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

Planning Commission
Meeting Agenda
February 7, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link:
https://us06web.zoom.us/webinar/register/WN_yWrhNIbqSsivCesbahqw8w

Call to Order

I. Approval of the January 17th 2023 Meeting Minutes

II. Consent Agenda

1. **Lots 4 and 5 of Silver Leaf Addition** — **Lot Split**
   500 NW Hook Street *(LS22-0060)*

2. **Lot 24, Block 4 of Railroad Addition** — **Lot Split**
   238 SE B Street *(LS22-0063)*

3. **Lots 4 and 5 of Townzen Addition** — **Lot Split**
   1105 NW 9th Street *(LS22-0066)*

4. **Cormex Subdivision** — **Preliminary Plat Extension**
   Walker Street (*PP21-0024)*

III. New Business
Advertised Public Hearings

1. **Schuber** — **Rezoning**
   609 NW C Street *(RZ22-0071)*
   Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

2. **Hayward** — **Rezoning**
   4309 SW Bright Road *(RZ22-0072)*
   Rezoning: A-1, Agricultural to R-1, Low Density Single Family Residential

3. **Bella Terra, LLC** — **Rezoning**
   SW Sunbrooke St. and SW Regional Airport Blvd. *(RZ22-0073)*
   Rezoning: R-O, Residential Office to C-1, Neighborhood Commercial

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

4. **Bella Terra, LLC** **Rezoning**
   SW Eden Brooke St. *(RZ22-0074)*
   Rezoning: R-O, Residential Office to C-1, Neighborhood Commercial

5. **Buffington Barron, LLC** **Planned Unit Development**
   SW Regional Airport Blvd. and SW Opal Road *(PUD22-0003)*
   Future Land Use Map Amendment: Agricultural to Mixed-Use Commercial
   Rezoning: PUD, Planned Unit Development to PUD, Planned Unit Development

Other New Business (Projects associated with waivers)

1. **Sam's Design Center** **Large Scale Development**
   2100 SE Simple Savings Drive *(LSD22-0072)*
   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.

Old 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.

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

Meeting Recording: https://us06web.zoom.us/rec/share/zImTdXwKCB-ULWVkfF6F8UZ38_Zld_SWbCuRsJO-DCJnQjI8joLpNz96o5b6kooE.WlrteXzgplOWrAn9

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

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Dan Weese, Bonnie Bridges, Tom Adler, Luke Aitken, Bradley Gavrielides, 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 January 3rd Meeting Minutes

- Motion by Haynie, second by Davis to approve the January 3rd meeting minutes as presented
- Minutes are approved 7-0 by voice vote

III. Consent Agenda

- Mr. Adler presents the items on the consent agenda.
- Consent agenda is approved 7-0

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)*

IV. 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.

- Discussion among commissioners.
- Motion to approve as presented by Kerr, second by Hipp.
- Waiver approved as presented 7-0.

V. 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 Multifamly 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 received.
- Future Land Use Map Amendment approved 7-0
- Rezoning approved 7-0

2. Jacobs Group — Rezoning

1215 Fillmore Street *(RZ22-0070)*

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

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing. No public comments received.
- Rezoning approved 7-0

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

- Mr. Adler provides overview of the staff report
- Chairman Sanders opens the public hearing. Applicant provides an overview of the project. No public comments received.
- Following discussion between commissioners and staff, applicant agrees to a materials requirementrevision to the PRD as follows:
  - 80% brick minimum and 10% max concrete board for Townhomes
  - 25% max concrete board on multifamily homes

    - A parking ratio of 1.5 parking spaces per dwelling with additional area freed up by the reduction in parking ratio requirements to be used for greenspace within the project.
- Commissioner Davis initiates discussion regarding land use intensity and recommends that the Commission consider retaining the current land use for the property. If the property is rezoned to PRD and did not proceed as planned or expired, this would provide greater protection to the surrounding land owners as the current Land Use classification would remain in effect.
- Following discussion among commissioners, the Future Land Use Map Amendment was denied 7-0.
- Rezoning to PRD with materials modifications approved 7-0.

Other New Business (Projects associated with waivers)

1. **AWSOM** **Large Scale Development**

   1001 Northeast J Street *(LSD22-0068)*

   Large Scale Development

   - Mr. Adler provides an overview of the staff report
   - Approved 7-0

   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.

   - Motion to approve as presented by Davis, second by Wright.
   - Waiver approved 7-0 as presented.

   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.

   - Motion to approve as presented by Bennett, second by Haynie.
   - Waiver approved 7-0 as presented.

   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.

   - Motion to approve as presented by Bennett, second by Haynie.
   - Waiver approved 7-0 as presented.

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 is located on the north on SW 3rd St, and the other cut is from the west off of SW E St.

- Motion to approve as presented by Haynie, second by Bennett.
- Waiver approved 7-0.

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).

- Motion to approve as presented by Bennett, second by Wright.
- Waiver approved 7-0.

VI. Adjournment

- Motion to adjourn by Haynie, second by Bennett
- Meeting adjourned.

Consent Agenda Items

For the Planning Commission meeting on February 7, 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.

Lot Split: Lots 4 and 5 of Silver Leaf Addition, Bush Trust, James and Virginia Bush, 500 NW Hook Street, R-1, Low Density Single Family Residential, ***LS22-0060***

A lot split of existing Lot 3 of Silver leaf Addition, creating new Lots 4 (+/- 0.19 acres) and Lot 5 (+/- 0.21 acres) of Silver Leaf Addition. The plat dedicates additional right-of-way along NW 5th Street and NW D Street, as well as new utility easements to serve the newly created lots.

Lot Split: Lot 24, Block 4 of Railroad Addition, Tammy Sun and Phil Libin, 238 SE B Street, DE, Downtown Edge, ***LS22-0063***

A lot split of the north portion of existing Lot 5, Block 4 of Railroad Addition, creating new Lot 24 (+/- 0.28 acres) of Railroad Addition. The plat dedicates a new 15' wide utility easement to serve the newly created lot.

Lot Split: Lots 4 and 5 of Townzen Addition, Matthew and Casey Rivard, 1105 NW 9th Street, R-1, Low Density Single Family Residential, ***LS22-0066***

A property line adjustment of existing Lot 3C of Townzen Addition, creating new Lots 4 (+/- 0.82 acres) and Lot 5 (+/- 0.98 acres) of Townzen Addition. The plat dedicates a 15' utitliy easement to serve the newly created lots.

Preliminary Plat Extension: Cormex Subdivision, Cormex LLC, Walker Street, R-1, Low Density Single Family Residential, ***PP21-0024***

A one-year extension for a Preliminary Plat originally approved by Planning Commission on 1/18/2022. The developer delayed the start of construction in hopes interest rates would stabilize, and plans on beginning construction early 2023.



N
W E
S

1 inch = 100 feet

LS22-0060 1/3/23
LOT SPLIT
SILVER LEAF ADDITION
LOT 3 CREATING LOTS 4-5

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 _____
PLANNING COMMISSION CHAIRPERSON
DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

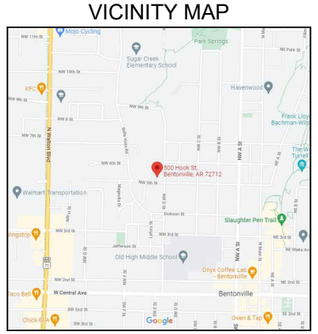
CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

VICINITY MAP



N.T.S.

PARENT LOT 3 - P.N. #01-07283-000

LOT 3 OF SILVER LEAF ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

DESCRIPTION FOR NEW LOT 4

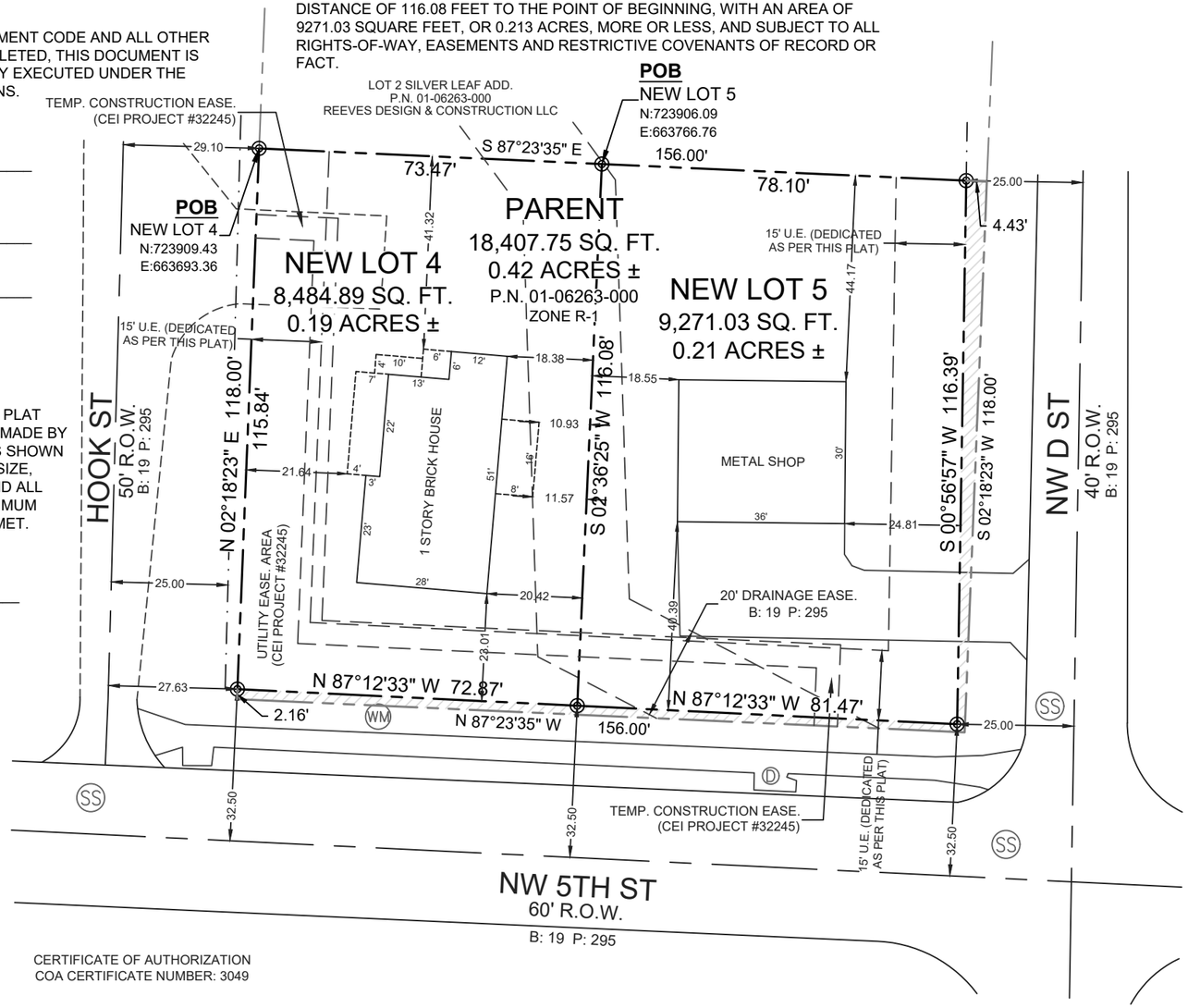
A PART OF LOT 3 OF SILVER LEAF ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 3; THENCE S 87°23'35" E A DISTANCE OF 73.47 FEET; THENCE S 02°36'25" W A DISTANCE OF 116.08 FEET; THENCE N 87°12'33" W A DISTANCE OF 72.87 FEET; THENCE N 02°18'23" E A DISTANCE OF 115.84 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 8484.89 SQUARE FEET, OR 0.195 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION FOR NEW LOT 5

A PART OF LOT 3 OF SILVER LEAF ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 3; THENCE S 87°23'35" E A DISTANCE OF 73.47 FEET TO THE POINT OF BEGINNING; THENCE S 87°23'35" E A DISTANCE OF 78.10 FEET; THENCE S 00°56'57" W A DISTANCE OF 116.39 FEET; THENCE N 87°12'33" W A DISTANCE OF 81.47 FEET; THENCE N 02°36'25" E A DISTANCE OF 116.08 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 9271.03 SQUARE FEET, OR 0.213 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGEND

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/CAP
- SEWER MANHOLE
- WATER METER
- DRAINAGE MANHOLE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- GRAVEL
- EASEMENT
- FENCE LINE



CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

OWNER INFORMATION:
BUSH TRUST, JAMES &
VIRGINIA BUSH
479-236-8671
500 HOOK ST
BENTONVILLE AR 72712

0 30 60 90

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. 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.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
10. 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.
11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

#LS22-0060

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

REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30' | DATE: 10/31/2022

LOT SPLIT OF LOT 3
CREATING LOTS 4 & 5
SILVER LEAF ADDITION

500 NW HOOK STREET
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-102	ASM	RJC	1 OF 1

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 3 OF SILVER LEAF ADDITION; CREATING NEW LOTS 4 & 5 OF SILVER LEAF ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS22-0060)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 3 OF SILVER LEAF ADDITION; creating new LOTS 4 & 5 OF SILVER LEAF ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on February 7, 2023;

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

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

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

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

Section 1: That the lot split of LOT 3 OF SILVER LEAF ADDITION creating new LOTS 4 & 5 OF SILVER LEAF 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; 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 _____, 2023.

APPROVED:

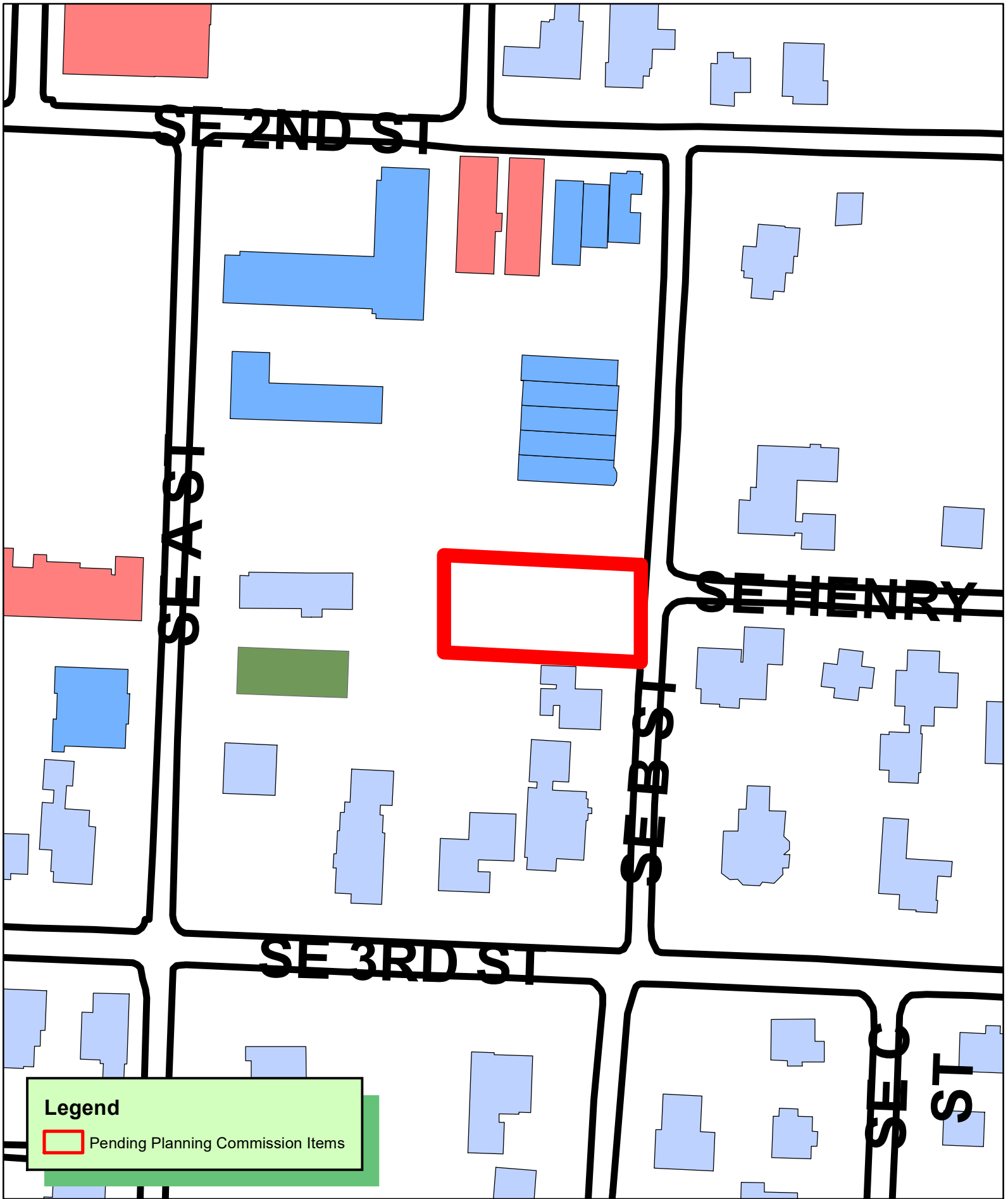
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 100 feet

LS22-0063 1/3/23
LOT SPLIT
RAILROAD ADDITION
NORTH PART OF LOT 5 BLOCK 4 CREATING LOT 24

PROPERTY LINE ADJUSTMENT

FOR NORTH OF LOT 5 BLOCK 4 IN RAILROAD ADDITION

CREATING LOT 24

238 SOUTHEAST B STREET, BENTONVILLE AR 72712

BENTON COUNTY

RECORD DESCRIPTION

BOOK 2022, PAGE 963
THE NORTH 80 FEET OF LOT 5, BLOCK 4, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND PROTECTIVE COVENANTS OF RECORD, IF / ANY.

SURVEY DESCRIPTION

NEW LOT 24
PART OF THE NORTH 80 FEET OF LOT 5, BLOCK 4, RAILROAD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 4, OF RAILROAD ADDITION; THENCE N86°46'34"W 13.05 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S03°57'43"W 79.95 FEET TO A SET 5/8" REBAR; THENCE N86°47'57"W 148.04 FEET TO A FOUND 1/2" REBAR; THENCE N01°37'54"E 80.03 FEET TO A FOUND 5/8" REBAR; THENCE S86°46'34"E 151.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.275 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: D-E

SETBACK REQUIREMENTS:
FRONT - 20'
SIDE - 7'
REAR - 12'

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
OCTOBER 19, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 963.
2. SURVEY PLAT FILED IN PLAT BOOK A AT PAGE 38.

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.

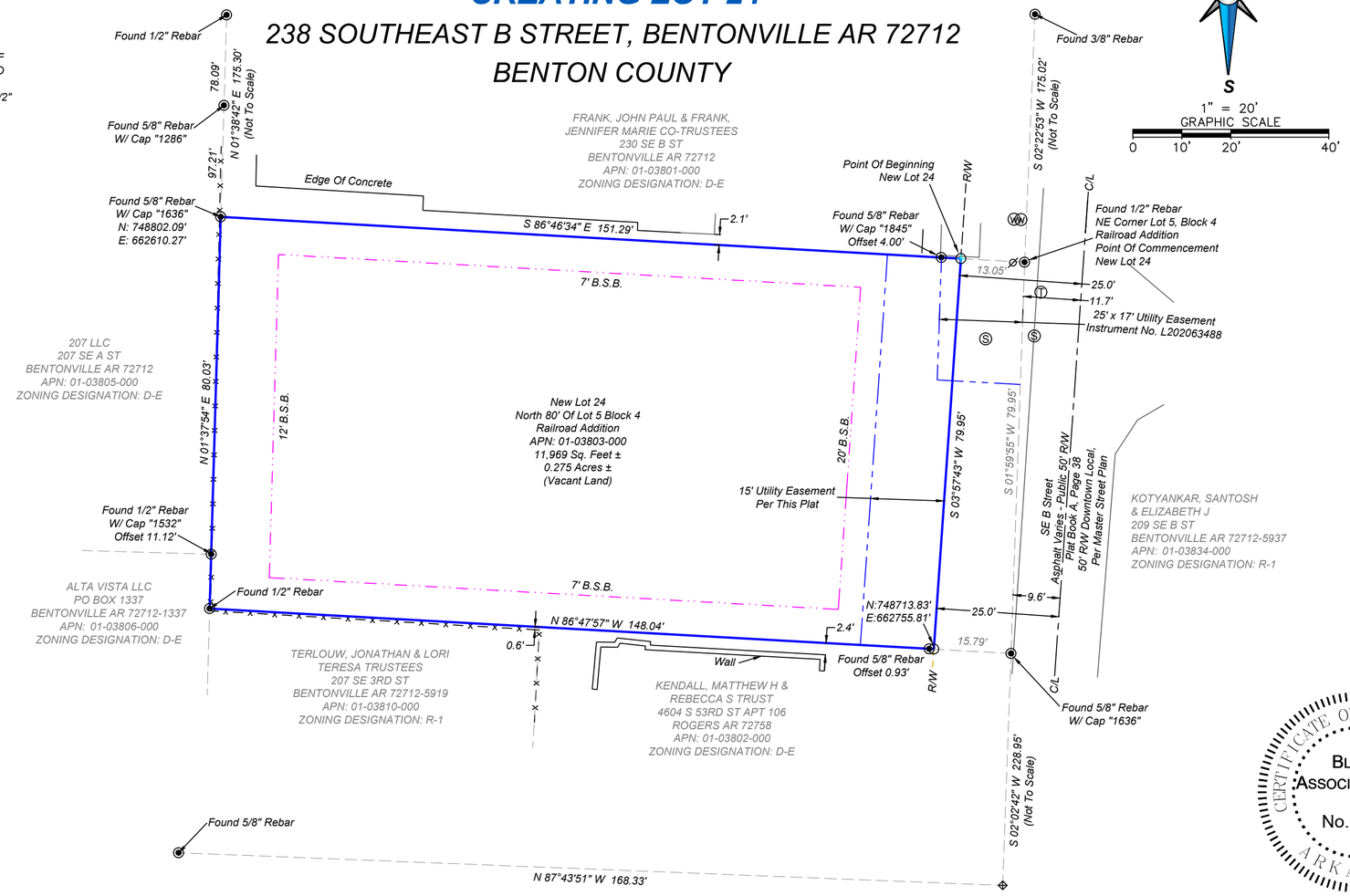
ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

FLOOD ZONE INFORMATION

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

UTILITY INFORMATION

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

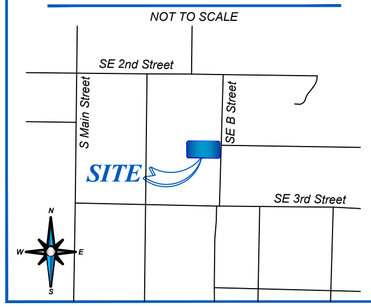


LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- SANITARY MANHOLE
- WATER METER
- TELEPHONE MANHOLE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- SETBACK LINE (B.S.B.)

VICINITY MAP

NOT TO SCALE



LAND AREA

0.301 ACRES ±
13121 SQ. FEET ±

OWNER/DEVELOPER

OWNER/DEVELOPER: PHIL LIBBIN
CONTACT: DAVE BURRIS
PHONE: (479)-319-6045

SIGNATURE BLOCKS

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: _____

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

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

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____ 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF OCTOBER, 2022.

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

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

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.

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

SURVEYOR JOB NUMBER: 22-9947	**SURVEY DRAWN BY:** JDC - 10/20/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: PHIL LIBIN	**CoB Project Number: LS22-0063**

SHEET 1 OF 1

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF THE NORTHERN PORTION OF LOT 5, BLOCK 4 OF RAILROAD ADDITION; CREATING NEW LOT 24, BLOCK 4 OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS22-0063)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of THE NORTHERN PORTION OF LOT 5, BLOCK 4 OF RAILROAD ADDITION creating new LOT 24, BLOCK 4 OF RAILROAD ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on February 7, 2023;

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

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

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

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

Section 1: That the lot split of THE NORTHERN PORTION OF LOT 5, BLOCK 4 OF RAILROAD ADDITION creating new LOT 24, BLOCK 4 OF RAILROAD 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; 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 _____, 2023.

APPROVED:

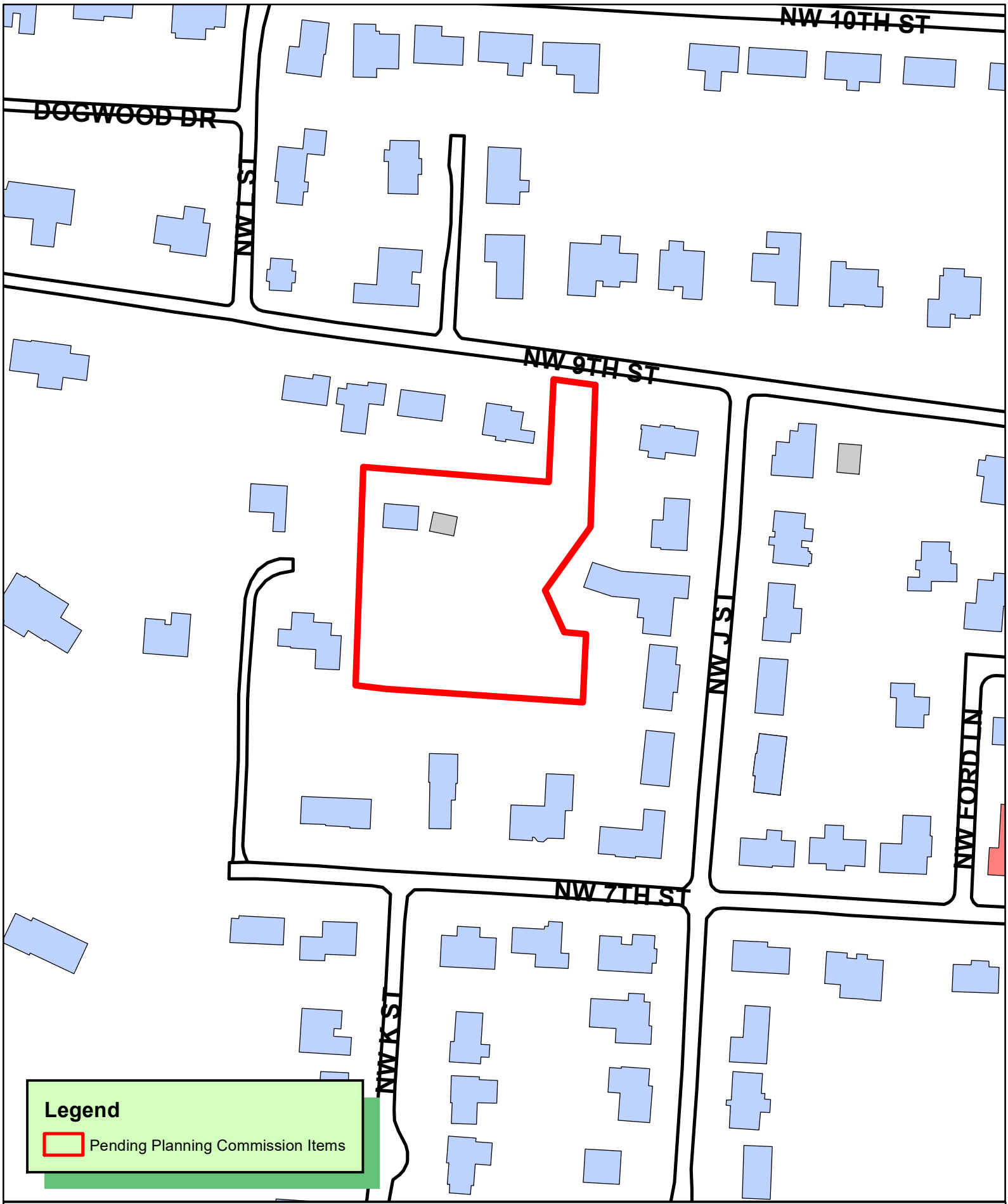
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 150 feet

