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

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

Registration Link:
https://us06web.zoom.us/webinar/register/WN_c7QapBSCR_C3JgTCmQluvg

Call to Order

I. Approval of the March 21, 2023 Meeting Minutes

II. Consent Agenda

1. **Lots 10 & 11 of Moberly Corner Addition** — **Lot Split**
   Southeast S Street & Southeast 28th Street *(LS23-0003)*

2. **Lot 14 of Lincoln & Rice Addition** — **Property Line Adjustment**
   105 Northeast I Street *(LS22-0005)*

3. **Lot 32 of Clark's Second Addition** — **Property Line Adjustment**
   214 Southwest C Street *(PLA22-0040)*

4. **Lots 17 & 18 of Out Lot Subdivision** — **Property Line Adjustment**
   502 & 504 Northeast 2nd Street *(PLA23-0005)*

5. **Lot 32 of W.A. Burk's Addition** — **Property Line Adjustment**
   111 Northeast Park Street *(PLA23-0007)*

6. **Sterling Bank** — **Large Scale Development Extension**
   1005 South Walton Blvd. *(LSD21-0012)*

New Business
Advertised Public Hearings

1. **Westwood CFA, LLC** — **Rezoning**
   811 Southwest 3rd Street *(RZ23-0021)*
   Future Land Use Map Amendment: LDR, Low Density Residential to C, General Commercial
   Rezoning: R-1, Low Density Single Family Residential to C-1, Neighborhood Commercial

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

2. **Westwood CFA, LLC** **Conditional Use Permit**
   811 Southwest 3rd Street *(CU23-0008)*
   Remote Parking Lot

3. **Elite Equity Group of Arkansas LLC** **Rezoning**
   South Vaughn Road *(RZ23-0022)*
   Future Land Use Map Amendment: AG, Agriculture to HDR, High Density Residential
   Rezoning: A-1, Agricultural to R-3, Medium-High Density Residential

4. **John Rollow Apartments** **Planned Residential Development**
   Southeast John Rollow Drive *(PRD23-0001)*
   Future Land Use Map Amendment: O, Office to MUC, Mixed-Use Commercial
   Rezoning: C-2, General Commercial and C-3, Mixed-Use Commercial to PRD, Planned Residential Development

5. **Central & Battlefield** **Planned Unit Development**
   East Central Avenue & East Battlefield Boulevard *(PUD22-0002)*
   Future Land Use Map Amendment: RE, Residential Estate; HDR, High-Density Residential; and C, General Commercial to MUC, Mixed-Use Commercial
   Rezoning: PRD, Planned Residential Development; A-1, Agriculture; C-1, Neighborhood Commercial; & R-O, Residential Office to PUD, Planned Unit Development

6. **Amendment to Article 1500 of the Land Development Code** **Ordinance**
   Section 1500.17 Duties And Responsibilities Of Floodplain Administrator & 1500.24 AE Risk Zones: Special Flood Hazard Areas With Base Floods Determined

Other New Business (Projects associated with waivers)

1. **The Neighborhood Church** **Waiver**
   2702 Southwest I Street *(WAV23-0002)*
   Waiver #1: A waiver from Sec. 1400.09 Screening Requirements. The applicant requests a waiver from building a fence as required by this section.

Old Business

1. **North Walton Blvd. Staging Area** **Conditional Use Permit**
   612 North Walton Boulevard *(CU23-0005)*
   Long Term Temporary Use for construction staging area

2. **Amendment to Article 1100 of the Land Develoment Code** **Ordinance**
   Section 1100.21 Large Scale Development Design Standards
   Subsection (e) Building Materials

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

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

Meeting Recording:
https://us06web.zoom.us/rec/share/tgxGzl5BTW0jmQsYNidX3Cq_KOdaEZUCk1IV-rzMiiY3ifd7r-6A_RQ3HtLKIpf0.67FYNB_LWMTAq-0H

Commissioners Present: Danny Bennett, Joe Haynie, Reginald Wright, Elaine Kerr, Dana Davis, Rod Sanders,
Commissioners Absent: Eric Hipp
Staff Present: Dan Weese, Bonnie Bridges, Tom Adler, Luke Aitken, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

Call to Order

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

Chairman Sanders explains the sign in sheet to the public.

Based upon discussion at Tech Review, and without objection, Commissioner Davis requests the following modifications to the agenda:

- Consent Agenda item number 4 to be item number 1 under new business.
- Other Business item number 1 is moved to after the consent agenda ahead of new business.
- Other new business item number 1 is moved to the consent agenda.

I. Approval of the March 7, 2023 Meeting Minutes

- Motion by Davis, second by Kerr to approve the March 7th meeting minutes as presented.
- Minutes are approved 7-0 by voice vote.

II. Consent Agenda

1. **Lot 31 of Clark's Addition** — **Lot Split**
   302 Southwest E Street *(LS22-0032)*

2. **Lot 19 of Claypool Addition** — **Property Line Adjustment**
   215 Northwest A Street *(PLA23-0006)*

3. **Hope Hills Subdivision** — **Preliminary Plat Extension**
   Ginn Road *(PP21-0022)*

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

* Indicates item requires public hearing

4. **Legacy at Featherston Addition** **Preliminary Plat**
   Featherston Road and Been Road *(PP23-0001)*

5. **Been Road Villas** **Waiver**
   Glen Road and Been Road *(PP20-0005)*
   Note: This waiver was moved to consent during Tech Review.
   Waiver #1: A waiver from Article 300, Section 300.02 Admin. & Enforcement, (a) Building Permits. The applicant is requesting to go vertical with construction without yet having an approved Final Inspection and Final Plat. The preliminary plat was originally approved by the Planning Commission on July 21, 2020, and the subdivision is currently under construction.

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

III. Other Business

1. **Central & Battlefield** **Planned Unit Development Discussion**
   East Central Avenue. & East Battlefield Boulevard *(PUD22-0002)*
   Future Land Use Map Amendment: Mixed-Use Commercial
   Rezoning: PRD, Planned Residential Development, A-1, Agriculture & R-O, Residential Office to PUD, Planned Unit Development

- *Note: This item was moved to after the consent agenda during Tech Review.*
- Chairman Sanders explains the process of the discussion
- Bill Watkins, representing the applicant gives a presentation on the project and states that the flower shop is under contract to be added to the project.
- Mr. Aitken shows the commissioners how the layout of the buildings will be in relation to the proposed road.
- Applicant states that the project will not be phased.
- Applicant states that previous issues concerning traffic and drainage, have been revised with the new project.
- Traffic study has been conducted and indicates that signaling will be added at cost of applicant.
- Applicant states that any gap that is not covered in the storm water plan will be at the cost of the applicant.
- Applicant states that they recognize being the first to come in and develop is tough.
- Leon Fletcher of 8 Jordan Lane speaks on concerns of development/ high-rise building sand the flooding that has been occurring. Referencing other development in the nearby area that was designed by professionals and approved by the city which has failed.
- Kate Burks of 403 Spencer Street speaks on behalf of the neighborhood to the south. Concerned with drainage and traffic. Mentions police must barricade the road due to flooding. Concerned with through traffic on Parkcrest Drive and Paradise Way from Walmart Campus.
- Mrs. Burks states that it is not the change occurring but the scale of the project that is concerning.

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

* Indicates item requires public hearing

- Rick Wilson of 309 Spencer Street, speaks on how much traffic will be increased based on the level of density. References other streets nearby that have traffic issues that will only be increased by the Walmart Campus.
- Mr. Wilson is concerned with drainage and noise issues. States that he must call the city to fix potholes caused by standing water. States that despite all the engineering studies that occur, this area will not suffice for the project.
- Brian and Melissa Tidwell of 12 Jordan Lane asks about where the staff report is. Chairman Sanders states it is on page 105 of the agenda.
- Mrs. Tidwell states that the developers are from Texas and not wanting to be good neighbors. Quotes Bentonville website for a PUD project. States that this development does not align with the Bentonville requirements
- Mrs. Tidwell questions the average rent of each apartment.
- References 2 major projects aiming to complete in the next 2 years. Walmart Campus and the widening of Battlefield Road.
- Mrs. Tidwell asks Commissioners if they would want this project in their neighborhood.
- Lara Duncan of 21 Jordan Lane states the traffic studies are insufficient because Walmart Campus has not opened. She concerned with overcrowding in schools due to the increase of residents/children, emergency egress and impeding emergency vehicles, level of density for the area and the size of Battlefield Road, and safety for cyclist in the area on the roads.
- Cathleen Faircloth of 18 Jordan Lane concerned with the amount of traffic due to Walmart Office. Concerned with the affordable housing that Mayor Orman stated needed.
- Erica Nelson of 2802 Battlefield Blvd states that she used to live downtown, and drainage was an issue when new developments were done.
- Mrs. Nelson is concerned with the traffic along Battlefield Blvd and states that she is wheelchair bound. She cannot leave the house because no sidewalks are currently in place along Battlefield Blvd, and she is concerned where the sidewalk will be located.
- Mrs. Nelson asks what the plans for the city are before the project begins.
- Chairman Sanders reminds that the official public hearing will happen April 4th.

IV. New Business

1. Valley Multi Family Subdivision Preliminary Plat

- *Note: This item was moved from the consent agenda during Tech Review.*
- Chairman Sanders asks if there are any question for the developer.
- Commissioners have general discussion with applicant regarding permitting and traffic design for the site.
- Mr. Weese speaks on type of driveway proposed and states it will be able to be mounted and traversed by a vehicle.
- Preliminary Plat is approved 6-0.

Advertised Public Hearings

1. Amendment to Article 601 of the Zoning Code **Ordinance ***
Section 601.03 Animals

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

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

* Indicates item requires public hearing

- Amendment to 601.03 is approved 6-0.

2. Amendment to Article 601 of the Zoning Code **Ordinance ***
Section 601.29 Alcohol Sales

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Amendment to 601.29 is approved 6-0.

3. Amendment to Article 1100 of the Land Development Code **Ordinance ***
Section 1100.21 Large Scale Development Design Standards
Subsection (e) Building Materials

- Mr. Adler provides an overview of the staff report.
- Mrs. Bridges suggests tabling to a later date until Mr. Overstreet is present.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Motion by Davis, second by Wright to table the ordinance.
- Amendment to 1100.21 (e) is tabled 6-0 via a voice vote.

4. Valley Multi Family Subdivision **Preliminary Plat**
Southwest 2nd Street *(PP22-0008)*

- *Note: This item was moved to New Business Number 1 before Adventure Church during Tech Review*

5. Adventure Church **Rezoning***
Town Vu Road *(RZ22-0037)*

Future Land Use Map Amendment: RE, Residential Estate to LDR, Low Density Residential
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.
- Representative speaks and requests to table the project.
- Chairman Sanders closes the public hearing.
- Motion to table by Haynie, second by Wright.
- Item is tabled 6-0 via voice vote.

6. The Hub Bike Lounge **Conditional Use Permit Extension***
410 Southwest A Street *(CU22-0002)*
Long Term Temporary Use for Shipping Container

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Mr. Woodruff states he is here for questions.
- Chairman Sanders closes the public hearing.
- Commissioners discuss the rendering that was approved the previous year with the applicant; commission does not believe that the current building aligns with what was approved.
- Applicant states that the facility is still in process of completion and bringing it up to compliance.
- Commissioner Haynie asks what the legal repercussions are to hold applicants accountable. Mrs. Bridges advises that the Commission has the authority to recall a

Conditional Use Permit for further discussion and to terminate if applicant has failed to live up to the conditions approved.

- Motion to table to April 4th Planning Commission by Haynie, second by Wright.
- Conditional Use Permit Extension is tabled 6-0.

7. North Walton Blvd. Staging Area **Conditional Use Permit***

612 North Walton Boulevard *(CU23-0005)*

Long Term Temporary Use for construction Staging area

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Commissioner Bennett states that the property needs adequate fencing and screening on all sides as a condition of approval.
- Representative requests to table the permit.
- Motion to table by Kerr, second by Davis.
- Conditional Use Permit is tabled 6-0 via voice vote.

8. STEAM Ahead @ Canvas Church **Conditional Use Permit***

1106 Northwest 10th Street *(CU23-0006)*

Commercial Childcare

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Commissioner Davis asks about the 8x8 shed proposed. Applicant states that the shed will have a permit if placed.
- Commissioner Davis amends condition of approval #5 to read, “This CUP shall be valid for one (1) year form the date of issuance.”
- Commissioner Davis amends condition of approval that the shed shall be removed if the church does not want it and the conditional use is expired or abandoned.
- Commissioner Davis asks what signage will be by the road. Applicant agrees that a sign permit will be taken before a sign is put in place.
- Conditional Use Permit is approved 6-0.

9. FORMAT Festival **Conditional Use Permit***

3100 Price Coffee Road *(CU23-0007)*

Outdoor Music Venue

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Lisa Richards of 960 Hwy 72 east states that she felt the festival in her home with noise makers and fans on. Mrs. Richards states that the location of the festival amphiphiles the sound.
- Mrs. Richards states that the permit doesn’t allow for the city council to vote on the permit.
- Lara Duncan 21 Jordan Lane states that she did not want to buy a ticket due to the cost for the festival but was able to hear it very clearly along Battlefield Blvd and suggests that the time be reduced into the night.
- Chairman Sanders closes the public hearing.
- Will Kellstrom speaks on behalf of applicant stating details about the project such as zoning, what the festival is, and how it is conducted.

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

* Indicates item requires public hearing

- Mr. Kellstrom and the Commissioners have discussion on the festivals successes and problems the previous year. Commissioners question the length of approval of the permit being requested, suggesting it is too long.
- Discussion between Mr. Kellstrom and the Commissioners on permitting and the process/accountability of these permits.
- Mr. Kellstrom states that no music will be played on Thursdays and will abide by the noise requirements in the permit.
- Mr. Kellstrom states that cleanup and set up will be happening throughout the night, after the 1am and 10:30pm deadlines in the permit.
- Condition of approval #1 is amended to "Amplified music shall be allowed until 1 am for performances beginning on Friday and Saturday and until 10:30pm for Sunday performances with no amplified music before 8am on any day.
- Discussion on what amplified music entails and what is means legally. Applicant states that amplified music is all encompassing, to indoor and outdoor amplified music.
- Katie Parsons has discussion with the Commissioners on the changes that they have already made voluntarily to help alleviate neighbors' concerns. Mr. Kellstrom states that there is a formal method of communication with neighboring residents concerns.
- Blake Harris of C3presents has discussion on the noise maps supplied, stating that the map is a prediction of the noise being produced, not based on physical data collect.
- Discussion on noise levels at different areas surrounding the property. Mr. Harris has discussion with Commissioners on how the monitors work and what can be done to stay within compliance of the permit.
- General discussion between Mr. Kellstrom and the Commission on the site map being set at the origination of the permit, stating that the stages may move each year due to noise data.
- Subsection (4) under Condition of Approval 4 is amended to read: "proposed locations for noise monitoring to be approved by Planning Direction and Chief of Police and monitored in real time and adjusted as needed."
- General discussion between Mr. Kellstrom and the Commission on the length of the permit. Both parties agree to a 3-year permit timeline with the additional condition that the applicant will have an informational and feedback meeting with the Planning Commission at one of their formal meetings no later than 30 days before the festival each year.
- Commissioners amend language for condition of approval #5 to "No later than 30 days before the festival each year, and at a regularly scheduled meeting of the Commission, the applicant will present the current years plan to the Planning Commission for review and feedback."
- Commissioners amend condition of approval #1 to state "The permit shall be valid for a period of three (3) years."
- General discussion between the Commissioners and Mr. Kellstrom regarding permanent buildings on the property. Staff states that the applicant will have to abide by all laws and permits requirements.
- Commissioner Bennett raises concerns on location and the noise monitoring plan.
- Commissioners discuss concerns with the noise map supplied by the applicant. Mr. Harris states that the map is an assumption and will not know the definite noise levels until the monitors are up. Mr. Harris states that the monitor locations are not definite on the map. Revisions will be able to be made once the data is collected.

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

* Indicates item requires public hearing

- Mrs. Bridges states that the code allows the Planning Commission to revoke the permit if any condition is violated.
- The last sentence of Condition of Approval 7 is modified to replace the word “may” with the word “shall”.
- Mrs. Parsons states that city individuals will be on site to address any violations.
- Conditional Use Permit with conditions on the staff report and amended in meeting is approved 6-0.

Motion to adjourn by Davis, second by Kerr.
Meeting adjourned.

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

* Indicates item requires public hearing

Consent Agenda Items

For the Planning Commission meeting on April 4, 2023

Reviewer: Keegan Stanton, Senior Planner, AICP

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

Lot Split: Lots 10 & 11 of Moberly Corner Addition, Crain Investments LP, Southeast S Street & Southeast 28th Street, C-2, General Commercial, ***LS23-0003***

A lot split of Lot 8 of Moberly Corner Addition creating new Lots 10 & 11 of Moberly Corner Addition. The Plat dedicates one new utility easement to service the lot. Access is shared between Lot 11 and adjoining property. No right-of-way dedication, variances, or waivers are associated with this plat.

Property Line Adjustment: Lot 14, Block 4 of Lincoln and Rice Addition, Damon Epps and Erin Mertes, 105 Northeast I Street, DN-1, Downtown Low-Density Residential, ***LS22-0005***

A property line adjustment of part of existing Lots 1 & 2, Block 4 of Lincoln and Rice Addition creating new Lot 14 (+/-0.72 acres), Block 4 of Lincoln and Rice Addition. Existing right-of-way conforms to the requirements of the Master Street Plan and the plat dedicates a 15' wide public utility easement adjacent to the public right-of-way to serve the newly created lot.

Property Line Adjustment: Lot 32, Block 3 of Clark's Second Addition, 216 Southwest C Street, LLC, 214 Southwest C Street, R-1, Low-Density Single Family Residential, ***PLA22-0040***

A property line adjustment of parts of existing Lots 22, 23, and 24, Block 3 of Clark's Second Addition creating new Lot 32 (+/-0.15 acres), Block 3 of Clark's Second Addition. The plat dedicates right-of-way along SW C Street per the requirements of the Master Street Plan and the plat dedicates a 15' wide public utility easement adjacent to the public right-of-way to serve the newly created lot.

Property Line Adjustment: Lot 17 & 18 of Out Lot Subdivision, NE2 Properties LLC, 502 & 504 Northeast 2nd Street, R-1, Low-Density Residential, ***PLA23-0005***

A property line adjustment of Lot 4 and a part of Out Lot 16 of Out Lot Subdivision, creating new Lots 17 and 18 of Out Lot Subdivision. The Plat dedicates right-of-way along Northeast 2nd Street as well as a public utility easement adjacent to the right-of-way to serve the newly created lots. No variances or waivers are associated with this plat.

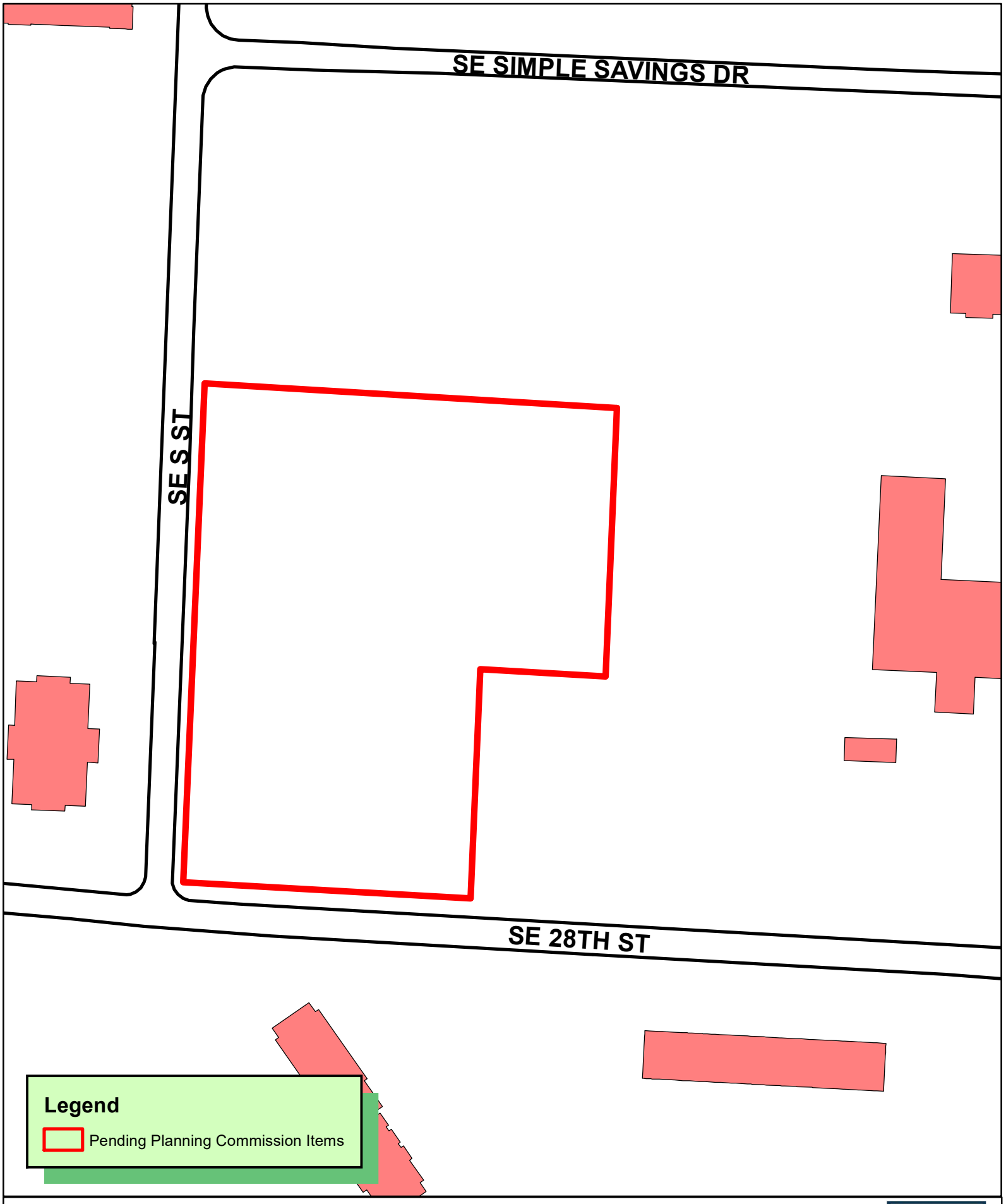
Property Line Adjustment: Lot 32 of W. A. Burk's Addition, D2 Investments LLC, 111 Northeast Park Street, DN-2, Downtown Medium-Density Residential, *PLA23-0007*

A property line adjustment of Lots 1-4, Block 10 and part of vacated right-of-way of W. A. Burk's Addition, creating new Lot 32 of W. A. Burk's Addition. The Plat dedicates a public utility easement adjacent to the right-of-way to serve the newly created lot. No variances or waivers are associated with this plat.

Large Scale Development Extension: Sterling Bank, Redbud Holdings, LLC, 1001 South Walton Boulevard, C-2, General Commercial, *LSD21-0012*

The project consists of a large-scale development extension proposing the construction of a 16,000 square feet bank on this site that was originally approved by the Planning Commission on April 6, 2021. The development provides a total of 41 parking spaces on site. The development provides landscaping in accordance with the Land Development Code. The primary building materials depicted on the exterior elevations are ACM Panels, Ground-Faced C.M.U., Brick Veneer, and Glass.

Please see applicants' narrative letter for additional information regarding their request and please note that the Final Plat the applicant references in their narrative has now been approved by the Planning Commission and is filed of record.

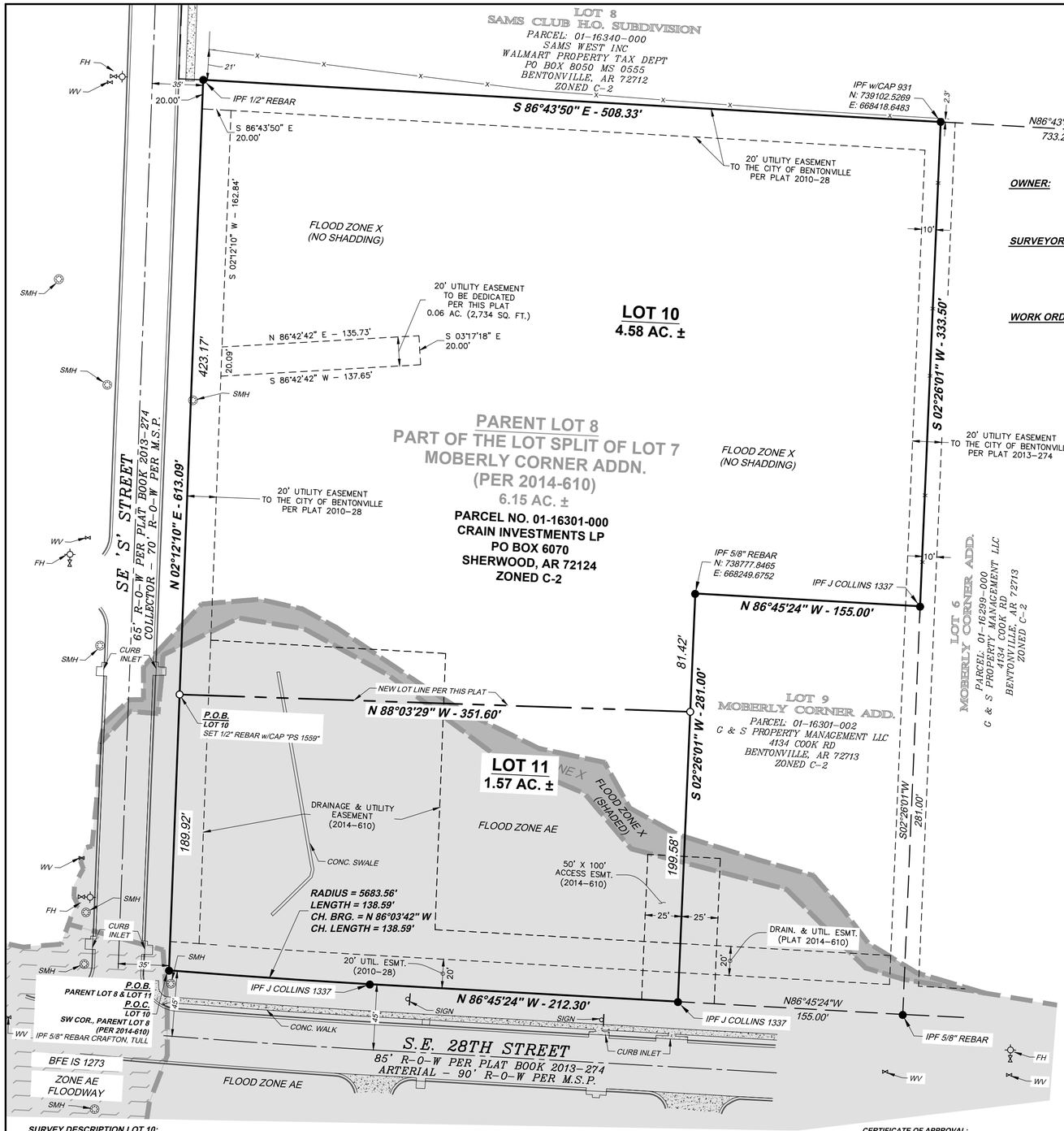


N
W E
S

1 inch = 150 feet

LS23-0003 4/4/23
LOT SPLIT
MOBERLY CORNER ADDITION
LOT 8 CREATING LOTS 10-11

RECORDING INFORMATION



OWNER:
CRAIN INVESTMENTS LP
PO BOX 6070
SHERWOOD, AR 72124
501-542-5010

SURVEYOR:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765
479-751-8733

WORK ORDER #: 21942

NOTES:

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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

THERE IS NO ACCESS TO WATER OR SEWER FOR EITHER LOT.

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

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

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

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 4,443,909 FEET.

FEMA FLOOD PLAIN ZONE:

PART OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE', DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE F.I.R.M. MAP # 05007C0255K, PANEL 255 OF 560 AND F.I.R.M MAP # 05007C0260K, PANEL 260 OF 560 BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAPS REVISED: JUNE 5, 2012.

PART OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (GRAY SHADED) DESIGNATED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS SHOWN ON THE F.I.R.M. MAP # 05007C0255K, PANEL 255 OF 560 AND F.I.R.M MAP # 05007C0260K, PANEL 260 OF 560 BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAPS REVISED: JUNE 5, 2012.

PART OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05007C0255K, PANEL 255 OF 560 AND F.I.R.M MAP # 05007C0260K, PANEL 260 OF 560 BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAPS REVISED: JUNE 5, 2012.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF BENTONVILLE G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **WARRANTY DEED:** CRAIN INVESTMENTS, L.P., RECORDED APRIL 5, 2021, FILE 2021-24725.

B. **LOT SPLIT:** BY CEI ENGINEERING ASSOCIATES, INC., JAMES E. COLLINS, AR PLS 1337, RECORDED DECEMBER 1, 2014, BOOK 2014 PAGE 610.

C. **LOT LINE ADJUSTMENT:** BY CRAFTON TULL, ALVIN G. HARRIS, AR PLS NO. 931, RECORDED MAY 16, 2013, BOOK 2013 PAGE 274.

CERTIFICATE SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
RODNEY WOODS, AR PLS 1559

REGISTERED
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. L202124725.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2023

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LEGAL DESCRIPTION:

LOT 8 OF LOT SPLIT OF LOT 7 CREATING LOTS 8 & 9 OF THE MOBERLY CORNER ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS FILED IN PLAT RECORD 2014, PAGE 610 OF THE BENTON COUNTY RECORDS.

SURVEY DESCRIPTION LOT 10:

PART OF LOT 8 OF THE LOT SPLIT OF LOT 7 CREATING LOTS 8 & 9 OF THE MOBERLY CORNER ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS FILED IN PLAT BOOK 2014 AT PAGE 610 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND 5/8 INCH REBAR WITH CAP "CRAFTON TULL"; THENCE ALONG THE WEST LINE OF SAID LOT 8, N02°12'10"E A DISTANCE OF 189.92 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE CONTINUING N02°12'10"E A DISTANCE OF 423.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 8, S86°43'50"E A DISTANCE OF 508.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND IRON PIN WITH CAP "931"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 8, S02°26'01"W A DISTANCE OF 333.50 FEET TO A FOUND IRON PIN WITH CAP "J COLLINS 1337"; THENCE N86°45'24"W A DISTANCE OF 155.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S02°26'01"W A DISTANCE OF 81.42 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID EAST LINE, N88°03'29"W A DISTANCE OF 351.60 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.58 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

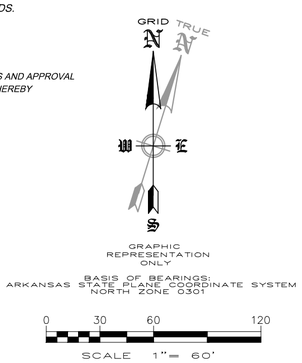
LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
SPLIT LINE		P.O.B.	POINT OF BEGINNING
ADJACENT OWNER		●	IPF - IRON PIN FOUND (AS NOTED)
EASEMENT (AS NOTED)		○	SET 1/2" REBAR w/CAP "PS 1559"
FLOOD ZONE HAZARD LINES			SIGN
ROAD CENTERLINE			SANITARY SEWER MANHOLE (SMH)
FENCE LINE			FIRE HYDRANT (FH)
			WATER VALVE (WV)

SURVEY DESCRIPTION LOT 11:

PART OF LOT 8 OF THE LOT SPLIT OF LOT 7 CREATING LOTS 8 & 9 OF THE MOBERLY CORNER ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS FILED IN PLAT BOOK 2014 AT PAGE 610 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND 5/8 INCH REBAR WITH CAP "CRAFTON TULL"; THENCE ALONG THE WEST LINE OF SAID LOT 8, N02°12'10"E A DISTANCE OF 189.92 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID WEST LINE, S88°03'29"E A DISTANCE OF 351.60 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG SAID EAST LINE, S02°26'01"W A DISTANCE OF 199.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, SAID POINT BEING A FOUND IRON PIN WITH CAP "JCOLLINS 1337"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 8, N86°45'24"W A DISTANCE OF 212.30 FEET TO A FOUND IRON PIN WITH CAP "J COLLINS 1337"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5683.56 FEET, AN ARC LENGTH OF 138.59 FEET AND A CHORD BEARING AND DISTANCE OF N86°03'42"W - 138.59 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.57 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

LS23-0003

REVISION	DATE	DESCRIPTION
1	2/17/23	ADDRESSING CITY COMMENTS
1	2/03/23	ADDRESSING CITY COMMENTS

LOT SPLIT FOR LOT 8 OF MOBERLY CORNER ADDITION

CREATING LOTS 10 & 11

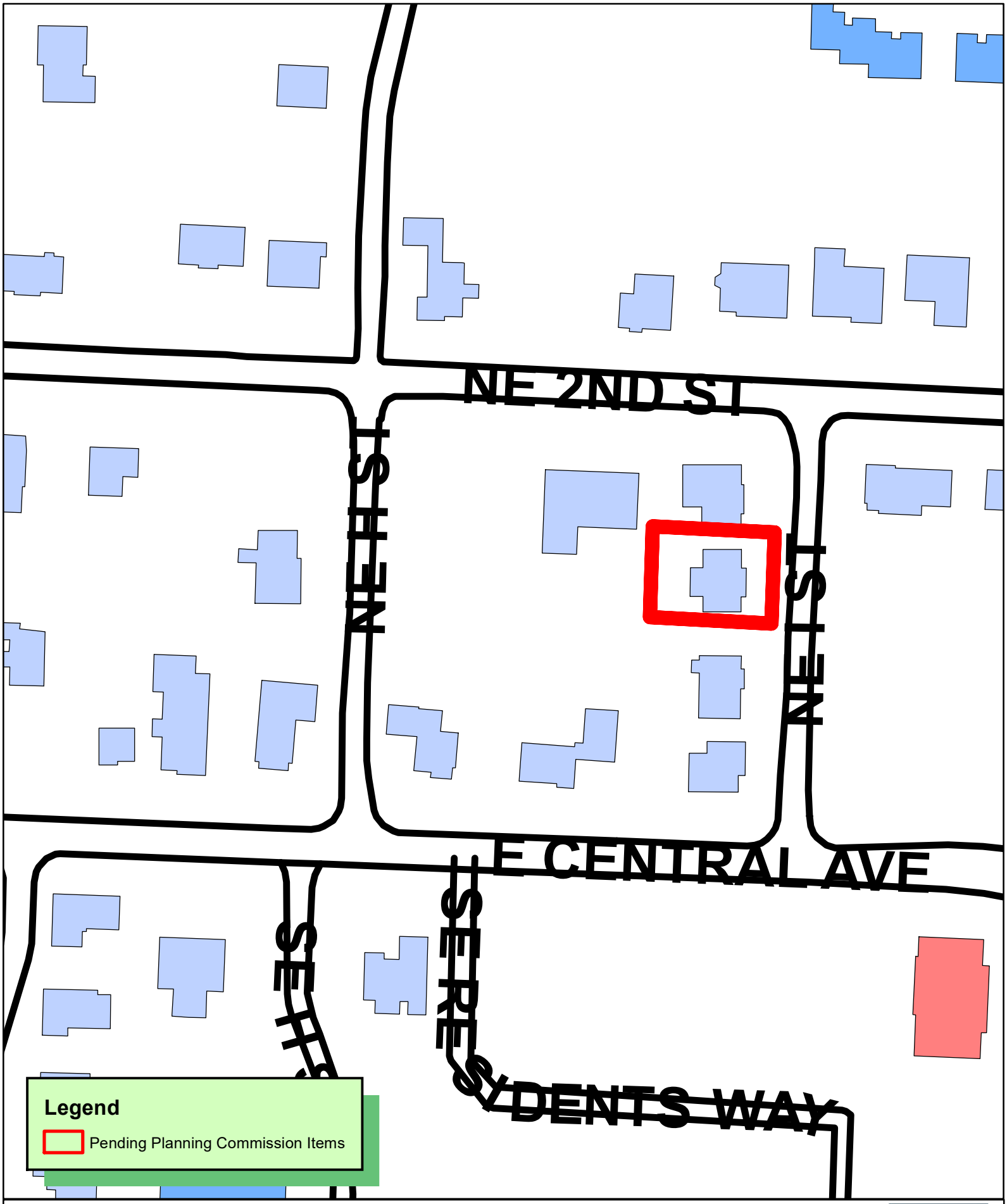
BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=60' | DATE: February 17, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 2/17/2023 8:35 AM

W.O.# 21942 | SHEET 1/1



N
W E
S

1 inch = 100 feet

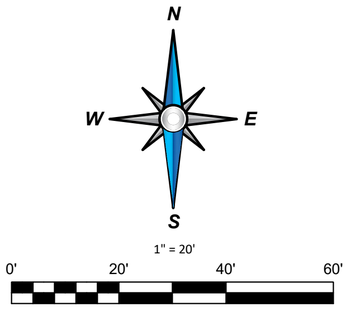
LS22-0005
LOT SPLIT
LINCOLN & RICE ADDITION
PART OF LOTS 1-2 BLOCK 4 CREATING LOT 14

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF PART OF LOTS 1 & 2, BLOCK 4, LINCOLN & RICE ADDITION, CREATING LOT 14

105 NE I STREET, BENTONVILLE, AR 72712

BENTON COUNTY



VICINITY MAP

NOT TO SCALE

RECORD DESCRIPTION

THE SOUTH 75 FEET OF LOTS 1 AND 2, BLOCK 4, LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION

THE SOUTH 75 FEET OF LOTS 1 AND 2, BLOCK 4, LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4 OF LINCOLN & RICE ADDITION AT A FOUND 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF NORTHEAST I STREET, THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°01'08" WEST A DISTANCE OF 75.11 FEET TO THE TRUE POINT OF BEGINNING AT A SET 1/2" REBAR CAPPED "1659"; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°01'08" WEST A DISTANCE OF 75.11 FEET TO A SET 1/2" REBAR CAPPED "1659"; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 86°51'08" WEST A DISTANCE OF 100.06 FEET TO A FOUND 1/2" REBAR; THENCE, NORTH 01°45'31" EAST A DISTANCE OF 74.70 FEET TO A SET 1/2" REBAR CAPPED "1659"; THENCE, SOUTH 87°05'18" EAST A DISTANCE OF 100.39 FEET TO THE POINT OF BEGINNING. CONTAINING 0.172 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: DN-1, DOWNTOWN LOW DENSITY RESIDENTIAL

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-29-320-04-1659

COMPLETED FIELD WORK:
AUGUST 20, 2021

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DOCUMENT NO. 96 008975.
2. SURVEY PLAT FILED IN PLAT BOOK B AT PAGE 101.

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

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

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

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

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

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

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

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

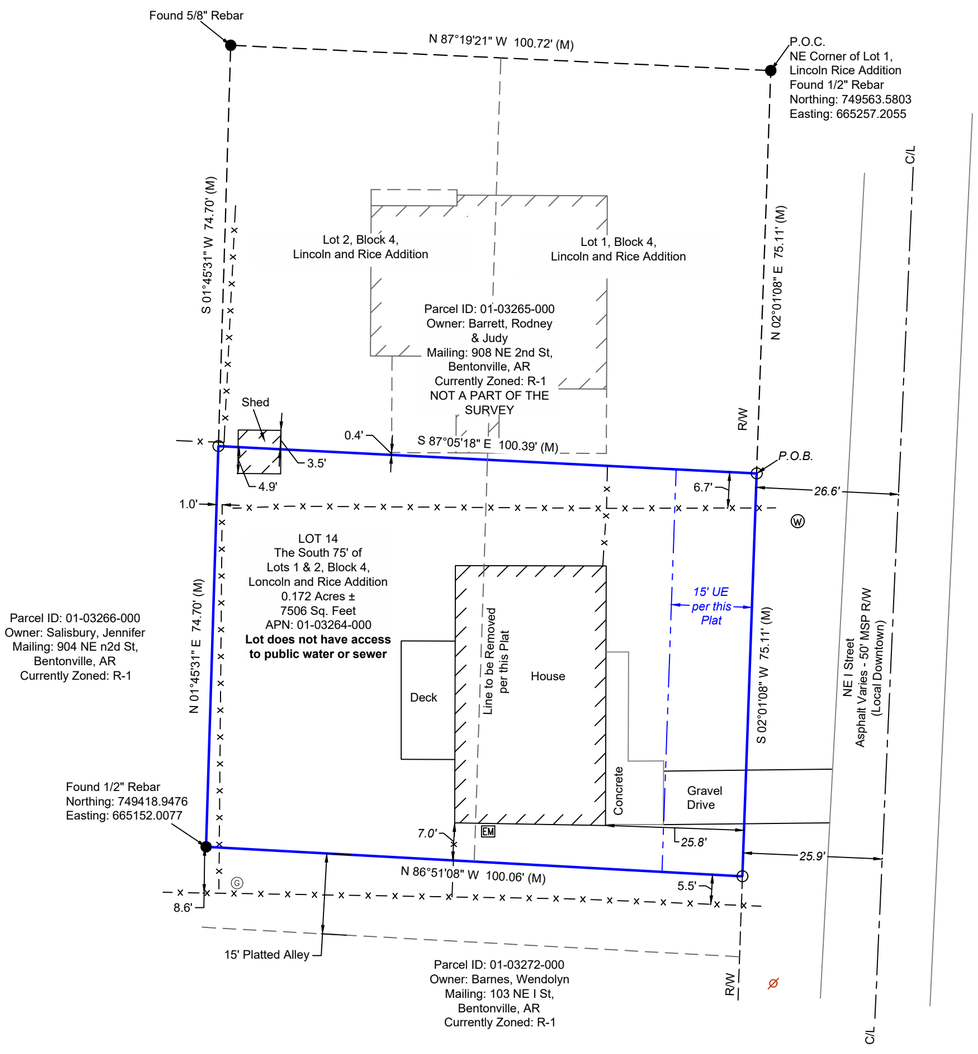
ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

THE LOT DOES NOT HAVE ACCESS TO PUBLIC WATER OR SEWER AS REQUESTED ON 1/23/23.

