



**Planning Commission  
Meeting Agenda  
February 21, 2023  
Bentonville City Hall  
Tech Review: 4:00 PM  
Public Hearing: 5:00 PM**

**Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_jRYbXAroRZyOviUvjJPNgw](https://us06web.zoom.us/webinar/register/WN_jRYbXAroRZyOviUvjJPNgw)

**Call to Order**

**I. Approval of the February 7<sup>th</sup> 2023 Meeting Minutes**

**II. Consent Agenda**

**1. Lot 19, Block 16 of Railroad Addition**

303 Southeast Henry Street ([LS23-0004](#))

**Property Line Adjustment**

**III. New Business**

*Advertised Public Hearings*

**1. Masterson**

1208 Southeast D Street ([RZ23-0001](#))

**Rezoning**

**Rezoning:** R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential

**Future Land Use Map Amendment:** LDR, Low Density Residential to HDR, High Density Residential

**2. Freeman Living Trust**

204, 206, & 214 Southwest Glover Street ([RZ23-0007](#))

**Rezoning**

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

**3. Freeman Living Trust**

203 Northwest D Street ([RZ23-0009](#))

**Rezoning**

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

- |                                                                                                                                                                                                                                                                                                       |                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <p><b>4. Freeman Living Trust</b><br/>         205 Northwest D Street (<a href="#">RZ23-0010</a>)<br/> <b>Rezoning:</b> R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential</p>                                                                                      | <p><b>Rezoning</b></p>                         |
| <p><b>5. Ehret</b><br/>         1109 Northeast A Street (<a href="#">RZ23-0014</a>)<br/> <b>Rezoning:</b> R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-use Residential<br/> <b>Future Land Use Map Amendment:</b> LDR, Low Density Residential to MUC, Mixed-use Commercial</p> | <p><b>Rezoning</b></p>                         |
| <p><b>6. Brothers Meet House</b><br/>         405 Southeast 5<sup>th</sup> Street (<a href="#">CU23-0001</a>)</p>                                                                                                                                                                                     | <p><b>Conditional Use Permit</b></p>           |
| <p><b>7. City of Bentonville</b><br/>         908 Southeast 14<sup>th</sup> Street (<a href="#">CU23-0003</a>)</p>                                                                                                                                                                                    | <p><b>Conditional Use Permit</b></p>           |
| <p><b>8. City of Bentonville</b><br/>         5500 Southwest Barron Road (<a href="#">CU23-0004</a>)</p>                                                                                                                                                                                              | <p><b>Conditional Use Permit</b></p>           |
| <p><b>9. Beach BBQ</b><br/>         1080 Southeast 14<sup>th</sup> Street (<a href="#">CU22-0023</a>)</p>                                                                                                                                                                                             | <p><b>Conditional Use Permit Extension</b></p> |

*Other New Business (Projects associated with waivers)*

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p><b>1. My Place Hotel</b><br/>         Southeast East Pointe Avenue (<a href="#">LSD23-0002</a>)<br/> <b>Waiver #1:</b> A waiver from Section 501.06(f) – Off-street parking standards. The applicant is requesting a waiver to provide one less parking space than is required.</p>                                                                                                                                                                                                                                         | <p><b>Large Scale Development</b></p> |
| <p><b>2. 7Brew</b><br/>         411 Southeast Walton Blvd. (<a href="#">LSD23-0003</a>)<br/> <b>Waiver #1:</b> A waiver from Section 1100.21(e) – Building Material. The applicant is requesting a waiver to provide one primary material over 25% and to allow Nichiha as a primary material.<br/> <b>Waiver #2:</b> A waiver from Section 1100.02(a)(6) Access Management Standards – Distance Between Curb Cuts. The applicant is requesting a waiver on driveway spacing in order to continue using existing curb cut.</p> | <p><b>Large Scale Development</b></p> |
| <p><b>3. Nelagoney Glen</b><br/>         909-911 Northwest C Street (<a href="#">PP22-0007</a>)<br/> <b>Waiver #1:</b> A waiver from Section 1100.16(b) Right-of-way dedication. The applicants requests a waiver in order to preserve and plant trees along the street frontage.</p>                                                                                                                                                                                                                                          | <p><b>Preliminary Plat</b></p>        |



#### **4. 7<sup>TH</sup> Street Townhomes**

#### **Waiver Request**

207 & 209 SE 7<sup>th</sup> Street [\(LSD21-0038\)](#)

**Waiver #1:** Applicant requests a waiver to exterior materials for a previously approved large-scale development. A waiver from Section 1100.21(e) – Building Material. The applicant is requesting a waiver to provide one primary material over 25% and to allow LP or Hardie Board as a primary material.



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

**Meeting Recording:** [https://us06web.zoom.us/rec/share/wJfDIH-Kh8\\_6sBPk\\_PCXk38LFwku5CJ3693Fzmi74M8sVvLWOGjicddDpoDkTXmf.TFmK46q9IPvicW8e](https://us06web.zoom.us/rec/share/wJfDIH-Kh8_6sBPk_PCXk38LFwku5CJ3693Fzmi74M8sVvLWOGjicddDpoDkTXmf.TFmK46q9IPvicW8e)

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

**Commissioners Absent:** Dana Davis

**Staff Present:** Tyler Overstreet, Dan Weese, Bonnie Bridges, Tom Adler, 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 17 Meeting Minutes**

- Motion by Wright, second by Haynie to approve the January 17 meeting minutes as presented
- Minutes are approved 6-0 by voice vote

**III. Consent Agenda**

- Mr. Adler presents the items on the consent agenda.
- Consent agenda is approved 6-0 as presented

**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 9<sup>th</sup> Street ([LS22-0066](#))

**4. Cormex Subdivision**

**Preliminary Plat Extension**

Walker Street ([PP21-0024](#))

#### **IV. New Business** ***Advertised Public Hearings***

##### **1. Schubert**

##### **Rezoning**

609 NW C Street ([RZ22-0071](#))

**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.
- John Wolfe of 410 NW 7<sup>th</sup> Street speaks on concern of density of townhome possibility. States that there are not many DN-2 properties in the area.
- Public hearing is closed.
- Discussion between Commissioners and applicant on how the future looks for this area.
- Rezoning is approved 6-0 as presented.

##### **2. Hayward**

##### **Rezoning**

4309 SW Bright Road ([RZ22-0072](#))

**Rezoning:** A-1, Agricultural to R-1, Low Density Single Family Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing.
- Applicant states that he wants to do an addition and needs to rezone.
- Public hearing is closed.
- Rezoning is approved 6-0 as presented.

##### **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

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing.
- Applicant states they are requesting a rezone.
- Public hearing is closed.
- Commissioner Bennett asks why the rezone is needed and what is going to be developed. Applicant states to stay consistent with the area.
- Rezoning is approved 6-0 as presented.

##### **4. Bella Terra, LLC**

##### **Rezoning**

SW Eden Brooke St. ([RZ22-0074](#))

**Rezoning:** R-O, Residential Office to C-1, Neighborhood Commercial

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing.
- Public comment from Bob DiGiacomo from 1202 SW Starry Sky Boulevard. Concerned with what is going to be developed to the north of his property.

- Public Hearing is closed.
- Commissioner Bennett asks why the rezone is needed and what is going to be developed. Applicant states for contiguous land use and to stay consistent with the area.
- Mr. Gavrielides misspeaks, and Commissioners vote on the incorrect project PUD22-0003.
- Commissioners vote to negate the previous erroneous vote. Motion to negate by Wright, second by Haynie. Negate approved 6-0.
- Rezoning is approved 6-0 as presented.

## 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

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing.
- Applicant Mary McGetrick speaks and gives a presentation on proposed development including materials, types of dwellings, and proposed land usage.
- Public comment from Harvey Freeman of 5810 SW Knotty Pine Rd. Concerned with through traffic coming from Adams Rd through the North Fork Subdivision into Opal Park and to the school to the northwest of Opal Park.
- Mr. Freeman also brings attention to the notice of intent to rezone letter that he received by the applicant, indicating that it was missing the required vicinity map in the packet.
- Public Hearing is closed.
- Mr. Weese states that based on a recent traffic study, this developer will have to build 150 feet of designated left turn lane on the south bound lane of Adams Road where it meets SW Regional Airport Boulevard.
- Applicant states that they are aware of this and need to confirm the Right of Way needed/availability for the project.
- Discussion between Commissioners and applicant on building materials.
- Following discussion between commissioners and staff, applicant agrees to a materials requirement revision to the PUD as follows:
  - o 75% brick minimum and 25% max concrete hardy board for Townhomes
  - o No concrete hardy board on 60' homes
  - o Commercial building materials will state "Comply with the Land Development Code."

- Discussion between Commissioners and applicant on open space requirement. Applicant states that more open space may be required by the commercial to meet the 20% open space requirement.
- Mr. Weese states that a drainage report is still needed, applicant states that it is being completed.
- Commissioner Bennett recommends leaving the Future Land Use Map in case the PUD does not move forward.
- Land Use Amendment is Denied 1-5 as presented.
- Rezoning is approved 6-0 as presented.

***Other New Business (Projects associated with waivers)***

**1. Sam's Design Center**

**Large Scale Development**

2100 SE Simple Savings Drive ([LSD22-0072](#))

- Mr. Adler provides an overview of the staff report

**Waiver #1:** A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area. Applicant is requesting a single primary material for the building.

- Applicant displays the form liner proposed for the tilt up concrete as Fitzgerald 16938 Random Plank.
- Motion to approve by Hipp, Second by Wright.
- Waiver is approved 6-0 as presented.
- Large-Scale development is approved 6-0 as presented.

***Old Business (Projects associated with waivers)***

**1. The Station Phase 2**

**Large Scale Development**

3000 Southeast 14<sup>th</sup> Street ([LSD22-0064](#))

- Mr. Adler provides an overview of the staff report

**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.

- Motion to approve as presented by Wright, second by Bennett.
- Waiver approved 6-0 as presented.

**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.

- Motion to approve as presented by Kerr, second by Hipp.
- Waiver approved 6-0 as presented.
- Large Scale Development is approved 6-0 as presented.

**V. Adjournment**

- Motion to adjourn by Bennett, second by Wright.
- Meeting adjournment is approved 6-0 by a voice vote.



## **Consent Agenda Items**

**For the Planning Commission meeting on February 21, 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: Lot 19, Block 16 of Railroad Addition, Josh and Christina Barker, 303 SE Henry Street, DN-3, Downtown High Density Residential, *LS23-0004***

A lot split of the east half of existing Lot 9, Block 16 of Railroad Addition, creating new Lot 19 (+/- 0.20 acres), Block 16 of Railroad Addition. The plat dedicates additional right-of-way along SE Henry Street, as well as new utility easements to serve the newly created lots.



1 inch = 100 feet

**LS23-0004 2/21/23**  
**LOT SPLIT**  
**RAILROAD ADDITION**  
**LOT 9 BLOCK 16 CREATING LOT 19**







ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ACCEPTING A LOT SPLIT OF EAST ½ OF LOT 9, BLOCK 16 OF  
RAILROAD ADDITION; CREATING NEW LOT 19, BLOCK 16 OF RAILROAD  
ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER  
PURPOSES. (PROJECT NUMBER: LS23-0004)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of EAST ½ OF LOT 9, BLOCK 16 OF RAILROAD ADDITION, creating new LOT 19, BLOCK 16 OF RAILROAD ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on February 21, 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 EAST ½ OF LOT 9, BLOCK 16 OF RAILROAD ADDITION creating new LOT 19, BLOCK 16 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 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:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Kirby Romines, City Clerk**



## Masterson

1208 Southeast D Street

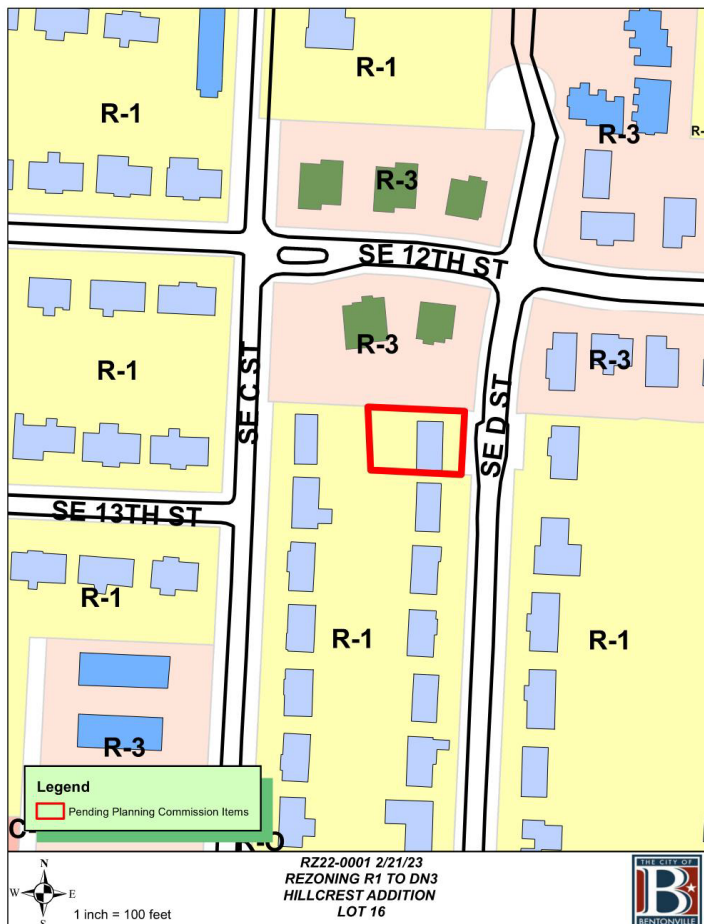
**PC Date:** 2/21/2023

**Reviewer:** Keegan Stanton, Senior Planner AICP

|                                        |                                            |
|----------------------------------------|--------------------------------------------|
| <b>Project Number</b>                  | RZ23-0001                                  |
| <b>Applicant / Current Owner</b>       | Verdant Studio/Bryce Masterson             |
| <b>Site Area</b>                       | +/- 0.18 Acres                             |
| <b>Current Zoning</b>                  | R-1, Low Density Single Family Residential |
| <b>Requested Zoning</b>                | DN-3, Downtown High Density Residential    |
| <b>Future Land Use Map Designation</b> | Low-Density Residential (LDR)              |
| <b>Future Land Use Map Request</b>     | High-Density Residential (HDR)             |

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

### Location Map



### Property Description

This property is located at 1208 Southeast D Street. The property is currently zoned R-1, Low Density Single Family Residential with a future land use designation of Low Density Residential. Adjacent zoning districts include R-1 as well as R-3, Medium-High Density Residential to the north.

### Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as Low-Density Residential (LDR), in which the proposed rezoning of DN-3, Downtown High Density Residential is incompatible. 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. The applicant has requested the Future Land Use Map be amended to High-Density Residential (HDR) for this location. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area 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.

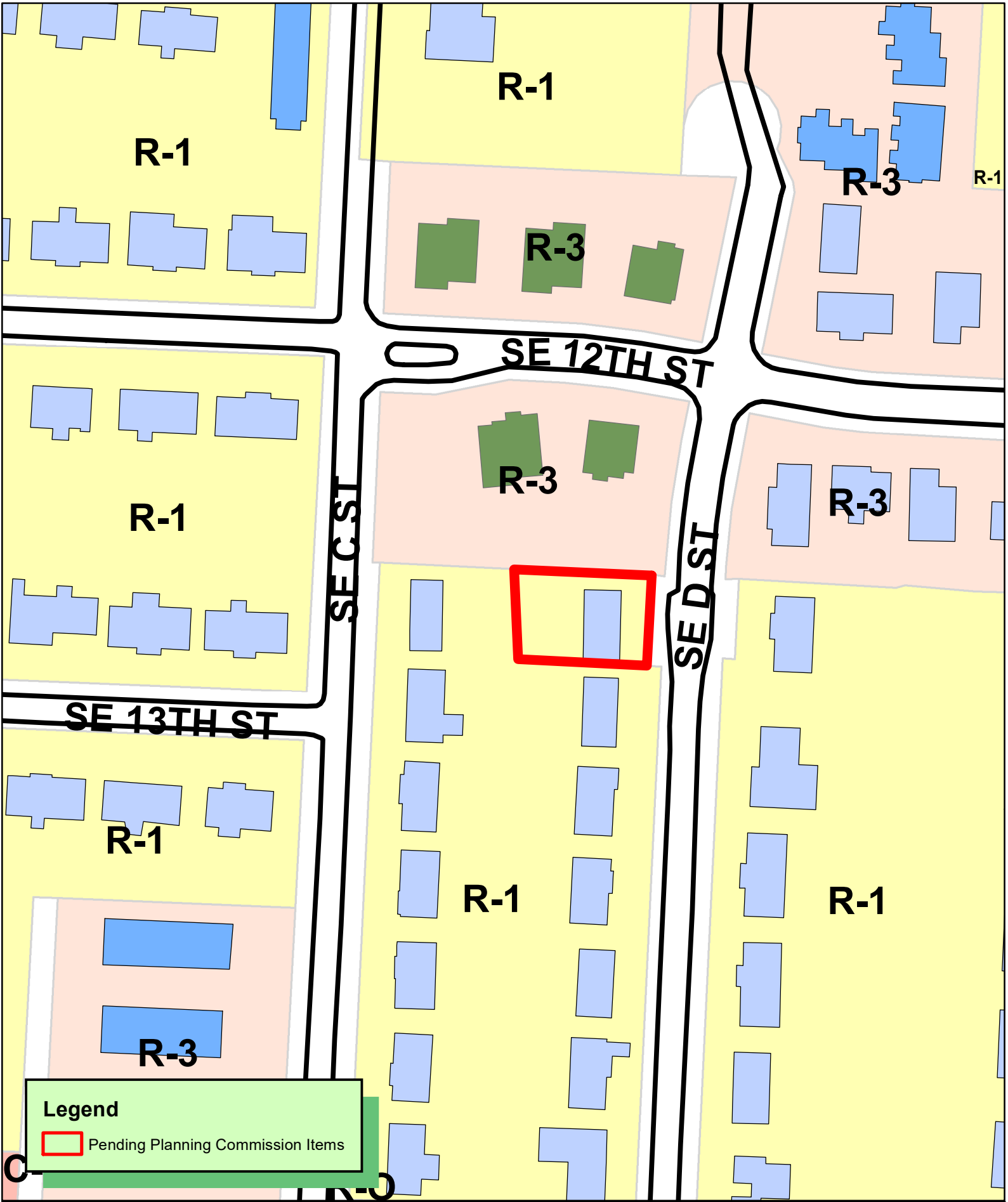
### Analysis

DN-3 zoning is not compatible with the Future Land Use Map without the requested amendment. The close proximity to Southeast C Street and Southeast 14<sup>th</sup> Street, respectively a collector and arterial, would lend appropriateness to this request in that denser uses are more compatible with those level of streets. Additionally, multi-family uses and zoning adjacent to the property anchor an existing, more dense urban form near this location.

### Conclusion

Staff recommends approval of the rezoning request should the Planning Commission approve the Future Land Use Map Amendment.



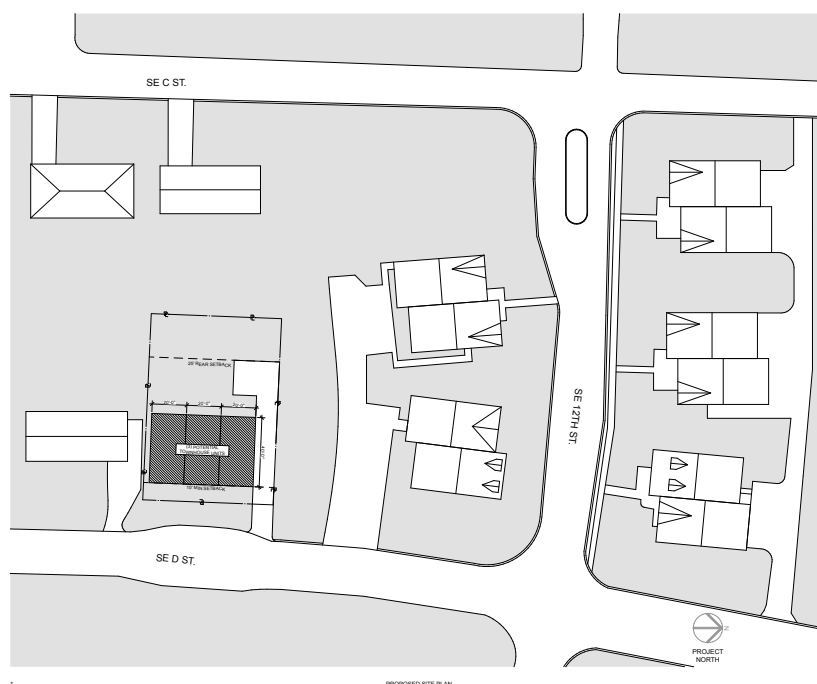


The current zoning of property 1208 SE D St. Parcel #01-03115-000 is R-1. The owner is requesting to amend the future land use map to show this parcel as high-density residential instead of low-density residential, as well as rezone to DN-3. The intention of the rezoning is to be able to provide more housing in the area beyond the typical single-family home. It is clear there is a lack of housing to fit the population of the city, therefore we are requesting to rezone this lot in order to densify new construction surrounding Downtown Bentonville. There are no proposed sales, and the lot will be developed by the owner.

The current owner, Bryce Masterson (801-309-5437) proposes to place 3 townhomes or a duplex with attached ADU's to provide three to four living units within the site adhering to the zone's setbacks and guidelines. With duplexes on neighboring SE 12<sup>th</sup> street, the proposed design will fit seamlessly in the neighborhood. The current structure is in a state of disrepair potentially requiring demolition. The new development proposed by Mr. Masterson would improve the neighborhood by replacing an existing eye-sore with beautiful new construction that will advance the city's goal of a denser residential fabric.

The development allowed by DN-3 rezoning will continue to be residential use only. It will not impact traffic flow or require any signage. The appearance will adhere to any current Bentonville design standards for residential construction. All city amenities are currently accessible on this lot with no changes required.

#### POTENTIAL SITE PLAN



**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-3, DOWNTOWN HIGH DENSITY  
RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0001)**

**WHEREAS**, the Freeman Living Trust, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 16, HILLCREST ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD 1 AT PAGE 209. LAND AREA IS .186 ACRES OR 8086 SQUARE FEET. THENCE SOUTH 87 DEGREES, 22 MINUTES, 18 SECONDS EAST, A DISTANCE OF 107.50 FEET, ALONG THE NORTHERLY LINE OF PROPERTY NOW OWNED BY BRYCE MASTERSON. THENCE SOUTH 02 DEGREES, 13 MINUTES, 30 SECONDS WEST, A DISTANCE OF 75.22 FEET, ALONG THE EASTERLY LINE OF PROPERTY. THENCE NORTH 87 DEGREES, 22 MINUTES, 18 SECONDS WEST, A DISTANCE OF 107.50 FEET, ALONG THE SOUTHERLY LINE OF PROPERTY. THENCE NORTH 02 DEGREES, 13 MINUTES, 30 SECONDS EAST, A DISTANCE OF 75.22 FEET, ALONG THE WESTERLY LINE OF PROPERTY.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 21, 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-3, DOWNTOWN HIGH 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-3, DOWNTOWN HIGH 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:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Kirby Romines, City Clerk**

**RESOLUTION NO. \_\_\_\_\_**

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

**(PROJECT NUMBER: RZ23-0001)**

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

LOT 16, HILLCREST ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD 1 AT PAGE 209. LAND AREA IS .186 ACRES OR 8086 SQUARE FEET. THENCE SOUTH 87 DEGREES, 22 MINUTES, 18 SECONDS EAST, A DISTANCE OF 107.50 FEET, ALONG THE NORTHERLY LINE OF PROPERTY NOW OWNED BY BRYCE MASTERSON. THENCE SOUTH 02 DEGREES, 13 MINUTES, 30 SECONDS WEST, A DISTANCE OF 75.22 FEET, ALONG THE EASTERLY LINE OF PROPERTY. THENCE NORTH 87 DEGREES, 22 MINUTES, 18 SECONDS WEST, A DISTANCE OF 107.50 FEET, ALONG THE SOUTHERLY LINE OF PROPERTY. THENCE NORTH 02 DEGREES, 13 MINUTES, 30 SECONDS EAST, A DISTANCE OF 75.22 FEET, ALONG THE WESTERLY LINE OF PROPERTY.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 21, 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 ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS:**

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

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

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

**PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2023.**



**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Kirby Romines, City Clerk**



## Freeman Living Trust

204, 206, & 214 Southwest Glover Street

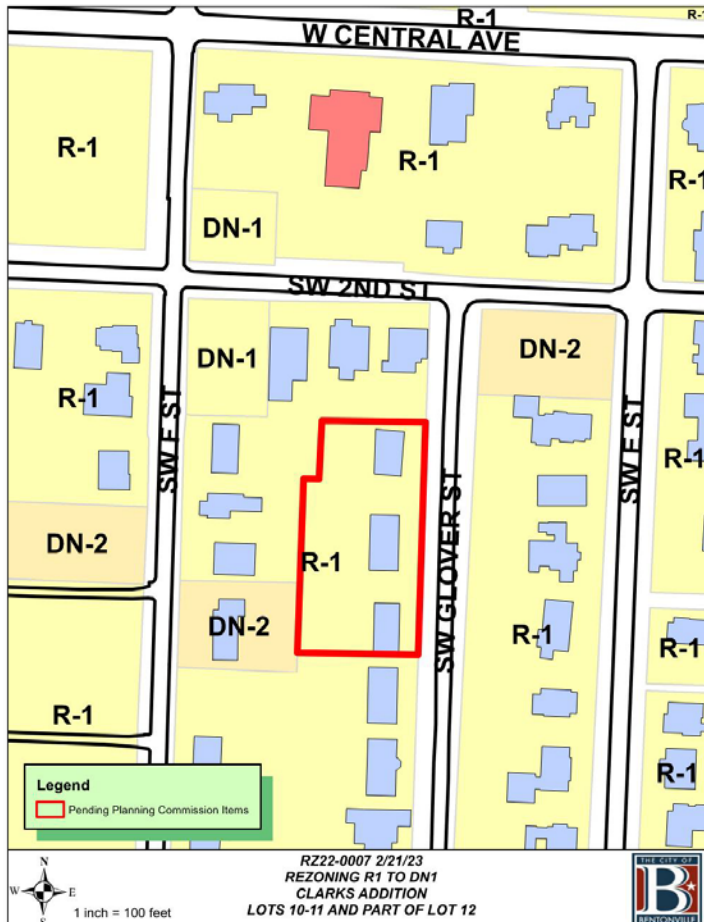
PC Date: 2/21/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

|                                 |                                            |
|---------------------------------|--------------------------------------------|
| Project Number                  | RZ23-0007                                  |
| Applicant / Current Owner       | Will Kellstrom                             |
| Site Area                       | +/- 0.86 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 at 204, 206, and 214 Southwest Glover Street. The property is currently zoned R-1, Low Density Single Family Residential with a future land use designation of Medium-Density Residential. Adjacent property zoning districts include R-1 as well as R-3, Medium-High 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

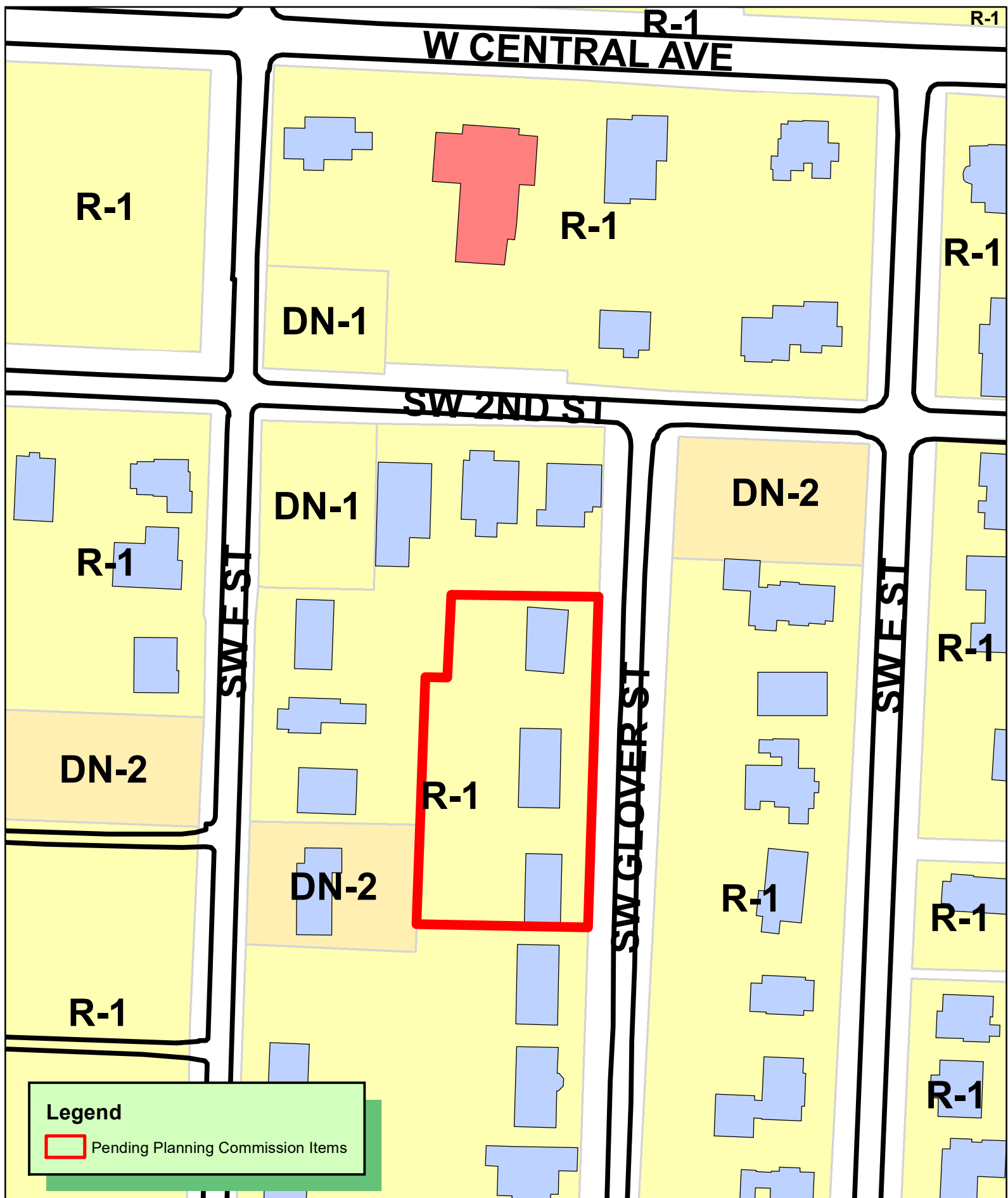
At the time of writing this staff report, staff has not received public comment on this item.

### Analysis

DN-2 zoning is compatible with the Future Land Use Map. The close proximity to West Central Avenue, a collector, would lend appropriateness to this request in that denser uses are more compatible with that level of street. Additionally, the existing zoning pattern shows a mix of R-1, Low Density Single-family Residential and DN-2, Downtown Medium-density Residential in this area.

### Conclusion

Staff recommends approval of the rezoning request as it aligns with the Future Land Use Plan and surrounding zoning pattern.



**RZ22-0007 2/21/23  
 REZONING R1 TO DN1  
 CLARKS ADDITION  
 LOTS 10-11 AND PART OF LOT 12**



# WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.  
RONALD L. BOYER, P.A.  
JENNIFER E. GRAY, P.A.\*  
ANDREW T. CURRY, P.A.  
WILLIAM A. KELLSTROM  
JOHN E. JENNINGS (OF COUNSEL)  
\* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL  
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY  
AMY BENSON, PARALEGAL  
WHITNEY DUCKER, OFFICE MANAGER

January 18, 2023

Bentonville Planning Department  
305 SW A Street  
Bentonville, AR 72712

**RE: Rezoning Parcel Nos. 01-01690-000, 01-01689-000, and 01-01687-000 from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicant, Steven M. Freeman and Julie P. Freeman, Trustees of the Freeman Living Trust ("Applicant"), in obtaining a rezoning of Parcel Nos. 01-01690-000, 01-01689-000, and 01-01687-000 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to take advantage of Bentonville's updated downtown zoning codes and to bring the Property into compliance with Bentonville's Future Land Use Plan ("FLUP"). The requested zoning is in compliance with the FLUP. The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-2. The majority of parcels surrounding the Property are still zoned R-1, with a few medium density zonings, like DN-2, also present. Because DN-2 is a medium density zoning, it is only a moderate increase in density, and is compatible with both the surrounding low and medium density zones.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of any development will conform to Bentonville's Downtown Design Codes. Lastly, the Property has access to an eight inch (8") sewer line, and access to an eight inch (8") water line both located on Glover St..

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,  
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:  
pc:

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-1, DOWNTOWN LOW-DENSITY  
RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0007)**

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

PART OF LOTS 11 AND 12 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 00°23'02" W 139.86' FROM THE NORTHEAST CORNER OF LOT 12 OF CLARK'S ADDITION, AND RUNNING THENCE S 00°28'58" E FOR A DISTANCE OF 80.15' TO A SET REBAR; THENCE N 89°47'27" W FOR A DISTANCE OF 140.69' TO A FOUND REBAR; THENCE N 00°04'17" W FOR A DISTANCE OF 11.40 TO A FOUND REBAR; THENCE S 88°57'09" E FOR A DISTANCE OF 17.72' TO A SET REBAR; THENCE N 00°04'06" E FOR A DISTANCE OF 68.56' TO A SET REBAR; THENCE EAST FOR A DISTANCE OF 122.23' TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OR RECORD, IF ANY. SUBJECT TO COVENANTS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 21, 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-1, DOWNTOWN LOW-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-1, DOWNTOWN LOW-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:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Kirby Romines, City Clerk**

## NOTICE OF INTENT TO REZONE

Steven M. Freeman and Julie P. Freeman, Trustees of the Freeman Living Trust has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Low Density Single-Family Residential

to

DN-1, Downtown Low Density Residential

The legal description of the property is as follows:

See attached

The common description of the property is: 204, 206 and 214 SW Glover St.

