Planning Commission
Meeting Agenda
May 2, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_fyoFETzISW-Mf8BWlTpo9Q

Call to Order

I. Approval of the April 4, 2023 Meeting Minutes

II. Approval of the April 18, 2023 Meeting Minutes

III. Consent Agenda

1. **Snyder Meadows Subdivision** **Final Plat**
   North Rainbow Farm Road *(FP22-0007)*

IV. New Business

1. **Elm Tree Accommodation LLC** **Rezoning***
   801 Southwest Elm Road *(RZ23-0028)*
   Future Land Use Map Amendment: RE, Residential Estate to LDR, Low Density Residential
   Rezoning: A-1, Agriculture to R-1, Low Density Single Family Residential
   NOTE: The Public Hearing was incorrectly published for this project and the applicant requests to table the project.

2. **Undernehr** **Rezoning***
   Southwest 12th Street *(RZ23-0030)*
   Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential
   Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential

3. **Lucatoni LLC** **Rezoning***
   411 Northwest C Street *(RZ23-0031)*
   Rezoning: R-1, Low Density Single Family Residential to DN-3, Downton High Density Residential

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

* indicates item requires public hearing

4. **Spencer/JE/Bryce's Bail Bonding** — **Conditional Use Permit***
   1504 Southwest 14th Street *(CU23-0012)*
   Long-term temporary use of gravel parking lot

5. **Momentary Barn** — **Conditional Use Permit***
   507 Southeast E Street *(CU23-0013)*
   Long-term temporary use of Red Barn

6. **Amendment to Article 1100 of the Land Development Code** — **Ordinance***
   Section 1100.06 Fence and Wall Requirements

7. **Amendment to Article 601 of the Zoning Code** — **Ordinance***
   Section 601.16 Outdoor and Mobile Food Vendors

8. **Amendment to Article 601 of the Zoning Code** — **Ordinance***
   Section 601.33 Parklet

9. **Newk's Eatery** — **Large Scale Development**
   1500 Southeast Eagle Way *(LSD22-0071)*

10. **Cosmas Height Subdivision** — **Wavier**
    603 Southwest Tater Black Road *(PP23-0002)*

V. Old Business

VI. Other Business

1. **A Street Promenade**
   Northeast and Southeast A Street (PIIP23-0004) — **Informational Item**

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

* indicates item requires public hearing

<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, the impact of roundabouts on traffic performance and traffic congestion issues, as well as the project schedule for Battlefield Blvd improvements

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

- Commissioner Bennett also addresses Chris Baribeau, applicant, asking about the basis for his proposed parking ratio
- 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.
- Mr. Baribeau states alignment of new road will preserve existing trees adjacent to neighborhood with or without roundabouts
- Mr. Baribeau speaks to overall building heights and proposed building height at balconies/terraces adjacent to neighborhood
- Commissioner Bennett mentions looking into sun/shade studies to evaluate impact on adjacent neighborhood and asks Mr. Baribeau about parking garage screening, and screening at balconies/terraces to address privacy concerns of adjacent neighbors
- Mr. Baribeau and Commissioner Bennett discuss the overall project schedule relative to proposed Battlefield blvd improvements to be made by the City
- 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

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

- 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
- 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 potential lease agreements involving vehicle parking limitations, and whether a parking management plan should be included in a development agreement from the City to be signed by developers
- 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.

Planning Commission
Meeting Minutes
April 18, 2023
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Meeting Recording Link: https://us06web.zoom.us/rec/share/caAItpzK80wPNwQr5-UnRnBzvliOJTooVshVitEviEYSQ5vhWgCHInRl7CF20JoH.3RJTDucoc_ca-7j9

Call to Order

- Based upon action taken at the Tech Review meeting, and without objection, Commissioner Davis requests the following changes to the agenda.
  - Item 12 of New Business, Gateway North 200 (LSD23-0011) with associated waivers, be moved to the consent agenda.
  - Items 1 and 2 of Old Business, The Hub Bike Lounge (CU22-0002) and Amendment to Article 1100, be moved to the consent agenda.
  - Item 3 of Old Business, GI Alliance Bentonville (LSD23-0005), be moved immediately prior to New Business.

I. Approval of the March 21, 2023, Meeting Minutes

- Motion to approve by Davis, second by Wright.
- March 21 meeting minutes approved 7-0 by voice vote.

II. Approval of the April 4, 2023, Meeting Minutes

- Mr. Adler states that staff is still waiting on edits to be included from Commissioner Bennett to the meeting minutes. Commissioners take no action on the April 4th, 2023, meeting minutes as presented.

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 Extension**
   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)*

7. **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 buildings 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 buildings in the Industrial Park.

8. **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.

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

- Consent agenda is approved 7-0 as presented.

IV. Old Business

1. **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.
   - Mr. Adler provides an overview of the staff report.

- Motion by Wright, second by Hipp to approve Waiver #1.
- Waiver #1 is approved 7-0.
- Motion by Hipp, second by Haynie to approve Waiver #2.
- Waive #2 is approved 7-0.
- Large Scale Development is approved 7-0.

V. 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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Cliff McKinny, the applicant's attorney, presents an overview of the rezoning request.
- Chairman Sanders closes the public hearing.
- Commissioner Davis states his concerns with the future land use plan amendment for future development.
- Future land use amendment is approved 4-3.
- Rezoning request is approved 7-0.
- Commissioner Davis, Kerr, and Sanders state that their no vote on the future land use map amendment was due to the concern of future development that does not match what the applicant is requesting.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Tim Sorey of Sand Creek engineering, representing the applicant, states he is here to answer any questions.
- Chairman Sanders closes the public hearing.
- Future land use amendment is approved 7-0.
- Rezone request is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Erin Kiefer of 307 SW O Street states that there is no reason provided for the rezoning request and would like to know the reasoning behind the request.

- Susan Johnston, the applicant, states that the current dwelling sits within the setback in the current zoning, and they desire to add a porch and garage onto the property but need to rezone before they can obtain a building permit.
- Chairman Sanders closes the public hearing.
- Future land use amendment is approved 7-0.
- Rezone request is approved 7-0.

4. LoxBlox LLC **Rezoning***

1109 Northeast Monroe Street *(RZ23-0025)*

Future Land Use Map Amendment: MDR, Medium Density Residential to HDR, High Density Residential

Rezoning: DN-2, Downtown Medium Density Residential to DN-3, Downtown High Density Residential

- Mr. Adler provides an overview of the staff report.
- Mr. Overstreet states that there were several letters of opposition to the rezoning request received today and that they have been provided to commissioners.
- Chairman Sanders opens the public hearing.
- Ken Ehret, the applicant, speaks on the rezone request, details of the request, and future development desires.
- Katie Bogner of 1206 NE Monroe Street states she is concerned if the letters that were received by staff have weight on the Commissioners vote.
- Chairman Sanders ensures that Commissioners take the public comments seriously and into consideration when casting their vote.
- Chairman Sanders closes the public hearing.
- Chairman Sanders seeks clarification on if applicant owns property to the east of the requested rezoning property.
- Mr. Ehret states that the property to the east is under contract.
- Commissioner Bennett states that if the applicant is proposing to include additional properties, then the applicant may need to table the project until there is clarification on what the applicant is requesting.
- Commissioner Davis states that he does not recall the Planning Commission stating additional property would aid in a future reconsideration of the zoning.
- Mr. Ehret states that DN-3 allows them to do townhomes and that the Commissioners stated that they would reconsider the DN-3 again if there was approval from the surrounding landowners.
- Mr. Overstreet states that the previous vacation of right-of-way does not allow townhomes because they are not block end lots.
- Commissioner Davis states that this project and rezone does not assist in the community issues in the area such as the size of Monroe Street and traffic issues.
- Future land use amendment is denied 7-0.
- Rezoning request is denied 7-0.

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

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

- Mark Haney, the applicant, speaks and states that he is available for questions.
- Chairman Sanders closes the public hearing.
- Rezoning request is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Mike Clotfelter of Ozark Civil Engineering, representing the applicant, states that he is available if there are any questions.
- Chairman Sanders closes the public hearing.
- Future land use amendment is approved 7-0.
- Rezoning request is approved 7-0.

7. Applegate Properties Events **Conditional Use Permit***

1807 Southwest 2nd Street *(CU23-0009)*

Long Term Temporary Use for grass parking lot

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Conditional Use Permit is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Tomas Gheen of 505 SE C street, the applicant, states that he is available to answer any comments.
- Chairman Sanders closes the public hearing.
- Commissioner Davis asks the applicant where the newly proposed parking is being proposed.
- Mr. Gheen states that he was coordinating with the previous owner on the use of the outbuilding and has come to an agreement allowing the parking.
- Conditional Use Permit is approved 7-0.

9. Fourteenth Street Sages **Conditional Use Permit***

2102 Southeast 14th Street *(CU23-0011)*

Personal Services in C-1 district

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Conditional Use Permit is approved 7-0.

Chairman Sanders states that there is no item number 10 on the agenda for the record.

11. Lots 3 and 4 of RSB Subdivision **Lot Split**

5578 Southwest Adams Road *(LS23-0012)*

- Mr. Adler provides an overview of the staff report.
- Commissioner Davis asks why there is concern with sewer access to these properties.
- Mr. Overstreet states the regulations on sewer access to new lots and explains the process for extending sewer lines to the property.
- Commissioner Davis asks what the minimum lot area is for these lots.
- Mr. Overstreet states the minimum size requirements.
- Lot split is approved 7-0.

VI. Other Business

- Commissioner Wright Volunteers to work with Mr. Overstreet on future Ordinances regarding affordable housing and cottage housing.

Motion to adjourn by Bennett, second by Hipp. Motion approved and meeting adjourned.

Consent Agenda Items

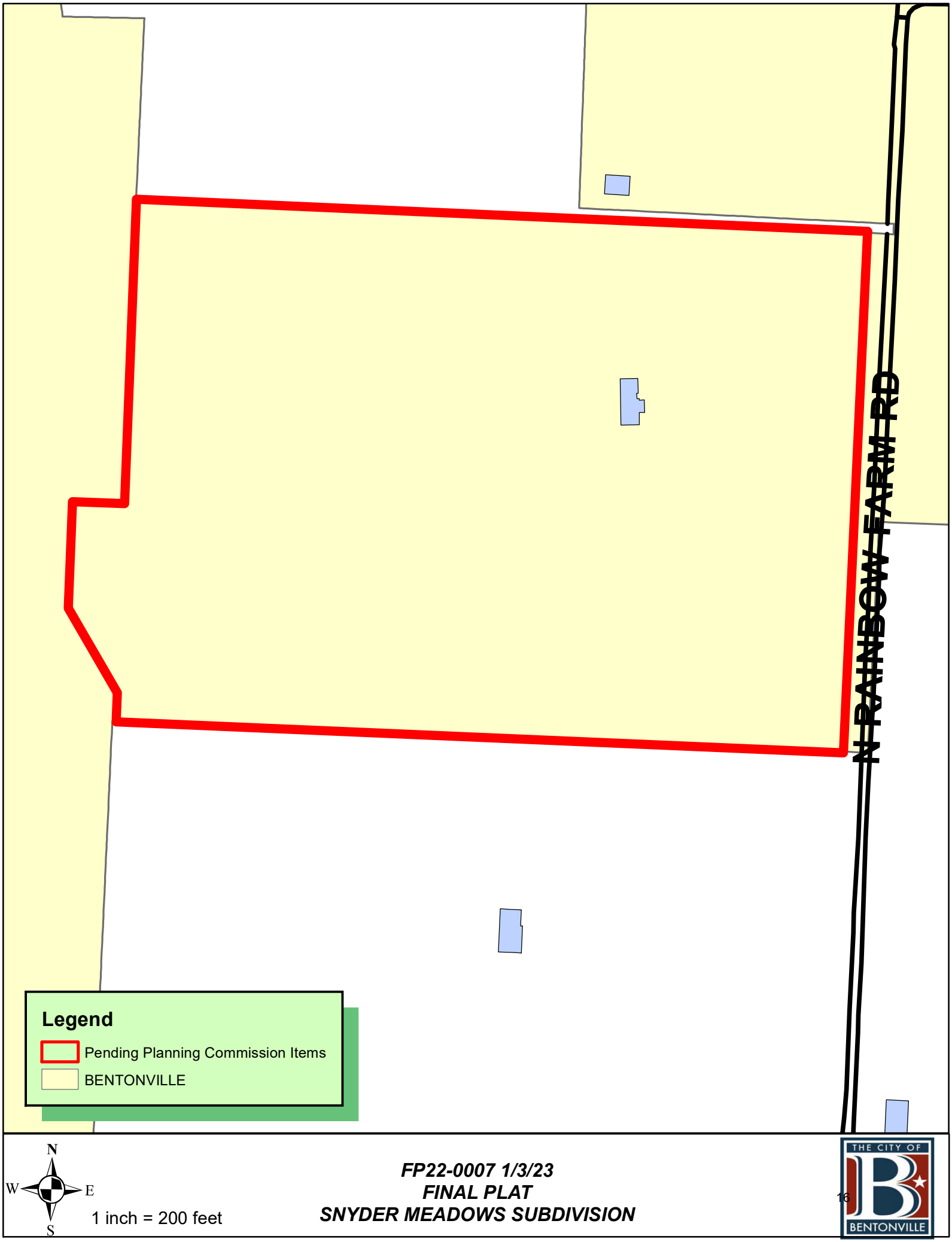
For the Planning Commission meeting on May 2, 2023

Reviewer: Bradley Gavrielides, Planning Technician

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

1. **Final Plat: Snyder Meadows Subdivision, Osage RE Holdings, LLC, N Rainbow Farm Road, R-1, Low-Density Single Family Residential,** *FP22-0007*

   A final plat for Snyder Meadows Subdivision, creating 93 total lots, 3 of which are unbuildable. The plat provides stubs to the north and south for future developments and the new subdivision will be accessed via two curb cuts along N Rainbow Farm Road. Adequate Right-of-way is dedicated by this plat along N Rainbow Farm Road per the Bentonville Master Street Plan. Bentonville water service has been extended from the north as needed and Bentonville sewer service has been extended from the south via an offsite sewer extension providing public utility connection for the newly created lots. Sidewalks and street improvements will be completed per the Master Street Plan, and landscaping per the requirements of the Land Development Code. No variances or waivers are associated with this plat.



FP22-0007 1/3/23
FINAL PLAT
SNYDER MEADOWS SUBDIVISION

SNYDER MEADOWS SUBDIVISION
FINAL PLAT

RAINBOW FARM ROAD, BENTONVILLE, ARKANSAS

FLOOD CERTIFICATION

THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & A SMALL PORTION OF LOT 93 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A", OR AREAS WITH AN APPROXIMATE BASE FLOOD BOUNDARY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0235K EFFECTIVE DATE: 6/5/2012

CONTACTS

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BUILDING & FIRE SAFETY
CITY OF BENTONVILLE
305 SW 'A' STREET
BENTONVILLE, AR 72712
BRAD ARNOLD
PHONE: 479.271.3122

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
ELLEN NORVELL
PHONE: 479.271.5993

WATER / SEWER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
BEAU THOMPSON
PHONE: 479.271.3140

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
TONY DAVIS / MANAGER
PHONE: 479.271.3130

WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 NE 'A' STREET,
BENTONVILLE, AR 72712
CHRIS EARL
PHONE: 479.271.3161

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
JANET PAITH
PHONE: 479.271.5002
EMAIL: jpaith@bentonvillear.com

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
JOSH KNIGHT
PHONE: 479.333.7005
EMAIL: joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
1133 E. HAROLD STREET
FAYETTEVILLE, AR 72701
BRENT BALDWIN
PHONE: 479.200.9022 / 479.571.6609
EMAIL: BB585@att.com
OR
LAYNE RHODES
PHONE: 479.442.1977
EMAIL: lr159@att.com

ELECTRIC
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CHARLIE BARNES
PHONE: 479.271.3159

INTERNET
COX COMMUNICATIONS
4901 S. 48th STREET
SPRINGDALE, AR 72762
CHAD HODGE
PHONE: 479.263.7057
EMAIL: chad.hodge@cox.com
OR
TIMOTHY GOSS
PHONE: 479.651.5583
EMAIL: timothy.goss@cox.com

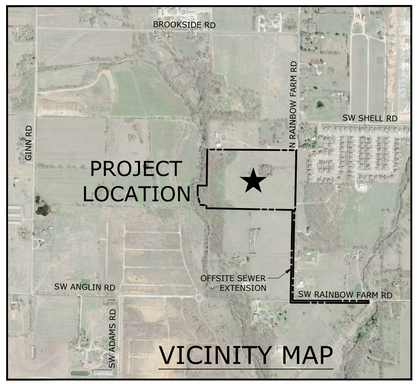
FIRE DEPARTMENT
CITY OF BENTONVILLE
800 SW 'A' STREET
BENTONVILLE, AR 72712
BRENT BOYDSTON, FIRE CHIEF
PHONE: 479.271.5927

OWNER/ DEVELOPER
BRITTENUM CONSTRUCTION COMPANY, INC.
4034 N. OLD WIRE ROAD
FAYETTEVILLE, AR 72703
JON BRITTENUM
PHONE: 479.582.8732
EMAIL: jon@brittenumconstruction.com

CIVIL ENGINEERING CONSULTANT
McCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET
FAYETTEVILLE, AR 72703
ADAM OSWEILER / PROJECT MANAGER
PHONE: 479.443.2377
EMAIL: aosweiler@mce.us.com

GENERAL NOTES

1. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
2. 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.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
5. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479.271.3122.



LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, AND A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, ALL IN TOWNSHIP 19 NORTH, RANGE 31 WEST, IN BENTON COUNTY, AR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NORTH 02° 12' 50" EAST - 50.76 FEET; THENCE LEAVING SAID WEST LINE NORTH 30° 05' 43" WEST - 170.36 FEET; THENCE NORTH 02° 13' 54" EAST - 185.88 FEET; THENCE SOUTH 87° 47' 10" EAST - 91.00 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NORTH 02° 12' 50" EAST - 530.42 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87° 28' 33" EAST - 1274.25 FEET TO THE WEST RIGHT-OF-WAY (ROW) OF NORTH RAINBOW ROAD; THENCE ALONG SAID WEST ROW, SOUTH 02° 38' 31" WEST - 909.15 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE LEAVING SAID WEST ROW, NORTH 87° 33' 39" WEST - 1267.45 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING (P.O.B.), CONTAINING 1,180,063 SQ. FT., OR 27.09 ACRES AS SURVEYED.

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.

DAY OF EXECUTION: / /

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

DAY OF EXECUTION: / /

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

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY VERIFY 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 THE USE OF THE PUBLIC STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.
DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____
_____
_____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

FP22-0007

McCLELLAND CONSULTING ENGINEERS, INC.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

CERTIFICATE OF AUTHORIZATION
McCLELLAND CONSULTING ENGINEERS, INC.
No. 24
ARKANSAS ENGINEER
ARKANSAS

ORIGINAL SIGNATURE ON FILE

SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

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

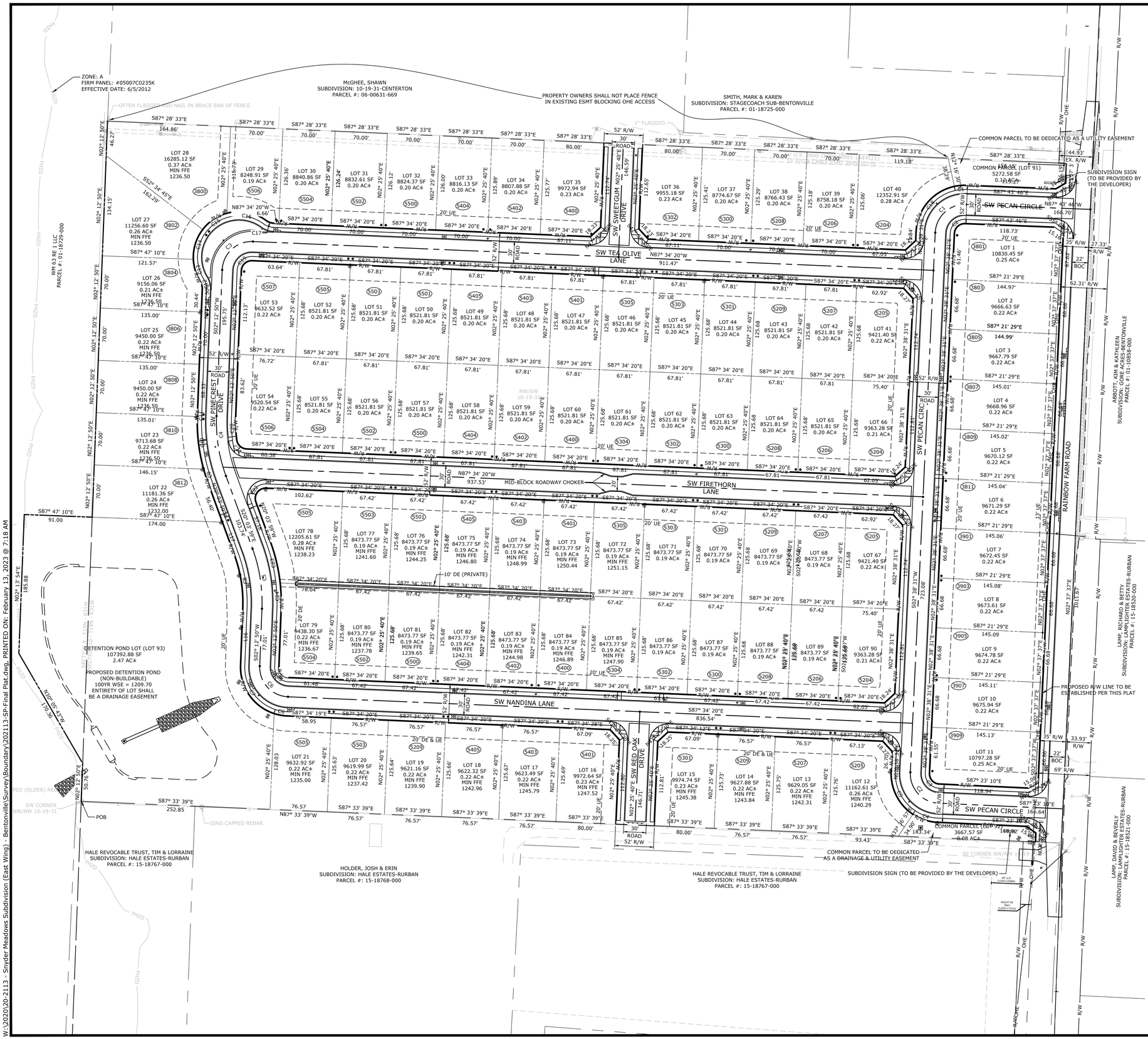
REVISIONS	DESCRIPTION	DATE	REV

FINAL PLAT

DESIGNED BY:	DRAWN BY :
JPB	JPB
DATE:	REVISION:
10/28/2022	REV-1
SCALE:	JOB NUMBER:
AS NOTED	20-2113

1 of 2

W:\2020\20-2113 - Snyder Meadows Subdivision (East Wing) - Bentonville\Survey\Boundary\202113-SP-Final Plat.dwg, PRINTED ON: February 13, 2023 @ 7:23 AM



EXISTING LEGEND

PROPERTY LINE	SANITARY SEWER MH
R/W RIGHT OF WAY	CLEAN-OUT
OHE OVERHEAD ELECTRIC	DRAINAGE MH
FENCE	POWER POLE
ROAD CENTERLINE	GUY WIRE w/ ANCHOR
DITCH FLOWLINE	GAS METER
EASEMENT LINE	GAS RISER
SETBACK LINE	STREET LIGHT POLE
FLOOD HAZARD LINE	TELEPHONE PEDESTAL
FIRE HYDRANT	CABLE TV PEDESTAL
WATER METER	SIGN (AS NOTED)
WATER VALVE	POST (AS NOTED)
WATER FAUCET	BENCHMARK
CATCH BASIN	FOUND IRON PIN (AS NOTED)
FLARED END SECTION	CONTROL POINT
SANITARY SEWER MANHOLE	RR SPIKE
POWER POLE & GUY	BUSH
TELEPHONE PEDESTAL	TREE
B.S.L. BUILDING SETBACK LINE	
XXXX LOT ADDRESS	

ZONING DISTRICT:
R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

CURVE TABLE: PROPERTY LINES

CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	014.55	65.50	16.63	8.36'	N84° 59' 52"E
C2	089.63	13.50	21.12	13.41'	N47° 27' 23"E
C3	090.03	13.50	21.21	13.51'	N42° 22' 20"W
C4	031.00	65.50	35.44	18.17'	S71° 53' 07"E
C5	059.03	65.50	67.48	37.08'	N26° 52' 16"W
C6	015.61	65.50	17.84	8.98'	S79° 46' 03"E
C7	074.18	65.50	84.80	49.52'	S34° 52' 28"E
C8	022.28	184.00	71.55	36.23'	S8° 55' 35"E
C9	004.60	236.00	18.96	9.48'	N17° 45' 56"W
C10	017.27	236.00	71.15	35.85'	N6° 49' 40"W
C11	000.40	236.00	1.67	0.83'	N2° 00' 41"E
C12	033.96	18.50	10.96	5.65'	N14° 45' 55"W
C13	029.18	61.50	31.32	16.01'	N17° 09' 21"W
C14	039.99	61.50	42.92	22.38'	N17° 25' 37"E
C15	037.35	61.50	40.09	20.79'	N56° 05' 48"E
C16	051.61	61.50	55.40	29.74'	S79° 25' 14"E
C17	033.96	18.50	10.96	5.65'	S70° 35' 34"E
C18	075.08	65.50	85.83	50.34'	N40° 11' 00"E
C19	090.21	13.50	21.26	13.55'	N47° 19' 15"E
C20	009.66	184.00	31.04	15.56'	N2° 37' 06"W
C21	080.12	13.50	18.88	11.35'	S47° 30' 41"E
C22	112.49	13.50	26.51	20.20'	N36° 10' 50"E
C23	013.69	236.00	56.41	28.34'	N13° 13' 10"W
C24	008.59	236.00	35.37	17.72'	N2° 04' 45"W
C25	089.79	13.50	21.16	13.45'	N42° 40' 45"W

CURVE TABLE: ROADWAY CENTERLINE

CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	89.63'	39.50'	61.79'	39.24'	S47° 27' 22.71"W
C2	90.03'	39.50'	62.07'	39.52'	S42° 22' 19.60"E
C3	90.21'	39.50'	62.19'	39.65'	S47° 19' 15.12"W
C4	22.28'	210.00'	81.66'	41.35'	S08° 55' 34.60"E
C5	22.28'	210.00'	81.66'	41.35'	S08° 55' 34.60"E
C6	89.79'	39.50'	61.90'	39.35'	S42° 40' 44.90"E

LINE TABLE: PROPERTY LINES

LINE #	LENGTH	DIRECTION
L16	77.01	N02° 12' 50"E
L17	47.34	S20° 03' 59"E

FP22-0007

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

McCLELLAND CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION
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ARKANSAS ENGINEERING
ORIGINAL SIGNATURE ON FILE

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SNYDER MEADOWS SUBDIVISION
LOTS 1 THRU 93
RAINBOW FARM ROAD
BENTONVILLE, AR

Know what's below. Call before you dig.

REV	DATE	REVISIONS DESCRIPTION

FINAL PLAT

DESIGNED BY: JPB	DRAWN BY : JPB
DATE: 10/28/2022	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 20-2113

W:\2020\20-2113 - Snyder Meadows Subdivision (East Wing) - Bentonville\Survey\Boundary\202113-SP-Final Plat.dwg, PRINTED ON: February 13, 2023 @ 7:18 AM

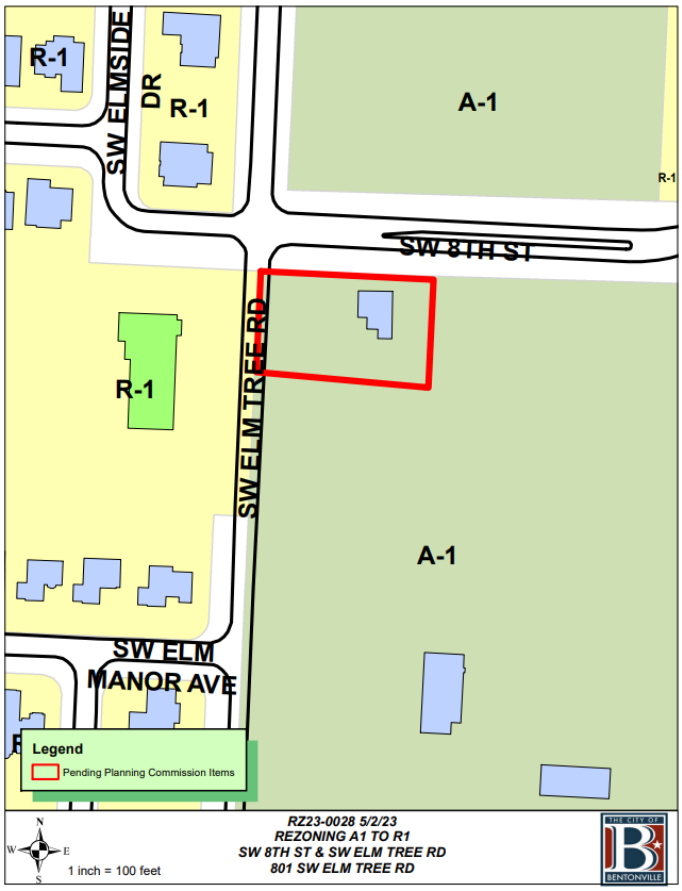
Elm Tree Accommodation, LLC

801 SW Elm Street Road
PC Date: 5/2/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ23-0028
Applicant / Current Owner	Elm Tree Accommodation, LLC
Site Area	+/- 0.51 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	LS23-0016 (on 5-16-23 PC Agenda)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 801 Elm Tree Road. It is currently zoned A-1, Agricultural. It contains an existing single-family home with a detached garage. Adjacent zonings are all either A-1, Agricultural or R-1, Low-density Single Family Residential.