FLOOD ZONE INFORMATION

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

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'16.1113"
LONGITUDE = -94°11'48.8537"
CONVERGENCE ANGLE = -01°16'42.1550"

UTILITY INFORMATION

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

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

_____
DATE OF EXECUTION

_____
WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1659
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

LEGEND & SYMBOLS

◉	*FOUND MONUMENT (AS NOTED)*
○	*SET 5/8" REBAR CAPPED "1659 & 1826"*
UE	*UTILITY EASEMENT*
(M)	*MEASURED/CALCULATED DIMENSION*
P.O.C.	*POINT OF COMMENCEMENT*
P.O.B.	*POINT OF BEGINNING*
MSP	*MASTER STREET PLAN*
Ⓦ	*WATER METER*
⌀	*POWER POLE*
Ⓖ	*GAS METER*
———	*BOUNDARY LINE*
——— - - ———	*EASEMENT LINE*
— — — — —	*RIGHT-OF-WAY LINE (R/W)*
——— – ———	*CENTERLINE (C/L)*
— x — x — x —	*FENCE LINE*

LAND AREA

7506 ± SQUARE FEET
0.172 ± ACRES

OWNER/DEVELOPER

DAMON EPPS & ERIN MERTES
MAILING ADDRESS: 105 NE I STREET,
BENTONVILLE AR 72712
PHONE: 323-253-3525

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 31ST DAY OF JANUARY, 2023.

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

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

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

SHEET 1 OF 1

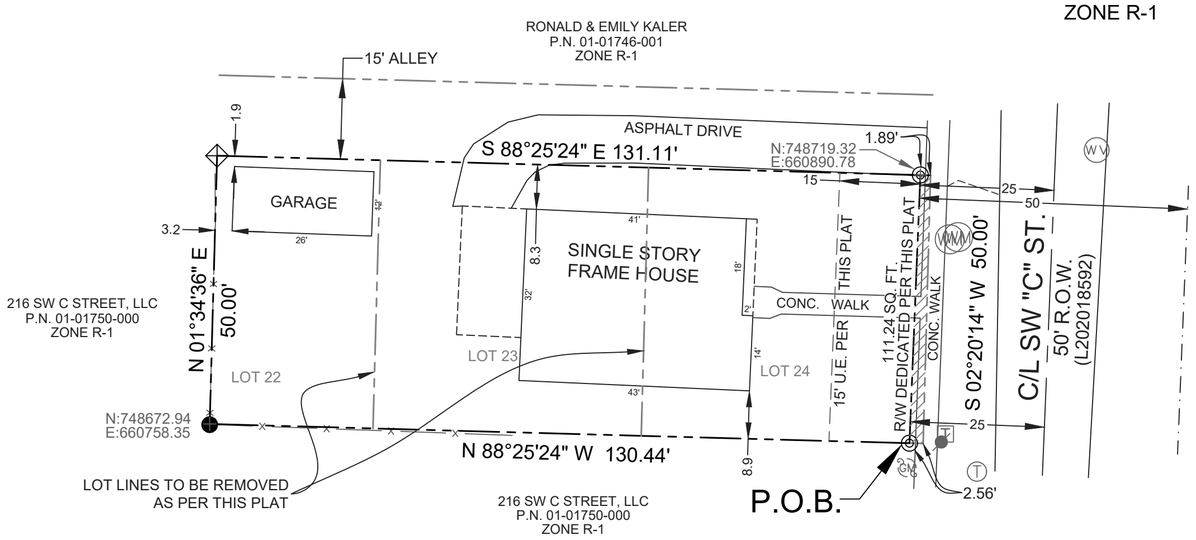
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 21-6034.01	**SURVEY DRAWN BY:** ANS - 01/31/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: DAMON EPPS & ERIN MERTES	COB PROJECT NO. LS22-0005

PLA22-0040 4/4/23
PROPERTY LINE ADJUSTMENT
CLARKS 2ND ADDITION
LOTS 22-24 BLOCK 3 CREATING LOT 32

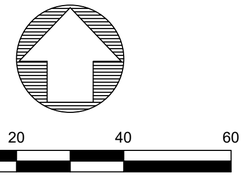
OWNERSHIP INFORMATION:
216 SW C ST LLC
905 MCGEE ST #139
KANSAS CITY MO 64106

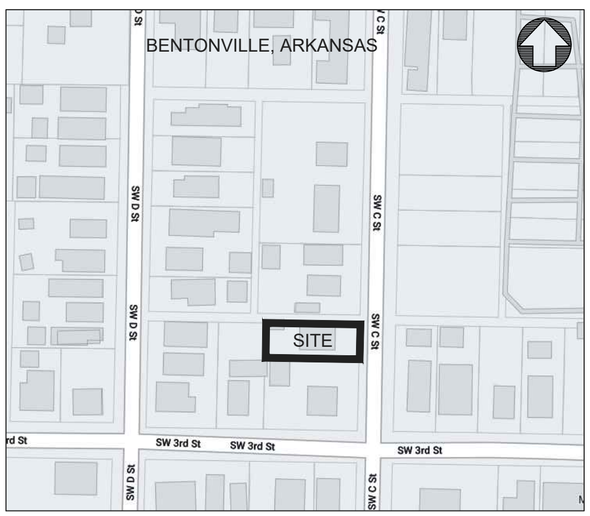
PARENT TRACT
LOTS 22, 23 & 24
6,538.76 SQ. FT.
0.15 ACRES ±
P.N. 01-01750-001
ZONE R-1



LEGEND

- FOUND REBAR
- FOUND RAILROAD SPIKE
- SET 1/2" REBAR W/CAP
- WM WATER METER
- WV WATER VALVE
- GM GAS METER
- T TELEPHONE RISER
- T TELEPHONE VAULT
- UTILITY POLE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE
- R.O.W DEDICATED (AS PER THIS PLAT)





VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

PARENT TRACT:

PART OF LOTS 22, 23 AND 24, BLOCK 3, CLARK'S SECOND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN THE BENTON COUNTY RECORDS.

NEW LOT 32 DESCRIPTION:

PART OF LOTS 22, 23 AND 24, BLOCK 3, CLARK'S SECOND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID LOT 24; THENCE
N 88°25'24" W A DISTANCE OF 130.44 FEET; THENCE N 01°34'36" E A DISTANCE OF 50.00 FEET; THENCE S 88°25'24" E A DISTANCE OF 131.11 FEET; THENCE S 02°20'14" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 6538.76 SQUARE FEET, OR 0.15 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

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

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK ____, PAGE ___.

4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

6. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.

7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

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

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

13. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

14. THE LOT DOES NOT HAVE DIRECT ACCESS TO PUBLIC SEWER PER CURRENT STANDARDS. IF AN UPGRADE TO THE SERVICE LINE IS REQUIRED, A PUBLIC MAIN EXTENSION WILL BE REQUIRED TO GAIN ACCESS TO PUBLIC SEWER.

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

PLA22-0040

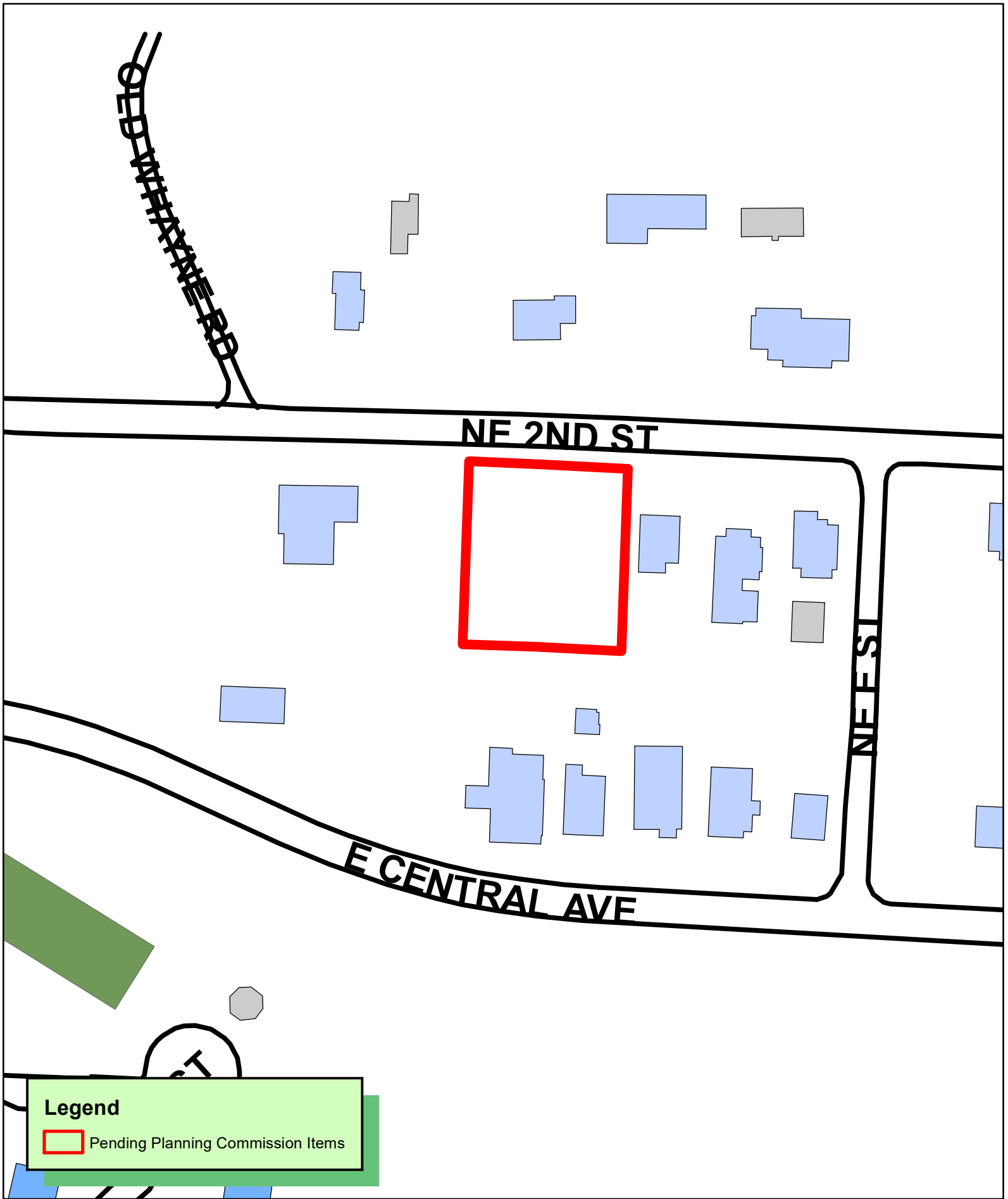
CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

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

SCALE: 1" = 20'	DATE: 12-16-22

PROPERTY LINE ADJUSTMENT
PART LOTS 22, 23 & 24, BLOCK 3
CLARK'S SECOND ADDITION
CREATING LOT 32
214 SW "C" STREET
BENTONVILLE, BENTON COUNTY, AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-358	ASD	RJC	1 OF 1

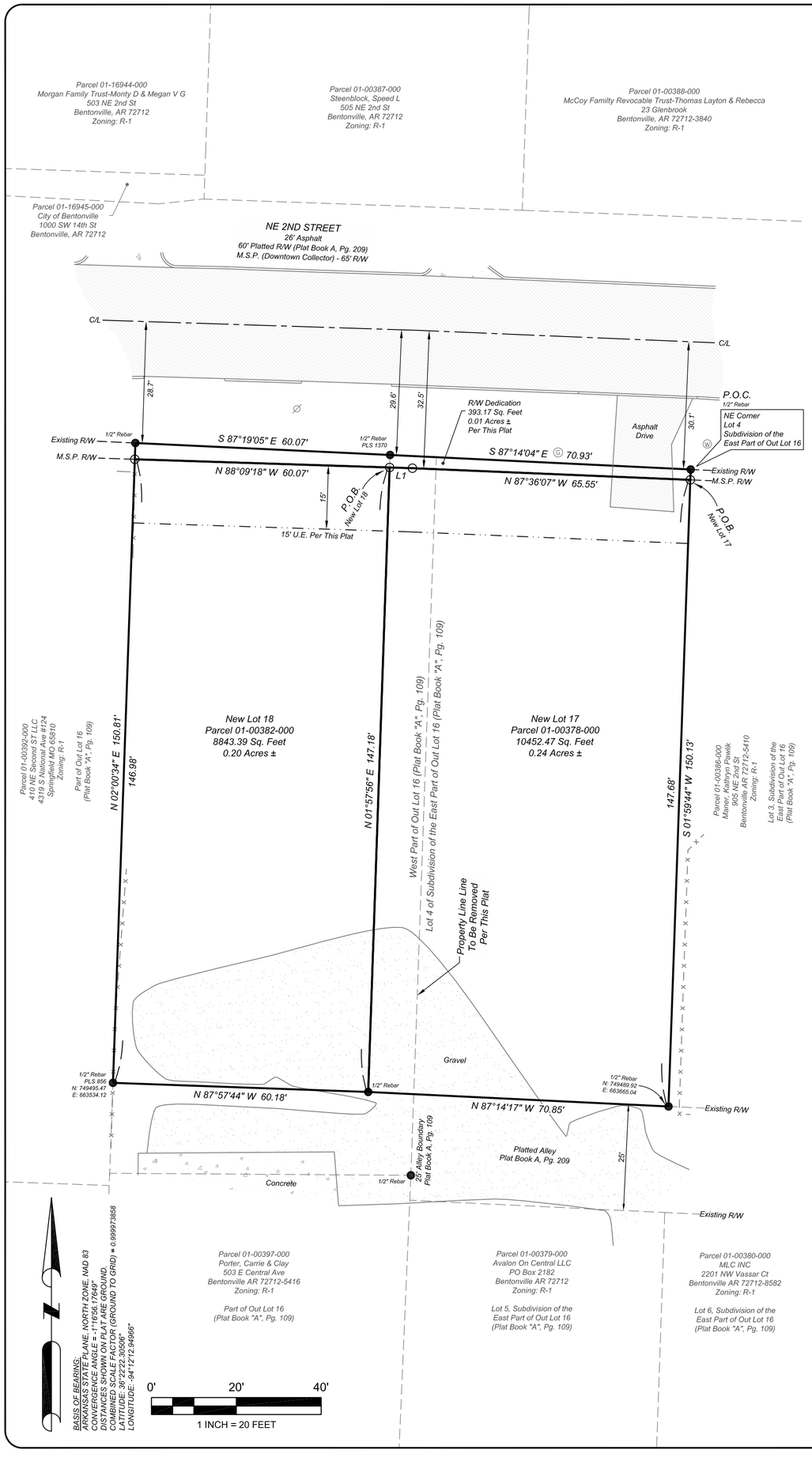


N
W E
S

1 inch = 100 feet

PLA23-0005 4/4/23
PROPERTY LINE ADJUSTMENT
OUTLOT 16 SUBDIVISION
LOT 4 & PART OF LOT 16 CREATING LOTS 17-18

THE CITY OF BENTONVILLE



Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-29-330-04-1873

COMPLETED FIELD WORK:
JANUARY 5, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK L2020 AT PAGE 51198.
2. SURVEY PLAT FILED IN PLAT BOOK "A" AT PAGE 209.

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

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

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

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

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

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

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

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

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

THE PROPOSED USE IS SINGLE-FAMILY ATTACHED.

CITY OF BENTONVILLE ATLAS PAGE 362.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- POWER POLE
- WATER METER
- GAS METER (ABANDONED)
- EXISTING MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.S.P. MASTER STREET PLAN

Zoning & Setbacks

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

Utility Notes

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

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

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

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

DATE OF EXECUTION: _____

SIGNED: _____

PRINT NAME: _____

ADDRESS: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF SURVEYING ACCURACY.

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR

NO. _____
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION: _____

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

DATE OF EXECUTION: _____

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

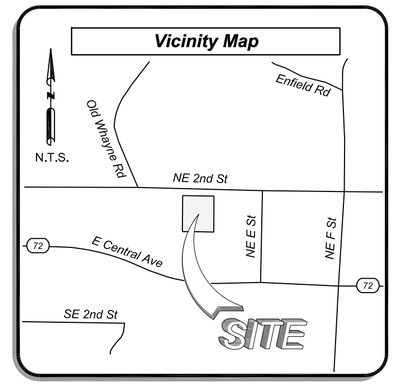
Owner/Developer

NE2 PROPERTIES LLC
SUZANA ANNABLE
4319 S NATIONAL AVE #124
SPRINGFIELD MO 65810

LINE	BEARING	DISTANCE
L1	N 88°09'18" W	5.37'

PROPERTY LINE ADJUSTMENT

Lot 4 and A Part of Out Lot 16 of Out Lot Subdivision Creating New Lots 17 & 18



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____, 20__.

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

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1873
SIGNATURE
WESLEY S. LUKER

PRELIMINARY

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

Survey Description

PREVIOUS DESCRIPTION PARCEL 01-00378-000 (TRACT 1 & TRACT 3, WARRANTY DEED L202051198)
TRACT 1: LOT 4 OF SUBDIVISION OF THE EAST PART OF OUT LOT NO. 16 IN THE SW 1/4 OF SW 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS .

TRACT 3: PART OF OUT LOT 16, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NW CORNER OF LOT 4 OF THE SUBDIVISION OF SAID OUT LOT 16, THENCE SOUTH 150 FEET, THENCE WEST 11 FEET, THENCE NORTH 150 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE STREET, THENCE EAST WITH SAID RIGHT OF WAY LINE, 11 FEET TO THE PLACE OF BEGINNING .

PREVIOUS DESCRIPTION PARCEL 01-00382-000 (TRACT 2, WARRANTY DEED L202051198)
TRACT 2: PART OF OUT LOT 16, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 11 FEET WEST OF THE NW CORNER OF LOT 4 OF THE SUBDIVISION OF SAID OUT LOT 16, THENCE SOUTH 150 FEET, THENCE WEST 60 FEET, THENCE NORTH 150 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE STREET, THENCE EAST WITH SAID RIGHT OF WAY LINE, 60 FEET TO THE PLACE OF BEGINNING.

NEW LOT 17 (ADJUSTED DESCRIPTION PARCEL 01-00378-000)
LOT 4 OF THE SUBDIVISION OF THE EAST PART OF OUT LOT NO. 16, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, TOGETHER WITH AN ELEVEN FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO SAID LOT 4, BEING A PART OF OUT LOT NO. 16 AS SHOWN ON PLAT BOOK "A" AT PAGE 209 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1/2" REBAR FOR THE NORTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE S01°59'44"W 2.45' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING S01°59'44"W 147.68' TO AN EXISTING 1/2" REBAR, THENCE N87°14'17"W 70.85' TO AN EXISTING 1/2" REBAR, THENCE N01°57'56"E 147.18' TO A SET 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF NORTHEAST 2ND STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: S88°09'18"E 5.37' TO A SET 1/2" REBAR, S87°36'07"E 65.55' TO THE POINT OF BEGINNING. CONTAINING 0.24 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

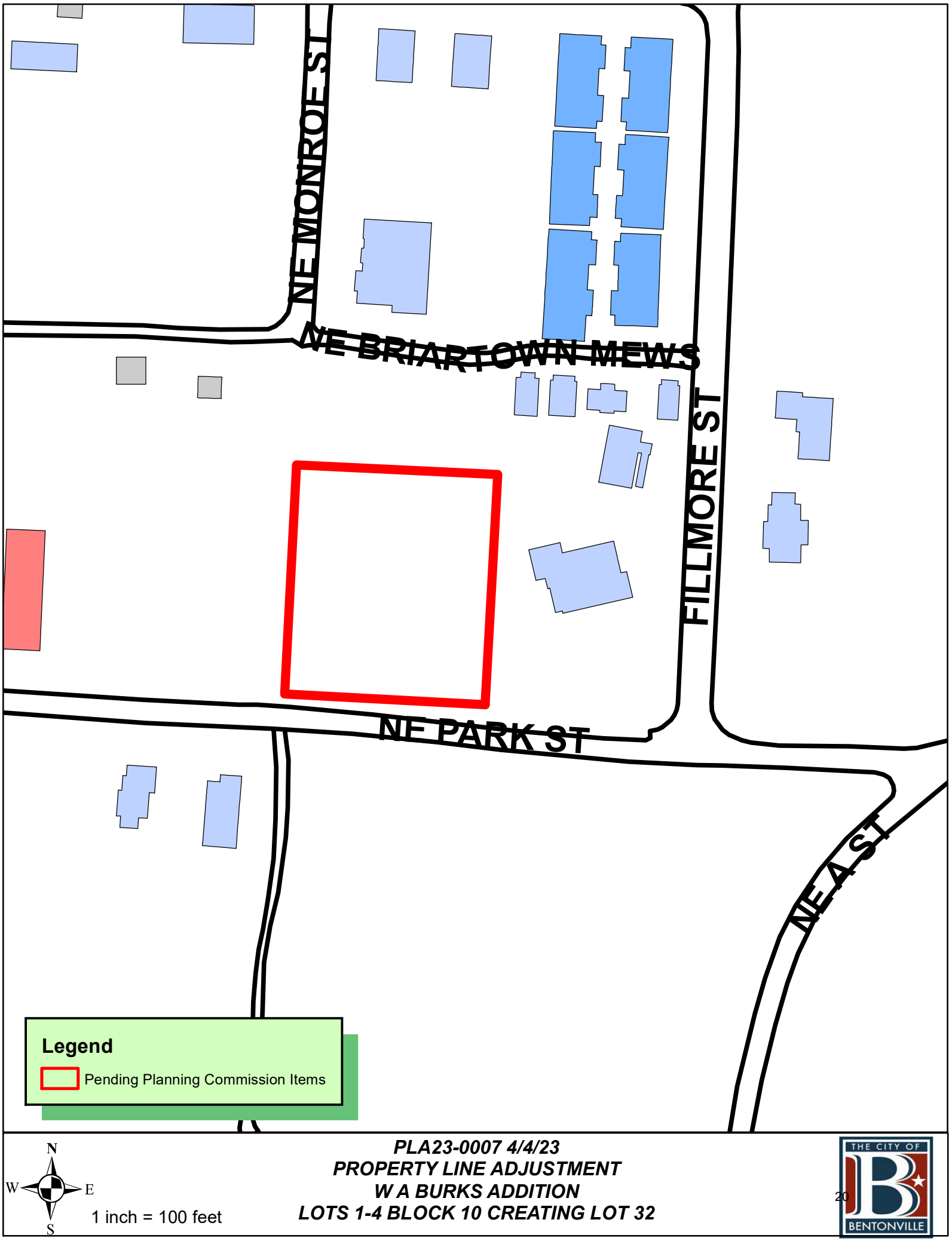
NEW LOT 18 (ADJUSTED DESCRIPTION PARCEL 01-00382-000)
A PART OF OUT LOT NO. 16, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A" AT PAGE 209 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1/2" REBAR FOR THE NORTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE S01°59'44"W 2.45', THENCE N87°36'07"W 65.55', THENCE N88°09'18"W 5.37' TO A SET 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF NE 2ND STREET FOR THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY S01°57'56"W 147.18' TO AN EXISTING 1/2" REBAR, THENCE N87°57'44"W 60.18' TO AN EXISTING 1/2" REBAR PLS 856, THENCE N02°00'34"E 146.98' TO A SET 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF NORTHEAST 2ND STREET, THENCE ALONG SAID RIGHT-OF-WAY S88°09'18"E 60.07' TO THE POINT OF BEGINNING. CONTAINING 0.20 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION
A PART OF OUT LOT NO. 16 AND A PART OF LOT 4 OF THE SUBDIVISION OF THE EAST PART OF OUT LOT NO. 16, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A" AT PAGE 209 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE S01°59'44"W 2.44', THENCE N87°36'07"W 65.55', THENCE N88°09'18"W 65.44', THENCE N02°00'34"E 3.83', THENCE S87°19'05"E 60.07', THENCE S87°14'04"E 70.93', CONTAINING 0.01 ACRES, MORE OR LESS.

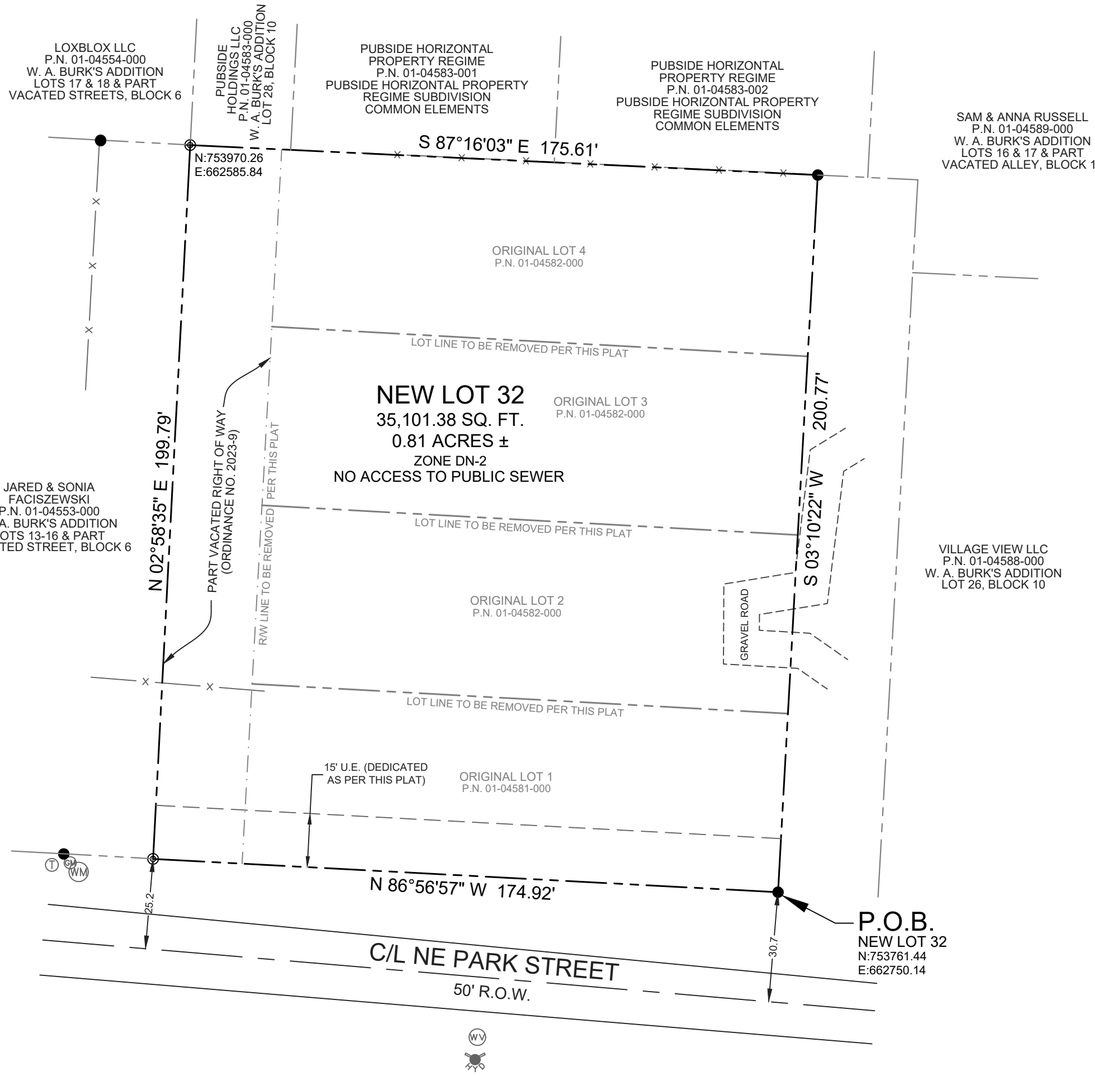
FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

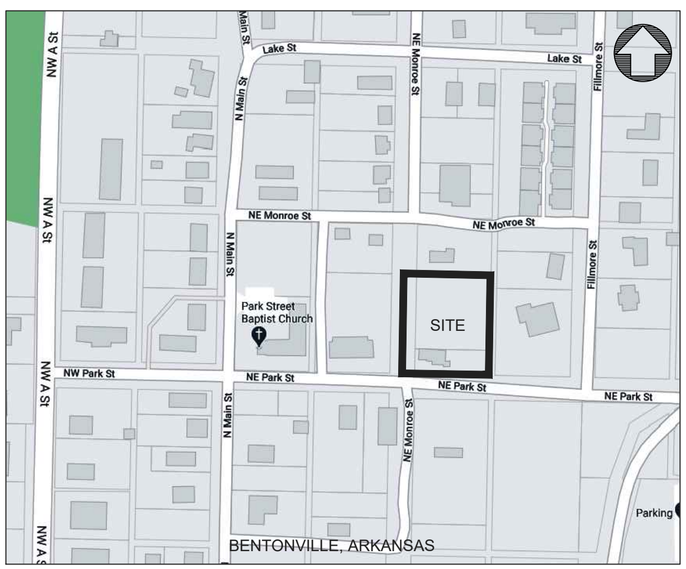
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. - 02/02/2023	W.L.	C.M.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 23-0111.01	
LOCATION: SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST		
FOR THE USE AND BENEFIT OF: NE2 PROPERTIES LLC		

PLA23-0005



PLA23-0007 4/4/23
PROPERTY LINE ADJUSTMENT
W A BURKS ADDITION
LOTS 1-4 BLOCK 10 CREATING LOT 32





VICINITY MAP
N.T.S.

OWNERSHIP INFORMATION
DE INVESTMENTS LLC
PO BOX 17674
LITTLE ROCK, AR 72222

LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- WIRE FENCE
- WATER METER
- GAS METER
- TELEPHONE VAULT
- WATER VALVE
- FIRE HYDRANT

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

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

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

PARENT TRACT:

LOTS 1, 2, 3, 4, BLOCK 10 OF W A BURK'S ADDITION, AS SHOWN ON PLAT BOOK "A", PAGE 81, AND PART OF VACATED RIGHT OF WAY PER ORDINANCE NO. 2023-9 RECORDED IN THE BENTON COUNTY RECORDS.

NEW LOT 32 SURVEY DESCRIPTION:

LOTS 1, 2, 3, 4, BLOCK 10 OF W A BURK'S ADDITION, AS SHOWN ON PLAT BOOK "A", PAGE 81, AND PART OF VACATED RIGHT OF WAY PER ORDINANCE NO. 2023-9, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NE PARK STREET N 86°56'57" W A DISTANCE OF 174.92 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'35" E A DISTANCE OF 199.79 FEET; THENCE S 87°16'03" E A DISTANCE OF 175.61 FEET; THENCE S 03°10'22" W A DISTANCE OF 200.77 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 35,101.38 SQUARE FEET, OR 0.81 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

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

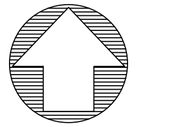
CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR

PLA23-0007

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

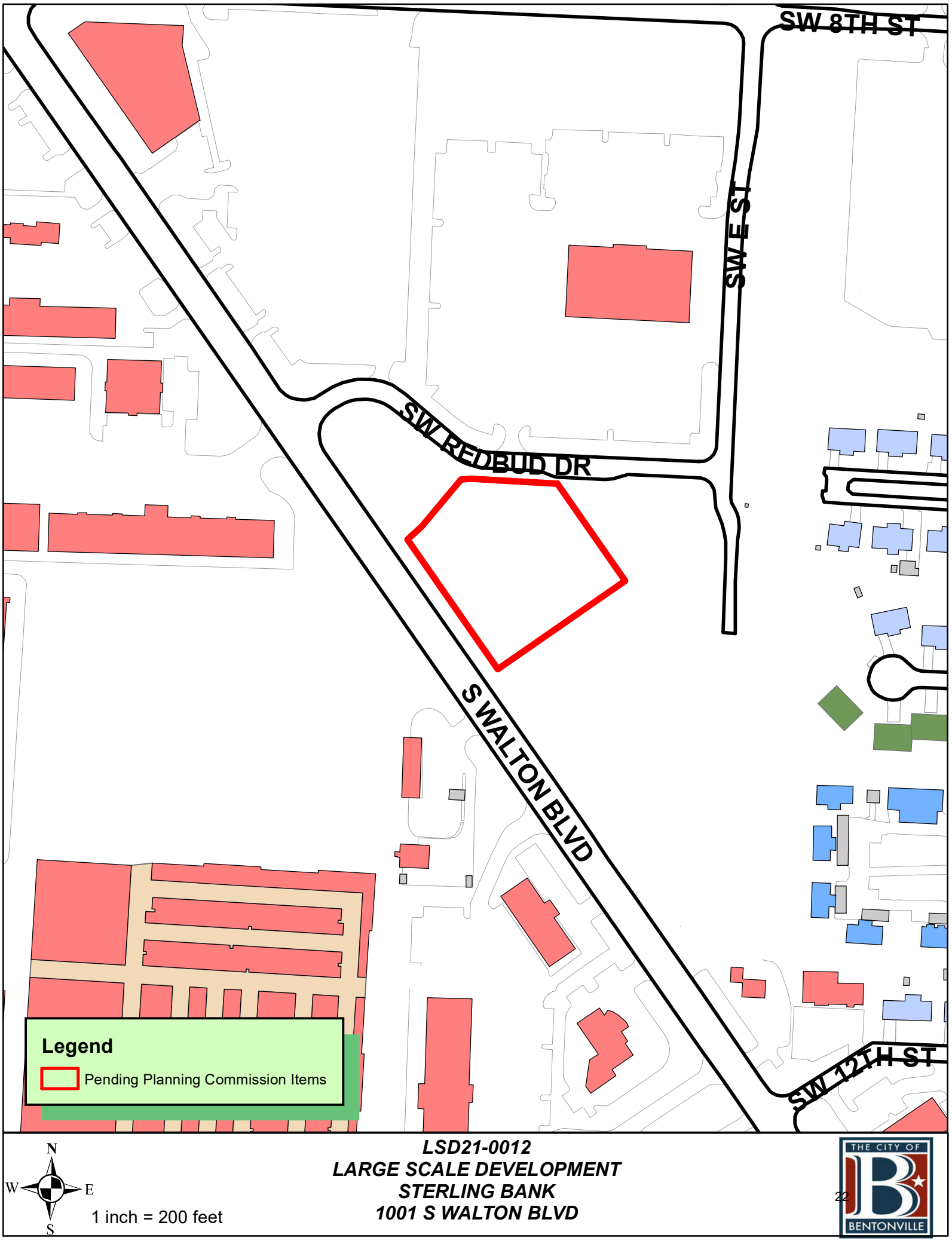
REGISTERED
STATE OF ARKANSAS
NO.1370
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30' | DATE: 2-22-23

PROPERTY LINE ADJUSTMENT
LOTS 1-4, BLOCK 10 AND PART VACATED RIGHT OF WAY CREATING LOT 32, W. A. BURK'S ADD.

111 NE PARK STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
23-048	ASD	RJC	1 OF 1



LSD21-0012
LARGE SCALE DEVELOPMENT
STERLING BANK
1001 S WALTON BLVD

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

March 13, 2023

Tyler Overstreet
Planning Services Manager, AICP
City of Bentonville Department of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Large Scale Development Plan – Sterling Bank_LSD21-0012
Lot 1, Bentonville Plaza Addition Phase 2
1001 S. Walton Blvd., Bentonville, AR

Tyler,

As you know, the Bentonville Plaza Addition Phase 2 has taken more time than anticipated to reach a final plat. Our clients are now prepared to move forward with closing on their lot. With that, we are also preparing to move forward with the final steps of permitting the building and pre-construction.

Our most recent extension will expire on April 19, 2023. So, that we have time to pull together the remaining paperwork, contract with the Construction Manager, have him contract with his sub-contractors; we would like to request an additional 1 year extension.

We are excited about the upcoming closing, and getting this underway. Now that we know for sure, the project will have a “green light”, we need a bit more time to get everything together.

We would appreciate your consideration of this request, and would appreciate being heard on the April 4th Planning Commission meeting prior to our expiration.

Please let us know if you find any issue with this request.

Thank you,

Barry R. Williams, ASLA
Project Manager

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

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

Arkansas One Call 811

Know what's **below**.

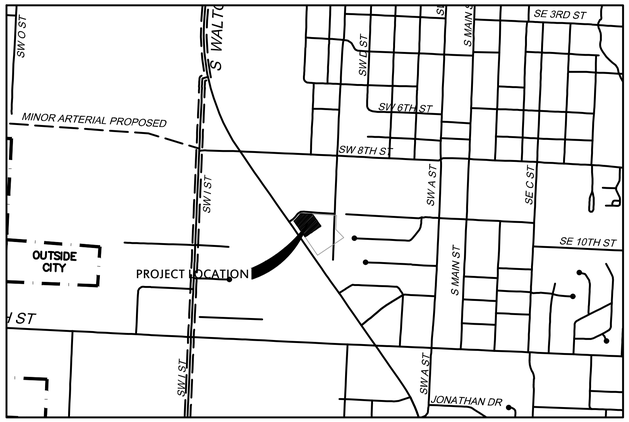
Call before you dig.

STERLING BANK

BENTONVILLE, ARKANSAS

1005 S WALTON BOULEVARD

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP
NTS

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN
C-103	UTILITY PLAN (COLOR)
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PHASE I
C-107	EROSION CONTROL PHASE II
C-201	SANITARY SEWER SERVICE LINE 1
C-202	STORM SEWER LINE 1 P&P
C-501	BENTONVILLE WATER DETAILS – SHT 1
C-502	BENTONVILLE WATER DETAILS – SHT 2
C-503	BENTONVILLE SANITARY SEWER DETAILS – SHT 1
C-504	BENTONVILLE SANITARY SEWER DETAILS – SHT 2
C-505	SITE DETAILS SHT. 1
C-506	SITE DETAILS SHT. 2
C-507	SITE DETAILS SHT. 3
C-508	EROSION CONTROL DETAILS SHT. 1
C-509	EROSION CONTROL DETAILS SHT. 2
C-510	EROSION CONTROL DETAILS SHT. 3
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)
A-101	BUILDING ELEVATIONS SHT. 1
A-102	BUILDING ELEVATIONS SHT. 2
A-103	BUILDING ELEVATIONS SHT. 3
A-104	BUILDING ELEVATIONS SHT. 4

COVER SHEET; GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

ENGINEERING DEPARTMENT

CITY OF BENTONVILLE
BEN PETERS
315 S.W. "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3168

STREET DEPARTMENT

CITY OF BENTONVILLE
117 W. CENTRAL
BENTONVILLE, AR. 72714
PHONE: (479) 271-3130

WATER

CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

SANITARY SEWER

CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

ELECTRIC

BENTONVILLE ELECTRIC
UTILITY DEPT. (BEUD)
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 50' (PARKING IN FRONT) FRONT 20' (NO PARKING IN FRONT) SIDE 7' (ADJACENT TO NON-RESIDENTIAL) REAR 20' (ADJACENT TO NON-RESIDENTIAL)
SITE AREA:	1.70± AC. (74070± SQ. FT.)
GREENSPACE:	0.67± AC. (29,060± SQ. FT.)
IMPERVIOUS AREA:	1.03± AC. (45,010± SQ. FT.)
BUILDING FOOTPRINT:	5,500± SQ. FT. PER FLOOR
TOTAL BUILDING SIZE:	16,000± SQ. FT.
BUILDING HEIGHT:	45'-8" (3-STORY)
BUILDING USAGE:	BANK
FINISHED FLOOR ELEVATION:	1284.0'
ZONING:	C-2
PROPERTY USAGE:	BANK
BUILDING TYPE:	TYPE II-B
ADDRESS:	1005 S. WALTON BLVD BENTONVILLE, AR 72712
SITE DEVELOPER:	STERLING BANK 1607 N. COLLEGE AVE FAYETTEVILLE, AR 72703 573-686-9803 JOHNATHON.WELCH@STERBANK.COM
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM
PROVIDED PARKING:	STANDARD STALLS - 39 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -41

PROPERTY DESCRIPTION

PART OF LOT 12 OF THE PROPERTY LINE ADJUSTMENT CREATING LOTS 8-13, BENTONVILLE PLAZA ADDITION, AS SHOWN IN PLAT BOOK 2016, PAGE 145, OFFICIAL RECORDS OF BENTON COUNTY, ARKANSAS ALSO KNOWN AS LOT 1 OF THE BENTONVILLE PLAZA LOT EXHIBIT, PREPARED BY HFA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR (1304) ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B AND BEING THE WEST CORNER OF THIS TRACT;
THENCE N 47°28'17" E A DISTANCE OF 33.88 FEET TO A POINT BEING MARKED BY A MAG NAIL WITH WASHER;
THENCE N 39°57'49" E A DISTANCE OF 106.02 FEET TO A FOUND IRON REBAR WITH CAP (1304);
THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF REDBUD DRIVE N 84°20'27" E A DISTANCE OF 17.36 FEET TO A MAG NAIL WITH WASHER (1304);
THENCE S 86°43'44"E A DISTANCE OF 151.12 FEET TO A SET 5/8" REBAR WITH CAP (1784);
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S 34°46'36"E A DISTANCE OF 206.32 FEET TO A SET MAG NAIL;
THENCE S 55°12'37"W A DISTANCE OF 269.83 FEET A POINT ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B;
THENCE ALONG THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B N 34°49'10" W, A DISTANCE OF 275.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.70 ACRES, MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER LOMR 13-06-3762P, EFFECTIVE DATE DECEMBER 5, 2014.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

STERLING BANK
1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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COVER SHEET

C-001

DRAWING G:\2020\PROJECTS\BANK\INFRASTRUCTURE\DWG\COVER.DWG
PLOTTED BY: JARED BROOKS, 2/26/2021 11:17 AM FACTORY ONLY HALF ON MAR'S COPY

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
○	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✷	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE

1. PARCEL #01-00587-000
OWNER: TRI STATE REALTY CO
ADDRESS: S WALTON BLVD
ACRES: 0.12
ZONED: C-2

2. PARCEL #01-11094-00
OWNER: BENTONVILLE PLAZA OWNER LLC
ADDRESS: SW REDBUD DR
ACRES: 0.07
ZONED: C-3

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR 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 DOOKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK 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.