LS22-0066 1/17/23
LOT SPLIT
TOWNZEN ADDITION
LOT 3C CREATING LOTS 4-5

THE CITY OF BENTONVILLE

Lot Split of Lot 3C Townzen Addition

(CREATING LOTS 4 & 5)
1105 NW 9TH ST., BENTONVILLE,
COUNTY OF BENTON
STATE OF ARKANSAS, 72712

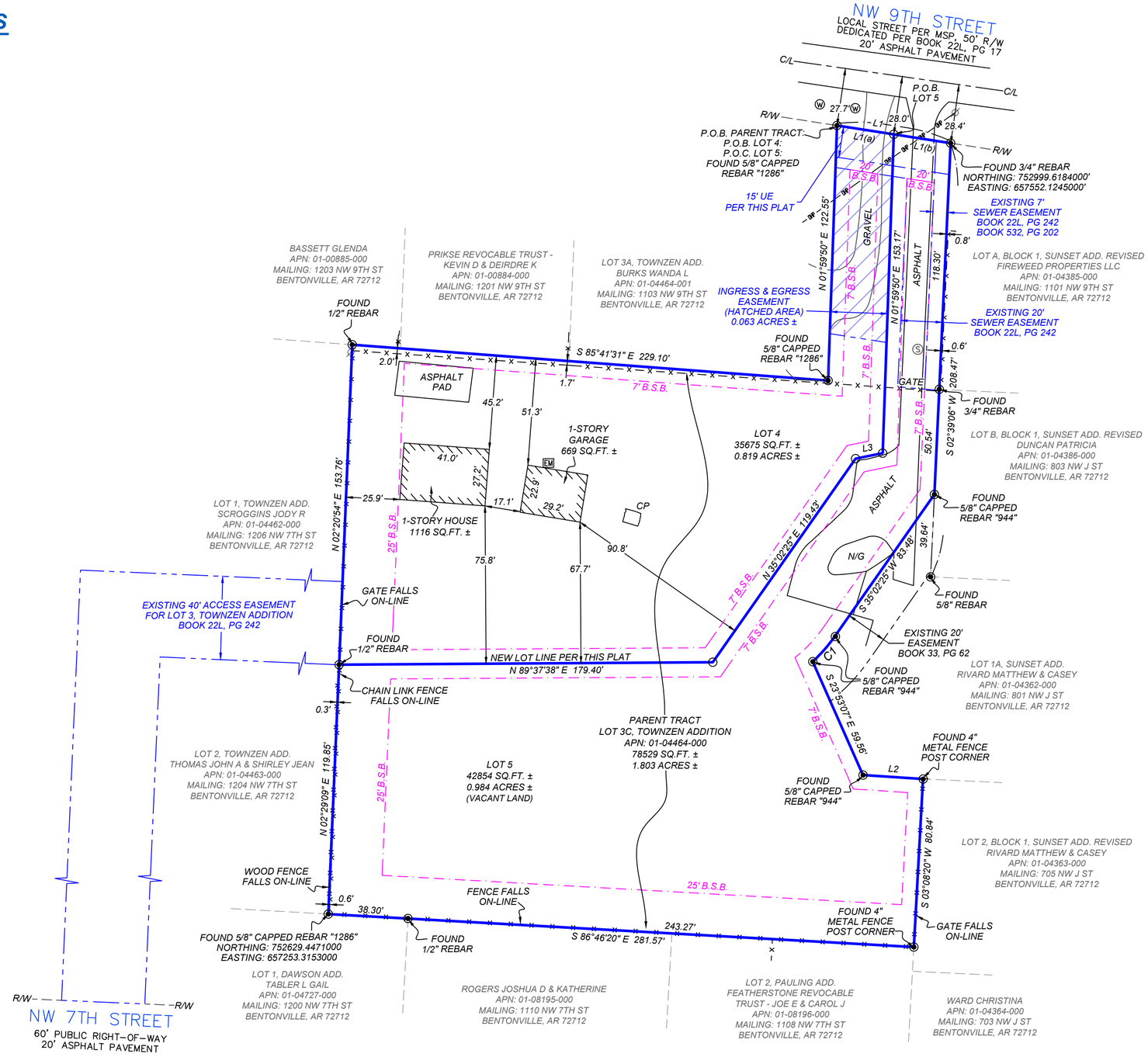
LINE & CURVE DATA

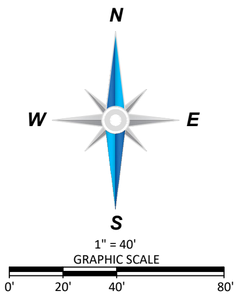
LINE	BEARING	DISTANCE
L1	N 81°11'25" W	55.24'
L1(a)	S 81°11'25" E	27.62'
L1(b)	S 81°11'25" E	27.62'
L2	S 86°15'11" E	28.91'
L3	S 78°31'11" W	13.28'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	75.00'	15.93'	S 41°15'02" W	15.90'	12°10'20"

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" CAPPED REBAR "1659"
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE OF ROAD
- B.S.B. BUILDING SETBACK
- CP CONCRETE PAD
- N/G NATURAL GROUND
- OVERHEAD POWER POLE
- EM ELECTRIC METER
- S SANITARY SEWER
- W WATER METER
- PROPOSED EASEMENT AREA
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE OF ROAD
- PARCEL LINE
- EASEMENT LINE
- FENCE
- BUILDING SETBACK
- LINE NOT TO SCALE





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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF NOVEMBER, 2022.

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

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

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

SURVEYOR JOB NUMBER: 22-10983	**SURVEY DRAWN BY:** CB - 11/08/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 40'
FOR THE USE AND BENEFIT OF: MATTHEW RIVARD	

SHEET 2 OF 2

COB PROJECT NO.: LS22-0066

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 3C OF TOWNZEN ADDITION CREATING; NEW LOTS 4 & 5 OF TOWNZEN ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS22-0066)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 3C OF TOWNZEN ADDITION, creating new LOTS 4 & 5 OF TOWNZEN ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on February 7, 2023;

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

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

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

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

Section 1: That the lot split of LOT 3C OF TOWNZEN ADDITION, creating new LOTS 4 & 5 OF TOWNZEN 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; 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



PP21-0024
PRELIMINARY PLAT
CORMEX SUBDIVISION

THE CITY OF BENTONVILLE

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

January 26, 2023

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

RE: TIME EXTENSION REQUEST
CORMEX SUBDIVISION
WALKER STREET, BENTONVILLE, AR
ECE PROJECT NO. 21-1027
CITY PROJECT NO. PP21-0024

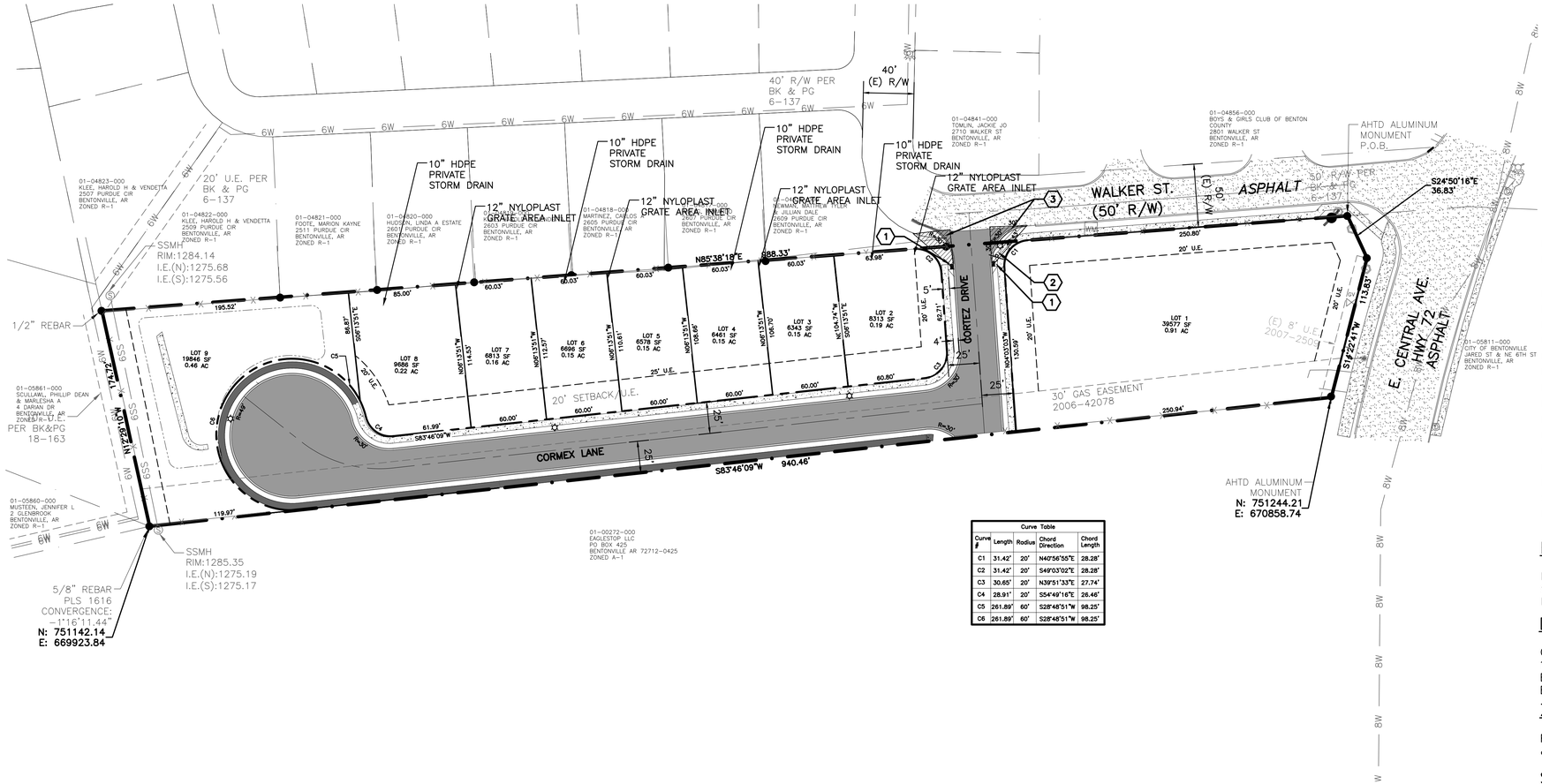
Dear Mr. Chairman:

The purpose of this letter is to request a 1-year time extension for construction to start. Developer was waiting to see if interest rates were going to stabilize before starting construction and plans on starting soon. Thank you for your consideration of this request and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Cormex, LLC



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42'	20'	N40°56'55"E	28.28'
C2	31.42'	20'	S49°03'02"E	28.28'
C3	30.65'	20'	N39°51'33"E	27.74'
C4	28.91'	20'	S54°49'16"E	26.46'
C5	261.89'	60'	S28°48'51"W	98.25'
C6	261.89'	60'	S28°48'51"W	98.25'

NORTH

50 0 50

SCALE 1" = 50'

LEGEND

EXISTING	(E)
FOUND IRON PIN	●
SET 1/2" IRON PIN PLS 1519	○
PROPERTY LINE	
EXISTING GRAVEL	
EXISTING ASPHALT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED LOT	
PROPOSED RIGHT OF WAY	
PROPOSED ASPHALT	
PROPOSED EASEMENT	
PROPOSED STREETLIGHT	✲
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED DRAINAGE EASEMENT	D.E.
PROPOSED SIDEWALK BY DEVELOPER	
SIDEWALK BY HOME BUILDER	
PROPOSED FIRE HYDRANT	

ENGINEER:

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

DEVELOPER:

CORMEX, LLC
1008 COVEY PL
BENTONVILLE, AR 72712
EMAIL: RICARDOBNV@GMAIL.COM

ZONING:

R-1 – LOW-DENSITY SINGLE-FAMILY RESIDENTIAL & C-1 NEIGHBORHOOD COMMERCIAL

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

SURVEY DESCRIPTION (PN#01-00271-000)

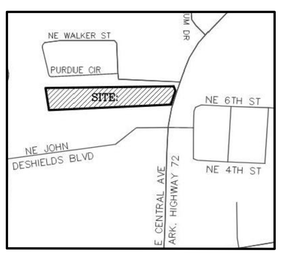
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 28; THENCE NORTH 02°25'38" EAST A DISTANCE OF 5.32 FEET TO A POINT; THENCE NORTH 87°34' 16" WEST A DISTANCE OF 96.70 FEET TO A POINT; THENCE SOUTH 85°38' 11" WEST A DISTANCE OF 95.84 FEET TO THE A FOUND AHTD ALUMINUM MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 72 FOR THE NEXT TWO CALLS SOUTH 24°50' 16" EAST A DISTANCE OF 36.83 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 14°22'41" WEST A DISTANCE OF 113.82 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE LEAVING THE SAID WEST RIGHT-OF-WAY OF HIGHWAY 72 SOUTH 83°46'09" WEST A DISTANCE OF 940.46 FEET TO A FOUND 5/8" REBAR PLS 1616; THENCE NORTH 12°29' 10" WEST A DISTANCE OF 174.72 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 85°38' 18" EAST A DISTANCE OF 988.33 FEET TO THE POINT OF BEGINNING CONTAINING 153,312 SQUARE FEET OR 3.52 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEYOR:

MICHAEL D. MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER



VICINITY MAP
NOT TO SCALE
north

KEYNOTES:

1. ACCESSIBLE RAMP. SEE DETAIL **6/10.0**
2. STOP SIGN. SEE DETAIL **7/C10.0**
3. NOTHING TO BE BUILT 3'-8' IN HEIGHT INSIDE OF SIGHT TRIANGLE

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. LOT 1 SHALL ACCESS WALKER STREET OR THE INTERIOR STREET AND SHALL NOT HAVE ACCESS TO CENTRAL AVENUE.
3. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
4. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
5. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT, 5-FT GREEN SPACE BOC AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
6. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
7. INTERIOR STREETS ON 50-FT DEDICATED ROW, 27-FT BOC, 3-INCH HMA OVER 6-INCH SB-7 BASE AND CONCRETE CURB/GUTTER.
8. THERE ARE 9 TOTAL LOTS: 8 BUILDABLE LOTS AND 1 DETENTION POND LOT. TOTAL DEVELOPMENT ACREAGE IS 3.52 ACRES.
9. ROW AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
10. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
11. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT
12. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
14. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

DRAINAGE EASEMENT NOTE

- THERE MAY BE NO FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PP21-0024

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
1/3/2022

Rev	Comments	Date
1	PER CITY COMMENTS	01/03/2022

CORMEX SUBDIVISION
WALKER STREET BENTONVILLE, AR

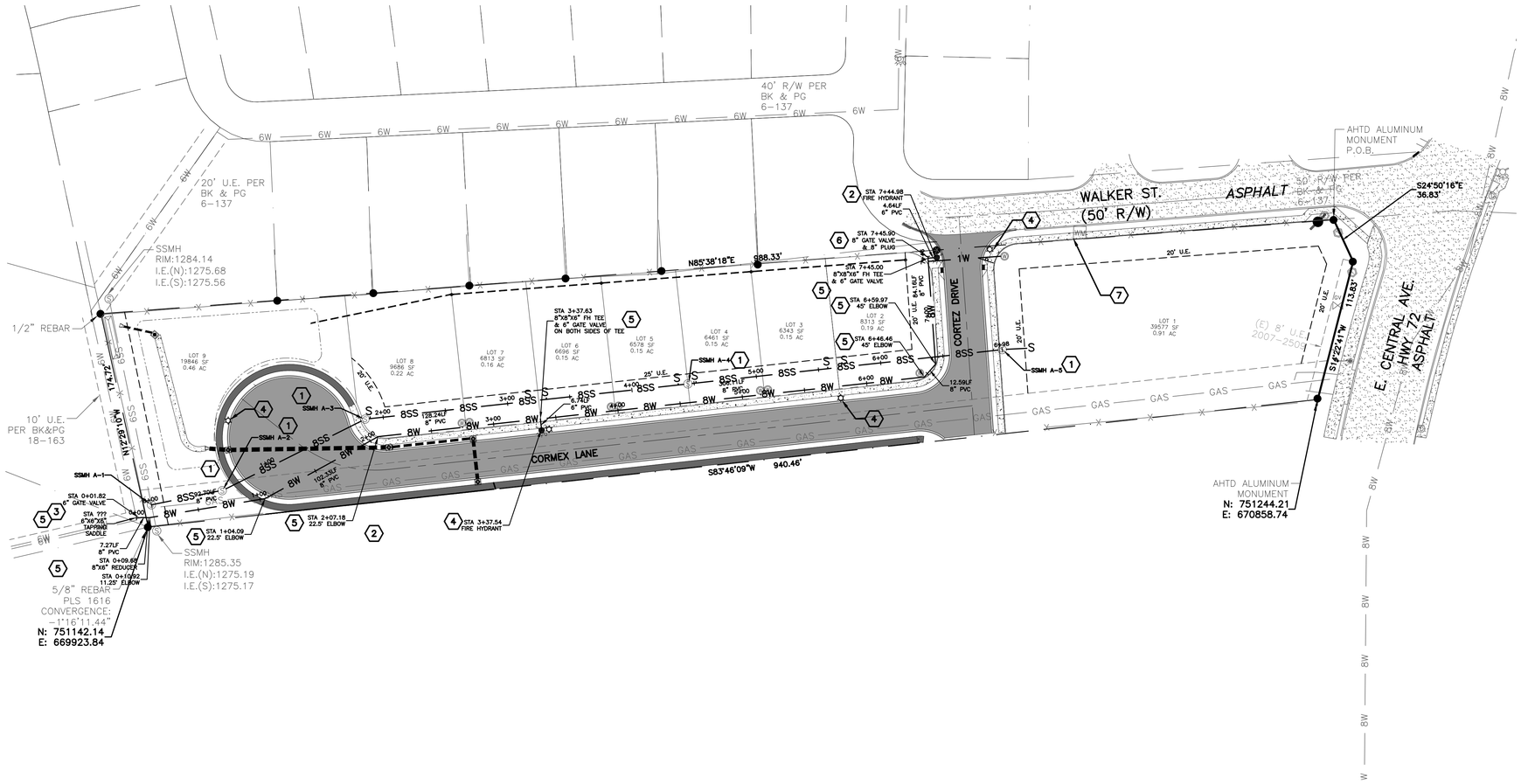
CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2934
M: (479) 366-2934
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 1/28/2021
JOB NUMBER 20-1031
SHEET NAME PRELIMINARY PLAT
File No. 21-1027.dwg
C4.0

A:\Projects\2021 Projects\21-1027 Cormex Subdivision\Dwg\21-1027.dwg

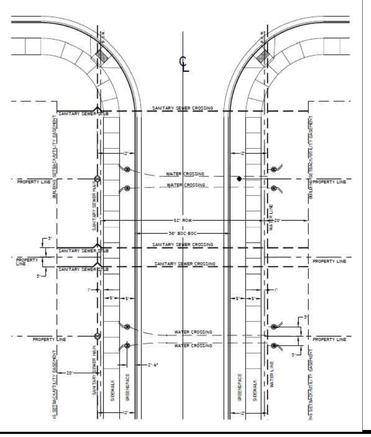


LEGEND

EXISTING	(E)
FOUND IRON PIN	●
SET 1/2" IRON PIN PLS 1519	○
PROPERTY LINE	
EXISTING ASPHALT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED LOT	
PROPOSED RIGHT OF WAY	
PROPOSED ASPHALT	
PROPOSED EASEMENT	
PROPOSED SETBACK	
PROPOSED STREETLIGHT	✲
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED DRAINAGE EASEMENT	D.E.
PROPOSED SIDEWALK BY DEVELOPER	
SIDEWALK BY HOME BUILDER	
PROPOSED FIRE HYDRANT	
PROPOSED 8" WATER MAIN	8W
PROPOSED DOUBLE WATER METER	
PROPOSED WATER METER	
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	Ⓢ
PROPOSED SEWER SERVICE	S

NOT FOR CONSTRUCTION

SUBDIVISION UTILITY PLACEMENT



UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND BENTONVILLE WATER UTILITIES (BWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS APPROVED BY BWU, DATED JUNE 22, 2021, AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY BWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE PVC C-900 DR-14. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO BWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

KEYNOTES:

1. 4' ID SANITARY SEWER MANHOLE PER DETAIL **BWU STD**
2. FIRE HYDRANT ASSEMBLY AND CONCRETE THRUST BLOCKING PER DETAILS **BWU STD**
3. 6"X6"X6" TAPPING SLEEVE AND 6" GATE VALVE
4. STREETLIGHT
5. CONCRETE THRUST BLOCKING PER DETAIL **BWU STD**
6. END OF LINE RESTRAINT PER DETAIL **BWU STD**
7. ABANDON EXISTING WATER METER

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO BWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

PP21-0024

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 1/3/2022

Rev	Comments	Date
1	PER CITY COMMENTS	01/03/2022

CORMEX SUBDIVISION
WALKER STREET BENTONVILLE, AR

CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

920 SUITE A SR-DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2004
M: (501) 952-0500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 1/28/2021
JOB NUMBER 20-1031
SHEET NAME UTILITY PLAN
File No. 21-1027.dwg
C7.0

A:\Projects\2021 Projects\21-1027 Cormex Subdivision\Dwg\21-1027.dwg

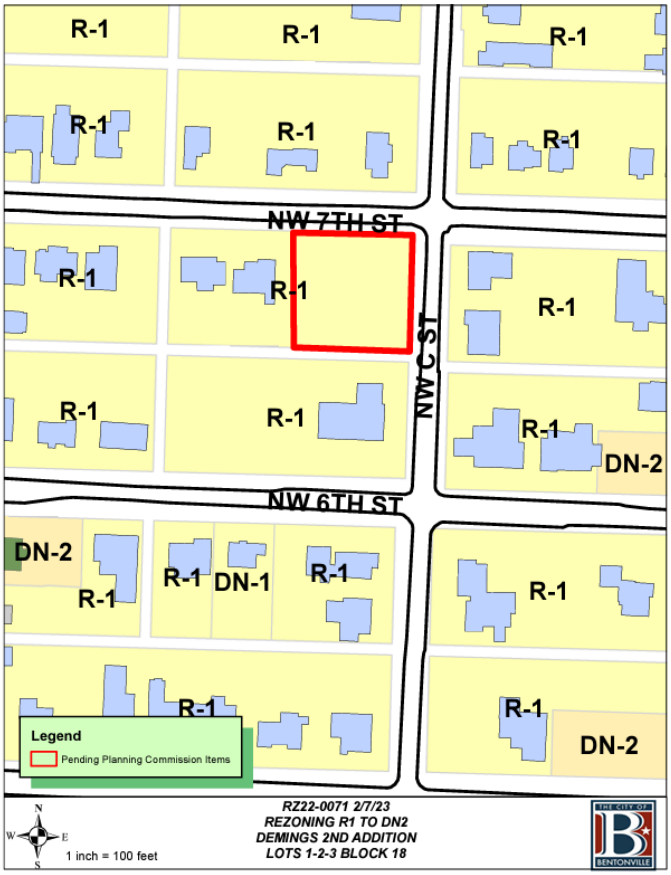
Schuber

609 NW C Street
PC Date: 2/7/2023
Reviewer: Bradley Gavrielides - Planning Technician

Project Number	RZ22-0071
Applicant / Current Owner	Rob Caster / John & Angela Schuber
Site Area	+/- 0.25 Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located 609 NW C Street and is currently 3 platted lots. The property is currently zoned R-1, Low Density Single Family Residential with a future land use designation of Medium Density Residential. Adjacent zoning districts are all R-1, Low Density Single-Family Residential while all adjacent future land use designations are Medium Density Residential.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently shows this property as Medium-Density Residential (MDR), in which the proposed rezoning of DN-2 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 highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

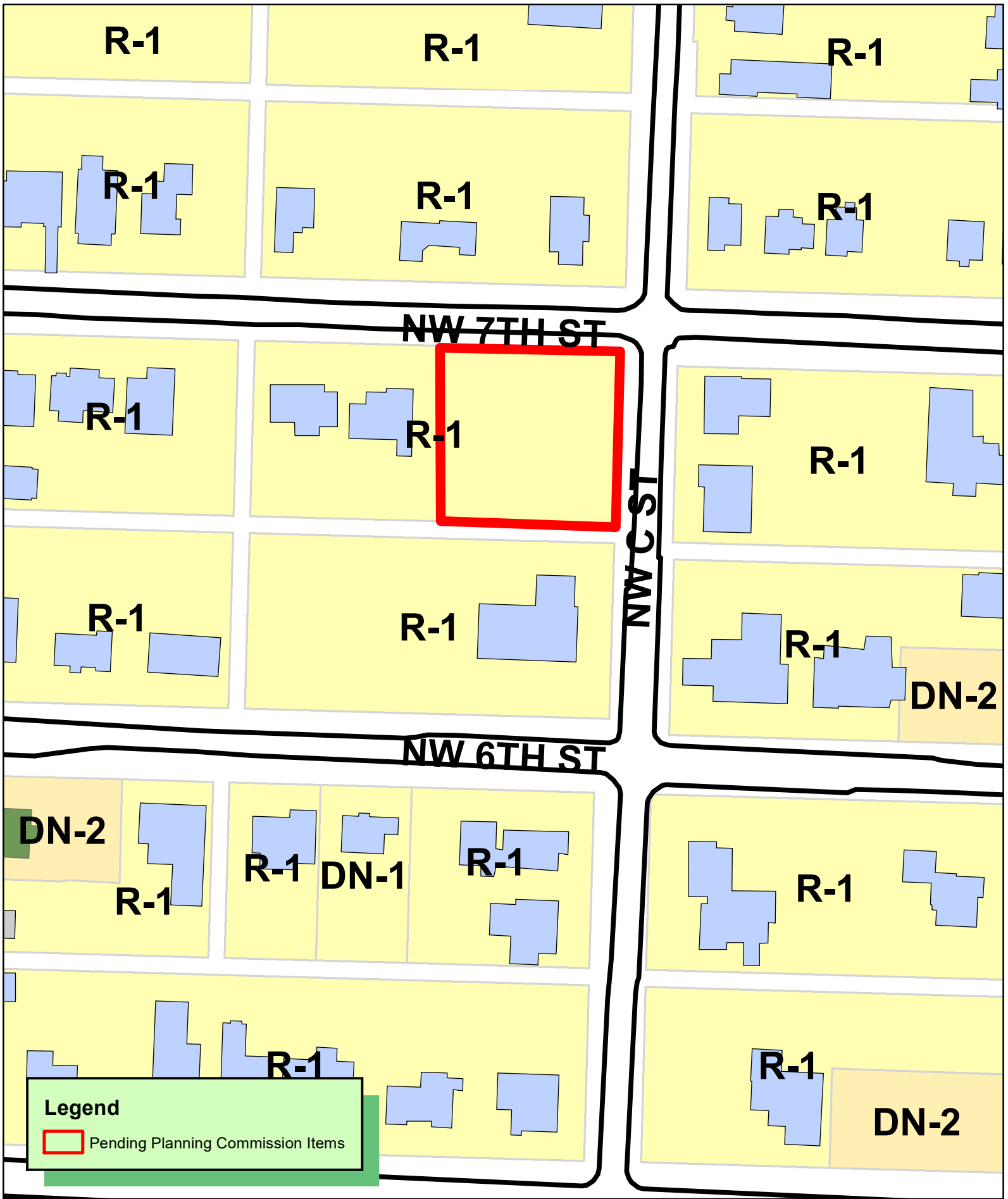
Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

Analysis
The requested DN-2 zoning designation intends to allow for increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2, RC-2, or PRD.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns, as there are existing DN-2 zoned properties within the immediate area.

Conclusion
This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses and is in harmony with the vision of the City's Comprehensive Community Plan. Staff recommends approval of the rezoning request.



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1 inch = 100 feet

RZ22-0071 2/7/23
REZONING R1 TO DN2
DEMINGS 2ND ADDITION
LOTS 1-2-3 BLOCK 18

THE CITY OF BENTONVILLE

CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE 'I' STREET, SUITE 5, BENTONVILLE, ARKANSAS 72712
PH.(479) 268-4464

January 03, 2023

RE : John & Angela Schuber Rezone Request
Lots 1,2 & 3, Block 18, Deming's 2nd Addition
603 & 609 NW C St.
Bentonville, AR 72712

To Whom it May Concern,

The owners of the above described property request a rezone from R-1 to DN-2 to allow for larger building areas.