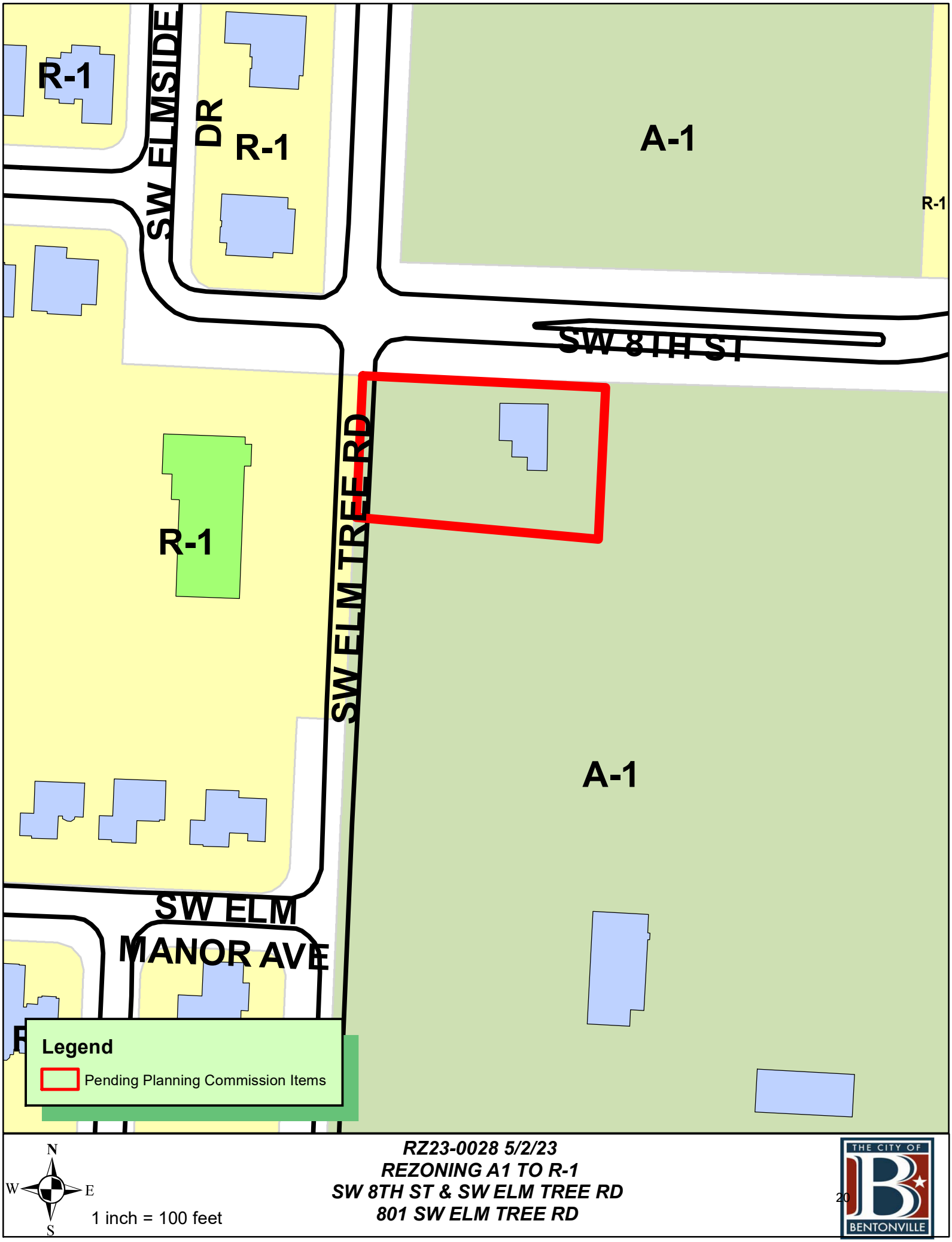
Relationship to the General Plan
The Future Land Use Plan depicts this property as Residential Estates (RE) and is surrounded by Agriculture and Low-Density Residential. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While 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 proposed zoning of R-1 and the request land use plan change are not consistent with the Future Land Use Plan but is compatible with the surrounding development patterns within this area of the city and support the requested change. While the proposed zoning lines do not align with actual property lines, the applicant has submitted a lot split for the property that will establish the actual property lines of which the zoning lines will then follow. The lot split is currently scheduled for the May 2, 2023, Planning Commission agenda.

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



RZ23-0028 5/2/23
REZONING A1 TO R-1
SW 8TH ST & SW ELM TREE RD
801 SW ELM TREE RD

Narrative

Current zoning is A-1 and requesting a rezoning the Northwest approximately .62ac to R-1, which fits into the future use plan for the area. Current owners are entities owned wholly by Beau Barrett as member of the Elm Tree Accommodation, LLC. No sales are proposed at this time.

Reason (owner occupied): The Barrett's purchased this property and will be transferring house on corner with the .62+- acres (minus dedications to city) to the Jeremy and Lidia Hunt.

The property to be rezoned will conform to the adjacent residential properties and will remain as is with current occupants.

Use for .62+- acre tract will be for single family residential.

Traffic impact - None.

No signage

Appearance is in keeping with surrounding properties and will remain unchanged.

Water and Sewer is available.

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0028)

WHEREAS, Barrett Development Group, 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 AGRICULTURE to MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 35; THENCE SOUTH 87°08'14" EAST, A DISTANCE OF 211.86 FEET; THENCE SOUTH 02°51'46" WEST, A DISTANCE OF 132.05 FEET; THENCE NORTH 84°48'14" WEST, A DISTANCE OF 211.32 FEET; THENCE NORTH 02°31'49" EAST, A DISTANCE OF 123.45 FEET TO THE POINT OF BEGINNING. CONTAINING 27,017.75 SQUARE FEET OR 0.62 ACRES, MORE OR LESS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 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 AGRICULTURE to MEDIUM-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:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0028)

WHEREAS, Barrett Development Group, 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 DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 35; THENCE SOUTH 87°08'14" EAST, A DISTANCE OF 211.86 FEET; THENCE SOUTH 02°51'46" WEST, A DISTANCE OF 132.05 FEET; THENCE NORTH 84°48'14" WEST, A DISTANCE OF 211.32 FEET; THENCE NORTH 02°31'49" EAST, A DISTANCE OF 123.45 FEET TO THE POINT OF BEGINNING. CONTAINING 27,017.75 SQUARE FEET OR 0.62 ACRES, MORE OR LESS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 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 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 A-1, AGRICULTURAL 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:

ATTEST:

Kirby Romines, City Clerk

Stephanie Orman, Mayor

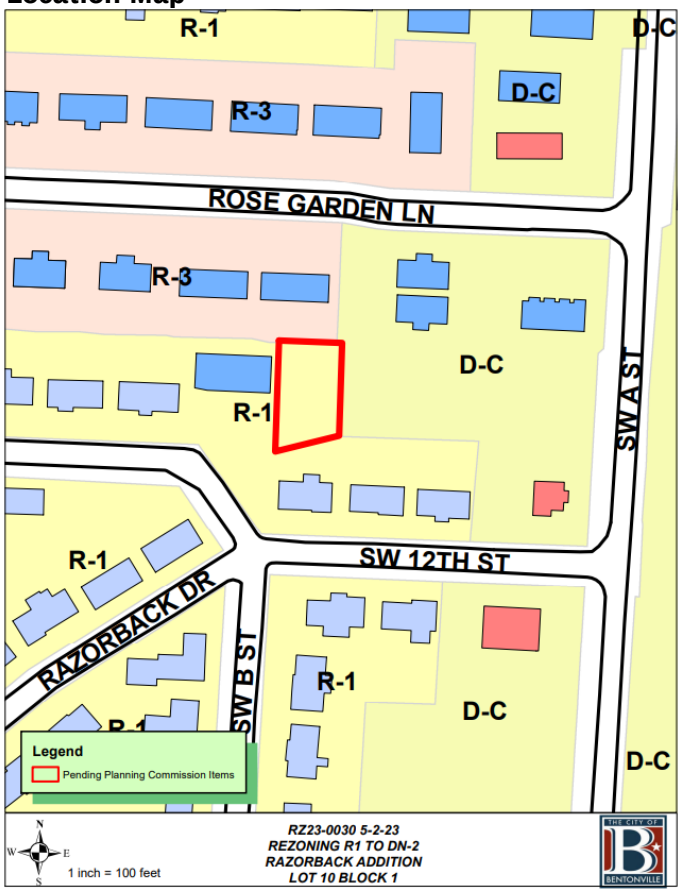
Undernehr

SW 12th Street and Rose Garden Lane
PC Date: 5/2/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ23-0030
Applicant / Current Owner	Mark Undernehr
Site Area	+/- 0.26 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Related projects	

https://arcg.is/08HvK8

Location Map



Property Description
This property is situated between SW 12th Street and Rose Garden Lane and appears to be land locked. The property is currently zoned R-1, Low Density Single Family Residential. Surrounding zoning districts are R-1, Low Density Single-Family Residential to the south and west R-3, Medium-high Density residential to the north and DC, Downtown Core to the east.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as 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.

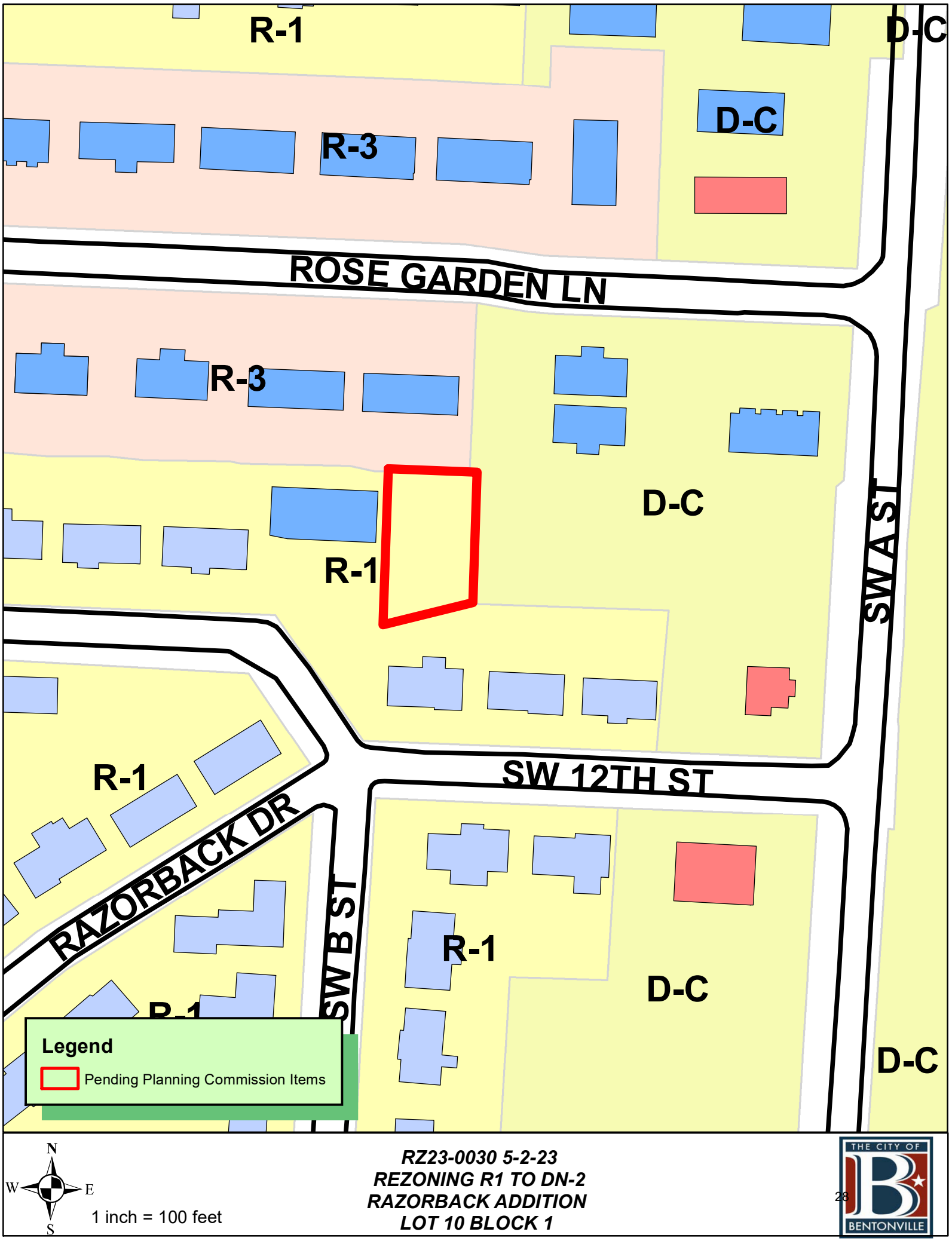
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

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

Analysis
The property is located in the Little Osage Creek Tributary 2 drainage area and would be required to meet Article 1500 of the Municipal Code for flood damage prevention prior to any building permit being issued.
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 would be consistent with the Bentonville Community Plan which encourages reinvestment in neighborhoods such as this in and around the downtown area if the request had been for DN1. DN2 as requested is not consistent with the Future Land Use Plan. This request would however be contiguous with the medium density area to the north.

Conclusion

This rezoning request would be consistent with the Bentonville Community Plan if it were requested as DN1.



RZ23-0030 5-2-23
REZONING R1 TO DN-2
RAZORBACK ADDITION
LOT 10 BLOCK 1

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

April 24, 2023

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

RE: Rezoning Parcel No. 01–03869-000 from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential;
Requesting a Future Land Use Map Amendment from Low Density Residential to Medium Density Residential

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Mike Undernehr with respect to this rezoning and Future Land Use Map amendment request. The applicant is requesting that the property, Parcel No. 01-03869-000 (hereinafter "the Property"), be rezoned from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential, which will require a FLUM Amendment from Low Density Residential to Medium Density Residential.

(1) Future Land Use Map Amendment

This property is currently designated as Low Density Residential on the FLUM, which allows only for R-1 zoning. In order to rezone to DN-2, a FLUM Amendment to Medium Density Residential will be required.

The Property is currently adjacent to the North to properties designated as Medium Density Residential, to the East to properties designated as Mixed Use Commercial, and adjacent to the South and West to properties designated as Low Density Residential. The larger area of Low Density Residential is bounded by Commercial designated properties along Walton Boulevard. Because this property is adjacent to properties designated for higher intensity, and because the request would only cause a moderate increase in density, an amendment to Medium Density Residential is appropriate.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

(2) Rezoning Request

This property is currently zoned R-1, which allows only for single family detached dwellings. The owner would like to develop the property with attached single-family dwellings, which would require a rezone to DN-2.

The property is currently adjacent to duplexes, zoned R-1 and R-3, to the North and West, and is adjacent to Downtown Core zoning to the East. Additionally, this property is adjacent to SW A St., which is zoned mostly Downtown Core, and is in close proximity to Walton Boulevard. In addition, this area has recently seen an increase in density, as evidenced by the recently approved plans for the high density mixed use development located between SW 12th, SW A, and S Main Streets.

Because the increase in density is moderate and because the Property is a small site, this rezoning would not increase traffic in any appreciable way. Lastly, there are eight inch (8") water and sewer gravity lines located along SW 12th Street.

Thank you for considering this request for rezoning and Future Land Use Map amendment. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0030)

WHEREAS, Michael Undernehr, 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 MEDIUM-DENSITY RESIDENTIAL, which property is described as follows:

A PART OF LOT 10, BLOCK 1, RAZORBACK ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 10, THENCE SOUTH 87 DEGREES 59 MINUTES 40 SECONDS EAST 126.99 FEET (RECORD: 115.1 FEET) TO THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 59 MINUTES 40 SECONDS EAST 77.57 FEET (RECORD: 70.3 FEET) TO THE NE CORNER OF SAID LOT 10; THENCE SOUTH 01 DEGREES 55 MINUTES 50 SECONDS WEST 113.85 FEET TO THE SE CORNER OF SAID LOT 10; THENCE SOUTH 76 DEGREES 04 MINUTES 00 SECONDS WEST 80.64 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 50 SECONDS EAST 135.99 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 May 2, 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 MEDIUM-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:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ23-0030)

WHEREAS, Michael Undernehr, 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 R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF LOT 10, BLOCK 1, RAZORBACK ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 10, THENCE SOUTH 87 DEGREES 59 MINUTES 40 SECONDS EAST 126.99 FEET (RECORD: 115.1 FEET) TO THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 59 MINUTES 40 SECONDS EAST 77.57 FEET (RECORD: 70.3 FEET) TO THE NE CORNER OF SAID LOT 10; THENCE SOUTH 01 DEGREES 55 MINUTES 50 SECONDS WEST 113.85 FEET TO THE SE CORNER OF SAID LOT 10; THENCE SOUTH 76 DEGREES 04 MINUTES 00 SECONDS WEST 80.64 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 50 SECONDS EAST 135.99 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 May 2, 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 R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME 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 R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME 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

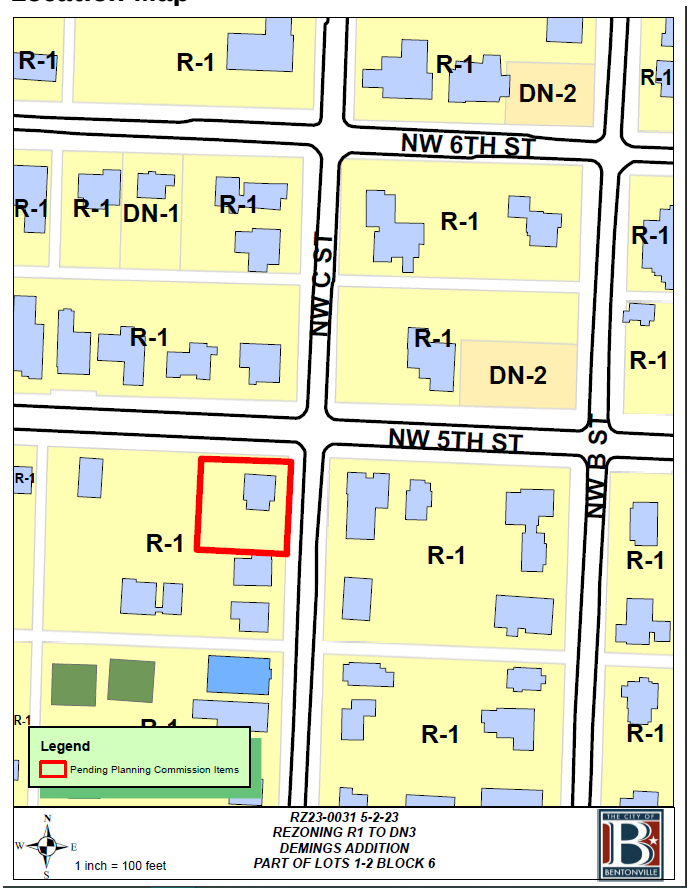
Lucatoni LLC

411 NW C St
PC Date: 5/2/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0031
Applicant / Current Owner	Lucatoni LLC
Site Area	+/- 0.30 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Current Future Land Use Map Designation	High Density Residential (HDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 411 NW C St, at the southwest corner of NW 5th St and NW C St. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home with a street facing garage. Adjacent zonings are all R-1, Low-density Single Family Residential.

Relationship to the General Plan
The Future Land Use Plan depicts this property as High Density Residential (HDR) and is surrounded by High-Density Residential to the south, east, and west, and Low Density Residential to the north across NW 5th St. 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

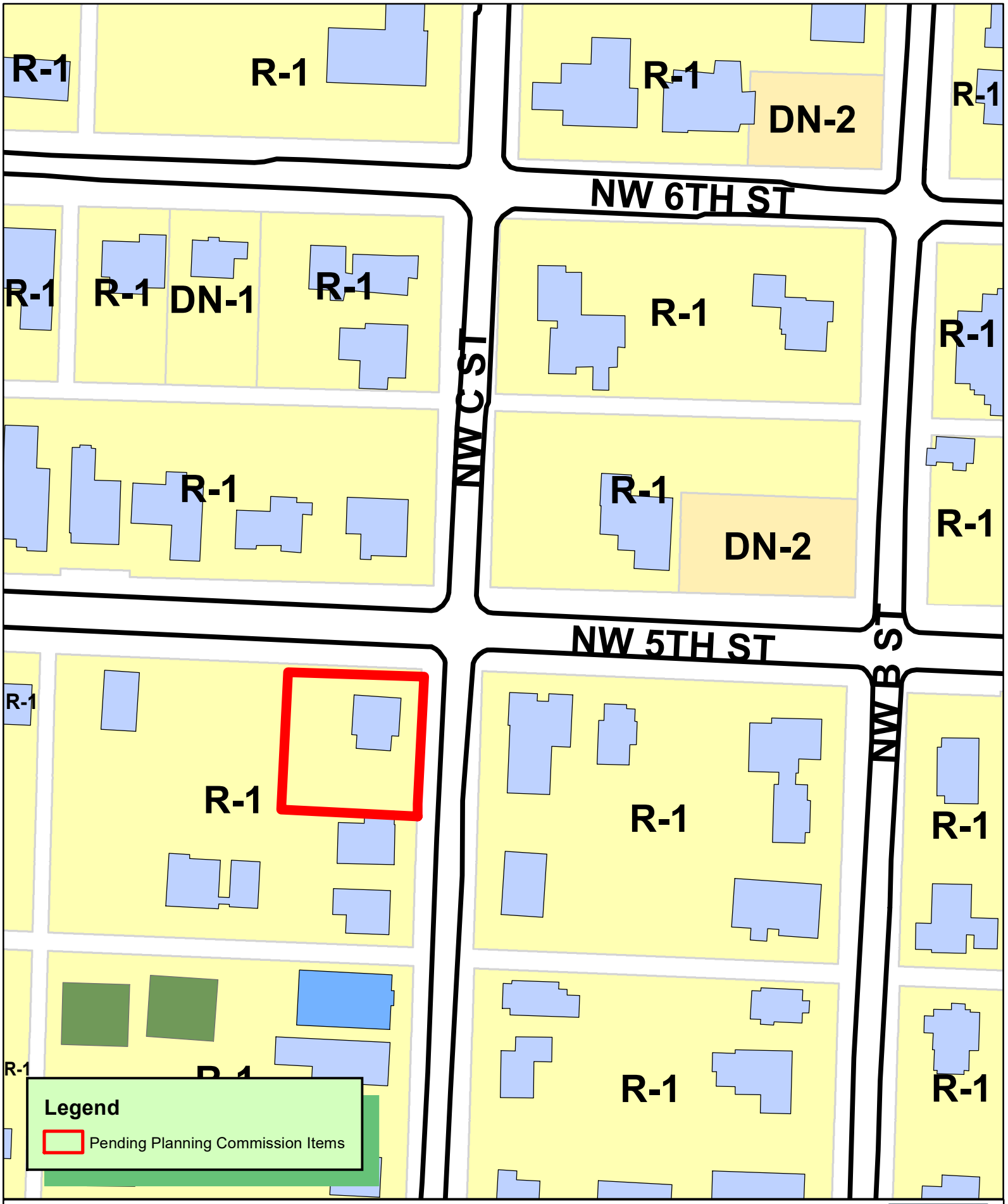
This property is located within Priority Area 1, as outlined in chapter 4 of the Bentonville Community Plan. Development in this area should prioritize reinvestment in urban neighborhoods in and around Downtown.

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

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

The proposed zoning of DN-3 is consistent with the Future Land Use Plan. There has been no high-density redevelopment directly adjacent to the property but there are some nearby multifamily developments along NW D St and NW 4th St. following surrounding development patterns within this area.

Conclusion
This request is consistent with the Future Land Use Plan and is consistent with nearby development patterns in the neighborhood. For these reasons staff recommends approval of this request.



N
W E
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1 inch = 100 feet

RZ23-0031 5-2-23
REZONING R1 TO DN3
DEMINGS ADDITION
PART OF LOTS 1-2 BLOCK 6

THE CITY OF BENTONVILLE

E | D | G

March 24, 2023

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, Arkansas 72712

Re: ***411 NW C Street Rezoning Request***

To the City of Bentonville Planning Commission:

On behalf of Lucatoni, LLC, Ecological Design Group (EDG) is submitting this rezone request for the parcel ID 01-02128-000.

The property is currently zoned R1; Low Density Single-family Residential. The requested change in zoning is to accommodate a higher intensity zoning district, DN-3: Downtown High Density Residential. The current ownership is Lucatoni LLC, an Arkansas Limited Liability Company. There are no proposed immediate sales after rezoning – the property is intended to be developed. The Future Land Use map identifies this property as High-Density Residential which supports the request for Downtown High Density Residential zoning.

Proposed Use
The request for Downtown High Density Residential zoning is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include single and multi-family housing.

The property has excellent vehicular access to NW C Street to the east, which is a Local Downtown roadway. In addition to vehicular access, the property is both walkable and bikeable.

Signage
At this time, no signage is planned beyond signage as allowed by City Code.

Traffic
The property is in early design with a schematic layout of 4 townhouse units. The units will be constructed in a traditional English Arts and Crafts style, as four matching townhouses with small front porches and high qu This design will enhance the corner of NE 5th Street and NW C Street. The properties have close access to the NW 5th Street and NW C Street Corridors, which has the capacity to accommodate the traffic generated by the proposed development.

Availability of Water and Sewer
Water mains are located in both NW C Street and SW 5th Street. Additionally, there is currently a fire hydrant across NW C Street. This project will require a sanitary sewer main extension of approximately 150 LF to serve the property.

Respectfully submitted,

ECOLOGICAL DESIGN GROUP, INC.

Brahm Driver, PE

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-3, DOWNTOWN HIGH DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0031)

WHEREAS, Lucatoni 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-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF LOTS 1 AND 2, BLOCK 6, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN SURVEYORS RECORD G AT PAGE 163 AND 263, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°51'51"E 116.20' FROM AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N87°10'23"W 112.45' TO AN EXISTING REBAR, THENCE N02°50'34"E 113.29', THENCE S87°23'11"E 112.48', THENCE S02°51'31"W 113.71' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION NORTHWEST 5TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN NORTHWEST C STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 2, 2023 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL.

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

Spencer/JB/Bryce's Bail Bonding

1504 Southwest 14th Street
PC Date: 5/2/23
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0012
Applicant / Current Owner	Spencer/JB/Bryce's Bail Bonding
Site Area	+/- 0.86 acres
Current Zoning	R-O, Residential Office
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Long Term Temporary Gravel Parking Lot
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

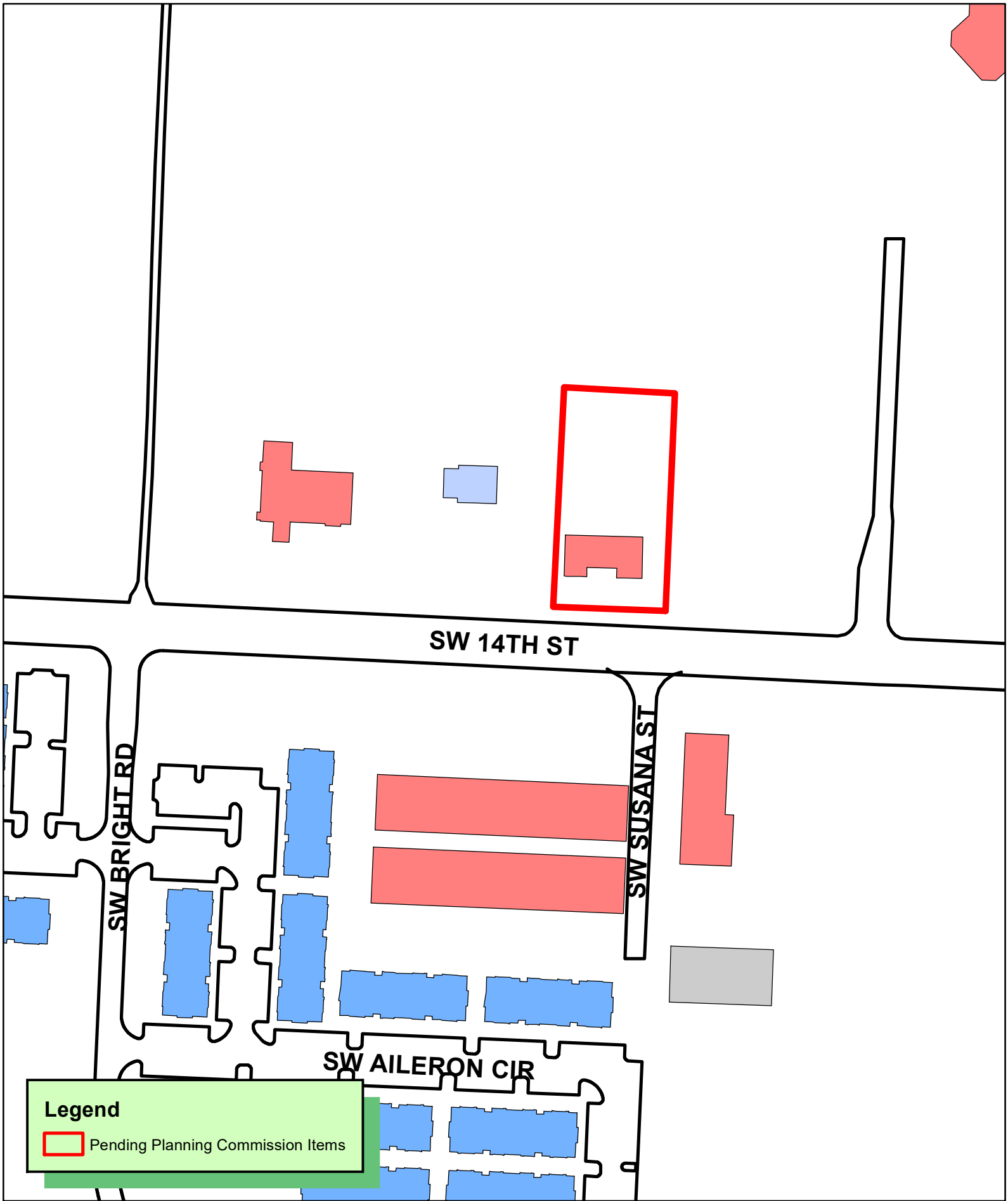
Property Description
The subject property is located at 1504 Southwest 14th Street and is currently zoned R-O, Residential Office. The use of "Long Term Temporary Use" is allowed conditionally in this zoning district.

Proposed Use Description
According to the applicant's narrative, they propose to operate a 24/7 bail bonding company at this location. Previously used as a duplex, parking was not adequate upon the change of use to a commercial business. Parking had been on grass and dirt surface prior to gravel.

The hours of operation are planned to be 24/7. The applicant anticipates there will be 3 employees and 10 to 15 patrons per day on average. The applicant states that there will be no other site changes to the structure or lighting.

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 one (1) year from the date of issuance at which time the applicant shall cease the use, renew the Conditional Use Permit, or acquire approval of a Large Scale Development to make permanent parking improvements.
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.



N
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1 inch = 150 feet

CU23-0012 5-2-23
CONDITIONAL USE
PARKER SUB TRACT 2

THE CITY OF BENTONVILLE

Conditional Use Permit

Spencer/JE/Bryce's Bail Bonding, located at 1504 SW 14th Street, Bentonville, Arkansas, is requesting a conditional use permit to lay SB2 gravel in the front of the building where there was previously grass. The gravel was laid in a 37'x54' area with a 6" depth.

- The previous grass area was used for parking, and a client's car was stuck upon departure (please see attached photo). The grass also was easily rutting and creating mud tracks in and out of our building and into the street.

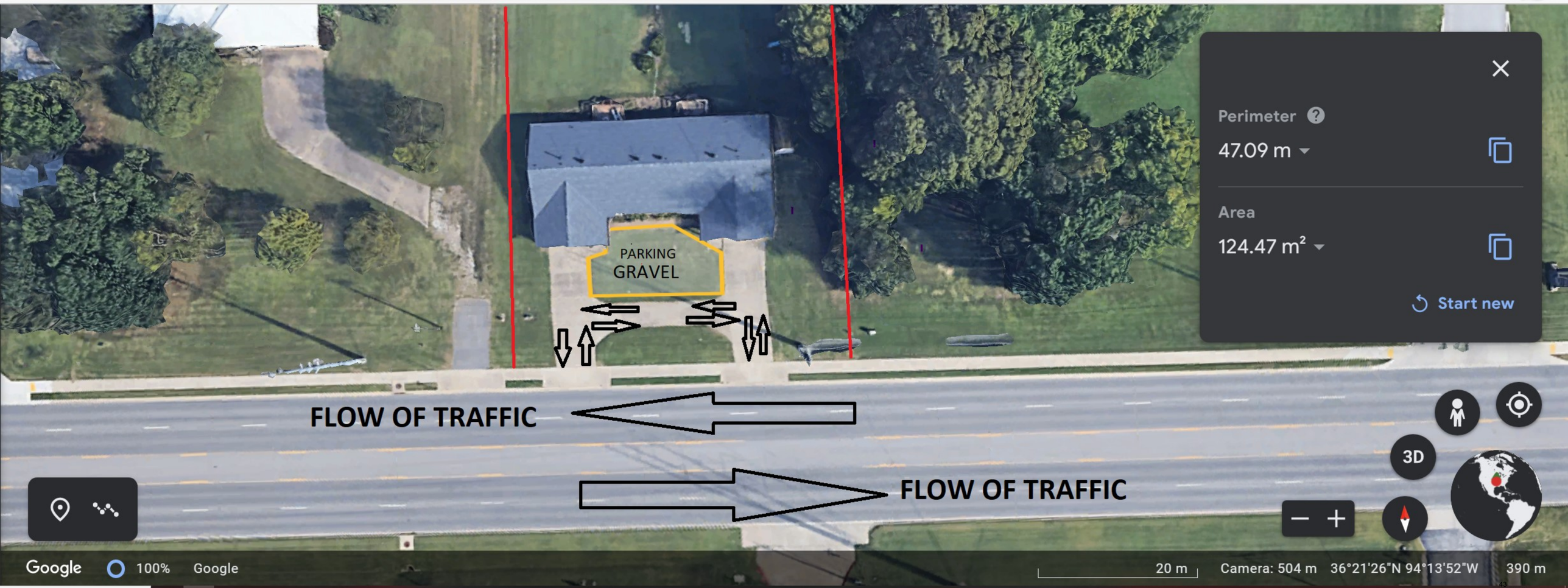
- The "right to bond" exists 24 hours a day, seven days a week. For this reason, the company operates per those standards.