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 50' (PARKING IN FRONT) FRONT 20' (NO PARKING IN FRONT) SIDE 7' (ADJACENT TO NON-RESIDENTIAL) REAR 20' (ADJACENT TO NON-RESIDENTIAL)
SITE AREA:	1.86± AC. (81,076 SQ. FT.)
GREENSPACE:	0.905± AC. (39,422 SQ. FT.)
IMPERVIOUS AREA:	0.956± AC. (41,643 SQ. FT.)
BUILDING SIZE:	5,500± SQ. FT. PER FLOOR
BUILDING HEIGHT:	48'-8" (3-STORY)
BUILDING USAGE:	BANK
FINISHED FLOOR ELEVATION:	1284.0'
ZONING:	C-2
PROPERTY USAGE:	BANK
BUILDING TYPE:	TYPE 3
ADDRESS:	1005 S. WALTON BLVD BENTONVILLE, AR 72712
PROVIDED PARKING:	STANDARD STALLS - 39 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -41

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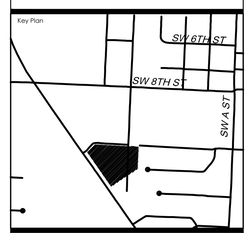
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

STERLING BANK

1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan



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CHECKED BY:

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OVERALL SITE PLAN (COLOR)

C-101

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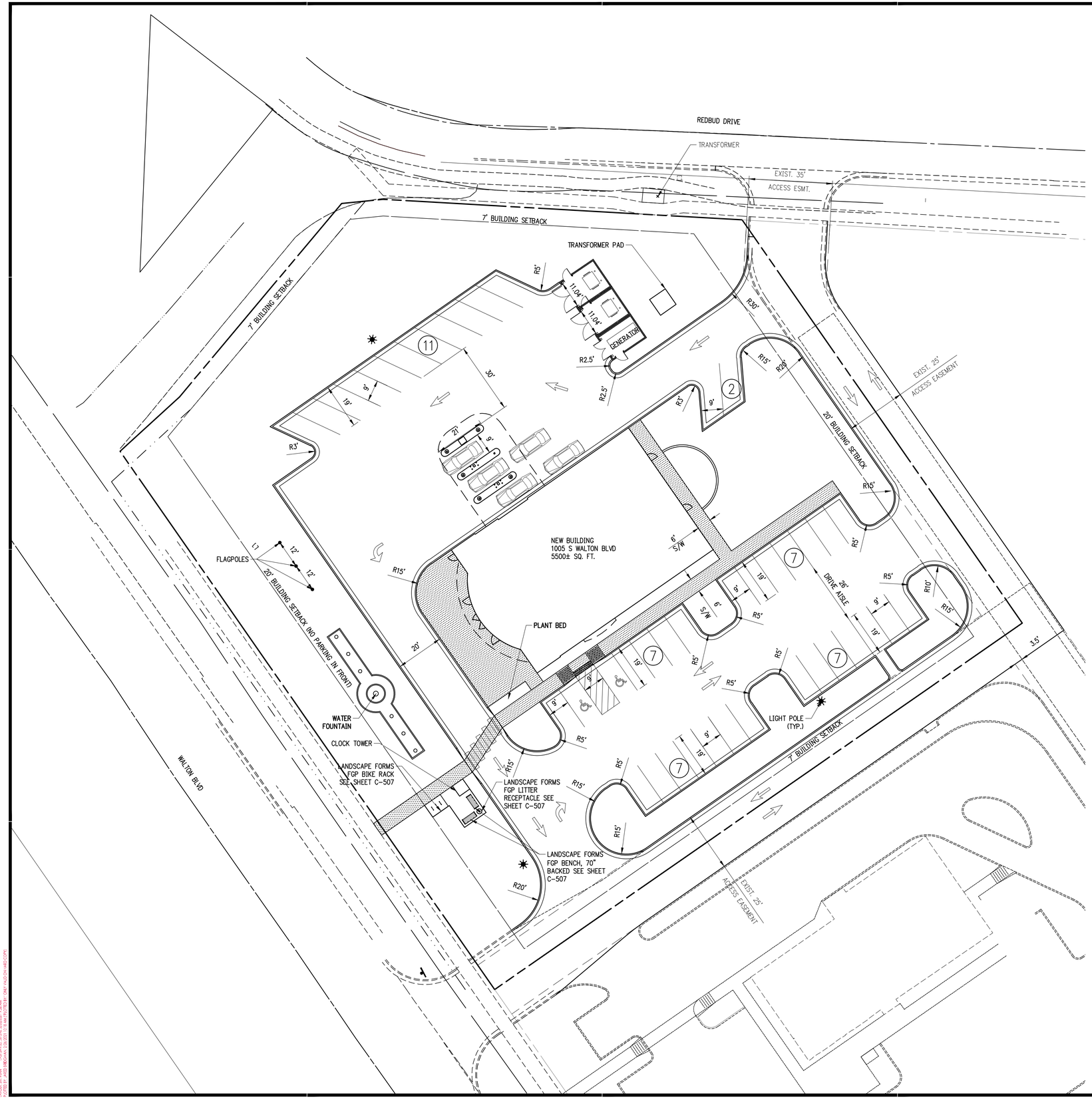

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
⊙	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✱	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR 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 PAVEMENT 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.

GRAPHIC SCALE IN FEET
20' 0 20'

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STERLING BANK

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Key Plan

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SITE PLAN

C-102

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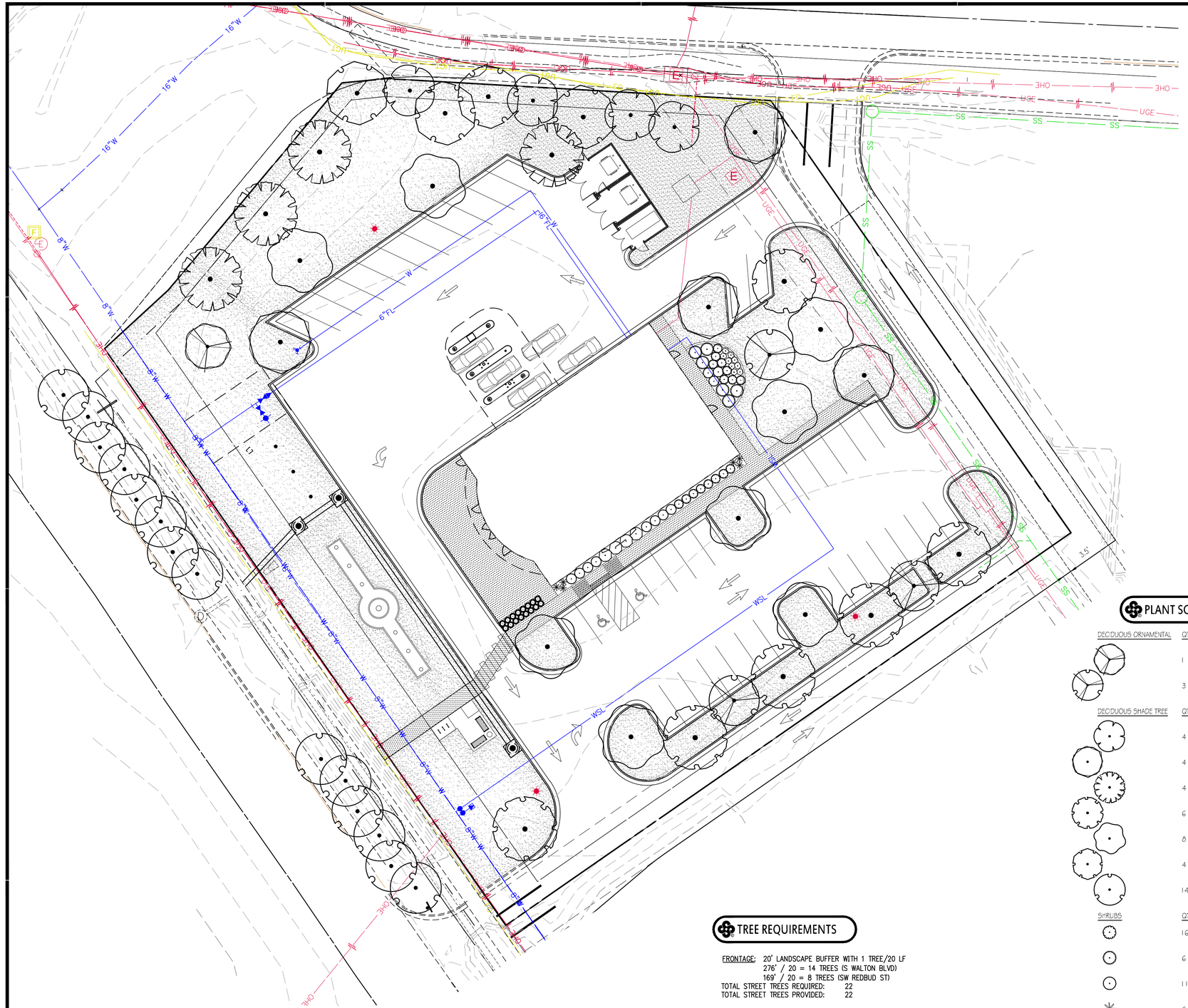


MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PUBLIC UTILITY.
3. WHERE POTENTIAL LANDSCAPE AND UTILITY CONFLICTS MAY OCCUR, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITY LOCATIONS.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
7. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
8. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
9. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
10. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
12. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
13. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
14. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
16. UTILITY CONFLICTS WITH LANDSCAPING REQUIRE UTILITIES TO BE FIELD VERIFIED.
17. ALL TREE PLANTING SHALL MAINTAIN A MINIMUM OF 5' SEPARATION OF ANY PUBLIC UTILITY.

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	1	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	B & B	2"CAL	6`-8` HT.
	3	CORNUS FLORIDA `CHEROKEE PRINCESS` / CHEROKEE PRINCESS DOGWOOD	B & B	2"CAL	6`-8` HT.

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8`-10` HT.
	4	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	B & B	2.5"CAL	10` HT MIN
	4	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5"CAL	8`-10` HT.
	6	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"CAL	10` HT MIN
	8	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LINDEN	B & B	2.5"CAL	10` HT MIN
	4	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	2.5"CAL	8`-10` HT.
	14	ULMUS X `PATRIOT` / PATRIOT ELM	B & B	2.5"CAL	8`-10` HT.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	16	BUXUS X `GREEN VELVET` / GREEN VELVET BOXWOOD	5 GAL		
	6	ITEA VIRGINICA `HENRY'S GARNET` / HENRY'S GARNET SWEETSPIRE	5 GAL		
	11	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL		
	6	PANICUM VIRGATUM `SHENANDOAH` / SHENANDOAH SWITCH GRASS	5 GAL		
	16	PENNISETUM ALOPECUROIDES `GINGER LOVE` / GINGER LOVE FOUNTAIN GRASS	5 GAL		
	4	SPIRAEA JAPONICA `ALPINA` / DAPHNE JAPANESE SPIREA	5 GAL		
	9	WEIGELA FLORIDA `BOKRASPIWI` TM / SPILLED WINE WEIGELA	5 GAL		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING
	29,177 SF	CYNODON DACTYLON `TIFWAY 419` / TIFWAY 419 BERMUDA GRASS	S.F.		

TREE REQUIREMENTS

FRONTAGE: 20' LANDSCAPE BUFFER WITH 1 TREE/20 LF
276' / 20 = 14 TREES (S WALTON BLVD)
169' / 20 = 8 TREES (SW REDBUD ST)
TOTAL STREET TREES REQUIRED: 22
TOTAL STREET TREES PROVIDED: 22

PERIMETER: 7' SIDE AND REAR
1 TREE / 50 L.F. (MIN. 50% SHADE)
SOUTH PERIMETER TREES REQUIRED: 270 LF / 50 = 5 TREES
EAST PERIMETER TREES REQUIRED: 206 LF / 50 = 4 TREES
NORTH PERIMETER TREES REQUIRED: 140 LF / 50 = 3 TREES
TOTAL PERIMETER TREES REQUIRED: 12
TOTAL PERIMETER TREES PROVIDED: 12

PARKING: 8% INTERIOR GREEN SPACE
PARKING AREA = 15,763 SF X 8% = 1,261 SF REQ'D INT. GREEN SPACE
1 TREE / 125 SF INTERIOR GREENSPACE
TREES REQ'D = 1,261 SF / 125 = 10 TREES
TOTAL PKING LOT TREES REQUIRED: 10
TOTAL PKING LOT TREES PROVIDED: 10

TOTAL TREES REQUIRED = 44
TOTAL TREES PROVIDED = 47

Arkansas One Call 811
Know what's **below**.
Call before you dig.

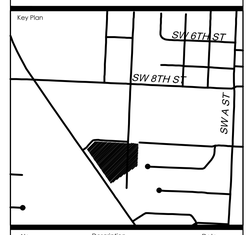
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

GRAPHIC SCALE IN FEET
20' 0 20'

STERLING BANK

1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan


No.	Description	Date

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PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ··· REVIEW SET ··· NOT FOR CONSTRUCTION

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PLANTING PLAN

L-101

DRAWING ID: Q:\PROJ_STERLING\PP-INFRASTRUCTURE\DWG\PLAN\PP-PLANTING PLAN.DWG
PLOTTED BY: JARED BROOKS, 2/26/2021 - 2:29 PM, PLOTTED BY: ONE-HALF-INCH SCALE

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

MATERIAL CALCULATION

MASONRY PRODUCTS	889 SQ FT	28%
METAL PRODUCTS	1,016 SQ FT	32%
WINDOWS & DOORS	1,254 SQ FT	40%
TOTAL ELEVATION WALL AREA	3,151 SQ FT	100%

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

MATERIAL CALCULATION

MASONRY PRODUCTS	2,589 SQ FT	62%
METAL PRODUCTS	960 SQ FT	23%
WINDOWS & DOORS	621 SQ FT	15%
TOTAL ELEVATION WALL AREA	4,171 SQ FT	100%

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

MATERIAL CALCULATION

MASONRY PRODUCTS	2,623 SQ FT	63%
METAL PRODUCTS	1,055 SQ FT	25%
WINDOWS & DOORS	493 SQ FT	12%
TOTAL ELEVATION WALL AREA	4,171 SQ FT	100%

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

MATERIAL CALCULATION

MASONRY PRODUCTS	2,181 SQ FT	69%
METAL PRODUCTS	912 SQ FT	29%
WINDOWS & DOORS	58 SQ FT	2%
TOTAL ELEVATION WALL AREA	3,151 SQ FT	100%

STERLING BANK

MATERIAL LEGEND

1	ACM PANELS	5	PRECAST CONCRETE BAND
2	PRECAST CONCRETE ACCENT	6	GROUND-FACED C.M.U.
3	BRICK VENEER: COLOR 1	7	GLASS RAILING
4	BRICK VENEER: COLOR 2	8	PRE-FINISHED ALUMINUM COPING

TOTAL BUILDING MATERIAL CALCULATIONS

MASONRY PRODUCTS	8,282 SQ FT	57%
METAL PANEL PRODUCTS	3,943 SQ FT	27%
WINDOWS & DOORS	2,426 SQ FT	18%
TOTAL BUILDING WALL AREA	14,644 SQ FT	100%

FEBRUARY 18, 2021

NEW FACILITY

BENTONVILLE, AR

SCHEMATIC ELEVATIONS

DILLEPOLLARD ARCHITECTURE

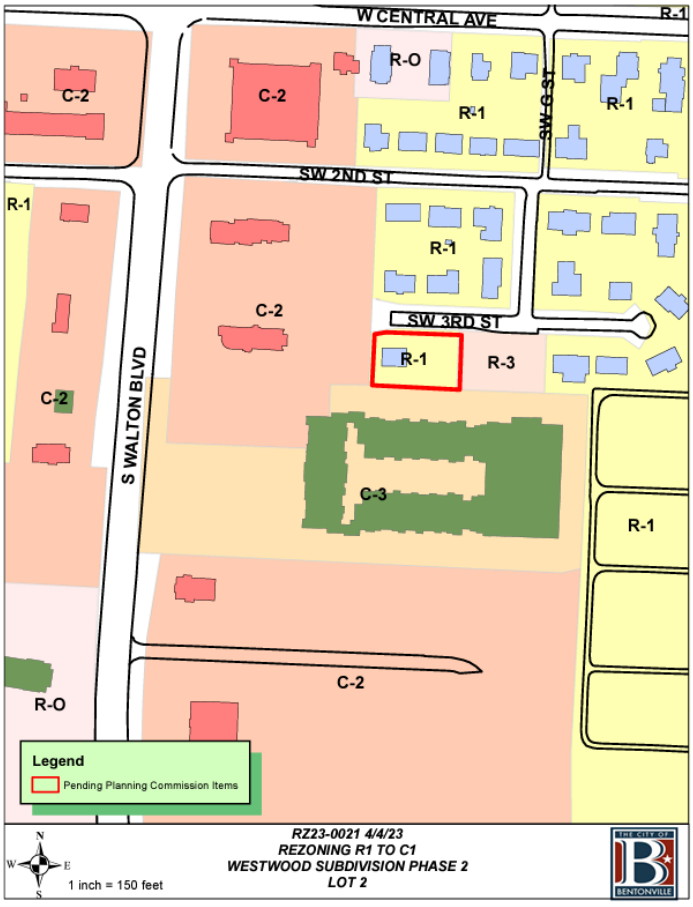
Westwood CFA LLC

809 & 811 SW 3rd Street
PC Date: 4/4/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0021
Applicant / Current Owner	Burger Engineering LLC / Westwood CFA LLC
Site Area	+/- 0.36
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	General Commercial (C)
Related Project(s)	CU23-0008

https://arcg.is/08HvK8

Location Map



Property Description
This request is located along Southwest 3rd Street. The adjacent properties are zoned C-2, General Commercial to the West, C-3, Mixed-use Commercial to the South, R-3, Medium-High Density Multifamily Residential to the east, and R-1, Low Density Residential to the North. The request is along the commercial corridor along the east side of South Walton Boulevard.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently shows this property as Low Density Residential, in which the proposed rezoning and associated conditional use permit (CU23-0008) for a parking lot is not compatible, however the applicant is requesting a Future Land Use Map Amendment to General Commercial. General Commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

This property is located within Priority Area 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.

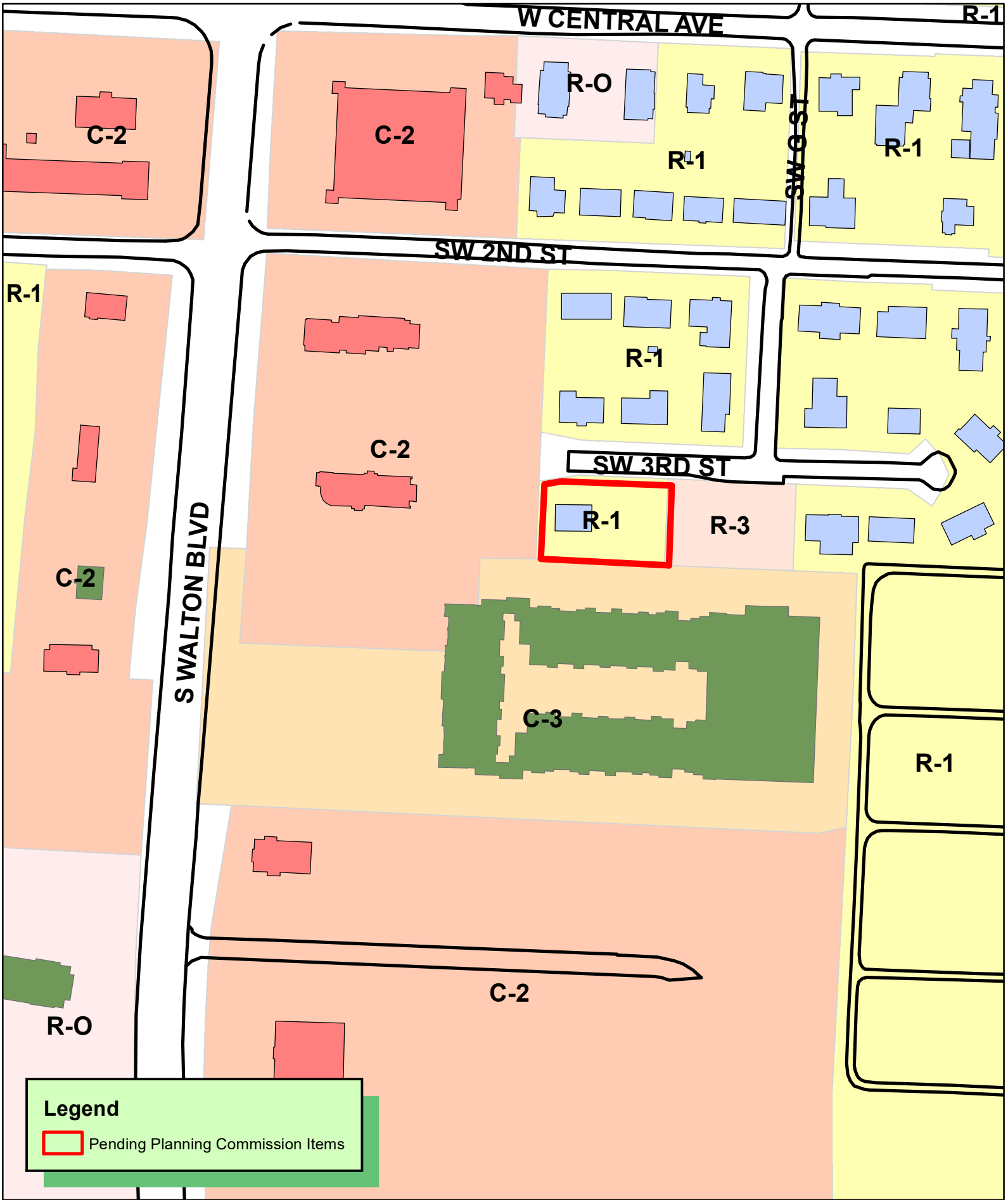
Public Comment
At the time of writing this staff report, staff **has not** received public comment on this item.

Analysis
The C-1 District serves residential developments while still maintaining the character of the area. Since C-1 Districts are generally located near Residential Districts, the proximity to Residential areas is appropriate. Further, this property backs the commercial corridor along South Walton Boulevard and is aiming to help alleviate traffic issues along the arterial road. The proposed parking lot through CU23-0008 currently only shows access through the property to the west (Chick-Fil-A) and to the property to the south, the Lumen project currently under construction. There is currently no access shown to Southwest 3rd Street and into the surrounding residential areas. There is a 20-foot landscape buffer between

Southwest 3rd Street and the parking lot edge.

Conclusion

This request is not consistent with the Future Land Use Map without the approved amendment. This use should be separated from the neighboring residential uses by fencing or screening. This request would also assist in alleviating traffic congestion along South Walton Boulevard by allowing the applicant to install a two-lane drive thru to allow additional stacking during peak hours of business.



N
W E
S

1 inch = 150 feet

RZ23-0021 4/4/23
REZONING R1 TO C1
WESTWOOD SUBDIVISION PHASE 2
LOT 2

THE CITY OF BENTONVILLE

BURGER ENGINEERING
Civil Consultants

February 13, 2023

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

Re: Zoning Case Narrative
Lot 2 – Westwood Subdivision Phase 2
809 & 811 S.W. 3rd Street
Bentonville, Arkansas
B.E. No. 013-363

Please accept this letter as the project narrative for the above referenced zoning case:

- The subject properties are currently zoned R-1 (Single Family Residential) and the proposed zoning is C-1 (Neighborhood Commercial) with a conditional use permit for a parking lot.
- The subject properties also request an amendment to the Future Land Use Map with this zoning request.
- The property is being rezoned for the construction of a remote parking lot to allow Chick-fil-A to expand their existing restaurant and reconfigure the existing parking lot to add a dual lane drive-through.
- The properties are currently owned by Westwood Development Lot B, LLC and Westwood CFA, LLC.
- The proposed zoning will be consistent with properties located along S. Walton Boulevard. The conditional use permit will provide restricted access and parking lot screening for the proposed parking lot.
- The subject property is currently a single family home and a vacant lot and will be redeveloped as a remote parking lot if approved.
- The zoning case will not increase traffic. The zoning case and Chick-fil-A improvements will increase drive-through stacking and traffic circulation for the existing restaurant.
- The only additional signage provided will be traffic signs.
- A conceptual site plan and landscape plan have been provided to illustrate the proposed parking lot layout and screening.
- Water and sanitary sewer service is available from S.W. 3rd Street. Both lines are 8" in diameter.

BRYAN M. BURGER, P.E.
17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380

NOTICE OF INTENT TO REZONE

Westwood CFA, LLC and Westwood Development Lot B, LLC 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 C-1, Neighborhood Commercial

The legal description of the property is as follows:

See Attached

The common description of the property is: 809 and 811 S.W. 3rd Street

The public hearing will be held _____, 20____ 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:

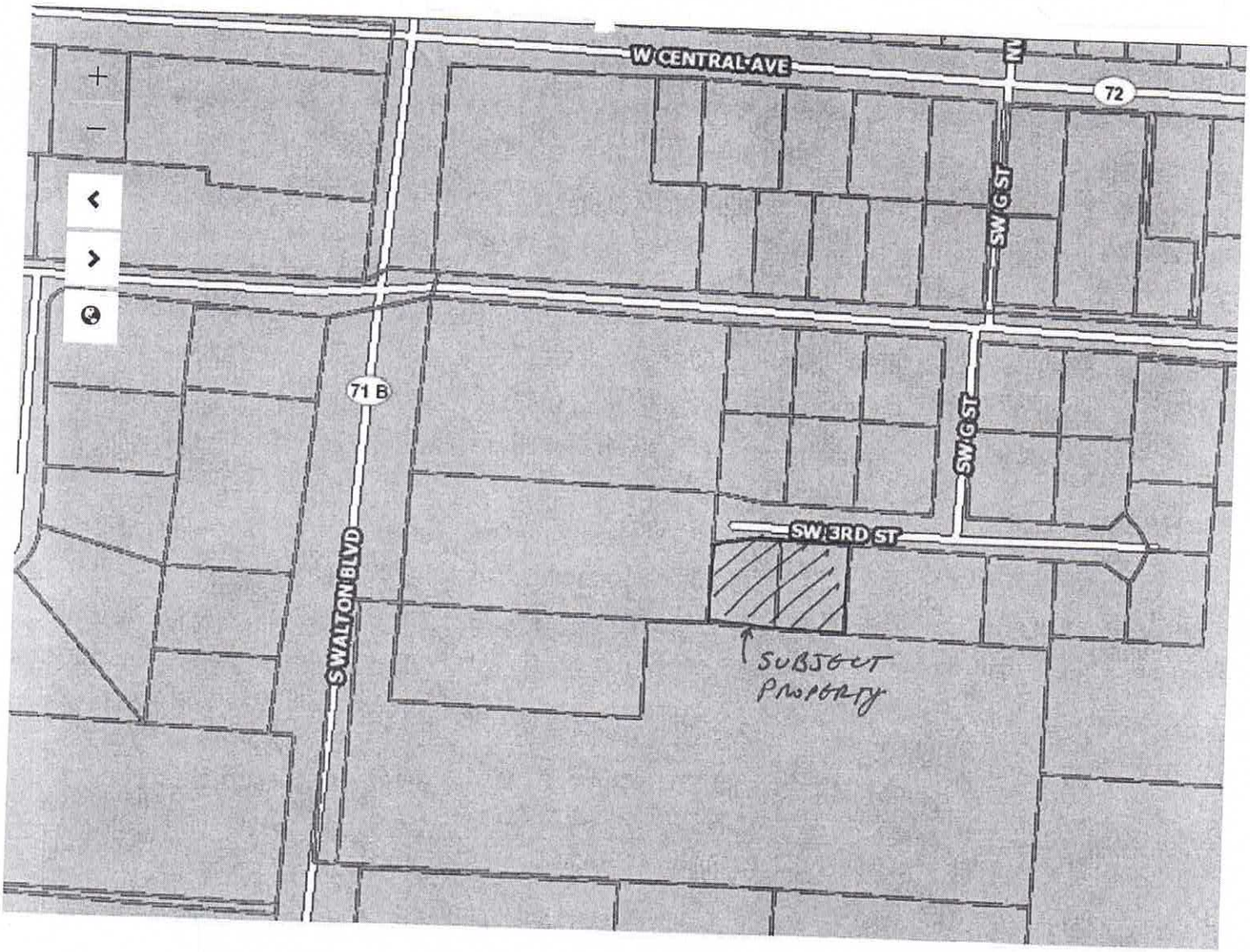
_____

_____

_____

_____ _____

Signature and Physical Address Signature and Physical Address


W CENTRAL AVE
72
SW G ST
71 B
SW 3RD ST
SWALTON BLVD
SUBJECT PROPERTY

SITE DATA

ZONING:	C-2
LOT AREA:	1.2826 ACRES (55,869 S.F.)
ADDITIONAL AREA:	0.3555 ACRES (15,487 S.F.)
TOTAL AREA:	1.6381 ACRES (71,356 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,158 S.F.
BUILDING EXPANSION AREA:	509 S.F.
TOTAL BUILDING AREA:	4,667 S.F.
F.A.R.:	0.065:1
TOTAL OCCUPANTS:	160
TOTAL EMPLOYEES @ MAX. SHIFT:	15
PARKING REQUIRED:	1 SPACE PER 4 OCCUPANTS & 1 SPACE PER EMPLOYEE (160/4) + 15 = 55
PARKING PROVIDED:	67 SPACES WITH OFFSITE PARKING LOT
BUILDING HEIGHT:	25'-6" (1 STORY)
PROPOSED LANDSCAPE AREA:	16,568 S.F. (23.22%)
PROPOSED IMPERVIOUS AREA:	54,788 S.F. (76.78%)

BENCHMARK – BM 3	
ELEVATION	1293.14
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. SIDE OF DRIVE N. OF TRACT 1 N.W. CORNER

BENCHMARK – BM 4	
ELEVATION	1293.86
MONUMENT	CUT X ON TOP OF CURB
LOCATION	E. SIDE OF DRIVE N. OF TRACT 1 NEAR N.E. CORNER

BENCHMARK – BM 5	
ELEVATION	1290.18
MONUMENT	CUT X ON TOP OF CURB
LOCATION	SOUTHEAST CORNER OF DRIVEWAY TO 812 S.W. 3RD STREET

LAYOUT NOTES

1. PAINTED TRAFFIC ARROW
2. DRIVE THRU STRIPING
3. STOP BAR
4. PAINTED HANDICAP PARKING SYMBOL
5. PARKING STALLS / 4" PAINTED STRIPE (YELLOW – 2 COATS)
6. DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS)
7. INTEGRAL CONCRETE CURB
8. CURBED RAMP "A" FLARED SIDES (NOT USED) "B" SHORT FLARED SIDES
9. TYPICAL SIDEWALK DETAIL
10. SIDEWALK ADJACENT TO CURB
11. STRIPING
12. CONCRETE PAVEMENT
13. EX. MAILBOX
14. CONTRACTION JOINT (SEE SHEET C-6)
15. CONSTRUCTION JOINT (SEE SHEET C-6)
16. EX. GREASE TRAP
17. PROP. PAD MOUNTED TRANSFORMER
18. DUMPSTER / STORAGE AREA W/MASONARY SCREENING
19. EX. MONUMENT SIGN
20. EX. CHICK-FIL-A MAIN ENTRY RAMP (NOT USED)
21. MATCH LOCATION & ELEVATION OF EX. / PROP. CONC. CURB
22. MATCH EX. CONCRETE SIDEWALK
23. RELOCATED LIGHT POLE LOCATION
24. GAS METER LOCATION
25. ADJUST EX. LANDSCAPING & IRRIGATION
26. PIPE BOLLARD
27. EX. FLAG POLE LOCATION
28. HANDRAIL (NOT USED)
29. EX. BOLLARD (NOT USED)
30. EX. TRAFFIC ARROW
31. EX. STRIPING
32. MATCH EX. CONCRETE / ASPHALT PAVEMENT
33. EX. PAINTED STRIPE
34. EX. DIRECTIONAL SIGNAGE
35. EX. LIGHT POLE
36. EX. TREE / SHRUBS / CREPE MYRTLE TO REMAIN
37. EX. CHICK-FIL-A ENTER / EXIT SIGN
38. MULTI ORDER POINT ISLAND
39. MENU BOARD LAYOUT DETAIL
40. EX. HANDICAP SYMBOL (NOT USED)
41. MENU BOARD ORDERING STATION
42. EX. FIRE HYDRANT
43. CURB TURN DOWN (NOT USED)
44. END CURB @ EX. RETAINING WALL
45. DRIVE THRU ORDER CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
46. DRIVE THRU MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
47. CANOPY COLUMN (REF. PLANS BY LANE SUPPLY INC. FOR DETAILS) CONTRACTOR TO REMOVE & REPLACE EX. SIDEWALK, CURB & PAVING AS NECESSARY FOR COLUMN INSTALLATION
48. EX. CONCRETE RETAINING WALL
49. CLEARANCE BAR
50. EX. HANDRAIL
51. EX. PATIO TABLE
52. CONTRACTOR TO ADJUST RIMS TO PROP. GRADE
53. ORDER TAKING STRIPING DETAIL
54. EX. GRATE INLET
55. EX. STOP BAR
56. PROP. GRATE INLET
57. EX. RAMP
58. END CURB @ DUMPSTER
59. PROP. F.D.C. LOCATION
60. MONOLITHIC CONCRETE CURB
61. MATCH CONCRETE PAVEMENT (BY OTHERS)

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED YELLOW IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.

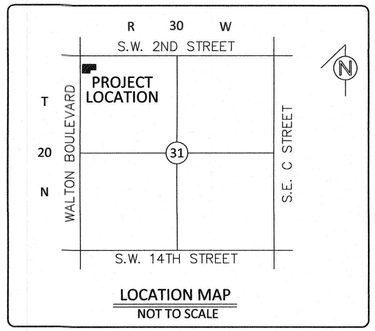
LEGEND

- F.H. FIRE HYDRANT
- SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- UE UT UNDERGROUND ELECTRIC OR TELEPHONE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE
- MH MANHOLE (TYPE AS NOTED)
- SIG. BOX TRAFFIC SIGNAL BOX
- TRANS. ELECTRIC TRANSFORMER BOX
- TOWER ELECTRIC TRANSMISSION STEEL TOWER
- CABLE SIGN UNDERGROUND CABLE MARKER
- TB TRAFFIC BOX
- EM ELECTRIC METER
- GM GAS METER
- T.B.R. TO BE REMOVED
- CM CREPE MYRTLE

N

0 10' 20' 40'

1" =20'



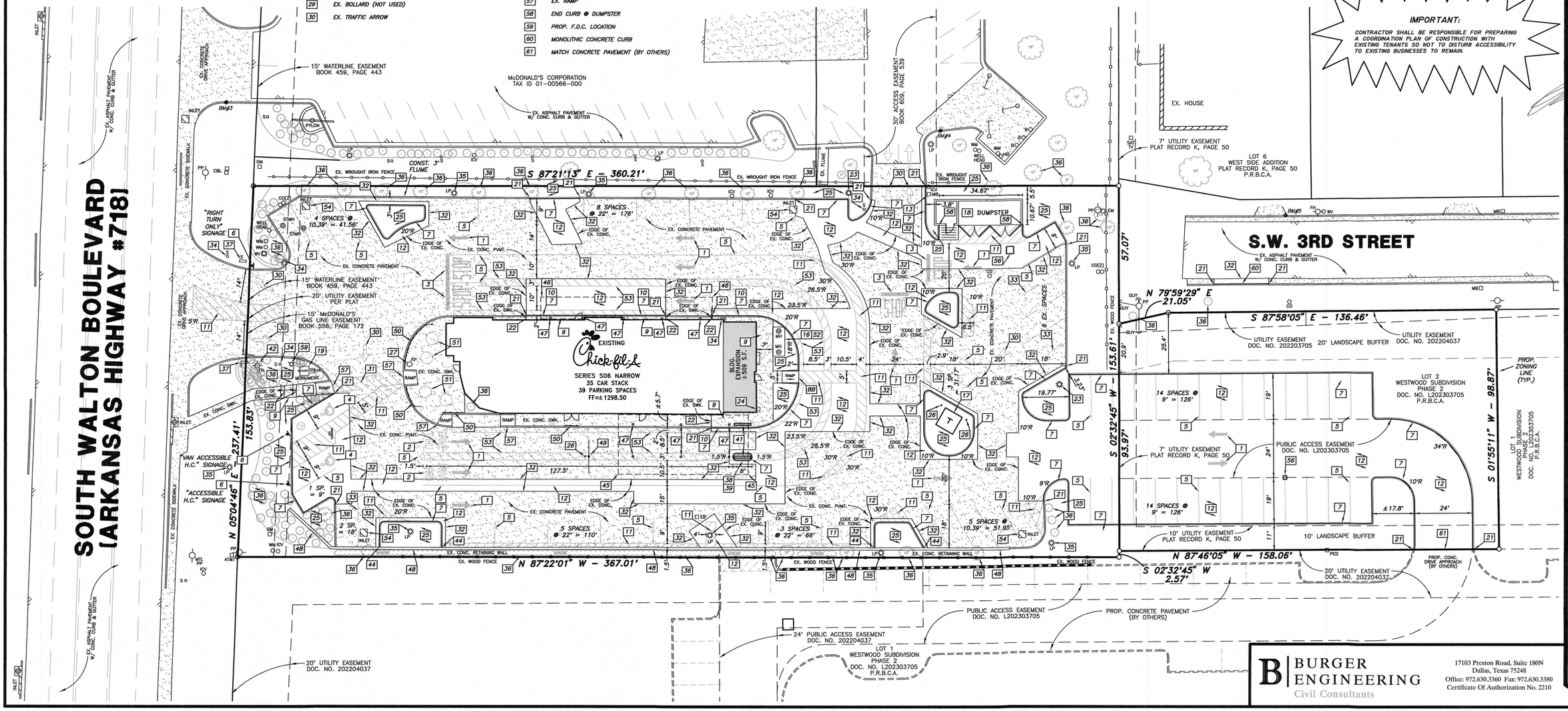
LOCATION MAP
NOT TO SCALE

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: DANIEL CARPER
EMAIL: DANIEL.CARPER@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

Arkansas One Call 811
Know what's below Call before you dig

IMPORTANT:
CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COORDINATION PLAN OF CONSTRUCTION WITH EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY TO EXISTING BUSINESSES TO REMAIN.



BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
Certificate Of Authorization No. 2210

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

ARKANSAS REGISTERED PROFESSIONAL ENGINEER
Bryan M. Burger 13102
2-5-21

209 SOUTH WALTON BOULEVARD
LOT 1 – TYL ADDITION &
LOT 2 – WESTWOOD SUBDIVISION
PHASE 2
BENTONVILLE, ARKANSAS

STORE
SERIES
S06 NARROW
MODIFIED

SHEET TITLE
SITE PLAN

☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-363
Store : 02234
Date : 01/06/21
Drawn By : RMP
Checked By: BMB

Sheet
C-3

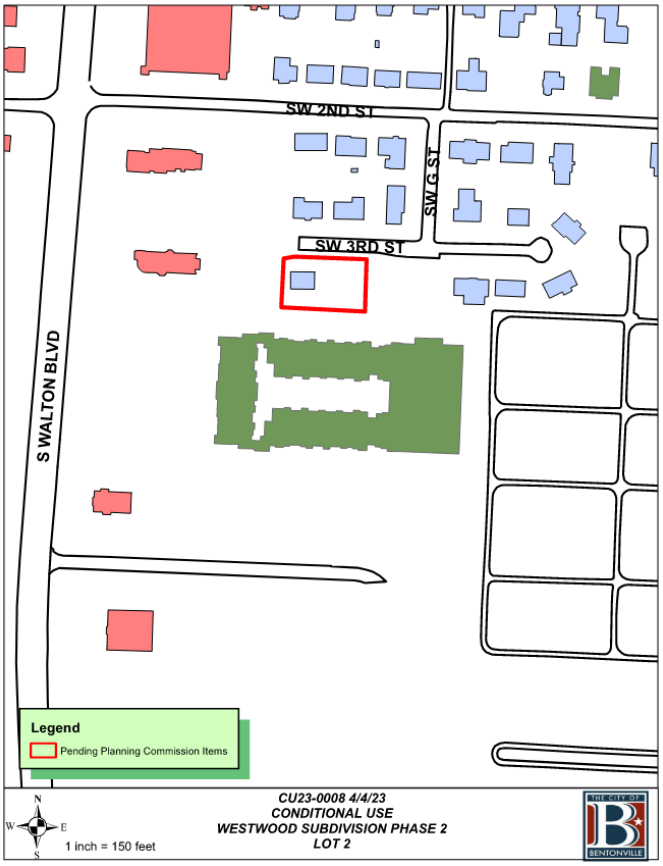
Westwood CFA, LLC

811 Southwest 3rd Street
PC Date: 4/4/23
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0005
Applicant / Current Owner	Burger Engineering, LLC/Westwood CFA, LLC
Site Area	+/- 0.36 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Use	Remote Parking
Protective Covenants	N/A
Related Project(s)	RZ23-0021

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located at 811 Southwest 3rd Street and is currently zoned C-1, Neighborhood Commercial. The use of "Remote Parking" are allowed conditionally in the C-1 district. The property has been single-family uses most recently and is adjacent to C-2 to the West, C-3 to the South, R-3 to the East, and R-1 to the North. There are existing single-family residential uses to the north across the street, the primary Chick-fil-a site to the west, and the Lumen site under construction to the south and east.

Proposed Use Description
According to the applicant's narrative, they propose to use the property for addition parking for their main restaurant use that fronts Walton Blvd.

The hours of operation are 6:30 A.M. to 10 P.M, and parking is intended to coincide with that. In total, 28 additional spaces will be provided. Lighting will be in accordance with all city code, and no commercial deliveries will access the lot. The proposed plan does not provide for access to Southwest 3rd Street and has a public access easement that runs east to west and turns south to the Lumen property.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
2. This conditional use permit shall be valid in perpetuity.
3. 24/7 access shall be maintained to all public utilities.
4. No construction material storage or equipment parking within any portion of a public easement.
5. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
6. Lighting shall follow all City of Bentonville regulations.

