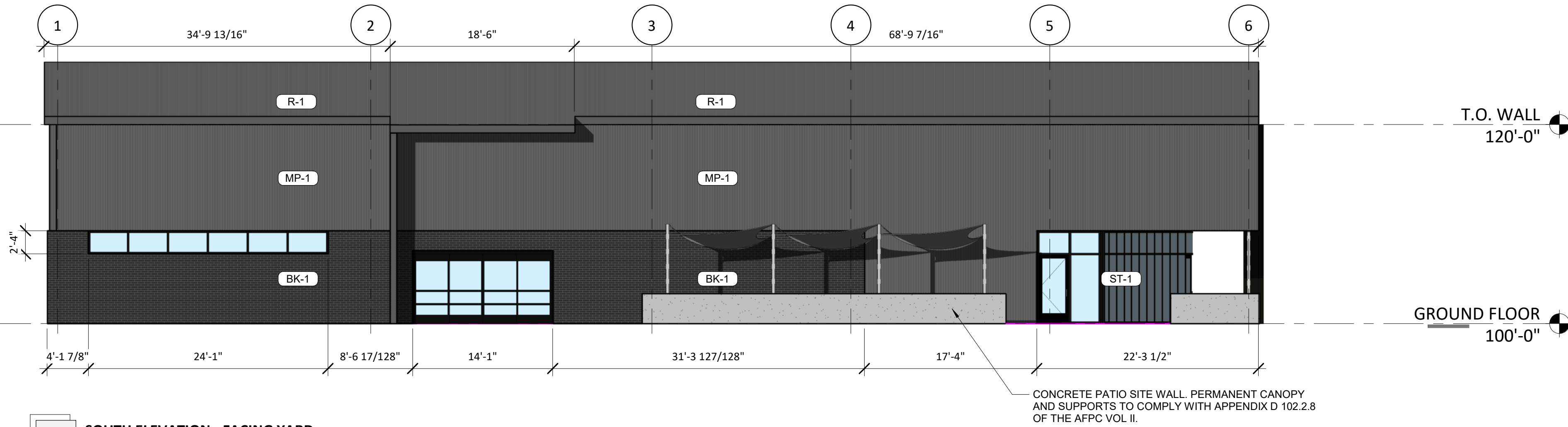
LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS			
TOTAL	1,469 SF		
GLASS	56 SF	4%	
BRICK MASONRY	489 SF	33%	
METAL PANEL	924 SF	63%	

LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS			
TOTAL	1,469 SF		
BRICK MASONRY	208 SF	14%	
METAL PANEL	897 SF	61%	
GLAZING	364 SF	25%	