- The proposed gravel space will be used for parking. The building itself is used as an office.

- There will be no indoor or outdoor structural changes.

- There will be no outdoor lighting changes

- There are currently three employees at this location. There are 10-15 clients daily and one to two weekly deliveries.


PARKING
GRAVEL
FLOW OF TRAFFIC
FLOW OF TRAFFIC
Perimeter
47.09 m
Area
124.47 m²
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100%
Google
20 m
Camera: 504 m
36°21'26"N 94°13'52"W
390 m
54°F Partly sunny
4:43 PM
3/20/2023

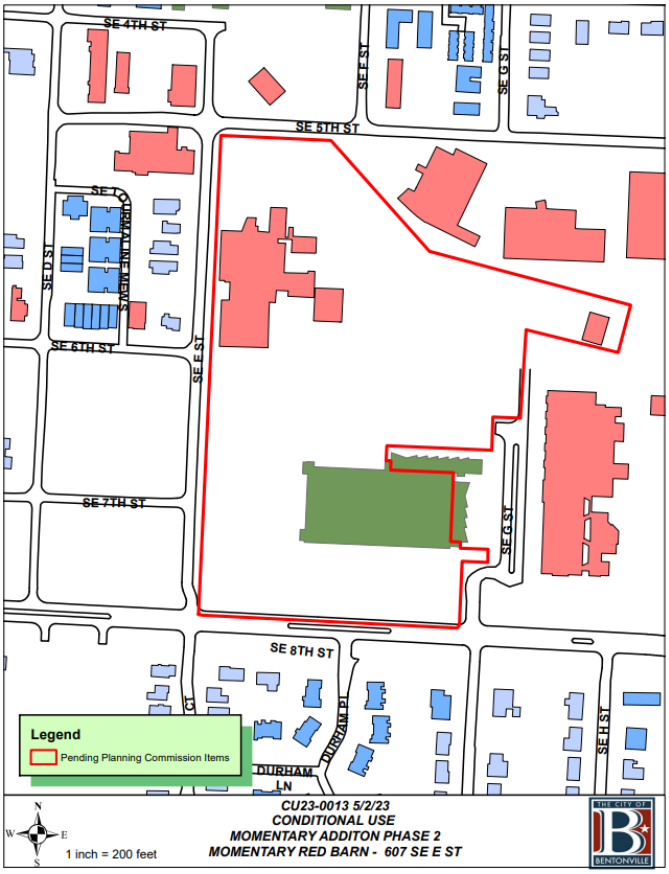
The Momentary Barn

507 SE E Street
PC Date: 5/2/2023
Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	CU23-0013
Applicant / Current Owner	Crystal Bridges Museum of American Art 600 Museum Way Bentonville, AR 72712
Site Area	+/- 18.71 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long Term Temporary Structure and Parking Facility
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located south of the Momentary Facility at 507 SE E Street. The property is zoned PUD, Planned Unit Development. Long-Term Temporary Structures, in this case a barn a Conditional Use Permit. The was a previously approved Conditional Use Permit for this structure that has expired (CU20-0002)

Proposed Use Description

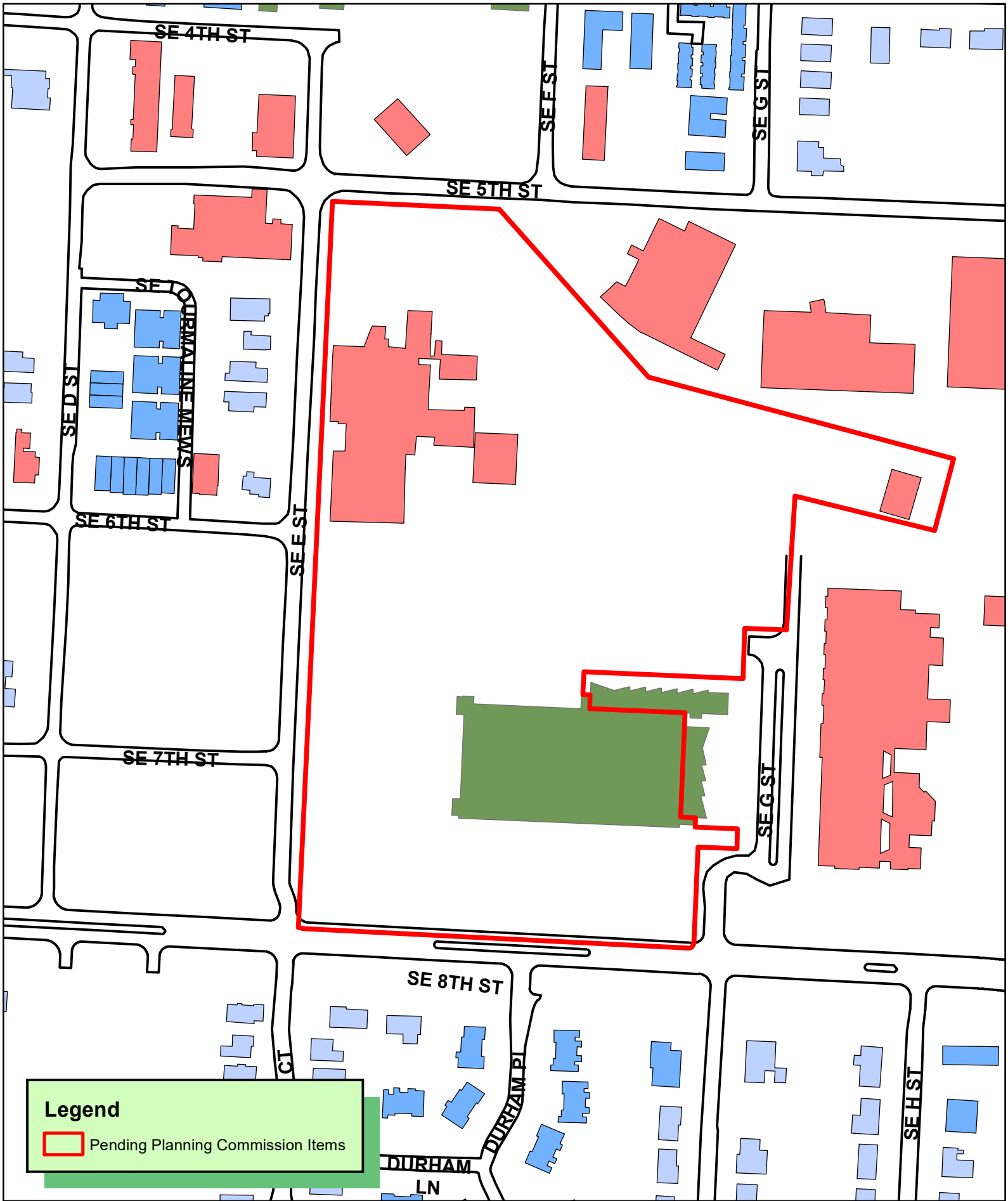
A request to allow for a long-term temporary structure consisting of a wood and steel frame barn structure. The barn shall be serviced by a temporary gravel driveway and temporary loading area. The purpose of the barn is to host infrequent special events related to the Momentary. The barn is not set on a permanent foundation nor does it have any connection to public utilities. Instead, the structure shall be serviced from a temporary irrigation service and temporary electrical power. The area to be utilized previously served as a contractor staging area during construction.

Public Notice

Staff has NOT received public notice regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for two (2) year from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. Approval of this Conditional Use Permit is conditioned upon ongoing dust abatement to be provided by the applicant.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.



N
W E
S

1 inch = 200 feet

CU23-0013 5/2/23
CONDITIONAL USE
MOMENTARY ADDITON PHASE 2
MOMENTARY RED BARN - 607 SE E ST

THE CITY OF BENTONVILLE

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

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

March 24th, 2023

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

RE: **Conditional Use Permit Request**

Dear Planning Commissioners:

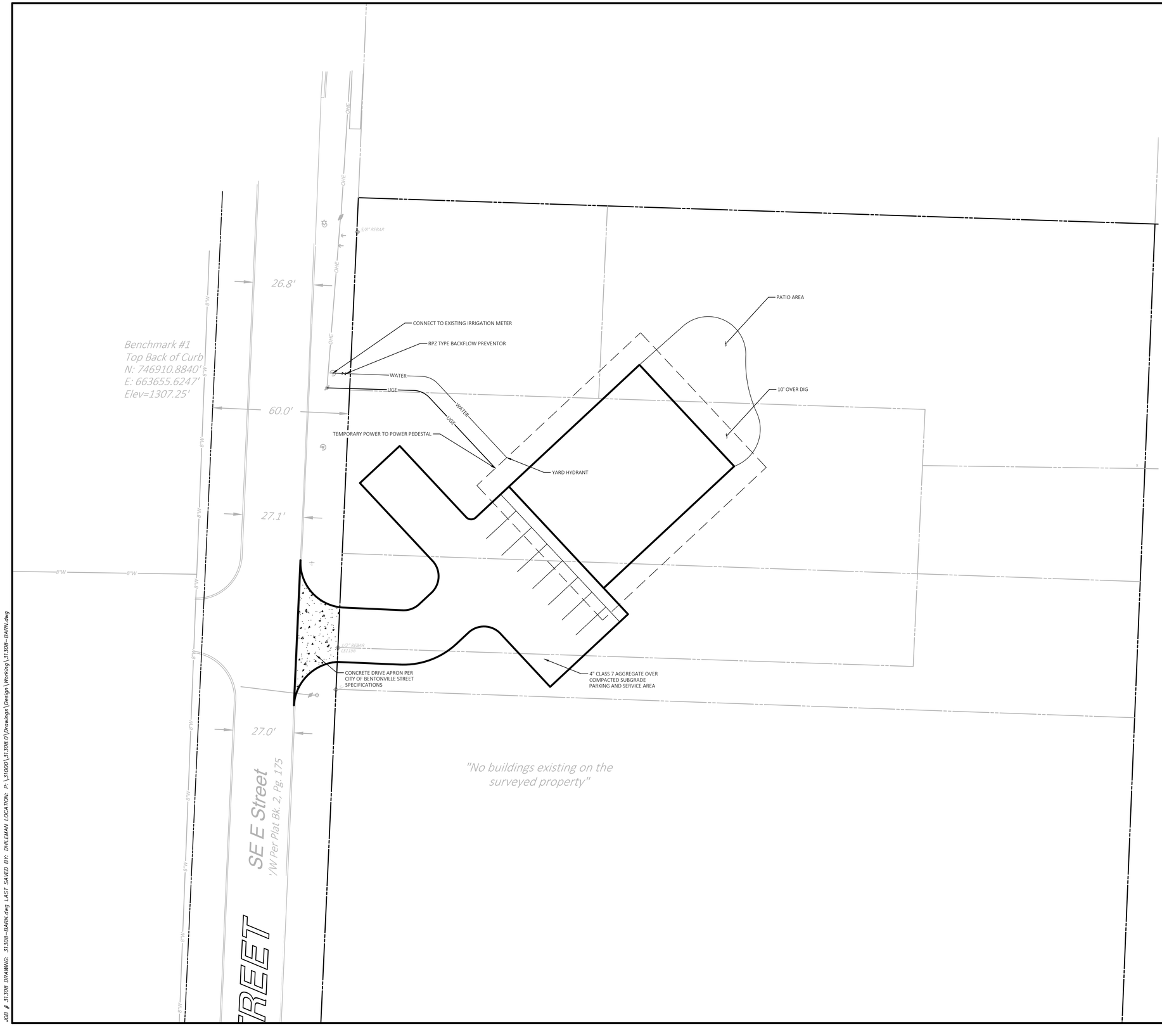
Please accept this letter to accompany a formal application by Crystal Bridges Museum of American Art for consideration of this request for a conditional use permit to allow a temporary structure at 607 SE E Street just south of the Momentary for a period not to exceed 24 months. The proposed structure was previously approved under a separate Conditional Use Permit that has expired. The structure will consist of a wood and steel frame traditional barn structure with temporary driveway for loading and fire access. No patron parking will be allowed on site, but the drive would include a few spaces designated for loading for the events. No permanent foundations will be installed for this facility, instead setting the barn on a compacted earth pad with anchors. The intent of this structure is to host limited, infrequent gatherings at special events of the Momentary after its opening but the precise dates and times are not yet known.

Accompanying this letter and application are drawings demonstrating the location of the facility and the improvements that were previously installed to accommodate the building.

Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me.

Respectfully Submitted,

Ryan Clark
CEI Engineering



SITE DATA	
BUILDING AREA	8,024 SF (WITH 10' OVER DIG)
PARKING AND DRIVE AISLE	5,890 SF
CONCRETE DRIVEWAY	610 SF
SIDEWALK	385 SF

NOT FOR CONSTRUCTION

31308	1/30/20	NLB	NLB	DKH	DKH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Value

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844

MOMENTARY BARN

SE G & SE 8TH STREET
BENTONVILLE AR

BARN EXHIBIT

REV. DATE	SHEET NO.
1/30/20 REV-0	2

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHILEMAN LOCATION: P:\31000\31308.01\Drawings\Design\Working\31308-BARN.dwg

© 2020 CEI ENGINEERING ASSOCIATES, INC.

BARN

BARN

Sec. 1100.06 Fence and Wall Requirements Amendment

PC Date: 5/2/2023
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Sec. 1100.06 Fence and Wall Requirements
Recommendation	APPROVAL

Request

Approval of an ordinance amending Land Development Code, *Sec. 1100.06 Fence and Wall Requirements,* to allow for administrative approval of minor height and horizontal modifications up to two feet for fence permits**.**

Issue Statement

Fence permits are administratively approved. Frequently, minor adjustments to the height and setback fence and wall regulations are necessary to accommodate certain site conditions. Currently, any variance from the regulations goes to the Board of Adjustment (BOA) for approval. Next to setback variances, fences are the most requested variances seen by the BOA. Between 2021 and 2022, all 16 fence variance requests were approved.

This variance process is burdensome to the fence permit applicant, staff, and the Board of Adjustment. Since the BOA has already established precedence supporting these minor adjustments, allowing administrative approval of up to two feet for either height or setbacks eases the process for applicants and reduces the amount of variance requests.

Proposed Changes

Add a statement to the end of the review and approval regulations that allows the Planning Director to administratively approve height or horizontal modification of up to two feet, as follows:

> *(d) Review and approval*. Once all the required information is submitted, it will be reviewed by the planning department for compliance. If the application is approved, the fence permit will be issued. The Planning Director or their designee may approve minor modifications associated with fence permits to include height or horizontal modifications of up to 2 feet when unique topographical, utility, or other considerations exist. The Director shall provide the Board of Adjustments a list of such minor approvals on a quarterly basis. Any minor modifications not approved by the Director may be appealed to the Board of Adjustments.

ORDINANCE NO. _____
CITY OF BENTONVILLE, ARKANSAS

AN ORDINANCE AMENDING LAND DEVELOPMENT CODE, SEC. 1100.06 FENCE AND WALL REQUIREMENTS, TO ALLOW FOR ADMINISTRATIVE APPROVAL OF MINOR HEIGHT AND HORIZONTAL MODIFICATIONS UP TO TWO FEET FOR FENCE PERMITS; AND FOR OTHER PURPOSES.

WHEREAS, fence permits are administratively approved;

WHEREAS, the approving authority should have flexibility to make reasonable minor adjustments to fence height and setbacks for efficient fence permit processing and reduce request for variances through the Board of Adjustment;

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

Section 1 – Amendment of Land Development Code Sec. 1100.06: That Land Development Code, Sec. 1100.06 Fence and Wall Requirements, Subsection (d) Review and Approval should be and the same is hereby amended as follows:

(d) Review and approval. Once all the required information is submitted, it will be reviewed by the planning department for compliance. If the application is approved, the fence permit will be issued. The Planning Director or their designee may approve minor modifications associated with fence permits to include height or horizontal modifications of up to 2 feet when unique topographical, utility, or other considerations exist. The Director shall provide the Board of Adjustments a list of such minor approvals on a quarterly basis. Any minor modifications not approved by the Director may be appealed to the Board of Adjustments.

Section 2 - Severability Provision: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3 - Repeal of Conflicting Provisions: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4 - Effective Date: This Ordinance is necessary to preserve the public peace, health, safety and welfare and because of such an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of its passage and approval.

PASSED and APPROVED this _____day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

DRAFT

Sec. 601.16 Outdoor and Mobile Food Vendors Amendment

PC Date: 5/2/2023
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Sec. 601.16 Outdoor and Mobile Food Vendors
Recommendation	APPROVAL

Issue Statement

For safety purposes, a life safety inspection by the Fire Department should be conducted prior to use of an outdoor vendor.

Proposed Changes

1. Add a requirement that an inspection be completed and passed before an outdoor vendor can begin operation, by adding the by adding the following as a new subsection between Sec. 601.16(b)(3) and (4):

   Inspection. The applicant must schedule and pass an inspection with the Bentonville Fire Department before operation of the outdoor or mobile food vendor can begin.

ORDINANCE NO. _____

CITY OF BENTONVILLE, ARKANSAS

AN ORDINANCE AMENDING ZONING CODE SEC. 601.16 OUTDOOR AND MOBILE FOOD VENDORS TO REQUIRE A FIRE DEPARTMENT INSPECTION PRIOR TO COMMENCEMENT OF OPERATIONS OF AN OUTDOOR OR MOBILE FOOD VENDOR; AND FOR OTHER PURPOSES

WHEREAS, a life safety inspection from the Fire Department is necessary to ensure outdoor and mobile food vendors comply with all life safety codes;

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

Section 1 – Amendment of Zoning Code Sec. 601.16: That Zoning Code, Sec. 601.16 Outdoor and Mobile Food Vendors should be and the same is hereby amended by adding the following as a new subsection between Sec. 601.16(b)(3) and (4):

Inspection. The applicant must schedule and pass an inspection with the Bentonville Fire Department before operation of the outdoor or mobile food vendor can begin.

Section 2 - Severability Provision: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3 - Repeal of Conflicting Provisions: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4 - Effective Date: This Ordinance is necessary to preserve the public peace, health, safety and welfare and because of such an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of its passage and approval.

PASSED and APPROVED this _____day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

DRAFT

Sec. 601.33 Parklet Amendment

PC Date: 5/2/2023
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Sec. 601.33 Parklet
Recommendation	APPROVAL

Issue Statement

For safety purposes, a life safety inspection by the Fire Department should be conducted prior to use of a parklet.

Proposed Changes

1. Add a requirement that an inspection be completed and passed before a parklet permit is issued, as follows:

> (d) ***Encroachment Agreement.*** The Encroachment Agreement shall include the following:
>
> *(12) Inspections. The permit will not be issued until inspections are conducted and approved by all city departments. The establishment shall agree to periodic inspections by city staff for compliance with all regulations.*

2. Add that the parklet must be designed and constructed to meet life safety codes, as follows:

> (3) *Design Requirements.*
>
> g. *Life Safety*: Compliance with life safety Codes is required for parklet use. Including but not limited to location, construction, operation and maintenance. Use of open flames, heaters, extension cords, awnings/canopies/shade sails, etc. is subject to approval by the Fire Department. The location of the parklet shall not impede access to fire lanes, fire hydrants, fire department connections (FDCs), or other fire protection equipment. Egress shall not be compromised by the location of the parklet or tables, chairs, planters, etc. If located with the City's established Fire District the parklet must be compliant with those specific restrictions.

ORDINANCE NO. _____

CITY OF BENTONVILLE, ARKANSAS

AN ORDINANCE AMENDING ZONING CODE SEC. 601.33 PARKLET TO REQUIRE A FIRE DEPARTMENT INSPECTION PRIOR TO ISSUANCE OF A PARKLET PERMIT; AND FOR OTHER PURPOSES

WHEREAS, a life safety inspection from the Fire Department is necessary to ensure parklets comply with all life safety codes;

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

Section 1 – Amendment of Zoning Code, Sec. 601.33: That Zoning Code, Sec. 601.33 Parklet should be and the same is hereby amended with the following:

(d) ***Encroachment Agreement.*** The Encroachment Agreement shall include the following:

(12) Inspections. The permit will not be issued until inspections are conducted and approved by all city departments. The establishment shall agree to periodic inspections by city staff for compliance with all regulations.

(e) ***Minimum Design Standards.*** Establishment shall agree that the encroached premises, at the sole expense of the establishment, must be effectively blocked off and visibly marked in order to ensure safety of patrons from vehicles in the area. If table, chairs or other seating is being provided, the encroached premises shall meet the following minimum requirements. Additional elements may be allowed in the encroached premises if the design meets the guidelines of parklet design as established by National Association of City Transportation Officials (NACTO).

(3) *Design Requirements.*

g. *Life Safety*: Compliance with life safety Codes is required for parklet use. Including but not limited to location, construction, operation and maintenance. Use of open flames, heaters, extension cords, awnings/canopies/shade sails, etc. is subject to approval by the Fire Department. The location of the parklet shall not impede access to fire lanes, fire hydrants, fire department connections (FDCs), or other fire protection equipment. Egress shall not be compromised by the location of the parklet or tables, chairs, planters, etc. If located with the City's established Fire District the parklet must be compliant with those specific restrictions.

Section 2 - Severability Provision: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the

Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3 - Repeal of Conflicting Provisions: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4 - Effective Date: This Ordinance is necessary to preserve the public peace, health, safety and welfare and because of such an emergency is declared to exist and this Ordinance shall be in full force and effect from the date of its passage and approval.

PASSED and APPROVED this _____day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

DRAFT

Newk's Eatery

1500 Southeast Eagle Way
PC Date: 5/2/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0071
Applicant / Current Owner	Ron Homeyer/BV Commons LLC
Site Area	+/- 1.01 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Restaurant
Related Project(s)	None

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at the Northwest Corner of Southeast Eagle Way and Southeast East Pointe 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 Newk's Eatery drive-thru restaurant. The proposed structure will be approximately 3,298 square feet, providing dining and cooking areas. It is also shown to be approximately 22 feet tall at its highest point. The project will provide 39 parking spaces, 7 more than required. 2 means of access are proposed – one shared drive along Southeast Eagle Road and one drive off of Southeast East Pointe Avenue.

The proposal provides sidewalk improvements and new landscaping per the requirements of the Land Development Code. The project complies with the Master Street Plan, and the Master Trails Plan requirements. The primary materials are brick, glass, and split-face CMU.

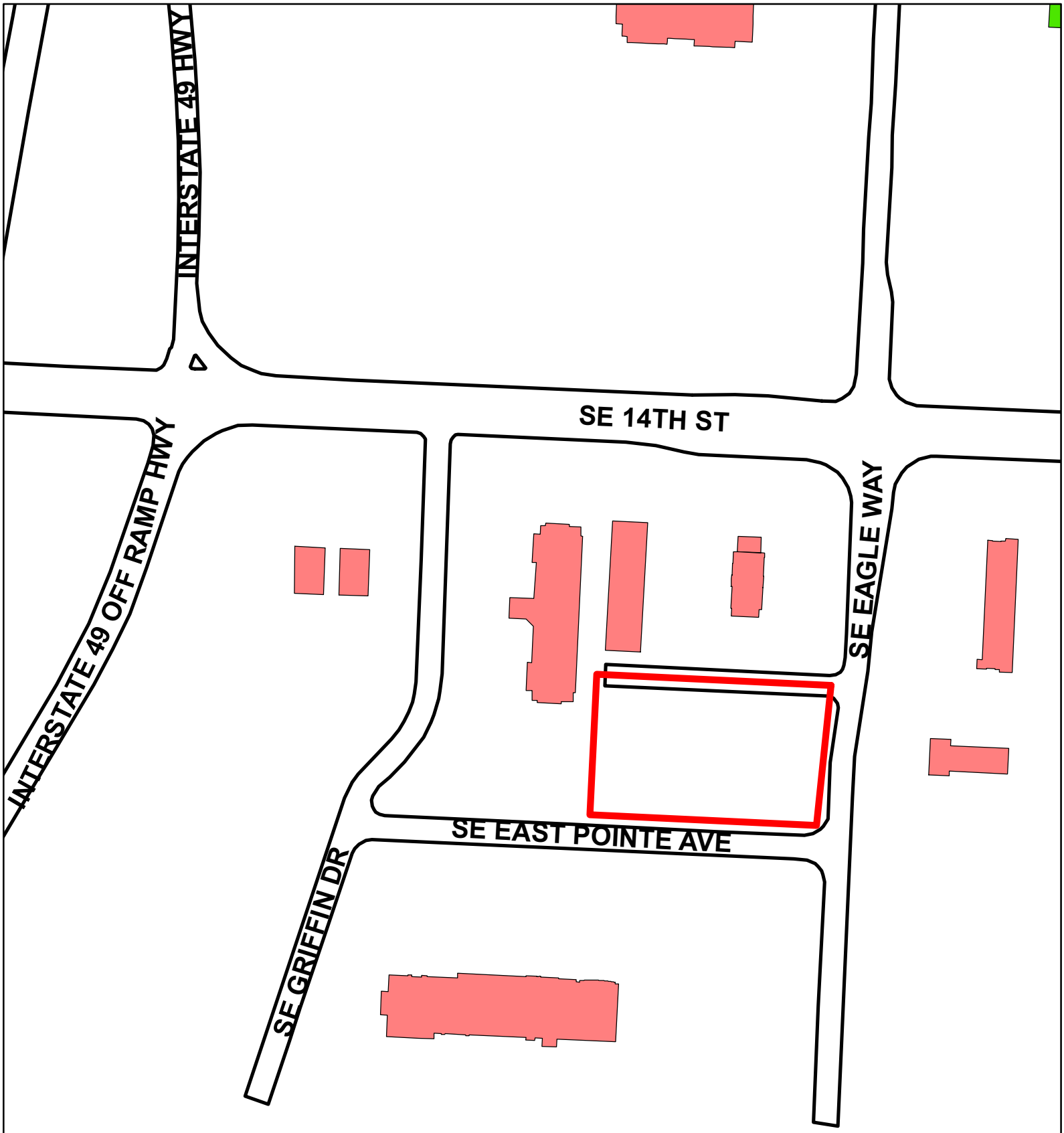
Projected Traffic Impact
While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal. Adequate access and connectivity to existing sidewalk infrastructure should mitigate some effects of additional traffic.

Waivers

No waivers are associated with this request.

Conclusion
The proposed large-scale development meets the minimum requirements of the Land Development Code. The proposal does satisfy the goal of the Bentonville Community Plan to infill development where infrastructure already exists.

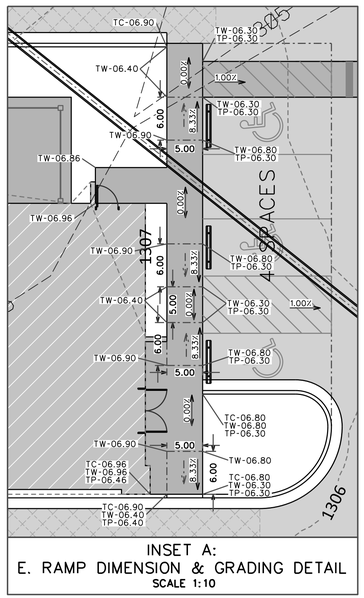
Staff recommends approval of this Large Scale Development.



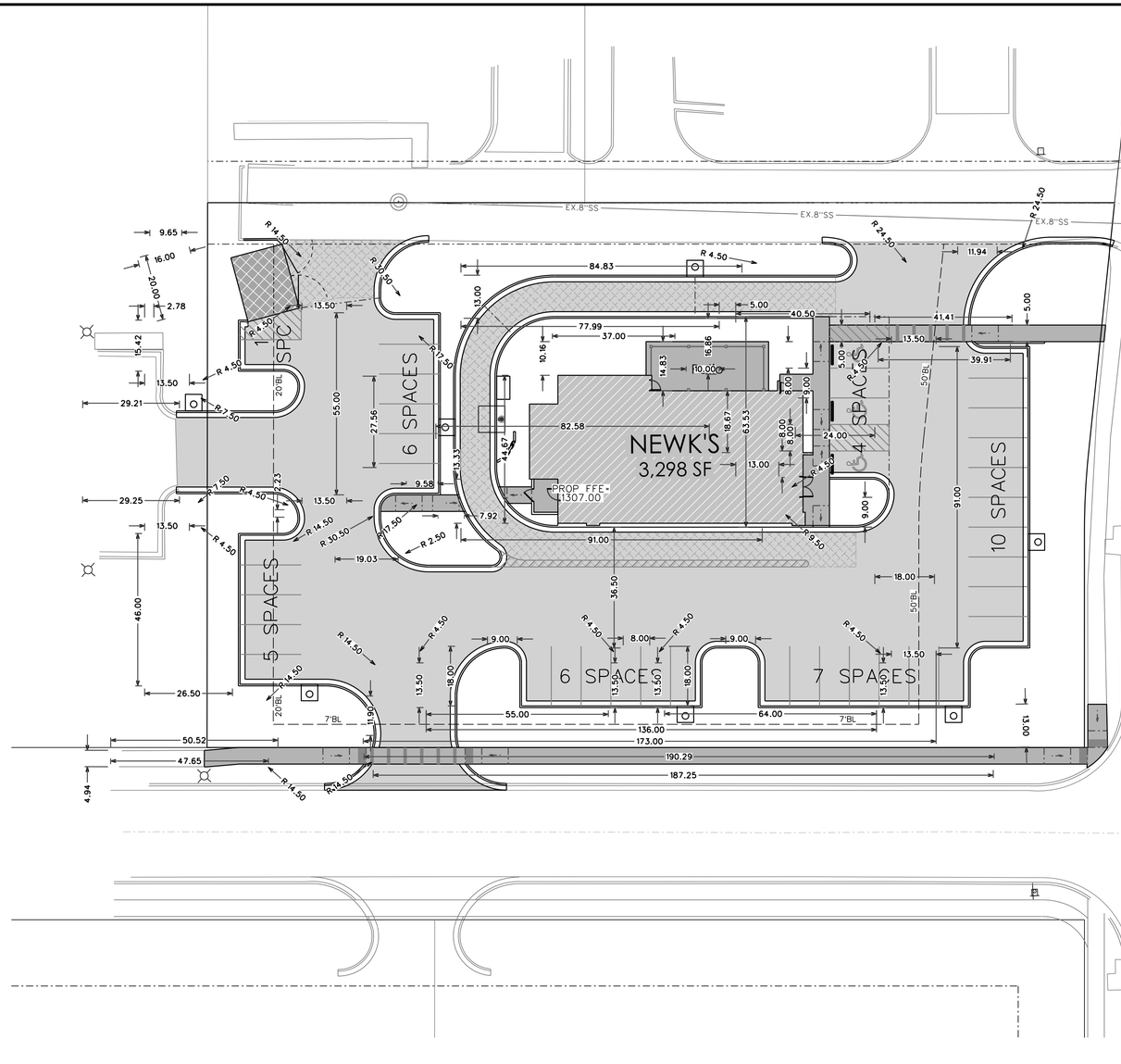
N
W E
S

1 inch = 150 feet

LSD22-0071 5/2/23
LARGE SCALE DEVELOPMENT
NEWKS EATERY
1500 SE EAGLE WAY



INSET A:
E. RAMP DIMENSION & GRADING DETAIL
SCALE 1:10



0 10 20 40
SCALE: 1" = 20'

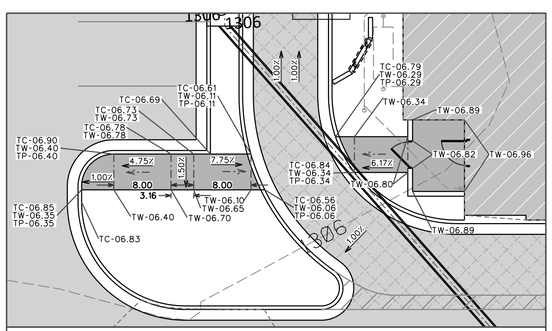
LEGEND

- FOUND IRON PIN
- EXISTING PROPERTY LINE
- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- EXISTING FENCE LINE
- EXISTING NATURAL GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SIGN/METER
- EX ELECTRIC BOX
- EX FIBER OPTIC PEDESTAL
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX LIGHT POLE
- EX SIGN
- EXISTING TREE
- PROPOSED FENCE LINE
- PROPOSED EASEMENT LINE
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BUILDING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED DUMPSTER PAD
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT POLE
- EXISTING 'TBM'

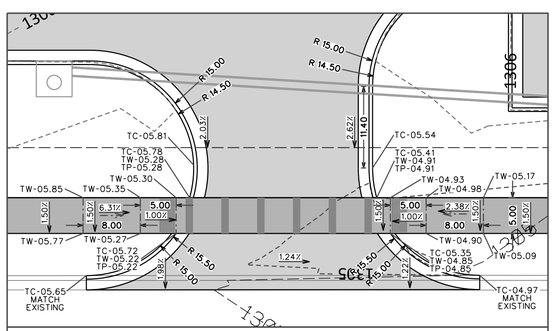
NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

NOTE:
CONTRACTOR SHALL VERIFY ALL GRADES AND EXISTING ELEVATIONS PRIOR TO ANY CONSTRUCTION.