CU23-0008 4/4/23
CONDITIONAL USE
WESTWOOD SUBDIVISION PHASE 2
LOT 2

BURGER ENGINEERING

Civil Consultants

February 13, 2023

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

Re: Conditional Use Narrative
Lot 2 – Westwood Subdivision Phase 2
809 & 811 S.W. 3rd Street
Bentonville, Arkansas
B.E. No. 013-363

Please accept this letter as the project narrative for the above referenced zoning case:

- The property is being rezoned and a conditional use requested for the construction of a remote parking lot to allow Chick-fil-A to expand their existing restaurant and reconfigure the existing parking lot to add a dual lane drive-through.
- Chick-fil-A is currently open Monday-Saturday from 6:30 A.M. to 10:00 P.M.
- The subject property will be solely for an outdoor parking lot.
- The subject property is currently a single family home and a vacant lot and will be redeveloped as a remote parking lot if approved.
- The remote parking lot will provide an additional 28 parking spaces to allow for the Chick-fil-A reinvestment project.
- Site lighting will be provided in accordance with City ordinances.
- The remote parking lot will be utilized by patrons and team members (approximately 15 per shift) Monday-Saturday 6:30 A.M. to 10:00 P.M. The remove parking lot will not be utilized for deliveries.

Please contact our office if you have any questions or comments.

Sincerely,

Bryan M. Burger, P.E.

BRYAN M. BURGER, P.E.
17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380

SITE DATA

ZONING:	C-2
LOT AREA:	1.2826 ACRES (55,869 S.F.)
ADDITIONAL AREA:	0.3555 ACRES (15,487 S.F.)
TOTAL AREA:	1.6381 ACRES (71,356 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,158 S.F.
BUILDING EXPANSION AREA:	509 S.F.
TOTAL BUILDING AREA:	4,667 S.F.
F.A.R.:	0.065:1
TOTAL OCCUPANTS:	160
TOTAL EMPLOYEES @ MAX. SHIFT:	15
PARKING REQUIRED:	1 SPACE PER 4 OCCUPANTS & 1 SPACE PER EMPLOYEE (160/4) + 15 = 55
PARKING PROVIDED:	67 SPACES WITH OFFSITE PARKING LOT
BUILDING HEIGHT:	25'-6" (1 STORY)
PROPOSED LANDSCAPE AREA:	16,568 S.F. (23.22%)
PROPOSED IMPERVIOUS AREA:	54,788 S.F. (76.78%)

BENCHMARK – BM 3	
ELEVATION	1293.14
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. SIDE OF DRIVE N. OF TRACT 1 N.W. CORNER

BENCHMARK – BM 4	
ELEVATION	1293.86
MONUMENT	CUT X ON TOP OF CURB
LOCATION	E. SIDE OF DRIVE N. OF TRACT 1 NEAR N.E. CORNER

BENCHMARK – BM 5	
ELEVATION	1290.18
MONUMENT	CUT X ON TOP OF CURB
LOCATION	SOUTHEAST CORNER OF DRIVEWAY TO 812 S.W. 3RD STREET

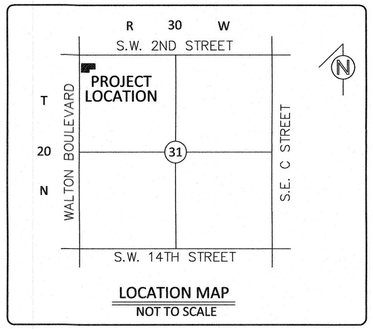
NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED YELLOW IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.

LEGEND

F.H.	FIRE HYDRANT
X SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE UT	UNDERGROUND ELECTRIC OR TELEPHONE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
	TREE
MH	MANHOLE (TYPE AS NOTED)
SIG. BOX	TRAFFIC SIGNAL BOX
TRANS.	ELECTRIC TRANSFORMER BOX
TOWER	ELECTRIC TRANSMISSION STEEL TOWER
CABLE SIGN	UNDERGROUND CABLE MARKER
TB	TRAFFIC BOX
EM	ELECTRIC METER
GM	GAS METER
T.B.R.	TO BE REMOVED
CM	CREPE MYRTLE

0 10' 20' 40'
1"=20'



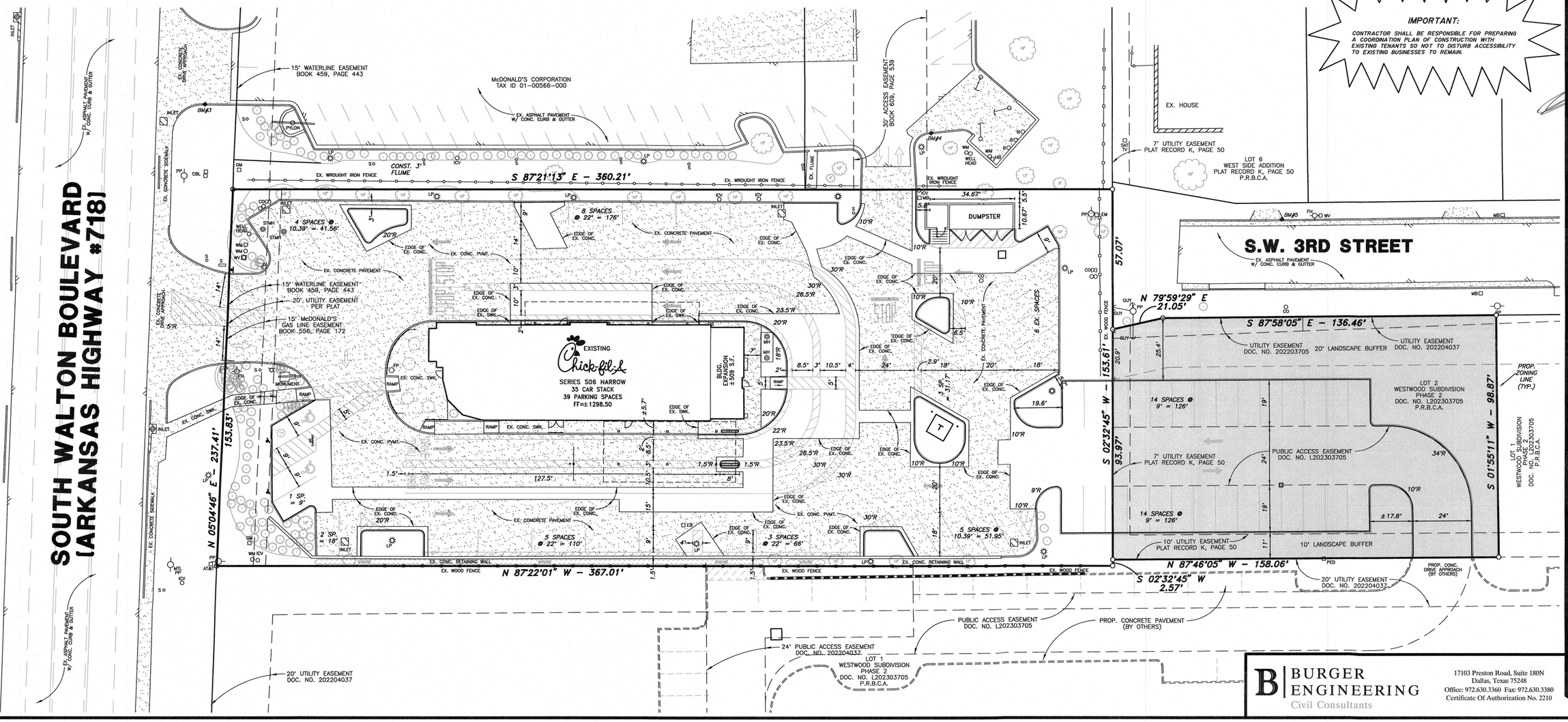
LOCATION MAP
NOT TO SCALE

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: DANIEL CARPER
EMAIL: DANIEL.CARPER@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

Arkansas One Call 811
Know what's below Call before you dig

IMPORTANT:
CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COORDINATION PLAN OF CONSTRUCTION WITH EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY TO EXISTING BUSINESSES TO REMAIN.



BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
Certificate Of Authorization No. 2210

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
BRYAN M. BURGER

209 SOUTH WALTON BOULEVARD
LOT 1 – TYL ADDITION &
LOT 2 – WESTWOOD SUBDIVISION
PHASE 2
BENTONVILLE, ARKANSAS

STORE
SERIES S06 NARROW MODIFIED

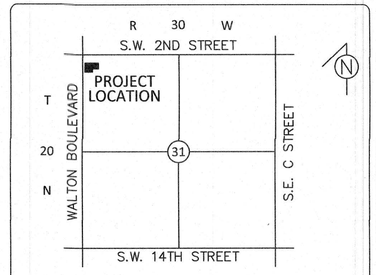
SHEET TITLE
CONDITIONAL USE PLAN

☒ For Permit
☐ For Bid
☐ For Construction

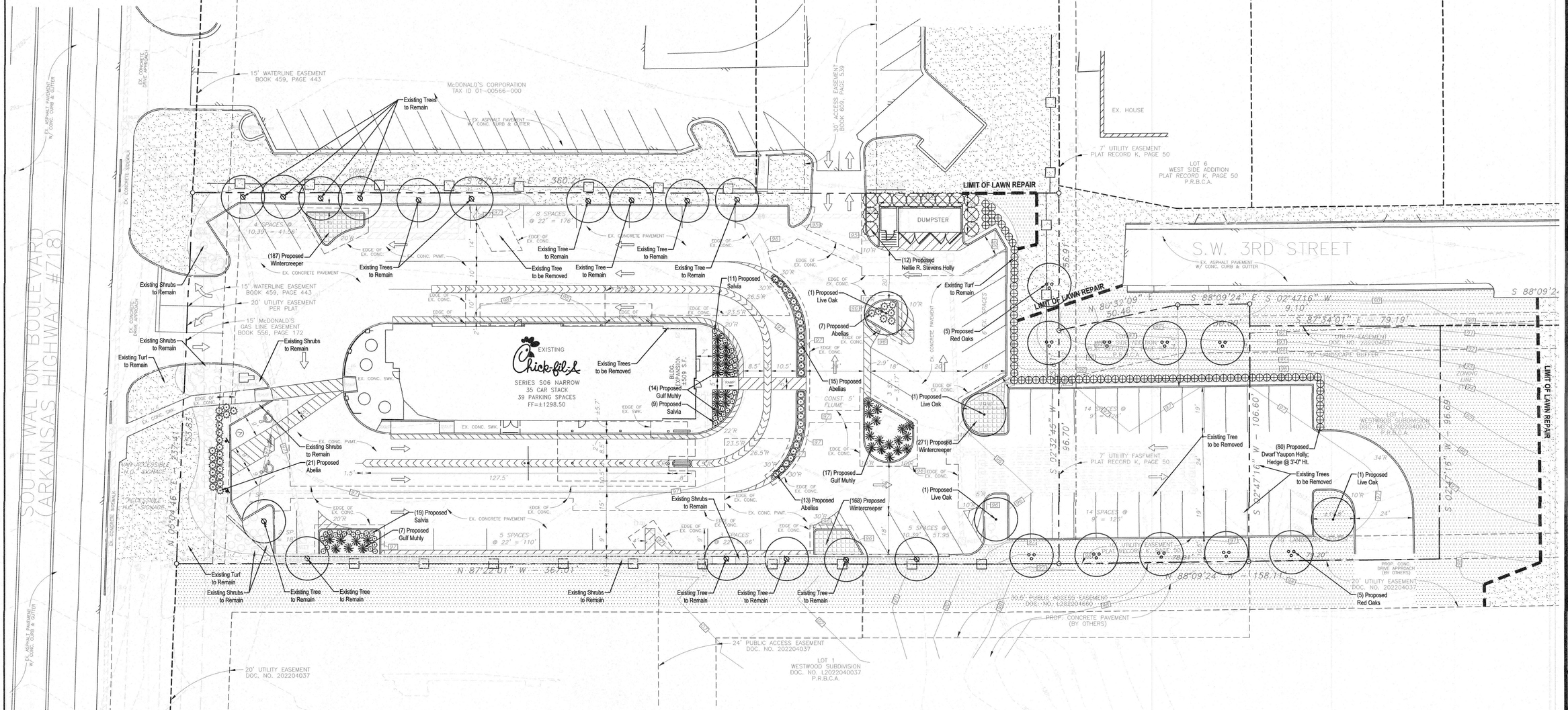
Job No. : 013-363
Store : 02234
Date : 01/06/21
Drawn By : RMP
Checked By: BMB

Sheet

SITE DATA	
ZONING:	C-2
LOT AREA:	1.282 ACRES (55,865 S.F.)
ADDITIONAL AREA:	0.365 ACRES (15,879 S.F.)
TOTAL AREA:	1.647 ACRES (71,744 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,158 S.F.
BUILDING EXPANSION AREA:	509 S.F.
TOTAL BUILDING AREA:	4,667 S.F.
F.A.R.:	0.065:1
TOTAL OCCUPANTS:	160
TOTAL EMPLOYEES @ MAX. SHIFT:	15
PARKING REQUIRED:	1 SPACE PER 4 OCCUPANTS & 1 SPACE PER EMPLOYEE (160/4) + 15 = 55
PARKING PROVIDED:	67 SPACES WITH OFFSITE PARKING LOT
BUILDING HEIGHT:	25'-6" (1 STORY)
PROPOSED LANDSCAPE AREA:	17,484 S.F. (24.28%)
PROPOSED IMPERVIOUS AREA:	54,514 S.F. (75.72%)



LOCATION MAP
NOT TO SCALE



APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: DANIEL CARPER
EMAIL: DANIEL.CARPER@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

Arkansas One Call 811
Know what's below Call before you dig

smr landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
0 10 20 40

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
Certificate Of Authorization No. 2210

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

209 SOUTH WALTON BOULEVARD
LOT 1 - TYL ADDITION &
LOT 2 - WESTWOOD SUBDIVISION
PHASE 2
BENTONVILLE, ARKANSAS

STORE
SERIES S06 NARROW MODIFIED

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN

☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-363
Store : 02234
Date : 01/06/21
Drawn By : RMP
Checked By: BMB

Sheet
L-1

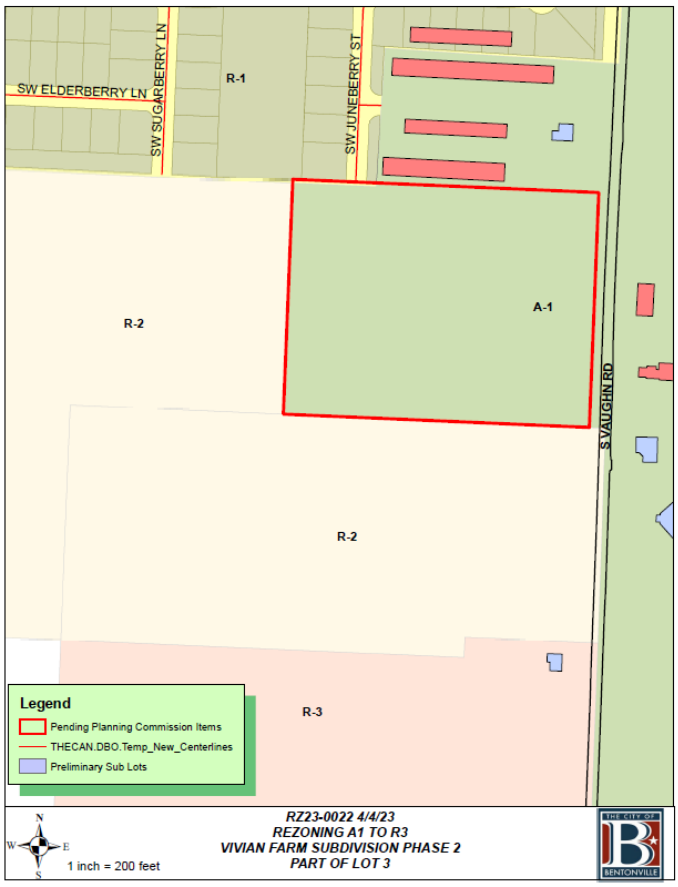
Elite Equity Group of Arkansas LLC

South Vaughn Road
PC Date: 4/4/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0022
Applicant / Current Owner	Odyssey Engineering / Elite Equity Group of Arkansas LLC
Site Area	+/- 10.09 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Agriculture (A)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
The property in question is located along South Vaughn Road. The adjacent properties are zoned R-2, Medium Density Two Family and Townhome Residential to the south and west, and A-1, Agriculture and R-1, Low Density Single Family Residential to the North.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently shows this property as Agricultural, in which the proposed rezoning is not compatible, however the applicant has requested a Future Land Use Map Amendment to High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

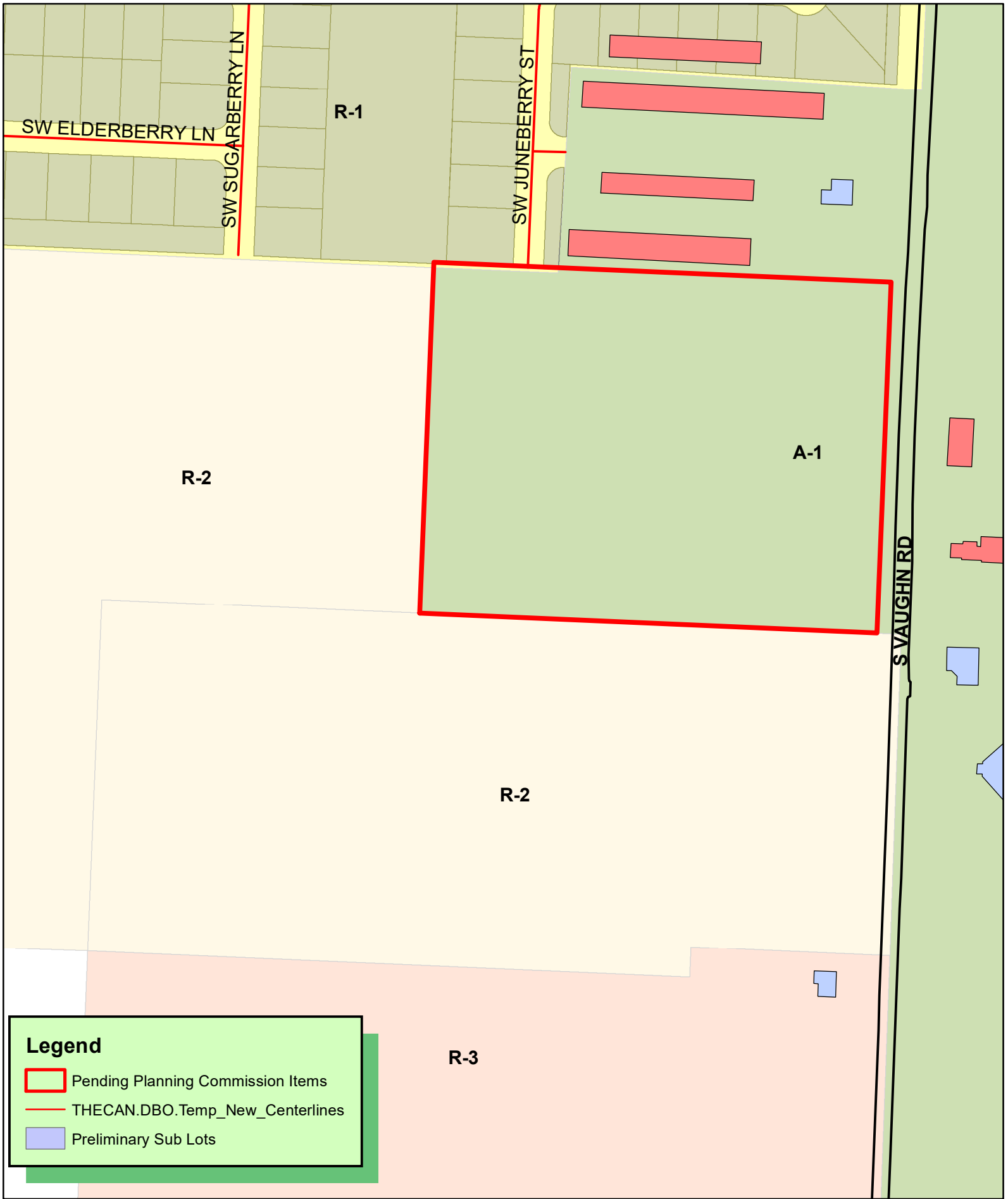
This property is within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.

Public Comment
At the time of writing this staff report, staff **has** received public comment on this item. The comments have been included with this report.

Analysis
This area was recently requested to be rezoned to C-2, General Commercial (RZ22-0054), but the request was withdrawn by the applicant. The same applicant has come back with a request for rezoning to R-3. The R-3 District is established to provide suitable areas for medium density residential development. Such units would be best located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Traffic may be increased along Vaughn Road if this property is developed, as a lack of nearby services and employment centers would necessitate car travel

almost exclusively to and from the property.

Conclusion
This request is not consistent with the Future Land Use Map without the approved amendment but is compatible with the neighboring residential uses.



N
W E
S

1 inch = 200 feet

RZ23-0022 4/4/23
REZONING A1 TO R3
VIVIAN FARM SUBDIVISION PHASE 2
PART OF LOT 3

THE CITY OF BENTONVILLE

ODYSSEY ENGINEERING

February 22nd, 2023

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

RE: Part of Parcel No. 15-19103-000 R-3 Rezoning Narrative

To Whom It May Concern:

Please consider this letter, along with all accompanying documents, as the submittal for the rezoning of a portion of parcel no.15-19103-000, more generally a 10.00-acre property located on the west side of S. Vaughn Road in Bentonville.

Along with the above request, we ask that the City consider amending the future land use map for this area from Agricultural to High-Density Residential.

The property is owned by Elite Equity Group of Arkansas, LLC. It is undeveloped, recently annexed into Bentonville, and the default zoning is A-1 (Agricultural). The owner would like to propose a rezone of this property to R-3 (Medium-High Density Residential) in order to develop the land. Residential zoning in this area is consistent with the surrounding properties.

Additional traffic is anticipated for the proposed commercial development; however, no capacity issues are anticipated on Vaughn Road.

To the east, along Vaughn Road, the property has access to a 12” water main owned by the City of Bentonville. The property also has access to an existing 21” sewer main owned by the City of Centerton on the west side of the property, as well as a Centerton waterline to the north being extended closer to the property via the new McKissick Subdivision.

Included with this letter you will find:

- Property Owner Consent
- Warranty Deed
- Word Doc. of Legal Description
- List of Adjacent Property Owners

Should you have any questions regarding this submittal, please contact us at **479.480.3330** or **ctilley@odysseynwa.com**. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,

Chris Tilley
Project Coordinator

479.480.3330
www.odysseynwa.com
117 Parkwood St., Suite 101, Lowell, AR 72745

RZ 23- 0022

NOTICE OF INTENT TO REZONE

Elite Equity Group of Arkansas LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural to R-3, Medium-High Density Multifamily Residential

The legal description of the property is as follows:

Please see attached pages for legal description and exhibit.

The common description of the property is: S. Vaughn Road; east 10-acres of Parcel No. 15-19103-000

The public hearing will be held April 4th, 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:

Cynthia Lowe

11713 Hwy 279 Bentonville, AR 72712

Signature and Physical Address

Signature and Physical Address

John Rollow Apartments

Southeast 28th Street and Southeast John Rollow Drive

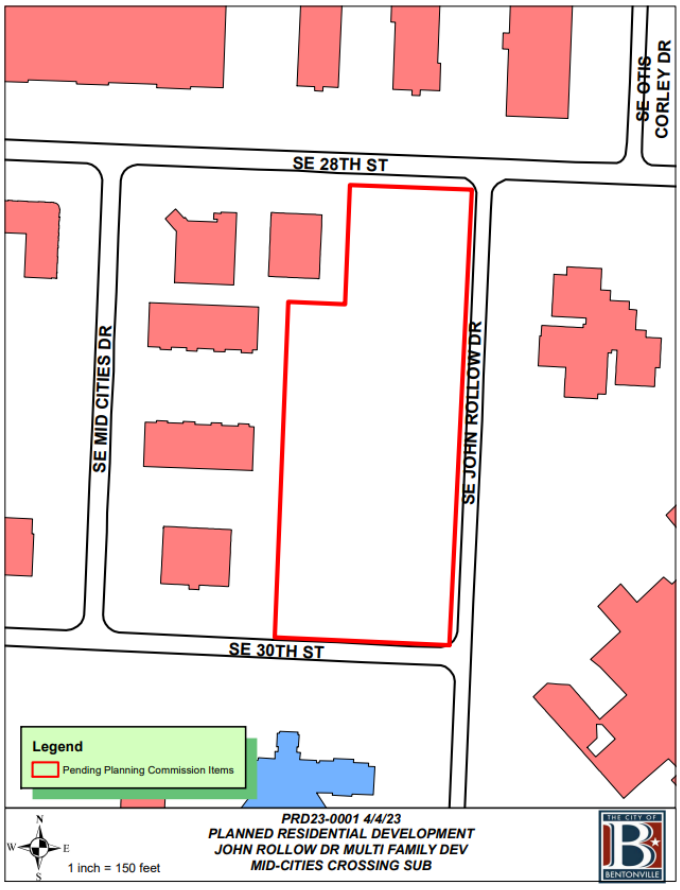
PC Date: 4/4/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PRD23-0001
Applicant	Woodard Seed Farm, LLC
Site Area	+/- 5.44 acres
Current Zoning	C-2, General Commercial and C-3, Mixed-Use Commercial
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Mixed Use Commercial (MUC) and Office (O)
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at the intersection of Southeast 28th Street and Southeast John Rollow Drive and is currently zoned C-2, General Commercial and C-3, Mixed-Use Commercial.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Mixed-Use Commercial and Office. The applicant requests a change of the small portion of the site in the northeast corner to Mixed-Use Commercial which would make all of the property the same land use classification and would encourage Planned Residential Developments with small commercial components. These areas typically include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown Commercial areas but should be sited and designed to not be detrimental to the character of the area.

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

Public Comment

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

Analysis

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

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments. The PRD shall produce: (1) a maximum choice in the types of environment and living units available to the public; (2) a variety of housing types that effectively meets the varying price points of the community; (3) energy-efficient site design or building features; (4) a minimum of fifteen percent (15%) common, useable open space and recreation areas; (5) a pattern of development which preserves natural features and prevents soil erosion; (6) a creative approach to the use of land and related physical development; (7) efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs; (8) environment of stable character in harmony with the surrounding development; (9) efficient use of infrastructure, and, (10) high quality architectural design, placement, relationship and orientation of structures.

The applicant is proposing a Planned Residential Development (PRD) of approximately 5.44 acres consisting of approximately 2,065 sq. ft. of commercial space, 600 sq. ft. Fitness Center and 185 multifamily units (54 studio units, 90 1 bedroom units, and 41 2 bedroom units). The PRD adheres to the minimum open space requirements by allocating 19% of the site to common open space.

The PRD provides 217 parking spaces which is a 1:1 ratio. See the applicant's attachments for master plan, elevations, and architectural style.

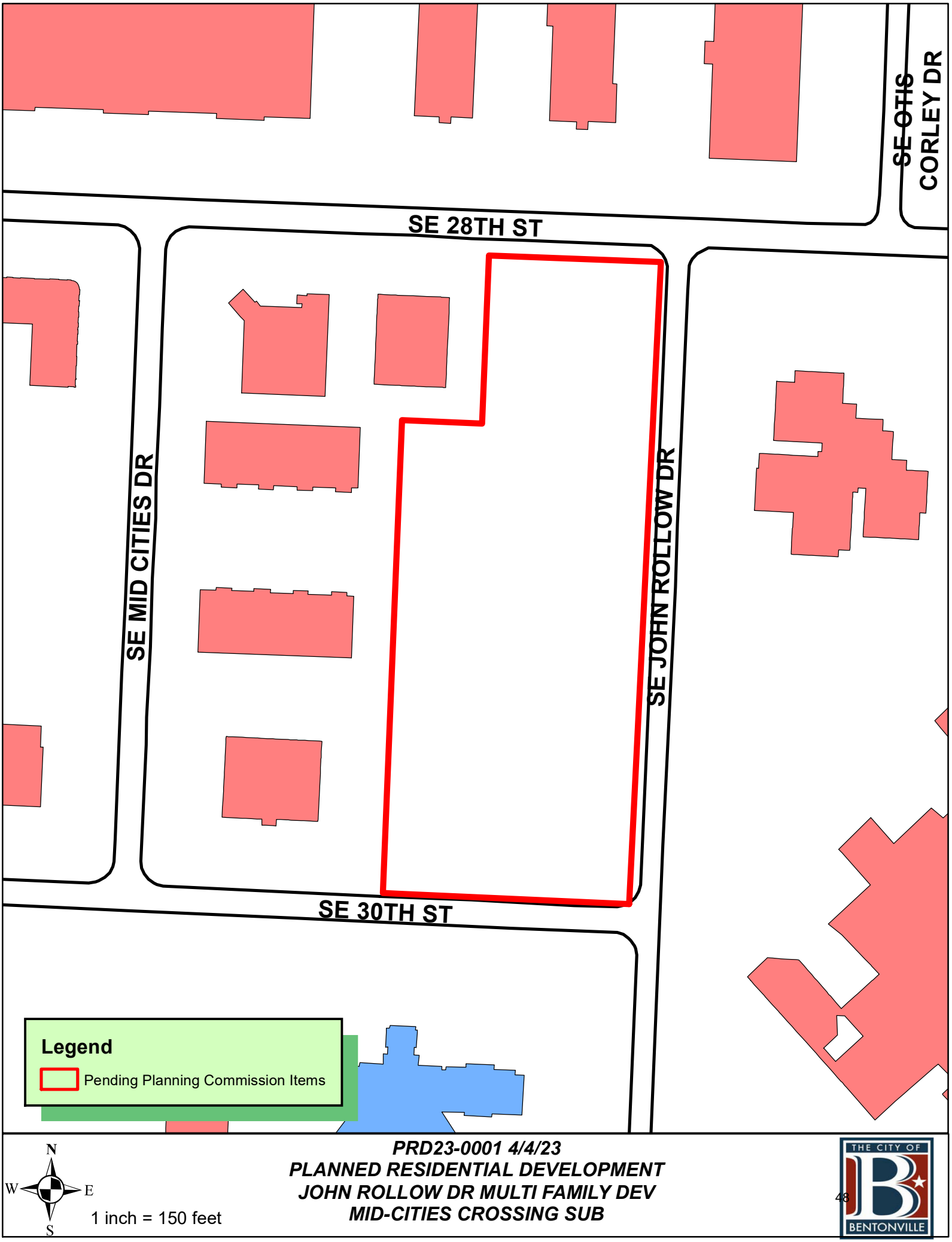
Waivers

At this time there on no waivers requested

Conclusion

Having a mix of housing types located near employment and retail centers helps to generally lower traffic and the placement of the buildings closer to the streets and the geographical location of the project at the corner of an arterial street intersection as well as the proximity of the project to the Razorback Greenway all adds to the walkability and bikeability of the area.

This request is consistent with the Future Land Use Plan and is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 2, Infill, which represent an opportunity to capitalize on existing infrastructure and services to support new development that aligns with existing uses and is compatible with the character of surrounding areas.



PRD23-0001 4/4/23
PLANNED RESIDENTIAL DEVELOPMENT
JOHN ROLLOW DR MULTI FAMILY DEV
MID-CITIES CROSSING SUB

PLANNED RESIDENTIAL DEVELOPMENT INTENT

Ecological Design Group (EDG) is pleased to present a proposed Planned Residential Development (PRD) to the City of Bentonville for consideration on behalf of Newell Development. The project is located at SE 28th and John Rollow Dr. It is former farmland that has not previously been developed. This 185 unit, 5.44 acre project will provide much needed housing in a rapidly developing part of Bentonville.

The proposed mixed-use development will provide multiple housing opportunities along with a retail space intended for a locally based tenant. A 12' shared use trail along the SE 28th St. frontage will continue one block east and connect to the Razorback Greenway Trail. Stately architecture adjacent to wide, tree-lined sidewalks will improve walkability and encourage community engagement along the public edges of the site. The site design uses the principles of low impact development to treat stormwater and improve the ecological function of the site, while creating an enhanced amenity experience for residents and pedestrians.

Request for Rezone:

The property is currently zoned C2 General Commercial and C3 Central Commercial. The design team is requesting to rezone to Planned Residential Development (PRD) as a mechanism to allow for flexibility in design and the ability to meet a high-level concept for the property as a whole. Overall, the goal for this property is not only to meet an essential need of housing in the area, but to provide communal spaces that serve as a refuge from the surrounding neighborhood infrastructure.

Specifically, the proposed design will minimize parking on-site and propose high quality building materials that deviate from the current approved list.

Owner

Woodard Seed Farm LLC
3818 Pebble Beach Dr.
Jonesboro AR 72404

Property Information

Address:
SE 28th Street / SE John Rollow Dr.
Bentonville AR 72712

Parcel ID:
01-08132-000
01-08133-000
01-08133-001
01-08133-002
01-08133-003

*Owner proposes to combine parcels

Total Acreage:
5.44 AC

Project Information

Current Zoning:
C2 General Commercial
C3 Central commercial

Proposed Zoning:
PRD

Current Land Use:
Vacant Lot

Proposed Land Use:
Mixed Use (Multi-Family & Commercial)

Applicant/Representative

Ecological Design Group, Inc. (EDG)
Alex Brown, ASLA
254.495.6045
abrown@ecologicaldg.com

E | D | G

Ecological Design Group, Inc.
216 W Birch Street
Rogers, AR 72756

COB project number PRD23-0001

JOHN ROLLOW APARTMENTS

BENTONVILLE, AR

PLANNED RESIDENTIAL DEVELOPMENT INTENT

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

The building layout for this proposed development engages with the pubic right of way while also creating intimate, sheltered spaces for residents in the interior of the site. SE 28th street, being the more active street between the two street frontages, has a small commercial space with outdoor seating and a storm water pond that acts as a buffer from the busy street. A 12 ft shared use path and 5ft street tree zone provide a 'public zone'. Right of Way improvements along all street frontages include improved sidewalks, street trees, and shared use paths.

At the corner of John Rollow Dr. and SE 30th, one long edge of the building is situated in proximity to the roadway along John Rollow Dr. to create an urban edge with balcony spaces adding life along the sidewalk. Along SE 28th St., a commercial space with a deck looks over a bio-filtration pond filled with native plants.

In addition, the owner is proposing to improve bike connectivity by connecting this site to the Razorback Greenway to the east, in accordance with the future plans for SE 28th St.

Each building within the proposed development is accompanied by a semi-private outdoor courtyard space. These high quality green spaces provide refuge for residents from the surrounding car-centric environment.

How the property will relate to surrounding properties:

The proposed development will feature five buildings that are placed close enough to the property edge along SE 28th St and SE 30th St. to engage the street while leaving enough of a landscape buffer to provide a sense of comfort for residents. Along John Rollow road, a deep landscape buffer will screen the parking lot from the public sidewalk. Due to grading constraints as well as a line of existing overhead power poles, the 10' sidewalk along John Rollow Dr. will be located within the existing property line. The ROW line will be adjusted to include the sidewalk.

The site design was driven primarily by storm water requirements. The site currently provides storm water detention for three adjoining sites. The proposed design retains this existing storm water volume in addition to the increased runoff due to the new development on the site. Storm water is being detained and treated by a series of open basins and underground detention that will be filled with native plants to create an aesthetically pleasing amenity for residents and pedestrians.

The site is surrounded on three sides by a hospital and medical offices with light industrial uses to the north across SE 28th St.

The overall building design takes inspiration from industrial and residential Arkansas vernacular. The buildings offer a formal playfulness by implementing geometries of both industrial structures and historic houses. The building placements on the site and strong integration with the landscape design create intimate, natural exterior spaces. The relation of building to natural landscaping is reinforced using materials with warm earth tones and textures including metal wall panels, fiber cement board and natural stone cladding.

E | D | G

Ecological Design Group, Inc.
216 W Birch Street
Rogers, AR 72756

COB project number PRD23-0001

JOHN ROLLOW APARTMENTS

BENTONVILLE, AR

PRD DEVELOPMENT STANDARDS REQUIRED

Allowed Uses:

Primary Residential
Accessory (Commercial)
Accessory (Fitness Center)

Authorized Housing Types:

Multi-Family Dwelling

Common Open Space:

Min. 15 % of Total Project Area

Land Area Per Dwelling Unit:

500 SF of Land Area Per Dwelling Unit

Lot and Area Standards:

Building Setbacks:		
Parcel 01-08132-000:		
Front:	Min: 20′	Max: None
Side:	Min: 7′	Max: None
Rear:	Min: 20′	Max: None
Remaining Parcels:		
Front:	Min: 0′	Max: None
Side:	Min: 0′	Max: None
Rear:	Min: 0′	Max: None
Building Height:	Min: 0′	Max: 60′
Lot Size:		
Depth:	Min: None	Max: None
Width	Min: None	Max: None
Lot Coverage:	Min: None	Max: 100%

Parking and Off-Street Loading:

Minimum spaces per unit: none

STANDARDS PROVIDED

Allowed Uses:

Primary Residential	151,465 SF
Commercial	2,065 SF
Fitness Center	700 SF

Authorized Housing Types:

Multi Family Dwelling	151,465 SF
Studio Units:	54
1 Bedroom Units:	90
2 Bedroom Units:	41
Total Units:	185 (34 units/acre)

Common Open Space:

19% of Total Project Area

Land Area Per Dwelling Unit:
237,029 SF / 185 Units
1,281 SF per Dwelling Unit

Lot and Area Standards:

Building Setbacks:		
Parcel 01-08132-000:		
Front:	Min: 32′	Max: 34′
Side:	Min: 24′	Max: 24′
Rear	Min: 50′	Max: 130′
Remaining Parcels:		
Front:	Min: 14′	Max: 80′
Side:	Min: 20′	Max: 90′
Rear	Min: 80	Max: 80′
Building Height:	Min: 34′	Max: 49′-8‴
Lot Size:		
Depth	Min: 210′	Max: 312′
Width	Min: 615′	Max: 830′
Lot Coverage:		Max: 24%

Parking and Off-Street Loading:

209 Spaces per 185 Units
8 Spaces per 2,065 SF of Commercial Space
Total Parking Spaces: 217
Parking Ratio: 1:1.0
(1 space per 1 bed unit, 1.5 spaces per 2 bed unit)

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Rogers, AR 72756

COB project number PRD23-0001

DESCRIPTION OF COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a1:

A maximum choice in the types of environments and living units available to the public
The proposed development will provide a variety of environments and living units to the Bentonville community.

Building A will feature a mix of studios, one beds, one beds with an office space and two bed unit options. At the ground level of this building are the development's leasing office, a small commercial tenant infill space and several resident amenity spaces which include a cardio fitness room, co-working space and interior bike storage room with a bike maintenance and wash station.

Buildings B and C will contain one and two bedroom apartment units with private garage spaces on half of the first floor.

Buildings D and E are oriented on the site to create a central courtyard space. The buildings will feature a mix of studios, one beds, one beds with an office space and two bed unit options. Dispersed throughout these buildings, there are bike storage spaces and small nook offices as well as a community kitchen and lounge on the ground floor of building D with direct access to the central courtyard.

Sec 401.11-a2:

A variety of housing types that effectively meets the varying price points of the community
This development will provide a variety of dwelling unit types, including studios, one-bedroom, and two-bedroom apartments. Some of the dwelling units will be designed for alternative transportation to help meet our affordability goals. This site is a place where people can live, work, and shop without the need for an automobile.

Sec 401.11-a3:

Energy-efficient site design or building features
This development will create a high-quality building envelope to limit air and moisture infiltration. In addition to utilizing efficient HVAC systems, large operable windows will provide day lighting in the spaces and allow fresh air during temperate times of the year. Ground level units have direct access to communal outdoor gathering areas of varying scales. Walking paths throughout the site plus a connection to the greenway trail promote healthy lifestyle through pedestrian and bicycle transportation.

The client has hired Entegrity Energy Partners for building envelope commissioning in order to identify opportunities to increase energy efficiency in the buildings.

Sec 401.11-a4:

A minimum of fifteen percent (15%) common, useable open space and recreation areas
The proposed development will dedicate approximately 19% open space in the form of pedestrian sidewalks, outdoor courtyards, vegetated / landscape areas and biofiltration ponds.

Sec 401.11-a5:

A pattern of development which preserves natural features and prevents soil erosion
The proposed site is entirely vacant grassland. The majority of the site will be disturbed as part of this development. All disturbed area will be protected and maintained in accordance with Arkansas Department of Environmental Quality (ADEQ) permit requirements.

DESCRIPTION OF COMPLIANCE WITH PRD CRITERIA

Sec 401.11-a6:

A creative approach to the use of land and related physical development
The site design is organized around two principles: creative storm water use and using architecture to frame communal spaces. A series of biofiltration ponds throughout the site treat storm water while also serving as landscape buffer, programmatic space, and biological habitat. Because the scale and surrounding uses in the neighborhood aren't conducive to pedestrian activity, the buildings have been clustered in such a way to create small, semi private refuge

Sec 401.11-a7:

Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs
The intent of this development is to create a shared-use circulation network and exhibit a pedestrian oriented character with ample open space opportunities offered to the community. The closeness of the buildings will aid in a limited utility network with the most efficient length of utility lines as possible. The amount of parking on site has been determined by studying the utilization rate of parking lots at other multifamily sites in Bentonville. By reducing unecessary parking spaces the site design frees up more space for amenity areas and ecological function.

Sec 401.11-a8:

Environment of stable character in harmony with the surrounding development
The design of the site is intended to serve as a bridge between the current state of the neighborhood and the future goals for development in Bentonville. Small building setbacks on John Rolllow Dr. and SE 30th St. extend the urban character from downtown Bentonville, while the large open spaces along John Rollow Dr. treat storm water while providing recreational amenities for residents and pedestrians alike. In addition, a new shared use path will provide better connection to the Razorback Greenway.

Sec 401.11-a9:

Efficient use of infrastructure
This development will tie into existing water, sanitary sewer, and overhead electric lines. Storm water ponds and underground detention storage will handle not only on-site runoff but also runoff from several adjacent sites.

Sec 401.11-a10:

High quality architectural design, placement, relationship and orientation of strucutures
The overall building design takes inspiration from industrial and residential Arkansas vernacular. The buildings offer a formal playfulness by implementing geometries of both industrial structures and historic houses. The building placements on the site and strong integration with the landscape design create intimate, natural exterior spaces. The relation of building to natural landscaping is reinforced using materials with warm earth tones and textures including metal wall panels, fiber cement board and natural stone cladding.