Regards,

Robert J. Caster, PLS #1370

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 DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ22-0071)

WHEREAS, John and Angela Schuber, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 1, 2 & 3, BLOCK 18 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON

COUNTY, ARKANSAS, AS SHOWN ON PLAT "B", PAGE 24 OF THE BENTON COUNTY RECORDS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 7, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

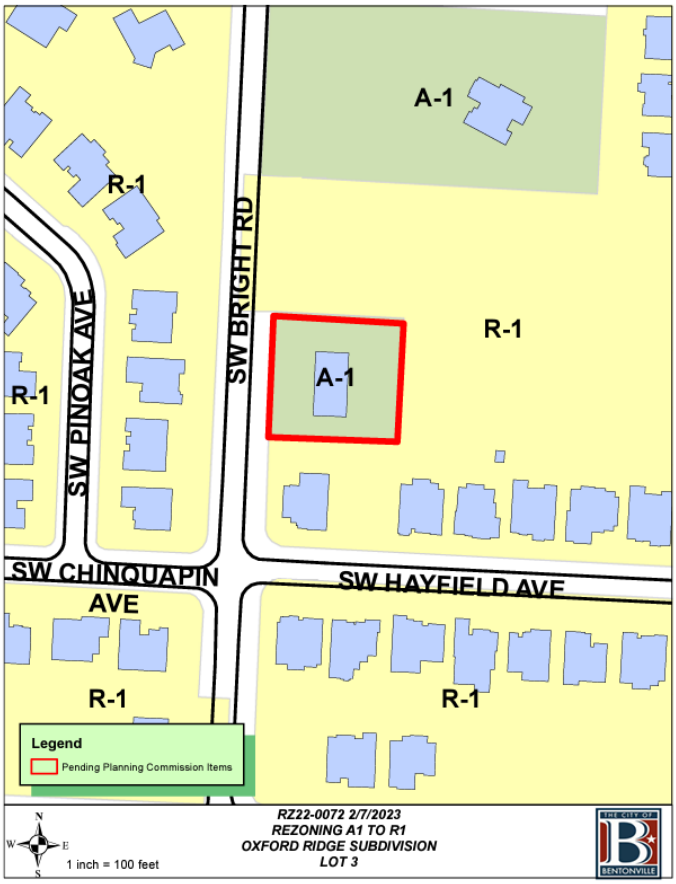
John Hayward

4309 SW Bright Road
PC Date: 2/21/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ22-0072
Applicant / Current Owner	John Hayward
Site Area	+/- 0.56 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Low Density Single Family Residential
Related Case(s):	None

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 4309 SW Bright Road. Its adjacent zoning districts are R-1, Low-Density Single Family Residential to the north, south, east, and west.

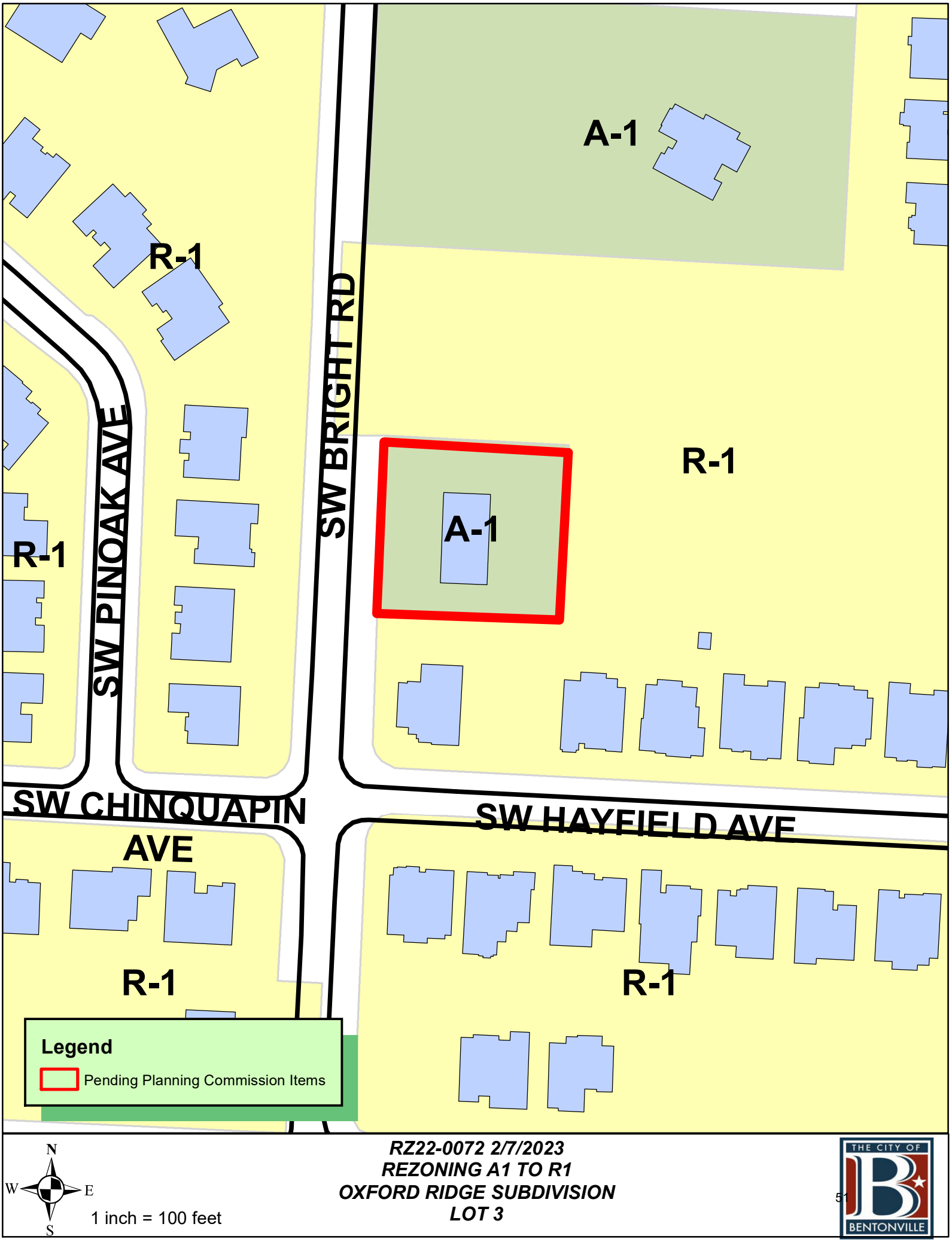
Relationship to the Bentonville Community Plan
The Future Land Use Plan currently shows this property as Low-Density Residential (LDR), in which R-1 zoning is compatible. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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

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

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

Conclusion
This request is consistent with the Future Land Use Map and is consistent with the surrounding development pattern of the area. Infill is a stated goal of the Community Plan, and it is appropriate along SW Bright Road which is classified as a collector street per the master street plan.



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1 inch = 100 feet

RZ22-0072 2/7/2023
REZONING A1 TO R1
OXFORD RIDGE SUBDIVISION
LOT 3

THE CITY OF BENTONVILLE

Rezoning Request For property
4309 SW Bright Rd. Bentonville, AR 72713

City of Bentonville Planning,

I, John and Brandie Hayward, property owner at:
4309 SW Bright Rd. Bentonville, Arkansas 72713, Parcel ID 01-07951-010
Would like to request rezoning of the above address, changing the existing property from A1 agricultural to R1 residential.
The property is existing. It is currently, and will remain, connected to city water. There is currently, and will remain, a septic system in use for the property.
I would like to make this request so I can build a reasonable addition to the existing house which will include a garage and master suite and conform to the surrounding area/lots which are zoned for Residential (R1).
There will be no additional traffic and no signage. The appearance will be as it is, a residential home.

Contact information:
John Hayward
479-899-7470
Johnhaywardiii@yahoo.com

Thank you.

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ22-0072)

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

LOT 3 OF PART OF THE SE1/4 OF THE SW1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "2004" AT PAGE 1117, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8 INCH REBAR IN THE CENTERLINE OF BRIGHT ROAD, THENCE ALONG SAID CENTERLINE AND THE WEST LINE OF SAID SE1/4 OF THE SW1/4, NORTH 02º27'34" EAST 327.98 FEET, THENCE LEAVING SAID CENTERLINE AND SAID WEST LINE, SOUTH 87º03'44" EAST 40.00 FEET TO A FOUND IRON PIN ON THE EAST RIGHT OF WAY LINE OF BRIGHT ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 02º27'34" EAST 149.15 FEET, THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 87º04'53" EAST 162.11 FEET TO A FOUND IRON PIN, THENCE SOUTH 02º11'06" WEST 149.21 FEET TO A FOUND IRON PIN, THENCE NORTH 87º03'44" WEST 162.83 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS 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 February 7, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

Section 1: That the above-described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL 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 _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

Bella Terra LLC

SW Sunbrooke St. & SW Regional Airport Blvd.

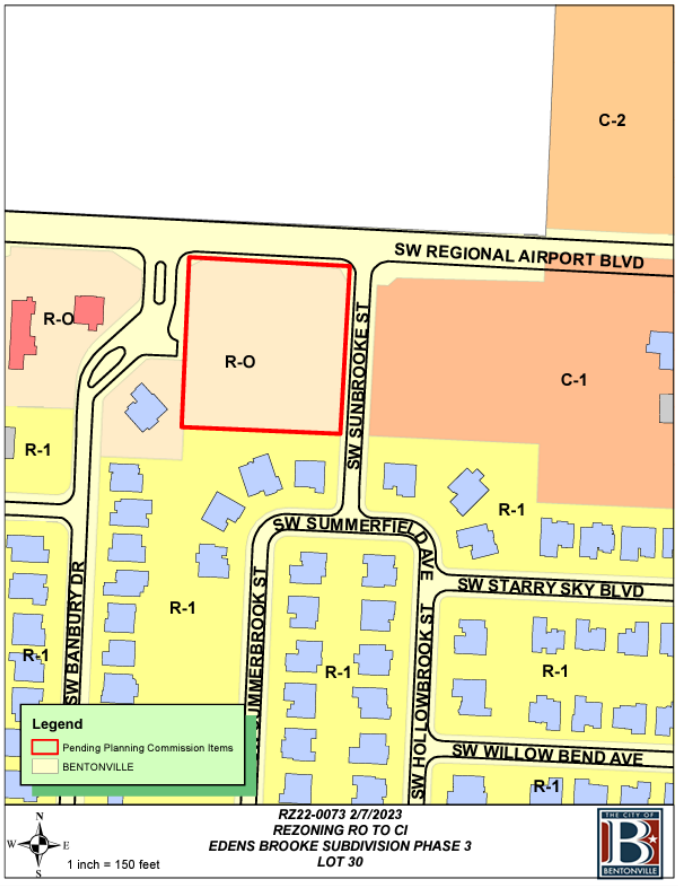
PC Date: 2/7/2023

Reviewer: Bradley Gavrielides - Planning Technician

Project Number	RZ22-0073
Applicant / Current Owner	HCH Consulting / Bella Terra LLC
Site Area	+/- 2.05 Acres
Current Zoning	R-O, Residential Office
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description

This request is located along SW Sunbrooke Street. The properties surrounding are currently zoned R-1 zoning directly to the south, R-O zoning to the west and C-1 Zoning to the east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as General Commercial (C), in which the proposed rezoning of C-1 is compatible. 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 offices. 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, though the impacts of parking should be minimized through site design and landscaping.

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

Public Comment

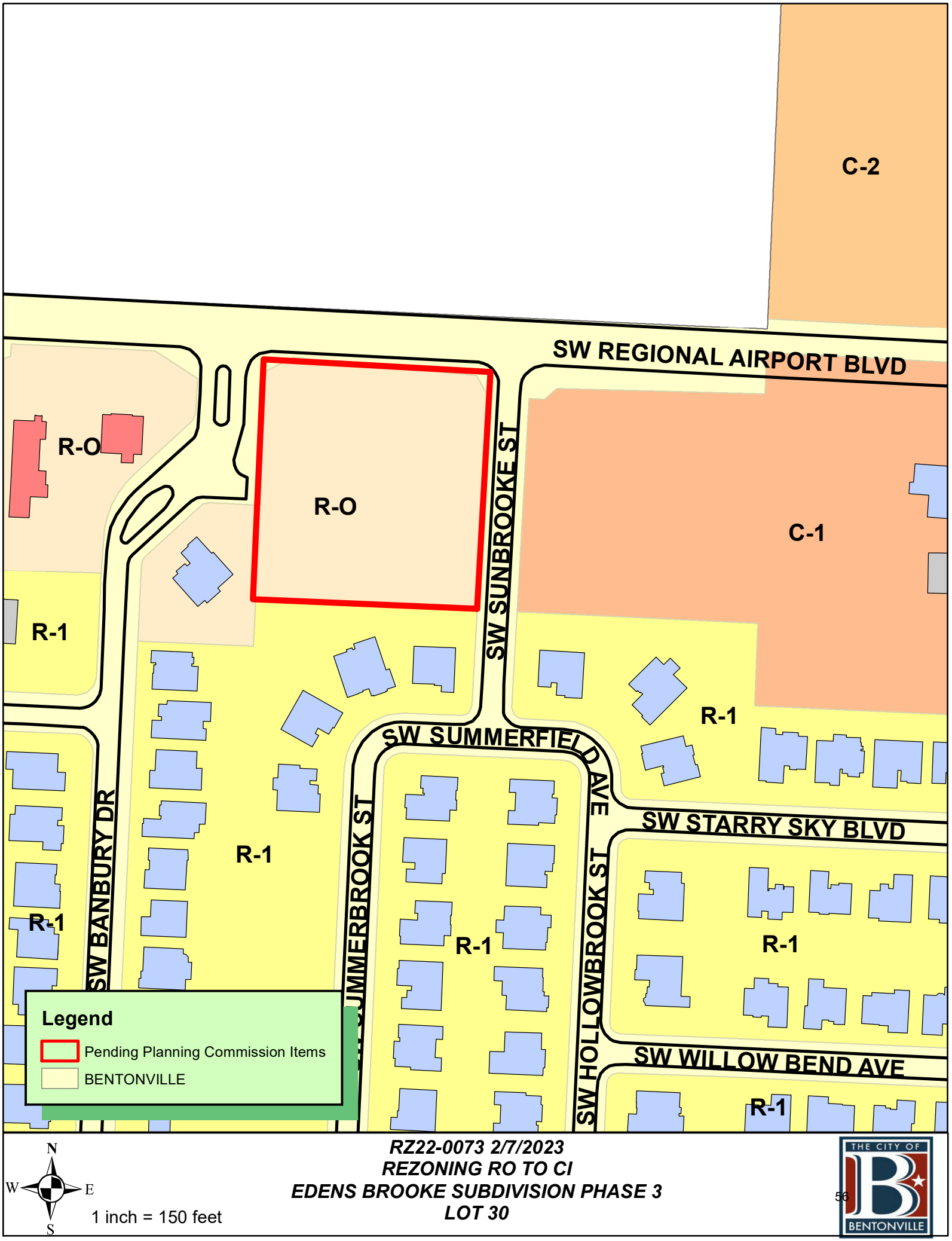
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Conclusion

This request is consistent with the Future Land Use Map and is consistent with the transition of R-O properties to C-1 properties in this area.



RZ22-0073 2/7/2023
REZONING RO TO CI
EDENS BROOKE SUBDIVISION PHASE 3
LOT 30

HCH Consulting
593 S. Hosebarn Rd. Suite 202
Rogers, AR 72758

December 29, 2022

Dear Planning Staff,

On behalf of Bella Terra, LLC, we respectfully request a rezone of parcel 01-15112-000 from its current R-O zoning to C1 zoning. We are submitting this request to allow the current owner the opportunity to address the demand and need for General Commercial use, which the City of Bentonville and users wish to promote along Hwy 12. The proposed change would be in conformity with the surrounding uses along Hwy 12. There is not just one specific use in mind, only that future nature be of a commercial use allowed through C1 zoning. It is believed that traffic will not be greatly impacted by the future use of this parcel and any future developments would adhere to the City of Bentonville's standards. Since there is not one specific use in mind, there is no specific signage currently in mind. There is currently an 8" gravity sewer line along the south property line and an 18" water line along the north property line.

Sincerely,

Hunter Haynes

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-O, RESIDENTIAL OFFICE TO C-1, NEIGHBORHOOD COMMERCIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ22-0073)

WHEREAS, Bella Tarra, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 30, EDEN'S BROOKE SUBDIVISION, PHASE III, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT RECORD BOOK 2006, AT PAGE 922, PLAT RECORDS OF BENTON COUNTY, ARKANSAS

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 7, 2023 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD 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 R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD 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; 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 _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

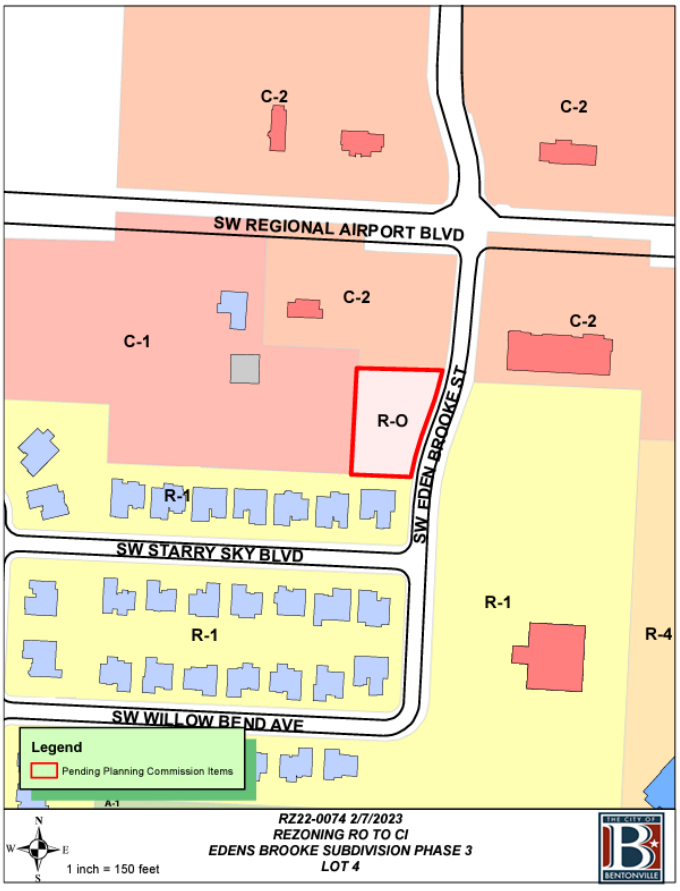
Bella Terra, LLC

SW Eden Brooke Street
PC Date: 2/7/2023
Reviewer: Bradley Gavrielides - Planning Technician

Project Number	RZ22-0074
Applicant / Current Owner	HCH Consulting / Bella Terra, LLC
Site Area	+/- 0.60 Acres
Current Zoning	R-O, Residential Office
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
This request is located along SW Eden Brooke Street. The surrounding properties are currently zoned R-1 to the south and east, C-1 to the West, and C-2 to the north and east.

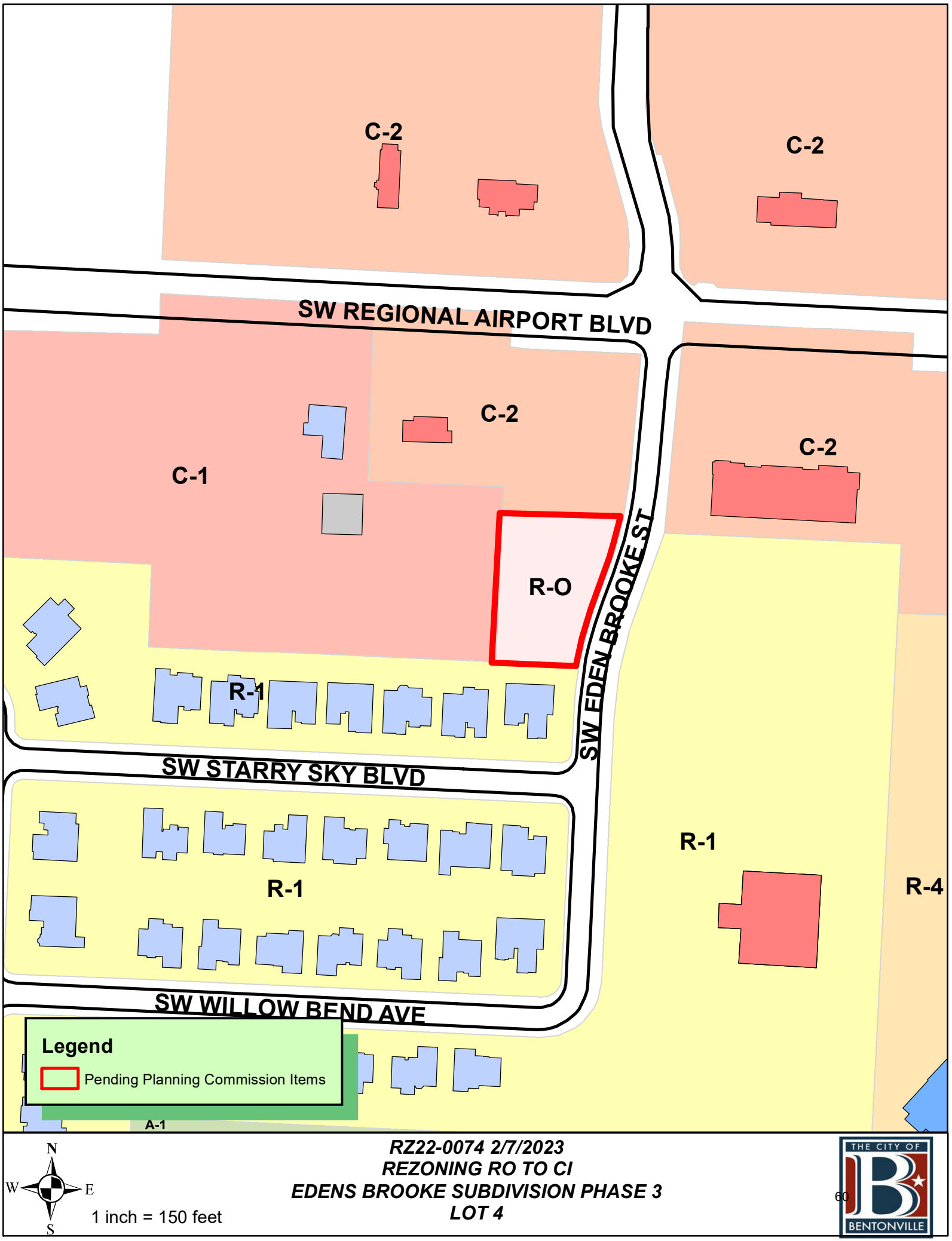
Relationship to the Bentonville Community Plan
The Future Land Use Plan currently shows this property as General Commercial (C), in which the proposed rezoning of C-1 is compatible. General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. 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, though the impacts of parking should be minimized through site design and landscaping.

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

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

Analysis
The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Conclusion
This request is consistent with the Future Land Use Map and is consistent with the transition of R-O properties to C-1 properties in this area.



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1 inch = 150 feet

RZ22-0074 2/7/2023
REZONING RO TO CI
EDENS BROOKE SUBDIVISION PHASE 3
LOT 4

THE CITY OF BENTONVILLE

HCH Consulting
593 S. Horsebarn Rd. Suite 202
Rogers, AR 72758

December 29, 2022

Dear Planning Staff,

On behalf of Bella Terra, LLC, we respectfully request a rezone of parcel 01-12790-000 from its current R-O zoning to C1 zoning. We are submitting this request to allow the current owner the opportunity to address the demand and need for General Commercial use, which the City of Bentonville and users wish to promote along Hwy 12. The proposed change would be in conformity with the surrounding uses along Hwy 12. There is not just one specific use in mind, only that future nature be of a commercial use allowed through C1 zoning. It is believed that traffic will not be greatly impacted by the future use of this parcel and any future developments would adhere to the City of Bentonville's standards. Since there is not one specific use in mind, there is no specific signage currently in mind. There is currently an 8" gravity sewer line along the northeast property line and an 8" water line along the east property line.

Sincerely,

Hunter Haynes

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-O, RESIDENTIAL OFFICE TO C-1, NEIGHBORHOOD COMMERCIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ22-0074)

WHEREAS, Bella Tarra, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 4, EDEN'S BROOKE SUBDIVISION, PHASE II, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN RECORD BOOK 2005, AT PAGE 1183, PLAT RECORDS OF BENTON COUNTY, ARKANSAS

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 7, 2023 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD 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 R-O, RESIDENTIAL OFFICE to C-1, NEIGHBORHOOD 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; 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 _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

REZONING & FUTURE LAND USE AMENDMENT STAFF REPORT

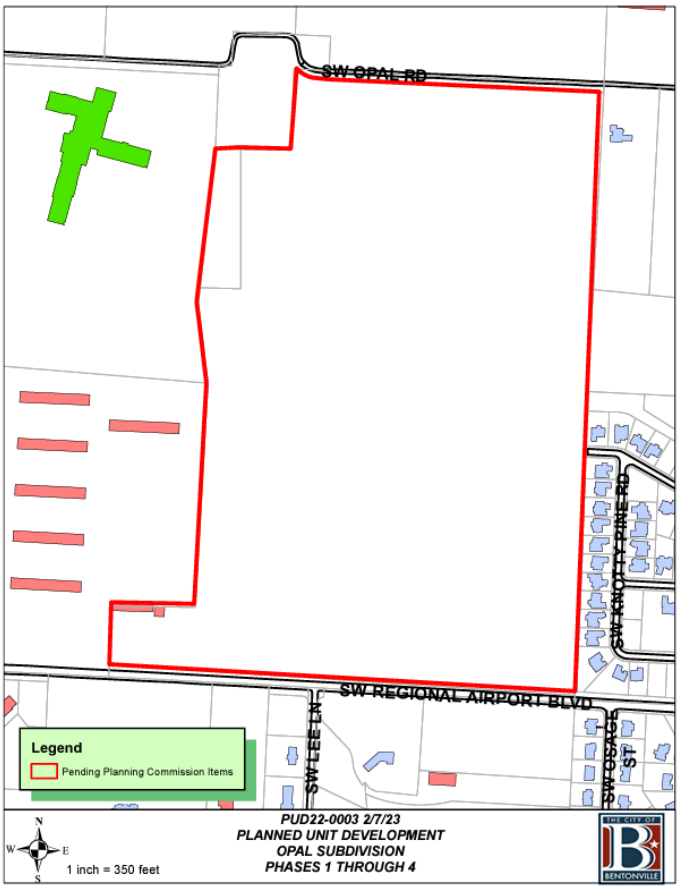
Buffington Barron LLC

Southwest Regional Airport Blvd.
PC Date: 2/7/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PUD22-0003
Applicant / Current Owner	Buffington Barron LLC
Site Area	+/- 95.22 acres
Current Zoning	PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Agriculture (A)
Requested Future Land Use Map Designation	Mixed-Use Commercial

https://arcg.is/08HvK8

Location Map



Property Description
This property is approximately 95.22 acres of land in the Opal Subdivision. The property has access to Southwest Regional Airport Blvd. and Southwest Opal Road, which are classified as Arterial and Collector, respectively. The property also has access to the stub of Southwest Fairview Blvd., a local road in the North Fork Addition. The property is presently zoned PUD, Planned Unit Development from a request that was approved in 2021, with a Future Land Use Map designation of Agriculture.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Agriculture. Agriculture areas include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures.

The applicant is requesting an amendment to the Future Land Use Plan to Mixed-Use Commercial to comply with the Future Land Use Map and Zoning District Alignment Policy. Mixed-use commercial areas include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas but should be sited and designed to not be detrimental to the character of the area.

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights thoughtful growth and development along existing infrastructure and the preservation of land for future commercial incorporation.

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

Analysis
The purpose of the PUD district is to establish a mechanism for a person to propose a commercial, industrial or residential mixed-use development that is innovative, but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning. The intent of the PUD district is to promote high quality developments while allowing greater flexibility in the design of such

developments.

The applicant is proposing a Planned Unit Development (PUD) consisting of 457 total residential lots. The applicant proposes three types of residential lots: those greater than 60-feet in width, 45-foot width, and townhouse lots for attached units. 5 commercial and 10 open space lots are also proposed. A mix of single-family detached and townhome style development composes the residential portion of the request.

The applicant states they will provide 23.57% common usable open space. This is spread out through a series of integrated greenspace, acting as neighborhood or linear parks connected via pedestrian walks, as well as a large open space central to the development that doubles as drainage. The proposal depicts this area as an activated greenspace with a number of trails.

Parking will be provided on each residential lot. The provided architectural renderings show generally 2-car garages plus driveway space for single-family residential and off-street space for townhomes as well. Significant on-street parking is provided to supplement provided off-street parking. A series of alleys will provide rear-loading to all townhome units and most if not all 45' lots.

