



**Planning Commission
Meeting Agenda
January 17, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link:

https://us06web.zoom.us/webinar/register/WN_sdBy2VmVREKLrbcC2Bmhsg

Call to Order

I. Approval of the January 3rd 2023 Meeting Minutes

II. Consent Agenda

- 1. Lot 20 Wilson's Addition** **Property Line Adjustment**
Southwest A Street and South Main Street ([PLA22-0038](#))
- 2. Lot 15, Block 4 Razorback Addition** **Property Line Adjustment**
Southwest A Street ([PLA22-0039](#))
- 3. The Haven** **Large-Scale Development Extension**
901-905 Southeast 4th Street ([LSD21-0061](#))

III. Old Business

- 1. Kristopher T. Ashmore** **Waiver**
808 Northwest C Street ([WAV22-0022](#))
Waiver: A waiver from Land Development Code – Article 1100 Development Standards, Section 1100.02(a)(5) to allow for two curb cuts on less than 200 feet of street frontage for the construction of a circle driveway.

IV. New Business
Advertised Public Hearings

- 1. Brightbox, LLC** **Rezoning**
802 SE G Street ([RZ22-0066](#))
Future Land Use Map Amendment: MDR, Medium-Density Residential to HDR, High-Density Residential
Rezoning: R-3, Medium-High Density Multifamily Residential to DN-3, Downtown High Density Residential

2. Jacobs Group

Rezoning

1215 Fillmore Street ([RZ22-0070](#))

Rezoning: R-1, Low Density Single-family Residential to DN-2, Downtown Medium Density Residential

3. Haitham Alley

Planned Residential Development

End of Southwest Parnell Drive and South of 1904 Mayflower Road ([PRD22-0004](#))

Future Land Use Map Amendment: RE, Residential Estate to HDR, High-Density Residential

Rezoning: A-1, Agriculture to PRD, Planned Residential Development

Other New Business (Projects associated with waivers)

1. AWSOM

Large Scale Development

1001 Northeast J Street ([LSD22-0068](#))

Waiver #1: A waiver from off-street parking requirement from Article 501.06 (f) which states that for colleges or universities, 1 space is required for each 300 sq. ft. of net floor area, or 1 space per three (3) students, whichever is greater. In all, 272 spaces are required, and the applicant is proposing 224.

Waiver #2: A waiver from roofline articulation requirements from Article 1100.21(k). The applicant is requesting the waiver of roofline articulation. The building is designed with straight rooflines, most with some slant, as well as rooftop greenery and plantings that may contribute to the appearance of articulation.

Waiver #3: A waiver from building material requirements from Article 1100.21(e). The applicant is requesting the waiver of building materials. The building is designed primarily with glass, bronze panels, and concrete. All elevations do not meet the required material percentages.

2. Britain & Kimberly White

Waiver

527 SW 3rd Street ([WAV22-0024](#))

Waiver #1: A waiver from Land Development Code – Article 1100 Development Standards, section 1100.02.a.5, Access Management Standards, to allow two points of access for the property. One coming from the north off of SW 3rd St, and the other cut is from the west off of SW E St.

Waiver #2: A waiver from Land Development Code – Article 1100 Development Standards, Section 1100.02.e.1, Downtown Neighborhood (DN) Districts Design Standards, to allow two private drives from the public street, one from the designated side street (SW E St) and the second off of the primary street (SW 3rd St).

Other Business

1. Scoping for the April Planning Commission Special Meeting to review the previous year's Zoning and General Plan Amendments and evaluate the need for changes to the Future Land Use Plan.



**Planning Commission
Meeting Minutes
5:00 PM January 3, 2022
Bentonville City Hall**

Meeting Recording:

<https://us06web.zoom.us/rec/share/u6cv6TGDt0TCCS7APcbBHse3SKgDjRlnYRPdG4JraQbIHQBnmqeS30gvKHvDipO2.iE3SdhWODFSgduAB>

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

Commissioners Absent: N/A

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

I. Call to Order

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

II. Approval of Meeting Minutes (Dec 6 and 13, 2022)

- Motioned by Haynie, second by Hipp to approve the minutes of the December 6 and December 13, 2022 meetings.
- Approved 7-0

III. Consent Agenda

- Mr. Adler provides an overview of the staff report
- Consent Agenda is approved 7-0

1. Lots 47, 48, & 49 Dickson's Addition

Lot Split

808 West Central Avenue ([LS22-0047](#))

2. Lots 8, 9 & 10 of East Ridge Subdivision

Lot Split

Northwest Woods Creek Road ([LS22-0053](#))

3. Lots 1-3 City U Addition

Property Line Adjustment

Southwest Corner of Southeast F Street and Southeast 3rd Street ([PLA22-0034](#))

4. Lot 14 Cook's Addition

Property Line Adjustment

808 Northwest C Street ([PLA22-0037](#))

IV. New Business

1. Brightbox, LLC

Rezoning

802 SE G Street ([RZ22-0066](#))

Rezoning: R-3, Medium-High Density Multifamily Residential to DN-3, Downtown High Density Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing. No public comments made
- Motion by Kerr to table project to January 17 Planning Commission.
- Second by Wright.
- Tabled 7-0.

2. Bentonville-Bella Vista Trailblazers Assoc. Inc.

Rezoning

2810 NW A Street ([RZ22-0067](#))

Rezoning: R-3, Medium-High Density Multifamily Residential to DN-3, Downtown High Density Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing. No public comments made
- Motioned by Hipp to table project to February 7 Planning Commission.
- Second by Kerr.
- Tabled 7-0.

3. Sunshine Electric Substation (SEPCO)

Conditional Use Permit

1100 Southeast Moberly Lane ([CU22-0036](#))

- Mr. Adler gives an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Applicant speaks, doesn't believe they will exceed 55dB noise level as no transformer will be on site.
- Mr. Weese states only conditional use is under consideration, no improvements are approved with this permit.
- Chairman Sanders closes the Public Hearing.
- Conditional Use Permit is approved 7-0.

4. Dogwood Acres LLC/Alice Walton School of Med.

Conditional Use Permit

1101/1107 NE J Street ([CU22-0037](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the Public Hearing.

- Conditional Use Permit is approved 7-0 with an expiration of December 31, 2025.

5. Walmart Stores Inc.

Conditional Use Permit

Northeast Corner of Southeast Moberly Lane & Southeast 8th Street ([CU20-0040](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Applicant states all traffic will be directed west once entering the property, that applicant will locate trucks taller than screening to the west side of property, and that signage will be placed to direct traffic away from the residential property line on the east.
- Chairman Sanders closes the Public Hearing.
- Conditional Use Permit is approved 7-0.

6. Codification of Floodplain Regulations

Land Development Code Article 1500

- Chairman Sanders opens the public hearing.
- No public comments received; Chairman Sanders closes the public hearing.
- Chairman Sanders requests that pronouns be updated prior to final approval by City Council.
- Approved 7-0 with modified changes

7. Amendment to Tree and Landscape Committee Membership

Land Development Code Article 1300

- Chairman Sanders opens the public hearing.
- No public comments received; Chairman Sanders closes the public hearing.
- Approved 7-0.

Other New Business (Projects associated with waivers)

1. The Station Phase 2

Large Scale Development

3000 Southeast 14th Street ([LSD22-0064](#))

Waiver #1: A waiver from off-street parking requirement from Article 501.06 (f) which states that every 10 rooms shall have 11 parking spaces for developments larger than twenty (20) rooms. In all, 110 spaces are required, and the applicant is proposing 107.

Waiver #2: A waiver from interior parking lot landscape requirement from article 1400.08 (c) interior parking lot landscape requirement. The applicant is requesting the waiver due to the parking island in the Northwest of the development lacking a tree. Several utility lines, connection, and boxes are located near, under, or in this island and a tree would be infeasible.

- Mr. Adler provides an overview of the staff report
- Applicant requests that the item be tabled
- Motion to table by Davis, second by Wright.
- Project tabled 7-0.

2. **Kristopher T. Ashmore**

Waiver

808 Northwest C Street ([WAV22-0022](#))

Waiver: A waiver from Section 1100.02(a)(5) to allow for two curb cuts on less than 200 feet of street frontage for the construction of a circle drive

- Mr. Adler provides an overview of the staff report
- Commissioner Bennett asks why the U-shaped drive is needed given the proposed alley access on the plans.
- Applicant states that the plans should not be showing an alley access
- Board suggests applicant resubmit plans showing correct drawings for January 17, 2023 Planning Commission.
- Motion to table by Haynie, second by Bennett.
- Project tabled 7-0.

3. **Will Moore Subdivision Phase 3**

Waiver

1300 Tunbridge Drive ([PP22-0002](#))

Waiver: A waiver in association with a previously approved preliminary plat (August 16, 2022, PP22-0002). The waiver request is for the width of a proposed drainage easement. The Drainage Manual – Section 3.5 Utilities, calls for a minimum 20' easement, this request is for a 15-foot wide drainage easement.

- Mr. Adler provides an overview of the staff report
- Motion by Davis to approve the waiver with the additional condition that applicant provide the pedestrian access easement, second by Kerr.
- Wavier with additional condition approved 7-0.

4. **Bentonville Housing Partners**

Waiver

Brookside Road and Ginn Road ([WAV22-0023](#))

Waiver: Applicant is seeking a waiver from the requirement to have the final plat accepted prior to the issuance of building permits. The project is an affordable housing project and must have certificates of occupancies prior to December 31, 2023 to receive federal funding. Waiver approval includes conditional building permit approval with 2 phases for the public improvement acceptance process, tying inspections and certificates of occupancy to performance

- Mr. Adler provides an overview of the staff report
- Motion to approve by Davis, second by Hipp.
- Wavier approved 7-0.

Other Business

Planning Commission By-Laws

- Motion by Haynie to approve the by-law modifications as presented, second by Wright.
- Approved 7-0 as modified.



Consent Agenda Items

For the Planning Commission meeting on January 17, 2023

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

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

Property Line Adjustment: Lot 20 of Wilson's Addition, Main & A Connect LLC, Southwest A Street and South Main Street, PRD, Planned Residential Development, PLA22-0038

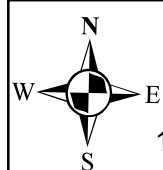
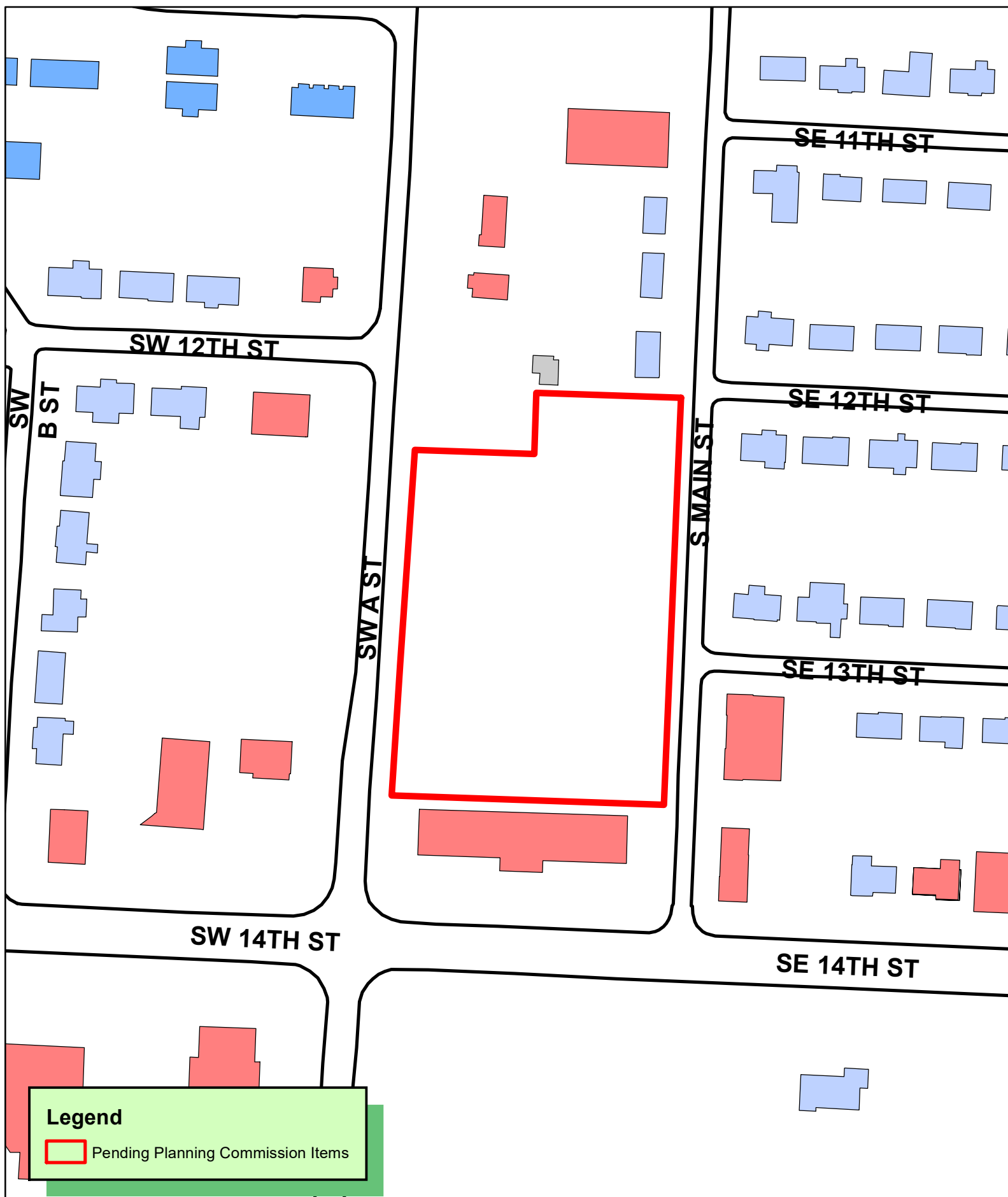
A property line adjustment of existing Lots 8, 9, 10 and 11 and part of Lot 7 of Wilson's Addition, creating new Lot 20 (+/- 3.52 acres) of Wilson's Addition. The plat dedicates additional right-of-way along both SW A street and South Main Street, as well as drainage and utility easements to serve the newly created lot.

Property Line Adjustment: Lot 15, Block 4 of Razorback Addition, Main & A Connect LLC, Southwest A Street, PRD, Planned Residential Development, PLA22-0039

A property line adjustment of existing Lots 12 & 13, Block 4 of Razorback Addition, creating new Lot 15 (+/- 1.15 acres), Block 4 of Razorback Addition. The plat dedicates additional right-of-way along South Main Street, as well as drainage and utility easements to serve the newly created lot.

Large-Scale Development Extension: Market District, LLC, 901-905 Southeast 4th Street, DN-3, Downtown High Density Residential, LSD21-0061

This is a request for an extension on the previously approved large-scale development, which is set to expire January 18, 2023. The applicant states that developer has been working through offsite electric issues, material and labor price increases, and evaluation of the project based on current market conditions. The applicant is requesting an extension of the approval to allow for additional time to bid the project and anticipates starting construction in the spring.



1 inch = 150 feet

PLA22-0038 1/17/23
PROPERTY LINE ADJUSTMENT
WILSONS ADDITION
LOTS 8-11 & PART OF LOT 7 CREATING LOT 20



PROPERTY LINE ADJUSTMENT OF LOTS 8, 9, 10, 11, AND PART OF LOT 7 OF WILSON'S ADDITION CREATING NEW LOT 20

SHEET 1 OF 2

ADJACENT LAND OWNERS

1) LUTTRELL, ARNOLD L & JEANNIE K CO-TRUSTEES
3400 SW CABERNET AVE
BENTONVILLE AR 72712
PARCEL #01-04661-000,
#01-01636-000, #01-01639-000
PART OF LOT 7, BLOCK 1
WILSON'S SUBDIVISION,
LOTS 3 & 8 AND PART OF LOT 7
OF CARL H MANLY SUBDIVISION
ZONED: D-C

2) SERRANO, FRANCISCO
PO BOX 1173
ROGERS AR 72757
PARCEL #01-01216-000
PART OF LOT 6, BLOCK 3
BANKS ADDITION
ZONED: R-1

3) PAYNE, DONALD P & NANCY L
102 SE 12TH ST
BENTONVILLE AR 72712-6312
PARCEL #01-01225-000
PART OF LOT 6, BLOCK 4
BANKS ADDITION
ZONDED: R-1

4) DE VERGES PROPERTIES LLC
1635 E 17TH PL
TULSA OK 74120
PARCEL #01-01226-000
PART OF LOT 6, BLOCK 4
BANKS ADDITION
ZONED: R-1

5) DUNN & DAVIS TOWNHOMES LLC
204 SE 6TH ST STE 202
BENTONVILLE, AR 72712
#01-01234-000 - ZONED D-E
LOT 11, BLOCK 5
BANKS ADDITION
#01-01236-000 - ZONED D-C
LOT 12, BLOCK 5
BANKS ADDITION

6) WELLINGTON SQUARE LLC
1704 W INDUSTRIAL DR STE A
ROGERS AR 72756
PARCEL #01-04667-000
LOT 12 & PART OF LOT 13, BLOCK 1
WILSONS SUBDIVISION
ZONED: D-C

7) MLG HOLDINGS LLC
GRAY, MARVIN L JR MANAGER
PO BOX 2180
BENTONVILLE AR 72712
PARCEL #01-04777-000
PART OF TRACT A
GREENWOODS 1ST ADDITION
ZONED: D-C

8) AUTOZONE INC
DEPT 8088
PO BOX 2198
MEMPHIS TN 38101-2198
PARCEL #01-00655-000
ZONED: D-C

9) MAIN & A CONNECT LLC
204 SE 6TH ST STE 102
BENTONVILLE, AR 72712
PARCEL #01-039-00-002
LOTS 12 & 13, BLOCK 4
RAZORBACK ADDITION
ZONED: D-C

10) K-VEST INC
1200 SW A ST
BENTONVILLE AR 72712-6233
PARCEL #01-03900-001
LOTS 10 & 11, BLOCK 4
RAZORBACK ADDITION
ZONED: D-C

OWNER'S CERTIFICATION:

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

DATE OF EXECUTION: _____

PRINTED NAME: MAIN A & CONNECT LLC BY: _____ SIGNED : _____ SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2022.