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JOHN ROLLOW APARTMENTS

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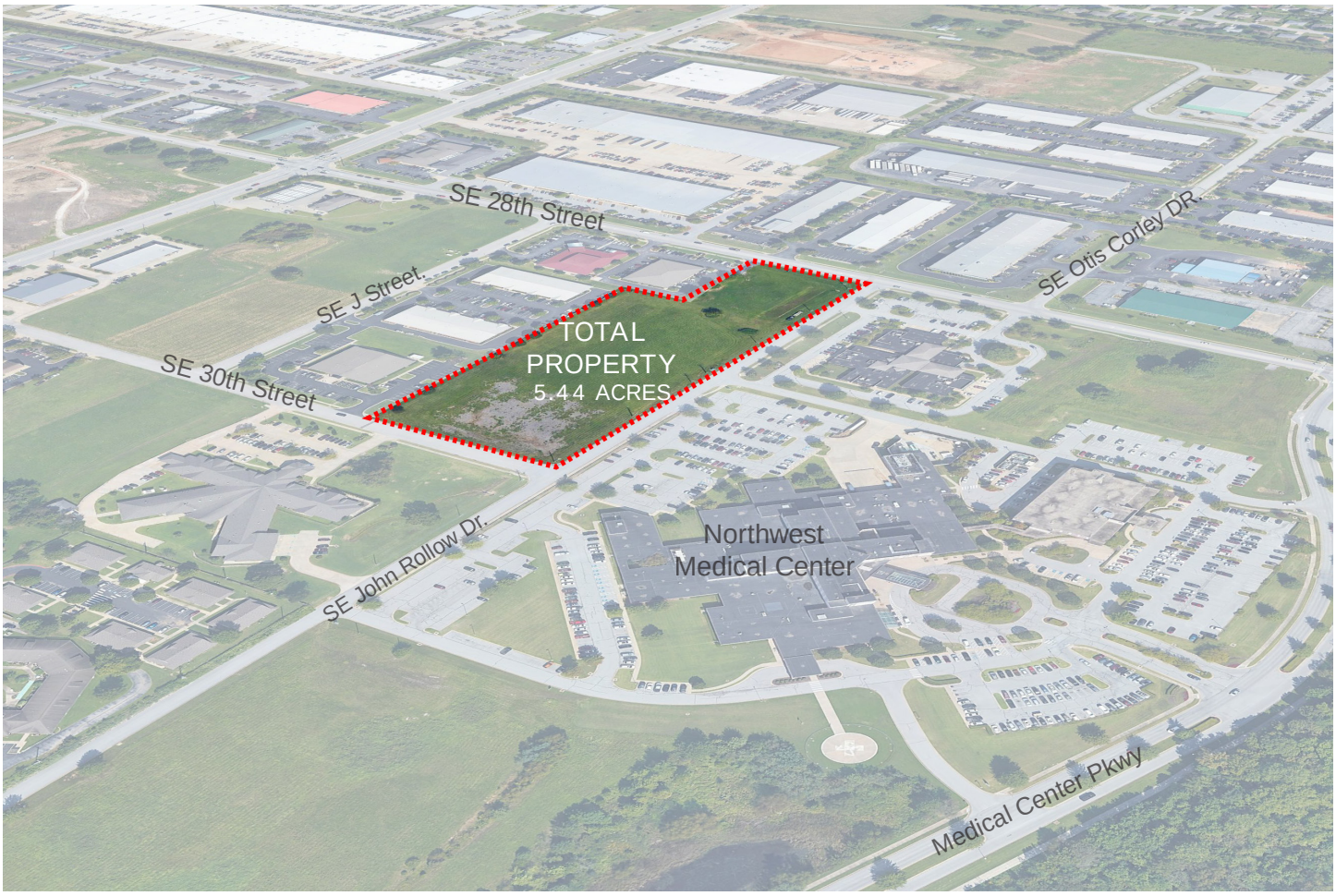
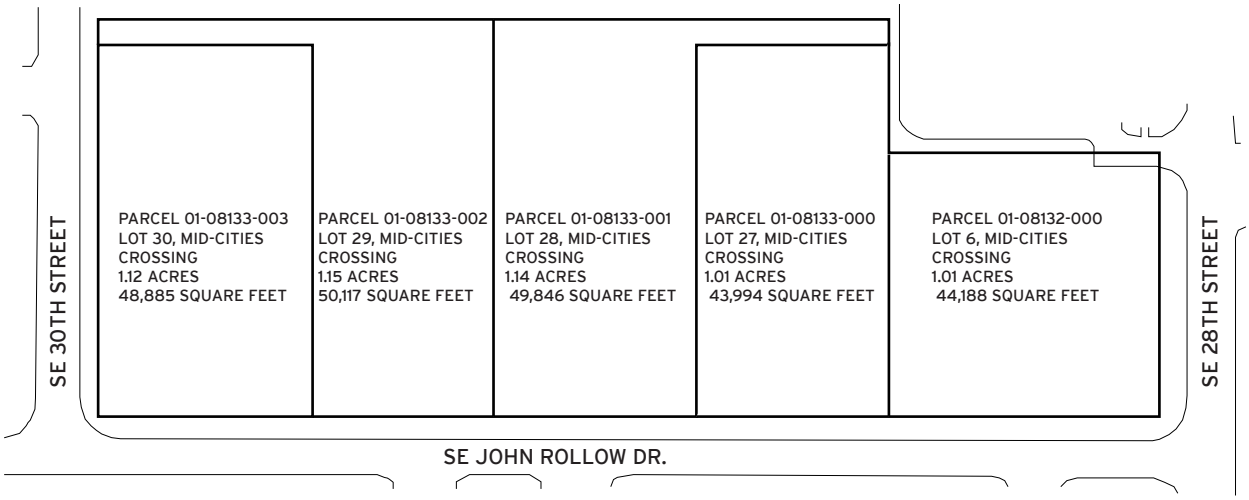
PRD EXTENTS





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JOHN ROLLOW APARTMENTS

BENTONVILLE, AR

MASTER PLAN

1" = 100'

LEGEND

1. PROPOSED BUILDING
2. SHARED USE PATH
3. STORMWATER AREA
4. PUBLIC SIDEWALK
5. UPGRADED PAVING
6. MEWS COURTYARD
7. MAIL PAVILION
8. SOUTH COURTYARD
9. STORM WATER PARK / DOG PARK
10. SHADED PARKING
11. COMMERCIAL SPACE
12. TRASH RECEPTACLES
13. TWO-WAY ACCESS DRIVE

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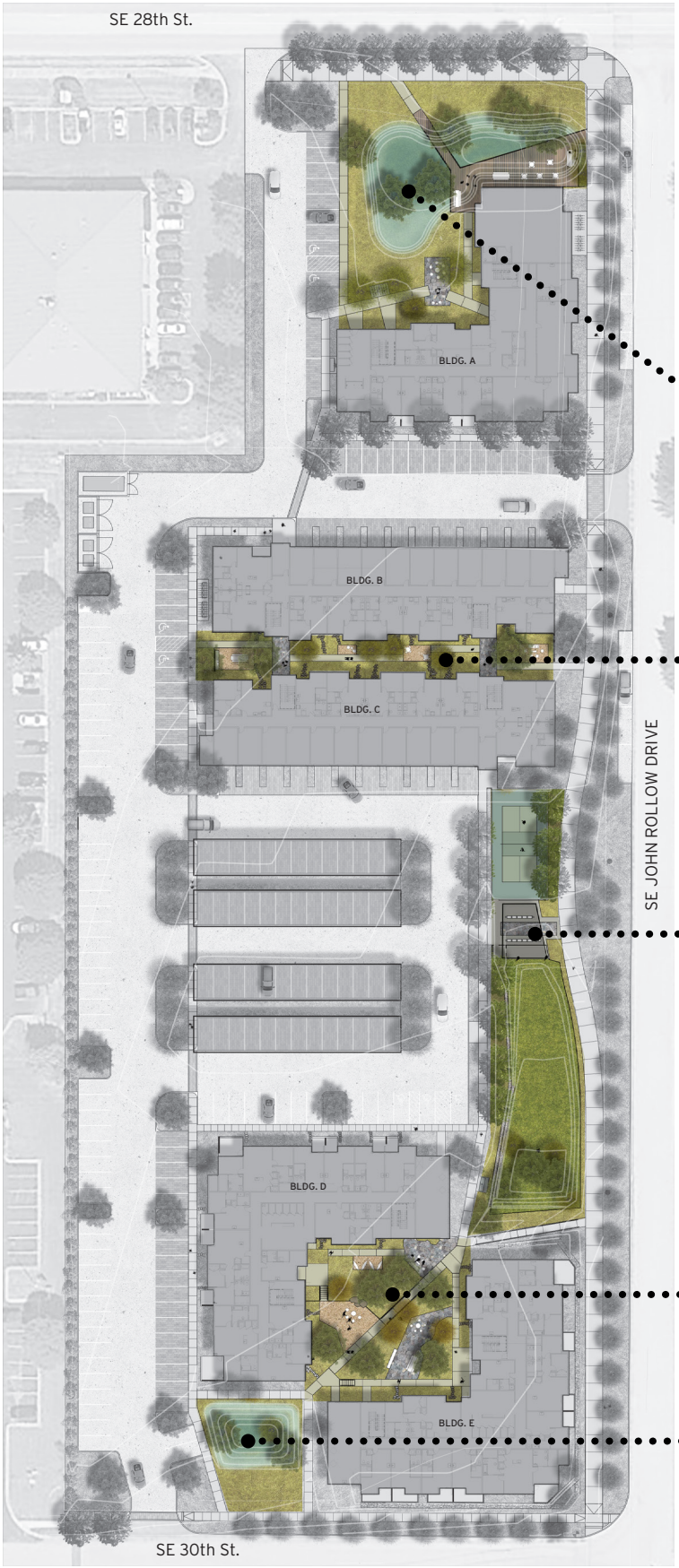
COMMUNAL OPEN SPACE



COMMUNAL OPEN SPACE	
TOTAL SITE AREA	237,029 SF
REQUIRED FOR PRD	15% OF SITE (35,534 SF)
PROVIDED	19% OF SITE (45,340SF)

NORTH POND
- STORMWATER BASIN
- DECK WITH SEATING
- FIRE PIT

MEWS COURTYARD
- COMMUNAL PATIO SPACE
- OUTDOOR KITCHEN
- BUILDING ENTRIES

MAIL PAVILION
- MAILBOXES
- PICKLEBALL COURT
- DOG PARK

SOUTH COURTYARD
- OUTDOOR KITCHEN
- COMMUNAL SEATING

SOUTH POND

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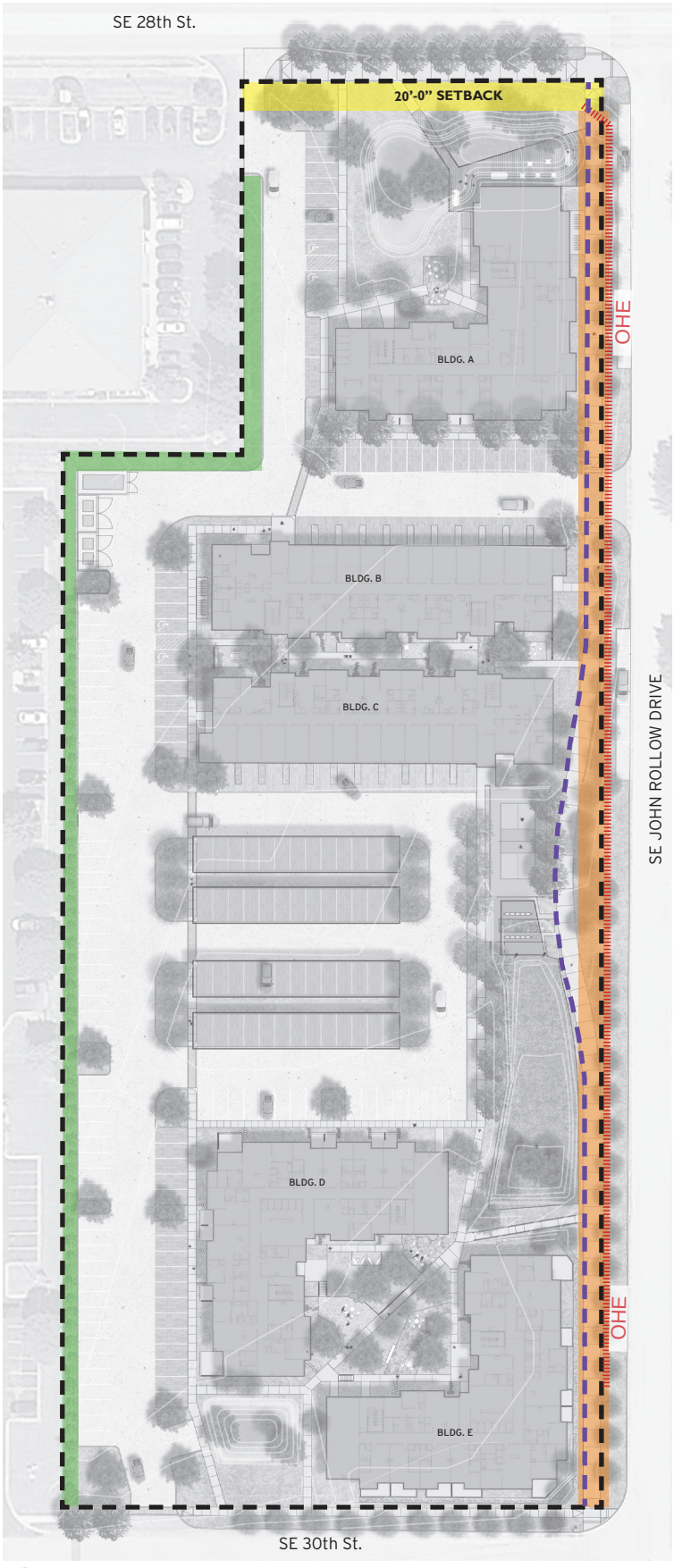
SETBACKS AND CLEARANCES



LEGEND

- PROPERTY LINE
- RELOCATED R.O.W. LINE
- 20' SETBACK ALONG 28TH STREET
- EXISTING ELECTRIC OVERHEAD (OHE)
- 20' OVERHEAD ELECTRIC SETBACK
- 7' LANDSCAPE SETBACK

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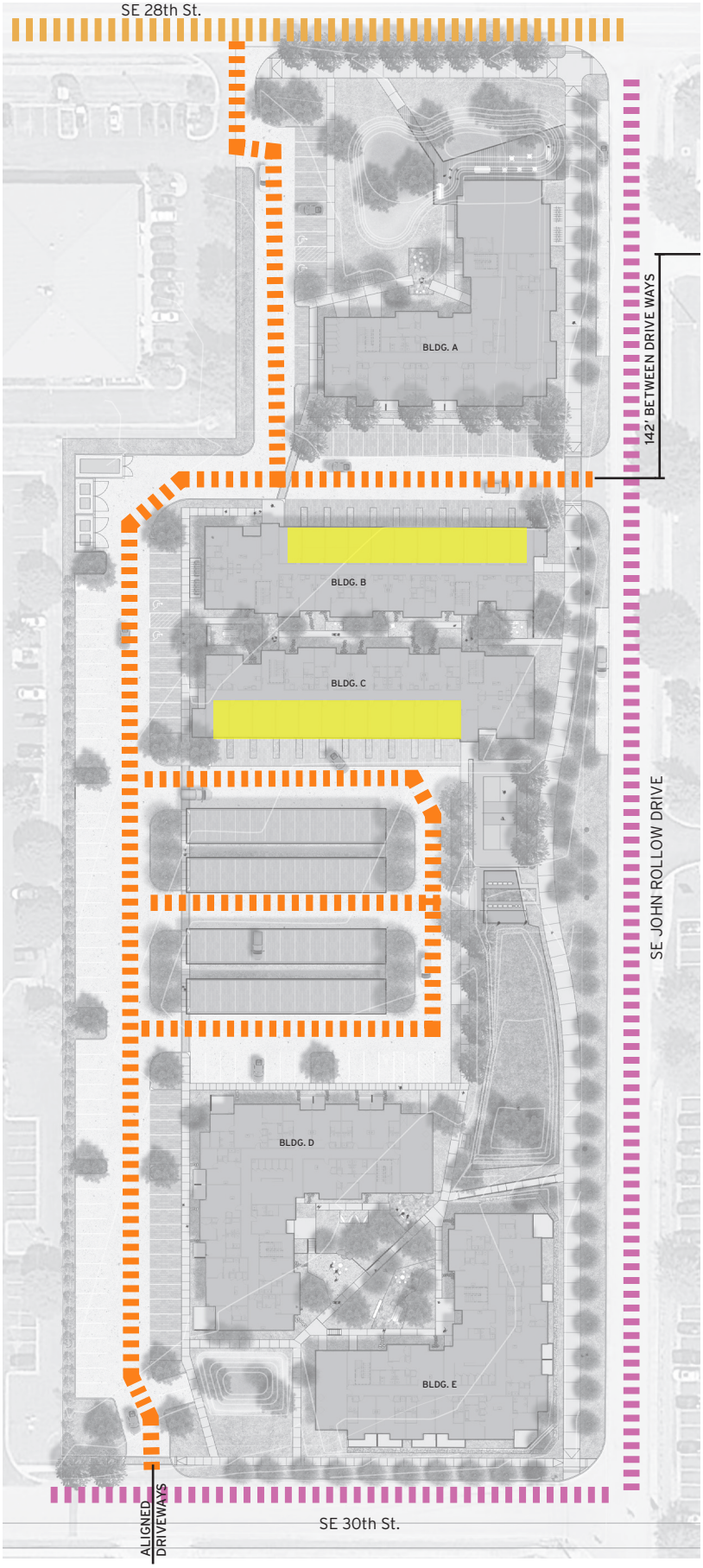
JOHN ROLLOW APARTMENTS

BENTONVILLE, AR

TRAFFIC CIRCULATION PATTERN



LEGEND

- EXISTING TWO-WAY ARTERIAL STREETS
- EXISTING TWO-WAY STREET
- INTERNAL CIRCULATION ROADS
- PARKING GARAGES

PARKING DATA

MINIMUM PARKING PER UNIT

1 SPACE PER STUDIO UNIT	52 STUDIO UNITS 52 X 1 = 52 52 SPACES
1 SPACE PER 1 BED UNIT	56 1 BED UNITS 56 X 1 = 56 56 SPACES
1.5 SPACES PER 2 BED UNIT	42 2 BED UNITS 42 X 1.5 = 63 63 SPACES
MINIMUM TOTAL	52+56+63 = 171 SPACES

PARKING PROVIDED

STANDARD PARKING	169 SPACES
GARAGE PARKING	22 SPACES
ADA SPACES	7 SPACES
ON STREET SPACES	11 SPACES
PARKING PROVIDED TOTAL (RESIDENTIAL)	209 SPACES
PARKING RATIO PROVIDED/MINIMUM)	1 : 1.0
COMMERCIAL PARKING	1 SPACE / 250 SF 2065 SF / 250 SF = 8.2 8 SPACES PROVIDED

1" = 100'

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PEDESTRIAN NETWORK

LEGEND

- PUBLIC SIDEWALK
- CROSSWALKS
- SEMI PUBLIC PATHWAYS
- PRIVATE PATHWAYS

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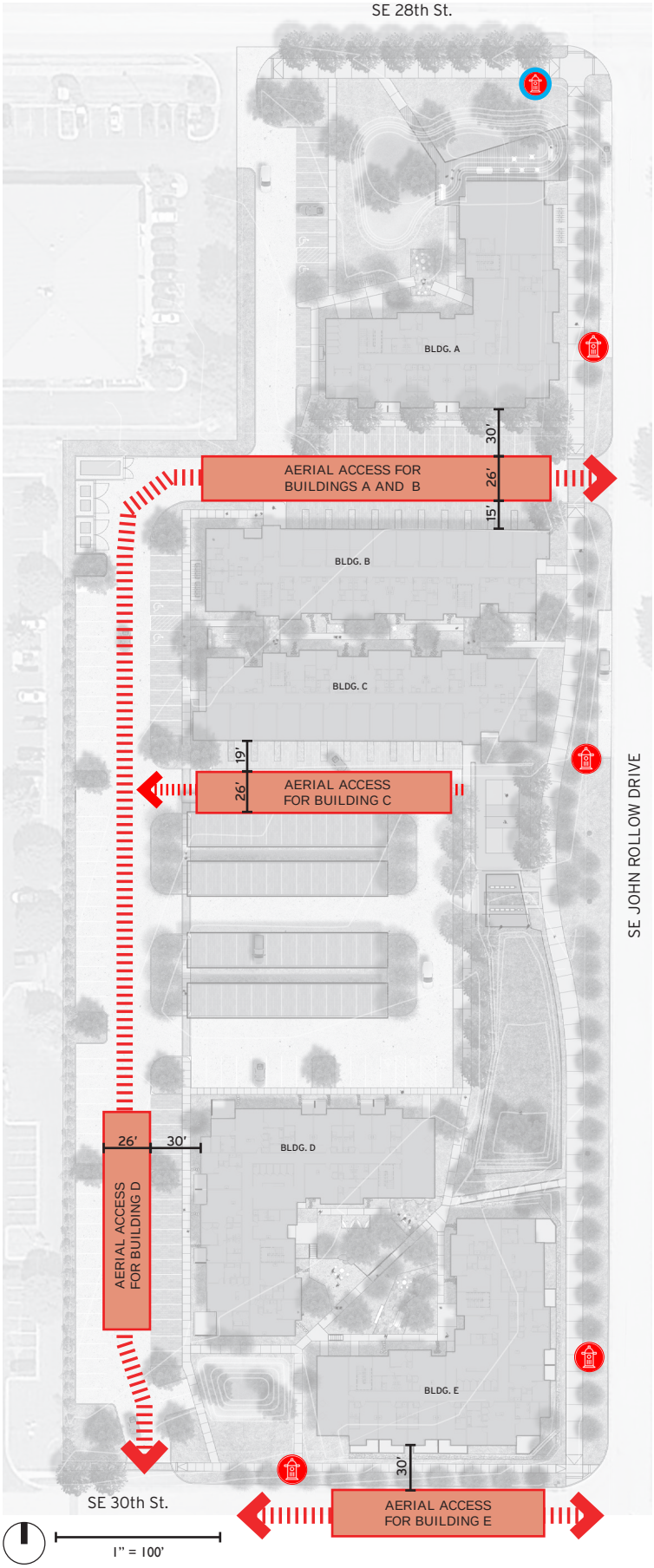
FIRE ACCESS



LEGEND

- PROPOSED FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT LOCATION
- AERIAL ACCESS TO BUILDINGS
- FIRE TRUCK CIRCULATION PATH

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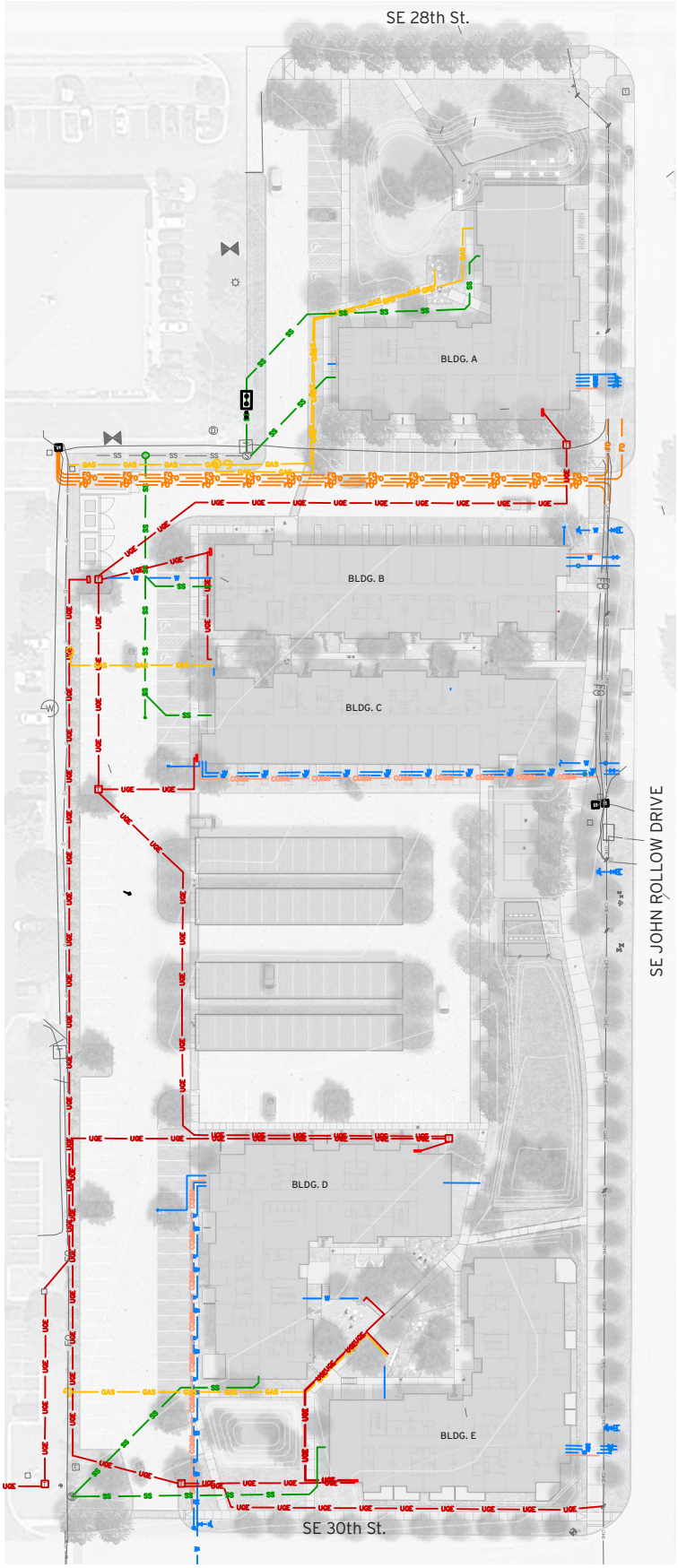
BENTONVILLE, AR

UTILITY PLAN



1" = 100'

LEGEND

- WATER LINE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- UNDERGROUND ELECTRIC LINES
- OVERHEAD ELECTRIC
- MOUNTED ELECTRIC METER
- PAD MOUNTED TRANSFORMER -
- POWER POLE
- GAS LINE
- COMMUNICATION LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING TELEPHONE PEDES-
- EXISTING CABLE PEDESTAL
- EXISTING WATER METER
- EXISTING SANITARY SEWER
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING POWER POLE

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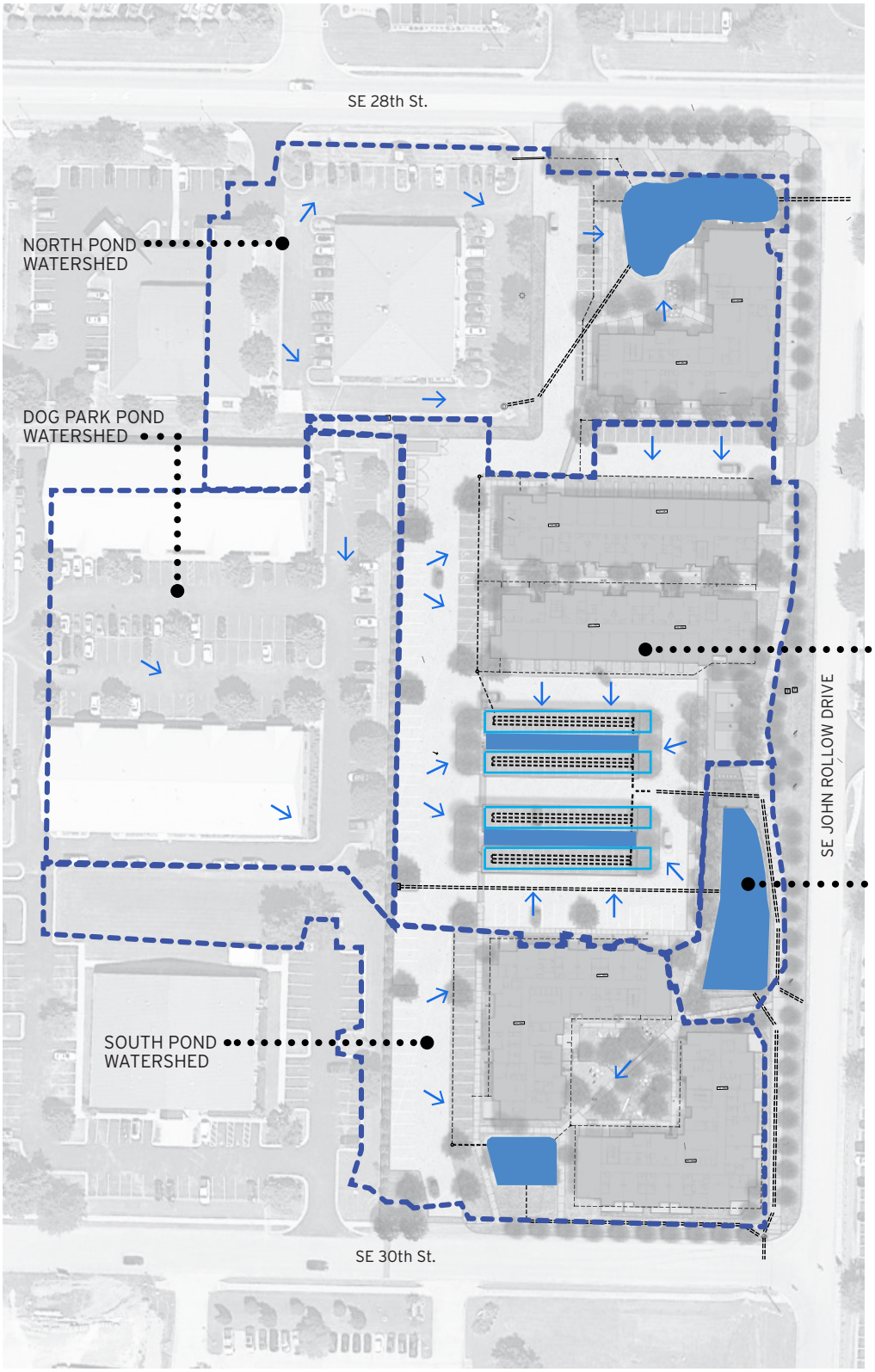
BENTONVILLE, AR

POST DEVELOPMENT DRAINAGE

The proposed site design collects stormwater runoff in a series of open ponds and underground gravel detention basins. This system slows the flow of stormwater, which reduces flash flooding and allows particulates to settle before flowing into Osage Creek. In addition to treating on site stormwater, the proposed design accomodates 3.5 acres of off site runoff from developed parcels to the west.



GRADING & DRAINAGE

- WATERSHED
- UNDERGROUND DETENTION
- BIOSWALE
- STORM SEWER PIPE (RCP)
- STORM SEWER PIPE (HDPE)
- FLOW ARROW

NOT TO SCALE

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ARCHITECTURAL ELEVATIONS

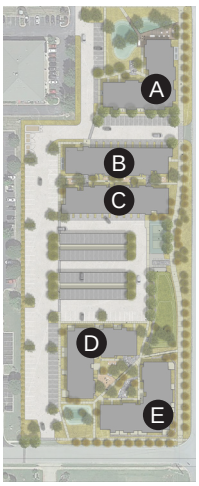
BUILDING A - NORTH ELEVATION

BUILDING A - EAST ELEVATION

BUILDING A - SOUTH ELEVATION

BUILDING A - WEST ELEVATION

KEYMAP



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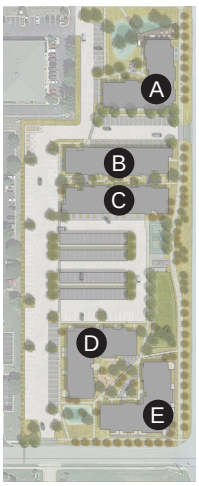
ARCHITECTURAL ELEVATIONS

BUILDING B - WEST ELEVATION

KEYMAP



BUILDING B - EAST ELEVATION

BUILDING B - NORTH ELEVATION

BUILDING B - SOUTH ELEVATION

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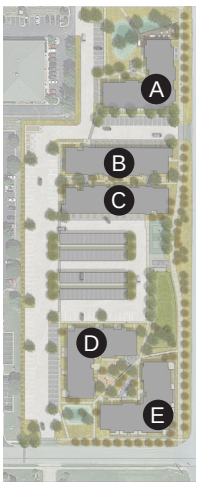
ARCHITECTURAL ELEVATIONS

BUILDING C - WEST ELEVATION

KEYMAP



BUILDING C - EAST ELEVATION

BUILDING C - NORTH ELEVATION

BUILDING C - SOUTH ELEVATION

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JOHN ROLLOW APARTMENTS

BENTONVILLE, AR

ARCHITECTURAL ELEVATIONS

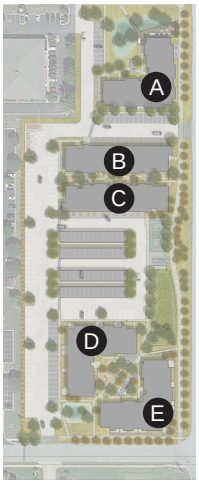
BUILDING D - WEST ELEVATION

BUILDING D - EAST ELEVATION

BUILDING D - NORTH ELEVATION

BUILDING D - SOUTH ELEVATION

KEYMAP



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ARCHITECTURAL ELEVATIONS

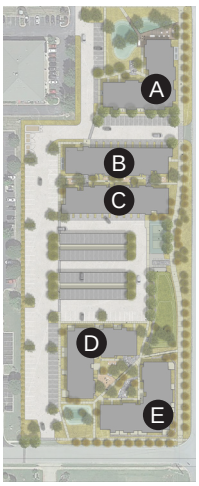
BUILDING E - NORTH ELEVATION

BUILDING E - SOUTH ELEVATION

BUILDING E - EAST ELEVATION

BUILDING E - WEST ELEVATION

KEYMAP



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COB project number PRD23-0001

PLANNED UNIT DEVELOPMENT STAFF REPORT

Central & Battlefield

East Central Ave and Battlefield Boulevard
PC Date: 4/4/2022
Reviewer: Tom Adler

Project Number	PUD22-0002
Applicant	Uncommon Developers
Site Area	+/- 7.48 acres
Current Zoning	PRD, A-1, C1 and R-O
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	High Density Residential & Residential Estate
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map

Property Description

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

Relationship to the Bentonville Community Plan

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

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

Public Comment

At the time of writing this staff report, staff has received public comment on this item. Many comments centered on drainage and traffic. Additional comments at the March 21, 2023, Planning Commission meeting concerned impacts on schools, affordable housing, construction noise, and concerns about the location, scale, and height of the proposed project.

Analysis

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

(7) an environment of stable character in harmony with the surrounding development.

The applicant is proposing a Planned Unit Development (PUD) of approximately 7.48 acres consisting of approximately 9,000 square feet of retail space, 40,000 square feet of Class A Office space, a 150-room hotel and 500 multifamily housing units. The PUD adheres to the minimum open space requirements by allocating 20% of the site to common open space. The applicant also states that materials for the project will meet the city standards when the project is submitted for a Large Scale Development.

Approximately 940 surface parking spaces are being provided with the PUD. See the applicant's attachments for master plan, elevations, and architectural style.

Waivers

At this time there on no waivers requested.

Conclusion

Having a mix of housing types located near to employment centers helps to lower traffic generally and the placement of the buildings and park along East Central will add to the walkability and bikeability of the area. The applicant has modified the project scope to address some of the concerns presented. Specifically, the applicant has secured the interior parcel and shifted the project west toward Central. The applicant is also proposing to close East Battlefield Blvd. to westerly traffic along the project's southern boundary and to construct a new road from Battlefield along the project's easterly boundary to connect to Central. Any road closure would need City Council approval which could be included in the PUD's approval if City Council eventually approves the project.

The applicant has also terraced the top three floors of the building on the east side of the site to limit the affect the tall structure may have on neighboring properties.

Staff recommends that the applicant include within the project's master site plan the roundabout options studied in the traffic report that provided a higher level of service and provide higher levels of safety. The project is proposed as one phase which means street improvements and the dedication of the associated right of way necessary for the roundabouts must be completed at the same time as the development. Finally, if the Planning Commission approves the project staff recommends that a roundabout or traffic circle be included in the master site plan for the project entry road at the new proposed road.

E CENTRAL AVE
JORDAN LN
E BATTLEFIELD BLVD
PARKCREST DR
PARADISE WAY
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
PUD22-0002 4/4/23
PLANNED UNIT DEVELOPMENT
CENTRAL & BATTLEFIELD
THE CITY OF
BENTONVILLE

UNC + modus studio

PUD Submission #5
February 27, 2022

PUD22-0002

TEAM

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818.517.5343

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Architect: **Modus Studio**
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Chris Baribeau, AIA
chris@modusstudio.com

Civil Engineer: **McClelland Consulting Engineers**
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Fayetteville, AR 72703

Nathan Streett, PLA
nstreett@mce.us.com

Surveyor: **Anderson Engineering**
5311 Village Pkwy
Rogers, AR 72758

Nikolay Nedkov, PLS
nnedkov@ae-inc.com

drone photo of existing site

Narrative

1
Planned Unit Development Intent.

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

This project seeks to address the ongoing housing crisis in Northwest Arkansas by occupying a formerly suburban, but increasingly urban infill site that is bound by robust infrastructure and general connectivity for pedestrians, cyclists and motorists. This project will provide neighborhood retail, class-A office space, high-end hospitality rooms, and much-needed housing within the growing context of Bentonville. The project will enhance the quality of walkable urban life and strike a balance for livable proximity to the major workcenters, schools, trails, and cultural amenities that define the Northwest Arkansas community.

The PUD encompasses an original **8.73 acre** site that is bound by Central Avenue on the Northwest and Battlefield Boulevard on the South. However, through the process of addressing traffic issues and working directly with the city staff, this PUD is proposing to allocate land for a ***New Road*** along the eastern edge of the site and terminating with a new traffic signal at Central Avenue as well as transforming a portion of the existing Battlefield Boulevard into an East-bound one-way road. This will eliminate the already existing congestion and turning issues at the Central + Battlefield intersection. The development team and city staff have conceptually agreed upon this approach as a major undertaking that will be officially scoped after conceptual approval of the PUD process. The new resultant site area is approximately **7.48 acres** (a loss of land of approximately 1.25 acres).

While the site currently has a Walkscore of only 20 and a Bikescore of 47, it is evident this will increase significantly over the next decade as Bentonville becomes increasingly connected and the new Walmart Headquarters is completed.

The amenities are burgeoning and people need quality places to live, work and play. This project will provide new options within the context of Bentonville and the greater Northwest Arkansas community.

2
Description of Land Uses.

This PUD includes the following mixed-use allocations. Please refer to the PUD Concept Plan for layout.

Neighborhood Retail.
Approximately 9,000 sf located at ground level along Central Avenue.

Class A Office.
Approximately 40,000 sf.

Hospitality.
Approximately 57,000 sf and 150 hotel rooms with ample amenities.

Housing + Amenities.
Approximately 490,000 sf and 500 units of multifamily housing.

Parking.
Approximately 940 parking spaces allocated between on-street, surface, and structured parking.

Narrative

3
Structural Design.

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

Neighborhood Retail, Hospitality + Office Building.
The Retail, Hospitality + Office Buildings are proposed as mass timber structures that are purposefully sustainable and beautiful. Layered terracing of the spaces will minimize total height above the street while providing a soft and inviting terminating vista to the long axis of Central Avenue that is experienced when leaving the Bentonville Square.

Modus Studio has completed multiple mass timber projects and the positive effects in the quality of construction and spaces crafted in wood are undeniable for quality living, working, and playing spaces.

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

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

Sustainability.

This project will be designed as a sustainable beacon with a focus on carbon sequestration, renewable energy, biophilic principles, and a focus on the tenents of the Urban Land Institute's Building Healthy Places Initiative.

Ozark bluffs, falls, and flora

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

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

Narrative

4

Development Criteria.

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

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

The development + design team hosted a neighborhood meeting to explain the project and hear any concerns of the nearby dwellers. Traffic and flooding were by far the most prominent issues, which will be clearly addressed by this proposed project.

A traffic report has been completed and ***New Road*** is proposed along the eastern edge of the property. **This provides a new public ROW as a buffer between the existing neighborhood and the proposed project.**

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

PUD Summary.

Site.

Site Area:	7.48 acres **(remaining after addition of *New Road*)**
Open Space Required:	20% | 1.5 acres
Open Space Provided:	**20% | 1.5 acres**

Setbacks + Buffers.