The public hearing will be held February 21st, 2023 at 5:00 p.m. It will be held at 305 S.W. "A," Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

Bentonville is allowing too many multi unit  
developments which is ruining the neighborhood  
feel. This reduces value of single family residents  
and the level of construction and lack of respect

Signature and Physical Address

PSalvatore  
337 SW 6th St Bentonville  
Ar 2

Signature and Physical Address

PSalvatore  
same address

by builders and contractors is alarming!

We sold our single family home on SW 6th street to escape  
the constant speeding of cars and parking in our lawn by tenants of  
these pop-up low quality buildings. We have no where for children and dogs  
to play in their front yard. Please preserve the beauty of downtown Bentonville.



## Freeman Trust

203 NW D Street

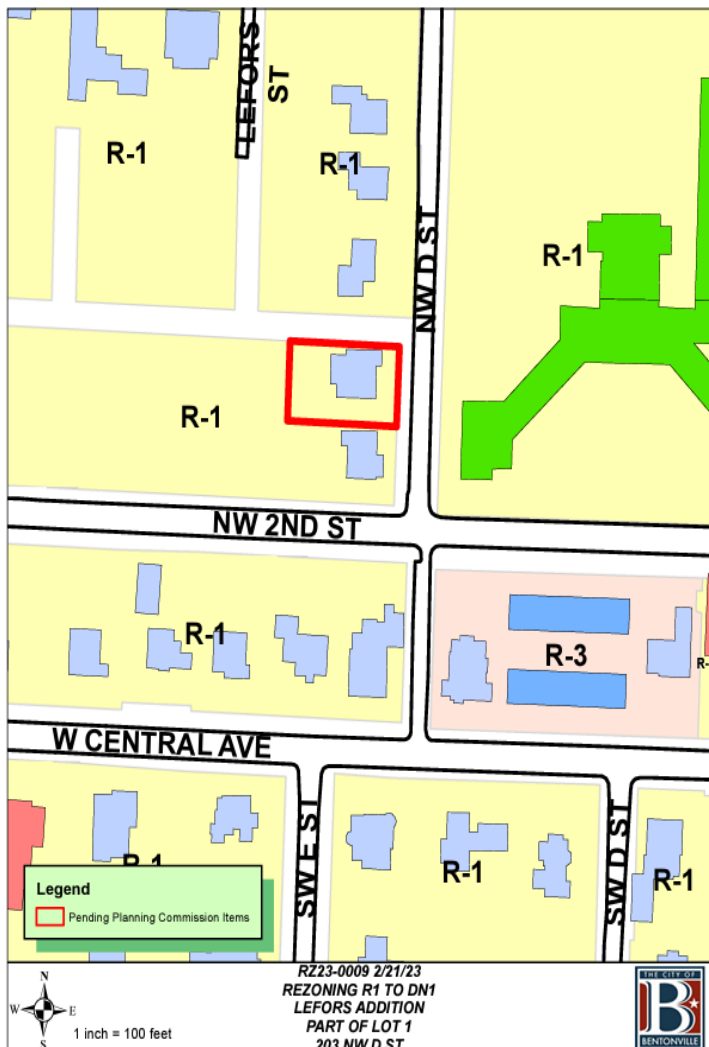
**PC Date:** 2/21/2023

**Reviewer:** Bradley Gavrielides - Planning Technician

|                                        |                                                      |
|----------------------------------------|------------------------------------------------------|
| <b>Project Number</b>                  | RZ23-0009                                            |
| <b>Applicant / Current Owner</b>       | Will Kellstrom / Steven & Julie Freeman Living Trust |
| <b>Site Area</b>                       | +/- 0.24 Acres                                       |
| <b>Current Zoning</b>                  | R-1, Low Density Single Family Residential           |
| <b>Requested Zoning</b>                | DN-1, Downtown Low-Density Residential               |
| <b>Future Land Use Map Designation</b> | Low-Density Residential (LDR)                        |

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

### Location Map



### Property Description

This property is located 203 NW D Street. The property is currently zoned R-1, Low Density Single Family Residential with a future land use designation of Low Density Residential. Adjacent property zoning districts are all R-1, Low Density Single-Family Residential except for one R-3, Medium-High Density Multifamily Residential property nearby.

### Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as Low-Density Residential (LDR), in which the proposed rezoning of DN-1 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 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

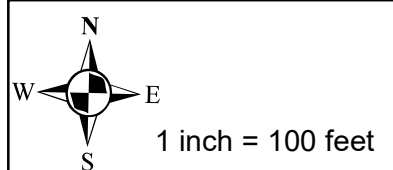
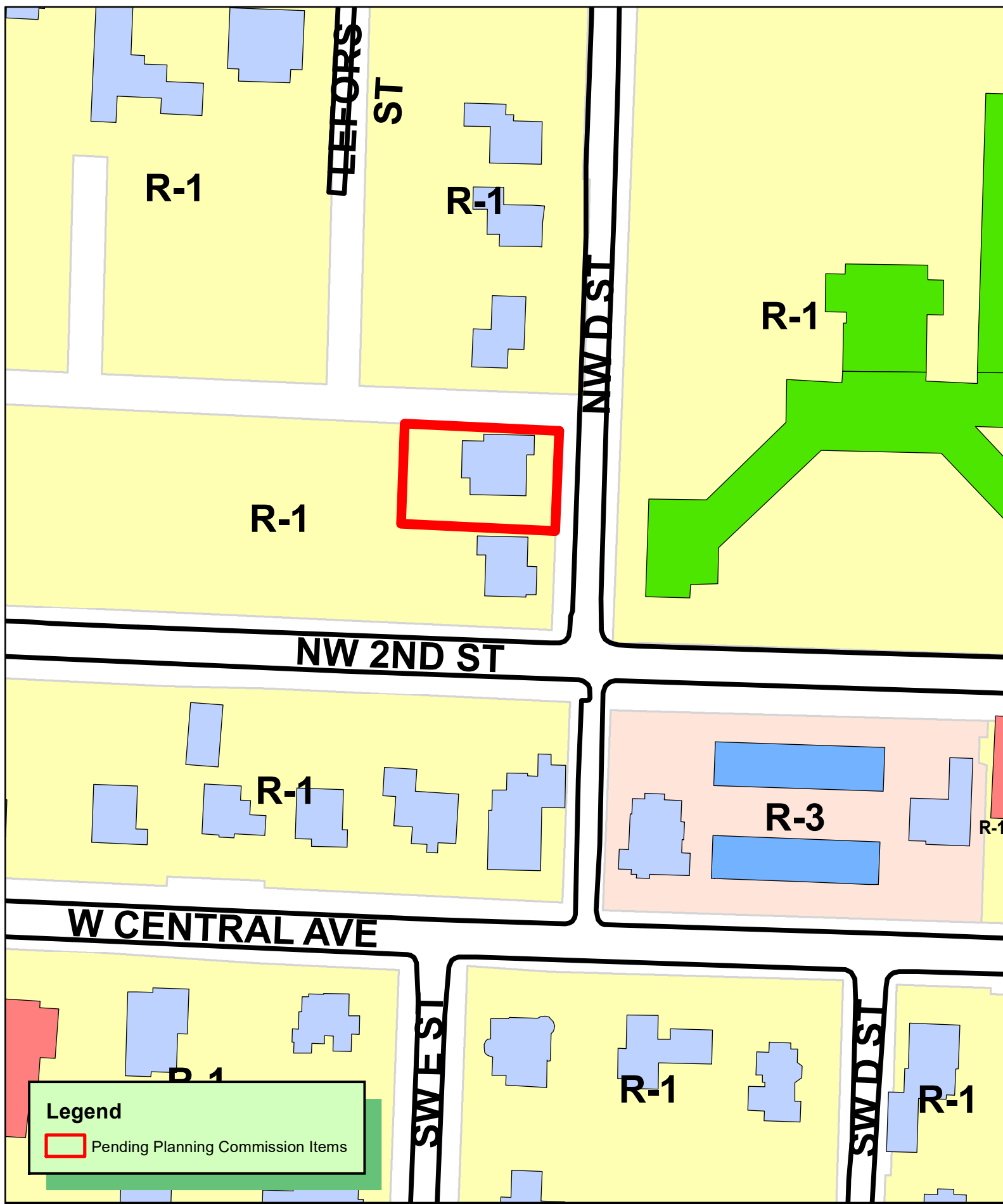
The requested DN-1 zoning designation's is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width. This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Low Density Residential should be zoned DN-1.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan.

### 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.





**RZ23-0009 2/21/23**  
**REZONING R1 TO DN1**  
**LEFORS ADDITION**  
**PART OF LOT 1**  
**203 NW D ST**



# WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.  
RONALD L. BOYER, P.A.  
JENNIFER E. GRAY, P.A.\*  
ANDREW T. CURRY, P.A.  
WILLIAM A. KELLSTROM  
JOHN E. JENNINGS (OF COUNSEL)  
\* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL  
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY  
AMY BENSON, PARALEGAL  
WHITNEY DUCKER, OFFICE MANAGER

---

January 12, 2023

Bentonville Planning Department  
305 SW A Street  
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-03209-000 from R-1, Low Density Residential to DN-1, Downtown Low Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicant, Steven M. Freeman and Julie P. Freeman, Trustees of the Freeman Living Trust ("Applicant"), in obtaining a rezoning of Parcel No. 01-03209-000 (hereinafter "the Property") from R-1, Low Density Residential to DN-1, Downtown Low Density Residential.

The primary reason for this rezoning request is to take advantage of Bentonville's updated downtown zoning codes and to bring the Property into compliance with Bentonville's Future Land Use Plan ("FLUP"). The requested zoning is in compliance with the FLUP. The FLUP designates this parcel as Medium Density Residential, which allows for DN-1 zoning. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-1. The majority of parcels surrounding the Property are still zoned R-1. Because DN-1 is a low density zoning, it is compatible with the surrounding existing zones.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of any development will conform to Bentonville's Downtown Design Codes. Lastly, the Property has access to an eight inch (8") sewer line, and access to an eight inch (8") water line both located on NW D Street.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,  
GRAY & CURRY, PLLC

*/s/ Will A. Kellstrom*

Will A. Kellstrom

WK:

pc:

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-1, DOWNTOWN LOW-DENSITY  
RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0009)**

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

PART OF LOT 1 IN LEFOR'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 82 1/2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST 126.8 FEET; THENCE NORTH 82 1/2 FEET; THENCE EAST 126.8 FEET; THENCE SOUTH 82 1/2 FEET TO THE POINT OF BEGINNING.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 21, 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-1, DOWNTOWN LOW-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-1, DOWNTOWN LOW-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:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Kirby Romines, City Clerk**



## Freeman Trust

205 NW D Street

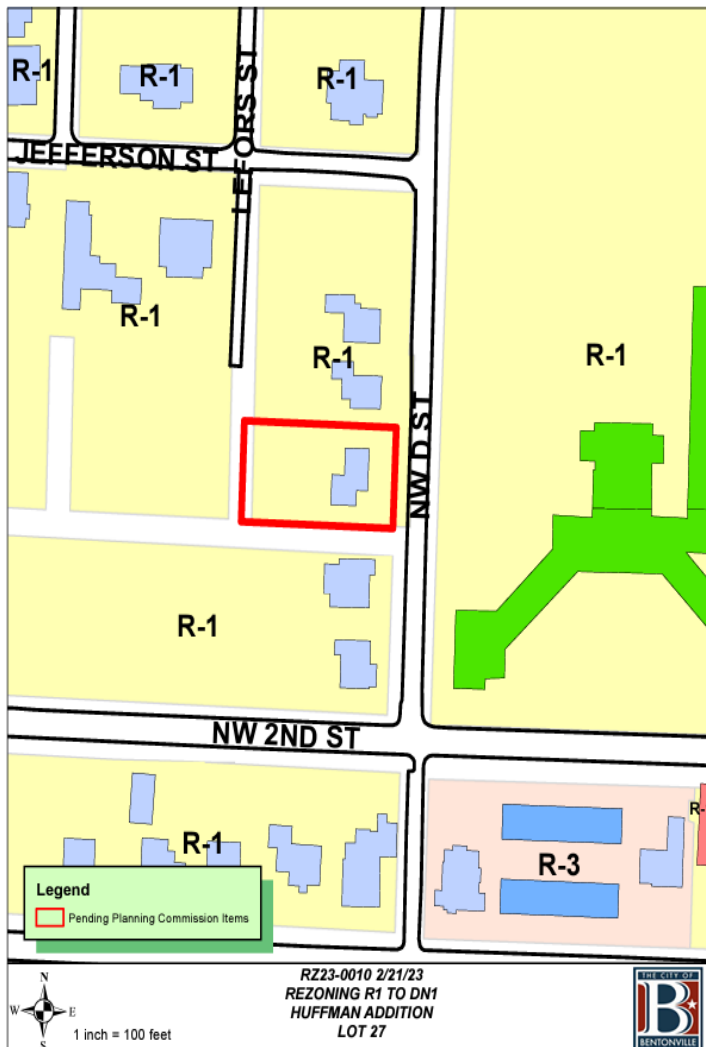
**PC Date:** 2/21/2023

**Reviewer:** Bradley Gavrielides - Planning Technician

|                                        |                                                      |
|----------------------------------------|------------------------------------------------------|
| <b>Project Number</b>                  | RZ23-0010                                            |
| <b>Applicant / Current Owner</b>       | Will Kellstrom / Steven & Julie Freeman Living Trust |
| <b>Site Area</b>                       | +/- 0.45 Acres                                       |
| <b>Current Zoning</b>                  | R-1, Low Density Single Family Residential           |
| <b>Requested Zoning</b>                | DN-1, Downtown Low-Density Residential               |
| <b>Future Land Use Map Designation</b> | Low-Density Residential (LDR)                        |

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

### Location Map



### Property Description

This property is located 205 NW D Street. The property is currently zoned R-1, Low Density Single Family Residential with a future land use designation of Low Density Residential. Adjacent property zoning districts are all R-1, Low Density Single-Family Residential except for one R-3, Medium-High Density Multifamily Residential property nearby.

### Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as Low-Density Residential (LDR), in which the proposed rezoning of DN-1 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 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.

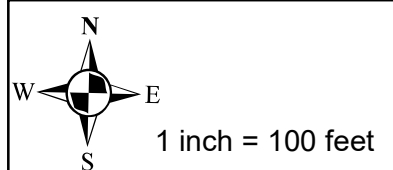
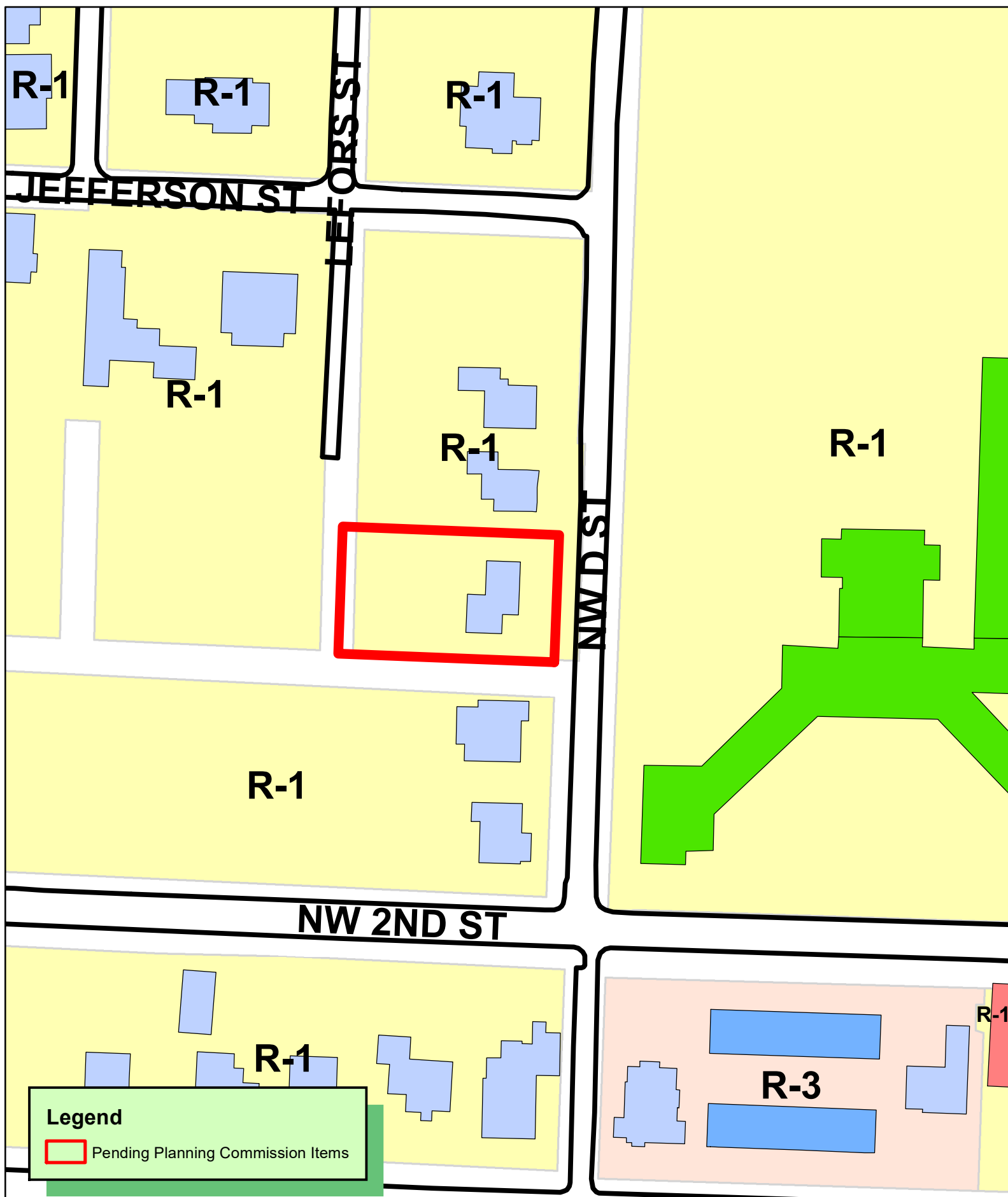
### Analysis

The requested DN-1 zoning designation's is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width. 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 Low Density Residential should be zoned DN-1.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan.

### 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.



**RZ23-0010 2/21/23  
REZONING R1 TO DN1  
HUFFMAN ADDITION  
LOT 27**



# WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.  
RONALD L. BOYER, P.A.  
JENNIFER E. GRAY, P.A.\*  
ANDREW T. CURRY, P.A.  
WILLIAM A. KELLSTROM  
JOHN E. JENNINGS (OF COUNSEL)  
\* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL  
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY  
AMY BENSON, PARALEGAL  
WHITNEY DUCKER, OFFICE MANAGER

---

January 12, 2023

Bentonville Planning Department  
305 SW A Street  
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-03179-000 from R-1, Low Density Residential to DN-1, Downtown Low Density Residential**

Dear Planning Staff:

This law firm has been hired to assist the applicant, Steven M. Freeman and Julie P. Freeman, Trustees of the Freeman Living Trust ("Applicant"), in obtaining a rezoning of Parcel No.01-03179-000 (hereinafter "the Property") from R-1, Low Density Residential to DN-1, Downtown Low Density Residential.

The primary reason for this rezoning request is to take advantage of Bentonville's updated downtown zoning codes and to bring the Property into compliance with Bentonville's Future Land Use Plan ("FLUP"). The requested zoning is in compliance with the FLUP. The FLUP designates this parcel as Medium Density Residential, which allows for DN-1 zoning. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-1. The majority of parcels surrounding the Property are still zoned R-1. Because DN-1 is a low density zoning, it is compatible with the surrounding existing zones.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of any development will conform to Bentonville's Downtown Design Codes. Lastly, the Property has access to an eight inch (8") sewer line, and access to an eight inch (8") water line both located on NW D Street.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,  
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:

pc:

**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-1, DOWNTOWN LOW-DENSITY  
RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0010)**

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

LOT 27, HUFFMAN'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS,  
AS PER PLAT RECORD L202139733

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 21, 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-1, DOWNTOWN LOW-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-1, DOWNTOWN LOW-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**



## Ken Ehret

1109 NE Monroe Street

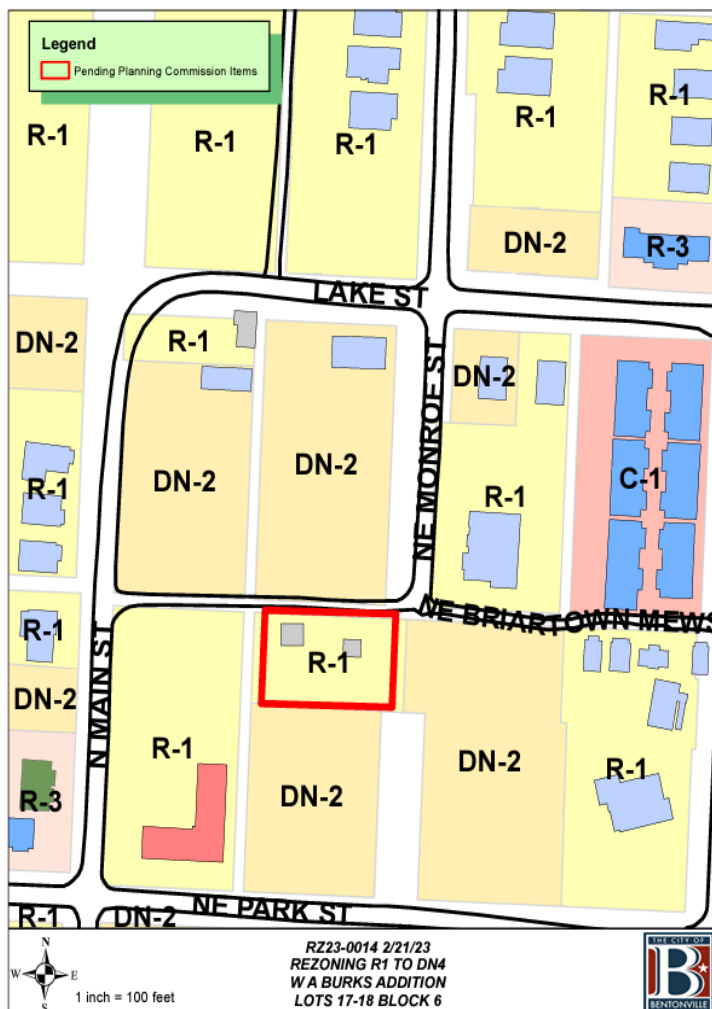
PC Date: 2/21/2023

Reviewer: Bradley Gavrielides - Planning Technician

|                                        |                                            |
|----------------------------------------|--------------------------------------------|
| <b>Project Number</b>                  | RZ23-0014                                  |
| <b>Applicant / Current Owner</b>       | Blew & Associates, P.A. / Ken Ehret        |
| <b>Site Area</b>                       | +/- 0.40 Acres                             |
| <b>Current Zoning</b>                  | R-1, Low Density Single Family Residential |
| <b>Requested Zoning</b>                | DN-4, Downtown Mixed-Use Residential       |
| <b>Future Land Use Map Designation</b> | Medium-Density Residential (MDR)           |
| <b>Future Land Use Map Requested</b>   | Downtown Commercial (DC)                   |

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

### Location Map



### Property Description

This property is located 1109 NE Monroe Street. The property is currently zoned R-1, Low Density Single Family Residential with a future land use designation of Medium Density Residential. Adjacent property zoning districts are R-1, Low-Density Single Family Residential and DN-2, Downtown Medium-Density Residential. It is located on a local downtown street that is narrow and only allows one vehicle to pass at a time.

### 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-4 is NOT compatible. In addition to rezoning the property, the applicant also requests an amendment to the Future Land Use Plan to DC, Downtown Commercial.

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.

Whereas the requested Land Use Amendment of DC, Downtown Commercial areas typically include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown Commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

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

Staff has received public comment on this item. Please see attached public comment letter.



**Analysis**

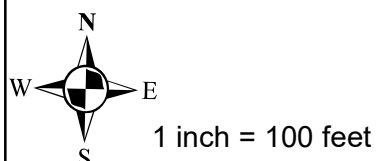
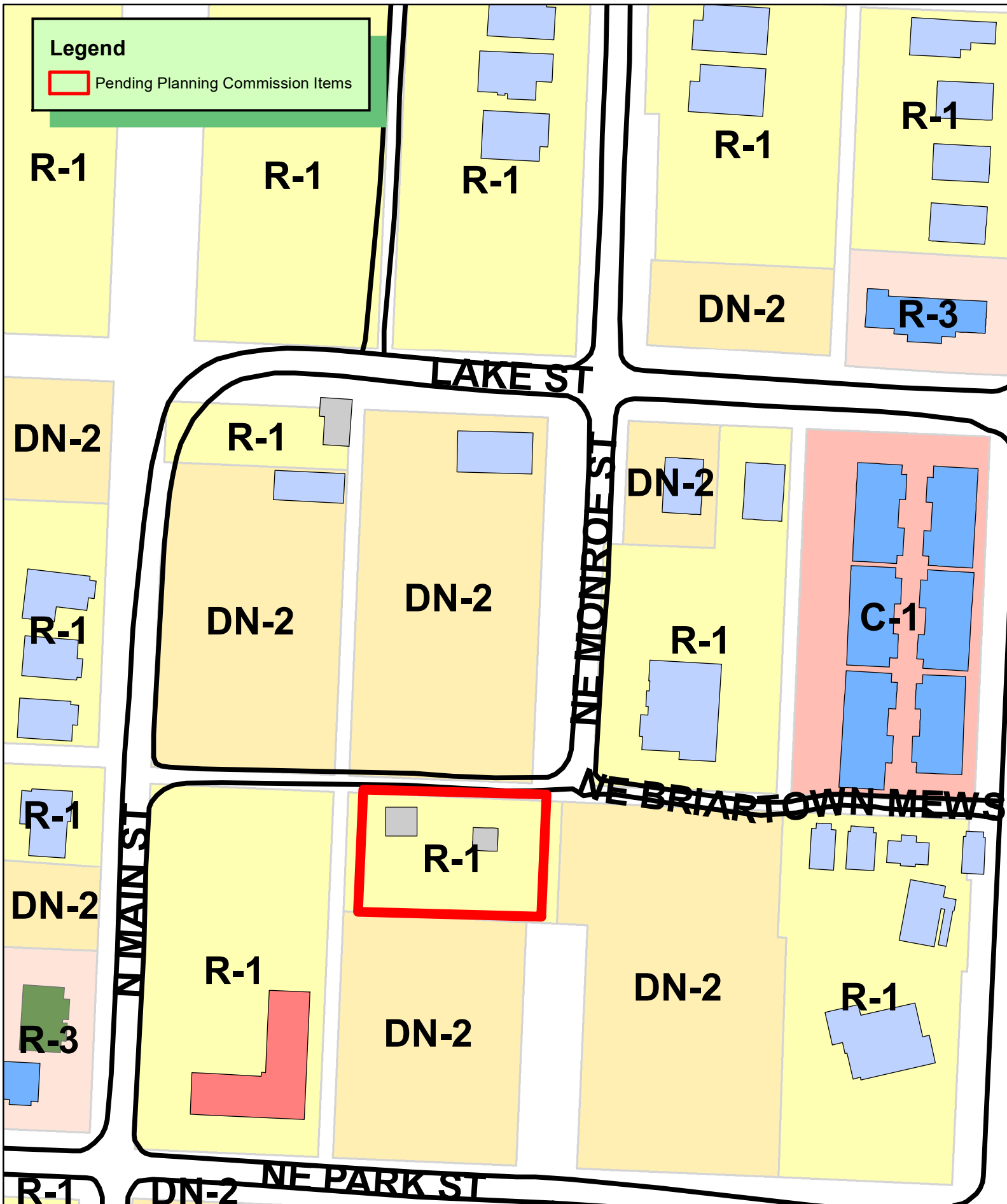
The requested DN-4 zoning designation is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand. This request is NOT consistent with the Future Land Use Map or the 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 DN-2, Downtown Medium-Density Residential or PRD, Planned Residential Development.

**Conclusion**

This rezoning request is NOT consistent with the Future Land Use Plan or the vision of growth and development for this area of the city. Staff does not support this rezoning request due to its incompatibility with the Future Land Use Plan and the Bentonville Community Plan.

**Legend**

 Pending Planning Commission Items



RZ23-0014 2/21/23  
REZONING R1 TO DN4  
W A BURKS ADDITION  
LOTS 17-18 BLOCK 6





**Blew & Associates, P.A.**

Civil Engineers

Professional Land Surveyors

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

January 13, 2023

To Whom It May Concern,

Rezone & Land Use Amendment

My client, Ken Ehret is requesting for a rezone from R-1 to DN-4 and a land use amendment from Low-Density Residential to Downtown Mixed Use Residential for the property at 1109 Northeast Monroe Street in Bentonville. He is requesting this with hopes to create four new lots in order to keep growing the area. The use will still be residential. There may be a slight increase in traffic due to additional housing, but it should not be significant. No signs are proposed at this time and no changes to the appearance of the existing homes. Water & sewer are available. We kindly ask for your approval of this rezone on our client's behalf. The rezone affects parcel: 01-04554-000.

Sincerely,

Nikki Littrell  
Senior Project Coordinator  
Blew & Associates, P.A.

## NOTICE OF INTENT TO REZONE

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

R-1 to DN-4

The legal description of the property is as follows:

(Attached Separately)

The common description of the property is: 1109 NE Monroe St.

The public hearing will be held February 21, 2023 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because: PARKING, STREET WIDTH, TRAFFIC FLOW, SIDEWALKS, CONGESTION,

Neighborhood traffic and emergency routes are already congested if not impassable due to allowing duplexes (108 to 114 Briartown Mews) to be built without adequate garage sizes (pick-ups are too big for them) and parking appropriations for guests. Neighborhood walking and driving on what is now considered a street or mews is only adequate for a one way street and does not have a connected sidewalk due to poor design implementation in front of said duplexes.

Theresa Brewer

Signature and Physical Address

1112 NE MONROE ST.  
BENTONVILLE, AR  
72712

Steph R

Signature and Physical Address

## NOTICE OF INTENT TO REZONE

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

R-1 to DN-3

The legal description of the property is as follows:

Lot 17 and 18 in Block 6, W.A. Burns Addition to the City of Bentonville, Benton County, Arkansas. 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.

The common description of the property is: 1109 NE A St. Bentonville  
The public hearing will be held February 21, 2023 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

1. CONGESTION 2. PARKING 3. SKINNY STREET 4. INCONSISTANT SIDEWALKS 5. LIGHT POLLUTION w/ LIGHTING BRIGHTNESS.

Thom Braker 1112 NE MONROE ST.  
Signature and Physical Address

Steph Beemer same  
Signature and Physical Address

NEIGHBORHOOD TRAFFIC & EMERGENCY ROUTES ARE ALREADY CONGESTED IF NOT IMPASSABLE DUE TO ALLOWING DUPLEXES (108-114 BRIARTOWN MEWS) TO BE BUILT WITHOUT ADEQUATE GARAGE SIZES (PICK-UPS ARE TOO BIG) AND PARKING APPROPRIATIONS FOR GUESTS. (OVER FOR CONTINUED) B →

NEIGHBORHOOD WALKING & DRIVING  
ON WHAT IS NOW CONSIDERED A  
STREET OR MEWS IS ONLY ADEQUATE  
FOR A ONE-WAY STREET AND DOES  
NOT HAVE A CONNECTED SIDEWALK  
DUE TO POOR DESIGN IMPLEMENTATION  
IN FRONT OF SAID DUPLEXES.



## Beverly Hall

---

**From:** Melissa Pascucci <melissa.pascucci@gmail.com>  
**Sent:** Tuesday, February 21, 2023 8:58 AM  
**To:** planning  
**Subject:** Rezoning 1109 NE Monroe

Hello,

My name is Melissa Pascucci. I am writing in support of the rezoning of 1109 NE Monroe Street in Downtown Bentonville to DN4/DN3.

As a resident and property owner in Bentonville, I stand with our neighbor's request to allow greater density in order to offer more affordable housing opportunities downtown.

We appreciate the opportunity to be heard and appreciate the planning commissions decision.

Thank you.

## Luke Aitken

---

**From:** planning  
**Sent:** Tuesday, February 21, 2023 8:26 AM  
**To:** Luke Aitken  
**Subject:** FW: Meeting on 2/21: Rezone 1109 NE Monroe St (Project #RZ23-0014)  
**Attachments:** Communal drive.jpg; mews alley.jpg  
  
**Importance:** High

**From:** Angela Jones <Angela.Jones1@walmart.com>  
**Sent:** Monday, February 20, 2023 4:07 PM  
**To:** planning <planning@bentonvillear.com>  
**Cc:** Angela Jones <angela@smjonesinc.com>  
**Subject:** Meeting on 2/21: Rezone 1109 NE Monroe St (Project #RZ23-0014)  
**Importance:** High

Bentonville Planning Commission,

Regarding the rezoning proposal for parcel 01-04554-000, Ken Ehret's request R-1 to DN-4:

I moved into a condo unit (108 NE Briartown Mews) in January 2022. I became aware of this rezoning meeting the week of February 13, 2023 from a neighbor, no other notice has been received.

I am 'objecting' to the rezoning proposal from a R-1 to DN-4 to be located at 1109 NE Monroe St. I have many concerns but will leave you with a few...