MAIN & A CONNECT LLC
204 SE 6TH ST STE 102
BENTONVILLE, AR 72712

SOURCE OF TITLE:
WARRANTY DEED L202236380

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 -
STATE OF ARKANSAS

SURVEY DESCRIPTIONS:

PARCELS 01-04662-000, 01-04663-000, 01-04664-000, 01-04665-000, 01-04666-000:

ALL OF LOTS 8, 9, 10, 11, AND PART OF LOT 7 OF WILSON'S ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD A, AT PAGE 103 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTH MAIN STREET MARKING THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°22'33"W 499.89' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N88°02'37"W 337.01' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N03°42'34"E 162.42', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N03°58'17"E 262.95' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°58'47"E 146.39' TO AN EXISTING REBAR, THENCE N01°59'42"E 74.99' TO AN EXISTING REBAR, THENCE S88°01'02"E 180.01' TO THE POINT OF BEGINNING, CONTAINING 3.55 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 20:

A PART OF LOTS 7, 8, 9, 10, AND 11, WILSON'S ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD A, AT PAGE 103 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTH MAIN STREET WHICH IS N88°01'02"W 2.32' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°23'40"W 499.89', THENCE LEAVING SAID RIGHT-OF-WAY N88°02'37"W 334.52' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SOUTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N03°42'34"E 162.42', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N03°58'17"E 262.95' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°58'47"E 146.39' TO AN EXISTING REBAR, THENCE N01°59'42"E 74.99' TO AN EXISTING REBAR, THENCE S88°01'02"E 177.69' TO THE POINT OF BEGINNING, CONTAINING 3.52 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEUD NOTES:

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

PLAT NOTES:

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

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

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

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

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

6. 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. ALL ACCESS MANAGEMENT REQUIREMENTS OF ARTICLE 1100.02 SHALL BE ADHERED TO FOR DEVELOPMENT OF THIS LOT.

PROPERTY OWNER / DEVELOPER:

MAIN & A CONNECT LLC
204 SE 6TH ST STE 102
BENTONVILLE, AR 72712
JACOB NEWELL
479-208-5046

ATLAS PAGE:

403D

FIELD WORK:

JULY 18-20 & AUGUST 5, 2022

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
NAD 83 (2011) - HORIZONTAL DATUM

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 711
- 2) FINAL PLAT OF WILSON'S SUBDIVISION FILED IN BOOK A AT PAGE 103
- 3) FINAL PLAT OF RAZORBACK ADDITION FILED IN BOOK D AT PAGE 1
- 4) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 36380

PROPERTY ZONED:

DC (DOWNTOWN CORE)

BUILDING SETBACK NOTE:

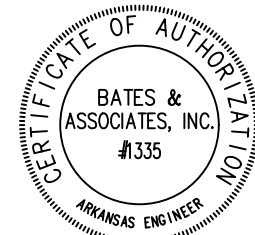
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

T.C.E. NOTE:

PER BOOK 2013, PAGE 55536, A 15' WIDE TEMPORARY CONSTRUCTION EASEMENT EXISTS UNTIL THE COMPLETION OF THE MAIN STREET IMPROVEMENT PROJECT. THE STATUS OF THIS PROJECT IS UNABLE TO BE DETERMINED AT THE TIME OF THIS SURVEY. BY INTERPOLATING BENTON COUNTY AND CITY OF BENTONVILLE GIS MAPS, IT APPEARS THE SAME ROAD CONDITIONS EXIST AT THE TIME OF THIS SURVEY AS THEY DID IN 2012.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES "A" AND "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. A PORTION OF THIS PROPERTY IS WITHIN SHADED ZONE "X" PER FEMA'S UPDATED FLOOD MAP THAT REFLECTS LOMR CASE NO. 21-06-0748P. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

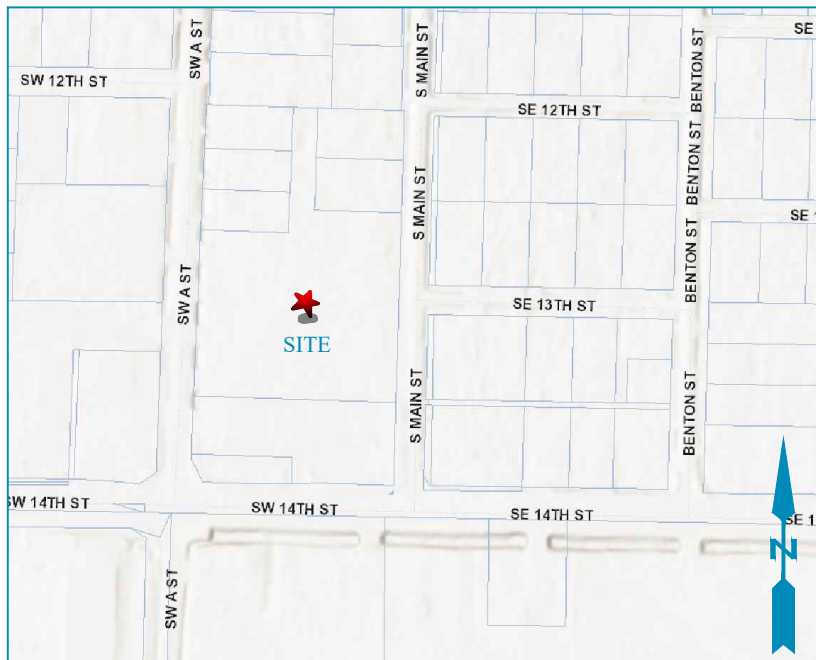


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 5TH DAY OF AUGUST, 2022.



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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #PLA22-038

RECORDING NUMBER/DATE			
REVISION DATE:	12-22-2022		
REVISION:	REVISED PER 1ST SUBMITTAL COMMENTS		

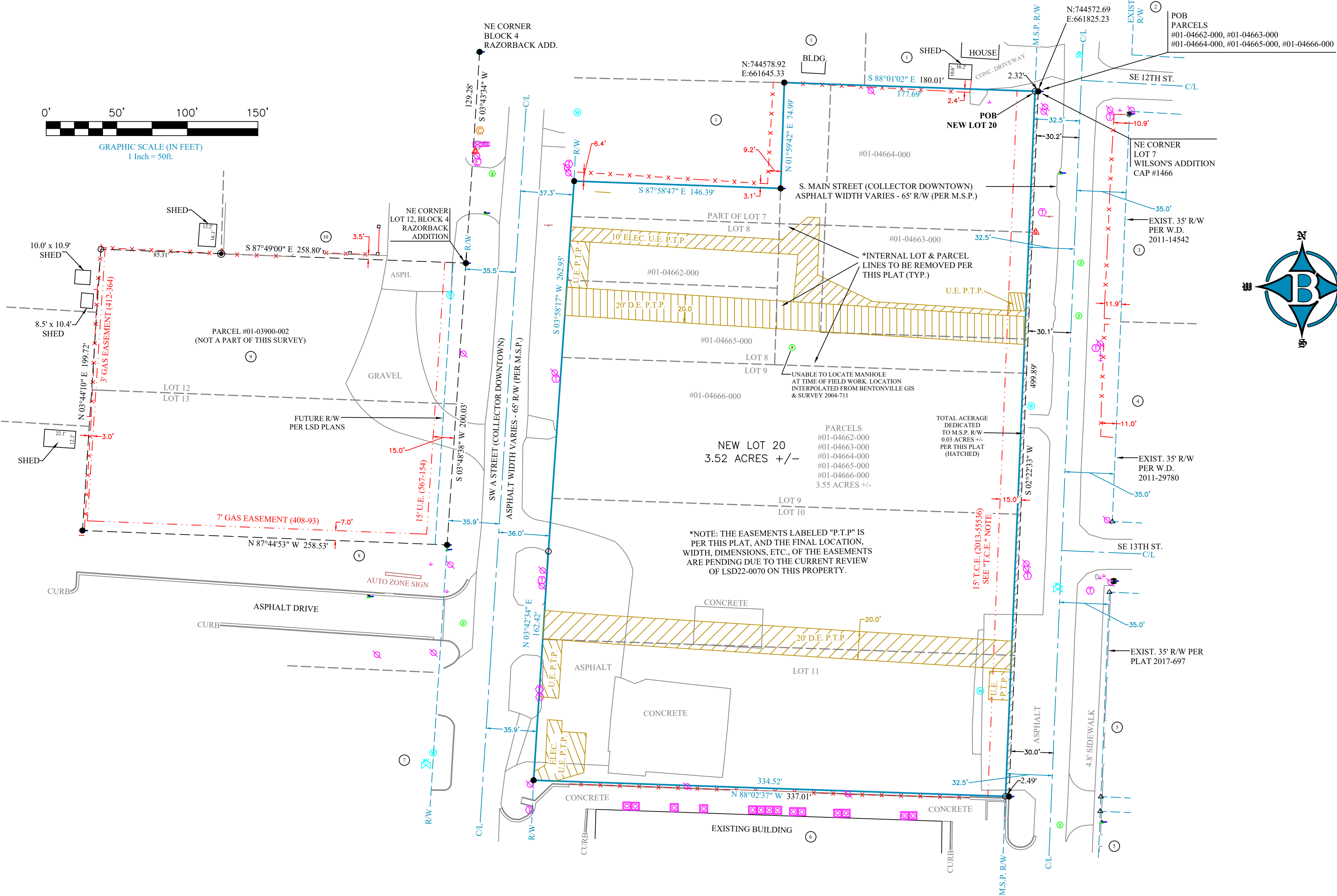
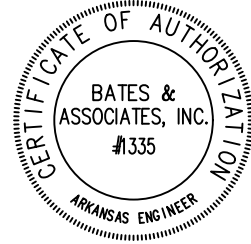
BOUNDARY LINE (MEASURED)	PARCEL / LOT LINE	TITLE LINE	CENTERLINE OF ROAD	RIGHT-OF-WAY	FENCE	UTILITY EASEMENT
---	---	---	---	---	---	---

ELECTRIC PEDESTAL	FOUND PIPE	FOUND 3/8" REBAR	COMPUTED POINT	CABLE PEDESTAL	TELEPHONE PEDESTAL
GUY ANCHOR	POWER POLE	AC CONDENSER UNIT	YARD HYDRANT	WATER VALVE	TELEPHONE VAULT
+	+	+	+	+	+

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.					
Bates & Associates, Inc. Engineers - Surveyors 720 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 - 479-442-8808 - Fax 479-271-9580 BATES & ASSOCIATES, INC. Copyright 2022. All rights reserved. Where name(s) appear on this plat, the plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Investigation for easements of record, easements, restrictive covenants, title, and other matters of record, evidence or any other fact which a complete and accurate title search may disclose. Any flood information shown on this plat is for informational purposes only. Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps. Furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.					
FOR USE AND BENEFIT OF:	EDG	ADDRESS: S. MAIN STREET BENTONVILLE, ARKANSAS	DATE: 12/27/22	SCALE: 1"=60'	
			SURVEYED:	DRAFTED:	
			CALEB	ANT. JCR	
			REVIEWED: DT		
				COA #1335	
DRAWING #15-47 INC SUB EAST					

PROPERTY LINE ADJUSTMENT OF LOTS 8, 9, 10, 11, AND PART OF
LOT 7 OF WILSON'S ADDITION CREATING NEW LOT 20

SHEET 2 OF 2



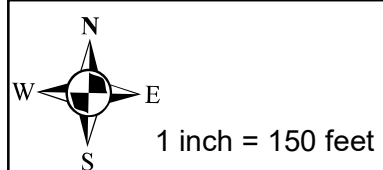
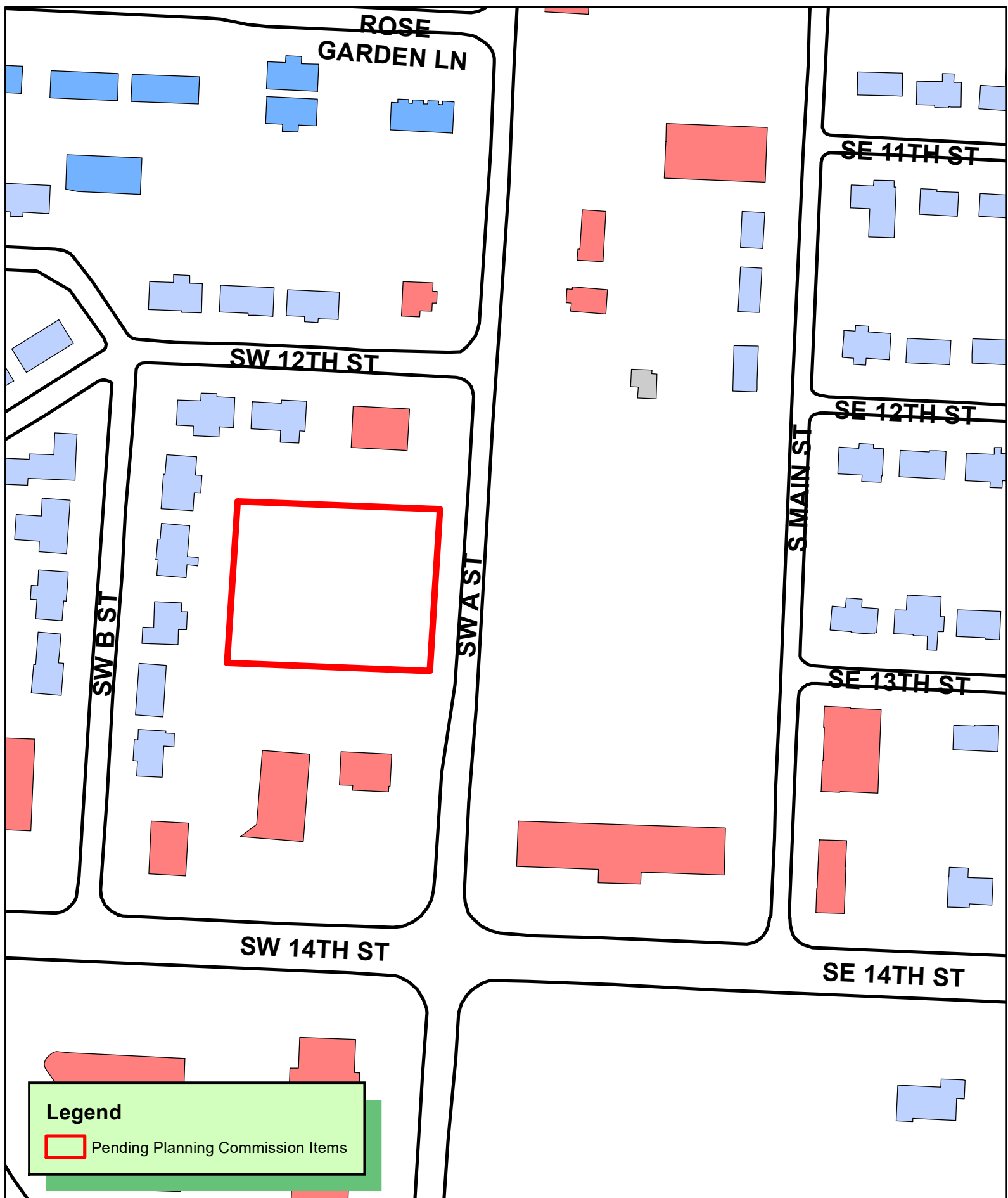
RECORDING NUMBER/DATE	
REVISION:	REVISION DATE:
REVISED PER 1ST SUBMITTAL COMMENTS	12.22.2022

LEGEND:	
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.	
● FOUND 3" REBAR	— BOUNDARY LINE (MEASURED)
○ FOUND PIPE	— PARCEL / LOT LINE
○ SET 5/8" REBAR/CAP	— TIE LINE
△ COMPUTED POINT	— CENTERLINE OF ROAD
⊗ SANITARY SEWER MH	— RIGHT-OF-WAY
⊗ CABLE PEDESTAL	— FENCE
⊗ TELEPHONE VAULT	— UTILITY EASEMENT
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FOR USE AND BENEFIT OF:	
EDG	
ADDRESS:	720 S. PLEASANT RIDGE DR., BENTONVILLE, ARKANSAS
DATE: 12/27/22	SCALE: 1"=60'
LOCATION: LOTS 9, 10 & 11 WILSON LOG WILSON'S ADDITION	SURVEYED: DRAFTED: CALEB AH, JCR REVIEWED: DT
SHEET 2 OF 2	COA #1335

BENTONVILLE PROJECT #PLA22-038

DRAWING #15-470 INC SUB EAST



PLA22-0039 1/17/23
PROPERTY LINE ADJUSTMENT
RAZORBACK ADDITION
LOTS 12-13 BLOCK 4 CREATING LOT 15



PROPERTY LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 4 OF
RAZORBACK ADDITION CREATING NEW LOT 15, BLOCK 4

SHEET 1 OF 2

ADJACENT LAND OWNERS

1) K-VEST INC
1200 SW A ST
BENTONVILLE AR 72712-6233
PARCEL #01-03900-001
LOTS 10 & 11, BLOCK 4
RAZORBACK ADDITION
ZONED: D-C

2) MAIN & A CONNECT LLC
204 SE 6TH ST STE 102
BENTONVILLE AR 72712
PARCELS #01-04662-000, #01-04665-000
& 01-04666-000
LOTS 10 & 11 AND PART OF LOTS 7, 8 & 9 BLOCK 1
WILSON'S SUBDIVISION

3) AUTOZONE INC
DEPT 8088
PO BOX 2198
MEMPHIS TN 38101-2198
PARCEL #01-00655-000
ZONED: D-C

4) REPMAN, JINGJING YU
1207 SW B STR
BENTONVILLE, AR 72712
PARCEL #01-03896-000
LOT 5, BLOCK 4
RAZORBACK ADDITION
ZONED: R-1

5) GANN, JANETT
9134 E PLENTYWOOD RD
BENTONVILLE AR 72712-8525
PARCEL #01-03897-000
LOT 6, BLOCK 4
RAZORBACK ADDITION
ZONED: R-1

6) OUTAIN, STEVEN
1203 SW B ST
BENTONVILLE AR 72712-6275
PARCEL #01-03898-000
LOT 7, BLOCK 4
RAZORBACK ADDITION
ZONED: D-C

7) GUTIERREZ, ROBERTO
205 SW 12TH ST
BENTONVILLE AR 72712-6219
PARCEL #01-03900-000
LOT 9, BLOCK 4
RAZORBACK ADDITION
ZONED: D-C

SURVEY DESCRIPTIONS:

PARCEL # 01-03900-002:
ALL OF LOTS 12 AND 13 IN BLOCK 4 OF THE RAZORBACK ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT BOOK D AT PAGE 1, OF THE BENTON COUNTY RECORDS, BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHWEST A STREET MARKING THE NORTHEAST CORNER OF SAID LOT 12 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S03°48'38"W 200.03' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°44'53"W 258.53' TO AN EXISTING REBAR, THENCE N03°44'10"E 199.72', THENCE S87°49'00"E 258.80' TO THE POINT OF BEGINNING, CONTAINING 1.19 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 15, BLOCK 4:
A PART OF LOTS 12 AND 13 IN BLOCK 4 OF THE RAZORBACK ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT BOOK D AT PAGE 1, OF THE BENTON COUNTY RECORDS, BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHWEST A STREET WHICH IS N87°49'00"W 9.03' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 12 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S03°40'16"W 200.01', THENCE LEAVING SAID RIGHT-OF-WAY N87°44'53"W 249.99' TO AN EXISTING REBAR, THENCE N03°44'10"E 199.72', THENCE S87°49'00"E 249.77' TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. 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. ALL ACCESS MANAGEMENT REQUIREMENTS OF ARTICLE 1100.02 SHALL BE ADHERED TO FOR DEVELOPMENT OF THIS LOT.