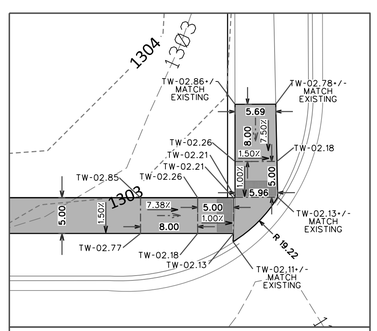
CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE ANY CHANGES TO APPROVED PROJECT DESIGN WITHOUT WRITTEN APPROVAL OF ENGINEER.



INSET B:
W. RAMP DIMENSION & GRADING DETAIL
SCALE 1:10



INSET C:
DRIVEWAY DIMENSION & GRADING DETAIL
SCALE 1:10



INSET D:
S.E. RAMP DIMENSION & GRADING DETAIL
SCALE 1:10

PRELIMINARY FOR GOVT REVIEW ONLY

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7731
RONALD HOMEYER

This document was originally issued and sealed by Ronald Homeyer, P.E. 7731 on November 16, 2022

NO.	REVISIONS	BY	DATE
2	PER CITY COMMENTS	RDH	04-10-23
1	PER CITY COMMENTS	RDH	01-23-23

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E-MAIL: mail@civilengineerings.com

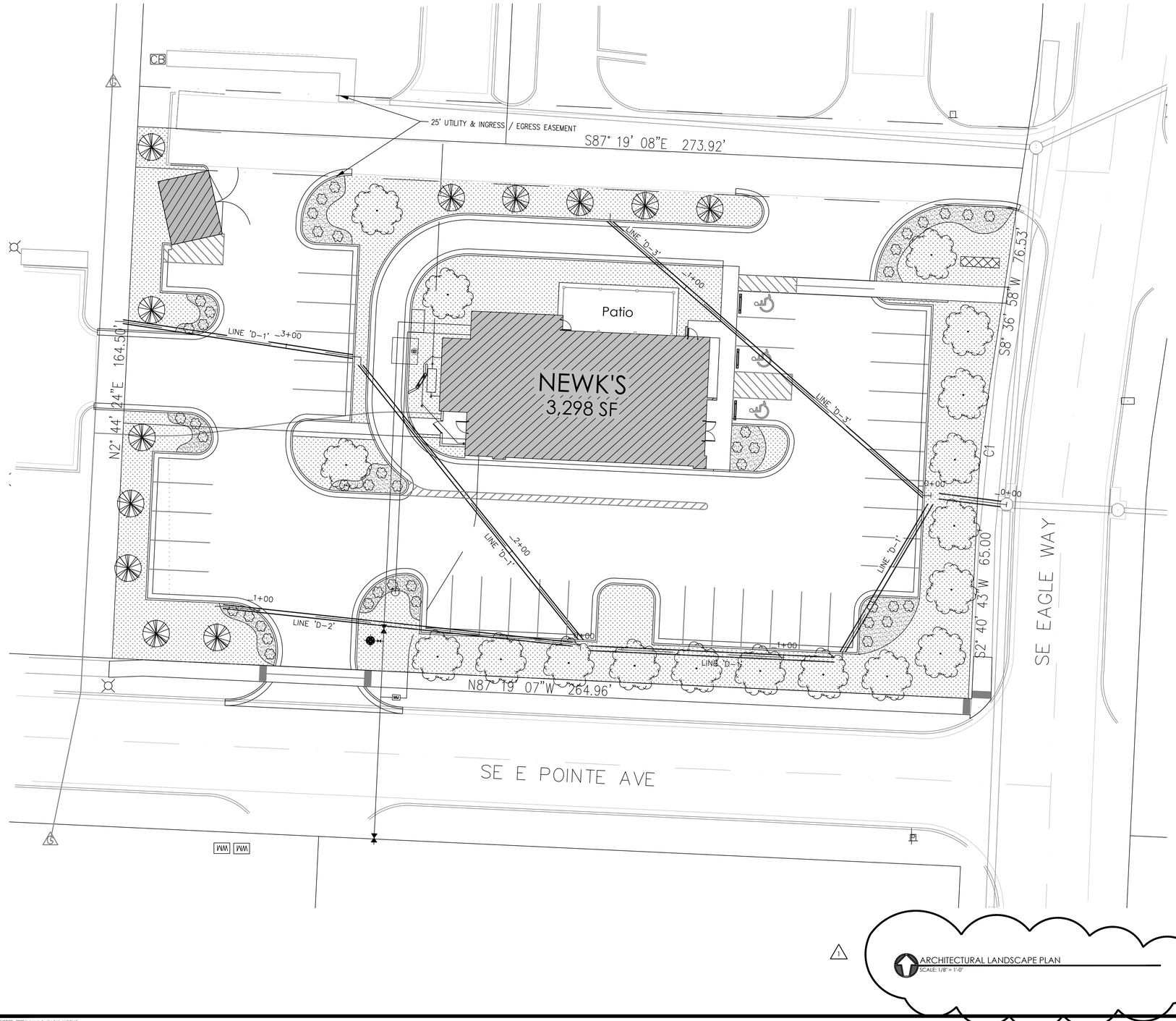
DEVELOPMENT PLANS FOR
NEWK'S EATERY
BENTONVILLE, ARKANSAS
ATLAS PAGE 446

DIMENSION PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"=20'H	
2242	NOVEMBER 2022	1"= -'V	3 OF 6

FILE: 2242-03 Dim and Grading Plan.dgn
REF FILE: 2242 01.dgn
VIEW:
DATE: 4/8/2023
PF:

(LSD22-0071)



1 ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

SITE GENERAL NOTES:

1. SITE TO RECIEVE FULL COVERAGE IRRIGATION UTILIZING RAINBIRD & HUNTER SYSTEM COMPONENTS. COORDINATE ZONES WITH OWNER.
2. COORDINATE SEASONAL FLOWER LOCATIONS WITH OWNER.

LEGEND:

NEW GRASS - BERMUDA SOD

NEW BLACK MULCH

15" AMERICAN HOLLY.

18" RED MAPLE.

3-GAL EVERGREEN SHRUBS (BOXWOOD OR APPROVED DECIDUOUS MATERIAL) CREATING A SEAMLESS ROW OF SCREENING/BUFFERING. TO BE 24" MIN. ABOVE FINISH GRADE OF PARKING LOT AT TIME OF PLANTING AND REACH 36" ABOVE FINISH GRADE OF PARKING LOT WITHIN 24 MONTHS AFTER PLANTING.

MAX. SHRUB SPACING 24" O.C.

INTERIOR LANDSCAPING REQUIRED
(BENTONVILLE DEVELOPMENT CODE: 1400.8 (C)):

TOTAL AREA OF PARKING LOT: 26,293.4 SF = 8% DEDICATED INTERIOR GREENSPACE

TOTAL AREA REQUIRED = 8% OF 26,293.4 SF = **2,103.5 SF**
TOTAL AREA PROVIDED = 2,262.8 SF (EXCLUDING PARAMETER STRIP & BUILD. PLANTING AREA)

JAMES M. HUCKESTEIN
REGISTERED
NO. 3288
ARKANSAS

10.31.22

james m. huckestein architect, AIA
architecture . planning . interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

A New Building For:
Newk's EATERY
Corner of SE East Pointe Ave. & SE Eagle Way
Bentonville, AR ---

RELEASES / DESCRIPTION / DATES

1 PLANNING / PERMIT REVISIONS 04.07.23

NOT FOR CONSTRUCTION ☐
RELEASED FOR CONSTRUCTION ■

DATE	10.31.22
DRAWN	RA, MRW
CHECKED	ENH, MRW
APPROVED	H+HA

PROJECT NUMBER 22074.02

SHEET TITLE
ARCHITECTURAL LANDSCAPE PLAN

DRAWING NO. AL1.1

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EXTERIOR MATERIAL & FINISH LEGEND

MARK	DESCRIPTION	LOCATION	NOTE
PAINTS & COATINGS			
EP1	BENJAMIN MOORE: COLOR; HC-27 MONTERAY WHITE; FINISH #183 EXTERIOR FLAT	EXT. EIFS WALL	
EP2	BENJAMIN MOORE: COLOR: **MATCH MC1**; FINISH #183 EXTERIOR FLAT	EXT. EIFS TRIM	
METAL FINISHES			
MP1	METAL PANEL - ALUMINUM METAL PANEL SYSTEM - RYNOBOND COMPOSITE - COLOR: BRITE RED	EXT. WATERFALL CANOPY	
MC1	PRE-FINISHED MTL. COPING CAP & SCUPPERS & DOWNSPOUTS. - PAC-CLAD - COLOR: GRAPHITE	EXTERIOR SCUPPERS, COPING	
EXTERIOR MASONRY			
EB1	EXTERIOR BRICK - GENERAL SHALE - DOMINO MODULAR; MORTAR - ARGOS OR LAFARGE - COLOR: MAGNOLIA DARK.	EXTERIOR TOWERS, ACCENTS	
EB2	EXTERIOR BRICK - GENERAL SHALE - BIRCH; MORTAR - ARGOS OR LAFARGE - COLOR: SAHARA.	EXTERIOR FIELD BRICK	
EB3	EXTERIOR CMU - WESTBROOK CONCRETE BLOCK - SPLIT-FACE 4" X 8" X 16" - SF-608; MORTAR - ARGOS - COLOR: MAGNOLIA DARK.	EXTERIOR BASE BRICK	

NOTES:
APPROVED MATERIALS AS NOTED IN BENTONVILLE DEVELOPMENT CODE SECTION 1100.21(e) REQUIRES: "...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."

ALLOWED MATERIALS INCLUDE THE (BELOW)INCLUDED MATERIALS OF BRICK (EB1, EB2), GLASS, AND ARCHITECTURAL METAL PANELS (MP1) AS WELL AS ALLOWED TRIM MATERIALS. THE TWO PRIMARY MATERIALS NOTED ARE THE BRICK (EB1, EB2) AND THE METAL PANELS (MP1). EACH FACADE'S PERCENTAGE OF PRIMARY MATERIAL IS NOTED BY THE ELEVATION.

ELEVATION GENERAL NOTES:

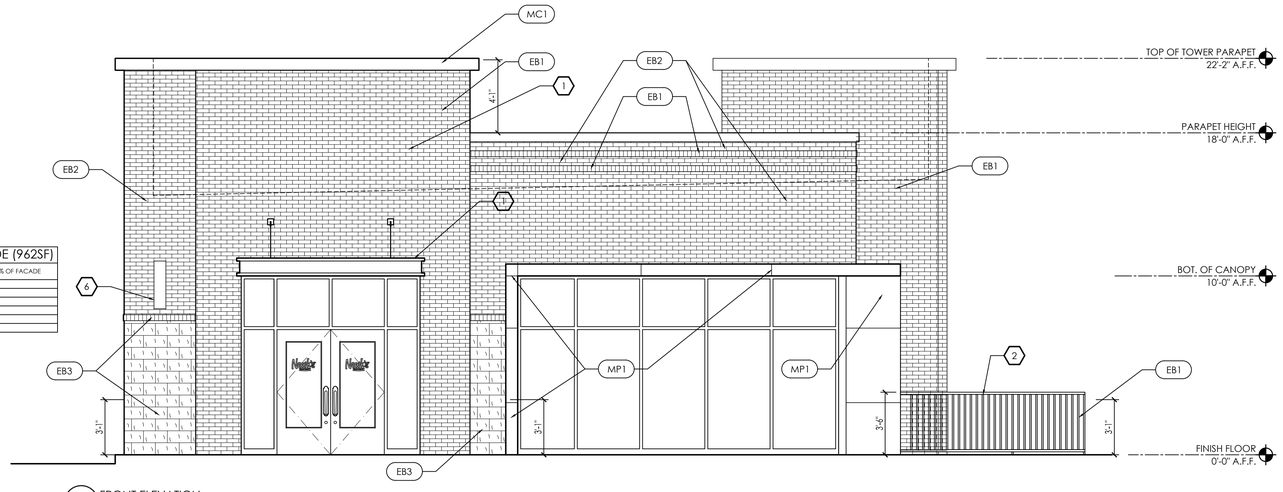
1. ALL PAINT / FINISH SYMBOL DEFINITIONS FOUND ON A8.1
2. ALL GLAZING @ NEWK'S SPACE TO BE TINTED (UNLESS NOTED OTHERWISE)
3. G.C. TO PROVIDE ELECTRICAL (J-BOXES AT INT. W/ WHIPS EXTENDING THROUGH WALL) @ ALL CANOPY AND EXTERIOR LIGHTING LOCATIONS AS REQ'D. INCLUDING ALL CIRCUITS, BREAKERS, AND DEVICES. COORD. W/ VENDOR AND ELEC. FOR LOCATION AND QUANTITY
4. G.C. TO PROVIDE THROUGH-WALL 1" CONDUIT A LOCATIONS OF EXTERIOR WALL MOUNTED SPEAKERS - 1 (MIN.) AT EA. ENTRY DOOR - COORD. W/ VENDOR.

(X) KEYNOTES:

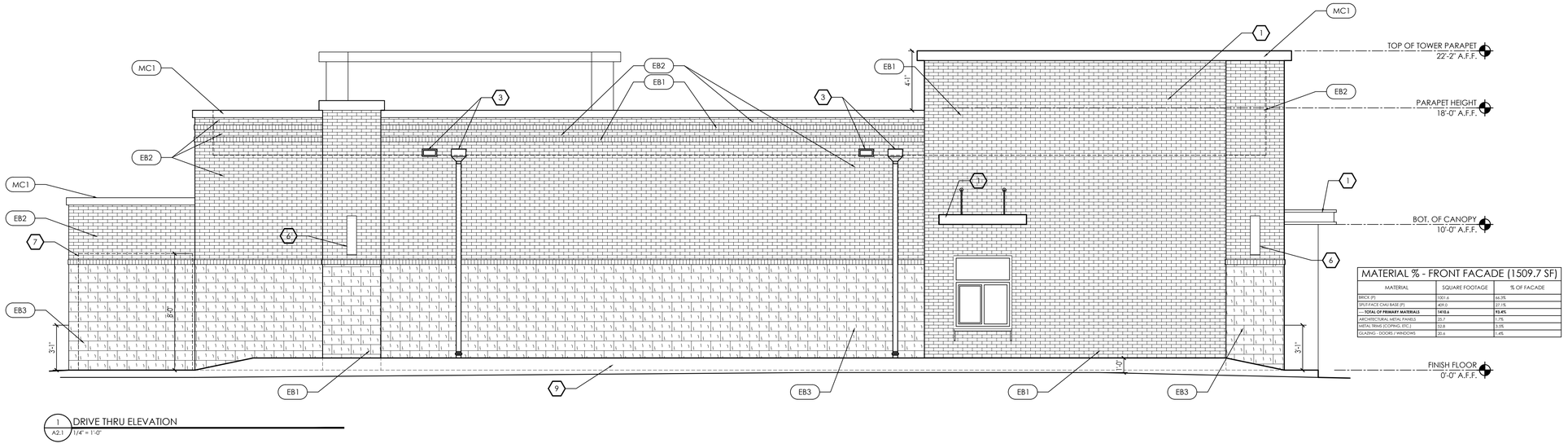
1. SIGN(S), FABRIC AWNINGS & METAL CANOPIES BY OWNER (SIGN VENDOR); G.C. TO PROVIDE POWER AND BLOCKING AS REQ'D. & TO COORD. W/ VENDOR.
2. METAL RAILS AND MASONRY COLUMN BASES @ OUTDOOR DINING AREAS - G.C. TO PROVIDE PANIC DEVICE HARDWARE @ GATE - SEE DETAILS A2.3
3. PRE-FINISHED SCUPPER & DOWNSPOUT -PRE-FINISH TO MATCH EP-1 (WALL SURFACE).
4. METAL CANOPY PROVIDED & INSTALLED BY GC - CANOPY TO BE PRE-MANUFACTURED ALUM. CANOPY COLOR TO MATCH MC-1 W/ INTEGRATED LED LIGHTING.
5. 6" TALL BLACK ANNODIZED ALUM. PIN-MOUNTED ADDRESS NUMBERS / CHARACTERS; COORD. W/ FIRE-MARSHAL / LOCAL JURISDICTION TO CONFIRM LOCATION AND MOUNTING HEIGHT.
6. WALL SCONCE. SEE ELECTRICAL.
7. LINE OF COMPOSITE WOOD FENCE.
8. ROOF LADDER - O'KEEFE'S 503 ACCESS ALUM. LADDER W/ TOP PLAT-FORM, RETURN, OFF-FLOOR MOUNTING BRACKET FOR BASE AND SECURITY DOOR OR APPROVED EQ. - HTTPS://OKEEFFES.COM/PRODUCTS/503-ACCESS-LADDER/
9. BARRIER CURB @ DRIVE-THRU LANE - SEE DTL. @ A2.3

MATERIAL % - FRONT FACADE (962SF)

MATERIAL	SQUARE FOOTAGE	% OF FACADE
BRICK (P)	538.9	56.0%
GLAZING - DOORS / WINDOWS (P)	279.4	29.0%
--- TOTAL OF PRIMARY MATERIALS	817.9	85%
SPLIT-FACE CMU BASE	45.0	4.7%
ARCHITECTURAL METAL PANELS	56.0	5.8%
METAL TRIMS (COPING, ETC.)	43.1	4.5%



2 A2.1 FRONT ELEVATION 1/4" = 1'-0"



MATERIAL % - FRONT FACADE (1509.7 SF)

MATERIAL	SQUARE FOOTAGE	% OF FACADE
BRICK (P)	1001.6	66.3%
SPLIT-FACE CMU BASE (P)	409.0	27.1%
--- TOTAL OF PRIMARY MATERIALS	**1410.6**	**93.4%**
ARCHITECTURAL METAL PANELS	25.7	1.7%
METAL TRIMS (COPING, ETC.)	52.8	3.5%
GLAZING - DOORS / WINDOWS	20.6	1.4%

1 A2.1 DRIVE THRU ELEVATION 1/4" = 1'-0"

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JAMES M. HUCKESTEIN
REGISTERED
NO. 3288
ARKANSAS
10.31.22

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2126 Morris Avenue
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Phone 205.322.1751
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www.hplusha.com

A New Building For:
Newk's EATERY
Corner of SE East Pointe Ave. & SE Eagle Way
Bentonville, AR ---

RELEASES / DESCRIPTION / DATES

1	PLANNING / PERMIT REVISIONS	04.07.23

NOT FOR CONSTRUCTION ☐
RELEASED FOR CONSTRUCTION ■

DATE	10.31.22
DRAWN	RA, MRW
CHECKED	ENH, MRW
APPROVED	H+HA

PROJECT NUMBER 22074.02

SHEET TITLE
EXTERIOR ELEVATIONS

1

DRAWING NO. A2.1

EXTERIOR MATERIAL & FINISH LEGEND

MARK	DESCRIPTION	LOCATION	NOTE
PAINTS & COATINGS			
EP1	BENJAMIN MOORE: COLOR: HC-27 MONTERAY WHITE; FINISH #183 EXTERIOR FLAT	EXT. EIFS WALL	
EP2	BENJAMIN MOORE: COLOR: **MATCH MC1**; FINISH #183 EXTERIOR FLAT	EXT. EIFS TRIM	
METAL FINISHES			
MP1	METAL PANEL - ALUMINUM METAL PANEL SYSTEM - RYNOBOND COMPOSITE - COLOR: BRITE RED	EXT. WATERFALL CANOPY	
MC1	PRE-FINISHED MTL. COPING CAP & SCUPPERS & DOWNSPOUTS. - PAC-CLAD - COLOR: GRAPHITE	EXTERIOR SCUPPERS, COPING	
EXTERIOR MASONRY			
EB1	EXTERIOR BRICK - GENERAL SHALE - DOMINO MODULAR; MORTAR - ARGOS OR LAFARGE - COLOR: MAGNOLIA DARK.	EXTERIOR TOWERS, ACCENTS	
EB2	EXTERIOR BRICK - GENERAL SHALE - BIRCH; MORTAR - ARGOS OR LAFARGE - COLOR: SAHARA.	EXTERIOR FIELD BRICK	

NOTES:
APPROVED MATERIALS AS NOTED IN BENTONVILLE DEVELOPMENT CODE SECTION 1100.21(e) REQUIRES: '...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."

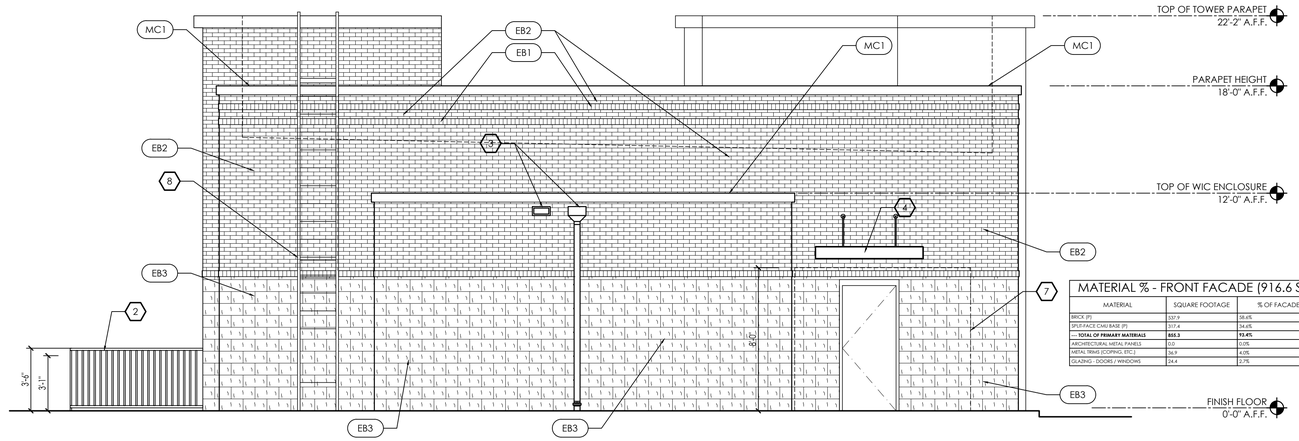
ALLOWED MATERIALS INCLUDE THE (BELOW)INCLUDED MATERIALS OF BRICK (EB1, EB2), GLASS, AND ARCHITECTURAL METAL PANELS (MP1) AS WELL AS ALLOWED TRIM MATERIALS. THE TWO PRIMARY MATERIALS NOTED ARE THE BRICK (EB1, EB2) AND THE METAL PANELS (MP1). EACH FACADE'S PERCENTAGE OF PRIMARY MATERIAL IS NOTED BY THE ELEVATION.

ELEVATION GENERAL NOTES:

1. ALL PAINT / FINISH SYMBOL DEFINITIONS FOUND ON A8.1
2. ALL GLAZING @ NEWK'S SPACE TO BE TINTED (UNLESS NOTED OTHERWISE)
3. G.C. TO PROVIDE ELECTRICAL (J-BOXES AT INT. W/ WHIPS EXTENDING THROUGH WALL) @ ALL CANOPY AND EXTERIOR LIGHTING LOCATIONS AS REQ'D. INCLUDING ALL CIRCUITS, BREAKERS, AND DEVICES. COORD. W/ VENDOR AND ELEC. FOR LOCATION AND QUANTITY
4. G.C. TO PROVIDE THROUGH-WALL 1" CONDUIT A LOCATIONS OF EXTERIOR WALL MOUNTED SPEAKERS - 1 (MIN.) AT EA. ENTRY DOOR - COORD. W/ VENDOR.

(X) KEYNOTES:

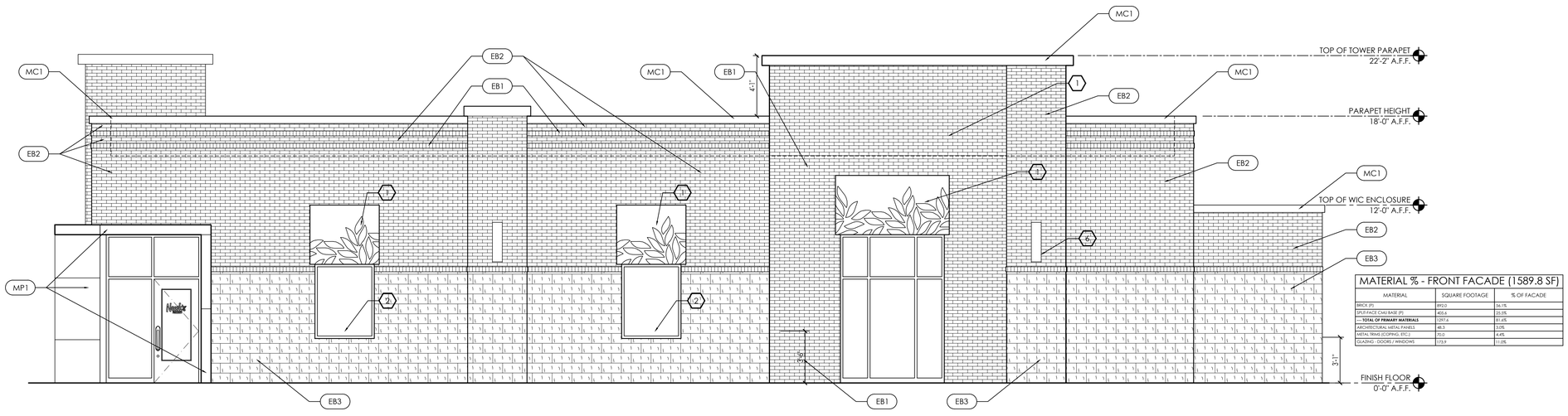
1. SIGN(S), FABRIC AWNINGS & METAL CANOPIES BY OWNER (SIGN VENDOR); G.C. TO PROVIDE POWER AND BLOCKING AS REQ'D. & TO COORD. W/ VENDOR.
2. METAL RAILS AND MASONRY COLUMN BASES @ OUTDOOR DINING AREAS - G.C. TO PROVIDE PANIC DEVICE HARDWARE @ GATE - SEE DETAILS A2.3
3. PRE-FINISHED SCUPPER & DOWNSPOUT -PRE-FINISH TO MATCH EP-1 (WALL SURFACE).
4. METAL CANOPY PROVIDED & INSTALLED BY GC - CANOPY TO BE PRE-MANUFACTURED ALUM. CANOPY COLOR TO MATCH MC-1 W/ INTEGRATED LED LIGHTING.
5. 6" TALL BLACK ANNODIZED ALUM. PIN-MOUNTED ADDRESS NUMBERS / CHARACTERS; COORD. W/ FIRE-MARSHAL / LOCAL JURISDICTION TO CONFIRM LOCATION AND MOUNTING HEIGHT.
6. WALL SCONCE. SEE ELECTRICAL.
7. LINE OF COMPOSITE WOOD FENCE.
8. ROOF LADDER - O'KEEFE'S 503 ACCESS ALUM. LADDER W/ TOP PLAT-FORM, RETURN, OFF-FLOOR MOUNTING BRACKET FOR BASE AND SECURITY DOOR OR APPROVED EQ. - HTTPS://OKEEFFES.COM/PRODUCTS/503-ACCESS-LADDER/
9. BARRIER CURB @ DRIVE-THRU LANE - SEE DTL. @ A2.3



2 REAR ELEVATION
A2.2 1/4"=1'-0"

MATERIAL % - FRONT FACADE (916.6 SF)

MATERIAL	SQUARE FOOTAGE	% OF FACADE
BRICK (P)	532.9	58.6%
SPLIT-FACE CMU BASE (P)	317.4	34.6%
--- TOTAL OF PRIMARY MATERIALS	**865.3**	**93.4%**
ARCHITECTURAL METAL PANELS	0.0	0.0%
METAL TRIMS (COPING, ETC.)	36.9	4.0%
GLAZING - DOORS / WINDOWS	24.4	2.7%



1 RIGHT ELEVATION
A2.1 1/4"=1'-0"

MATERIAL % - FRONT FACADE (1589.8 SF)

MATERIAL	SQUARE FOOTAGE	% OF FACADE
BRICK (P)	892.0	56.1%
SPLIT-FACE CMU BASE (P)	405.6	25.5%
--- TOTAL OF PRIMARY MATERIALS	**1297.6**	**81.6%**
ARCHITECTURAL METAL PANELS	48.3	3.0%
METAL TRIMS (COPING, ETC.)	70.0	4.4%
GLAZING - DOORS / WINDOWS	173.9	11.0%

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JAMES M. HUCKESTEIN
REGISTERED
NO. 3288
ARKANSAS

10.31.22

james m. huckestein architect, AIA
architecture . planning . interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

A New Building For:
Newk's EATERY
Corner of SE East Pointe Ave. & SE Eagle Way
Bentonville, AR ----