1. There is no precedence for a DN3 or DN4 project in the area
2. Briartown Mews has reached saturation with no room to expand
  - a. 4 units (108, 110, 114 and 118) added 8 autos which share 1 driveway for unit access from the already extremely limited alley
  - b. Visitors or guests to any unit mentioned in 3A will park in the easement which blocks access to the current owners (photos attached)
  - c. Damage to property; mailbox 108 and 110 has been ran over twice in the past month due to lack of space for cars to maneuver
3. New construction (townhomes) on NE Monroe will add 8 additional autos needing access on the single lane of Briartown Mews
4. Access via Filmore is limited due to the number of autos parking in the street in addition to the new units (4 additional autos)

I have been prohibited from returning home several times due to construction vehicles blocking alley access and visitors parking on the alley easement. I respectfully request a traffic study be conducted in the area once the new townhomes have been occupied. The infrastructure in the Burks Addition is not designed for the current saturation and is not capable of handling the additional needs of a DN3/DN4 structure.

**Angela Jones**  
**Resident: 108 NE Briartown Mews**



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE  
MAP FOR A SPECIFIC AREA FROM MEDIUM-DENSITY RESIDENTIAL TO  
DOWNTOWN COMMERCIAL; AND FOR OTHER PURPOSES. (PROJECT  
NUMBER: RZ23-0014)**

**WHEREAS**, LoxBlox, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of MEDIUM-DENSITY RESIDENTIAL to DOWNTOWN COMMERCIAL, which property is described as follows:

LOTS 17 & 18 IN BLOCK 6, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, I 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 21, 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 changed from its present land use classification of MEDIUM-DENSITY RESIDENTIAL to DOWNTOWN COMMERCIAL on the City of Bentonville Future Land Use Map;

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

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

**PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2023.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Kirby Romines, City Clerk**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,  
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW  
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-4, DOWNTOWN MIXED-USE  
RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0014)**

**WHEREAS**, LoxBlox LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 17 & 18 IN BLOCK 6, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held February 21, 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-4, DOWNTOWN MIXED-USE 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-4, DOWNTOWN MIXED-USE 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**

# Brothers Meat House

405 SE 5<sup>th</sup> Street

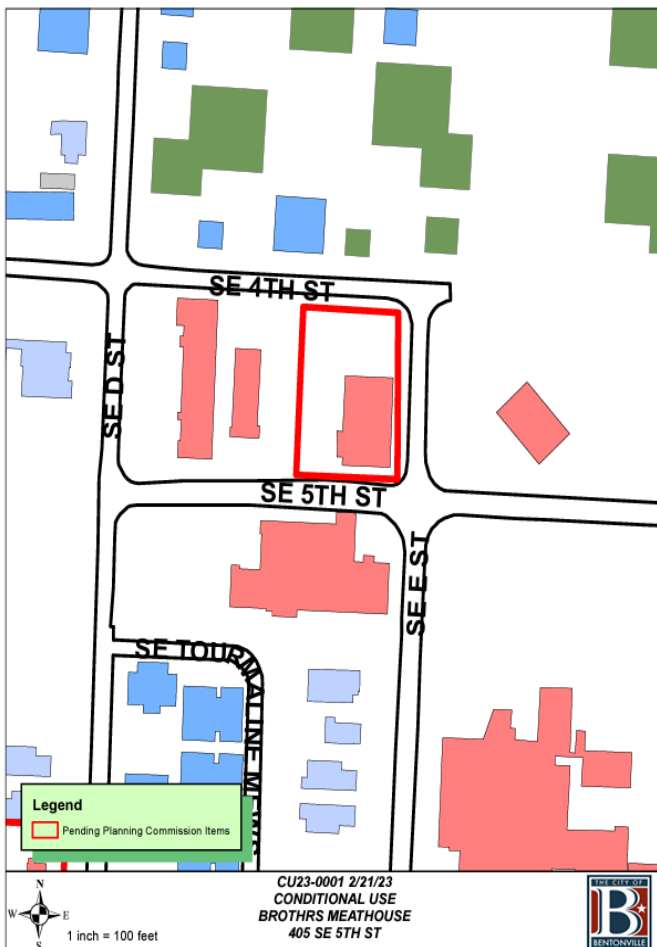
PC Date: 2/21/2023

**Reviewer:** Bradley Gavrielides, Planning Technician

|                                        |                                                      |
|----------------------------------------|------------------------------------------------------|
| <b>Project Number</b>                  | CU23-0001                                            |
| <b>Applicant / Current Owner</b>       | Good Gravy Group / 405 SE 5 <sup>th</sup> Street LLC |
| <b>Site Area</b>                       | +/- 0.72 acres                                       |
| <b>Current Zoning</b>                  | DE, Downtown Edge                                    |
| <b>Future Land Use Map Designation</b> | Downtown Commercial (DC)                             |
| <b>Requested Use</b>                   | Restaurant                                           |
| <b>Protective Covenants</b>            | N/A                                                  |
| <b>Related Projects</b>                | N/A                                                  |

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

## Location Map



## Property Description

The subject property is located at 405 SE 5<sup>th</sup> Street and is currently zoned DE, Downtown Edge. Long-Term Temporary Uses are allowed conditionally in this zoning district. The property has one (1) existing building and is adjacent to existing restaurants and coffee shops, numerous commercial buildings, and significant mix use development.

### Proposed Use Description

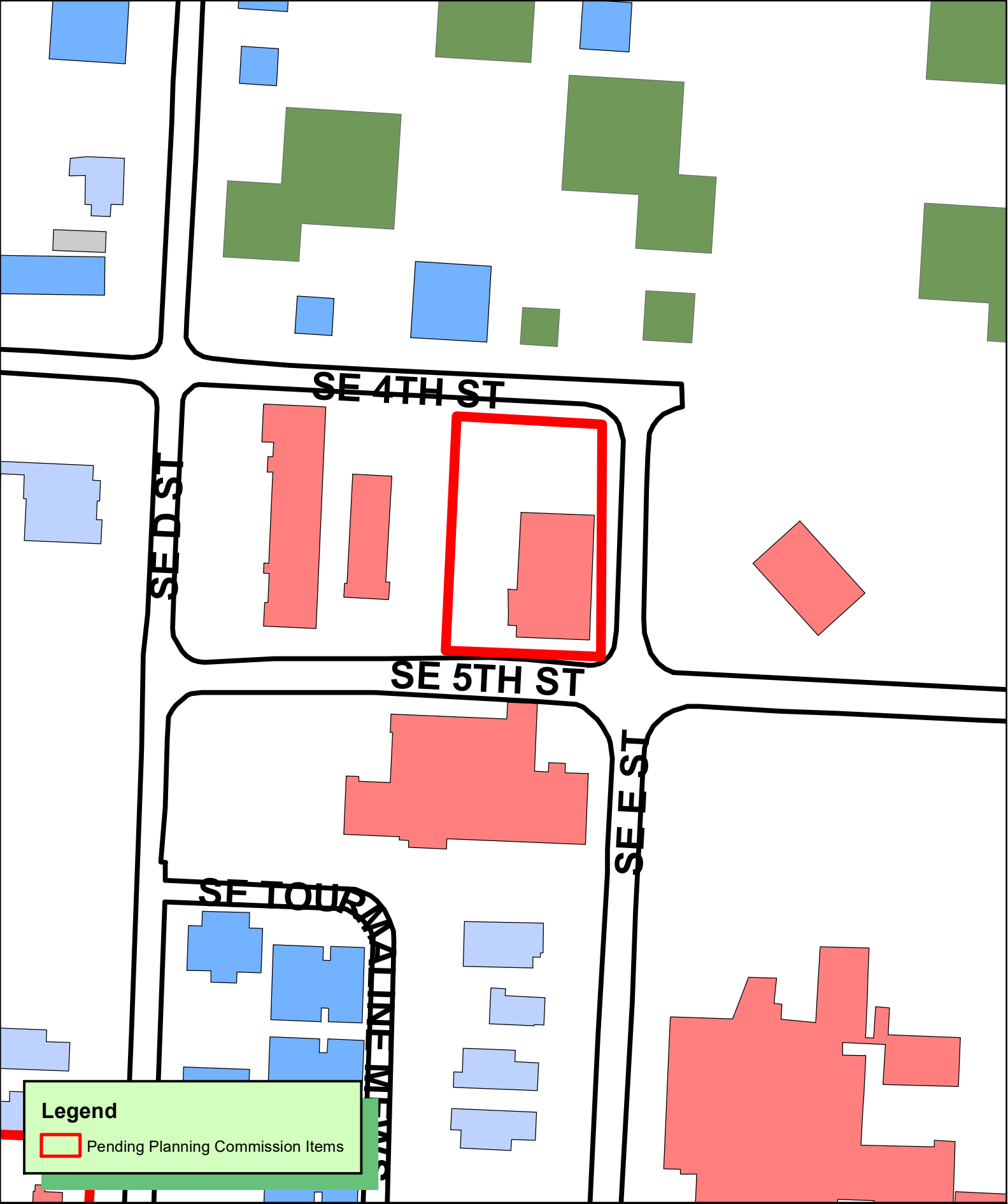
According to the applicant's narrative, they propose to use this area as a long-term BBQ restaurant. The facility is estimated to be used in perpetuity with no end date requested. This property has direct access off both SE 5<sup>th</sup> Street and SE E Street via paved driveways. The applicant states ample parking is provided with 22 spots available. Per Article 501.06(d)(2): existing structures are exempt from parking requirements in D-E, Downtown Edge zoning. The applicant is expecting to serve approximately 200 customers per day with 1-2 deliveries per week. There will be 10-15 employees working during the service hours of 11am-9pm, seven days a week. The applicant states that a large majority of the food preparation is done offsite at a commissary kitchen.

## Public Notice

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

### Proposed Conditions of Approval

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements associated with operation of a restaurant.
2. Any new parking or impervious areas shall be as required per city code.
3. No gravel shall be added to the site.
4. This conditional use permit shall be valid for a length of time as decided by the Planning Commission.
5. The applicant shall coordinate with the city on any changes to the building or property.
6. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.



SE 4TH ST

SE 5TH ST

SE 4TH ST

SE 5TH ST

SE 5TH ST

**Legend**  
 Pending Planning Commission Items



1 inch = 100 feet

CU23-0001 2/21/23  
CONDITIONAL USE  
BROTHERS MEATHOUSE  
405 SE 5TH ST



December 18, 2022

### **Narrative for Conditional Use Permit Application Brothers Meethouse**

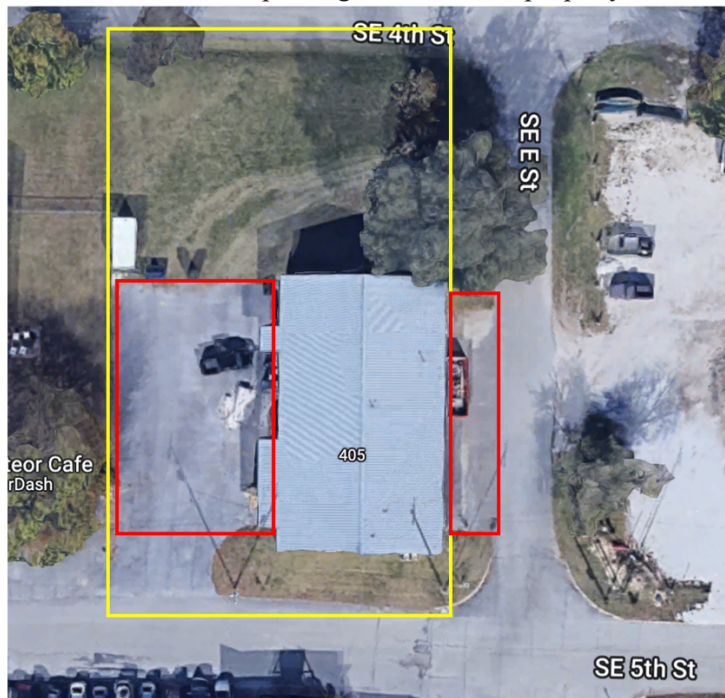
The property is located at 405 SE 5th Street and is approximately .72 acres. The 6,000 square foot building is approximately 40 years old and is located on the southeast part of the property. We are not proposing any re-zoning, the property is currently zoned Downtown Edge, rather seeking a conditional use permit to open a restaurant within the property's current zoning. Brothers Meethouse is an authentic Arkansas BBQ restaurant serving local residents and providing an attraction for all visitors of Bentonville and Northwest Arkansas.

While our desired use is not currently supported, without a Conditional Use Permit, by our current zoning the property is located exactly adjacent to existing restaurants and coffee shops, numerous commercial buildings, and significant mix use development.

Brothers Meethouse will be open seven days a week from 11 am to 9 pm and closed on major holidays. The BBQ restaurant will utilize the existing footprint of the building for preparing menu items and for serving our guest. Brothers Meethouse anticipates approximately 200 customer transactions. per day and an average of two deliveries per week, as much food prep is done off site at a commissary kitchen. The business will require 10-15 employees per shift at any given time and will employ 40 total people total. There are currently 22 parking spaces along the eastern and western sides of the property. See below for a photo of the building and a site overview illustrating parking areas and setbacks. Additionally, the owners of Brother Meethouse are consistent with the owners of 406 SE 5<sup>th</sup> Street, Bentonville AR 72712. Brothers Meethouse has worked out a parking share agreement. There are 48 parking spots at 406 SE 5<sup>th</sup> Street, Bentonville, AR 72712.

Yellow outline is the property.

Red outline is current parking of the current property.





# Bentonville Police Department

908 Southeast 14<sup>th</sup> Street

PC Date: 2/21/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

|                                        |                                              |
|----------------------------------------|----------------------------------------------|
| <b>Project Number</b>                  | CU23-0003                                    |
| <b>Applicant / Current Owner</b>       | Bentonville Police Dept./City of Bentonville |
| <b>Site Area</b>                       | +/- 4.75 acres                               |
| <b>Current Zoning</b>                  | A-1, Agricultural                            |
| <b>Future Land Use Map Designation</b> | Public/Semi-Public                           |
| <b>Requested Use</b>                   | 120' Communication Tower                     |
| <b>Protective Covenants</b>            | N/A                                          |

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

## Location Map



## Property Description

This request is at the police station property at 908 Southeast 14<sup>th</sup> Street. The property is presently zoned A-1, Agriculture and has a Land Use designation of Public/Semi-public. The property has access off of Southeast 14<sup>th</sup> Street and Derek Drive.

## Proposed Use Description

The applicant is requesting a CUP for the purpose of constructing a Wireless Communications Facility – in this case a 120-foot-tall public safety communications tower. The tower would be located adjacent to the Emergency Communications Center at the City's Police Department complex. The applicant states the location on site had been chosen to limit the distance of cable runs to optimize performance. The overall tower is to provide updated wireless communication capabilities across the city.

Wireless Communication Facilities are regulated through Sec. 601.27 of the Zoning Code and Sec. 1100.25 of the Land Development Code.

Where towers are located in close proximity to residential zoning, the setback of the towers is to be equal to the height of the tower. As this tower is proposed near existing residential uses, an alternate location or design may be necessary. In a meeting with the engineer on this project, he suggested the tower could be designed to crumple rather than tip in the event that it was to fall down. This would mitigate some of the potential harm to nearby uses.

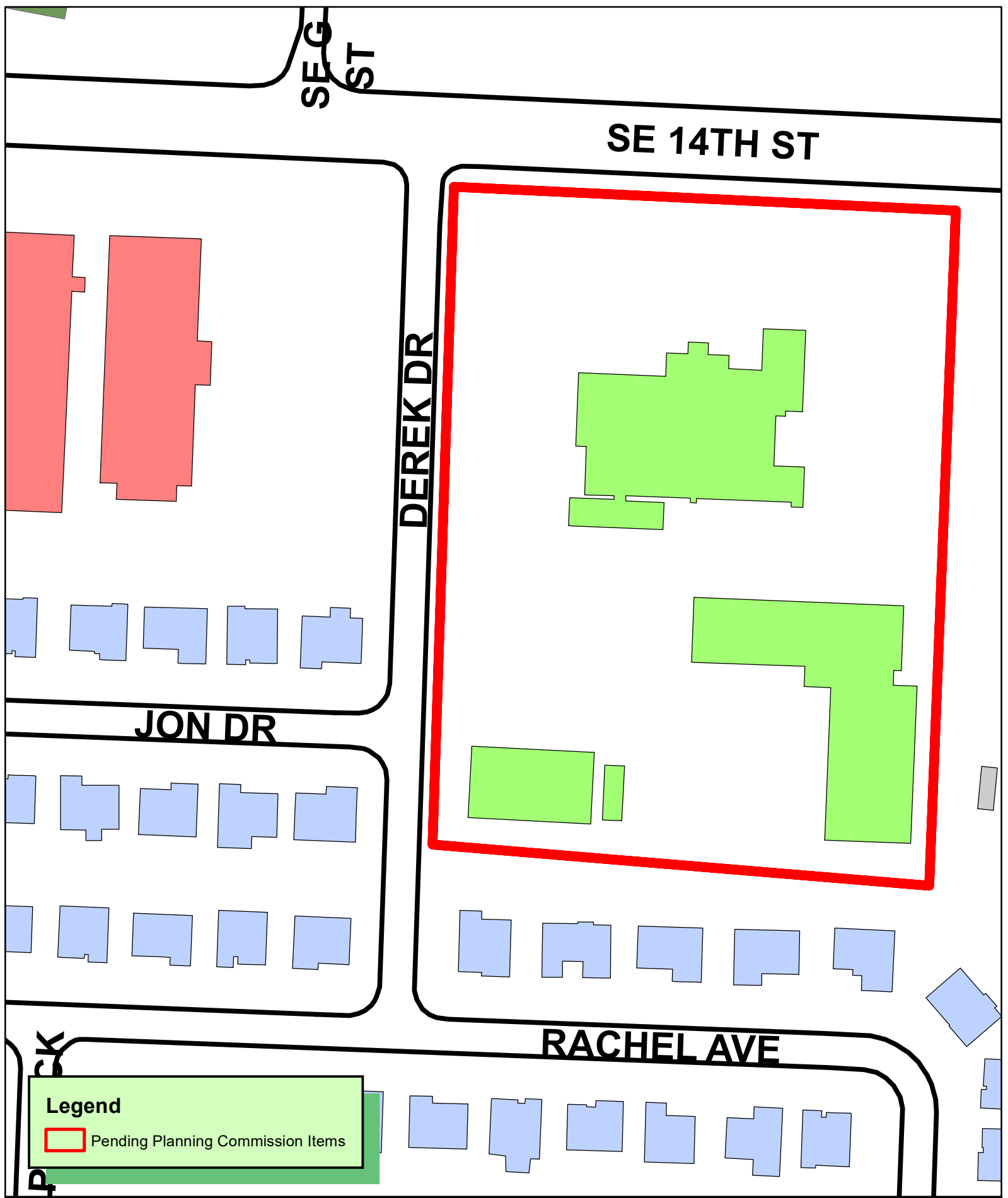
To reach a height of 120 feet, Wireless Communication Facilities are to offer co-location for at least one additional user.

## Public Notice

At the time of writing this report city staff has not received any public comment on this request.

## Conditions of Approval

1. This conditional use permit shall be valid in perpetuity.
2. Any changes in locations, scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use.
3. Any other conditions imposed by the Planning Commission.





The **City of Bentonville's Emergency Communications Center (ECC)** site is a proposed 120-ft public safety communications tower. The proposed tower location is on property owned by the City of Bentonville and on the City of Bentonville's Police Department complex.

It is replacing a smaller, approximately 50-ft tower that operates the current antiquated radio system. The current tower's structural integrity is not capable of supporting the new microwave equipment nor tall enough to clear structures or trees necessary to connect the microwave path required for the new communications system to work. The height of the new proposed tower is designed to meet City of Bentonville RFP/Bid spec for a microwave loop to connect all towers to the dispatch center.

This location was also selected due to proximity to the ECC and helps meet the needed public safety portable radio coverage necessary for public safety emergency responses and communications. The tower location allows appropriate access to the ECC's information technology server rooms and dispatch radio equipment. The proximity of the proposed tower to the ECC keeps the coaxial cable and data connection at a minimum distance to the server room and dispatch equipment for optimum system performance.

Archeological studies, soil testing, site survey, microwave path analysis, and preliminary site engineering is complete and final engineering drawings are in current development.



A. 120' NON-TAPERED TOWER



PARCEL #: 01-07064-000  
OWNER: MLG HOLDINGS LLC

PARCEL #: 01-00043-000  
OWNER: CITY OF BENTONVILLE

FIBER PEDESTAL

EXISTING HVAC  
EXISTING FIBER VAULT  
EXISTING TRANSFORMER

PARCEL #: 01-00042-001  
OWNER: CENTURYLINK  
COMMUNICATIONS LLC

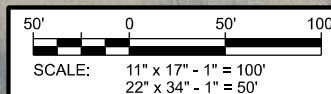
PARCEL #: 01-07858-000  
OWNER: KING FAMILY  
REVOCABLE TRUST,  
DON & JULIA

PARCEL #: 01-07855-000  
OWNER: VERNON &  
CHRISTINA COLANTUONO

PARCEL #: 01-07856-000  
OWNER: KIRMER FAMILY  
TRUST - LYNETTE S

PARCEL #: 01-07857-000  
OWNER: MK LEASING  
PROPERTIES LLC

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. AERIAL IMAGERY PER:  
CITY OF BENTONVILLE GIS MAPPING DATA
3. PROPERTY LINES SHOWN PER SURVEY COMPLETED BY:  
CORNERSTONE SURVEYING.



CONSULTANT:



624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
[www.edgeconsult.com](http://www.edgeconsult.com)

**CLIENT:**



**OVERALL SITE PLAN**  
**DISPATCH (34036)**  
**BENTONVILLE, ARKANSAS**

SUBMITTAL:

[illegible]

|               |           |
|---------------|-----------|
| CHECKED<br>BY | AJO / DAB |
|---------------|-----------|

|              |           |
|--------------|-----------|
| PLOT<br>DATE | 9/27/2022 |
|--------------|-----------|

|                |       |
|----------------|-------|
| PROJECT NUMBER | 34036 |
|----------------|-------|

|          |     |
|----------|-----|
| SET TYPE | PR3 |
|----------|-----|

SHEET NUMBER **C-101**  
49



A. 120' NON-TAPERED TOWER



**DEREK DR**

CITY OF BENTONVILLE CRIMINAL  
INVESTIGATION UNIT (CIU) BUILDING

EXISTING HVAC

EXISTING FIBER VAULT

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. AERIAL IMAGERY PER:  
CITY OF BENTONVILLE GIS MAPPING DATA
3. PROPERTY LINES & TOPOGRAPHIC FEATURES  
PER SURVEY COMPLETED BY:  
CORNERSTONE SURVEYING.

CONSULTANT:



**Consulting Engineers, Inc.**  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
[www.edgeconsult.com](http://www.edgeconsult.com)

**CLIENT:**



**ENLARGED SITE PLAN**  
**DISPATCH (34036)**  
**BENTONVILLE, ARKANSAS**

SUBMITTAL •

[illegible]

|               |           |
|---------------|-----------|
| CHECKED<br>BY | AJO / DAB |
|---------------|-----------|

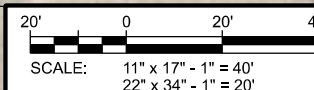
|              |           |
|--------------|-----------|
| PLOT<br>DATE | 9/27/2022 |
|--------------|-----------|

|                |       |
|----------------|-------|
| PROJECT NUMBER | 34036 |
|----------------|-------|

|             |     |
|-------------|-----|
| SET<br>TYPE | PR3 |
|-------------|-----|

SHEET  
NUMBER

**C-102**  
50



I:\34000\34036\Design\CAD\PR3\Plot\C-102.dgn



- A. 120" NON-TAPERED TOWER (4' FACE WIDTH SHOWN);  
VERIFY WITH FINAL TOWER AND FOUNDATION PLANS
- B. TOWER FOUNDATION (12' x 12' PAD SHOWN);  
VERIFY WITH FINAL TOWER AND FOUNDATION PLANS
- C. COAX ENTRY PANEL (1x3, 4" DIA. PORTS SHOWN)
- D. 24" WIDE ICE BRIDGE;  
EAST FACE OF ICE BRIDGE TO CONNECT TO BUILDING FACE
- E. RF SIGNAGE (AVAILABLE FROM RFSIGNS.COM)  
- (1) RF CAUTION SIGN;  
INSTALL NEAR TOWER CLIMB
- F. CONCRETE BOLLARD (TYP. OF 4)
- G. EXISTING 4" PVC SEWER LINES TO BE REROUTED AS  
NECESSARY AROUND TOWER FOUNDATION;  
(APPROXIMATE REROUTED PATH SHOWN IN GREEN)
- H. EXISTING SEWER LINE CLEANOUTS TO BE RELOCATED AS  
NECESSARY TO ALLOW FOR CONSTRUCTION OF TOWER  
FOUNDATION;  
(APPROXIMATE RELOCATED LOCATIONS SHOWN IN GREEN)

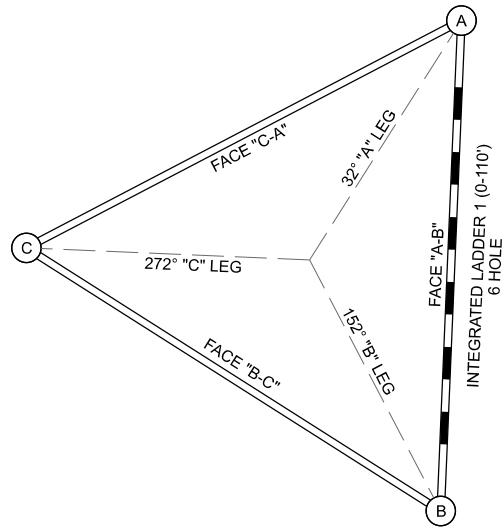
1. NORTH ARROW SHOWN AS APPROXIMATE.



**COMPOUND PLAN**  
**DISPATCH (34036)**  
**BENTONVILLE, ARKANSAS**

|                |                    |
|----------------|--------------------|
| CHECKED BY     | AJO / DAB          |
| PLOT DATE      | 9/27/2022          |
| PROJECT NUMBER | 34036              |
| SET TYPE       | PR3                |
| SHEET NUMBER   | <b>C-103</b><br>51 |

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**A** TOWER ORIENTATION

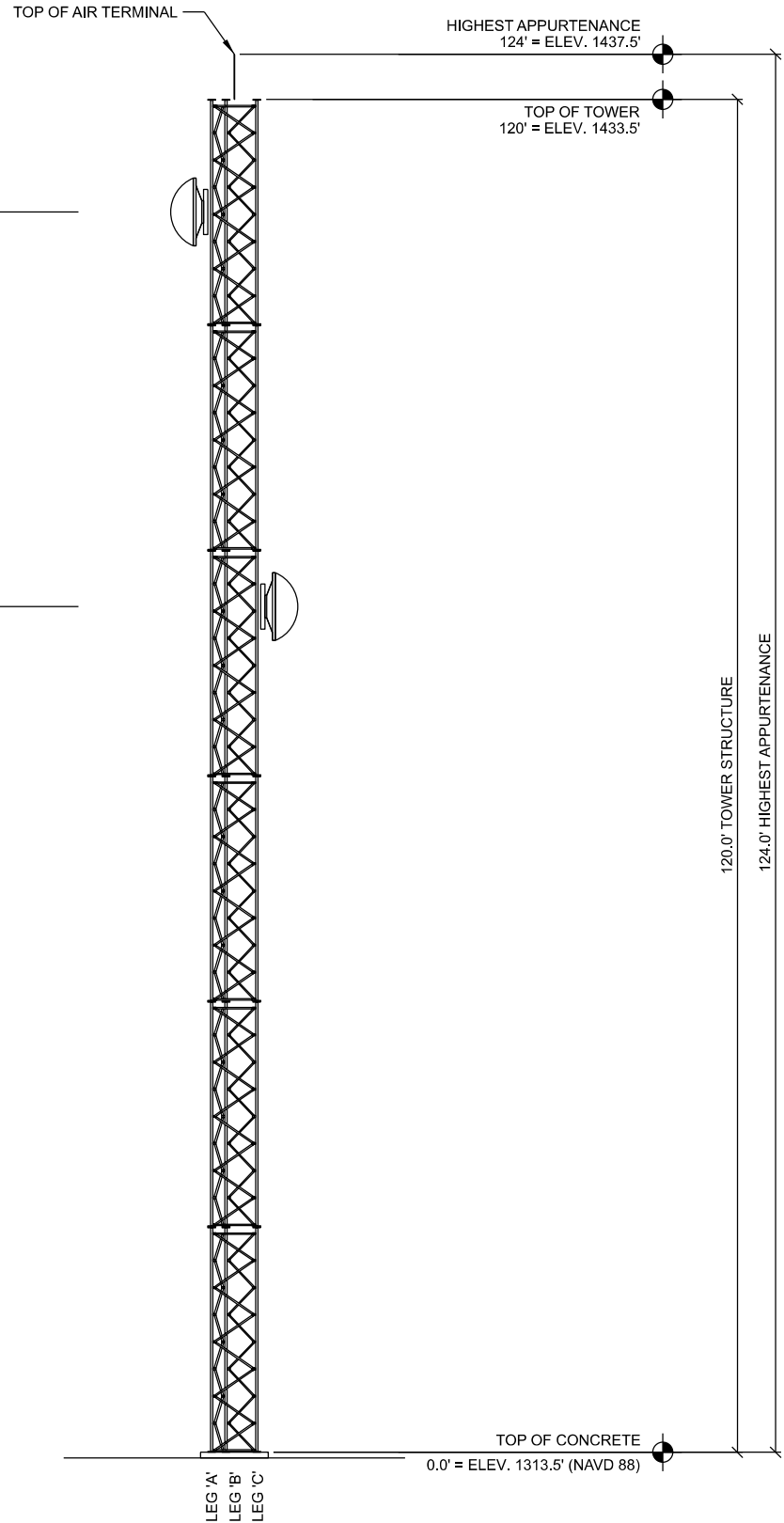
**TOWER LOADING**

| ANTENNA ID | ANTENNA TYPE | (QTY.) ANTENNA MODEL SIZE & WEIGHT | TOWER LEG | ANTENNA MOUNT SIZE & WEIGHT      | MOUNT HEIGHT (T.O.C.) | C/L HEIGHT (T.O.C.) | C/L ELEV. (NAVD 88) | ANTENNA AZIMUTH | TILT (+/-) | Tx LINE (QTY.) SIZE | FREQUENCY (MHz) | OWNER USE                        | NOTES         |
|------------|--------------|------------------------------------|-----------|----------------------------------|-----------------------|---------------------|---------------------|-----------------|------------|---------------------|-----------------|----------------------------------|---------------|
| A1         | MW Dish      | (1) RFS SUB-59B (TR)               | A         | Leg Mount (PM-SU4-63)            | 110.0'                | 110.0'              | 1423.5'             | 20.92°          | -0.16°     | (1) E65J            | 6175            | City of Bentonville To Rice Rd   | No Ice Shield |
|            |              | 72" (6') dia. 209 lbs.             |           | 4.5" OD x 63" Mast Pipe 138 lbs. |                       |                     |                     |                 |            |                     |                 |                                  |               |
| A2         | MW Dish      | (1) RFS SUB-59B (TR)               | C         | Leg Mount (PM-SU4-63)            | 75.0'                 | 75.0'               | 1388.5'             | 246.01°         | -0.03°     | (1) E65J            | 6175            | City of Bentonville To BV F58 GF | No Ice Shield |
|            |              | 72" (6') dia. 209 lbs.             |           | 4.5" OD x 63" Mast Pipe 138 lbs. |                       |                     |                     |                 |            |                     |                 |                                  |               |

NOTES:

- TOWER TO BE ANALYZED FOR FULL CAPACITY LOADING (PROPOSED AND FUTURE).
- REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.
- TOWER ANCHOR BOLTS SHALL BE DESIGNED SUCH THAT GROUT IS NOT REQUIRED BELOW TOWER BASE PLATES AND AROUND ANCHOR BOLTS.
- TOWER TO BE DESIGNED AS STRUCTURE CLASS III.
- MW DISH LOADING IS BASED ON RACOM DESIGN DATED 07-18-2022.

**B** TOWER LOADING SUMMARY



NOTES:

- ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF TOWER FOUNDATION.
- AIR TERMINAL MOUNT TO BE BOLTED DIRECTLY TO TOWER STEEL. AIR TERMINAL TO BE BONDED TO AIR TERMINAL MOUNT.

**C** TOWER PROFILE (ELEVATION)

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**RACOM**  
critical communications

**TOWER LOADING / ELEVATION**  
**DISPATCH (34036)**  
**BENTONVILLE, ARKANSAS**

SUBMITTAL:

| INT. | DATE: | DESCRIPTION: |
|------|-------|--------------|
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CHECKED BY: AJO / DAB

PLOT DATE: 9/27/2022

PROJECT NUMBER: 34036

SET TYPE: PR3

SHEET NUMBER: **T-201**  
52



## Bentonville Police Department

5500 Southwest Barron Road

**PC Date:** 2/21/2023

**Reviewer:** Keegan Stanton, Senior Planner, AICP

|                                        |                                              |
|----------------------------------------|----------------------------------------------|
| <b>Project Number</b>                  | CU23-0004                                    |
| <b>Applicant / Current Owner</b>       | Bentonville Police Dept./City of Bentonville |
| <b>Site Area</b>                       | +/- 11.17 acres                              |
| <b>Current Zoning</b>                  | A-1, Agricultural                            |
| <b>Future Land Use Map Designation</b> | Public/Semi-Public                           |
| <b>Requested Use</b>                   | 190' Communication Tower                     |
| <b>Protective Covenants</b>            | N/A                                          |

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

### Location Map



### Property Description

This request is at the police station property at 5500 SW Barron Road. The property is presently zoned A-1, Agriculture and has a Land Use designation of Utility/Transportation. The property has access off of SW Barron Road.

### Proposed Use Description

The applicant is requesting a CUP for the purpose of constructing a Wireless Communications Facility – in this case a 190-foot-tall public safety communications tower. The tower would be located on City-owned property West of Vaughn Elementary School. Presently, an electrical substation is located on this property. The applicant states the height of the tower was chosen to provide 95% city coverage for handheld radios, adequate in-building coverage for first responders, and accounts for future growth of the city.