Central Avenue	20' Setback inclusive of overhead powerlines
Battlefield Boulevard	0' Setback from new edge of ROW
New Road	0' Setback from new edge of ROW
North Side Yard	10' Setback Existing Fencing Existing Trees Type A Screening per Landscape Requirements

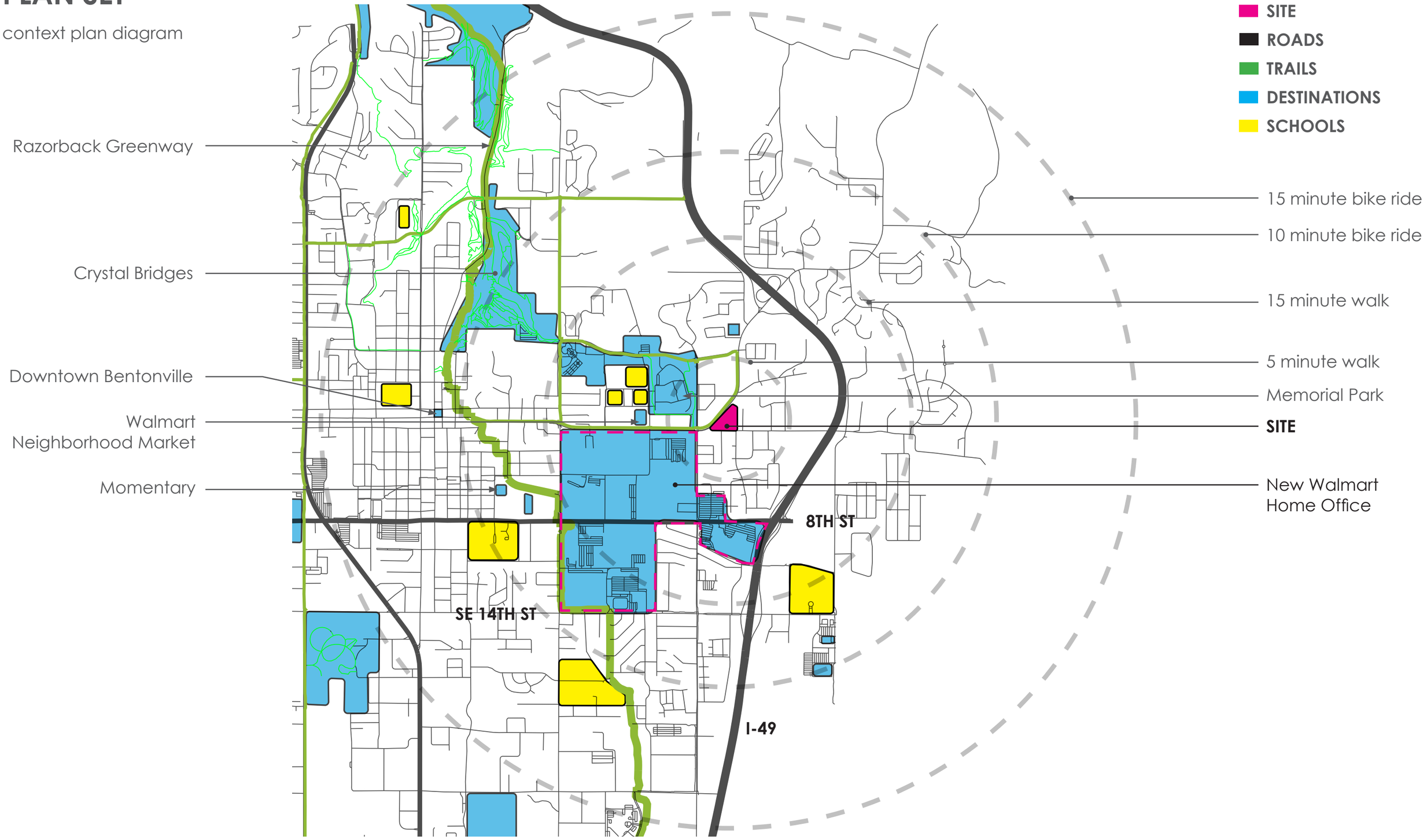
Buildings.

Neighborhood Retail:	9,000 SF
Office:	40,000 SF
Hospitality:	57,000 SF 150 hotel rooms
Housing + Amenities:	490,000 SF 500 units **(reduced from 545 units)** 66 units per acre **(reduced from 85 units per acre)**
Parking Spaces:	940 +/-

UNC + modus studio

PLAN SET

context plan diagram

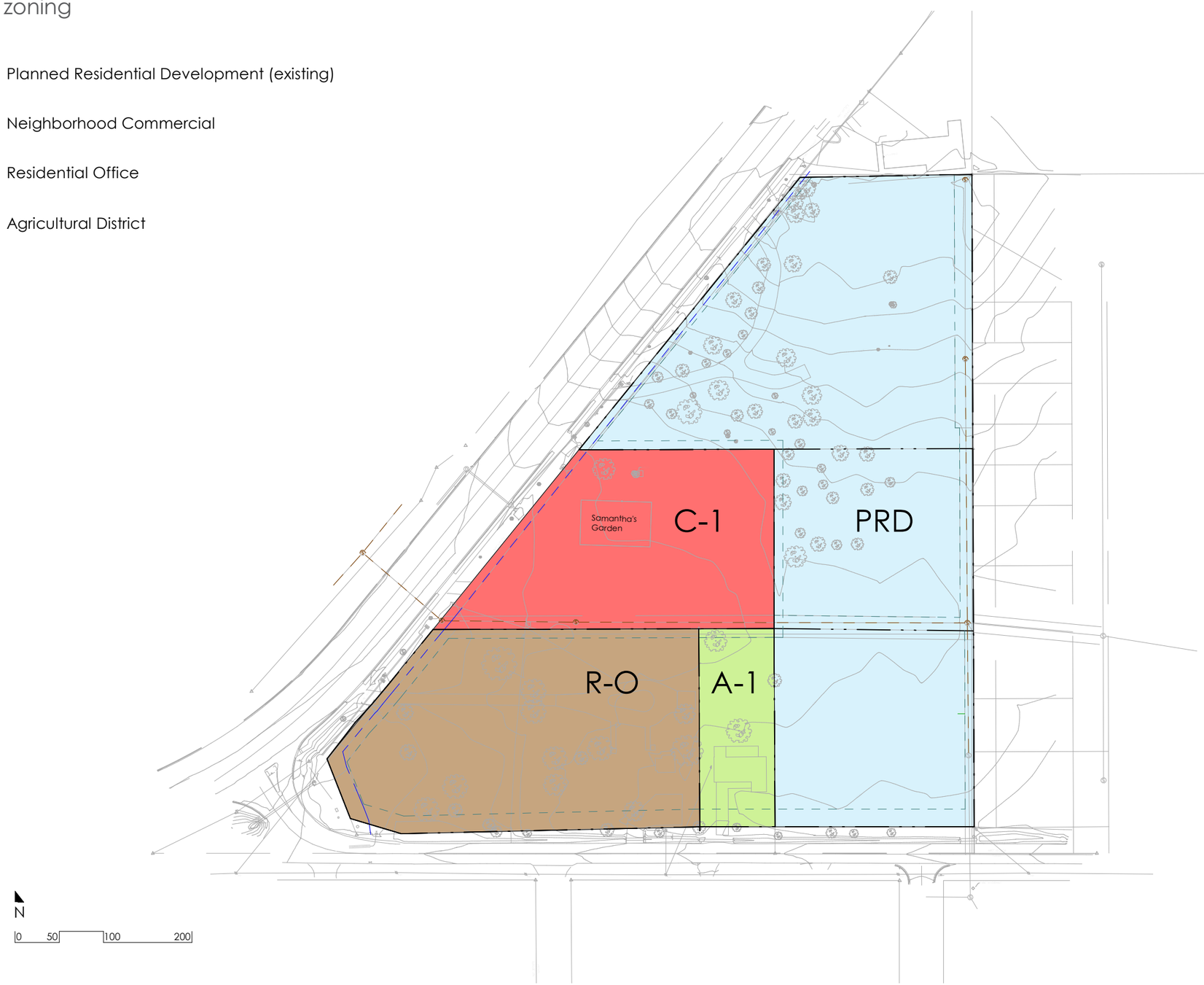


UNCO + modus studio

PLAN SET

current zoning

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



Zoning Intent.

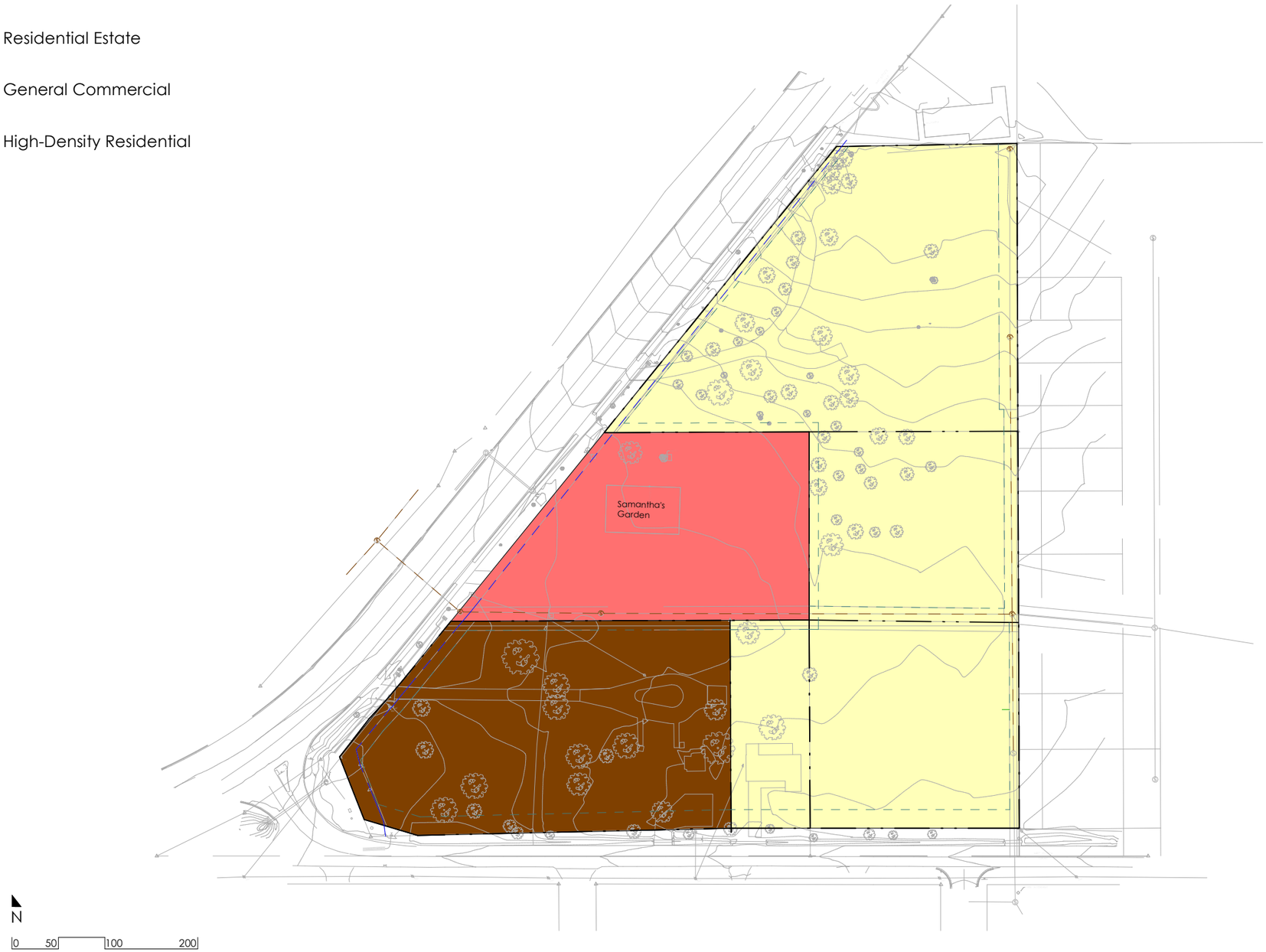
The proposed mixed-use project reabsorbs a mixture of incongruent zoning into a specific, focused development opportunity for balancing the Central Ave and Battlefield Blvd intersection as Bentonville continues to grow and require neighborhood centers supporting housing, retail and existing homes.

UNC9 + modus studio

PLAN SET

future land use

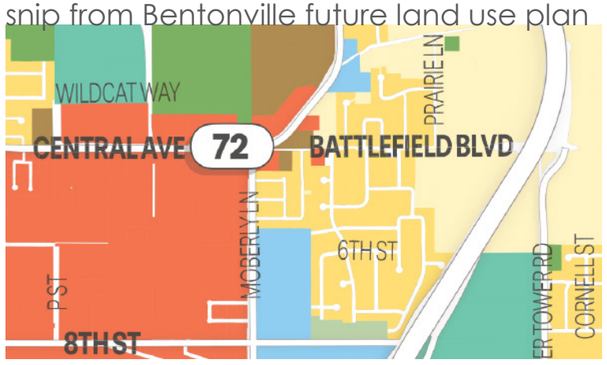
- Residential Estate
- General Commercial
- High-Density Residential



Land Use Intent.

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

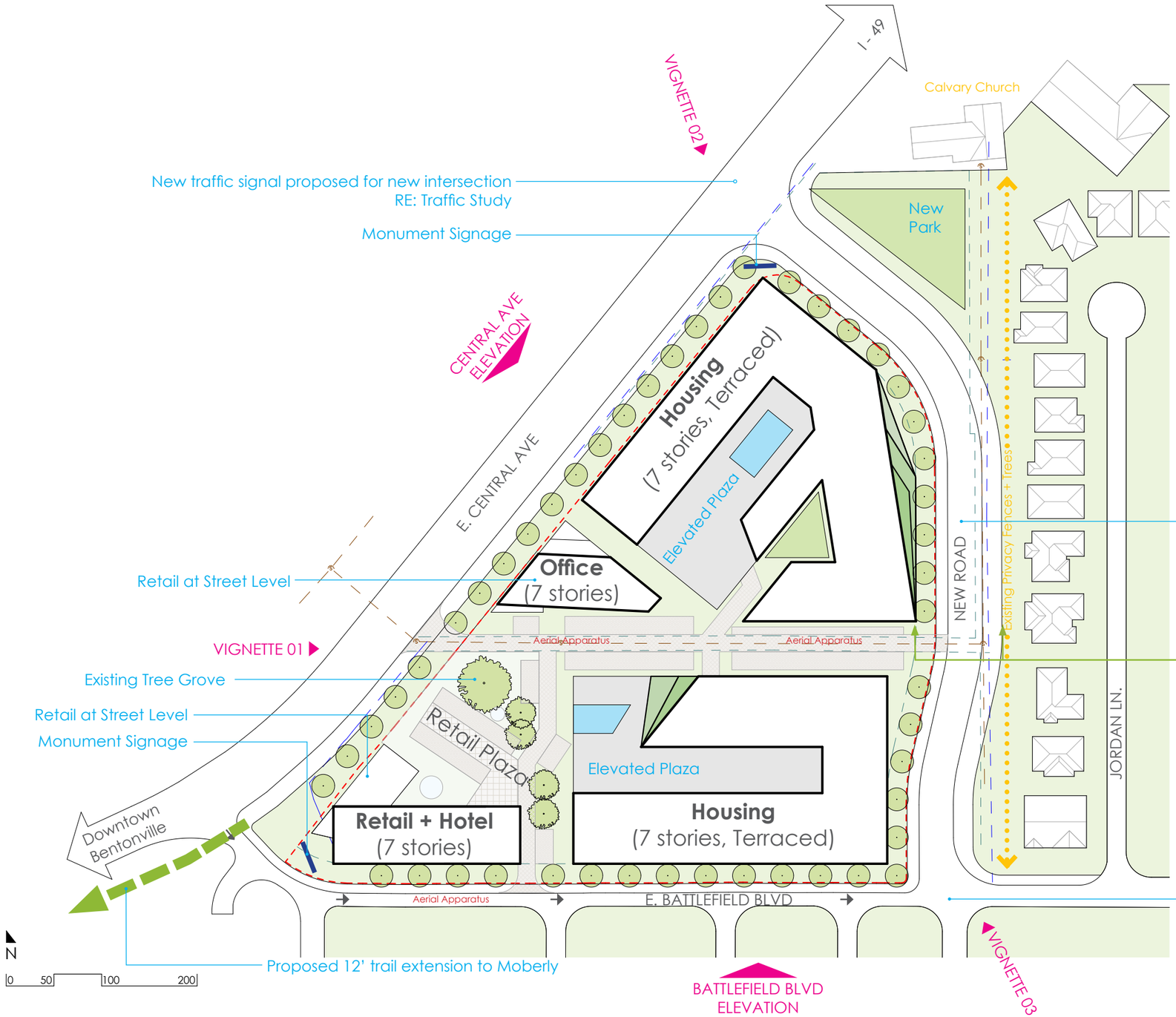
snip from Bentonville future land use plan



UNCO + modus studio

PLAN SET

concept plan



PUD Summary.

Site Area:	7.48 acres
Open Space Required:	20% | 1.5 acres
Open Space Provided:	**20% | 1.5 acres**
Neighborhood Retail:	9,000 SF
Office:	40,000 SF
Hospitality:	57,000 SF 150 hotel rooms
Housing + Amenities:	490,000 SF 500 units 66 units per acre
Parking Spaces:	940 +/-

New Road 70' wide street section per City of Bentonville approved Section 5 : Collector with Sidepath

100' Buffer at tightest buildable location

Existing Battlefield Boulevard reduced to an East-bound one-way road (with 12' trail) from Central Avenue to the intersection of *New Road* to avoid cut-through traffic in the area.

PLAN SET

street elevations

Battlefield Boulevard Elevation

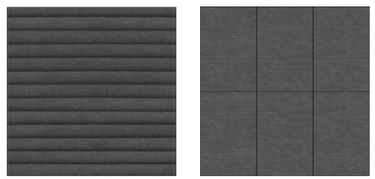
Central Avenue Elevation

Primary Materials

masonry (brick / brick screen / panelized stone)

Secondary Materials

wood rainscreen (vertical / horizontal)



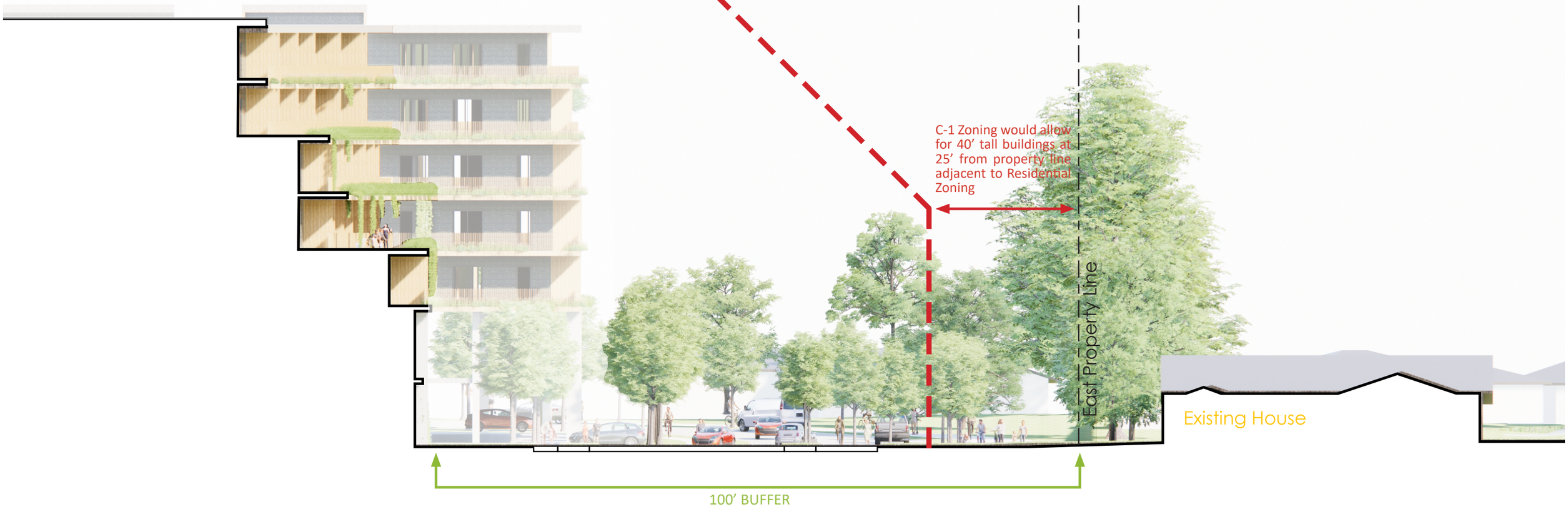
fiber cement board (lap / panel)

PLAN SET

SECTION DIAGRAM at east property line

C-1 Zoning would allow for 115’ tall buildings at 100’ from property line

The buildings are terraced along the eastern edge to further mitigate height along the eastern edge of the property



PLAN SET

Drainage Diagram (CoB GIS reference image)

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

PLAN SET

place-making mixed-use project precedents

Lighting and atmosphere scaled to pedestrians

Building arrangements to control scale

Retail opportunities and integrated plaza space

Building form and landscape terraces

Vibrant retail and seasonal change

Elevated gardens as part of the architecture

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

Mixed-use balance between space and buildings

vignette looking east from Central Ave

vignette looking southeast from Central Ave

vignette looking north from Battlefield Blvd

Gregory Woodell

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

September 13, 2022

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

Planning Commission:

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

Other points that need to be addressed are:

* I believe that your requirement of notification of all property owners within 200 feet of the proposed development is inadequate in protecting the rights of the citizens of this neighborhood and a public hearing on this development and the current notification standard needs to be reviewed. In addition, the Notice of Intent doesn't state that all public responses must be submitted by September 15, 2022.

* Why were tax-paying citizens of Bentonville that rent a residence within the 200 foot requirement not notified of this development proposal.

* There are two other major developments scheduled to be constructed in this immediate area within the next two years. They are the Battlefield Road widening and Bridge widening project and the Walmart Campus Construction Project. The changes to this area from these two items alone will have a major effect on the area transportation element of the City General Plan. In addition, these two new developments will also have an audition all affect on the future utility and sanitation elements, which needs to be addressed before you add another 550 new apartments.

* The widening of Battlefield Road is being from $12 million in an approved area Bond Act. I have to question if the voters knew when they approved this if they were paying for an improvement that is indirectly benefitting traffic being generated directly for the new Walmart Campus development. Also, this development should not be considered until the improvements to roads and drainage are constructed.

* The safety element at Central and Battlefield needs to be addressed before you add an additional 900 cars to this corner.

Sincerely yours

G Woodell

Gregory Woodell

GW:gw

To: City of Bentonville Planning Department

Re: Development at Battlefield and East Central

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

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

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

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

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

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

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

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

Gina Woods

NOTICE OF INTENT TO REZONE

Dalton L. Lott, Linda C. Lott, and JDL Investments, LLC have requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from a mix of C-1–Neighborhood Commercial, A-1–Agriculture, and R-O–Residential Office to PUD, Planned Unit Development.

The legal description of the property is as follows:

See Exhibit A, attached hereto and incorporated as though set forth fully herein.

The common description of the property is: 2600, 2606, and 2608 E. Central Ave, and 2601 E. Battlefield Blvd

The public hearing will be held on April 4th, 2023 at 5:00 p.m. It will be held at 305 SW A Street, Bentonville, AR 72712.

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, Extension 2.

(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:

I Strongly oppose this development. Traffic is already congested in the area. This proposed multiunit development will make it even worse.

Sandra Fisher
Signature

SANDRA FISHER
Printed Name

14 JORDAN LN
Physical Address

From:	Tyler Overstreet
To:	Bobbie Fletcher
Cc:	Thomas Adler; Jon Stanley; Keegan Stanton; Christopher Hyatt; Luke Aitken
Subject:	Re: Opposed to rezoning
Date:	Tuesday, October 4, 2022 7:14:54 AM

Bobbie,

Thank you for your comments. I have copied my team members on this e-mail. They will share your email with Planning Commissioners to ensure your voice is heard.

If you would like to speak publicly, tonight's public hearing begins at 5:00 PM. Thank you.

Tyler

Get Outlook for iOS

From: Bobbie Fletcher <bobbiefletcher3@yahoo.com>
Sent: Saturday, October 1, 2022 8:25:22 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Opposed to rezoning

I am opposed to the rezoning of the property at the corner of Battlefield Blvd and E Central. For several reasons I'm also opposed to the building plan of the five 7 story apartments and 900 parking spaces they plan to add.

1) Traffic. HUGE factor. Already this intersection is so busy and people take risky chances to get out of the intersection and it often ends in accidents. The stoplight at E Central and Moberly Lane is too close to the Battlefield Intersection and although there are plans to widen Battlefield- we don't believe it will assist in those turning left towards town - and adding another 1000+ vehicles will add to the congestion. I understand they will have an exit onto Central but in reality not all the residents would use it - and again, this would just add to the traffic onto Central.

It would also add more traffic into Parkcrest - which is already a narrow street that residents often park along the curb. With the addition of the stoplight (intersection of Moberly & Parkcrest for Walmart Campus traffic) this is going to make Parkcrest even more congested.

2) Flooding. With the build of each new subdivision on this side of town that drains onto Battlefield, it has caused the flooding during rain. Not just in the streets, but in the backyards of those on Jordan Lane. Fixing the drainage on Battlefield isn't going to be the end-all solution, The retaining ponds built for the subdivisions/streets around Battlefield are insufficient and flood quickly. The backyards of those on Jordan Lane that face the proposed property have water standing in their backyards and in heavy water - up to their back doors because of the runoff. Elevating the land behind them is going to add more flooding risk and it's going to increase the drainage onto Battlefield- is the proposed new drainage system going to be able to handle this increased amount? Or will we be faced with the same - or worse flooding of the yards and streets as we do now?

3) Privacy. I challenge you to take a drive out to Dogwood Place….have a look at the homes

that have to face a towering hotel in their backyard. It's not only a lack of privacy for those with it in their backyard - but also those across the street facing the hotel….and it's only 4 stories high. Can you imagine the enormity of 7 stories? There would be no more sunshine - no more sunsets to view - no playing, relaxing, swimming in the pool, hanging laundry….everything in full view of those towering above them while all the residents on Jordan see is buildings stretching way past the mature trees.

We had a tree cut down in our front yard due to damage and spent this past Spring planting flowers that require sunlight since before all we had was shade. We've been able for the first time, enjoy hummingbirds and monarch's in our front yard. With 7 story high buildings in the skyline - our newly planted flowers wouldn't get the adequate sunshine needed to survive.

I understand that the proposed buildings have a setback "terraced" appearance. This wouldn't matter. First, because only 1 of those 5 buildings have this feature and secondly, it would still be towering over double the height of the mature trees on Jordan and overshadow and surrender the privacy of all the residents on that street.

4) Apple Glen and other schools on the East side of Bentonville. Apple Glen is already a packed school - as is the others on this side of town. Adding in another 500+ apartments you have to realize they aren't all going to be single, bike riding Walmart Campus commuters. There will be students and it will cause even more school crowding and traffic.

5) Sidewalk/Bike Trails. The proposal touts that it's going to add sidewalks and bike trails to this side of town. There are already bike trails and sidewalks on this side of town. The only sidewalks and bike trails that they will be adding is what is on their own property. The green space they are adding is not going to be available to the public - it's for their own residents use. So the claims that they will be bringing bike trails to the community is a little far fetched.

6) Noise level. This side of town and neighborhood is quiet. It's rare to hear much noise. Will the addition of 500+ apartments and parking lot increase the noise level?

We aren't opposed to development on the corner lot. We're opposed to the current plans of having one of the towns largest structures being built literally in our backyards. Having a tree line and privacy fence does nothing to offer privacy from anything higher than the first-maybe second level. The other 5 stories are going to be hovering over the tree line.

Please take all this into consideration. Residents in this areas of town have a Facebook page they've been expressing their concerns. I urge you to look up the Battlefield - NE Central Project group page and look at the concerns of those who will be affected.

Thank you for your consideration.

Bobbie Fletcher
8 Jordan Lane

Sent from Yahoo Mail for iPhone

From: Tyler Overstreet
To: Christopher Hyatt; Jon Stanley; Keegan Stanton; Luke Aitken; Thomas Adler
Subject: Fw: Battlefield and E Central
Date: Wednesday, October 5, 2022 8:00:18 AM

Make sure we put this one in the file.

Tyler

From: Melody Dunn <mdunn006@gmail.com>
Sent: Tuesday, October 4, 2022 2:01 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Battlefield and E Central

> To whom it may concern: I love the idea of growth in Bentonville, I really do! However, what is proposed for this area (Battlefield and E Central) would have devastating effects for the surrounding, already in place, neighborhoods. If you come down here any day of the week, in the mornings and evenings, and just observe that amount of traffic we already have, it would seem like an outrageous thing to add so much more traffic to the area. Not to mention the nightmare of the stop sign at Battlefield and E Central! The proposed 7 story apartments staring down into the peaceful little homes and neighborhoods we already have in place seem very intrusive and to my knowledge we don't have any buildings that high here except for maybe the Tata building across from the Walmart home office. Put this development over there!
> Flooding, let's talk flooding! Traffic is my number one concern but the flooding is almost number one. If you've ever been over here when it rains it gets flooded EVERYWHERE! From the bottom of the 8th street exit all the way down to and past Battlefield. I live on 6th street and have to deal with the flooding and traffic leaving my neighborhood, as do my 3, soon to be 4 kids.
> Like I said, I'm all for growth here in Bentonville but what is proposed for this area seems catastrophic for all the residents that live in and around Battlefield and E Central. Please do better for us Bentonville residents and don't do what's best for big corporations!
>
> Melody Dunn
Sent from my iPhone

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

Hi team,

Please see the concerns below.

Thank you!

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

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

Dear Bentonville planning department,

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

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

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

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

Sincerely,
Holly Hall
479–640–2455

From: planning
To: Luke Albert; Christopher Hyatt
Cc: Thomas Kohr
Subject: FW: High rise centraldkBattlefield
Date: Wednesday, September 14, 2022 8:04:10 AM

Hi team,

Please see below. Might want to correct the spelling and grammar errors before giving it to the planning commissioners.

Thank you!

Jana Snyder
Community Development Coordinator/Admin Assistant II
305 SW "A" Street
Bentonville, AR 72712
Office: 479.271.3122
https://protect2.nsfelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.bentonvillear.com%2F&data=05%7C01%7CLAirken%40bentonvillear.com%7C4517402de954f4fc7abb08da96519bd7%7C19c5b7b252d2c4c9fa772e0688d04a6a60%7C0%7C0%7C637987574499503090%7CUnknown%7CTWFpbGZsb3dEeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=%2B0eeATuxS0dQK8ByOGT%2FiXkcI5KK%2F%2FhNHYVDhXKSIeVc%3D&reserved=0

-----Original Message-----
From: Bill Hall <billhall276@yahoo.com>
Sent: Tuesday, September 13, 2022 7:26 PM
To: planning <planning@bentonvillear.com>
Subject: High rise centralkBattlefield

We live on Bonita Court and paridise we are in total opposition to this high rise. Way to high and too much traffic. We still have major water issues in this area that have not been taken care of. Traffic is already terrible in this area.

Sent from my iPhone

Christopher Hyatt

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

Hi Luke and Christopher,

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

Thank you!

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

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

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

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

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

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

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

Thank you for listening to my concerns.
--
Dale Smith
2604 SE 7th Ct, Bentonville, AR

858.692.4975

Christopher Hyatt

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

Hi team,

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

Thank you!

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

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

I was informed recently of the plan to build three seven story buildings in my neighborhood at Battlefield and Central. I am disappointed in each of you, even considering developers
out of CA, coming into our town and proposing to put seven-story buildings in our neighborhood. We have traffic issues turning left onto Central from Battlefield now. Eastbound traffic on Central, Moberly Lane traffic turning east onto Central, plus 7-Brew and Smoking Joe traffic exiting east Central. Plus east and westbound traffic on Battlefield heavy, and I have to sit and wait to get on Battlefield from our side street. Sometimes I use Paradise Way and 5th going to Moberly, to avoid Central, a "do not make a left turn between these AM & PM hours. I can't even make a left turn at Parkcrest & Moberly Ln intersection, because of eastbound traffic. I read there is a plan to add a center turn lane on Battlefield, that will not eliminate the added traffic with the amount of proposed apartments and business traffic in the future, not to mention traffic from the Walmart Home Office using East Central in the near future.
I have lived in this neighborhood since 1995 and worked for Walmart when the DC was on 5th St. I would sit through multiple lights to make right hand turns or wait on Battlefield to make left turn durning the noon hour, seeing many vehicles almost get hit turning left onto Central.
I have had to cut through neighborhoods because Battlefield was flooded after a heavy rain storm, so adding more runoff with a proposed fix to drainage, but if you allow this development to begin, seven acres of concrete will add to additional flooding not only on our streets but also to the runoff in the park.
One other issue I did not see addressed, if this large scale apartments, what is the plan for schooling a large influx of children? I wouldn't be happy if my grandchildren get bussed to another neighborhood when Apple Glen is such a short distance from our homes, because the apartments are closer then our homes.
If I was to ask each of you, if these builders wanted to come into your neighborhood taking 7 acres and building three seven story apartments in your neighborhood, would you vote yes to allow it?

If you asked any home owner in Bentonville, would they want it in their neighborhood, you would not get a yes because we love our neighborhoods and do not want this in our backyard.
I read where they had a meeting with residents of this area, on August 25th. I did not get a notification of this proposal. One of my neighbors informed our street with a flyer.
Please vote NO. We do not want Bentonville to look like Fayetteville or Little Rock with these massive buildings going up in neighborhoods.

Mary Vaughn
109 Prairie Lane
Bentonville

Sent from AT&T Yahoo Mail for iPhone

Sent from my iPad

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

Hi Christopher,

Please attach to the public hearing comments for this project.

Thank you!

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

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

To the planning board:

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

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

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

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

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

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

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

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

Cathleen Faircloth

From: Josh
To: Luke Aitken
Cc: Megan Morris; Josh
Subject: Feedback for Battlefield Project (Central & Battlefield)
Date: Tuesday, October 04, 2022 10:18:04 AM

Dear Luke,

Thank you for taking the time to speak with me today. I appreciate it.

As discussed, my family and I are concerned about the proposed plans to develop the corner of Battlefield and Central Ave with a high density multi-use facility. We live in the Pleasant View Estates/Lyndall Heights area and have already been negatively impacted by the Walmart home office project, I-49 expansion, and we anticipate Walmart's new parking lot cut through on 5th street into their lot will exacerbate the problem. I digress.

All points listed below capture our thoughts in what we hope is an easily digestible summary for the Commission/City Council.

- The infrastructure in the area simply cannot handle the amount of traffic (car & foot) a project of this scope would bring. At minimum, the entire area around the property in question would need to be reconfigured to account for drainage, traffic, safety, etc. This does not factor in the negative experience for homes directly surrounding the proposed complex.
- Privacy for the homes east of the development would become non-existent and property values for those homeowners would suffer. I am happy to provide case studies of this experience.
- The property itself does not comply with the aesthetic of the area. The surrounding homes are single family residences that do not (to my knowledge) exceed two stories. Any building over this in the immediate area would create a congested, unappealing look and feel.
- We are concerned about traffic accidents, even if the entire area were to be reconfigured. The updates to Moberly and 5th avenue as part of the Walmart Global Campus have been an utter failure. Between traffic jams, accidents (near and actual), road rage, and significant inconvenience for residents, we are not confident the developer nor the City will be able to properly manage traffic.
- Lack of consideration for the existing community by the developer. Good developers make efforts to integrate into the existing footprint of the community/area they would like to build. It's obvious by the plans there is no consideration or care or intent to integrate because they do not offer ideas to enhance travel, address flooding, or loss of privacy for residents.
- We do not believe the current plans to address flooding on Battlefield are enough to account for the amount of runoff during rainy seasons. This would mitigate any progress made by the existing plans and exacerbate the current flooding problems in my neighborhood and immediate area. The City's investment in Battlefield would be a waste.

Aside, why not consider the ~35 acres just to the east on Central? This lot has been for sale for many years and offers a canvas that would better accommodate a development of this type without as many negative consequences. Maybe this is a case where the developer just doesn't

have the resources and should look for areas they can afford?

Our hope, our ask, is that the City take a stand for residents and demand thoughtful expansion by not voting to rezone (and allow the development to happen). Please do not allow the proposed development of Central Ave & Battlefield to move forward.

All the Best,

Josh & Megan Morris
501-844-6598
Bentonville, AR

NOTICE OF INTENT TO REZONE

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

The legal description of the property is as follows:

Please see the attached legal description.

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

The public hearing will be held October 4th, 2022 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because:

Please see attached letter.

Lara Duncan 21 Jordan Lane Bentonville AR 72712
Signature and Physical Address

Signature and Physical Address

Lara Carr Duncan
21 Jordan Lane
Bentonville, AR 72712
smkybhr@msn.com
479-381-0108

October 4, 2022

To: Planning Commission – City of Bentonville, AR

RE: Rezoning request of the property at North of Battlefield Blvd between Central Ave and Jordan Lane

I would like to ask that you object and deny the zoning of the above mentioned property from PRD, R-O, and A-1 to PUD. Uncommon Developers has proposed a 900+ unit 7 story multi-use complex that the infrastructure in this part of Bentonville is not ready to handle. Plus, I do not want the now proposed tallest building in Bentonville in my backyard.

I do not object to rezoning these parcels to C1, but PUD is just way too much for this size of property in this area of town. The zero setback on that corner may make it more difficult for drivers to see when they turn from Battlefield onto Central Ave. Right now, it can be difficult for pedestrians and bikes to cross this intersection safely.

The flooding in this area has been frequently featured on the news, even nationally, and Battlefield is frequently closed down due to flooding. I know the City has plan for improving Battlefield Blvd to add a turning lane and bike lanes, but until these street improvements have been made, and the flooding on Battlefield Blvd addressed and resolved, rezoning to PUD, just does not make sense to me for these parcels.

I also fear that if these parcels are rezoned to PUD, the influx of people to Bentonville will also add a strain to the schools, and cause Bentonville to have to redraw the school zone lines again. Have we done a study to see if the school system in the area is prepared to handle this proposed growth to the area?

This property is near one of the main entrances into our City off I-49. And with the proposed increase of people, this will just add to this already congested area. I wish the City will consider improving some of the walking/biking trails, along with increased safety for crossing these busy areas, before we add more multi-family residential growth. I feel we are putting the cart before the horse. I also, feel that having the proposed tallest building in Bentonville with an urbanized feel to greet the visitors to the town at this busy entrance to the City, takes away for the quaint home-town feel Bentonville strives to have.

Please feel free to view some videos of the flooding on Battlefield Blvd at the following links. More videos and pictures are available as needed from previous years as well.

https://www.youtube.com/watch?v=E9BpU4uDN48
https://www.youtube.com/watch?v=izHBciAMpJc
https://www.youtube.com/shorts/KYvOeyCsQpw
https://www.youtube.com/watch?v=TXFSAgXmYFQ
https://www.youtube.com/watch?v=6qceJO_WZgg
https://www.youtube.com/watch?v=I34PtLv73rM

Thank you so much for your consideration to our objections!

Sincerely,

Lara Carr Duncan

From:	planning
To:	Luke Aitken; Bradley Gavrielides
Subject:	FW: Battlefield Central Ave Concerns
Date:	Friday, March 24, 2023 8:01:29 AM

From: Mark Jones <jonesmarkb92@gmail.com>
Sent: Thursday, March 23, 2023 8:47 PM
To: planning <planning@bentonvillear.com>
Subject: Battlefield Central Ave Concerns

Dear Planning Commission,

I am very concerned with the latest plans to build a 500 plus multi family 7-story apartment complex at Battlefield/Central Ave.

While I think the land should be developed with retail space and I like the idea of the two rotaries I'm strongly opposed to the idea of a 7-story large apartment building for the following reasons:

1) The road infrastructure needs to be redone first before anything is built there as the current small road does not support the increased traffic and growing population. Building a structure that houses 500 plus people will lead to a terrible traffic situation and gridlock. I use this road almost everyday and traffic there is already a major issue.

2) There is significant flooding on these streets. Storm drains need to be installed along the roadways. The current plans do not address this issue and will only make the situation for local residents worse.

3) I'm strongly opposed to a 7 story apartment complex and hotel. This will be a major eyesore to the community. The area should be developed as retail space and residential but not a giant 7 story building. The more we build these large apartment complexes the more Bentonville looses its charm. Also we already have several hotels in this area and there already is a new hotel being built downtown. We don't need another hotel.

I think a great solution is to redo battlefield road first with two lanes on each side and proper storm drains installed. Add in the two roundabouts. Develop the land with mixed use residential and retail, but please not a giant 7 story apartment complex or hotel. How about nice townhouse row homes instead? I think that is a compromise both sides can be okay with.

Thank you for the consideration.

Mark

From:	Robert Bach
To:	planning
Subject:	Concerning the new apartment complex on Central and Battlefield Rd
Date:	Tuesday, October 4, 2022 1:39:14 PM

We live on 6th in Lydall Heights.
We have had many days of flooding. Not quite fixed.

Our exit streets, are 5th, to Moberly and Paradise to Battlefield and Central.

Due to changes, Moberly is almost inaccessible due to the 8th St detour and/or new 5th street light and turn lanes. Either Moberly traffic blocks our exit onto Moberly or the light backs up the traffic and makes getting onto Moberly almost impossible.

OR, if we are trying to get home, the light and traffic block our corner. And it is dangerous to sit in what is the turn lane for 5th ST.

Now you are proposing to approve 500 new apartments with at least 500-1000 more vehicles trying to access Central, Battlefield or Moberly. You are proposing to approve 500 apartments looking directly into the private homes on the back of the proposed new complex. You are proposing more traffic, many more people in the area to complicate the condensed area.

My family, my neighbors and my grandchildren are all drivers concerned with this proposal and hope you have sense enough to turn it down unless you figure out some kind of improvements.. (THE amount of construcion, road repairs, underground wiring being placed all over town is rediculous to have to occur all at one time.) Please,, don't add to the problems and confusion.

Sincerely,
Jo Ellyn Bach

From:	Regina Barnes
To:	planning
Subject:	Central and battlefield proposed project
Date:	Tuesday, October 4, 2022 2:13:24 PM

I'm contacting you about the proposed development at Central and Battlefield.
I live in Lyndal Heights and drive this road multiple times daily.

Until the existing issues are fixed, there shouldn't be any additional constriction in this area. Multiple times a year, during heavy rains, Battlefield floods as well as homes in our neighborhood. This is an ongoing issue that the city has tried to fix, but it is still happening. Additional construction will only increase drainage issues.

Additionally, traffic is an issue already at that intersection, with no plans to fix it. And you want to place how many hundreds more vehicles going in and out with this development? That would make it impossible to drive in this area.

Plus a 7 story development on that corner is just a bad idea. There just isn't space to hold the influx of that many people and unappealing visually.
Has it been looked into what it would do the school system with that many more children living there? Can Apple Glen/ Barker Middle School even hold that many more students? Where else would they be zoned? It just doesn't make sense in that space.

Please do not do this.

Sincerely,
Regina Barnes

From: Christy Attlesey
To: planning
Subject: Proposed Rezoning of Property at Battlefield & E. Central
Date: Monday, October 3, 2022 10:56:26 AM

To Whom It May Concern:

My name is Christy Attlesey. My husband, Jeff, and I have owned and resided at 208 Pleasant View Ln since October 2014. We love our little neighborhood, enjoy Bentonville life, and are not opposed to growth. However, we are deeply concerned about a proposed new development at the corner of Battlefield and East Central. We request that you deny rezoning for this or any other large-scale development at this location.