FIELD WORK:
JULY 18-20 & AUGUST 5, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 (2011) - HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED
IN BOOK 2004 AT PAGE 711
2) FINAL PLAT OF WILSON'S SUBDIVISION
FILED IN BOOK A AT PAGE 103
3) FINAL PLAT OF RAZORBACK ADDITION
FILED IN BOOK D AT PAGE 1
4) WARRANTY DEED FILED
IN BOOK L2022 AT PAGE 36380

PROPERTY ZONED:
DC (DOWNTOWN CORE)

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES "A" AND "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. A PORTION OF THIS PROPERTY IS WITHIN SHADED ZONE "X" PER FEMA'S UPDATED FLOOD MAP THAT REFLECTS LOMR CASE NO. 21-06-0748P.
(FIRM PANEL #05007C0255K, DATED 06/ 05/ 2012)

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

DATE OF EXECUTION: _____

PRINTED NAME: MAIN A & CONNECT LLC BY: _____ SIGNED: _____

MAIN & A CONNECT LLC
204 SE 6TH ST STE 102
BENTONVILLE, AR 72712
SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2022.

SOURCE OF TITLE: _____
WARRANTY DEED L202236380
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

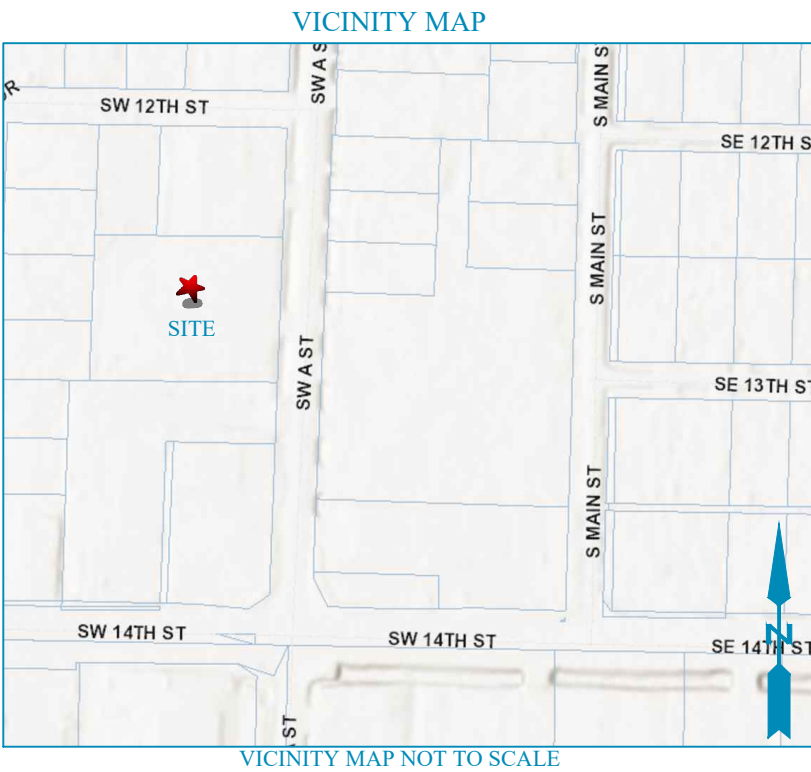
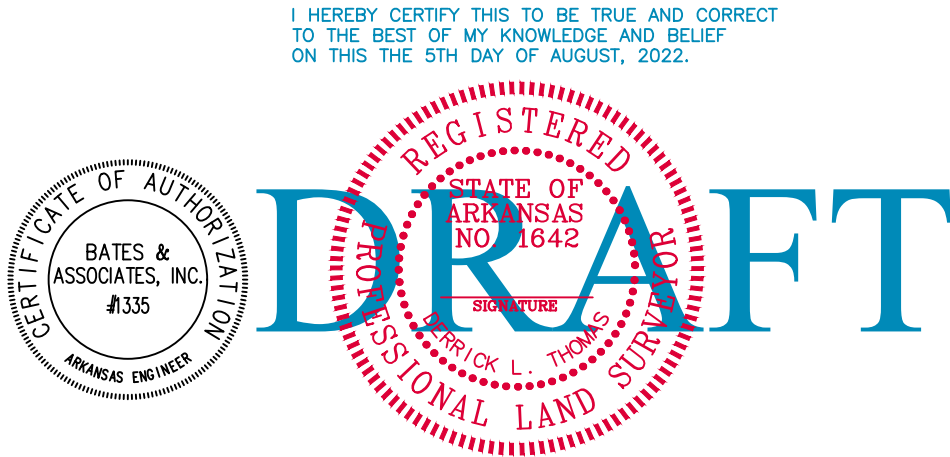
CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 -
STATE OF ARKANSAS

ATLAS PAGE:
403D

PROPERTY OWNER / DEVELOPER:
MAIN & A CONNECT LLC
204 SE 6TH ST STE 102
BENTONVILLE, AR 72712
JACOB NEWELL
479-208-5046



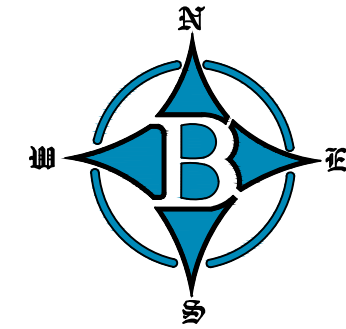
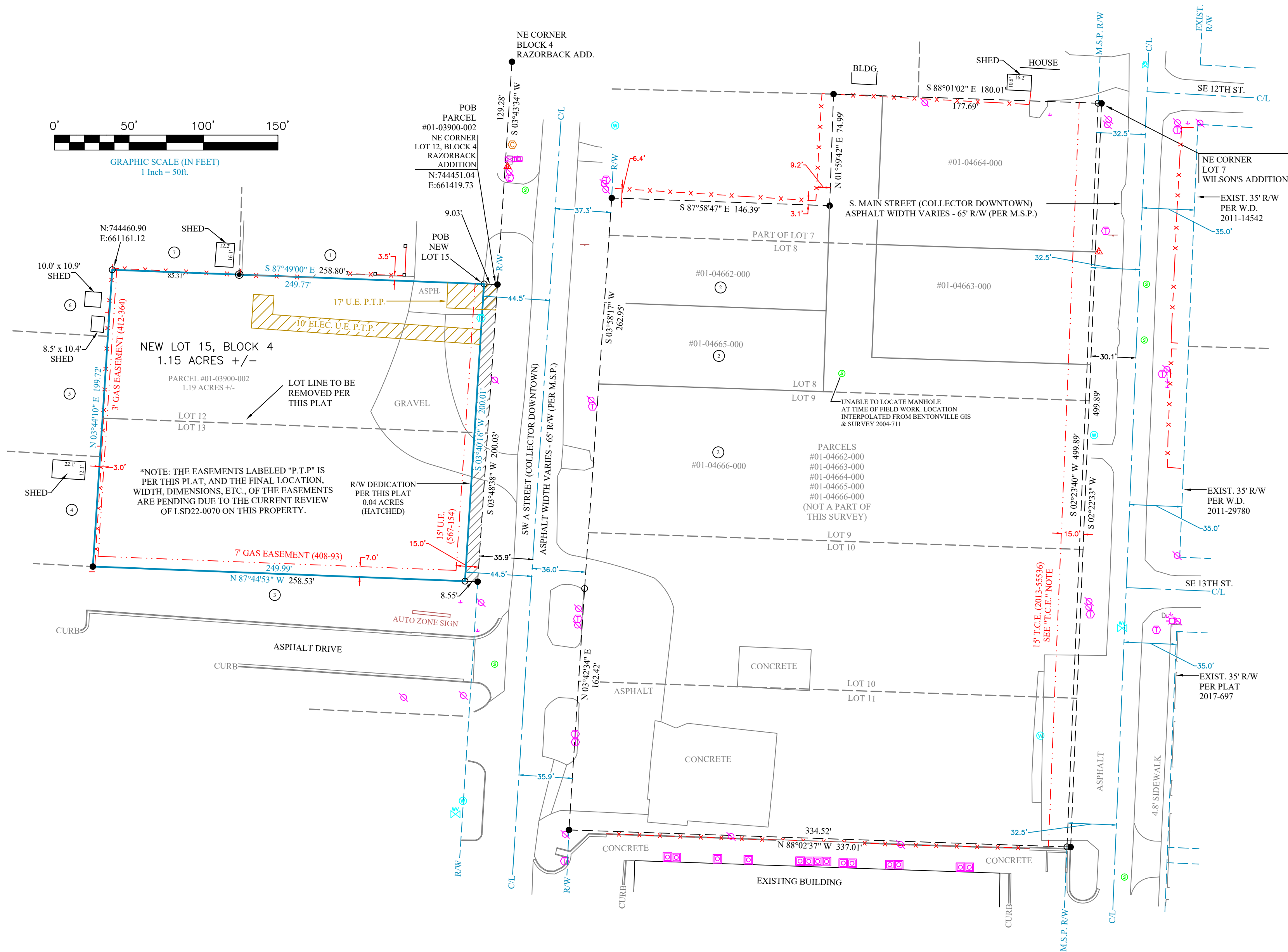
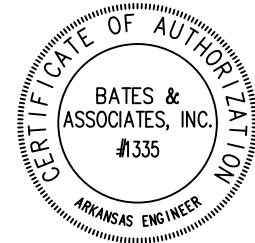
BENTONVILLE PROJECT #: PLA 22-0039

RECORDING NUMBER/DATE			
REVISION DATE:	12-22-2022		
REVISION:	REVISED PER 1ST SUBMITTAL COMMENTS		

BOUNDARY LINE (MEASURED)	PARCEL / LOT LINE	TIE LINE	CENTERLINE OF ROAD	RIGHT-OF-WAY	FENCE	UTILITY EASEMENT
ELECTRIC PEDESTAL	GUY ANCHOR	POWER POLE	AC CONDENSER UNIT	YARD HYDRANT	WATER VALVE	WATER METER
TELEPHONE VAULT	FOUND PIPE	FOUND 3/8" REBAR	SET 3/8" REBAR CAP	SANITARY SEWER MH	CABLE PEDESTAL	TELEPHONE PEDESTAL

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.			
FOR USE AND BENEFIT OF: EDG			
ADDRESS: SOUTHWEST A STREET BENTONVILLE, ARKANSAS			
DATE: 12/09/22	SCALE: 1"=60'	SURVEYED/ DRAFTED:	DATE: 12/09/22
LOCATION: LOTS 12 & 13 RAZORBACK ADDITION	CALEB	ANY, JCR	REVIEWED: DT
			COA #1335
			SHEET 1 OF 2
DRAWING #15-470INCUBS WEST			

PROPERTY LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 4 OF
RAZORBACK ADDITION CREATING NEW LOT 15, BLOCK 4
SHEET 2 OF 2



REVISION DATE:	
REVISION:	12-23-2022
REVISED PER 1ST SUBMITTAL COMMENTS	

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

BOUNDARY LINE (MEASURED)	ELECTRIC PEDISTAL
PARCEL / LOT LINE	GUY ANCHOR
TIE LINE	POWER POLE
CENTERLINE OF ROAD	AC CONDENSER UNIT
RIGHT-OF-WAY	YARD HYDRANT
FENCE	WATER VALVE
UTILITY EASEMENT	WATER METER
	TELEPHONE VAULT

Bates & Associates, Inc.
Engineers - Surveyors

7220 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 • 479.442.8800 • Fax 479.221.8580

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DATE: 10/07/22	SCALE: 1"=60'
SURVEYED: DRAFTED:	LOTTING: LOTS 12 & 13
CALLED: A.W. JCR	RAZORBACK ADDITION
REVIEWED: DT	
COA #1335	

FOR USE AND BENEFIT OF:
EDG
SOUTHWEST A STREET
BENTONVILLE, ARKANSAS

BENTONVILLE PROJECT #: PLA 22-0039

DRAWING #15-470INCUB WEST



The Haven

SE 4th Street

PC Date: 1/17/2023

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0061- EXTENSION
Applicant / Current Owner	Market District, LLC
Site Area	+/- 0.97 acres
Current Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	High-Density Residential (HDR)
Development Type / Use	Residential, Office & Retail

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

Location Map



Property Description

The subject property is located on SE 4th Street and is zoned DN-3, Downtown High Density Residential. Surrounding zoning districts are DN-4, Downtown Mixed-Use Residential to the west and R-1, Low Density Single Family Residential to the north, south, and east.

Project Details

This is a request for an extension on the previously approved large-scale development, which is set to expire January 18, 2023. The applicant states that developer has been working through offsite electric issues, material and labor price increases, and evaluation of the project based on current market conditions. The applicant is requesting an extension of the approval to allow for additional time to bid the project and anticipates starting construction in the spring.

The project is a large-scale development proposing a three-story mixed use building containing 22 residential units and 3,620 square feet of office/retail space. Forty-five (45) parking spaces are required and 50 are being provided. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through a single, shared ingress/egress point onto SE 4th Street. The primary materials on the exterior of the building include Vertical Shiplap Cladding, James Hardie Board, and glass.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the downtown area street grid system should help alleviate potential impacts.

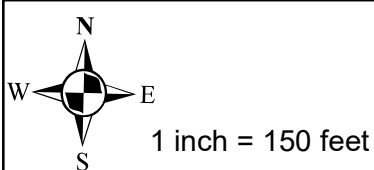
Waivers

One waiver was approved on January 18th, 2022:

- A waiver from Article 1100, Section 1100.21., Large Scale Development Design Standards. The applicant states they are exempt from the Large Scale Design Standards as stated in Section 1100.22 which states the following: Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have a specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section. See the applicant's narrative for additional information.

Conclusion

With the previous approval of the waiver and the large-scale development, alongside with the volatility of the materials supply chain, staff recommends approval of the extension request on this large scale development.



LSD21-0061
LARGE SCALE DEVELOPMENT
THE HAVEN





51864

December 30, 2022

Mr. Tyler Overstreet
Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

Re: Large Scale Development Approval Extension Request
Haven (LSD21-0061)

Mr. Overstreet,

On behalf of Market District, LLC, Halff Associates respectfully requests an extension of the Large Scale Development approval issued January 2022, expiring January 18, 2023. The developer has been working through offsite electric issues, material and labor price increases, and evaluation of the project based on current market conditions, since we received approval from the Planning Commission. The developer is requesting an extension of the approval to allow for additional time to bid the project and anticipates starting construction in the spring.

If you have questions or need additional information, you may reach me at (479) 273-2209.

Sincerely,

Halff Associates, Inc.

A handwritten signature in blue ink, appearing to read "Patrick Foy", is written over a horizontal line.

Patrick Foy, P.E.
Land Development Team Lead



ASHMORE

808 NW C STREET

PC Date: 1/17/2023

Reviewer: Luke Aitken, Planning Technician

Project Number	WAV22-0022
Applicant / Current Owner	Gateway Strategies / Kristopher Ashmore
Site Area	+/- 0.5 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Waiver Request	Sec 1100.02 Access Management Standards, (a) Curb Cuts, (5) Number of Curb Cuts Allowed

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



Property Description

The property is located at 808 NW C Street and is zoned R-1, Low-Density Single Family Residential.