Wireless Communication Facilities are regulated through Sec. 601.27 of the Zoning Code and Sec. 1100.25 of the Land Development Code.

Where towers are located in close proximity to residential zoning, the setback of the towers is to be equal to the height of the tower. As this tower is proposed near existing residential zoning to the south, an alternate location or design may be necessary. In a meeting with the engineer on this project, he suggested the tower could be designed to crumple rather than tip in the event that it was to fall down. This would mitigate some of the potential harm to future nearby uses.

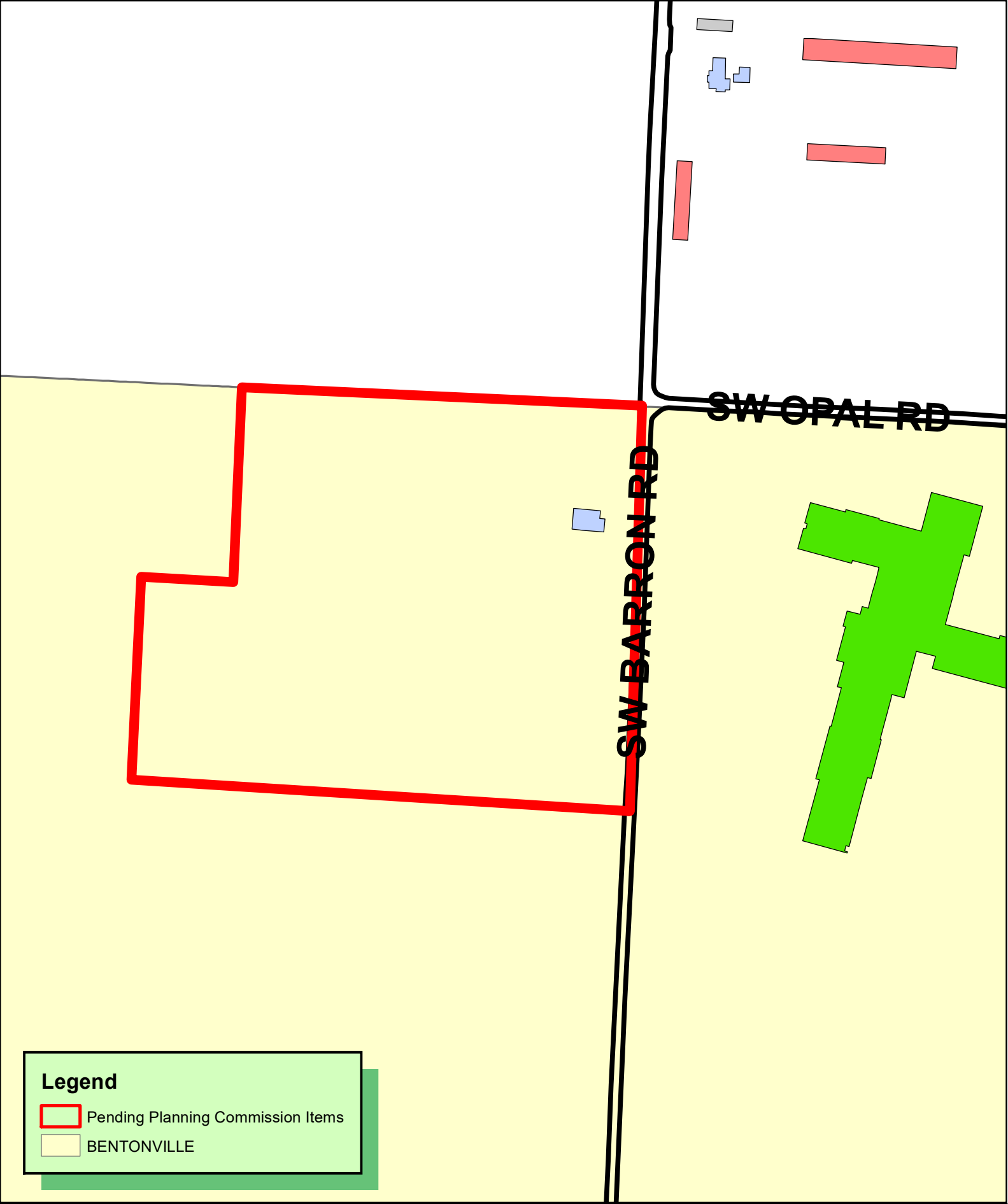
To reach a height of 150 feet, Wireless Communication Facilities are to offer co-location for at least two additional users. Current regulations do not specify requirements for towers exceeding 150 feet.

### Public Notice

At the time of writing this report city staff has not received any public comment on this request.

### Conditions of Approval

1. This conditional use permit shall be valid in perpetuity.
2. Any changes in locations, scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use.
3. Any other conditions imposed by the Planning Commission.



**Legend**

-  Pending Planning Commission Items
-  BENTONVILLE



1 inch = 200 feet

**CU22-0004 2/21/23**  
**CONDITIONAL USE**  
**CITY OF BENTONVILLE**  
**SW BARRON RD TOWER**



The **City of Bentonville Barron Road** tower site is a proposed 190-ft public safety communications tower on an approximate 13-acre property at the 5300 to 5400 block of Barron Road and owned by the City of Bentonville. The proposed tower location is on property where a City of Bentonville electrical substation operates.

The height of the new proposed tower is designed to meet City of Bentonville RFP/Bid Spec of 95% city wide coverage on handheld radios, adequate in-building coverage for first responder safety, and adequate coverage for areas outside of current city limits to account for future growth.

Archeological studies, soil testing, site survey, microwave path analysis, and preliminary site engineering is complete and final engineering drawings are in current development.



A. 190' SELF-SUPPORT TOWER

B. 50' x 70' FENCED COMPOUND



NORTH

CONSULTANT:



**Consulting Engineers, Inc.**  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
[www.edgeconsult.com](http://www.edgeconsult.com)

**CLIENT:**



**OVERALL SITE PLAN**  
**BV FS8 GF (34033)**  
**BENTONVILLE, ARKANSAS**

SUBMITTAL:

[illegible]

|            |           |
|------------|-----------|
| CHECKED BY | AJO / DAB |
|------------|-----------|

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|--------------|------------|
| PLOT<br>DATE | 11/10/2022 |
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|                |       |
|----------------|-------|
| PROJECT NUMBER | 34033 |
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| SET TYPE | PR3 |
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SHEET  
NUMBER

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**GENERAL NOTES: (THIS SHEET)**

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. AERIAL IMAGERY PER:  
CITY OF BENTONVILLE GIS MAPPING DATA
3. PROPERTY LINES SHOWN PER SURVEY COMPLETED BY:  
CORNERSTONE SURVEYING.

PARCEL #: 01-19264-000  
OWNER: EYAAL INVESTMENT GROUP LLC

50' 0 50' 100'

SCALE:  $11" \times 17" - 1" = 100'$   
 $22" \times 34" - 1" = 50'$



- A. 190' SELF-SUPPORT TOWER
- B. TOWER FOUNDATION
- C. CITY OF BENTONVILLE EQUIPMENT SHELTER
- D. 50' x 70' FENCED COMPOUND
- E. 16' WIDE VEHICLE ACCESS GATE
- F. 12' WIDE ACCESS DRIVE
- G. CLEARING AND GRUBBING OF TREES



APPROXIMATE EXTENTS OF FUTURE  
BENTONVILLE FIRE DEPARTMENT STATION 8

EXISTING 40' WIDE  
CATTLE GATE

**SW BARRON RD**

EXISTING POWER POLE

PROPERTY LINE

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. AERIAL IMAGERY PER UAS-DRONE FLIGHT:  
CORNERSTONE SURVEYING.
3. PROPERTY LINES & TOPOGRAPHIC FEATURES  
PER SURVEY COMPLETED BY:  
CORNERSTONE SURVEYING.

 **Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53571  
608.644.1449 VOICE  
608.644.1549 FAX  
[www.edgeconsult.com](http://www.edgeconsult.com)



**ENLARGED SITE PLAN**  
**BV FS8 GF (34033)**  
**BENTONVILLE, ARKANSAS**

[illegible]

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| CHECKED BY | AJO / DAB |
|------------|-----------|

|           |            |
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| PLOT DATE | 11/10/2022 |
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|                |       |
|----------------|-------|
| PROJECT NUMBER | 34033 |
|----------------|-------|

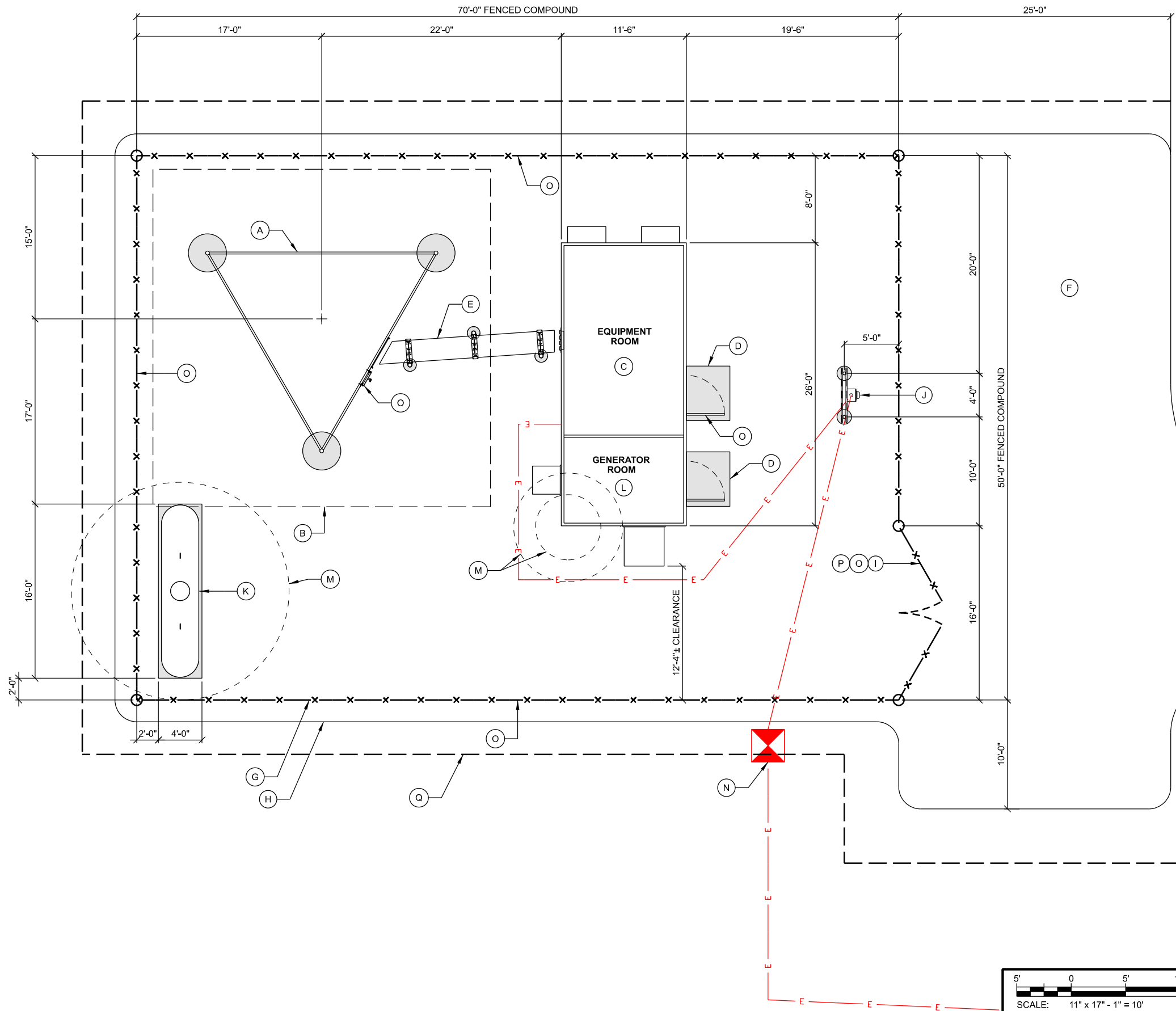
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| SET<br>TYPE | PR3 |
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|                 |                    |
|-----------------|--------------------|
| SHEET<br>NUMBER | <b>C-102</b><br>57 |
|-----------------|--------------------|

© EDGE CONSULTING ENGINEERS, INC



- A. 190' SELF-SUPPORT TOWER (21' FACE WIDTH SHOWN);  
VERIFY WITH FINAL TOWER AND FOUNDATION PLANS
- B. TOWER FOUNDATION (31' x 31' PAD SHOWN);  
VERIFY WITH FINAL TOWER AND FOUNDATION PLANS
- C. CITY OF BENTONVILLE EQUIPMENT SHELTER
- D. 4' x 5' CONCRETE STOOP
- E. 24" WIDE ICE BRIDGE
- F. GRAVEL TURN AROUND AREA
- G. 50' x 70' FENCED COMPOUND;  
8' TALL (7' FABRIC W/ 1' BARB WIRE)
- H. GRAVEL COMPOUND;  
EDGE TO EXTEND 2' BEYOND FENCE PERIMETER
- I. 16' WIDE VEHICLE ACCESS GATE W/  
(1) MULTI-USER LOCK SYSTEM;  
(2) PADLOCKS REQUIRED (BY CONTRACTOR)
- J. SINGLE ELECTRIC METER UTILITY RACK
- K. 1000 GAL. LP FUEL TANK ON CONCRETE SLAB
- L. 45 kW GENERATOR IN GENERATOR ROOM
- M. CLEARANCE ZONE/SETBACKS  
- 10' MIN. AROUND REGULATOR AT LP TANK  
- 5' MIN. FROM INTAKE LOUVER  
- 3' MIN. FROM BUILDING OPENINGS
- N. GROUND MOUNTED ELECTRIC TRANSFORMER;  
BY UTILITY PROVIDER
- O. RF SIGNAGE (AVAILABLE FROM RFSIGNS.COM)  
- (4) RF NOTICE SIGNS;  
INSTALL ON EACH SIDE OF FENCE  
- (2) RF CAUTION SIGNS;  
INSTALL NEAR TOWER CLIMB AND ON SHELTER DOOR
- P. ASR SIGN (1 REQUIRED)
- Q. CLEARING AND GRUBBING OF TREES



1. NORTH ARROW SHOWN AS APPROXIMATE.

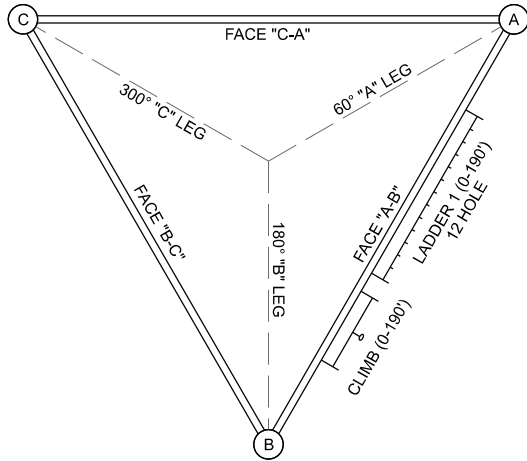


**Edge**  
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624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
[www.edgeconsult.com](http://www.edgeconsult.com)



**COMPOUND PLAN**  
**BV FS8 GF (34033)**  
**BENTONVILLE, ARKANSAS**

[illegible]



**A** TOWER ORIENTATION

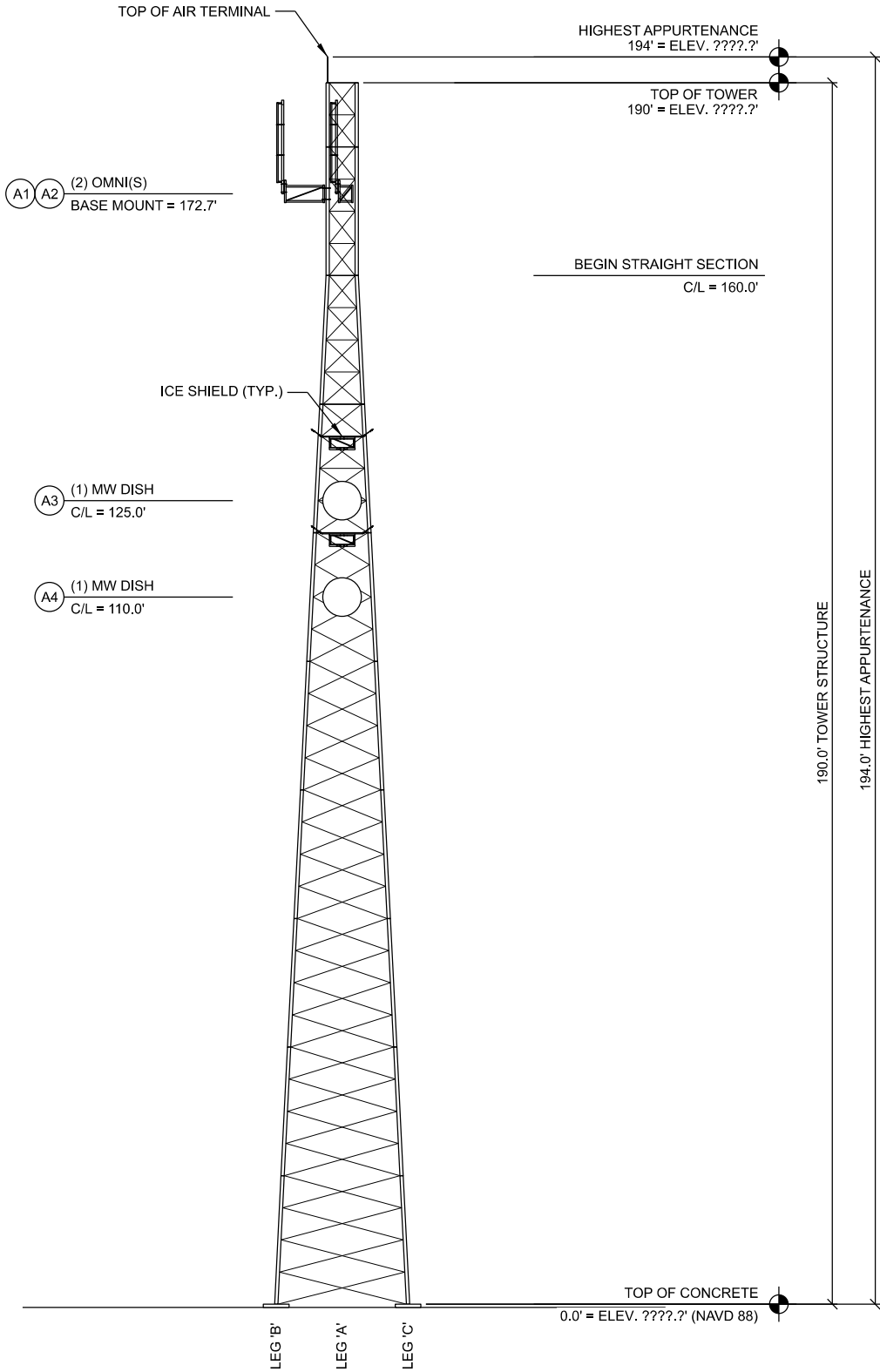
**TOWER LOADING**

| ANTENNA ID | ANTENNA TYPE | (QTY.) ANTENNA MODEL SIZE & WEIGHT   | TOWER LEG | ANTENNA MOUNT SIZE & WEIGHT      | MOUNT HEIGHT (T.O.C.) | C/L HEIGHT (T.O.C.) | C/L ELEV. (NAVD 88) | ANTENNA AZIMUTH | TLT (+/-) | Tx LINE (QTY.) SIZE | FREQUENCY (MHz) | OWNER USE                       | NOTES             |
|------------|--------------|--------------------------------------|-----------|----------------------------------|-----------------------|---------------------|---------------------|-----------------|-----------|---------------------|-----------------|---------------------------------|-------------------|
| A1         | Omni         | (1) Sinclair SR4BC-HF4P4LDF(D00-PIP) | B         | HS-600 Stand-Off                 | 172.7'                | 180.0'              | 1457.5'             | 135°            | 0°        | (1) 1-1/4" (1) 1/2" | 746 -0806       | City of Bentonville P25 Rx      | TTA DS7TMA17C     |
|            |              | 174.6" tall X 14.25" wide 59 lbs.    |           | 42" high x 72" long 108 lbs.     |                       |                     |                     |                 |           |                     |                 |                                 |                   |
| A2         | Omni         | (1) Sinclair SR4BC-HF4P4LDF(D00-PIP) | A         | HS-600 Stand-Off                 | 172.7'                | 180.0'              | 1457.5'             | 135°            | 0°        | (1) 1-1/4" (1) 1/2" | 746 - 806       | City of Bentonville P25 Tx      |                   |
|            |              | 174.6" tall X 14.25" wide 59 lbs.    |           | 42" high x 72" long 108 lbs.     |                       |                     |                     |                 |           |                     |                 |                                 |                   |
| A3         | MW Dish      | (1) RFS SU6-59B (TR)                 | A         | Leg Mount (PM-SU4-63)            | 125.0'                | 125.0'              | 1402.5'             | 37.04°          | -0.06°    | (1) E65J            | 6175            | City of Bentonville To BV NW GF | Ice Shield @ 133° |
|            |              | 72" (6") dia. 209 lbs.               |           | 4.5" OD x 63" Mast Pipe 138 lbs. |                       |                     |                     |                 |           |                     |                 |                                 |                   |
| A4         | MW Dish      | (1) RFS SU6-59B (TR)                 | A         | Leg Mount (PM-SU4-63)            | 110.0'                | 110.0'              | 1387.5'             | 65.95°          | -0.03°    | (1) E65J            | 6175            | City of Bentonville To Dispatch | Ice Shield @ 118° |
|            |              | 72" (6") dia. 209 lbs.               |           | 4.5" OD x 63" Mast Pipe 138 lbs. |                       |                     |                     |                 |           |                     |                 |                                 |                   |

NOTES:

1. TOWER TO BE ANALYZED FOR FULL CAPACITY LOADING (PROPOSED AND FUTURE).
2. REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.
3. TOWER ANCHOR BOLTS SHALL BE DESIGNED SUCH THAT GROUT IS NOT REQUIRED BELOW TOWER BASE PLATES AND AROUND ANCHOR BOLTS.
4. TOWER TO BE DESIGNED AS STRUCTURE CLASS III.
5. MW DISH LOADING IS BASED ON RACOM DESIGN DATED 07-18-2022.
6. P25 ANTENNA DESIGN BASED ON RACOM E-MAIL DATED 07-21-2022

**B** TOWER LOADING SUMMARY



NOTES:

1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF TOWER FOUNDATION.
2. AIR TERMINAL MOUNT TO BE BOLTED DIRECTLY TO TOWER STEEL. AIR TERMINAL TO BE BONDED TO AIR TERMINAL MOUNT.

**C** TOWER PROFILE (ELEVATION)

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**RACOM**  
critical communications

**TOWER LOADING / ELEVATION**  
BV FS8 GF (34033)  
BENTONVILLE, ARKANSAS

SUBMITTAL:

| INT. | DATE: | DESCRIPTION: |
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CHECKED BY: AJO / DAB

PLOT DATE: 11/10/2022

PROJECT NUMBER: 34033

SET TYPE: PR3

SHEET NUMBER: **T-201**  
59



## Beach BBQ

1080 SE 14<sup>th</sup> Street

**PC Date:** 8/2/22 and 2/21/23

**Reviewer:** Jon Stanley, Senior Planner, ASLA, APA

|                                        |                                     |
|----------------------------------------|-------------------------------------|
| <b>Project Number</b>                  | CU22-0023                           |
| <b>Applicant / Current Owner</b>       | ROMI Investments, LLC               |
| <b>Site Area</b>                       | +/- 0.78 acres                      |
| <b>Current Zoning</b>                  | C-2, General Commercial             |
| <b>Future Land Use Map Designation</b> | Mixed-Use Commercial (MUC)          |
| <b>Requested Use</b>                   | Long-Term Temporary Use / Structure |
| <b>Protective Covenants</b>            | N/A                                 |

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

### Location Map



### Property Description

The subject property is located at 1080 SE 14<sup>th</sup> Street and is currently zoned C-2, General Commercial. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet.

### Proposed Use Description

A large-scale development (LSD21-0031) proposing an expanded parking lot and a small building addition for Beach BBQ was approved by the Planning Commission on August 3, 2021. The applicant has not officially withdrawn their large-scale development, but the project stalled before having a preconstruction meeting. Staff recalls that the applicant is wanting to pursue an interior remodel to the site first, before continuing on with the large-scale development.

Since then, the applicant put in a gravel parking lot at their restaurant as part of the interior remodel. Code Enforcement spoke to the owner and let him know that the gravel parking was not allowed without an approved conditional use permit.

The hours of operation for the restaurant will be Sunday through Saturday 11:00 AM to 9:00 PM. The applicant anticipates around 300 patrons per day with 16 employees. There are currently 21 asphalt parking spaces and this temporary gravel parking will help provide additional parking for patrons and employees.

The original Conditional Use permit was approved by the Planning Commission on August 8, 2022, for the Temporary Long-term use of the gravel parking lot areas has now expired and the applicant is requesting an extension.

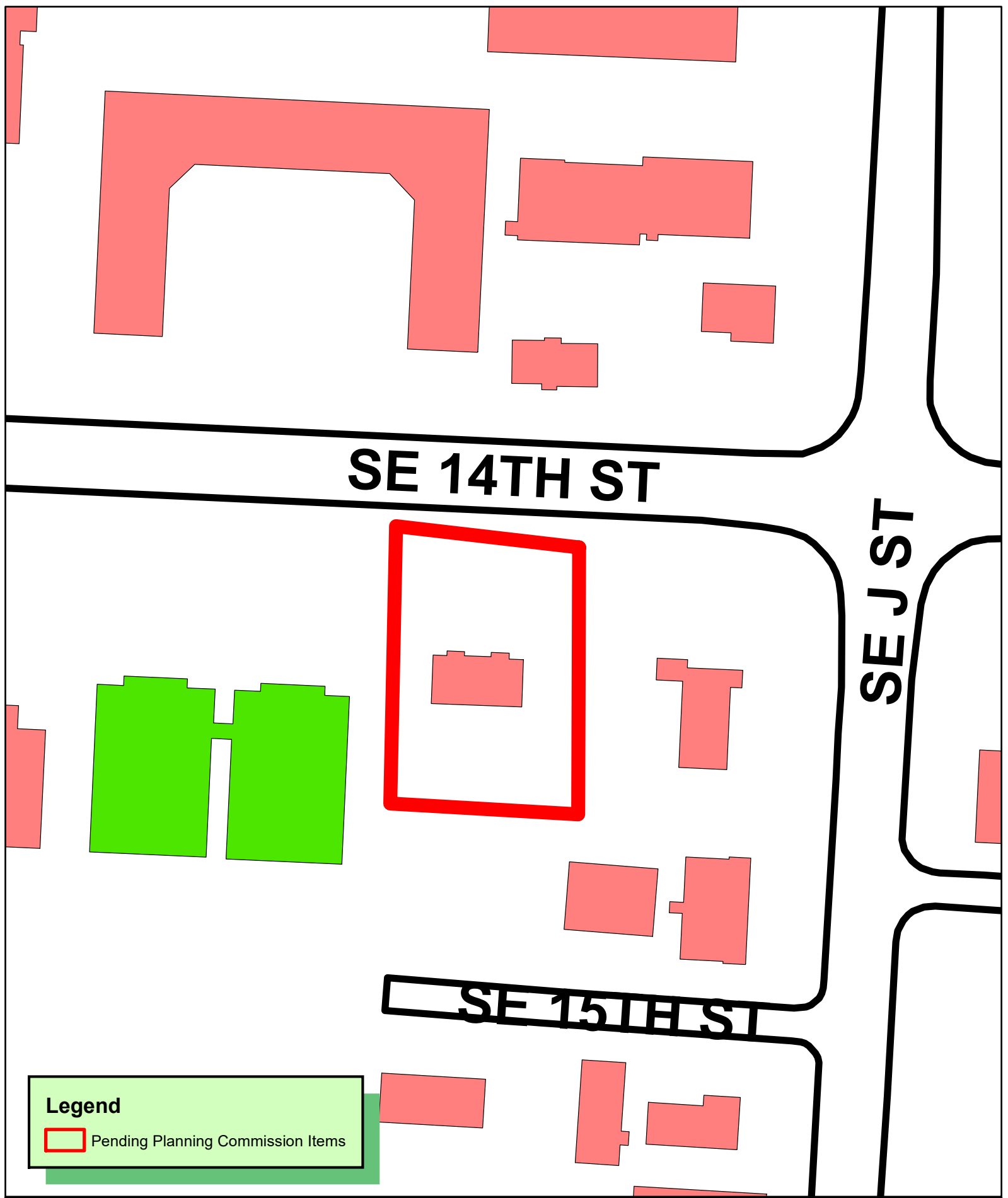
### Public Notice

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

### Conditions of Approval

1. This Conditional Use Permit Extension shall be valid for 6 months from date of issuance.
2. The gravel parking areas shall be removed and restored to grass/landscaped areas no later than 90 days after this Conditional Use Permit Extension expires and these areas shall not be utilized for parking. Or the site must paved in accordance with their previously approved Large Scale Development.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

4. Paver driveway and dumpster pad will need to be located outside of the existing utility easement.
5. Details on pavers and construction requirements will be submitted and reviewed by the engineering department prior to installation.
6. Any pavement or pavers proposed on the property must go through the Fire Marshalls Office for review and approval prior to installation.



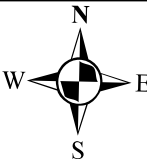
**SE 14TH ST**

**SE J ST**

**SE 15TH ST**

**Legend**

 Pending Planning Commission Items



1 inch = 100 feet

**CU22-0023 CONDITIONAL  
USE EXTENSION 1080 SE  
14TH STREET**

62





**From:** [dadi ravi](#)  
**To:** [Luke Aitken](#)  
**Cc:** [Christopher Hyatt](#); [Jon Stanley](#)  
**Subject:** Re: CU22-0023 1080 SE 14TH ST  
**Date:** Friday, January 13, 2023 3:28:01 PM  
**Attachments:** [image002.png](#)

---

Hi Jon/Luke/Chris,

Please find answers below, and I uploaded all pictures to eTRAKit, please let me know, if anything else is required from me.

Please let me know, if you still can't read below writeup.

1. Proposed use and reason for the proposed use;

Ans: Proposed use is for Parking variance request customers and employees

This Parking Variance will help to grow small business, will generate new employment and help customers to bring their loved ones to new restaurant.

2. Site plan drawn to scale designating the property lines, existing structure(s),

Ans: Please find sketch with this mail.

3. proposed structure(s), and indoor and outdoor areas to be utilized;

Ans: There is no structural changes to current building.

4. Hours of operation, including days of the week;

Ans: We will be open everyday 11.00 am to 9.00 pm.

5. Indoor and outdoor areas to be utilized;

Ans: Please find sketch with this mail.

6. Planned indoor and outdoor structural changes;

Ans: There is no structural changes to current building.

7. Parking needs required for the proposed use including existing and proposed provide sketch of traffic flow and parking pattern (if applicable);

Ans: As of today there are 21 Asphalt Parking with current building, attached Sketch with this email which shows flow and parking pattern.

8. Planned outdoor lighting changes

Ans: No Outdoor lighting changes.

9. Anticipated patrons, clients, deliveries, and/or customers (average per day);

Ans: Around 300 per day.

10. Proposed number of employees;

Ans: We are expecting 16 employees

and,

## 11. Photographs of the property

Ans: Attached Photographs with eTRAKit.

On Thursday, January 12, 2023 at 03:52:32 PM CST, Luke Aitken <laitken@bentonvillear.com> wrote:

Ravi,

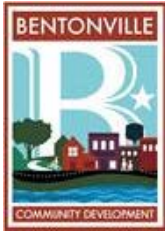
Good afternoon, I'm jumping in to help as Christopher has moved onto handling other projects in his new role with our department.

To request an extension we need to see an extension request letter outlining the below information, uploaded into Trakit for the project no later than 4:30pm tomorrow the 13<sup>th</sup> of January in order for the request to be voted on by Planning Commission at their February 21<sup>st</sup> meeting at 4pm. We will need to publish notice in the newspaper and post a sign at your property in order to hold a public hearing offering an opportunity for the public to comment at the meeting. Please let me know when you get this uploaded to eTrakit and we can get this process started for the Feb 21<sup>st</sup> meeting.

- **Narrative.** A typed narrative addressing each of the following items:
  - Proposed use and reason for the proposed use;
  - Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;
  - Hours of operation, including days of the week;
  - Indoor and outdoor areas to be utilized;
  - Planned indoor and outdoor structural changes;
  - Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);
  - Planned outdoor lighting changes
  - Anticipated patrons, clients, deliveries, and/or customers (average per day);
  - Proposed number of employees; and,
  - Photographs of the property

Best Regards,

Luke



**Luke Aitken**  
Planning Tech  
305 SW "A" Street  
Bentonville, AR 72712  
Office: 479.271.6827  
[www.bentonvillear.com](http://www.bentonvillear.com)

---

**From:** ravi dadi <dadi\_ravi@yahoo.com>  
**Sent:** Thursday, January 12, 2023 2:00 PM  
**To:** Christopher Hyatt <chyatt@bentonvillear.com>  
**Cc:** Luke Aitken <LAitken@bentonvillear.com>  
**Subject:** Re: CU22-0023 1080 SE 14TH ST

Good Afternoon Christoper,  
I am still working on final CO and not opened restaurant yet, need your help to extend Conditional Used case for opening of my restaurant.  
Please let me know, what I have to do extend my conditional used case.

Thanks,  
Ravi Dadi

On Aug 9, 2022, at 4:26 PM, Christopher Hyatt <[chyatt@bentonvillear.com](mailto:chyatt@bentonvillear.com)> wrote:

Good Afternoon,

Attached is the Developer Letter Agreement for CU22-0023. Please review, then sign, and return a copy for our records.