The road network can be described as generally in a connected grid pattern, with a primary spine running north to south from Southwest Regional Airport Blvd. to Southwest Opal Road. A central roundabout serves to calm traffic while a southern roundabout offers access to the commercial areas along Regional Airport Blvd. Stubs are provided to the east and west, and the one existing stub is picked up off of Southwest Fairview Blvd.

The applicant has included concept imagery of the single-family residential units, depicting a mixed-material product with mostly brick on the front façade with a Hardy Board product around the sides and rear, with the amount of brick increasing on the larger sized lots in an overall contemporary design. Farmhouse-style elements, such as board and batten, appear as well. The townhouse structures are shown to be designed in a farmhouse style as well with the applicant is proposing a mix of brick and Hardy Board, with brick being mostly located along the front façade. The commercial portion is proposed with a mostly brick façade, with Hardy Board around the sides and rear.

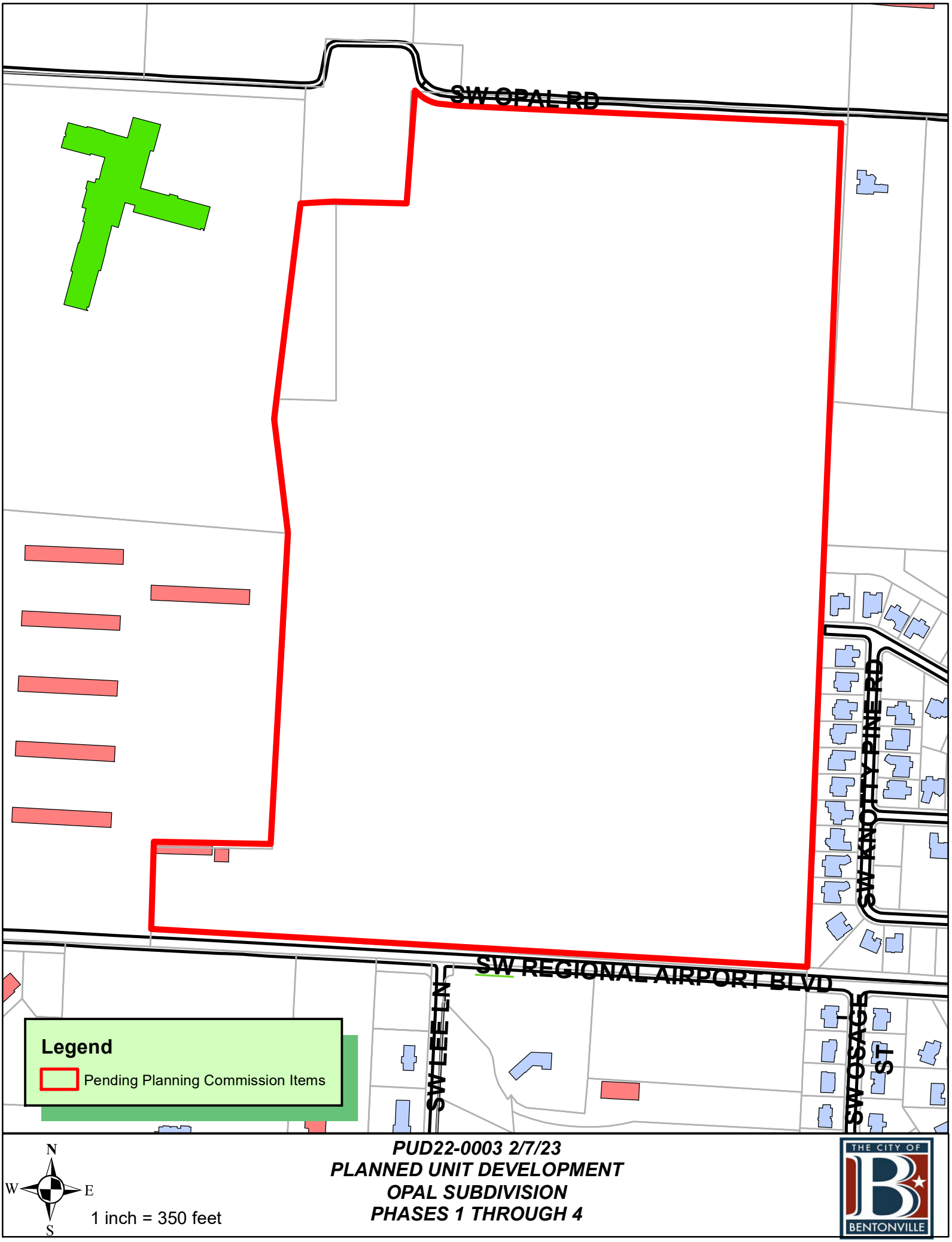
The applicant is proposing the commercial portion be built along with Phase 3 of the development, allowing a critical mass of rooftops to be built and occupied prior to bringing commercial uses online.

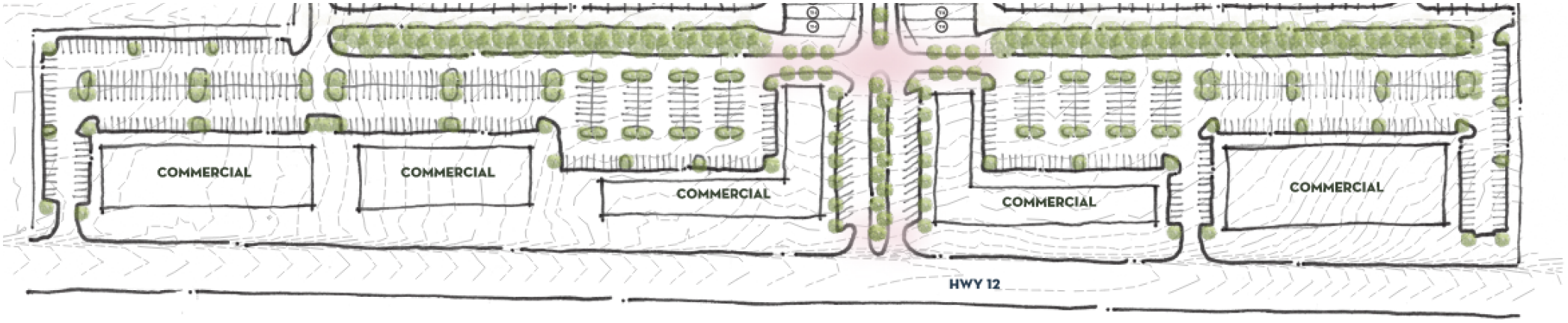
The proposed PUD will be required to conform to Article 1400 Landscaping of the Land Development Code as landscaping requirements are explicitly not permitted to be amended.

Waivers:
There are no waivers requested with the PUD.

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 3, Edge Growth which encourages thoughtful growth and development along existing infrastructure and the preservation of land for future commercial incorporation.

The proposed design and phasing of the development are consistent with the intent of PUD zoning and development.


SW OPAL RD
SW REGIONAL AIRPORT BLVD
SW KNOTTY PINE RD
SW LEE LN
SW CASEY ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 350 feet
PUD22-0003 2/7/23
PLANNED UNIT DEVELOPMENT
OPAL SUBDIVISION
PHASES 1 THROUGH 4
THE CITY OF
BENTONVILLE



Commercial conceptual site plan exhibit

1C NARRATIVE

401.10(a) Description and Purpose of PUD

Buffington Homes created Opal Park to be a destination community unlike anything currently in development in the NWA region. The development will incorporate principals of New Urbanism through the creation of a series of interconnected paths and sidewalks, numerous pocket parks, and community green spaces, a mix of housing types and sizes and a centrally featured low impact storm water park.

The purpose of the Planned Unit Development (PUD) request is to create an innovative mixed-use development with high standards, but which do not strictly comply to current options presented by the zoning code. This PUD will allow for commercial properties along the highway, standard single family style housing, row house style single family housing, and attached single family residential which is similar in nature to a townhome. The commercial properties will not only serve this development but also the surrounding areas.

There are ample amounts of open green space within the development, including a dog park, linear park, and a large storm park (over 13 acres) with walking trails and nature elements. The entirety of the development is very pedestrian friendly, with sidewalks and trails which connect all facets of the residential properties to the open green space and commercial units.

The idea behind the proposal was a mixed-use development, but also to cluster the residential together to leave a large area of open green space for the community to enjoy, rather than larger lots to achieve similar density without the green space. This creative approach to the layout of the development is an efficient use of the land that reduces the quantities of streets and utilities, leading to less impervious area, and less impacts to the city's maintenance crews for the public infrastructure. This also preserves and will greatly enhance many of the natural features on-site and will also prevent soil erosion by careful controlling the water through this area through a series of wet ponds.

401.10(b) PUD Districts Require Zoning Designation and Master Plan

Many detailed site plans are included with this booklet including an Overall Development Plan, Phasing Plan, and a Planning Area Plan to clearly and adequately show what is being proposed. In addition to these overall maps, a detailed site plan is also included which show street sizes, utility locations, setbacks, easements, and dimensions. This PUD application covers an area of 95.22 acres, exceeding the minimum required lot area of 10 acres.

401.10(c) Allowed uses in PUD district

- **Planning Area 1 (Commercial)** – This area will encompass the lots and areas where commercial uses shall be developed (either by Buffington Baron LLC or by others). This includes the areas along Highway 12, as well as the residential community clubhouse. This district shall be designed to provide convenience goods and personal services for the development as well as the surrounding communities. Commercial developments within this area shall generally conform in architecture and material to the proposed residential planning area.

  Goals of this planning area include the following:

  I. Minimize any potential incompatibilities between commercial developments and other types of land use;
  II. Provide opportunities for investment as new residential areas and thoroughfares are built, they are particularly designed to encourage the use of undeveloped lands in existing commercial areas;
  III. Provide sufficient space, at appropriate locations in close proximity to established residential areas for retail and service trade. Such commercial establishments should provide shopping needs of nearby residential areas; and,
  IV. Provide sufficient and appropriate space to meet anticipated future needs for planned commercial developments in central shopping districts, regional, community and neighborhood shopping centers.
  V. Provision of off-street parking in conjunction with commercial area development shall be fostered through commercial district establishments. Establishments will be encouraged through the districts to congregate in planned developments to the consumer and merchant's advantage.

  The zoning within this planning area will be based on the existing C1 (Neighborhood Commercial) zoning district. This district is designed to provide convenience goods and personal services for the development as well as the surrounding communities.

Table 1: Table of Allowed Uses

Uses Allowed By Right		
Residential	• Residential Facility: Assisted Living	• Residential Facility: Extended Medical Care
Recreation, Education, Public Assembly		• Cultural Studio
Services	• ATM Machine	• Adult Day Care
	• Child Care: Commercial	
	• Copy Services	• Financial Institution
	• Maintenance Service	• Medical Services: Doctor Office
	• Medical Services: Urgent Care Clinic (< 12,000 gsf)	
	• Office: Small Scale (< 4,000 gsf)	• Office: Large Scale (4,000 gsf to 12,000 gsf)
	• Personal Services	• Repair Services: Household
Retail	• Artisan Shop	• Bakery
	• Bar, Lounge or Tavern	• Convenience Store
	• Convenience Store that sells beer and/or light wine for off-site consumption	
	• Convenience Store that sells beer, light wine and/or spirits for off-site consumption	
	• Equipment Rental: Indoor	
	• Outdoor Vending, Private Property	• Pharmacy (< 12,000 gsf)
	• Retail: Small Scale (< 4,000 gsf)	• Retail: Large Scale (4,000 gsf to 12,000 gsf)
Uses Allowed with an Approved Conditional Use Permit		
Agriculture and Animals		• Animal Clinic
Recreation, Education, Public Assembly	• Commercial Recreation Facility: Indoor	• Educational Facility
Services	• Medical Services: Laboratory	
Retail	• Convenience Store that sells beer and/or light wine for off-site consumption within 500' of a city owned park or trail	
	• Convenience Store that sells beer, light wine and/or spirits for off-site consumption within 500' of a city owned park or trail	
	• Gas Station	• Restaurant
	• Restaurant: Drive-Through	• Restaurant: Microbrewery

- **<u>Planning Area 2 (Residential)</u>** - This planning area will encompass residential lots, alleys, houses, and areas where single family, townhomes, or attached homes shall be built or developed. This planning area is the largest of the three proposed planning areas and includes single family detached, and single family attached (2+ units).

  Goals of this planning area include the following:

  I. Provisions of adequate space at appropriate locations necessary to create an appropriate mix of housing alternatives for people of all lifestyles;
  II. Consideration to site selection and variety of choice;
  III. Prevention of congestion as much as possible by regulating population density, activity intensity and extent of building bulk in relation to area land use;
  IV. Control of structure height to provide light and air access through windows; and
  V. Promotion of desirable land use and development in order to protect district character and to conserve land and building value.

The zoning within this planning area will be based on the existing R2 (Medium Density Two Family and Townhomes Residential) zoning district. This district is designed to permit residential housing, whether single family detached or single-family attached.

<u>Permitted Uses:</u>

- Animal – Domestic or Household
- Community Garden
- Dwelling – Condominium, Modular, Single Family, Townhouse, Two-Family
- Library
- Park: Mini, Neighborhood, Community
- Child Care- Registered Family Home (5 children or less)
- Mobile Food Vendor

<u>Conditional Uses:</u>

- Botanical Garden
- Urban Farm
- Group Home
- Home Occupation Type B
- Community Center
- Educational Facility
- Golf Course
- Adult Day Care
- Child Care – Licensed Center
- Temporary Uses
- Child Care – Licensed Family Home (6-16 Children)
- Bed and Breakfast
- Public Safety Services
- Utility Facility
- Wireless Communication Facility (Cell Towers)

Accessory Uses (Not the primary use):

- Chicken, Hobby
- Dwelling – Accessory
- Home Occupation – Type A
- Solar Energy System
- Building Accessory – Nonresidential
- Donation Box

- **Planning Area 3 (Open Green Space)** – This planning area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, and parks on-site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property.

These planning areas are further discussed in greater detail in Section E and Section F of this booklet, along with a map delineating each planning area.

This planning area will encompass all the detention, drainage features, forested areas, natural areas, recreational features, and parks on-site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property.

Permitted Uses:

- Botanical Garden
- Community Garden
- Greenhouse
- Plant Nursery
- Park: Mini, Neighborhood, Community
- Mobile Food Vendor

Conditional Uses:

- Outdoor Music Venue
- Public Safety Services
- Utility Facility
- Temporary Uses

Accessory Uses (Not the primary use):

- Solar Energy System
- Wind Energy System
- Building Accessory – Nonresidential
- Donation Box

401.10(d) Density Requirements for PUD district

Definition: Net residential acres - Gross acreage of the PUD site minus all public rights-of-way and less the area of all parcels or lots devoted to commercial, industrial, or institutional uses not of a residential nature. As it pertains to this PUD, the acreage shall omit Planning Area 1 and the public rights-of-way but include Planning Area 3.

Total Acreage: 95.22 Acres
Commercial: 12.51 Acres
Street R/W: 21.52 Acres
Net Residential Acres: 61.19 Acres

*All of the above acreages are approximate based on the site maps, and may vary slightly.

401.10(e)(1) PUD district permitted modifications

- **Planning Area 1 (Commercial)**
  a. Density shall not be regulated for this planning area. The size of the commercial buildings shall be limited by landscaping and off-street parking requirements as well as any additional large scale development requirements.

  b. Setbacks for this planning area shall be as follows:

	Front		Side		Rear	
District	Parking in Front	No Parking in Front	Adjacent to Non-Residential District	Adjacent to Residential District	Adjacent to Non-Residential District	Adjacent to Residential District
Commercial	50'	20'	7'	15'	20'	25'

  c. Building heights within this planning area shall not exceed 40 feet. Where greater than 40 feet is requested, the structure shall be setback an additional foot for each foot in excess of the maximum height allowed.
  d. Lot size shall not be smaller than 7,000 square feet.
  e. Lot width shall not be less than 70 feet.
  f. There shall be no minimum lot depth, but there shall be a maximum lot coverage of 50%.
  g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
  h. Parking: Parking shall be associated with the proposed use and will conform to Section 501 of the Bentonville Municipal Code.
  i. Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
  j. Where allowed, rear and side loading shall be setback a minimum of 20’. Front-load garages shall be recessed a minimum of 10’ from the front elevation of the house, 30’ from the property line.

Additional Details

1. Architectural design standards: Architectural design standards of the proposed commercial use shall generally conform in architecture and material to the proposed residential planning area. These will be reviewed by The Architectural Control Committee (as outlined in the covenants) for final approval.

- **Planning Area 2 (Residential)**
  a. Density shall not be regulated for this planning area, except by the minimum lot sizes as indicated in the below tables.

  b. Building setbacks shall be as follows:

Residential (R) Districts Minimum Setback Standards					
District	Building Type	Front	Side		Rear
			Interior	Exterior ***	
Residential District	>59' Detached SF Lot	20'	7'	20'	25'
Residential District	45'-59' Detached SF Lot	20'	0'/7' *	20'	20'
Residential District	Attached SF Lot (Townhome)	20'	0'/5' **	20'	20'

For the 45’ to 59’ detached single family lots, a zero side setback is allowable as long as a 7’ side setback is proposed on the other property line.
** For the attached single family lots (townhomes), a zero side setback is allowed. At the end of the building, there shall be a minimum of 5’ to the lot line. A minimum of 10’ must be provided between buildings.
*** Exterior side setbacks shall be as measured to public streets only, not alleys. Where adjacent to alleys, a minimum of 5’ shall be provided.
Note: Setback shall be measured from the face of the building. Roof overhangs are permitted within the setback up to 24”.

  c. Buildings shall not exceed a 30’ plate height. Elevations are provided with this document detailing proposed heights. No building or structure may exceed this number, which will be enforced by the Architectural Control Committee.

  d. Lot size, (e.) width, and (f.) depth shall be as indicated in the following table.

Residential District Lot and Area Standards						
District	Building Type	Min. Lot Area (SF)	Min. Land Area/ Dwelling Unit (SF)	Min. Lot Width	Max. Lot Coverage	
					Interior	Exterior/Corner
Residential District	Single Family	4,000	N/A	30'	60%	65%
	Two-Family	5,000	N/A	40'	70%	75%
	Townhouse-Unit	1,500	N/A	15'	N/A	N/A
	All others not listed	6,000	N/A	40'	60%	65%

g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
h. Parking: Each unit shall be required to provide two off street parking spaces.
i. Street Widths: Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
j. Garage Setback: Rear and side loading shall be setback a minimum of 20'. Front-load garages shall be recessed a minimum of 10' from the front elevation of the house, 30' minimally from the property line.

- **<u>Planning Area 3 (Open Green Space)</u>**
  a. Density shall not be regulated for this planning area, except by the minimum lot sizes as indicated in the below tables.
  b. Building setbacks shall be 30' for front, side, and rear setbacks.
  c. Building heights, where allowed, shall not exceed 40'.
  d. Lot Size: There shall be no minimum lot size.
  e. Lot Width: There shall be no minimum lot width.
  f. Lot Depth: There shall be no minimum lot depth.
  g. Landscaping: Landscaping shall be consistent with Article 1400 of the Bentonville Municipal Code.
  h. Parking: Parking shall be associated with the proposed use and will conform to Section 501 of the Bentonville Municipal Code.
  i. Street Widths: Street widths are requested per the included site drawings. All streets shall be public, except for the drive adjacent to the proposed clubhouse, with parking on both sides. That shall be private. Street sections vary in width and right of way but shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements.
  j. Garages shall not be allowed within this planning area.

401.10(f)(1) PUD Open Space Requirements

a. *Minimum area devoted to Open Space*:
   - Required Open Space by Code: A minimum of 20% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.
     - Total Project Area : 95.22 acres
     - Public right-of-way: 21.52 acres
     - Commercial Lot Area: 12.51 Acres
     - Remainder: 61.19 Acres

   - Required Open Space: +/- 12.24 Acres (20%)
   - Provided Open Space: +/- 14.42 Acres (23.57%)

b. Equitable Distribution:
   - The proposed open space is equitably distributed throughout the entirety of the project. In the first two phases there is a dog park and open space area. In the middle of the site, the large open space is provided with walking trails and retention ponds. In the final two phases there is a linear park and pocket parks.

c. *Preservation:*
   - All area located within Planning Area 3 will be preserved in accordance with the aforementioned uses and restrictions. A property owners associations and restrictive covenants will be utilized to restrict and manage this area, inclusive of all landscaping and maintenance.

d. *Accessible:*
   - All open space within the proposed PUD shall be connected with a pedestrian network so that all residential and commercial units can fully access each area. These pathways shall be ADA compliant with ramps and warning devices as regulated per federal standards.

e. Common Open Space Options:
   - There are multiple open green space areas on-site. This includes a linear park, dog park, pocket park, and the large central area. All of these will be vegetated with interconnectivity to the entire site. The large central area will include walking retention areas with walking trails and benches. Other open space options might be included and are not limited to grilling areas, public pools, tennis courts, basketball courts, soccer fields or any of the uses which were previously defined under Planning Area 3.

(f)(2) Parking Requirements

Parking shall be in compliance with Article 501 Off-Street Parking and Loading. Additionally there is on-street parking for guests, parking areas near the clubhouse, and on-street parking near the open green space areas for guest and adjacent developments to utilize.

(f)(3) Perimeter Requirements
Setbacks, both internal and on the perimeter of the site shall be in accordance with 401.10(e)(1)

(f)(3) Structural Design Standards
The PUD shall meet the design standards for large scale developments in the subdivision code and the following structural design standards.

a. Residential buildings will have their main entrances oriented toward the adjoining street. There will be no residences that are perpendicular or angled.
b. All structures shall have a common architectural theme. All structures shall follow the example architecture included with this booklet. All homes will be reviewed for compliance by the owners.
c. Avoid unbroken building facades of more than 100 feet.
d. Provide human scale features, especially at street level.
e. Avoid unarticulated and monotonous building facades and window placement.
f. Provide a variety of building heights and varied roofline articulation.
g. Aluminum, vinyl or fiberglass siding or roofing materials on the facades or sides of the building shall not be visible from a public right-of-way.
h. Rear and side loading residential garages are encouraged and shall be setback a minimum of 20 feet. Front-loading garages shall be recessed a minimum of 10 feet, from the front elevation of the house and shall be setback a minimum of 30 feet from the front property line.

401.10(f)(2) PUD district prohibited modifications

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirement

This proposal exceeds the minimum open space requirements for a PUD district.

401.10(g)(2) PUD district parking and off-street requirement

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development Surfaces.

401.10(g)(3) PUD district perimeter requirement

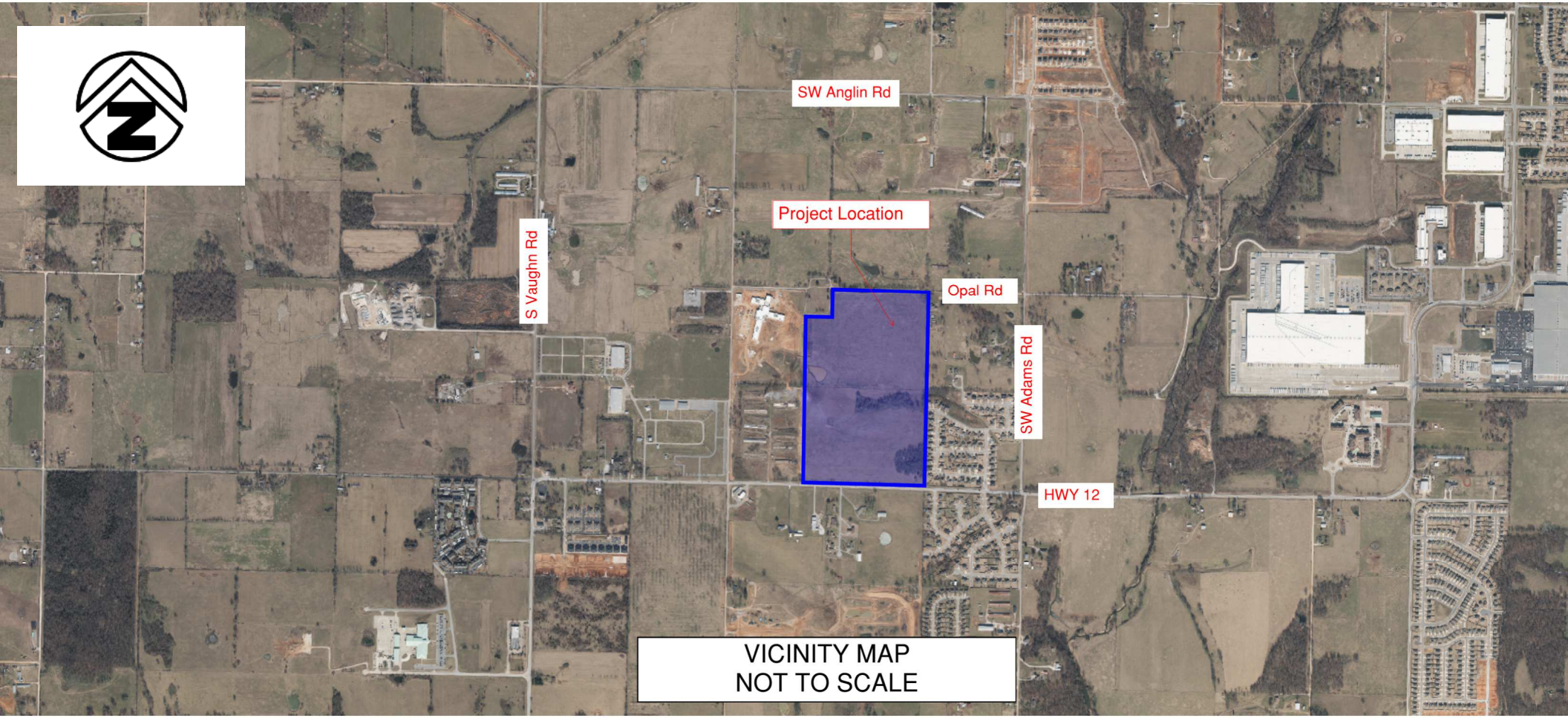
The master site plan is designed to ensure maximum compatibility with the surrounding land uses.

401.10(g)(4) PUD district structural design standard

Refer to Section 2D for documentation showing compliance with the structural design standards, such as elevations. Single-Family Lot’s building materials will consist of brick, stone, lap siding, board and batten siding.

