Planning Commission
Meeting Agenda
April 18, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_uN6sFFC7SvahpXyrSvLxog

Call to Order

I. Approval of the March 21, 2023 Meeting Minutes

II. Approval of the April 4, 2023 Meeting Minutes

III. Consent Agenda

1. **Lots 32, 33, and 34 of Limestone Ranch Subdivision** — **Lot Split**
   Southwest H Street & Southwest 41st Street *(LS23-0014)*

2. **Lot 1 of Glasgows Subdivision** — **Property Line Adjustment**
   411 Southeast Walton Boulevard *(PLA23-0002)*

3. **Lot 33 of W.A. Burk's Addition** — **Property Line Adjustment**
   107 Northeast Park Street *(PLA23-0003)*

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

5. **Detrola Motel** — **Large Scale Development Extention**
   1400 Southwest I Street *(LSD22-0020)*

6. **SW A and Main St. Development** — **Large Scale Development**
   Southwest A Street and South Main Street *(LSD22-0070)*

IV. New Business

1. **Trailblazers Association** — **Rezoning***
   Northwest A Street *(RZ22-0067)*
   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

* indicates item requires public hearing

2. **Baker Family Trust** **Rezoning***
5578 Southwest Adams Road *(RZ23-0023)*
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

3. **Johnston** **Rezoning***
212 Southwest O Street *(RZ23-0024)*
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

4. **LoxBlox LLC** **Rezoning***
1109 Northeast Monroe Street *(RZ23-0025)*
Future Land Use Map Amendment: MDR, Medium Density Residential Residential to HDR, High Density Residential
Rezoning: DN-2, Downtown Medium Density Residential to DN-3, Downtown High Density Residential

5. **Haney Enterprises, LLC** **Rezoning***
1004 and 1006 Northwest A Street *(RZ23-0026)*
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

6. **McKissic Creek Center, LLC** **Rezoning***
McKissic Creek Road *(RZ23-0027)*
Future Land Use Map Amendment: O, Office to C, General Commercial
Rezoning: A-1, Agricultural to C-2, General Commercial

7. **Applegate Properties Events** **Conditional Use Permit***
1807 Southwest 2nd Street *(CU23-0009)*
Long Term Temporary Use for grass parking lot

8. **Ramo d'Olivo Olive Oil Shop and Wine Bar** **Conditional Use Permit***
104 Southeast 6th Street *(CU23-0010)*
Restaurant/Bar Use in DE district

9. **Fourteenth Street Sages** **Conditional Use Permit***
2102 Southeast 14th Street *(CU23-0011)*
Personal Services in C-1 district

11. **Lots 3 and 4 of RSB Subdivision** **Lot Split**
5578 Southwest Adams Road *(LS23-0012)*

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12. Gateway North 200 **Large Scale Development**

4300 Southwest Rainbow Farm Road *(LSD23-0011)*

Waiver #1: Section 1100.21 (e) – Building Materials. The applicant is requesting that the primary wall material is requested to be Painted Smooth Tilt Concrete Walls to match all existing building in the Industrial Park

Waiver #2: Section 1100.21 (i) – Wall Articulation. The applicant states that glass & 24-gauge architectural metal panel features are located at the Southeast & Southwest corners on the South Elevation. Due to the large size of the building, the scale of the glass & metal panel features at the corners are proportional to the smooth tilt concrete walls, meeting the intent of the wall articulation to break up the uninterrupted façade planes. This factor of scale matches all existing building in the Industrial Park.

Waiver #3: Section 1100.21 (k) – Roofs. The applicant states glass & 24-gauge architectural metal panel features are located at the Southeast & Southwest corners on the South Elevation to feature a raised parapet. CrossMar's concern is it would cause the building to appear too busy from the street view. Due to the large size of the building, the scale of the glass & metal panel features at the corners are proportional to the smooth tilt concrete walls, meeting the intent of the varied height. This factor of scale matches all existing building in the Industrial Park.

V. Old Business

1. The Hub Bike Lounge **Conditional Use Permit Extension**

410 Southwest A Street *(CU22-0002)*

Long Term Temporary Use for Shipping Container

Public Hearing was held on 3-21-23 and item was tabled.

2. Amendment to Article 1100 of the Land Develoment Code **Ordinance**

Section 1100.21 Large Scale Development Design Standards

Subsection (e) Building Materials

3. GI Alliance Bentonville **Large Scale Development**

3700 Southeast Dodson Road *(LSD23-0005)*

Waiver #1: A waiver from Section 1100.16(a) – Street Standards. The applicant is requesting a waiver from constructing the Master Street Plan cross section for the half-street improvements to Dodson Road.

Waiver #2: A waiver from Section 1400.06(a) – Street Frontage Buffer Landscaping. The applicant is requesting to place required trees in alternate locations on site due to buried stormwater infrastructure.

Item was tabled .

VI. Other Business

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* indicates item requires public hearing

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)*

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* 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 buildings and 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.

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- 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.

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- 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 from 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 amplifies 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.

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- 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 it 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 Director 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."
- Mrs. Bridges asks to clarify that the applicant "will come back for an informational meeting for input every year, but that conditional use permit doesn't get revoted on for the next 3 years, unless Planning Commission makes a determination that they (the applicant) have actually violated something, and they decide to pull the conditional use permit."

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- Condition of approval #5 will read as: “For each year the festival is conducted, the applicant shall coordinate a kickoff meeting with City officials prior to the public announcement of event dates and shall participate in any After Action Meetings requested by the City. No later than 30 days before the festival each year, and as an agenda item at a regularly scheduled Commission meeting, the applicant shall present the current years plan to the Planning Commission for review and feedback, provided, however, that the presentation shall be for informational purposes only.”

- 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 about location of noise monitors 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.
- 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.

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<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 Minutes
April 4, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Recording Link:
https://us06web.zoom.us/rec/share/qbigFhxsFpXIpvPh4B4qxqaWBZc9lg6DQIp_31-QrU6pAPZhaPHcmYiUiximVLM6.vQPh51L7JSQz1NNA

Commissioners Present: Danny Bennett, Joe Haynie, Reginald Wright, Elaine Kerr, Dana Davis, Rod Sanders, Eric Hipp
Commissioners Absent: N/A
Staff Present: Dan Weese, Bonnie Bridges, Keegan Stanton, Tyler Overstreet, Luke Aitken, Bradley Gavrielides, Jon Stanley (via Zoom)

Call to Order

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

I. Approval of the March 21, 2023 Meeting Minutes

- Mr. Overstreet addresses the commission to inform them of a change needing to be made to the 3/21 meeting minutes and proposes the tabling of this vote until the change is made and reflected in the published meeting agenda.
- Motion by Haynie, second by Wright to table the March 21st meeting minutes for consideration at the April 18th Planning Commission.
- Minutes are tabled 7-0 by voice vote.

Based upon action taken at the Tech Review meeting, and without objection, Commissioner Davis requests that Item #5 from the Consent Agenda be moved to Item #1 under New Business, that Item #1 of Other New Business and Item #1 of Old Business be moved to the Consent Agenda, and that Item #5 of New Business be moved to Item #2 under New Business.

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)*

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

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. **Sterling Bank** **Large Scale Development Extension**
   1005 South Walton Blvd. *(LSD21-0012)*
   - Mr. Stanton presents the items on the consent agenda.
   - Consent agenda is approved 7-0 as amended above.

6. **North Walton Blvd. Staging Area** **Conditional Use Permit**
   612 North Walton Boulevard *(CU23-0005)*
   Long Term Temporary Use for construction staging area
   - A public hearing was held for this item at the last (3/21) Planning Commission meeting
   - This item was moved to the consent agenda and approved 7-0

7. **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.
   - This item was moved to the consent agenda and approved 7-0

New Business

Advertised Public Hearings

1. **Lot 32 of W.A. Burk's Addition** **Property Line Adjustment**
   111 Northeast Park Street *(PLA23-0007)*
   - Motion to table by Hipp, second by Wright. Project is Tabled 7-0.

2. **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
   - Bill Watkins, representing the applicant, speaks to the presentation to be given by the applicant as an overview for the commission around changes that have been made to the PUD proposal since it was first presented.
   - Chairman Sanders opens the public hearing
   - Mrs. Bridges outlines the procedure for public hearings, mentioning the 3 minute time limit for each member of the public wishing to comment on the request
   - Chris Baribeau of Modus Studio, representing the applicant, provides an overview of the project from its original state to what is being presented currently for a vote.
   - Nathan Becknell, of Traffic Engineering Consultants, representing the applicant, speaks to the details of a traffic study they conducted on the area and points out the applicant is taking steps to address the two main problems causing automobile congestion and traffic safety issues currently by proposing offsite improvements along Battlefield Blvd and Central Avenue and adding a new road

on the east side of the property that will connect with Central further to the north.

- Rick Wilson, 309 Spencer Street, speaks on his concerns around traffic and proposed road improvements in the area.
- Mr. Overstreet and Mr. Weese answer some of Mr. Wilsons questions on the traffic study submitted by the applicant.
- Melissa and Brian Tidwell of 12 Jordan Lane, speak on their concerns around housing affordability and school overcrowding.
- Lara Duncan of 21 Jordan Lane speaks on her concerns around flooding on Battlefield and traffic impacts of the new Walmart Home Office on this area and how this may affect the traffic study done at the location.
- Brett Meek of 1104 Spriggs Court, supports the project stating that this project seeks to correct many of the issues that exist currently in the project area and will be a great asset to Bentonville as it grows with the Walmart Campus nearby.
- Leon Fletcher of 8 Jordan Lane speaks on his concerns around drainage at the rear of his property which is adjacent to the proposed development.
- City Council woman Holly Hook of 2609 SE 6th Street states her concerns around flooding and affordability of the proposed housing units and mentions the City and Planning Commission should consider fixing existing infrastructure problems that cause flooding or automobile traffic congestion around properties before considering them for redevelopment or new development proposals.
- Stephanie Jenkins of 108 NE Chicory Lane speaks on her concerns around existing drainage issues on the property and mentions that she appreciates the applicant being flexible in their design choices.
- Keith Brummett of 111 Prairie Lane speaks on his concerns around cut through traffic in nearby neighborhoods and along Blueberry Lane and states he hopes the flooding and traffic is resolved with this project and not increased.
- Mr. Weese explains relevant nearby bond projects that could positively impact traffic flow nearby and could help to improve the level of service of Central Avenue.
- Brenda Dunham of 23 Jordan Lane, speaks directly to the commission asking how they consider public comments when voting on items.
- Chairman Sanders responds clarifying that the public hearing is for comments only and is not a back and forth discussion.
- Mr. Overstreet clarifies for Mrs. Dunham the criteria that is used by the Planning Commission when they consider rezoning requests
- Bentonville Utility Board Member Kevin Butler of 902 Kings Drive speaks on his concerns around the development not being a thoughtful design for the area in which it is proposed and states he has concerns around the scale and density of the project compared to nearby single-family homes.
- Chairman Sanders closes the public hearing
- Bill Watkins, representing the applicant, addresses concerns brought up during the public hearing ranging from drainage and traffic to affordability and city character.
- Chairman Sanders opens up discussion around the project between commissioners and city staff
- Commissioner Bennett asks questions of Mr. Weese around the impacts of the development on drainage in the area and upcoming bond projects that could affect the drainage impacts
- Commissioner Bennett also addresses Chris Baribeau, applicant, asking about the basis for his proposed parking ratio

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- Mr. Baribeau states that the parking ratio was determined based on the sites proximity to the new Walmart home office and other amenities such as a grocery store and onsite commercial and retail uses.
- Commissioner Davis speaks to his concerns around drainage on the site and clarifies that Mr. Weese and the applicant have proposed various solutions that will redirect water coming from the development site and help resolve many of the problems neighbors are concerned with
- Commissioner Kerr speaks to her views on growth in Bentonville and to the importance of encouraging density to maintain affordability in the future and to provide access to our local amenities as much for new residents as we do for existing residents
- Commissioner Wright speaks to his experience with multifamily development in his backyard while living in Bentonville.
- Future Land Use Map Amendment request is approved 7-0
- Rezoning Request is approved 7-0

3. 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

- Mr. Stanton provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Art Falkenbury of SE 10th Street, behind Lumen, speaks to his concerns around increased cut through traffic and stormwater runoff stemming from the proposed expansion of the fast-food restaurant
- Brian Berger, representing the applicant, speaks on the reasoning for the request and the intent of the applicant to reduce traffic congestion around the site area.
- Chairman Sanders closes the public hearing
- Future Land Use Map amendment approved 6-1
- Commissioner Davis voted no because of his concerns around potential redevelopment of the site in the future.
- Rezoning request approved 7-0

4. Westwood CFA, LLC **Conditional Use Permit**

811 Southwest 3rd Street *(CU23-0008)*

Remote Parking Lot

- Mr. Stanton provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Chairman Sanders closes the public hearing
- There is discussion between staff and commissioners around the permit request and how it relates to the above rezoning
- Permit request is approved 7-0

5. 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

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

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

- Chairman Sanders closes the public hearing
- Future Land Use Map Amendment request is approved 7-0
- Rezoning Request is approved 7-0

6. **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
   - Mr. Stanton provides an overview of the staff report
   - Chairman Sanders opens the public hearing
   - Mayor Stephanie Orman, of 4001 NE Kensington Ave, comments on the need for a large-scale development parking waiver if this is approved, states some ideas for managing parking around developments that do not meet the required parking minimums by code, such as PUD and PRD zoned developments, by using a vehicle limitation lease agreement.
   - Mayor Orman speaks on the need to maintain adequate car parking and prevent overflow into surrounding residential areas, even as we increase biking and walking options in the City, especially for mixed use developments such as this which promote off site visitors.
   - Commissioner Davis asks Mr. Overstreet if the Commission can add the condition for a parking study and parking agreement/management plan to large scale developments.
   - Mr. Overstreet clarifies that this is possible to add via a development agreement
   - Chairman Sanders states that some past approved projects have had too much parking required by the City which affects the density and quality of developments which will be present long into the future, and that requiring too much parking would be seen as a mistake 15 years from now
   - Commissioner Bennett discusses the details of a lease agreement involving vehicle parking limitations.
   - Mr. Overstreet provides an overview of the parking requirements proposed for this project and states that the commission may add, as a condition of approval, that "a parking management plan shall be provided by the applicant as part of the large-scale development proposal to be reviewed by Planning Commission".
   - Jeremy Goucher, Director of Construction for Newell Development, clarifies that no special conditions are being added on this rezoning request, any conditions would be applied to the large-scale development and not this rezoning request and states that all developments including those approved at this meeting should all be held to the same parking standards as required by code.
   - Mr. Goucher speaks to the emphasis of this project on biking and walking, by providing site amenities like covered bike parking to encourage active transportation to nearby stores and offices.

   - Future Land Use Map Amendment request is approved 7-0
   - Rezoning Request is approved 7-0 with the requirement of a parking management plan as stated above.

7. **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

- Ordinance as is approved 7-0 as presented

Other New Business (Projects associated with waivers)

Old Business

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

- Motion by Davis, second by Kerr to table the vote for this amendment to the April 18th meeting pending necessary revisions

Motion by Wright, second by Kerr to Adjourn the meeting.
Meeting adjourned.

Consent Agenda Items

For the Planning Commission meeting on April 18, 2023

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

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

Lot Split: Lots 32, 33, & 34 of Limestone Ranch Subdivision, Heritage Heights Eat LLC, Southwest H Street and Southwest 41st Street, PUD, Planned Unit Development, *LS23-0014*

A lot split of Lot 7 of Limestone Ranch Subdivision creating Lots 32, 33, and 34 of Limestone Ranch Subdivision. The plat dedicates right-of-way along the H Street side to meet Master Street Plan requirements, as well as access easements at lot line intersections with right-of-way for future cross-access. No variances or waivers are associated with this plat.

Property Line Adjustment: Lot 1 of Glasgows Subdivision, McCoy Investments LLC, 411 Southeast Walton Blvd., C-2, General Commercial, *PLA23-0002*

A property line adjustment of Lot 2 of Hall Addition and a portion of previously unplatted land into Lot 1 of Glasgows Subdivision. The Plat dedicates an approximately 5.28-foot strip of right-of-way along Southeast Walton as well as a cross access easement to the adjoining properties. No variances or waivers are associated with this lot split.

Property Line Adjustment: Lot 33 of W. A. Burk's Addition, Jared & Sonia Faciszewski, 107 Northeast Park Street, DN-2, Downtown Medium-Density Residential, *PLA23-0003*

A property line adjustment of Lots 13-16, Block 6 and part of vacated right-of-way of W. A. Burk's Addition, creating new Lot 33 of W. A. Burk's Addition. 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: Detrola Motel, I-14 LLC, Green Circle Projects, 1400 Southwest I Street, C-2, General Commercial, *LSD22-0020*

The applicant is requesting a 6 month extension of this development proposal, due to construction related delays. This was originally approved 5/17/2022 with the applicant proposing a Large-Scale Development for a Motel complex consisting of seven (7) separate motel buildings containing a total of 162 rooms and one (1) building for event space for use by the motel patrons. Three of the motel building will be 3 stories tall and the other four buildings will be 1 story tall. The event space is also 1 story tall. Two Hundred Thirty-Nine (239) parking spaces are required and 239 spaces are being provided. Sidewalks, grading/drainage, and site amenities are per the requirements of the Land Development Code. The primary materials depicted on the exterior elevations are brick, textured CMU block, breeze block, clay block steel, wood siding, and glass. The final plat for I-14 Subdivision of which this project will reside, shall be completed before a final inspection can be held.

SW A and Main St. Development: SE L Street Development, Main and A Connect LLC, Southwest A Street and South Main Street at Southwest 14th Street, PRD, Planned Residential Development , *LSD22-0070*

The applicant is proposing a large-scale development for the previously approved Planned Residential Development (PRD) consisting of six 3-story multi-family structures on 4.74 acres to be constructed in two phases. At full build-out, the development will consist of 238 residential units and approximately 5,000 square-feet of commercial space. The large-scale development exceeds the minimum open space requirements by devoting 19% of the total area of the site to common open space and 894 square feet of land area per dwelling unit. 235 total parking spaces are being provided, as well as some on-street parking with improvements to both Southwest A Street and South Main Street.

A larger-than-usual setback is shown on the East side along South Main Street due to required setbacks from overhead electric utilities. All landscaping requirements are met from the Land Development Code, including perimeter and parking lot landscaping. The six proposed buildings offer a range of architectural styles, colors, and materials. The principal materials proposed across all six buildings include brick, glass, metal panel, and fiber cement panels in accordance with the approved PRD.

LS23-0014 4/4/23
LOT SPLIT
LIMESTONE RANCH SUBDIVISION
LOT 7 CREATING LOTS 32-34

LOT SPLIT OF LOT 7 OF LIMESTONE RANCH SUBDIVISION CREATING

LOTS 32, 33 AND 34

IN THE CITY OF

BENTONVILLE, ARKANSAS

WORK ORDER #

22321

RECORDING INFORMATION

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNER(S) 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 STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

_____

_____

PRINTED NAME: _____

SOURCE OF TITLE: WARRANTY DEED, DOCUMENT FILE NUMBER, L201860935

SUBSRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20___.

MY COMMISSION EXPIRES: _____

_____

NOTARY PUBLIC

NOTES:

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 UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL 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 660,634 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0255K, PANEL 255 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE 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. ***SPECIAL WARRANTY DEED:*** *HERITAGE HEIGHTS EAT LLC, RECORDED NOVEMBER 21, 2018, INSTRUMENT NO. L201860935.*

B. ***FINAL PLAT OF LIMESTONE RANCH SUBDIVISION:*** *BY CEI ENGINEERING ASSOCIATES, INC, MARK A. MEADOR, AR PLS NO. 1304, RECORDED AUGUST 21, 2006, BOOK 2006 PAGES 992 AND 993.*

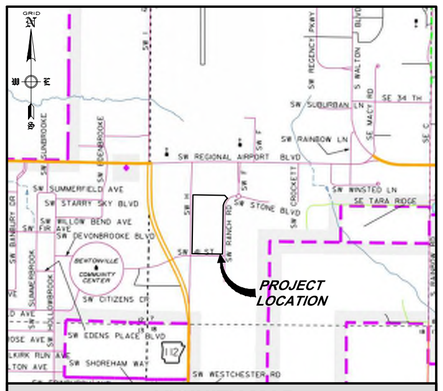
C. ***LOT SPLIT:*** *BY CEI ENGINEERING ASSOCIATES, INC., KEVIN MICHAEL HALL, AR PLS NO. 1789, RECORDED DECEMBER 15, 2016, BOOK 2016 PAGE 925.*

D. ***INCIDENTAL SUBDIVISION OF LOT 20 CREATING LOTS 23 & 24 OF LIMESTONE RANCH SUBDIVISION:*** *BY CEI ENGINEERING ASSOCIATES, INC., DUSTIN RILEY, AR PLS NO. 1618, RECORDED APRIL 6, 2020, INSTRUMENT NO. L202018589.*

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

RODNEY WOODS, P.S. NO. 1559, AR. *DATE*



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION PER W.D. L201860935:

LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993.

SURVEY DESCRIPTION PARENT LOT 7:

LOT 7, LIMESTONE RANCH SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING *AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 528.42 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S45°58'30"E A DISTANCE OF 48.08 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE EAST LINE OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, AN ARC LENGTH OF 164.43 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'47"W - 160.83 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°20'10"W A DISTANCE OF 760.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1304"; THENCE LEAVING SAID EAST LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 37.66 FEET AND A CHORD BEARING AND DISTANCE OF S47°17'22"W - 33.91 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 462.89 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.32 FEET AND A CHORD BEARING AND DISTANCE OF N42°42'16"W - 35.39 FEET TO THE WEST LINE OF SAID LOT 7; THENCE ALONG SAID WEST LINE, N02°39'05"E A DISTANCE OF 340.71 FEET; THENCE N02°35'01"E A DISTANCE OF 423.35 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°41'46"E A DISTANCE OF 175.23 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 11.38 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 32:

PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 249.94 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE CONTINUING S88°00'00"E A DISTANCE OF 278.48 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S45°58'30"E A DISTANCE OF 48.08 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE EAST LINE OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, AN ARC LENGTH OF 164.43 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'47"W - 160.83 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°20'10"W A DISTANCE OF 760.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1304"; THENCE LEAVING SAID EAST LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET, AN ARC LENGTH OF 37.66 FEET AND A CHORD BEARING AND DISTANCE OF S47°17'22"W - 33.91 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 227.53 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, N02°00'00"E A DISTANCE OF 965.36 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 5.73 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 33:

PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 249.94 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID NORTH LINE, S02°00'00"W A DISTANCE OF 517.10 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N88°00'00"W A DISTANCE OF 254.96 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°22'39"E A DISTANCE OF 164.32 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE WEST LINE OF SAID LOT 7; THENCE ALONG SAID WEST LINE, N02°35'01"E A DISTANCE OF 177.58 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°41'46"E A DISTANCE OF 175.23 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 3.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 34:

PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE WEST LINE OF SAID LOT 7, S02°41'46"W A DISTANCE OF 175.23 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°35'01"W A DISTANCE OF 177.58 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID WEST LINE, S02°22'39"W A DISTANCE OF 164.32 FEET TO THE* ***POINT OF BEGINNING****, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S88°00'00"E A DISTANCE OF 254.96 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°00'00"W A DISTANCE OF 448.26 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 235.36 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 28.02 FEET AND A CHORD BEARING AND DISTANCE OF N55°39'01"W - 26.58 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°22'39"E A DISTANCE OF 433.07 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 2.63 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

BENTONVILLE ELECTRIC NOTES:

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

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 UN 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
SECTION "40" LINE		●	IPF - IRON PIN FOUND (AS NOTED)
ADJACENT OWNER		○	IRON PIN SET w/ CAP "PS 1559"
EASEMENT (AS NOTED)		⊗	FOUND NAIL (AS NOTED)
U.E.	U.E. UTILITY EASEMENT (U.E.)	⌖	COMPUTED POINT
R/W	RIGHT-OF-WAY	⊜	SANITARY SEWER MANHOLE
ROAD CENTERLINE		◉	POWER POLE (PP)
FENCE LINE		☼	LIGHT POLE (LP)
		⧑	FIRE HYDRANT (FH)
		⋈	WATER VALVE (WV)

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

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

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

LS23-0014

SHEET 1 of 2

RECORDING INFORMATION

LOT 26
LIMESTONE RANCH SUBDIVISION
PARCEL: 01-14933-000
POINTE AT BENTONVILLE LLC
9800 MAUMELLE BLVD
NORTH LITTLE ROCK, AR 72113

LOT 25
LIMESTONE RANCH SUBDIVISION
PARCEL: 01-14935-001
POINTE AT BENTONVILLE LLC
9800 MAUMELLE BLVD
NORTH LITTLE ROCK, AR 72113

SW RANCH ROAD
52' R-O-W PER 2006-992 & 993

PARCEL: 01-14938-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE, AR 72712

LOT 24
LIMESTONE RANCH SUBDIVISION
PARCEL: 01-14937-008
NW A MUSTARD SEED PROPERTIES LLC
12382 W HIGHWAY 62
FARMINGTON, AR 72730

LOT 23
LIMESTONE RANCH SUBDIVISION
PARCEL: 01-14937-007
NW A MUSTARD SEED PROPERTIES LLC
12382 W HIGHWAY 62
FARMINGTON, AR 72730

LOT 32
5.73 AC. ±

LOT 33
3.00 AC. ±

LOT 34
2.63 AC. ±

PARENT LOT 7
LIMESTONE RANCH SUBDIVISION
PER 2006-992 AND 993
11.38 AC. ±

PARCEL NO. 01-14937-000
HERITAGE HEIGHTS EAT LLC
C/O LAR, SCOTT M
4100 CORP CENTER DR STE 310
SPRINGDALE, AR 72762
ZONED PUD

S 45°58'30" E
48.08'

N 44°01'30" E
25.00'

N 45°58'30" W
49.47'

25' ACCESS EASEMENT PER 2016-925

25' ACCESS EASEMENT PER THIS PLAT

TELE. VAULT

TELE. PED.

25.08'

CURB INLET

RADIUS = 226.00'
LENGTH = 164.43'
CH. BRG. = S 23°10'47" W
CH. LENGTH = 160.83'

30' UTILITY EASEMENT PER 2006-992 & 993

S 02°20'10" W - 760.31'

CURB INLET

POWER JCT. BOX

IPF PLS 1304
N: 734691.6854
E: 658925.4350

UGL SIGN

TELE. PED.

RADIUS = 24.00'
LENGTH = 37.66'
CH. BRG. = S 47°17'22" W
CH. LENGTH = 33.91'

30' UTILITY EASEMENT PER 2006-992 & 993

278.48'

S 88°00'00" E - 528.42'

P.O.B.
LOT 32
SET 1/2" REBAR
w/CAP "PS 1559"

517.10'

N 02°00'00" E - 965.36'

448.26'

227.53'

CURB INLET

WV

FH

LP

S 87°45'43" E
40.00'

40' ACCESS EASEMENT PER THIS PLAT

S 02°00'00" W
60.00'

40.00'

20'

20'

N 02°00'00" E
60.00'

30' UTILITY EASEMENT PER 2006-992 & 993

N 87°45'43" W - 462.89'

SW 41ST STREET
52' R-O-W PER 2006-992 & 993

PARCEL: 01-14936-000
SEVENTH LIVING LLC
5303 SW LAVENDER ST
BENTONVILLE, AR 72713

LOT 13
LIMESTONE RANCH SUBDIVISION

R/W

249.94'

N 88°00'00" W - 254.96'

242.21'

235.36'

POWER METER

CPP 18" w/F.E.S.

40' ACCESS EASEMENT PER L201967852

P.O.B.
PARENT LOT 7 & LOT 33
P.O.C.
LOT 32 & LOT 34
NW COR., LOT 7 OF
LIMESTONE RANCH SUBDIVISION
SET 1/2" REBAR
w/CAP "PS 1559"
N: 735651.0668
E: 658457.0631

15' ELECTRIC LINE EASEMENT PER 2003-9532 AND 2006-992 AND 993

20' WATER LINE EASEMENT PER DI 02000 AND 2006-992 AND 993

S 02°35'01" W
40.00'

40' ACCESS EASEMENT PER THIS PLAT

S 88°00'00" E
59.48'

N 88°00'00" W
59.34'

S 88°12'02" E - 14.23'

N02°41'46"E
275.70'

FND. MAG NAIL

N 02°41'46" E - 175.23'

N 02°35'01" E - 177.58'

N 02°22'39" E - 164.32'

N 02°35'01" E - 423.35'

RIGHT-OF-WAY DEDICATED PER THIS PLAT
0.02 AC. ± (706 SQ. FT.)

34.99'

12.75'

417.26'

S 01°47'58" W - 249.27'

S 01°45'50" W - 203.09'

UTILITY EASEMENT PER THIS PLAT

N 02°39'05" E - 452.25'

N 02°22'39" E - 433.07'

N 02°39'05" E - 340.71'

N 87°45'43" W - 21.08'

TELEPHONE POLE

FIBER OPTIC VAULT

SEWER MANHOLE

RCP 30" w/F.E.S.

RIGHT-OF-WAY DEDICATED PER THIS PLAT
0.02 AC. ± (706 SQ. FT.)

P.O.B.
LOT 34
SET 1/2" REBAR
w/CAP "PS 1559"

RADIUS = 25.00'
LENGTH = 39.32'
CH. BRG. = N 42°42'16" W
CH. LENGTH = 35.39'

RADIUS = 25.00'
LENGTH = 28.02'
CH. BRG. = N 55°39'01" W
CH. LENGTH = 26.58'

SW H STREET
R-O-W VARIES
(70' R-O-W PER M.S.P.)

LOT 21
EVERSOLE ADDITION
PARCEL: 01-16608-001
COTHAM, RITA S
PO BOX 145
ASH FLAT, AR 72513

LOT 24
EVERSOLE ADDITION
PARCEL: 01-16607-002
MORRISON TRACT LLC
14 HOSPITAL DR
MORRILTON, AR 72110

PARCEL: 01-16619-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE, AR 72712

LOT 25
EVERSOLE ADDITION
PARCEL: 01-16607-003
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE, AR 72712

PARCEL: 01-14938-000
CITY OF BENTONVILLE
1000 SW 14TH ST
BENTONVILLE, AR 72712

TRUE GRID N

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 25 50 100
SCALE 1"= 50'

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

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

LS23-0014

ESI

REVISION	DATE	DESCRIPTION
2	3/28/23	ADDRESSING CITY COMMENTS
1	3/9/23	ADDRESSING CITY COMMENTS

OWNER: HERITAGE HEIGHTS EAT LLC
C/O LAR, SCOTT M
4100 CORP CENTER DR STE 310
SPRINGDALE, AR 72762

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

WORK ORDER #: 22321

CITY ZONING: PUD

LOT SPLIT OF LOT 7 OF LIMESTONE RANCH SUBDIVISION

CREATING LOTS 32, 33 AND 34

BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: March 28, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/28/2023 9:15 AM
Z:\3D SURVEY MASTER FOLDER\2 CIVIL 3D SURVEY PROJECTS\22321 HERITAGE HEIGHTS EAT LLC\LOT SPLIT\22321 HERITAGE HEIGHTS EAT LLC LOT SPLIT.dwg

W.O.# 22321 | SHEET 2/2

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 7 OF LIMESTONE RANCH SUBDIVISION; CREATING NEW LOTS 32, 33, & 34 OF LIMESTONE RANCH SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0014)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 7 OF LIMESTONE RANCH SUBDIVISION, creating new LOTS 32, 33, & 34 OF LIMESTONE RANCH SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on April 18, 2023;

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

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

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

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

Section 1: That the lot split of LOT 7 OF LIMESTONE RANCH SUBDIVISION creating new LOTS 32, 33, & 34 OF LIMESTONE RANCH SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

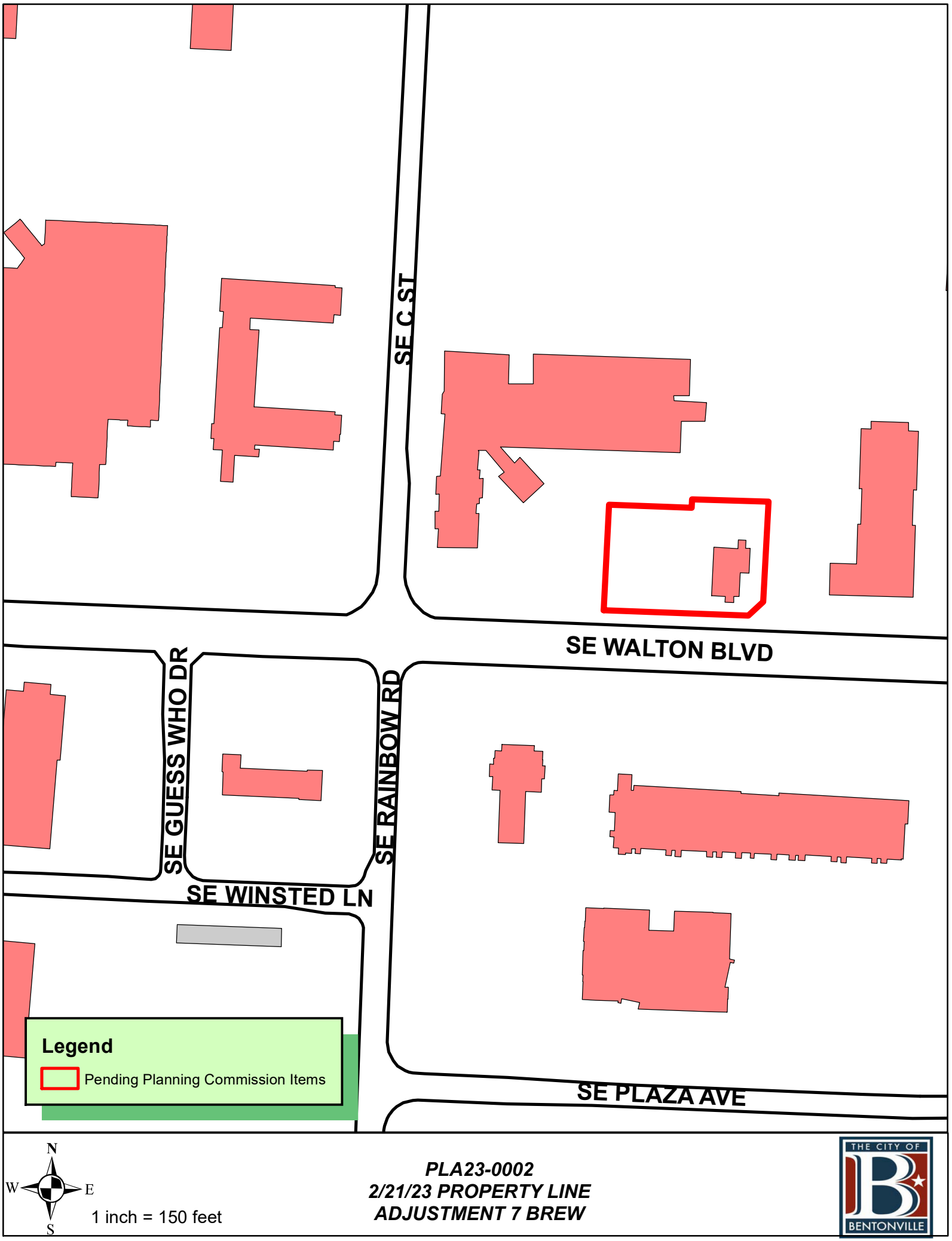
_____

Stephanie Orman, Mayor

ATTEST:

_____

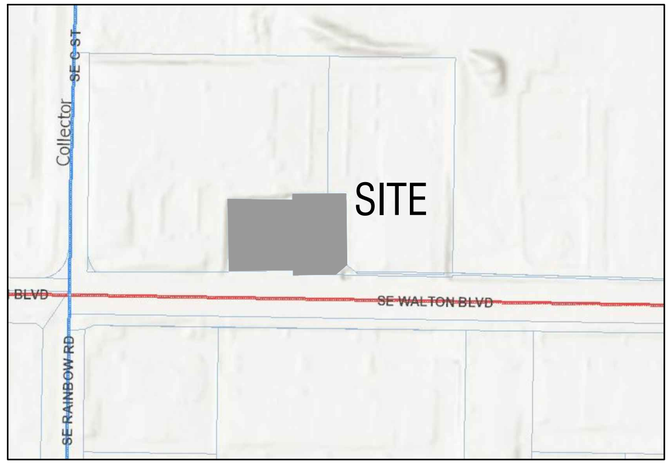
Kirby Romines, City Clerk


SE C ST
SE WALTON BLVD
SE GUESS WHO DR
SE RAINBOW RD
SE WINSTED LN
SE PLAZA AVE
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
PLA23-0002
2/21/23 PROPERTY LINE
ADJUSTMENT 7 BREW
THE CITY OF
BENTONVILLE

PROPERTY LINE ADJUSTMENT FOR LOT 2 OF HALL ADDITION AND PARCEL 01-05136-000 CREATING "GLASGOWS SUBDIVISION" LOT 1

VICINITY MAP

NOT TO SCALE FOR CLARITY



NOTES:
1. PARCELS #01-05136-000 & #01-00172-000
2. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
3. BOUNDARY BASED ON:
   I. WARRANTY DEED, BOOK 700, PAGE 400
   II. PERSONAL REPRESENTATIVES DEED, BOOK 2014, PAGE 27744
   III. PLAT RECORD 14, PAGE 224
4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K, BEARING AN EFFECTIVE DATE OF JUNE 5, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
5. 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.
6. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
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.

WAIVERS & VARIANCES REQUESTED:
1. WAIVER REQUESTED FROM 1100.02(A)(6) - DISTANCE BETWEEN CURB CUTS
2. WAIVER REQUESTED FROM 1100.21 - BUILDING MATERIAL

ZONING & SETBACKS:
ZONED: C-2, GENERAL COMMERCIAL

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.

OWNER / DEVELOPER:
MCCOY INVESTMENTS, LLC
SHERRY MCCOY
1111 SE 34TH STREET
BENTONVILLE, AR 72712

EXISTING TRACT 2 OF HALL ADDITION (PARCEL #01-05136-000):
TRACT 2 IN HALL ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING A SUBDIVISION OF PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, AS SHOWN IN PLAT RECORD 14 AT PAGE 224, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, AND RUNNING N02°59'17"E 35.00 FEET AND S87°46'15"E 308.09 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING THENCE N02°55'30"E 138.00 FEET; THENCE S87°52'15"E 108.32 FEET; THENCE S03°45'17"W 138.23 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY N87°46'15"W 106.32 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

PARCEL #01-00172-000:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°59'17"E 35.00 FEET AND S87°46'15"E 414.41 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING THENCE N03°45'17"E 149.33 FEET; THENCE S88°07'17"E 99.76 FEET; THENCE S02°53'26"W 131.22 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY S48°00'58"W 26.78 FEET AND N87°46'15"W 83.02 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

NEW LOT 1 (PARCELS #01-05136-000 & #01-00172-000):
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°59'17"E 35.00 FEET; S87°46'15"E 308.09 FEET AND N02°55'30"E 5.28 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N02°55'30"E 132.73 FEET; THENCE S87°52'15"E 108.32 FEET; THENCE N03°45'17E 11.10 FEET; THENCE S88°07'17"E 99.76 FEET; THENCE S02°53'26"W 131.22 FEET; THENCE S48°00'57"W 19.24 FEET; THENCE N87°45'57"W 194.68 FEET to the point of BEGINNING, CONTAINING IN ALL 0.66 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

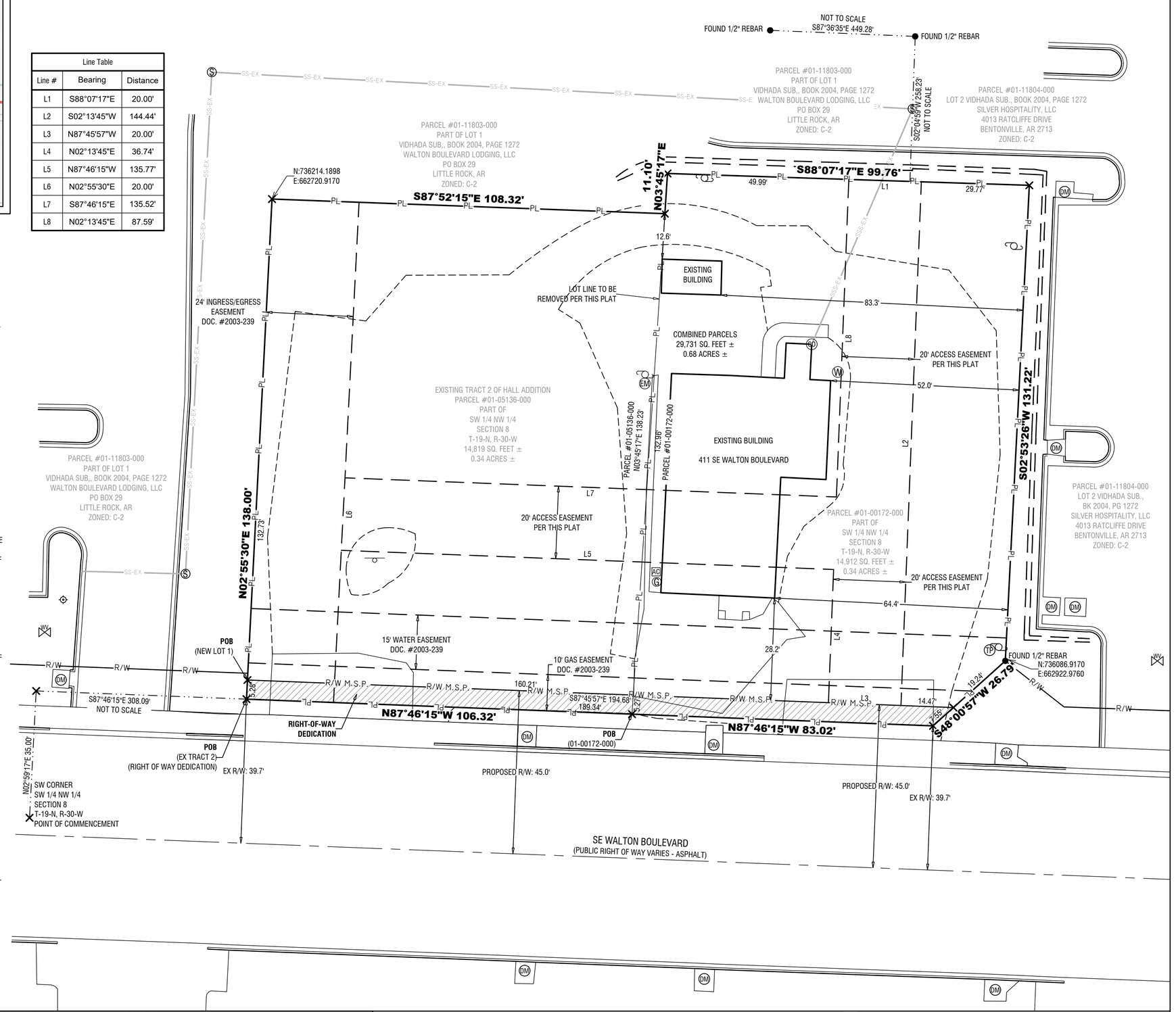
SOUTHEAST WALTON BOULEVARD RIGHT OF WAY DEDICATION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°59'17"E 35.00 FEET AND S87°46'15"E 308.09 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EXISTING NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING THENCE N02°55'30"E 5.28 FEET; THENCE S87°45'57"E 194.68 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST WALTON BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY THENCE S48°00'58"W 7.55 FEET; THENCE N87°46'15"W 189.34 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.02 ACRES OR 1,012 SQUARE FEET, MORE OR LESS.

SURVEYORS CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE SURVEY WAS PREFORMED UNDER MY SUPERVISION AND ALL CORNERS WERE SET AS SHOWN ON THE PLAT AND TO THE BEST OF MY KNOWLEDGE ARE CORRECT.