Thank you!

<image001.jpg>

**Christopher Hyatt**  
Planning Technician  
305 SW "A" Street  
Bentonville, AR 72712  
Office: 479.271.3122  
Fax: 479.271.5906  
[www.bentonvillear.com](http://www.bentonvillear.com)

<CU22-0023\_Beach BBQ.pdf>



**CAUTION:**  
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN THE COURSE OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

**SPECIAL NOTE:**  
CONTRACTOR TO CONTACT ANDERSON ENGINEERING  
48 HOURS PRIOR TO EARTHWORK ACTIVITIES.  
ANDERSON TO PROVIDE ON-SITE SUBGRADE  
INSPECTION PRIOR TO PAVEMENT WORK.

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CIRCUMSTANCES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE TIME.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE PROJECT DOCUMENTS & PER THE CITY OF BENTONVILLE STANDARDS & SPECIFICATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
4. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
6. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
7. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
8. ALL DISTURBED AREAS ARE TO BE RE-SEED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
10. THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE WITH COMPACTED GRANULAR MATERIAL.
12. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTENANCES SHALL NOT ENCROACH ON SIDEWALKS, CURBS OR PAVEMENT. WHERE CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO PROCEEDING.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY NEW SINKHOLES, MINE FEATURES OR OTHER GEOLOGIC ANOMALIES DISCOVERED DURING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
15. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.
19. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
20. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL.
21. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
22. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
23. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
24. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
25. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
26. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
27. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
28. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
29. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
30. THERE IS NO PROPOSED FENCING AT THIS TIME. A SEPARATE PERMIT WILL BE REQUIRED.
31. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

- ① NEW CURB AND GUTTER PER DETAIL 5/C6.0.
- ② STRIPING TO BE 4" HI-VIS WHITE PER CITY OF BENTONVILLE STANDARDS AND SPECS.
- ③ INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL 6/C6.0.
- ④ MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
- ⑤ INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 8/C6.0.
- ⑥ NEW SIDEWALK REFER TO DETAIL 4/C6.0.
- ⑦ NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
- ⑧ NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 1/C6.0.  
ALT.: NEW STANDARD DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
- ⑨ NEW HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2/C6.0.  
ALT.: NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
- ⑩ DRIVEWAY PER ARKANSAS STATE HIGHWAY COMMISSION, DETAILS OF DRIVEWAYS & ISLANDS, STANDARD DRAWING DR-1, SEE SHEET C6.1.
- ⑪ TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- ⑫ INSTALL RAMP. REFER TO DETAIL 7/C6.0.
- ⑬ NEW 12" WIDE SIDE PATH PER CITY OF BENTONVILLE AND ARDOT SPECIFICATIONS. REFER TO SHEET C6.1.
- ⑭ HANDICAP ACCESS UNLOADING ZONE:  
SLOPE 2% MAX EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE AUTHORITY HAVING JURISDICTION.
- ⑮ INSTALL 2 BIKE RACKS PER DETAIL 9/C6.0.
- ⑯ OUTDOOR SEATING TO BE PROVIDED BY OWNER. COORDINATE LOCATION WITH OWNER
- ⑰ HALF WALL TO MATCH EXISTING.
- ⑱ COVERED OUTDOOR PATIO. PLANS PROVIDED BY OWNER.
- ⑲ EXISTING SIGN TO BE REMOVED. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ⑳ STRIPED SIDEWALK CROSSING WITH HEAVY DUTY CONCRETE PER DETAIL 3/C6.0.  
ALT.: IF ADJACENT PAVEMENT IS CONCRETE, CROSSING MUST BE STAMPED PER CITY OF BENTONVILLE REQUIREMENTS.

21. TAPER CURB FROM 6" TO 0" OVER 2'.
22. NEW TYPE A CURB AND GUTTER TO MATCH EXISTING PER ARKANSAS STATE HIGHWAY COMMISSION CURBING DETAILS, STANDARD DRAWING CG-1, SEE SHEET C6.1.
23. STRIPED SIDEWALK CROSSING.  
ALT: IF ADJACENT PAVEMENT IS CONCRETE, CROSSING MUST BE STAMPED PER CITY OF BENTONVILLE REQUIREMENTS.
24. PROVIDE FIRE LANE STRIPING PER FIRE DEPARTMENT REQUIREMENTS.
25. SIGHT TRIANGLES. THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREAS OF THE SITE TRIANGLES.
26. NOT USED.

PART OF THE FRACTIONAL NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL NE¼ OF THE NW¼ BEING IN THE CENTER OF SE 14TH STREET, BENTONVILLE, ARKANSAS; THENCE N 87°37'33" W, 240.00 FEET ALONG THE NORTH LINE OF SAID NE¼ OF THE NW¼ AND SAID CENTER OF SE 14TH STREET; THENCE S 02°22'22" W, 55.35 FEET TO AN EXISTING REBAR ON THE SOUTH RIGHT OF WAY LINE OF SAID SE 14TH STREET MARKING THE NORTHWEST CORNER OF LOT 1 ARVEST BANK ADDITION AND BEING THE POINT OF BEGINNING; THENCE S 02°22'53" W, 219.64 FEET ALONG THE WEST LINE OF SAID LOT 1 ARVEST BANK ADDITION TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 1 ARVEST BANK ADDITION BEING ON THE NORTH LINE OF LOT 2 MATHEWS SUBDIVISION; THENCE N 87°40'27" W, 150.14 FEET ALONG THE NORTH LINE OF LOT 2 AND LOT 3 OF SAID MATHEWS SUBDIVISION TO A SET REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE EAST LINE OF TRACT D-1A ALLIANCE SUBDIVISION; THENCE ALONG SAID EAST LINE N 02°24'53" E, 231.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID SE 14TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S 83°20'16" E, 150.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

1. PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SITE LAYOUT WITH WHITE PAINT. PARKING SPACES SHALL BE PROVIDED PER BENTONVILLE CITY CODE. 1 VAN ACCESSIBLE HANDICAP SPOT SHALL BE PROVIDED. ALL HANDICAP PARKING AND ACCESS WAY SHALL NOT SLOPE GREATER THAN 2% IN DIRECTION OF TRAVEL AND SHALL HAVE A MAX 2% CROSS SLOPE.
2. PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.
3. CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.
4. PROVIDE AND INSTALL CONCRETE SPLASH BLOCKS AT ALL UNPAVED DOWN SPOUT LOCATIONS.
5. EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.
7. TRASH ENCLOSURE REQUIRED PER LOCAL STANDARDS AND REGULATIONS.
8. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

- A. ALL SITE DIMENSIONS TO THE FACE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- F. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING
- G. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF  
EXISTING OR PROPOSED POWER POLES.

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC  
INFORMATION SHOWN ON THE SITE UTILITY PLAN.

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

TRANSFORMER PAD SHALL HAVE 10' CLEARANCE ON ACCESS SIDE AND 5' ON ALL OTHER SIDES.

TYPE OF DEVELOPMENT: COMMERCIAL, BEACH BBQ RESTAURANT

SIZE OF DEVELOPMENT: 33,814.15 Sq. Ft. or 0.78 Acre.

**PARKING SPACES REQUIRED:** 1 PER 4 PATRONS, 1 PER EMPLOYEE

ADA ACCESSIBLE REQUIRED: 2 SPACES  
ADA ACCESSIBLE PROVIDED: 2 SPACES  
BICYCLE RACKS REQUIRED: 2  
BICYCLE RACKS PROVIDED: 2

C-2 ZONING SETBACKS: FRONT: 50

REAR: 20'  
HEIGHT: 60'

GROSS FLOOR AREA: 3,673 SF

HEIGHT OF STRUCTURE: APPROX. 16'

|                                                                                       |                       |
|---------------------------------------------------------------------------------------|-----------------------|
|  | HEAVY DUTY CONCRETE   |
|  | STANDARD DUTY ASPHALT |
|  | HEAVY DUTY ASPHALT    |

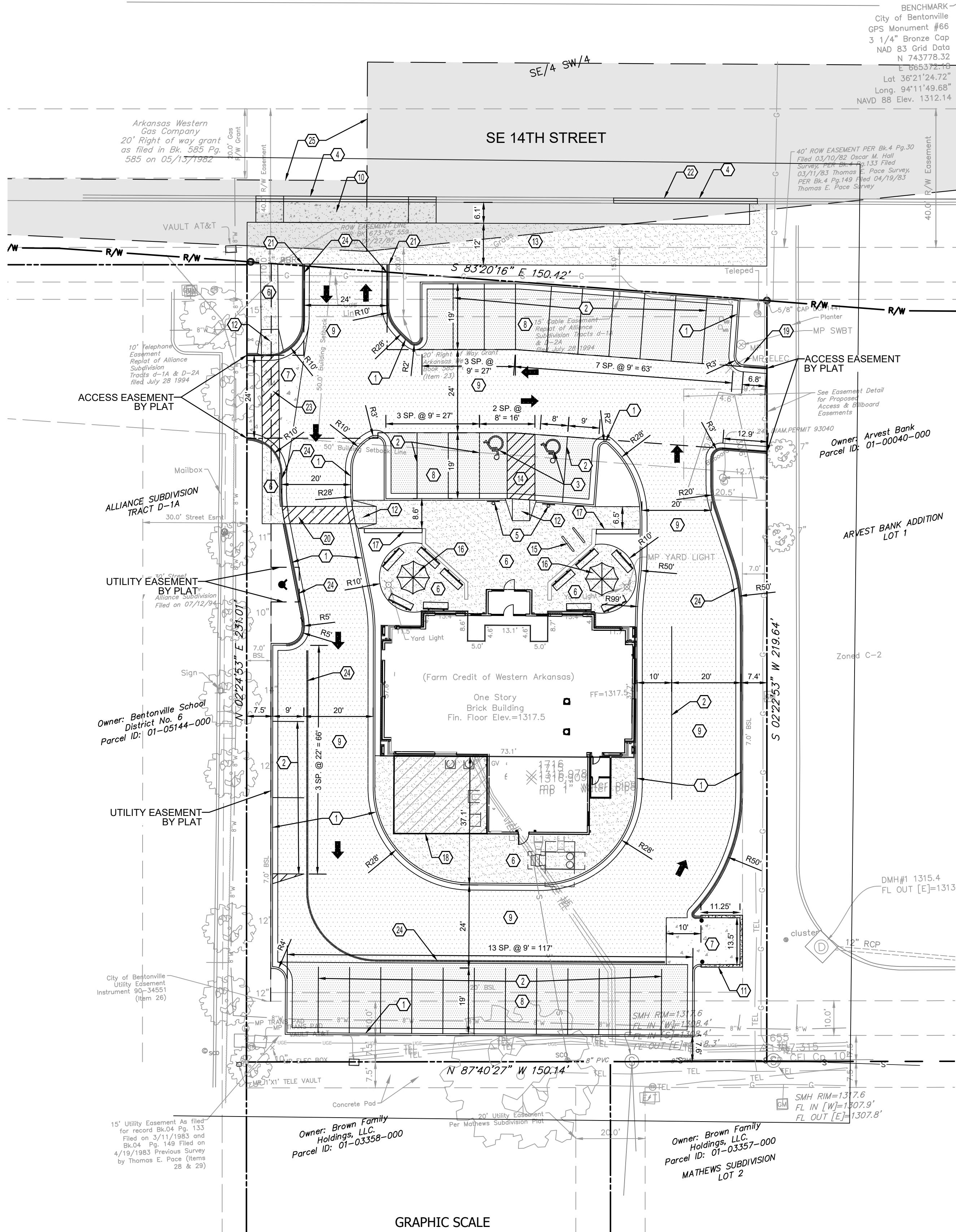
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LSD21-0031

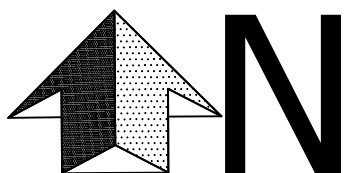


**C2.0 SCALE: 1" = 20'**

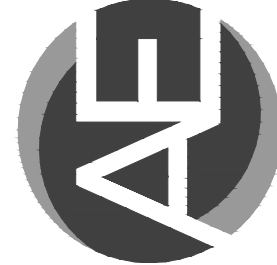
**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 20 FEET



**ANDERSON  
ENGINEERING**  
EMPLOYEE OWNED



**ENGINEERS • SURVEYORS • LABORATORIES • DRILLING**  
3111 W. VILLAGE PKWY. • ROGERS, ARKANSAS 72758 • PHONE (479) 286-8181  
ANDERSON CO.# 335 • MOLLY ROBB PE# 19640



No. 19640  
MOLLY ROBB

Molly RWH 8-2-2021

| REVISONS                                    |             |    |      | DRAWING INFO. |           |
|---------------------------------------------|-------------|----|------|---------------|-----------|
| NO.                                         | DESCRIPTION | BY | DATE | FIELD BY:     |           |
|                                             |             |    |      | DRAWN BY:     | MRR       |
|                                             |             |    |      | CHECK BY:     | MRR       |
|                                             |             |    |      | DATE:         | 8-2-2021  |
|                                             |             |    |      | FIELD BOOK:   | -         |
|                                             |             |    |      | JOB NUMBER:   | 20R010015 |
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ROMI INVESTMENTS, LLC  
BEACH BBQ RESTAURANT

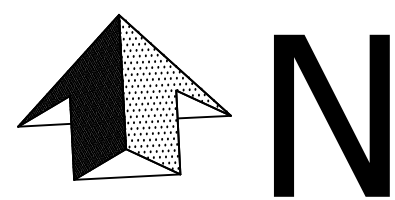
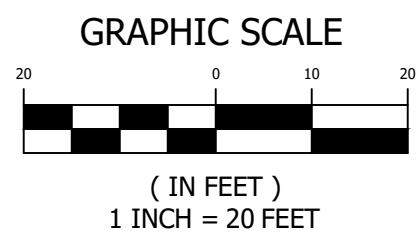
# SITE PLAN

1080 SE 14TH STREET BENTONVILLE AR 72713

SHEET NUMBER

# C2.0





**AE**

**ANDERSON  
ENGINEERING**

**EMPLOYEE OWNED**

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
5311 W. VILLAGE LANE, SUITE 100, DENVER, CO 80231  
ANDERSON CO# 335 • MOBILE 9038 1970  
(773) 288-5161

NOT FOR CONSTRUCTION

| REVISIONS                                   |             |    |      | DRAWING INFO. |           |
|---------------------------------------------|-------------|----|------|---------------|-----------|
| NO.                                         | DESCRIPTION | BY | DATE | FIELD BY:     |           |
|                                             |             |    |      | DRAWN BY:     | MRR       |
|                                             |             |    |      | CHECK BY:     | MRR       |
|                                             |             |    |      | DATE:         | 6/28/2022 |
|                                             |             |    |      | FIELD BOOK:   | -         |
|                                             |             |    |      | JOB NUMBER:   | 20RC10015 |
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ROMI INVESTMENTS, LLC  
BEACH BBQ RESTAURANT

1

SHEET NUMBER

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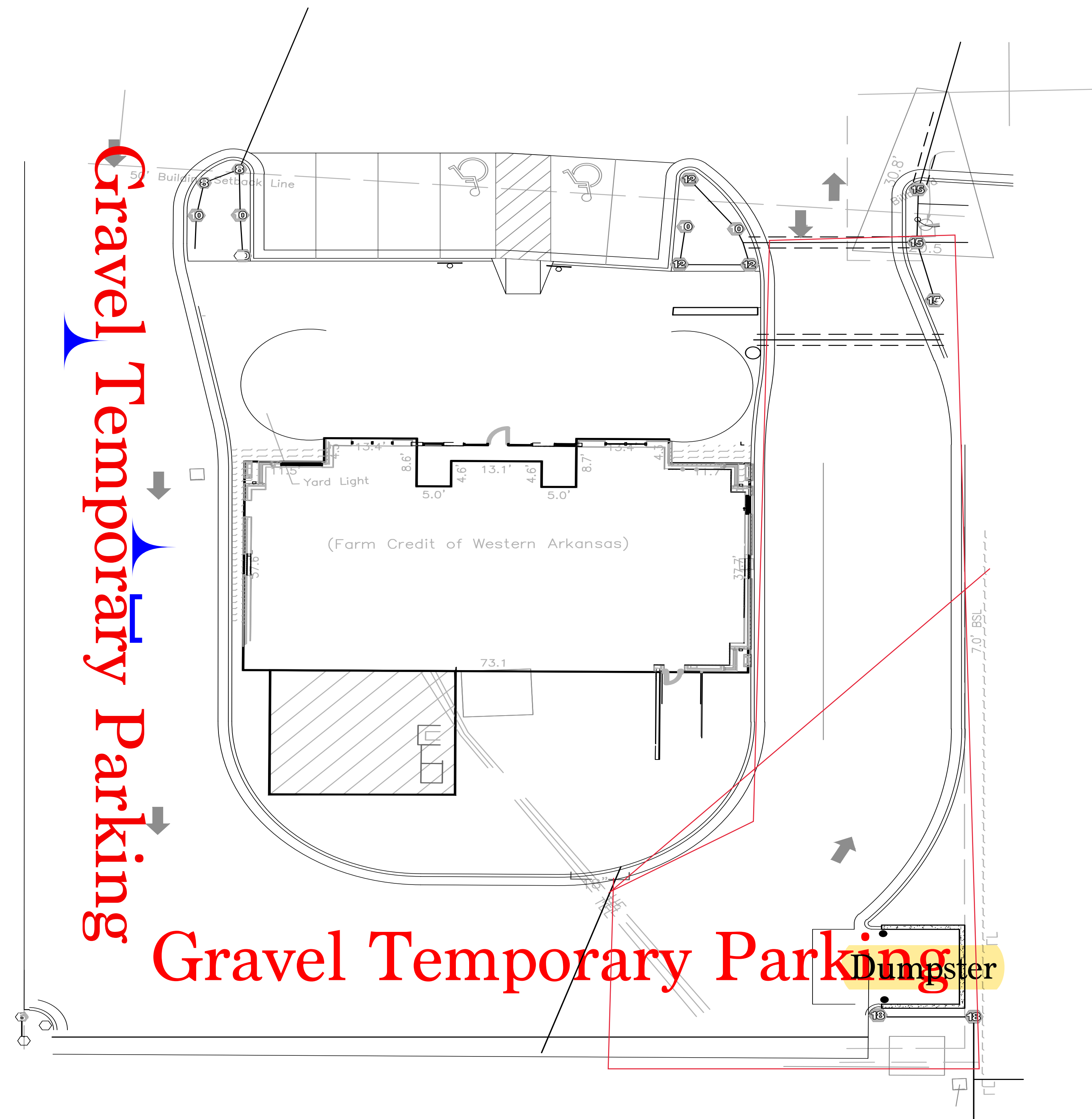
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## My Place Hotel

Southeast East Pointe Drive

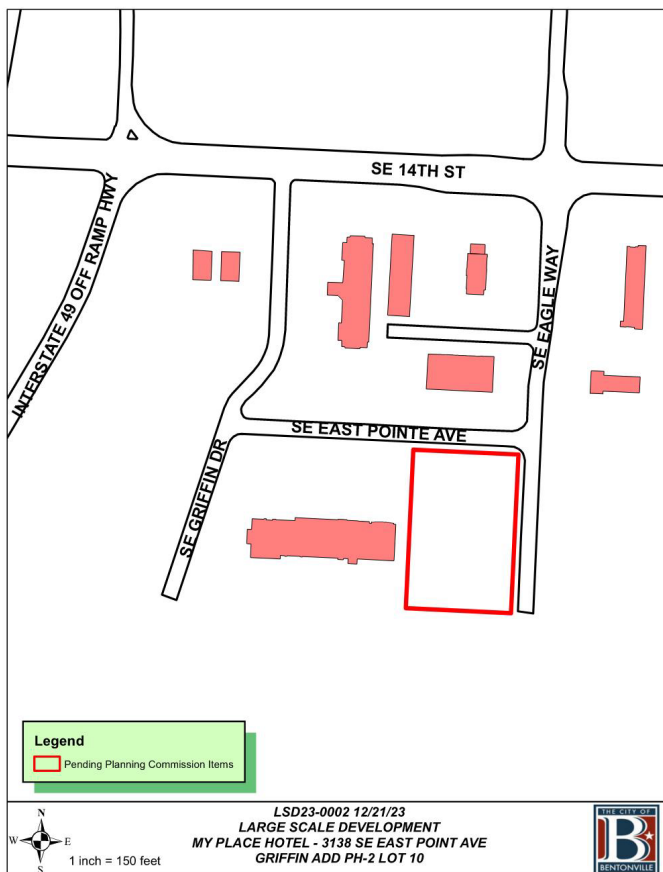
PC Date: 2/21/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

|                                        |                                   |
|----------------------------------------|-----------------------------------|
| <b>Project Number</b>                  | LSD23-0002                        |
| <b>Applicant / Current Owner</b>       | Daniel Ellis/TGC Bentonville, LLC |
| <b>Site Area</b>                       | +/- 1.34 acres                    |
| <b>Current Zoning</b>                  | C-2, General Commercial           |
| <b>Future Land Use Map Designation</b> | General Commercial (C)            |
| <b>Development Type / Use</b>          | Lodging                           |
| <b>Related Project(s)</b>              | None                              |

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

### Location Map



### Property Description

This property is located at the Southwest corner of Southeast East Pointe Drive and Southeast Eagle Way. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial. This property presently is vacant.

### Project Details

This project is a large-scale development that consists of a single structure that will serve as My Place Hotel. The proposed structure will be approximately 7,744 square feet and almost 52 feet tall. The project will provide 69 parking spaces, one less than is required. 3 means of access are proposed – one shared drive along Southeast East Pointe Drive and two drives off of Southeast Eagle Way.

The proposal provides sidewalk improvements and new landscaping 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 brick, prefinished architectural metal panels, and glass. Wood beams will be a trim material around the entry covering.

### Projected Traffic Impact

While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal, with adequate access to Southeast 14<sup>th</sup> Street nearby through both Southeast Griffin Drive and Southeast Eagle Way. Connected sidewalks also provide pedestrian routes in this commercial neighborhood and to 14<sup>th</sup> Street.

### Waivers

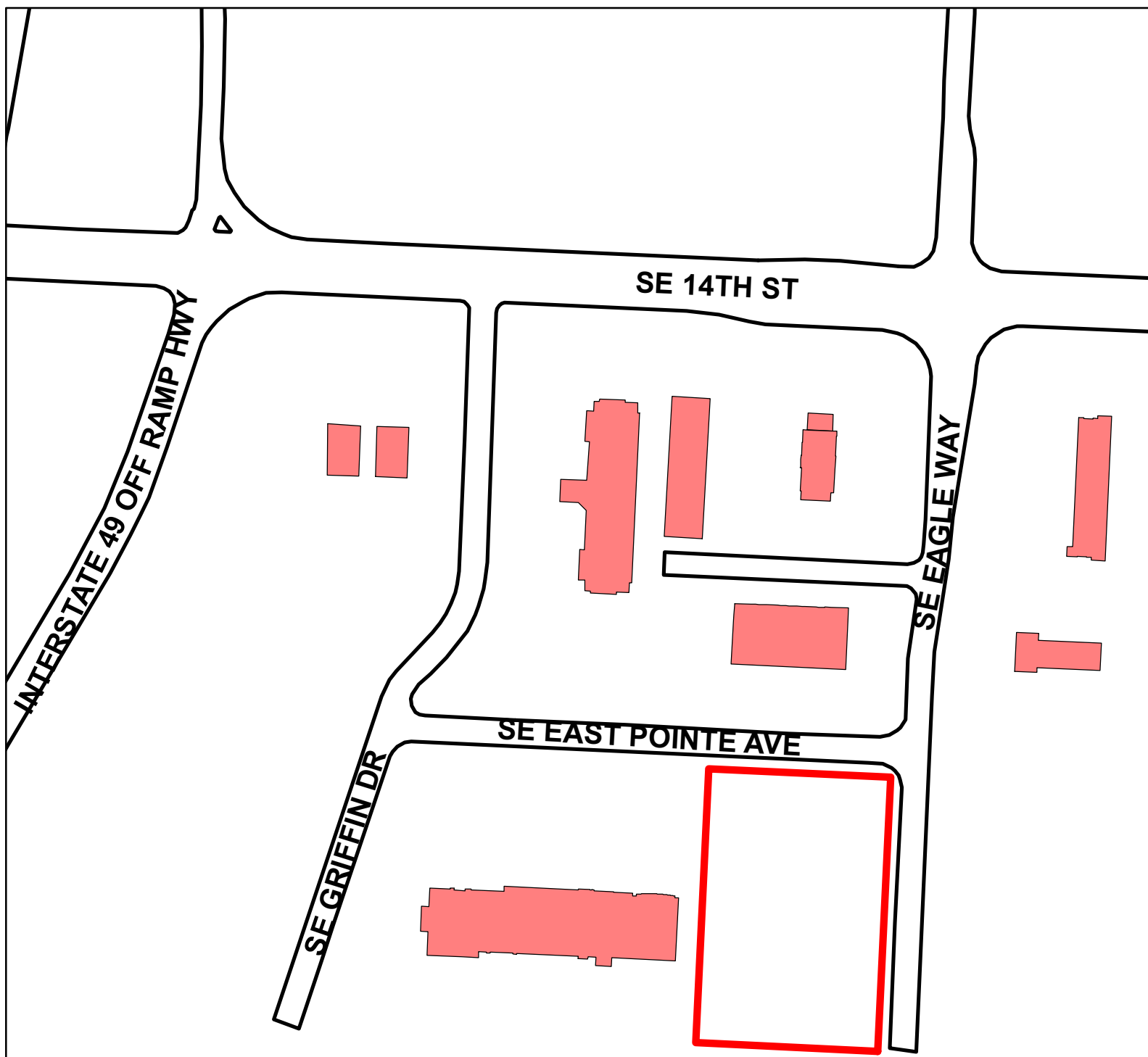
One waiver is requested:

A waiver from Section 501.06(f) – Off-street parking standards. The applicant is requesting a waiver to provide one less parking space than is required.

### Conclusion

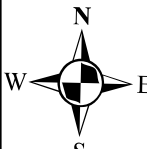
The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waiver. The proposal does satisfy the goal of the Bentonville Community Plan to infill development where infrastructure already exist.

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.



**Legend**

 Pending Planning Commission Items

 1 inch = 150 feet

**LSD23-0002 12/21/23**  
**LARGE SCALE DEVELOPMENT**  
**MY PLACE HOTEL - 3138 SE EAST POINTE AVE**  
**GRIFFIN ADD PH-2 LOT 10**







February 13, 2023

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

RE: My Place Hotel  
COB# LSD23-0002  
CTA Job No. 22109000

Dear City of Bentonville Planning Department:

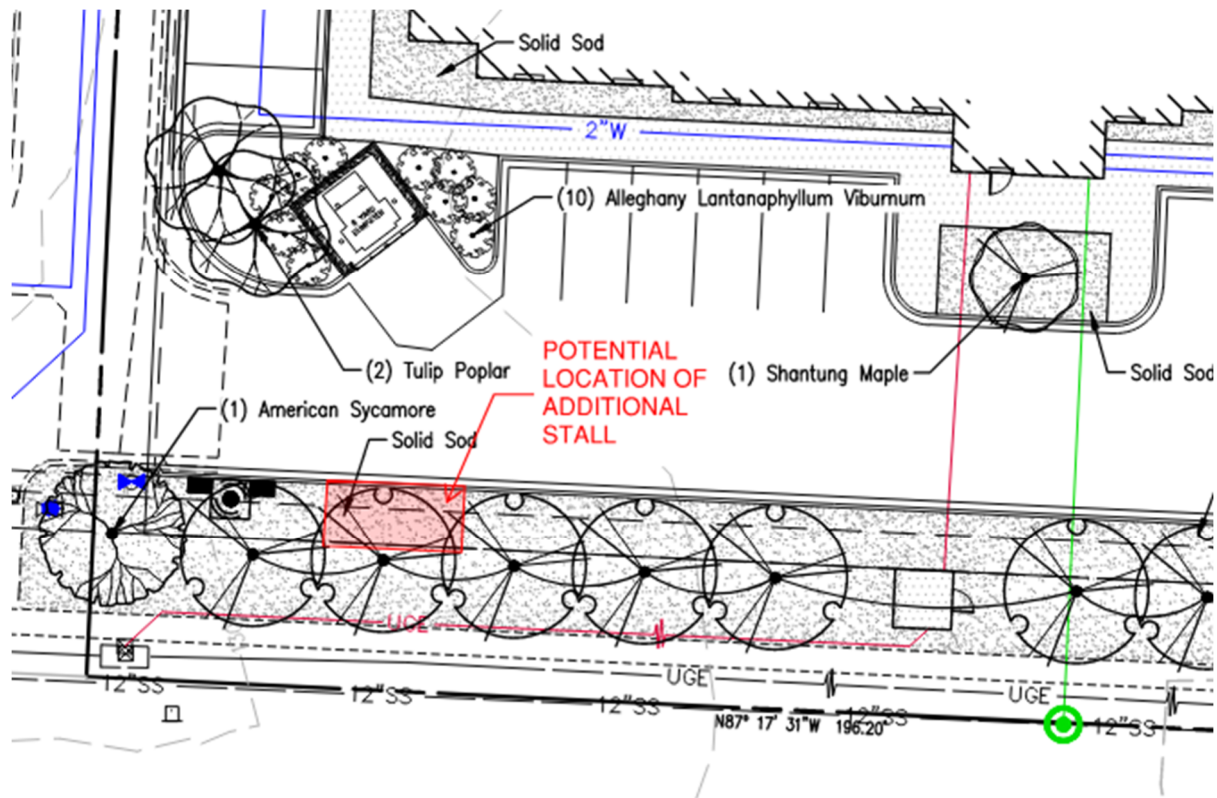
This is a formal request for a waiver of the following city codes:

1. Section 501.06(f) Off-street parking standards

Per this section of code, 1 space is required per guest room. For developments larger than twenty (20) rooms, eleven parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.

This proposed development is a hotel with 63 rooms. Which would require 69.3 parking stalls, rounding up to 70 stalls. We are providing 69 off-street parking stalls. While there is room onsite to provide 1 additional stall, we are requesting a waiver to maintain a more extensive green space buffer along the south side of the property. Please see the exhibit below for more information. We believe 69 parking stalls will adequately serve the proposed development and meet the intent of the code.

We formally petition the Planning Commission to waive the above listed city code requirements allowing for the intent to be met given the site's layout and utility constraints. Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process. We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.



Sincerely,

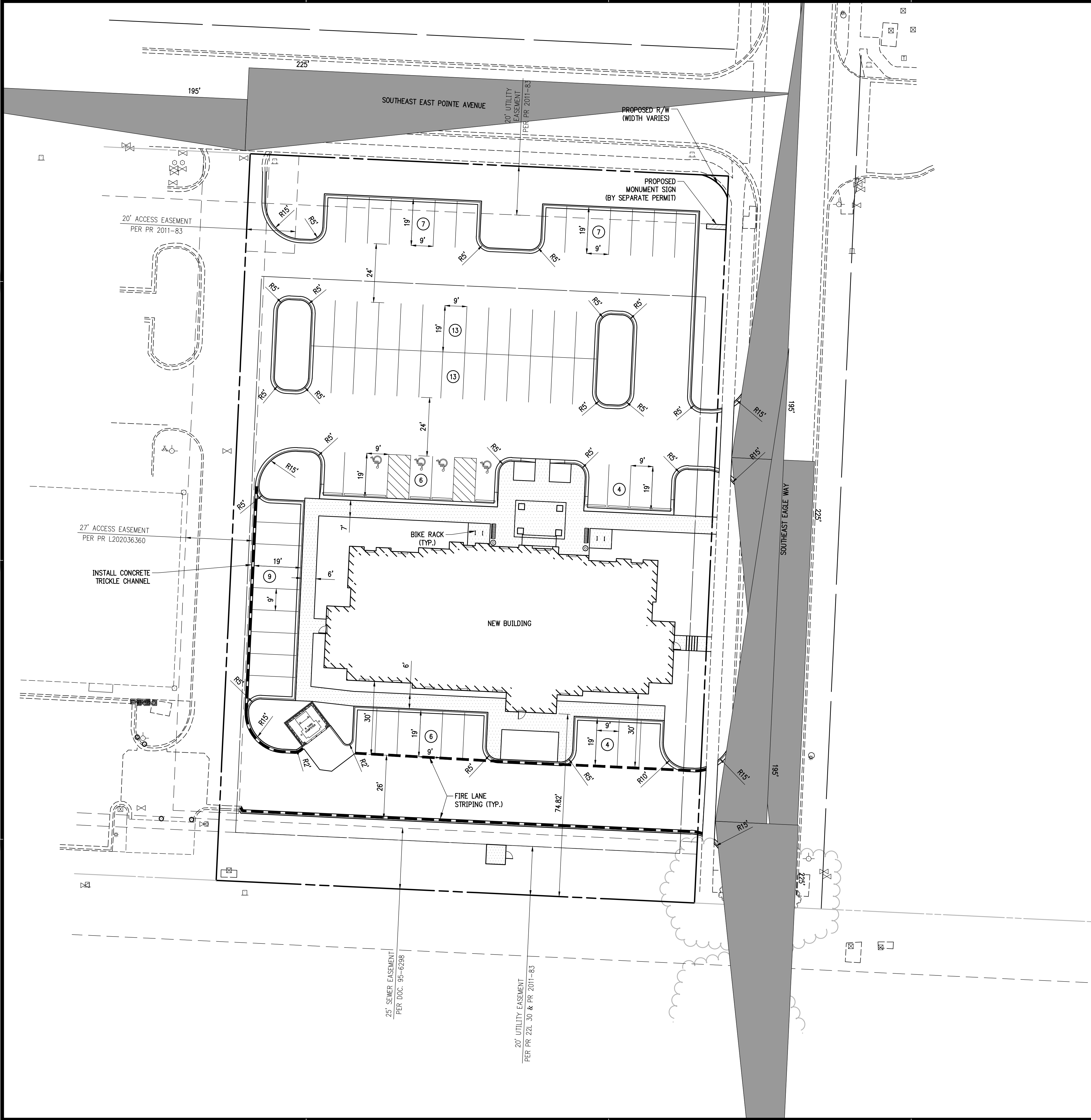
*Elizabeth Topping*

Elizabeth Topping, E.I., CFM









LEGEND (EXISTING SYMBOLS)

Table with 2 columns: SYMBOLS and LINEWORK. It lists various symbols for existing infrastructure like found iron pin, light pole, power pole, telephone pedestal, water valve, fire hydrant assembly, fire department connection, water meter, and tree. It also lists line types for easement, curb, right of way, and road centerline.