2A MASTER SITE PLAN

Crafton Tull



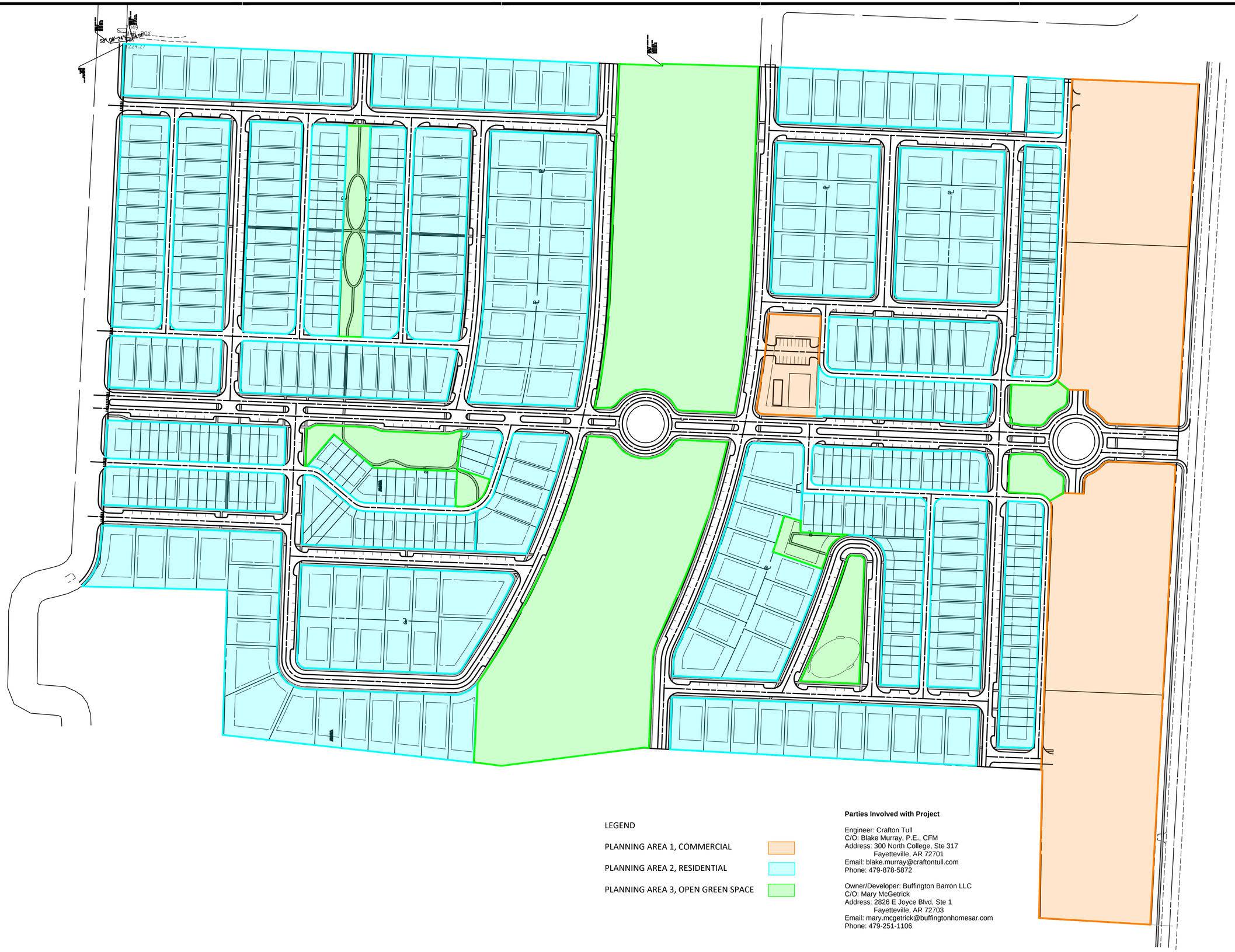
Buffington Homes
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PUD22-0003

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LEGEND

PLANNING AREA 1, COMMERCIAL

PLANNING AREA 2, RESIDENTIAL

PLANNING AREA 3, OPEN GREEN SPACE

Parties Involved with Project

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Owner/Developer: Buffington Barron LLC
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CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK

BENTONVILLE, AR

Key Plan

PLANNING AREA MAP

PUD22-0003

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ISSUE DATE: 01/24/2023
CONTACT: T. HENNELLY
QC by:
QC Date:

PRELIMINARY PLANS

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XREFS: BY: BLAKE MURRAY, P.E. (2023.01.24 14:46:41 - PLOTTED BY: THOMAS HENNELLY) AUTOCAD SHX TEXT



LEGEND

60'+ LOTS

45' LOTS

ATTACHED RESIDENTIAL

COMMERCIAL

OPEN GREEN SPACE

Parties Involved with Project

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OPAL PARK
BENTONVILLE, AR

Key Plan

UNIT MIX MAP
PUD22-0003

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PRELIMINARY PLANS

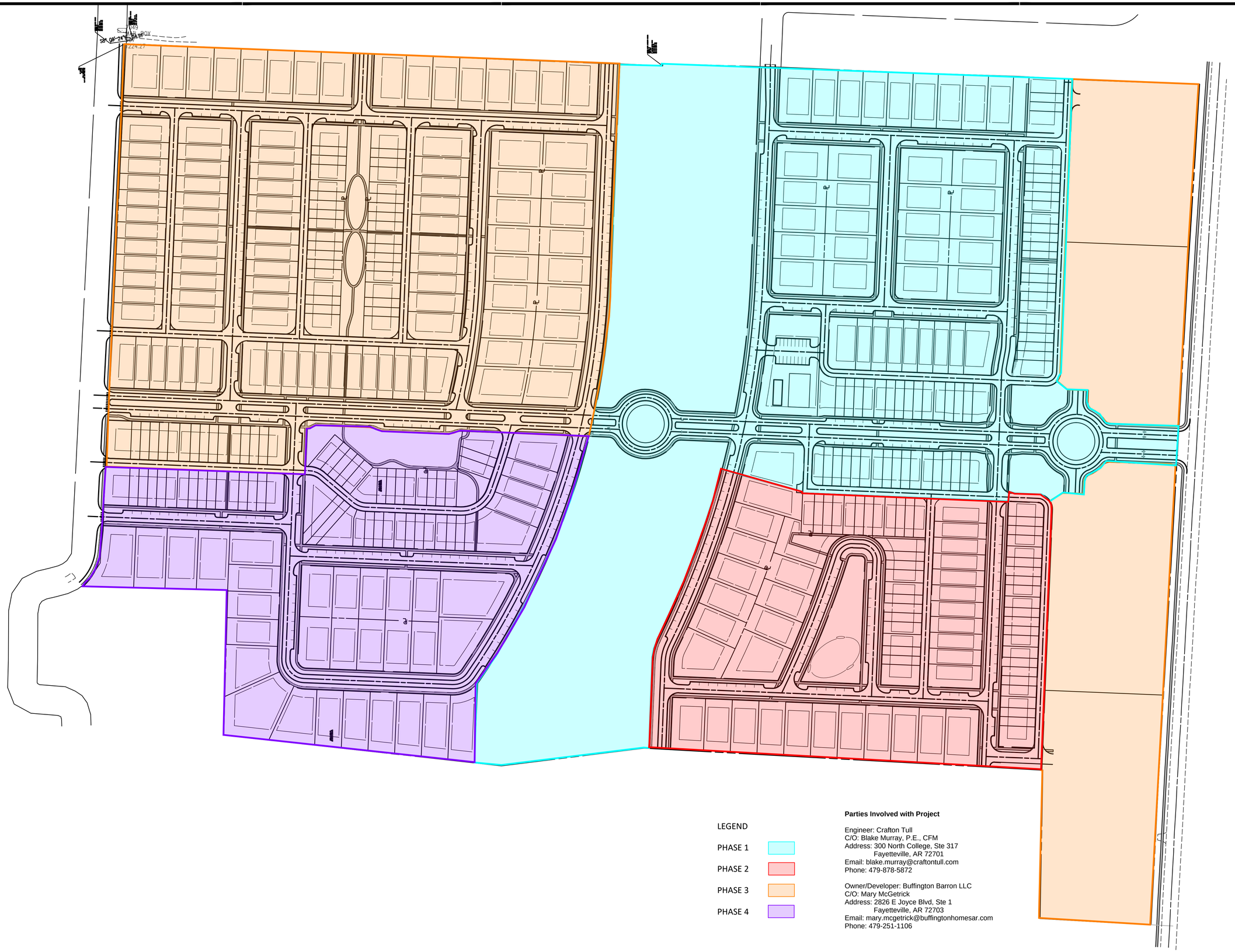
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LEGEND

PHASE 1

PHASE 2

PHASE 3

PHASE 4

Parties Involved with Project

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK

BENTONVILLE, AR

Key Plan

PHASING MAP

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PUD22-0003

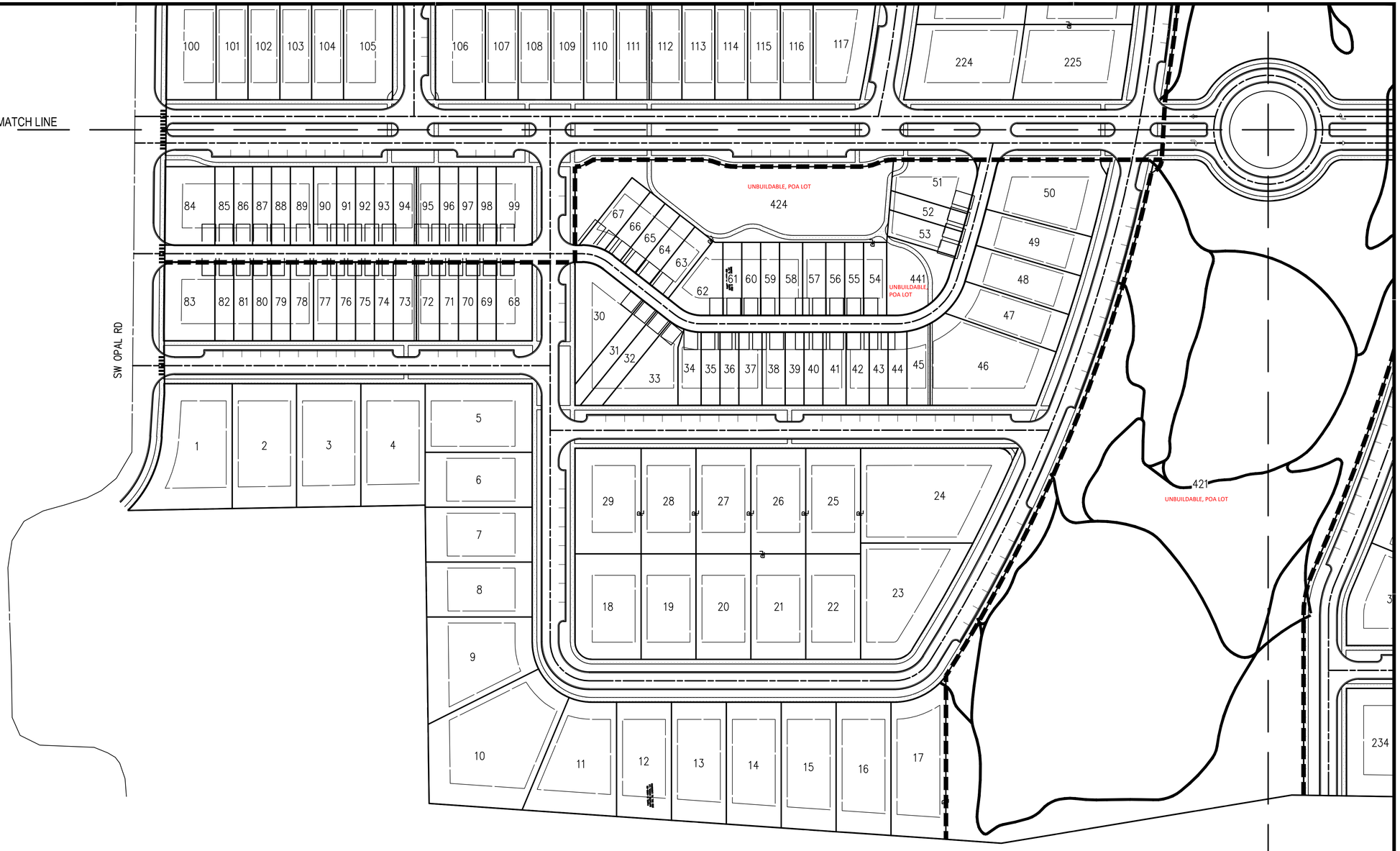
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LAYOUT: PHASING MAP | XREFS: | PLOTTED: 1/25/2023 8:54 AM | PLOTTED BY: TONY HUSTON <AMEC.COM>
LAYOUTS BY: BASE PLANS | 1/25/2023 8:54 AM | PLOTTED BY: TONY HUSTON <AMEC.COM>

C-102 MATCH LINE

LOT COUNT

TOTAL LOTS: 425
TOTAL RESIDENTIAL LOTS: 411
60'+ LOTS: 115
45' LOTS: 89
ATTACHED SF LOTS: 207

TOTAL COMMERCIAL LOTS: 5
TOTAL OPEN SPACE LOTS: 9



C-103 MATCH LINE

Parties Involved with Project

Engineer: Crafton Tull
C/O: Blake Murray, P.E., CFM
Address: 300 North College, Ste 317
Fayetteville, AR 72701
Email: blake.murray@craftontull.com
Phone: 479-878-5872

Owner/Developer: Buffington Barron LLC
C/O: Mary McGetrick
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Fayetteville, AR 72703
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Phone: 479-251-1106

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Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK
BENTONVILLE, AR

Key Plan

PUD22-0003

No.	Description	Date

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PROJECT NO: 21300200
ISSUE DATE: 01/24/2023
CONTACT: T. HENNELLY
QC by:
QC Date:

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SITE PLAN A

C-101

DRAWING C:\21300200_PARK\DRAWING FILES\ARCH\CRAFTON_LOWD\OPAL PARK 2.0_SITE PLAN.DWG
LAYOUT: SITE PLAN A - 24X36 (1) - 1/20/2023 8:55 AM - PLOTTED BY: CHAU HAMILTON HART COPY

Parties Involved with Project

Engineer: Crafton Tull
C/O: Blake Murray, P.E., CFM
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Phone: 479-878-5872

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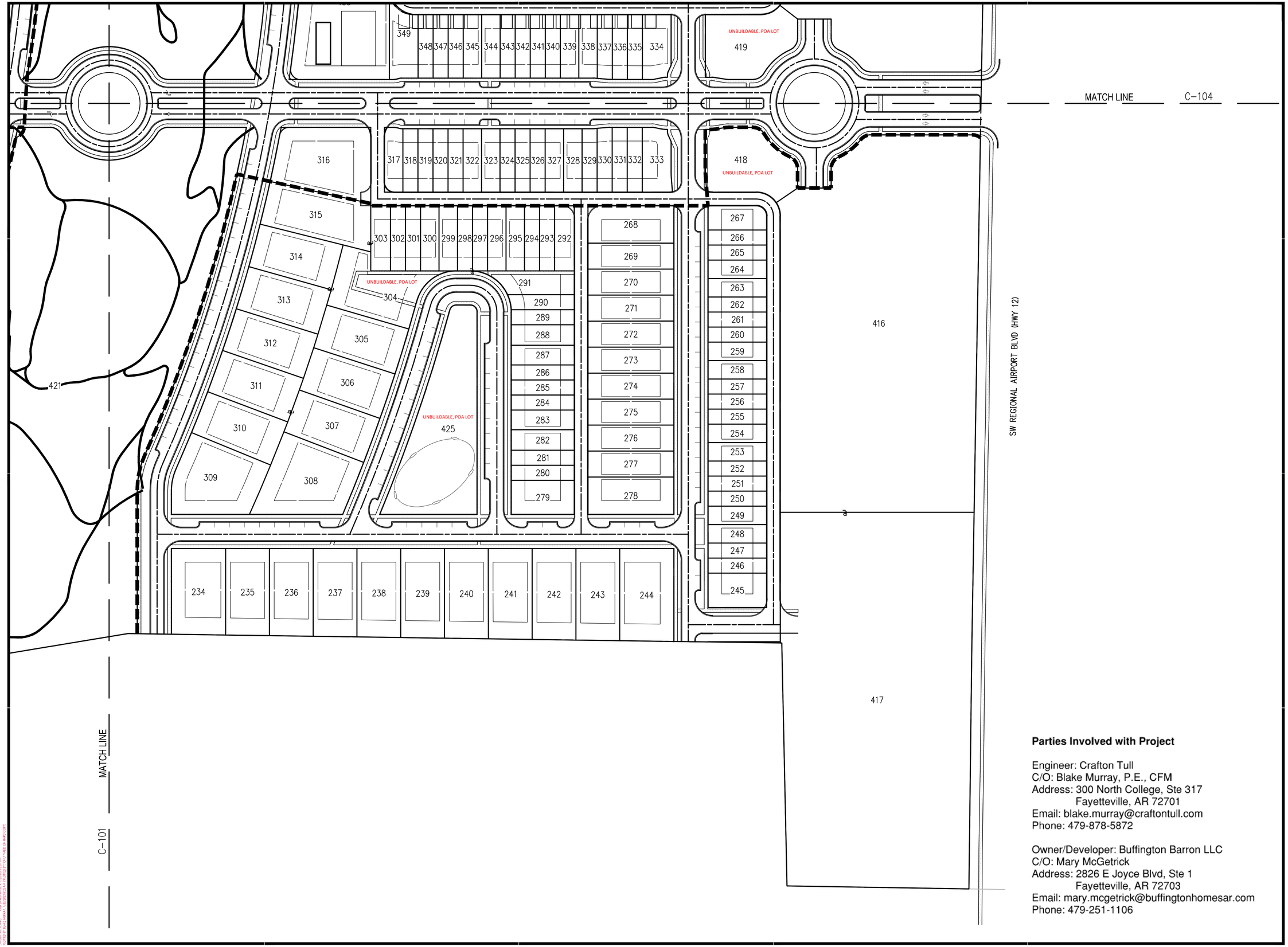
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SITE PLAN B

C-102

DRAWING G:\21300200_DWREDMOND\SHEETSET\CIVIL\DWG\OPAL PARK SITE PLAN.DWG
PLOTTED BY: BLAKE MURRAY - 1/24/2023 8:52 AM - PLOTTED BY: CRAFTON TULL PLOTTER (HARD COPY)



Parties Involved with Project

Engineer: Crafton Tull
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GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK
BENTONVILLE, AR

Key Plan

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CONTACT: T. HENNELLY
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QC Date:

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SITE PLAN C

C-103

SIGNATURE: C:\USERS\BLAKE.MURRAY\DESKTOP\REVIT\CENTRAL\BLAKE.MURRAY_CENTRAL.RVT
PLOTTED BY: BLAKE.MURRAY - 1/25/2023 8:59 AM - PLOTTED BY: JOSH YAGER ON HARD COPY

C-102

MATCH LINE

UNBUILDABLE, POA LOT

422

393 392 391 390 389 388 387 386 385 420

384 383 382 381

394 403 404 413

395 402 405 412

396 401 406 411

397 400 407 410

398 399 408 409

380 379 378 377 376 375 374 373 372 371 370

369 368 367 366 365 364 363 362 361 360 359

414

415

350 351 352 353 354 355 356 357 358

435

349

348 347 346 345 344 343 342 341 340 339 338 337 336 335 334

UNBUILDABLE, POA LOT

419

316

317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333

UNBUILDABLE, POA LOT

418

SW REGIONAL AIRPORT BLVD (HWY 12)

MATCH LINE C-103

Parties Involved with Project

Engineer: Crafton Tull
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OPAL PARK
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SITE PLAN D

C-104

DRAWING: G:\2130\0200_OWNER\DRAWING\SHEETS\CRAFTON\CRAFTON_CLOVER\CRAFTON_PUD_SITE PLAN.DWG
LAST SAVED BY: BLAKE MURRAY 1/24/2023 3:53:24 PM PLOTTED BY: TONY HENNELLY 1/24/2023 3:53:29 PM

Parties Involved with Project

Engineer: Crafton Tull
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Phone: 479-878-5872

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C/O: Mary McGetrick
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OPAL PARK
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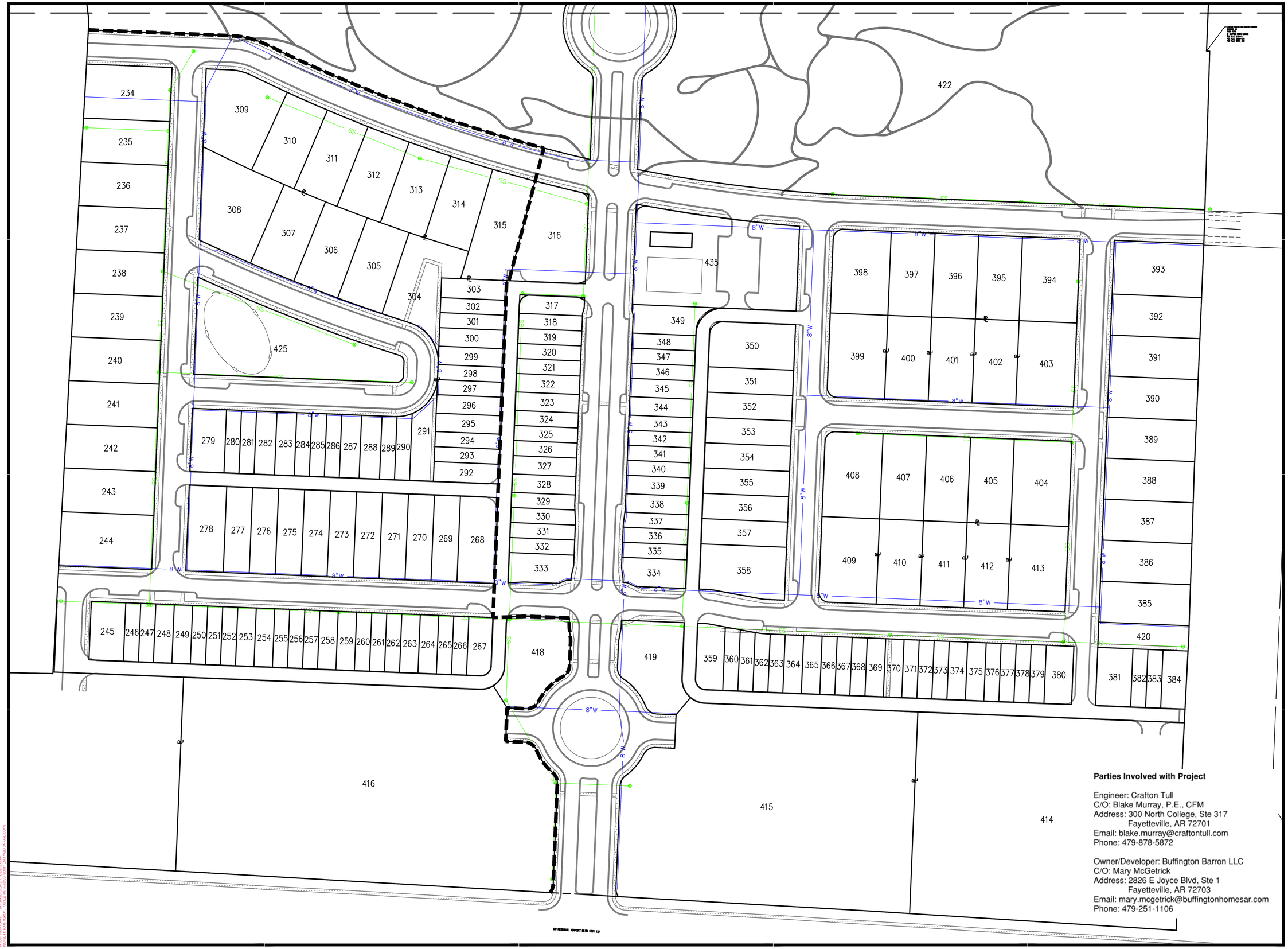
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PUD22-0003

UTILITY PLAN A

C-105

DRAWING G:\21300200_PARK\CIVIL\WORK\TURTLE\PLOTS\DWG\OPAL PARK 2.DWG, UTILITY PLAN, ENG
LAST SAVED BY: BLAKE MURRAY 1/20/2023 2:57 PM PLOTTED BY: CHAD HAAS ON: 1/24/2023 8:20:57 AM



Parties Involved with Project

Engineer: Crafton Tull
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OPAL PARK

BENTONVILLE, AR

Key Plan

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UTILITY PLAN B

C-106

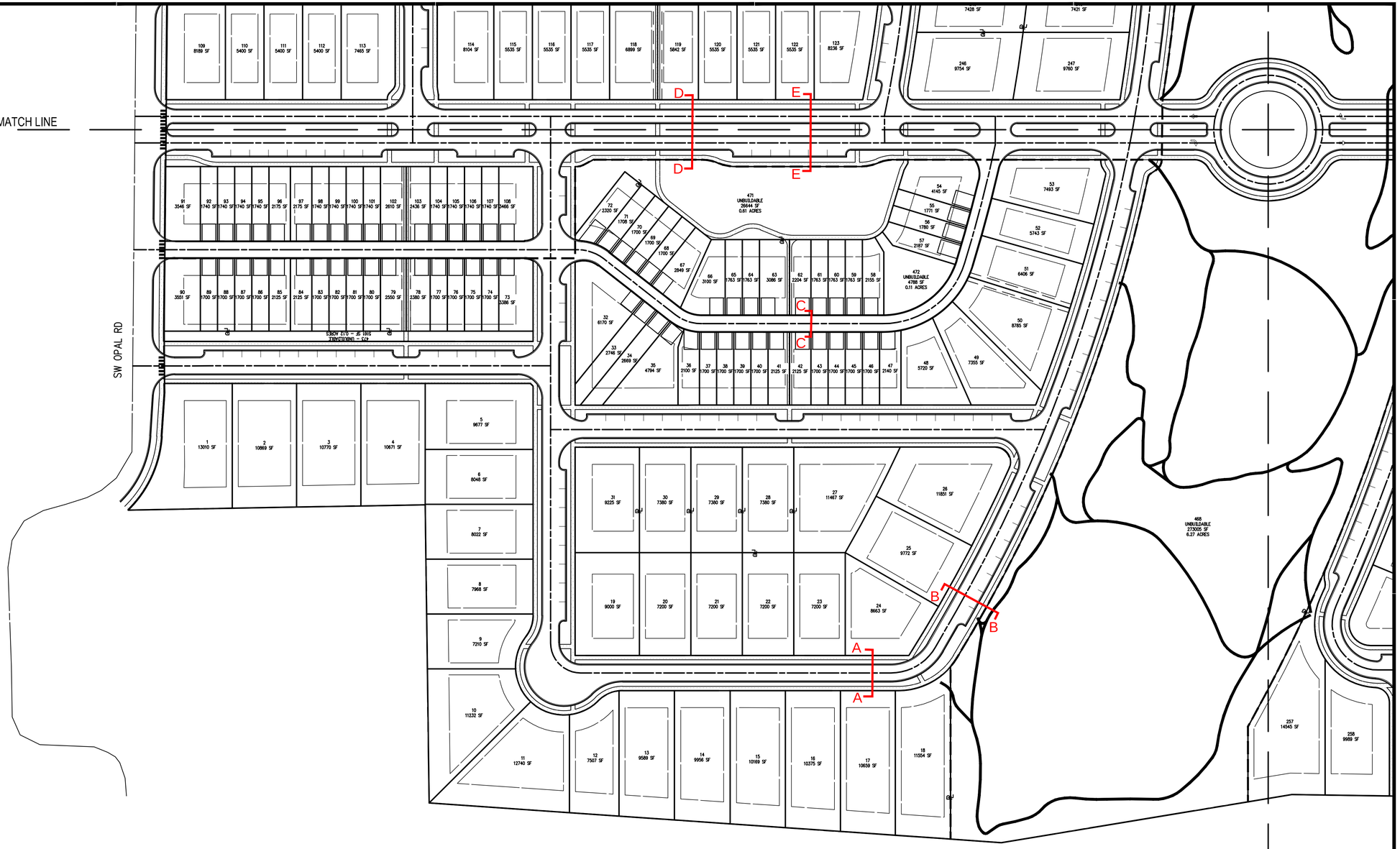
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XREFS: BY BLOCK | BY LAYER | 1/25/2023 8:07 AM | TYLER.HENNELLY | PLOT STYLE: CTA-1 FULL.CTB | PLOTTED ON: HARD COPY

C-102 MATCH LINE

LOT COUNT

BUILDABLE:	457 LOTS
UNBUILDABLE:	16 LOTS
TOTAL:	473 LOTS

SW OPAL RD



Parties Involved with Project

Engineer: Crafton Tull
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Phone: 479-878-5872

Owner/Developer: Buffington Barron LLC
C/O: Mary McGetrick
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Email: mary.mcgetrick@buffingtonhomesar.com
Phone: 479-251-1106

MATCH LINE C-103

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK
BENTONVILLE, AR

Street Section Map

PUD22-0003

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CONTACT: T. HENNELLY
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QC Date:

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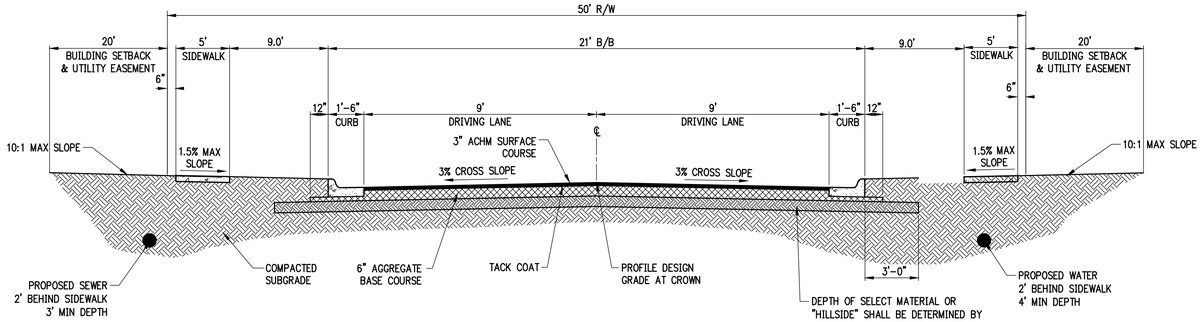
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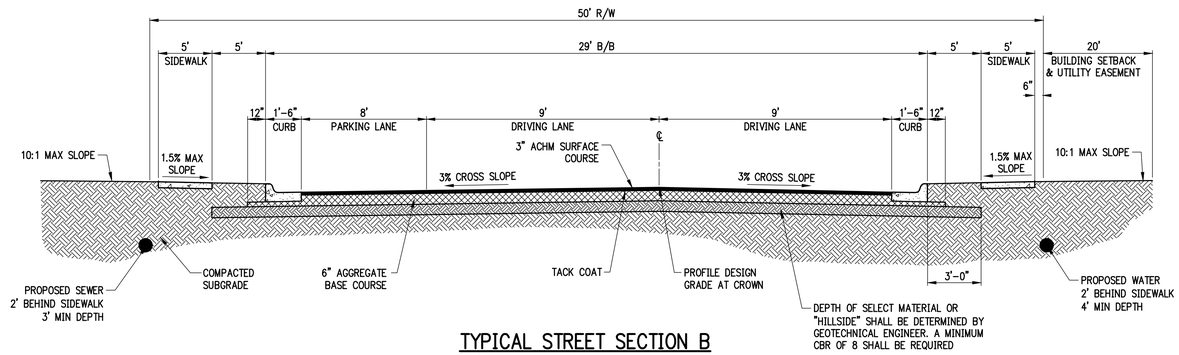
SITE PLAN A