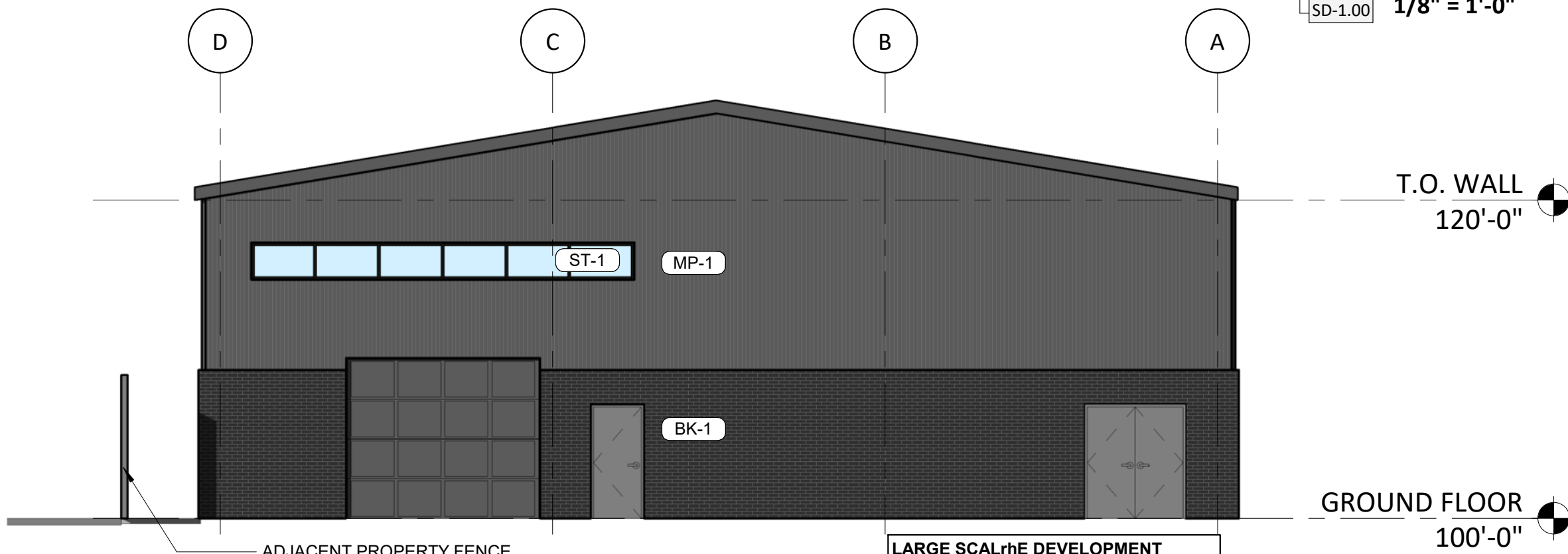
FIRST FLOOR GLAZING CALCULATION	
FACADE AREA	- 605 SF
60% GLAZING / 40% MASONRY	



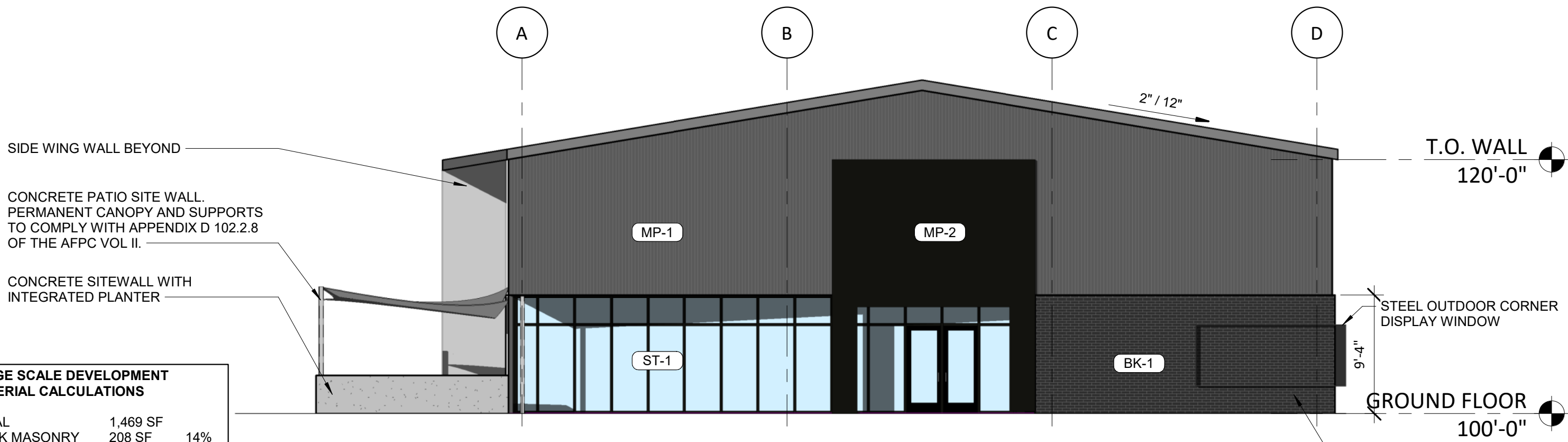
1 NORTH ELEVATION - FACING ADJ. DEVELOPMENT @ 0' LOT LINE
1/8" = 1'-0"



3 SOUTH ELEVATION - FACING YARD
1/8" = 1'-0"



2 REAR ELEVATION - FACING FUTURE PUBLIC PARK
1/8" = 1'-0"



4 FRONT ELEVATION - FACING MAIN STREET
1/8" = 1'-0"

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL.

[illegible]

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

PROJECT NO.: AR1058
ORIG. DATE: 9/03/2022
DWG. ID.

SITE DEVELOPMENT PLANS

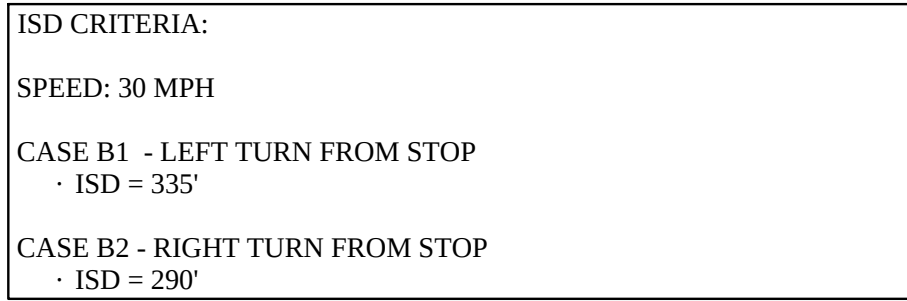
POLE BARN

306 S. MAIN ST.
BENTONVILLE
ARKANSAS

SITE PLAN

SHEET NO.