Battlefield already has a great deal of traffic congestion, and we're afraid an additional 500+ apartments and office/retail space will make traffic unbearable. Not to mention the safety issues involved with turning left onto Central from Battlefield. Since there's already a light at Moberly, I'd imagine a light at Battlefield and E. Central is impossible. How would we ever get out of our subdivision? We used to avoid Battlefield altogether by going to 5th Street and turning onto Moberly, but the city recently added a no left turn during certain hours of the day. With the widening of Moberly and the new Walmart Home Office, Moberly traffic will continue to increase, making it even more challenging to get out from that side. Residents in the Battlefield subdivisions are beginning to feel trapped by the growth.

Our second concern is flooding. Both Moberly and Battlefield have consistent flooding during rainstorms. We recently paid to have a French drain installed as our front yard was flooding. We're fearful that adding a large-scale development will only worsen flooding. We'd all agree that after the recent drowning of two Bentonville residents, we must have the infrastructure to accommodate the rapid growth. No new development should come in until our stormwater drainage is improved and capable of supporting any such project.

We cannot attend the public hearing tomorrow but we wanted to ensure we shared our concerns. Again, we ask that you deny rezoning for this or any other large-scale development at Battlefield and E. Central.

Thank you for your time and consideration!

Christy & Jeff Attlesey
208 Pleasant View Ln, Bentonville
479-799-5025

From: Lynsey White
To: planning
Subject: 7-Story Highrise on Battlefield/Central
Date: Tuesday, October 4, 2022 3:24:38 PM

Hello there,

My name is Lynsey Clay and my family lives on Pleasant View Ln, which attaches to Battlefield. I, along with many others who live in this area, are extremely concerned with the proposed high rise to be built.

My primary concern is due to the additional traffic that would be caused by adding this many people. Currently, it is already difficult to exit our neighborhood to go to most of the places my family goes. We either have to turn left onto Moberly which is an intersection right next to a traffic light and can get backed up. Or we turn left off of Battlefield onto Central which is also a left turn onto a busy street with no light and is near a stop light. This intersection gets even more backed up and often adds several minutes of drive time during busy times. With this many additional people and cars added to this area, the residents of our neighborhood will not have any good options for exiting our area in a timely manner to be on time for school, church, and activities. We ask that this be seriously considered and that maybe this high rise can be built elsewhere and something smaller be built in this current space.

Thanks for your time,
Lynsey Clay

From:	Sara Healea
To:	planning
Subject:	Highrise battlefield and East Central
Date:	Wednesday, October 5, 2022 2:21:00 PM

Please do not do this highrise. I live on lyndal Lane now for 30 year's and This will run our neighborhood and value of our community and home. Please put it Away from families that are wanting to just live and enjoy their life. I vote no to this. No cannot say enough against it!!!
Thank you
Sara Healea

From: planning
To: Luke Aitken; Christopher Hyatt; Keegan Stanton
Cc: Thomas Adler; Jon Stanley
Subject: FW: New construction @ Battlefield and E Central
Date: Tuesday, September 20, 2022 1:04:11 PM
Attachments: image001.jpg

Hi Luke and Christopher,

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

Thank you!

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

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

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

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

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

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

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

Thank you for listening to my concerns.

--

Dale Smith
2604 SE 7th Ct, Bentonville, AR
858.692.4975

Art. 1500 Flood Damage Prevention Amendment

PC Date: 4/4/2023
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Sec. 1500.17 & Sec. 1500.24
Recommendation	APPROVAL

Issue Statement

The City of Bentonville participates in FEMA's Community Rating System (CRS) which allows our residents to receive discounts on their flood insurance premium. To participate in the CRS program, the City must exceed the minimum requirements of the National Flood Insurance Program (NFIP). Bentonville currently has a CRS of eight (8). In order to maintain that rating, the Floodplain Regulations must be modified to require that machinery or equipment be elevated to at least one (1) foot above the Base Flood Elevation (BFE) for buildings newly constructed, substantially improved, and/or reconstructed due to substantial damage.

Additionally, the Floodplain Administrator is no longer required to notify the State Coordinating Agency when modifications are made to watercourses.

Proposed Changes

To maintain a CRS of eight (8) in the Community Rating System (CRS), staff recommends an amendment to Appendix B: Land Development Code, *Art. 1500 Flood Damage Prevention* as follows:

Sec. 1500.17 Duties And Responsibilities Of Floodplain Administrator

(f) *Provide notifications*. Notify adjacent communities ~~and the State Coordinating Agency, which is the Arkansas Natural Resources Commission, a minimum of 60 days~~ prior to any alteration or relocation of a watercourse~~, and submit evidence of all such notifications to FEMA~~.

Sec. 1500.24 AE Risk Zones: Special Flood Hazard Areas With Base Floods Determined

(a) *Residential Structures in Zone AE*:

1. For all new residential structures, the top surface of the lowest floor must have an elevation 3 feet or more above the published BFE. All mechanical equipment shall be elevated to at least one (1) foot above the published BFE. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.

ORDINANCE NO. _____
CITY OF BENTONVILLE, ARKANSAS

AN ORDINANCE AMENDING APPENDIX B LAND DEVELOPMENT CODE, ARTICLE 1500 FLOOD DAMAGE PREVENTION, SEC. 1500.17 DUTIES AND RESPONSIBILITIES OF FLOODPLAIN ADMINISTRATOR AND SEC. 1500.24 AE RISK ZONES: SPECIAL FLOOD HAZARD AREAS WITH BASE FLOODS DETERMINED; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville participates in FEMA's Community Rating System (CRS) which allows our residents to receive discounts on their flood insurance premium;

WHEREAS, in order to maintain the City's CRS rating of eight (8), the Floodplain Regulations must be modified to require that machinery or equipment be elevated to at least one (1) foot above the Base Flood Elevation (BFE) for buildings newly constructed, substantially improved, and/or reconstructed due to substantial damage; and

WHEREAS, the Floodplain Administrator is no longer required to notify the State Coordinating Agency when modifications are made to watercourses.

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

Section 1 - Amendment of Sec. 1500.17. That Bentonville Municipal Code, Appendix B Land Development Code, Article 1500 Flood Damage Prevention, *Sec. 1500.17 Duties And Responsibilities Of Floodplain Administrator* should be and the same is hereby amended as follows:

Sec. 1500.17 Duties And Responsibilities Of Floodplain Administrator

(f) Provide notifications. Notify adjacent communities ~~and the State Coordinating Agency, which is the Arkansas Natural Resources Commission, a minimum of 60 days~~ prior to any alteration or relocation of a watercourse~~, and submit evidence of all such notifications to FEMA~~.

Section 2 - Amendment of Sec. 1500.24. That Bentonville Municipal Code, Appendix B Land Development Code, Article 1500 Flood Damage Prevention, *Sec. 1500.24 AE Risk Zones: Special Flood Hazard Areas With Base Floods Determined* should be and the same is hereby amended as follows:

Sec. 1500.24 AE Risk Zones: Special Flood Hazard Areas With Base Floods Determined

(a) Residential Structures in Zone AE:

1. For all new residential structures, the top surface of the lowest floor must have an elevation 3 feet or more above the published BFE. All mechanical equipment shall be elevated to at least one (1) foot above the published BFE. This elevation must

be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.

Section 3 - Severability Provision: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4 - Repeal of Conflicting Provisions: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4 - Effective Date: This Ordinance be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

WAIVER REQUEST STAFF REPORT

The Neighborhood Church

2702 Southwest I Street
PC Date: 4/4/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV23-0002
Applicant / Current Owner	The Neighborhood Church
Site Area	+/- 0.34 Acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	General Commercial (C)
Waiver Request	Land Development Code: Article 1400, Landscaping, Screening and Buffering, Sec 1400.09 Screening Requirements (b) Screen Requirement Determination
Related Project #'s	LSD21-0072

https://arcg.is/08HvK8

Property Description

This property is located at 2702 Southwest I Street and is zoned A-1, Agricultural with a Land Use Plan designation of General Commercial (C).

Waiver Request

The applicant is requesting a waiver from the Land Development Code, Article 1400, Landscaping, Screening and Buffering, Sec 1400.09 Screening Requirements (b) Screen Requirement Determination.

Code requires that a Type A Screen be installed when a commercial use such as the church is adjacent to a single-family use. A Type A Screen is opaque and is intended to exclude all visual contact between uses and to create a strong impression of spatial separation, with a minimum height of twenty (20) feet. It should be opaque from the ground to a height of six (6) feet, with intermittent visual obstruction permitted from above the opaque portion. It may be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation. (Pertains to portion of northern property line.)

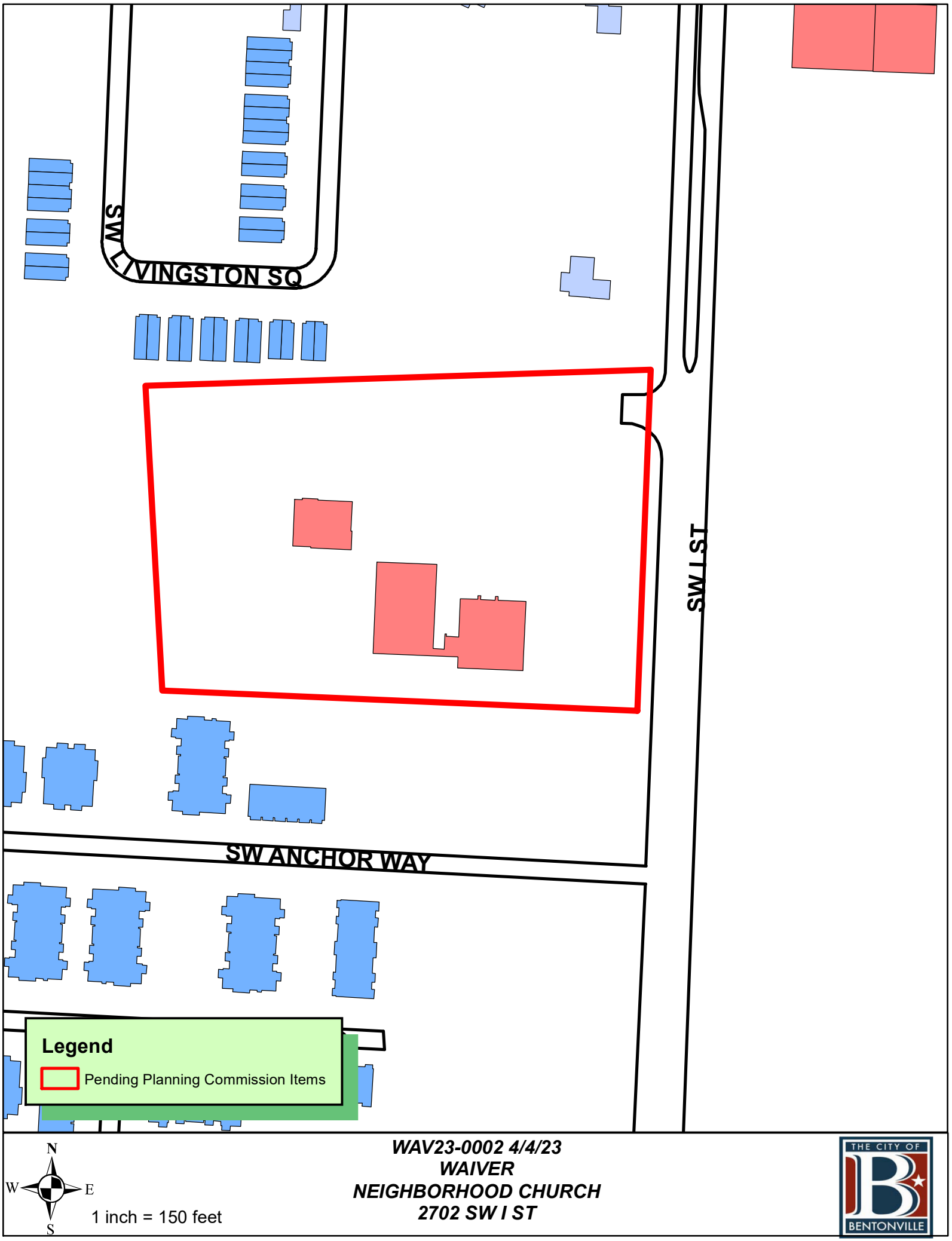
Code requires that a Type B Screen be installed when a commercial use such as the church is adjacent to a multifamily use. A Type B Screen is semi-opaque and is intended to partially block visual contact between uses and to create a strong impression of separation of spaces. It should have a minimum height of twenty (20) feet and be opaque from the ground to a height of three (3) feet, with intermittent visual obstruction permitted from above the opaque portion. Materials may be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation. (Pertains to portion of south and west property lines.)

The applicant is only requesting a waiver to the opaque portion of the code sections and fully intends to install the required evergreen vegetation portions of the code sections.

See the applicant's narrative for more information.

Staff Recommendation

Staff recommends that the waiver be approved in keeping with the intentions of The Neighborhood Church to create a welcoming and inviting environment that fosters a sense of community and place.



WAV23-0002 4/4/23
WAIVER
NEIGHBORHOOD CHURCH
2702 SW I ST

THE CITY OF BENTONVILLE

Burris
Architecture
820 Tiger Blvd Suite 4 Bentonville, AR 72712
479.319.6045

Date: February 7, 2023

To: Tyler Overstreet
City of Bentonville Planning Dept.
305 SW A Street
Bentonville, AR 72712

Burris Architecture is representing The Neighborhood Church at 2702 SW I St. in this request for administrative relief from section 1400.09 (Screening Requirements) of the Bentonville Land Development Code.

Per Sec 1400.09 Screening Requirements, *(a) Purpose. Screening requirements are established to mitigate potential nuisances by visually separating incompatible land uses, shielding adjacent properties from any adverse external effects of the development, and shielding the development from the negative impacts of existing adjacent uses, such as major streets or railroads.*

(b) Screening Requirement Determination. The table of screening requirements below establishes the instances in which screening shall be provided in the landscape strip and the screening type to be used……..
Listed instances are Single-Family, Duplex/Townhouses, Multi-family, Commercial, and Industrial.

It is The Neighborhood Church's request that they be exempted from this screening requirement. The church has illustrated in their plans that they are going to plant trees along their property lines at intervals that meet the land development code requirements. But they prefer not to install an opaque screen as detailed in section 1400.09.

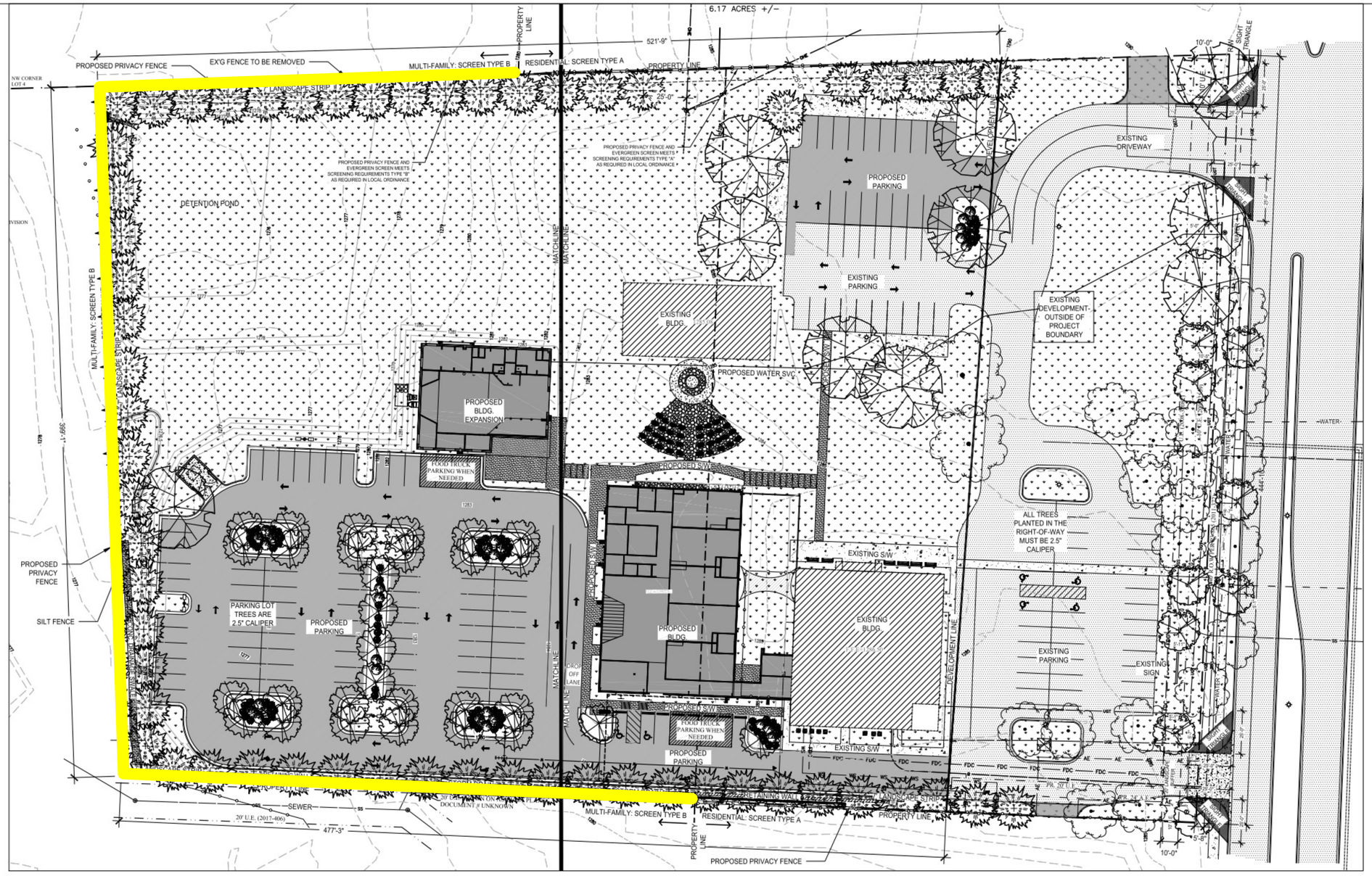
The church property is zoned A1-Agricultural which doesn't show up in the screening requirement matrix. Therefore, we question the applicability of this section on an agricultural property.

The Neighborhood Church feels that putting an opaque screen around the entire property sends the opposite message of the churches mission to be open and welcoming to all and not hidden behind a fence, or berm or a vegetation screen. The Church wants their neighbors to see the activities that take place on their property. And they want those neighbors to feel free to walk across the property and join in on those activities.

Attached to this letter please see the affidavits from the neighboring property owners stating that they take no issue with the Neighborhood Church not installing the opaque screening.

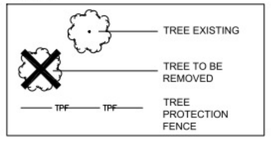
Thank you for your time on this matter and if you'd like to get together to further discuss the matter, we'd be more than happy to meet with you at your convenience.

Dave P. Burris, AIA, NCARB
479-586-9400
dave@burrisarch.com



FENCING SHOWN AND HIGHLIGHTED WITH YELLOW
REQUESTED TO BE REMOVED FROM PROJECT
PER OWNER AND ADJACENT PROP OWNERS

KEY:



PLANTING SCHEDULE & SYMBOL KEY

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ALL NATIVE PLANTS: # OF BUTTERFLY & MOTH SPECIES PLANT CAN HOST:
	AV	ARBORVITAE	THUJA OCCIDENTALIS X "GREEN GIANT"	2.5" CAL.	BIRDS AND MAMMALS
	BT	IRONWOOD	CARPINUS CAROLINIANA	2.5" CAL.	65 SPECIES
	BT	BLACK TUPELO	NYSSA SYLVATICA	STREET TREES 4" CAL.	32 SPECIES
	WO	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL.	420 SPECIES
	RO	RED OAK	QUERCUS RUBRA	2.5" CAL.	420 SPECIES
	SB	SPICE BUSH	LINDERA BENZOIN	3 GAL. & 18" TALL	11 SPECIES
	SS	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL	7 SPECIES
	GR	SEED, SOD, OR EX'G GRASS			

LICENSED LANDSCAPE ARCHITECT
11-15-2022
ALAN OSTNER
No. 5204
STATE OF ARKANSAS

ENGINEER: G. Bates
DRAWN BY: A. Ostner

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REVISIONS

	DATE
FIRST SUBMITTAL	11/22/2021
SECOND SUBMITTAL	12/20/2021
THIRD SUBMITTAL	1/18/2022
FOURTH SUBMITTAL	2/01/2022
SUBMITTAL	2/04/2022
SUBMITTAL	4/14/2022
SUBMITTAL	11/15/2022

NEIGHBORHOOD CHURCH ADDITION
LARGE SCALE DEVELOPMENT PLANS
TREE & LANDSCAPE KEY PLAN

BENTONVILLE , ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

PROJECT NO

DRAWING NO
L-01

Blue Crane

125 W Central Ave., Suite 200
Bentonville, AR 72712

The Neighborhood Church
Attn: Pastor Joe Liles
Via Email

January 31, 2023

Dear Pastor Liles,

Thank you for reaching out about The Neighborhood Church's plans for its property at 2702 SW I Street. Blue Crane, LLC serves as the property manager for the neighboring properties owned by 28th & I Street, LLC. On behalf of that entity, we have reviewed your proposed plans and have no objection to your use of a tree line in lieu of a privacy fence, and we support your requested variance. You may provide this letter to the City of Bentonville to show our support. Thank you, and please let me know if you need anything else.

Sincerely,

Madeline Taylor

Madeline Taylor
General Counsel

DocuSign Envelope ID: A4D17AB9-BAB9-4A30-B023-81A05EAF3609

the neighborhood church

Dear Pastor Liles,

On behalf of Timberland Partners, the owner, and manager of Sullivan Square Apartments (neighboring property) located at 1102 S Sullivan Way, Bentonville, AR, we would like to offer the following letter of support to the City of Bentonville.

In light of our conversation with The Neighborhood Church and upon review of the city-approved landscape drawing, Timberland Partners support the variance request for The Neighborhood Church to use the exterior property tree line in lieu of the privacy fence. We do not see any issue with this and look forward to an excellent neighboring relationship with The Neighborhood Church.

DocuSigned by:
Terry Cook
FF29BE68288149E...

Terry Cook
Timberland Partners

TIMBERLAND PARTNERS

Sullivan Square Apartments
Phone. 479-279-6919
1102 SW Sullivan Way
Bentonville, AR 72713

CONDITIONAL USE PERMIT STAFF REPORT

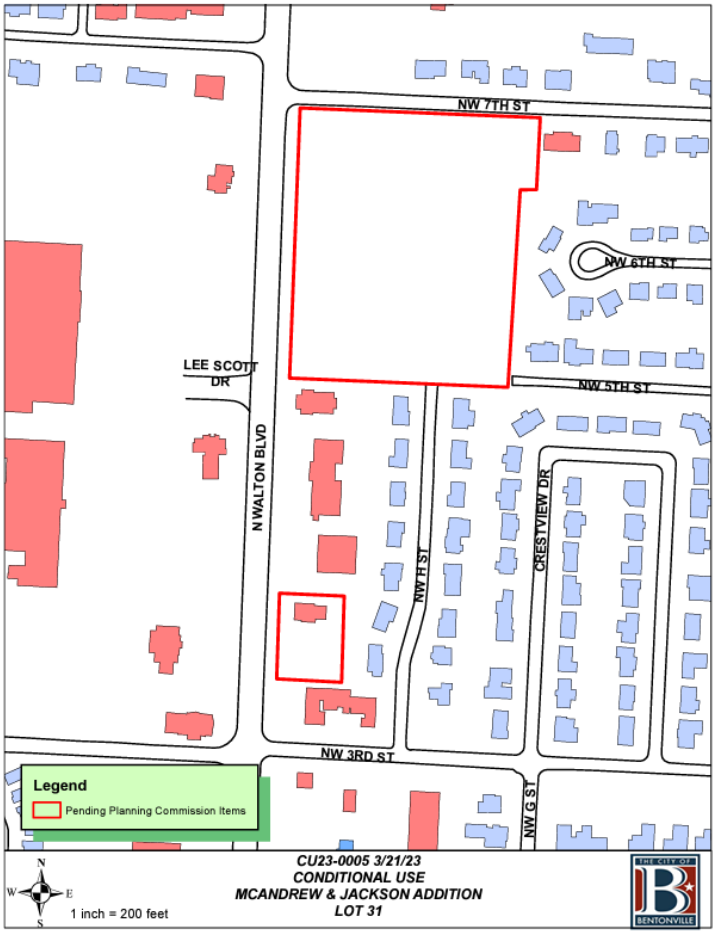
North Walton Staging Area

602 North Walton Boulevard
PC Date: 3/21/23 & 4/4/23
Reviewer: Bradley Gavrielides Planning Technician

Project Number	CU23-0005
Applicant / Current Owner	Blue Crane / North Walton Boulevard LLC
Site Area	+/- 7.67 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Temporary Use as lay down area
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

The subject property is located at 602 North Walton Boulevard and is currently zoned C-2, General Commercial. The use of "Temporary Uses" are allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet. There are multiple old growth trees that are currently scattered on the property as well as a large portion of hard surface parking on the northern side. The property is adjacent to single family residential to the north, east, and south. There are currently no structures on the property. There are many overhead electric lines running along North Walton Blvd. and Northwest 7th Street.

Proposed Use Description

According to the applicant's narrative, they propose to use the laydown yard for multiple projects in the downtown area.

The applicant requests the hours of operation to be 24/7 for approved users. The applicant states that the property will solely be used for storage of native stone and no other structures will be erected or moved to the site. Deliveries are said to be made via North Walton Blvd., which is an arterial street, or Northwest 7th Street, which is a local downtown street. The applicant indicates on their site plan that the two eastern-most drives onto Northwest 7th Street will not be utilized. The applicant also states that all traffic can pull onto the property to offload/load. The large landscaping buffer strip that contains the large shade trees will not be utilized for this project; only the existing paved surface parking area shown in the applicant's site plan will be. The natural stone will be in individual stacks not to exceed 4 feet in height.

Public Notice

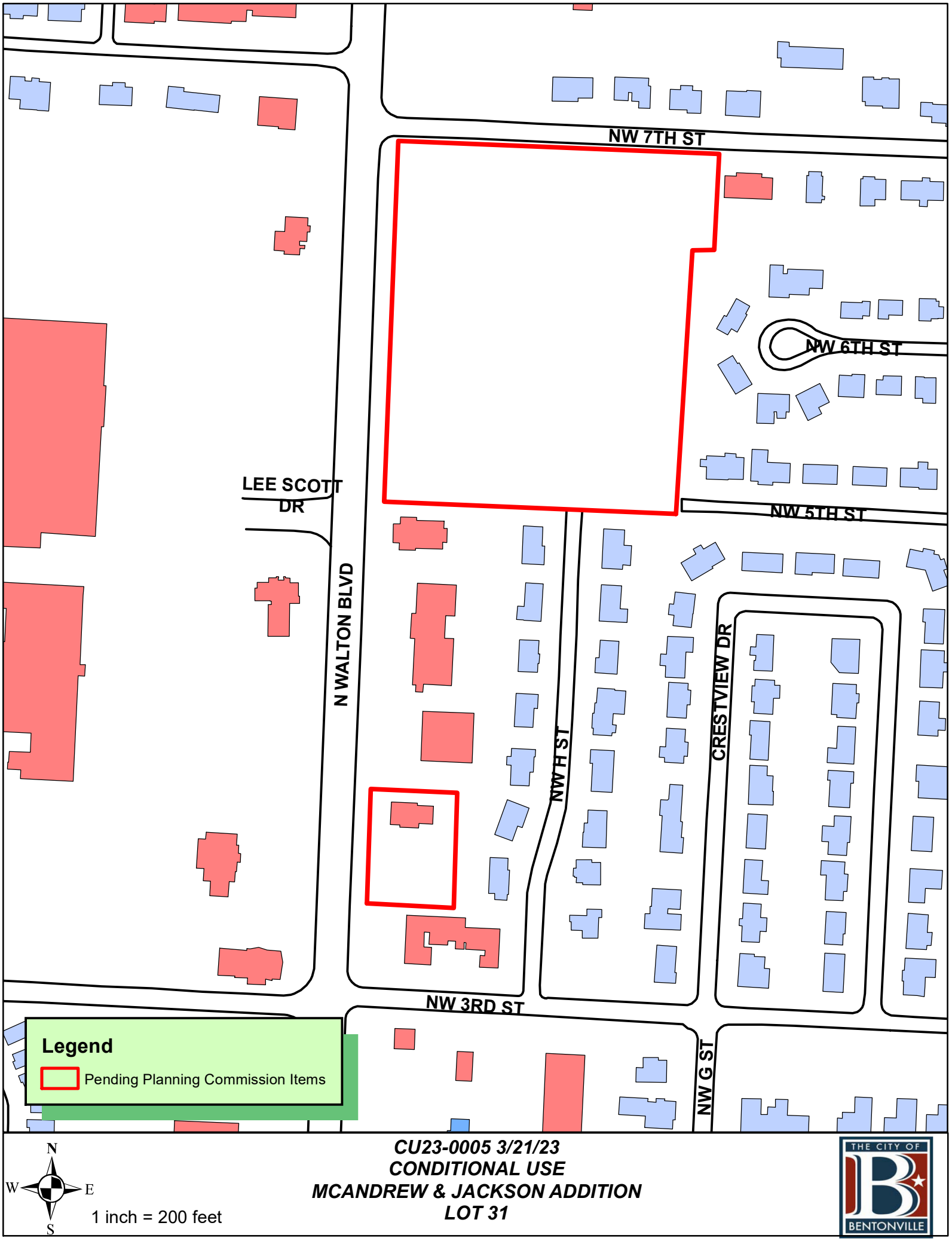
At the time of writing this staff report, staff has not received public comment on this item.

Conditions of Approval

1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
2. This conditional use permit shall be valid for one (1) year from the date of issuance at which time the applicant shall remove the structure or renew the Conditional Use Permit.
3. 24/7 access shall be maintained to all public utilities.
4. No construction material storage or equipment parking within any portion of a public easement.
5. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
6. Traffic to and from this site by construction or other heavy vehicles shall have access limited to North Walton Blvd. The two eastern-most entrances off of

Northwest 7th Street shall not be used to access the site by any construction-related vehicle or other heavy vehicle.

7. Access to the site for approved vehicles shall be between the hours of 7am and 10pm.
8. All materials/stockpiles shall be kept a minimum of 100 feet from residential property lines.
9. The stacks of native stone shall not exceed 4 feet in height.
10. The large landscaping buffer adjacent to Walton Boulevard shall not be utilized for the purposes of this conditional use permit.



CU23-0005 3/21/23
CONDITIONAL USE
MCANDREW & JACKSON ADDITION
LOT 31

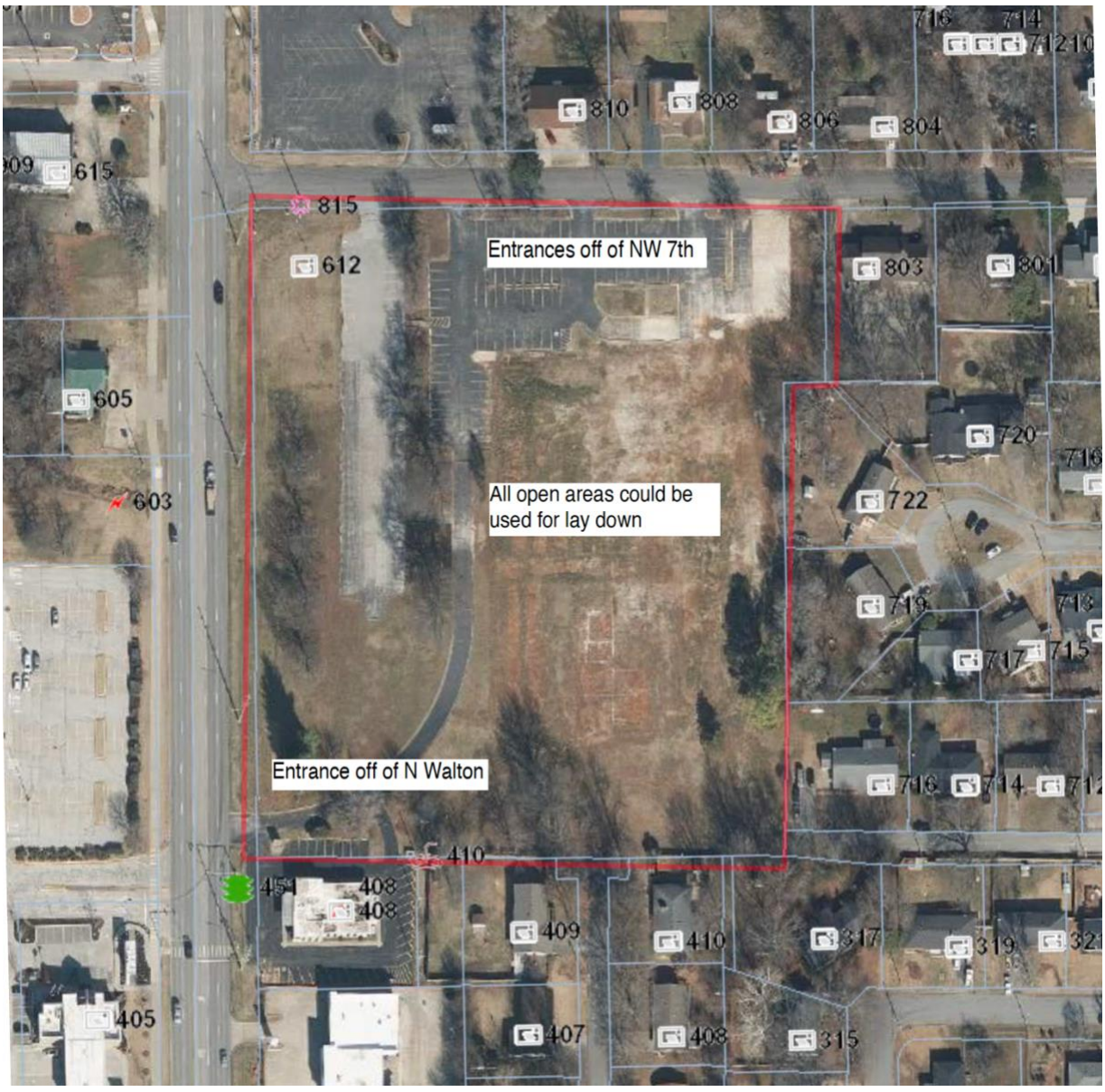
THE CITY OF BENTONVILLE

Lifeline of Northwest Arkansas
NW 7th St
NW 7th St
NW 7th S
N Walton Trl
N Walton Trl
US 71
US 71
X
X
Green buffer zone on Walton will not be disturbed.
Area of work. Less than 2 acres.
The items that will be stored on site will be native stone. the stacks of material will not exceed 4' in height and will be kept neat and tidy.
Truck traffic will only access the site from Walton and the Western entrance from 7th Street. This will keep site traffic away from the neighboring residences.
Google

602 North Walton Staging Area Narrative

North Walton Boulevard LLC. proposes the temporary use of 602 North Walton as a storage area for construction materials. This conditional use would allow for this site to be used to support multiple other construction projects in the downtown area that have limited lay down area. This property would be made available to all approved users 24/7. This property would be solely used as storage and no other structures would be erected or moved to the site. No additional power is planned for this effort. At this time there would not be any parking needs. Deliveries will be made to the site via Walton or 7th, but all traffic is able to pull onto the property to offload / load.

Site Plan:



Site Photo:

Development Standards Amendment

PC Date: 3/21/2023
Preparer: Tyler Overstreet, AICP Community Development Director

Type	Amendment
Code Impacted	Appendix B: Land Development Code, Sec. 1100.21, Sec. 1100.22 and Sec. 1100.23
Recommendation	Approval

http://www.bentonvillear.com/198/Code-Amendments

Background

The current design standards for large scale developments, particularly regarding building materials, was adopted with Ordinance No. 2020-149 adopted on August 11, 2020. Planning Commission frequently receives requests of waivers from the Building Material Standards in *Sec. 1100.21 Large Scale Development Design Standards, Subsection (e) Building Materials*.

Issues

1. The current requirement of a minimum of two primary materials making up at least 75% of the façade, with no less than 25% being a single primary material, can be interpreted differently and creates confusion.
2. Current articulation requirements are too prescriptive and reduce opportunity for creativity.
3. Current design standards for downtown are regulated by district. If applicable by use and building type, it will allow for more consistent design throughout the entirety of downtown.

Proposed Amendments

The following amendment are proposed to clarify the intent of the regulations, clarify the minimum requirements with a goal of reducing the need for waiver request.

1. **Sec. 1100.21 Large Scale Development Design Standards**
   Att. A, Pg. 1
   a. Provide details of what the Community Plan says about design.
   b. Eliminate the applicability statement regarding agriculture and industrial properties.
   c. Clarify exemptions for DN and D Districts. They do not have to comply with Sec. 1100.21, but residential uses must comply with Sec. 1100.22 and nonresidential and mixed uses must comply with Sec. 1100.23.
   d. Replace the waiver request details by allowing the approval of the development plan by planning commission to serve as approval of the building materials.
   e. Require a minimum of 75% of each façade to be composed of a primary material. Eliminating the two primary material requirements. Anything less than the 75% would have to be approved by Planning Commission through approval of the development

plan.

f. Removing the materials table and replace with descriptive verbiage.
g. Remove the articulation table and replace with descriptive verbiage.
h. Remove architectural detail requirements.
i. Add a ratio for bike racks when used to meet the site amenity requirement.

2. **Sec. 1100.22 Downtown Neighborhood (DN) Districts Residential Design Standards.**
    a. Revise applicability from only applying in the Downtown Neighborhood (DN) residential districts to applicable to all residential development in any downtown district (D or DN).
3. **Sec. 1100.23 Downtown (D) Districts Design Standards.**
    a. Revise applicability from only applying in the Downtown Districts to applicable to all non-residential and mixed use in any downtown district.
    b. Expanded on purpose and intent.

Sec 1100.21 Large-Scale Development Design Standards

(a) *Purpose and intent*. The design standards in this section are intended to implement the city's vision for commercial and multifamily development as set forth in the city's Community Plan. The Community Plan recommends a high quality of design, improved functionality and appearance of commerce and industry areas, and to support transformation and modernization of aging areas. The intent of these standards is to improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability.

(b) *Applicability*. The provisions of this section shall apply to all developments requiring large scale development approval. ~~Agriculture and industrial zoned properties shall only be required to meet the standards for the side(s) facing a street frontage or clearly visible from a public right-of-way.~~ The standards in this section and in Sec. 1100.23 Downtown (D) ~~districts~~ Non-residential and Mixed use design standards shall apply in the DC, Downtown Core and DE, Downtown Edge zoning districts.

(c) *Exemptions*.

(1) ~~*Downtown Neighborhood (DN) districts*. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section~~. *Residential uses in Downtown districts*. Residential development in the Downtown (DC and DE) and Downtown Neighborhood (DN1, DN-2, DN-3, DN-4) districts shall be exempt from this section but shall be subject to *Sec. 1100.22 Downtown Residential Design Standards*.

(2) ~~*Downtown (DC and DE) districts*. Development that is subject to the design standards for the Downtown Core and Downtown Edge zoning districts, which have specific site and architectural design standards established in Section 1100.23 Downtown (D) districts design standards, shall be exempt from the site amenities requirement in subsection (r~~). *Nonresidential, commercial and mixed-uses in Downtown Districts*. Nonresidential, commercial and mixed-use development in the Downtown (DC and DE) and Downtown Neighborhood (DN1, DN-2, DN-3, DN-4) districts shall be exempt from the site amenities requirement in subsection r but shall be subject to Sec. 1100.22 Downtown Non-residential Design Standards.

(3) *Municipal airport*. Development subject to the design standards for the Bentonville Municipal Airport, which have specific site and architectural design standards established in Section 1100.24, Municipal Airport design standards, shall be exempt from this section.

(4) *Existing structures*. When a large-scale development is only an addition to an existing structure, the design standards shall only apply to the addition itself. Façade re-skins, where building façade materials are fully or in part replaced or covered, shall be subject to the building material requirements of this section unless otherwise approved by the Planning Director.

(d) *Review process*. These standards shall be applied in the normal review process for large-scale developments and shall be approved by the planning commission.

~~(1) Waiver request. Requests for waivers to these requirements must be accompanied by the following items.~~

~~1. *Narrative*. A written narrative explaining why the waiver is necessary to enhance the architectural design of the structure.~~

~~2. *3-D Rendering*. A 3-D full-color architectural rendering of the final product to include an outline of adjacent structures.~~

~~3. Existing examples. Photos of existing buildings or structures that have incorporated the related design element. Examples are not required to be located in Bentonville.~~

(e) *Building material*. A minimum of seventy five percent of the wall surface area of each façade of a building, not including ~~windows, doors or trim, or glazing~~, shall be composed of a maximum of three primary materials ~~unless otherwise recommended by the Planning and Community Development Director and approved by the Planning Commission~~. Anything less than seventy five percent must be approved by planning ~~commission.~~commission. The remaining 25% of the wall surface area shall be composed of primary, special use primary, or other high quality building materials as approved by the Planning Commission.

(1) *Primary Materials.* All structures in all zoning districts may utilize brick, natural stone, marble, granite, cast stone, windows, glazing, aluminum composite panel systems ~~material or panel~~ (ACM) and copper, bronze, or similar quality metals as primary materials.

(2) *Special Use Primary Materials.* Fiber cement siding, wood siding, ~~(,~~ three-coat cement-based stucco, 24-gauge architectural metal panel systems, manufactured stone, textured concrete block, glass block, concrete tilt-up panels, architectural cast-in-place concrete~~ or pre-cast concrete~~, architectural precast concrete panel systems, and other durable or innovative materials may be used as primary materials subject to the following ~~approval~~review criteria:

1. *Location:* Exterior materials should be consistent with the character of the surrounding neighborhood context and be appropriate for the building use type. For example, fiber cement and wood siding are not appropriate for commercial type applications but may be considered for residential applications and above the first story for multi-family or vertical mixed use buildings. -Applicants shall provide 3-D renderings of their project, and example photos of the material ~~in use to the Planning Director for evaluation~~ with the application.

2. *Design and Innovation:* The materials list above are not meant to be exhaustive, but applicants should be prepared to present compelling reasons to the Planning Commission to accept alternatives, such as for specific design purposes or due to new, innovative materials coming available to the development community. Applicants shall supply a written narrative ~~to the Planning Director~~ explaining why the ~~alternative~~Special Use Primary material is necessary for their proposed structure with the application.