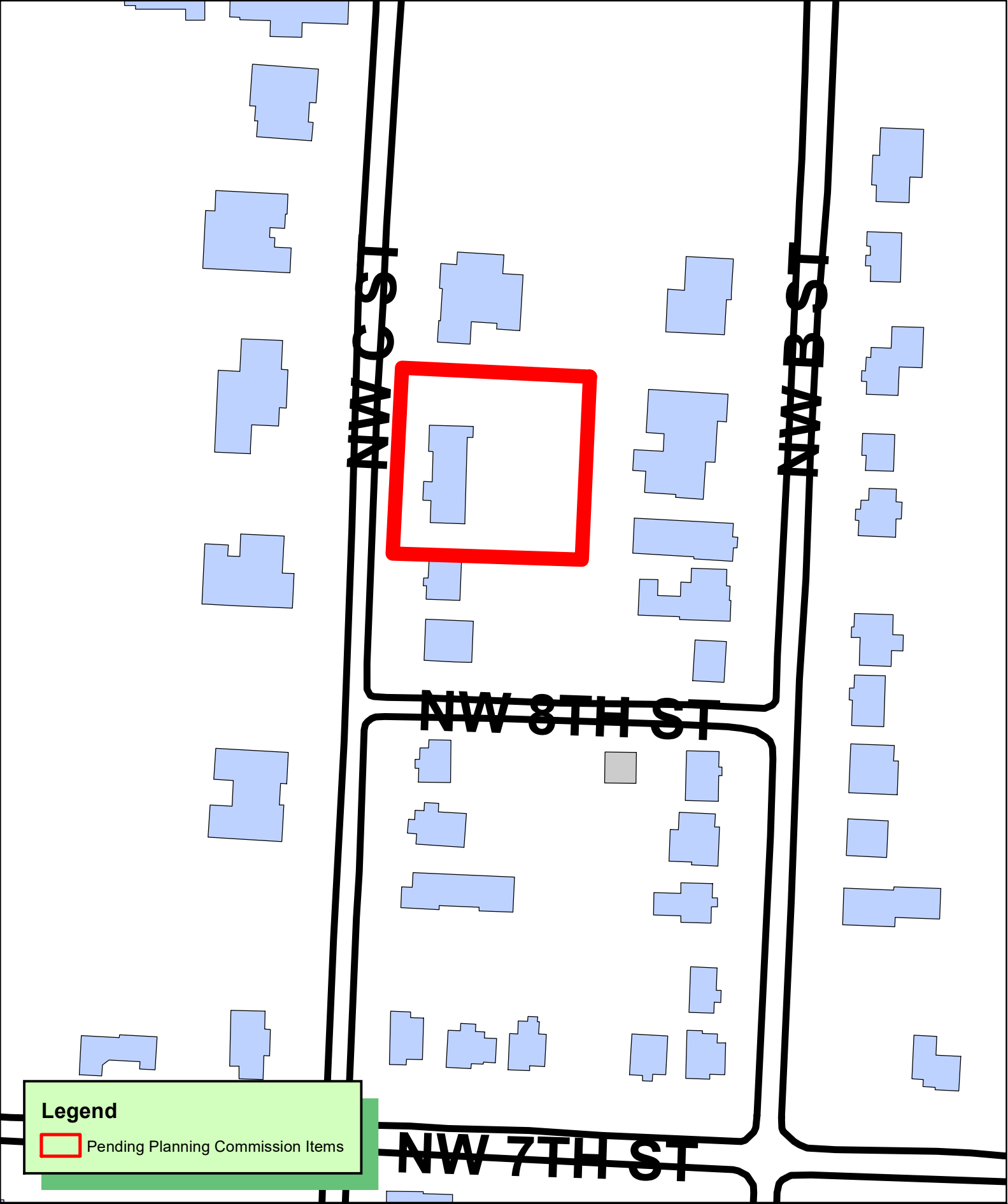
Waiver Request

The applicant requests a waiver to Section 1100.02 Access Management: Number of Curb Cuts Allowed. The number of curb cuts allowed on a property with less than two hundred (200) feet of road frontage is one (1). The curb cut code is in place to prevent traffic interference along the roadway by turning traffic. C Street is a local street per the Master Street Plan and requires a maximum of one (1) curb cut.

The proposed additional curb cuts would be along C Street. According to the applicant's narrative, the request for the second curb cut is to prevent the need to back onto the busy street, potentially causing an accident with a car, a biker, or a pedestrian

Conclusion

Access management is not an issue for this property since there will only be one vehicle leaving from either driveway at a time. If the Planning Commission wanted to deny the request, the applicant could easily install a hammerhead-type driveway or use the alley way that is located to the east of the applicant's property for rear access.





To whom it may concern,

We are requesting a waiver for the 200' frontage road curb cut ordinance. **Sec 1100.02 Access Management Standards**

The team we met with on November 17th, said they would recommend to the planning commission that 808 be allowed (2) curb cuts.

We have increased traffic with several more houses to be built on "C" Street. There are additional cars, construction traffic, Airbnb guests, cyclists, walkers & runners. This has made backing on to "C" dangerous. Especially at this location because of the hill.

The current driveway sits at the north end of the lot and makes it difficult to see traffic coming up the hill from the north. The house next door with 120' of frontage has (2) curb cuts for the same reason. We have 3 lots with 150' of frontage. We need (2) curb cuts for a circle drive to safely enter and exit the residence. In addition, the current driveway doesn't give access to the garage being built behind the house. We need the second curb cut to access the new garage.

Regards,

James Ford

Gateway Strategies

479-644-7782

Licensed Residential Contractor

Certified in:

Mold Remediation

Water and Fire Damage Clean up

Crime Scene Clean up



Brightbox LLC

802 Southeast G Street

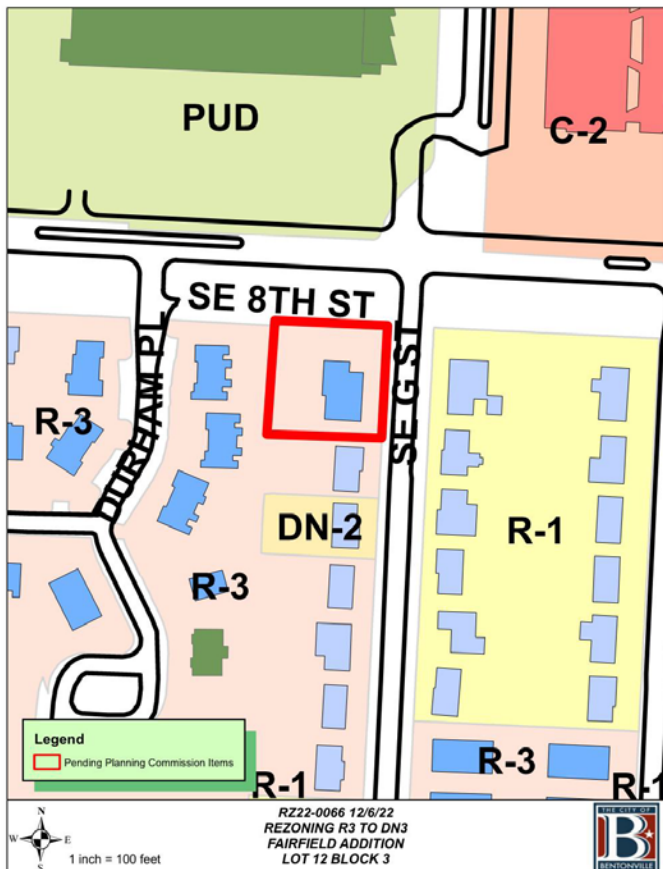
PC Date: 1/17/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	RZ22-0066
Applicant / Current Owner	Brightbox LLC
Site Area	+/- 0.46 acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Future Land Use Map Requested	High-Density Residential (HDR)
Related Case(s):	None

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

Location Map



Property Description

This request is located at 802 Southeast G Street. Directly adjacent zoning is R-3, Medium-High Multifamily Residential to the South and West, PUD, Planned Unit Development to the North, and R-1, Low Density Single-Family Residential to the East.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as Medium-Density Residential (MDR), in which DN-3 zoning is not compatible, however, the applicant has requested a future land use map amendment 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

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area prioritizes increasing residential density and upgrading capital projects in the downtown area.

Public Comment

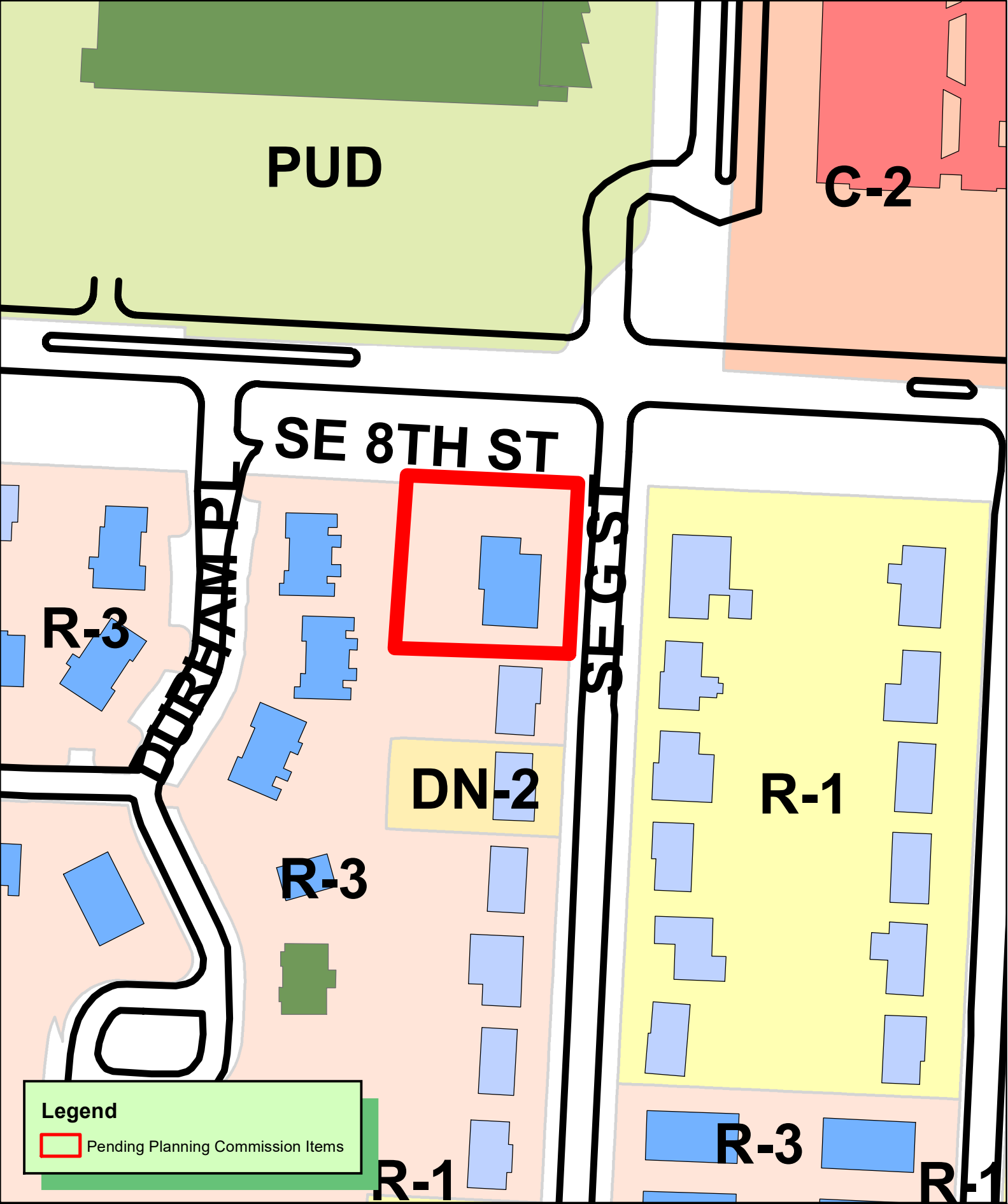
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

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

Conclusion

This request is not consistent with the Future Land Use Map without the approval of the accompanying amendment but is consistent with the surrounding development pattern of the area. Intensification is a stated goal of the Community Plan, and it is appropriate along Southeast 8th Street, which is classified as an arterial and will soon undergo an widening project to a 4-lane boulevard.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

RZ22-0066 12/6/22
REZONING R3 TO DN3
FAIRFIELD ADDITION
LOT 12 BLOCK 3

23

 THE CITY OF BENTONVILLE



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

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

October 28, 2022

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

RE: Bentonville Parcel 01-02569-000 Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Brightbox, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcel 01-02569-000 from R-3, *Medium Density Residential* to DN-3, *Downtown High Density Residential*. The parcel is located on 802 SE G Street and is approximately 0.46 acres. The property is planned for development by the current owner as townhomes for individual sale, and the DN-3 zoning allows a 0' interior side yard setback for units to be sold individually along the line of building walls.

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

Access to this development will be provided by the existing street network and plans to accommodate rear loaded garages and townhome units which face 8th Street. A minimal increase of traffic can be expected from the development of the townhomes which are replacing one existing multifamily residential building which currently contains four units. All necessary utilities for the proposed development are available on or by adjacent easements to the subject tract. The main water utility connection will take place on the western side of G Street to an existing 6" water main. Access to sewer will be provided by the existing 8" gravity sewer on the east side of G Street. Signage is not anticipated for the building.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Chad Caletka, Project Manager



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

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

November 23, 2022

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

RE: Bentonville Parcel 01-02569-000 (802 SE G Street) Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map. On behalf of Brightbox, LLC, CEI has submitted a request for rezoning of parcel 01-02569-000 requesting DN-3 (Downtown High Density Residential) where the future land use plan map shows Medium-Density Residential. The property is planned for development by the current owner as townhomes for individual sale – more information is provided in the Rezoning Narrative. If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect high density residential use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Chad Caletka
Project Manager



Jacobs Group

1215 Fillmore Street

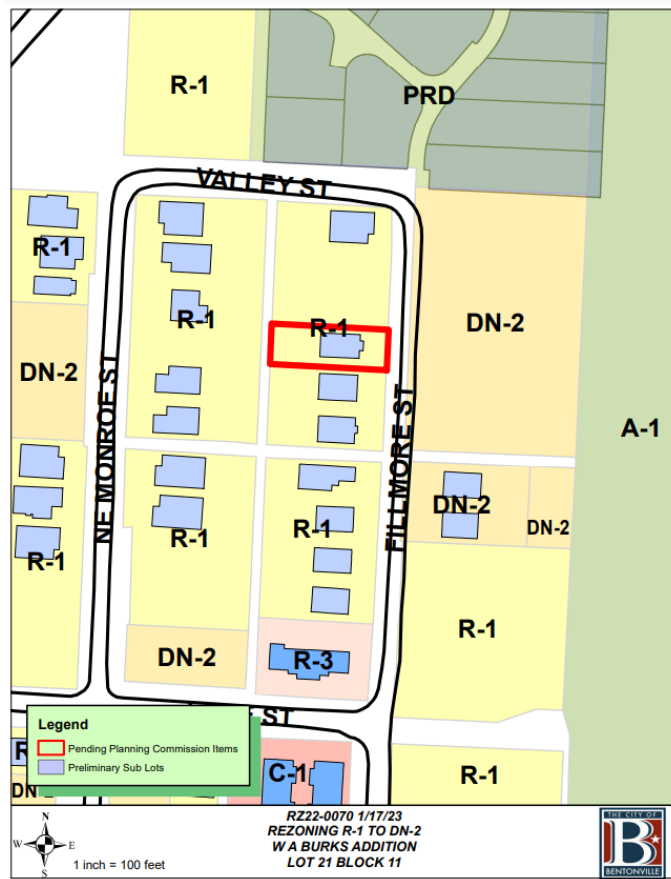
PC Date: 1/17/2023

Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ22-0070
Applicant / Current Owner	Jacobs Group
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Related Case(s):	None

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

Location Map



Property Description

This request is located at 1215 Fillmore Street. Directly adjacent zoning is R-1, Low-Density Residential to the South, West, and North and DN-2, Downtown Medium-Density Residential to the East.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as Medium-Density Residential (MDR), in which DN-2 zoning is compatible. Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area prioritizes increasing residential density and upgrading capital projects in the downtown area.

Public Comment

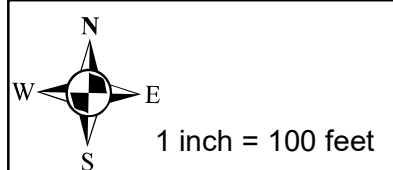
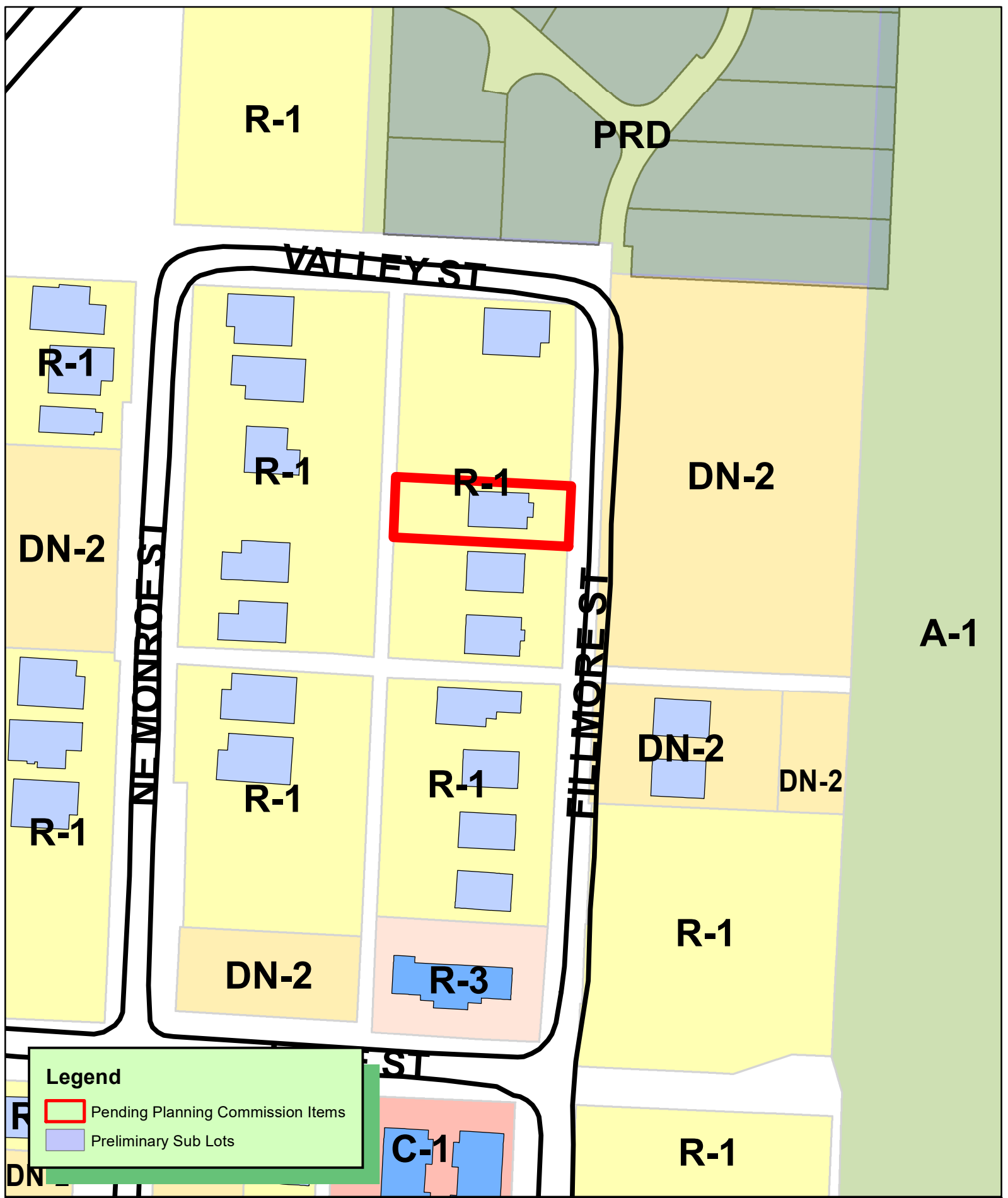
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

The intent of the DN-2 district is to allow for an increased neighborhood density through the development of small-lot multi-family housing and townhouses throughout the district. These areas are found both near Downtown and in some recent growth areas.