C-2



INFORMATION PAST SUBJECT PROPERTY
TAKEN FROM AVAILABLE AERIAL IMAGES,
GIS INFORMATION, AND PRELIMINARY COB
MAIN ST. IMPROVEMENT PLANS.
SHOWN FOR ILLUSTRATION PURPOSES ONLY.

NO ITEM WITH A HEIGHT BETWEEN
30" AND 60" IS ALLOWED WITHIN
SHADED AREAS (ISD TRIANGLE)

— —

DESCRIPTION	BUILDING AREA (S.F.) 7,182 - 4,247 = 2,935	REQUIRED:				
		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		SEE NOTE 1	---	---	---	---
STALL DIMENSIONS:		PROVIDED:				
90° 9' 19"		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		N/A	--	--	--	--

NOTES:

1. EXISTING BLDG. S.F. = 4,247 (TO BE RAZED). PER SECTION 501.06.d.3, RESULTING SF = 7,182 - 4,247 = 2,935. THEREFORE, NO SPACES REQUIRED.

ALL STRIPING WITHIN R.O.W. SHALL BE THERMOPLASTIC HEAT FUSED
PER ARDOT SPECIFICATIONS

ANY PROPOSED SIGNAGE WILL REQUIRE SEPARATE PERMIT

A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCING.

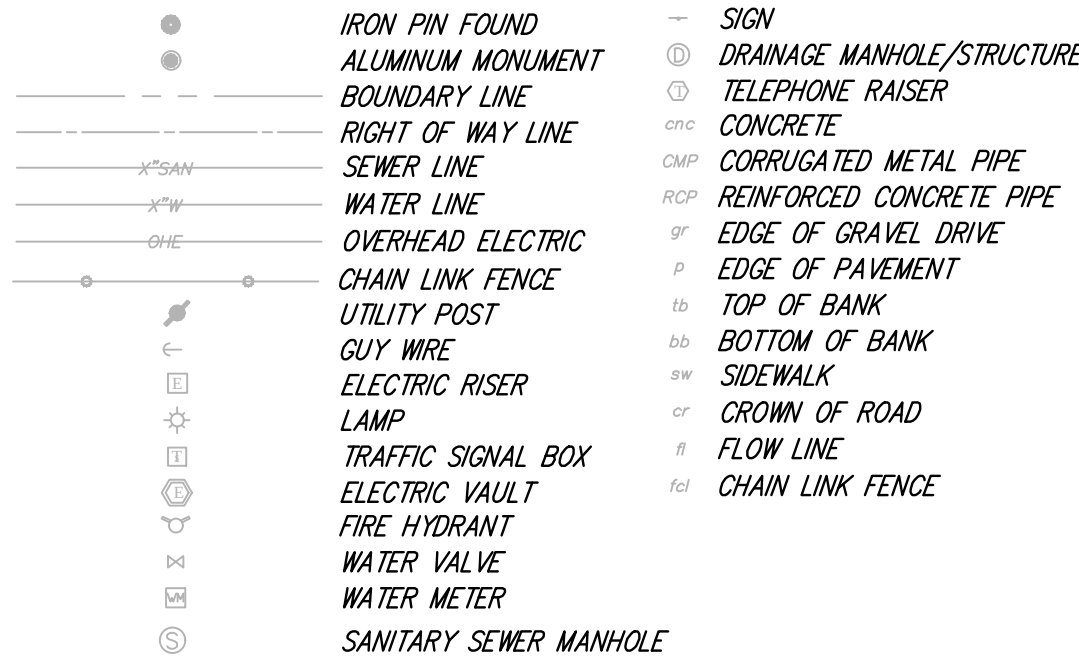
ANY FUTURE LIGHTING SHALL BE CUT-OFF OR B-U-G (WITH A U
RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT

SITE KEY NOTES

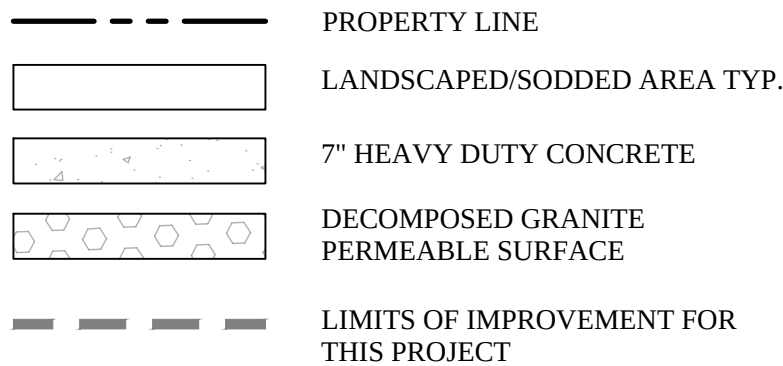
- | | |
|-----|--|
| S1A | CONCRETE CURB AND GUTTER PER CITY STANDARDS. |
| S1B | CONCRETE MOUNTABLE CURB PER CITY/DOT STANDARDS |
| S6 | DECOMPOSED GRANITE PERMEABLE SURFACE, STABILIZED WITH GEOGRID PAVERS OR EQUIVALENT TO ACHIEVE H20 LOADING. |
| S7 | HEAVY DUTY CONCRETE PAVING (PER PAVING DETAIL) |
| S8A | CONCRETE SIDEWALK. PATTERN PER ARCH. PLANS UNLESS OTHERWISE INDICATED. |
| S8B | STANDARD CONCRETE SIDEWALK. PER CITY SPECS. |
| S10 | STANDARD RAMP. PART OF ONGOING STREET IMPROVEMENTS. SEE STREET IMPROVEMENT PLANS BY OTHERS. |
| S50 | 5'X6" TREE GRATE PER CITY OF BENTONVILLE STANDARDS. |
| S51 | STREET LIGHT FOUNDATION. SEE BUFD PLAN ON SHEET C-2.3 |
| S52 | PROPOSED TRANSFORMER PAD LOCATION. |



EXISTING LEGEND:

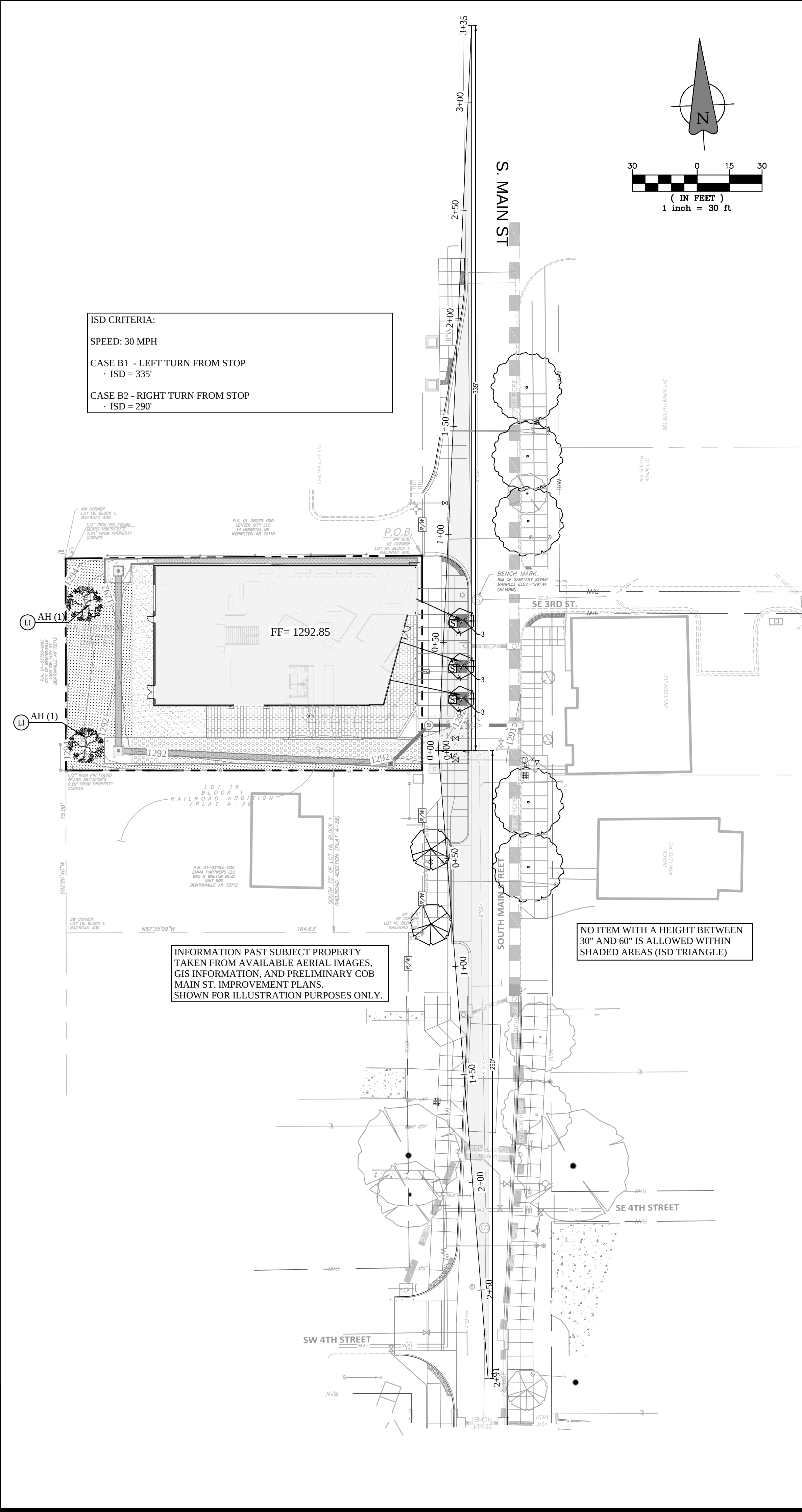


PROPOSED LEGEND:



GENERAL SITE NOTES:

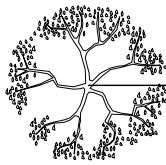
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. **ALL DIMENSIONS ARE FROM FACE OF BUILDING, FACE OF CURB, AND FACE OF WALL UNLESS OTHERWISE SPECIFIED ON PLANS.**
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE, DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
15. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
16. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.



PARKING LOT TREE / GREENSPACE REQUIREMENTS:

TYPE	DESCRIPTION	REQUIRED	PROVIDED
PARKING LOT TREES	1 SHADE TREE PER 15 PARKING STALLS	0 (NO PARKING STALLS REQUIRED)	N/A
PARKING LOT GREENSPACE	GREENSPACE = 8% OF PARKING LOT SIZE	N/A	N/A

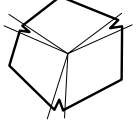
SITE LANDSCAPING:



KEY	QTY	COMMON NAME / Botanical Name	CONT	CAL	SIZE	TYPE
AH	2	AMERICAN HORNBREAN/IRONWOOD Campinus caroliniana	B & B	2.5"	12' HEIGHT MIN.	SHADE
BG	3,125 S.F.	BERMUDA GRASS Cynodon dactylon	SOD			

STREET TREE REQUIREMENTS SUMMARY:

TYPE	DESCRIPTION	REQUIRED	PROVIDED
STREET TREES	DOWNTOWN CORE ZONING FOR ARTERIAL OR COLLECTOR STREET ("A") STREET. 1 TREE PER 30 LINEAR FEET. MAX. 30 O.C.	LINEAR FRONTAGE = 99.25 LF. NO. OF STREET TREES REQ. = 992.25 /30 = 3	3 TREES



KEY	QTY	COMMON NAME / Botanical Name	CONT	CAL	SIZE	TYPE
CS	3	CRIMSON SPIRE COLUMNAR OAK Quercus robur 'Crimshmidt'	B & B	4"	10' HEIGHT MIN.	ORNAMENTAL

EXISTING LEGEND:

●	IRON PIN FOUND	—	SIGN
○	ALUMINUM MONUMENT	①	DRAINAGE MANHOLE/STRUCTURE
—	BOUNDARY LINE	②	TELEPHONE RAISER
—	RIGHT OF WAY LINE	CONC	CONCRETE
—	SEWER LINE	CMP	CORRUGATED METAL PIPE
—	WATER LINE	RCP	REINFORCED CONCRETE PIPE
—	OVERHEAD ELECTRIC	9"	EDGE OF GRAVEL DRIVE
—	CHAIN LINK FENCE	P	EDGE OF PAVEMENT
—	UTILITY POST	10	TOP OF BANK
—	ELECTRIC RISER	DB	BOTTOM OF BANK
—	GUY WIRE	SW	SIDEWALK
—	LAMP	CR	CROWN OF ROAD
—	TRAFFIC SIGNAL BOX	FL	FLOW LINE
—	ELECTRIC VAULT	CL	CHAIN LINK FENCE
—	FIRE HYDRANT		
—	WATER VALVE		
—	WATER METER		
—	SANITARY SEWER MANHOLE		

PROPOSED LEGEND:

— — —	PROPERTY LINE
○	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
P	P= PARKING LOT TREE
PR	PR = PERIMETER TREE
S	S = STREET TREE

SITE KEY NOTES

L1	TREE PLANTING DETAIL
L2	5x6' TREE GRATE PER CITY OF BENTONVILLE STANDARDS

GENERAL LANDSCAPING NOTES:

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-2014)
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL. APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- NO SUBSTITUTION OF LAN MATERIALS IS ALLOWED WITHOUT WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT OF RECORD AND/OR ENGINEER OF RECORD.

CITY OF BENTONVILLE NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR ALL TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANYTIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING
- POTENTIAL UTILITY CONFLICTS WITH LANDSCAPE SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

ENGINEERS SEAL:

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL.

NO.	DATE	DESCRIPTION
1	09/25/2022	RESPONSE TO COB COMMENTS.



Know what's below.
Call before you dig.