C-101

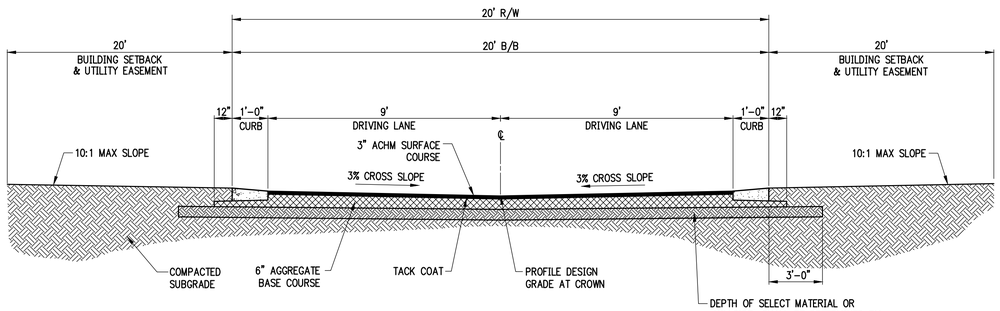


TYPICAL STREET SECTION A
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL STREET SECTION B
NTS



TYPICAL STREET SECTION C
NTS

Parties Involved with Project

Engineer: Crafton Tull
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Fayetteville, AR 72701
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Phone: 479-878-5872

Owner/Developer: Buffington Barron LLC
C/O: Mary McGetrick
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OPAL PARK
BENTONVILLE, AR

Key Plan

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QC Date:

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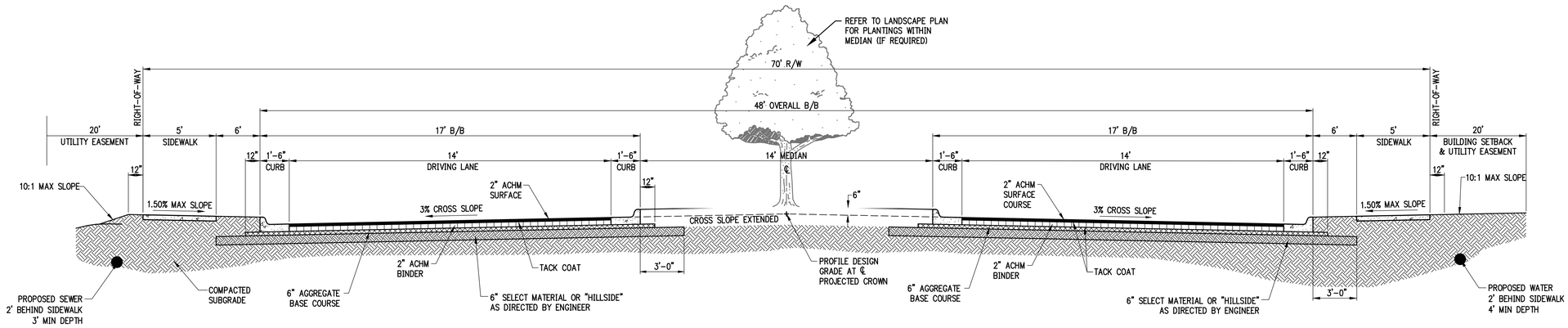
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TYPICAL STREET SECTIONS 1 OF 2

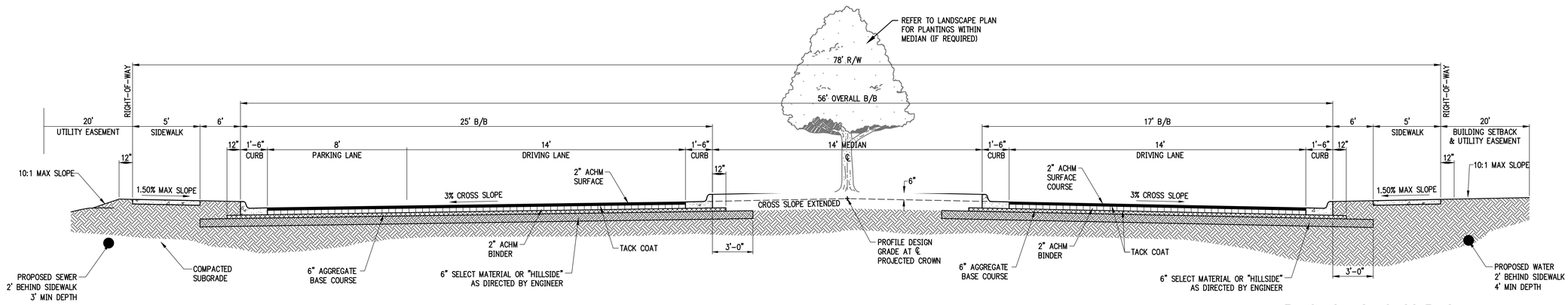
C-801

DRAWING: G:\21300200_JAMESON\4_INFRASTRUCTURE\CIVIL\DWG\OPAL PARK CD\CIVIL\SECTIONS.DWG
LAYOUT: TYPICAL SECTIONS 1 OF 2
LAST EDITED BY: BLAKE MURRAY | PLOTTED: 1/24/2023 8:46 AM | PLOTTED BY: STACY TAYLOR | XREFS:



TYPICAL STREET SECTION D
NTS

NOTES:
1. STAIRS ARE ALLOWABLE WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT, BUT MUST BE A MINIMUM OF 10' FROM WATER OR SEWER INFRASTRUCTURE.
2. SEWER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 3' BELOW FINAL GRADE.
3. WATER WILL BE LOCATED 2' BEHIND THE SIDEWALK AND A MINIMUM OF 4' BELOW FINAL GRADE.



TYPICAL STREET SECTION E
NTS

Parties Involved with Project

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Phone: 479-878-5872

Owner/Developer: Buffington Barron LLC
C/O: Mary McGetrick
Address: 2826 E Joyce Blvd, Ste 1
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Email: mary.mcgetrick@buffingtonhomesar.com
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OPAL PARK
BENTONVILLE, AR

Key Plan

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QC by:
QC Date:

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TYPICAL STREET SECTIONS 2 OF 2

C-802

DRAWING: C:\21300200_OPAL\DWG\MASTER SET\CIVIL\DWG\OPAL PARK 22x36 ACROSS SECTIONS.DWG
PLOTTED BY: BLAKE MURRAY | PLOTTED ON: 1/10/2023 8:56 AM | PLOT STYLE TABLE: CTA.CTB | LAYOUT: C-802

2D ARCHITECTURAL RENDERINGS

Crafton Tull

Material Breakdown per Building

Townhomes:

Brick – Approximately 10-25% , predominately on the facade

Hardy Board – Approximately 75-90%, predominately on the sides/rear

45's:

Brick – Approximately 10-25% , predominately on the facade

Hardy Board – Approximately 75-90%, predominately on the sides/rear

60'+:

Brick – Approximately 50-75%

Hardy Board – Approximately 25-50%

Commercial:

Brick – Approximately 10-25% , predominately on the facade

Hardy Board – Approximately 75-90%, predominately on the sides/rear













pn

BUFFINGTON HOMES
OF ARKANSAS









GRAMERCY				
ELEVATION	A	B	C	D
SQFT	2266+	2241+	2241+	2266+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









ASPEN				
ELEVATION	A	B	C	D
SQFT	1758+	1766+	1758+	1767+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









PRESTON				
ELEVATION	A	B	C	D
SQFT	2138+	2147+	2153+	2146+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









DOGWOOD				
ELEVATION	A	B	C	D
SQFT	1882+	1882+	1882+	1882+

BuffingtonHomesAR.com

BUFFINGTON HOMES
OF ARKANSAS









MAPLE				
ELEVATION	A	B	C	D
SQFT	1905+	1905+	1905+	1905+

BuffingtonHomesAR.com

4-Unit 3-Story Bldg

Modern Farmhouse A



6-Unit 3-Story Bldg

Modern Farmhouse A



BUFFINGTON HOMES

NEW TOWNHOMES

21107

AA26002897

11.18.21

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HOUSING DESIGN MATTERS

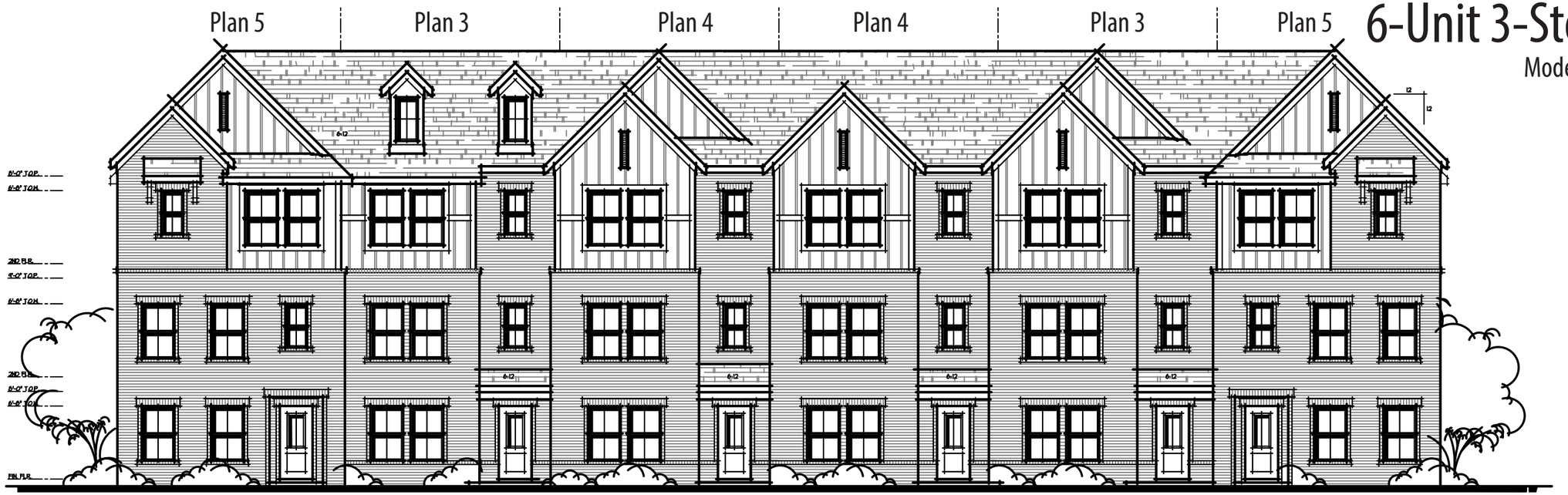
4-Unit 3-Story Bldg

Modern Farmhouse B



6-Unit 3-Story Bldg

Modern Farmhouse B



BUFFINGTON HOMES

NEW TOWNHOMES

21107

AA26002897

11.18.21

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HOUSING DESIGN MATTERS

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA TO MIXED-USE COMMERCIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: PUD22-0003)

WHEREAS, Buffington Barron, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be given a land use classification of MIXED-USE COMMERCIAL, which property is described as follows:

LOT 2 OF OPAL SUBDIVISION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 462, OF THE RECORDS OF BENTON COUNTY, ARKANSAS.

AND

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND RUN THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S 87°08'32" E 4.70 FEET TO A STEEL REBAR PIN; THENCE S 01°44'22" W 283.18 FEET TO A STEEL REBAR PIN; THENCE S 02°24'34" W 330.00 FEET TO A STEEL REBAR PIN; THENCE S 01°55'16" W 240.03 FEET TO A STEEL REBAR PIN; THENCE S 02°58'28" W 159.99 FEET TO A STEEL REBAR PIN; THENCE S 02°11'17" W 275.31 FEET TO A STEEL REBAR PIN SET ON THE NORTH RIGHT OF WAY OF SW REGIONAL AIRPORT BOULEVARD AS SHOWN ON THE FINAL PLAT OF NORTH FORK ADDITION; THENCE N 86°17'56" W ALONG SAID RIGHT OF WAY LINE 7.72 FEET TO THE WEST LINE OF SAID SW 1/4 OF THE SE 18/4; THENCE ALONG SAID WEST LINE, N 02°19'42" E 1288.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

AND

A PART OF LOT NUMBER 1 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2017 AT PAGE 462 IN THE RECORDS OF BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST BOUNDARY OF SAID LOT 1, SAID POINT ALSO BEING THE SW CORNER OF BARRON CEMETERY; THENCE WITH SAID EAST BOUNDARY THE FOLLOWING THREE (3) CALLS: SOUTH 88°24'51" EAST WITH THE SOUTH LINE OF SAID BARRON CEMETERY, 108.65 FEET; LEAVING CEMETERY SOUTH 00°00'1" EAST, 597.29 FEET; NORTH 88°28'19" WEST, 174.41 FEET; THENCE LEAVING SAID EAST BOUNDARY OF SAID LOT 1 NORTH 06°17'53" EAST, 599.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.94 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 7, 2023 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 given the land use classification of MIXED-USE COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURE TO PUD, PLANNED UNIT DEVELOPMENT; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PUD22-0003)

WHEREAS, Buffington Barron, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURE to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 2 OF OPAL SUBDIVISION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 462, OF THE RECORDS OF BENTON COUNTY, ARKANSAS.

AND

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND RUN THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S 87°08'32" E 4.70 FEET TO A STEEL REBAR PIN; THENCE S 01°44'22" W 283.18 FEET TO A STEEL REBAR PIN; THENCE S 02°24'34" W 330.00 FEET TO A STEEL REBAR PIN; THENCE S 01°55'16" W 240.03 FEET TO A STEEL REBAR PIN; THENCE S 02°58'28" W 159.99 FEET TO A STEEL REBAR PIN; THENCE S 02°11'17" W 275.31 FEET TO A STEEL REBAR PIN SET ON THE NORTH RIGHT OF WAY OF SW REGIONAL AIRPORT BOULEVARD AS SHOWN ON THE FINAL PLAT OF NORTH FORK ADDITION; THENCE N 86°17'56" W ALONG SAID RIGHT OF WAY LINE 7.72 FEET TO THE WEST LINE OF SAID SW 1/4 OF THE SE 18/4; THENCE ALONG SAID WEST LINE, N 02°19'42" E 1288.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

AND

A PART OF LOT NUMBER 1 OF OPAL SUBDIVISION IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2017 AT PAGE 462 IN THE RECORDS OF BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST BOUNDARY OF SAID LOT 1, SAID POINT ALSO BEING THE SW CORNER OF BARRON CEMETERY; THENCE WITH SAID EAST

BOUNDARY THE FOLLOWING THREE (3) CALLS: SOUTH 88°24'51" EAST WITH THE SOUTH LINE OF SAID BARRON CEMETERY, 108.65 FEET; LEAVING CEMETERY SOUTH 00°00'1" EAST, 597.29 FEET; NORTH 88°28'19" WEST, 174.41 FEET; THENCE LEAVING SAID EAST BOUNDARY OF SAID LOT 1 NORTH 06°17'53" EAST, 599.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.94 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

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

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURE to PUD, PLANNED UNIT DEVELOPMENT.

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

Section 1: That the above described real property is hereby changed from its present zoning classification A-1, AGRICULTURE to PUD, PLANNED UNIT DEVELOPMENT to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

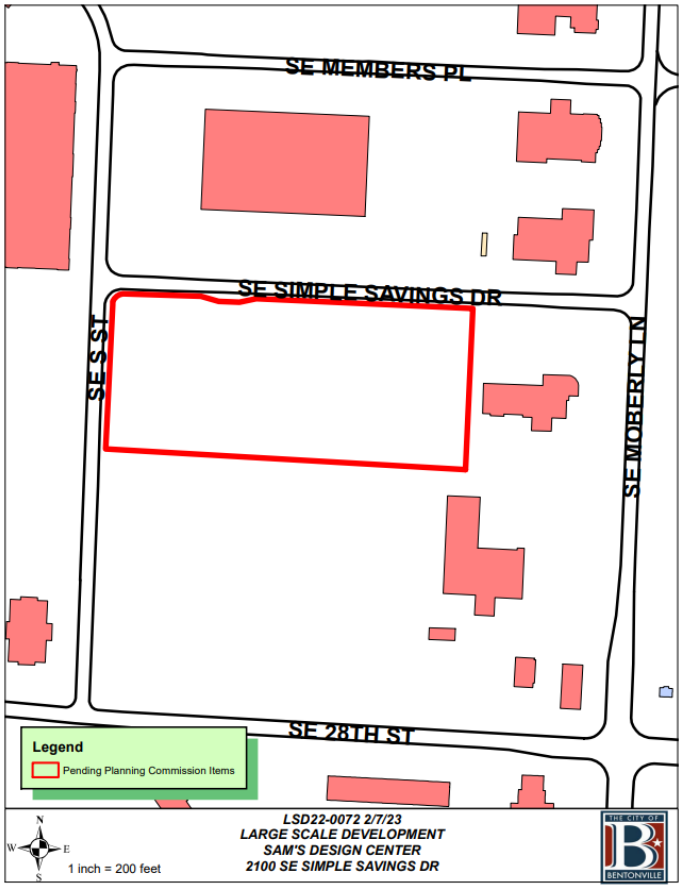
Sam's Design Center

2100 Southeast Simple Savings Drive
PC Date: 2/7/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0072
Applicant / Current Owner	Sam's West, Inc.
Site Area	+/- 7.97 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Office
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 2100 Southeast Simple Savings Drive. It is currently zoned C-12, General Commercial with a Future Land Use Classification of Office. This property presently is currently utilized as a parking lot for the existing Sam's Club Home Office.

Project Details
This project is a large-scale development that consists primarily of and Office building that will be the home of the new Sam's Club Design Center. The proposed structure will be approximately 37 feet tall. The project will provide some 1,534 parking spaces to be shared between the existing office building and the new design center. Access will be from the existing ingress/egress points along Southeast Simple Savings Drive.

The proposal preserves the existing sidewalk network and a large majority of the mature landscaping. All new landscaping is per the requirements of the Land Development Code. The project complies with the Master Street Plan, and the Master Trails Plan requirements. The primary materials are two different styles of architectural panel, brick, precast concrete panel, and glass.

Projected Traffic Impact
While the proposed development will constitute an increase in intensity from the existing use, the traffic impact will likely be minimal.

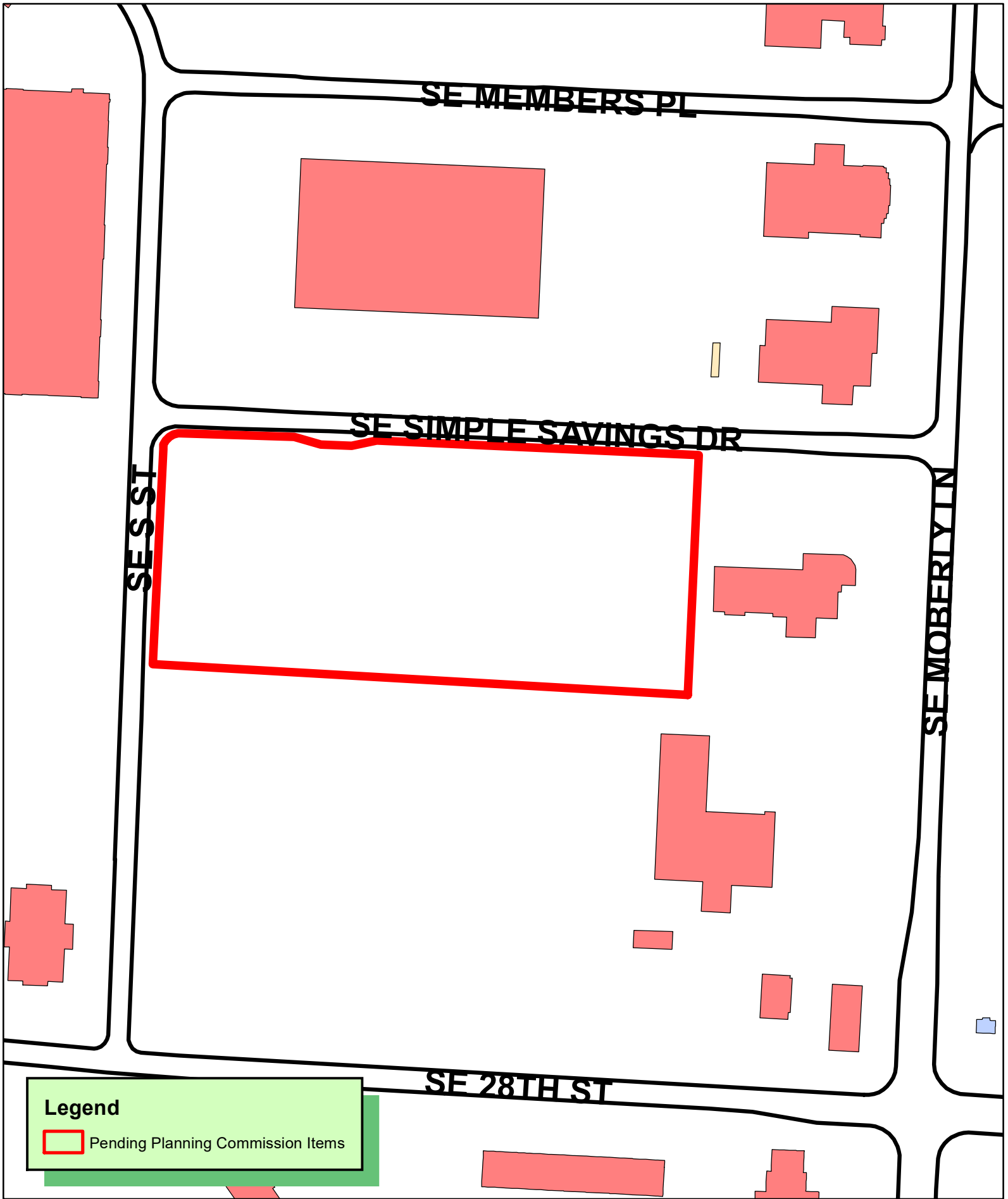
Waivers

One waiver is 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.

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 infill development where infrastructure already exist.

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.



LSD22-0072 2/7/23
LARGE SCALE DEVELOPMENT
SAM'S DESIGN CENTER
2100 SE SIMPLE SAVINGS DR

THE CITY OF BENTONVILLE

Sam's Club - Clubhouse

Waiver Letter for use of Precast Concrete Panel

NIELSEN ARCHITECTURE

To: Jon Stanley
Senior Planner
jstanley@bentonvillear.com

From: Jon Knox
Nielsen Architecture
jon@nielsen-architecture.com

I'm writing this Waiver Letter to request the use of Precast Concrete Panels as a primary building material for the Sam's Club "Clubhouse" project located at the intersection of SE 5th Street and SE Simple Savings Drive. This project is immediate adjacent to Sam's Club Home Office (Immediately North) and Sam's Club Layout Center (Immediately West). This project intends to seamlessly integrate building materials from both Sam's Club facilities. The glazing and brick influence comes from the Sam's Club Home Office and the Precast Concrete Panels are taken from the Sam's Club Layout Center.

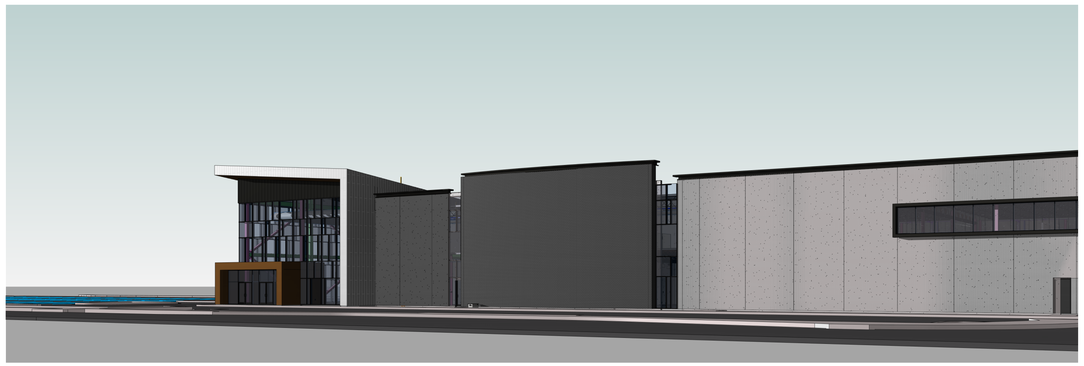
The Precast Concrete Panel is going to receive an Architectural Liner Panel. It is NOT intended to be a "broom finish and painted". This architectural liner is TBD, but can be submitted to Planning for final approval.