DAVID L. JORGENSEN, ARLS #1118 — DATE

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1118 — DAVID L. JORGENSEN — SURVEYOR — PRELIMINARY

Line Table		
Line #	Bearing	Distance
L1	S88°07'17"E	20.00'
L2	S02°13'45"W	144.44'
L3	N87°45'57"W	20.00'
L4	N02°13'45"E	36.74'
L5	N87°46'15"W	135.77'
L6	N02°55'30"E	20.00'
L7	S87°46'15"E	135.52'
L8	N02°13'45"E	87.59'



LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- ELECTRIC METER
- GAS METER
- BILLBOARD
- POWER POLE
- SANITARY CLEAN OUT
- AC UNIT ON PAD
- PROPERTY LINE
- 40 LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- RIGHT OF WAY

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS – ENGINEER

PROJECT TITLE: PLA FOR LOT 2 HALL ADDITION
LOCATION: ROGERS, AR
SHEET TITLE: LOT COMBINATION

DRAWN BY: JH
SHEET SCALE: 1" = 20'
DATE: 01/30/2023
PROJECT FILE: Z:\LSD\2022092 - 7BREW\DWG\2022-092 7BREW (LOT COMBO).dwg

SHEET # 1

PLA23-0002

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOT 2 OF HALL ADDITION AND A PORTION OF PREVIOUSLY UNPLATTED LAND; CREATING NEW LOT 1 OF GLASGOWS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA23-0002)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOT 2 OF HALL ADDITION AND A PORTION OF PREVIOUSLY UNPLATTED LAND; creating new LOT 1 OF GLASGOWS SUBDIVISION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on April 18, 2023;

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

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

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

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

Section 1: That the property line adjustment of LOT 2 OF HALL ADDITION AND A PORTION OF PREVIOUSLY UNPLATTED LAND creating new LOT 1 OF GLASGOWS SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

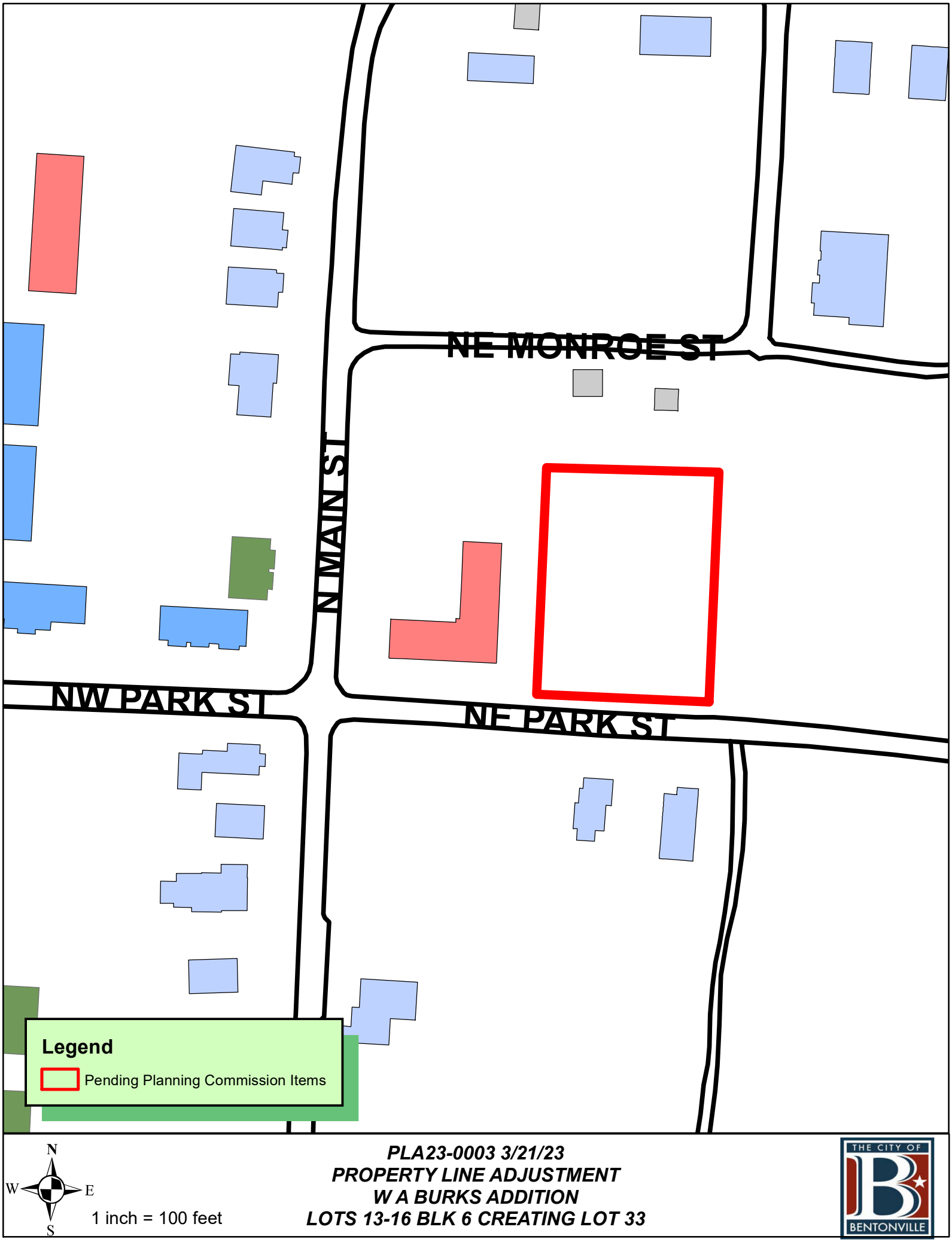
_____

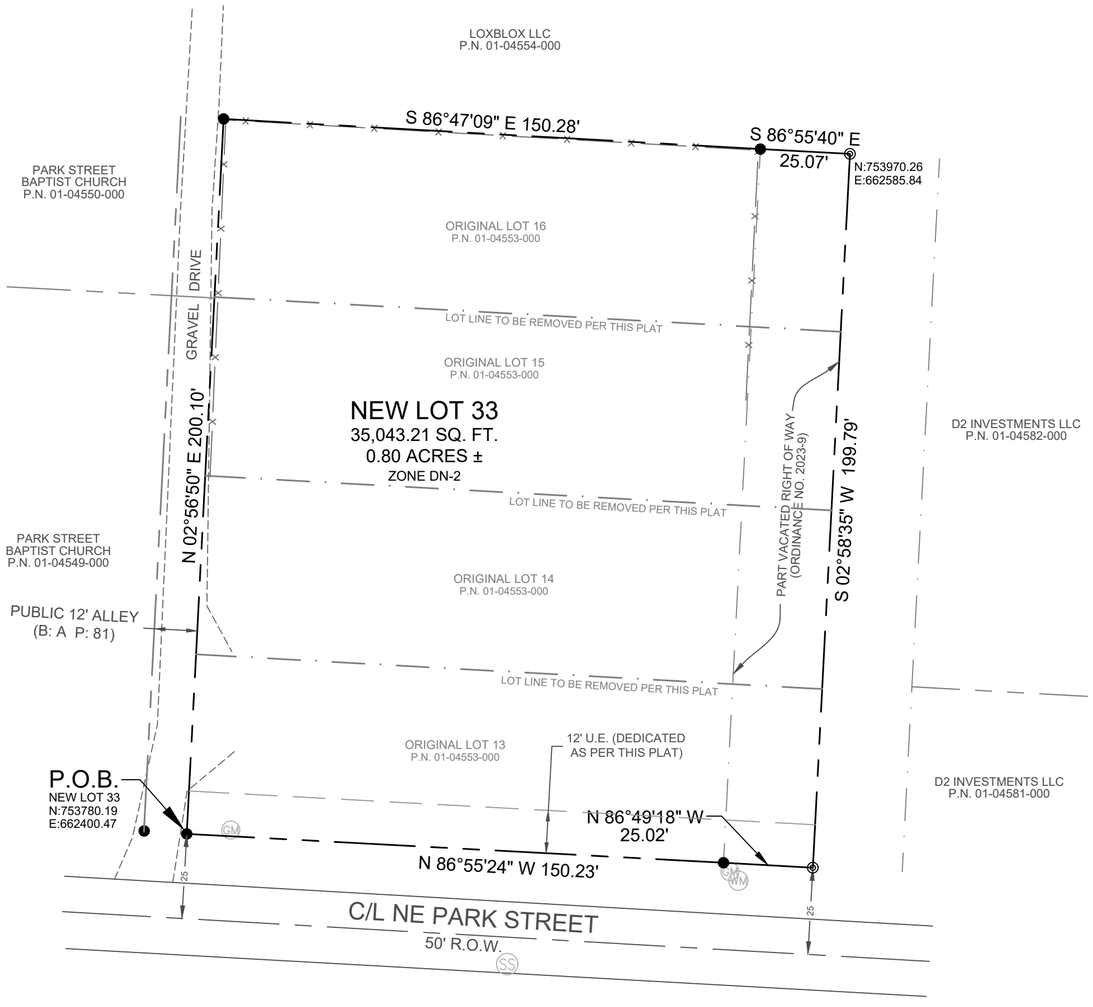
Stephanie Orman, Mayor

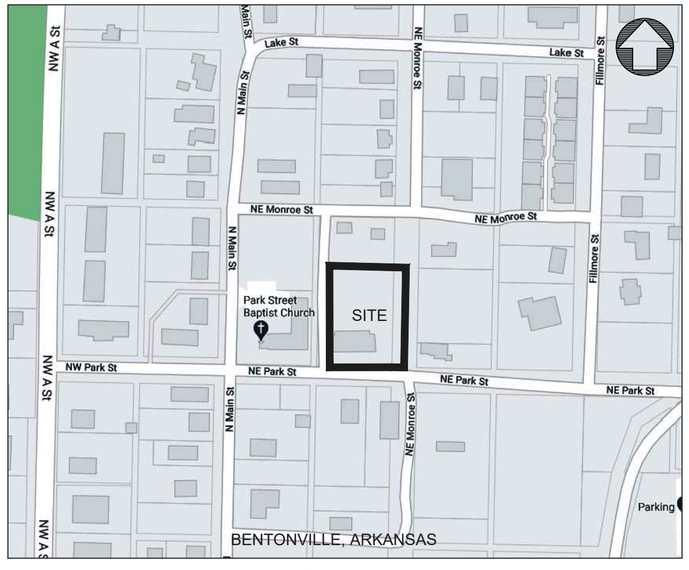
ATTEST:

_____

Kirby Romines, City Clerk


NE MONROE ST
N MAIN ST
NW PARK ST
NE PARK ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
PLA23-0003 3/21/23
PROPERTY LINE ADJUSTMENT
W A BURKS ADDITION
LOTS 13-16 BLK 6 CREATING LOT 33
THE CITY OF
BENTONVILLE





VICINITY MAP
N.T.S.

OWNERSHIP INFORMATION:
FACISZEWSKI, JARED & SONIA
1241 NE MONROE ST
BENTONVILLE AR 72712

LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- WIRE FENCE
- WM WATER METER
- GM GAS METER
- SS SANITARY/SEWER MANHOLE

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.

12. ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

PARENT TRACT:

LOTS 13, 14, 15, 16, BLOCK 6 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 33 SURVEY DESCRIPTION:

LOTS 13, 14, 15, 16, BLOCK 6 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 SW CORNER OF SAID LOT 13; THENCE N 02°56'50" E A DISTANCE OF 200.10 FEET; THENCE S 86°47'09" E A DISTANCE OF 150.28 FEET; THENCE S 86°55'40" E A DISTANCE OF 25.07 FEET; THENCE S 02°58'35" W A DISTANCE OF 199.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE PARK STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 86°49'18" W A DISTANCE OF 25.02 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N 86°55'24" W A DISTANCE OF 150.23 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 35,043.21 SQUARE FEET, OR 0.80 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.

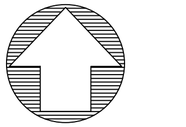
CERTIFICATE OF SURVEY ACCURACY:

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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

PLA23-0003

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

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

SCALE: 1" = 30' | DATE: 2-10-23

PROPERTY LINE ADJUSTMENT
LOTS 13-16, BLOCK 6 AND PART VACATED RIGHT OF WAY CREATING LOT 33

107 NE PARK STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-068 PLA	ASD	RJC	1 OF 1

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 13-16, BLOCK 6 AND PART OF VACATED RIGHT-OF-WAY OF W. A. BURK'S ADDITION; CREATING NEW LOT 33 OF W. A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA23-0003)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment LOTS 13-16, BLOCK 6 AND PART OF VACATED RIGHT-OF-WAY OF W. A. BURK'S ADDITION ; creating new LOT 33 OF W. A. BURK'S ADDITION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on April 18, 2023;

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

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

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

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

Section 1: That the property line adjustment of LOTS 13-16, BLOCK 6 AND PART OF VACATED RIGHT-OF-WAY OF W. A. BURK'S ADDITION; creating new LOT 33 OF W. A. BURK'S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

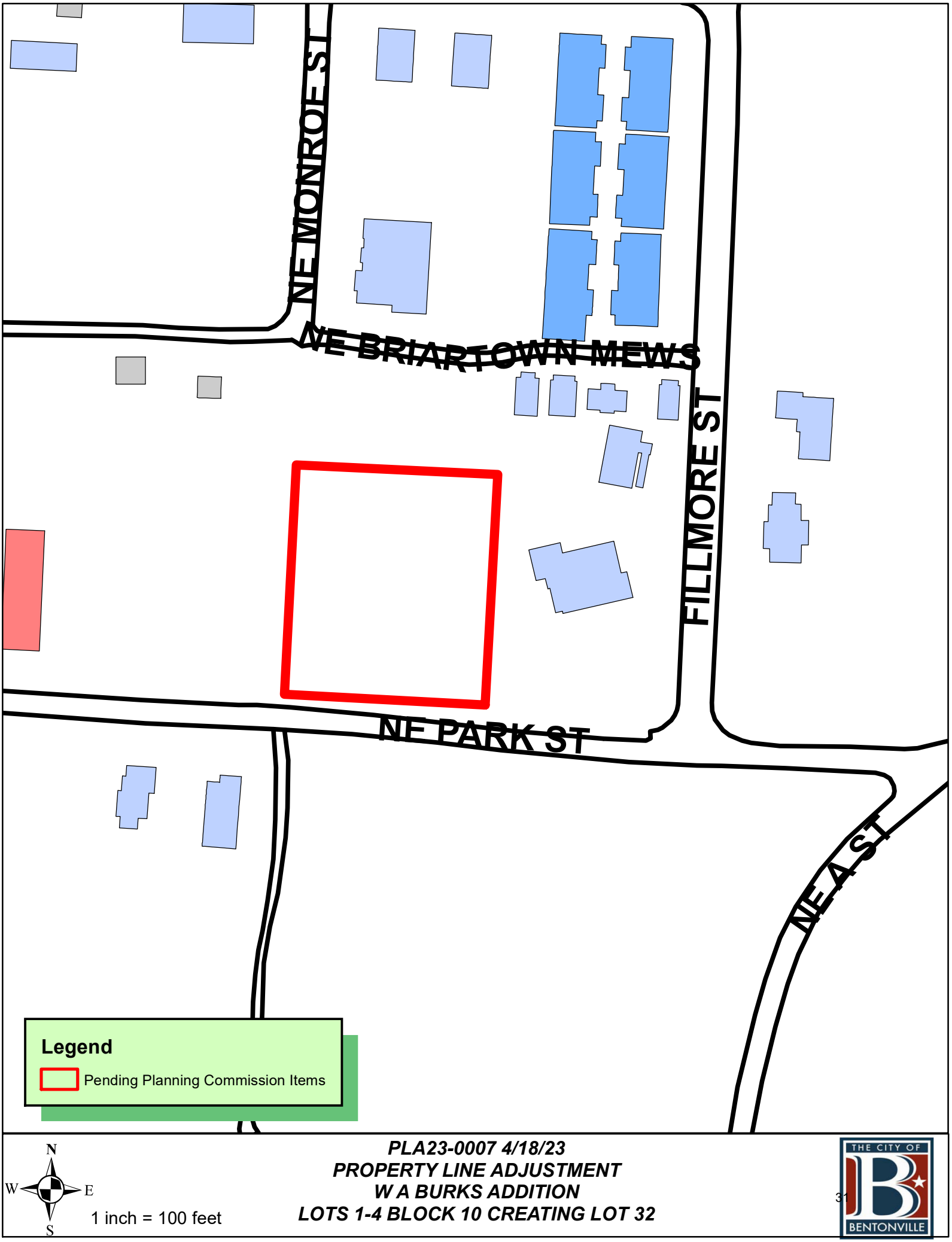
_____

Stephanie Orman, Mayor

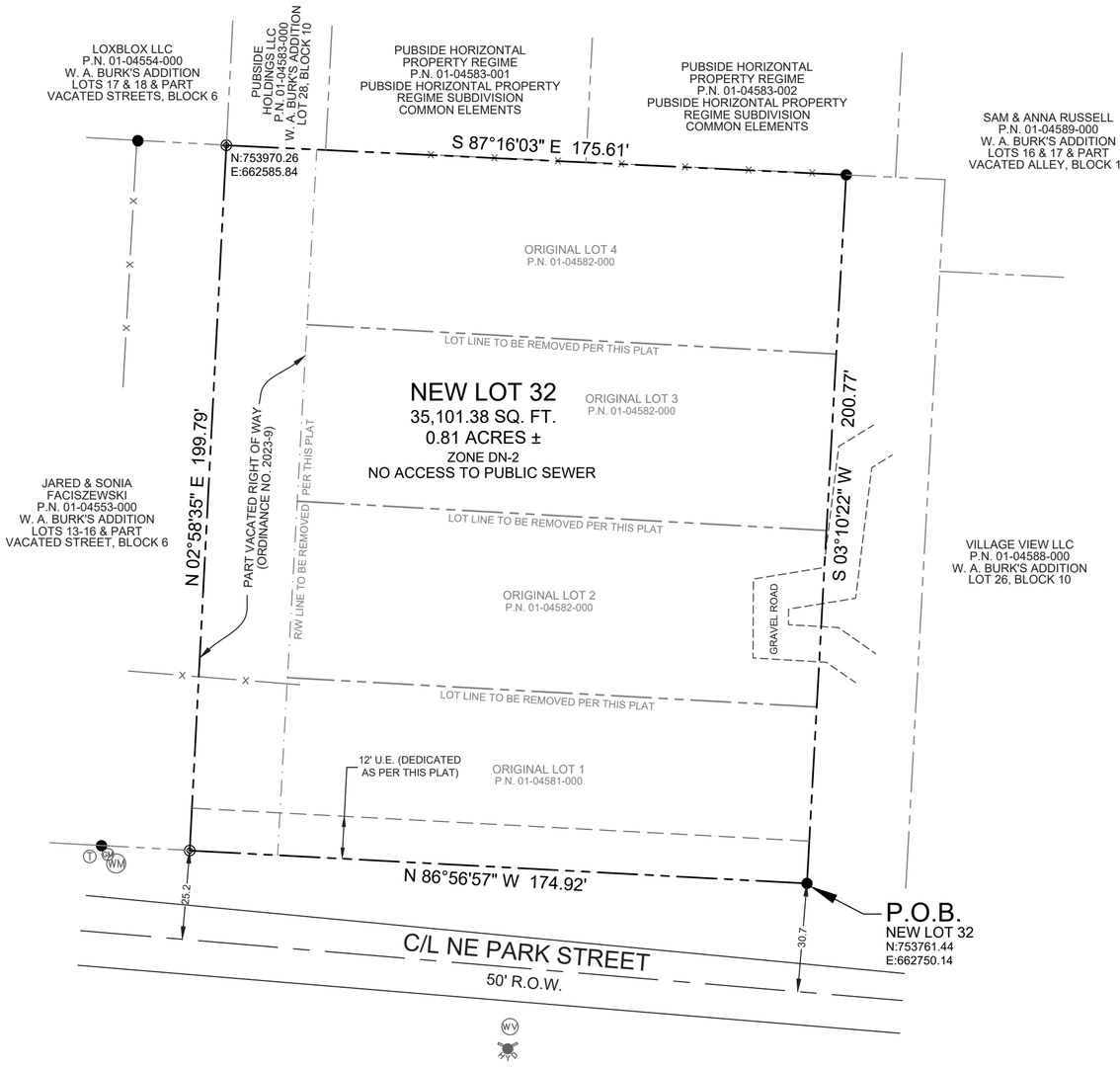
ATTEST:

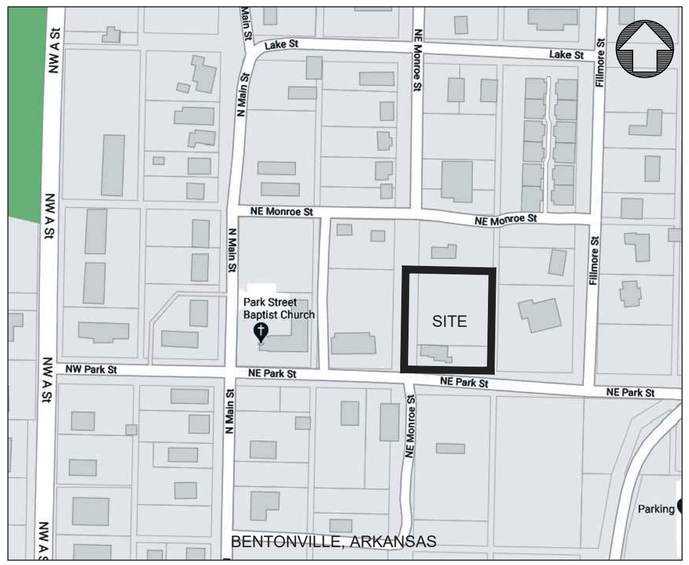
_____

Kirby Romines, City Clerk



PLA23-0007 4/18/23
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.

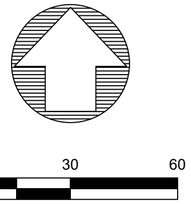
CERTIFICATE OF SURVEY ACCURACY:

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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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
SIGNATURE
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

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING 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 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA23-0007)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the 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 to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on April 18, 2023;

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

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

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

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

Section 1: That the property line adjustment of Lots 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 to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

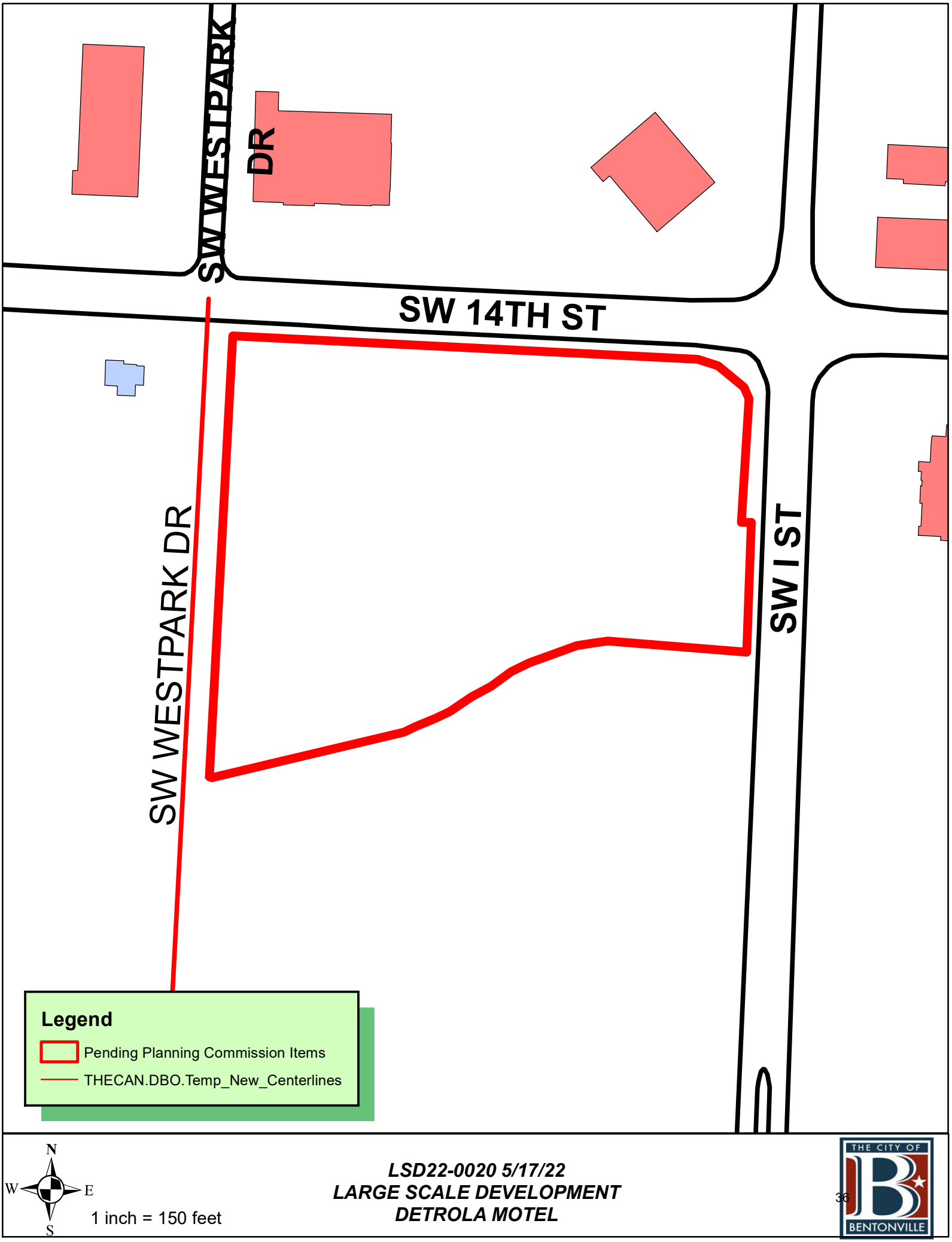
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



LSD22-0020 5/17/22
LARGE SCALE DEVELOPMENT
DETROLA MOTEL

Detrola Motel LSD22-0020

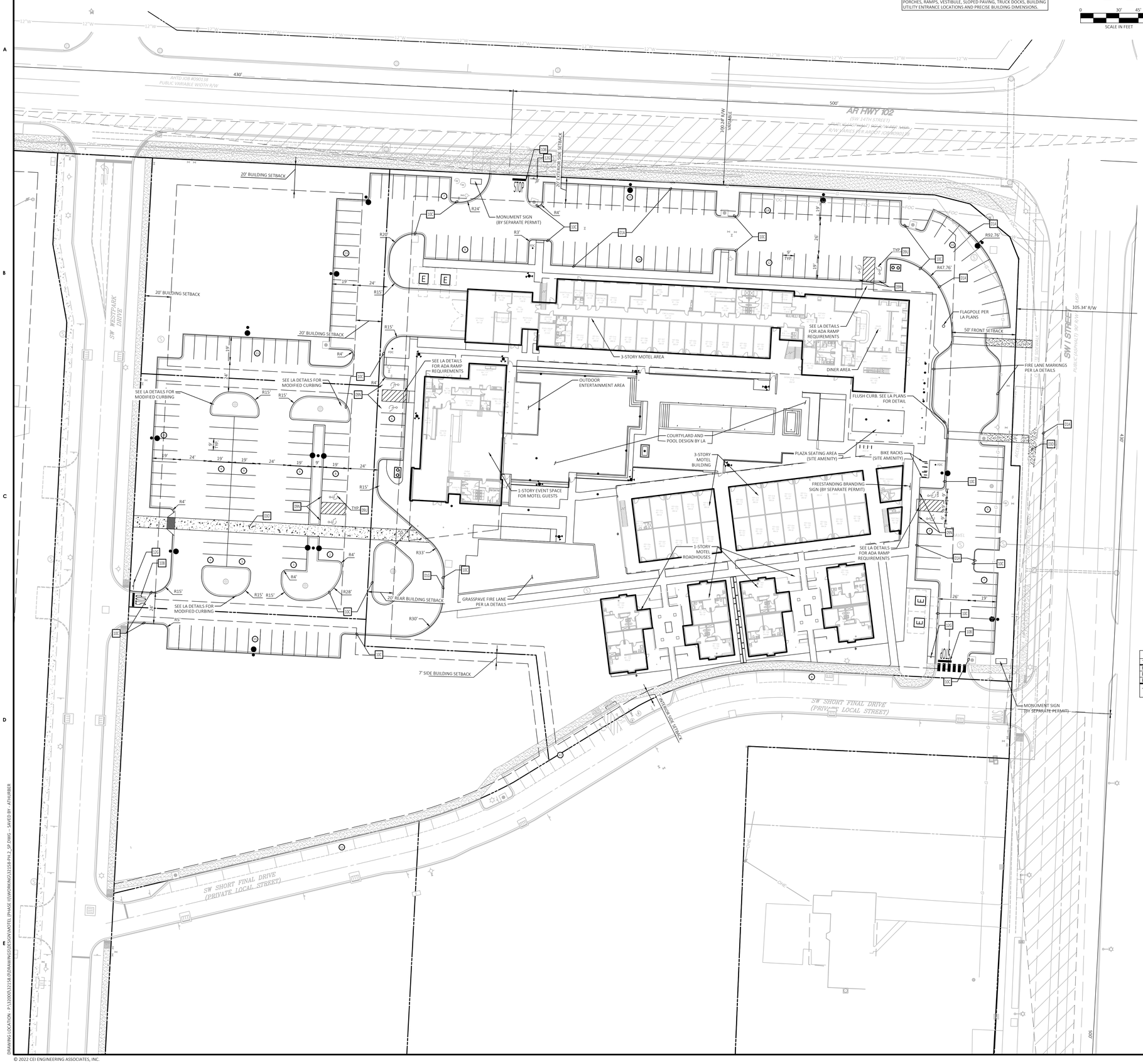
Planning Commission,

Green Circle Projects is requesting a 6-month extension to our LSD permit for Detrola Motel. The extension request is due to the extremely high sub-contractor costs and lead times in the NWA sub-market. While the project has a very healthy budget, which is well informed by our nationally qualified design and management team, the concentration of major projects in the Bentonville and Northwest Arkansas magnify the already challenging national trend of increased pricing and lead times .

While a longer extension would be ideal, in order to let the local market settle down a bit, we plan to attempt another pricing round later this year. It is our sincere hope to help fill the demand for hotel rooms in the marketplace and alleviate the pressure for short term rentals on the local housing market. We do not expect any major plan or LSD changes other than typical Value Engineering decisions that are superficial in nature.

For further consideration, please note that the project construction permit was submitted in May of ’22 but not approved until February of this year. To that end, we could not have begun the project until Q1 of this year anyhow.

If you have any questions regarding our development please do not hesitate to reach out to Austin Conner at aconner@greencircleprojects.com.



EXISTING LEGEND

Boundary Line	Electric Riser
Adjoining Boundary Line	Telephone Riser
Right-of-Way Line	Water Valve
Centerline	Traffic Sign (Type of Sign)
Break Line	Guy Wire / Anchor
Storm Drainage Pipe	Utility Pole
Water Line	Light on Utility Pole
Barb Wire Fence Line	Hose Bib / Spigot
Chainlink Fence Line	Light Pole (2 Lamps)
Wood Fence Line	Air Conditioner Unit
Flood Hazard Line	Mail Box
Flow Line	Cable TV Riser
Section Line	Fiber Optic Vault
Benchmark (BM)	Warning Cable TV Sign
Found Monument (As Noted)	Warning Fiber Optic Line Sign
Set 5/8" Rebar "LS#1021"	Reinforced Concrete Pipe
Calculated Corner	Right-of-Way
Found Nail (As Noted)	Master Street Plan
Gas Meter	FEMA Floodway
Electric Meter	FEMA Zone "AE"
Water Meter	Record Bearing & Distance per Plat Bk. 22L, Pg. 100
Drainage Manhole (DMH)	Record Bearing & Distance per Deed Bk. 2010, Pg. 2419
Fire Hydrant	
Sewer Manhole (SMH)	
Sewer Clean Out	

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

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

SITE DATA

SITE AREA	7.11 ACRES (309640 ± SF)
BUILDING AREA	63,156 SF
LOT COVERAGE	32% (63, 1565F / 191, 153SF)
ZONING	C-2 (GENERAL COMMERCIAL)
PARKING REQUIRED	239 SPACES
PARKING PROVIDED ONSITE	239 SPACES
ADA PARKING REQUIRED	7 SPACES
ADA PARKING PROVIDED	10 SPACES

SITE DATA NOTE: LOT COVERAGE BASED ON BUILDINGS ONLY BEING CONSTRUCTED ON LOT 5 (191,153SF) PER PRELIMINARY PLAT (P921-0019).

BUILDING PROGRAMMING DATA

TOTAL AREA/KEYS PER BUILDING TYPE	PARKING RATIO	REQUIRED PARKING SPACES
HOTEL - 162 ROOMS	11/10 GUEST ROOM	179 - HOTEL TOTAL
FOOD & BEVERAGE - 180 SEATS	1/4 OCCUPANTS	45 - FOOD & BEVERAGE TOTAL
FOOD & BEVERAGE STAFF - 15 EMPLOYEES	1/EMPLOYEE	15 - FOOD & BEVERAGE TOTAL
TOTAL PARKING		239 REQUIRED PARKING SPACES

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01G TYPE G CURB (MOUNTABLE)
03D CONCRETE SIDEWALK
09N 90 DEGREE PARKING
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
10C FIRE LANE MARKING
12G STOP SIGN

NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

NOTE: ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

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

NOTE: THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 96" WITHIN THE SIGHT TRIANGLE

NOTE: ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO A STRUCTURE MUST BE A CUT-OFF OR B.U.G. (WITH A U RATING OF 0) LIGHTING FIXTURE AND BE APPROVED BY THE PLANNING DEPARTMENT.

NOTE: ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL MEET CITY SPECIFICATIONS.

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

CEI Solutions for Land and Life

issue for review:
issue for pricing:
issue for construction:
revisions:

modus studio
architecture + prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
MATTHEW L. BACHELOR
05/02/2022

GREEN CIRCLE PROJECTS
CEI
TalleyAssociates
EDCI ENGINEERS
Summit CONSULTANTS, INC.
FLICKMARS

Detroit
Bentonville, Arkansas

REFER TO SHEETS G0.00 - G0.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

BALDWIN & SHELL CONSTRUCTION COMPANY
Building Relationships

PLEASE REFER TO CONTRACTOR PROVIDED TRADE PACKAGES (DIVISION 00) FOR ALL CONTRACTOR PROJECT REQUIREMENTS, WITHOUT EXCEPTION. **ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS** (INCLUDING SHEETS, DRAWINGS, GENERAL NOTES, SPECIFICATIONS, ETC.) AS PROVIDED BY THE ARCHITECT OR ANY OTHER CONSULTANT.

contents.
SITE PLAN

design. Design Development
date. 2021.10.21
project. 21.09

C2.00

LSD22-0020

DRAWING LOCATION: R:\23000\23158.01\DRAWINGS\01DESIGN\MOTEL (PHASE II)\WORKING\23158 PH 2 SP (DWG - SAVED BY: ATHURBER

© 2022 CEI ENGINEERING ASSOCIATES, INC.

SW 14th Street

B1 - Motel North

B1 B2

B2 - Diner + Lobby

B4 - Event Center

B3 - Motel South

B7

B8

B5

B6

SW I Street

Private Street

E1 LEVEL 01 - OVERVIEW PLAN
1/16" = 1'-0"

issue for review:

issue for pricing:

issue for construction:

revisions:

mark	date	description

modus studio
architecture +prototyping
479.455.5577
modusstudio.com
contact@modusstudio.com

NOT FOR CONSTRUCTION

GREEN CIRCLE PROJECTS
CEI
TalleyAssociates
DCI ENGINEERS
Summit CONSULTANTS, INC.
FLICK MARS

Detzola
Bentonville, Arkansas

REFER TO SHEETS GO.00 - GO.03 FOR ALL GENERAL NOTES RELATIVE TO THE SCOPE OF WORK AND TYPES OF DRAWINGS, ELEMENTS, AND INSTRUCTIONS FOUND ON THIS SHEET.

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contents.
LEVEL 01 - OVERVIEW PLAN

design. LSD SUBMITTAL
date. 2022.04.08
project. 21.09

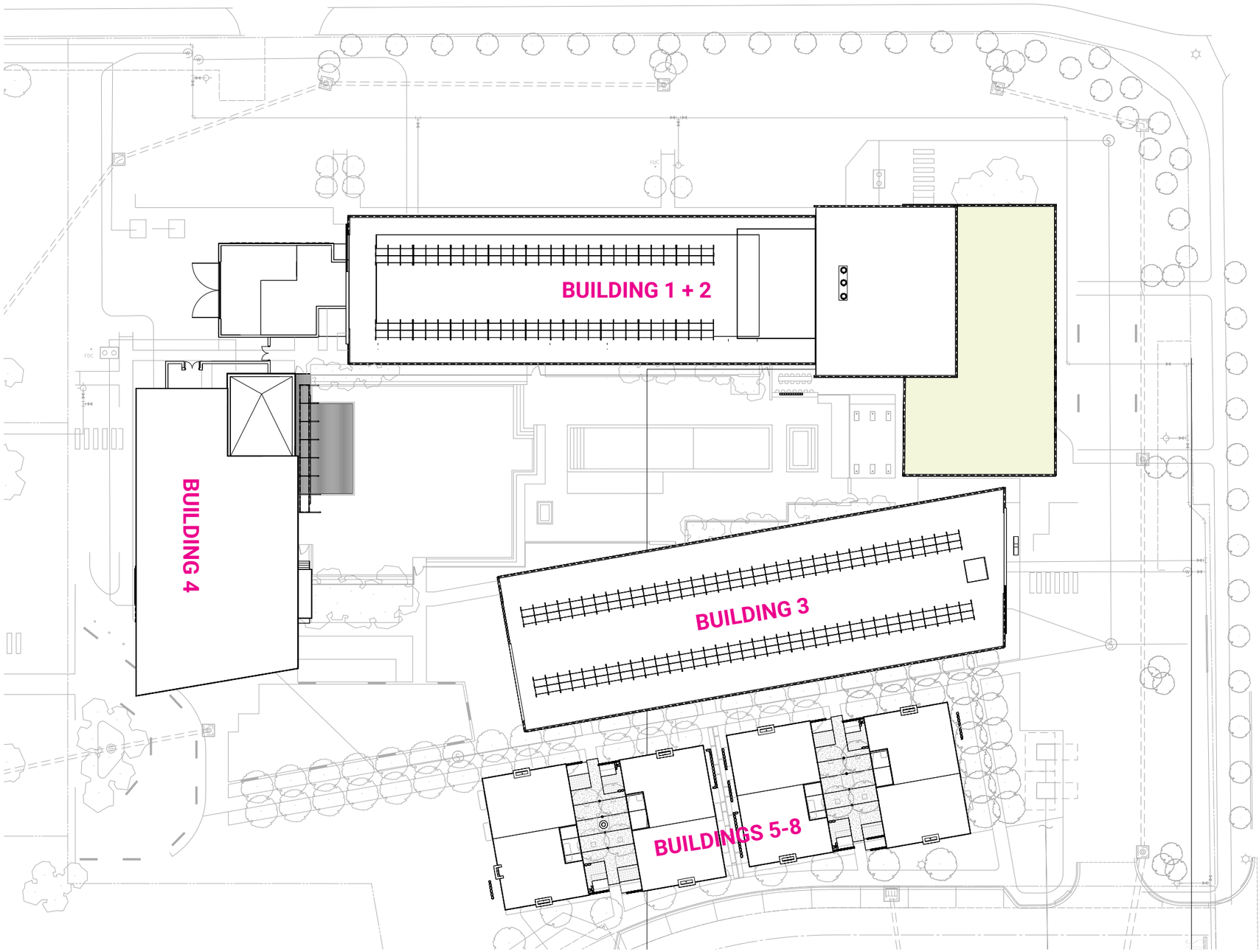
A1.01

site key plan

14th Street Elevation

West Parking Elevation

SW I Street Elevation

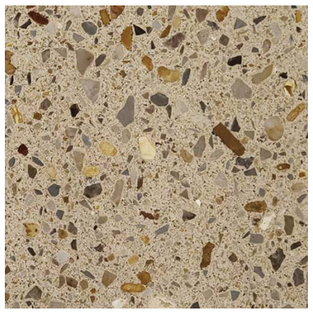


Private Street Elevation

N

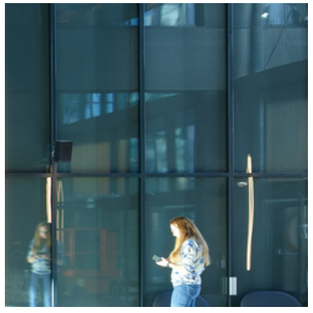
materials

B-01 Brick

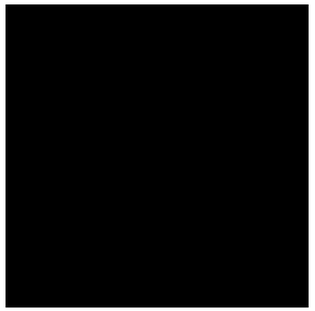


CB-01 Concrete Block - Burnished Face

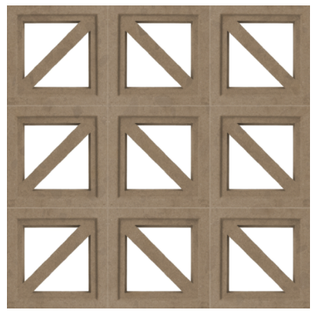
CB-02 Concrete Block - Terra Cotta



G-01 Glazing



S-01 Steel (Painted)



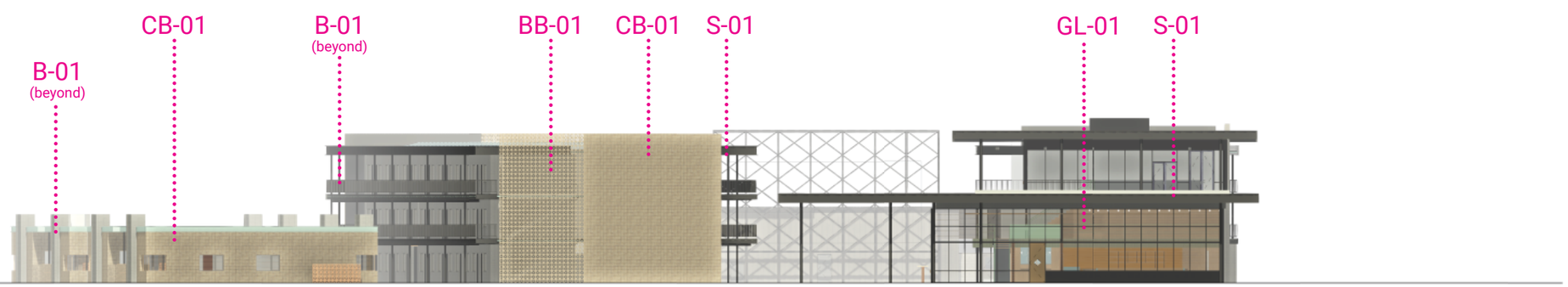
BB-01 Breezeblock - Tan

BB-02 Breezeblock - Terra Cotta

Note: All materials proposed for this project are on the Primary Materials list from the city of Bentonville Zoning Code.