CLIENT:

PROJECT NO.: AR1058
ORIG. DATE: 9/03/2022
DWG. ID.

PROJECT TYPE:
SITE DEVELOPMENT PLANS

FOR:
POLE BARN

SITE ADDRESS:
**306 S. MAIN ST.
BENTONVILLE
ARKANSAS**

LANDSCAPE PLAN

SHEET NO.

C-2.1

LSD22-0053



Sonic Drive-In

208 South Walton Blvd.

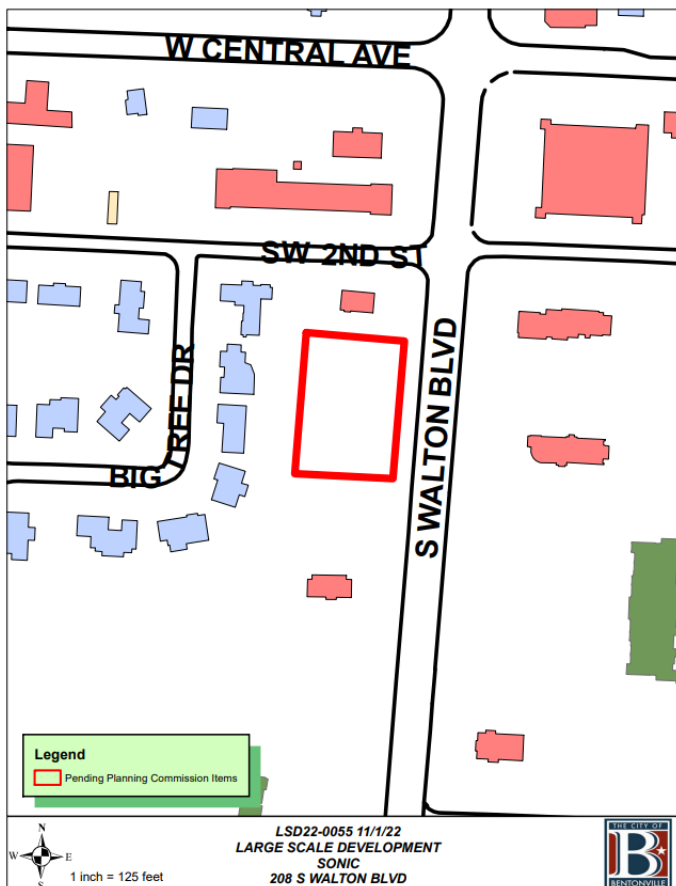
PC Date: 11/1/2022

Reviewer: Jon Stanley, Senior Planner, APA,
ALSA

Project Number	LSD22-0055
Applicant / Current Owner	ESCH Family Limited Partnership
Site Area	+/- 0.72 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Retail-Fast Food Restaurant
Related Case(s)	None

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

Location Map



Property Description

This property is located at 208 South Walton Boulevard and was recently destroyed in a fire. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial. This property is currently vacant due to the previously mention fire. The property falls within Section 701.04(b) *Nonconforming Uses: Damage or destruction of buildings or structures. If any structure that is devoted in whole or in part to a nonconforming use is destroyed by fire, explosion, or other casualty, such structure may be repaired and reconstructed and used for the same purposes as it was before the damage or destruction, provided such repair or reconstruction is commenced and completed within one (1) year of the date of such damage or destruction. In no event shall the structure be rebuilt, repaired, or otherwise altered to increase the floor space or height of the original building in which the nonconforming use was conducted, except that the building height may be increased to minimally accommodate building code standards and not increase the nonconforming use.*

Project Details

This project is a large-scale development that consists of a single building with the proposed use being fast food restaurant. The building front both south Walton Boulevard and to the south with the drive through menu board located to the north to provide more separation from the residential properties to the west than the original restaurant.

Sidewalks, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the site will be achieved through a single curb cut onto South Walton Boulevard. There were originally two curb cuts into this property and with eh new building orientation, the applicant was able to eliminate one of them. Twelve (12) parking spaces are required while twenty-eight (28) spaces are being provided.

The building will be designed with brick, aluminum metal panels (24 gauge minimum), and glass.

Projected Traffic Impact

Since the project site is not changing use and the applicant is reducing the number of ingress/egress points into the site there should be no negatively projected traffic impacts to this site.