RELEASES / DESCRIPTION / DATES

1	PLANNING / PERMIT REVISIONS	04.07.23

NOT FOR CONSTRUCTION ☐
RELEASED FOR CONSTRUCTION ■

DATE	10.31.22
DRAWN	RA, MRW
CHECKED	ENH, MRW
APPROVED	H+HA

PROJECT NUMBER 22074.02

SHEET TITLE
EXTERIOR ELEVATIONS

1

DRAWING NO. A2.2

WAIVER STAFF REPORT

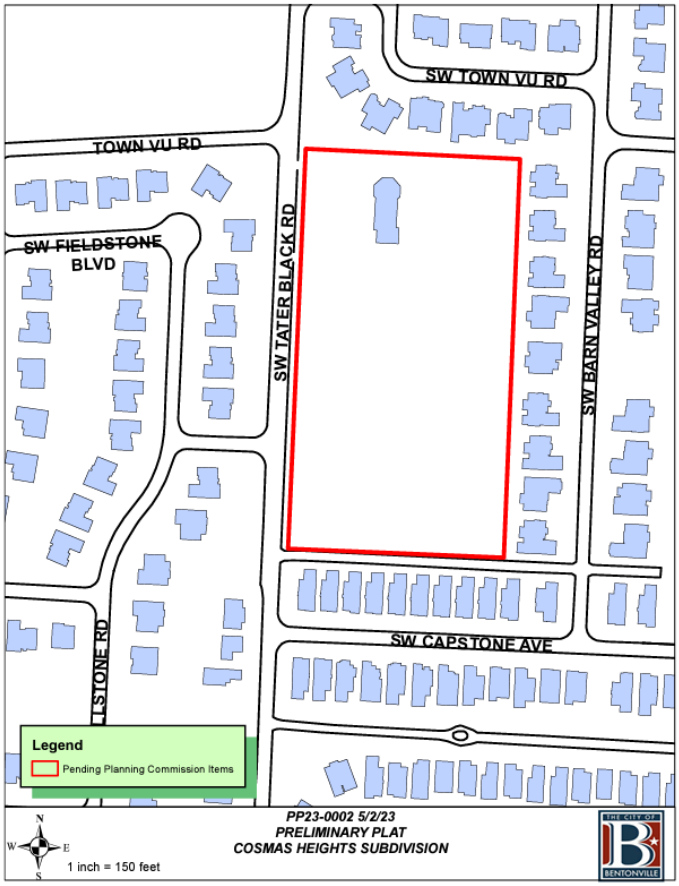
Cosmas Heights Subdivision Waiver

601, 603, 701 SW Tater Black Road
PC Date: 5/2/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PP23-0002 (WAIVER ONLY)
Applicant / Current Owner	Halff Associates / Ngoma & Tsiti Hantuba
Site Area	+/- 6.71 acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Two Family and Townhome Residential

https://arcg.is/08HvK8

Location Map



Property Description

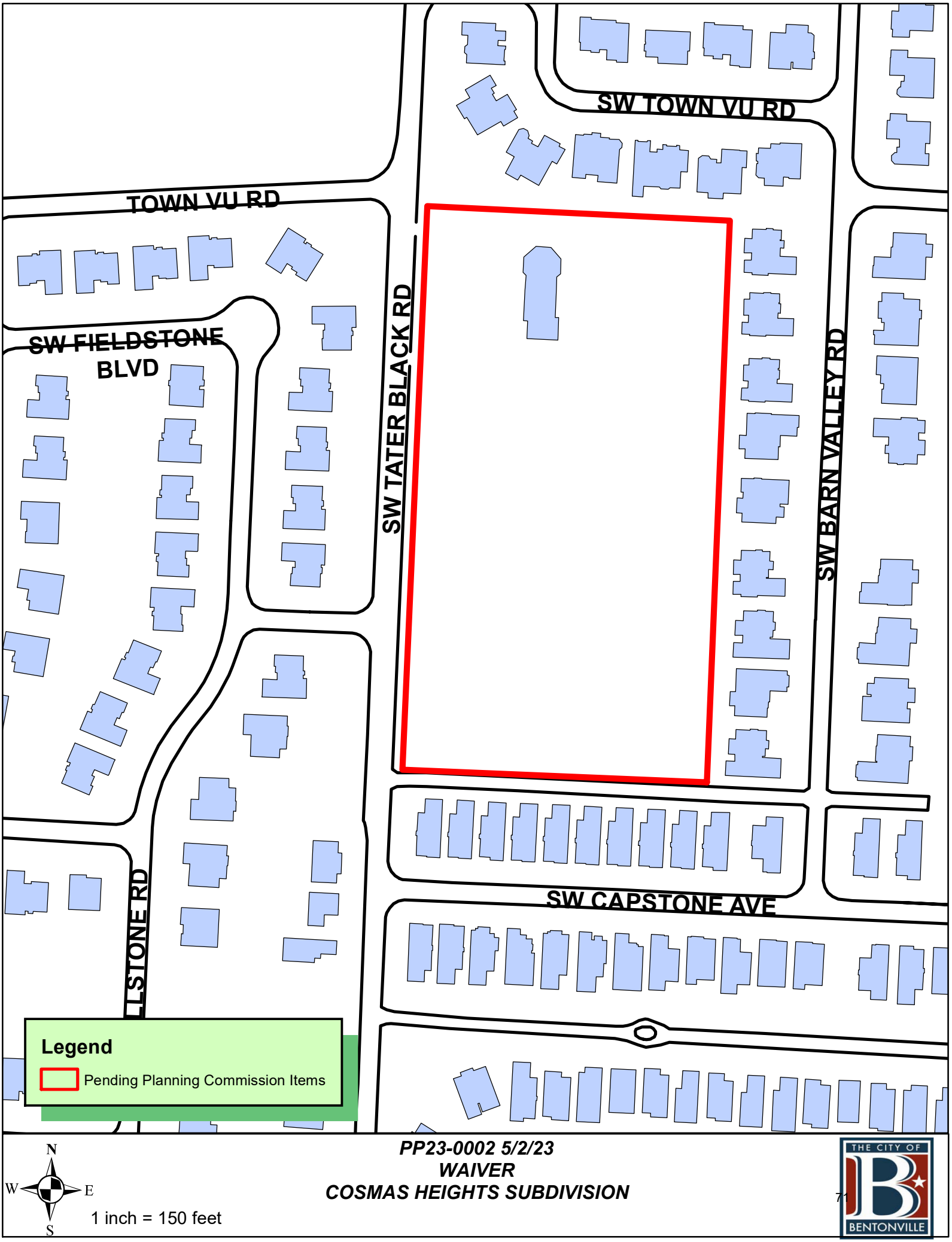
This property is located at 601, 601, and 701 SW Tater Black Road. It is approximately 6.71 acres and is zoned R-2, Medium Density Two Family and Townhome Residential.

Waivers

The applicant is requesting a waiver from Sec 5.4 of the drainage manual wherein finished floor elevations are required to be 1.5 foot above the water surface elevations of detention ponds and retention ponds. Further, the proposal exacerbates the existing drainage patterns for the homes to the east. The applicant states that due to the topography and the construction of existing homes, the 1.5-foot difference was not achievable within the proposed development.

Conclusion

The waiver request puts existing houses out of compliance with the City of Bentonville's Drainage Standards. As a result, this waiver would increase the chances of flooding for existing houses adjacent to the subdivision. Engineering staff recommends denial of the waiver request because it adversely effects adjoining properties.



PP23-0002 5/2/23
WAIVER
COSMAS HEIGHTS SUBDIVISION

halff

March 24, 2023

Planning Commission
City of Bentonville
315 SW A Street
Bentonville, Arkansas 72712

RE: ***Cosmas Heights Subdivision***
SW Tater Black Road
Bentonville, Arkansas

Dear Planning Commission,

On behalf of NTBM, LLC, we respectfully request a waiver from the Detention and Retention Ponds requirement, Section 1100.04 Detention and Retention Ponds.

Section 100.04 requires all new detention and retention ponds to be constructed per the Bentonville Drainage Manual. In Section 5 of the Bentonville Drainage Manual, it specifies that there should be 1.5' between the 100-year water surface elevation (WSEL) and the adjacent finished floor elevations. Due to topography and the construction of existing homes, this was not achievable within the proposed development.

In conclusion, with the above situations described, we would like to respectfully request a waiver for this requirement for Cosmas Heights Subdivision.

Sincerely,

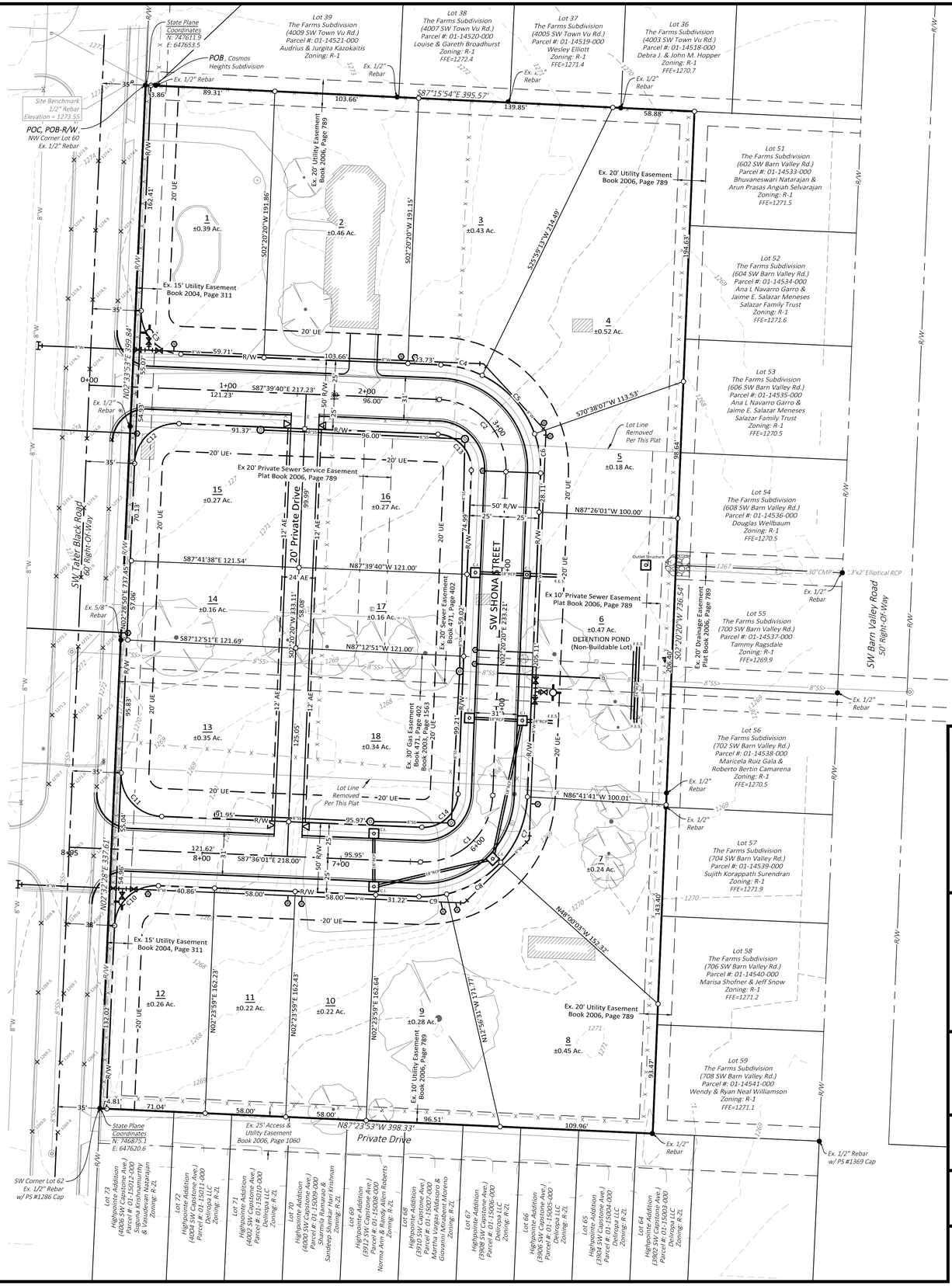
Halff Associates, Inc.

Joanne Johnson, P.E.
Project Manager

2407 SE COTTONWOOD ST STE 1
BENTONVILLE AR 72712
479 273 2209

LEGEND

Ex. Section Line	Set 1/2" Rebar w/ PS# 1507 Cap
Ex. Boundary Line	Set Mag Nail w/ PS# 1507 Washer
Ex. Adjacent Boundary Line	Ex. Rebar
Ex. Right of Way Line	Ex. Water Meter
Ex. Easement Line	Ex. Fire Hydrant
Road Centerline	Ex. Water Valve
Ex. Water Line	Ex. Irrigation Control Valve
Ex. Sanitary Sewer Line	Ex. Water Spigot
Ex. Gas Line	Ex. Sewer Manhole
Ex. Telephone Line	Ex. Gas Meter
Ex. Underground Electric Line	Ex. Telephone Pedestal
Ex. Overhead Electric Line	Ex. Electric Pedestal
Ex. Storm Drain Pipe	Ex. Electric Meter
Ex. Fence Line	Ex. Power Pole
Ex. Contours	Ex. Power Pole w/ Guy Wire
	Ex. Light Pole
Lot Line	Ex. Sign
Right of Way Line	Ex. Tree
Utility Easement	
Access Easement	Ex. Building



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	78.60'	50.00'	50.06'	N 47° 22' 09" E	70.75'
C2	78.54'	50.00'	50.00'	N 42° 39' 40" W	70.71'
C3	47.20'	30.00'	30.07'	N 42° 35' 25" W	42.48'
C4	30.96'	75.00'	15.70'	N 75° 50' 13" W	30.74'
C5	57.99'	75.00'	30.53'	N 41° 51' 41" W	1271.26'
C6	28.86'	75.00'	14.61'	N 08° 41' 08" W	1270.32'
C7	51.92'	75.00'	27.05'	N 22° 10' 08" E	50.88'
C8	45.89'	75.00'	23.69'	N 59° 31' 43" E	45.18'
C9	20.08'	75.00'	10.10'	N 84° 43' 44" E	20.02'
C10	47.08'	30.00'	29.96'	N 47° 26' 24" E	42.40'
C11	47.17'	30.00'	30.04'	N 42° 33' 36" W	42.46'
C12	47.05'	30.00'	29.93'	N 47° 24' 35" E	42.37'
C13	39.27'	25.00'	25.00'	S 42° 39' 40" E	35.36'
C14	39.30'	25.00'	25.03'	S 47° 22' 09" W	35.37'

PRELIMINARY FOR REVIEW

halff

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

COSMAS HEIGHTS SUBDIVISION

Bentonville, Arkansas

Prepared For: NTBM, LLC

PRELIMINARY PLAT

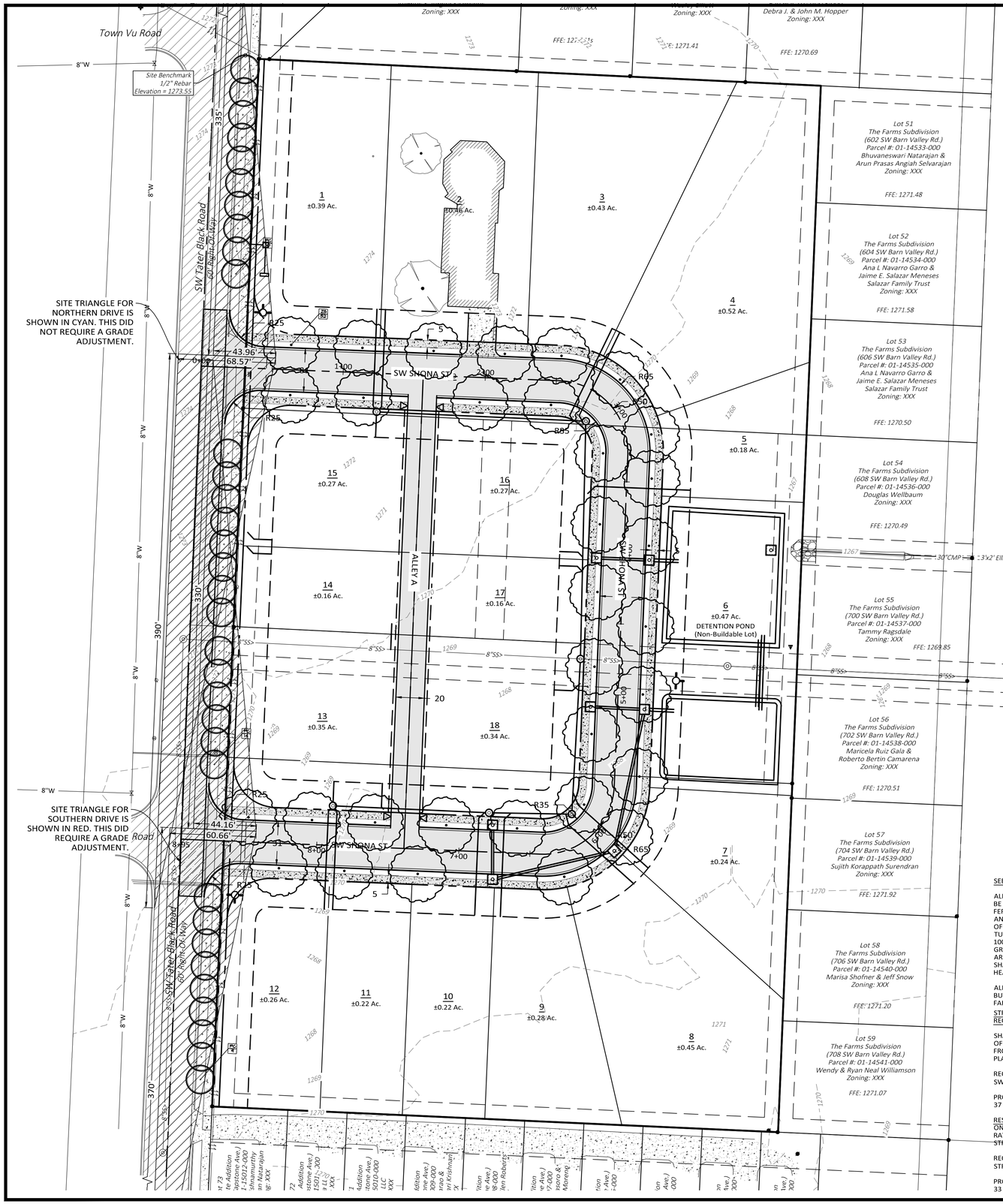
Atlas Page: 401
City of Bentonville Project # = PP23-0002

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	1" = 40'
Date:	04.10.2023	Plot Scale:	1
Project No.:	NTB-01	DWG Name:	PLAT

SHEET **2** of 2

Drawing Name: P:\NTB-01 Tater Black Subdivision\DRAFTING\NTB-01 Preliminary Plat (051997).dwg Last Modified: Apr 07, 2023 - 3:31pm Plotted on: Apr 07, 2023 - 3:43pm by ahS165



LEGEND

- PROPOSED LOT LINE
- R/W — PROPOSED RIGHT OF WAY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT LINE
- ??'BSL – PROPOSED BUILDING SETBACK LINE
- PROPOSED TYPE "A" CURB & GUTTER
- PROPOSED FIRE LANE STRIPING ON CURB
- PROPOSED CONCRETE SIDEWALK BY DEVELOPER
- PROPOSED CONCRETE SIDEWALK BY LOT BUILDER
- PROPOSED HANDICAP RAMP, TYPE "A"
- PROPOSED HANDICAP RAMP, TYPE "B"
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATERLINE "T" FITTING
- PROPOSED WATERLINE 90° FITTING
- PROPOSED SEWER MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED JUNCTION BOX / CURB INLET
- PROPOSED GRATE INLET
- PROPOSED SIGN

40 0 40
Scale in Feet

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
STREET TREES					
PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	4" Cal. B&B	As Shown	37
ZS	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2.5" Cal. B&B	As Shown	32

LANDSCAPE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT THE STATE ONE-CALL.
5. NO CHANGES TO APPROVED PLANT SCHEDULE (IF ANY) WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BENTONVILLE AND THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL PROVIDE A TWO YEAR MINIMUM WARRANTY FOR ALL PROPOSED PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE, OR AS REQUIRED BY THE CITY OF BENTONVILLE.
7. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS.
8. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED, AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE MULCHED PER THE DETAILS.
9. IRRIGATION SYSTEM SHALL BE DESIGNED BY OTHERS. IRRIGATION SYSTEM SHALL BE UNDERGROUND SPRINKLER SYSTEM OR DRIP IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTOR. BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
10. PROPOSED TREES SHALL BE PLACED A MINIMUM DISTANCE OF 10' FROM FIRE HYDRANTS, 20' FROM OVERHEAD UTILITY LINES, AND 5' FROM ANY PUBLIC UNDERGROUND UTILITY.
11. CONTRACTOR SHALL REPLACE ALL DEAD, DISEASED, AND DAMAGED TREES ON SITE. COORDINATE WITH THE LANDSCAPE ARCHITECT.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.5C-10)
13. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST ADDITION OF ANSI A300 'STANDARDS FOR TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5. C-11)
14. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST ADDITION OF ANSI A300 'STANDARDS FOR TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5. C-12)
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
17. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE, BUT SHALL BE COVERED WITH EROSION CONTROL FABRIC EDGES.

STREET FRONTAGE BUFFER LANDSCAPING REQUIREMENTS:

SHADE TREES SHALL BE PROVIDED AT A MINIMUM RATE OF ONE SHADE TREE PER 20 LINEAR FEET OF STREET FRONTAGE, APPLICABLE ONLY TO THE EXTERIOR OF THE PLAT ADJACENT TO A PUBLIC RIGHT-OF-WAY.

REQUIRED:
SW TATER BLACK ROAD 737 LF / 20 = 37 TREES

PROVIDED:
37 SHADE TREES

RESIDENTIAL TREE PLANTING REQUIRED:
ONE SHADE TREE SHALL BE PROVIDED AT A MINIMUM RATE OF ONE SHADE TREE PER EVERY 50 LINEAR FEET OF STREET FRONTAGE.

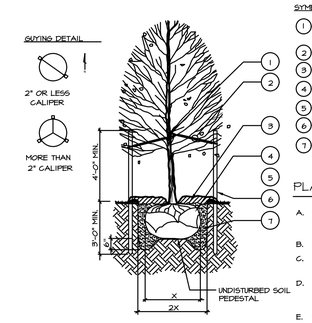
REQUIRED:
STREET "A" 1659 LF / 50 = 33 TREES

PROVIDED:
33 SHADE TREES

DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

1. TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2. 12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3. 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4. REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL.
5. TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6. 8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7. PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.



TREE PLANTING DETAIL — N.T.S. — LD 01

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

FOR REVIEW

CERTIFICATE OF AUTHORIZATION — HALFF ASSOCIATES, INC — No. 1470 — ARKANSAS

halff

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

COSMAS HEIGHTS SUBDIVISION

PP23-0002

Bentonville, AR

Issued for Review
04.10.23

LANDSCAPING PLAN

Revisions

Drawn By:	JKJ	Vert. Scale:	N/A
Approved By:	JKJ	Horiz. Scale:	AS SHOWN
Date:	03.24.2023	Plot Scale:	1
Project No.:	51997.000		

SHEET **L100**

Drawing Name: P:\NTB-01 Tater Black Subdivision\DRAFTING\Sheets\BTVL100-LSP-51997.dwg Last Modified: Apr 10, 2023 - 8:21am Plotted on: Apr 10, 2023 - 8:36am by ah4629

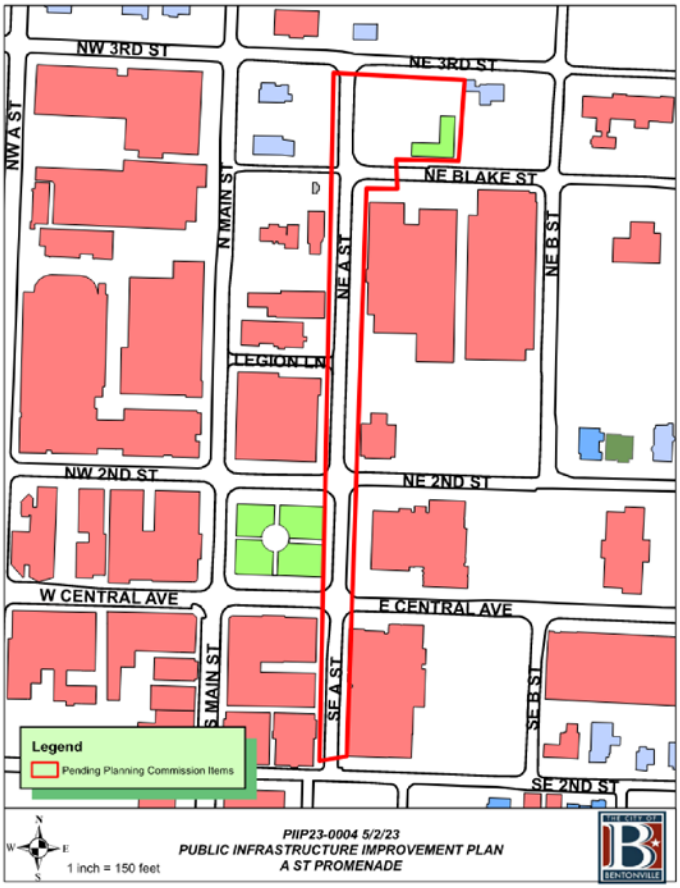
A Street Promenade

Northeast and Southeast A Street
PC Date: 5/2/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PIIP23-0004
Applicant / Current Owner	City of Bentonville
Site Area	+/- 1.85 acres
Current Zoning	N/A
Future Land Use Map Designation	N/A
Development Type / Use	Promenade
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description
This project is located within city right-of-way on Northeast and Southeast A Street from Northeast 3rd Street south to Southeast 2nd Street.

Project Details
This project is a public infrastructure improvement plan that is composed of the conversion of A Street to a pedestrian promenade.

The proposal provides for wide pedestrianized areas that meander throught the right-of-way, creating small pockets of landscaping, seating, and amenity areas along the route. The project is designed to integrate with Lawrence Plaza as well as the City Square. Old growth trees will be protected and preserved, and new trees and landscaping will be provided along the route.

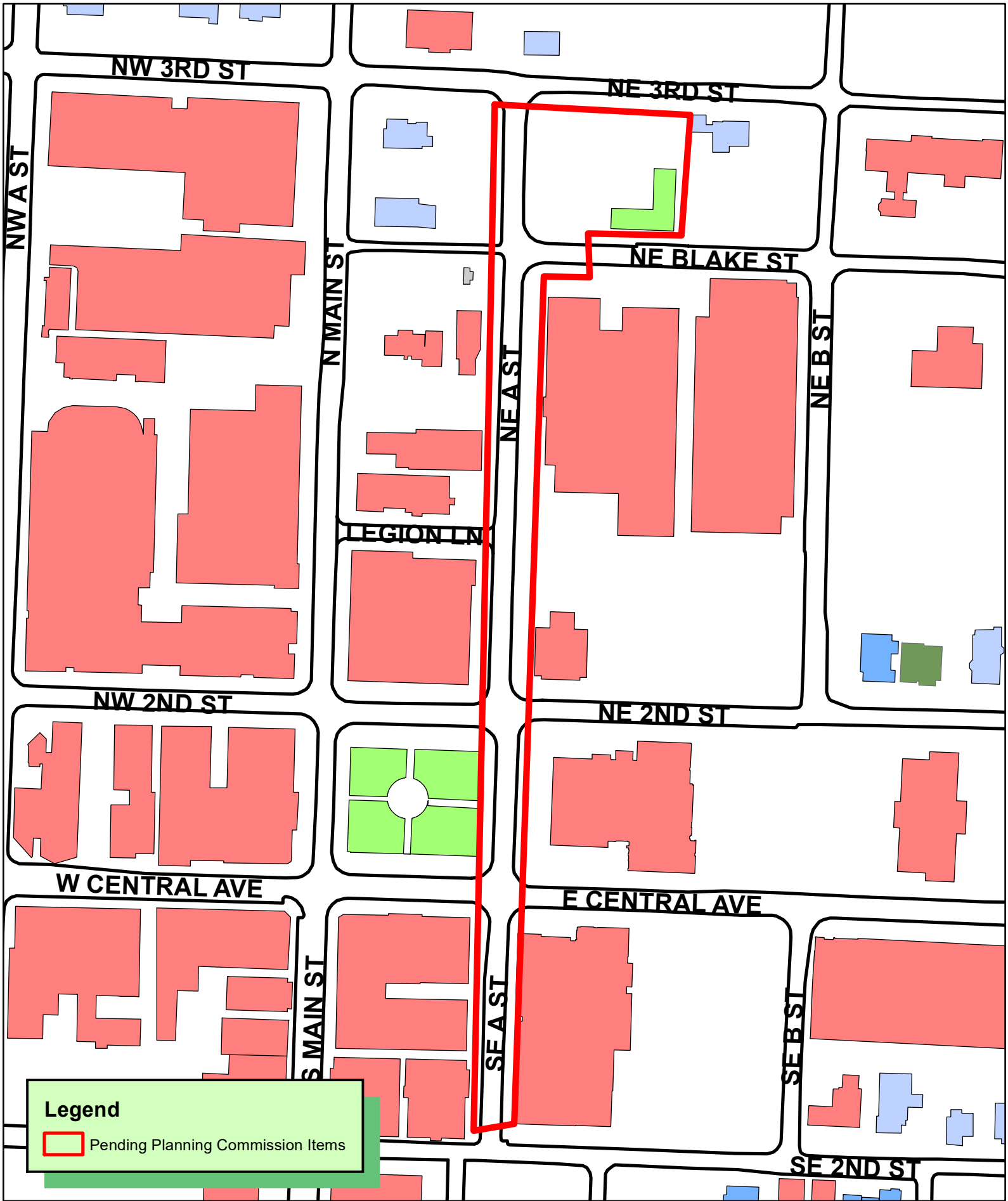
Adequate fire access will be maintained for existing structures. Bollards are provided where the promenade intersects with cross streets.

Projected Traffic Impact
It is likely that both pedestrian and bicycle traffic will be increased along this corridor and adjacent streets as people access the promenade. Vehicle traffic will use alternate routes to access businesses along the route as well as thru. Main Street and Northwest and Southwest A Street will serve as the primary alternate routes for traffic that had been on Northeast and Southeast A Street.

Waivers

No waivers are associated with this request.

Conclusion
This item is coming before Planning Commission as an informational item only. This project will not require a vote of the Planning Commission. Due to its significance, staff felt it prudent to present the item to Planning Commission.