Conclusion

This request is consistent with the Future Land Use Map and is consistent with the surrounding development pattern of the area. Intensification is a stated goal of the Community Plan, and it is appropriate along Fillmore Street, which is classified as a local street per the master street plan.



RZ22-0070 1/17/23
REZONING R-1 TO DN-2
W A BURKS ADDITION
LOT 21 BLOCK 11

December 7, 2022

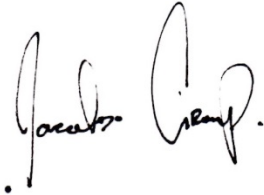
City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 1215 Fillmore Street – Rezoning Request

Dear Planning Staff,

We are requesting that the property located at **1215 Fillmore Street**, which is currently zoned R-1, to be rezoned to DN-2, Downtown Medium-density Residential. The property will only be used for residential purpose. Minimal traffic increase is expected and no signage is proposed for the project. The new housing will be served by existing water and sewer lines which run along NE Fillmore Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Group". The signature is stylized with a large, looped "J" and a cursive "Group".

Jacobs Group

PO Box 1285

Bentonville, AR 72712

The applicant is proposing a Planned Residential Development (PRD) consisting of 17 3-story multi-family structures consisting of 408 total units located central to the site. An additional 18 5-unit townhome structures consisting of 90 total units are proposed between the multi-family structures and the property boundary. Together, 498 units are proposed on the site, at a create of 14.15 units per acre. Additional amenity and green space located amidst the multi-family structures.

The applicant states they will provide 15% common usable open space. 800 parking spaces are proposed to be provided for the multi-family portion of the project, while each townhome is designed to have a 2-car garage, or a total of 180 off-street parking spaces. 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.

A modified road section for Southwest Bright Road is proposed along the West side of the property in order to continue Bright Road to the North. The modification is due to the existing alignment of Bright Road as it comes into the site from the South. In order to be consistent with the planned location of Bright Road, the applicant is proposing this modified section, a Local Road section to be built along the West side. This would allow Bright Road to continue through the site and would require future development West of this site to finish out Bright Road to a Collector Road section per the Master Street Plan.

In addition to extending Bright Road, Southwest Parnell Road will be brought into the site from the East, and new roads will split off from Parnell to the North and South and ultimately complete a loop around the multi-family portion of the project and connect into Bright Road. One private road is proposed that will run parallel to Bright Road between the townhomes and multi-family uses.

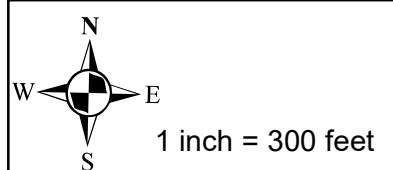
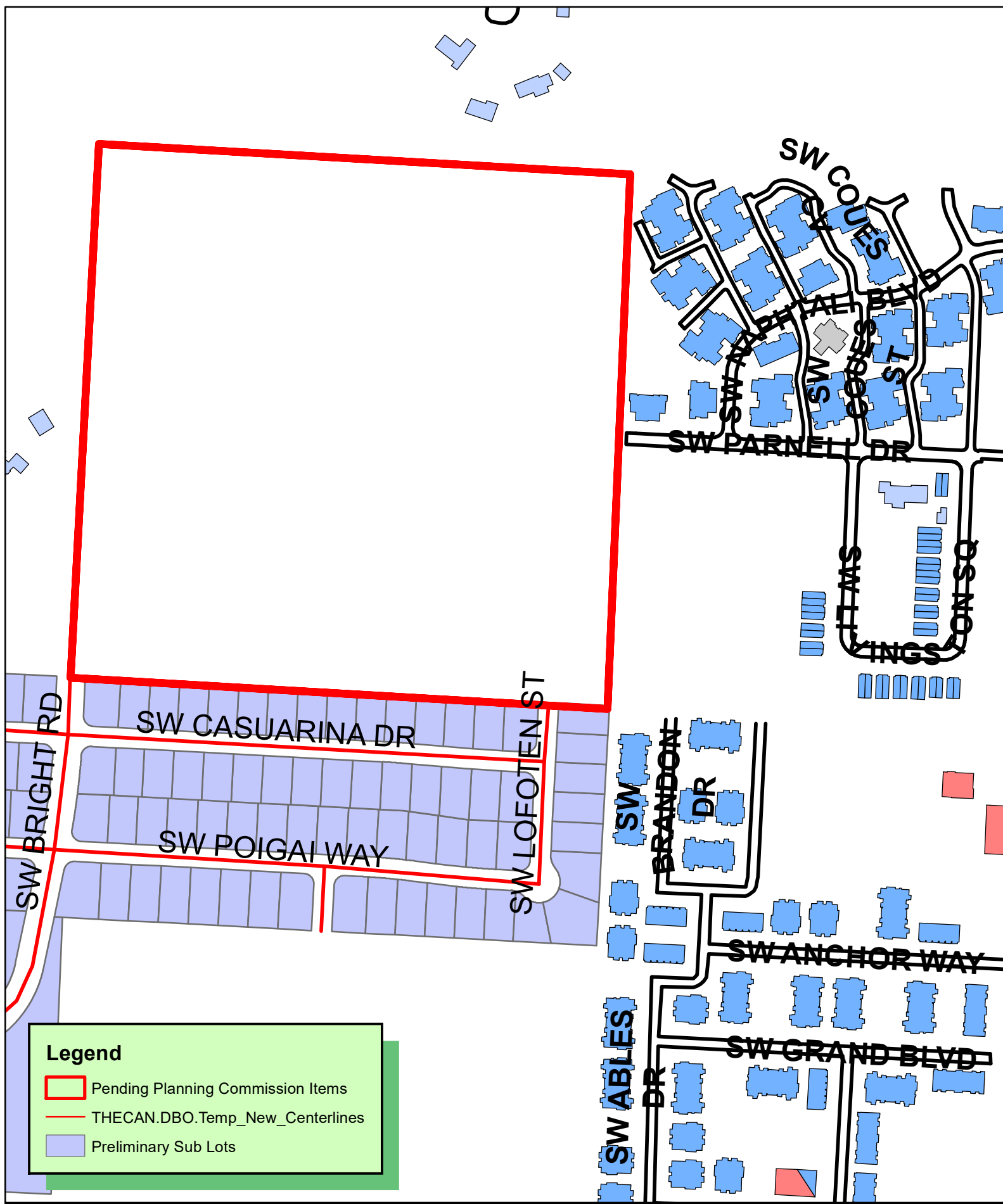
The applicant has included renderings of the design of the structures. These resemble roughly a farmhouse-style design for the multi-family project, and a more contemporary or modern design for the townhomes. The applicant is proposing brick and cement board siding as the principal façade materials. The proposed PRD will be required to conform to Article 1400 Landscaping of the Land Development Code as landscaping requirements are explicitly not permitted to be amended.

Waivers:

There are no waivers requested with the PRD.

Conclusion

This request is not consistent with the Future Land Use Plan without approval of the requested amendment but is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 2, Infill which encourages new development along existing public infrastructure. This request is compatible with the surrounding development pattern and is appropriate along Bright Rd., a future collector level street.



PRD22-0004 1/17/23
PLANNED RESIDENTIAL DEVELOPMENT
BUTTON PROPERTY MULTIFAMILY



SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

OWNER:

BEDROCK COMMERCIAL PARTNERS, LLC
1 Information Way, Suite 300
Little Rock, Arkansas 72202

APPLICANT/ REPRESENTATIVE:

McCLELLAND CONSULTING ENGINEERS, INC
1580 East Stearns Street
Fayetteville, Arkansas 72703
(479) 443-2377

PROPERTY:

PARCEL ID:
18-08645-000

ADDRESS:

1904 MAYFLOWER RD
BENTONVILLE AR 72713

TOTAL AREA:

±39.97 AC

PROPERTY DESCRIPTION:

Real property located in Benton County, Arkansas, to-wit:

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.



SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

PLANNED RESIDENTIAL DEVELOPMENT INTENT

The City of Bentonville's PRD development criteria along with Smart Growth and Traditional Neighborhood Design elements have been incorporated into the proposed development.

The proposed Planned Residential Development (PRD) consists of a core of garden style multifamily residential buildings (Zone R-4, 20.57 acres) surrounded by townhome structures (Zone R-3, 14.63 acres) acting as a buffer between adjacent properties.

Narrow public streets and sidewalks are proposed between the garden style buildings and the townhomes for efficient circulation through the development, encourage a walkable close-knit neighborhood and to provide a variety of routes for local traffic.

High quality architectural design is proposed to promote a strong "sense of space" and harmony with surrounding developments.

Various residential unit types and sizes will be offered to provide a variety of price points and options to the community.

A modified local road section is proposed on the west side of the property that could become a collector road in the future. The northwest corner of the property is located in the floodway and will accommodate a future greenway / trail defined by the city's master trails plan.

STRUCTURAL DESIGN

Shallow foundations are recommended which consist of cast in place concrete spread footings with an interior concrete slab on grade.

A wood framed residential structure will be utilized consisting of 2x dimensional lumber wall framing and manufactured trusses for floor and roof assemblies.

FUTURE LAND USE

In addition to the PRD, an amendment to the Future Land Use Planning Map from Residential Estate to High-Density Residential is also being requested.

LANDSCAPE DESIGN

The proposed development will adhere to the requirements of The City of Bentonville's Article 1400 Landscaping, Screening and Buffering.

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

DESCRIPTION OF COMPLIANCE WITH PRD DISTRICT REGULATIONS

- Sec 401.11-a(1) *A maximum choice in the types of environment and living units available to the public*
- The proposed development will provide various types of environments and living units to offer a variety of options to the community. The townhomes will offer a combination of two and three bedroom configurations including enclosed vehicular garages. The multifamily buildings will offer studio, one bedroom, two bedroom and three bedroom apartments.
- Amenities proposed for the development include a pool, outdoor cooking areas, outdoor gaming areas, playgrounds, dog park, walking trails and usable open spaces. Indoor amenities include a fitness center, meeting spaces, indoor lounge, and a package center. EV charging stations are proposed to serve the needs of residents and help reduce emissions in the community.
- A retail coffee shop is proposed to service residents within the PRD and surrounding neighborhoods. This should decrease the number of resident trips outside of the community and promote a sense of community with surrounding neighborhoods.
- Sec 401.11-a(2) *A variety of housing types that effectively meets the varying price points of the community*
- The proposed development will provide a variety of housing and unit types. Townhomes and garden style multifamily housing containing a variety of studio, one bedroom, two bedroom and three bedroom units will offer various price points for the community.
- Sec 401.11-a(3) *Energy-efficient site design or building features*
- Energy efficient appliances and mechanical systems will be provided along with efficient building envelopes meeting or exceeding energy code requirements. Low VOC materials will be utilized for interior finishes. Generous windows will be provided to reduce lighting loads during daytime hours and allow the introduction of fresh air during tempered seasons.
- Sec 401.11-a(4) *A minimum of 15% common, usable open space and recreation areas*
- The proposed development will consist of a minimum of 15% dedicated to usable open space and recreational areas. These areas include an outdoor pool, outdoor cooking areas, outdoor gaming areas, playgrounds, dog park, walking trails, pedestrian sidewalks and landscaped areas.
- Sec 401.11-a(5) *A pattern of development which preserves natural features and prevents soil erosion*
- The development of the site will utilize the natural slope of the land and existing pond feature on the north side of the property to prevent soil erosion and address storm-water runoff efficiently.
- Sec 401.11-a(6) *A creative approach to the use of land and related physical development*
- The approach for land use includes a core of garden style multifamily residential buildings and shared amenities surrounded by less dense townhome structures that blend with surrounding developments.
- Sec 401.11-a(7) *Efficient use of land resulting in smaller networks of utilities and streets thereby lowering costs*
- An efficient use of narrow roads and sidewalks is proposed to encourage walkable "close-knit" neighborhoods and distribute utilities. Connections to surrounding streets encourages efficient travel routes and encourages a sense of community.

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

DESCRIPTION OF COMPLIANCE WITH PRD DISTRICT REGULATIONS

- Sec 401.11-a(8) *Environment of stable character in harmony with the surrounding development*
- Architectural design and finishes will be compatible and complementary to surrounding neighborhoods. Proposed streets, sidewalks, outdoor use areas, amenities and retail coffee shop will create harmony and a sense of community with surrounding developments.
- Sec 401.11-a(9) *Efficient use of infrastructure*
- Existing and proposed utility connections for water, sanitary sewer and electric are anticipated at connections to SW Parnell Drive, SW Bright Road and SW Lofoten Street.
- Sec 401.11-a(10) *High quality architectural design, placement, relationship and orientation of structures*
- The buildings will be designed based on high quality features and finishes that will be compatible and complementary to surrounding neighborhoods. A variety of densities are proposed to transition into adjacent developments.

OWNER:
BEDROCK COMMERCIAL PARTNERS, LLC
1 Information Way, Suite 300
Little Rock, Arkansas 72202

APPLICANT/ REPRESENTATIVE:
McCLELLAND CONSULTING ENGINEERS, INC
1580 East Stearns Street
Fayetteville, Arkansas 72703
(479) 443-2377

PROPERTY:
PARCEL ID:
18-08645-000

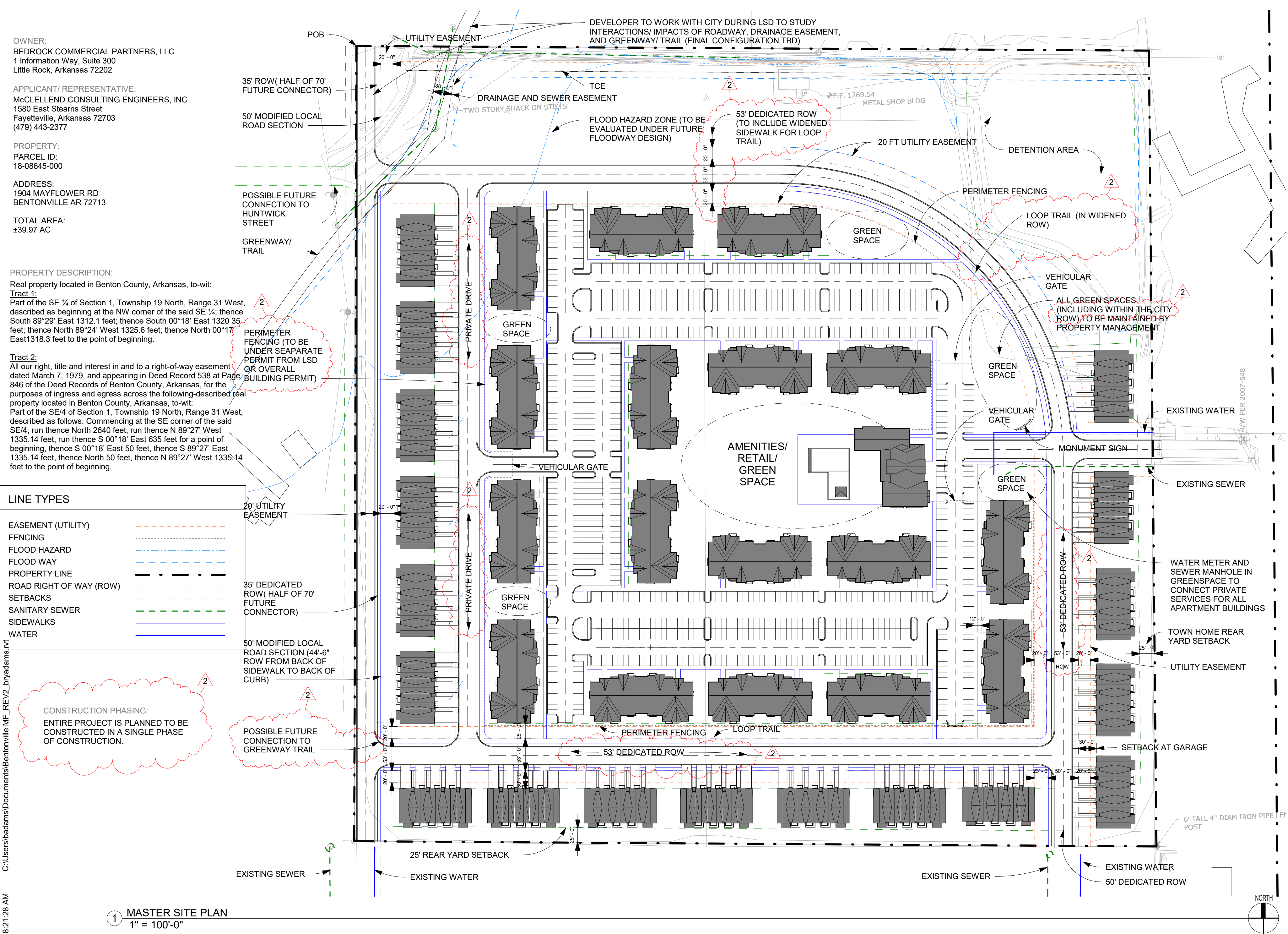
ADDRESS:
1904 MAYFLOWER RD
BENTONVILLE AR 72713

TOTAL AREA:
±39.97 AC

PROPERTY DESCRIPTION:
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LINE TYPES	
EASEMENT (UTILITY)	---
FENCING	----
FLOOD HAZARD	----
FLOOD WAY	----
PROPERTY LINE	- . - . - .
ROAD RIGHT OF WAY (ROW)	----
SETBACKS	----
SANITARY SEWER	----
SIDEWALKS	----
WATER	----

CONSTRUCTION PHASING:
ENTIRE PROJECT IS PLANNED TO BE
CONSTRUCTED IN A SINGLE PHASE
OF CONSTRUCTION.