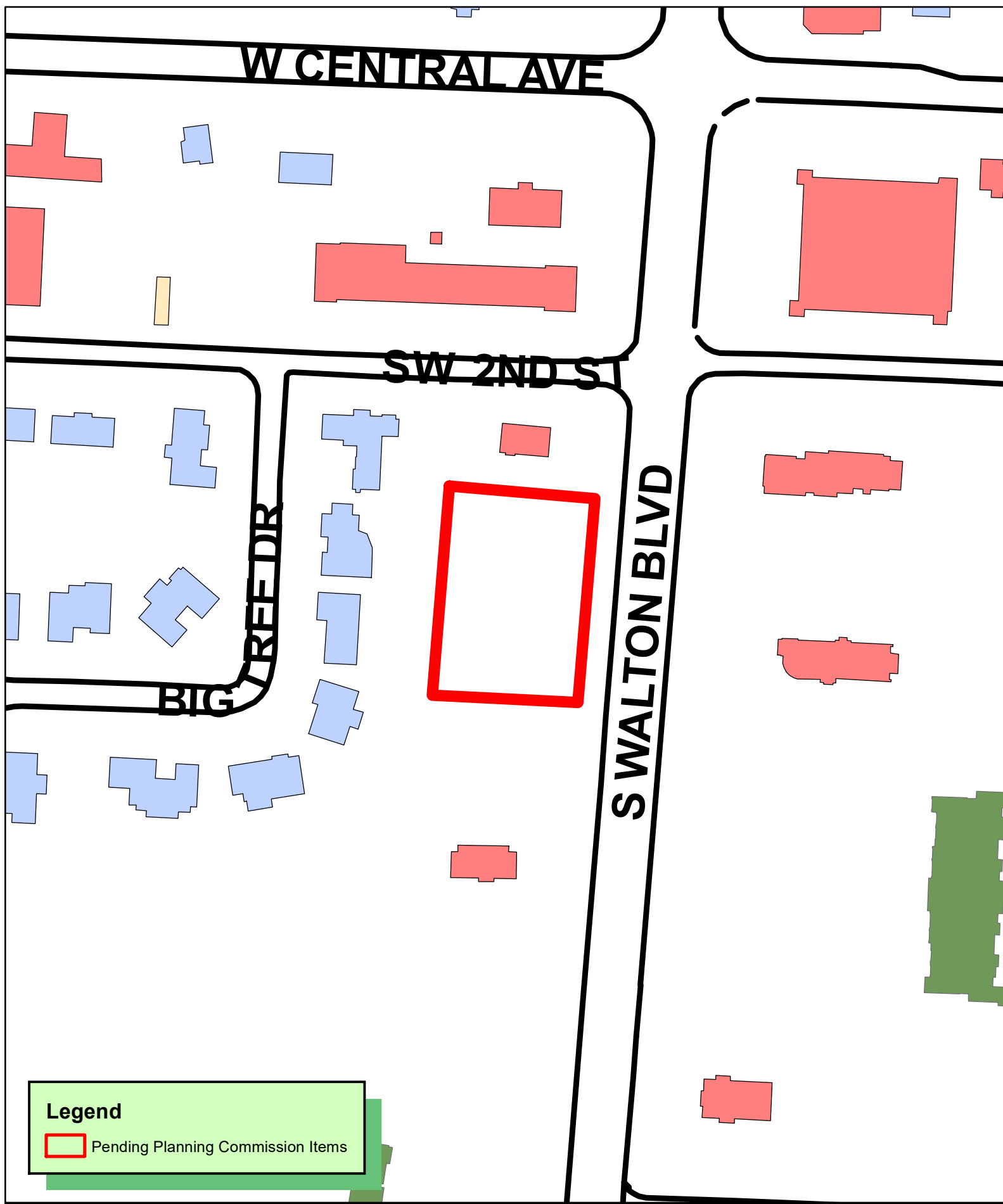
Waivers:One waiver is requested:

- A waiver from Section 1400.07 – Perimeter Landscape Strip: Code requires a 7 feet wide landscape buffer strip along the rear (west) property line. The applicant is requesting a 2.5 feet wide strip instead of the required 7 feet due to a necessary retaining wall. The trees along the western line will be planted on the north and south ends of the proposed retaining wall.

Conclusion

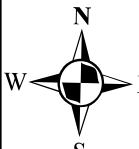
The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waiver.

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 = 125 feet

LSD22-0055 11/1/22
LARGE SCALE DEVELOPMENT
SONIC
208 S WALTON BLVD

108


THE CITY OF
BENTONVILLE

Architectural rendering of a Sonic Drive-In building. The building features a brick base and a large glass upper section with a repeating pattern of Sonic food icons. The word "SONIC" is prominently displayed on the left. To the right, a blue sky with a red circle and a white line is visible. The building is set against a backdrop of green trees and a clear blue sky. A dimension line at the top left indicates a width of 20'-6". A small inset image shows a close-up of the building's entrance area, featuring a blue sky and a red circle with a white line. A dimension line at the top right of this inset indicates a width of 12'-0".