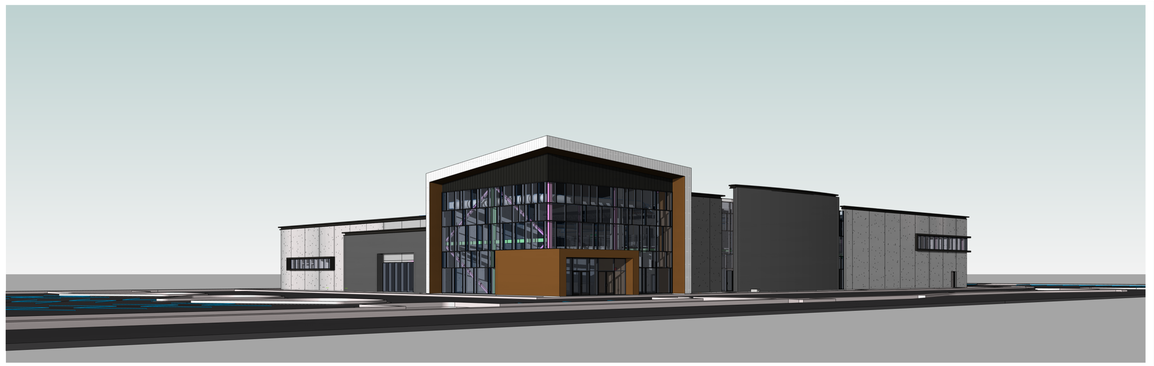
In each are where the PCP is being used, we have designed in ways to break up large areas of exposed panels with glazing and architectural detailing

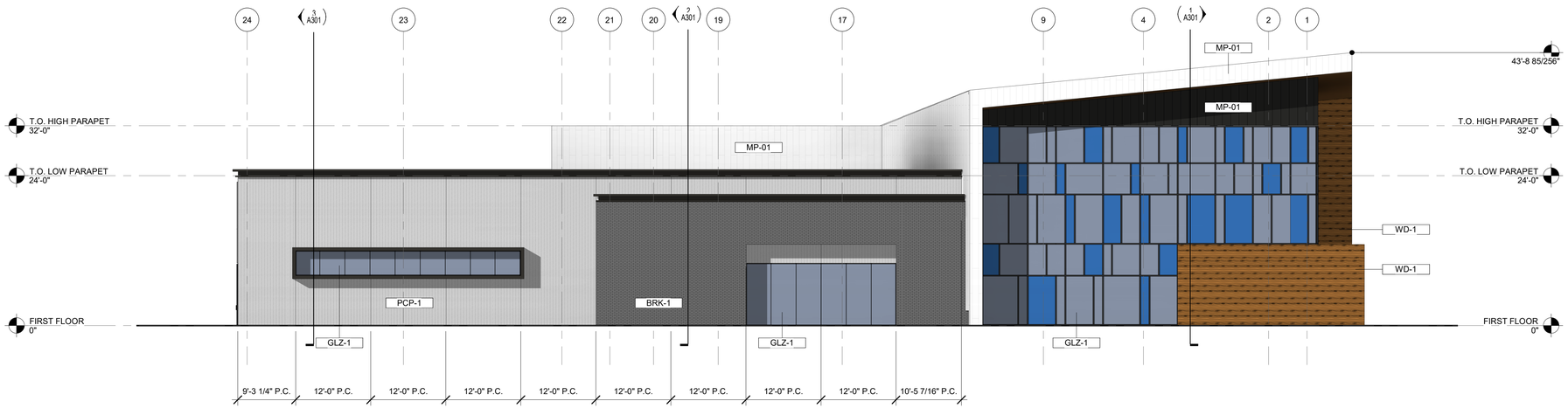






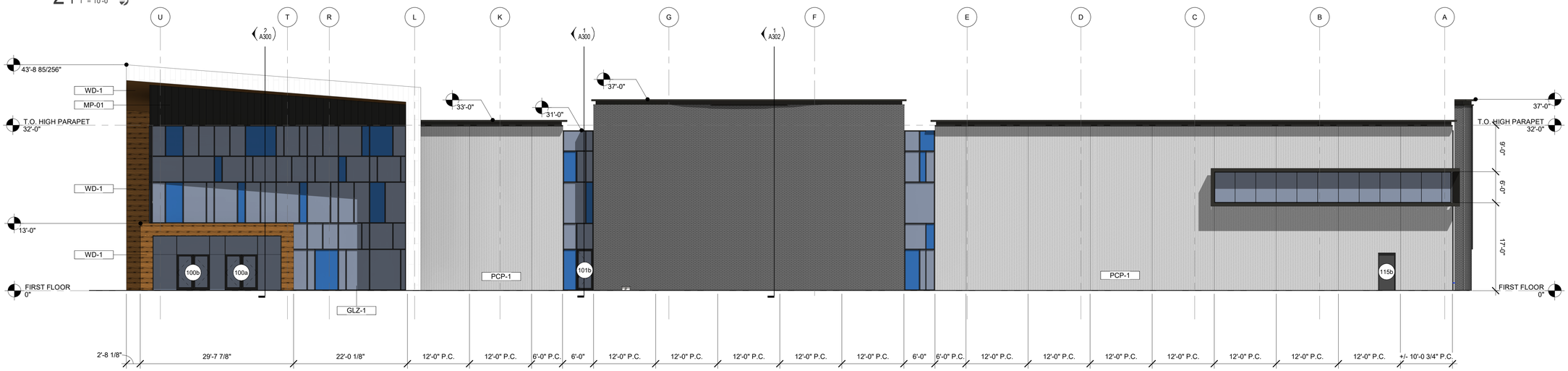






2 EAST ELEVATION

1" = 10'-0"



1 NORTH ELEVATION

1" = 10'-0"

ARCHITECTURAL DETAILS

- RECESSES / PROJECTIONS
- ACCENT MATERIALS
- VARIED ROOF HEIGHTS

PCP-1 PRECAST PANEL 1,450sf **37%**

BRK-1 BRICK 860sf **22%**

MP-01 METAL PANEL 1,070sf **27%**

WD-1 METAL PANEL (FAUX WOOD) 535sf **14%**

GLZ-1 GLAZING 1,850sf (NOT CALCULATED)

PCP-1 PRECAST PANEL 3,765sf **55%**

BRK-1 BRICK 2,160sf **32%**

MP-01 METAL PANEL 715sf **11%**

WD-1 METAL PANEL (FAUX WOOD) 155sf **2%**

GLZ-1 GLAZING 2,165sf (NOT CALCULATED)

ARCHITECTURAL DETAILS

- RECESSES / PROJECTIONS
- ACCENT MATERIALS
- VARIED ROOF HEIGHTS

NIELSEN
ARCHITECTURE, LLC
nielsen-architecture.com
1710 SW Commerce Drive
Suite 25
Bentonville, AR 72712
eric@nielsen-architecture.com
479.254.0112

FOR REFERENCE AND REVIEW ONLY

NOT FOR CONSTRUCTION

PERTAINING TO ISSUES OF CONFIDENTIALITY AND COPYRIGHT, REQUEST FOR THE RELEASE OR REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY NIELSEN ARCHITECTURE, LLC.

SAM'S CLUBHOUSE

SE SIMPLE SAVINGS DR, BENTONVILLE, AR 72712

PROJECT NUMBER: 2021-109

DRAWN BY: JGK

APPROVED BY: EJN

ISSUE DATE: 2022-12-21

REVISIONS

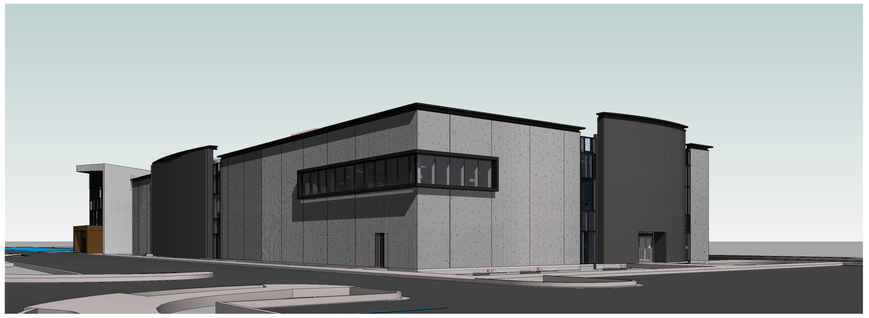
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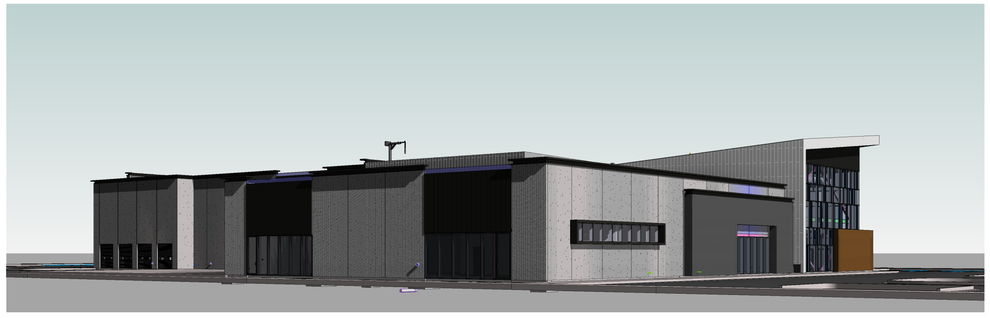
SHEET CONTENTS:

BUILDING ELEVATIONS

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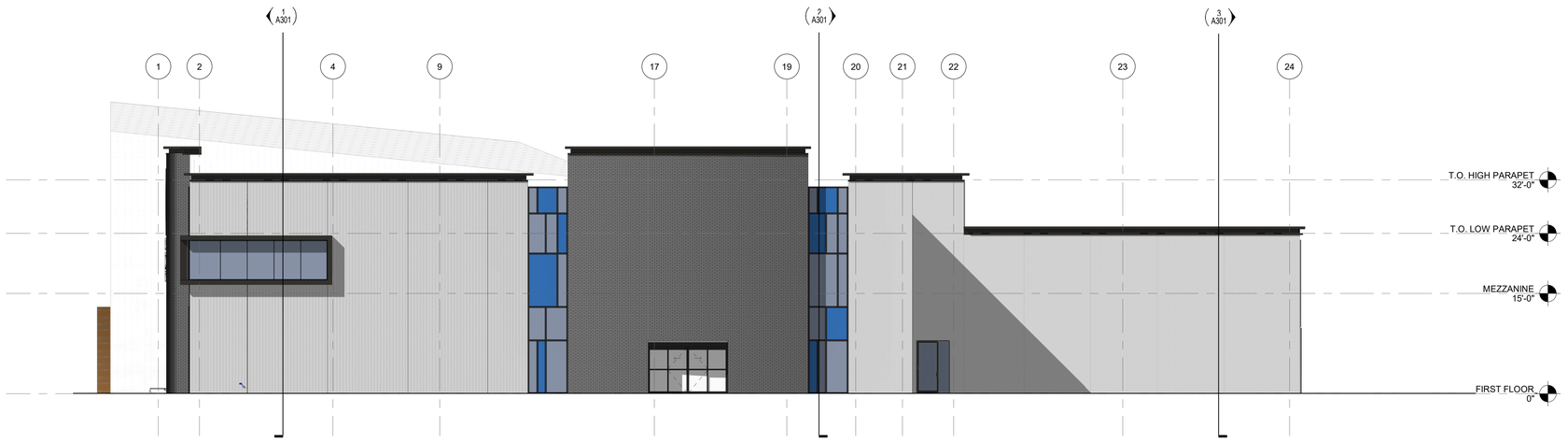


KEYNOTES - BUILDING ELEVATIONS	
KEY	NOTE

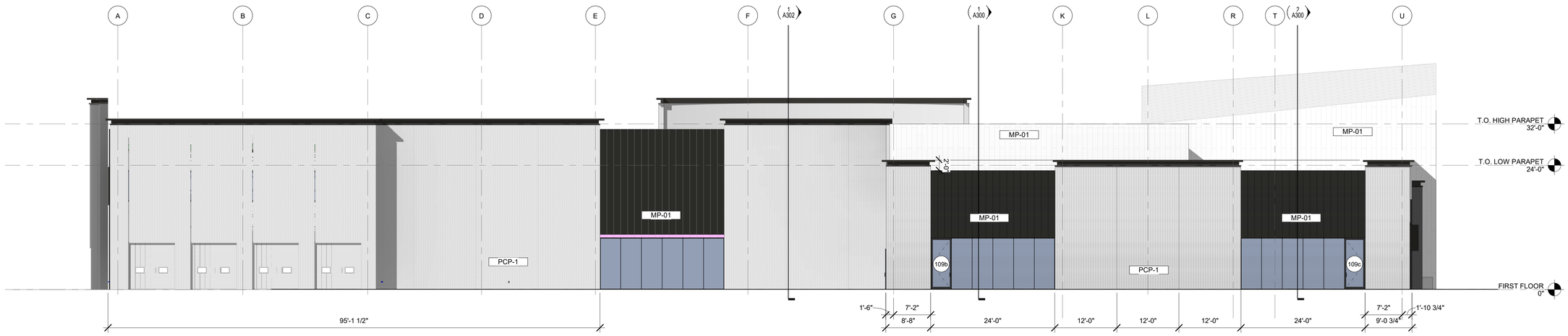
NIELSEN
ARCHITECTURE, LLC
nielsen-architecture.com
1710 SW Commerce Drive
Suite 25
Bentonville, AR 72712
eric@nielsen-architecture.com
479.254.0112

FOR REFERENCE AND REVIEW ONLY

NOT FOR CONSTRUCTION



2 WEST ELEVATION
1" = 10'-0"



1 SOUTH ELEVATION
1" = 10'-0"

ARCHITECTURAL DETAILS

- RECESSES / PROJECTIONS
- ACCENT MATERIALS
- VARIED ROOF HEIGHTS

PCP-1
PRECAST PANEL
3,225sf
62%

BRK-1
BRICK
1,195sf
23%

MP-01
METAL PANEL
760sf
15%

WD-1
METAL PANEL (FAUX WOOD)
25sf
~1%

GLZ-1
GLAZING
640sf
(NOT CALCULATED)

ARCHITECTURAL DETAILS

- RECESSES / PROJECTIONS
- ACCENT MATERIALS
- VARIED ROOF HEIGHTS

PCP-1
PRECAST PANEL
5,315sf
67%

BRK-1
BRICK
165sf
2%

MP-01
METAL PANEL
2,450sf
31%

WD-1
METAL PANEL
(FAUX WOOD)
0sf
0%

GLZ-1
GLAZING
720sf
(NOT CALCULATED)

PERTAINING TO ISSUES OF CONFIDENTIALITY AND COPYRIGHT, REQUEST FOR THE RELEASE OR REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY NIELSEN ARCHITECTURE, LLC.

SAM'S CLUBHOUSE
SE SIMPLE SAVINGS DR, BENTONVILLE, AR 72712

PROJECT NUMBER: 2021-109
DRAWN BY: JGK
APPROVED BY: EJN
ISSUE DATE: 2022-12-21

REVISIONS

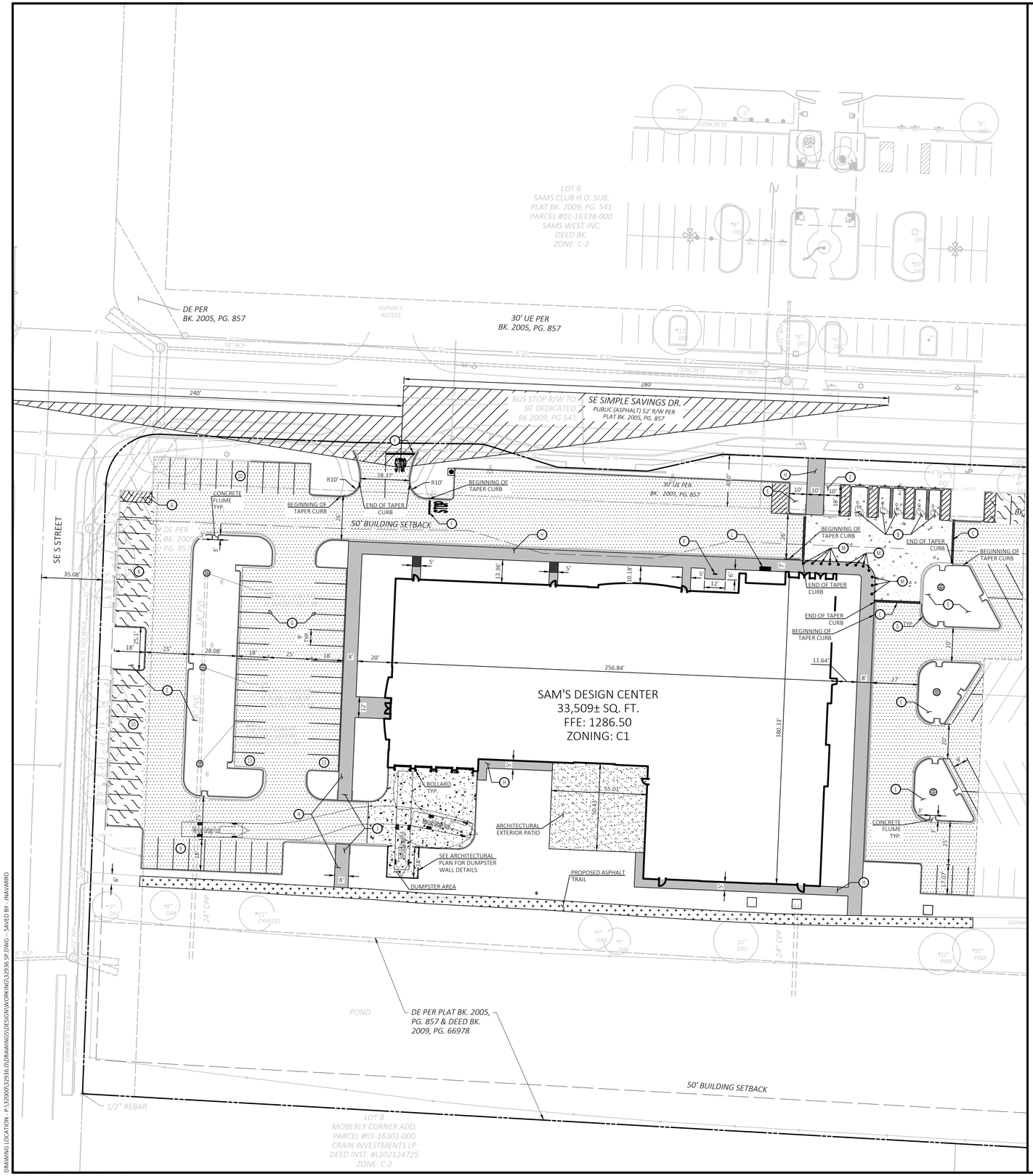
#	DATE	DESCRIPTION

SHEET CONTENTS:

BUILDING ELEVATIONS

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© 2023 CEI ENGINEERING ASSOCIATES, INC.

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SCALE IN FEET

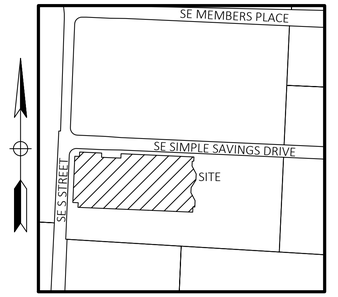
811 Know what's below. Call before you dig.

SITE LEGEND

A	STRIPED AREA PAINTED AT SYSL/4" AT 45° @ 2'-0" O.C.
B	ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
C	12" CONCRETE RIBBON CURB. SEE DETAIL SHEET.
D	CONCRETE CURB AND GUTTER TYPICAL.
E	INTERIOR LANDSCAPE ISLAND.
F	STOP BAR. SEE DETAIL SHEET.
G	SWSL/4" (SEE LENGTH INDICATED AT SYMBOL).
H	CONCRETE SIDEWALK (SEE SIZE THIS SHEET).
J	ADA RAMP. SEE DETAIL SHEET.
K	BIKE RACK - SINGLE HOOP, DERO SWERVE RACK BLACK (34" X 21.5").
L	BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL #C-10) (OR APPROVED EQUAL) CONTRACTOR TO INSTALL PER MANUFACTURES DETAILS AND SPECIFICATIONS.
M	DECORATIVE CONCRETE BOLLARD. SEE DETAIL SHEET.

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL BENTONVILLE/ BENTON COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5 FEET.
5. STAMPED CONCRETE SHALL BE "CHISELED STONE" PATTERN. COLORED USING L.M. SCOFIELD A-55 "PECAN TAN" LITHOCHROME COLOR HARDENER WITH CONCREATION RELEASE AND SEALED WITH PROSCO SALOXINE PD PENETRATING SEALER.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
10. TOTAL LAND AREA IS 7.97± ACRES.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. ALL MONUMENT/PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS. THE CONTRACTOR SHALL INSTALL POWER FROM THE BUILDING(S) TO THE SIGN(S) AS INDICATED ON THE ELECTRICAL ENGINEER'S SITE LIGHTING PLAN.
13. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL SC GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
15. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAIL.
16. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
17. ALL TREES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
18. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
19. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
20. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
21. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
22. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
23. PROJECT IS NOT IN AN AIRPORT ZONE.
24. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.



Vicinity Map

Not to Scale

EXISTING LEGEND

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Centerline
G	Gas Line
FOC	Underground Fiber Optic Line
SS	Sanitary Sewer Line
STM	Storm Drainage Pipe
	Metal Fence Line
	Found Monument (As Noted)
	Drainage Manhole (DMH)
	Sewer Manhole (SMH)
	Grate Inlet Circular (GIC)
	Storm Clean Out
	Fire Department Connection
	Fire Hydrant
	Handicap Parking (ADA)
	Bollard / Guard Post
	Flag
	Light Pole Straight
	Light Pole (1 Lamp)
	Light Pole (2 Lamps)
	Light Pole (4 Lamps)
	Electric Riser
	Traffic Sign (Type of Sign)
	Electric Vault
	Water Meter
	Water Valve
(size)	Tree (Deciduous)
(size)	Tree (Evergreen)
ADA	American's with Disabilities Acts
CMP	Corrugated Metal Pipe
CPP	Corrugated Plastic Pipe
DE	Drainage Easement
RCP	Reinforced Concrete Pipe
RPP	Round Plastic Pipe
UE	Utility Easement
SQ. FT.	Square Feet

PROPOSED LEGEND

	CONCRETE CURB AND GUTTER.
	FIRE LANE MARKING (TYP)
P	PROPOSED PARKING SPACES SYSL/4"
	GRATE INLET CIRCULAR (GIC)
	STORM JUNCTION BOX
	STORM CLEANOUT
	BOLLARD
	CURB INLET
	PROPOSED SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED STANDARD DUTY ASPHALT PAVING
	PROPOSED STANDARD DUTY TRAIL ASPHALT PAVING
	PROPOSED ARCHITECTURAL EXTERIOR CONCRETE
	PROPOSED STANDARD CONCRETE PAVING
	PROPOSED ARCHITECTURAL CONCRETE RIBBON
	PROPOSED MILL AND OVERLAY

ALERT TO CONTRACTOR:
ALL SAM'S CLUB GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CITY OF BENTONVILLE NO.: LSD22-0072

CEI Solutions for Land and Life

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

Sam's CLUB

SAM'S CLUB DESIGN CENTER
2100 SE SIMPLE SAVINGS DR
BENTONVILLE, AR 72712

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14925
NATHAN A. HIGHFILL
01/30/2023

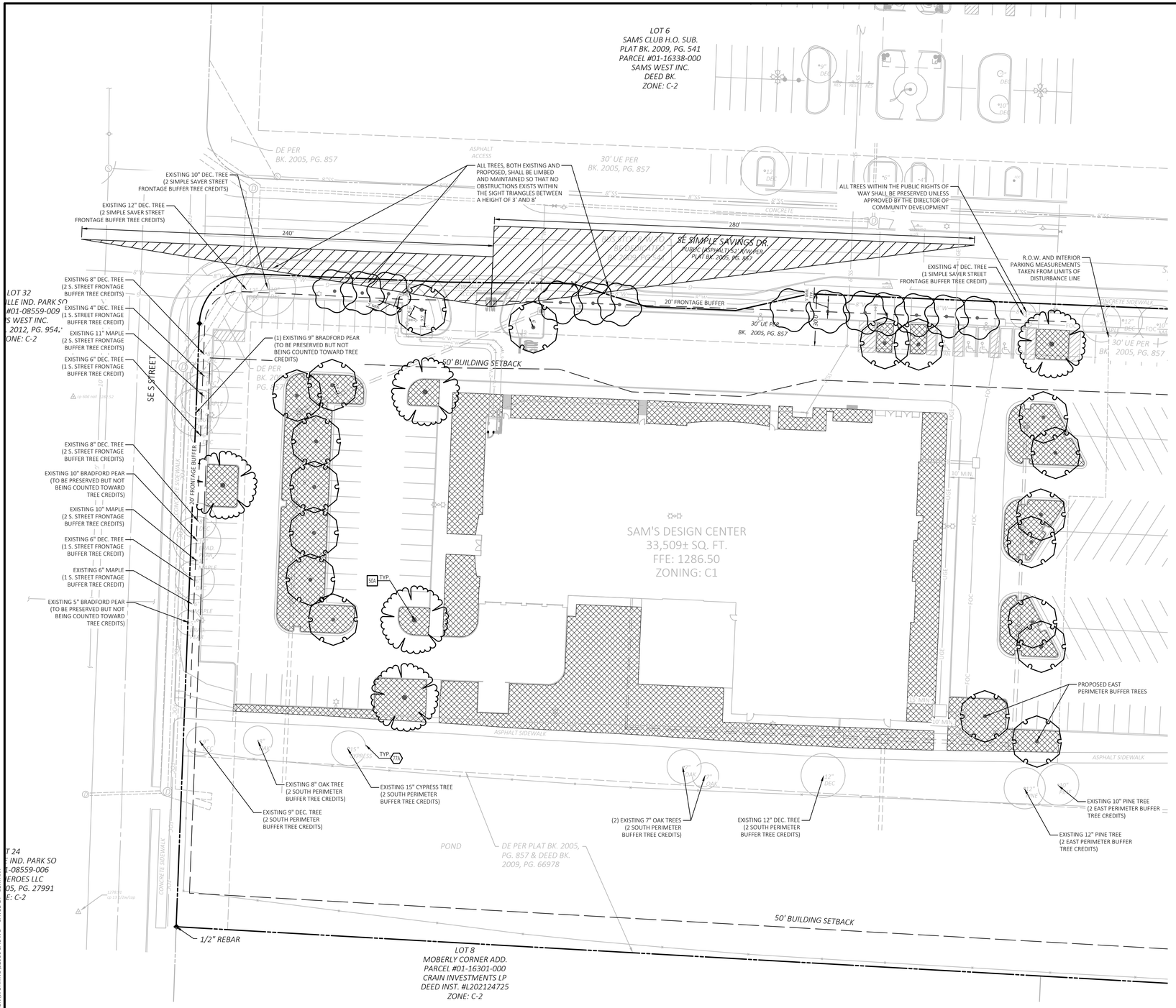
PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	MCM
DESIGNER	JSN
CEI PROJECT NUMBER	32936
DATE	1/27/2023
REVISION	REV-2

SITE PLAN

SHEET TITLE

SHEET NUMBER

C-2.0



0 30' 45' 60'
SCALE IN FEET

CITY OF BENTONVILLE NOTE:
ALL TREES ARE TO MAINTAIN MIN. 5' SEPARATION FROM PUBLIC UTILITIES

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

EXISTING LEGEND

Boundary Line		Flood Hazard Line	
Adjoining Boundary Line	SS	Sanitary Sewer Line	
Right-of-Way Line	(Size)	Storm Drainage Pipe	
Proposed Lot Line	BM	Benchmark (BM)	
Easement Line		Found Monument (As Noted)	
Break Line	S	Sewer Manhole (SMH)	
Tree Line	T	Telephone Manhole (TMH)	
Barb Wire Fence Line		Utility Pole	
OHE Overhead Electric Line		Fiber Optic Vault	
UGT Underground Telephone Line		Telephone Vault	
W Water Line		Water Meter	
Flow Line	CMP	Corrugated Metal Pipe	
	R/W	Right-of-Way	
	SSFM	Storm Sewer Force Main	

LANDSCAPE NOTES

77A SOLID CIRCLE AROUND EXISTING TREE INDICATES EXISTING DRIPLINE PER SURVEY; TREE PROTECTION FENCING SHALL BE PLACED AT THE EDGE OF THE DRIP LINE AS FEASIBLE TO ALLOW FOR CONSTRUCTION; SEE DETAIL 50H

LANDSCAPE DETAILS (REFER TO SHEET C-6)

50A TREE PLANTING DETAIL

CITY LANDSCAPE REQUIREMENTS

	REQUIREMENT	REQUIRED	PROVIDED
FRONTAGE BUFFER	SE SIMPLE SAVER DRIVE - 20' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 20 LF 462 LF / 20 LF = 23 TREES	YES 23 TREES	YES 5 EXITING TREE CREDITS** 18 PROPOSED TREES
	SE S STREET - 20' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 20 LF 235 LF / 20 LF = 12 TREES	YES 12 TREES	YES 12 EXISTING TREE CREDITS**
PERIMETER LANDSCAPING	EAST EDGE OF DISTURBANCE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 294 LF / 50 LF = 6 TREES 50% MUST BE SHADE TREES = 3 SHADE TREES	NO* 6 TREES	NO* 4 EXISTING TREE CREDITS 2 PROPOSED TREES
	SOUTH PROPERTY LINE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 509 LF / 50 LF = 10 TREES 50% MUST BE SHADE TREES = 5 SHADE TREES	YES 10 TREES	YES 10 EXISTING TREE CREDITS
INTERIOR PARKING LOT LANDSCAPING	10% OF PARKING AREA SHALL BE GREENSPACE 63,211 SF TOTAL PARKING AREA X 0.10 = 6,321 SF	10% 6,321 SF	12% 7,865 SF
	18' X 18' INTERNAL ISLAND EVERY 15 SPACES 2 TREES PER ISLAND	YES YES	YES YES
	EXTERNAL ISLANDS MUST BE 9' X 18' 1 TREE PER ISLAND	YES YES	YES YES

*EDGE OF DISTURBANCE IS IN THE MIDDLE OF EXISTING PARKING AREA. 7' PERIMETER BUFFER ALREADY EXISTS ON THE EASTERN PROPERTY EDGE.
**BRADFORD PEARS ARE NOT BEING COUNTED TOWARDS EXISTING TREE CREDITS

2023-01-27 09:41

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	13	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B&B	50A	2.50" CAL.
	5	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B&B	50A	2.50" CAL.
	19	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B&B	50A	2.50" CAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE		
	26,717 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD		

CITY OF BENTONVILLE NO.: LSD22-0072

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

SAM'S CLUB DESIGN CENTER
2100 SE SIMPLE SAVINGS DR
BENTONVILLE, AR 72712

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2023/01/27

PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	MCM
DESIGNER	JSN
CEI PROJECT NUMBER	32936
DATE	1/27/2023
REVISION	REV-1

LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C-5.0

DRAWING LOCATION - P:\32000\32936.0\DRAWINGS\DESIGNWORKING\32936 LP.DWG - SAVED BY - SBRYANT

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LARGE-SCALE DEVELOPMENT STAFF REPORT

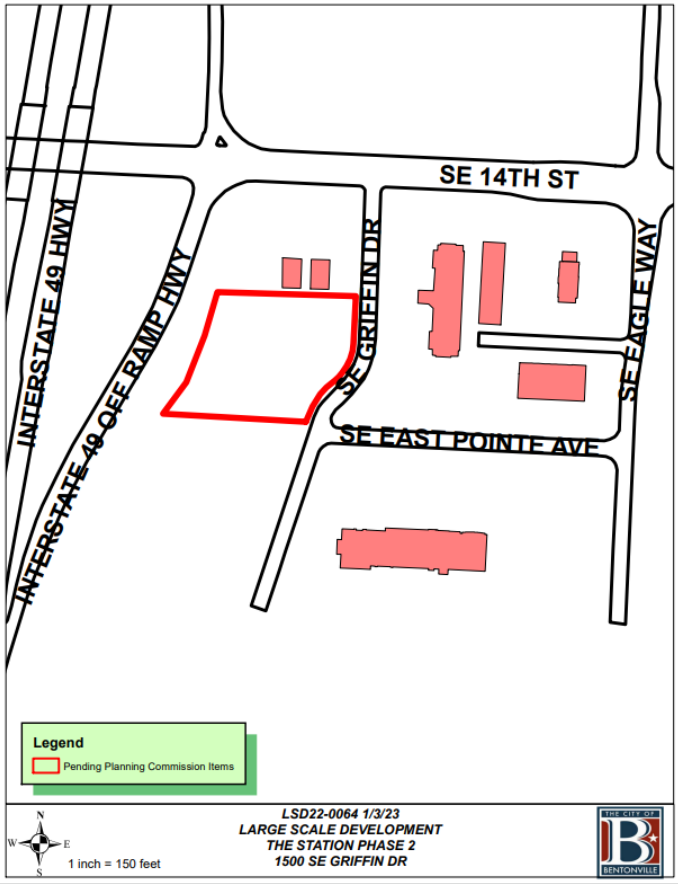
The Station Phase 2

1500 Southeast Griffin Drive
PC Date: 1/17/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0064
Applicant / Current Owner	Zachary Hoyt / Rose Development LLC
Site Area	+/- 2.25 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Hotel, restaurant, retail

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1500 Southeast Griffin Drive. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

Project Details
The project is phase 2 of a large-scale development proposing the construction of a hotel. 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 Southeast Griffin Drive. 110 spaces are required, and 107 spaces are provided. Cross access is provided to the South for future development.