LEGEND (CONSTRUCT)

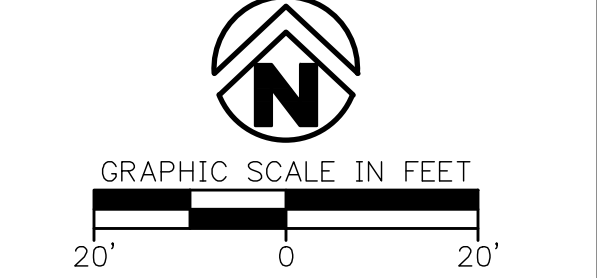
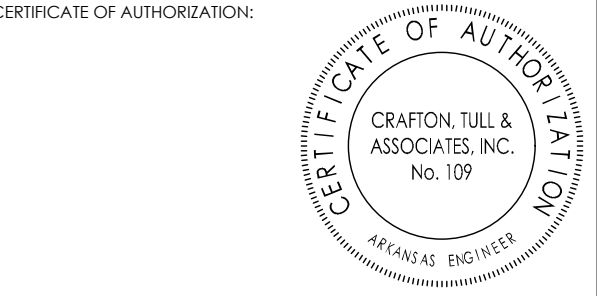
Table with 2 columns: SYMBOLS and LINEWORK. It lists symbols for set iron pin, circular drop inlet, grated inlet or junction box, and property line. It also lists line types for building set back and property line.

PROJECT INFORMATION

Project information section containing details such as Building Setback, Finished Floor Elev., Site Area, Building Size, Building Usage, Zoning, Property Usage, Building Height, Address, Owner, Site Engineer, Required Parking, and Provided Parking.

SITE NOTES

- List of 15 site notes providing specific instructions and requirements for the construction project, covering retaining walls, work materials, architectural plans, curbs, permits, construction activity, mechanical equipment, dumpster enclosure, signage, fencing, and property location.



MY PLACE HOTEL
3138 SE EAST POINTE AVE,
BENTONVILLE, AR 72712

Table with 3 columns: No., Description, and Date. It is a log for tracking construction progress and revisions.

Disclaimer text: "This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc."

Project details: PROJECT NO: 22109000, ISSUE DATE: 01/16/2022, CONTACT: D. Ellis, PRELIMINARY PLANS, LSC23-0002, SITE PLAN.





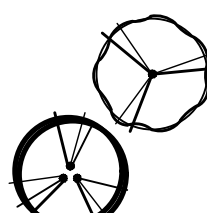
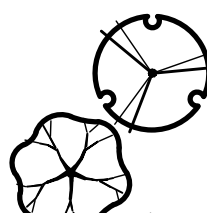
1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.

2. AFTER THE REQUIRED MINIMUM PERIOD, THE PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.

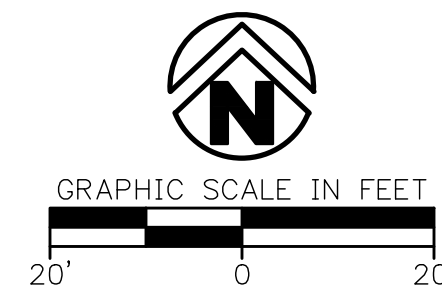
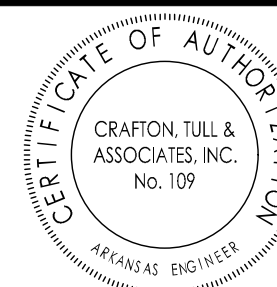
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.

4. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE OF THE TREES.

5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

| <u>DECIDUOUS ORNAMENTAL</u>                                                           | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u>                                              | <u>CONT</u> | <u>CAL</u>    | <u>HEIGHT</u>  |
|---------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------|-------------|---------------|----------------|
|  | 12         | ACER TRUNCATUM / SHANTUNG MAPLE                                             | B & B       | 2" CAL        | 8' HT. MIN.    |
|  | 10         | CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD               | B & B       | 2" CAL        | 8' HT. MIN.    |
| <u>DECIDUOUS SHADE TREE</u>                                                           | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u>                                              | <u>CONT</u> | <u>CAL</u>    | <u>HEIGHT</u>  |
|  | 9          | GINKGO BILOBA / MAIDENHAIR TREE                                             | 30 GAL      | 2" CAL        | 8' HT. MIN.    |
|  | 11         | LIRIODENDRON TULIPIFERA / TULIP POPLAR                                      | B & B       | 2" CAL        | 8' HT. MIN.    |
|  | 2          | PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE                                   | B & B       | 2" CAL        | 8' HT. MIN.    |
|  | 6          | QUERCUS SHUMARDII / SHUMARD OAK                                             | B & B       | 2" CAL        | 8' HT. MIN.    |
|  | 8          | ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM                                 | B & B       | 2.5" CAL      | 10' HT. MIN.   |
|  | 1          | ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA                   | B & B       | 2.5" CAL      | 10' HT MIN     |
| <u>EVERGREEN TREES</u>                                                                | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u>                                              | <u>CONT</u> | <u>CAL</u>    | <u>HEIGHT</u>  |
|  | 3          | CEDRUS ATLANTICA 'GLAUCA FASTIGIATA' / COLUMNAR BLUE ATLAS CEDAR            | 30 GAL      | 2" CAL        | 8' HT. MIN.    |
| <u>SHRUBS</u>                                                                         | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u>                                              | <u>SIZE</u> | <u>HEIGHT</u> | <u>SPREAD</u>  |
|  | 52         | LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF                              | 1 GAL       | 6' MIN.       | 6" SPREAD MIN. |
|  | 10         | VIBURNUM X RHYTIDOPHYLOIDES 'ALLEGHANY' / ALLEGHANY LANTANAPHYLLUM VIBURNUM | 7 GAL       | 36" HT. MIN.  | 24" SPREAD MIN |
| <u>GROUND COVERS</u>                                                                  | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u>                                              | <u>CONT</u> |               |                |
|  | 16,432 SF  | ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA GRASS                            | SOLID SOD   |               |                |

PARKING LOT IMPERVIOUS AREA = 25,064 SQ.FT.  
PARKING LOT GREEN SPACE AREA = 3,691 SQ.FT.  
GREEN SPACE AREA = 15% OF PARKING AREA



MY PLACE HOTEL  
3138 SE EAST POINTE AVE.  
BENTONVILLE, AR 72712

Key Pla

[illegible]

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PROJECT NO: 22109000

ISSUE DATE: 01/16/20

CONTACT: D. Ellis

QC by: \_\_\_\_\_  
QC Date: \_\_\_\_\_

PRELIMINARY

PRELIMINARY  
PLAN 16

## PLANS

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LCD07 0000

LSD23-0002

PLANTING PL

## PLANTING

1000

1000

110

1-10

ETC

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MATERIAL LEGEND

PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS

|  |                                                                                           |
|--|-------------------------------------------------------------------------------------------|
|  | ASPHALT SHINGLES<br>COLOR: MATCH OWEN'S CORNING ESTATE GRAY                               |
|  | SINGLE-PLY MEMBRANE ROOF<br>COLOR: OWNER TO SELECT                                        |
|  | FACE BRICK<br>MANUF: BELDEN BRICK COMPANY<br>STYLE: MODULAR<br>COLOR: GRAY (920-926 MATT) |
|  | DECORATIVE STONE LINTEL<br>MANUF: HARRISTONE<br>COLOR: OWNER TO SELECT                    |
|  | SOFFIT PANEL<br>EXPOSURE: 16"<br>COLOR: COLOR TO MATCH "MINIMALIST BROWN"                 |

COLOR OF ALL FASCIA, TRIM & GUTTERS TO MATCH SOFFIT PANEL

KEYNOTES

|    |                                                                                                                                                                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | RIDGE VENT.                                                                                                                                                                                                                                                                 |
| 2a | ASPHALT SHINGLES. SEE MATERIAL LEGEND.                                                                                                                                                                                                                                      |
| 2b | SINGLE-PLY ROOF MEMBRANE. SEE MATERIAL LEGEND.                                                                                                                                                                                                                              |
| 3  | FACE BRICK. SEE MATERIAL LEGEND.                                                                                                                                                                                                                                            |
| 4  | HEATING/COOLING UNIT. VERIFY ROUGH OPENING W/ MANUFACTURER.                                                                                                                                                                                                                 |
| 5  | 24 GA. METAL PANEL SIDING. SEE MATERIAL LEGEND.                                                                                                                                                                                                                             |
| 6  | GUTTER AND DOWNSPOUTS. SIZE, AND LOCATION TO BE DETERMINED BY RUN-OFF CALCULATIONS AND SHOP DRAWINGS. VERIFY DOWNSPOUT DISCHARGE W/ G.C. TO PREVENT WATER FLOWING ACROSS LANDSCAPING OR OVER SIDEWALKS. WHEN REQUIRED, ROUTE DOWNSPOUTS TO STORM SEWER. SEE CIVIL DRAWINGS. |
| 7  | EXTERIOR LIGHTING. SEE DETAIL 10/A331.                                                                                                                                                                                                                                      |
| 8  | SIDING BAND AT MATERIAL CHANGE AND WINDOW TRIM. COLOR TO MATCH ADJACENT METAL PANEL SIDING.                                                                                                                                                                                 |
| 9  | STONE CAP. COLOR TO MATCH STONE LINTEL. PROVIDE METAL FLASHING, PAINT TO MATCH STONE LINTEL TO RUN BEHIND SIDING AND OVER STONE CAP.                                                                                                                                        |
| 10 | STONE LINTEL (10"x72").                                                                                                                                                                                                                                                     |
| 11 | ROUGH-SAWN TIMBER BEAMS. CLEAR COAT FINISH.                                                                                                                                                                                                                                 |
| 12 | 10'-0" MY PLACE BUILDING SIGN, UNDER SEPARATE PERMIT.                                                                                                                                                                                                                       |
| 13 | SOFFIT PANEL. INSTALL VENT PANELS AS INDICATED ON ROOF PLAN. SEE MATERIAL LEGEND.                                                                                                                                                                                           |
| 14 | 3'-0" MY PLACE BUILDING SIGN, UNDER SEPARATE PERMIT.                                                                                                                                                                                                                        |
| 15 | WOOD DECORATIVE BRACKET. SEE DETAIL 1/A331. CLEAR COAT FINISH TO MATCH TIMBER BEAMS.                                                                                                                                                                                        |
| 16 | DOOR. AS SCHEDULED.                                                                                                                                                                                                                                                         |
| 17 | 8'-0" MY PLACE BUILDING SIGN, UNDER SEPARATE PERMIT.                                                                                                                                                                                                                        |
| 18 | ROOF PARAPET SCUPPER DRAIN.                                                                                                                                                                                                                                                 |
| 19 | BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 37'-0" AFF. SEE DETAIL 11/A331.                                                                                                                                                                                                   |
| 20 | BUILDING ADDRESS. INSTALL PER LOCAL REGULATIONS.                                                                                                                                                                                                                            |
| 21 | BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 42'-0" AFF. SEE DETAIL 11/A331.                                                                                                                                                                                                   |
| 22 | BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 39'-0" AFF. SEE DETAIL 11/A331.                                                                                                                                                                                                   |



REAR ELEVATION MATERIAL PERCENTAGES

|                            |       |
|----------------------------|-------|
| BRICK:                     | 25.5% |
| PRE-FINISHED METAL PANELS: | 63.0% |
| GLAZING:                   | 9.7%  |

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

510 South 400 East  
Salt Lake City, Utah 84102  
P: 801.355.6848  
F: 801.355.6880

REGISTERED ARCHITECT  
JEFFREY N. BYERS  
No. 4492  
STATE OF ARKANSAS

MY PLACE HOTELS  
4 STORY 43 UNIT  
BENTONVILLE, AR

PROJECT:

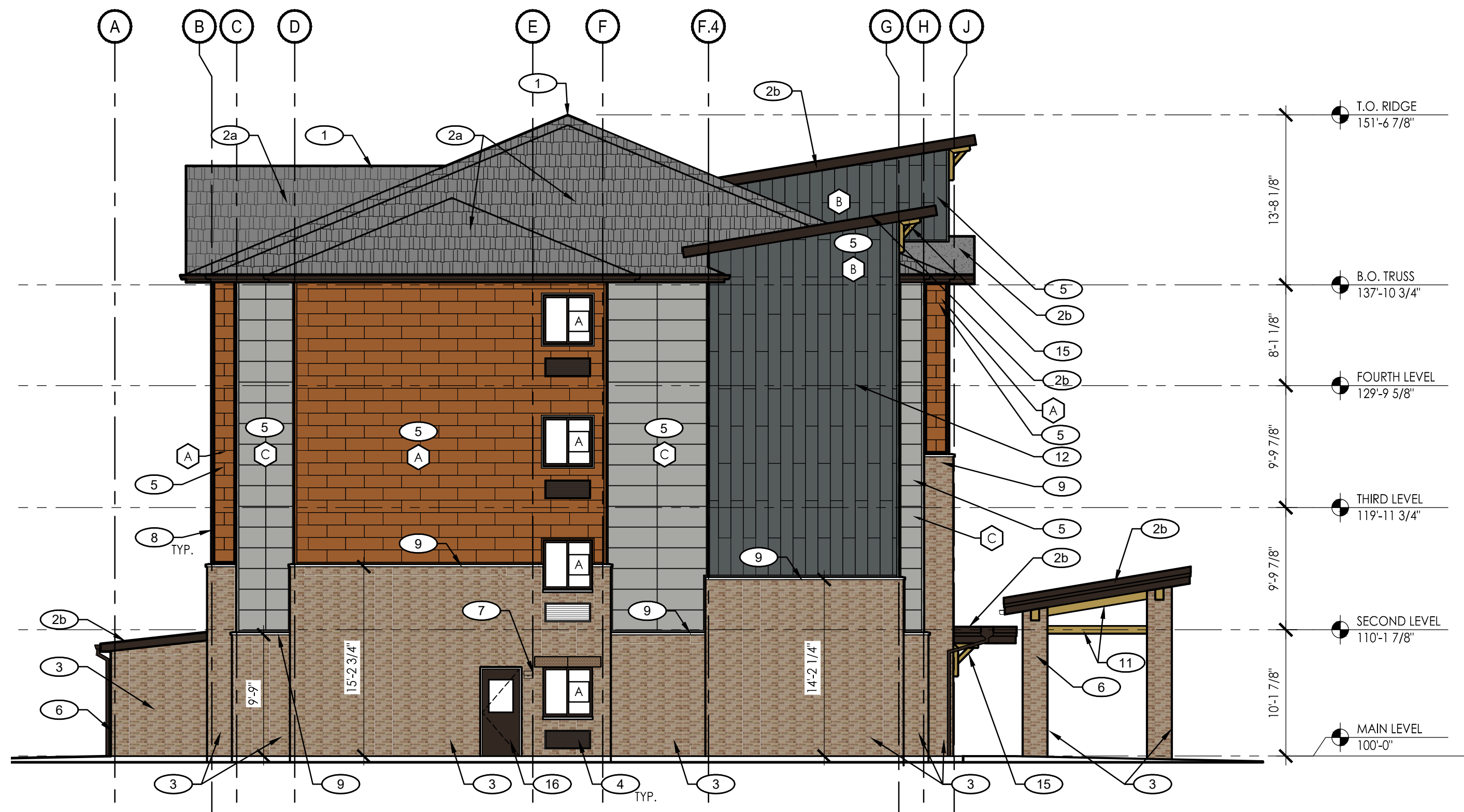
| DATE:    | DESCRIPTION: |
|----------|--------------|
| 01/30/23 | PERMIT SET   |
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EXTERIOR ELEVATIONS-CHALET

PROJECT # 22-167.01

SHEET # A200

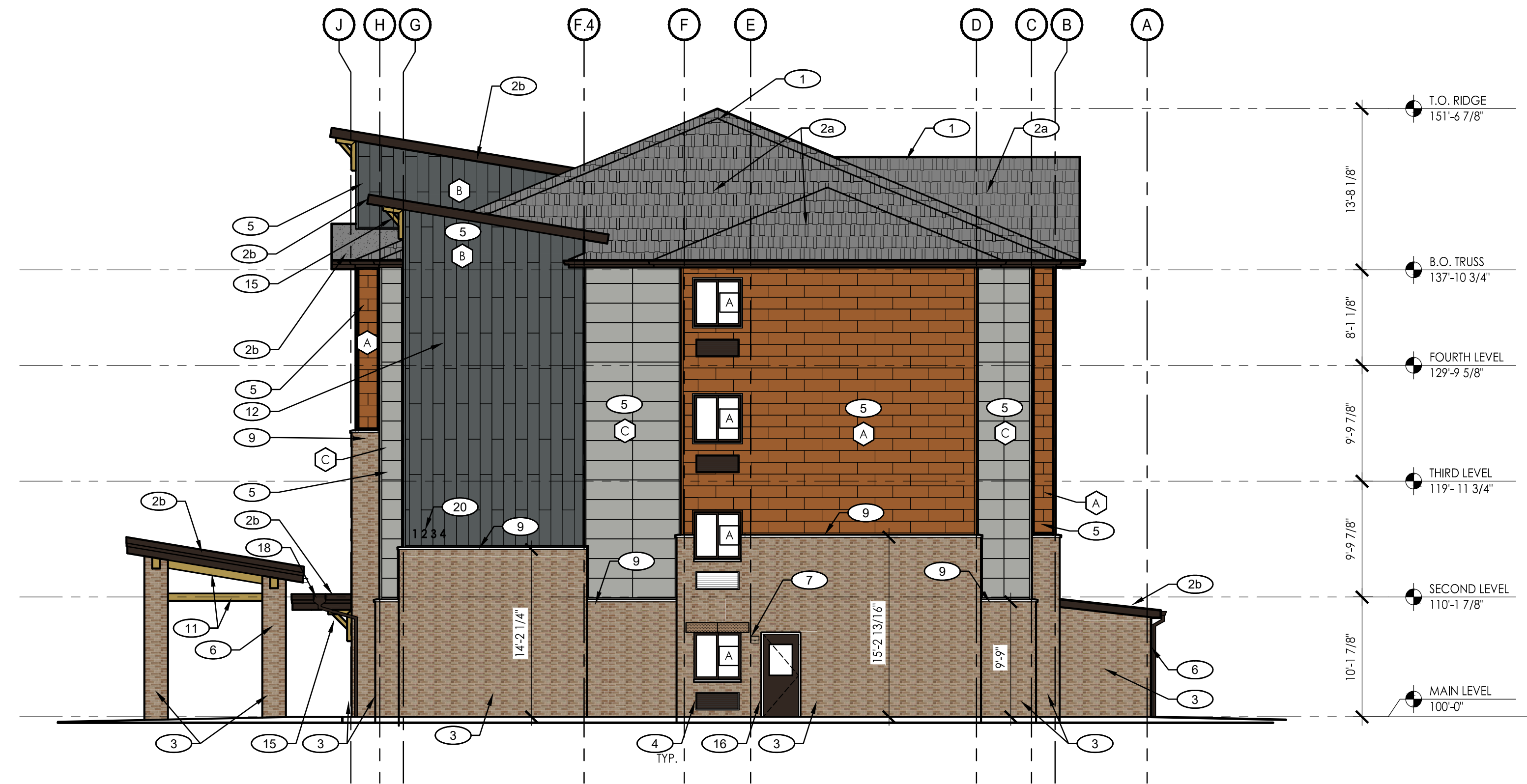




2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION MATERIAL PERCENTAGES

|                            |       |
|----------------------------|-------|
| BRICK:                     | 35.8% |
| PRE-FINISHED METAL PANELS: | 60.1% |
| GLAZING:                   | 4.0%  |



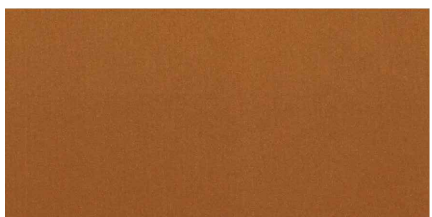
1 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

LEFT ELEVATION MATERIAL PERCENTAGES

|                            |       |
|----------------------------|-------|
| BRICK:                     | 35.8% |
| PRE-FINISHED METAL PANELS: | 60.1% |
| GLAZING:                   | 4.0%  |

COLOR LEGEND

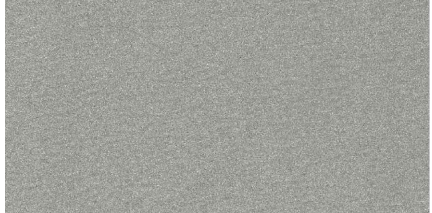
|   |                                                                                              |
|---|----------------------------------------------------------------------------------------------|
| A | MANUF: MAC METAL<br>PRODUCT: METAL BLOCK (24 GA.)<br>COLOR: METALLIC COPPER<br>SIZE: 1' x 3' |
| B | MANUF: MAC METAL<br>PRODUCT: METAL BLOCK (24 GA.)<br>COLOR: SMOKY QUARTZ<br>SIZE: 1' x 6'    |
| C | MANUF: MAC METAL<br>PRODUCT: POLYMAC (24 GA.)<br>COLOR: METALLIC GREY<br>SIZE: 1'-8" x 4'    |



SMALL SCALE HORIZONTAL  
METAL PANELS



VERTICAL METAL PANELS



LARGE SCALE HORIZONTAL  
METAL PANELS



BRICK

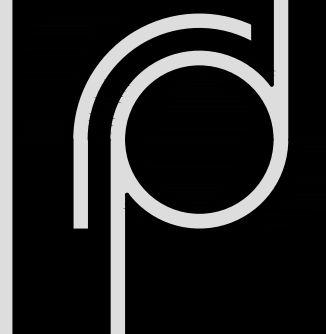
MATERIAL LEGEND

PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS

|  |                                                                                                 |
|--|-------------------------------------------------------------------------------------------------|
|  | ASPHALT SHINGLES<br>COLOR: MATCH OWEN'S CORNING ESTATE GRAY                                     |
|  | SINGLE-PLY MEMBRANE ROOF<br>COLOR: OWNER TO SELECT                                              |
|  | FACE BRICK<br>MANUF: BELDEN BRICK COMPANY<br>STYLE: MODULAR<br>COLOR: GRAY (920-926 MATI)       |
|  | DECORATIVE STONE LINTEL<br>MANUF: HARRISTONE<br>COLOR: OWNER TO SELECT                          |
|  | SOFFIT PANEL<br>EXPOSURE: 16"<br>COLOR: COLOR TO MATCH "MINIMALIST BROWN"<br>MATCH SOFFIT PANEL |

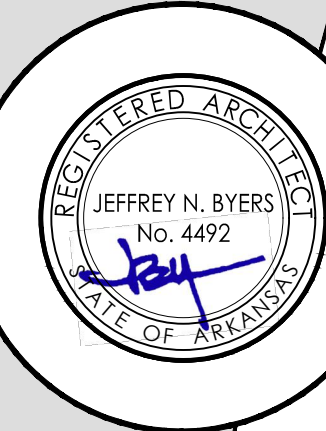
KEYNOTES

- 1 RIDGE VENT.
- 2a ASPHALT SHINGLES. SEE MATERIAL LEGEND.
- 2b SINGLE-PLY ROOF MEMBRANE. SEE MATERIAL LEGEND.
- 3 FACE BRICK. SEE MATERIAL LEGEND.
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- 21 BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 42'-0" AFF. SEE DETAIL 11/A331.
- 22 BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 39'-0" AFF. SEE DETAIL 11/A331.



THE  
RICHARDSON  
DESIGN  
PARTNERSHIP,  
L.L.C.

510 South 600 East  
Salt Lake City, Utah 84102  
P: 801.355.6848  
F: 801.355.6880



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MY PLACE HOTELS  
4 STORY 43 UNIT  
BENTONVILLE, AR

PROJECT:

| DATE:    | DESCRIPTION |
|----------|-------------|
| 01/30/23 | PERMIT SET  |

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EXTERIOR  
ELEVATIONS

PROJECT #  
22-167.01

SHEET #

A201



# LARGE-SCALE DEVELOPMENT STAFF REPORT



## 7Brew

411 Southeast Walton Blvd.

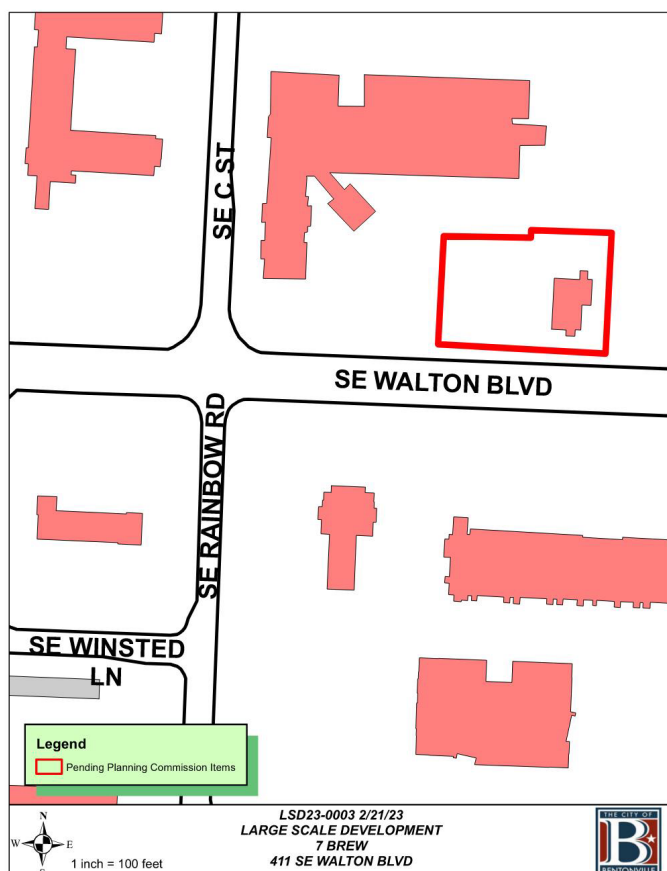
**PC Date:** 2/21/2023

**Reviewer:** Keegan Stanton, Senior Planner,  
AICP

|                                        |                                   |
|----------------------------------------|-----------------------------------|
| <b>Project Number</b>                  | LSD23-0003                        |
| <b>Applicant / Current Owner</b>       | Jared Inman/McCoy Investments LLC |
| <b>Site Area</b>                       | +/- 0.34 acres                    |
| <b>Current Zoning</b>                  | C-2, General Commercial           |
| <b>Future Land Use Map Designation</b> | General Commercial (C)            |
| <b>Development Type / Use</b>          | Restaurant, Drive-thru            |
| <b>Related Project(s)</b>              | PLA23-0003                        |

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

### Location Map



### Property Description

This property is located at 411 Southeast Walton Blvd. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial. This property presently is a restaurant use.

### Project Details

This project is a large-scale development that consists of a single structure that will serve as a drive-thru coffee restaurant. The proposed structure will be approximately 531 square feet, providing food and drink prep areas. No indoor seating is proposed. It is also shown to be single-story. The project will provide 10 parking spaces. 1 curb-cut is proposed along Southeast Walton Blvd., which is the subject of Waiver 2.

The proposal provides sidewalk improvements and new landscaping 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 architectural metal, Nichiha brick panels, and glass.

### Projected Traffic Impact

While the proposed development will be a similar use to what is currently on the property and will likely pose a similar traffic impact in the aggregate. The nature of this business however will likely shift the peak trips to/from this site to the morning hours.

### Waivers

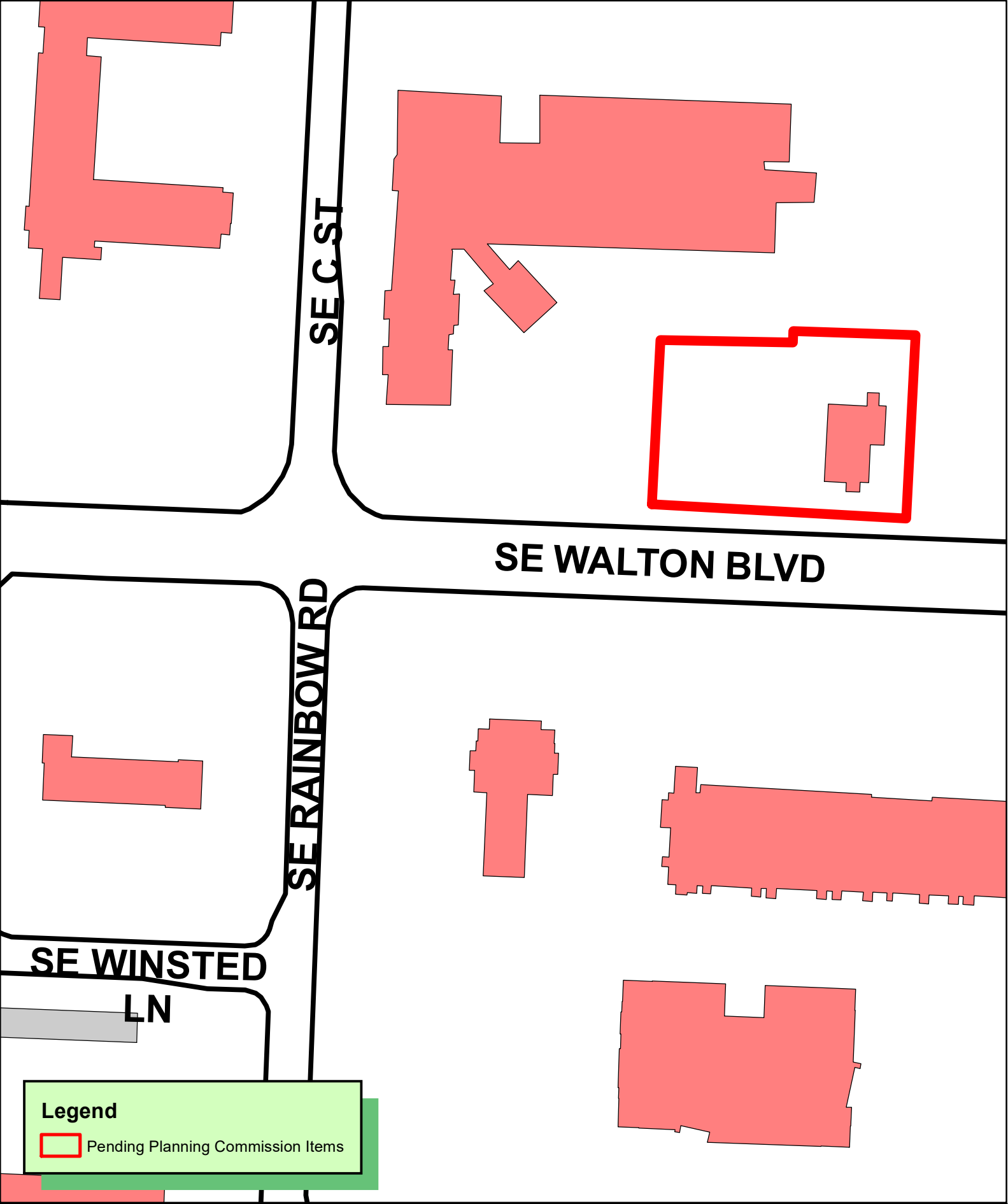
Two waivers are requested:

- A waiver from Section 1100.21(e) – Building Material. The applicant is requesting a waiver to provide one primary material over 25% and to allow Nichiha as a primary material.
- A waiver from Section 1100.02(a)(6) Access Management Standards – Distance Between Curb Cuts. The applicant is requesting a waiver on driveway spacing in order to continue using existing curb cut.

### Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waivers. The proposal does satisfy the goal of the Bentonville Community Plan to infill development where infrastructure already exists.

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.



1 inch = 100 feet

**LSD23-0003 2/21/23**  
**LARGE SCALE DEVELOPMENT**  
**7 BREW**  
**411 SE WALTON BLVD**





# Michael Hampton

221 S. Ave.  
Springfield, MO 65804  
(417)773-1605

## Waiver Request

To: City of Bentonville  
From: Rich Kenly on Behalf Michael Hampton (Architect)  
Date: December 11, 2022  
Re: 7 Brews at 411 SE Walton BLVD., Bentonville, AR

- For the address of 411 SE Walton BLVD. Michael Hampton is submitting this Waiver Request as part of the 7 Brews Submittal. This letter includes one waiver request related to zoning.

### Architectural Material Request

- City of Bentonville:
  - City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.21

(e) Building Materials standards:

: a minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building. Materials shall comply with the standards established below.

| LARGE SCALE DEVELOPMENT<br>BUILDING MATERIALS |                                                                                                                                                                              |                                                                                                                 |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                               | Primary Materials                                                                                                                                                            | Trim Materials                                                                                                  |
| Allowed                                       | Brick<br>Textured concrete block<br>Natural stone<br>Glass veneer<br>Pre-finished architectural metal panels<br>(min. 24 gauge)                                              | Tile<br>Stone<br>Glass block<br>Copper flashing<br>Metal<br>Wood<br>EIFS<br>Pre-finished concrete masonry board |
| Prohibited                                    | Wood<br>Masonite<br>Asphaltic wall or roof material<br>Aluminum siding<br>Steel siding<br>Non-textured concrete block<br>Stucco<br>Vinyl<br>Fiberglass<br>Ribbed metal panel |                                                                                                                 |

- The proposed elevations include over 25% of architectural metal panel on three primary facades. The intended use of the metal panel used is to enhance the design and offer both color and texture relief on the building. With the front and rear of the building having 340 sq. ft. or less it will be difficult to achieve the 25/25/25 percentages. Please see the below building façade percentages we are proposing in this submittal.