1 MASTER SITE PLAN
1" = 100'-0"

BUILDING TYPE	COUNT ESTIMATE	ACRES	UNITS / ACRE	PARKING	SETBACKS			
					FRONT	INTERIOR	EXTERIOR	REAR
APARTMENT BUILDING	408	20.57	19.8	800 +/-	25'	TBD	25'	25'
TOWNHOMES	90	14.63	6.15	2 CAR GAR	30'	TBD	20'	25'
TOTAL	498	35.2	14.15					

PARCEL ID: 18-08645-000
BUTTON, MICHAEL J & DOROTHY L TRUSTEES
1904 MAYFLOWER RD
BENTONVILLE AR 72713
DEED: L202241795
1741077.01 SQ. FT., ±39.97 ACRES
ZONE: UNINCORPORATED

DESIGN +
CONSTRUCTION
INTEGRATION

Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

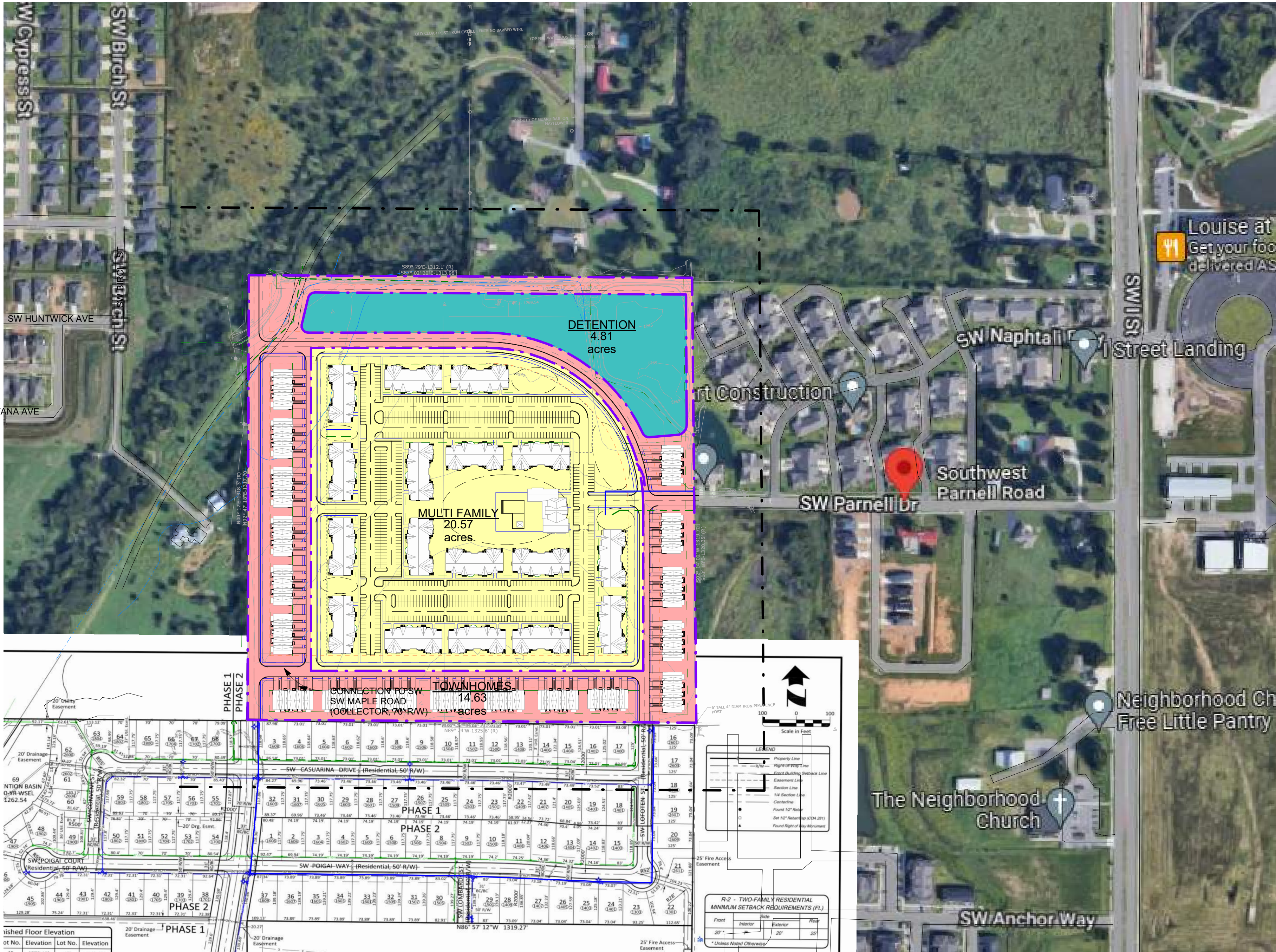
SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT
1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS 72713
Project number: 0990
Project Issue Date: 12-09-2022

MASTER SITE PLAN

A101

Scale: As Indicated

PRD22-0004



① Level 1
1" = 200'-0"

DESIGN +
CONSTRUCTION
INTEGRATION



Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS 72716
Project number: 0990

Project Issue Date: 12-09-2022

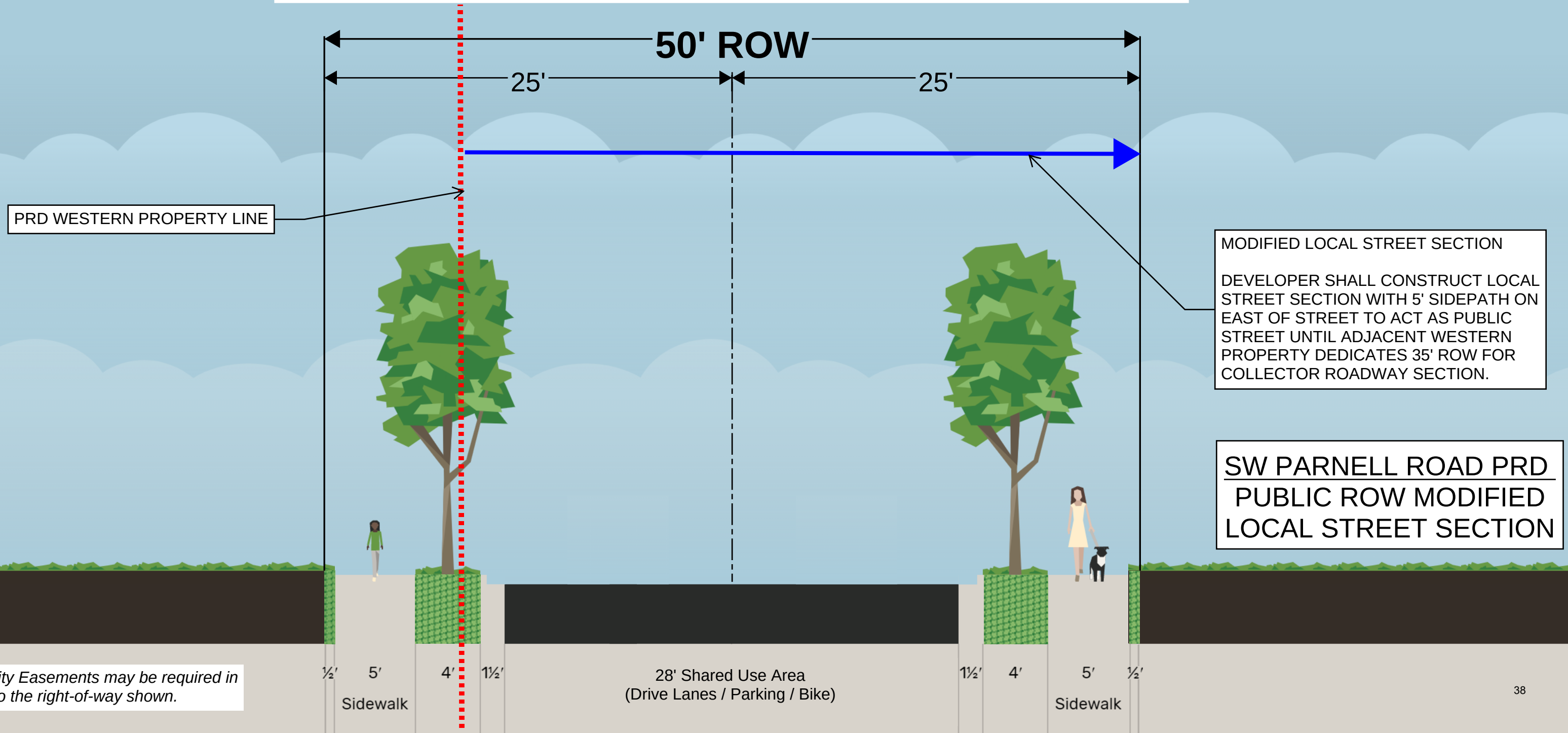
AREA PLAN

A102

Scale: 1" = 200'-0"

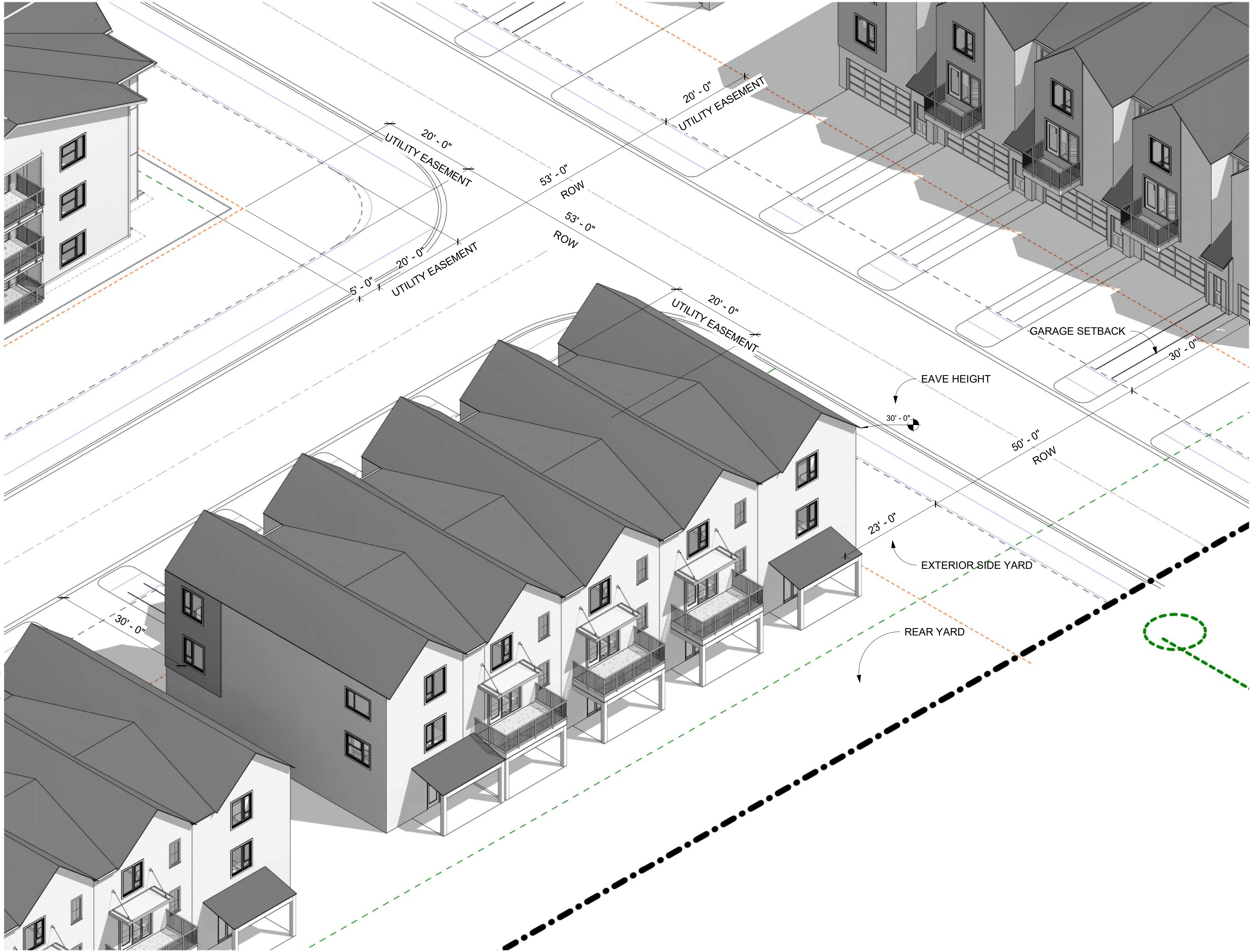
PRD22-0004

Local with Shared Use



1/4/2023 12:38:07 PM C:\Users\badams\Documents\Bentonville MF_REV2_bryadams.rvt

@ Copyright 2021



1 TOWNHOME

PRD22-0004

DESIGN +
CONSTRUCTION
INTEGRATION



Design & Construction
Integration, LLC
1 Information Way
Suite 300
Little Rock, AR 72202
501-376-0017
www.dci-services.com

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

TOWNHOME PROTOTYPE

A103

Scale: 39

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1 MULTI-FAMILY

PRD22-0004

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SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

MULTI FAMILY
PROTOTYPE

A104

Scale: 40

MATERIALS LIST (ALL STRUCTURES):

- BRICK (20% MIN.)
- CEMENT BOARD (70% MAX.)
- GLASS AND GLAZING (15% +/-)
- ARCHITECTURAL SHINGLES
- PREFINISHED METAL GUTTERS AND DOWNSPOUTS

3



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SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

MULTI FAMILY CONCEPT
IMAGERY

A105

Scale: 41



MULTI FAMILY CONCEPT
IMAGERY

SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS

Project number: 0990

Project Issue Date: 12-09-2022

Design & Construction
Integration, LLC

1 Information Way

Suite 300

Little Rock, AR 72202

501-376-0017

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DESIGN +
CONSTRUCTION
INTEGRATION



SW PARNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT

1904 MAYFLOWER RD, BENTONVILLE
ARKANSAS
Project number: 0990

Project Issue Date: 12-09-2022

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Little Rock, AR 72202

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TOWNHOME CONCEPT
IMAGERY

A107

Scale: 43

PRD22-0004



AWSOM

1001 Northeast J Street

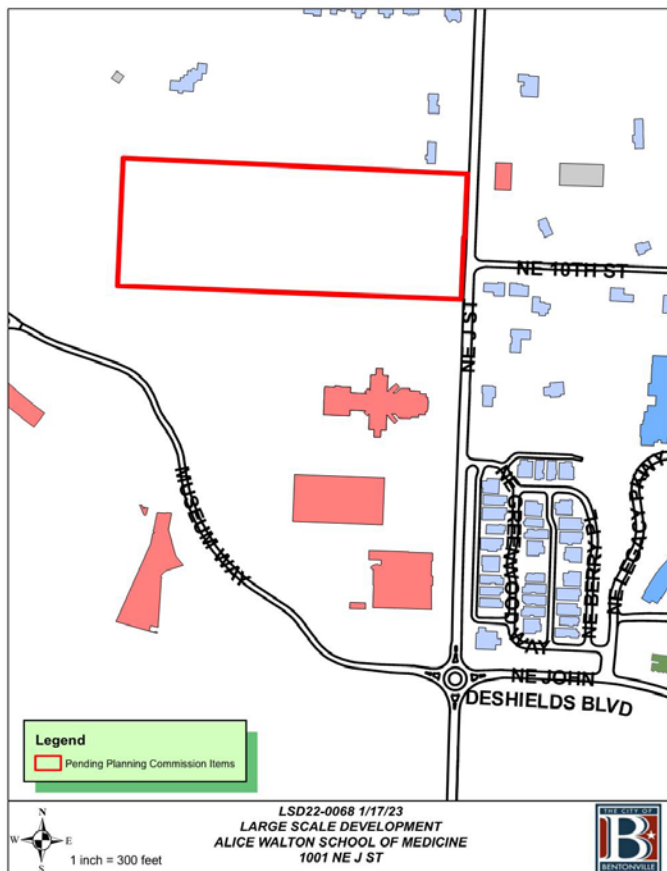
PC Date: 1/17/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0068
Applicant / Current Owner	Chris Bakunas/AWSOM Lands LLC
Site Area	+/- 13.81 acres
Current Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Mixed-Use Commercial (MUC)
Development Type / Use	Medical School
Related Projects:	CU22-0024, CU22-0037

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

Location Map



Property Description

This property is located at 1001 Northeast J Street. It is currently zoned C-3, Mixed-Use Commercial with a Future Land Use Classification of Mixed-Use Commercial.

Project Details

This project consists of a new structure to become the Alice Walton School of Medicine. The building is designed to be incorporated into the land as its roof slopes back to the West all the way down to grade. A previously approved Conditional Use Permit allows the university/college use at this location.

The project is designed to incorporate the existing trail network of the area, both along J Street and the Crystal Bridges trail network. Significant landscaping is planned, including the preservation of many existing and mature trees. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the site will be achieved through a curb cut onto Northeast J Street at the Northeast corner of the site. 224 parking spaces are provided, split between a surface lot and underground lot. 272 spaces are required, and a waiver is requested by the applicant from this number. The applicant has negotiated a parking agreement with Crystal Bridges to utilize the under-construction parking garage for additional parking.