3. *Quality.* Selected materials shall be high-quality and durable. Applicants ~~should~~shall provide cut sheets, warranty information, and clear evidence that their materials are equal or superior to other primary materials ~~to the Planning Director~~with the application.

4. *Building Form and Pedestrian Scale.* Special use primary materials should be integrated to compliment the building form, articulation, and may be used alongside other allowed primary materials. Examples may include limiting their use to non-street facing facades, as a material change for articulation purposes, or to the upper stories of multi-story buildings.

5. *Intent*. Exterior materials shall meet the purpose and intent of this Article.

(3) *Prohibited ~~Primary Materials~~Primary Materials.* Masonite, ~~Corrugated Metal Panel, Non-textured~~non-textured concrete block, vinyl, plywood, and Exterior Insulation Finish System (EIFS) shall not constitute ~~a portion of any building~~any portion of the wall surface area of any façade. ~~.~~Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.

~~*Prohibited Materials.* Masonite, Corrugated Metal Panel, Non-textured concrete block, vinyl, and Exterior Insulation Finish System (EIFS) shall not constitute a portion of any building.~~

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

(f) *Building color*. The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing. ~~.~~All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the

color of the adjacent surface, unless being used expressly as a trim or accent element. Building color shall be consistent with the standards established below.

LARGE SCALE DEVELOPMENT BUILDING COLOR STANDARDS		
	Primary Colors	Trim Colors
Allowed	Muted Neutral Earth tone	Muted Neutral Earth tone Bright Light Primary
Prohibited	Bright Primary	

(g) *Building compatibility*. ~~All commercial structures shall be designed in a manner compatible with other structures in the surrounding vicinity~~. The exterior building design, including roof style, color, materials, architectural form and detailing, shall ~~be consistent~~use common design characteristics among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

(h) *Scale and bulk*. The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings. Special care, however, shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include limited size, building articulation, and shadow patterns. The scale of the building shall also consider building setback, lot size and relationship to street width.

(i) ~~*Wall*~~ *Facade articulation*. Buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the following requirements.

(1) *Vertical articulation.* Vertical articulation is required to visually break up the massing of front and corner facades. Vertical articulation elements are required at intervals no less than 20-feet and no more than 50-feet from each other and may include architectural features such as bays, columns, pilasters, regular repetition of window patterns, a break in the building plane, sunscreens, recessed entries, or other architectural that meet the intent of this article.

(2) *Horizontal articulation.* Horizontal articulation is required to help distinguish the ground floor from upper stories on buildings with three or more stories. Allowable methods include base, awnings or canopies, sunscreens, changes in materials or window patterns, a break in the building plane, recessed entries, eyebrows (horizontal projections) or other architectural treatments that meet the intent of this article.

(3) *Color.* Variation in color shall not be used to meet the required articulation.

(4) *Roofs*. Roof lines and/or parapets shall be varied with a change in height proportionate to the building length and height. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.

(5) *Entrances.* All primary building entrances shall be visible and accessible from the public street and sidewalk. Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances. This may be satisfied through the use of architectural features such as canopies or porticos, overhangs,

recesses/projections, arcades, arches, architectural detail such as moldings integrated into the building structure and design, integrated planters or wing walls that incorporate landscaped areas and/or places for sitting or other architectural features approved by the planning commission.

~~(i)~~(j)

~~LARGE SCALE DEVELOPMENT WALL ARTICULATION~~	
~~Vertical~~	~~50' max. between articulation~~
~~Horizontal~~	~~Articulation required between first and second floor~~
~~Techniques~~	~~• Relief change (projection or recess at leastno less than 2' deep) • Breaks in the surface wall • Windows and door openings • Balconies, awnings and canopies • Series of display windows • Recessed entries • Decorative materials / tile • Material change • Texture change • Other techniques that meet the intent of these regulations and approved by Planning Commission.~~

~~(j) *Façades*. All commercial structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:~~

~~(1) The degree of visibility from all adjacent public ways;~~

~~(2) Possible visibility from future buildings and public ways; and~~

~~(3) Internal overall appearance in relation to the site.~~

~~(k) *Roofs*. Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. Alternative lengths and designs may be acceptable and may be approved by planning commission if the required design would create water drainage or structural issues; or is necessary to enhance the architectural design of the building.~~

~~(l) *Entrances*. primary Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances featuring no less than two (2) of the following:~~
~~(1) Canopies or porticos;~~
~~(2) Overhangs;~~
~~(3) Recesses/projections;~~
~~(4) Arcades;~~
~~(5) Raised corniced parapets over the door;~~
~~(6) Peaked roof forms;~~
~~(7) Arches;~~
~~(8) Architectural detail such as tile work and moldings integrated into the building structure and design;~~

~~(9) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;~~
~~(10) Change in material; or,~~
~~(11) Other architectural features approved by planning commission.~~

~~(m) *Architectural details*. All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances above. Buildings over fifty thousand (50,000) square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings over one hundred thousand (100,000) square feet shall include a minimum of six (6) of the referenced architectural elements.~~
~~(1) Canopies, awnings, or porticos;~~
~~(2) Recesses/projections;~~
~~(3) Arcades;~~
~~(4) Peaked roof forms;~~
~~(5) Arches;~~
~~(6) Display windows;~~
~~(7) Accent materials (minimum of 15% of exterior façade);~~
~~(8) Architectural details (such as tile work and moldings) integrated into the building façade;~~
~~(9) Articulated cornice line;~~
~~(10) Articulated ground floor levels or base;~~
~~(11) Varied roof heights; or,~~
~~(12) Other architectural features approved by planning commission.~~

~~(n)~~(k) *Utility and mechanical equipment screening*.

(1) Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls constructed with the same materials as the primary building, fencing, planting, or a combination of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls or other screening methods approved by planning commission are required along street frontages and bordering residential areas.

1. Adjusting the architectural or landscape profile to screen those elements from view.
2. Placing those elements on service courts or other locations usable by the general public.
3. Integrating those elements into the architecture or landscaping of the site.
4. Use materials similar to that of the primary structure.

(2) The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:

1. The degree of visibility from all adjacent public ways;
2. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
3. Possible visibility from future buildings and public ways; and
4. Internal overall appearance in relation to the site.

~~(o)~~(l) *Building placement*. Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with

the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.

~~(p)~~(m) *Parking placement*. No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes.

~~(q)~~(n) *Pedestrian circulation*. Clearly defined pedestrian walkways or paths shall be provided from public sidewalks to primary building entrances. Design walkways and parking lots so that pedestrians do not have to cross parking aisles and landscape islands to reach building entries. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

~~(r)~~(o) *Site amenities*. Each commercial development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) of the amenities listed below. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

(1) Patio, seating area;
(2) Pedestrian plaza with benches;
(3) Mini park, square or green;
(4) Transit stop;
(5) Public art;
(6) Window shopping walkway;
(7) Outdoor play area;
(8) Kiosk area;
(9) Water feature;
(10) Clock tower or steeple;
(11) Bike racks that hold at least 2 bikes; or
(12) Any other deliberately shaped area and/or focal feature that, in the planning commission's judgment adequately enhances such development and serves as a gathering place.

Sec 1100.22 Downtown ~~Neighborhood (DN) Districts~~Residential Design Standards

(a) *Purpose and intent*. The design standards in this section are intended to improve the overall quality of development and enhance pedestrian safety and walkability in ~~the~~ downtown ~~neighborhood districts.~~residential areas.

(b) *Applicability*. The provisions of this section shall apply to all residential development in the DC, DE, DN-1, DN-2, DN-3 and DN-4 districts.

(c) ~~*DN districts general*~~ *General Residential Building orientation and design*.

(1) *Building orientation*. All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.

(2) *Materials and design*. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials. Masonite, non-textured concrete block, vinyl, plywood, and Exterior Insulation Finish System (EIFS) shall not constitute any portion of the wall surface area of any façade.

(3) *Character elements*. Character elements such as porches, window bays, dormers, etc., if used in a way that is consistent with the intended character of the neighborhood, can result in a maximum lot coverage bonus of up to 5% based on the discretion of the Director.

(4) *Functional character elements*. Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.

(5) *Exterior materials*. Exterior façade materials and details should be consistent with the character of the surrounding context.

(d) ~~*DN districts general*~~*General Residential Site access and parking*.

(1) *Parking location*.

a. *Prohibited in front yards*. Garages, parking lots or designated parking spaces are prohibited in the front yard .

b. *Attached garages*. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

c. *Detached garages*. Detached garages shall be located to the rear of the primary structure.

(2) *Parking setbacks*.

a. *Corner lot*. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

b. *Detached garages*. Detached garages must be separated from the primary structure by a minimum of 10'.

c. *Garages with alley access*. Garages with alley access must be setback 8' from the alley.

(3) *Parking access*.

a. *With alleys*. Where alleys are platted and paved, vehicular access to the designated parking area shall be provided from the alleys.

b. *Without alleys*.

1. Where alleys are not platted, or are platted and not paved, property owners are encouraged to locate parking areas in such a way that parking access could be easily converted to an alley if one is installed in the future. Property owners may choose to pave platted alleys provided they pave the portion of the alley that abuts their property to the nearest public road as identified by the Master Street Plan and shall construct the alley in accordance with Section 1100.16.

2. Where no alley is provided, vehicular access shall be provided in accordance with the standards for each building type.

(4) *Shared parking access*. Where a private drive from the public street is permitted, adjacent properties are encouraged to utilize a shared private drive in order to reduce the overall number of private drives and curb cuts on a block. Where this is done, the following standards shall be met:

a. *Adjacent single-family*.

1. Driveway width. The driveway width shall be a minimum 12' and a maximum of 14'. This area should be kept clear of parked vehicles or other property that would inhibit vehicular circulation.

2. Clear circulation. A clear circulation area shall be provided between designated parking areas or garages and shall have a minimum width of 22' to allow for backing out of vehicles. This area should remain clear of parked vehicles or other property that would inhibit vehicular circulation.

i. Garages may be located up to the edge of the required clear circulation area so long as they meet the other setbacks and locational requirements of this chapter.

ii. Outdoor parking can be accommodated by setting back the façade of the garage a minimum of 18' and a maximum of 22' from the property line.

b. *Adjacent townhouse or multi-family*.

1. Driveway width. The minimum driveway width shall be 12'. This area shall be kept clear of parked vehicles or other property that would inhibit vehicular circulation.

2. Access. The driveway from the public street shall lead to separate drive aisles for parking on each lot. These drive aisles shall conform to parking lot standards included in the zoning ordinance and shall provide access to individual parking spaces or garages.

c. *Pedestrian access*. Pedestrian access from public sidewalk to front façade shall be provided in accordance with the standards for each building type.

(e) ~~*DN districts single family*~~*Single-Family standards*.

(1) *Street access*. Where no alley is provided, one private drive can be provided from the public street. For corner lots, drive access should be provided from the designated side street.

(2) *Alley access*. Vehicular access to all lots with a width less than 50' must be provided by a rear alley.

(3) *Pedestrian access*. Direct pedestrian access shall be provided from the public sidewalk to an articulated building entrance on the front façade of the building.

(f) ~~*DN districts townhouse*~~*Townhouse standards*.

(1) *Townhouse design standards*.

a. *Townhouse unit width*. The minimum width of a townhouse unit is 20'.

b. *Townhouse cluster size*. One townhouse cluster can have a maximum of 6 dwelling units.

c. *Townhouse cluster spacing*. Multiple townhouse clusters can be provided on a single lot so long as there is a minimum spacing of 20' between clusters and all clusters are oriented toward the public street.

d. *Townhouse unit articulation*. Individual townhouse units should be articulated through the exterior design of the cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other appropriate techniques.

e. *Block end townhouses*. ~~In the DN-2 district~~In districts where ~~,~~ townhouse clusters are only ~~permitted~~ allowed at the end of a block~~. In such instances~~, the cluster(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.

f. *Mid-block townhouses*. In ~~the DC, DE, DN-3 and DN-4 Districts~~districts where, townhouse clusters are ~~permitted~~ allowed on any portion of a block~~. In these districts,~~ when a cluster is located at the end of a block, it may orient toward either public street.

(2) *Townhouse access and parking management*.

a. *Alley and drive access*. Vehicular access to townhouse clusters shall be served by a rear alley, or by a private on-site drive.

b. *Drive access width*. The private on-site drive with a maximum width of 20' can be provided for each cluster of townhouse units. (The drive can be provided in the required 20' spacing between clusters.) However, wherever possible, one private drive should be used to provide access to multiple townhouse clusters.

c. *Pedestrian access*. Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each unit on the front façade of the building.

(g) ~~*DN districts multi-family*~~*Multi-Family standards*.

(1) *Multi-family design standards*.

a. *Design elements*. Multi-family buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.

b. *Multiple buildings on a lot*. More than one multi-family building can be provided on a single lot so long as there is a minimum spacing of 20' between buildings and all buildings are oriented toward the public street.

c. *Block-end multi-family buildings*. In the DN-3 district, multi-family buildings are only permitted at the end of a block. In such instances, the building(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.

d. *Mid-block multi-family buildings*. In the DC, DE, and DN-4 districts, multi-family buildings are permitted on any portion of a block. In this district, when a building is located at the end of a block, it may orient toward either public street.

(2) *Multi-family access and parking management*.

a. *Vehicular alley access*. Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.

b. *Pedestrian access*. Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance or entrances on the front façade of the building.

(h) ~~*DN districts integrated*~~*Integrated commercial use standards*. Commercial uses that are integrated into a primarily residential structure, shall meet the following standards.

(1) *Allowed location*.

a. *Ground floor*. Ground-floor commercial uses are permitted in multi-family buildings along property frontages indicated on the City's zoning map and in accordance with items 1.a.—3.c. below.

b. *Corners*. Commercial uses should be located at the corner of the building and at the corner where a side street exists, if possible.

(2) *Dedicated entrance*. Commercial uses must provide a dedicated entrance from either the public sidewalk or publicly accessible vestibule of the building. Entry from an internal residential corridor is prohibited.

(3) *Commercial area and operations*.

a. *Size*. The area of any single commercial use shall not exceed 3,000 sq. ft., and the total commercial area in a multi-family building shall not exceed 5,000 sq. ft. Structures that exceed the maximum size requirements shall be classified and regulated as Mixed-Use structures (1100.22.9)

b. *Multiple uses*. The commercial use shall not be the only use on the ground floor. Other qualifying uses include residential units or resident amenities (i.e. laundry, parking, storage, building management, etc.).

c. *Functional operations*. Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc.

Sec 1100.23 Downtown Non-residential and Mixed-Use Design Standards

(a) *Purpose and intent*. The design standards in this section are intended to implement the city's vision for the downtown area as outlined in the Downtown Master Plan and the Bentonville Community Plan. The intent of these standards is to improve the overall quality of development and enhance pedestrian safety and walkability in the downtown districts.

(b) *Applicability*. The provisions of this section shall apply to all commercial, non-residential and mixed-use developments requiring approval within the DN-1, DN-2, DN-3, DN-4, DC, and DE, districts. These standards are in addition to the regulations in Sec. 1100.21 Large scale development design standards. Where there is conflict between regulations, the regulations in this section shall prevail. These regulations do not apply to residential, integrated commercial or mixed use which are regulations in Sec. 1100.22 Downtown Residential Design Standards.

(c) *Review process*. These standards shall be applied in the normal review process for large scale developments and shall be approved by the planning commission.

(d) *Downtown commercial design standards.* Buildings design for non-residential or commercial only uses, shall meet the following standards.

(1) *Downtown commercial building design standards.*

a. *Façades*. Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades. Features added to the façade, such as balconies and shutters, shall be useable and/or operational to ensure authenticity of design.

~~b. *Roofs*. Roof styles in the Downtown districts shall meet the standards below:~~

~~DOWNTOWN (D) DISTRICTS ROOF STYLES ALLOWED~~	
~~DC~~	~~Gable, hipped, flat~~
~~DE~~ DN-1, DN-2,	~~Gable, hipped~~

c. *Entrances*.

1. *Doors adjacent to sidewalk*. All doors from the structure that are immediately adjacent to the sidewalk shall be recessed from the front of the structure a minimum of the width of the door to allow for safe pedestrian use of the sidewalk.

2. *Primary entrance emphasized.* All primary entrances to a building shall be emphasized with one of the following techniques, or as approved by planning commission: slightly recessed; change in color; and/or materials or paving treatment.

d. *Glazing*. Commercial, mixed use~~-~~ and non-residential buildings shall create visible interest at the pedestrian scale. For the purposes of this Section, glazing is the percent of the façade square footage covered by windows and doors, excluding trim. Glazing shall constitute a minimum of 50% of the façade square footage of the ground floor, between 2 and 12 feet, visible from the public street ~~for commercial and mixed use~~

~~buildings~~ and shall be transparent enough to ~~allow for the public to view inside at the ground floor~~be visible to an interior depth of five feet inside the floorplate.

e. *Corner architecture*. All buildings located at the corner of the intersection between any combination of arterial and collector streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission: Cupola, Turret, Pitched roof.

f. *Awnings, canopies, and balconies*. Awnings, canopies and balconies shall meet the standards below.

DOWNTOWN ~~(D) DISTRICTS~~ AWNING, CANOPIES AND BALCONY STANDARDS	
Material	Durable, protective, water repellant
Prohibited	Plastic, aluminum, fiberglass Backlighting of awning

g. *Franchise architecture*. Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited. Franchises or national chains shall follow these standards to create a unique building that is compatible with the DC, Downtown Core ~~and~~ DE, Downtown Edge. DN-1, DN-2, DN-3, Downtown High-Density Residential, and DN-4, Downtown Mixed-Use Residential districts.

(2) Downtown Commercial site design standards.

a. *Building placement.* A minimum of 80% of the façade must be placed along the maximum setback allowed in the ~~Downtown~~ zoning district~~s~~. Any section along the maximum setback on an arterial or collector street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.

b. *Parking placement*. Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on arterial or collector streets, unless at the intersection of any combination of arterial and collector streets Parking drives are highly discouraged along arterial and collector streets and only allowed if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces. ~~The standards for garages and parking for residential uses set forth in Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards shall apply to residential uses in the DC and DE districts.~~

(e) *Downtown Mixed-use design standards*. Buildings that mix residential and commercial/non-residential uses shall meet the following standards.

(1) *Downtown Mixed use building standards.*

a. *Upper floor design*. Upper-floor residential portions of mixed-use buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.

b. *Ground floor design*. Ground-floor commercial facades must integrate a high level of transparency and elements typical of traditional commercial design. Such elements should include knee walls, window bays framed by architectural columns and pilasters, transom windows, recessed entries, awnings, and others.

c. *Buildings on a corner lot*. Mixed-use buildings located on corners should integrate prominent massing elements such as corner turrets or chamfered facades.

d. *Signage and lighting*. Commercial signage and lighting should be integrated into the design of the façade and have a minimal impact on the aesthetic of the area. All commercial signs should comply with the regulations for signs located in the D-C Downtown Core District.

e. ~~*Commercial* *floor delineation*~~. For buildings taller than two stories, ~~T~~there should be a clear delineation between the ground-floor commercial or nonresidential space and upper-floor residential areas. Such a delineation can be created through the use of varying materials, slight upper-floor recession, projection or horizontal variation.

f. *Large scale development compliance*. Mixed-use buildings are subject to the standards for Large Scale Developments and Downtown Commercial development as described in Appendix B, Sec. 1100.21, Large-Scale Development Design Standards and Sec. 1100.23, Downtown Commercial Design Standards and the requirements of Sec. 1100.23 shall prevail.

g. *Functional operations*. Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc. Trash receptacles should not be adjacent to a public right-of-way or located in a front setback.

h. *Screening of adjacent residential lots*. Mixed-use buildings shall provide screening against abutting residential properties that is compliant with regulations established in Section 1400.09 of the City's Land Development Code.

(2) *Downtown Mixed-use access and parking management*.

a. *Vehicular access*. Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.

b. *Pedestrian access*.

1. *Ground floor commercial*. Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each ground-floor commercial unit on the front façade of the building.

2. *Residential*. Direct pedestrian access shall be provided from the public sidewalk to a dedicated entrance that provides access to upper-floor residential units.

(f) *Downtown Site amenity standards*. ~~Site amenities are not required. However, if a specific site amenity is being provided, it~~A minimum of two site amenities are required and shall meet the standards below. ~~for all streets in the DC, Downtown Core and DE, Downtown Edge districts.~~ All street furniture shall be installed per manufacturer's specifications.

(1) *Street amenity placement*.

a. Street trees and streetlights shall not be placed directly in front of an entrance to a building.

b. All street furniture shall be placed so that a minimum of 4' of the width of the sidewalk is clear and unobstructed.

c. Trees, street lamps, and all street furniture shall be placed a minimum of 36" away from the back of curb to allow for car doors opening.

(2) *Streetlight standard*.

a. Luminaire: Granville
b. Pole: Wadsworth
c. Pole height: 12' maximum
d. Color: Black
e. Spacing: Determined by Bentonville Electric Utility Department.

(3) *Bench standard*.

a. Length: 6' minimum
b. Style: Victor Stanley "Classic" Series (Model # C-10) (or approved equal)
c. Color: Black

(4) *Trash receptacle standard*.

a. Size: 40-gallon
b. Style: Victor Stanley "Ironsites" (Model # S-35), or approved equal
c. Color: Black

(5) *Bicycle rack standard*.

a. Size: 34" x 21.5"
b. Style: Single hoop, Dero Swerve Rack, Black
c. Tube Width: 1.9"
d. Setback from parallel wall: 24"
e. Setback from horizontal wall: 28"
f. Setback from parallel street: 36"
~~g.~~ Distance from horizontal street: 62"
g.

Sec 1100.21 Large-Scale Development Design Standards

(a) *Purpose and intent*. The design standards in this section are intended to implement the city's vision for commercial and multifamily development as set forth in the city's Community Plan. The Community Plan recommends a high quality of design, improved functionality and appearance of commerce and industry areas, and to support transformation and modernization of aging areas. The intent of these standards is to improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability.

(b) *Applicability*. The provisions of this section shall apply to all developments requiring large scale development approval. The standards in this section and in Sec. 1100.23 Downtown (D) Non-residential and Mixed use design standards shall apply in the DC, Downtown Core and DE, Downtown Edge zoning districts.

(c) *Exemptions*.

(1) . *Residential uses in Downtown districts*. Residential development in the Downtown (DC and DE) and Downtown Neighborhood (DN1, DN-2, DN-3, DN-4) districts shall be exempt from this section but shall be subject to *Sec. 1100.22 Downtown Residential Design Standards*.

(2)). *Nonresidential, commercial and mixed-uses in Downtown Districts*. Nonresidential, commercial and mixed-use development in the Downtown (DC and DE) and Downtown Neighborhood (DN1, DN-2, DN-3, DN-4) districts shall be exempt from the site amenities requirement in subsection r but shall be subject to Sec. 1100.22 Downtown Non-residential Design Standards.

(3) *Municipal airport*. Development subject to the design standards for the Bentonville Municipal Airport, which have specific site and architectural design standards established in Section 1100.24, Municipal Airport design standards, shall be exempt from this section.

(4) *Existing structures*. When a large-scale development is only an addition to an existing structure, the design standards shall only apply to the addition itself. Façade re-skins, where building façade materials are fully or in part replaced or covered, shall be subject to the building material requirements of this section unless otherwise approved by the Planning Director.

(d) *Review process*. These standards shall be applied in the normal review process for large-scale developments and shall be approved by the planning commission.

(e) *Building material*. A minimum of seventy five percent of the wall surface area of each façade of a building, not including doors or trim, shall be composed of a maximum of three primary materials. Anything less than seventy five percent must be approved by planning commission. The remaining 25% of the wall surface area shall be composed of primary, special use primary, or other high quality building materials as approved by the Planning Commission.

(1) *Primary Materials.* All structures in all zoning districts may utilize brick, natural stone, marble, granite, cast stone, windows, glazing, aluminum composite panel systems (ACM) and copper, bronze, or similar quality metals as primary materials.

(2) *Special Use Primary Materials.* Fiber cement siding, wood siding, three-coat cement-based stucco, 24-gauge architectural metal panel systems, manufactured stone, textured concrete block, glass block, concrete tilt-up panels, architectural cast-in-place concrete, architectural precast concrete panel systems, and other durable or innovative materials may be used as primary materials subject to the following review criteria:

1. *Location:* Exterior materials should be consistent with the character of the surrounding neighborhood context and be appropriate for the building use type. For example, fiber cement and wood siding are not appropriate for commercial type applications but may be considered for residential applications and above the first story for multi-family or vertical mixed use buildings. Applicants shall provide 3-D renderings of their project, and example photos of the material with the application.
2. *Design and Innovation:* The materials list above are not meant to be exhaustive, but applicants should be prepared to present compelling reasons to the Planning Commission to accept alternatives, such as for specific design purposes or due to new, innovative materials coming available to the development community. Applicants shall supply a written narrative explaining why the Special Use Primary material is necessary for their proposed structure with the application.
3. *Quality.* Selected materials shall be high-quality and durable. Applicants shall provide cut sheets, warranty information, and clear evidence that their materials are equal or superior to other primary materials with the application.
4. *Building Form and Pedestrian Scale.* Special use primary materials should be integrated to compliment the building form, articulation, and may be used alongside other allowed primary materials. Examples may include limiting their use to non-street facing facades, as a material change for articulation purposes, or to the upper stories of multi-story buildings.
5. *Intent*. Exterior materials shall meet the purpose and intent of this Article.

(3) *Prohibited Primary Materials.* Masonite, non-textured concrete block, vinyl, plywood, and Exterior Insulation Finish System (EIFS) shall not constitute any portion of the wall surface area of any façade. Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.

(f) *Building color*. The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the

color of the adjacent surface, unless being used expressly as a trim or accent element. Building color shall be consistent with the standards established below.

LARGE SCALE DEVELOPMENT BUILDING COLOR STANDARDS		
	Primary Colors	Trim Colors
Allowed	Muted Neutral Earth tone	Muted Neutral Earth tone Bright Light Primary
Prohibited	Bright Primary	

(g) *Building compatibility*.. The exterior building design, including roof style, color, materials, architectural form and detailing, shall use common design characteristics among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

(h) *Scale and bulk*. The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings. Special care, however, shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include limited size, building articulation, and shadow patterns. The scale of the building shall also consider building setback, lot size and relationship to street width.

(i) *Facade articulation*. Buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the following requirements.

(1) *Vertical articulation.* Vertical articulation is required to visually break up the massing of front and corner facades. Vertical articulation elements are required at intervals no less than 20-feet and no more than 50-feet from each other and may include architectural features such as bays, columns, pilasters, regular repetition of window patterns, a break in the building plane, sunscreens, recessed entries, or other architectural that meet the intent of this article.

(2) *Horizontal articulation.* Horizontal articulation is required to help distinguish the ground floor from upper stories on buildings with three or more stories. Allowable methods include base, awnings or canopies, sunscreens, changes in materials or window patterns, a break in the building plane, recessed entries, eyebrows (horizontal projections) or other architectural treatments that meet the intent of this article.

(3) *Color.* Variation in color shall not be used to meet the required articulation.

(4) *Roofs*. Roof lines and/or parapets shall be varied with a change in height proportionate to the building length and height. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.

(5) *Entrances.* All primary building entrances shall be visible and accessible from the public street and sidewalk. Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances. This may be satisfied through the use of architectural features such as canopies or porticos, overhangs, recesses/projections, arcades, arches, architectural detail such as moldings integrated

into the building structure and design, integrated planters or wing walls that incorporate landscaped areas and/or places for sitting or other architectural features approved by the planning commission.

(j)

(k) *Utility and mechanical equipment screening*.

(1) Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls constructed with the same materials as the primary building, fencing, planting, or a combination of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls or other screening methods approved by planning commission are required along street frontages and bordering residential areas.

1. Adjusting the architectural or landscape profile to screen those elements from view.
2. Placing those elements on service courts or other locations usable by the general public.
3. Integrating those elements into the architecture or landscaping of the site.
4. Use materials similar to that of the primary structure.

(2) The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:

1. The degree of visibility from all adjacent public ways;
2. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
3. Possible visibility from future buildings and public ways; and
4. Internal overall appearance in relation to the site.

(l) *Building placement*. Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.

(m) *Parking placement*. No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes.

(n) *Pedestrian circulation*. Clearly defined pedestrian walkways or paths shall be provided from public sidewalks to primary building entrances. Design walkways and parking lots so that pedestrians do not have to cross parking aisles and landscape islands to reach building entries. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

(o) *Site amenities*. Each commercial development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) of the amenities listed below. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

(1) Patio, seating area;
(2) Pedestrian plaza with benches;
(3) Mini park, square or green;
(4) Transit stop;
(5) Public art;
(6) Window shopping walkway;
(7) Outdoor play area;
(8) Kiosk area;
(9) Water feature;
(10) Clock tower or steeple;
(11) Bike racks that hold at least 2 bikes; or
(12) Any other deliberately shaped area and/or focal feature that, in the planning commission's judgment adequately enhances such development and serves as a gathering place.

Sec 1100.22 Downtown Residential Design Standards

(a) *Purpose and intent*. The design standards in this section are intended to improve the overall quality of development and enhance pedestrian safety and walkability in downtown residential areas.

(b) *Applicability*. The provisions of this section shall apply to all residential development in the DC, DE, DN-1, DN-2, DN-3 and DN-4 districts.

(c) *General Residential Building orientation and design*.

(1) *Building orientation*. All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.

(2) *Materials and design*. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials. Masonite, non-textured concrete block, vinyl, plywood, and Exterior Insulation Finish System (EIFS) shall not constitute any portion of the wall surface area of any façade.

(3) *Character elements*. Character elements such as porches, window bays, dormers, etc., if used in a way that is consistent with the intended character of the neighborhood, can result in a maximum lot coverage bonus of up to 5% based on the discretion of the Director.

(4) *Functional character elements*. Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.

(5) *Exterior materials*. Exterior façade materials and details should be consistent with the character of the surrounding context.

(d) *General Residential Site access and parking*.

(1) *Parking location*.

a. *Prohibited in front yards*. Garages, parking lots or designated parking spaces are prohibited in the front yard .

b. *Attached garages*. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

c. *Detached garages*. Detached garages shall be located to the rear of the primary structure.

(2) *Parking setbacks*.

a. *Corner lot*. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

b. *Detached garages*. Detached garages must be separated from the primary structure by a minimum of 10'.

c. *Garages with alley access*. Garages with alley access must be setback 8' from the alley.

(3) *Parking access*.

a. *With alleys*. Where alleys are platted and paved, vehicular access to the designated parking area shall be provided from the alleys.

b. *Without alleys*.

1. Where alleys are not platted, or are platted and not paved, property owners are encouraged to locate parking areas in such a way that parking access could be easily converted to an alley if one is installed in the future. Property owners may choose to pave platted alleys provided they pave the portion of the alley that abuts their property to the nearest public road as identified by the Master Street Plan and shall construct the alley in accordance with Section 1100.16.

2. Where no alley is provided, vehicular access shall be provided in accordance with the standards for each building type.

(4) *Shared parking access*. Where a private drive from the public street is permitted, adjacent properties are encouraged to utilize a shared private drive in order to reduce the overall number of private drives and curb cuts on a block. Where this is done, the following standards shall be met:

a. *Adjacent single-family*.

1. Driveway width. The driveway width shall be a minimum 12' and a maximum of 14'. This area should be kept clear of parked vehicles or other property that would inhibit vehicular circulation.

2. Clear circulation. A clear circulation area shall be provided between designated parking areas or garages and shall have a minimum width of 22' to allow for backing out of vehicles. This area should remain clear of parked vehicles or other property that would inhibit vehicular circulation.

i. Garages may be located up to the edge of the required clear circulation area so long as they meet the other setbacks and locational requirements of this chapter.

ii. Outdoor parking can be accommodated by setting back the façade of the garage a minimum of 18' and a maximum of 22' from the property line.

b. *Adjacent townhouse or multi-family*.

1. Driveway width. The minimum driveway width shall be 12'. This area shall be kept clear of parked vehicles or other property that would inhibit vehicular circulation.

2. Access. The driveway from the public street shall lead to separate drive aisles for parking on each lot. These drive aisles shall conform to parking lot standards included in the zoning ordinance and shall provide access to individual parking spaces or garages.

c. *Pedestrian access*. Pedestrian access from public sidewalk to front façade shall be provided in accordance with the standards for each building type.

(e) *Single-Family standards*.

(1) *Street access*. Where no alley is provided, one private drive can be provided from the public street. For corner lots, drive access should be provided from the designated side street.

(2) *Alley access*. Vehicular access to all lots with a width less than 50' must be provided by a rear alley.

(3) *Pedestrian access*. Direct pedestrian access shall be provided from the public sidewalk to an articulated building entrance on the front façade of the building.

(f) *Townhouse standards*.

(1) *Townhouse design standards*.

a. *Townhouse unit width*. The minimum width of a townhouse unit is 20'.

b. *Townhouse cluster size*. One townhouse cluster can have a maximum of 6 dwelling units.

c. *Townhouse cluster spacing*. Multiple townhouse clusters can be provided on a single lot so long as there is a minimum spacing of 20' between clusters and all clusters are oriented toward the public street.

d. *Townhouse unit articulation*. Individual townhouse units should be articulated through the exterior design of the cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other appropriate techniques.

e. *Block end townhouses*. In districts where townhouse clusters are only allowed at the end of a block,, the cluster(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.

f. *Mid-block townhouses*. In districts where, townhouse clusters are allowed on any portion of a block, when a cluster is located at the end of a block, it may orient toward either public street.

(2) *Townhouse access and parking management*.

a. *Alley and drive access*. Vehicular access to townhouse clusters shall be served by a rear alley, or by a private on-site drive.

b. *Drive access width*. The private on-site drive with a maximum width of 20' can be provided for each cluster of townhouse units. (The drive can be provided in the required 20' spacing between clusters.) However, wherever possible, one private drive should be used to provide access to multiple townhouse clusters.

c. *Pedestrian access*. Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each unit on the front façade of the building.

(g) *Multi-Family standards*.

(1) *Multi-family design standards*.

a. *Design elements*. Multi-family buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.

b. *Multiple buildings on a lot*. More than one multi-family building can be provided on a single lot so long as there is a minimum spacing of 20' between buildings and all buildings are oriented toward the public street.

c. *Block-end multi-family buildings*. In the DN-3 district, multi-family buildings are only permitted at the end of a block. In such instances, the building(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.

d. *Mid-block multi-family buildings*. In the DC, DE, and DN-4 districts, multi-family buildings are permitted on any portion of a block. In this district, when a building is located at the end of a block, it may orient toward either public street.

(2) *Multi-family access and parking management*.

a. *Vehicular alley access*. Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.

b. *Pedestrian access*. Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance or entrances on the front façade of the building.

(h) *Integrated commercial use standards*. Commercial uses that are integrated into a primarily residential structure, shall meet the following standards.

(1) *Allowed location*.

a. *Ground floor*. Ground-floor commercial uses are permitted in multi-family buildings along property frontages indicated on the City's zoning map and in accordance with items 1.a.—3.c. below.

b. *Corners*. Commercial uses should be located at the corner of the building and at the corner where a side street exists, if possible.

(2) *Dedicated entrance*. Commercial uses must provide a dedicated entrance from either the public sidewalk or publicly accessible vestibule of the building. Entry from an internal residential corridor is prohibited.

(3) *Commercial area and operations*.

a. *Size*. The area of any single commercial use shall not exceed 3,000 sq. ft., and the total commercial area in a multi-family building shall not exceed 5,000 sq. ft. Structures that exceed the maximum size requirements shall be classified and regulated as Mixed-Use structures (1100.22.9)

b. *Multiple uses*. The commercial use shall not be the only use on the ground floor. Other qualifying uses include residential units or resident amenities (i.e. laundry, parking, storage, building management, etc.).

c. *Functional operations*. Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc.

Sec 1100.23 Downtown Non-residential and Mixed-Use Design Standards

(a) *Purpose and intent*. The design standards in this section are intended to implement the city's vision for the downtown area as outlined in the Downtown Master Plan and the Bentonville Community Plan. The intent of these standards is to improve the overall quality of development and enhance pedestrian safety and walkability in the downtown districts.

(b) *Applicability*. The provisions of this section shall apply to all commercial, non-residential and mixed-use developments requiring approval within the DN-1, DN-2, DN-3, DN-4, DC, and DE, districts. These standards are in addition to the regulations in Sec. 1100.21 Large scale development design standards. Where there is conflict between regulations, the regulations in this section shall prevail. These regulations do not apply to residential, integrated commercial or mixed use which are regulations in Sec. 1100.22 Downtown Residential Design Standards.

(c) *Review process*. These standards shall be applied in the normal review process for large scale developments and shall be approved by the planning commission.

(d) *Downtown commercial design standards.* Buildings design for non-residential or commercial only uses, shall meet the following standards.

(1) *Downtown commercial building design standards.*

a. *Façades*. Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades. Features added to the façade, such as balconies and shutters, shall be useable and/or operational to ensure authenticity of design.

c. *Entrances*.

1. *Doors adjacent to sidewalk*. All doors from the structure that are immediately adjacent to the sidewalk shall be recessed from the front of the structure a minimum of the width of the door to allow for safe pedestrian use of the sidewalk.

2. *Primary entrance emphasized.* All primary entrances to a building shall be emphasized with one of the following techniques, or as approved by planning commission: slightly recessed; change in color; and/or materials or paving treatment.

d. *Glazing*. Commercial, mixed use and non-residential buildings shall create visible interest at the pedestrian scale. For the purposes of this Section, glazing is the percent of the façade square footage covered by windows and doors, excluding trim. Glazing shall constitute a minimum of 50% of the façade square footage of the ground floor, between 2 and 12 feet, visible from the public street and shall be transparent enough to be visible to an interior depth of five feet inside the floorplate.

e. *Corner architecture*. All buildings located at the corner of the intersection between any combination of arterial and collector streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission: Cupola, Turret, Pitched roof.

f. *Awnings, canopies, and balconies*. Awnings, canopies and balconies shall meet the standards below.

DOWNTOWN AWNING, CANOPIES AND BALCONY STANDARDS	
Material	Durable, protective, water repellant
Prohibited	Plastic, aluminum, fiberglass Backlighting of awning

g. *Franchise architecture*. Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited. Franchises or national chains shall follow these standards to create a unique building that is compatible with the DC, Downtown Core DE, Downtown Edge. DN-1, DN-2, DN-3, Downtown High-Density Residential, and DN-4, Downtown Mixed-Use Residential districts.

(2) Downtown Commercial site design standards.

a. *Building placement.* A minimum of 80% of the façade must be placed along the maximum setback allowed in the zoning district. Any section along the maximum setback on an arterial or collector street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.

b. *Parking placement*. Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on arterial or collector streets, unless at the intersection of any combination of arterial and collector streets Parking drives are highly discouraged along arterial and collector streets and only allowed if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces.

(e) *Downtown Mixed-use design standards*. Buildings that mix residential and commercial/non-residential uses shall meet the following standards.

(1) *Downtown Mixed use building standards.*

a. *Upper floor design*. Upper-floor residential portions of mixed-use buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.

b. *Ground floor design*. Ground-floor commercial facades must integrate a high level of transparency and elements typical of traditional commercial design. Such elements should include knee walls, window bays framed by architectural columns and pilasters, transom windows, recessed entries, awnings, and others.

c. *Buildings on a corner lot*. Mixed-use buildings located on corners should integrate prominent massing elements such as corner turrets or chamfered facades.

d. *Signage and lighting*. Commercial signage and lighting should be integrated into the design of the façade and have a minimal impact on the aesthetic of the area. All commercial signs should comply with the regulations for signs located in the D-C Downtown Core District.

e. *floor delineation*. For buildings taller than two stories, there should be a clear delineation between the ground-floor commercial or nonresidential space and upper-floor residential areas. Such a delineation can be created through the use of varying materials, slight upper-floor recession, projection or horizontal variation.

f. *Large scale development compliance*. Mixed-use buildings are subject to the standards for Large Scale Developments and Downtown Commercial development as described in Appendix B, Sec. 1100.21, Large-Scale Development Design Standards and Sec. 1100.23, Downtown Commercial Design Standards and the requirements of Sec. 1100.23 shall prevail.

g. *Functional operations*. Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc. Trash receptacles should not be adjacent to a public right-of-way or located in a front setback.

h. *Screening of adjacent residential lots*. Mixed-use buildings shall provide screening against abutting residential properties that is compliant with regulations established in Section 1400.09 of the City's Land Development Code.

(2) *Downtown Mixed-use access and parking management*.

a. *Vehicular access*. Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.

b. *Pedestrian access*.

1. *Ground floor commercial*. Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each ground-floor commercial unit on the front façade of the building.

2. *Residential*. Direct pedestrian access shall be provided from the public sidewalk to a dedicated entrance that provides access to upper-floor residential units.

(f) *Downtown Site amenity standards*. A minimum of two site amenities are required and shall meet the standards below. All street furniture shall be installed per manufacturer's specifications.

(1) *Street amenity placement*.

a. Street trees and streetlights shall not be placed directly in front of an entrance to a building.

b. All street furniture shall be placed so that a minimum of 4' of the width of the sidewalk is clear and unobstructed.

c. Trees, street lamps, and all street furniture shall be placed a minimum of 36" away from the back of curb to allow for car doors opening.

(2) *Streetlight standard*.

a. Luminaire: Granville
b. Pole: Wadsworth
c. Pole height: 12' maximum
d. Color: Black
e. Spacing: Determined by Bentonville Electric Utility Department.

(3) *Bench standard*.

a. Length: 6' minimum
b. Style: Victor Stanley "Classic" Series (Model # C-10) (or approved equal)
c. Color: Black

(4) *Trash receptacle standard*.

a. Size: 40-gallon
b. Style: Victor Stanley "Ironsites" (Model # S-35), or approved equal
c. Color: Black

(5) *Bicycle rack standard*.

a. Size: 34" x 21.5"
b. Style: Single hoop, Dero Swerve Rack, Black
c. Tube Width: 1.9"
d. Setback from parallel wall: 24"
e. Setback from horizontal wall: 28"
f. Setback from parallel street: 36"
g. Distance from horizontal street: 62"