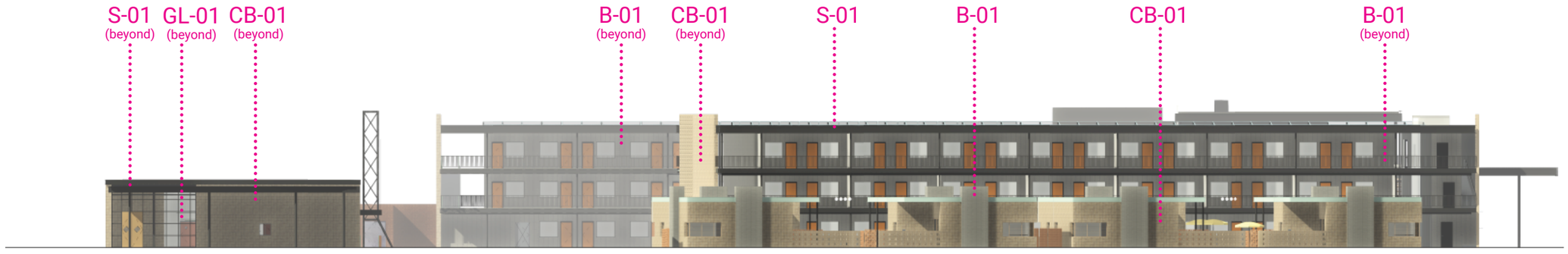
street elevations

14th Street Elevation

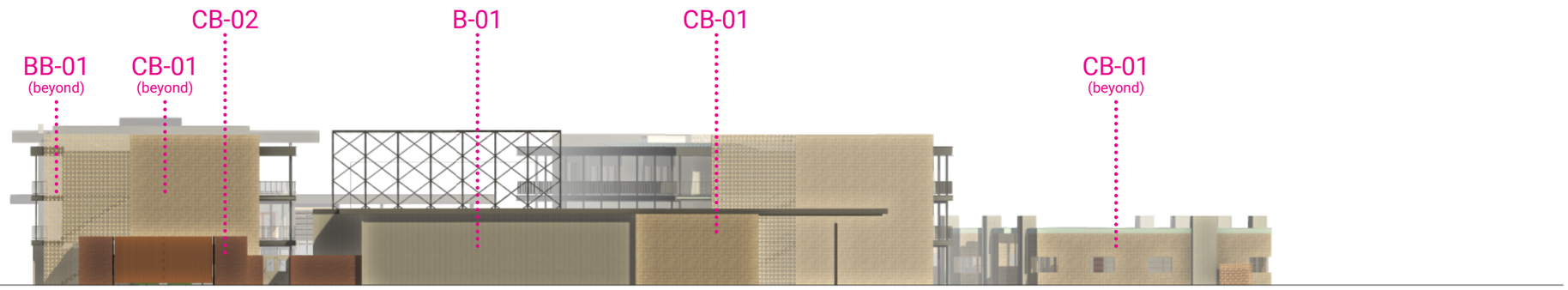


SW I Street Elevation

street elevations

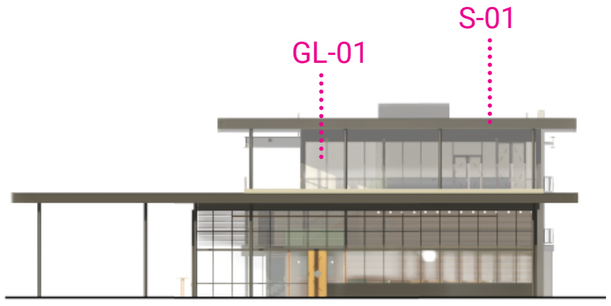


New Private Street Elevation



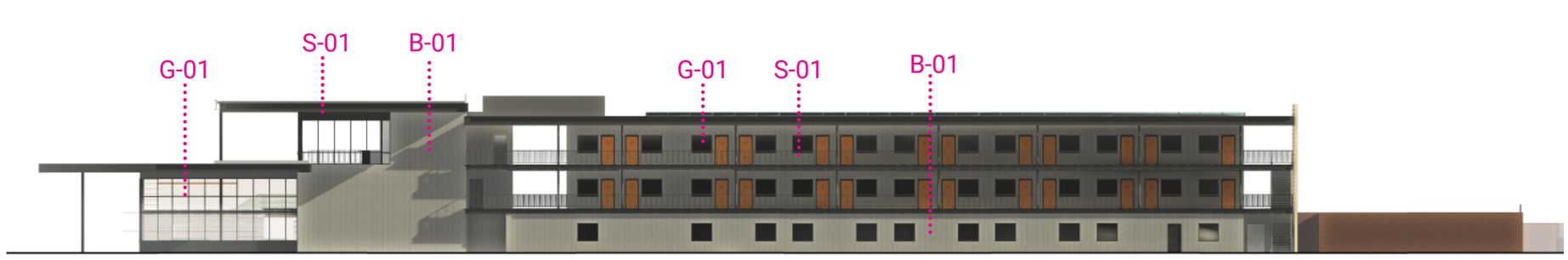
West Parking Area Elevation

individual building elevations
BUILDINGS 1 + 2



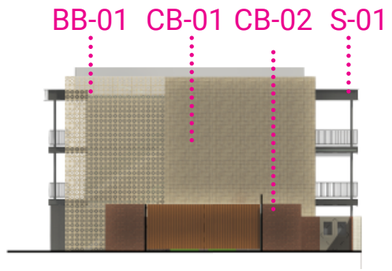
Building 1+2 - East Elevation

Total area of facade	2598 SF	
Primary Materials	Area	%
S-01	843 SF	32%
G-01	1715 SF	66%
		98 %



Building 1+2 - North Elevation

Total area of facade	10,028 SF	
Primary Materials	Area	%
B-01	4076 SF	40%
S-01	3510 SF	35%
G-01	1670 SF	17%
		92 %



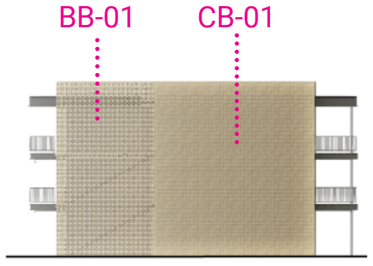
Building 1+2 - West Elevation

Total area of facade	2130 SF	
Primary Materials	Area	%
CB-01	894 SF	42%
BB-01	704 SF	33%
S-01	141 SF	7 %
CB-02	205 SF	10%
		92 %

Building 1+2 - South Elevation

Total area of facade	10,028 SF	
Primary Materials	Area	%
B-01	2508 SF	25%
S-01	3260 SF	33%
G-01	2809 SF	28%
		86 %

individual building elevations
BUILDING 3



Building 3 - East Elevation
Total area of facade 2210 SF

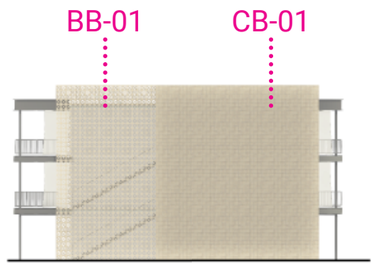
Primary Materials	Area	%
CB-01	1271 SF	58%
BB-01	770 SF	35%

93 %

Building 3 - North Elevation
Total area of facade 7222 SF

Primary Materials	Area	%
B-01	2571 SF	36%
S-01	2793 SF	39%
G-01	1055 SF	15%

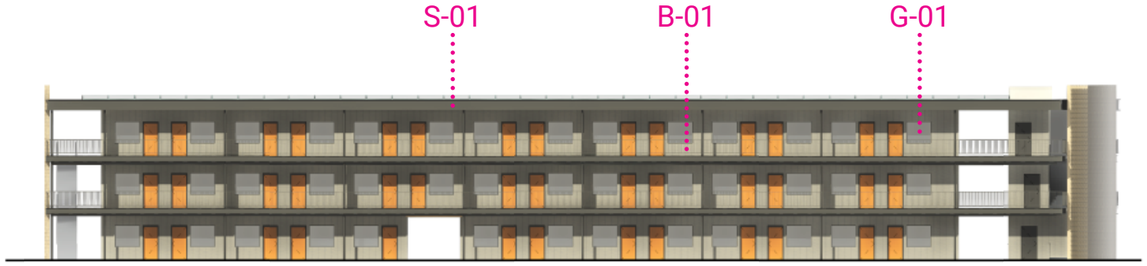
90 %



Building 3 - West Elevation
Total area of facade 2177 SF

Primary Materials	Area	%
CB-01	1254 SF	58%
BB-01	769 SF	35%

93 %

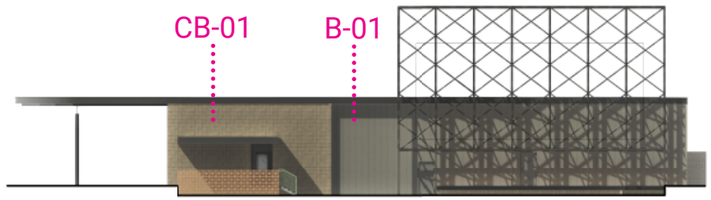


Building 3 - South Elevation
Total area of facade 7021 SF

Primary Materials	Area	%
B-01	2503 SF	36%
S-01	2794 SF	40%
G-01	859 SF	12%

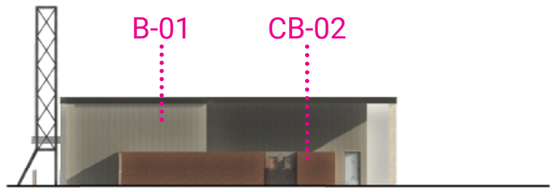
88 %

individual building elevations
BUILDING 4



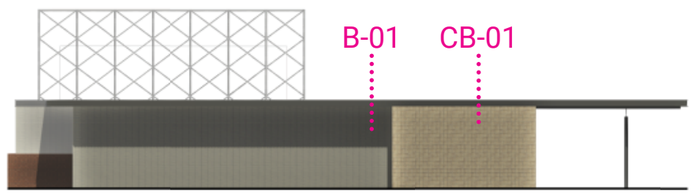
Building 4 - East Elevation

Total area of facade	2330 SF	
Primary Materials	Area	%
CB-01	602 SF	26%
B-01	1333 SF	57%
		83 %



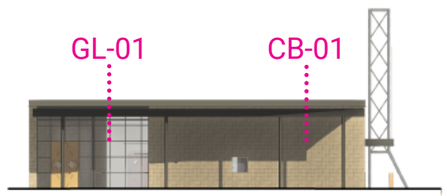
Building 4 - North Elevation

Total area of facade	1340 SF	
Primary Materials	Area	%
CB-02	350 SF	26%
B-01	936 SF	70%
		96 %



Building 4 - West Elevation

Total area of facade	2116 SF	
Primary Materials	Area	%
CB-01	525 SF	25%
B-01	1333 SF	63%
		88 %



Building 4 - South Elevation

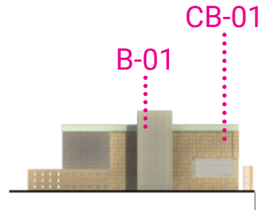
Total area of facade	1340 SF	
Primary Materials	Area	%
CB-01	718 SF	54%
G-01	364 SF	27%
		81 %

individual building elevations
BUILDINGS 5-8

Buildings 5-8 - East Elevation
Total area of facade 873 SF

Primary Materials	Area	%
G-01	215 SF	25%
CB-01	538 SF	62%

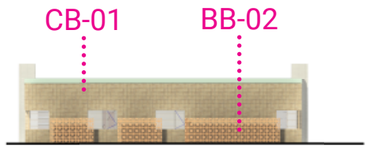
87 %



Buildings 5-8 - North Elevation
Total area of facade 496 SF

Primary Materials	Area	%
B-01	124 SF	25%
CB-01	296 SF	60%

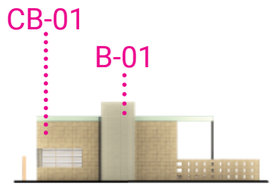
85 %



Buildings 5-8 - West Elevation
Total area of facade 873 SF

Primary Materials	Area	%
BB-02	226 SF	26%
CB-01	455 SF	52%

78 %



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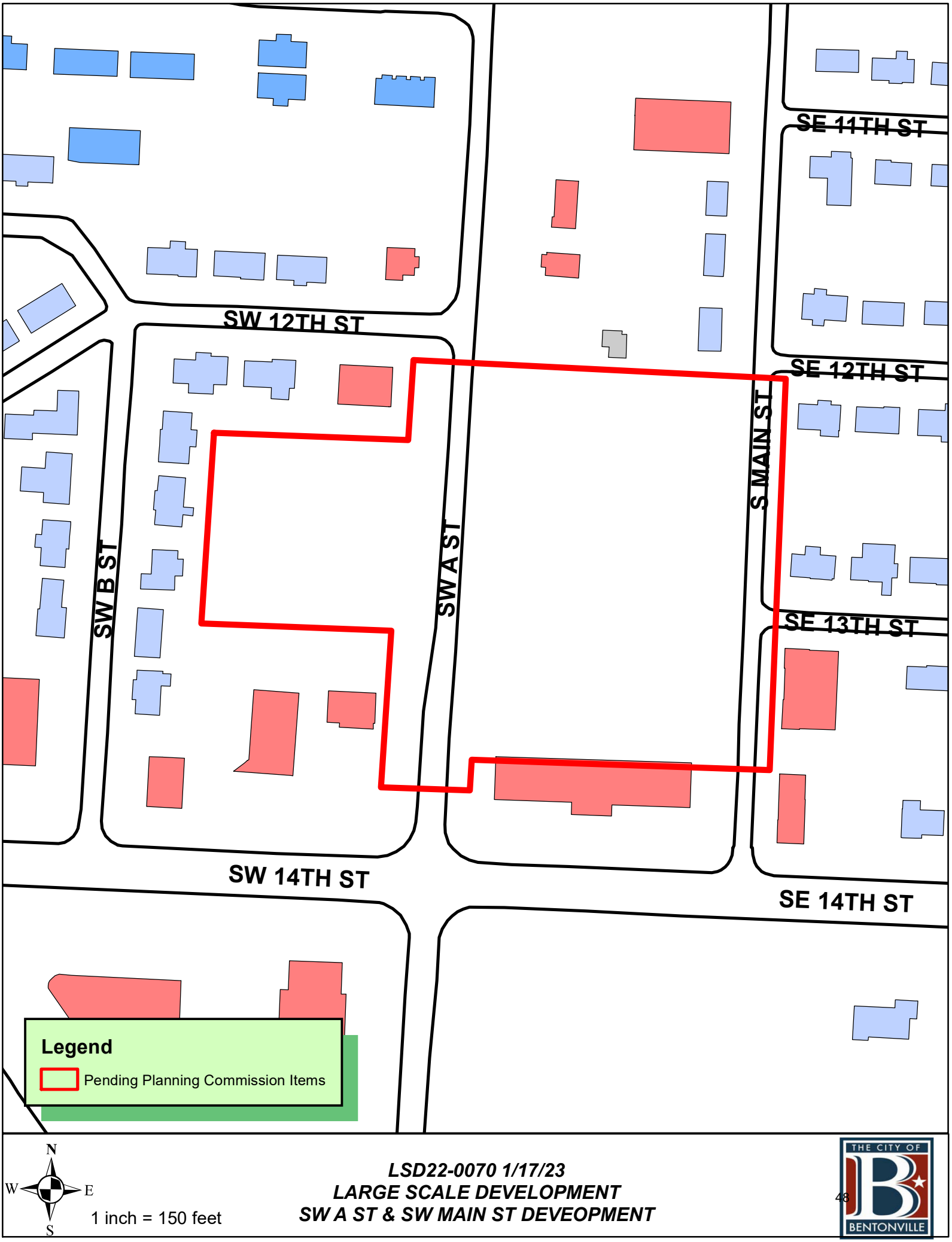
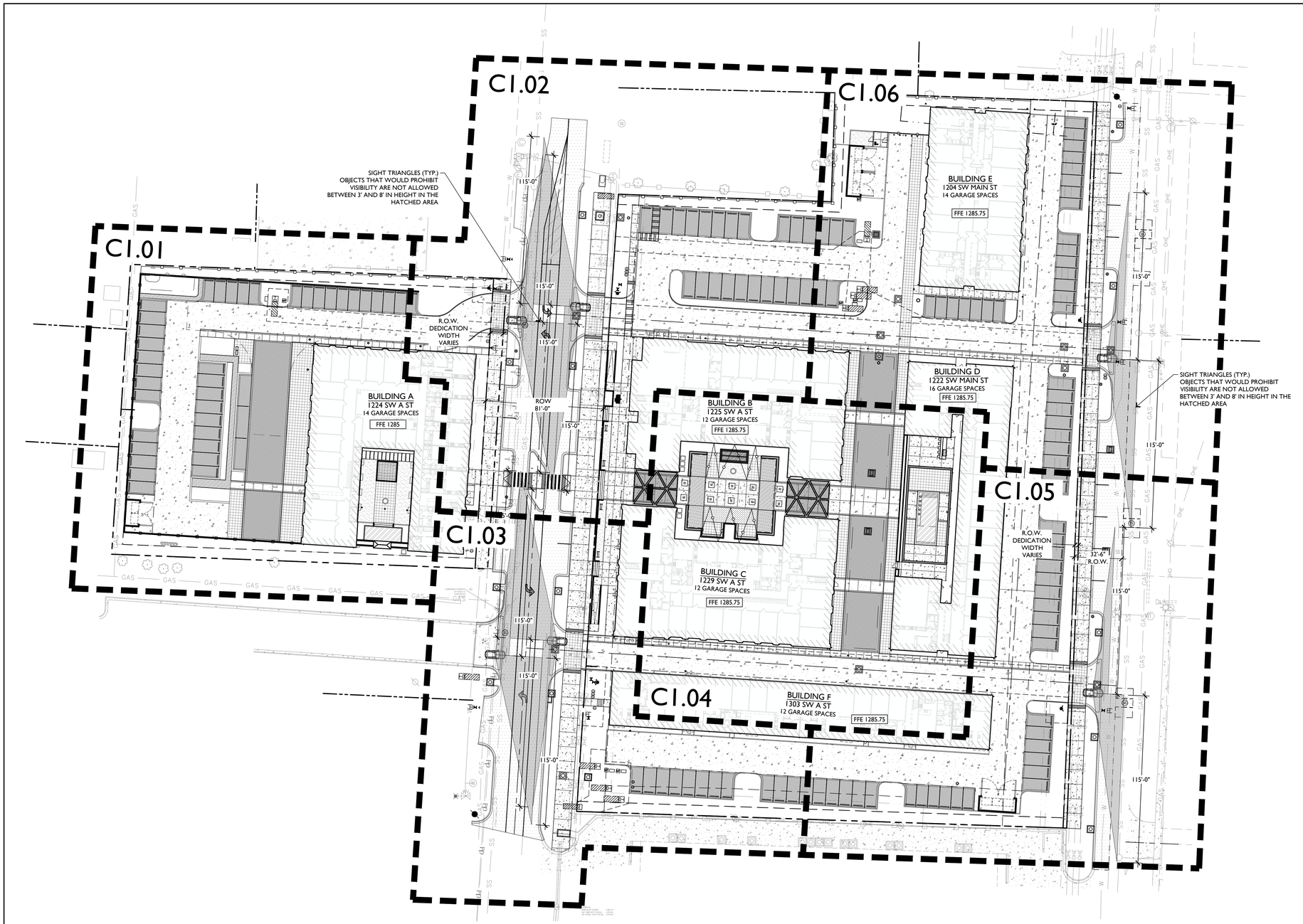


LSD22-0070 1/17/23
LARGE SCALE DEVELOPMENT
SW A ST & SW MAIN ST DEVEOPMENT



1 OVERALL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONC. SIDEWALK
- TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED AUGUST 11, 2021.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
15. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
16. ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS ON SITE (SECTION 14-256).
17. ALL ROOF MOUNTED EQUIPMENT (EXCEPT SOLAR PANELS) SHALL BE SCREENED FROM VIEW OF A PERSON STANDING ON THE PROPERTY LINE ON THE FAR SIDE OF THE ADJOINING STREET.
18. ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
19. THE DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS ON SITE.
20. FREESTANDING SIGNAGE IS NOT PROPOSED AT THIS TIME, ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
21. PROPOSED BENCHES WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL# C-10) OR APPROVED EQUAL.
22. BIKE RACKS SHALL BE DERO SWERVE SINGLE HOOP, COLOR BLACK OR APPROVED EQUAL.

SITE SUMMARY

ZONING:
PLANNED RESIDENTIAL DEVELOPMENT (PRD)

USE:
MIXED USE (MULTI-FAMILY & COMMERCIAL)

AREA:
4.74 AC TOTAL

ZONING SUMMARY - EAST PARCEL

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
MIN LOT AREA MIN:	NONE	154,638 SF
MAX AREA MAX:	NONE	154,638 SF
MIN LAND AREA / DWELLING UNIT	NONE	854 SF
MIN WIDTH MIN:	NONE	500'
MAX WIDTH MAX:	NONE	500'
MIN LOT DEPTH:	NONE	326'
MAX LOT COVERAGE: (MIXED USE, INTERIOR LOT)	100%	34%

BUILDING SETBACK STANDARDS

	REQUIRED	PROVIDED
MIN FRONT YARD:	NONE	17'
MAX FRONT YARD:	50'	47'
MIN SIDE YARD:	NONE	8'
MAX SIDE YARD:	NONE	98'
MIN REAR YARD:	NONE	53'
MAX REAR YARD:	NONE	63'

OPEN SPACE REQUIREMENTS

	REQUIRED	PROVIDED
MIN OPEN SPACE	15%	20%

ZONING SUMMARY - WEST PARCEL

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
MIN LOT AREA:	NONE	51,836 SF
MAX LOT AREA:	NONE	51,836 SF
MIN LAND AREA / DWELLING UNIT	NONE	1,037 SF
MIN LOT WIDTH:	NONE	200'
MAX LOT WIDTH:	NONE	200'
MIN LOT DEPTH:	NONE	259'
MAX LOT COVERAGE : (MIXED USE, INTERIOR LOT)	100%	25%

BUILDING SETBACK STANDARDS

	REQUIRED	PROVIDED
MIN FRONT YARD:	NONE	9'
MAX FRONT YARD:	50'	9'
MIN SIDE YARD:	NONE	7'
MAX SIDE YARD:	NONE	50'
MIN REAR YARD:	NONE	129'
MAX REAR YARD:	NONE	129'

OPEN SPACE REQUIREMENTS

	REQUIRED	PROVIDED
MIN OPEN SPACE	15%	21%

BUILDING DATA

COMMERCIAL SF:	5,774
STUDIO UNITS:	77
1 BEDROOM UNITS:	114
2 BEDROOM UNITS:	22
3 BEDROOM UNITS:	8
TOTAL	221

PARKING DATA

PARKING PROVIDED BY UNIT:	0.95 SPACES PER UNIT 221 UNITS 211 SPACES
COMMERCIAL:	1 SPACE / 250 SF 5,774 SF / 250 SF = 23 23 SPACES
TOTAL	234 SPACES

PARKING PROVIDED

ON SITE STANDARD PARKING	91 SPACES
ON SITE COMPACT PARKING	44 COMPACT
ON SITE GARAGE PARKING	79 SPACES
ON STREET PARKING	18 SPACES
ADA SPACES	2 SPACES
TOTAL	234 SPACES

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SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

EDG PROJECT NO. 22-010

DATE 2023.03.27

REVISIONS

Number	Date

PHASE Construction Documents

TITLE Overall Site Plan

SHEET NO. C1.00

LSD22-0070

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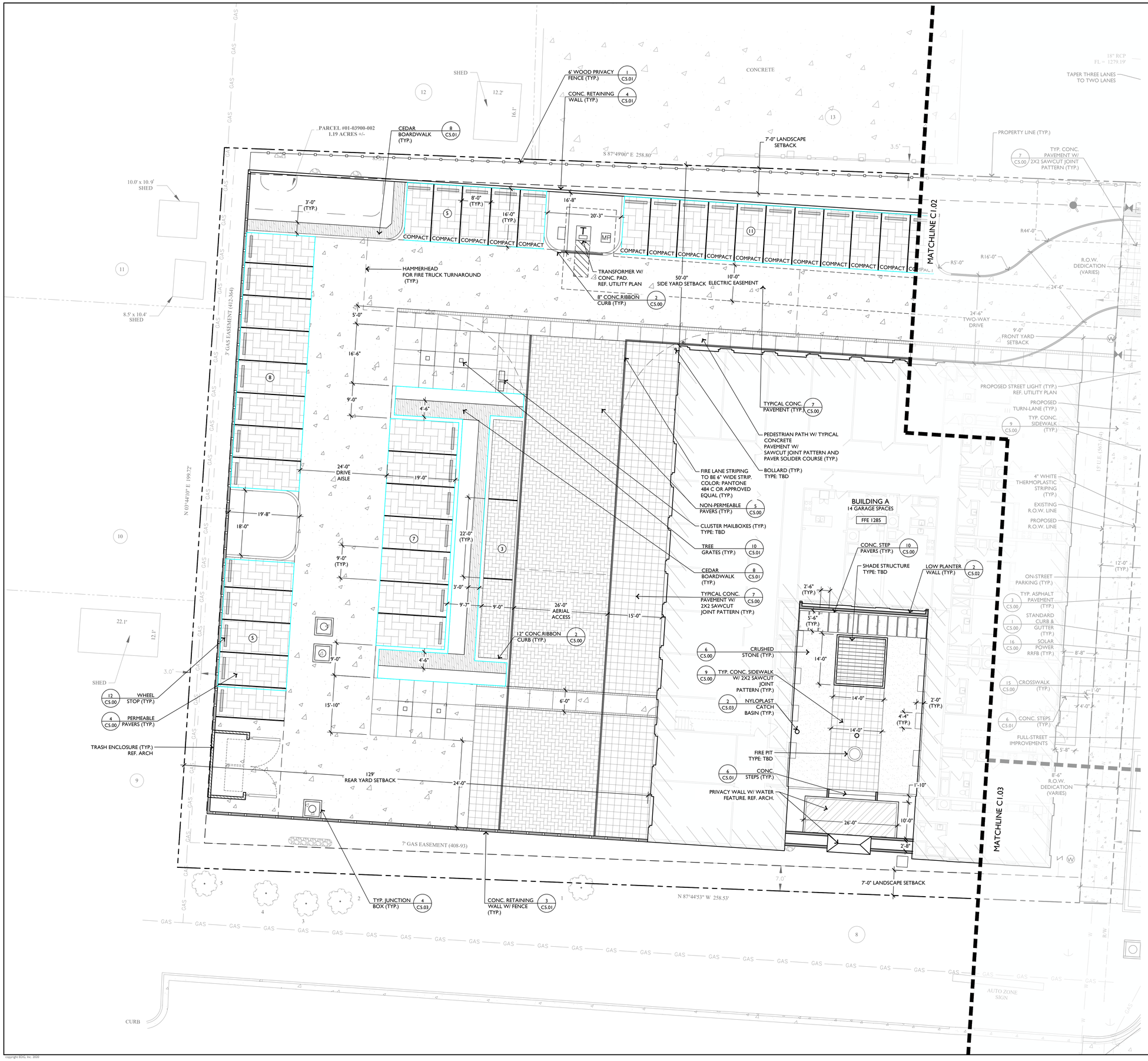

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- CRUSHED STONE
- DETENTION LIMITS

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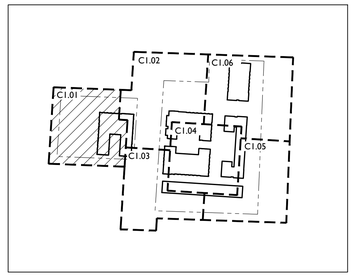
KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

5' 20' 40'

0' 10'

SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

EDG PROJECT NO.	22-010
DATE	2022.12.27

REVISIONS

Number	Date

PHASE	Construction Documents
TITLE	Site Plan
SHEET NO.	C1.01

LSD22-0070

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PARCELS
#01-04662-000
#01-04663-000
#01-04664-000
#01-04665-000
#01-04666-000
3.55 ACRES +/-

48" STEEL PIPE
FL = 1277.39'
3-PHASE OHP

18" RCP
FL = 1278.91'

18" RCP
FL = 1279.19'

BM 4

NE CORNER
LOT 12, BLOCK 4
RAZORBACK ADDITION

POB
PARCEL
#01-03900-002

PROPERTY LINE (TYP.)

MATCHLINE C1.01

MATCHLINE C1.03

MATCHLINE C1.04

MATCHLINE C1.06

DRIVEWAY IMPROVEMENTS TO ADJACENT PROPERTY

TAPER THREE LANES TO TWO LANES

66'-7"

75'-0" MIN. DRIVEWAY SPACING

24'-10"

R15'-0" (TYP.)

R44'-0"

R16'-0"

R5'-0"

24'-6"

24'-6" TWO-WAY DRIVE

9'-0" FRONT YARD SETBACK

R.O.W. DEDICATION (VARIES)

8'-6" R.O.W. DEDICATION (VARIES)

EXISTING ROW (VARIES) 72'-5"

EXISTING ROW 72'-0"

JUNCTION BOX IN VEHICULAR AREA (TYP.)

CURB INLET (TYP.)

PROPOSED STREET LIGHT (TYP.) REF. UTILITY PLAN

PROPOSED TURN-LANE (TYP.)

TYP. CONC. SIDEWALK (TYP.)

4" WHITE THERMOPLASTIC STRIPING (TYP.)

EXISTING R.O.W. LINE

PROPOSED R.O.W. LINE

PROPOSED ROW 81'-0" (TYP.)

ON-STREET PARKING (TYP.)

TYP. ASPHALT PAVEMENT (TYP.)

STANDARD CURB & GUTTER (TYP.)

SOLAR POWER RRFB (TYP.)

CROSSWALK (TYP.)

CONC. STEPS (TYP.)

FULL-STREET IMPROVEMENTS

1ST U.E. (56'-0")

S HOUSTON W 200.05

KEITH (COLLECTOR DOWNTOWN)

TYP. CONC. PAVEMENT W/ 2X2 SAWCUT JOINT PATTERN (TYP.)

TYP. JUNCTION BOX (TYP.)

NYLOPLAST CATCH BASIN(TYP.)

ADA SIGNAGE (TYP.)

WHEEL STOPS (TYP.)

6" RIBBON CURB (TYP.)

6' WOOD PRIVACY FENCE (TYP.)

PERMEABLE PAVERS (TYP.)

7'-0" LANDSCAPE BUFFER

S 87°58'47" E 146.39'

N 01°59'42" E 74.59'

18'-0"

5'-1"

5'-0" (TYP.)

12'-0" (TYP.)

ADA PAVERS (TYP.)

4" THERMOPLASTIC ADA STRIPING (TYP.)

10'-0" ELECTRIC EASEMENT

24'-0" DRIVE AISLE

9'-0" (TYP.)

R5'-0" (TYP.)

98' SIDE YARD SETBACK

8'-6"

19'-0" (TYP.)

4'-6"

20'-0" DRAINAGE EASEMENT

24'-0" (TYP.)

5'-0" (TYP.)

17'-3" FRONT YARD SETBACK

20'-0" OHE CLEARANCE

ADA RAMP (TYP.)

BIKE REPAIR, BIKE WASH, & GRATE DETAIL (TYP.)

GREASE TRAP. REF. UTILITY PLAN

BOLLARD (TYP.) TYPE: TBD

FIBER OPTIC LOC. PER 1-CALL

TYPICAL CONC. PAVEMENT (TYP.)

6" WIDE RIBBON CURB (TYP.)

PEDESTRIAN PATH W/ TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN AND PAVER SOLDIER COURSE (TYP.)

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

BOLLARD (TYP.) TYPE: TBD

DETENTION POND LIMITS (TYP.)

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

BUILDING A
4 GARAGE SPACES
FFE 1285

BUILDING B
13 GARAGE SPACES
FFE 1285.75

CONC. STEP PAVERS (TYP.)

SHADE STRUCTURE TYPE: TBD

LOW PLANTER WALL (TYP.)

CONC. STEPS (TYP.)

BIKE RACKS (TYP.)

CONC. RETAINING WALL (TYP.)

CRUSHED STONE (TYP.)

ADA PAVERS (TYP.)

R1'-9" (TYP.)

11'-0" DRIVE LANE (TYP.)

R8'-0" (TYP.)

10'-0" (TYP.)

14'-6" (TYP.)

R2'-6" (TYP.)

2'-0" (TYP.)

4'-0" (TYP.)

FIREPIT TYPE: TBD

WATER FEATURE

STRING LIGHTS (TYP.)

STRING LIGHT POLE (TYP.)

CANVAS SHADE STRUCTURE BY USA SHADE SUBMIT SHOP DRAWINGS FOR APPROVAL

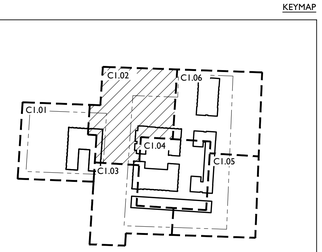
GRATE INLET (TYP.)

DETENTION LIMITS (TYP.)

ARTIFICIAL TURF (TYP.)

WOOD COMPOSITE

KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

5' 20' 40'
0' 10'

SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

EDG PROJECT NO.	22-010
DATE	2022.12.27

REVISIONS

Number	Date

PHASE	Construction Documents
TITLE	Site Plan
SHEET NO.	C1.02

LSD22-0070

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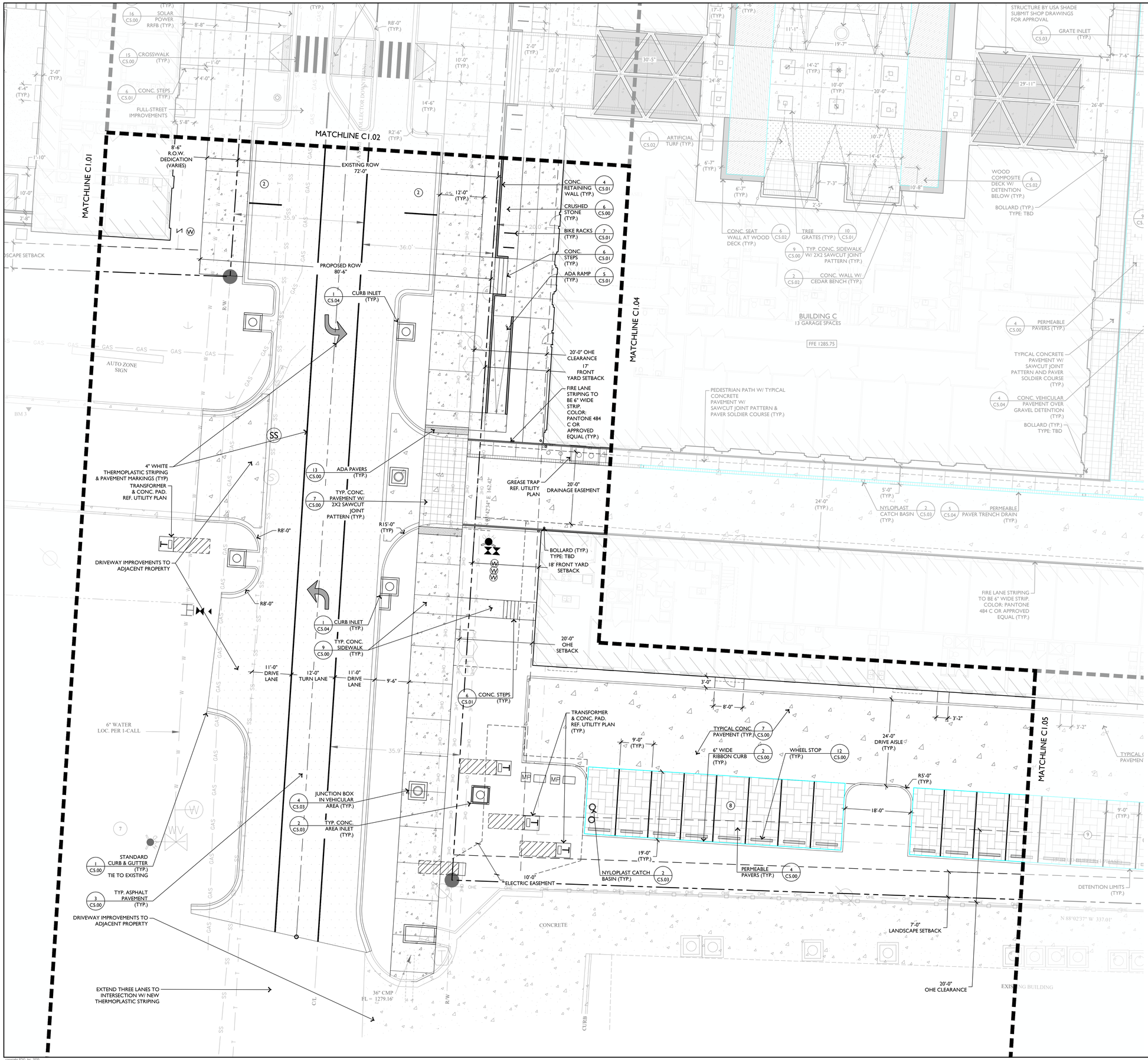

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONC. SIDEWALK
- TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE
- DETENTION LIMITS

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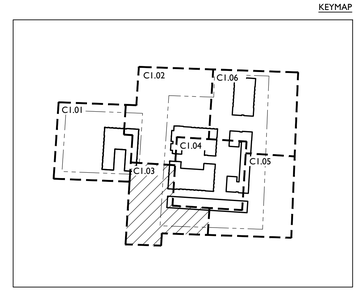
KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

5' 20' 40'

0' 10'

SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

EDG PROJECT NO.	22-010
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SHEET NO.	C1.03

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MATCHLINE C1.02

MATCHLINE C1.06

MATCHLINE C1.05

MATCHLINE C1.03

BUILDING B
13 GARAGE SPACES
FFE 1285.75

BUILDING C
13 GARAGE SPACES
FFE 1285.75

BUILDING D
14 GARAGE SPACES
FFE 1285.75

BUILDING F
12 GARAGE SPACES
FFE 1285.75

FIREPIT TYPE: TBD

WATER FEATURE

STRING LIGHTS (TYP.)

STRING LIGHT POLE (TYP.) 4 C5.02

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

DETENTION LIMITS (TYP.)

CANVAS SHADE STRUCTURE BY USA SHADE SUBMIT SHOP DRAWINGS FOR APPROVAL

5 C5.03 GRATE INLET (TYP.)

41'-0" AERIAL ACCESS

26'-0" AERIAL ACCESS

3 C5.02 WOOD DECK W/ BARTOP AND GRILLS

1 C5.02 ARTIFICIAL TURF (TYP.)

WOOD COMPOSITE DECK W/ DETENTION BELOW (TYP.) 6 C5.02

BOLLARD (TYP.) TYPE: TBD

5 C5.02 OUTDOOR POOL

9 C5.00 TYP. CONC. SIDEWALK W/ 2X2 SAWCUT JOINT PATTERN (TYP.)

BRICK WALL W/ PLANTER REF. ARCH

ACCESS CONTROLLED GATE. COORDINATE WITH OWNER / MEP

CONC. SEAT WALL AT WOOD DECK (TYP.) 6 C5.02

TREE GRATES (TYP.) 10 C5.01

9 C5.00 TYP. CONC. SIDEWALK W/ 2X2 SAWCUT JOINT PATTERN (TYP.)

2 C5.02 CONC. WALL W/ CEDAR BENCH (TYP.)

4 C5.00 PERMEABLE PAVERS (TYP.)

TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN AND PAVER SOLDIER COURSE (TYP.)

4 C5.04 CONC. VEHICULAR PAVEMENT OVER GRAVEL DETENTION (TYP.)

PEDESTRIAN PATH W/ TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN & PAVER SOLDIER COURSE (TYP.)

NYLOPLAST CATCH BASIN (TYP.) 2 C5.03

5 C5.04 PERMEABLE PAVER TRENCH DRAIN (TYP.)

TYPICAL JUNCTION BOX (TYP.) 4 C5.03

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

TYPICAL CONC. PAVEMENT (TYP.) 7 C5.00

TYP. NYLOPLAST CATCH BASIN (TYP.) 2 C5.03

CONC. STEPS (TYP.) 6 C5.01

BIKE RACKS (TYP.) 7 C5.01

CONC. RETAINING WALL (TYP.) 4 C5.01

CRUSHED STONE (TYP.) 6 C5.00

ADA RAMP (TYP.) 5 C5.01

BIKE REPAIR, BIKE WASH, & GRATE DETAIL (TYP.) 9 C5.01

20'-0" OHE CLEARANCE

TIE OPTIC LOC# PER J-CALL

GREASE TRAP. REF. UTILITY PLAN

BOLLARD (TYP.) TYPE: TBD

TYPICAL CONC. PAVEMENT (TYP.) 7 C5.00

6" WIDE RIBBON CURB (TYP.) 2 C5.00

PEDESTRIAN PATH W/ TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN AND PAVER SOLDIER COURSE (TYP.)

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

BOLLARD (TYP.) TYPE: TBD

DETENTION POND LIMITS (TYP.)

NYLOPLAST CATCH BASIN (TYP.) 2 C5.03

PERMEABLE PAVERS (TYP.) 4 C5.00

47' FRONT YARD SETBACK

50'-0" OHE CLEARANCE

TYP. ASPHALT PAVEMENT (TYP.) 3 C5.00

TYP. CONC. SIDEWALK (TYP.) 9 C5.00

STANDARD CURB & GUTTER (TYP.) 1 C5.00

WHEEL STOP (TYP.) 12 C5.00

6" WIDE RIBBON CURB (TYP.) 2 C5.00

TYP. CONC. SIDEWALK (TYP.) 9 C5.00

DETENTION LIMITS (TYP.)

24'-0" DRIVE AISLE

4" WHITE THERMOPLASTIC STRIPING (TYP.)

ON-STREET PARKING (TYP.)

TYP. ASPHALT PAVEMENT (TYP.) 3 C5.00

20'-0" OHE CLEARANCE

17' FRONT YARD SETBACK

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

GREASE TRAP REF. UTILITY PLAN

20'-0" DRAINAGE EASEMENT

BOLLARD (TYP.) TYPE: TBD

18' FRONT YARD SETBACK

20'-0" OHE SETBACK

TRANSFORMER & CONC. PAD. REF. UTILITY PLAN (TYP.)

TYPICAL CONC. PAVEMENT (TYP.) 7 C5.00

6" WIDE RIBBON CURB (TYP.) 2 C5.00

WHEEL STOP (TYP.) 12 C5.00

24'-0" DRIVE AISLE (TYP.)

R5'-0" (TYP.)

3'-0" (TYP.)

8'-0"

9'-0" (TYP.)

3'-2"

16'-0" (TYP.)

53' REAR YARD SETBACK

BOLLARD (TYP.) TYPE: TBD

52' SIDE YARD SETBACK

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL (TYP.)

24'-0" DRIVE AISLE

R5'-0" (TYP.)

10'-4"

8'-8"

50'-0" OHE CLEARAN

BOLLARD (TYP.) TYPE: TBD

5'-0" (TYP.)

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
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- FENCE
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- SET 5/8" REBAR/CAP
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- CABLE PEDESTAL
- WATER METER
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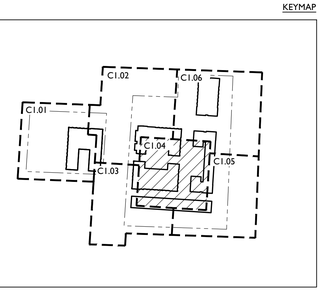
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

PROPOSED LEGEND

- ASPHALT PAVEMENT
- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
- TYPICAL CONC. SIDEWALK
- TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE
- DETENTION LIMITS

KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

5' 20' 40'

0' 10'

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SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

EDG PROJECT NO.	22-010
DATE	2022.12.27

REVISIONS

Number	Date

PHASE	Construction Documents
TITLE	Site Plan
SHEET NO.	C1.04

LSD22-0070

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EXISTING LEGEND

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- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
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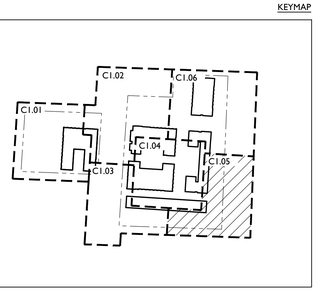
SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

5' 20' 40'
0' 10'

EDG PROJECT NO.	22-010
DATE	2022.12.27

REVISIONS

Number	Date

PHASE	Construction Documents
TITLE	Site Plan
SHEET NO.	C1.05

LSD22-0070

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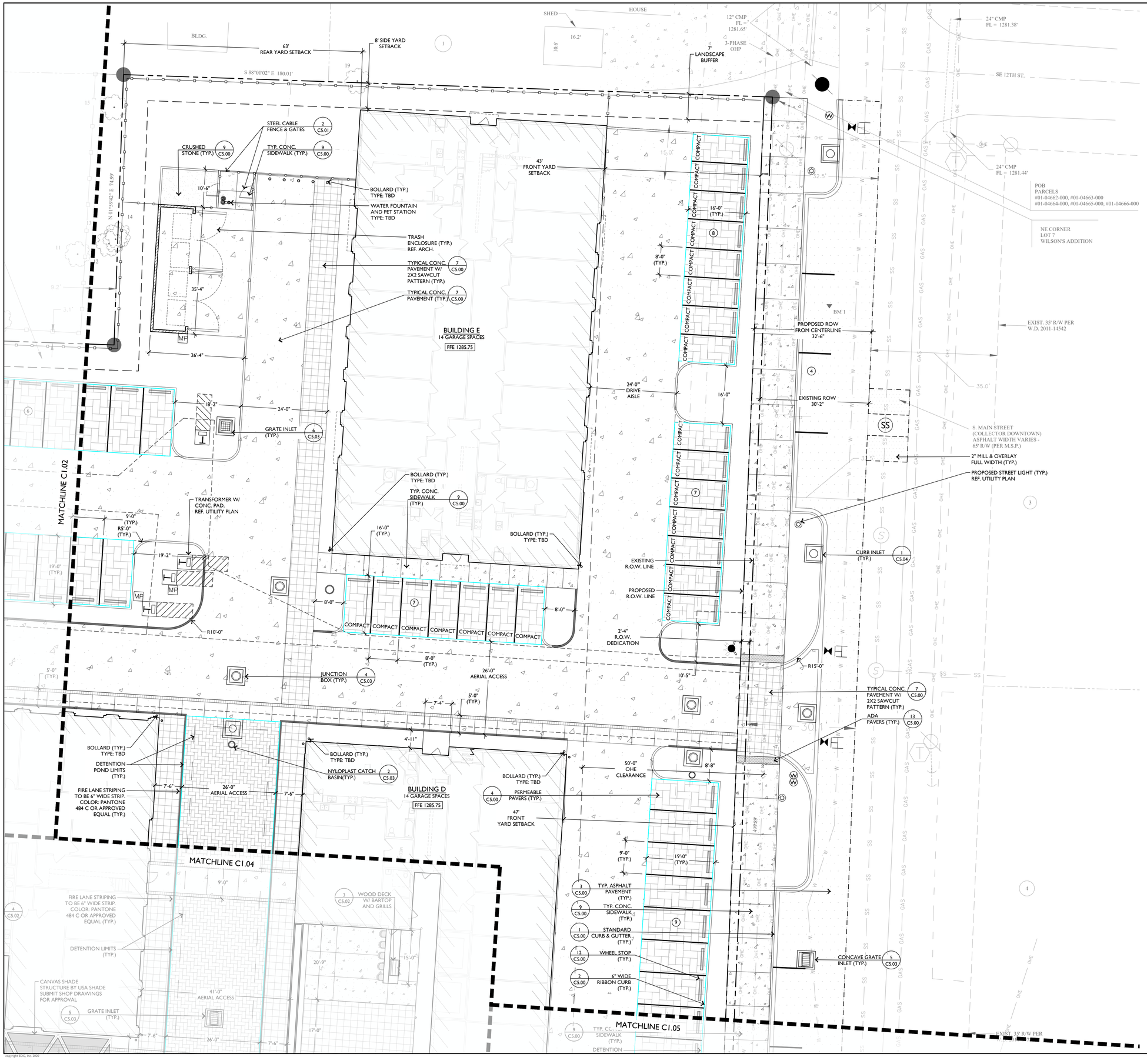

EXISTING LEGEND

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- 2" MILL & OVERLAY
- TYPICAL CONCRETE PAVEMENT
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- TYPICAL CONCRETE PAVEMENT W/ SAWCUT JOINT PATTERN
- PAVERS
- CRUSHED STONE
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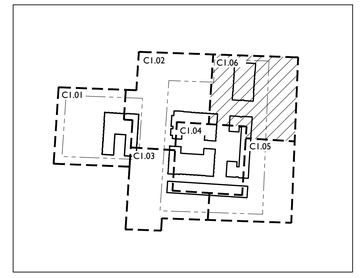
KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

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5' 20' 40'

0' 10'

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SW A AND MAIN ST DEVELOPMENT

Bentonville, Arkansas

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TITLE	Site Plan
SHEET NO.	C1.06

LSD22-0070

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BRICK	3651	SQ/FT	61%
GLASS	1440	SQ/FT	26%
CAST STONE PANEL	400	SQ/FT	7%
METAL AWNING	279	SQ/FT	5%
FIBER CEMENT	32	SQ/FT	1%

1 BUILDING A - PRESENTATION ELEVATION - EAST

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

BRICK	1768 SQ/FT	51%
METAL PANEL	861 SQ/FT	25%
PARGE COATED CMU	480 SQ/FT	14%
GLASS	324 SQ/FT	10%

1 BUILDING A - PRESENTATION ELEVATION - SOUTH

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

METAL PANEL	2626 SQ/FT	48%
BRICK	1255 SQ/FT	23%
GLASS	864 SQ/FT	16%
PAINTED OVERHEAD DOOR	531 SQ/FT	10%
FIBER CEMENT	192 SQ/FT	3%

1 BUILDING A - PRESENTATION ELEVATION - WEST

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

BRICK	1607 SQ/FT	38%
METAL PANEL	1393 SQ/FT	33%
GLASS	468 SQ/FT	11%
PAINTED GARAGE DOOR	336 SQ/FT	8%
FIBER CEMENT	220 SQ/FT	6%
METAL AWNING	170 SQ/FT	5%