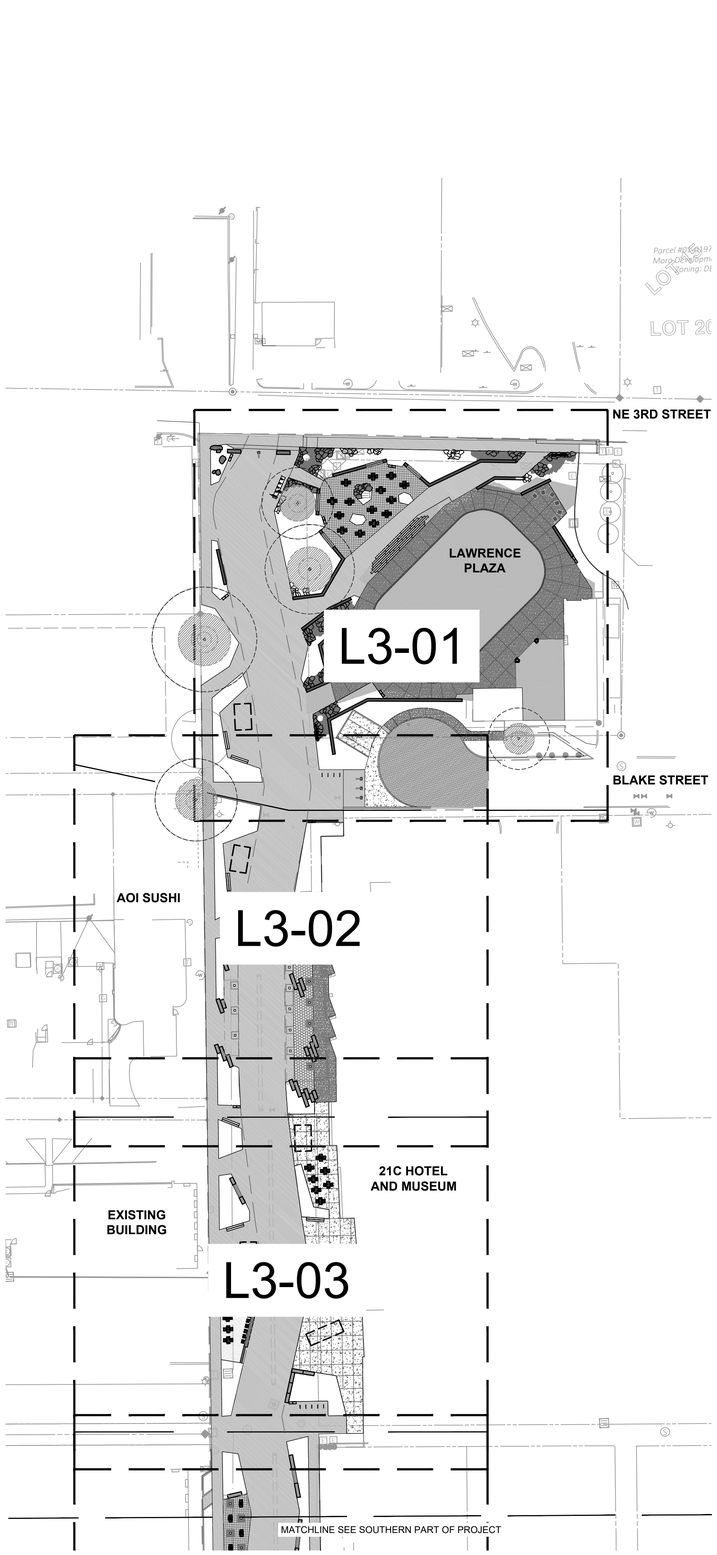


N
W E
S

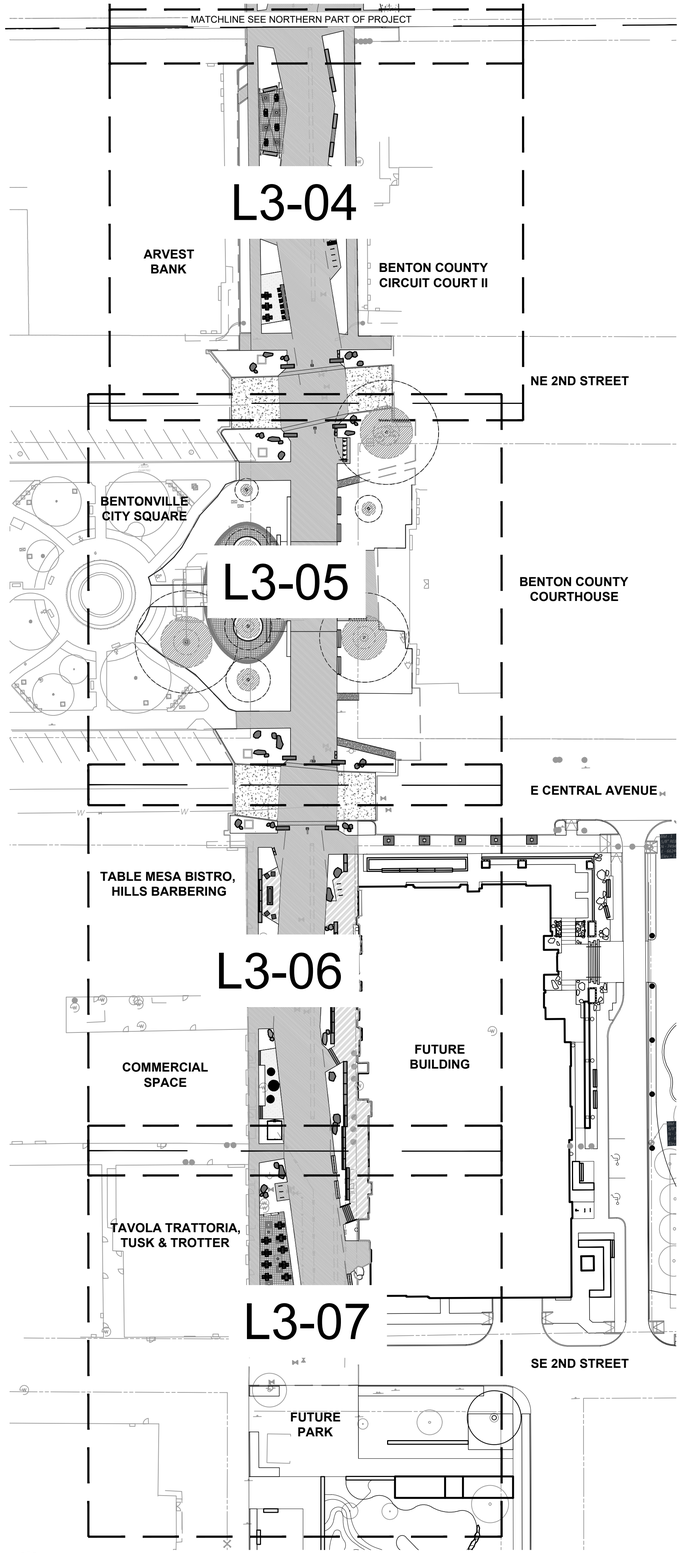
1 inch = 150 feet

PIIP23-0004 5/2/23
PUBLIC INFRASTRUCTURE IMPROVEMENT PLAN
A ST PROMENADE

THE CITY OF BENTONVILLE



1 NORTHERN PART OF PROJECT



2 SOUTHERN PART OF PROJECT

SITE MATERIALS NOTES

1. Material systems as depicted on Drawings are complete in-place systems and further defined per associated Site Details and Specifications. Other plan drawings may need to be referenced to fully understand design intent, consult as required.
2. Material symbols are graphic in nature and not intended to be to scale. Refer to Site Details and Site Layout Plans for sizes and dimensioning.

MATERIALS AND SYMBOLS LEGEND

- STONE PAVING TYPE 1A - FLAGSTONE PAVING ON GRADE
- STONE PAVING TYPE 2A - STRUCTURAL CELLS
- STONE PAVING TYPE 2B - UPLIFT FEATURE ON PAVER GRATE
- STONE PAVING TYPE 3 - HOTEL PAVING
- STONE PAVING TYPE 4 - LIMESTONE
- CRUSHED AGGREGATE
- WOOD DECK
- STEPS TYPE 1 - LIMESTONE
- STEPS TYPE 2 - DECK
- WALL TYPE 1 - VENEER
- WALL TYPE 1 - BENCH INSERT
- WALL TYPE 2 - STACKED SLAB
- WALL TYPE 2 - BENCH INSERT
- WALL TYPE 3 - STONE BLOCK ELLIPSE
- WALL TYPE 4 - BOLLARD STONE BLOCK SEAT
- WALL TYPE 5 - STONE BLOCK SEAT WITH BACK
- VEHICULAR ASPHALT PAVING
- BRICK PAVING
- VEHICULAR CONCRETE PAVING
- PEDESTRIAN CONCRETE PAVING
- TRUNCATED DOMES
- UPLIFT FEATURE
- WATER FEATURE - FOG
- WATER FEATURE - POP JETS
- CAFE TABLE WITH CHAIRS
- LOUNGE CHAIR
- CHAISE LOUNGE
- TIMBER BENCH
- CHESS TABLE
- TIMBER BLEACHER
- BOLLARD
- COUNTER 1
- COUNTER 2
- BAR CHAIR
- BIKE RACK TYPE 1
- BIKE RACK TYPE 2
- TRASH AND RECYCLING RECEPTACLES
- ROUND BENCH TYPE 1
- ROUND BENCH TYPE 2
- LEAN RAIL
- UTILITY SCREEN
- HAND RAIL
- GAS FIRE PIT TYPE 1
- GAS FIRE PIT TYPE 2
- BOULDER AT LANDSCAPE
- BOLLARD STONE BLOCK TYPE 1
- BOLLARD STONE BLOCK TYPE 2
- LAYERED STONES
- ENTRY SIGN

NORTH

0 20' 40' 80'
ORIGINAL SCALE: 1"=40'

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A STREET PROMENADE

BENTONVILLE, ARKANSAS

FOR INFORMATION ONLY
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ISSUE DATE: MARCH 24, 2023

REVISIONS

#	DATE	DESCRIPTION

DRAWN: SD REVIEWED: SM

60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE MATERIALS KEY PLAN AND GENERAL INFORMATION SHEET

SHEET NUMBER

L3-00

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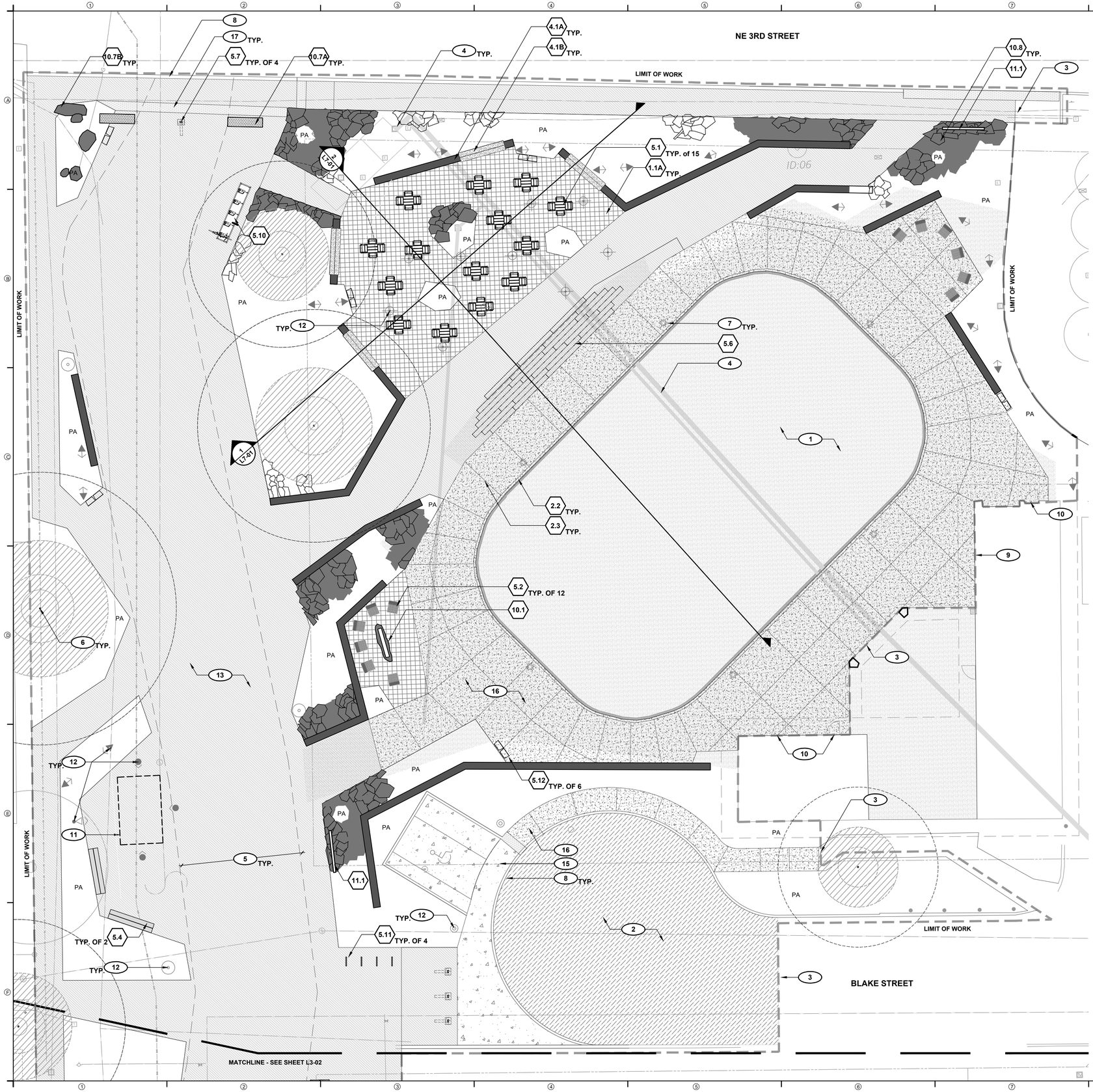


SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1A	Stone Paving Type 1A - Flagstone on Grade	1 / L7-03		321400
1.1B	Stone Paving Type 1B - Flagstone on Paver Grate	2 / L7-03		321400
1.2A	Stone Paving Type 2A - Structural Cells at Uplift Feat.	1 / L7-04		321400
1.2B	Stone Paving Type 2B - Uplift Feature on Paver Grate	2 / L7-04		321400
1.3	Stone Paving Type 3 - Hotel Paving	1 / L7-05		321400
1.4	Stone Paving Type 4 - Limestone	3 / L7-04		321400
1.5	Crushed Aggregate	4 / L7-03		321400
1.6	Wood Decking	3 / L7-03		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	4 / L7-04		321373
2.2	Expansion Joint Type 2 - Non-Doweled	5 / L7-04		321373
2.3	Control Joint	6 / L7-04		321373
3.0	**STEPS**			
3.1	Steps Type 1 - Limestone	1 / L7-06		321400
3.2	Steps Type 2 - Deck	2 / L7-06		321400
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
4.2A	Wall Type 2 - Stacked Slab	1 / L7-08		044300.13
4.2B	Wall Type 2 - Bench Insert	2 / L7-08		323300
4.3	Wall Type 3 - Stone Block Ellipse	4 / L7-07		044300.13
4.4	Wall Type 4 - Stone Block Seat	2 / L7-07		044300.13
4.5	Wall Type 5 - Stone Block Seat with Back	3 / L7-07		044300.13
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Lounge Chair			323300
5.3	Chaise Lounge			323300
5.4	Timber Bench	1 / L7-09		323300
5.5	Chess Table			323300
5.6	Timber Bleacher	2 / L7-09		323300
5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Utility Screen	4 / L7-11		323119
6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Gas Fire Pit Type 1	1 / L7-13		103000
10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

SITE MATERIALS REFERENCE NOTES

PA PLANTING AREA

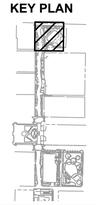
1. SPLASH PAD/SKATING RINK TO REMAIN. DO NOT DISTURB.
2. PROPOSED VEHICULAR ASPHALT PAVING. REFER TO CIVIL DRAWINGS.
3. TIE INTO EXISTING SIDEWALK/PAVEMENT SMOOTHLY AND EVENLY.
4. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITIES.
5. PROPOSED 26' WIDE FIRE LANE
6. EXISTING TREE TO REMAIN AND BE PROTECTED. HATCHED 50% CRITICAL ROOT ZONE.
7. EXISTING LIGHT TO REMAIN. DO NOT DISTURB.
8. REFER TO CIVIL DRAWINGS FOR CURB LAYOUT
9. EXISTING BUILDING/STRUCTURE. COORDINATE PAVING TO EDGE AND DO NOT DISTURB EXISTING CONDITIONS.
10. EXISTING DOOR THRESHOLD. DO NOT DISTURB AND TIE INTO EXISTING FFE.
11. ART SCULPTURE PAD - ART WORK TO BE PROVIDED BY CLIENT. NOT INCLUDED IN QUILT OF PARKS SCOPE. PAD DESIGN DEPENDENT ON ART SELECTIONS.
12. LIGHTING FEATURE. REFER TO LIGHTING PLANS.
13. PROPOSED VEHICULAR BRICK PAVING. REFER TO CIVIL DRAWINGS.
14. PROPOSED PERMEABLE BRICK PAVING. REFER TO CIVIL DRAWINGS.
15. PROPOSED VEHICULAR CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
16. PROPOSED PEDESTRIAN CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
17. TRUNCATED DOMES. REFER TO CIVIL DRAWINGS.
18. WATER FEATURE - FOG. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.
19. WATER FEATURE - POP JETS. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.

NOTE:
Refer to General Information Sheet L0-03 for General Notes, Legends and Abbreviations. Refer to L3-00 for Series specific notes, lists, and schedules.

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

KEY PLAN



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BENTONVILLE, ARKANSAS

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REVISIONS

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60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-01

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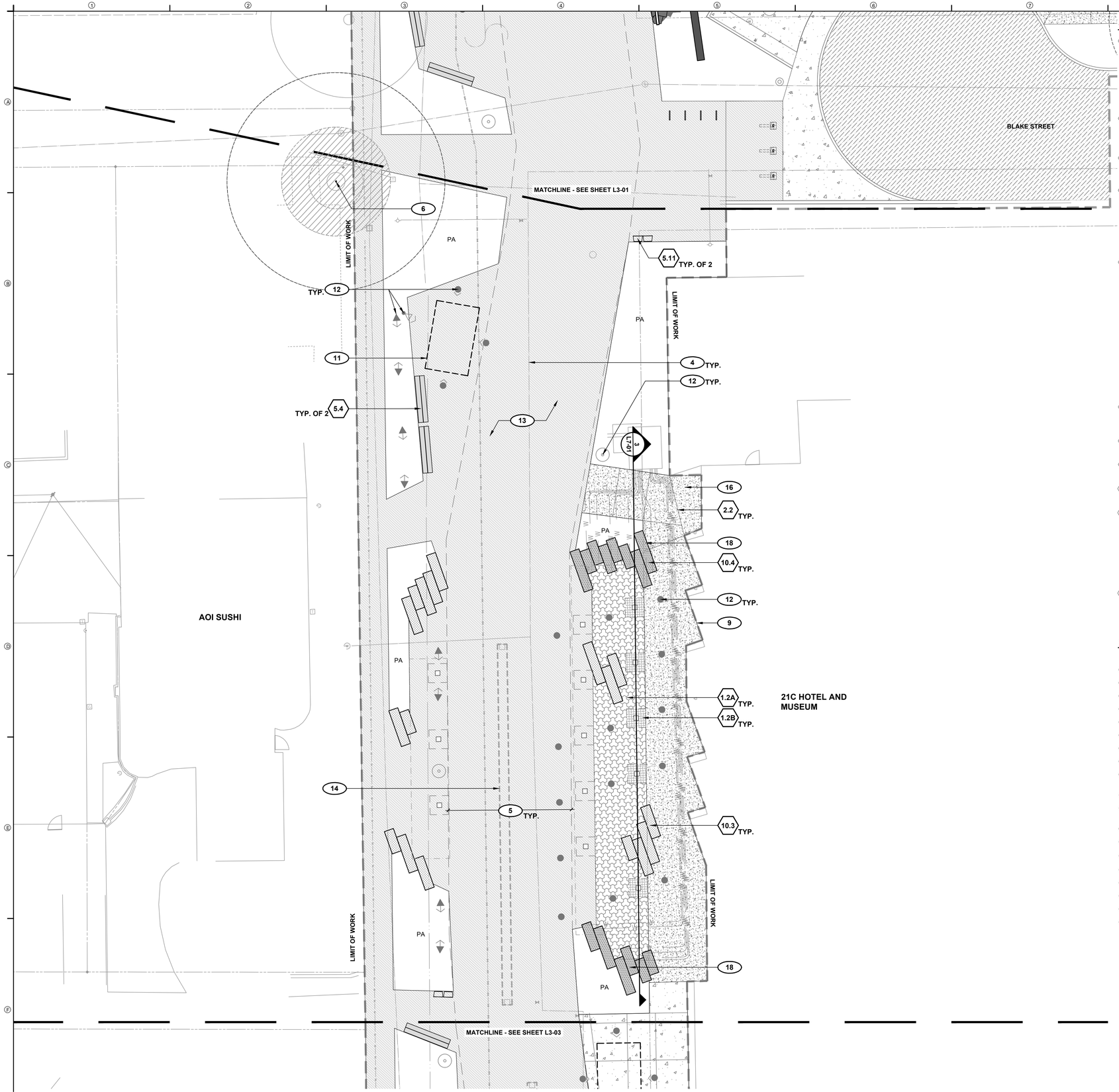

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1A	Stone Paving Type 1A - Flagstone on Grade	1 / L7-03		321400
1.1B	Stone Paving Type 1B - Flagstone on Paver Grate	2 / L7-03		321400
1.2A	Stone Paving Type 2A - Structural Cells at Uplift Feat.	1 / L7-04		321400
1.2B	Stone Paving Type 2B - Uplift Feature on Paver Grate	2 / L7-04		321400
1.3	Stone Paving Type 3 - Hotel Paving	1 / L7-05		321400
1.4	Stone Paving Type 4 - Limestone	3 / L7-04		321400
1.5	Crushed Aggregate	4 / L7-03		321400
1.6	Wood Decking	3 / L7-03		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	4 / L7-04		321373
2.2	Expansion Joint Type 2 - Non-Doweled	5 / L7-04		321373
2.3	Control Joint	6 / L7-04		321373
3.0	**STEPS**			
3.1	Steps Type 1 - Limestone	1 / L7-06		321400
3.2	Steps Type 2 - Deck	2 / L7-06		321400
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
4.2A	Wall Type 2 - Stacked Slab	1 / L7-08		044300.13
4.2B	Wall Type 2 - Bench Insert	2 / L7-08		323300
4.3	Wall Type 3 - Stone Block Ellipse	4 / L7-07		044300.13
4.4	Wall Type 4 - Stone Block Seat	2 / L7-07		044300.13
4.5	Wall Type 5 - Stone Block Seat with Back	3 / L7-07		044300.13
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Lounge Chair			323300
5.3	Chaise Lounge			323300
5.4	Timber Bench	1 / L7-09		323300
5.5	Chess Table			323300
5.6	Timber Bleacher	2 / L7-09		323300
5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Utility Screen	4 / L7-11		323119
6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Gas Fire Pit Type 1	1 / L7-13		103000
10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

SITE MATERIALS REFERENCE NOTES

PA PLANTING AREA

1. SPLASH PAD/SKATING RINK TO REMAIN. DO NOT DISTURB.
2. PROPOSED VEHICULAR ASPHALT PAVING. REFER TO CIVIL DRAWINGS.
3. TIE INTO EXISTING SIDEWALK/PAVEMENT SMOOTHLY AND EVENLY.
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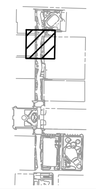
18. WATER FEATURE - FOG. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.
19. WATER FEATURE - POP JETS. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.

NOTE:
Refer to General Information Sheet L0-03 for General Notes, Legends and Abbreviations. Refer to L3-00 for Series specific notes, lists, and schedules.

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

KEY PLAN



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ISSUE DATE: MARCH 24, 2023

REVISIONS

#	DATE	DESCRIPTION

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60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-02

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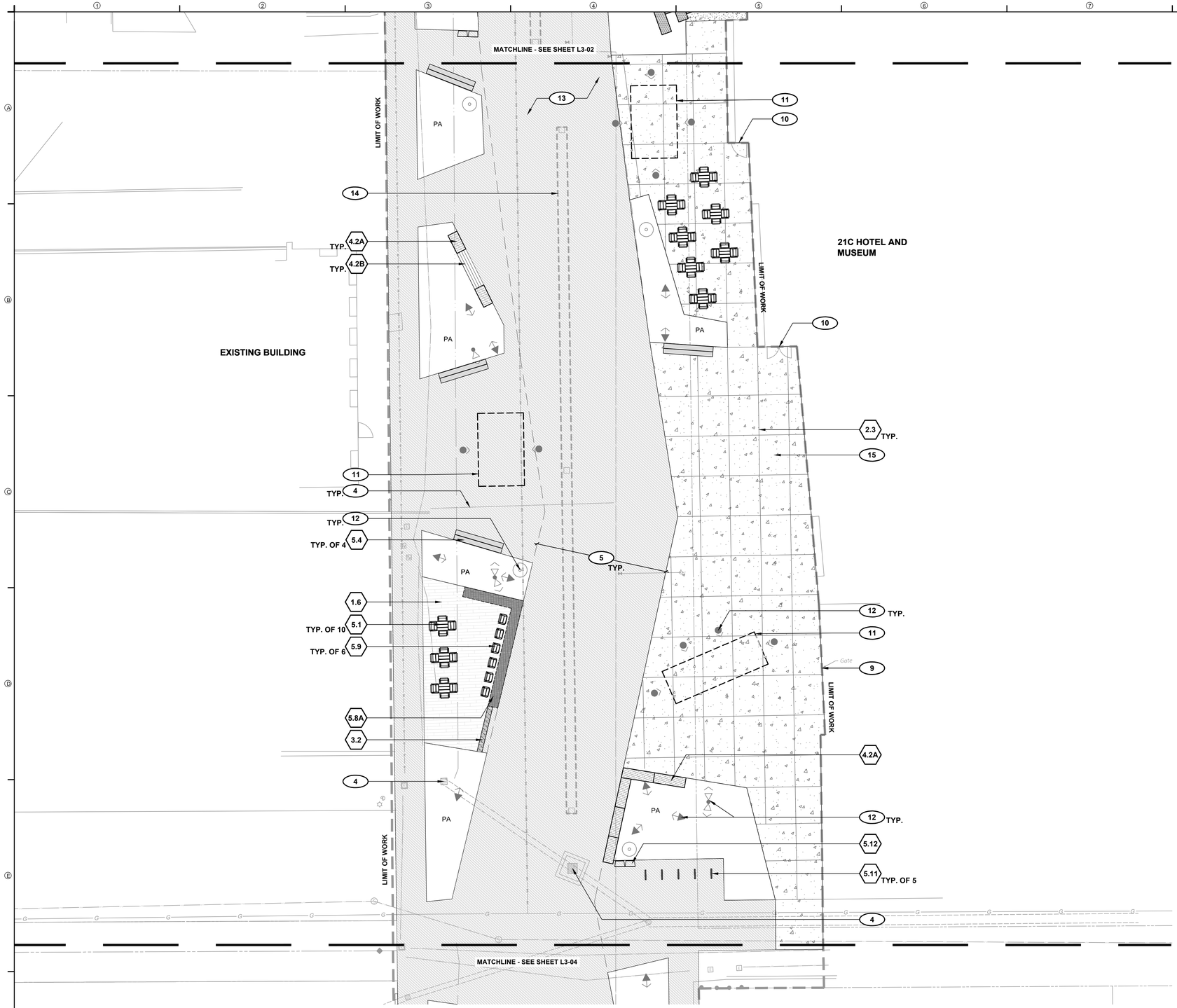

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
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1.2B	Stone Paving Type 2B - Uplift Feature on Paver Grate	2 / L7-04		321400
1.3	Stone Paving Type 3 - Hotel Paving	1 / L7-05		321400
1.4	Stone Paving Type 4 - Limestone	3 / L7-04		321400
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4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
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5.2	Lounge Chair			323300
5.3	Chaise Lounge			323300
5.4	Timber Bench	1 / L7-09		323300
5.5	Chess Table			323300
5.6	Timber Bleacher	2 / L7-09		323300
5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Utility Screen	4 / L7-11		323119
6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Gas Fire Pit Type 1	1 / L7-13		103000
10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

SITE MATERIALS REFERENCE NOTES

PA PLANTING AREA

1. SPLASH PAD/SKATING RINK TO REMAIN. DO NOT DISTURB.
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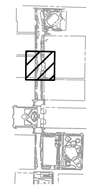
KEY PLAN



NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

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ISSUE DATE: MARCH 24, 2023

REVISIONS

#	DATE	DESCRIPTION

DRAWN: SD REVIEWED: SM

60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-03

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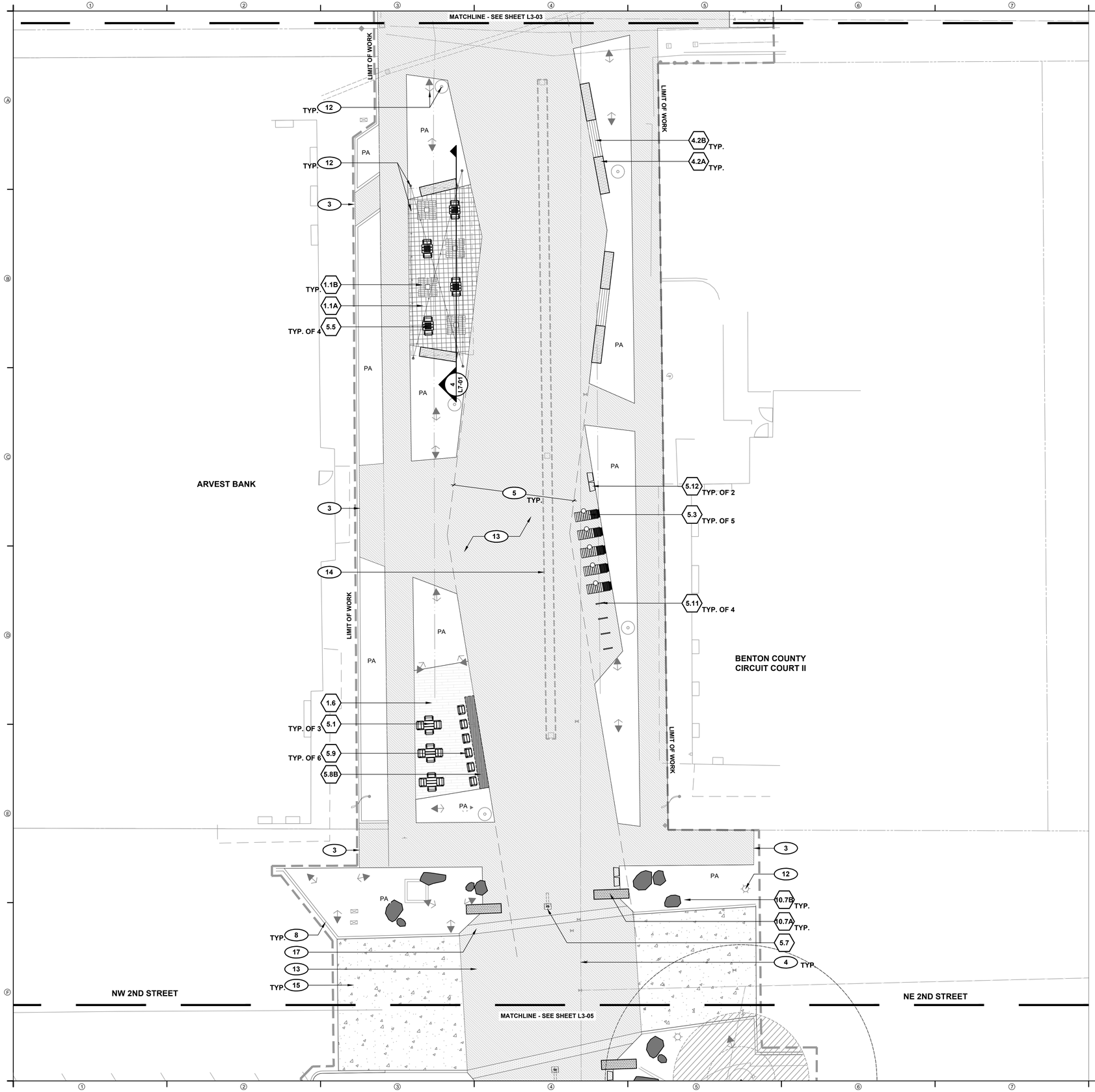


SITE KEYNOTES:

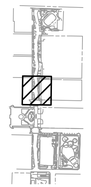
		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	**PAVEMENTS, RAMPS, CURBS**			
1.1A	Stone Paving Type 1A - Flagstone on Grade	1 / L7-03		321400
1.1B	Stone Paving Type 1B - Flagstone on Paver Grate	2 / L7-03		321400
1.2A	Stone Paving Type 2A - Structural Cells at Uplift Feat.	1 / L7-04		321400
1.2B	Stone Paving Type 2B - Uplift Feature on Paver Grate	2 / L7-04		321400
1.3	Stone Paving Type 3 - Hotel Paving	1 / L7-05		321400
1.4	Stone Paving Type 4 - Limestone	3 / L7-04		321400
1.5	Crushed Aggregate	4 / L7-03		321400
1.6	Wood Decking	3 / L7-03		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	4 / L7-04		321373
2.2	Expansion Joint Type 2 - Non-Doweled	5 / L7-04		321373
2.3	Control Joint	6 / L7-04		321373
3.0	**STEPS**			
3.1	Steps Type 1 - Limestone	1 / L7-06		321400
3.2	Steps Type 2 - Deck	2 / L7-06		321400
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
4.2A	Wall Type 2 - Stacked Slab	1 / L7-08		044300.13
4.2B	Wall Type 2 - Bench Insert	2 / L7-08		323300
4.3	Wall Type 3 - Stone Block Ellipse	4 / L7-07		044300.13
4.4	Wall Type 4 - Stone Block Seat	2 / L7-07		044300.13
4.5	Wall Type 5 - Stone Block Seat with Back	3 / L7-07		044300.13
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Lounge Chair			323300
5.3	Chaise Lounge			323300
5.4	Timber Bench	1 / L7-09		323300
5.5	Chess Table			323300
5.6	Timber Bleacher	2 / L7-09		323300
5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Utility Screen	4 / L7-11		323119
6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Gas Fire Pit Type 1	1 / L7-13		103000
10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

SITE MATERIALS REFERENCE NOTES

PA PLANTING AREA

1. SPLASH PAD/SKATING RINK TO REMAIN. DO NOT DISTURB.
2. PROPOSED VEHICULAR ASPHALT PAVING. REFER TO CIVIL DRAWINGS.
3. TIE INTO EXISTING SIDEWALK/PAVEMENT SMOOTHLY AND EVENLY.
4. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITIES.
5. PROPOSED 26' WIDE FIRE LANE
6. EXISTING TREE TO REMAIN AND BE PROTECTED. HATCHED 50% CRITICAL ROOT ZONE.
7. EXISTING LIGHT TO REMAIN. DO NOT DISTURB.
8. REFER TO CIVIL DRAWINGS FOR CURB LAYOUT
9. EXISTING BUILDING/STRUCTURE. COORDINATE PAVING TO EDGE AND DO NOT DISTURB EXISTING CONDITIONS.
10. EXISTING DOOR THRESHOLD. DO NOT DISTURB AND TIE INTO EXISTING FFE.
11. ART SCULPTURE PAD - ART WORK TO BE PROVIDED BY CLIENT. NOT INCLUDED IN QUILT OF PARKS SCOPE. PAD DESIGN DEPENDENT ON ART SELECTIONS.
12. LIGHTING FEATURE. REFER TO LIGHTING PLANS.
13. PROPOSED VEHICULAR BRICK PAVING. REFER TO CIVIL DRAWINGS.
14. PROPOSED PERMEABLE BRICK PAVING. REFER TO CIVIL DRAWINGS.
15. PROPOSED VEHICULAR CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
16. PROPOSED PEDESTRIAN CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
17. TRUNCATED DOMES. REFER TO CIVIL DRAWINGS.
18. WATER FEATURE - FOG. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.
19. WATER FEATURE - POP JETS. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.