If you have any further questions or concerns, please contact me at [rich@arkifexstudios.com](mailto:rich@arkifexstudios.com) or 417.693.0587.

Sincerely,



Michael Hampton, AIA



February 10, 2023

The City of Bentonville  
3200 SW Municipal Drive  
Bentonville, AR 72712

Attn: Planning Department  
**Re: 7 Brew LSD – Waiver Request**

This development is located at 411 SE Walton Blvd in Bentonville. The development will be a new 7 Brew Coffee with associated drive-thru and parking.

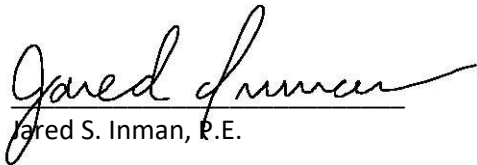
The applicant would like to request a waiver from **Section 1100.02(a)(6) Access Management Standards – Distance Between Curb Cuts**. This section states that the distance between curb cuts for a 45 mph roadway (SE Walton Blvd) be no less than 250 feet.

The approximate width of the entire property is 208 feet. The property has two existing ArDOT driveway aprons that are 140' apart. We will be utilizing the east apron and closing off the west apron. There are existing drives on the adjacent properties to the west and east that are 21 and 27 feet off of our property lines, respectively. Due to these constraints, there is no feasible way to provide access to our property while also providing a minimum of 250' from the existing adjacent driveways.

Therefore, we are asking for a waiver from Section 1100.02(a)(6) so we can utilize the existing eastern apron for access into this site.

We thank you for your consideration of this proposed waiver. Please call with any questions, comments, or concerns.

Sincerely,

  
Jared S. Inman, P.E.



Existing 7Brews with materials shown on below elevations and 3D Perspectives.



(Existing in Bentonville)



(Existing in Bentonville)



(Shown with approximate canopy size)

















## "FRONT" ELEVATION

\*Calculations based on area highlighted in yellow.

TOTAL FACADE AREA: 314.05sqft.

METAL SALES WALL PANEL - 49%

GLAZING - 21.4%

BLUE METAL FASCIA - 14.6%

NICHIHA MODERNBRICK PANEL - 15%



“SIDE” ELEVATION

\* Calculations based on area highlighted in yellow.

TOTAL FACADE AREA: 541.58 sqft.

METAL SALES WALL PANEL: 48.3%

GLAZING: 20.7%

NICHIHA MODERNBRICK PANEL: 17.5%

BLUE METAL FASCIA: 13.5%





# "BACK ELEVATION"

\*Calculations based on area highlighted in yellow.

TOTAL FACADE AREA: 324.12 sqft

NICHIHA MODERNBRICK PANEL - 40.3%

ROOF PANEL - 30.3%

METAL SALES WALL PANEL - 13.8%

DOORS / ELECTRIC PANELS - 11.2%

BLUE METAL FASCIA - 4.4%



“SIDE” FACADE

\*Calculations based on area highlighted in yellow.

TOTAL FACADE AREA: 541.58 sqft.

METAL SALES PANEL - 60.2%

NICHIHA MODERNBRICK PANEL - 19.6%

GLAZING - 10%

BLUE METAL FASCIA - 10.2%





NOTES:

1. PARCELS: 01-05136-000 & 01-00172-000
2. CURRENT ZONING: C-2, GENERAL COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. BOUNDARY BASED ON:
  - I. SUBDIVISION PLAT, BOOK 14, PAGE 224
  - II. LOT SPLIT PLAT, BOOK 2004, PAGE 1272
  - III. PERSONAL REPRESENTATIVES DEED, BOOK 2014, PAGE 27744
5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K, BEARING AN EFFECTIVE DATE OF JUNE 5, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN AIRPORT ZONE C (3), OUTER SAFETY ZONE (OSZ). THE PROPOSED IMPROVEMENTS WILL MEET THE REQUIREMENTS FOR THE LISTED ZONE.

PARCEL #01-00172-000:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°59'17"E 35.00 FEET AND S87°46'15"E 414.41 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING THENCE N03°45'17"E 149.33 FEET; THENCE S88°07'17"E 99.76 FEET; THENCE S02°53'26"W 131.22 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY S48°00'58"W 26.78 FEET AND N87°46'15"W 83.02 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING IN ALL 0.35 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PARCEL #01-05136-000:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°59'17"E 35.00 FEET AND S87°46'15"E 308.09 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N02°59'30"E 138.00 FEET; THENCE S87°52'15"E 108.32 FEET; THENCE S03°45'17"W 138.23 FEET; THENCE N87°46'15"W 106.32 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

GENERAL NOTES:

1. ALL PROPOSED FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREAS.
3. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G WITH A U RATING OF 0, AND APPROVED BY THE PLANNING DEPARTMENT.
4. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
5. PROPOSED DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
6. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER IS REQUIRED TO PAY FOR THE LIGHTS PRIOR TO REQUESTING A PRECON.
8. CONTACT BEUD AT 479-2711-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
10. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
11. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
12. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
13. WATER PIPE SHALL BE 8" PVC AND MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305.
14. CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITY LINES.
15. NO FENCING IS PROPOSED AT THIS TIME; A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCE CONSTRUCTION / INSTALLATION.

ZONING & SETBACKS:

ZONED: C-2, GENERAL COMMERCIAL

SETBACKS:

- FRONT (PARKING IN FRONT): 50'  
FRONT (NO PARKING IN FRONT): 20'  
SIDE ADJACENT TO RESIDENTIAL DISTRICT: 30'  
SIDE ADJACENT TO NON-RESIDENTIAL DISTRICT: 7'  
REAR ADJACENT TO RESIDENTIAL DISTRICT: 30'  
REAR ADJACENT TO NON-RESIDENTIAL DISTRICT: 20'

OWNER / DEVELOPER:

MCCOY INVESTMENTS  
1111 SE 34TH STREET  
BENTONVILLE, AR

PARKING REQUIREMENTS:

PROPOSED USE: COMMERCIAL (RESTAURANTS & DRIVE-THROUGH COMMERCIAL FACILITIES)

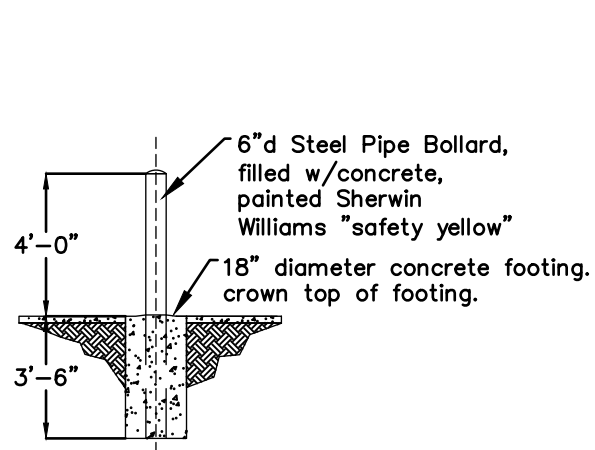
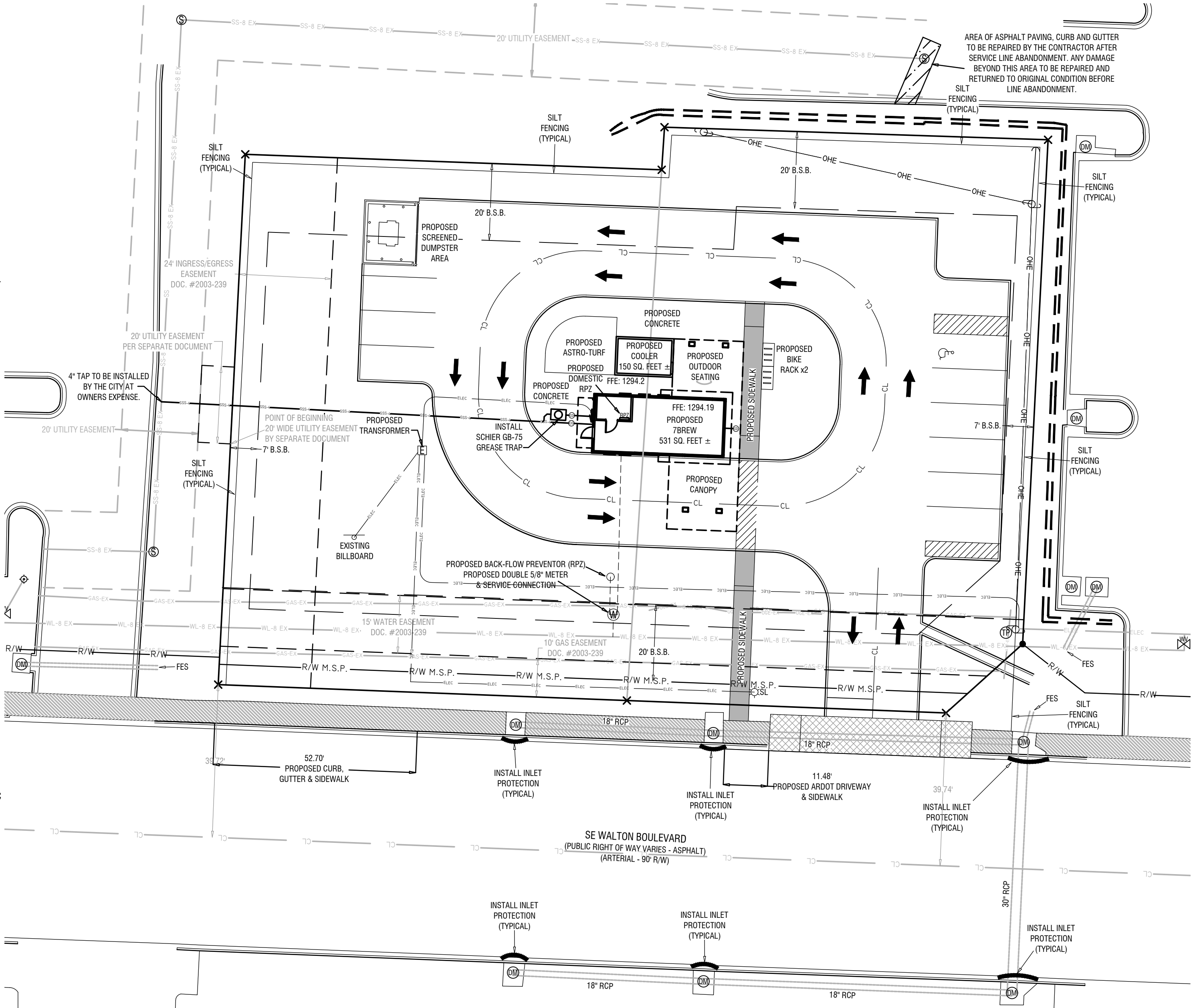
RESTAURANTS:

- 1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

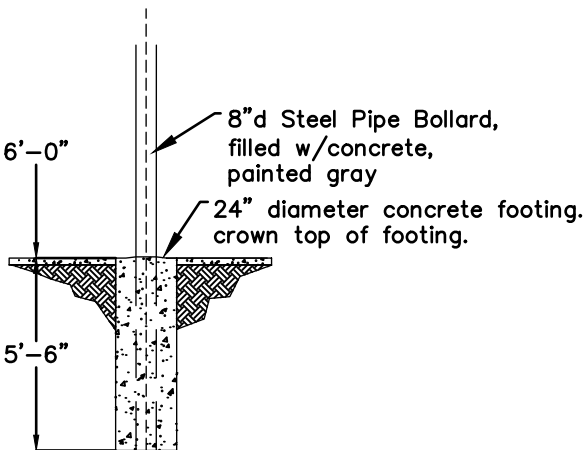
DRIVE-THROUGH COMMERCIAL FACILITIES:

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

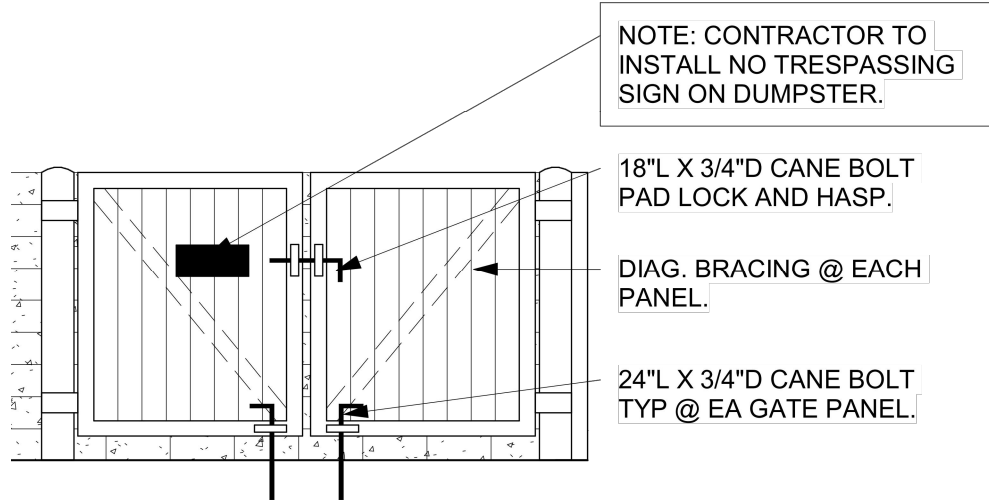
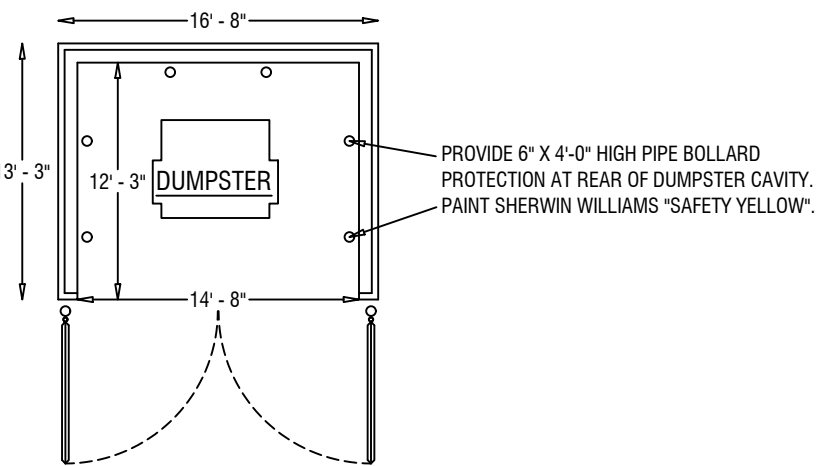
PROPOSED PARKING SPACES: 10 SPACES, INCLUDING 1 ADA SPACE



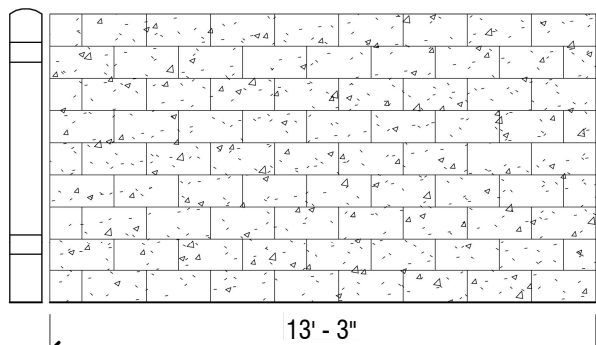
DUMPSTER CAVITY  
BOLLARD DETAIL  
N.T.S.



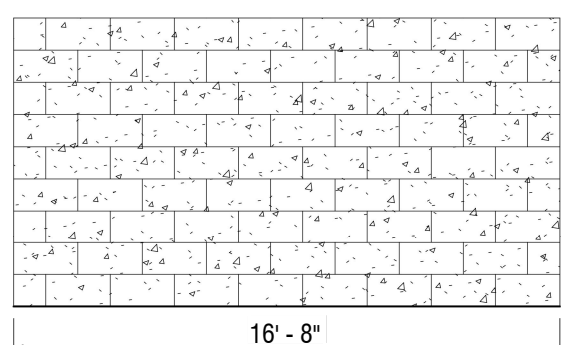
DUMPSTER ENCLOSURE PROTECTION  
BOLLARD DETAIL  
N.T.S.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

NOTE: CONTRACTOR TO  
INSTALL NO TRESPASSING  
SIGN ON DUMPSTER.

18\"/>

DIAG. BRACING @ EACH  
PANEL.  
24\"/>

COMMERCIAL BIKE RACKS

SWERVE RACK WITH SURFACE MOUNT

SELECT DESIRED MOUNT:

- ☐ IN GROUND MOUNT  
☐ FOOT MOUNT  
☐ RAIL MOUNT

**WALL SETBACKS:**  
FOR SWERVES SET PARALLEL TO A  
WALL:  
MINIMUM: 24\"/>  
**RECOMMENDED: 36\"**  
**FOR SWERVES SET PERPENDICULAR  
TO A WALL:**  
MINIMUM: 28\"/>  
**DISTANCE BETWEEN RACKS:**  
MINIMUM: 24\"/>  
**RECOMMENDED: 36\"**  
**STREET SETBACKS:**  
MINIMUM: 24\"/>  
**RECOMMENDED: 36\"**

SPECIFICATIONS

**CAPACITY:** 2 BIKES

**MATERIAL:** 1.9\"/>

**FINISHES:** AN AFTER FABRICATION HOT DIPPED GALVANIZED  
FINISH IS OUR STANDARD OPTION. 250 TGIC POWDER COAT  
COLORS, THERMOPLASTIC COATING, PVC DIP, AND STAINLESS  
STEEL FINISHES ARE ALSO AVAILABLE AS ALTERNATE OPTIONS.

NOTES:

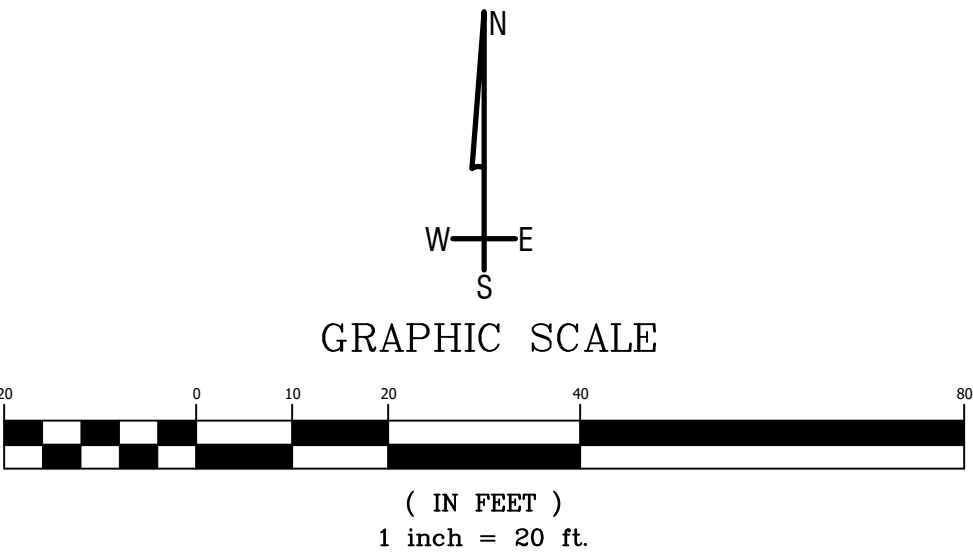
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 118-123.

118-123

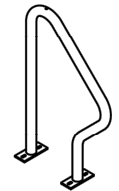
PROTECTED BY COPYRIGHT ©2021 CADDDETAILS.COM LTD.

REVISION DATE 07/05/2021

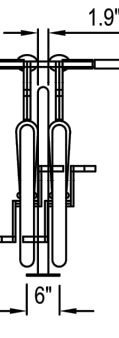
CADdetails.com



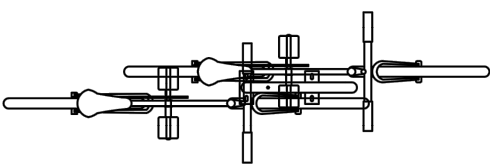
DERO BIKE RACK CO.  
5522 LAKELAND AVENUE N  
MINNEAPOLIS, MN 55429  
TOLL FREE: 1-888-337-6729  
PHONE: (612) 359-0689  
FAX: (612) 331-2731  
[www.dero.com](http://www.dero.com)



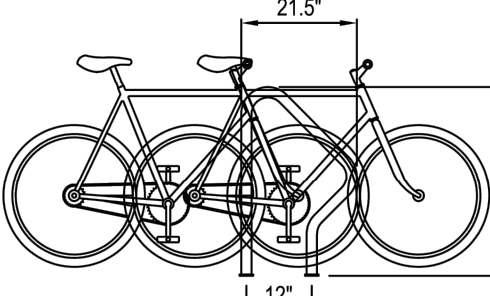
ISOMETRIC



SIDE ELEVATION



PLAN VIEW



FRONT ELEVATION



| LEGEND |                             |
|--------|-----------------------------|
|        | FOUND MONUMENT AS NOTED     |
|        | SET IRON PIN WITH CAP       |
|        | CALCULATED POINT            |
|        | WATER METER                 |
|        | FIRE HYDRANT                |
|        | SEWER MANHOLE               |
|        | STORM DRAIN MANHOLE         |
|        | ELECTRIC METER              |
|        | TELEPHONE PEDESTAL          |
|        | POWER POLE                  |
|        | GUY WIRE                    |
|        | AC UNIT ON PAD              |
|        | GAS METER                   |
|        | BILLBOARD                   |
|        | PROPERTY LINE               |
|        | 40 LINE / PROPERTY TIE LINE |
|        | ADJOINING PROPERTY LINE     |
|        | CENTERLINE OF ROAD          |
|        | RIGHT OF WAY                |
|        | BUILDING SETBACK            |
|        | EASEMENT LINE (AS NOTED)    |
|        | WALL                        |
|        | EDGE OF GRAVEL              |
|        | EXISTING GAS LINE           |
|        | EXISTING WATER LINE         |
|        | EXISTING SEWER LINE         |
|        | UNKNOWN UTILITY MARKINGS    |
|        | EXISTING DRAIN PIPE         |
|        | EXISTING OVERHEAD ELECTRIC  |

| PROJECT DETAILS                      |                               |
|--------------------------------------|-------------------------------|
| PROJECT TITLE:<br>7BREW LSD          | DATE: 10/21/22                |
|                                      | DRAWN BY: JH                  |
| PROJECT LOCATION:<br>BENTONVILLE, AR | PROJECT #2022-092             |
|                                      | FILE PATH: Z:\LSD\2022092\DWG |
|                                      | SHEET SIZE: 22" x 34"         |
|                                      | SCALE: 1"=20'                 |

CERTIFICATE OF AUTHORIZATION  
JORGENSEN  
&  
ASSOCIATES  
No. 722  
ARKANSAS - ENGINEER

| SHEET TITLE         |  |
|---------------------|--|
| SITE & UTILITY PLAN |  |
| SHEET NUMBER        |  |
| C1.03               |  |



- NOTES:**
1. PARCELS: 01-05136-000 & 01-00172-000
  2. CURRENT ZONING: C-2, GENERAL COMMERCIAL
  3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
  4. BOUNDARY BASED ON:
    - I. SUBDIVISION PLAT, BOOK 14, PAGE 224
    - II. LOT SPLIT PLAT, BOOK 2004, PAGE 1272
    - III. PERSONAL REPRESENTATIVES DEED, BOOK 2014, PAGE 27744
  5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K, BEARING AN EFFECTIVE DATE OF JUNE 5, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

**LANDSCAPE NOTES:**

ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS OR WATER SPIGOTS AT MINIMUM 100' RADIUS INTERVALS. MAINS SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS.

ALL INTERIOR LANDSCAPE ISLANDS SHALL BE SODDED OR 80% MINIMUM LIVING COVER.

ALL LANDSCAPING WILL BE GUARANTEED BY THE DEVELOPER FOR 36 MONTHS FROM THE TIME OF INSTALLATION. IF ANY VEGETATION SHOULD FAIL TO SURVIVE DURING THAT TIME IT WILL NEED TO BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.

WHERE POTENTIAL UTILITY CONFLICTS OCCUR WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B-12)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.B-13)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B-14)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

IN THE EVENT ON SITE CONDITIONS PREVENT THE PLACEMENT OF TREES OR BUSHES AS SHOWN, LANDSCAPER SHALL PLACE TREES AND/OR BUSHES IN A MORE IDEAL LOCATION THAT DOES NOT CONFLICT WITH ON SITE CONDITIONS.

ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING. OR PLANT THE 3" IN THE GREENSPACE BEHIND THE SIDEWALK BUT YOU MUST MAINTAIN 5' OF SEPARATION FROM PUBLIC UTILITIES. THESE CAN BE STAGGERED.

**LANDSCAPE REQUIREMENTS:**

**STREET FRONTAGE:**  
TREES: 1 TREE PER 20' OF R.O.W.  
HWY 12 (170' OF PLANTABLE R.O.W) = 8.5 STREET TREES REQUIRED, 5 PROVIDED DUE TO SIGHT DISTANCE CONSTRAINTS

BALANCE OF TREES NOT PLANTED WITHIN R/W WILL BE PLANTED AROUND THE SITE.

**INTERIOR PARKING:**  
TOTAL AREA = 15,135 S.F. (8% REQ'D)  
GREEN SPACE = 2,110 S.F. (13.9%)  
INTERNAL PLANTING ISLANDS = 2 SHADE TREES PER, 4 TREES PROVIDED

**PERIMETER:**  
7' LANDSCAPE BUFFER (PROVIDED)  
1 TREE PER 50 LINEAR FEET  
EAST: 131 L.F. / 50 = 2.6 TREES REQUIRED, 3 PROVIDED  
NORTH: 219 L.F. / 50 = 4.3 TREES REQUIRED, 4 PROVIDED  
WEST: 138 L.F. / 50 = 2.7 TREES REQUIRED, 3 PROVIDED

SCREENING COMMERCIAL FROM COMMERCIAL = SCREEN TYPE D (NO DEFINED SCREEN)

**SIGHT DISTANCE CALCULATIONS:**

CASE B1 - LEFT-TURN FROM STOP  
FOR DESIGN SPEED OF 45 MPH A 500 SIGHT DISTANCE IS REQUIRED

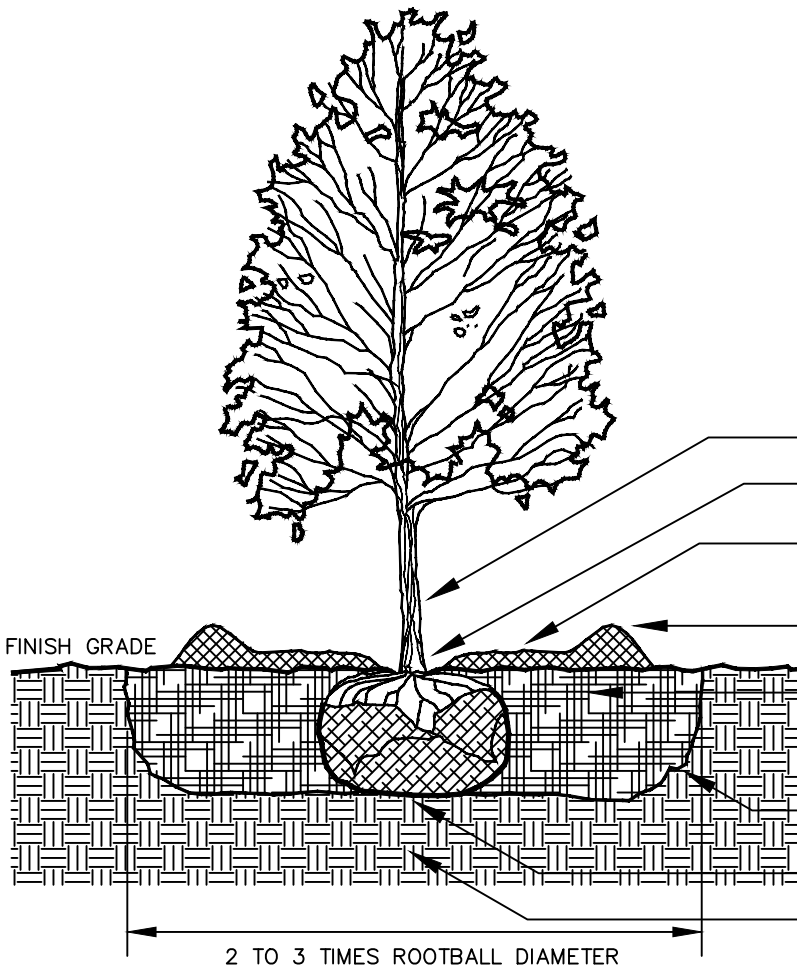
CASE B2 - RIGHT-TURN FROM STOP  
FOR DESIGN SPEED OF 45 MPH A 430 SIGHT DISTANCE IS REQUIRED

VERTEX OF DECISION POINT FOR EACH CASE IS 14.4 FROM EDGE OF TRAVEL OF HWY. 12.

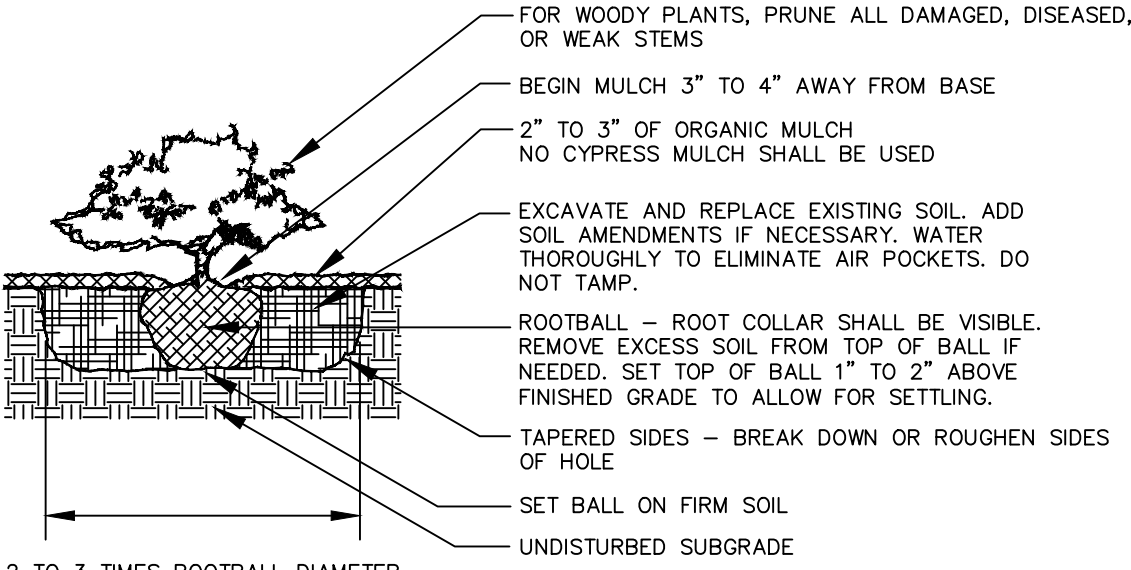
**TREE PLANTING LIST**

| PLANT LIST |     |                                                                                                                                                                   |      |           |       |
|------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|-------|
| QTY        | SYM | COMMON NAME/<br>BOTANICAL NAME                                                                                                                                    | ROOT | MIN. SIZE | NOTES |
| 23         | VAR | VARIETY OF SHADE TREES (BELOW)<br>ZELKOVA<br>Zelkova serrate 'Green Vase'<br>LONDON PLANETREE<br>Platanus x acerifolia<br>BLACK GUM<br>Nyssa sylvatica 'Red Rage' | B&B  | 3.0" CAL. |       |

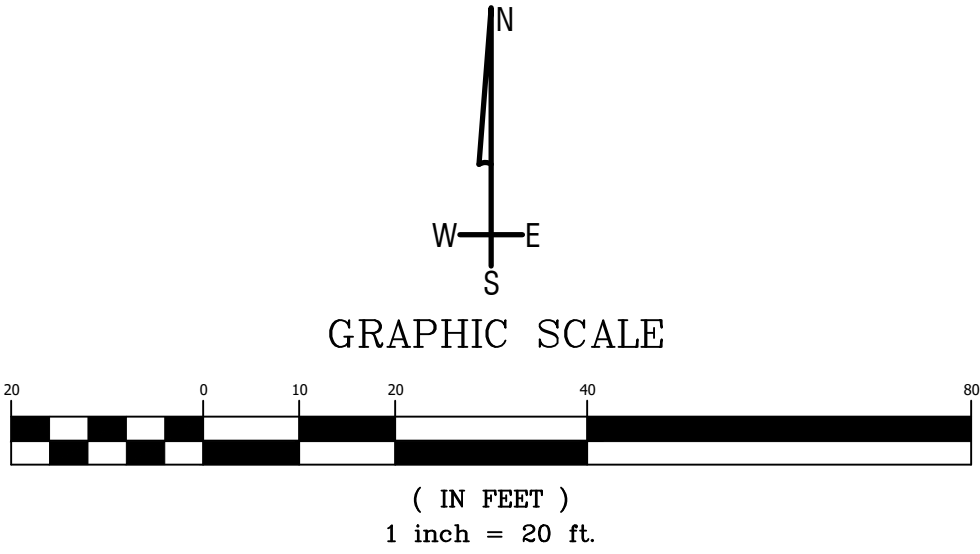
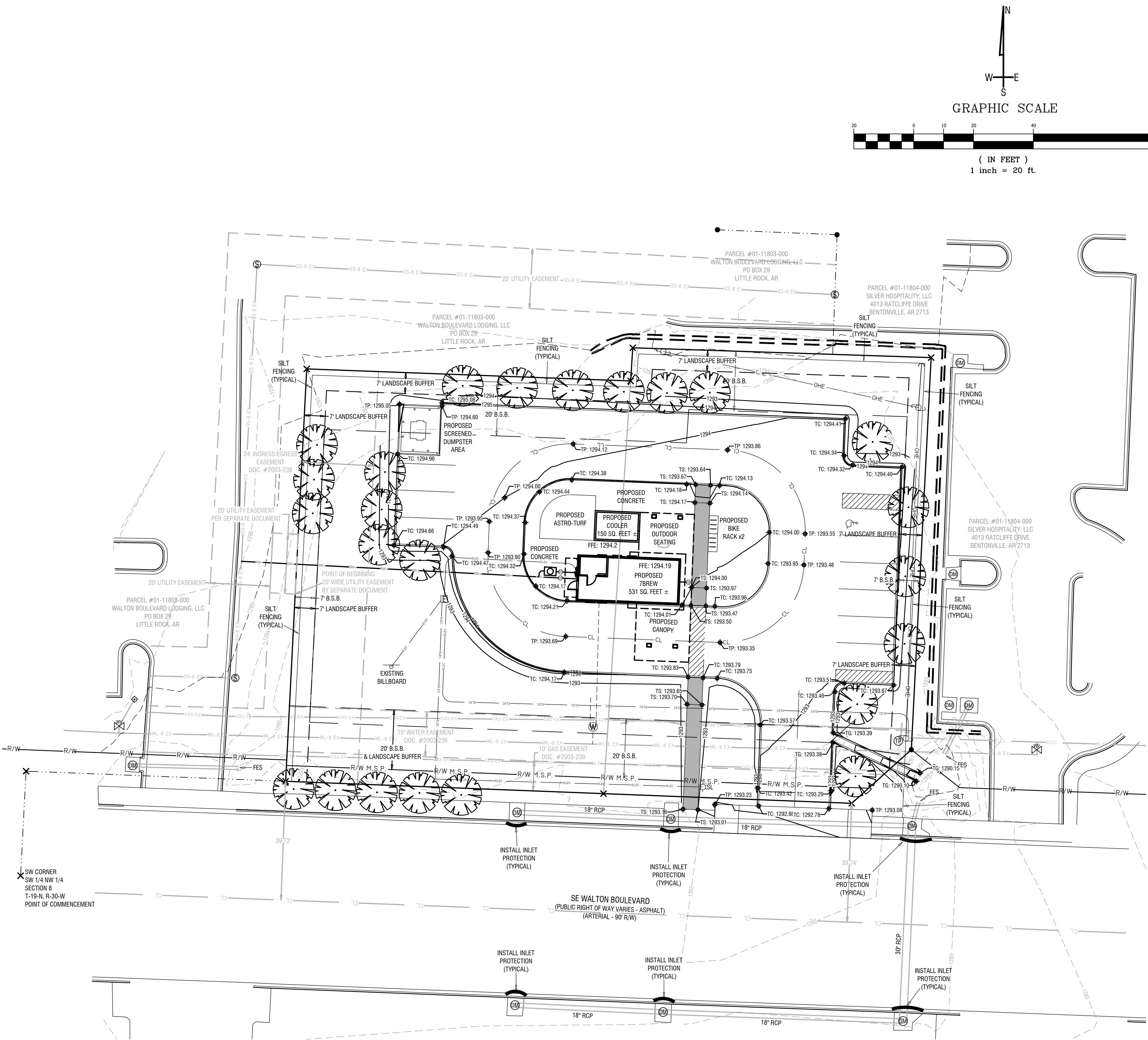
- NOTES:**
1. TREES SHALL BE 2" CALIPER MINIMUM.
  2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
  3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
  4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
  5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
  6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.