The proposed school is 4 stories and is composed of primarily curtain-wall glass, with bronze metal panels and pre-cast concrete as additional secondary and trim materials. The applicant is requesting waivers from the primary material requirements and from roofline articulation requirements of the Land Development Code.

There are City utilities located beneath specialized paving materials that the applicant has agreed to remove and replace if the City ever needed to access the utilities. There are also downstream sewer impacts that the developer has agreed to rectify for this project.

Projected Traffic Impact

This project has the potential to impact traffic in the area. However, the integration of this site to the existing trail network, as well as abundant and well-located bicycle parking, will likely lead to both walking and bicycling replacing some vehicle trips.

Waivers

Three waivers are requested:

- A waiver from off-street parking requirement from Article 501.06 (f) which states that for colleges or universities, 1 space is required for each 300 sq. ft. of net floor area, or 1 space per three (3) students, whichever is greater. In all, 272 spaces are required, and the applicant is proposing 224. The applicant is providing a shared parking agreement with the parking structure currently being built to the south 800' (LSD20-0063), however, this is beyond the 200' maximum distance required for satellite

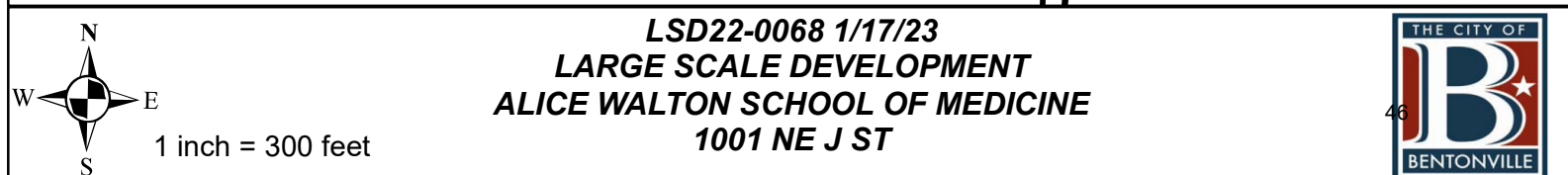
parking per Article 501.03 and therefore still requires the waiver.

- A waiver from roofline articulation requirements from Article 1100.21(k). The applicant is requesting the waiver of roofline articulation. The building is designed with straight rooflines, most with some slant, as well as rooftop greenery and plantings that may contribute to the appearance of articulation.
- A waiver from building material requirements from Article 1100.21(e). The applicant is requesting the waiver of building materials. The building is designed primarily with glass, bronze panels, and concrete.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the requested waivers. The applicant has shown good faith by providing the shared parking agreement and staff believes that the 3 minute walk to cover the 800' will not be too far for the additional parking to the south, given the highly amenitized trails that connect the two sites.

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.



January 9, 2023

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

Re: Wavier Request

Planning Commission,

On behalf of AWSOM LANDS LLC, McClelland Consulting Engineers, INC, request a waivers from Section 501.06 and 1100.21.

1. **Per Section 501.06** Number of Off-Street Parking Spaces Required. Per this ordinance, *Colleges, Universities, Business Colleges, or Trade School shall have 1 space for each 300 sq ft of net floor area, or 1 space per three students, whichever is greater.* For this specific project, the total net floor area is 81,546 SF requiring or 271.33 spaces or would require 133.33 spaces following an enrollment of 400 students. Based on the number of facilities, staff, students, and visitors that will be on campus at a single time, the parking required for this development is less than suggested by code. Therefore, 224 spaces have been proposed. 121 spaces located in the parking garage under the building and 103 in the surface parking lot. In addition to vehicular parking, bicycle commuting will be encouraged and accounted for with ample covered bicycle parking on the building's first level.
2. **Per Section 1100.21** within the Large-Scale Development Design Standards of the City of Bentonville Municipal Code, item (k) addresses **Roofs** as follows: *"Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. Alternative lengths and designs may be acceptable and may be approved by planning commission if the required design would create water drainage or structural issues; or is necessary to enhance the architectural design of the building".* Furthermore, item (i) addresses **Wall Articulation** as follows: *"Buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the following requirements."* Review comments have requested additional roofline articulation along our project's South Elevation. The design team requests a waiver based on the following:
 - As represented in the 2D Building Elevations required for the LSD submission, the drawing can be misleading and does not accurately represent the depth and complexity of the building façade and roof profile.

- Because of extensive southern exposure, and the need for maximum daylight into the programmed spaces, this façade is a large, folded plane consisting of a layered assembly of curtain wall glazing and a heavily articulated outboard shading system.
- They are several techniques listed within the table provided for wall articulation that we feel also aid in the articulation of the Roof profile. Here are a few characteristics that we feel our design addresses in a positive way:
 - Relief change (projection or recess at least 2’ deep)
 - The out-board sunshade assembly projects approximately 5 feet from the face of curtain wall glazing providing passive protection from the sun’s yearlong impact. The result is a deeply articulated façade along the entire South Elevation.
 - Recessed Entries
 - Other than a few fire stair egress doors (exit only), all other exterior doors (including all entry points) are recessed into the building façade and become a component of the architecture rather than an applied canopy or cover. This is evident along the west end of the South Elevation where curtain wall entry is recessed below the roof form above.
 - Material Change
 - The South Elevation consists of a rich, yet restrained palette of materials starting with high performance insulated glazing units set within a custom finished curtain wall system. The sunshade system is integrated into the curtain wall system using similar materials and includes contrasting elements of pre-finished metal and natural finish metals.
 - Texture Change
 - The texture change and resulting shadow depth of the South Elevation is evident when viewed in 3D or in person.
- Specific to the point referencing *“to enhance the architectural design of the building”*, we believe the proposed south façade is an elegant solution as it pertains to the perceived roof profile. While the natural metal parapet cap appears as a long continuous line in the building elevation, this parapet is several feet back from the top profile of the sunshade assembly, and is not visible to patrons below. The articulated profile of the roof line is much more apparent in the attached 3D renderings.
- As stated above, we believe much of the concern might be based on how the building is represented in the 2D building elevation. For this reason, the design team has provided additional 3D views/renderings to accompany our architectural elevations.

3. **Per Section 1100.21** within the Large-Scale Development Design Standards of the City of Bentonville Municipal Code, item (e) addresses **Building Material** as follows: *“A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all*

sides of any building. Materials shall comply with the standards established below.” Review comments have requested additional information regarding the materiality and the usage percentage of each material. The design team requests a waiver based on the following:

- All building elevations have been revised and re-submitted as part of this Waiver Request to represent the diversity of material use more accurately along each façade
- The attached architectural elevations now correctly illustrate a balanced spread of material usage and fall within the parameters required above.
- The design team has also provided additional 3D views/renderings to accompany our architectural elevations.

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 black ink, appearing to read "Chris Bakunas", with a large, sweeping underline that extends to the right.

Chris Bakunas, PLA
Project Manager
cbakunas@mce.us.com
479.443.2377

January 11, 2023



To those concerned,

The Alice L. Walton Foundation, the parent organization of the Alice L. Walton School of Medicine (AWSOM), in collaboration with architects, engineers, and Crystal Bridges staff has assisted with the development of a parking strategy for the Crystal Bridges' campus, which will include the AWSOM building.

ArtPark is nearing completion and will add more than 800 parking spots to the campus, which will be used by Crystal Bridges, Whole Health Institute, the Amazeum, and AWSOM. The ArtPark parking facility will provide a protected parking alternative for AWSOM students, staff, and guests.

Additionally, AWSOM understands the importance of the utility easements and their value to the city in providing access to the utilities. We understand that concrete, asphalt, or any other surface that contacts the easement is subject to damage if it becomes a barrier to the City's access to utilities.

We have worked with the Landscape Architects and Engineers to make this project as environmentally friendly as possible by reducing or replacing many of the non-porous sidewalks and roads. Our goal is to blend into the surroundings and be a good steward of the land.

AWSOM would like to proceed with a porous surface that is better suited to the environment and goals of the campus. We understand that AWSOM will be responsible for the replacement of gravel or grass paved surfaces that are damaged by the city due to its access on the site for the maintenance and repair of the public utilities. We would expect that the subgrade would be repaired by the city of Bentonville.

Sincerely,

DocuSigned by:

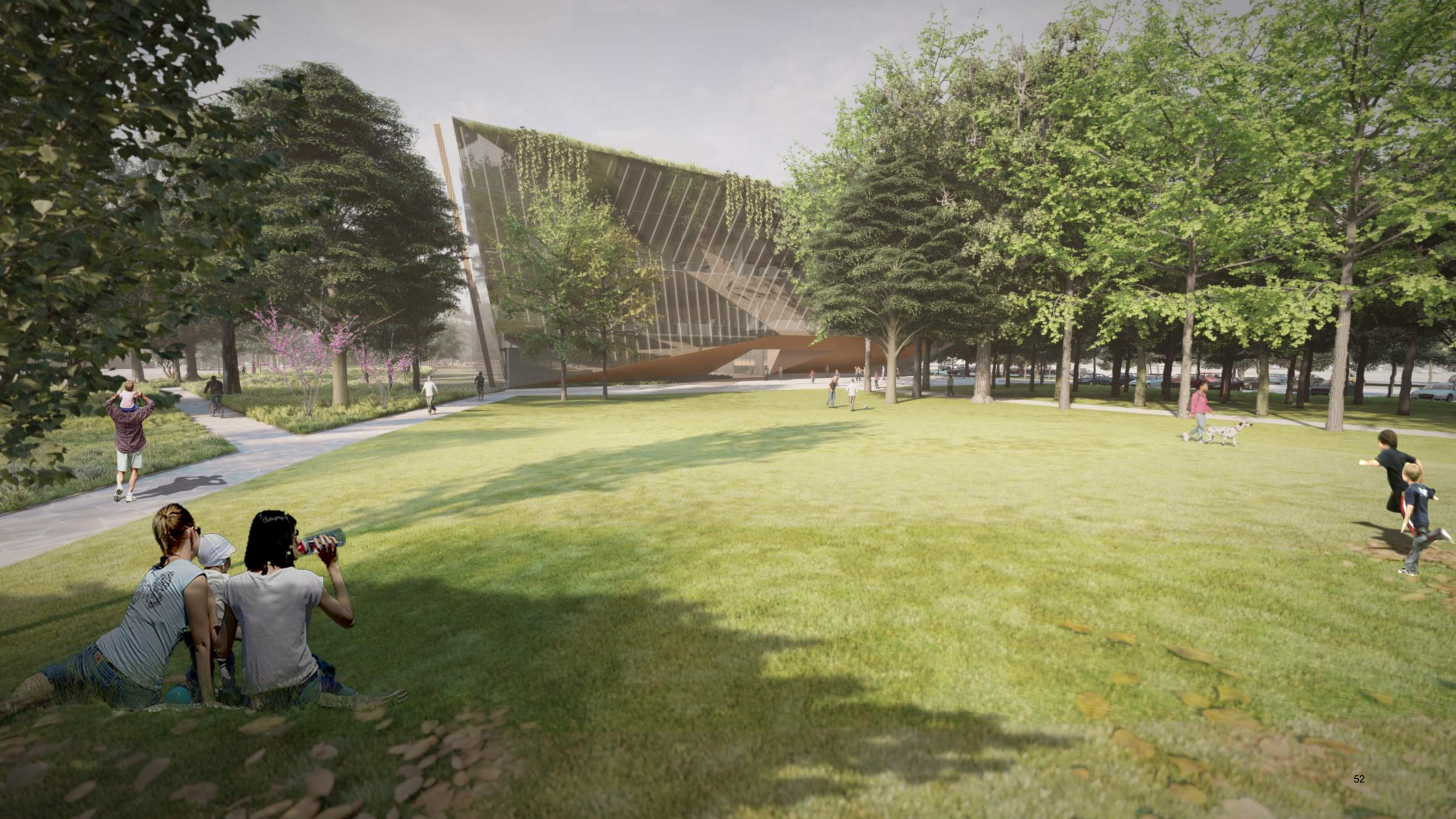
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Nate Falkner
Executive Director
Alice L. Walton Foundation



Alice L. Walton Foundation
PO Box 2030
Bentonville, AR 72712-2030

















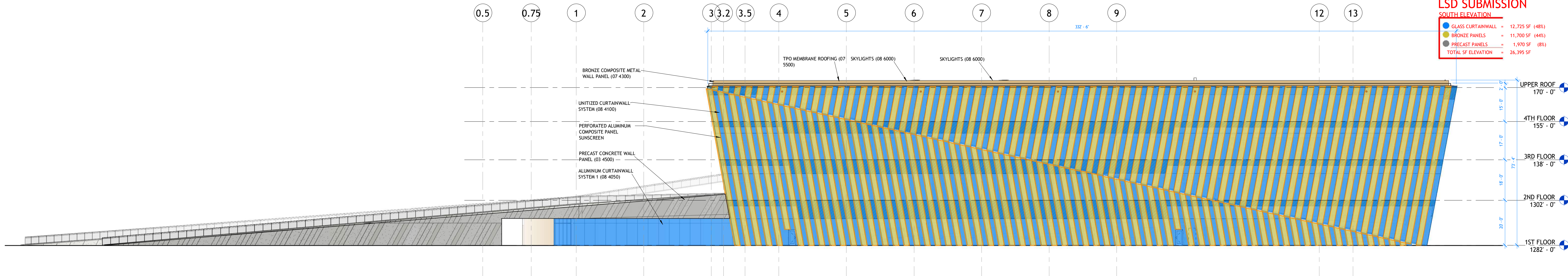




LSD SUBMISSION

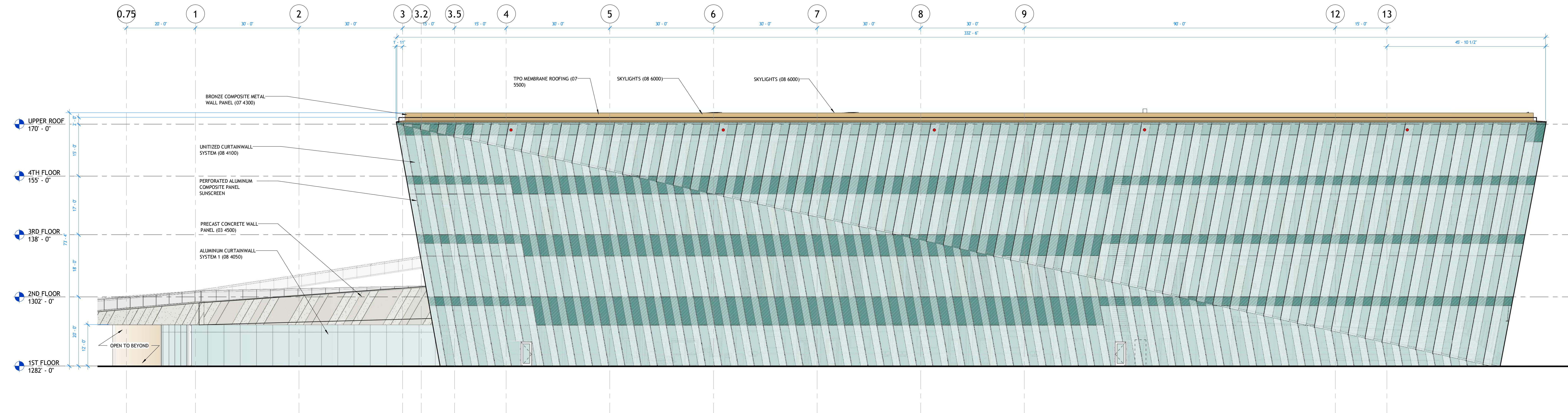
SOUTH ELEVATION

GLASS CURTAINWALL	= 12,725 SF (48%)
BRONZE PANELS	= 11,700 SF (44%)
PRECAST PANELS	= 1,970 SF (8%)
TOTAL SF ELEVATION	= 26,395 SF



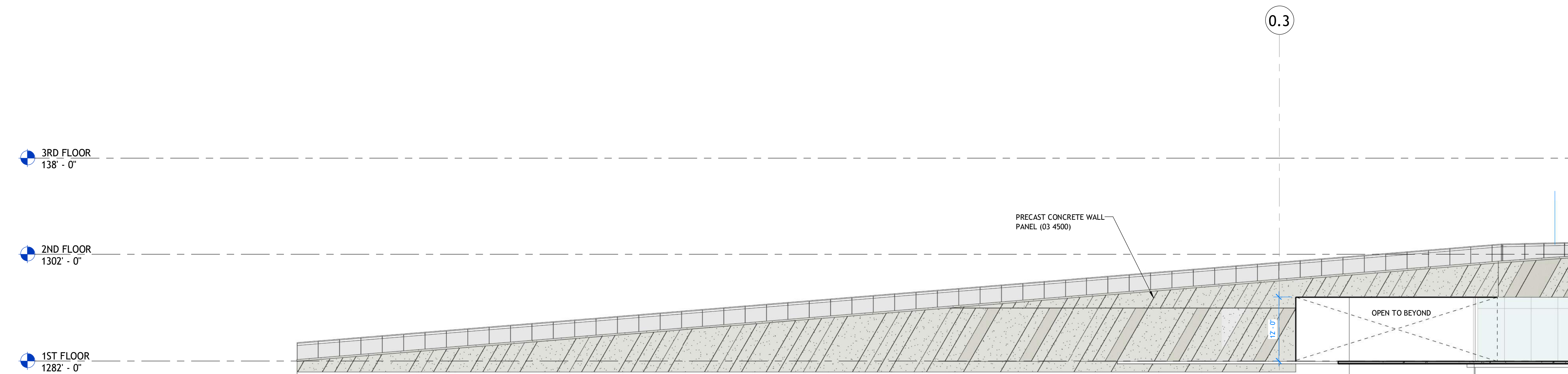
1 | SOUTH ELEVATION

1/16" = 1'-0"