1 BUILDING A - PRESENTATION ELEVATION - NORTH

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

GLASS	1633 SQ/FT	46%
BRICK	1514 SQ/FT	42%
METAL PANEL	440 SQ/FT	12%

1 BUILDING B - PRESENTATION ELEVATION - FRONT

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

METAL PANEL	1872 SQ/FT	40%
BRICK	1207 SQ/FT	26%
GLASS	948 SQ/FT	20%
GARAGE DOOR	648 SQ/FT	14%

1 BUILDING B - PRESENTATION ELEVATION - SIDE A

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

METAL PANEL	1838 SQ/FT	51%
BRICK	756 SQ/FT	21%
GLASS	587 SQ/FT	16%
GARAGE DOOR	405 SQ/FT	12%

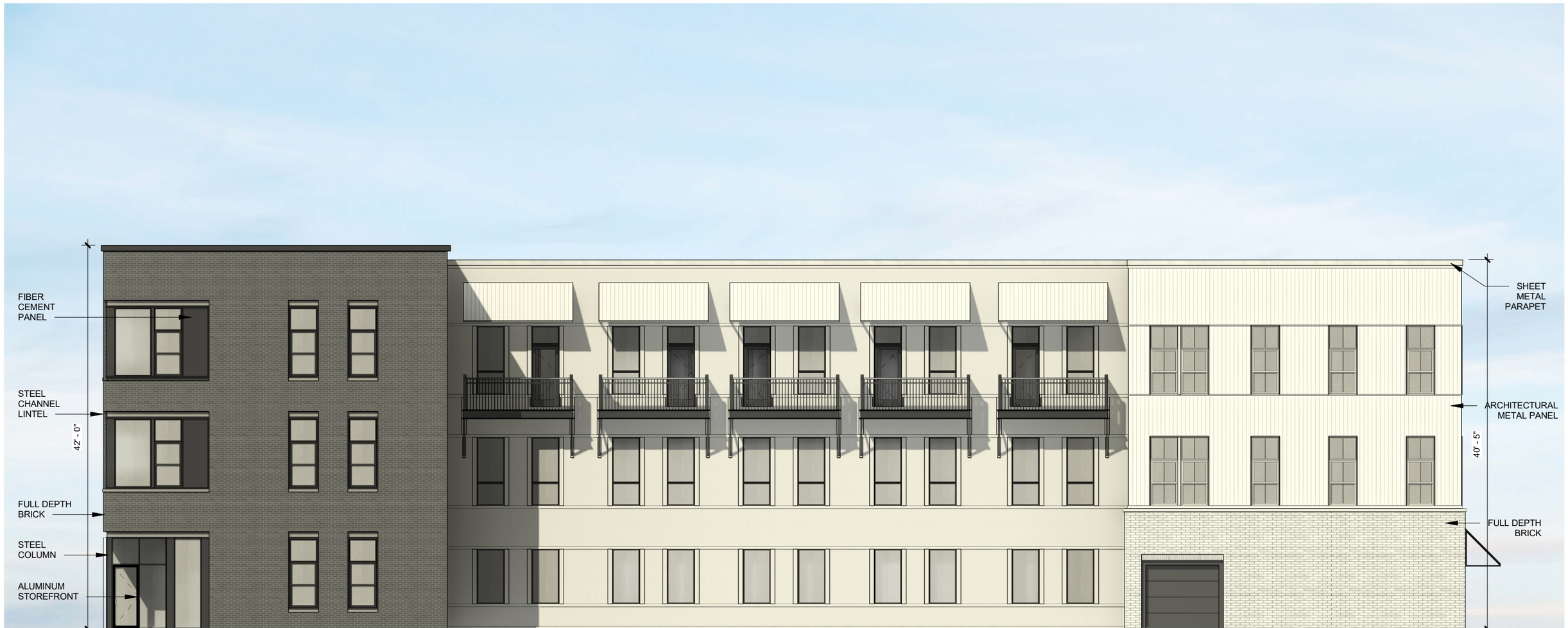
1 BUILDING B - PRESENTATION ELEVATION - REAR

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023



FIBER CEMENT	2521	SQ/FT	43%
BRICK	1559	SQ/FT	27%
GLASS	970	SQ/FT	17%
METAL PANEL	750	SQ/FT	13%

1 BUILDING B - PRESENTATION ELEVATION - SIDE B

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

GLASS	1384 SQ/FT	38%
BRICK	1278 SQ/FT	35%
FIBER CEMENT	853 SQ/FT	23%
ACCENT TILE	144 SQ/FT	4%

1 BUILDING C - WEST ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

FIBER CEMENT	1872 SQ/FT	40%
BRICK	1207 SQ/FT	26%
GLASS	948 SQ/FT	20%
GARAGE DOOR	648 SQ/FT	14%

1 BUILDING C - SOUTH ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

FIBER CEMENT	1792 SQ/FT	50%
BRICK	717 SQ/FT	20%
GLASS	587 SQ/FT	16%
GARAGE DOOR	486 SQ/FT	14%

1 BUILDING C - EAST ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

FIBER CEMENT	3271	SQ/FT	55%
BRICK	1559	SQ/FT	27%
GLASS	970	SQ/FT	17%
ACCENT TILE	50	SQ/FT	1%

1 BUILDING C - NORTH ELEVATION

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

BRICK	4455 SQ/FT	55%
GLASS	1820 SQ/FT	23%
PAINTED GARAGE DOOR	1296 SQ/FT	16%
METAL AWNING	503 SQ/FT	6%

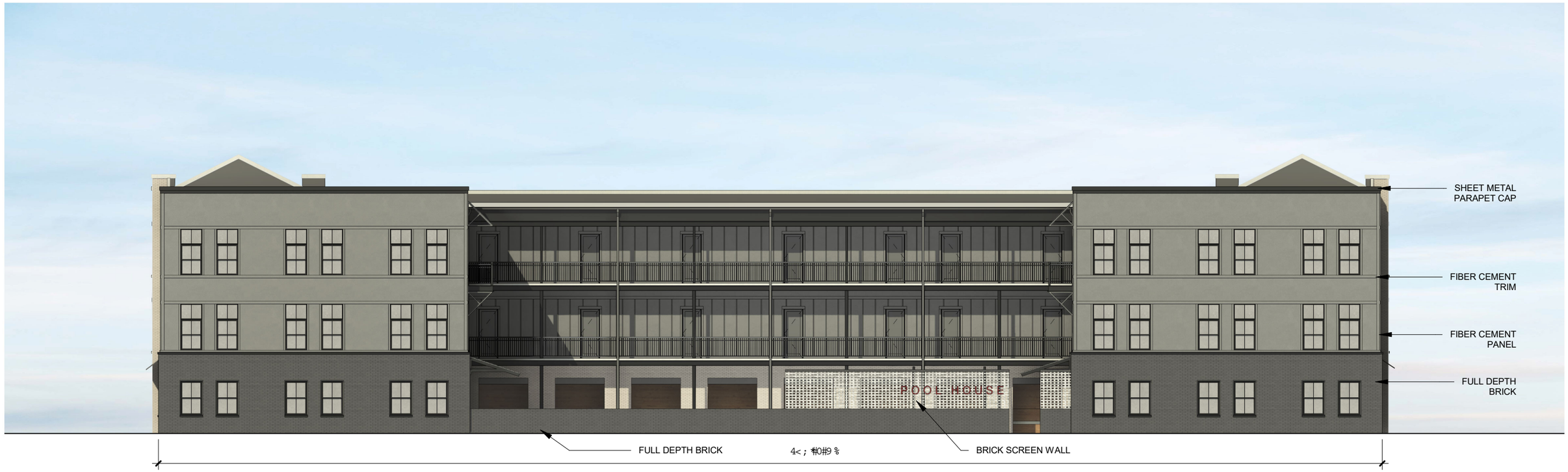
1 BUILDING D - PRESENTATION ELEVATION - EAST

1/16" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023



FIBER CEMENT PANEL	4032 SQ/FT	50%
BRICK	2325 SQ/FT	30%
GLASS	912 SQ/FT	11%
PAINTED DOOR ENTRY DOORS	391 SQ/FT	5%
PARGE COATED CMU	350 SQ/FT	4%

1 BUILDING D - PRESENTATION ELEVATION - WEST

1/16" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

BRICK	1587 SQ/FT	55%
FIBER CEMENT PANEL	748 SQ/FT	26%
GLASS	550 SQ/FT	19%

1 BUILDING D - PRESENTATION ELEVATION - NORTH

1/16" = 1'-0"

BRICK	1609 SQ/FT	54%
FIBER CEMENT PANEL	748 SQ/FT	26%
GLASS	528 SQ/FT	20%

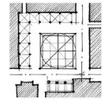
2 BUILDING D - PRESENTATION ELEVATION - SOUTH

1/16" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023



ARCHITECTURAL METAL PANEL	1276 SQ/FT	28%
BRICK	1263 SQ/FT	27%
GLASS	1104 SQ/FT	24%
PAINTED GARAGE DOOR	486 SQ/FT	11%
FIBER CEMENT	392 SQ/FT	10%

1 BUILDING E - PRESENTATION ELEVATION - EAST

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

BRICK	756 SQ/FT	29%
ARCHITECTURAL METAL PANEL	753 SQ/FT	29%
FIBER CEMENT PANEL & TRIM	659 SQ/FT	25%
GLASS	421 SQ/FT	17%

1 BUILDING E - PRESENTATION ELEVATION - NORTH

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

BRICK	756 SQ/FT	29%
ARCHITECTURAL METAL PANEL	753 SQ/FT	29%
FIBER CEMENT PANEL & TRIM	659 SQ/FT	25%
GLASS	421 SQ/FT	17%

1 BUILDING E - PRESENTATION ELEVATION - SOUTH

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

FIBER CEMENT PANEL	1668 SQ/FT	37%
BRICK	1102 SQ/FT	24%
GLASS	1054 SQ/FT	23%
PAINTED GARAGE DOOR	647 SQ/FT	16%

1 BUILDING E - PRESENTATION ELEVATION - WEST

3/32" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

17 APRIL 2023

ARCHITECTURAL METAL PANEL	3109 SQ/FT	41%
BRICK	1890 SQ/FT	25%
GLASS	1056 SQ/FT	14%
GARAGE DOOR	972 SQ/FT	13%
FIBER CEMENT	536 SQ/FT	7%

2 BUILDING F - PRESENTATION ELEVATION - NORTH

3/64" = 1'-0"

ARCHITECTURAL METAL PANEL	2733 SQ/FT	36%
BRICK	2582 SQ/FT	34%
GLASS	1578 SQ/FT	20%
FIBER CEMENT	670 SQ/FT	10%

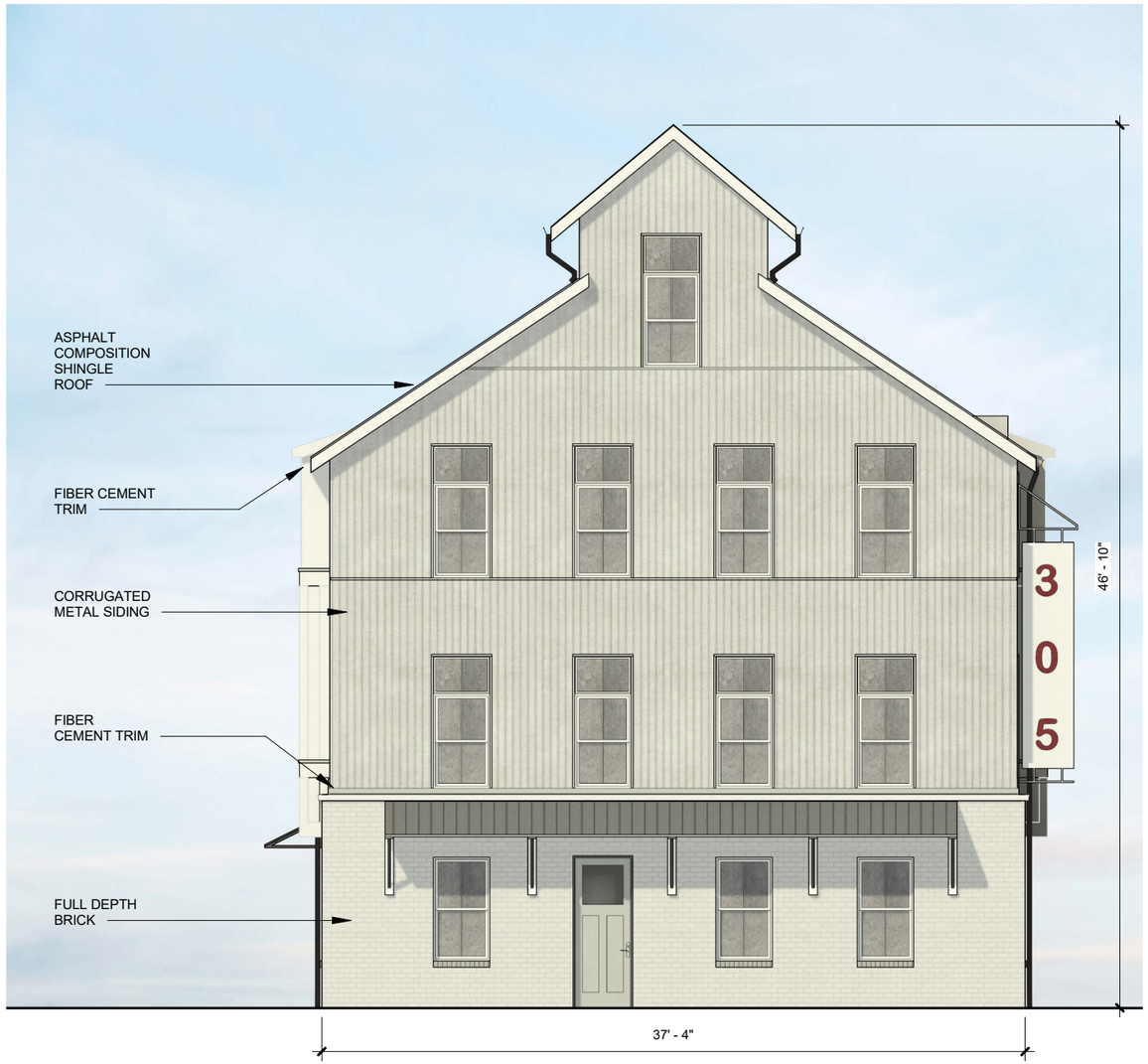
1 BUILDING F - PRESENTATION ELEVATION - SOUTH

3/64" = 1'-0"

MAIN & A STREET APARTMENTS

COURTYARD BUILDING & BLOCK LLC

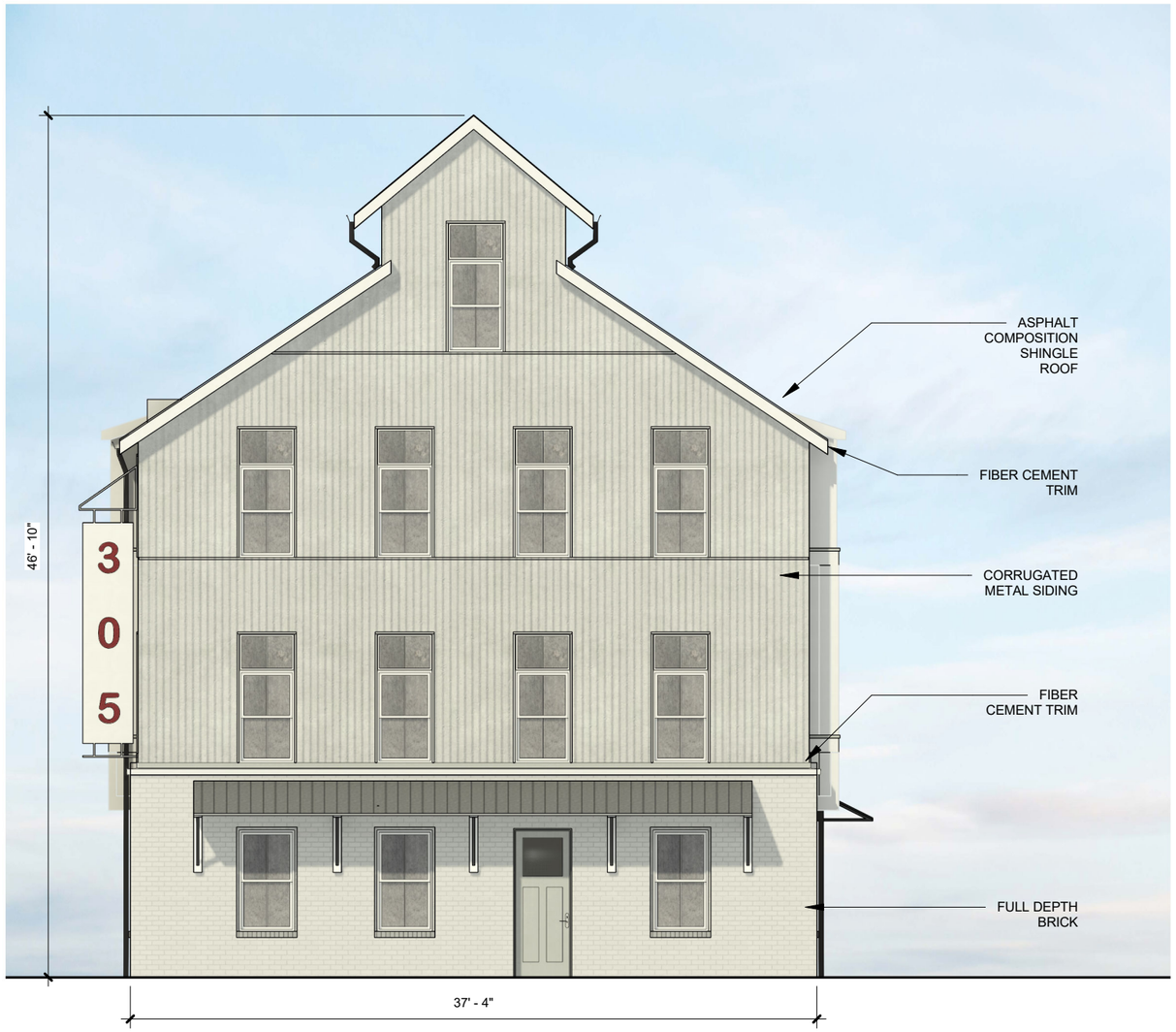
22 DEC 2022



1 BUILDING F - PRESENTATION ELEVATION - EAST

1/8" = 1'-0"

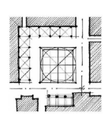
ARCHITECTURAL METAL PANEL	770 SQ/FT	53%
BRICK	381 SQ/FT	26%
GLASS	234 SQ/FT	16%
FIBER CEMENT	48 SQ/FT	5%



2 BUILDING F - PRESENTATION ELEVATION - WEST

1/8" = 1'-0"

ARCHITECTURAL METAL PANEL	770 SQ/FT	53%
BRICK	381 SQ/FT	26%
GLASS	234 SQ/FT	16%
FIBER CEMENT	48 SQ/FT	5%



FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

Bentonville/Bella Vista Trailblazers Assoc. Inc.

NW A St

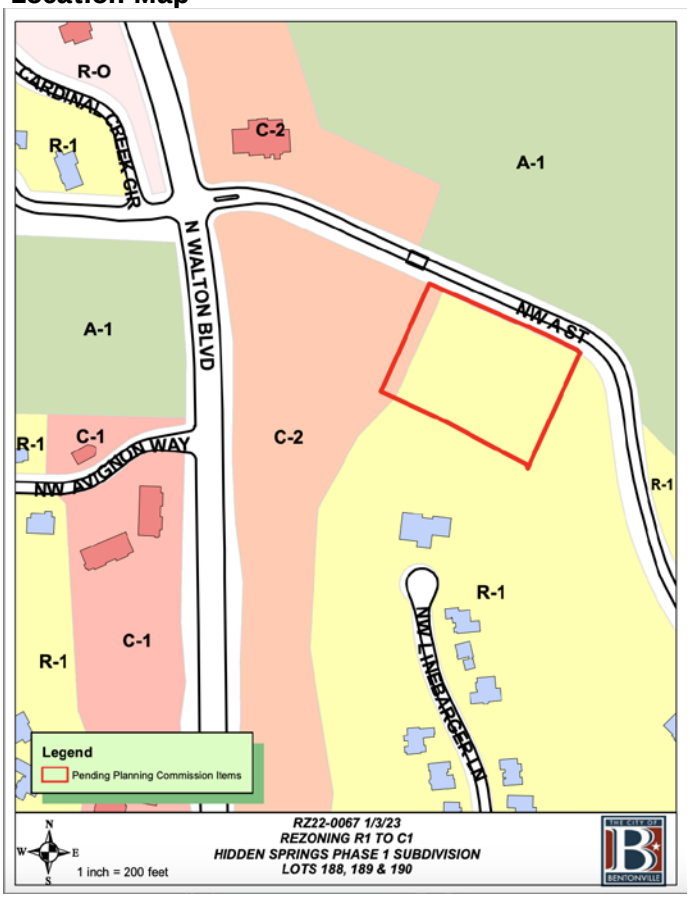
PC Date: 4/18/2023

Reviewer: Owen Pickett, Planning Intern

Project Number	RZ22-0067
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers Assoc. Inc.
Site Area	+/- 1.76 Acres
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)

https://arcg.is/08HvK8

Location Map



Property Description

The property in question is located along Northwest A Street, just south of the Bella Vista Interchange at the intersection of the Slaughter Pen trail system and the Razorback Regional Greenway. Adjacent zoning districts are R-1, Single Family Residential to the southeast, C-2, General Commercial to the west, and A-1 Agriculture to the north.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as R-1 Low Density Residential, in which the proposed rezoning is not compatible, however the applicant has requested a Future Land Use Map Amendment to General Commercial.

While the area is currently zoned consistently with the surrounding neighborhoods to the south, it is separated from said developments by forest and elevation. It is more adjacent both in optimal use and proximity to the C-2 districts off of Walton Blvd and the Slaughter Pen trail system, a new parking lot for which has recently been finished across the street. The intended use of the parcels is for a food truck park.

This request would see the parcel rezoned to C-1, 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.

Public Comment

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

Analysis

This area was recently requested to be rezoned to C-1, Neighborhood Commercial (RZ22-0067), the C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

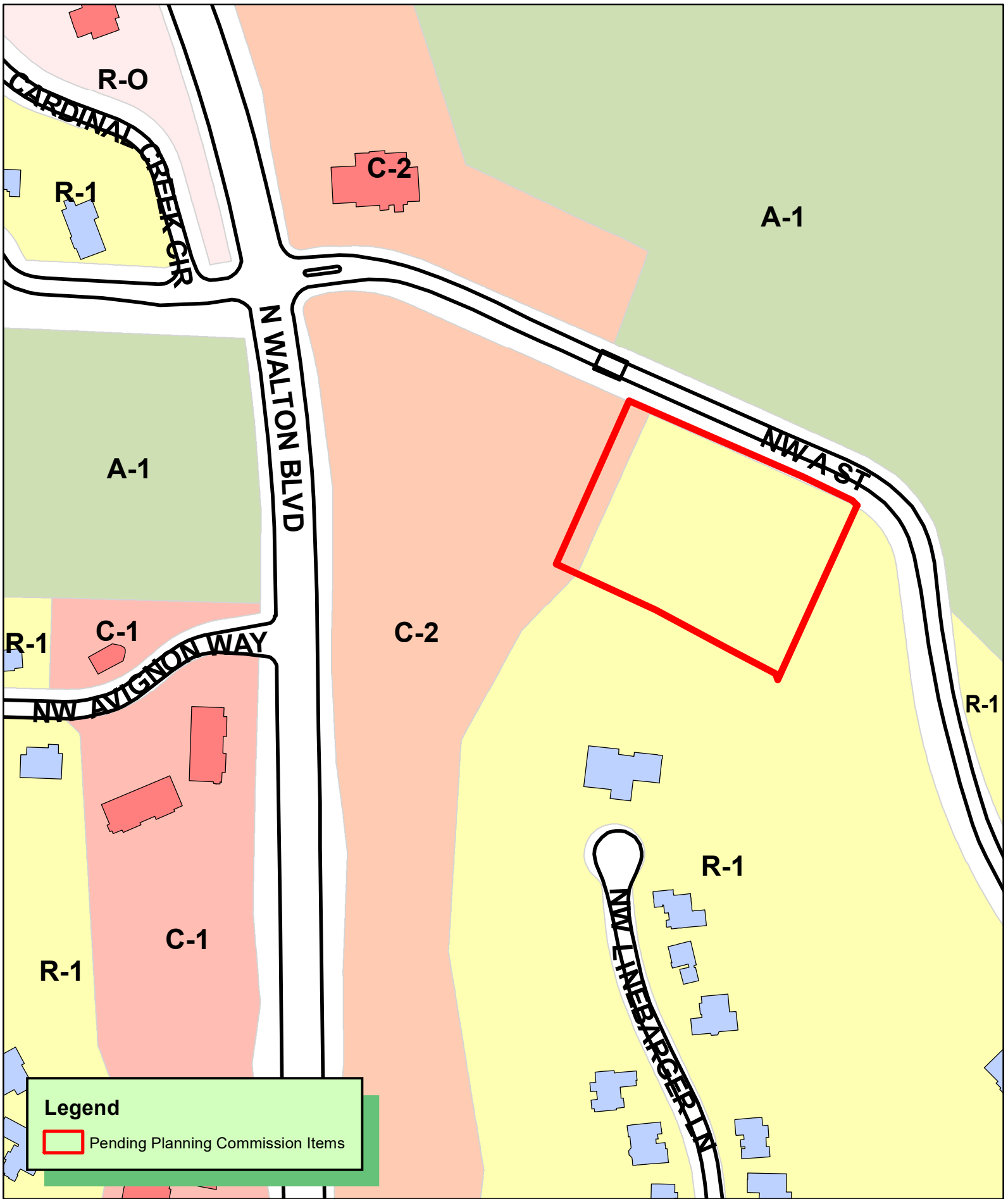
Another factor to consider is the impact the project would have on traffic. The new development would create some new traffic, but the amount of congestion would be minimized because some of the traffic would be traveling via bicycle or would walk. Additionally, Northwest A Street is off of Walton Blvd., an arterial that wouldn't have significantly more traffic as a result of this

development.

Conclusion

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

This development would be well suited for the floodplain the parcels occupy, as a food truck park is raised and secure from most water damage and somewhat mobile by nature. This park intends to provide an area of congregation for those using the trails - something like the Airship Cafe at Coler, which Slaughter Pen doesn't have currently.



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1 inch = 200 feet

RZ22-0067 4/18/23
REZONING R1 TO C1
HIDDEN SPRINGS PHASE 1 SUBDIVISION
LOTS 188, 189 & 190

THE CITY OF BENTONVILLE

DocuSign Envelope ID: 8B11EAFD-AEAA-4DAF-89AF-25008F372925

December 8, 2022

City of Bentonville
Attn: Planning Commission
1000 SW 14th Street
Bentonville, AR 72712

RE: Rezone Request
NW A Street
01-03067-000

Dear Planning Commission:

Please accept this letter as a formal request by Bentonville/Bella Vista Trailblazers Association Inc to rezone approximately 0.85 acres from R-1 to C-1. The property is located 675 feet east of N Walton Blvd.

This land is being proposed to develop into a future Food Truck Court.

The traffic generated from this site will be routed onto NW "A" Street and over to N Walton Blvd.

The said land is currently undeveloped and within the floodway and floodplain. The surrounding land uses are: City of Bentonville Park property to the north, east, and southwest. There is a doctors office to the northwest and residential to the south.

There is a commercial businesses in the area and adjacent to this property.

The land use is currently Low Density Single Family Residential. We would like to amend this to Office land use.

The signage, architectural appearance and lighting have not been proposed at this time.

Public water is currently available along the north side of NW "A" street from a 8" water line. There is an 6" public sewer main in the middle of the property. Public electric is available from NW "A" Street. Any additional utility ties will be proposed to extend to said property by virtue of the Large Scale Development plans for the Food Truck Court.

Thank you for your time and consideration in this matter. Should you have any questions, please do not hesitate to call.

Sincerely,

DocuSigned by:
Erin Rushing
3C5676C70E084B0...

R. Erin Rushing, RLA
CEO
Trailblazers

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ22-0067)

WHEREAS, Bentonville/Bella Vista Trailblazers Assoc Inc, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL to GENERAL COMMERCIAL, which property is described as follows:

LOT'S 188, 189 & 190, OF HIDDEN SPRINGS PHASE 1 SUBDIVISION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK W AND PAGE 174, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ22-0067)

WHEREAS, Bentonville/Bella Vista Trailblazers Assoc Inc, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to C-1, NEIGHBORHOOD COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT'S 188, 189 & 190, OF HIDDEN SPRINGS PHASE 1 SUBDIVISION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK W AND PAGE 174, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

REZONING AND LAND USE MAP AMENDMENT STAFF REPORT

Baker Family Trust

5578 SW Adams Road
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0023
Applicant / Current Owner	Sand Creek Engineering / Sharon Baker Trustee
Site Area	+/- 2.08 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Current Future Land Use Map Designation	Residential Estates (RE)
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Related projects	LS23-0012

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at 5578 SW Adams Road. It is currently zoned A-1, Agricultural. It contains an existing single-family home with multiple out structures. Adjacent zonings are mostly Agriculture with a cluster of Low-density residential to the south. The applicant is requesting the rezone to follow the lot size requirements for the two lots that are being split off via LS23-0012.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Residential Estates (RE) and is surrounded by Agriculture, with a few Low-density residential to the south. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

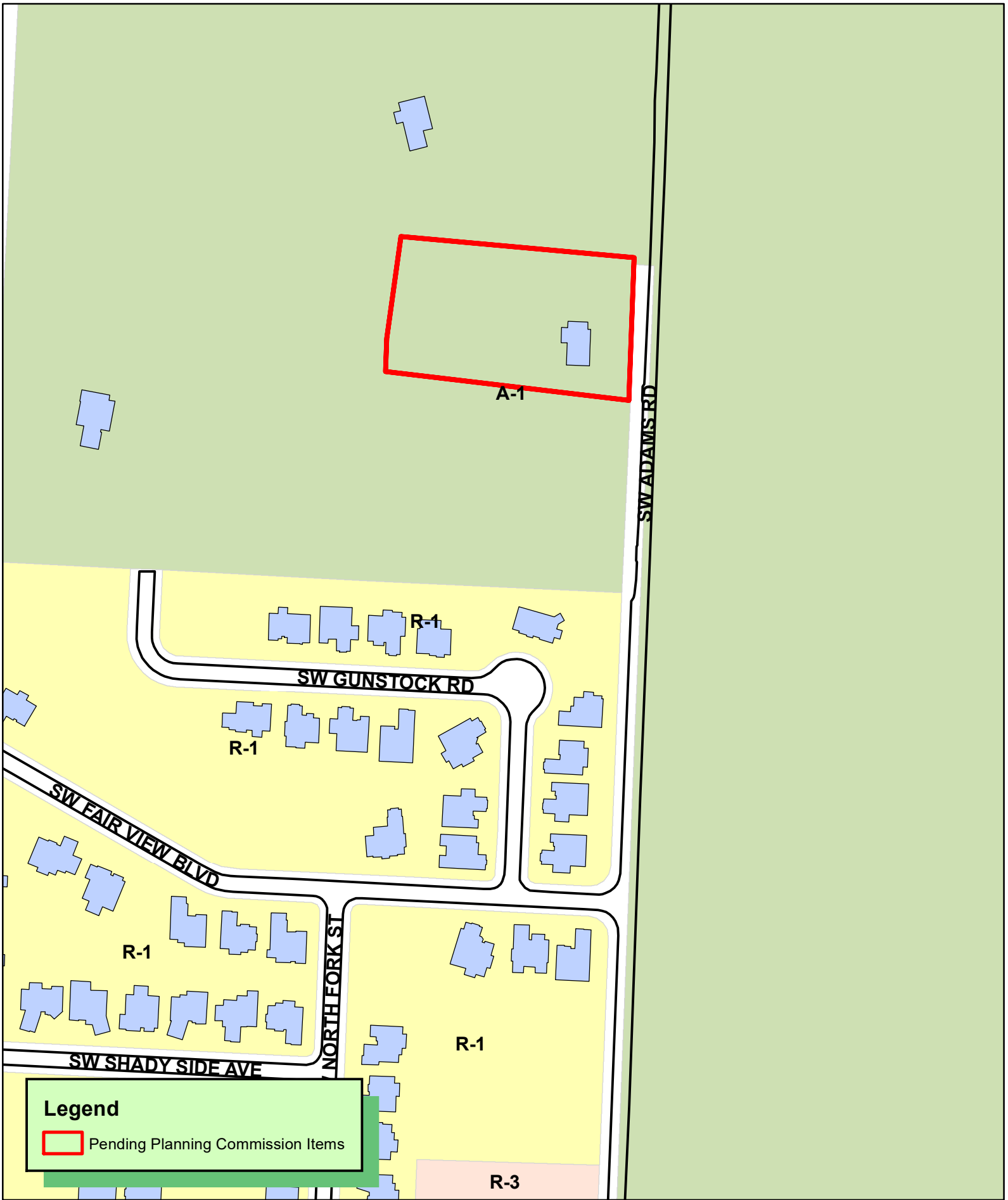
The intent of the R-1 District is to serve low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential. The R-1 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

The proposed zoning of R-1 is not consistent with the Future Land Use Plan. R-1 is a smaller lot size residential zoning district but would likely create a similar dwelling unit to one in Residential Estate with ease of setbacks and lot size on these lots.

The lots being split will have difficulty obtaining access to sewer without a sewer line extension. The closest sewer is along SW Gunstock Road, and there is currently no access via SW Adamas Road, to which both lots have street frontage. The parcel is currently on septic for wastewater.

Conclusion

While this request is not consistent with the Future Land Use Plan or surrounding zoning districts, it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



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1 inch = 200 feet

RZ23-0023 4/18/23
REZONING A1 TO R1
RSB SUBDIVISION
LOT 2

THE CITY OF BENTONVILLE

Rezone Narrative

Owner: SHARON BAKER
Address: 5578 SW Adams Rd.
Bentonville, AR 72713

Current Zoning: A-1, Agricultural

Proposed Zoning: R-1, Single Family Residential

Owner: LAMPLIGHTER RESTORATIONS, LLC

Reason for rezone: To split property into two 1 acre lots.

How will property relate to surrounding properties: The current surrounding properties are all zoned A-1, Agricultural.

Proposed Use: Single Family Residential

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations. None planned.

Appearance: Property will remain as is. No improvements are proposed.

Water and Sewer Availability: Water mains and Septic system is available to serve the property.

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0023)

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

LOT 2, OF RSB SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK 2015 AT PAGE 234, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0023)

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

LOT 2, OF RSB SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK 2015 AT PAGE 234, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

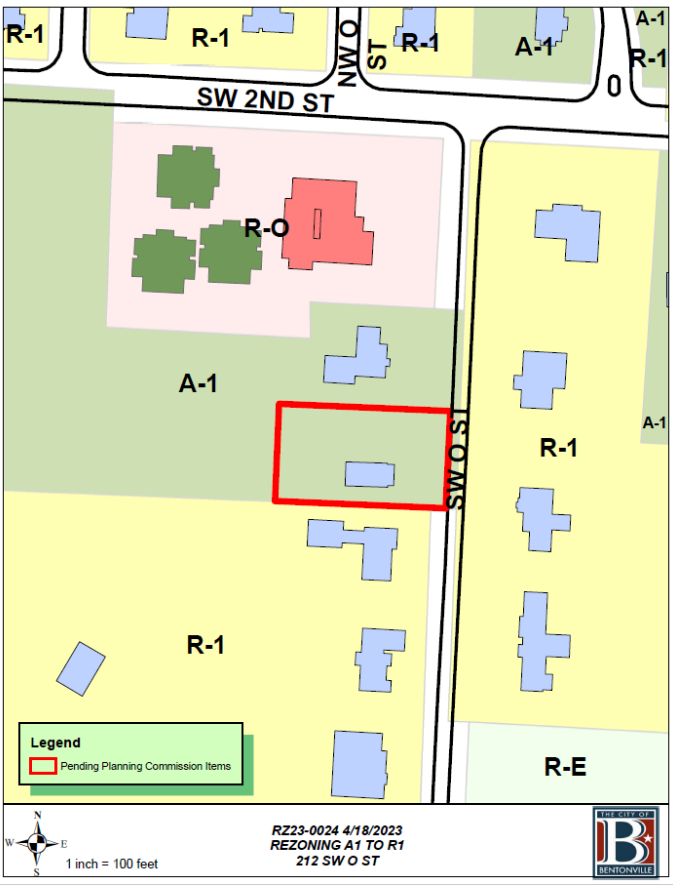
Johnston

212 SW O Street
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0024
Applicant / Current Owner	Robert & Susan Johnston
Site Area	+/- 0.58 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Current Future Land Use Map Designation	Residential Estates (RE)
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 212 SW O Street. It is currently zoned A-1, Agricultural. It contains an existing single-family home with a detached garage. Adjacent zonings are mostly Agriculture to the north and west and Low-density residential to the south and east.

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

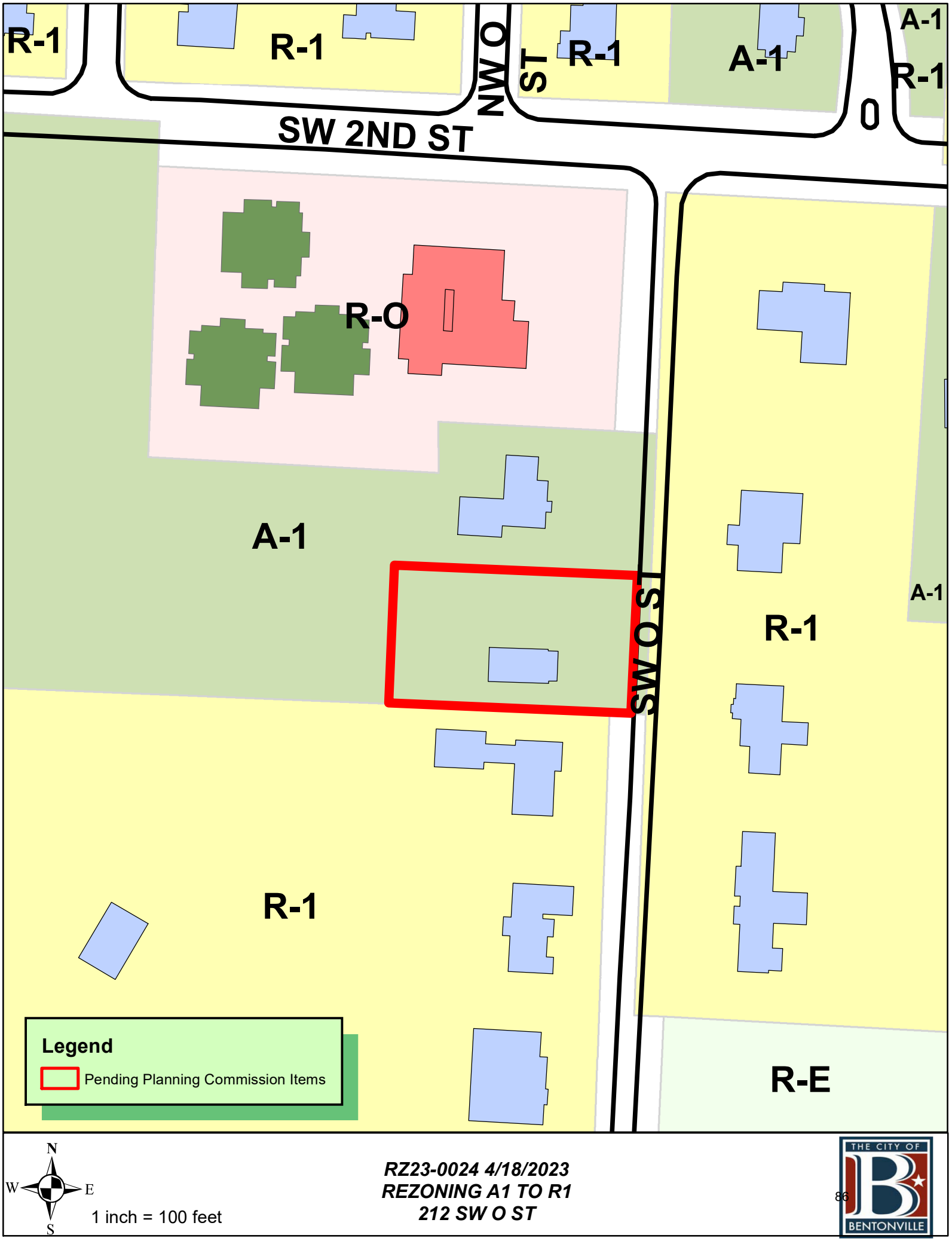
Public Comment
Staff has NOT received public comment regarding this request.

Analysis
The intent of the R-1 District is to serve low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential. The R-1 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

The proposed zoning of R-1 is not consistent with the Future Land Use Plan. R-1 is a smaller lot size residential zoning district but would likely create a similar dwelling unit to one in Residential Estate with ease of setbacks and lot size on the lot. This lot has no way of being a Residential Estate zoning as it does not have enough land area to adhere to the R-E district.

The lot will have difficulty obtaining access to sewer without a sewer line extension. The closest sewer is along SW 2nd Street, and there is currently no access via SW O Street. The parcel is currently on septic for wastewater.

Conclusion
While this request is not consistent with the Future Land Use Plan or surrounding zoning districts, it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



RZ23-0024 4/18/2023
REZONING A1 TO R1
212 SW O ST

March 7, 2023

We, Robert Scott Johnston and Susan Johnston, property owners, are asking to rezone our property at 212 SW O street to bring it up to the city of Bentonville's appropriate land use and zoning. The current land use of our property, at 212 SW O Street, Bentonville, AR, is Residential Estate and the existing zoning district is A1. We are requesting a rezoning to low density, R1 single family and that a land use amendment also be filed from Residential Estate to low density, single family, residential.

The current land use is Residential Estate, the property no longer fits this description, as property is only half an acre NOT 2 acres and should be rezoned as R1 Single family. We are the current owners and would like for the property to be rezoned to R1 in order to complete renovations on this home that does not currently fall within the setbacks of Residential Estate, but does as R1, single family, Low density.

The current footprint of the house will remain basically the same, but the interior and exterior will be updated to better reflect the neighborhood. It will be an improvement to the neighborhood when renovations are complete.

The house will be used as a residence or a rental property once renovations are completed.

We do not expect traffic to be different than other residential homes in the area. We are located next to a business/museum which has a much higher traffic flow than our property would ever have.

We are not planning any signage for the property. Possibly an address marker on the front porch is all we would consider.

We expect the appearance and structural changes to be a benefit to the existing structure and the neighborhood.

The house is on septic as there is no sewer line available to connect to. Per the city, the nearest sewer is on SW 2nd street and the city water line to the property is a 6"line.

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0024)

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

> PART OF THE NE1/4 OF THE NW1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 375 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE SOUTH 120 FEET; THENCE WEST 212 FEET; THENCE NORTH 120 FEET; THENCE EAST 212 FEET TO THE POINT OF BEGINNING. SUBJECT TO STREET ON THE EAST SIDE THEREOF.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0024)

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

> PART OF THE NE1/4 OF THE NW1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 375 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE SOUTH 120 FEET; THENCE WEST 212 FEET; THENCE NORTH 120 FEET; THENCE EAST 212 FEET TO THE POINT OF BEGINNING. SUBJECT TO STREET ON THE EAST SIDE THEREOF.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

REZONING AND LAND USE MAP AMENDMENT STAFF REPORT

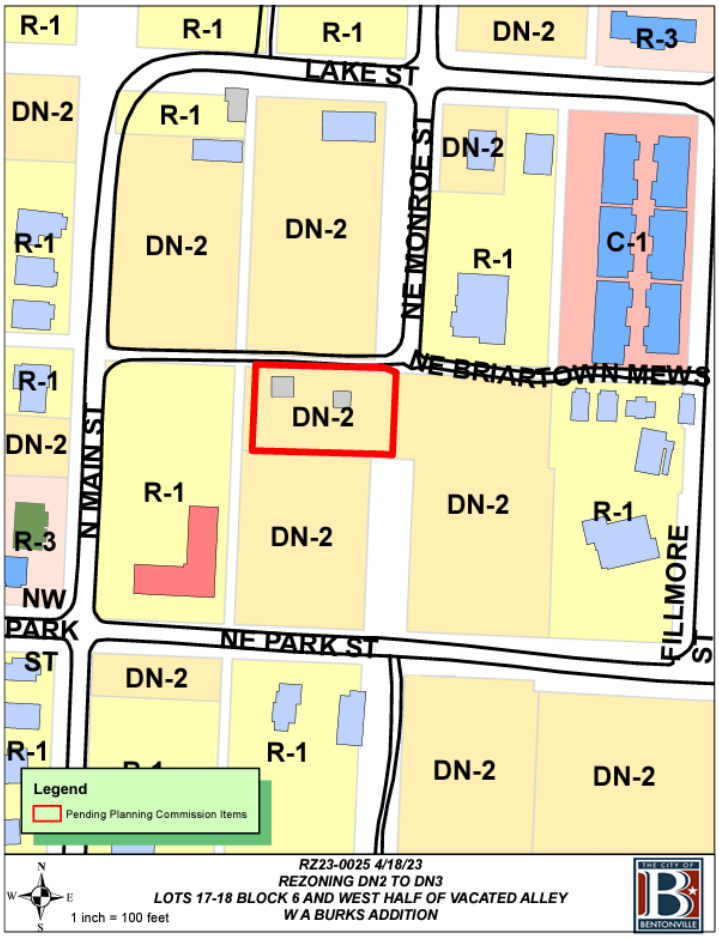
LoxBlox LLC

1109 NE Monroe Street
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides - Planning Technician

Project Number	RZ23-0025
Applicant / Current Owner	Blew & Associates, P.A. / LoxBlox LLC
Site Area	+/- 0.40 Acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Future Land Use Map Requested	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located 1109 NE Monroe Street. The property was recently rezoned on February 21, 23 to DN-2, Downtown Medium-Density Residential with a future land use designation of Medium-Density Residential (MDR). Adjacent property zoning districts are R-1, Low-Density Single Family Residential and DN-2, Downtown Medium-Density Residential. It is located on a local downtown street that is narrow and only allows one vehicle to pass at a time.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently shows this property as Medium-Density Residential (MDR), in which the proposed rezoning of DN-3 is NOT compatible. In addition to rezoning the property, the applicant also requests an amendment to the Future Land Use Plan to High-Density Residential (HDR).