KEY PLAN



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60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-04

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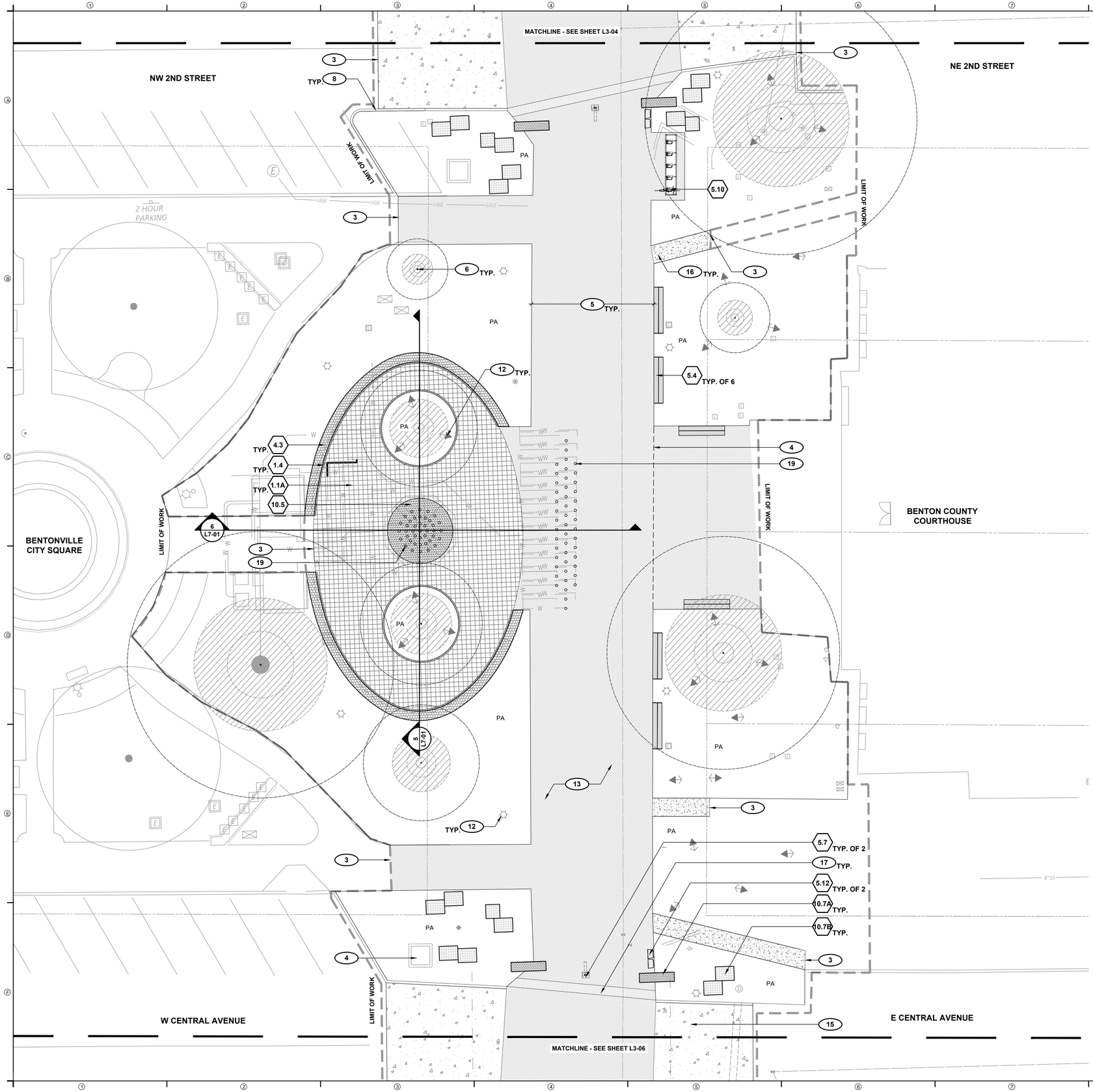

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1.1B	Stone Paving Type 1B - Flagstone on Paver Grate	2 / L7-03		321400
1.2A	Stone Paving Type 2A - Structural Cells at Uplift Feat.	1 / L7-04		321400
1.2B	Stone Paving Type 2B - Uplift Feature on Paver Grate	2 / L7-04		321400
1.3	Stone Paving Type 3 - Hotel Paving	1 / L7-05		321400
1.4	Stone Paving Type 4 - Limestone	3 / L7-04		321400
1.5	Crushed Aggregate	4 / L7-03		321400
1.6	Wood Decking	3 / L7-03		061533
2.0	**JOINTING**			
2.1	Expansion Joint Type 1 - Doweled	4 / L7-04		321373
2.2	Expansion Joint Type 2 - Non-Doweled	5 / L7-04		321373
2.3	Control Joint	6 / L7-04		321373
3.0	**STEPS**			
3.1	Steps Type 1 - Limestone	1 / L7-06		321400
3.2	Steps Type 2 - Deck	2 / L7-06		321400
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
4.2A	Wall Type 2 - Stacked Slab	1 / L7-08		044300.13
4.2B	Wall Type 2 - Bench Insert	2 / L7-08		323300
4.3	Wall Type 3 - Stone Block Ellipse	4 / L7-07		044300.13
4.4	Wall Type 4 - Stone Block Seat	2 / L7-07		044300.13
4.5	Wall Type 5 - Stone Block Seat with Back	3 / L7-07		044300.13
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Lounge Chair			323300
5.3	Chaise Lounge			323300
5.4	Timber Bench	1 / L7-09		323300
5.5	Chess Table			323300
5.6	Timber Bleacher	2 / L7-09		323300
5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Utility Screen	4 / L7-11		323119
6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Gas Fire Pit Type 1	1 / L7-13		103000
10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.7B	Bollard Stone Block Type 2	2 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

SITE MATERIALS REFERENCE NOTES

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KEY PLAN

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0 5' 10' 20'
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60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-05

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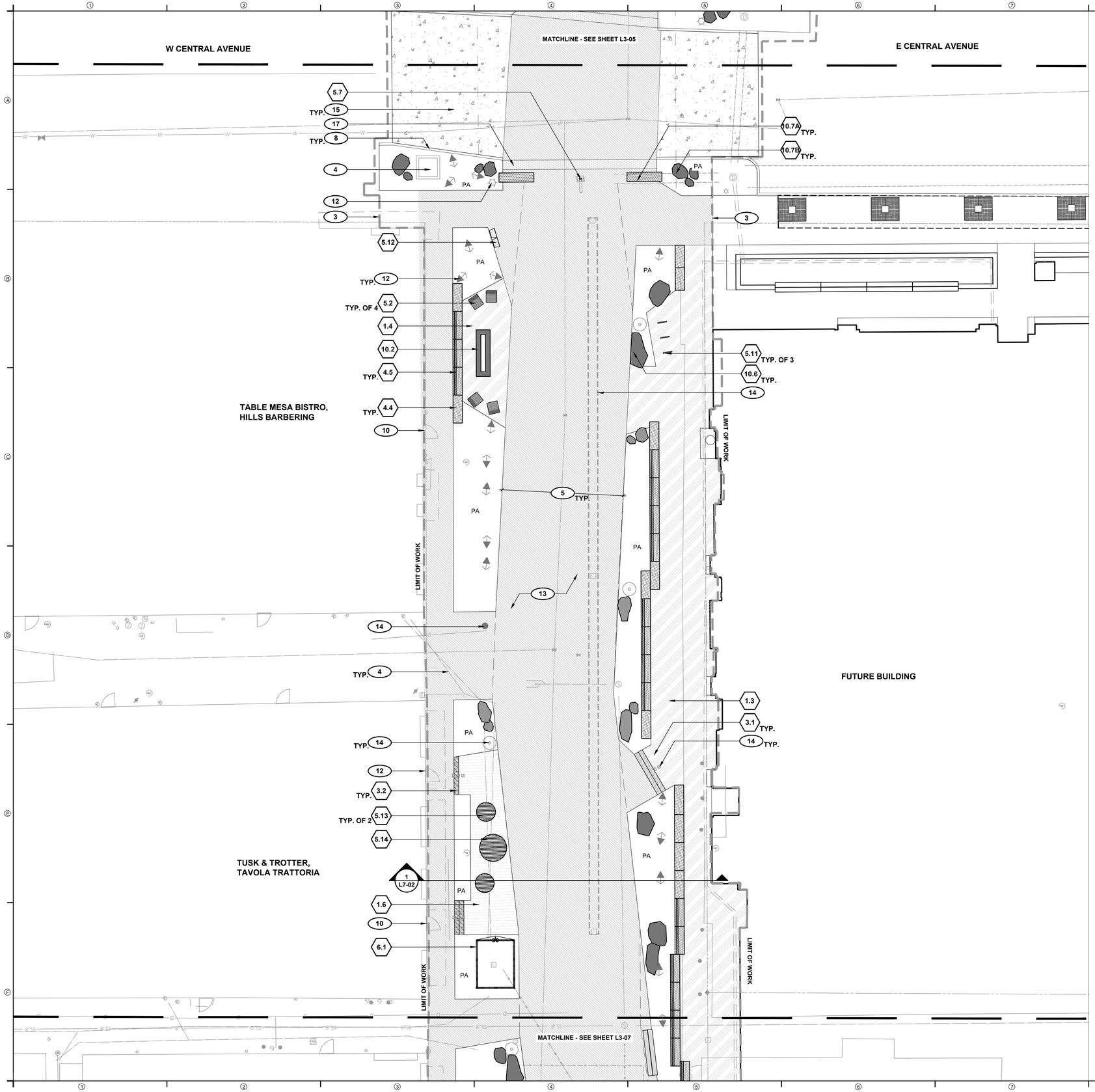

SITE KEYNOTES:

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1.2B	Stone Paving Type 2B - Uplift Feature on Paver Grate	2 / L7-04		321400
1.3	Stone Paving Type 3 - Hotel Paving	1 / L7-05		321400
1.4	Stone Paving Type 4 - Limestone	3 / L7-04		321400
1.5	Crushed Aggregate	4 / L7-03		321400
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2.0	**JOINTING**			
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2.2	Expansion Joint Type 2 - Non-Doweled	5 / L7-04		321373
2.3	Control Joint	6 / L7-04		321373
3.0	**STEPS**			
3.1	Steps Type 1 - Limestone	1 / L7-06		321400
3.2	Steps Type 2 - Deck	2 / L7-06		321400
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
4.2A	Wall Type 2 - Stacked Slab	1 / L7-08		044300.13
4.2B	Wall Type 2 - Bench Insert	2 / L7-08		323300
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5.0	**SITE FURNITURE**			
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5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
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6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
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8.0	**DRAINAGE**			
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9.0	**PLANTING AND LANDSCAPE**			
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10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

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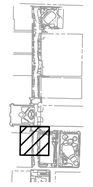

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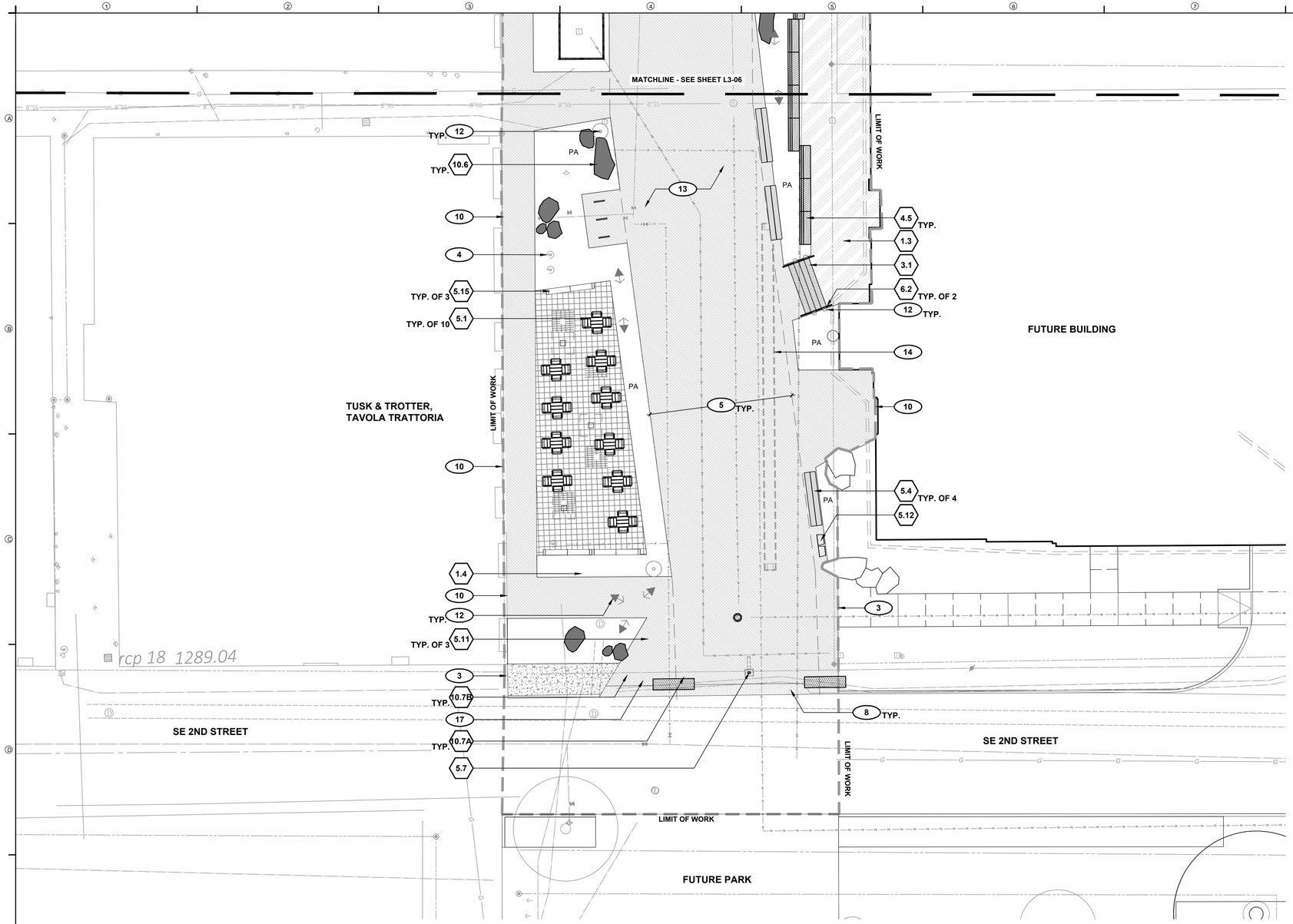

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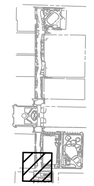
4.0	**SITE WALLS/ EMBANKMENTS**			
4.1A	Wall Type 1 - Veneer	3 / L7-06		044313.13
4.1B	Wall Type 1 - Bench Insert	1 / L7-07		323300
4.2A	Wall Type 2 - Stacked Slab	1 / L7-08		044300.13
4.2B	Wall Type 2 - Bench Insert	2 / L7-08		323300
4.3	Wall Type 3 - Stone Block Ellipse	4 / L7-07		044300.13
4.4	Wall Type 4 - Stone Block Seat	2 / L7-07		044300.13
4.5	Wall Type 5 - Stone Block Seat with Back	3 / L7-07		044300.13
5.0	**SITE FURNITURE**			
5.1	Cafe Table with Chairs			323300
5.2	Lounge Chair			323300
5.3	Chaise Lounge			323300
5.4	Timber Bench	1 / L7-09		323300
5.5	Chess Table			323300
5.6	Timber Bleacher	2 / L7-09		323300
5.7	Bollard	2 / L7-10		323300
5.8A	Counter 1	1 / L7-10		323300
5.8B	Counter 2	3 / L7-10		323300
5.9	Bar Chair			323300
5.10	Bike Rack Type 1	4 / L7-10		323300
5.11	Bike Rack Type 2	1 / L7-11		323300
5.12	Trash and Recycling Receptacle			323300
5.13	Round Bench Type 1			323300
5.14	Round Bench Type 2			323300
5.15	Lean Rail	3 / L7-11		323300
6.0	**RAILINGS, BARRIERS, FENCING**			
6.1	Utility Screen	4 / L7-11		323119
6.2	Hand Rail	2 / L7-11		055213
7.0	**SITE LIGHTING**			
	REFER TO LIGHTING SERIES			
8.0	**DRAINAGE**			
	REFER TO CIVIL DRAWINGS			
9.0	**PLANTING AND LANDSCAPE**			
	REFER TO PLANTING SERIES			
10.0	**MISCELLANEOUS ELEMENTS**			
10.1	Gas Fire Pit Type 1	1 / L7-13		103000
10.2	Gas Fire Pit Type 2	2 / L7-13		103000
10.3	Uplift Feature	1 / L7-14		044300.13
10.4	Water Feature - Fog			131100
10.5	Water Feature - Pop Jets			131100
10.6	Boulder at Landscape	2 / L7-14	3 / L7-14	044300.13
10.7A	Bollard Stone Block Type 1	1 / L7-15		044300.13
10.8	Layered Stones	3 / L7-15		044300.13
11.0	**WAYFINDING AND SIGNAGE ELEMENTS**			
11.1	Entry Sign	1 / L7-16		

SITE MATERIALS REFERENCE NOTES

PA	PLANTING AREA
1	SPLASH PAD/SKATING RINK TO REMAIN. DO NOT DISTURB.
2	PROPOSED VEHICULAR ASPHALT PAVING. REFER TO CIVIL DRAWINGS.
3	TIE INTO EXISTING SIDEWALK/PAVEMENT SMOOTHLY AND EVENLY.
4	REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITIES.
5	PROPOSED 26' WIDE FIRE LANE
6	EXISTING TREE TO REMAIN AND BE PROTECTED. HATCHED 50% CRITICAL ROOT ZONE.
7	EXISTING LIGHT TO REMAIN. DO NOT DISTURB.
8	REFER TO CIVIL DRAWINGS FOR CURB LAYOUT
9	EXISTING BUILDING/STRUCTURE. COORDINATE PAVING TO EDGE AND DO NOT DISTURB EXISTING CONDITIONS.
10	EXISTING DOOR THRESHOLD. DO NOT DISTURB AND TIE INTO EXISTING FFE.
11	ART SCULPTURE PAD - ART WORK TO BE PROVIDED BY CLIENT. NOT INCLUDED IN QUILT OF PARKS SCOPE. PAD DESIGN DEPENDENT ON ART SELECTIONS.
12	LIGHTING FEATURE. REFER TO LIGHTING PLANS.
13	PROPOSED VEHICULAR BRICK PAVING. REFER TO CIVIL DRAWINGS.
14	PROPOSED PERMEABLE BRICK PAVING. REFER TO CIVIL DRAWINGS.
15	PROPOSED VEHICULAR CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
16	PROPOSED PEDESTRIAN CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
17	TRUNCATED DOMES. REFER TO CIVIL DRAWINGS.
18	WATER FEATURE - FOG. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.
19	WATER FEATURE - POP JETS. REFER TO WATER FEATURE DESIGNER'S DRAWINGS.

KEY PLAN



NOTE:
Refer to General Information Sheet L0-03 for General Notes, Legends and Abbreviations. Refer to L3-00 for Series specific notes, lists, and schedules.

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

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REVISIONS

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PROJECT NUMBER: 6331

SITE MATERIALS PLAN

SHEET NUMBER

L3-07

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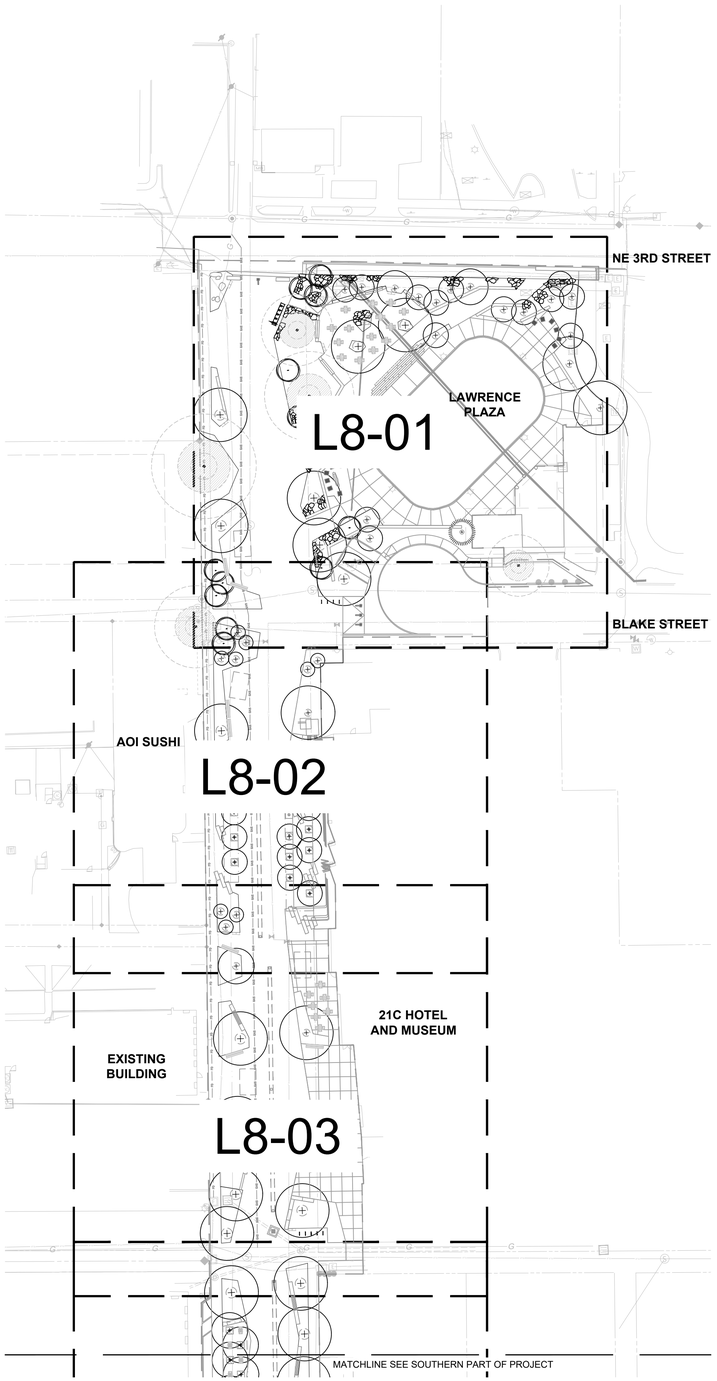
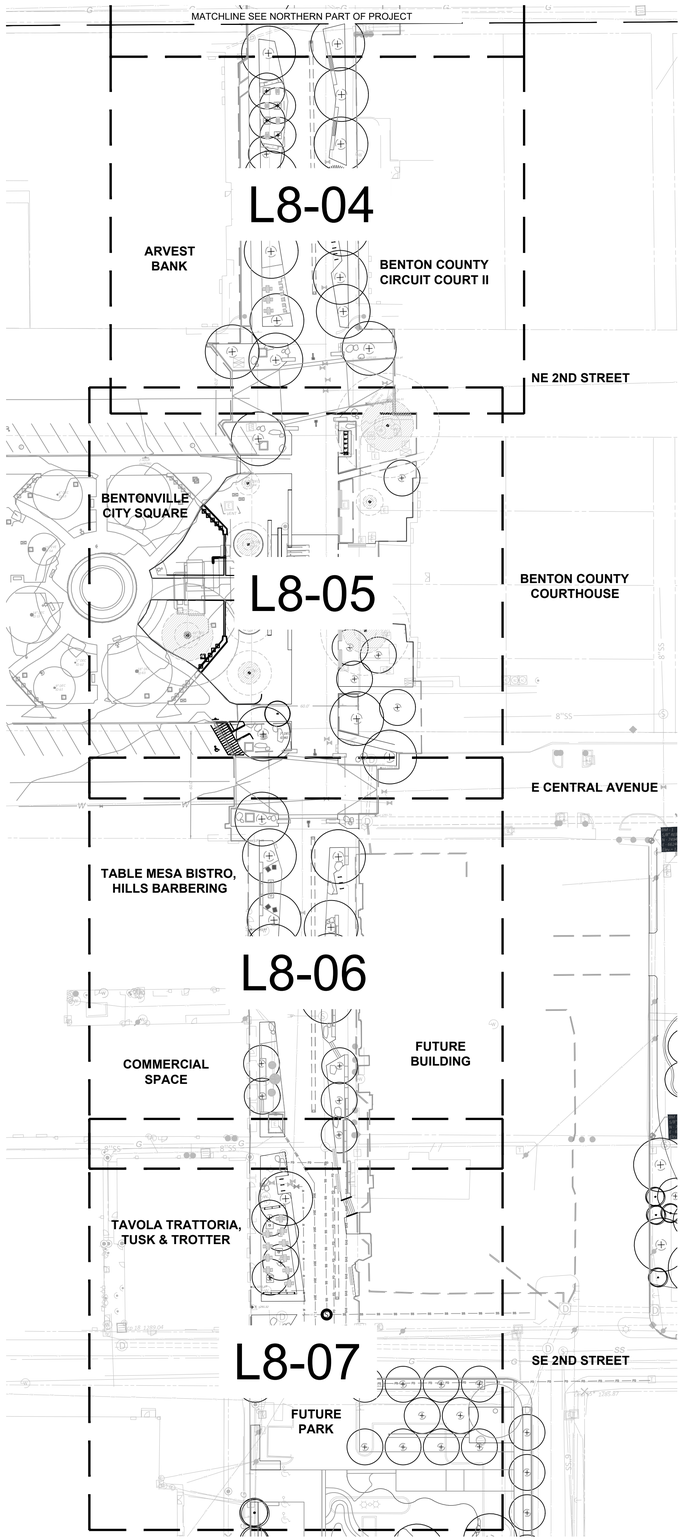


1 NORTHERN PART OF PROJECT



2 SOUTHERN PART OF PROJECT

LANDSCAPE PLANTING NOTES

1. Refer to Civil Engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for direction prior to commencing work.
3. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
4. Verify plant counts and square footages: Quantities are provided as reference information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. Bring all discrepancies to attention of Landscape Architect for clarification.
5. Contact the local underground utility services for utility location and identification prior to construction.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Trees shall bear same relation to finished grade as it bore to existing prior to being dug at place of growth. Root flare shall be set a minimum of 1-inch above adjacent proposed finished grade.
8. Provide matching forms and sizes for plant materials within each specie and size designated.
9. Prune newly planted trees only as directed by Landscape Architect.
10. Align and equally space in all directions trees and shrubs if so designated per these notes and Drawings.
11. Finish grades of shrub areas and lawns shall be flush with adjacent paving or header.