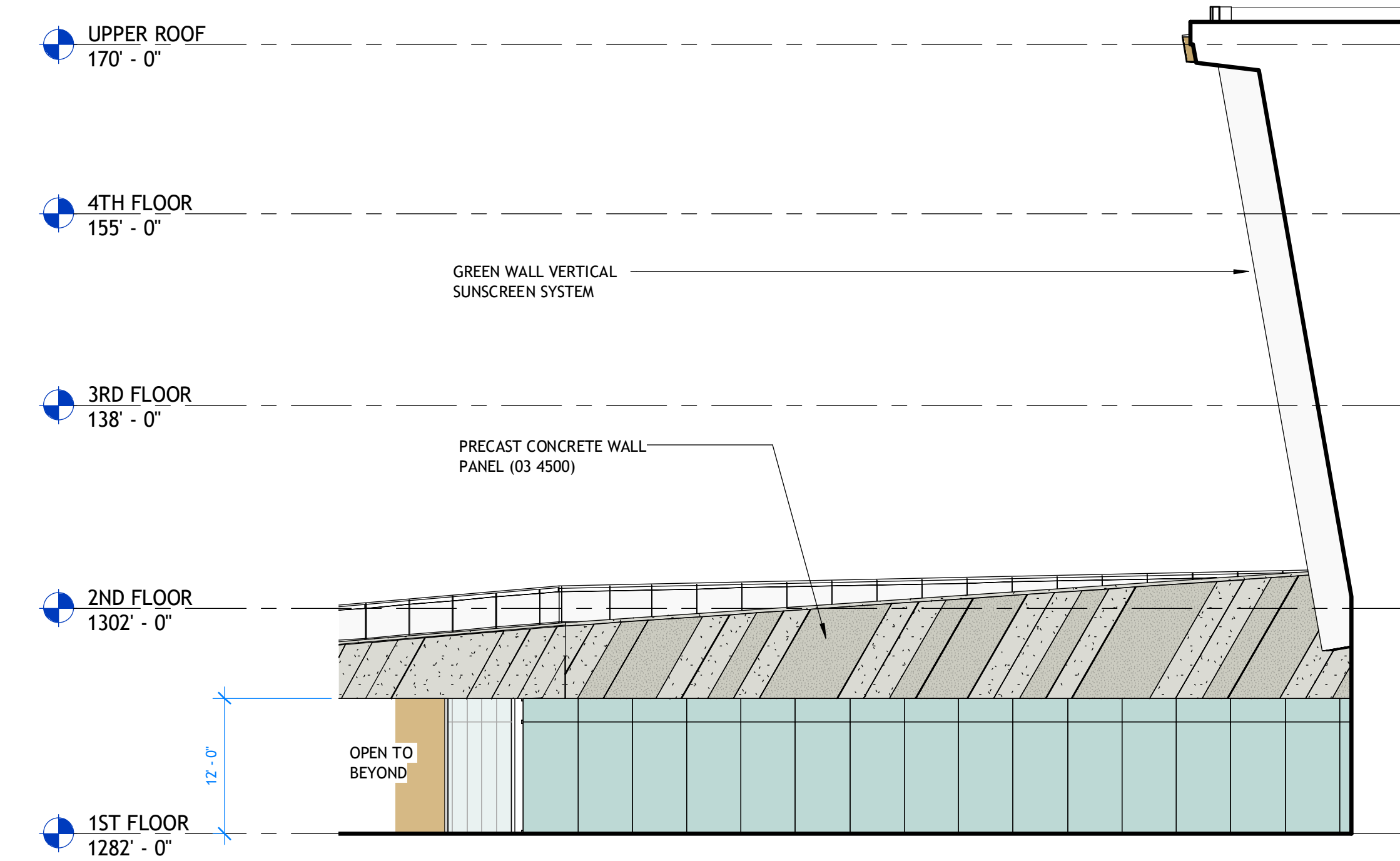
1A | SOUTH ELEVATION

3/32" = 1'-0"



1B | BUILDING TAIL - SOUTH 1

3/32" = 1'-0"



1C | BUILDING TAIL - SOUTH 2

3/32" = 1'-0"







Britain & Kimberly White

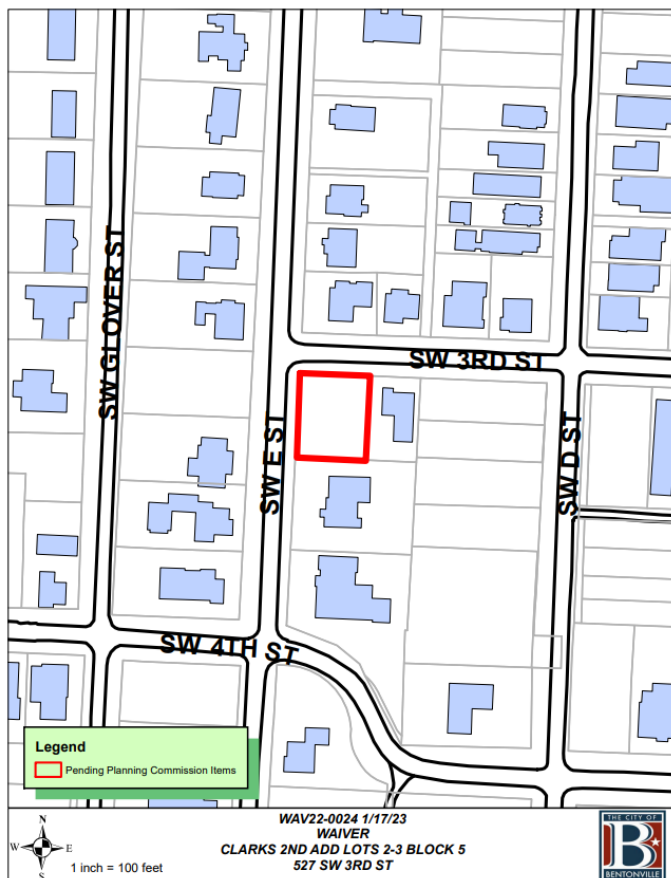
527 SW 3rd Street

PC Date: 1/17/2023

Reviewer: Bradley Gavrielides – Planning Technician

Project Number	WAV22-0024
Applicant / Current Owner	David Platz / Britain & Kimberly White
Site Area	+/- 0.21 Acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Low Density Residential
Waiver Request	Development Code 1100.02(a)(5) and 1100.22(e)(1)
Related Project #'s	LS21-0066

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



Property Description

This property is located at 527 Southwest 3rd Street and is zoned DN-2, Downtown Medium-Density Residential.

Waiver Request

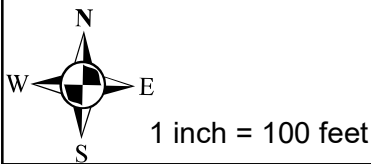
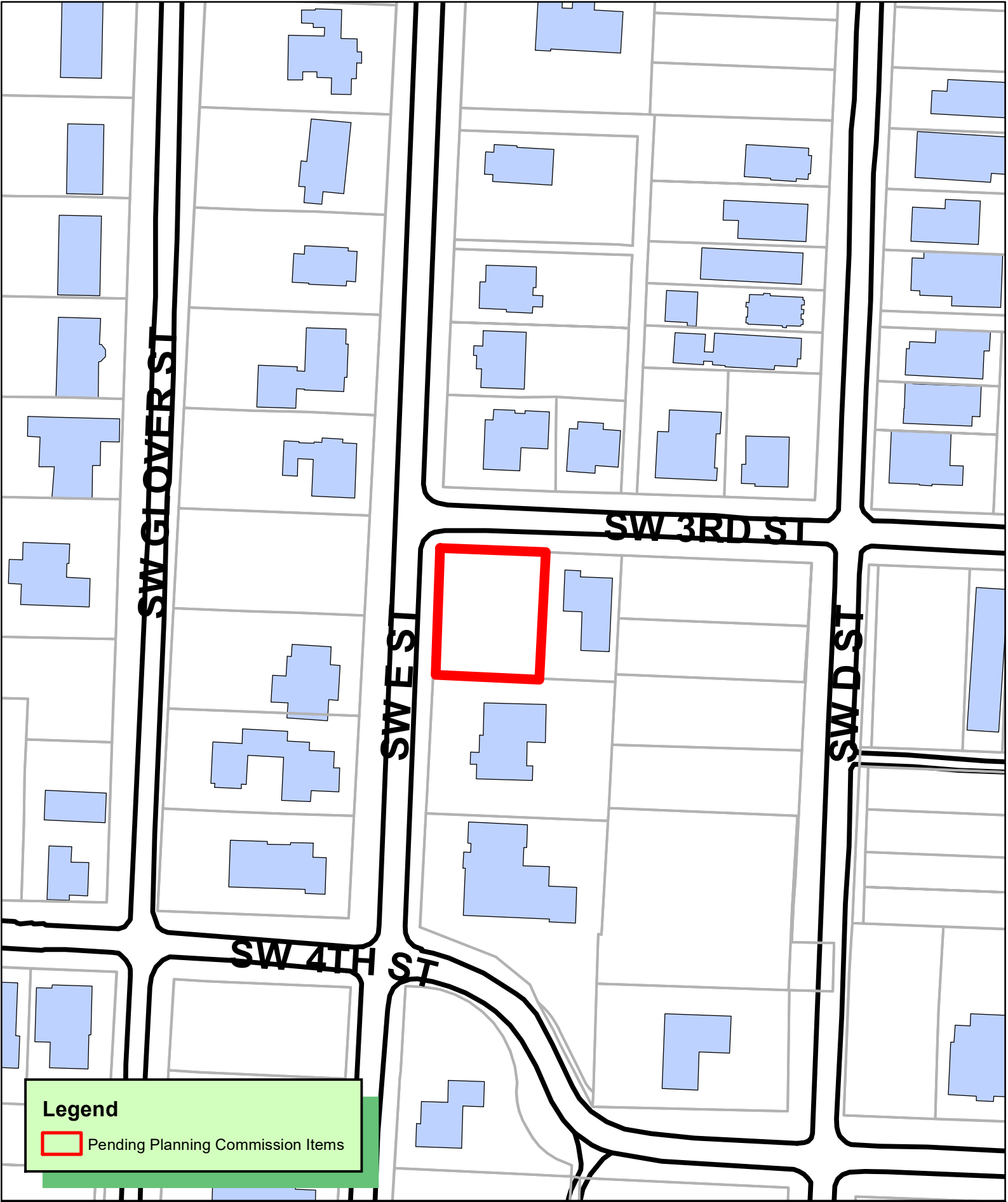
The applicant states the design of the structure on this property was approved and went through the design phase. The project is nearing completion and needs two curb cuts to supply access to the garage that was constructed. This lot is a corner lot, and the access points would be on different streets. Applicant states the proposed curb cuts are to have two points of access for the property. One coming from the north off of SW 3rd St, and the other cut is from the west off of SW E St. The property is located in the Downtown Neighborhood (DN) District. The current length of street frontage of the project is 190.89 feet. The maximum number of curb cuts for properties with less than 200 feet of street frontage is one. Properties with street frontage of 200-600 feet are allowed two curb cuts.

The Downtown Neighborhood district allow for a single point of access into a single-family property. The proposed second access point is due to unique design of the property and the corner lot layout of the parcel.

Applicant states at the time of obtaining a building permit, there appeared to be confusion whether the house plans the city was given showed a second garage on the plan set. It was not the intention of the builder to subvert regulations as most full plan sets show a proposed garage.

Staff Recommendation

Staff recommends that both waivers be approved based on the miss of the proposed garage during the building permitting phase. The plans were approved and built as planned. The home is near completion and needs the proposed curb cuts to complete the build.



WAV22-0024 1/17/23
WAIVER
CLARKS 2ND ADD LOTS 2-3 BLOCK 5
527 SW 3RD ST



Waiver Request

To: City of Bentonville

From: David Platz, Surveyor, P.L.S. – on behalf of Calcon Construction Inc.

Date: December 16, 2022

Re: S.W. “E” Street & S.W. 3rd Street, 527 S.W. 3rd Street Bentonville, Ark.

On behalf of Calcon Construction LLC, I, David Platz is submitting this Waiver Request. This letter includes two waiver requests related to access management, and current zoning design standards.

Maximum Access Point Waiver Request

- City of Bentonville
 - City of Bentonville – Land Development Code – -Article 1100 Development Standard- Section 1100.02.a.5, Access Management Standards
- *Number of curb cuts allowed.* Unless otherwise specified by this ordinance, the table below establishes the maximum number of curb cuts for each property based on the length of road frontage and the maximum speed limit of the road, as determined by the City of Bentonville's Master Street Plan.

NUMBER OF CURB CUTS ALLOWED	
Length of street frontage	Maximum number of curb cuts
200 ft. or less	1
201—600 ft.	2
601—1,100 ft.	3
1,001—1,500 ft.	4
More than 1,500 ft.	5

- The proposed curb cuts that we are requesting are to have two points of access for the property. One coming from the north off of SW 3rd St, and the other cut is from the west off of SW E St. The property is located in the Downtown Neighborhood (DN) District. The current length of street frontage of the project is 190.89’.

Downtown Neighborhood (DN) District Design Standards

- City of Bentonville
 - City of Bentonville – Land Development Code – -Article 1100 Development Standard- Section 1100.02.e.1, Downtown Neighborhood (DN) Districts Design Standards
- *DN districts single-family standards.*
 - *Street access.* Where no alley is provided, one private drive can be provided from the public street. For corner lots, drive access should be provided from the designated side street.
- The proposed points of access for this project would be two private drives from the public street, one from the designated side street (SW E St) and the second off of the primary street (SW 3rd St). The project is currently under construction, and near the point of completion, the financial investment in this project has been made with the minds eye of having two points of access.
- At the time of obtaining a building permit, there appeared to be confusion whether the house plans the City was given showed a second garage on the plan set. It was not the intention of the builder to subvert regulations as most full plan sets show a proposed garage.

If there are any questions, please don't hesitate to ask.

Thanks in advance.

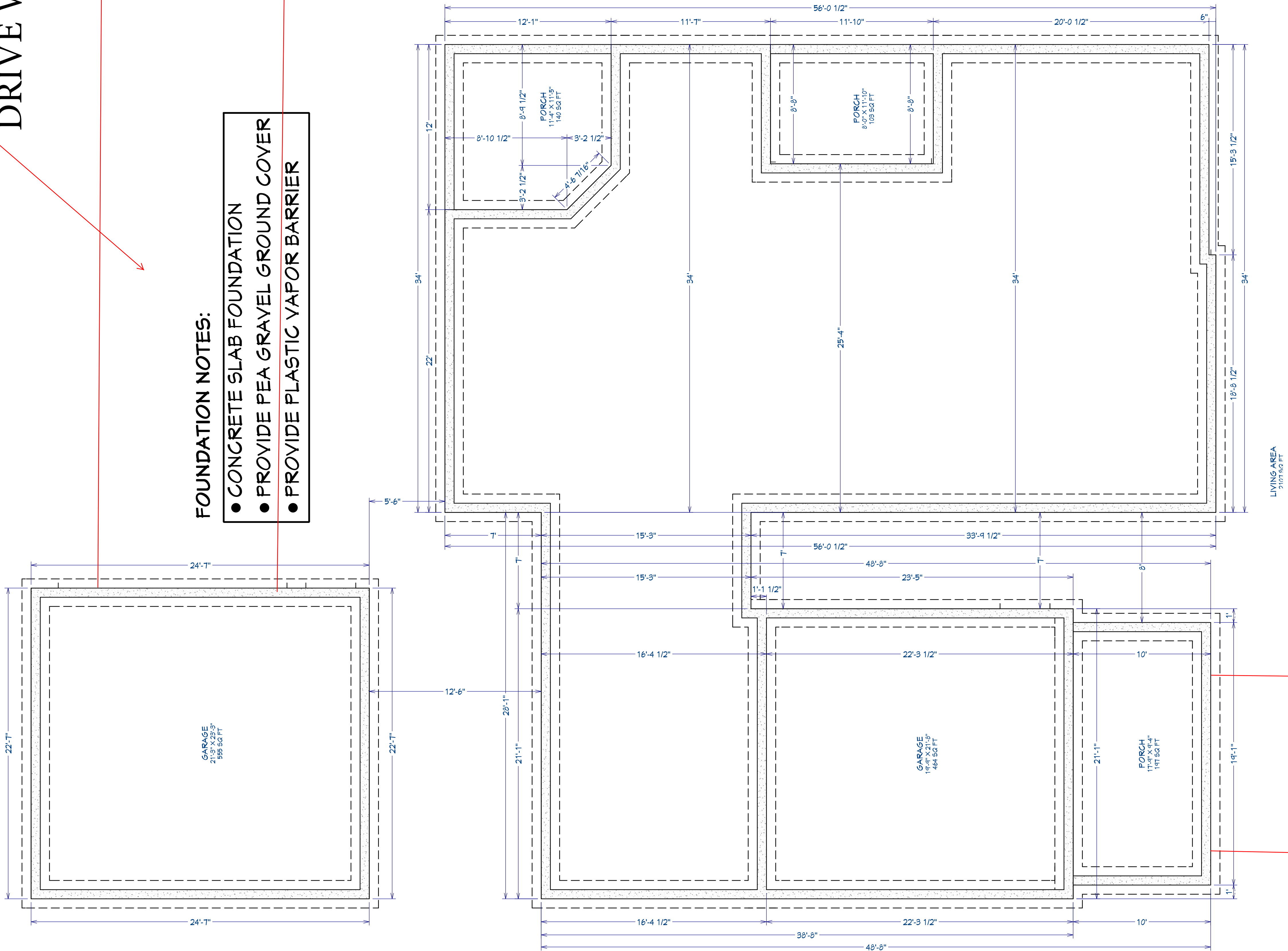
David B. Platz

Ark. Land Surveyor

PROPOSED
DRIVE WAY

FOUNDATION NOTES:

- CONCRETE SLAB FOUNDATION
- PROVIDE FEA GRAVEL GROUND COVER
- PROVIDE PLASTIC VAPOR BARRIER



FOUNDATION

PROPOSED DRIVEWAY

DATE:

2/7/2022

SCALE:

1/4"=1'

SHEET #

6

DRAWINGS PROVIDED BY:

Fyock Home Design

Chuck Fyock
417-438-0120

WHITE
BENTONVILLE, AR



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		