The proposed hotel is 5 stories and is composed of primarily brick and stone, with EIFS, Alucobond, and tile as trim materials. The proposed structure meets both vertical and horizontal articulation requirements out of the Land Development Code.

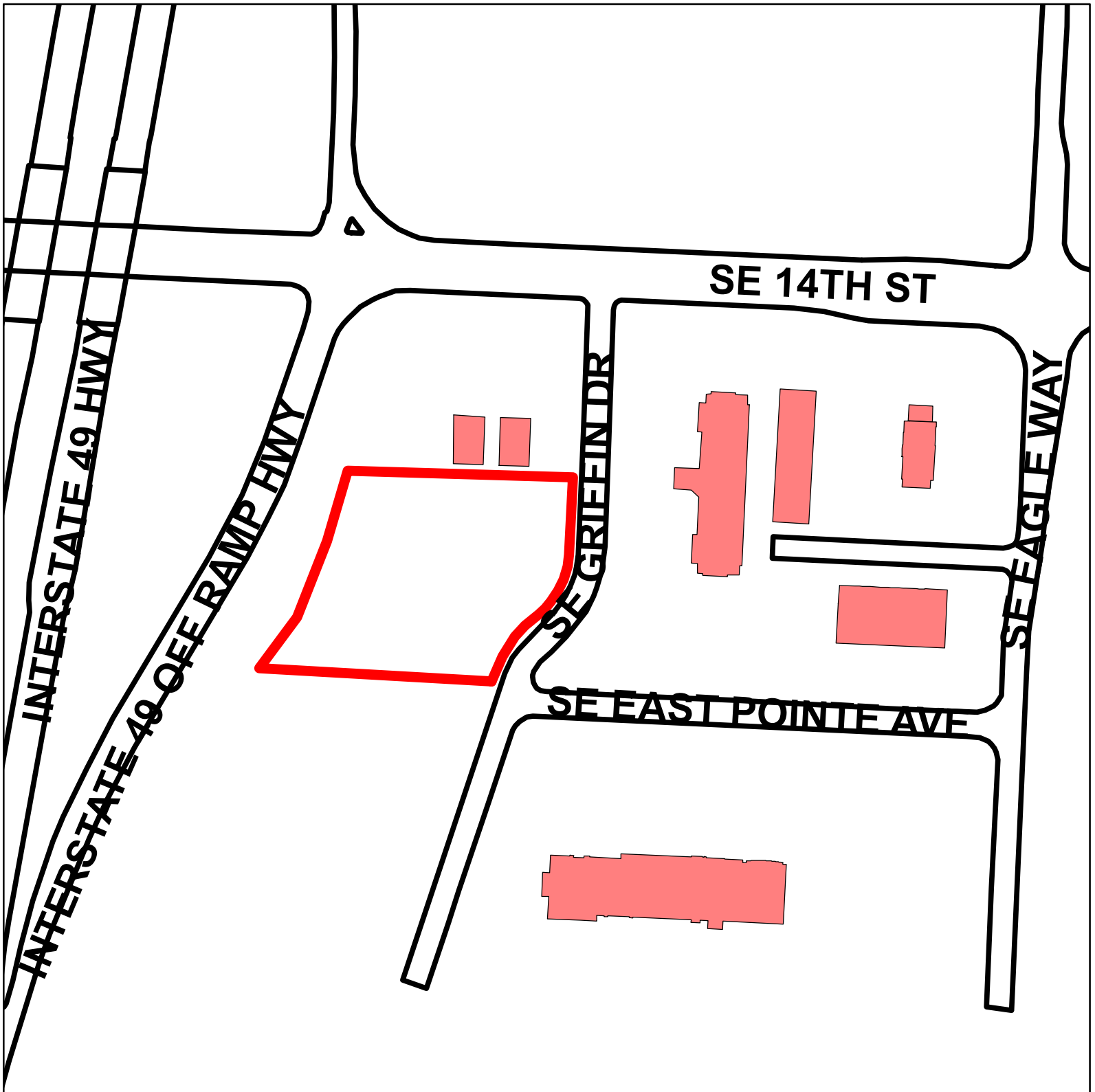
Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the proposed parking will help alleviate potential impacts. Cross access and appropriately spaced drives mitigate the number of conflicts and turning movements that may occur because of the development.

Waivers
Two waivers are requested:

- 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.
- 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.

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

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



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LSD22-0064 2/7/23
LARGE SCALE DEVELOPMENT
THE STATION PHASE 2
1500 SE GRIFFIN DR

THE CITY OF BENTONVILLE

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

December 12, 2022

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

RE: LSD22-0064 The Station Ph II – Interior Parking Lot Landscape Waiver Request
Parcel # 01-06089-000

Dear Planning Commission,

We are requesting a waiver from Section 1400.08 Interior Parking Lot Landscape Required as part of The Station Ph II project. There is a requirement for Exterior Planting Islands to have a minimum of 1 shade tree per. The parking island on the NW corner of our building is currently providing area and safety for several of our utility connections, valves, and access points. This island is not large enough to accommodate a shade tree without either negatively impacting the access to these fixtures or allow for full growth potential of the required shade tree.

As a separate waiver on this project, we are requesting leniency on parking stalls. We explored enlarging the island, but this would provide even more of a negative impact to the parking situation.

Given the above-mentioned constraints, we are requesting a waiver from the External planting island requirement for the area NW of the proposed building.

Based on these considerations, please take this into account for approval of this waiver request.

Respectfully Submitted,

Zachary Hoyt
Program 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

December 12, 2022

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

RE: LSD22-0064 The Station Ph II – Off Street Parking Waiver Request
Parcel # 01-06089-00

Dear Planning Commission,

We are requesting a waiver of Sec. 501.06 (f) Number of Off Street Spaces Required for Phase II of The Station project. Phase I was permitted with an overabundance of parking stalls, with the excess to help service the Phase II build out. With the 2 retail establishments of Phase I and the proposed addition of the hotel in Phase 2, as well as the larger requirement for fire lanes, we will be deficient in parking counts overall. The developer did attempt to secure an agreement for a satellite parking area at the adjacent hotel, but the property owner was not interested in helping.

Currently there are a total of 110 spaces required between the two phases. Phase I required 10.5 spaces for the restaurant and 6 spaces for the retail building. Phase II will require 93.5 spaces for the hotel. Given the above-mentioned site constraints, we are only able to provide 107 perking spaces, which has us 3 spaces short of the required total. There are 6 stacking spaces at the restaurant that will service the quick serve nature of the establishment, but these cannot be formally counted toward the total. We mention this just for clarification of how the site will operate.

We are formally requesting a waiver of the Sec. 501.06 (f) section of the code, to be attributed to the 3 parking stalls that this site will be under, the stated requirement.

Respectfully Submitted,

Zachary Hoyt
Program Manager



LANDSCAPE REQUIRMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
NORTH STREET FRONTAGE U.S. HWY NO 62 (SE 14TH ST)	- 1 TREE PER 2O L.F. - 185 L.F. TOTAL STREET FRONTAGE - 19 TREES REQUIRED	- **0 TREES
EAST STREET FRONTAGE SE GRIFFIN DR	- 1 TREE PER 2O L.F. - 220 L.F. TOTAL STREET FRONTAGE - 11 TREES REQUIRED	- 11 TREES
SOUTH PERIMETER	- 1 TREE PER 5O L.F. - 266 L.F. TOTAL SITE PERIMETER - 6 TREES REQUIRED	- *6 TREES
WEST PERIMETER OFF RAMP I-49	- 1 TREE PER 5O L.F. - 240 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED	- **0 TREES
INTERIOR GREENSPACE	- TOTAL PARKING AREA = 19,493 SQ FT - 8% REQUIRED = 1,559 SQ FT -- 1 SHADE TREE PER EXTERNAL ISLAND = 1X6 = 6 -- 2 SHADE TREES PER INTERNAL ISLAND = 2X3 = 6	- 1,650 SF (8.5%) - 12 TREES

* TREES FOR THIS AREA ARE ACCOUNTED FOR ON OTHER LOCATION OF THE SITE DUE TO NUMEROUS EXISTING UTILITY CONFLICTS

** TREES FOR THIS AREA ARE ACCOUNTED FOR AS A PART OF THE PHASE 1 LANDSCAPE PLAN LSD21-0018

SITE BENCHMARK
TOP FLANGE BETWEEN THE "E" AND "L" ON THE WORD "MUELLER" ON A FIRE HYDRANT LOCATED ON THE EAST SIDE OF SE GRIFFIN DRIVE APPROXIMATELY 10.5' NORTHEAST FROM A DRAINAGE MANHOLE AND APPROXIMATELY 140.0' SOUTH OF A SANITARY SEWER MANHOLE. ELEVATION = 1305.54'.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 30' 45' 60'
SCALE IN FEET

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

EXISTING LEGEND

	Property Line		Rebar Found (As Noted)
	Easement Line	E	Riser Electrical
	Building Setback	G	Riser Gas
	Existing Building		Right-of-Way Sign Post
	Canopy - Overhang	S	Sewer Manhole
G	Natural Gas Line		Sign
G	Fuel Line		Sign-Fiber Optic Sign
	Overhead Electric Line		Sign-Telephone
	Sanitary Sewer Line		Traffic Signal-2 Lamp
	Storm Drainage Pipe		Traffic Signal-3 Lamp
	Underground Electric Line	(x")	Tree (Deciduous)
	Underground Fiber-optic Line		
W	Water Line		Utility Pole
	Metal Chainlink Fence	V	Vault Traffic Signal
	Wire Metal Fence	W	Water Meter
	Wood Fence		Water Valve
	Tree Line	bb	Bottom of Bank
	Aluminum Mounument	BM	Bench Mark
BF	Backflow Preventer	CIF	Curb Inlet Flow
	Benchmark	CMP	Corrugated Metal Pipe
C	Clean out	cnc	Concrete
D	Drainage Manhole	cpy	Canopy-Overhanging
E	Electric Meter	cr	Crown
F	Fueling Cap	DMH	Drainage Manhole
	Fire Hydrant	ea	Edge of Asphalt
	Guard Post	ec	Edge of Concrete
	Guy Wire	eg	Existing Ground
	Handicapped Facility	fl	Flow Line (Ditch)
	Light Pole Straight - 1 Lamp	FLP	Flow Line Pipe
	Light Pole Straight - 2 Lamp	gb	Grade Break
	Light on Utility Pole	gut	Gutter
MAG	MAG Nail Found (As Noted)	PVC	Polyvinyl Chloride Pipe
MB	Mail Box	RCP	Reinforced Concrete Pipe
M	Mail Box	SMH	Sanitary Sewer Manhole
		st	Stripe Solid
		sw	Sidewalk
		tb	Top of Bank
		tbc	Top Back Curb
		wbl	Wall Block

PROPOSED LEGEND

BOUNDARY LINE
STORM DRAIN

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.
B. ALL TREES MUST MAINTAIN A MINIMUM 5' SEPARATION FROM ALL PUBLIC UTILITIES.

LANDSCAPE NOTES

77A AASHTO SIGHT TRIANGLES

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	TYPE
	6	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	50A
	5	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY EASTERN REDBUD	B & B	2"CAL	50A
	2	GINKGO BILOBA `FASTIGIATA` / FASTIGIATE MAIDENHAIR TREE	B & B	2.5"CAL	50A
	6	LIRIODENDRON TULIPIFERA `ARNOLD` / ARNOLD TULIP POPLAR	B & B	2.5"CAL	50A
	4	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2.5"CAL	50A
	6	ULMUS PARVIFOLIA `ALLEE` / ALLEE® LACEBARK ELM	B & B	2.5"CAL	50A
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE		
	8,966 SF	CYNODON DACTYLON `419 HYBRID` / BERMUDA GRASS	SEED		

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

COB PROJECT NUMBER LSD22-0064

CEI Solutions for Land and Life

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

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2022/12/09

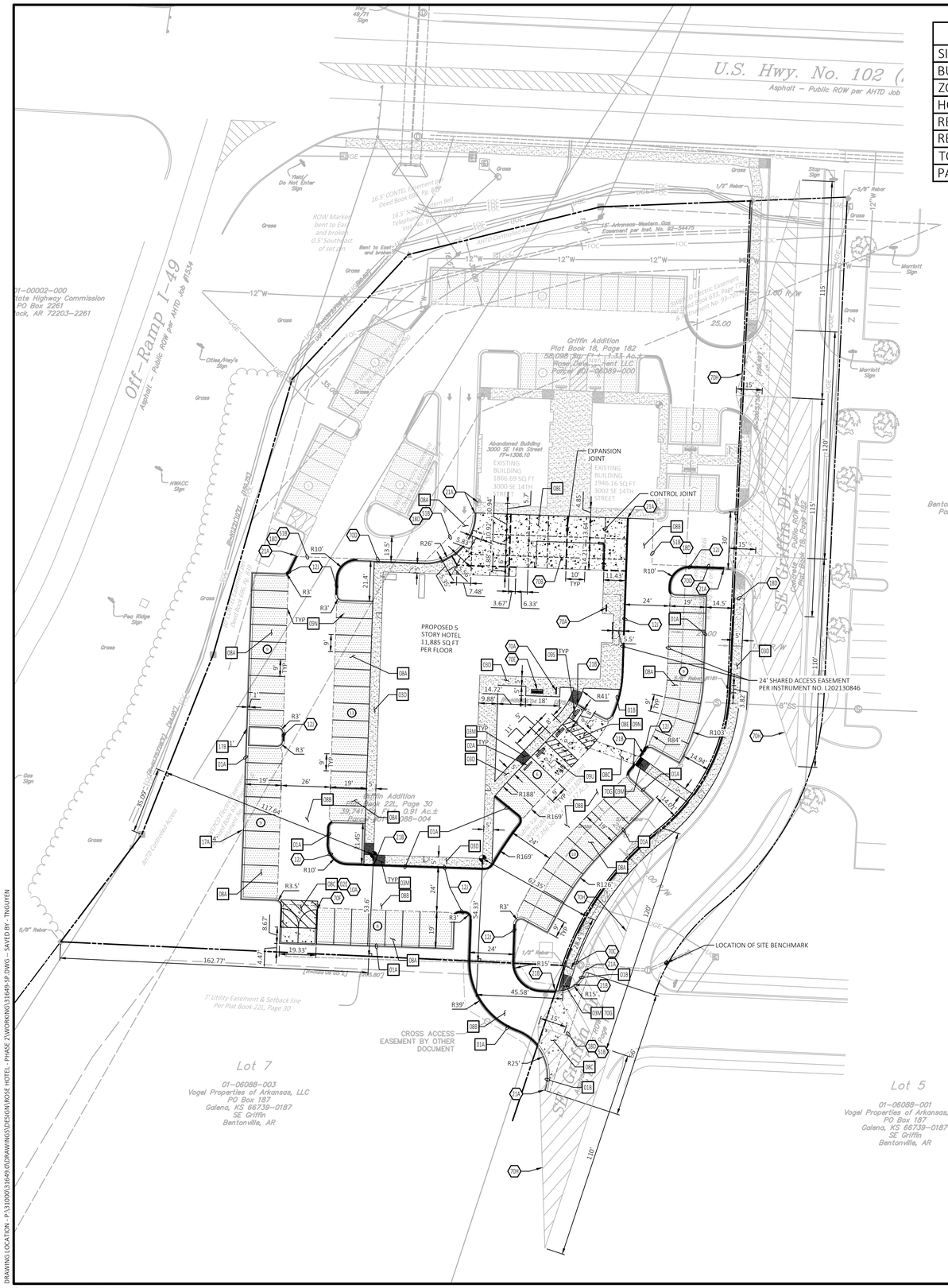
PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/9/2022
REVISION	REV-1

LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C6

DRAWING LOCATION - P:\31000\31649.0\DRAWINGS\DESIGN\ROSE HOTEL - PHASE 2\WORKING\31649-LP.DWG - SAVED BY - TNGUYEN

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SITE DATA	
SITE AREA	2.25 ACRES (98,010 ± SF)
BUILDING AREA	15,514 ± SF
ZONING	C2
HOTEL	8.5*11 = 93.5 SPACES
RESTAURANT	$\frac{30}{4}$ + 3 = 10.5 SPACES
RETAIL BUILDING	1/300 = 6 SPACES
TOTAL REQUIRED	93.5+10.5+6 = 110 SPACES
PARKING PROVIDED	107 SPACES

SITE BENCHMARK
TOP FLANGE BETWEEN THE "E" AND "L" ON THE WORD "MUELLER" ON A FIRE HYDRANT LOCATED ON THE EAST SIDE OF SE GRIFFIN DRIVE APPROXIMATELY 10.5' NORTHEAST FROM A DRAINAGE MANHOLE AND APPROXIMATELY 140.0' SOUTH OF A SANITARY SEWER MANHOLE. ELEVATION = 1305.54'.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 30' 45' 60'
SCALE IN FEET

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

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
10A LOADING ZONE (PER ARCH. PLANS)
12J FIRE LANE STRIPING PER LOCAL CODES.
18D MATCH EXISTING PAVEMENT ELEVATIONS
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A VICTOR STANLEY BIKE RACK; MODEL BRWS-101; COLOR: TAVERN SQUARE GREEN; INSTALLED PER MANUFACTURER SPECS. OR APPROVED EQUAL
70B HOTEL PATIO (PER ARCH. PLANS)
70C MATCH PAVEMENT ELEVATION OF EXISTING DRAINAGE MANHOLE
70D CONTRACTOR TO LINE SAWCUT UP WITH EDGE OF GUTTER LINE
70E VICTOR STANLEY BENCH; MODEL F-50, STANDARD 6FT LENGTH; COLOR: TAVERN SQUARE GREEN; INSTALLED PER MANUFACTURER SPECS. OR APPROVED EQUAL
70F BOLLARD TO ACT AS DOOR STOP FOR DUMPSTER ENCLOSURE
70H AASHTO SIGHT TRIANGLES

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
08E STANDARD DUTY CONCRETE PAVING
09N 90 DEGREE PARKING, ACCESSIBLE PARKING AND "VAN ACCESSIBLE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
17A CURB CUT
17B CONCRETE FLUME
70G DETECTABLE WARNING DEVICES

EXISTING LEGEND

Property Line		Rebar Found (As Noted)	
Easement Line	E	Riser Electrical	
Building Setback	G	Riser Gas	
Existing Building		Right-of-Way Sign Post	
Canopy - Overhang	S	Sewer Manhole	
Natural Gas Line		Sign	
Fuel Line		Sign-Fiber Optic Sign	
Overhead Electric Line		Sign-Telephone	
Sanitary Sewer Line		Traffic Signal-2 Lamp	
Storm Drainage Pipe		Traffic Signal-3 Lamp	
Underground Electric Line		Tree (Deciduous)	(x")
Underground Fiber-optic Line			
Water Line	W	Utility Pole	
Metal Chainlink Fence		Vault Traffic Signal	V
Wire Metal Fence		Water Meter	
Wood Fence		Water Valve	
Tree Line		Bottom of Bank	bb
Aluminum Mounument		Bench Mark	BM
Backflow Preventer		Curb Inlet Flow	CIF
Benchmark		Corrugated Metal Pipe	CMP
Clean out		Concrete	cnc
Drainage Manhole	D	Canopy-Overhanging	cpy
Electric Meter		Crown	cr
Fueling Cap		Drainage Manhole	DMH
Fire Hydrant		Edge of Asphalt	ea
Guard Post		Edge of Concrete	ec
Guy Wire		Existing Ground	eg
Handicapped Facility		Flow Line (Ditch)	fl
Light Pole Straight - 1 Lamp		Flow Line Pipe	FLP
Light Pole Straight - 2 Lamp		Grade Break	gb
Light on Utility Pole		Gutter	gut
MAG Nail Found (As Noted)		Polyvinyl Chloride Pipe	PVC
Mail Box	MB	Reinforced Concrete Pipe	RCP
Mail Box		Sanitary Sewer Manhole	SMH
		Stripe Solid	st
		Sidewalk	sw
		Top of Bank	tb
		Top Back Curb	tbc
		Wall Block	wbl

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
BUILDING CONTROL POINT
PROPOSED PARKING SPACES
LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
CURB INLET
STANDARD DUTY ASPHALT PAVING
STANDARD DUTY CONCRETE PAVING
CONTROL JOINT
EXPANSION JOINT

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A AND 08B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

D. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

E. DRIVES ALONG GRIFFIN DRIVE ARE PERMITTED THROUGH THE STATION PHASE 1 LSD.

CITY OF BENTONVILLE GENERAL NOTES

A. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.

B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

C. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.

D. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

E. DRIVEWAYS SHALL MEET THE STANDARDS FOR DRIVEWAY DESIGN AS DEFINED IN THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS SECTION 400.9 DRIVEWAYS. DRIVEWAY PORTION WITHIN THE CITY RIGHT OF WAY TO RECEIVE 24" SUBGRADE SOIL WITH A CBR VALUE OF (8) OR GREATER. ASPHALT THICKNESS FOR COMMERCIAL DRIVES WITHIN CITY RIGHT-OF-WAY SHALL BE 3 INCHES OF ASPHALT OVER 6 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE. THE SLOPE OF THE DRIVEWAY SHALL MATCH THE CROSS SLOPE OF THE SIDEWALK WHICH SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2%.

NOTE: CONTRACTOR TO ASSURE COORDINATION WITH PHASE ONE CONSTRUCTION

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

THE STATION
PHASE 2
1500 SE GRIFFIN DR
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
ENGINEER
No. 14496
ANDREW EUGENE DIEW
12/12/2022

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	ZMH
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	12/12/2022
REVISION	REV-1

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2

COB PROJECT NUMBER LSD22-0064

DRAWING LOCATION - P:\31000\31649.00\DRAWINGS\DESIGN\ROSE HOTEL - PHASE 2\WORKING\31649-SP.DWG -- SAVED BY - TNGUYEN

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REQUIRED: SIGNAGE OF INTERNALLY LIT ALUMINUM CHANNEL LETTERS, PROVIDE BLOCK IN WALL.

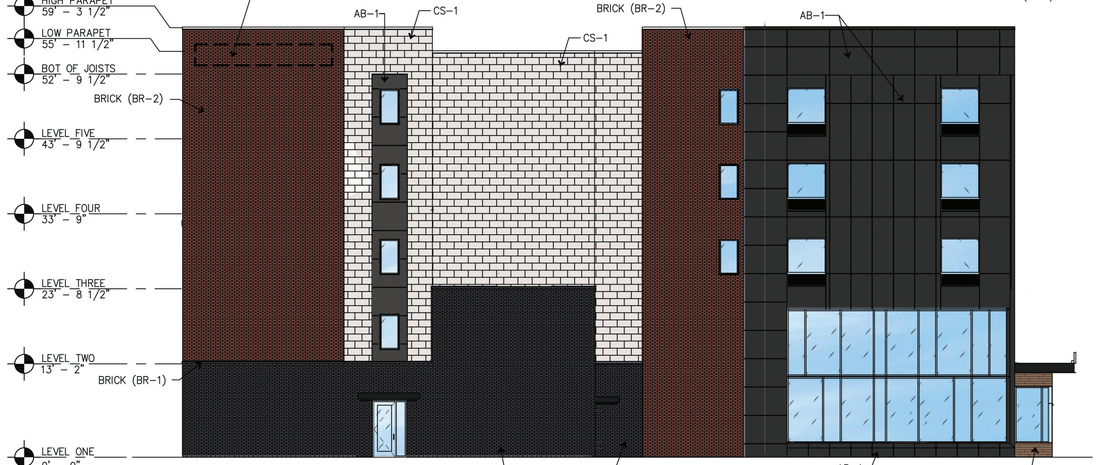
BRICK:	3776 SF (43%)
ALUCOBOND:	827 SF (9%)
STONE:	2264 SF (25%)
GLAZING:	1127 SF (13%)
TILE:	200 SF (2%)
MISC & EIFS TRIM:	870 SF (9%)

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

BRICK:	3420 SF (50%)
STONE:	1712 SF (25%)
GLAZING:	891 SF (13%)
TILE:	70 SF (1%)
MISC & EIFS TRIM:	747 SF (11%)



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



MASONRY (BRICK/STONE)	4361 SF (61.5%)
ARCHITECTURAL METAL	1768 SF (25%)
GLAZING	883 SF (13%)
TILE	31 SF (.5%)

3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

BRICK:	3592 SF (44%)
STONE:	2846 SF (31%)
GLAZING:	1016 SF (11%)
MISC & EIFS TRIM:	1270 SF (14%)

EXTERIOR FINISH LEGEND

TAG #	FINISH COLOR	HATCH	PRODUCT
CS-1	WHITE SANDS		COLORADO STONE
EIFS-1	SW 7069 - IRON ORE		DRYVIT
EIFS-2	DRYVIT #365 ST. - IRISH COFFEE		DRYVIT
EIFS-3	DRYVIT #104 ST. - DOVER SKY		DRYVIT
AB-1	BRUSHED CARBON		ALUCOBOND
WT-4	MOTIVATE - WALNUT - MATTE		
BR-1	CAPITAL IRONSPOT		YANKEE HILL
BR-2	SALMON		YANKEE HILL

CS - CORONADO STONE PRODUCTS - 12"x24" SMOOTH LIMESTONE WITH COLOR MATCHED MOTAR.
EIFS - DRYVIT SYSTEMS, INC.
AB - ALUCOBOND USA (CONCEALED FASTENER)
WT - CREATIVE MATERIALS CORPORATION - WOOD LOOK TILE
BR - MODULAR SIZE FULL BRICK - SMOOTH COLOR MATCHED MORTAR

TAG # — BR-1

PROPOSED
ATWELL SUITES
BENTONVILLE, ARKANSAS

ATWELL SUITES
AN IHG HOTEL

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PROJECT NUMBER: 2021-0001

ISSUE DATE: 1/21/21

REVISIONS

#	DATE	DESCRIPTION

SHEET CONTENTS:

FIRST
SECOND
THIRD
FOURTH
FIFTH

Category: A — Sheet No.: 1