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Whereas the requested Land Use Amendment of High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

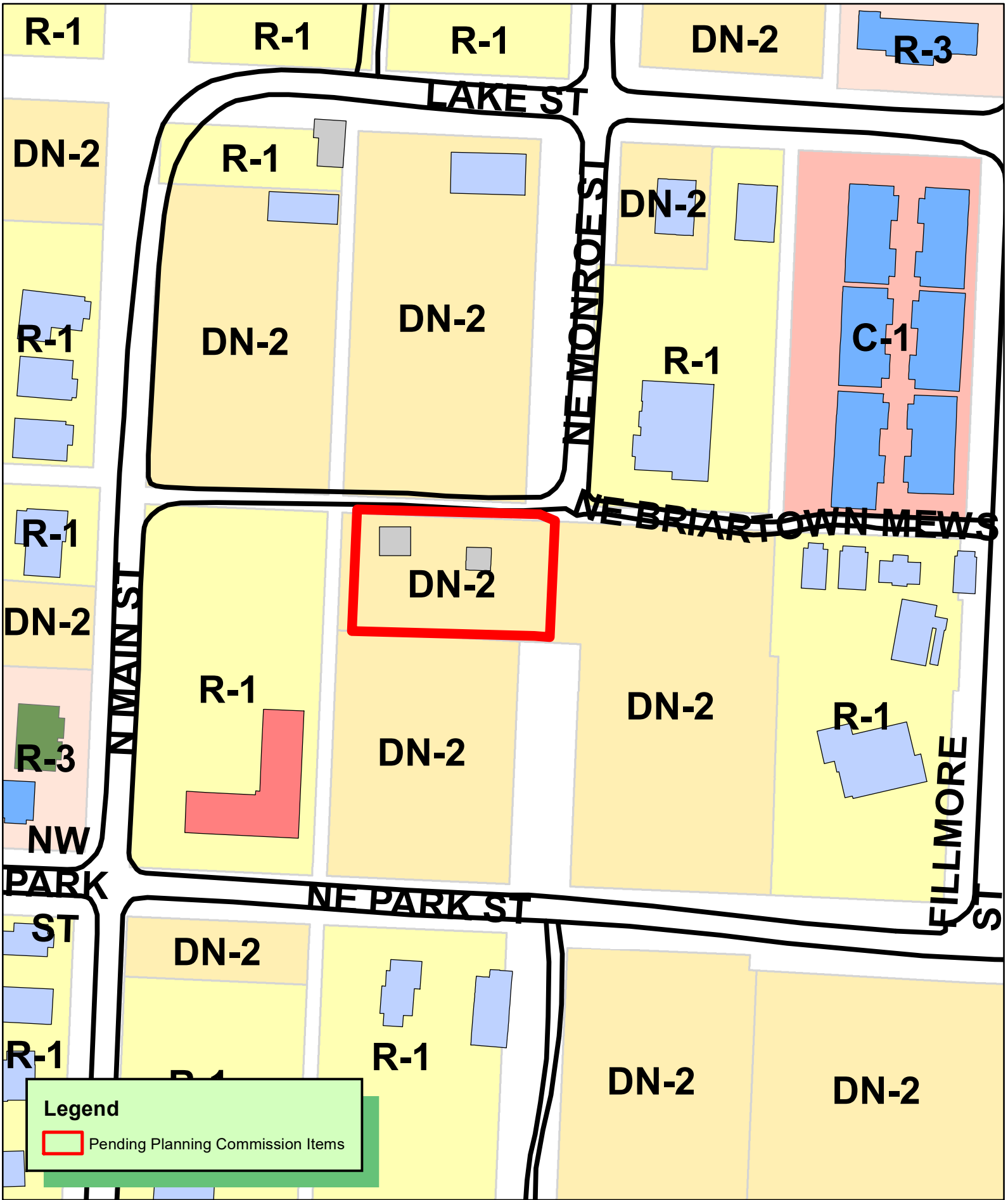
Public Comment
Staff has not received public comment on this item at the time of writing this staff report.

Analysis
The requested DN-3 zoning designation is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district. This request is NOT consistent with the Future Land Use Map or the Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use

Classification of Medium Density Residential should be zoned DN-2, Downtown Medium- Density Residential or PRD, Planned Residential Development. During the 2.21 PC meeting, the commissioners stated that it could be possible to apply for DN-3 with the support of the properties to the south and east of 1109 NE Monroe St. There is an R-1 property to the west that was not taken into consideration of this.

Conclusion

This rezoning request is NOT consistent with the Future Land Use Plan or the vision of growth and development for this area of the city. The street is not currently set to be improved from an alley, and significant improvement would have to be done for any type of commercial property to be viable in this area. Staff does not support this rezoning request due to its incompatibility with the Future Land Use Plan and the Bentonville Community Plan.



N
W E
S

1 inch = 100 feet

RZ23-0025 4/18/23
REZONING DN2 TO DN3
LOTS 17-18 BLOCK 6 AND WEST HALF OF VACATED ALLEY
W A BURKS ADDITION

Blew & Associates, P.A.
Civil Engineers Professional Land Surveyors

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

March 10th, 2023

To Whom It May Concern,

Rezone & Land Use Amendment

My client, Ken Ehret is requesting for a rezone from DN-2 to DN-3 and a land use amendment from Medium-Density Residential to High-Density Residential for the property at 1109 Northeast Monroe Street in Bentonville. He is requesting this with hopes to create four new lots in order to keep growing the area. The use will still be residential. There may be a slight increase in traffic due to additional housing, but it should not be significant. No signs are proposed at this time and no changes to the appearance of the existing homes. Water & sewer are available. We kindly ask for your approval of this rezone on our client's behalf. The rezone affects parcel: 01-04554-000.

Sincerely,

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

From: Stephen Brewer <stephenebrewer@gmail.com>
Sent: Thursday, April 13, 2023 9:01 AM
To: Bradley Gavrielides
Subject: Objection: April 18th Public Hearing Rezone from DN2 to DN3 for property 1109 NE Monroe Bentonville

Regarding Notice of Intent to Rezone Public Hearing: April 18th, 2023
Property: 1109 NE Monroe Bentonville
Requestor: Ken Ehret
Rezone property from DN2 to DN3
Public Hearing: April 18th, 2023

Stephen and Teri Brewer at 1112 NE Monroe St. Bentonville OBJECT to the rezoning because:

This request is NOT consistent with the Future Land Use Map or the Zoning District Alignment Policy which states that property located in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned DN-2, Downtown Medium Density Residential. This rezoning request is NOT consistent with the Future Land Use Plan or the vision of growth and development for this area of the city. This request is NOT compatible with the Future Land Use Plan and the Bentonville Community Plan.

The above paragraph is a summary of the Analysis and Conclusion documentation written by community planning staff for the Feb. 21st 2023 public hearing (project number RZ23-0014) whereby the same applicant for the same property was requesting a rezone from a R-1 (residential estate) to a DN-4 (HIGH density with mixed use commercial e.g. 12+ units per acre with a chiropractor business on the ground floor). The request was DENIED and the property was assigned a rezone of DN-2 which IS consistent with the Future Land Use Plan and vision of growth.

On Apr 18th 2023 the same applicant for the same property will have a public hearing to rezone this property from a DN-2 (Downtown Medium Density Residential) to a DN-3 (HIGH density residential 12+ units per acre e.g. 3 story condos). It is unclear why this request was even authorized given the 2/21/2023 DENIAL decision that ended with an alternate rezoning from the original R-1 to the medium density DN-2. It did not default to a DN-3 because that would also NOT be consistent with the Future Land Use Map due to the high-density rating. Apparently, property owners do not have to take NO for an answer and can keep submitting requests for as long as it takes at the expense of those who agreed with the original decision.

From what I understand, the requestor was told that if there is agreement by the landowners to the east and to the south of 1109 NE Monroe, this property will have a good chance at a DN-3 reclassification.

Question: Why do 2-3 land owners get to decide a change to the original Bentonville Community Plan via a simple rezone request that will seriously impact many property owners in W.A. Burks and surrounding neighborhoods within the Priority 1: Downtown Intensification?

Once a DN-3 is allowed, no doubt many more requests for DN-3 will follow for this area that does not have the road capacity or any future plans to support high density housing blocks. The subject property has one street lane (Monroe) that is only wide enough for a single car. Drivers have to take turns using this stretch of Monroe street or they just drive onto private property (dirt/grass) to pass by. In addition, there have been approvals to waive the installation of sidewalks for new construction along Briartown Mews and Monroe street in a location that is

beside and across from the subject property 1109 NE Monroe Bentonville.

In conclusion, we fully support growth according to the decision process that was used to create the official comprehensive plan supporting the vision of growth and development for the city of Bentonville. If there is a desire to start letting property in Priority 1: Downtown Intensification be changed from DN-2 to DN-3 then there should be an update to the official plan using a proper study and decision process and NOT by a few landowners and developers trying to hurry up and make a buck.

Stephen and Teri Brewer

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0025)

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

LOTS 17 AND 18 IN BLOCK 6, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
AND
THE WEST HALF OF AN ALLEY VACATED BY THE CITY OF BENTONVILLE, ARKANSAS IN ORDINANCE NO. 2019-145 AND FILED FOR RECORD AS DOCUMENT NO. L202017098, DESCRIBED AS FOLLOWS: PART OF BLOCK 10, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, AS SHOWN IN PLAT RECORD A, PAGE 119 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 25 FEET WEST OF THE NW CORNER OF LOT 6, BLOCK 10 W.A. BURKS ADDITION TRAVELLING 100 FEET SOUTH, THENCE 25 FEET WEST TO THE SE CORNER OF LOT 17, BLOCK 6, W.A BURKS ADDITION; THENCE 100 FEET NORTH TO THE NW CORNER OF LOT 18, W.A. BURKS; THENCE 25 FEET EAST TO THE POINT OF BEGINNING AND CONTAINING 2,500 SQUARE FEET MORE OR LESS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL TO DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0025)

WHEREAS, LoxBlox LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOTS 17 AND 18 IN BLOCK 6, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.
AND
THE WEST HALF OF AN ALLEY VACATED BY THE CITY OF BENTONVILLE, ARKANSAS IN ORDINANCE NO. 2019-145 AND FILED FOR RECORD AS DOCUMENT NO. L202017098, DESCRIBED AS FOLLOWS: PART OF BLOCK 10, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, AS SHOWN IN PLAT RECORD A, PAGE 119 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 25 FEET WEST OF THE NW CORNER OF LOT 6, BLOCK 10 W.A. BURKS ADDITION TRAVELLING 100 FEET SOUTH, THENCE 25 FEET WEST TO THE SE CORNER OF LOT 17, BLOCK 6, W.A BURKS ADDITION; THENCE 100 FEET NORTH TO THE NW CORNER OF LOT 18, W.A. BURKS; THENCE 25 FEET EAST TO THE POINT OF BEGINNING AND CONTAINING 2,500 SQUARE FEET MORE OR LESS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL.

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

Section 1: That the above-described real property is hereby changed from its present zoning classification of DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

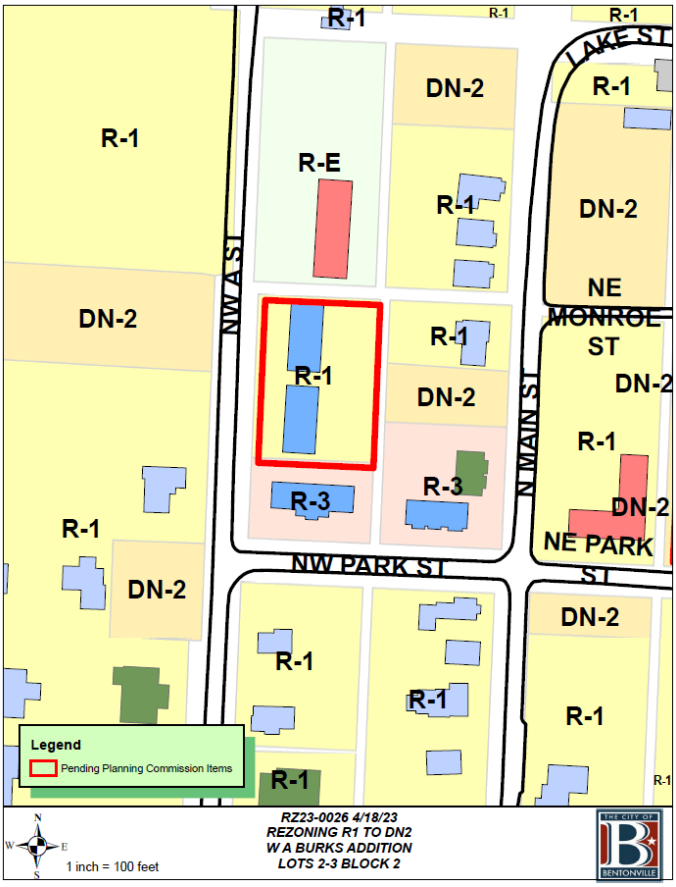
Haney Enterprises LLC

1004/1006 NW A Street
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides - Planning Technician

Project Number	RZ23-0026
Applicant / Current Owner	Mark Haney / Haney Enterprises LLC
Site Area	+/- 0.69 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1004/1006 NW A Street. The property is currently zoned R-1, Low Density Single Family Residential. Surrounding zoning districts are R-1, Low Density Single-Family Residential, R-3, Medium-high Density residential, DN-2, Downtown Medium Density Residential, and R-E, Residential Estate.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouses or duplex residential properties. These areas are found both near downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

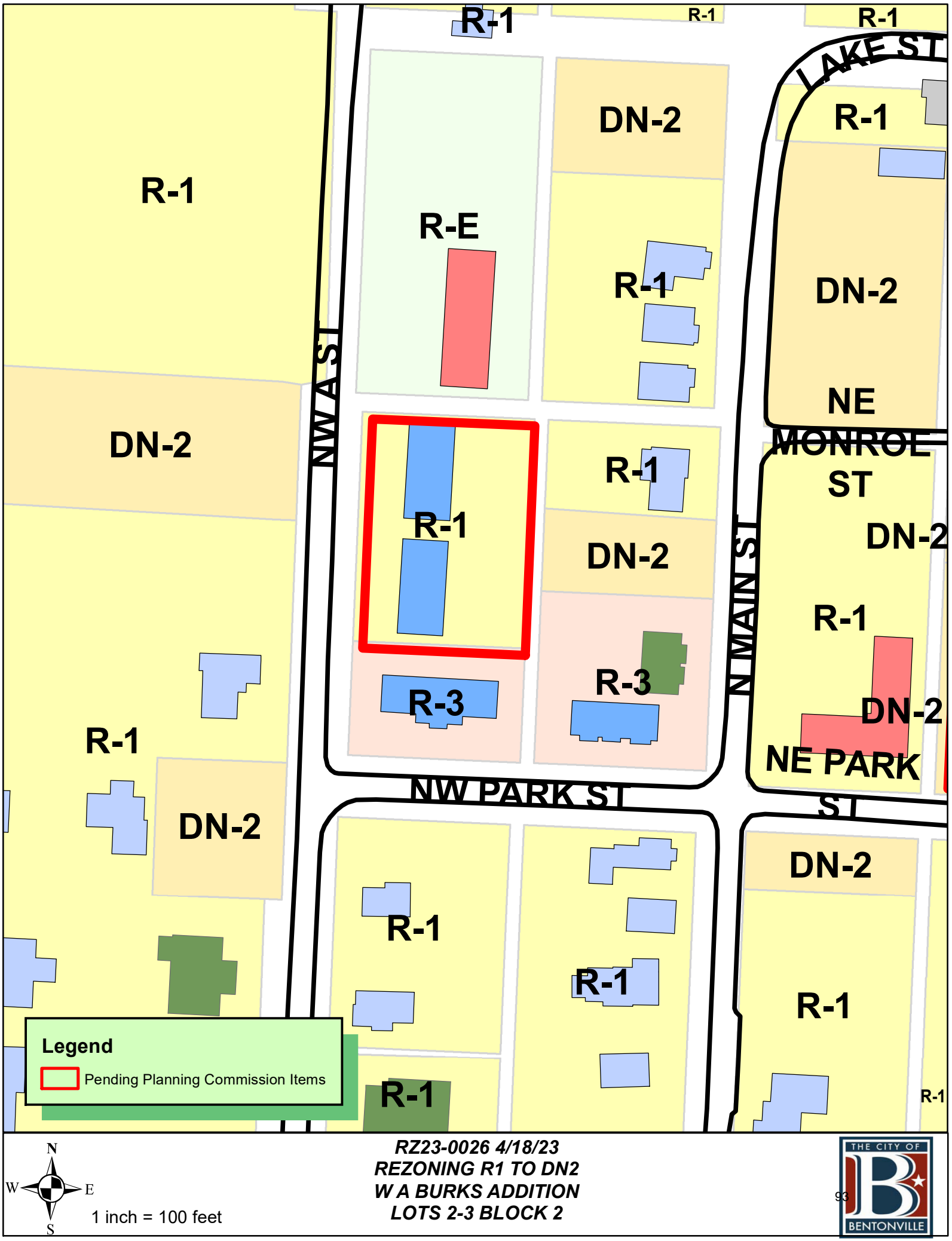
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment
Staff has not received public comments regarding this rezoning request.

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

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

Conclusion
This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.


R-1
R-1
R-1
LAKE ST
R-1
DN-2
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R-E
R-1
DN-2
NE
MONROE
ST
DN-2
NW A ST
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DN-2
N MAIN ST
R-1
R-3
R-3
DN-2
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DN-2
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NW PARK ST
DN-2
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Legend
Pending Planning Commission Items
R-1
R-1
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S
1 inch = 100 feet
RZ23-0026 4/18/23
REZONING R1 TO DN2
W A BURKS ADDITION
LOTS 2-3 BLOCK 2
THE CITY OF
BENTONVILLE

MARK RUSSELL
HOMES

848 NW C Street
Bentonville, AR 72712

March 10, 2023

To Whom It May Concern:

We are requesting a rezone from R-1 to DN-2 at 1004 and 1006 NW A in line with the Bentonville land use plan for medium density residential in this area. The current land use is already medium density residential with two triplex buildings (6 units total), and this rezone just reflects the current usage. Neighboring parcels are a mix of single family and small multifamily zoned R-1, R-3, and DN-2.

We may consider residential development in the future, in line with the existing density and land use. Along NW A and the neighboring blocks in Briartown, there have been many developments of single family homes with alley access, and our future development plans will most likely include single family homes with alley access. We expect the traffic impact of future development to be neutral or even an improvement as we would likely activate the alley which is not currently in use.

Respectfully,
Mark Haney
479-381-1648

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0026)

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

LOTS 2 AND 3 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

REZONING AND LAND USE MAP AMENDMENT STAFF REPORT

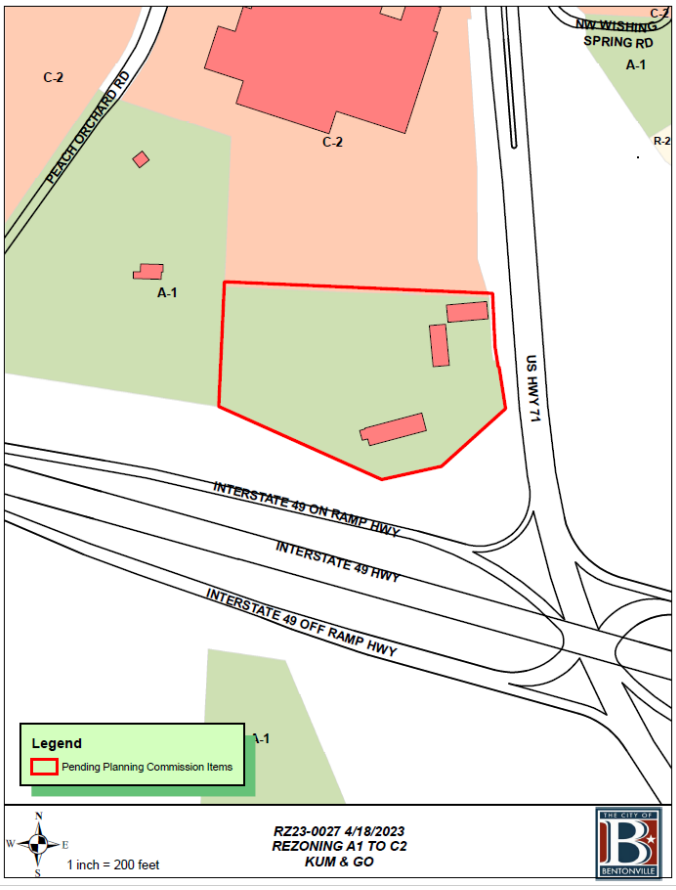
McKissic Creek Center LLC

4 McKissic Creek Road
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides, Planning Technician and Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ23-0027
Applicant / Current Owner	Ozark Civil Engineering / McKissic Creek Center LLC
Site Area	+/- 6.223 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Future Land Use Map Requested	General Commercial (C)

https://arcg.is/08HvK8

Location Map



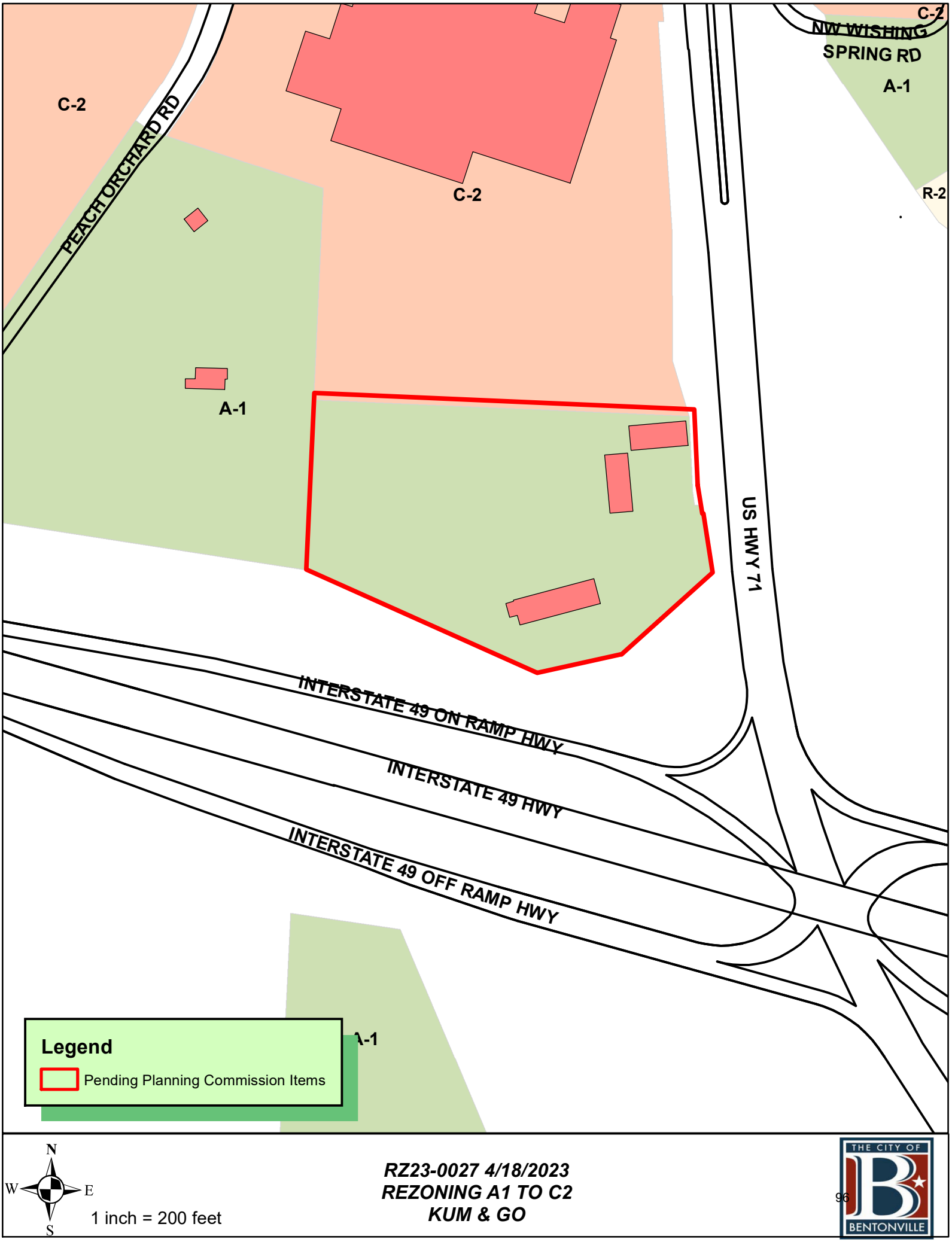
Property Description
This property is located at 4 McKissic Creek Road. Adjacent zonings are A-1, Agriculture and C-2, General Commercial. It Is located along an exit to I-49.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Office. Office areas include properties primarily dedicated to professional employment/office uses, but can accommodate accessory commercial uses such as restaurant, service, or convenience uses oriented to serving office tenants. These areas can include stand-alone office buildings or be designed as a multi-building office park or campus. These areas are considered lower intensity development, relative to other commercial areas. General commercial areas include uses that serve both nearby residents and those traveling from other parts of the city as well as the highway travelers.

Public Comment
Staff has not received public comment regarding this request.

Analysis
While the proposed zoning of C-2 is not consistent with the Future Land Use Plan, this property is surrounded by C-2 zoning and is proposed to develop into a Kum & Go fuel station/convenience store. C-2, General Commercial, areas should 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, and services such as medical offices, hospitals and clinics.

Conclusion
Staff recommends approval of the rezoning due to the property's location along a state highway that is identified as an arterial road on the city's adopted Master Street Plan and the proximity to the interstate may lend credence C-2, General Commercial Request. The allowable uses within the requested C-2 zoning district also harmonizes with the surrounding developments as they too are designated and used as either commercial or industrial.


C-2
NW WISHING SPRING RD
A-1
C-2
PEACH ORCHARD RD
C-2
R-2
A-1
US HWY 71
INTERSTATE 49 ON RAMP HWY
INTERSTATE 49 HWY
INTERSTATE 49 OFF RAMP HWY
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
RZ23-0027 4/18/2023
REZONING A1 TO C2
KUM & GO
THE CITY OF
BENTONVILLE

Civil Engineering Inc.
3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

March 7, 2023
Sent Via Email

City Planning Department
City of Bentonville
301 W Chestnut St.
Rogers, AR 72756

Re: Kum & Go, 2426 – Bentonville, Benton County, AR
Rezone Request

To Whom it May Concern,

Please accept our formal submittal for a rezone request. As such, Ozark Civil Engineering, Inc. would respectfully request to be placed on the upcoming Planning Commission meeting scheduled for Tuesday April 18, 2023.

Kum & Go is proposing a convenience store and fueling station to be located along the west side of Highway-71 and south of Lowe's (see attached Vicinity Map). The proposed improvements will consist of a 3,968 square foot convenience store, 6 fuel pumps with a canopy, drainage, water, sanitary sewer services and site lighting to facilitate on-site parking for the proposed development.

Due to the proposed Kum & Go development, we would request that the existing A-1, Agricultural District, be rezoned to C-2, General Commercial. The two parcels that we are requesting to be rezoned to C-2 are as follows.

- Parcel 01-08102-000 (McKissic Creek Center, LLC.)
- Parcel 01-08103-000 (Gorgas Revocable Trust – John & Anna Marie)

The proposed rezone request to C-2 falls in line with the surrounding properties. Furthermore, the C-2 zoning was suggested by the city planning department and will allow for a convenience store and fueling station at this location.

There is a 12-inch public water main located along Peach Orchard Road. A public water main extension will be required from Peach Orchard Road to the new development. There is an 18-inch public sanitary sewer main that crosses the property along the north portion of the site. The public sewer main is available to serve the future development at this location. Signage, along with other requirements for C-2 zoning will follow the city's code of ordinance, including drainage, landscaping and city utilities.

There should not be a significant increase in traffic generated by the development of a Kum & Go convenience store and fueling station. Kum & Go convenience stores are meant to be a

convenience to the surrounding area and are not considered a point of interest for people not living in the general vicinity.

We appreciate your consideration in this matter and if you should have any questions, please feel free to contact Ozark Civil Engineering, Inc. at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.

Michael Clotfelter, Project Manager

Civil Engineering Inc.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM OFFICE TO GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0027)

WHEREAS, McKissic Creek Center LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of OFFICE to GENERAL COMMERCIAL, which property is described as follows:

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SW CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 12; THENCE NORTH 2°42'16" EAST, 325.76 FEET ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4 TO A SET IRON PIN ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 49, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 2°42'16" EAST, 307.74 FEET ALONG SAID WEST LINE TO SET IRON PIN; THENCE SOUTH 87°32’52” EAST, 662.00 FEET TO A FOUND ALUMINUM MONUMENT ON THE WESTERLY RIGHT OF WAY OF US HIGHWAY BUSINESS 71; THENCE ALONG SAID RIGHT OF WAY SOUTH 2°26'51" EAST, 131.93 FEET TO A SET IRON PIN; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 9°00'49" EAST, 50.53 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID RIGHT OF WAY, NORTH 83°36'50" WEST 52.80; THENCE SOUTH 61°28’29” WEST, 127.01 FEET; THENCE SOUTH 6°29’36” EAST, 191.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 49; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY SOUTH77°30’44” WEST, 148.00 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 65°56’29” WEST, 440.86 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2 IN A SURVEY OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT RECORD 14 AT PAGE 214, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SW CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 12; THENCE SOUTH 87°26'49" EAST, 553.96 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE NORTH 2°33’11” EAST, 202.55 FEET TO A FOUND IRON PIN ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 49, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 6°29'36" WEST, 191.53 FEET TO SET IRON PIN; THENCE NORTH 61°28’29” EAST, 127.01 FEET TO A FOUND IRON PIN; THENCE SOUTH 83°36'50" EAST, 52.80 FEET TO A FOUND IRON PIN ON THE WESTERLY RIGHT OF WAY OF US HIGHWAY BUSINESS 71; THENCE ALONG SAID RIGHT OF WAY SOUTH 9°07'18" EAST, 103.83 FEET TO A FOUND IRON PIN; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID INTERSTATE HIGHWAY 49, SOUTH 48°05'42" WEST 213.45 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO C-2, GENERAL COMMERCIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0027)

WHEREAS, McKissic Creek Center LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SW CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 12; THENCE NORTH 2°42'16" EAST, 325.76 FEET ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4 TO A SET IRON PIN ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 49, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 2°42'16" EAST, 307.74 FEET ALONG SAID WEST LINE TO SET IRON PIN; THENCE SOUTH 87°32’52” EAST, 662.00 FEET TO A FOUND ALUMINUM MONUMENT ON THE WESTERLY RIGHT OF WAY OF US HIGHWAY BUSINESS 71; THENCE ALONG SAID RIGHT OF WAY SOUTH 2°26'51" EAST, 131.93 FEET TO A SET IRON PIN; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 9°00'49" EAST, 50.53 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID RIGHT OF WAY, NORTH 83°36'50" WEST 52.80; THENCE SOUTH 61°28’29” WEST, 127.01 FEET; THENCE SOUTH 6°29’36” EAST, 191.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 49; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY SOUTH77°30’44” WEST, 148.00 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY NORTH 65°56’29” WEST, 440.86 FEET TO THE POINT OF BEGINNING.

AND

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WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 18, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

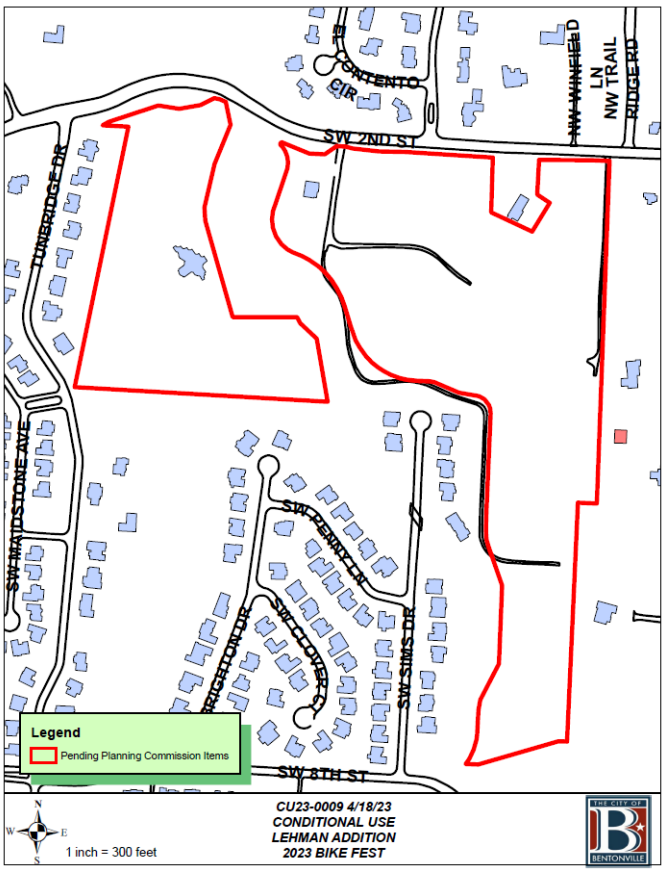
Applegate Properties

1807 SW 2nd Street
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides - Planning Technician

Project Number	CU23-0009
Applicant / Current Owner	Visit Bentonville / Applegate Properties
Site Area	+/- 44.62 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Bike Fest 2023 May 25-28, temporary grass parking lot
Protective Covenants	N/A
Related Project(s)	N/A

https://arcg.is/08HvK8

Location Map



Property Description

The subject property is located at 1807 SW 2nd Street. The area has been used for temporary parking for other projects in the past and has previously been designed for vehicular travel. The property has one structure located in the northeast corner. The property is surrounded R-1, Low-density residential and A-1, Agriculture zoning.

Proposed Use Description

According to the applicant's narrative, they propose to use the property for a temporary grass parking lot in the northeastern corner for Bike Fest 2023.

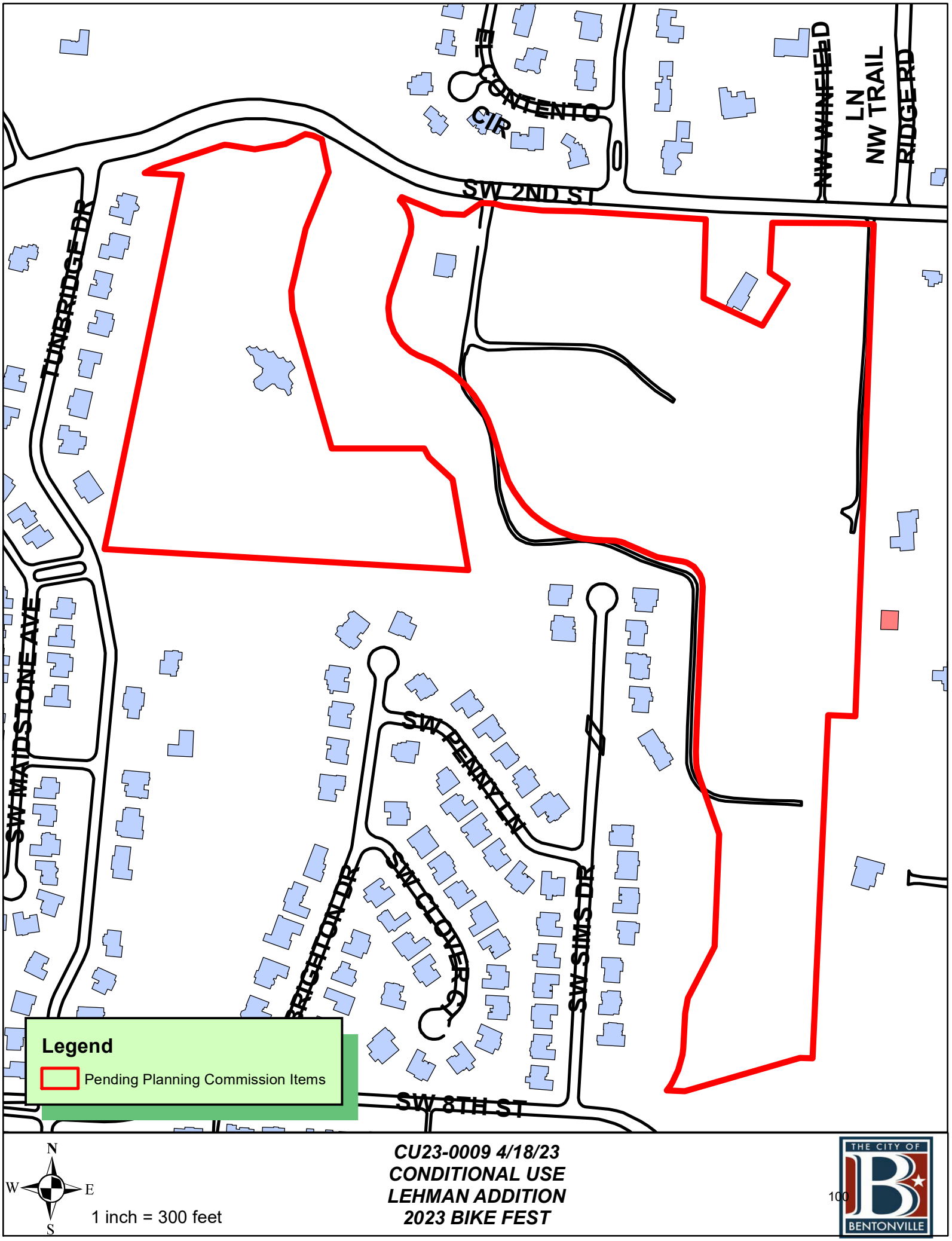
The hours of operation are 11:00 A.M. to 7:00 P.M Friday, May 26, 9:00 A.M. to 5:00 P.M. Saturday, May 27 and 10:00 A.M. to 5:00 P.M. Sunday, May 28. Parking is intended to coincide with the time of use. Additional parking is intended to the south of the structure. The applicant is expecting 5000-7000 attendees per day, with 15 employees and 45 volunteers per shift. There is an encouragement to bike/walk to the event with parking available for vehicles.

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 the duration of the event, May 25th-May 28th.
3. 24/7 access shall be maintained to all public utilities.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
5. Lighting shall follow all City of Bentonville regulations.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SW 2ND ST
TUNBRIDGE DR
SW MAIDSTONE AVE
SW PENNY LN
SW CLOVER CT
SW SIMS DR
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Legend
Pending Planning Commission Items
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1 inch = 300 feet
CU23-0009 4/18/23
CONDITIONAL USE
LEHMAN ADDITION
2023 BIKE FEST
THE CITY OF
BENTONVILLE

Conditional Use Application for Temporary Grass Lot – 1805 SW 2nd Street

EVENT NARRATIVE:
Bentonville hosts numerous events in the grass lot on the Applegate Property on 2nd St.

Bentonville Bike Fest on May 26-28 with over 50 booths and numerous events and continues to grow with our brand as the Mountain Bike Capital of the world. It is the fourth year for the event and the first year in this location. We see over 15 to 20 professional cyclists. We had over 15 to 20 different states represented with people just visiting the area due to this event.

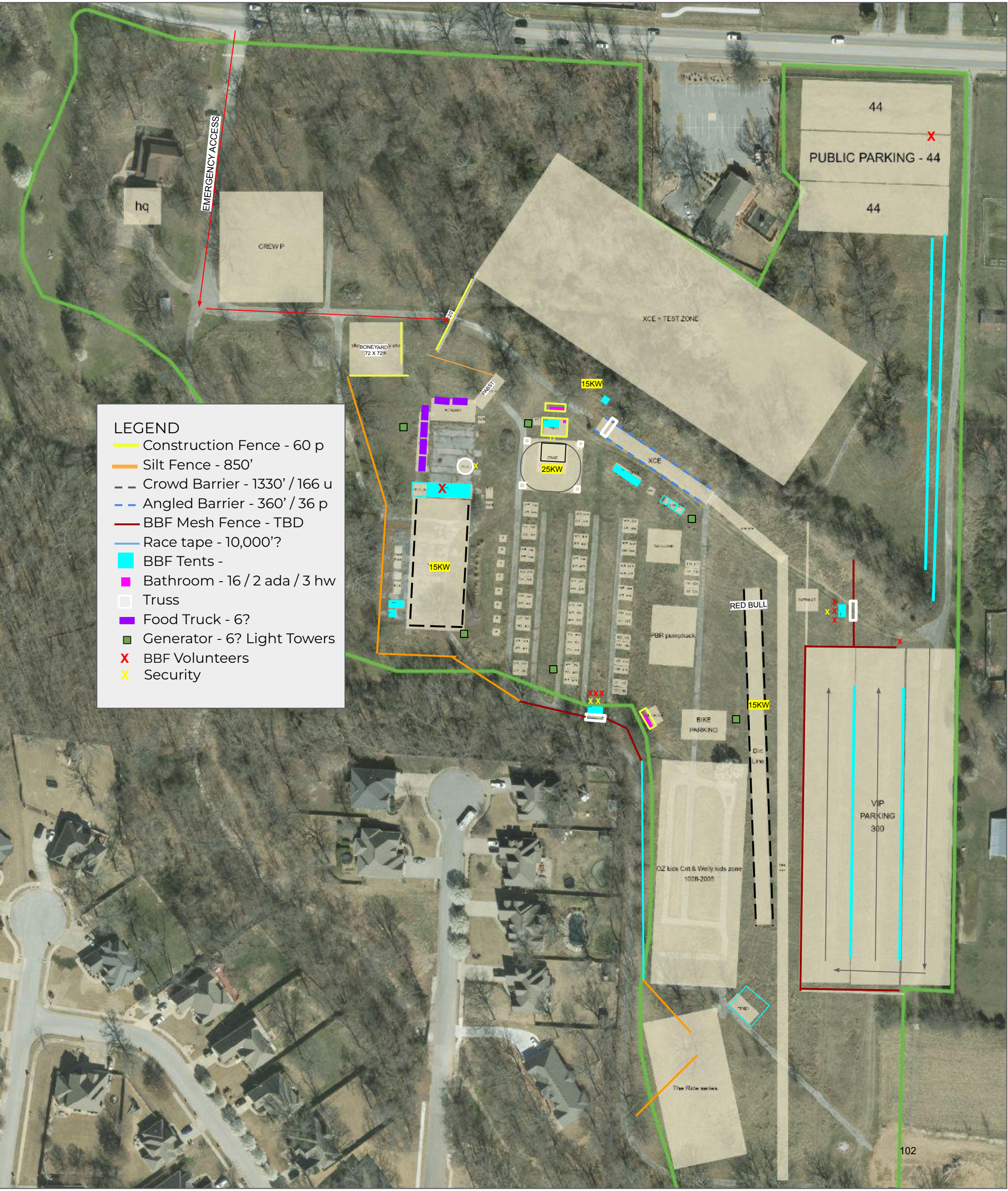
Bentonville Bike Fest is a three day event spanning from May 26-28 Friday through Sunday. Vendor set up is on Thursday prior to the event. Event Schedule is:

Friday	11 am to 7pm
Saturday	11am to 7pm
Sunday	11 am to 4pm

The grassy lot on 1805 SW 2nd Street property will allow us to continue to host our events and other potential events throughout the year to take place on an environmentally and sustainability developed lot specifically designed with these types of events in mind. NWA Trailblazers will oversee the continued development of the lot.

Traffic flow into and out of the lot would happen off Central Ave.

Participants will be encouraged to ride their bikes to the event venue utilizing the Razorback Greenway, additionally shuttles will be provided from town square and local hotels to transport attendees.