TREE PLANTING DETAIL  
NOT TO SCALE



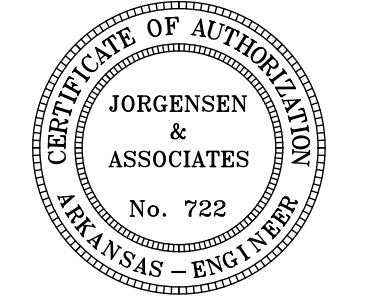
SHRUB PLANTING DETAIL  
NOT TO SCALE



| LEGEND |                             |
|--------|-----------------------------|
| ●      | FOUND MONUMENT AS NOTED     |
| ○      | SET IRON PIN WITH CAP       |
| ×      | CALCULATED POINT            |
| ⊕      | WATER METER                 |
| ⊕      | WATER VALVE                 |
| ⊕      | FIRE HYDRANT                |
| ⊕      | SEWER MANHOLE               |
| ⊕      | STORM DRAIN MANHOLE         |
| ⊕      | ELECTRIC METER              |
| ⊕      | TELEPHONE PEDESTAL          |
| ⊕      | POWER POLE                  |
| ⊕      | GUY WIRE                    |
| ⊕      | AC UNIT ON PAD              |
| ⊕      | GAS METER                   |
| ⊕      | BILLBOARD                   |
| ---    | PROPERTY LINE               |
| ---    | 40 LINE / PROPERTY TIE LINE |
| ---    | ADJOINING PROPERTY LINE     |
| ---    | CENTERLINE OF ROAD          |
| ---    | RIGHT OF WAY                |
| ---    | R/W M.S.P. / R/W            |
| ---    | BUILDING SETBACK            |
| ---    | EASEMENT LINE (AS NOTED)    |
| ---    | WALL                        |
| ---    | EDGE OF GRAVEL              |
| ---    | EXISTING GAS LINE           |
| ---    | EXISTING WATER LINE         |
| ---    | EXISTING SEWER LINE         |
| ---    | UNKNOWN UTILITY MARKINGS    |
| ---    | EXISTING DRAIN PIPE         |
| ---    | EXISTING OVERHEAD ELECTRIC  |

| PROJECT DETAILS                             |  |
|---------------------------------------------|--|
| <b>PROJECT TITLE:</b><br>7BWREW LSD         |  |
| <b>PROJECT LOCATION:</b><br>BENTONVILLE, AR |  |

DATE: 10/21/22  
DRAWN BY: JH  
PROJECT #2022-092  
FILE PATH: Z:\LSD\2022092\DWG  
SHEET SIZE: 22" x 34"  
SCALE: 1"=20'



| SHEET TITLE    |  |
|----------------|--|
| LANDSCAPE PLAN |  |
| SHEET NUMBER   |  |
| L1.01          |  |

LSD23-0003



# PRELIMINARY PLAT STAFF REPORT



## Nelagoney Glen

909 NW C St, 911 NW C St,  
404 Trails End Ln

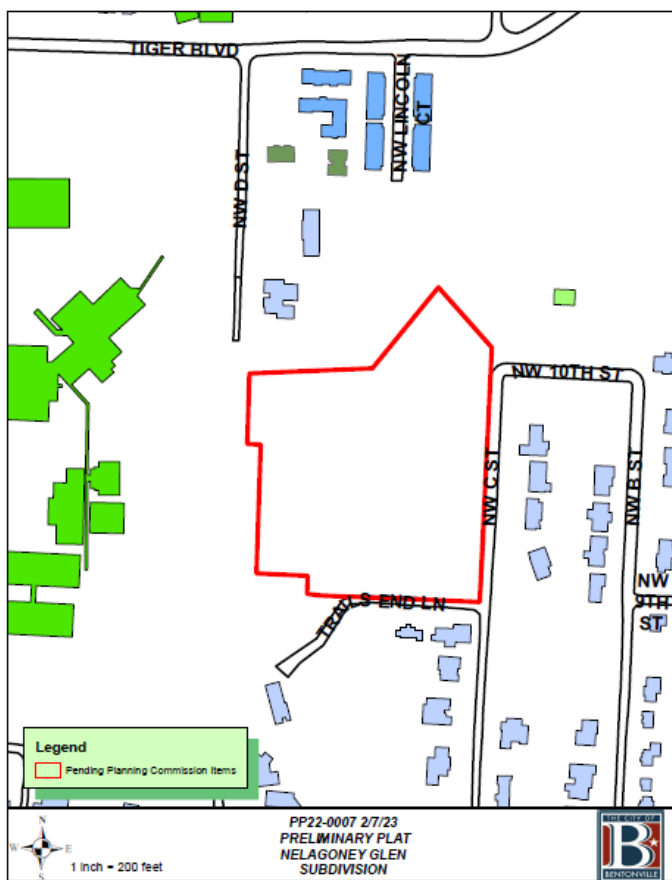
**PC Date:** 2/21/2023

**Reviewer:** Luke Aitken, Planning Technician

|                                        |                                        |
|----------------------------------------|----------------------------------------|
| <b>Project Number</b>                  | PP22-0007                              |
| <b>Applicant / Current Owner</b>       | Black Apple Creek LLC                  |
| <b>Site Area</b>                       | +/- 7.96 acres                         |
| <b>Current Zoning</b>                  | DN-1, Downtown Low-Density Residential |
| <b>Future Land Use Map Designation</b> | Low-Density Residential (LDR)          |
| <b>Development Type / Use</b>          | Single-Family                          |

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

### Location Map



### Property Description

The subject property is +/- 7.96 acres and is currently zoned DN-1, Downtown Low Density Residential.

### Project Details

A preliminary plat proposing the construction of a single-family subdivision. Nelagoney Glen Subdivision contains a total of 7 single-family lots. Lot 7 will not be developed as a residential lot. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

### Projected Traffic Impact

Traffic impacts from the development should be negligible.

### Waivers

One waiver is requested:

- A waiver from Sec. 1100.16(b). The applicant requests a driveable surface width of 12.5 feet from the existing centerline. Whereas the current master streets plan requires a width of 14 feet. The applicant states this waiver would allow more successful planting of street trees between the back of the proposed sidewalk and the proposed curb.

### Conclusion

The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver requests.

If the Planning Commission approves the waiver requests, staff recommends approval of the preliminary plat. If the Planning Commission denies the waiver requests, staff recommends the applicant bring their project into compliance with the Land Development Code.

TIGER BLVD

NW D ST

NW LINCOLN CT

NW 10TH ST

NW C ST

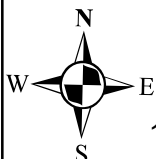
NW B ST

NW 9TH ST

TRAIL S END LN

**Legend**

 Pending Planning Commission Items



1 inch = 200 feet

**PP22-0007 2/7/23  
PRELIMINARY PLAT  
NELAGONEY GLEN  
SUBDIVISION**







December 20, 2022  
AVO: 52009  
Bentonville Project Number: PP22-0007

Bentonville Planning  
305 SW "A" Street  
Bentonville, AR 72712

RE: Nelagoney Glen

Dear Tyler:

Nelagoney Glen would like to request a waiver from typical street standards section 1100.16b. The owner would like to develop the property with as many trees as possible. The street widening will unfortunately take out many existing trees, so it is the desire of the owner to incorporate large clusters back into the landscape. The current street section leaves only 3' of greenspace between the back of curb and sidewalk. Nelagoney Glen requests to widen the street sections of NW "C" and Trails end with 5' of greenspace between the back of curb and sidewalk, thus allowing more successful plantings of trees in this area.

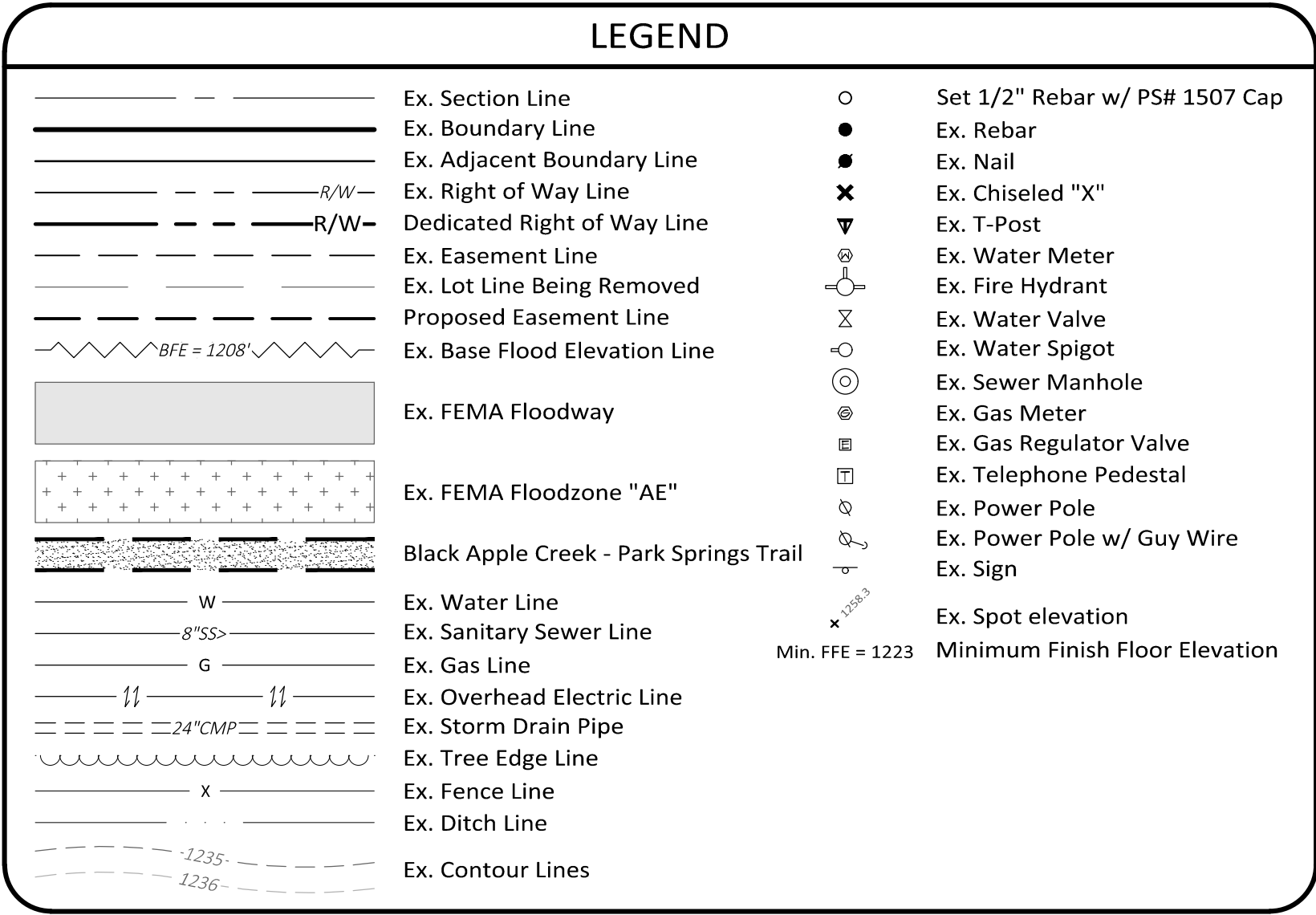
Sincerely,

Halff Associates, Inc.

A handwritten signature in blue ink, appearing to read "M. Dirk Thibodaux".

M. Dirk Thibodaux, PLA, ASLA  
Senior Project Manager





**SURVEYOR'S NOTE:**

- The platted streets, Nelogany Glen Subdivision, filed for record in Plat Book B, page 107, and on the east side of Black Apple Creek, were vacated by Ordinance No. 488, Book 457 at page 76, March 14, 1973, Benton County, Arkansas.
- No Ordinance was found or provided vacating any platted streets or rights-of-way in Nelogany Glen Subdivision on the west of Black Apple Creek.

**PRELIMINARY**



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

**NELAGONEY GLEN**  
Bentoville, Arkansas

***Prepared For: Black Apple Creek, LLC***

# PRELIMINARY PLAT

City of Bentonville Project # PP22-0007  
Atlas Page: 361

**Revisions**

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|                            |                               |
|----------------------------|-------------------------------|
| Drawn By: <b>JDS</b>       | Vert. Scale: <b>N/A</b>       |
| Approved By: <b>KAS</b>    | Horiz. Scale: <b>1" = 40'</b> |
| Date: <b>12.15.2022</b>    | Plot Scale: <b>1</b>          |
| Project No.: <b>MSO-06</b> | DWG Name: <b>MSO-06</b>       |





## 7<sup>th</sup> Street Townhomes (Materials Waiver)

207 & 209 SE 7<sup>th</sup> Street

**PC Date:** 8/3/21 & 2/21/23

**Reviewer:** Jon Stanley, Senior Planner, ASLA,  
APA

|                                        |                                               |
|----------------------------------------|-----------------------------------------------|
| <b>Project Number</b>                  | LSD21-0038 Materials Waiver                   |
| <b>Applicant / Current Owner</b>       | Bella Vista Contractors Housing Division, LLC |
| <b>Site Area</b>                       | +/- 0.40 acres                                |
| <b>Current Zoning</b>                  | DE, Downtown Edge                             |
| <b>Future Land Use Map Designation</b> | Downtown Commercial (DC)                      |
| <b>Waiver Request</b>                  | Section 1100.21(e) – Building Material        |

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



### Property Description

This property is located at 207 & 209 SE 7<sup>th</sup> Street. It is currently zoned DE, Downtown Edge with a Future Land Use Map classification of Downtown Commercial.

### Waiver Request

The Planning Commission originally approved the 7<sup>th</sup> Street Townhomes large-scale development (LSD21-0038) on August 3, 2021. The project is currently under construction. The applicant is now requesting a waiver to the originally approved exterior building materials of brick and architectural metal panel and request to use LP or Hardie Board in the areas of the previously approved architectural metal panel. The other area of the of the building will remain brick as originally approved.

The applicant states in their narrative that the previously approved architectural metal panel has proven very difficult to source in the correct color and within a reasonable timeframe.

The applicant requests a waiver to Section 1100.21(e) – Building Material. The applicant is requesting a waiver to provide one primary material over 25% and to allow LP or Hardie Board as a primary material.

### Conclusion

The proposed waiver request does not meet the minimum requirements of the Land Development Code.

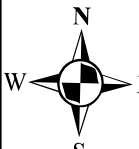
If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development (LSD21-0038). If the commission denies the requested waiver, staff recommends the applicant either table their waiver request, withdraw the waiver request or proceed forward with the originally approved large scale development.





**Legend**

 Pending Planning Commission Items

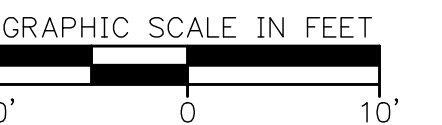
  
1 inch = 100 feet

**LSD21-0038**  
**LARGE SCALE DEVELOPMENT**  
**7TH STREET TOWNHOMES PHASE 1**

102

  
THE CITY OF  
BENTONVILLE





### Key Plan

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

CHECKED BY: \_\_\_\_\_ PRELIMINARY IN NATURE AND IS NOT

ISSUED FOR  
REVIEW

## SITE PLAN

3



## LINEWORK

Diagram illustrating various utility symbols and their abbreviations:

- EASEMENT**: Represented by a dashed line.
- CURB**: Represented by a solid line.
- UGT**: Underground Telephone, represented by a solid line with a cross-tick.
- UNDERGROUND TELEPHONE**: Represented by a solid line with a cross-tick.
- UGE**: Underground Electric, represented by a solid line with a cross-tick.
- UNDERGROUND ELECTRIC**: Represented by a solid line with a cross-tick.
- OHE**: Overhead Electric, represented by a solid line with a cross-tick.
- OVERHEAD ELECTRIC**: Represented by a solid line with a cross-tick.
- UGTV**: Underground Television, represented by a solid line with a cross-tick.
- UNDERGROUND TELEVISION**: Represented by a solid line with a cross-tick.
- OHTV**: Overhead Television, represented by a solid line with a cross-tick.
- OVERHEAD TELEVISION**: Represented by a solid line with a cross-tick.
- CHAIN LINK FENCE**: Represented by a solid line with a cross-tick.
- WOOD FENCE**: Represented by a solid line with a cross-tick.
- BARBED WIRE FENCE**: Represented by a solid line with a cross-tick.
- FO**: Fiber Optic, represented by a solid line with a cross-tick.
- FIBER OPTIC**: Represented by a solid line with a cross-tick.
- RIGHT OF WAY**: Represented by a solid line with a cross-tick.
- ROAD CENTERLINE**: Represented by a solid line with a cross-tick.

 LEGEND (CONSTRUCT)

## SYMBOLS

SET IRON PIN  
LIGHT POLE  
POWER POLE  
TELEPHONE PEDESTAL  
TV PEDESTAL

## LINEWORK





SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL CEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
12. BEFORE LAYING DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
13. 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.
14. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. MONUMENT/FREESTANDING SIGNS ARE NOT ALLOWED IN DE & DC ZONING DISTRICTS.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. INDIVIDUAL UNITS WILL HAVE CURBSIDE TRASH CANISTERS TO BE STORED IN THEIR GARAGE.

 PROJECT INFORMATION

|                           |                                                    |                                |                       |                                                                                                                                     |
|---------------------------|----------------------------------------------------|--------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SETBACK:         | FRONT<br>SIDE<br>REAR (ADJACENT TO<br>RESIDENTIAL) | 20' MAX.<br>7' MIN.<br>7' MIN. | SITE ENGINEER:        | CRAFTON TULL<br>DANIEL ELLIS P.E.<br>901 N. 47TH ST., SUITE 400<br>ROGERS, AR 72756<br>479-636-4838<br>DANIEL.ELLIS@CRAFTONTULL.COM |
| SITE AREA:                | ±0.69 AC. (±29,851 SQ.FT.)                         |                                | SITE OWNER/DEVELOPER: | GATOR DISTRICT LLC<br>5303 SW LAVENDER ST.<br>BENTONVILLE, AR 72713<br>MUNISHEKARRAJA@GMAIL.COM                                     |
| BUILDING SIZE:            | ±8,511 SQ. FT.                                     |                                |                       |                                                                                                                                     |
| BUILDING USAGE:           | TOWNHOMES                                          |                                |                       |                                                                                                                                     |
| FINISHED FLOOR ELEVATION: | SEE GRADING PLAN                                   |                                |                       |                                                                                                                                     |
| ZONING:                   | D-E                                                |                                | REQUIRED PARKING:     | STUDIO AND 1 BEDROOM:<br>1 SPACE/UNIT<br>2+ BEDROOMS:<br>1 SPACE/UNIT PLUS .5 FOR<br>EACH BEDROOM OVER 3                            |
| PROPERTY USAGE:           | RESIDENTIAL                                        |                                |                       |                                                                                                                                     |
| BUILDING HEIGHT:          | 50' MAX<br>0' MIN                                  |                                |                       |                                                                                                                                     |
| ADDRESS:                  | 203-209 SE 7TH ST<br>BENTONVILLE, AR 72712         |                                | REQUIRED PARKING:     | 17 PARKING SPACES                                                                                                                   |



SIGHT TRIANGLE

1. ALL TREES PLANTED WITHIN THE AASHTO SIGHT TRIANGLE OF PUBLIC RIGHTS-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMBS SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
2. NOTHING BETWEEN 30" - 60" TALL SHALL BE INSTALLED WITHIN ANY PORTION OF THE SIGHT TRIANGLE.



## 104





PROPOSED PROJECT FOR:

## 7th LIVING TOWNHOUSES

S.E. 7th ST. & S.E. B ST. - BENTONVILLE, AR



ELEVATIONS

Seal

Revisions

Date

6.9.21

Project

21.33

# A2.0





① REAR ELEVATION  
3/16" = 1'-0"



② SIDE ELEVATION 2  
1/4" = 1'-0"

PROPOSED PROJECT FOR:

# 7th LIVING TOWNHOUSES

S.E. 7th ST. & S.E. B ST. - BENTONVILLE, AR



ELEVATIONS

Seal

Revisions

Date  
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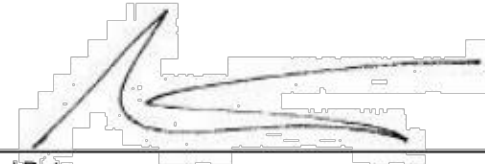
Project  
21.33

## A2.1



CERTIFICATE OF AUTHENTICATION

I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.

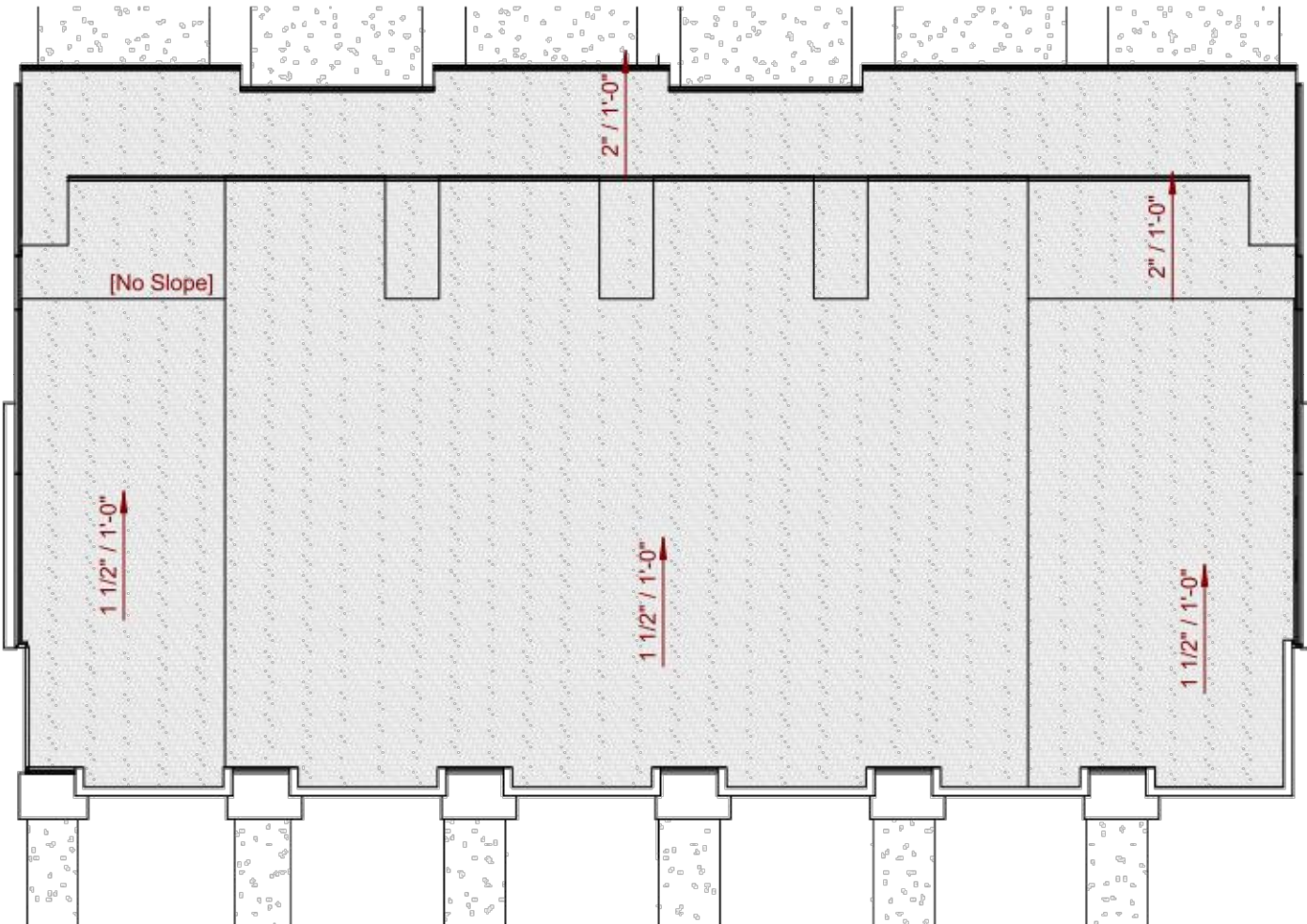


6.2.21

Name / Date:

| SHEET INDEX |                                     |
|-------------|-------------------------------------|
| A0.0        | PROJECT DATA, ROOF PLAN & 3D IMAGES |
| A1.0        | FIRST FLOOR PLAN                    |
| A1.1        | SECOND FLOOR PLAN                   |
| A1.2        | THIRD FLOOR PLAN                    |
| A2.0        | ELEVATIONS                          |
| A2.1        | ELEVATIONS                          |

| AREA SCHEDULE |                   |         |         |
|---------------|-------------------|---------|---------|
| NAME          | LEVEL             | AREA    | HT./CL. |
| A             |                   |         |         |
| 2-CAR GARAGE  | FIRST FLOOR PLAN  | 433 SF  | NO      |
|               |                   | 433 SF  |         |
| FIRST FLOOR   | FIRST FLOOR PLAN  | 855 SF  | YES     |
| SECOND FLOOR  | SECOND FLOOR PLAN | 932 SF  | YES     |
| THIRD FLOOR   | THIRD FLOOR PLAN  | 708 SF  | YES     |
|               |                   | 2495 SF |         |
|               |                   | 2929 SF |         |
| B             |                   |         |         |
| 2-CAR GARAGE  | FIRST FLOOR PLAN  | 512 SF  | NO      |
|               |                   | 512 SF  |         |
| FIRST FLOOR   | FIRST FLOOR PLAN  | 733 SF  | YES     |
| SECOND FLOOR  | SECOND FLOOR PLAN | 856 SF  | YES     |
| THIRD FLOOR   | THIRD FLOOR PLAN  | 888 SF  | YES     |
|               |                   | 2477 SF |         |
|               |                   | 2989 SF |         |
|               |                   | 5918 SF |         |



1 ROOF PLAN  
1/16" = 1'-0"



4 AERIAL VIEW



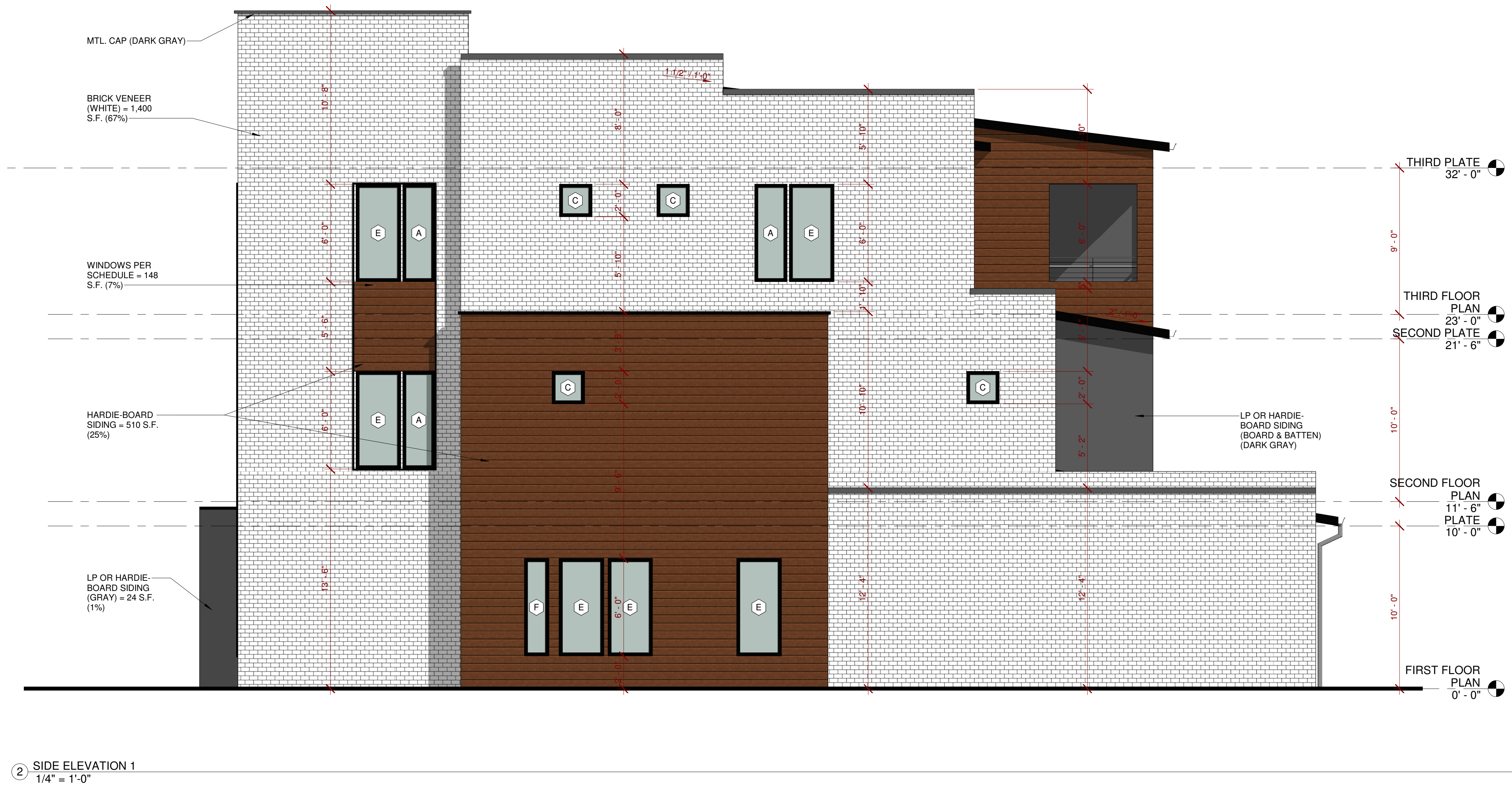
2 FRONT VIEW



3 REAR VIEW



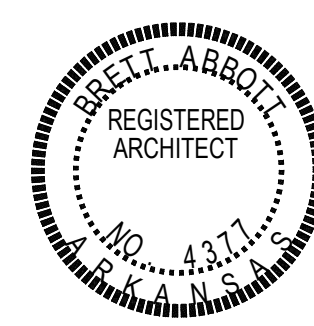




PROPOSED PROJECT FOR:

## 7th LIVING TOWNHOUSES

S.E. 7th ST. & S.E. B ST. - BENTONVILLE, AR



ELEVATIONS

Seal

11.8.21

Revisions

Date

11.8.21

Project

21.33

# A2.0





① REAR ELEVATION  
3/16" = 1'-0"



② SIDE ELEVATION 2  
1/4" = 1'-0"