Front Elevation

Wall Material	Area		%
Brick	242 sf		38%
Prefin. Alum. - Blue	120 sf	17%	
Prefin. Alum. - Wood-Look	256 sf	30%	
Total Alum (ACM)		375 sf	58%
Window	26 sf		4%
	0 sf		0%
	0 sf		0%
Total Wall Area	643 sf	sf	100%

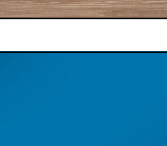
Rear Elevation			
Wall Material	Area		%
Brick	271 sf/sf		44%
Prefin. Alum - Blue	75 sf/sf		12%
Prefin. Alum - Wood-Look	238 sf/sf		39%
Window	30 sf/sf		5%
	0 sf/sf		0%
	0 sf/sf		0%
Total Wall Area	612 sf/sf		100%

20'-6"

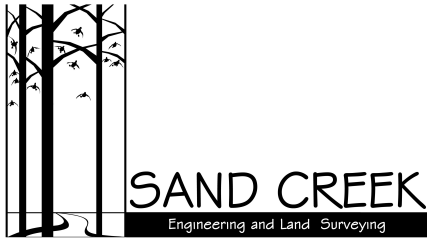
22'-6"

Architectural elevation drawing of a Sonic Drive-In building. The drawing shows a side elevation with a brick upper section and a tan lower section. A table is positioned in front of the building. The background features green trees and a blue sky. Dimensions are indicated: 22'-6" for the brick section height and 20'-6" for the tan section height. A material schedule table is located in the top right corner.

Stall Side Elevation			
Brick	653 sf	sf	46%
Prefin. Alum. - Wood-Look	326 sf	23%	
Prefin. Alum. - Grey w/ Iconography	395 sf	28%	
Total Alum. (ACM)	721 sf	50%	
Window	28 sf	2%	
Prefin. Alum. - Yellow	24 sf	2%	
Total Wall Area	1428 sf	100%	

	CLAD-1 Brick: Color: Allweld - Medium Manuf: Acme Brick
	CLAD-2 OPTION 1: ACM Metal Panel Cladding Color: With Custom Primed Graphite Manuf: Alpco OPTION 2: Cementitious Panel System Color: "Industrial Black" (like to Grey Concrete) Manuf: Nichba
	CLAD-3 OPTION 1: Wood-Look Metal Custom Cladding Color: Sonix Custom Manuf: Knottwood OPTION 2: Cementitious Panel System Color: "Vintage Wood Spruce" 1010 Series Manuf: Nichba
	CLAD-4 OPTION 1: ACM Metal Panel Cladding Color: Aze Blue Lot; 94019 / Stock Manuf: Alpco OPTION 2: Cementitious Panel System Color: "Sonix Blue" (equivalent to Alpco: Aze Blue (PWS 2392C) Manuf: Nichba

DWG: 1028-A2 110	SHEET 1	SONIC DRIVE-IN Store # 1028 South Walton Blvd. Bentonville, AR	 SONIC CORP. 300 JOHNNY BENCH DR OKLAHOMA CITY, OK 73104 OFFICES: 405-225-5000 FAX: 405-225-5991 2022 COPYRIGHT AMERICA'S DRIVE-IN BRAND PROPERTIES LLC THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND FOR CONSTRUCTION OF THE DRIVE-IN AT THE SPECIFIED LOCATION.	David A. Murray Registered Architect Arkansas Registration No. 4140 P.O. BOX 98286 DALLAS, TX 76289 214.6963190	NO DATE ISSUES AND REVISIONS	NO DATE ISSUES AND REVISIONS	Preliminary Not Issue for Jurisdictional review



Sept. 23, 2022

Project: 22013

Waiver of Landscape Code 1400.07 Perimeter Landscape Strip

Reference: Sonic Drive-In Rebuild - LSD22-0055

Planning,

Based on the following issues on the above listed site, Sand Creek Engineering, on behalf of the developer, request a waiver of the requirement to provide a 7' buffer along 185' of the 215.90' of the west line of this project as required by Article 1400.07 Perimeter Landscape Strip requirement. Code requires a 7' buffer strip on both side and rear of the lot lines.

Due to the requirement to remove one drive from the original layout of this site, the building had to rotate and move as far west as possible to get the delivery trucks in and out of the site and maintain the street frontage buffer. A retaining wall exists on the west property line now, but that wall will be removed, and a new wall constructed 2.5' from the property line, which is further back than the existing wall. This wall allows the order parking spaces to work with the site width and allows for the site slopes to be more accessible for truck activity and customers.

The required trees for this buffer strip are provided in the areas north and south of the proposed wall.

Please add this request to the LSD submittal to be considered for this project.

Respectfully Submitted,

Ken Booth

Project Manager

kbooth@sandcreek.us