EMERGENCY ACCESS
hq
CREW P
BONEYARD
72 X 72
120'
XCE + TEST ZONE
44
PUBLIC PARKING - 44
44
PASST
15KW
25KW
XCE
15KW
RED BULL
PBR pumptrack
BIKE PARKING
15KW
Dirt Line
OZ kids Crit & Welly kids zone
100ft-200ft
The Ride series
VIP PARKING 300
LEGEND
Construction Fence - 60 p
Silt Fence - 850'
Crowd Barrier - 1330' / 166 u
Angled Barrier - 360' / 36 p
BBF Mesh Fence - TBD
Race tape - 10,000'?
BBF Tents -
Bathroom - 16 / 2 ada / 3 hw
Truss
Food Truck - 6?
Generator - 6? Light Towers
X BBF Volunteers
X Security

Ramo d'Olivo

104 SE 6th Street
PC Date: 4/18/2023
Reviewer: Bradley Gavrielides - Planning Technician

Project Number	CU23-0010
Applicant / Current Owner	Thomas Green / Sears Commercial Leasing LLC
Site Area	+/- 0.51 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Olive oil sales / wine bar
Protective Covenants	N/A
Related Project(s)	N/A

https://arcg.is/08HvK8

Location Map

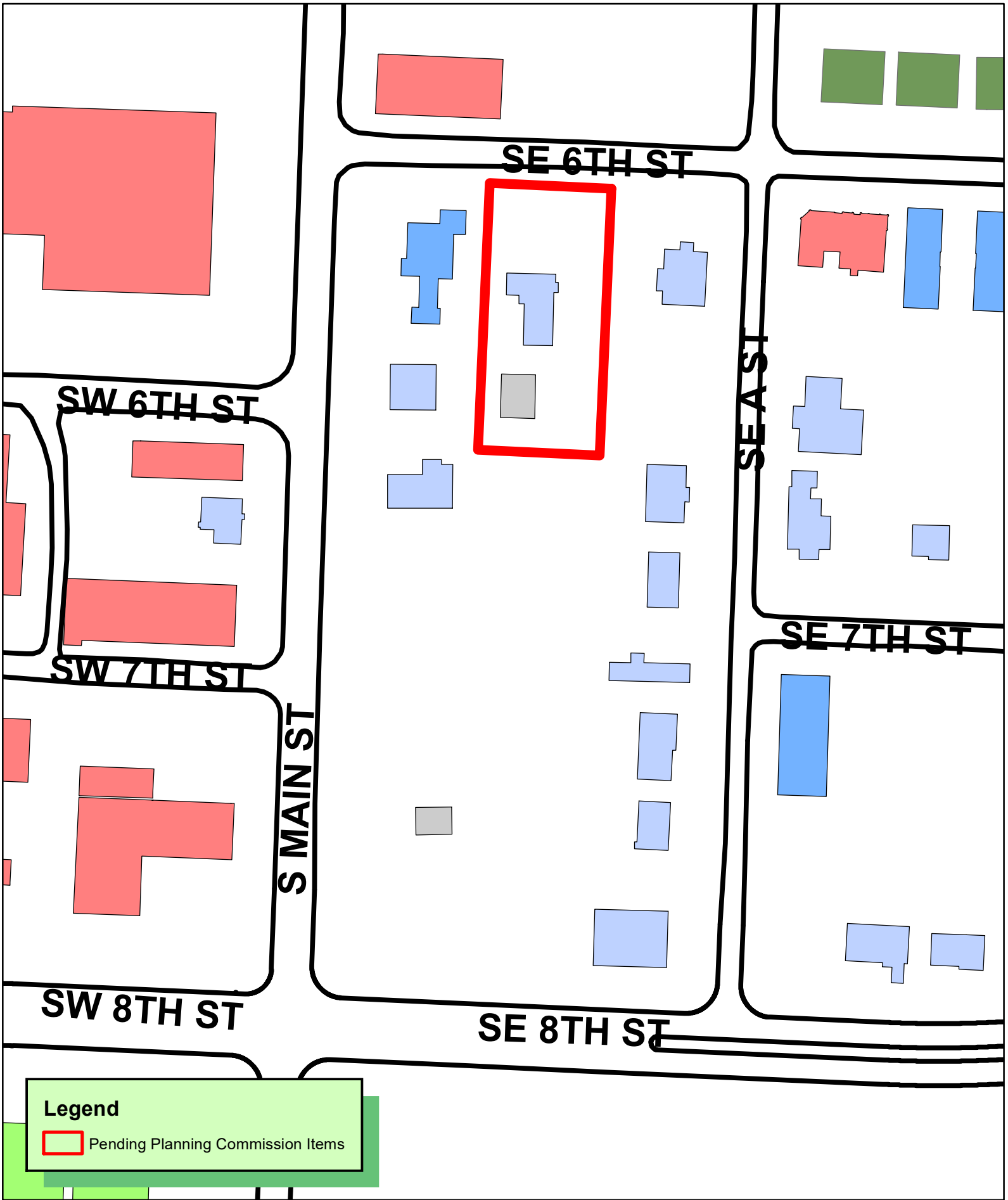
Property Description
The subject property is located at 104 SE 6th Street and is currently zoned DE, Downtown Edge. The use of a bar/lounge is allowed conditionally in the D-E district. The property has been conditionally used as a church most recently and is surrounded by D-E zoning. There are existing commercial uses to the north across the street and residential uses on all other sides.

Proposed Use Description
According to the applicant's narrative, they propose to use the property for a new location for Ramo d'Olivo, an olive oil and wine bar.

The hours of operation are 11:30 A.M. to 10 P.M, Monday through Saturday. Parking is intended to coincide with the time of use. An outdoor patio and lighting are intended to be developed on the east side of the structure. Additional parking is intended to the south of the structure. The applicant is expecting 30-50 customers per day, with 3-5 employees per shift. Internal improvements include, ADA compliant bathroom, exit signage above all exit doors, and staff work areas.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
2. This conditional use permit shall be valid for 12 months.
3. 24/7 access shall be maintained to all public utilities.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.
5. Lighting shall follow all City of Bentonville regulations.



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1 inch = 100 feet

CU23-0010 4/18/23
CONDITOINAL USE
RAMO RELOCATE
104 SE 6TH ST

THE CITY OF BENTONVILLE

Narrative:

Company Name: Dolivo Enterprises, LLC dba Ramo d"Olivo EIN# 46-5694479

Date: 03/10/2023

Owners: Laura and Tom Gheen

Relocation of Ramo d'Olivo Olive Oil Shop and Wine Bar to 104 SE 6th St..

Hours of operation will be 11:00am until 10:00pm Monday through Saturday. There will be no internal structural changes to load bearing walls, relocate non-load bearing internal walls to create ADA bathroom and staff work areas. Internal areas are for selling of merchandise and customer seating in the wine bar area, two bathrooms, preparation room for cold plates, dishwashing, office and dry storage. See attached plan document for detailed internal area use.

Outdoor changes: Expand external deck for outdoor seating and add ADA compliant handicapped access. Existing repair work completed by owner prior to lease agreement on external siding. New paint. See attached plan document for detailed external area use.

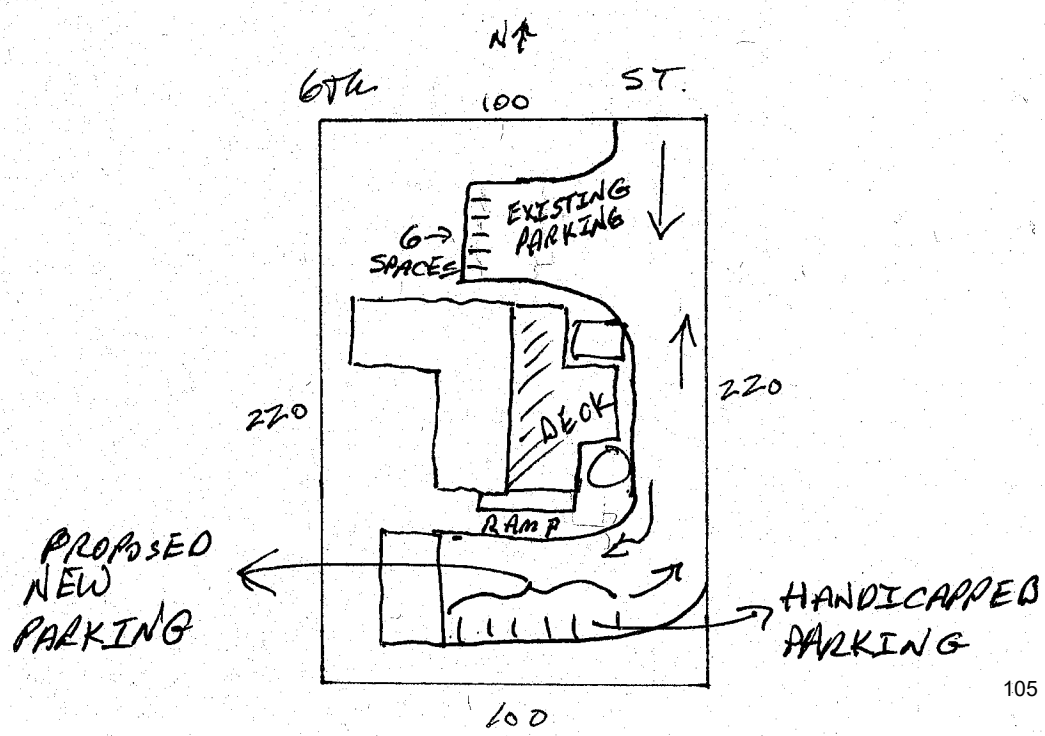
Outdoor Lighting: Add emergency lighting at all exit doors and add string lights around deck area.

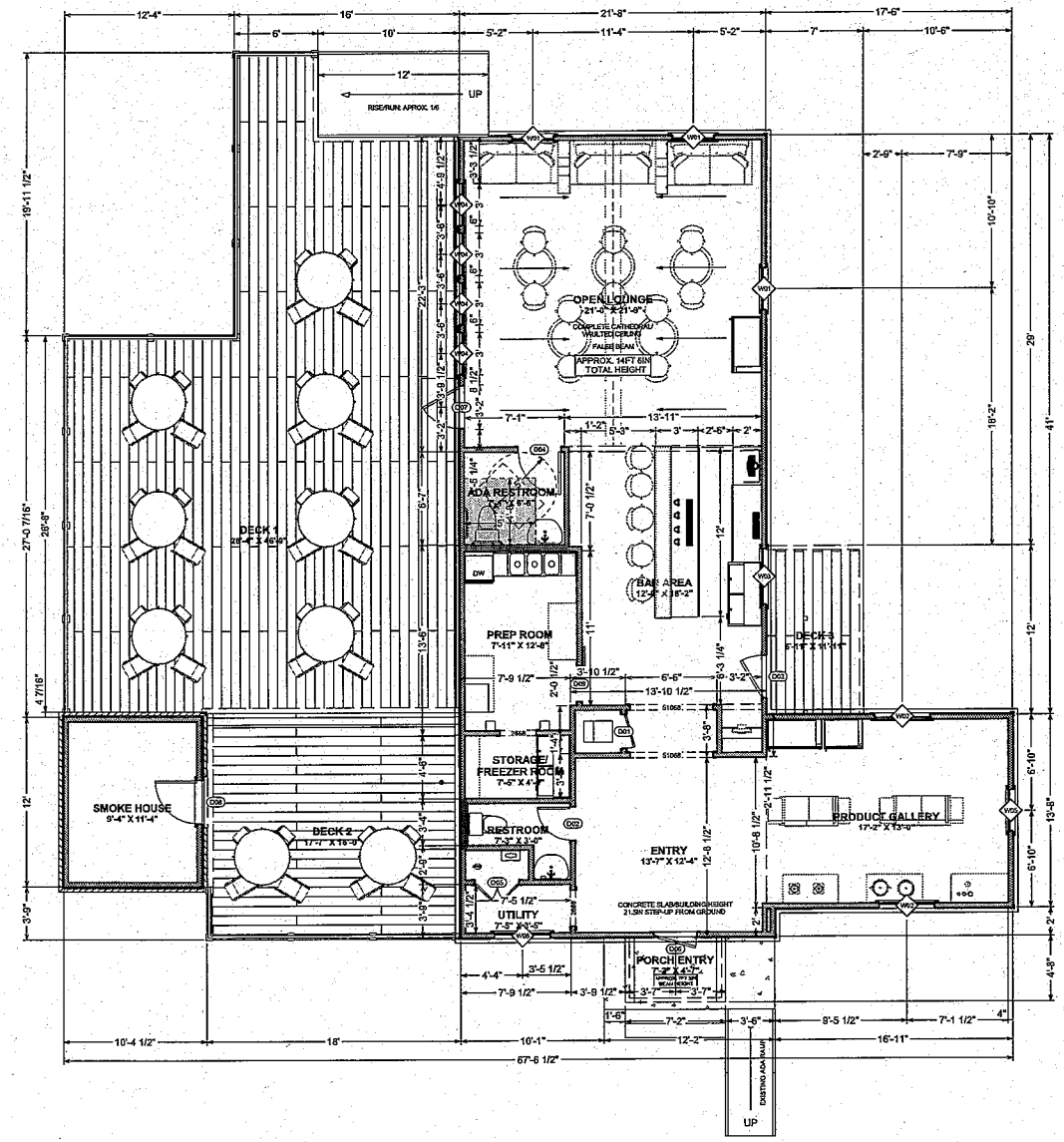
Parking: Existing paved area has a capacity for approximately six spaces in front of building. An additional six paved spaces behind building can be added depending on use or non-use of detached external garage building. Planned painted lines and flow arrows for parking and handicapped parking.

The typical Ramo customer is of adult age and average customer count is around 30 to 50 per day, olive oil sales and wine bar patrons. Deliveries would be from UPS, Fedex and food and wine vendors. Ramo employes 14 people, while staffing 3 to 5 per shift.

Thomas E. Gheen

Owner





Room Area Schedule	
Room Name	Area
Bar Area	237.0
Entry	166.9
Mop/Water Closet	5.0
Prep Room	69.0
Restroom	26.0
Storage/Freezer Room	33.0
Utility	25.0
Furnace Closet	10.0
Hall/Pass-Through	19.0
Checkout Station	9.0
ADA Restroom	46.0
Open Lounge	456.0
Totals:	1137.0

Deck Area Schedule	
Room Name	Area
Deck 3	83.0
Deck 2	281.0
Deck 1	1017.0
Totals:	1381.0

Door Schedule			
Number	Size	Room Name	Qty
D01	2468 L IN	Hall/Pass-Through/Furnace Closet	1
D02	2468 R IN	Restroom/Entry	1
D03	3068 L EX	Bar Area/Deck 3	1
D04	3068 L IN	ADA Restroom/Open Lounge	1
D05	3068 L/R IN	Utility/Mop/Water Closet	1
D06	3068 R EX	Entry/Porch Entry	1
D07	3068 R EX	Open Lounge/Deck 1	1
D08	3068 R EX	Smoke House	1
D09	2668 R	Prep Room/Bar Area	1

Window Schedule			
Number	Size	Room Name	Qty
W01	3040	Open Lounge	3
W02	4048FX	Product Gallery	2
W03	4040	Bar Area/Deck 3	1
W04	3040	Open Lounge/Deck 1	4
W05	3040	Product Gallery	1
W06	4048FX	Utility	1

Wall Schedule	
2D Symbol	Wall Type
	8" CMU (block) Stem Wall
	Brick-4
	Frame-3 1/2
	Interior-4
	Interior-6
	Railing/Fence
	Room Divider
	Siding-4
	Siding-6

THESE DRAWINGS/DESIGN CONCEPTS CONTAINED IN THIS DOCUMENT ARE PROPRIETARY AND EXCLUSIVE USE OF INSTINCTIVE DESIGN, LLC. THEY ARE PROTECTED UNDER COPYRIGHT LAWS AND SHOULD WITHOUT WRITTEN CONSENT AND MAY SUBJECT YOU FOR A CLAIM FOR DAMAGES.

DRAFTER:
Anastacio Martinez Jr.

MODEL SPECIFICATIONS

BOOKSHELVES:	N/A	BATHS:	N/A
KITCHEN:	N/A	GARAGE:	N/A
MEZZANINE:	N/A	PATIO/DECK:	N/A

REVISION TABLE

REVISION	DATE	DESCRIBED BY	DRAWING NO

ADDITIONAL NOTES

OVERALL BUILDING DIMENSIONS VERIFIED IN FIELD
NEW/EXISTING STRUCTURES VERIFIED IN FIELD
COMPLETE RECONSTRUCTION OF INTERIOR
DEMOLITION OF INTERIOR EXISTING WALLS
EXTERIOR FACELIFT

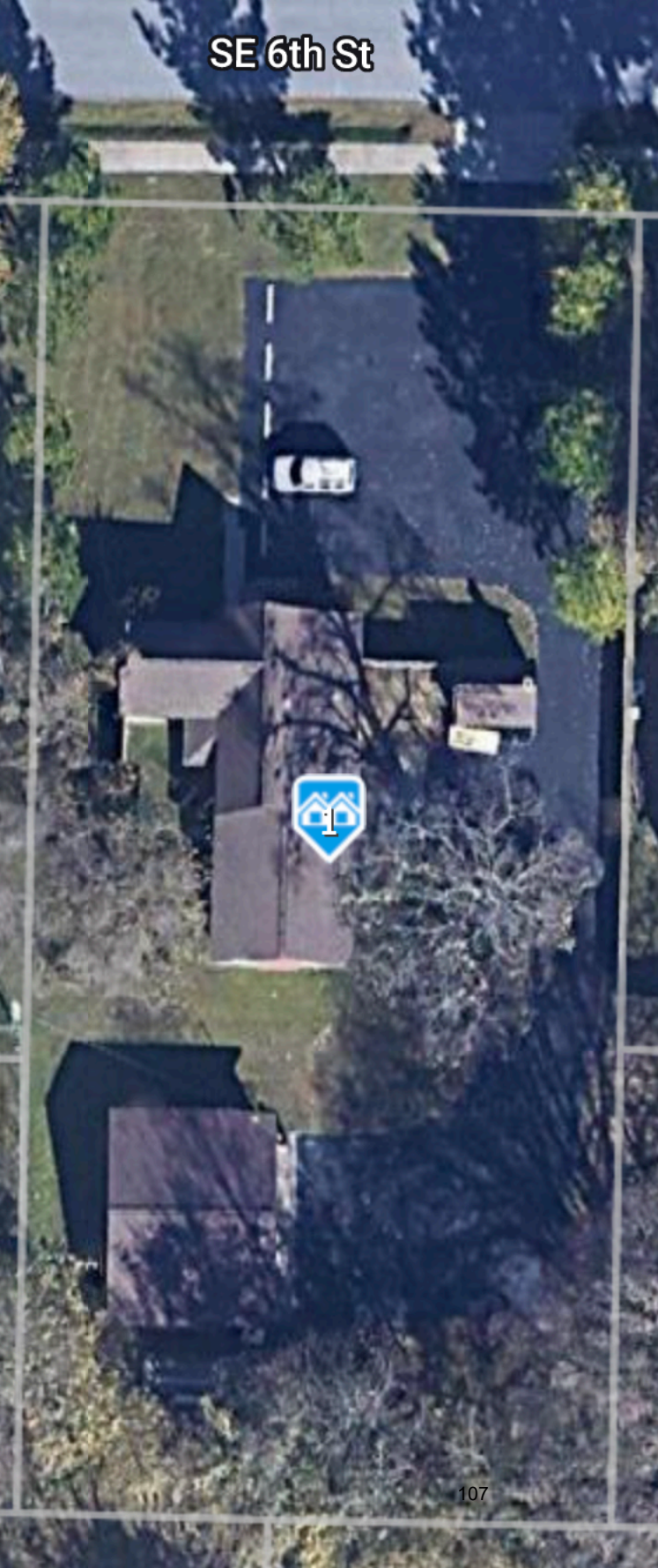
ISSUED:
CHECKED:
TYPE OF WORK/SCALE/SHEET:
ARCHITECTURAL - SCALE AS NOTED
MECHANICAL - AS NOTED

MODEL/PROJECT NAME:
104 SE 6TH STREET

DATE COMPLETED:
3/9/2023

SCALE:
1/4"= 1'

A-2


SE 6th St

(No subject)

Thomas Gheen <tom_gheen8@hotmail.com>
Fri 3/10/2023 11:33 AM
To: Thomas Gheen <tom_gheen8@hotmail.com>

Sent from my iPhone

(No subject)

Thomas Gheen <tom_gheen8@hotmail.com>
Fri 3/10/2023 11:39 AM
To: Thomas Gheen <tom_gheen8@hotmail.com>

Sent from my iPhone

(No subject)

Thomas Gheen <tom_gheen8@hotmail.com>
Fri 3/10/2023 11:56 AM
To: Thomas Gheen <tom_gheen8@hotmail.com>

Sent from my iPhone

(No subject)

Thomas Gheen <tom_gheen8@hotmail.com>
Fri 3/10/2023 11:33 AM
To: Thomas Gheen <tom_gheen8@hotmail.com>

Sent from my iPhone

(No subject)

Thomas Gheen <tom_gheen8@hotmail.com>
Fri 3/10/2023 11:38 AM
To: Thomas Gheen <tom_gheen8@hotmail.com>

Sent from my iPhone

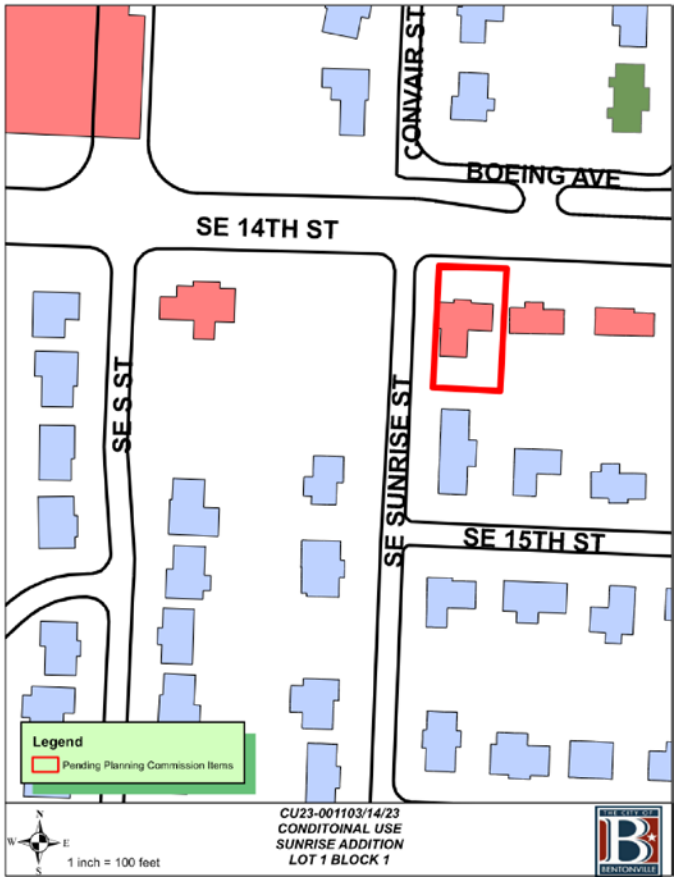
Fourteenth Street Sages

2102 Southest 14th Street
PC Date: 4/18/23
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0011
Applicant / Current Owner	Lomi Massage/Fourteenth Street Sages
Site Area	+/- 0.34 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Use	Personal Services
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



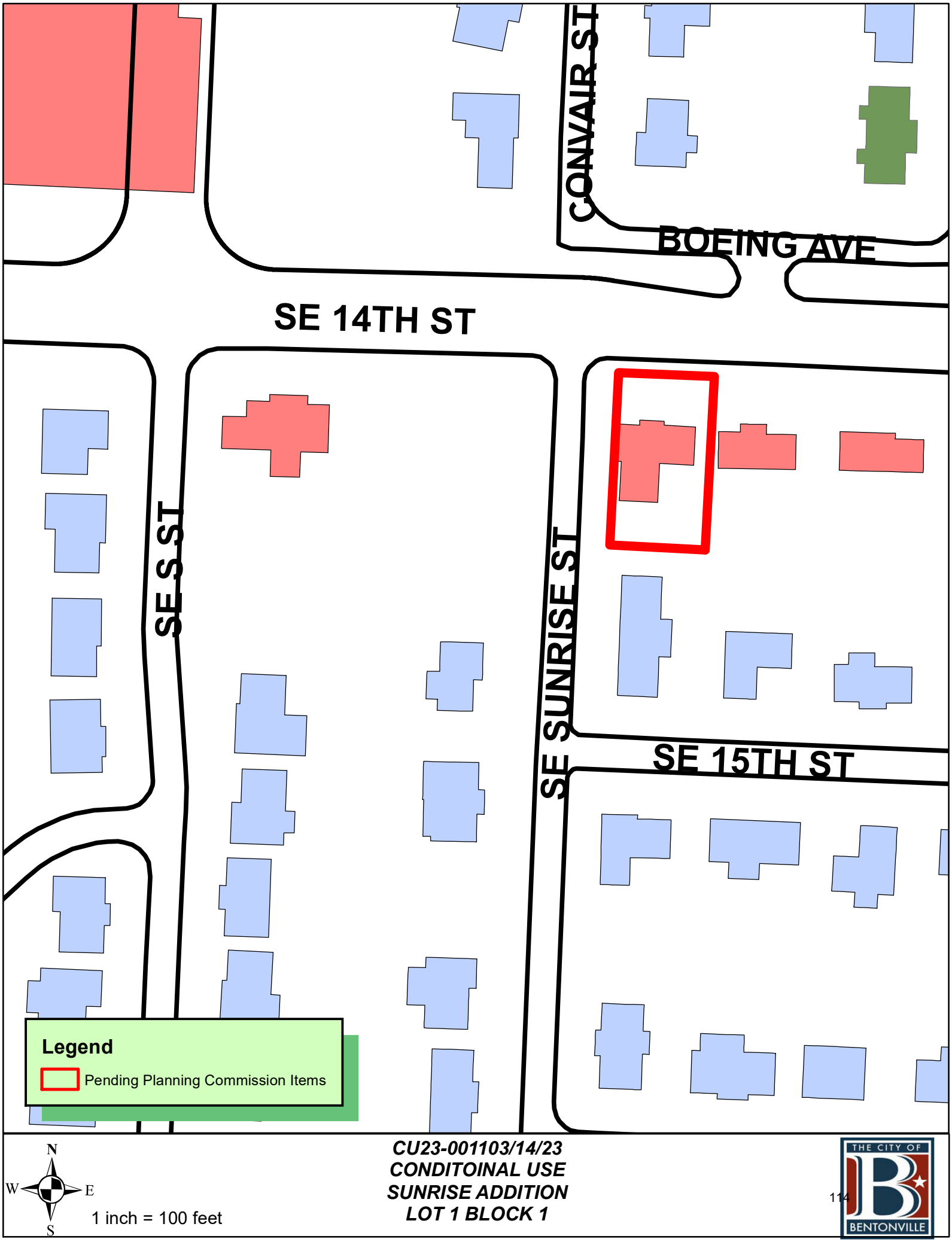
Property Description
The subject property is located at 2102 Southwest 14th Street and is currently zoned R-O, Residential Office. The use of "Personal Services" is allowed conditionally in this zoning district.

Proposed Use Description
According to the applicant's narrative, they propose to open a massage parlor in the building. This is a continuation of the existing use, but under new ownership and name.

The hours of operation are planned to be 9 a.m. to 9 p.m., 7 days a week. The applicant anticipates there will be 2 employees and 2 patrons on site at any given time, or about 10 customers per day on average. The applicant states that all activity and materials will be inside the structure except for parking.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. This conditional use permit shall be valid for two (2) years from the date of issuance at which time the applicant shall cease the use or renew the Conditional Use Permit.
3. 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.



CU23-001103/14/23
CONDITOINAL USE
SUNRISE ADDITION
LOT 1 BLOCK 1

To whom it may concern:

Address: 2102 SE 14th Bentonville, AR 72712

Legal:

Lot 1 Block Sunrise addition Bentonville.

Parcel ID: 01-04328-000

Owner:

Fourteenth Street Sages LLC

PO Box 239

Bentonville, AR 72712

Zoned: Commercial

Currently the property is being used as a Massage shop. It had a conditional use permit for this issued in 2019 but was not renewed. Ownership of the shop is changing and the name is being changed. We are trying to get everything back in compliance. The facility will be used for massage therapy like it is currently being used for now.

The attached site plan was taken off the Bentonville GIS website. The recorded plat was incorrect to the current structure. I corrected the plat to include Sunrise street that was originally an alley. There was an addition to the back of the house done previously but not on plat, it has been added. For my part there will be no changes to the existing structure. The outside will only be used for parking. No activities will be done outside on the location.

Hours of operation will be Mon- Sun 7 days a week from 9:00 am to 9:00 pm.

There will be no outdoor activities.

There will be no structural changes to the premises.

Parking needs will be approximately 2-4 vehicles at any given time. Flow of traffic will come in from hwy 102 thru current entrance and flow thru to exit on sunrise street. Can also enter from sunrise street and exit onto HWY 102 or 14th street. All drives are in place and currently being used in the described capacity. Sketch to be attached.

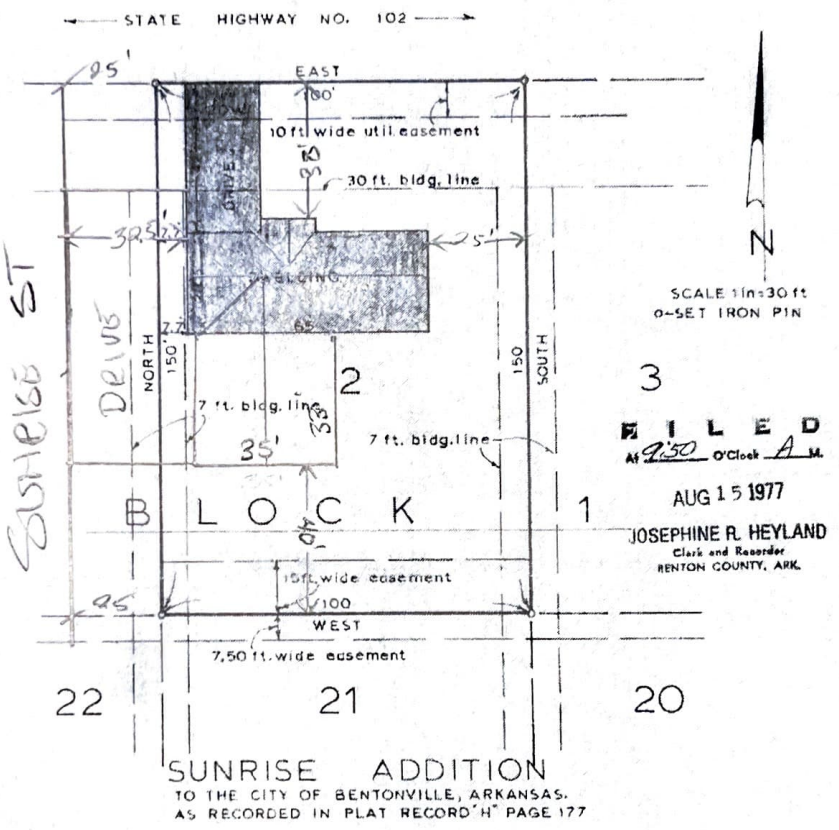
No outdoor lighting changes will be needed.

On average there will be 2 employees and up to 2 patrons on property at any given time. There will be no schedule deliveries All Materials will be brought by employee in their vehicles. On Average there will be a total of 10 customers a day.

K-113

1-3322

SURVEY FOR
CROSS ROADS REALTY
BENTONVILLE, ARK.



SUNRISE ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS.
AS RECORDED IN PLAT RECORD "H" PAGE 177

FILED
At 9:30 O'Clock A M.
AUG 15 1977
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

DESCRIPTION:

LOT 2, BLOCK 1, SUNRISE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS AS PLATTED AND RECORDED IN THE OFFICE OF THE BENTON COUNTY CLERK AND RECORDER AT BENTONVILLE ARKANSAS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE ABOVE PLAT DISCLOSES THE RESULT OF A SURVEY MADE BY ME ON AUGUST 12, 1977, AND THAT THE IMPROVEMENTS ARE AS SHOWN ABOVE. THERE ARE NO ENCROACHMENTS FROM THE ABOVE PROPERTY ON TO ADJOINING PROPERTY OR FROM ADJOINING PROPERTY ON TO ABOVE PROPERTY. ANY EASEMENTS DISCLOSED BY THE SURVEY ARE SHOWN.

RONALD F. CRUSE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 670
SIGNATURE
AUG 12 1977

RONALD F. CRUSE L.S. 670
ROUTE 4, BOX 54
BENTONVILLE, ARK. 72712
PHONE: 501-273-2185

SCALE
1"—50'

TRAFFIC

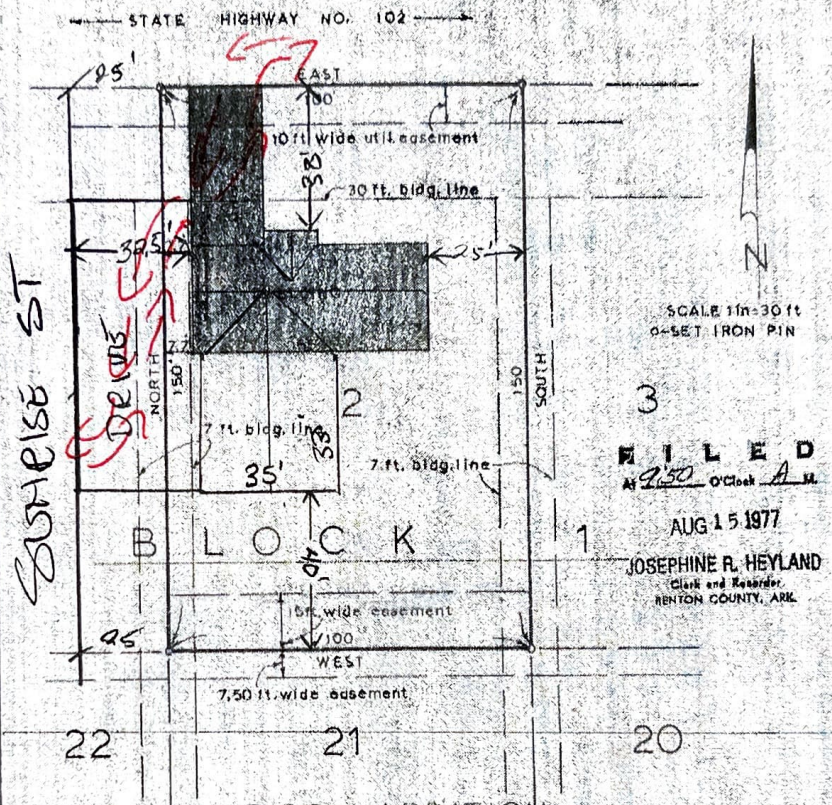
IN and out on Hwy 102/14th St

IN and Out on Sunrise Street

SCALE 1"=50'

W-113

SURVEY FOR
CROSS ROADS REALTY
BENTONVILLE, ARK.



FILED
At 9:50 O'Clock A M.
AUG 15 1977
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

SUNRISE ADDITION
TO THE CITY OF BENTONVILLE, ARKANSAS.
AS RECORDED IN PLAT RECORD 'H' PAGE 177

DESCRIPTION:

LOT 2, BLOCK 1, SUNRISE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS AS PLATTED AND RECORDED IN THE OFFICE OF THE BENTON COUNTY CLERK AND RECORDER AT BENTONVILLE ARKANSAS.

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RONALD F. CRUSE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 670
SIGNATURE
AUG. 12 1977

RONALD F. CRUSE L.S. 670
ROUTE 6, BOX 54
BENTONVILLE, ARK. 72712
PHONE: 501-273-2185

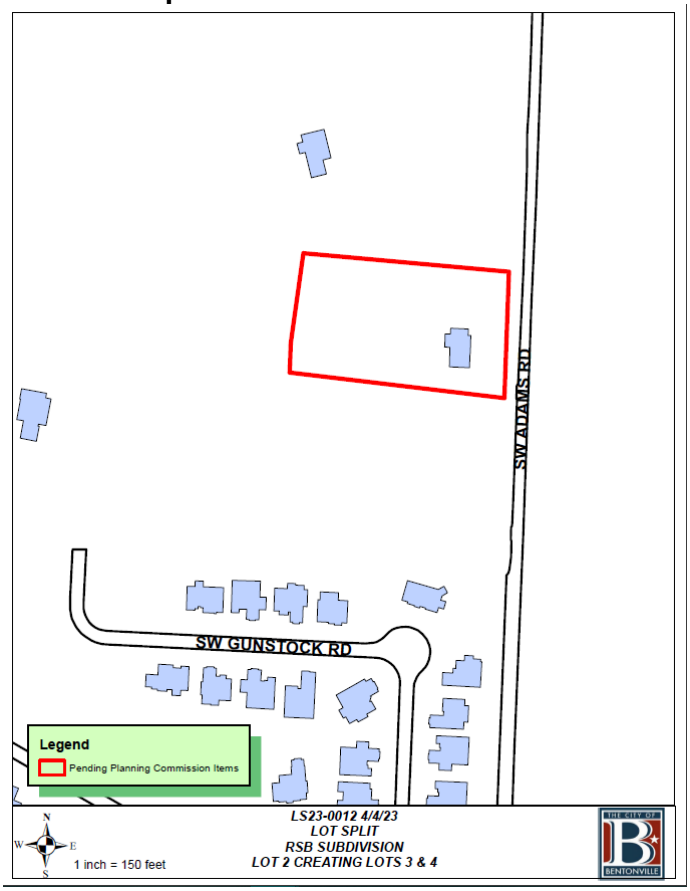
Mike Huey - RSB Subdivision

Southwest Adams Road
PC Date: 4/18/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	LS23-0012
Applicant / Current Owner	Mike Huey
Site Area	+/- 2.08 Acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Related Projects	RZ23-0023

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on the west side of Southwest Adams Road, 0.15 miles southwest of the intersection of Southwest Opal Road and Southwest Adams Road. It is currently zoned A-1, Agriculture, with a Future Land Use Map classification of RE, Residential Estate.

Project Details
The applicant is proposing a split of an existing 2.08-acre lot into two roughly one-acre residential lots; Lot 3 of RSB Subdivision (1.0 acres) to the west and Lot 4 of RSB Subdivision (1.03 acres) to the east. The applicant has also made concurrent rezoning and future land use map amendment requests (RZ23-0023) for this property to be classified as Low Density Residential future land use and rezoned from A-1, Agriculture to R-1, Low Density Single Family Residential.

The plat also dedicates a 20-foot-wide private ingress/egress easement along the southern edge of Lot 4, in addition to dedicating 2,343 Sq. Ft. or 0.05 Acres of right of way along the west of Southwest Adams Road for a total of 45 ft of right-of-way on the west side, as required per the Bentonville Master Street Plan.

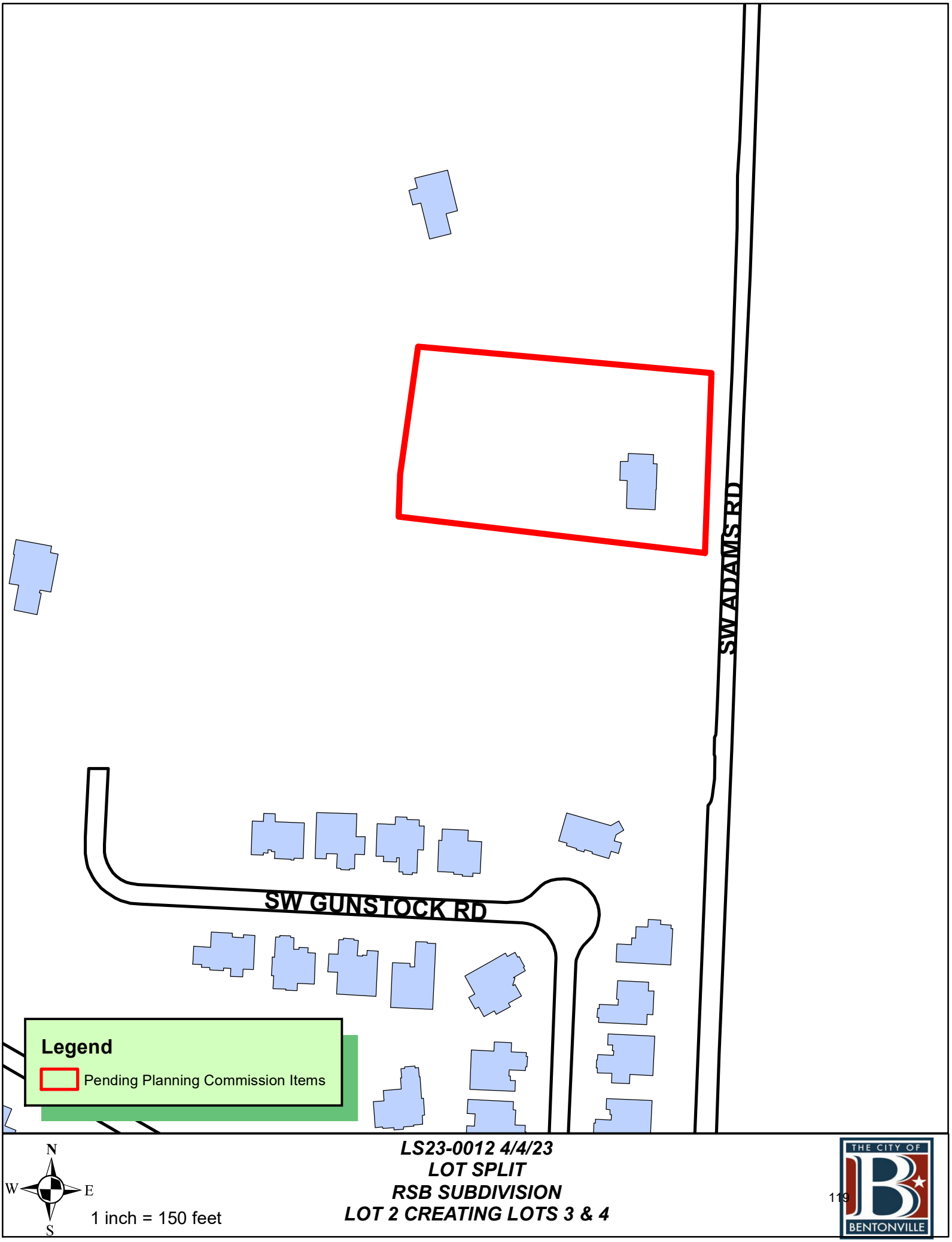
Waivers
There are no waiver requests associated with this project.

Analysis and Recommendation
Staff recommends approval of the lot split, as adequate right of way is being proposed along Adams Road and all lots proposed would comply with zoning and subdivision specific code requirements, but only if the associated rezoning is approved before this plat is voted on by Planning Commission.

Standard Conditions of Approval
1. The applicant shall provide a digital copy of the plat.
2. All technical review comments shall be addressed prior to filing the plat or requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit issuance.



LS23-0012 4/4/23
LOT SPLIT
RSB SUBDIVISION
LOT 2 CREATING LOTS 3 & 4

LOT SPLIT
CREATING LOTS 3 & 4
RSB SUBDIVISION
BENTONVILLE, ARKANSAS

CLIENT:
Guy Cable
5500 SW Gunstock Rd.
Bentonville, AR. 72713
(479) 220-8365
gcable@grandsavingsbank.com

SURVEY NOTES:

1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
2. This plat represents a boundary survey of the parcel recorded in Deed Records, Instrument #L202011844 at the courthouse in Benton County, Arkansas.
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone referencing Bentonville City Control Monument Number 15.
5. Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 15.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
8. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. This property is currently zoned R-1, Low Density Single Family Residential. 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.
11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
15. Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
16. Before any work in the Right-of-Way commences, contractor and owner is to obtain Right-of-Way permit from the City of Bentonville Transportation Department.
17. There may not be any fences or any other structures built in any drainage easement.
18. All structures must maintain minimum 20' clearances from all electric lines.
19. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.

VICINITY MAP
Scale: 1" = 2,000'

ATLAS PAGE # 522

PARENT DESCRIPTION LOT 2:

Part of the NW1/4 of the SE1/4 of Section 16, Township 19 North, Range 31 West, Benton County, Arkansas. Being more particularly described by follows:

COMMENCING at SE Corner of said NW1/4 of the SE1/4, said point also being a Found Iron Pin in the West side of SW Adams Road, Thence leaving said road N87°08'57"W 30.19 feet to the West Right of Way of said road, Thence along said Right of Way N02°05'07"E 316.84 feet to the Point of Beginning, Thence leaving said Right of Way N83°15'04"W 405.34 feet, Thence N04°48'44"E 57.36 feet, Thence N08°04'54"E 166.31 feet, Thence S84°50'12"E 384.37 feet to the West Right of Way of said road, Thence along said Right of Way S02°03'38"W 235.01 feet to the Point of Beginning, Containing 2.08 Acres and subject to any Easements of Record or Fact.

SURVEY DESCRIPTION LOT 3:

Part of the NW¼ of the SE¼ of Section 16, Township 19 North, Range 31 West, Benton County, Arkansas. Being more particularly described by follows:

COMMENCING at SE Corner of said NW¼ of the SE¼, said point also being a Found Iron Rod in the West side of SW Adams Road, Thence leaving said road N87°08'57"W 30.19 feet to the West Right of Way of said SW Adams Road; Thence along said West Right of Way N02°05'07"E 316.84 feet to a Found ⅝" Rebar w/Cap (PLS1181); Thence leaving said West Right of Way N83°15'05"W 240.27 feet to a Set ⅝" Rebar w/Cap (PLS1002) for the Point of Beginning;

Thence N83°15'05"E 162.68 feet to a Found ⅝" Rebar w/Cap (PLS1181); Thence N04°46'39"E 57.39 feet to a Found ⅝" Rebar; Thence N08°05'57"E 166.28 feet to a Found ⅝" Rebar; Thence S84°50'27"E 374.34 feet to a Set ⅝" Rebar w/Cap (AR1002) on the West Right of Way of said SW Adams Road; Thence along said West Right of Way S02°03'49"W 30.00 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence leaving said West Right of Way N84°51'06"W 202.31 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence S17°47'35"W 93.63 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence S03°11'33"W 106.73 feet to the Point of Beginning, Containing 43,560 Sq. Ft. or 1.00 Acres and subject to any Easements of Record or Fact.

SURVEY DESCRIPTION LOT 4:

Part of the NW¼ of the SE¼ of Section 16, Township 19 North, Range 31 West, Benton County, Arkansas. Being more particularly described by follows:

COMMENCING at SE Corner of said NW¼ of the SE¼, said point also being a Found Iron Rod in the West side of SW Adams Road, Thence leaving said road N87°08'57"W 30.19 feet to the West Right of Way of said SW Adams Road; Thence along said West Right of Way N02°05'07"E 316.84 feet to a Found ⅝" Rebar w/Cap (PLS1181); Thence N83°15'05"W 10.00 feet to a Set ⅝" Rebar w/Cap (PLS1002) on the West right of Way line of SW Adams Road for the Point of Beginning;

Thence leaving said West Right of Way N83°15'05"E 230.27 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence N03°11'33"E 106.73 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence N17°47'35"E 93.63 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence S84°51'06"E 202.31 feet to a Set ⅝" Rebar w/Cap (AR1002) on the West Right of Way of said SW Adams Road; Thence along said Right of Way S02°03'49"W 204.76 feet to the Point of Beginning, Containing 44,787 Sq. Ft. or 1.03 Acres and subject to any Easements of Record or Fact.