PLANTING LEGEND

ORNAMENTAL TREE

EVERGREEN TREE

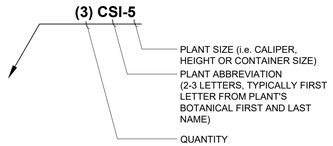
DECIDUOUS TREE

PLANT LIST

A-Street, Bentonville, AR

QTY	ABBR	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
TREES						
2	CC-30	*Acer rubrum 'October Glory'*	Red maple 'October Glory'	PER PLAN	5" cal.	Full Specimens, min 5" cal. trunk
17	LI-30	*Betula nigra*	River birch	PER PLAN	3" cal.	Full Specimens, min 3" cal. trunk
7	MG-30	*Cercis canadensis 'Appalachian red'*	Eastern redbud	PER PLAN	3" cal.	Full Specimens, min 3" cal. trunk
13	SS-30	*Cornus florida* 'Cloud 9'*	Flowering dogwood	PER PLAN	3" cal.	Full Specimens, min 3" cal. trunk
6	SS-30	*Cotinus obovatus*	American smoke-tree	PER PLAN	3" cal	Full Specimens, min 3" cal. trunk
1	SS-30	*Chionanthus virginicus*	White fringetree	PER PLAN	3" cal	Full Specimens, min 3" cal. trunk
9	SS-30	*Hamamelis vernalis*	Vernal witch-hazel	PER PLAN	3" cal	Full Specimens, min 3" cal. trunk
7	SS-30	*Ilex apaca*	American holly	PER PLAN	12' HT	Full Specimens, Multi-Stemmed, 3 min at 1.5" cal. per trunk
5	SS-30	*Juniperus virginiana 'Burkii'*	Red Cedar	PER PLAN	12' HT	Full Specimens, Multi-Stemmed, 3 min at 1.5" cal. per trunk
7	SS-30	*Platanus occidentalis*	Sycamore	PER PLAN	4" cal.	Full Specimens, min 4" cal. trunk
8	SS-30	*Quercus shumardii*	Shumard oak	PER PLAN	6" cal.	Full Specimens, min 6" cal. trunk
7	SS-30	*Quercus texana 'Sangria'*	Nuttall oak 'Sangria'	PER PLAN	5" cal.	Full Specimens, min 5" cal. trunk
5	SS-30	*Quercus lyrata*	Overcup oak	PER PLAN	6" cal.	Full Specimens, min 6" cal. trunk
7	SS-30	*Taxodium distichum 'Mickelson'*	Shawnee brave bald cypress	PER PLAN	5" cal.	Full Specimens, min 5" cal. trunk
4	SS-30	*Ulmus parviflora 'Allee'*	Lacebark elm 'Allee'	PER PLAN	3" cal.	Full Specimens, min 5" cal. trunk

PLANT IDENTIFICATION KEY



NOTE: PLANT ABBREVIATION ON PLANT IDENTIFICATION KEY SHOULD CORRESPOND WITH ABBREVIATION ON PLANT LIST *(i.e. CSI-5 SHOULD REFER TO A CORNUS SERICEA 'ISANTI', 5 GALLON CONTAINER)*

NORTH

0 20' 40' 80'

ORIGINAL SCALE: 1"=40'

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ISSUE DATE: MARCH 24, 2023

REVISIONS

#	DATE	DESCRIPTION

DRAWN: SD REVIEWED: SM

60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

SITE TREE KEY PLAN AND GENERAL INFORMATION SHEET

SHEET NUMBER

L8-00

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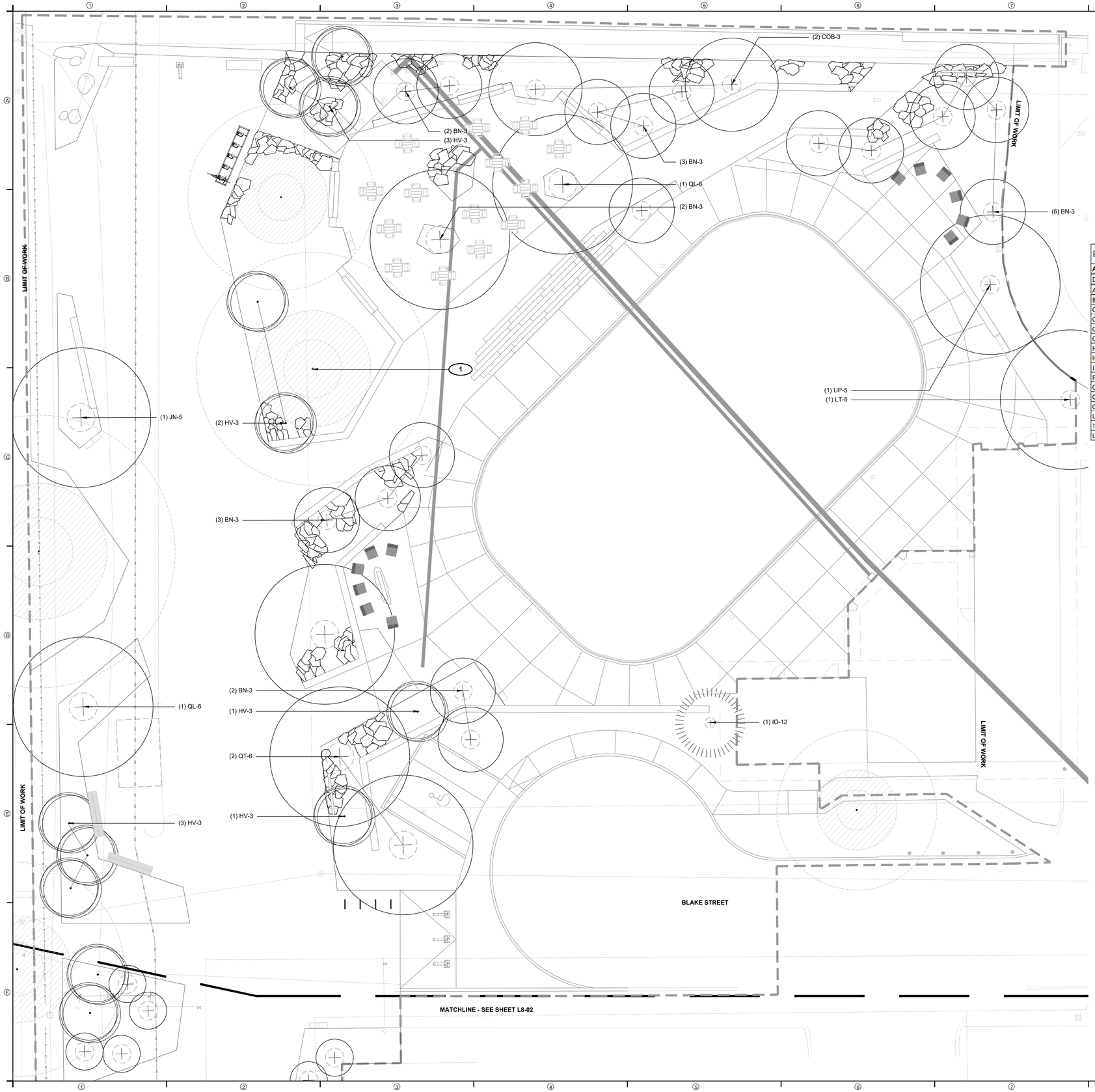

SITE KEYNOTES:

		DETAIL / SHEET	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**		
9.1	Shade tree planting A Shade tree planting B (on slope)	1 / L9-01 1 / L9-02	
9.2	Ornamental tree planting	3 / L9-02	
9.3	Shrub planting	3 / L9-01	
9.4	Lawn sodding	4 / L9-01	
9.5	Perennial/groundcover planting	1 / L9-02	
9.6	Rock outcrop planting	2 / L9-02	
9.7	Tree protection fencing	1 / L11-1	

PLANTING REFERENCE NOTES

PA — Planting area

1 — Existing tree to remain. Do not disturb. See also plant protection and removal plans.

PLANTING KEY			
ABBR	**BOTANICAL NAME**	**COMMON NAME**	**SPACING**
DECIDUOUS & EVERGREEN			
AR-5	*Acer rubrum* 'October Glory'	Red maple 'October Glory'	PER PLAN
BN-3	*Betula nigra*	River birch	PER PLAN
CC-3	*Cercis canadensis* 'Appalachian red'	Eastern redbud	PER PLAN
CF-3	*Cornus florida* * *'Cloud 9'*	Flowering dogwood	PER PLAN
COB-3	*Cotinus obovatus*	American smoke-tree	PER PLAN
CV-3	*Chionanthus virginicus*	White fringetree	PER PLAN
HV-3	*Hamamelis vernalis*	Vernal witch-hazel	PER PLAN
IO-12	*Ilex opaca*	American holly	PER PLAN
IV-12	*Juniperus virginiana 'Burkii'*	Red Cedar	PER PLAN
PO-4	*Platanus occidentalis*	Sycamore	PER PLAN
QS-6	*Quercus shumardii*	Shumard oak	PER PLAN
QT-5	*Quercus texana* 'Sangria'	Nuttall oak 'Sangria'	PER PLAN
QL-6	*Quercus lyrata*	Overcup oak	PER PLAN
UP-5	*Ulmus americana* 'Princeton'	American elm 'Princeton'	PER PLAN
TD-5	*Taxodium distichum* 'Mickelson'	Shawnee brave bald cypress	PER PLAN
UA-3	*Ulmus parviflora* 'Allee'	Lacebark elm 'Allee'	PER PLAN

NOTE:
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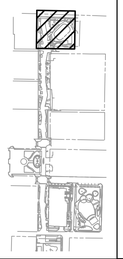
NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

KEY PLAN



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PROJECT NUMBER: 6331

TREE PLANTING PLAN

SHEET NUMBER

L8-01

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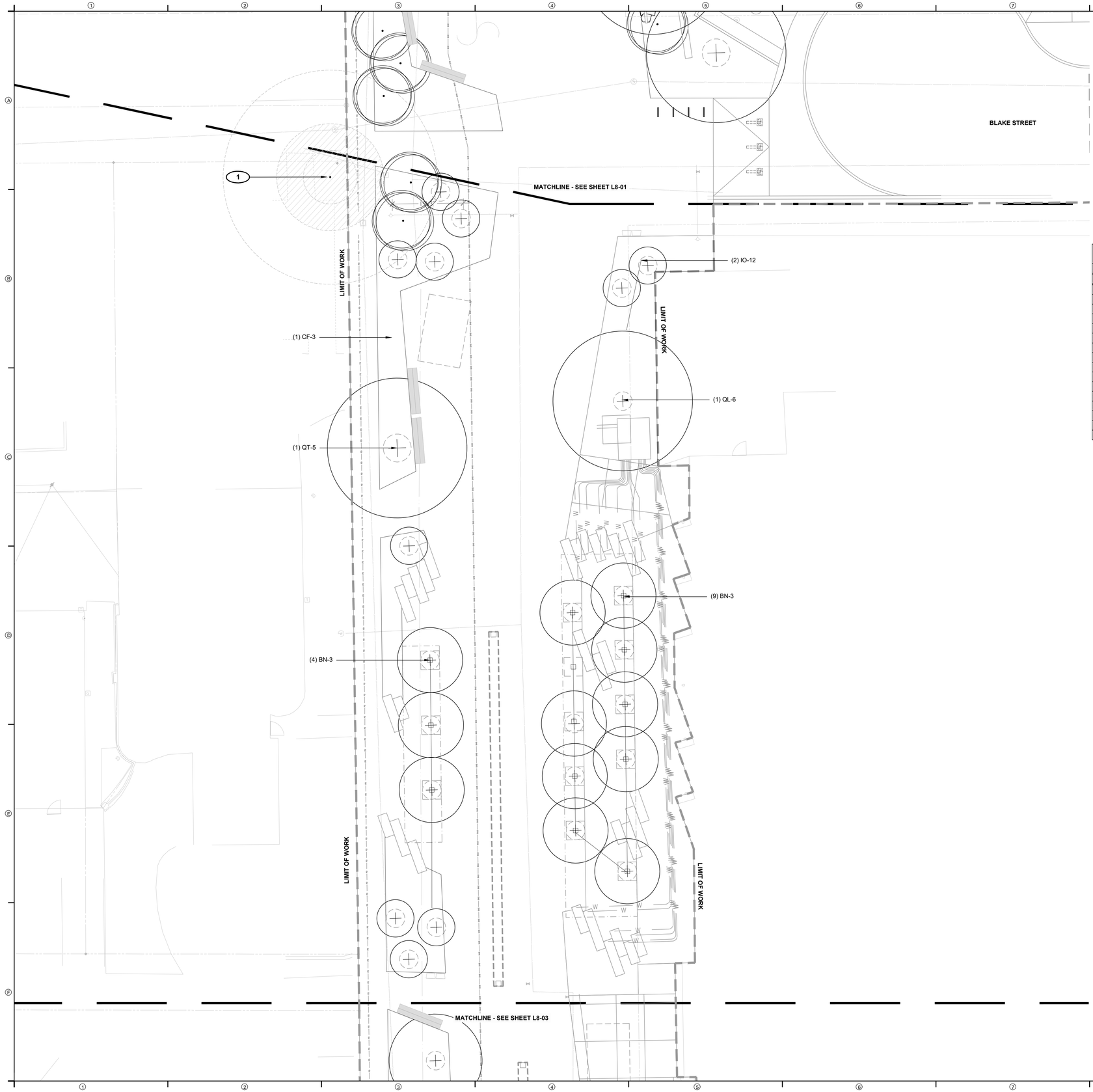

SITE KEYNOTES:

		DETAIL / SHEET	SPEC. SECTION
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9.6	Rock outcrop planting	2 / L9-02	
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PLANTING REFERENCE NOTES

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PLANTING KEY

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COB-3	*Cotinus obovatus*	American smoke-tree	PER PLAN
CV-3	*Chionanthus virginicus*	White fringetree	PER PLAN
HV-3	*Hamamelis vernalis*	Vernal witch-hazel	PER PLAN
IO-12	*Ilex opaca*	American holly	PER PLAN
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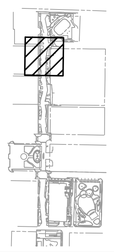
NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

KEY PLAN



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PROJECT NUMBER: 6331

TREE PLANTING PLAN

SHEET NUMBER

L8-02

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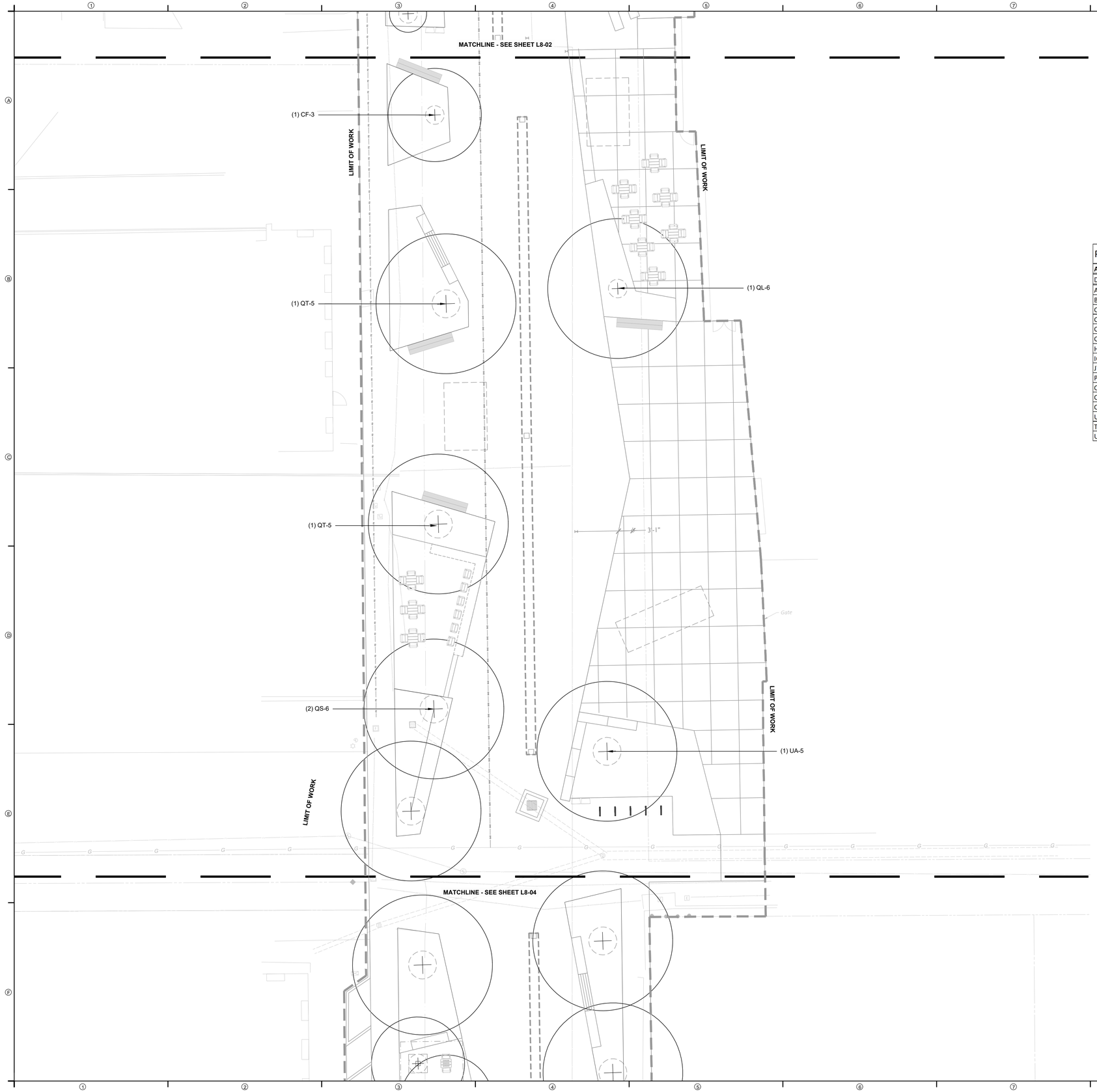

SITE KEYNOTES:

		DETAIL / SHEET	SPEC. SECTION
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PLANTING REFERENCE NOTES

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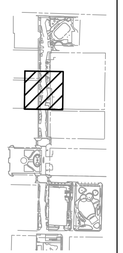

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TREE PLANTING PLAN

SHEET NUMBER

L8-03

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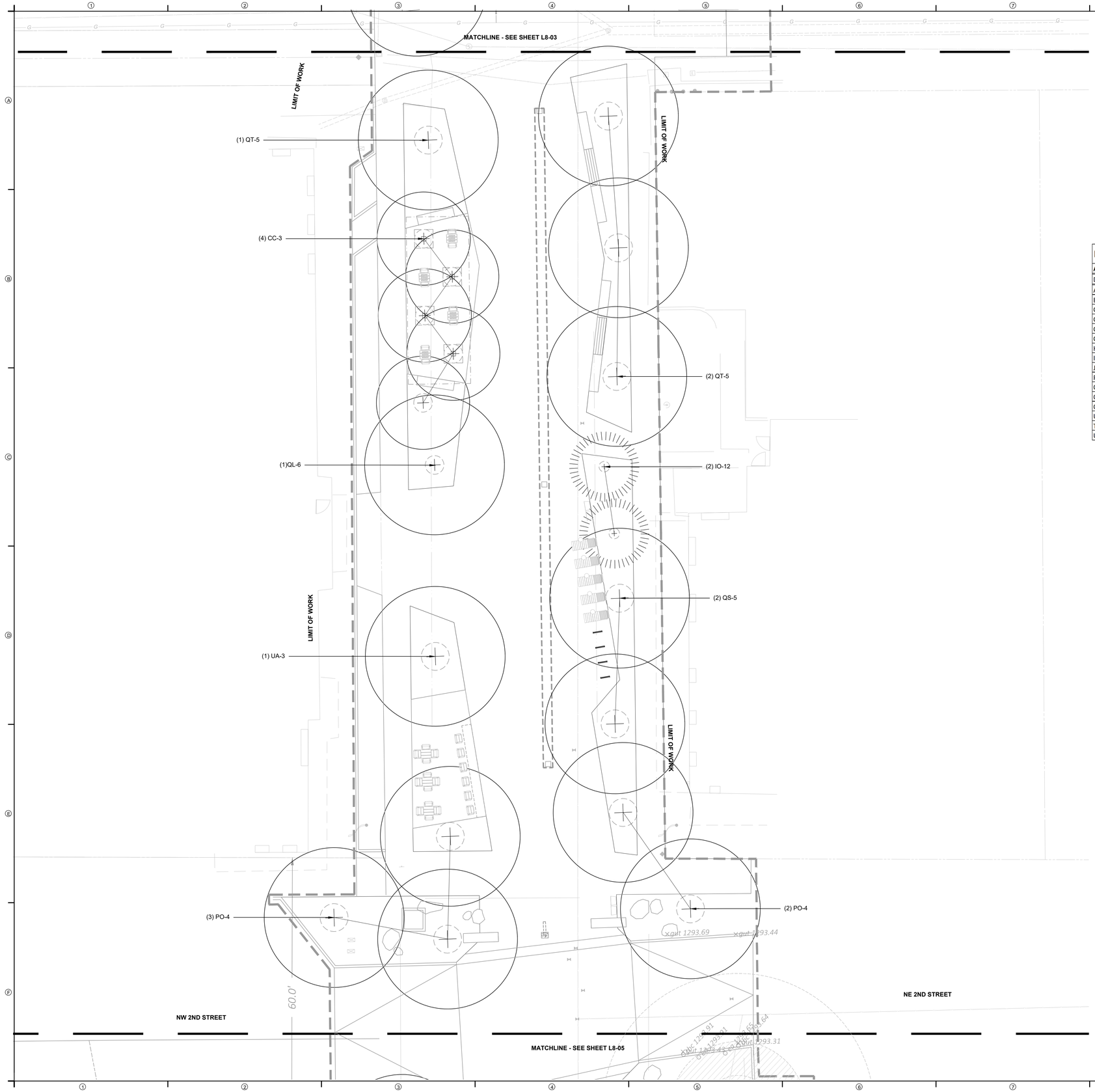

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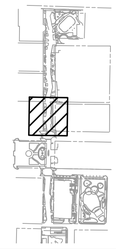
IV-12	*Juniperus virginiana 'Burkii'*	Red Cedar	PER PLAN
PO-4	*Platanus occidentalis*	Sycamore	PER PLAN
QS-6	*Quercus shumardii*	Shumard oak	PER PLAN
QT-5	*Quercus texana* 'Sangria'	Nuttall oak 'Sangria'	PER PLAN
QL-6	*Quercus lyrata*	Overcup oak	PER PLAN
UP-5	*Ulmus americana* 'Princeton'	American elm 'Princeton'	PER PLAN
TD-5	*Taxodium distichum* 'Mickelson'	Shawnee brave bald cypress	PER PLAN
UA-3	*Ulmus parviflora* 'Allee'	Lacebark elm 'Allee'	PER PLAN

KEY PLAN



NOTE:
Refer to General Information Sheet L0-03 for General Notes, Legends and Abbreviations. Refer to L8-00 for Series specific notes, lists, and schedules.

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1"=10'

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A STREET PROMENADE

BENTONVILLE, ARKANSAS

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ISSUE DATE: MARCH 24, 2023

REVISIONS

#	DATE	DESCRIPTION

DRAWN: SD REVIEWED: SM

60% CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 6331

TREE PLANTING PLAN

SHEET NUMBER

L8-04

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MATCHLINE - SEE SHEET L8-04

NW 2ND STREET

NE 2ND STREET

(1) TD-5

LIMIT OF WORK

2 HOUR PARKING

9" DEC ID 44

17" DEC ID 45

VENT

22" DEC ID 43

1

LIMIT OF WORK

18" DEC ID 42

48" DEC ID 64

18" DEC ID 63

18" DEC ID 41

60.0'

HANDICAP

(1) TD-5

7" DEC ID 40

LIMIT OF WORK

W CENTRAL AVENUE

60.0'

MATCHLINE - SEE SHEET L8-06

LIMIT OF WORK

(1) CC-3

(3) CF-3

LIMIT OF WORK

(1) CC-3

(2) TD-5

xgut 1292.00

xgut 1291.99

E CENTRAL AVENUE

SITE KEYNOTES:

		DETAIL / SHEET	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**		
9.1	Shade tree planting A	1 / L9-01	
	Shade tree planting B (on slope)	1 / L9-02	
9.2	Ornamental tree planting	3 / L9-02	
9.3	Shrub planting	3 / L9-01	
9.4	Lawn sodding	4 / L9-01	
9.5	Perennial/groundcover planting	1 / L9-02	
9.6	Rock outcrop planting	2 / L9-02	
9.7	Tree protection fencing	1 / L11-1	

PLANTING REFERENCE NOTES

PA — Planting area

1 — Existing tree to remain. Do not disturb. See also plant protection and removal plans.

PLANTING KEY			
ABBR	**BOTANICAL NAME**	**COMMON NAME**	**SPACING**
DECIDUOUS & EVERGREEN			
AR-5	*Acer rubrum* 'October Glory'	Red maple 'October Glory'	PER PLAN
BN-3	*Betula nigra*	River birch	PER PLAN
CC-3	*Cercis canadensis* 'Appalachian red'	Eastern redbud	PER PLAN
CF-3	*Cornus florida * 'Cloud 9'*	Flowering dogwood	PER PLAN
COB-3	*Cotinus obovatus*	American smoke-tree	PER PLAN
CV-3	*Chionanthus virginicus*	White fringetree	PER PLAN
HV-3	*Hamamelis vernalis*	Vernal witch-hazel	PER PLAN
IO-12	*Ilex opaca*	American holly	PER PLAN
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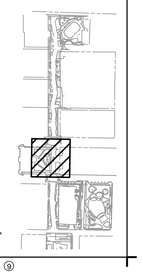

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PROJECT NUMBER: 6331

TREE PLANTING PLAN

SHEET NUMBER

L8-05

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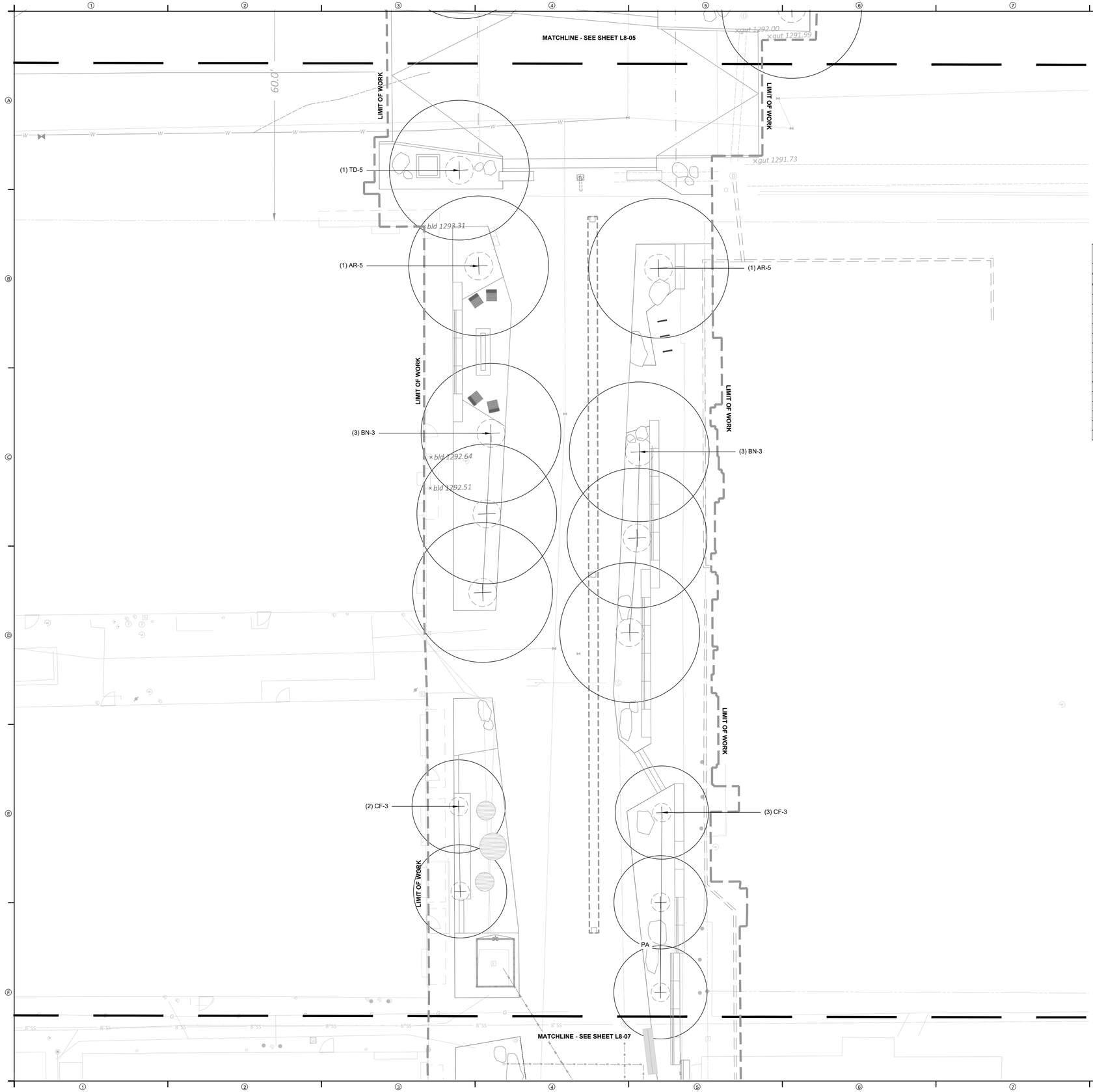

SITE KEYNOTES:

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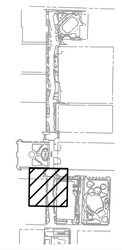

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TREE PLANTING PLAN

SHEET NUMBER

L8-06

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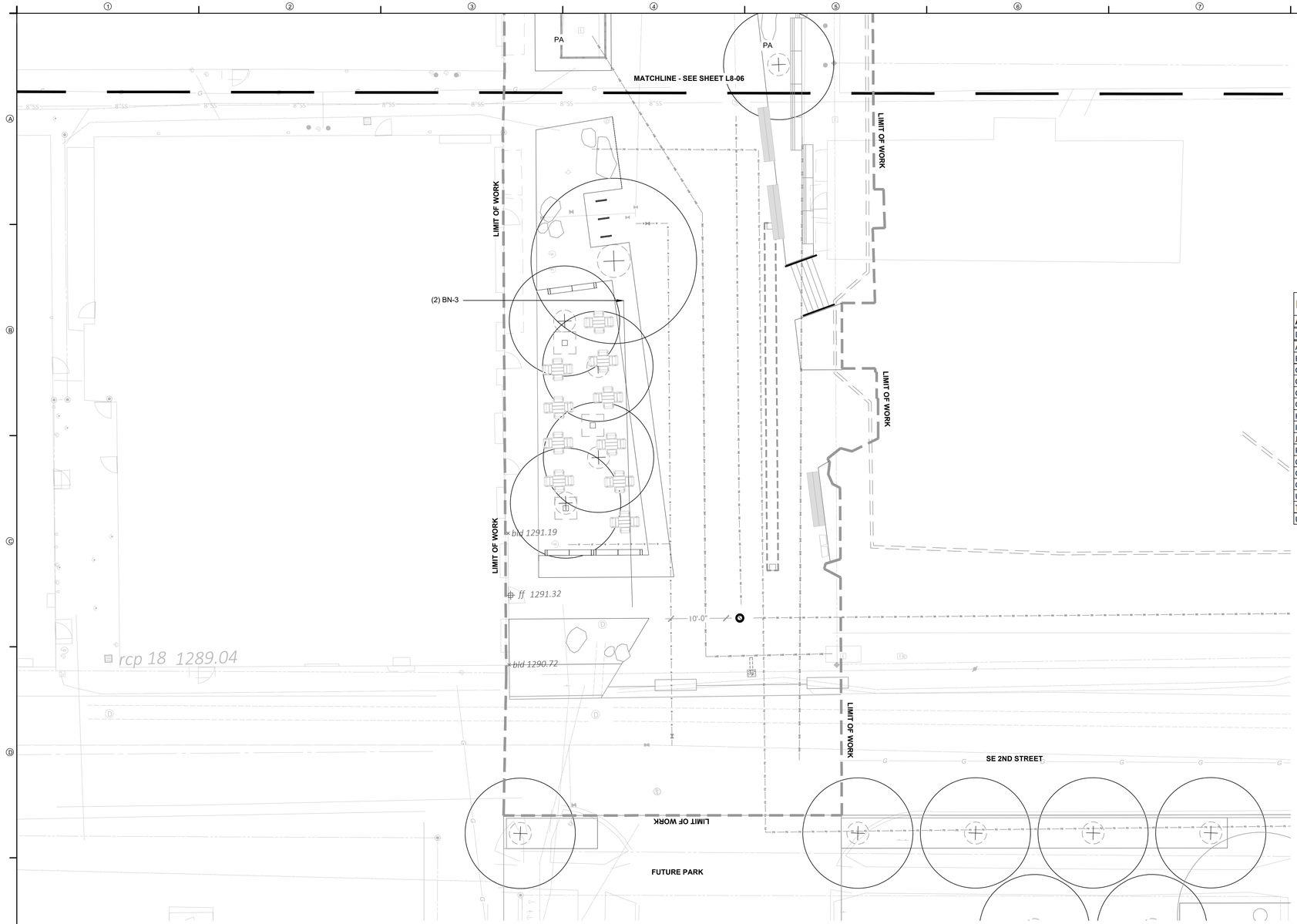

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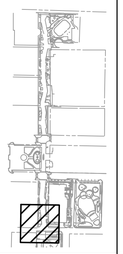

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TREE PLANTING PLAN

SHEET NUMBER

L8-07

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