R.O.W. DEDICATION:

Part of the NW¼ of the SE¼ of Section 16, Township 19 North, Range 31 West, Benton County, Arkansas. Being more particularly described by follows:

COMMENCING at SE Corner of said NW¼ of the SE¼, said point also being a Found Iron Rod in the West side of SW Adams Road, Thence leaving said road N87°08'57"W 30.19 feet to the West Right of Way of said SW Adams Road; Thence along said West Right of Way N02°05'07"E 316.84 feet to a Found ⅝" Rebar w/Cap (PLS1181) for the Point of Beginning; Thence leaving the said existing West Right of Way line of SW Adams Road N83°15'05"W 10.00 feet to a Set ⅝" Rebar w/Cap (PLS1002); Thence N02°03'49"E 234.76 feet to a Set ⅝" Rebar w/Cap (AR1002); Thence S84°50'27"E 10.00 feet to a Found ⅝" Rebar (PLS1181) on the existing West Right of Way line of SW Adams Road; Thence continuing along said West Right of Way line of SW Adams Road S02°04'05"W 235.04 feet to the Point of Beginning, Containing 2,343 Sq. Ft. or 0.05 Acres and subject to any Easements of Record or Fact.

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____

Signed: _____

Name and Address: _____

Print Name: _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk, City of Bentonville

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. _____
PROFESSIONAL LAND SURVEYOR
ED GRAY
PRELIMINARY

SURVEYOR'S CERTIFICATE:

I, C. Ed Grey, 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.

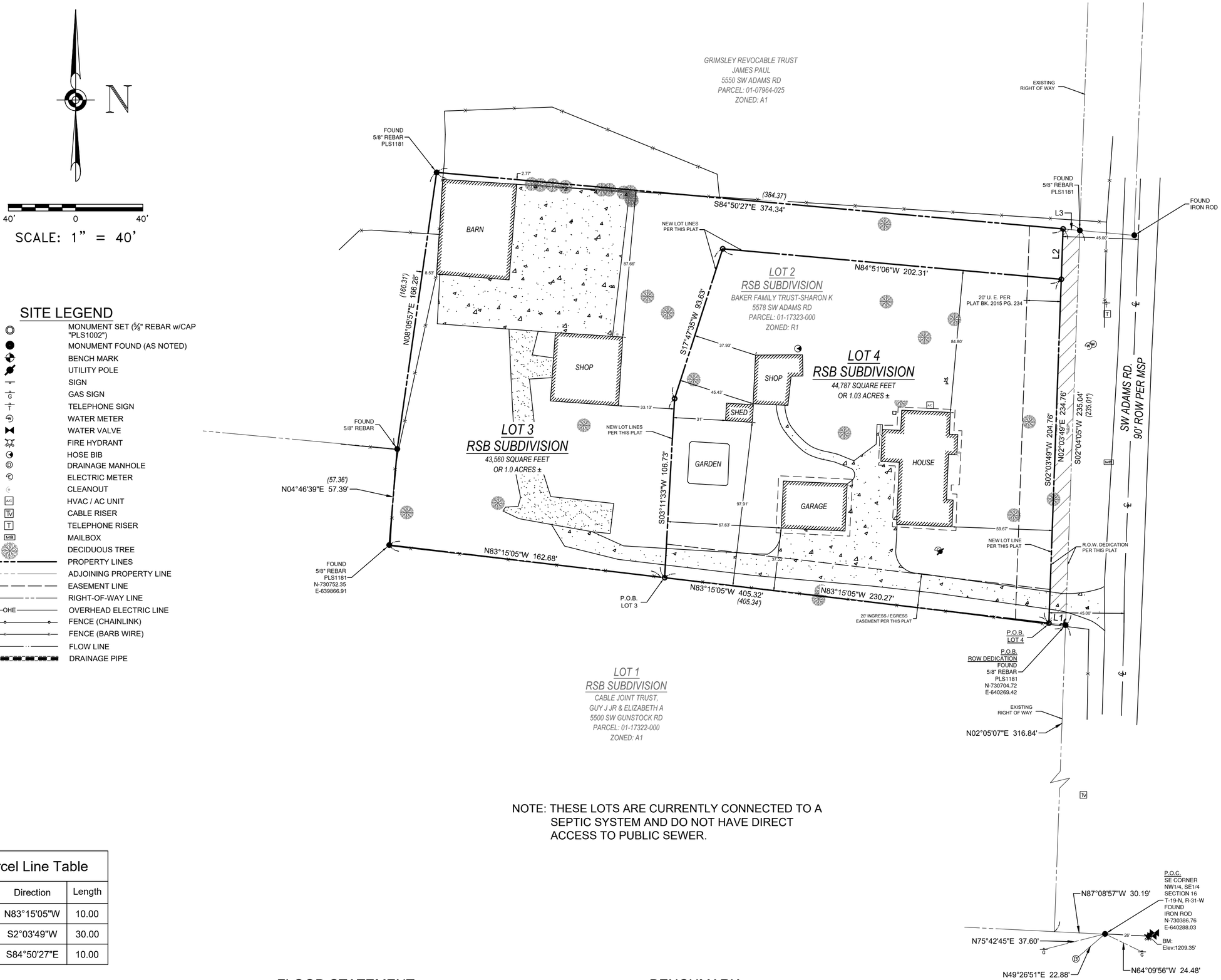
Date of Execution: _____

_____
C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

State Filing Code:
500-19N-31W-0-16-240-04-1002

C.O.B. Project No.
LS23-0012

22057 GUY CABLE



SITE LEGEND

- MONUMENT SET (⅝" REBAR w/CAP "PLS1002")
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- GAS SIGN
- TELEPHONE SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- DRAINAGE MANHOLE
- ELECTRIC METER
- CLEANOUT
- HVAC / AC UNIT
- CABLE RISER
- TELEPHONE RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE

Parcel Line Table		
Line #	Direction	Length
L1	N83°15'05"W	10.00
L2	S2°03'49"W	30.00
L3	S84°50'27"E	10.00

NOTE: THESE LOTS ARE CURRENTLY CONNECTED TO A SEPTIC SYSTEM AND DO NOT HAVE DIRECT ACCESS TO PUBLIC SEWER.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0235K. Revised date June 04, 2012.

BENCHMARK:

Bolt between the Letters "E" and "L" in the word "MUELLER" on fire hydrant approx. 26' East of the SE Corner of the NW¼ of the SE¼.
Northing: 730385.40'
Easting: 640314.26'
Elev: 1209.35'

State Filing Code: 500-19N-31W-0-16-240-04-1002

C.O.B. Project No. LS23-0012

CLIENT: *Guy Cable*
5500 SW Gunstock Rd.
Bentonville, AR. 72713
(479) 220-8365
gcable@grandsavingsbank.com

LOT SPLIT

SHEET:

PROJECT:

CREATING LOTS 3 & 4 RSB SUBDIVISION BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.
ED GRAY
PRELIMINARY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

PLS:	CEG
CAD:	MJH
FIELD:	MS
SCE PROJECT #:	22057
DATE:	02/13/2023
SHEET:	2 OF 2

22057 GUY CABLE

Gateway North 200

4300 Southwest Rainbow Farm Road
PC Date: 4/18/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD23-0011
Applicant / Current Owner	Crossmar Industrial North 100 LLC
Site Area	+/- 68 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Light Industrial (LI)
Development Type / Use	Office/Warehouse
Related Project(s)	LS21-0068

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at 4300 Southwest Rainbow Farm Road. It is currently zoned I-1, Light Industrial with a Future Land Use Classification of Light Industrial. General Commercial.

Project Details

The subject property is currently zoned I-1, Light Industrial. A Large-Scale Development proposing the addition of a +/-283,550 square feet office/warehouse facility. Parking spaces are adequate, 163 parking spaces are provided, and 117 parking spaces are required. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through the existing ingress/egress point onto SW Regional Airport Blvd. and SW Rainbow Farm Road as well as a new ingress/egress point onto SW Rainbow Farm Road. The primary materials on the exterior of the building include concrete tilt-up panels, storefront glass, and metal panels. Note that since this project is zoned I-1 the only facade subject to the Building Materials Design Standards is the south façade facing SW Rainbow Farm Road.

Projected Traffic Impact

While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal.

Waivers

Three waivers are requested:

Waiver #1: Section 1100.21 (e) – Building Materials. The applicant is requesting that the primary wall material is requested to be Painted Smooth Tilt Concrete Walls to match all existing building in the Industrial Park

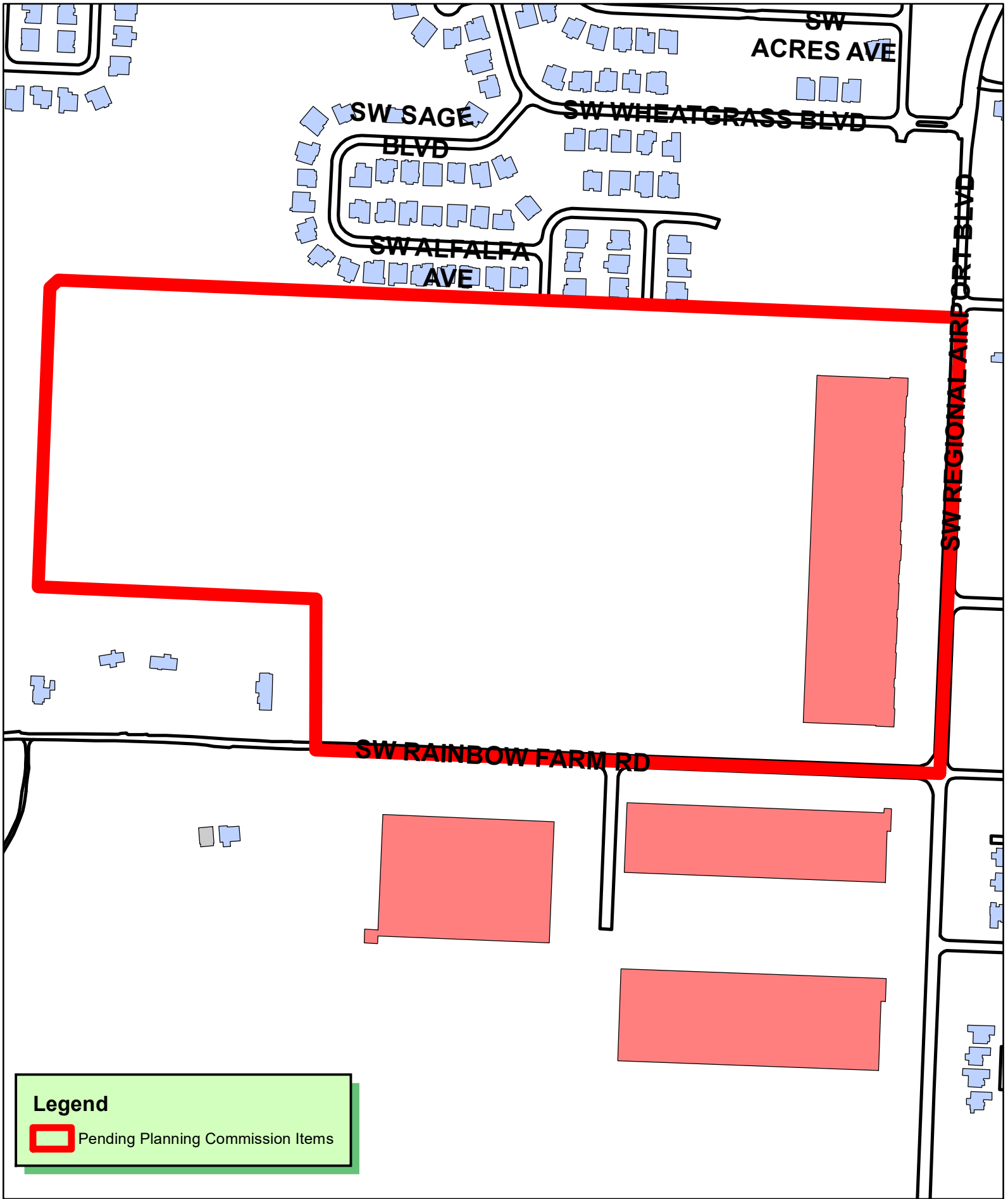
Waiver #2: Section 1100.21 (i) – Wall Articulation. The applicant states that glass & 24-gauge architectural metal panel features are located at the Southeast & Southwest corners on the South Elevation. Due to the large size of the building, the scale of the glass & metal panel features at the corners are proportional to the smooth tilt concrete walls, meeting the intent of the wall articulation to break up the uninterrupted façade planes. This factor of scale matches all existing building in the Industrial Park.

Waiver #3: Section 1100.21 (k) – Roofs. The applicant states glass & 24-gauge architectural metal panel features are located at the Southeast & Southwest corners on the South Elevation to feature a raised parapet. CrossMar's concern is it would cause the building to appear too busy from the street view. Due to the large size of the building, the scale of the glass & metal panel features at the corners are proportional to the smooth tilt concrete walls, meeting the intent of the varied height. This factor of scale matches all existing building in the Industrial Park.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waivers. The proposal does satisfy the goal of the Bentonville Community Plan for Edge growth by focusing on development I areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.

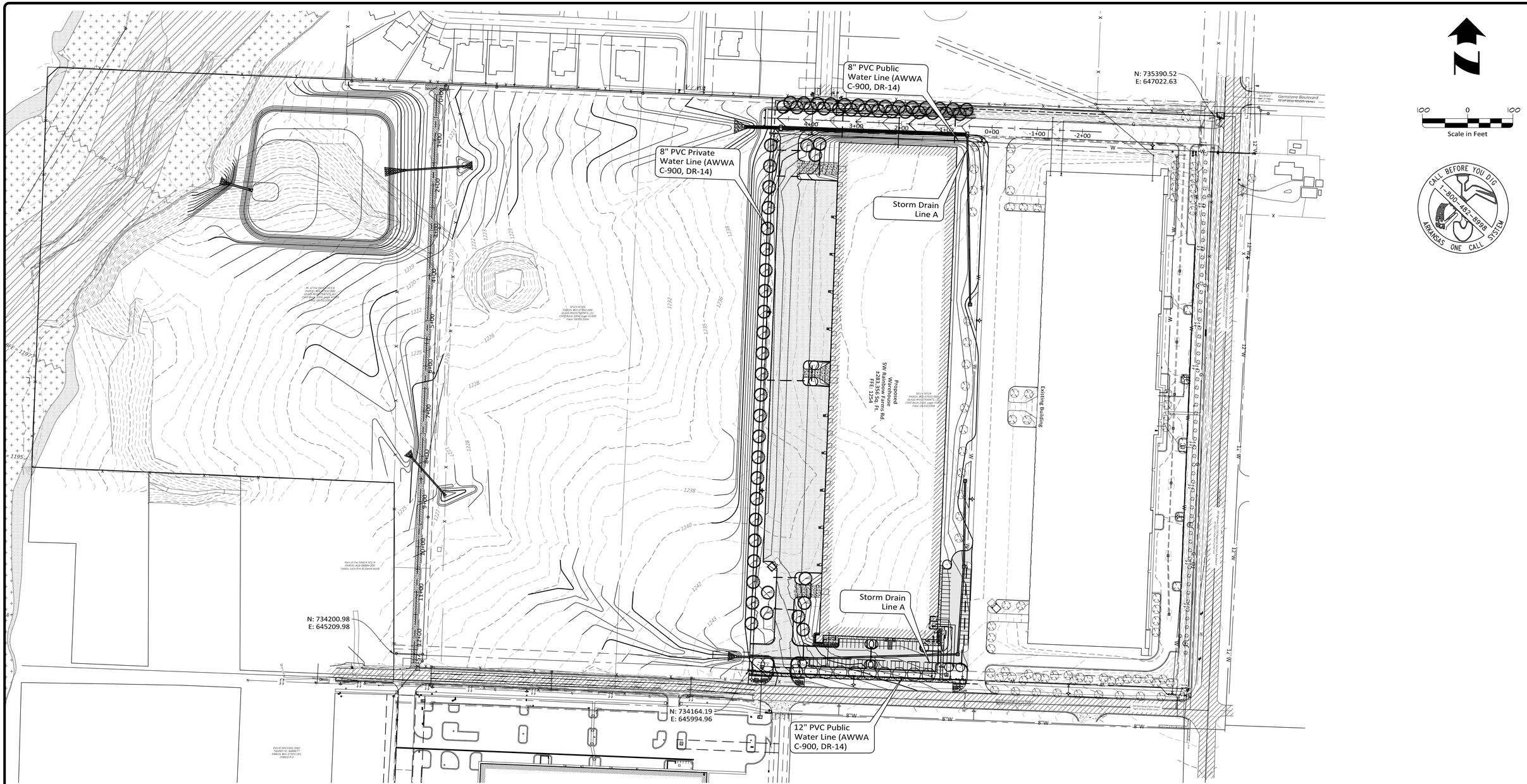
If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development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



N
W E
S

1 inch = 350 feet

LSD23-0011
LARGE SCALE DEVELOPMENT
GATEWAY PARK NORTH SUBDIVISION
4300 SW RAINBOW FARM RD



Site Zoning: I-1 Light Industrial Districts						
I-1 - Minimum Building Setback Requirements						
Front		Side		Rear		
Parking In Front	No Parking In Front	Adjacent To Non-Residential and/or ROW	Adjacent To Residential	Adjacent To ROW	Adjacent To Non-Residential	Adjacent To Residential
75'	30'	30'	75'	30'	50'	75'

Revision	By	Date

halff

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

Drawn By:	KES/RLA
Approved By:	PRF
Date:	11.01.2021
Project No.:	CMI-17

Vertical Scale:	1
Horizontal Scale:	1" = 100'
Plotting Scale:	1
Drawing Name:	Overall

GATEWAY NORTH 200

at 4300 SW RAINBOW FARMS ROAD

Bentonville, Benton County, Arkansas

OVERALL LAYOUT

LSD 23-0011

Issued for Review: 03.27.2023

Sheet No.: 2 of 18

Drawing Name: P:\CIVIL-TOPE\MTNG\CIVIL-TT Plan Sheets.dwg Last Modified: Mar 23, 2023 - 5:48pm Plotted on: Mar 24, 2023 - 7:47am by gr5714

CORE ARCHITECTS
1800 S Osage Springs Drive ■ Suite 100 ■ Rogers, AR 72758
100 West Center Street ■ Suite 201 ■ Fayetteville, AR 72701
P 479-631-2673 ■ F 479-631-2674

March 24, 2023

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

To the Planning Review for City of Bentonville:
We are writing to request three Large-Scale Development Design Standard waivers to our property located at 4300 SW. Rainbow Farms Rd.

Narrative:

Waiver 1: Section 1100.21 (e) Building material.

Primary Wall Material is requested to be Painted Smooth Tilt Concrete Walls. Match all existing building in the Industrial Park.

Waiver 2: Section 1100.21 (i) Wall articulation.

Glass & 24-gauge architectural metal panel features are located at the Southeast & Southwest corners on the South Elevation. Due to the large size of the building, the scale of the glass & metal panel features at the corners are proportional to the smooth tilt concrete walls, meeting the intent of the wall articulation to break up the uninterrupted façade planes. This factor of scale matches all existing building in the Industrial Park.

Waiver 3: Section 1100.21 (k) Roofs.

Glass & 24-gauge architectural metal panel features are located at the Southeast & Southwest corners on the South Elevation to feature a raised parapet. CrossMar's concern is it would cause the building to appear too busy from the street view. Due to the large size of the building, the scale of the glass & metal panel features at the corners are proportional to the smooth tilt concrete walls, meeting the intent of the varied height. This factor of scale matches all existing building in the Industrial Park.

CORE ARCHITECTS
1800 S Osage Springs Drive ■ Suite 100 ■ Rogers, AR 72758
100 West Center Street ■ Suite 201 ■ Fayetteville, AR 72701
P 479-631-2673 ■ F 479-631-2674

3D Rendering:

Street Frontage

Front Entry

CORE ARCHITECTS
1800 S Osage Springs Drive ■ Suite 100 ■ Rogers, AR 72758
100 West Center Street ■ Suite 201 ■ Fayetteville, AR 72701
P 479-631-2673 ■ F 479-631-2674

Existing Examples:

4501 SW Rainbow Farm Rd, Bentonville, AR

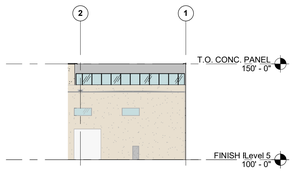
1800 S Osage Springs Drive ■ Suite 100 ■ Rogers, AR 72758
100 West Center Street ■ Suite 201 ■ Fayetteville, AR 72701
P 479-631-2673 ■ F 479-631-2674

4700 SW Regional Airport Blvd, Bentonville, AR

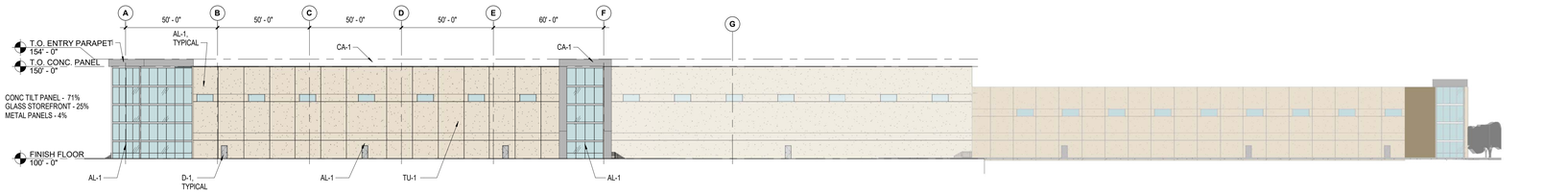
4900 SW Regional Airport Blvd, Bentonville, AR

C:\Users\dsides.CORE\Documents\21-074 CrossMar Gateway North Building 200_CENTRAL_dsides3DQZP.rvt
11/24/2021 2:04:10 PM

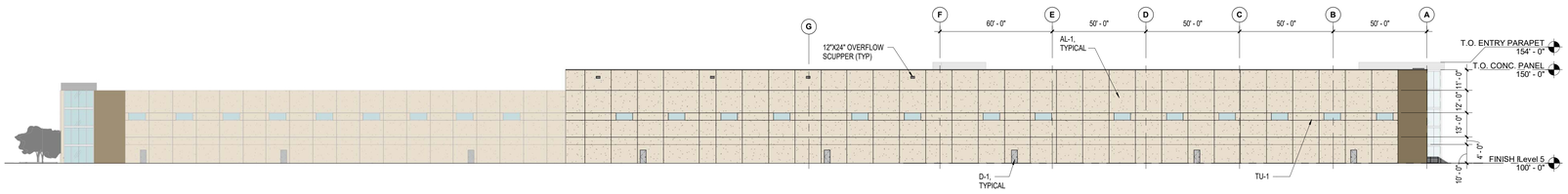
TU-1 TILT-UP CONCRETE WALL PANELS MATERIAL: SMOOTH FINISH TILT-UP CONCRETE INSULATED WALL PANEL COLOR: PAINT - SHERWIN WILLIAMS RESERVED WHITE SW 7056 MNF: TBD	**CA-1 ALUMINUM CANOPY** MATERIAL: PREFINISHED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM FINISH TO MATCH STOREFRONT MNF: MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL
AL-1 ALUMINUM FRAMED STOREFRONT MATERIAL: ALUMINUM STOREFRONT COLOR: CLEAR ANNODIZED MNF: KAWNEER	**D-1 DOORS** MATERIAL: HOLLOW METAL FRAME COLOR: PAINT - SILVER MNF: TBD



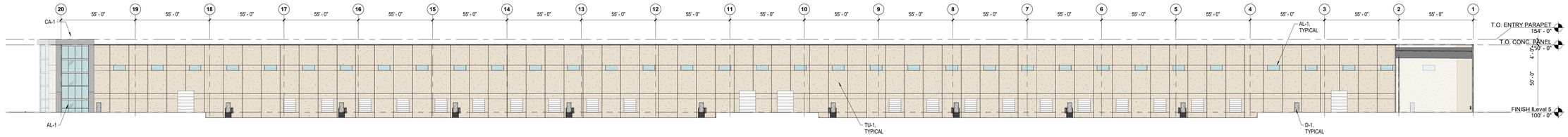
5 CLERESTORY WINDOW COLOR ELEVATION
1/32" = 1'-0"



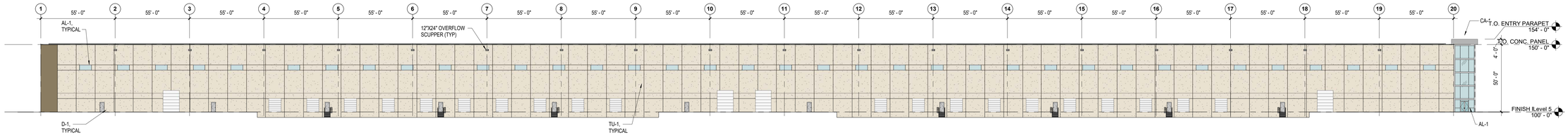
3 SOUTH ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



4 NORTH ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



2 EAST ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"



1 WEST ELEVATION - COLOR AND MATERIAL
1/32" = 1'-0"

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CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 150 - ROGERS, AR 72758
PH: 479.631.0629 FX: 479.631.0674 www.corearch.com

ARCHITECT OF RECORD:

NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

CROSSMAR GATEWAY NORTH BUILDING 200

SW REGIONAL AIRPORT BLVD & RAINBOW RD

DRAWN BY: JMB
CHECKED BY: DS

PROJECT #: **21-074**

DATE: 11.22.2021

DRAWING: **P2.1** FACADE AREAS

The Hub Bike Lounge Extension Request

410 SW A Street

PC Date: 3/1/2022, 3/21/23, 4/18/23

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0002
Applicant / Current Owner	SW A Building, LLC
Site Area	+/- 0.22 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description

The subject property is located at 410 SW A Street and is currently zoned DC, Downtown Core. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

Proposed Use Description

According to the applicant's narrative, they propose to open a bike staging and rental business using shipping containers as the building.

The hours of operation are planned to be 8 a.m. to 6 p.m. Wednesday through Sunday. The applicant anticipates 5 to 10 customers per day and one staff member.

Public Notice

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

Conditions of Approval

1. A building permit will be required for this structure and the attached deck.
2. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
3. 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.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

CU22-0002
CONDITIONAL USE
HOLLANDS ADDITION
LOT 5 BLOCK 1

4.7.2023

RE: CUP Extension Request (CU22-0002) – Rev.1

The HUB Bike Lounge
410 SW A. St., Suite 2
Bentonville, AR 72712

To Whom It May Concern:

I am requesting a CUP extension. We have completed the build-out of the Container with one modification from the original concept. The original concept drawing was a concept intended to illustrate the form and function of the structure. We believe we have completed the build out to match the design aesthetic and are excited to be open and operating.

Notes on Concept v.s. As-Built:

- Container has been painted midnight blue to match concept.
- Wood Deck was added to match concept.
- Trailhead Sign installed to match concept.
- Planters installed to match concept.
- Lights installed to match concept.
- One change; swinging door was substituted for a Garage Door for multiple reasons;
    1. The Swinging Door offers more functionally, as it allows us to hang merch on the inside of the door to provide a huge display area. (see inspiration concept attached)
    2. The Garage Door proved to be very expensive and the lead times were long

NOTE: Edison Lights have been hung, trailhead sign is going up, and deck and posts have been stained, though we were unable to get a pic of this, since it was completed today.

Please advise on next steps. See OG CUP attached in appendix.

Sincerely,
Nathan Woodruff
www.thehubbikelounge.com

As-Built Pics:

Inspiration to do a Swinging door on 1 side as opposed to garage door:

THE HUB
BIKE • LOUNGE

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

3-5-2022

The Hub Bike Lounge
410 SW A Street, Suite #2
Bentonville, AR 72712
Re: Conditional Use Request CU22-0002

To Whom It May Concern,

We are pleased to inform you that the Bentonville Planning Commission approved your conditional use permit, on March 1st 2022, for the Hub Bike Lounge bike rental storage container conversion, located at 410 SW A Street, Suite #2.

The following conditions apply:

1. A building permit will be required for this structure.
2. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for permitting requirements.
3. 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.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

Please sign below and return to the Planning Office, and retain a copy of this for your records. If you have any questions do not hesitate to call the Planning Department at (479) 271-3122 ext. 2 or email planning@bentonvillear.com.

Sincerely,

Luke Aitken
Planning Technician

As owner/developer of the above referenced project, I/we acknowledge receipt of this letter and agree to the conditions listed above.

_____ _____
By/Title Date

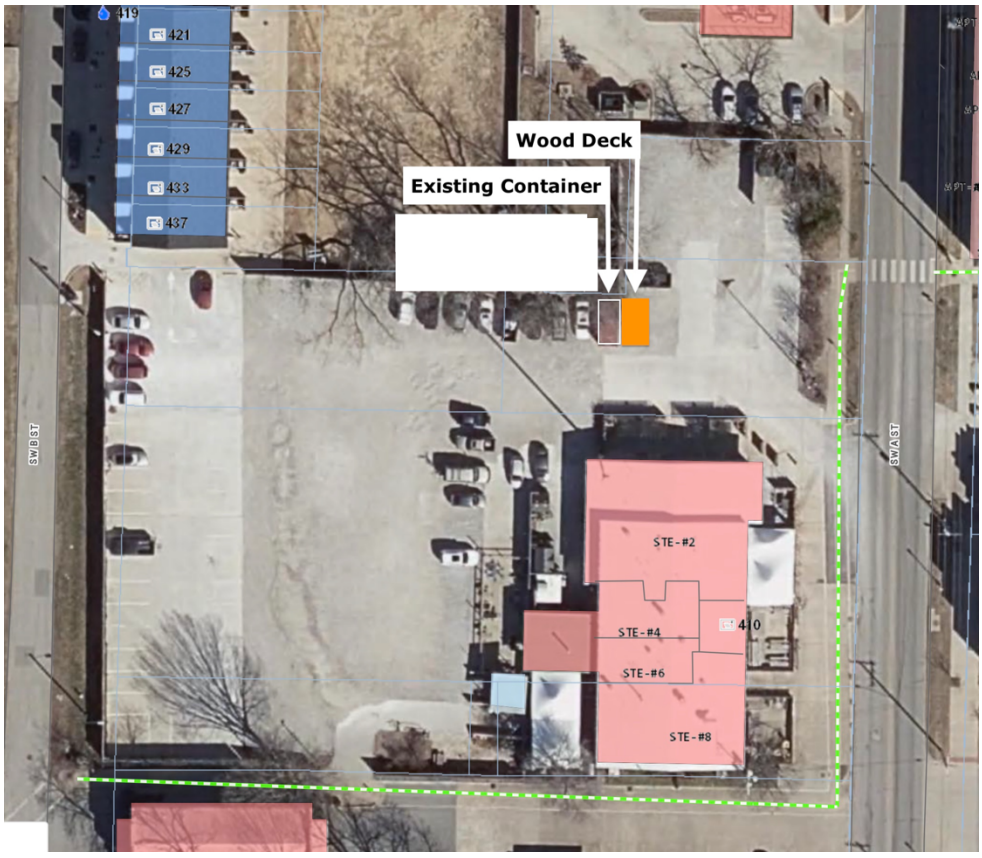
Conditional Use Permit Request:

The HUB Bike Lounge, located at 410 SW. A St. Suite 3&4, is requesting a permit to convert our existing Storage Container, located in our North Parking Lot, into a Bike Rental Shop & Staging Area. We would add a garage door on the front of the container and add a small wood deck that would take up a few spots in front of the container for staging and fitting customers (5-10/day avg).

Hours of Operation: 8am-6pm Wed-Sun, 1 staff.

Utilities: We may need to run power for lighting and electrical outlets, but no other utilities will be necessary.

Site Plan:



Sincerely,

Nathan (Woody) & Kelly Woodruff

www.thehubbikelounge.com

THE HUB
BIKE • LOUNGE

Concept Plan:

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~~architectural 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~~architectural 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 least~~no 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 floorbe 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 districts. 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, architectural 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-architectural 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"

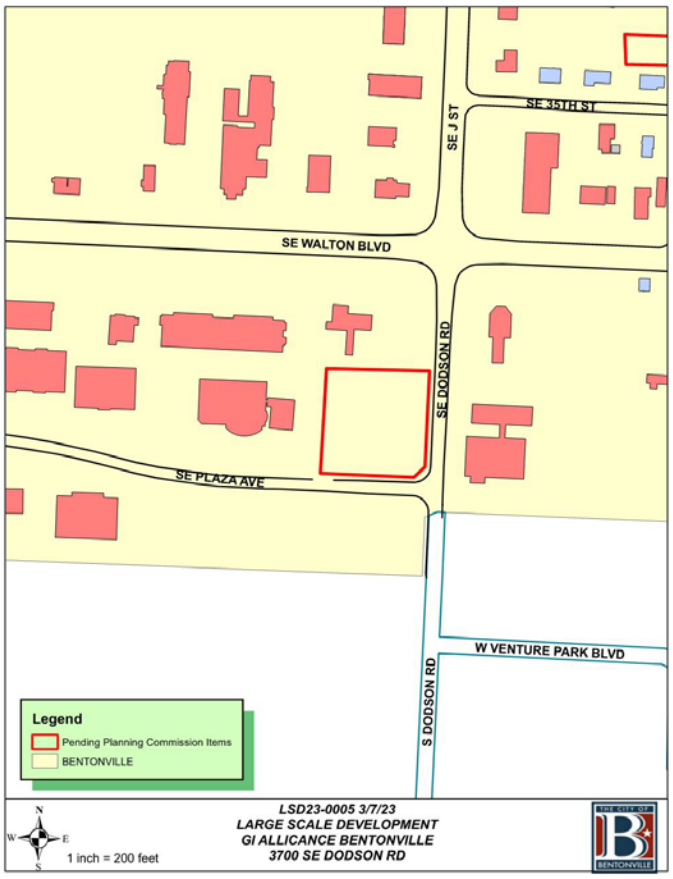
GI Alliance Bentonville

3700 Southeast Dodson Road
PC Date: 3/7/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD23-0005
Applicant / Current Owner	Chad Caletka/Southern Pioneer Property & Casualty Insurance Co
Site Area	+/- 1.55 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Medical Office
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at the Northwest Corner of Southeast Dodson Road and Southeast Plaza Avenue. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial. This property presently is vacant.

Project Details
This project is a large-scale development that consists of a single structure that will serve as the GI Alliance Bentonville medical office. The proposed structure will be approximately 14,780 square feet, providing office and procedure areas. It is also shown to be almost 24 feet tall at its highest point. The project will provide 54 parking spaces, one more than required. 2 means of access are proposed – one shared drive along Southeast Dodson Road and one shared drive off of Southeast Plaza Avenue.

The proposal provides sidewalk improvements and new landscaping per the requirements of the Land Development Code, however one waiver is associated with the location of trees along Dodson Road given complex utility locations. The project complies with the Master Street Plan, and the Master Trails Plan requirements, although one waiver is associated with the required half-street improvement. The primary materials are brick and stone, as well as glass as an additional material, and metal as a trim material.

Projected Traffic Impact
While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal. Adequate access and connectivity to existing sidewalk infrastructure should mitigate some effects of additional traffic.

Waivers

Two waivers are requested:

1. A waiver from Section 1100.16(a) – Street Standards. The applicant is requesting a waiver from constructing the Master Street Plan cross section for the half-street improvements to Dodson Road.
2. A waiver from Section 1400.06(a) – Street Frontage Buffer Landscaping. The applicant is requesting to place required trees in alternate locations on site due to buried stormwater infrastructure.

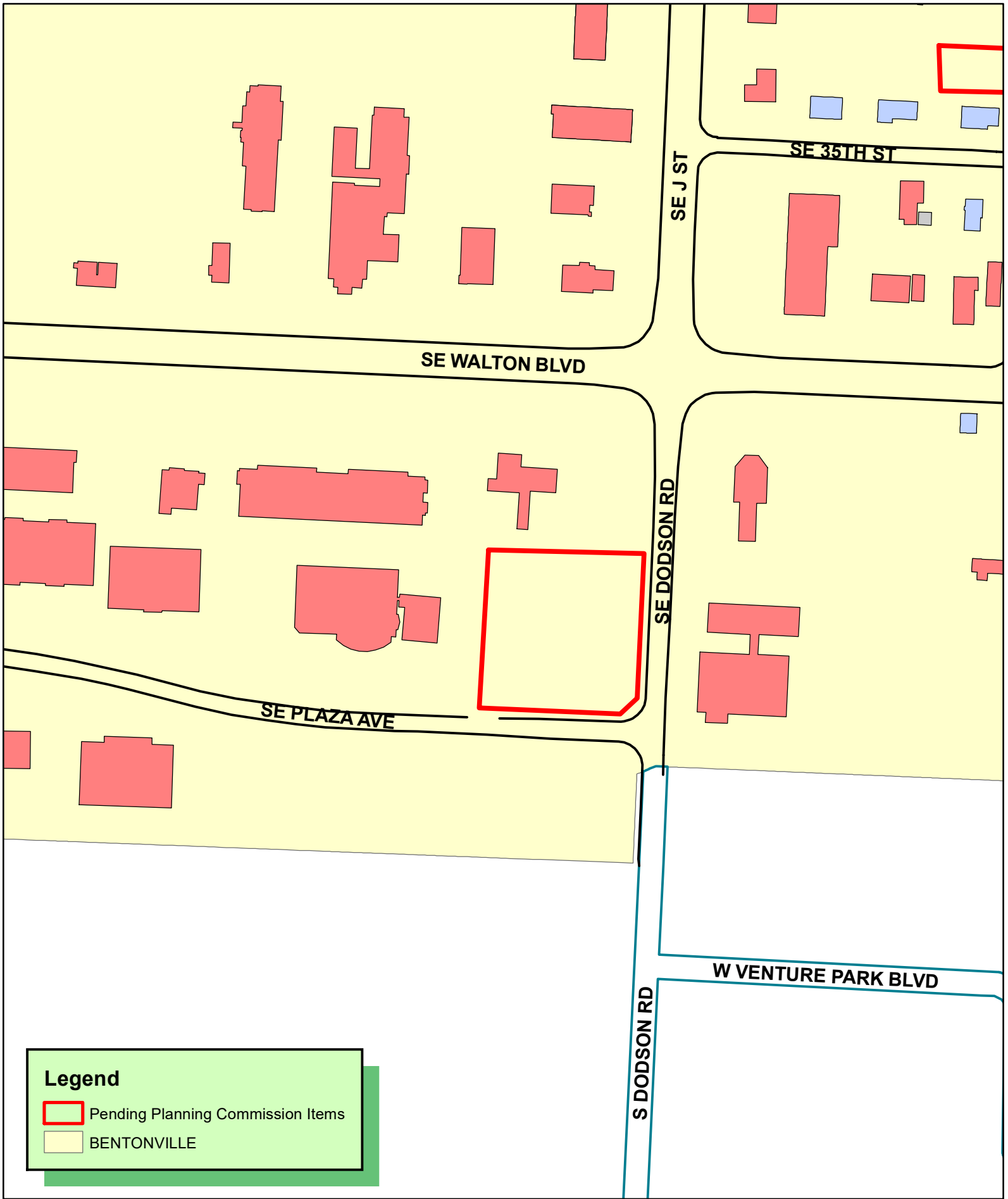
Conclusion
The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waivers. The proposal does satisfy the goal of the Bentonville Community Plan to infill development where infrastructure already exists.

The applicant has provided additional information

regarding waiver request 1 detailing the work entailed with the half-street improvements that would be required on Dodson Road. These include the replacement of 3 48-inch storm sewer pipes with box culverts as the pipes would be unable to handle the weight of roadway and vehicles. Also included is the relocation of sidewalk and street construction to arterial standard. The estimated cost of this work provided by the applicants totals almost $500,000. Not included are any other utility relocations, however, the applicant notes that this may be necessary depending on specific conditions once work were to begin.

The scope and cost of the public improvements for this site are uncommon given the size and length of right-of-way frontage the property has. The applicant has suggested that if these improvements are required, the project will likely not proceed. Planning staff shares this outlook and does have concern about the possibility of any development occurring at this site should new development be soley responsible for the cost of improvements on Dodson.

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



N
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1 inch = 200 feet

LSD23-0005 3/7/23
LARGE SCALE DEVELOPMENT
GI ALLICANCE BENTONVILLE
3700 SE DODSON RD

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

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

January 27, 2023
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: GI Alliance – Large Scale Development Waiver Requests
CEI Project No. 32763
COB Project LSD23-xxxx

Bentonville Planning Commission:

On behalf of GI Alliance, CEI is requesting consideration of the waivers below for the proposed medical office facility at the northwest corner of Plaza Ave and SE Dodson Rd, Parcel 01-11447-012.

- **Appendix B Land Development Code, Article 1100 Development Standards; Section 1100.16.a Street Standards:**
  a. *Standard street specifications. All streets, alleys, and on-street parking shall be constructed in conformance with the requirements of the city's current adopted Standard Specifications for Streets.*

The GI Alliance Large Scale Development Drawings show the Right of Way dedication of 15 feet to provide the proposed 90 feet of Master Street Plan Right of Way at SE Dodson Rd. We request a waiver for construction of the master street plan cross section on the west side of Dodson Rd adjacent to the subject property. The Walton Blvd and SE J Street Improvement Drawings exclude the construction of right of way improvements on the west side of the street. In addition, the site is encumbered by (3) 48" Storm lines which prohibit the reconstruction of the existing curbline and sidewalk locations.

- **Appendix B Land Development Code, Article 1400 Landscaping, Screening, and Buffering; Section 1400.06.a Street Frontage Buffer Landscaping Required:**
  a. *Description. The landscaped street frontage buffer is the planting area parallel to and including the public street right-of-way. Street trees shall be planted in the right-of-way. Exceptions may be made where significant utility conflicts exist.*

We request a waiver for the installation of trees in the right of way and street frontage buffer along SE Dodson Rd due to significant utility conflicts. (3) 48" Storm lines, a sanitary sewer line, a water line, and franchise utilities in this frontage prohibit the required street tree planting. We propose relocating the required trees to the west side property line as an alternative, of which the quantities and locations are reflected in the Landscape Plan.

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS
NASHVILLE | OKLAHOMA CITY | PHILADELPHIA | PHOENIX

We appreciate your consideration of our request and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: ccaletka@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Chad Caletka
Project Manager – Local Development

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

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

March 29, 2023
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

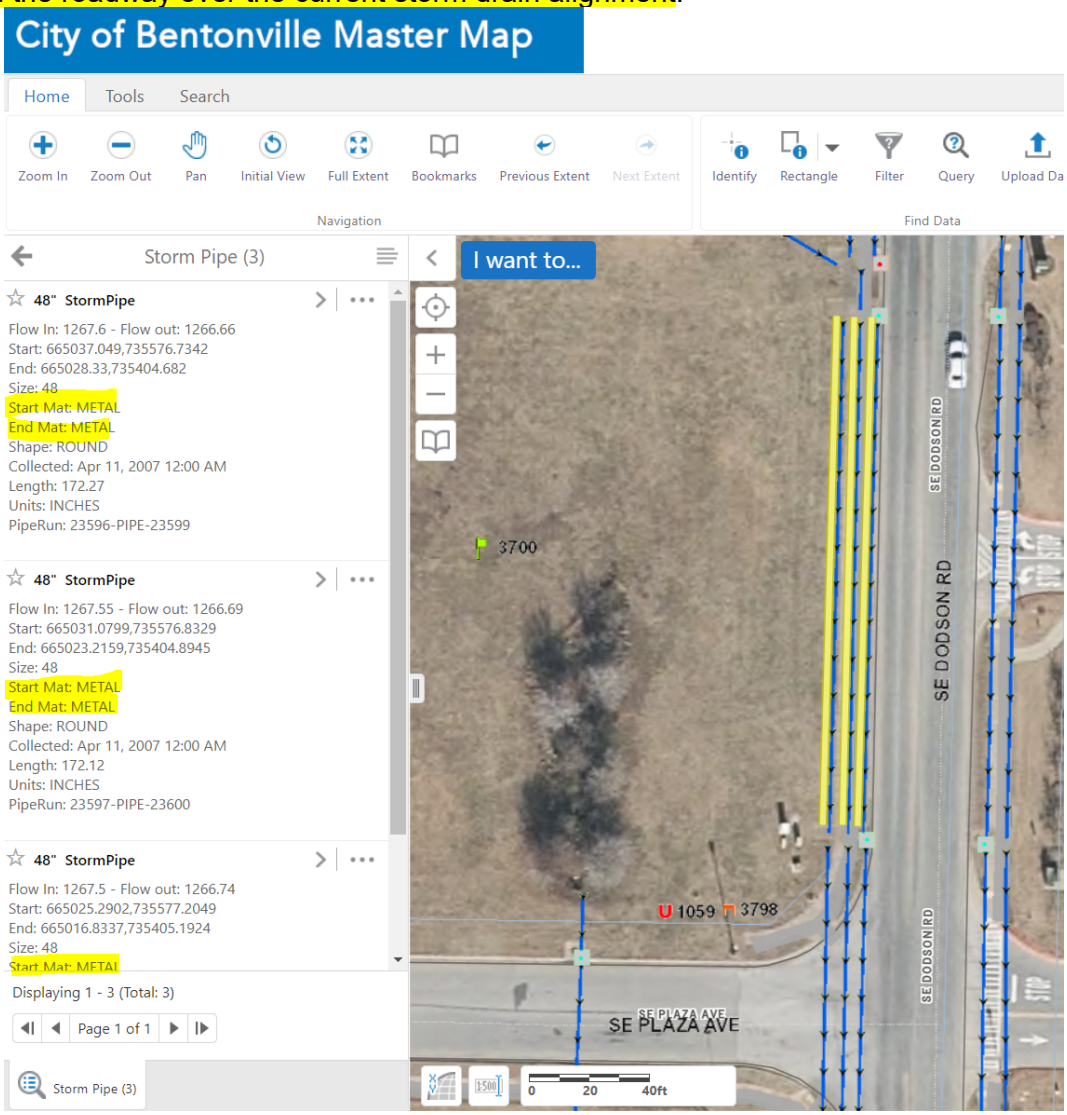
RE: GI Alliance – Large Scale Development Waiver Request: Summary of Dodson Road Improvements Study
CEI Project No. 32763
COB Project LSD23-0005

Bentonville Planning Commission:

In response to the Planning Commission recommendation to table the waiver for additional information from Engineering and Utilities, the design team met with the City Staff on 3/16 for a discussion with Engineering, Planning, and Water/Sewer. City Staff in attendance recommended a design layout be shown for the addition of a vehicular lane to meet the master street plan width and to be utilized as a right-hand turn, along with a cost estimate of the improvements. These have been shown in a separate exhibit and a summary of the Dodson Road Improvements is as follows:

[SEE NEXT PAGE]

- Study has confirmed the (3) existing 48” storm pipes are Corrugated Metal Pipe (CMP). Expanding the roadway over the existing CMP is not feasible due to structural concerns and requires removal of existing pipes and the installation of a box culvert in order to expand the roadway over the current storm drain alignment.



- Study assumes the existing north alley driveway box culverts remain in place and the existing Plaza Ave pipes remain in place south of the junction box.

- Water/Sewer has suggested the existing water and sewer lines are feasible to remain in place – the design exhibit and cost estimate assume water and sewer lines to remain in place and relocations are excluded from the cost estimate. Should the box culvert installation require relocating sewer or water utilities, significant additional utility relocation costs will be incurred.

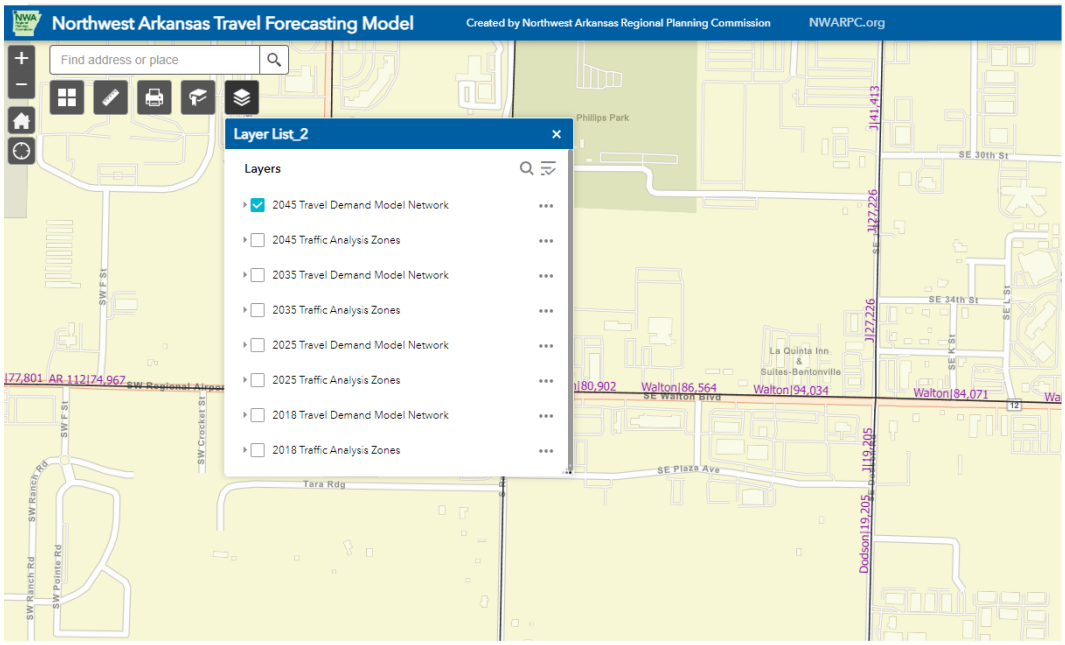
- Franchise utilities are assumed to remain in place and are excluded from the cost estimate.

- City Staff recommended the existing sidewalk be relocated to match the future location of the Master Street Plan.

    - The design team has concerns of public safety with the offset sidewalk alignments to the north of the alley driveway and south of Plaza Ave (See Dodson Exhibit for reference). The new alignment shows the sidewalk going around existing telecom and electric boxes; should the sidewalk maintain a straight alignment, relocating these utility boxes will require additional relocation fees and coordination with franchise utilities.

- The 2045 Northwest Arkansas Travel Forecasting Model estimates a maximum of 19,205 trips for this segment of roadway. The FHWA has stated that "*roadways with ADT (average daily traffic) of 20,000 vpd (vehicles per day) or less may be good candidates for a Road Diet and shall be evaluated for feasibility*."

    - This suggests increased capacity may not be needed but should be evaluated in conjunction with the City of Rogers for their jurisdiction of Dodson Road to the south.
    -



    - Projections for the 15,000 square foot clinic are estimated to be an additional 200 trips per day (projections from ITE Trip Generation Handbook), which does not cause a significant increase to the 19,205 forecast.

    - The proposed Walton Blvd and J Street Improvements project shows one southbound lane as a part of the proposed design. The proposed project anticipates a minor addition of daily traffic and the addition of a second southbound turn lane across one block of frontage creates cost prohibitive site costs for a project that has minimal traffic impacts.

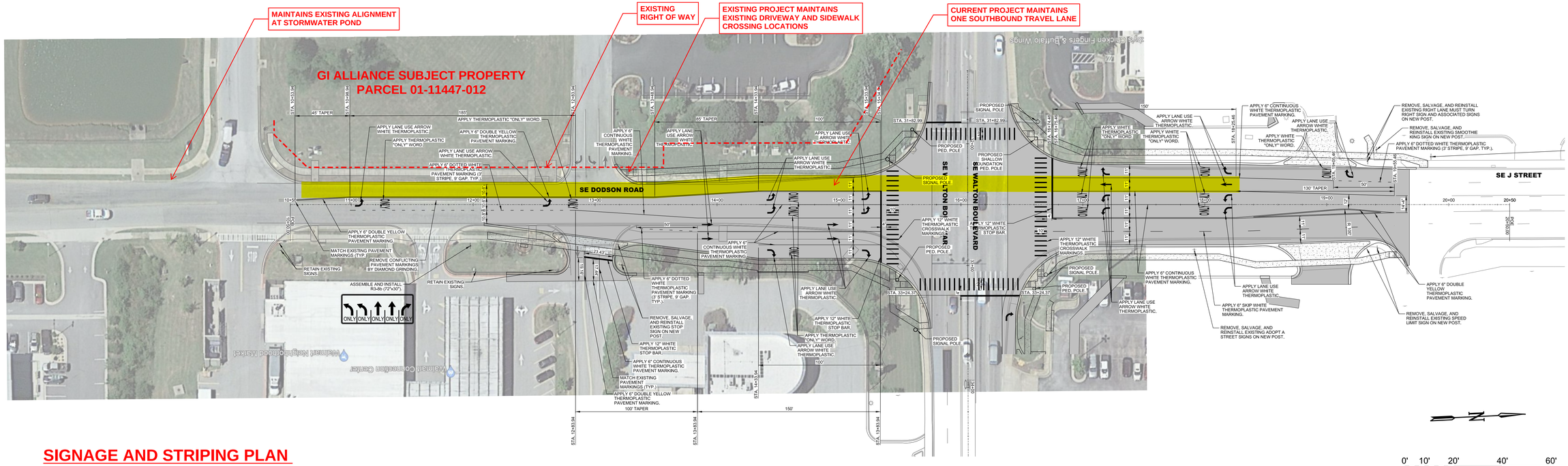
- Offset sidewalk alignments at the north alley driveway and south of Plaza Ave create a public safety hazard at crossings.

- The anticipated costs of the roadway expansion and drainage improvements are projected to be up to an additional $500,000 (costs calculated from ARDOT averages), which are a significant impact to a medical facility of this size on a 1.5 acre site.

We appreciate your consideration of our request and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: ccaletka@ceieng.com

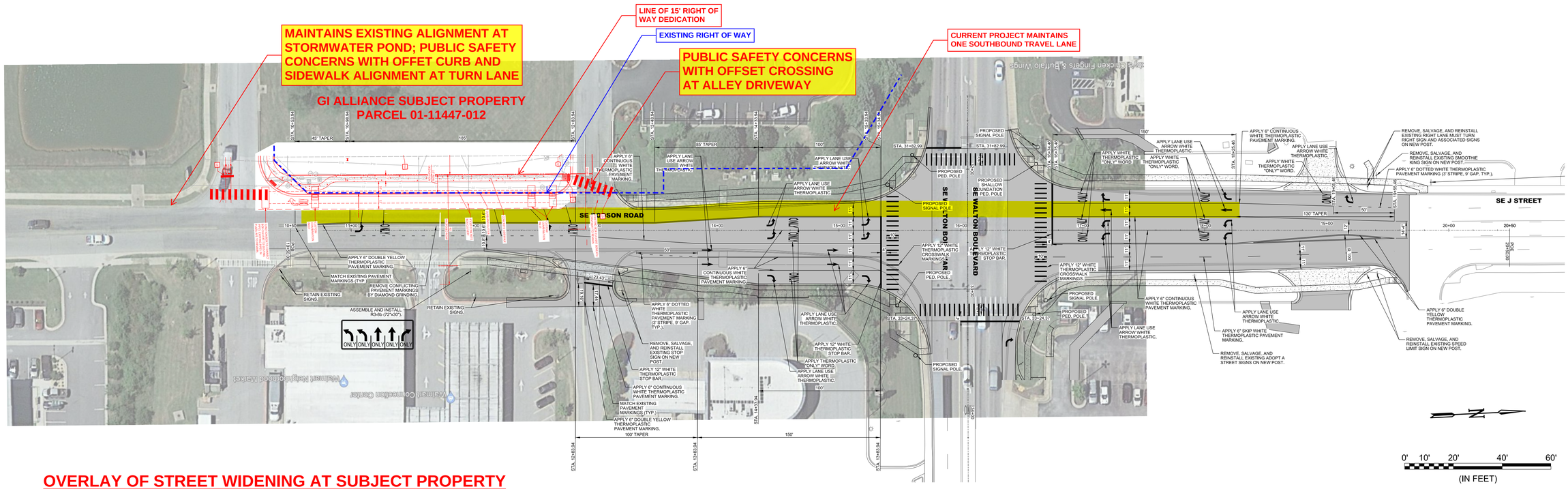
Respectfully Requested,
CEI Engineering Associates, Inc.

Chad Caletka
Project Manager – Local Development



SIGNAGE AND STRIPING PLAN

1/16/2023 WALTON BLVD & SE J STREET IMPROVEMENTS



OVERLAY OF STREET WIDENING AT SUBJECT PROPERTY

SEE NOTES OF PUBLIC SAFETY CONCERNS WITH ADDITION OF RIGHT TURN LANE

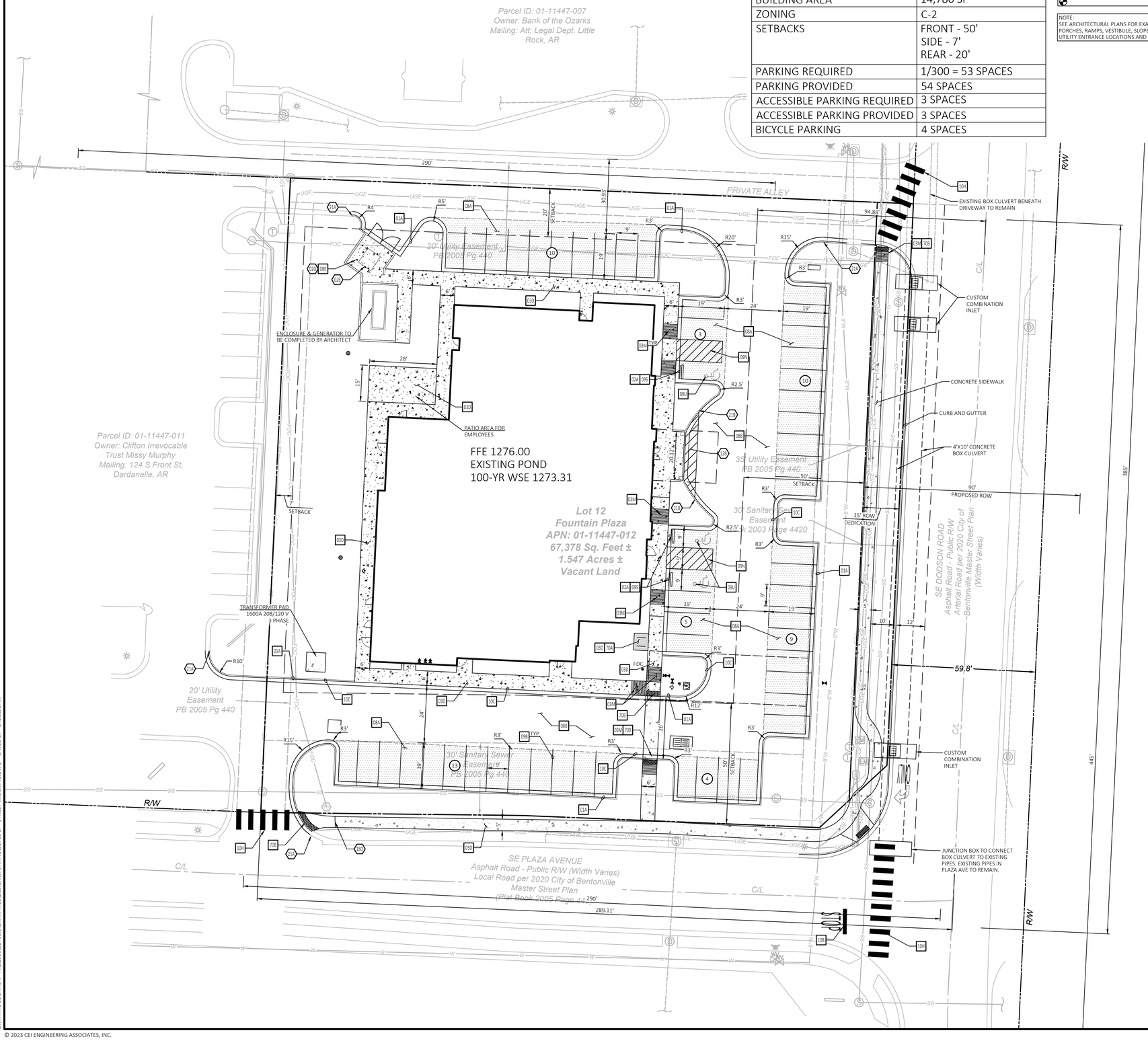
SITE DATA	
SITE AREA	2.00 ACRES (87,200 ± SF)
BUILDING AREA	14,780 SF
ZONING	C-2
SETBACKS	FRONT - 50' SIDE - 7' REAR - 20'
PARKING REQUIRED	1/300 = 53 SPACES
PARKING PROVIDED	54 SPACES
ACCESSIBLE PARKING REQUIRED	3 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES
BICYCLE PARKING	4 SPACES

SITE BENCHMARK
MAG-NAIL WITH WASHER NW CORNER OF LOT 11

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

0 20' 30' 40'
SCALE IN FEET

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



EXISTING LEGEND

e	EAST OR ELECTRIC	UGT	UNDERGROUND TELEPHONE
n	NORTH	UGTV	UNDERGROUND TV
oh	OVERHEAD	X"W	WATER
s	SOUTH OR SEWER		ELECTRIC METER
t	TELEPHONE		DRAINAGE MANHOLE (DMH)
ug	UNDERGROUND		SEWER MANHOLE (SMH)
w	WEST OR WATER	E	ELECTRIC RISER
	PROPERTY LINE	T	TELEPHONE RISER
	RIGHT OF WAY LINE		UTILITY POLE
	STORM DRAIN		
X"G	GAS		
FOC	FIBER OPTIC CABLE LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
X"SS	SANITARY SEWER		
UGE	UNDERGROUND ELECTRIC		

PROPOSED LEGEND

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

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

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

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

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

F. NO PROPOSED FENCING AT THIS TIME.

CITY OF BENTONVILLE GENERAL NOTES

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

B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

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

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

E. THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLES.

F. PROJECT PROPERTY LOCATED WITHIN AIRPORT ZONE C(3) - OUTER SAFETY ZONE.

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

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

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

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

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12B 4INCH TRAFFIC YELLOW ALIGNMENT STRIPES (TYP.).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
19A EXISTING TO REMAIN.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08E STANDARD DUTY CONCRETE PAVING
09B NINETY DEGREE PARKING SPACE STRIPING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
10C FIRE LANE MARKING
10H CROSSWALK MARKING
70A BIKE RACK
70B DETECTABLE WARNING DEVICES

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

GI ALLIANCE BENTONVILLE
FOUNTAIN PLAZA MEDICAL OFFICE
3700 SE DODSON RD
BENTONVILLE, ARKANSAS 72712

PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EDA
CEI PROJECT NUMBER	32763
DATE	3/27/2023
REVISION	REV-2

LSD23-0005

DODSON ROAD EXHIBIT
SHEET TITLE

SHEET NUMBER
C2

DRAWING LOCATION - P:\32000\32763.01\DRAWINGS\DESIGN\WORKING\32763 SP - STREET WIDENING.DWG -- SAVED BY - EADELSOHN

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CEI Engineering Associates, Inc.
P.O. Box 1408
Bentonville, AR 72712
Phone: (479) 273-9472
Josh Henthorne
28-Mar-23
CEI Project No: 32763

Itemized Opinion of Probable Cost
GI Alliance
Bentonville, AR

	Item	Quantity	Unit		Unit Cost	Cost
	Demolition					
1	Removal and Disposal of 48" Pipe Culverts	3	EA	$	4,500.00	$13,500.00
2	Removal and Disposal of Asphalt Pavement	550	SY	$	16.00	$8,800.00
3	Removal and Disposal of Concrete Sidewalk	183	SY	$	55.00	$10,083.33
4	Removal and Disposal of Curb and Gutter	310	LF	$	15.00	$4,650.00
5	Removal and Disposal of Curb Inlet	3	EA	$	2,500.00	$7,500.00
6	Removal and Relocation of Utility Box	2	EA	$	1,125.00	$2,250.00
7	Unclassified Excavation	191	CY	$	105.00	$20,037.50
					Estimated Demolition Subtotal	$66,820.83
	Surface Construction					
8	12" White Thermoplastic Crosswalk Striping	85	LF	$	12.00	$1,020.00
9	4" Centerline Thermoplastic Striping	293	LF	$	3.00	$879.00
10	4" Yellow Thermoplastic Striping	293	LF	$	3.00	$879.00
11	4" Yellow Thermoplastic Striping	293	LF	$	3.00	$879.00
12	Asphalt Pavement	382	SY	$	115.00	$43,891.67
13	Concrete Curb and Gutter (Type A 1'-6")	300	LF	$	40.00	$12,000.00
14	Concrete Sidewalk	1,395	SF	$	10.00	$13,950.00
15	Concrete Sidewalk Ramp	14	SY	$	490.00	$6,938.40
16	Pavement Markings	2	EA	$	500.00	$1,000.00
17	Compacted Embankment	24	CY	$	19.00	$463.92
18	Reestablish Landscaping	0.049	AC	$	1,500.00	$73.00
19	Traffic Control	1	LS	$	5,000.00	$5,000.00
					Estimated Surface Construction Subtotal	$86,973.99
	Utility Construction					
20	4'x10' Box Culvert	230	LF	$	800.00	$184,000.00
21	Custom Combination Inlet Box	3	EA	$	30,000.00	$90,000.00
22	Junction Box	1	EA	$	10,000.00	$10,000.00
					Estimated Drainage Construction Subtotal	$284,000.00
	Contingency					
23	10% Contingency Estimate					$43,779.48
					Estimated Contingency	$43,779.48
					Grand Total	**$481,574.30**

Notes:
This Engineer's estimate of construction costs assumes all other utilities (water, sewer, electric, and telecommunications) will remain in place with the road expansion.

This Engineer's estimate of construction costs is based on available local area bid tabulations, industry estimating manuals and other available data. This Engineer's estimate is without the benefit of actual bidding, local contractor input, or Local City or State design approval. The actual costs, at bid could vary substantially.

LARGE SCALE DEVELOPMENT

GI ALLIANCE BENTONVILLE
FOUNTAIN PLAZA MEDICAL OFFICE

3700 SE DODSON RD

BENTONVILLE, ARKANSAS 72712

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

CITY OF BENTONVILLE GENERAL NOTES:

A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVLILE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3140) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.

D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

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

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

VICINITY MAP
NOT TO SCALE

PLAN INDEX:

C0 COVER SHEET
C1 DEMOLITION PLAN
C2 SITE PLAN
C3 GRADING PLAN
C3.1 DRAINAGE PLAN & PROFILE
C4 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5 UTILITY PLAN
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7 DETAIL SHEET 1
C7.1 DETAIL SHEET 2

ASSOCIATED PLANS:

1. BWU SEWER AND WATER DETAILS
2. BEUD ELECTRICAL LAYOUT

RESOURCE LIST:

CITY OF BENTONVILLE
BUILDING AND FIRE SAFETY
JAKE FEEMSTER
305 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

CITY OF BENTONVILLE
CITY ENGINEER
ELLEN NORVELL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

PLANNING DEPARTMENT
TYLER OVERSTREET
305 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

WATER DEPARTMENT
BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

WASTEWATER DEPARTMENT
CHRIS EARL
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3160

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
BRENT BOYDSTON,
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

STREET DEPARTMENT
TONY DAVIS
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005

TELEPHONE
AT&T
BRENT BALDWIN
1133 EAST HAROLD ST
FAYETTEVILLE, AR 72703
PHONE: (479) 571-6609

CABLE
COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 263-7057

ARCHITECH
CORGAN
MATT CALLAN, AIA
401 NORTH HOUSTON ST
DALLAS, TX 75202
PHONE: (214) 757-1785

CEI CONTACT:

NAME: CHAD CALETKA
EMAIL: CCALETKA@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: MEDCORE PARTNERS
MIKE GALINDO
EMAIL: MGALINDO@MEDCOREPARTNERS.COM
PHONE: (469) 522-2661

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: 06/05/2012

WAIVERS REQUESTED:

1. APPENDIX B LAND DEVELOPMENT CODE, ARTICLE 1100 DEVELOPMENT STANDARDS, SECTION 1100.16A, STREET STANDARDS - WAIVER REQUESTED FOR STREET IMPROVEMENTS ALONG DODSON STREET DUE TO LARGE STORM PIPES EXISTING ALONG THE STREET.
2. APPENDIX B LAND DEVELOPMENT CODE, ARTICLE 1400 LANDSCAPING, SCREENING, AND BUFFERING; SECTION 1400.06A STREET FRONTAGE BUFFER LANDSCAPING REQUIRED - WAIVER REQUESTED FOR STREET TREES ALONG DODSON STREET DUE TO EXISTING UTILITIES. TREES REQUIRED TO BE PLANTED ELSEWHERE ON THE PROPERTY.

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

CEI Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

© 2023 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - P:\32000\32763.00\DRAWINGS\DESIGN\WORKING\32763 CS.DWG -- SAVED BY - EARLESJOHN

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

GI ALLIANCE BENTONVILLE
FOUNTAIN PLAZA MEDICAL OFFICE
3700 SE DODSON RD
BENTONVILLE, ARKANSAS 72712

ARKANSAS
LICENSED PROFESSIONAL ENGINEER
JOSHUA GRAHAM HENTHORNE
No. 20680
12/24/23

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EDA
CEI PROJECT NUMBER	32763
DATE	2/22/2023
REVISION	REV-2

LSD23-0005

COVER
SHEET TITLE

SHEET NUMBER
C0

SITE DATA	
SITE AREA	2.00 ACRES (87,200 ± SF)
BUILDING AREA	14,780 SF
ZONING	C-2
SETBACKS	FRONT - 50' SIDE - 7' REAR - 20'
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MAG-NAIL WITH WASHER NW CORNER OF LOT 11

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SCALE IN FEET

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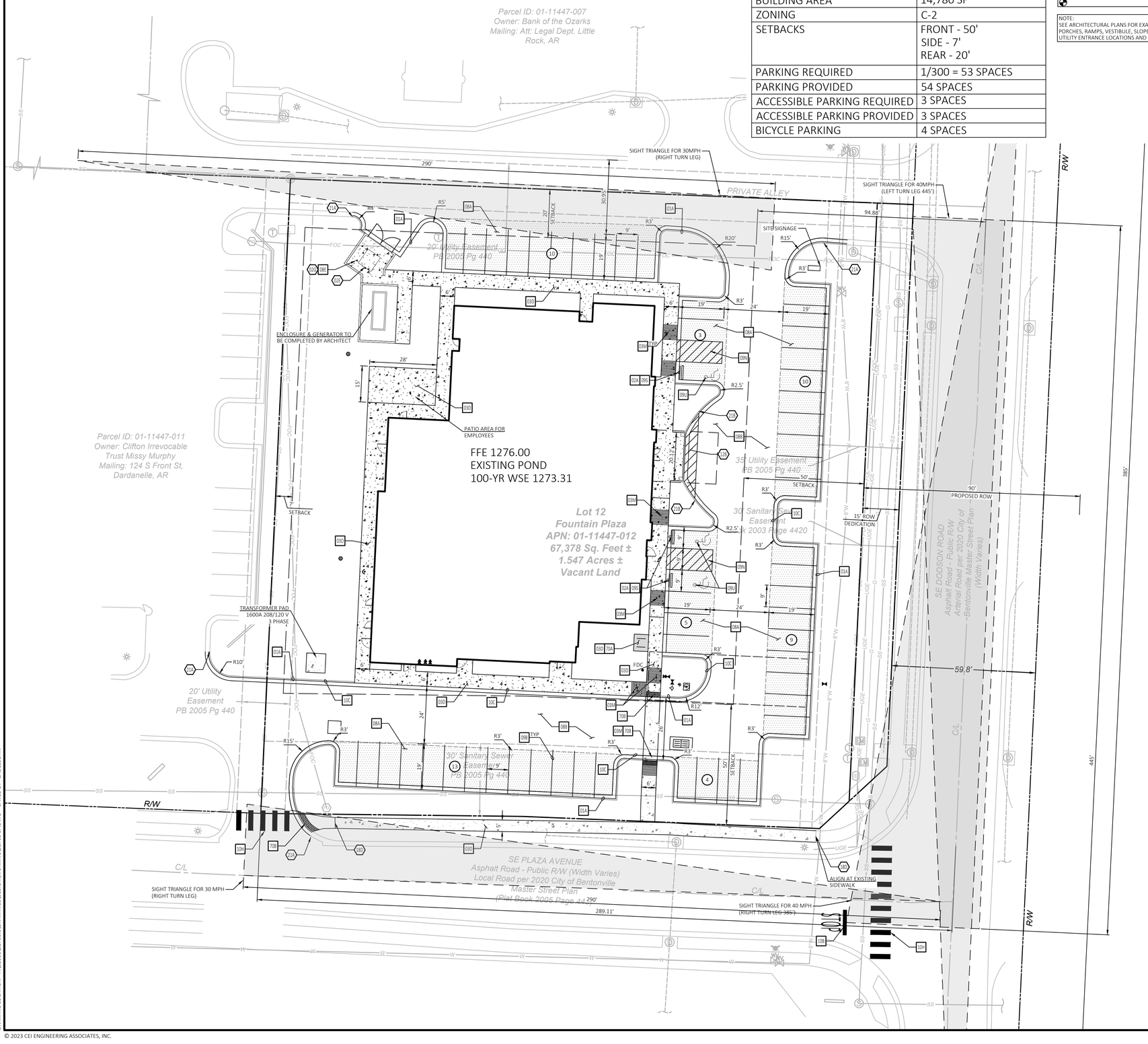

EXISTING LEGEND

e	EAST OR ELECTRIC	UGT	UNDERGROUND TELEPHONE
n	NORTH	UGTV	UNDERGROUND TV
oh	OVERHEAD	X"W	WATER
s	SOUTH OR SEWER		ELECTRIC METER
t	TELEPHONE		DRAINAGE MANHOLE (DMH)
ug	UNDERGROUND		SEWER MANHOLE (SMH)
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	PROPERTY LINE		TELEPHONE RISER
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X"SS	SANITARY SEWER		
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C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

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

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CITY OF BENTONVILLE GENERAL NOTES

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E. THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLES.

F. PROJECT PROPERTY LOCATED WITHIN AIRPORT ZONE C(3) - OUTER SAFETY ZONE.

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

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

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

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

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12B 4INCH TRAFFIC YELLOW ALIGNMENT STRIPES (TYP.).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
19A EXISTING TO REMAIN.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08E STANDARD DUTY CONCRETE PAVING
09B NINETY DEGREE PARKING SPACE STRIPING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
10C FIRE LANE MARKING
10H CROSSWALK MARKING
70A BIKE RACK
70B DETECTABLE WARNING DEVICES

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

GI ALLIANCE BENTONVILLE
FOUNTAIN PLAZA MEDICAL OFFICE
3700 SE DODSON RD
BENTONVILLE, ARKANSAS 72712

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20680
JOSHUA GRAHAM HENTHORNE
2/24/23

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EDA
CEI PROJECT NUMBER	32763
DATE	2/22/2023
REVISION	REV-2

LSD23-0005

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2

DRAWING LOCATION - P:\32000\32763.01\DRAWINGS\DESIGN\WORKING\32763 SP.DWG -- SAVED BY - EADELSOHN

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LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	A 20' STREET FRONTAGE BUFFER WITH 1 TREE PER 20 LF SHALL BE REQUIRED ALONG STREET FRONTAGES	SE DODSON RD: 234 LF / 20 = 12 TREES REQUIRED	3 TREES PROVIDED ALONG DODSON, 9 TREES LOCATED WEST OF BUILDING DUE TO UTILITY CONFLICTS
		SE PLAZA AVE: 232 LF / 20 = 12 TREES REQUIRED	12 TREES PROVIDED
PERIMETER LANDSCAPE STRIP	A 7' PERIMETER BUFFER WITH 1 TREE PER 50 LF SHALL BE REQUIRED ALONG REAR AND SIDE LOT LINE	WEST PERIMETER: 264 LF / 50 = 6 TREES REQUIRED	6 TREES PROVIDED
PARKING LOT INTERIOR LANDSCAPING	A MIN OF 8% OF THE PARKING AREA SHALL BE LANDSCAPED	25,215 SF x 8% = 2,017 SF OF LANDSCAPE REQUIRED	2,788 SF PROVIDED
	1 TREE SHALL BE REQUIRED PER EXTERNAL PARKING ISLANDS		PROVIDED

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

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. (SEC 1400.5.C-11)

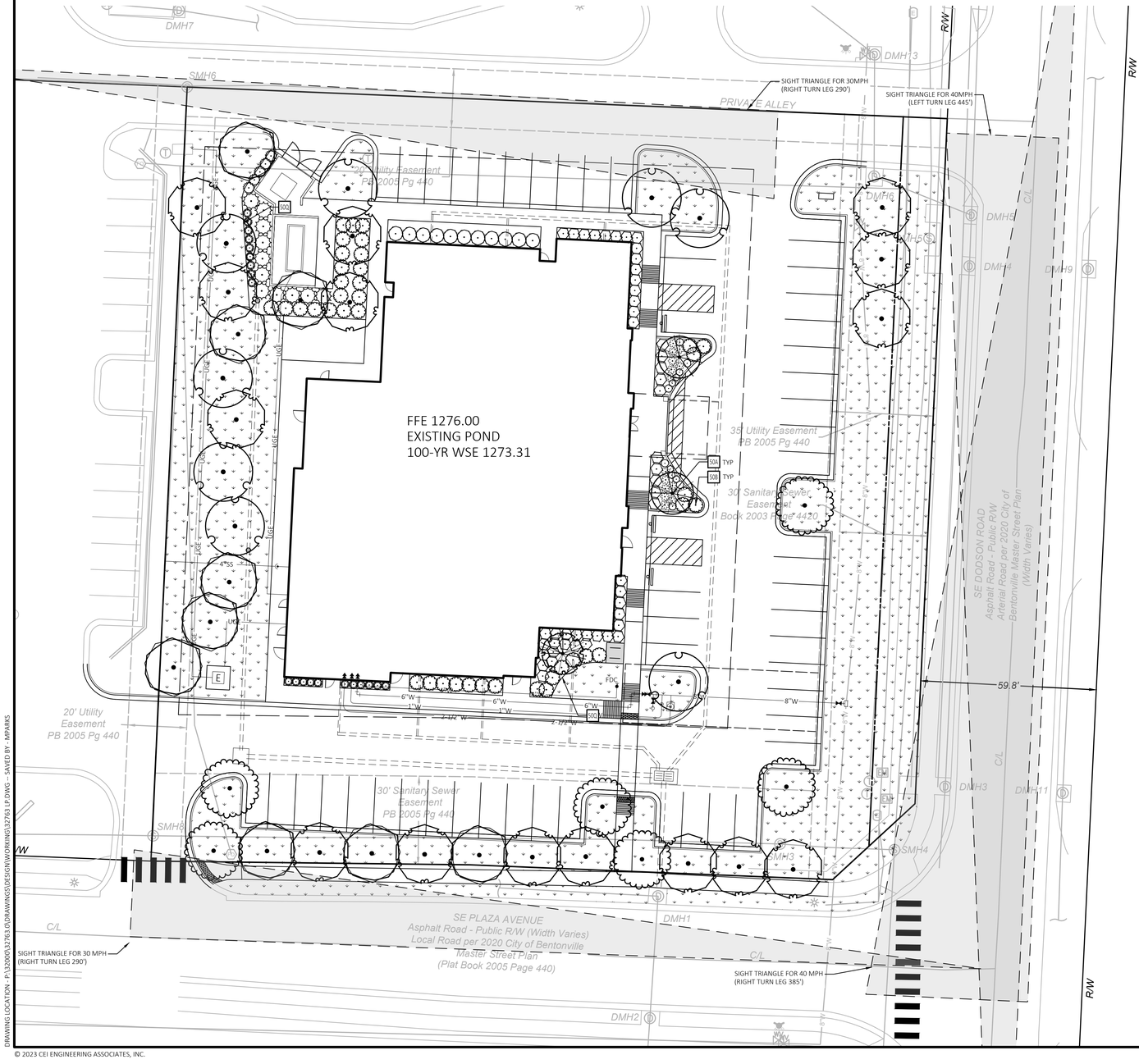
HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY RECOMMENDED. (SEC 1400.60A-8 & 1400.8.G-7)

WHERE POTENTIAL UTILITY CONFLICT WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO LANDSCAPE INSTALLATION.

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLES.



SITE BENCHMARK
SITE BENCHMARK

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

N

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	UGT	UNDERGROUND TELEPHONE
n	NORTH	UGTV	UNDERGROUND TV
oh	OVERHEAD	X"W	WATER
s	SOUTH OR SEWER		ELECTRIC METER
t	TELEPHONE		DRAINAGE MANHOLE (DMH)
ug	UNDERGROUND		SEWER MANHOLE (SMH)
w	WEST OR WATER	E	ELECTRIC RISER
	PROPERTY LINE	T	TELEPHONE RISER
	RIGHT OF WAY LINE		UTILITY POLE
	STORM DRAIN	.5-10-11.5\0.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
X"G	GAS		
FOC	FIBER OPTIC CABLE LINE		
X"SS	SANITARY SEWER		
UGE	UNDERGROUND ELECTRIC		

PROPOSED LEGEND

BOUNDARY LINE
STORM DRAIN

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50Q STEEL EDGING

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.
B. CONTRACTOR TO PROVIDE IRRIGATION DESIGN.

2023-02-13 11:16

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	15	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B	50A	2.50" CAL.
	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	50A	2.00" CAL.
	1	CERCIS CANADENSIS 'APPALACHIAN RED' / APPALACHIAN RED EASTERN REDBUD	B&B	50A	2.00" CAL.
	9	QUERCUS SHUMARDII / SHUMARD OAK	B&B	50A	2.50" CAL.
	8	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	B&B	50A	2.50" CAL.
	6	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	50A	2.50" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
	6	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	3 GAL	50B	
	11	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	7 GAL	50B	
	49	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	5 GAL	50B	
	5	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	5 GAL	50B	
	20	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	5 GAL	50B	
	14	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	5 GAL	50B	
	40	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B	
	6	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	3 GAL	50B	
	11	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	5 GAL	50B	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE		
	20,178 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD		

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PHONE: (479) 273-9472
FAX: (479) 273-0844

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3700 SE DODSON RD
BENTONVILLE, ARKANSAS 72712

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2023/02/27

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EDA
CEI PROJECT NUMBER	32763
DATE	2/13/2023
REVISION	REV-2

LSD23-0005

LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C6.0

DRAWING LOCATION - P:\32000\32763.01\DRAWINGS\DESIGN\WORKING\32763 LP DWG -- SAVED BY - MPARKS

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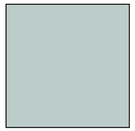
MATERIAL SAMPLES

KO-KO BROWN BRICK, KING SIZE, RUNNING BOND

STONE



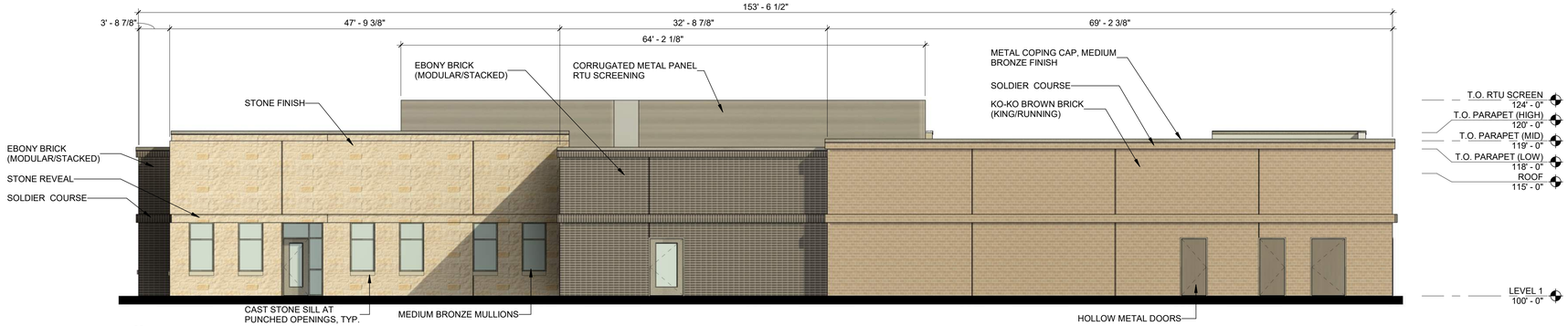
GLAZING

EBONY BRICK, MODULAR SIZE, STACKED BOND

MEDIUM BRONZE

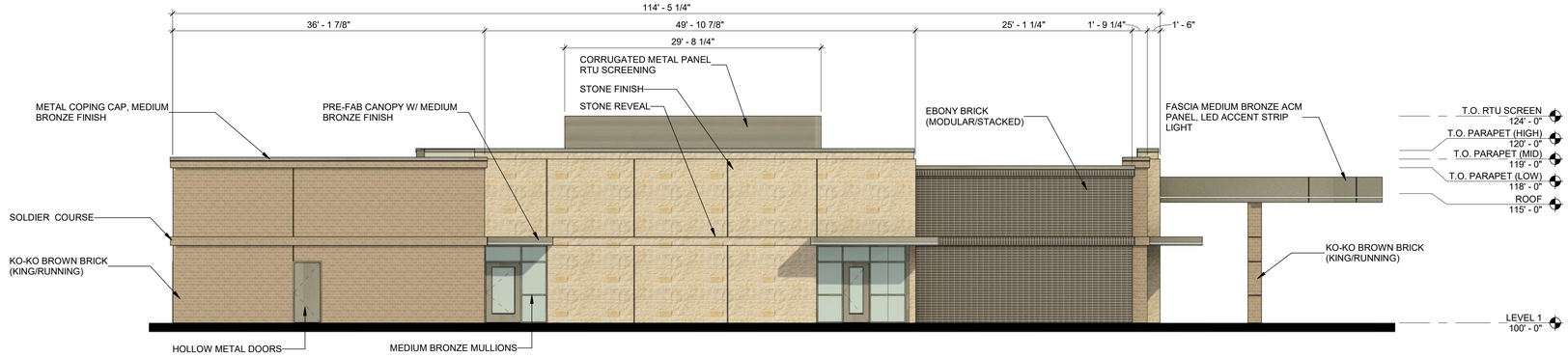
SPLITFACE CMU

METAL PANEL (RTU SCREEN)



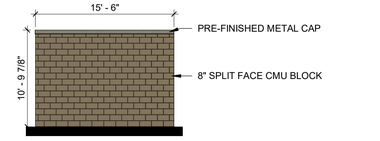
04 WEST ELEVATION
1/8" = 1'-0"

BRICK - 66% | STONE - 28% | MASONARY TOTAL - 94% | GLAZING - 6%

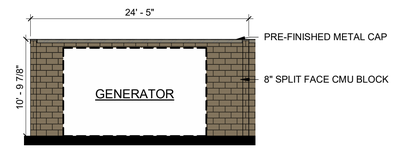


03 SOUTH ELEVATION
1/8" = 1'-0"

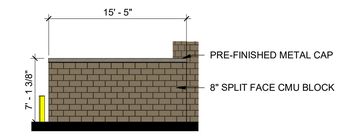
BRICK - 53% | STONE - 39% | MASONARY TOTAL - 92% | GLAZING - 8%



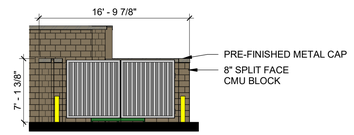
08 SOUTH ELEVATION - GENERATOR ENCLOSURE
1/8" = 1'-0"



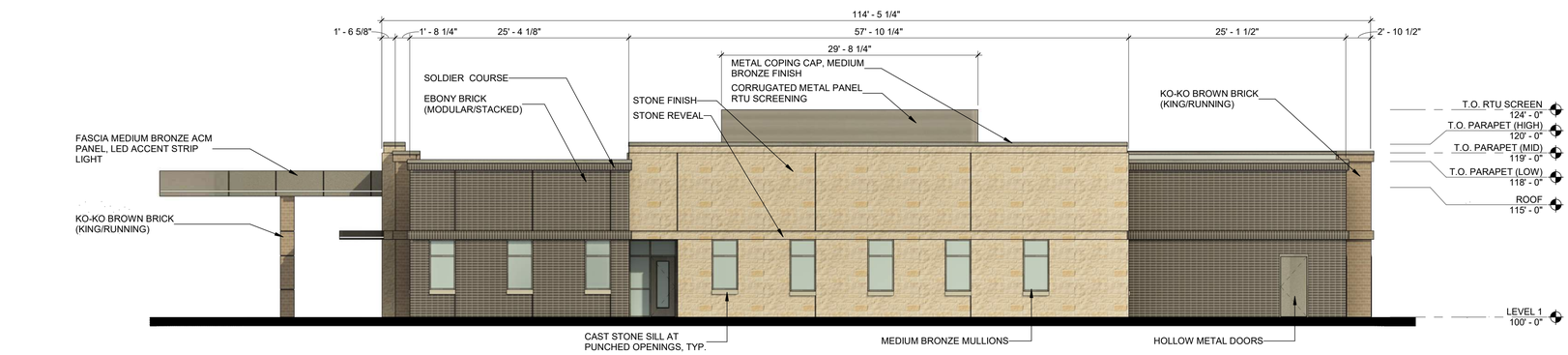
07 EAST ELEVATION - GENERATOR ENCLOSURE
1/8" = 1'-0"



06 NORTHWEST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"

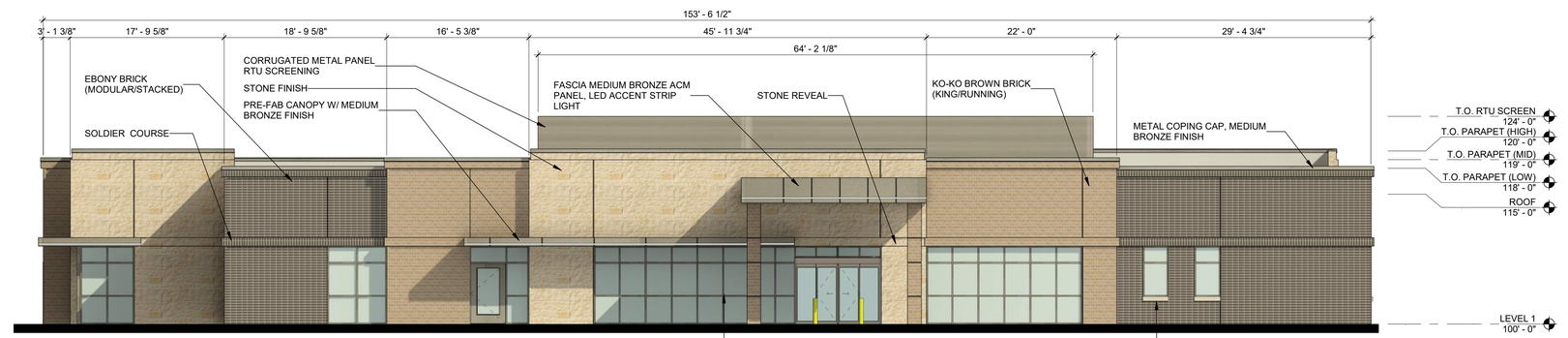


05 NORTHEAST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



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

BRICK - 42% | STONE - 48% | MASONARY TOTAL - 90% | GLAZING - 10%



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

BRICK - 46% | STONE - 30% | MASONARY TOTAL - 76% | GLAZING - 24%

1/25/2023 2:28:04 PM A01 BUILDING ELEVATIONS -COLOR

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES
1	
2	
3	
4	
5	

	REVISIONS

GI ALLIANCE
BENTONVILLE

Northwest Corner of SE Plaza AVE and SE Dodson RD Bentonville, AR 72712

BUILDING ELEVATIONS -COLOR

JOB 22330.0000
DATE 01/09/2023
SHEET

A01 172

OVERHEAD VIEW

SE VIEW

NE VIEW

CORGAN

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES
1	
2	
3	
4	
5	

△	REVISIONS

GI ALLIANCE
BENTONVILLE

Northwest Corner of SE Plaza AVE and
SE Dodson RD Bentonville, AR 72712

BUILDING 3D VIEWS

JOB 22330.0000
DATE 01/09/2023
SHEET

A02 173

1/10/2023 4:32:39 PM A02 BUILDING 3D VIEWS