Planning Commission
Meeting Agenda
May 16, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_9FHoOa9MTxqKkGesfi0CWQ

Call to Order

I. Approval of the May 2, 2023 Meeting Minutes

II. Consent Agenda

1. **Lots 15 and 16 of Demings 2nd Addition** — **Lot Split**
   300, 302, 308 and 310 Northwest 5th Street *(LS21-0061)*

2. **Lots 53 - 58 of Skyview Acres Subdivision** — **Lot Split**
   1102, 1104 and 1106 Lockheed Street *(LS22-0034)*

3. **Lot 1 of MCDC 5430 Addition** — **Lot Split**
   201 South Walton Blvd. *(LS23-0009)*

4. **Lots 1 and 2 of McKissic Springs Addition** — **Lot Split**
   South Vaughn Road and Motley Road *(LS23-0019)*

5. **Lots 29 and 30 of Huffman's Addition** — **Lot Split**
   205 Northwest D Street *(LS23-0023)*

6. **Lots 35 - 39, Block 2 of W.A. Burks Addition** — **Lot Split**
   1004 and 1006 Northwest A Street *(LS23-0024)*

7. **Lots 2 and 3 of Gateway North Subdivision** — **Lot Split**
   4300 Southwest Rainbow Farm Road *(LS23-0025)*

8. **Lots 33 – 38, Block 6 of W.A. Burks Addition** — **Lot Split**
   1137, 1139, 1143, 1145, 1149, 1151 Northeast Monroe Street *(LS23-0026)*

III. New Business

1. **Parking Amendments** — **Ordinance***
   Municipal Code Chapter 94-VI of the Municipal Code and
   Article 501, Off-Street Parking of the Zoning Code.

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

* indicates item requires public hearing

2. **Elm Tree Accommodation LLC** **Rezoning***
   801 Southwest Elm Tree 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

3. **Ultra Homes, LLC** **Rezoning***
   1906 SW 14th Street *(RZ23-0032)*
   Rezoning: C-1, Neighborhood Commercial to C-2, General Commercial.

4. **Chen and Ehret Real Holdings, LLC** **Rezoning***
   1105 Convair Street *(RZ23-0033)*
   Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential
   Rezoning: R-1, Low Density Single Family Residential to R-2, Medium Density Two Family and Townhome

5. **Bentonville Film Festival** **Conditional Use Permit***
   507 Southeast E Street *(CU23-0014)*
   Long temporary use

6. **Hounds Lounge** **Conditional Use Permit***
   Southwest Crockett Street *(CU23-0016)*
   Long temporary use for Animal Kennel/Shelter

7. **Lots 1 and 2 of 8th & Elm Subdivision** **Lot Split**
   Southwest 8th Street and SW Elm Tree Road *(LS23-0016)*

8. **Lots 59 and 60 of Sky View Acres Subdivision** **Lot Split**
   1105 Convair Street *(LS23-0022)*

9. **SWEPCO/AEP Sunshine Substation** **Large Scale Development**
   1100 Southeast Moberly Lane *(LSD23-0015)*
   Waiver #1: Article 1200, Off-Site Improvements, Section 1200.02 (b) – Direct Access to Substandard Streets. The applicant is requesting not to construct the required improvements to Southeast Moberly Lane as indicated in the Master Street Plan.
   Waiver #2: Article 1100, Development Standards, Section 1100.2 (a.6) - Distance between Curb Cuts. The applicant requests to construct a new curb cut within 107 feet of an existing curb cut which is a difference of 43 feet from the required 150 feet.

10. **The Mill at the Reserve** **Large Scale Development**
    Southwest Regional Airport Boulevard *(LSD23-0016)*
    Waiver #1: Article 1100, Development Standards, Sec 1100.21 (e) Building Material.

IV. Old Business

V. Other Business

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

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

Recording Link: https://us06web.zoom.us/rec/share/6Rg_hhV4I5AcJ-GhlaEFqB-4RiyYJRuDE-6grR0VWPDXoUEtbNAqb9JrDKNFXPQu.p7_wK3RLE-TQbmoI
Commissioners Present: Joe Haynie, Danny Bennett, Reginald Wright, Rod Sanders, Eric Hipp, Elaine Kerr, Dana Davis
Commissioners Absent: N/A
Staff Present: Tyler Overstreet, Tom Adler, Dan Weese, Bonnie Bridges, Bradley Gavrielides, Luke Aitken, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

Call to Order

- Meeting called to order at 5:00 pm by Chairman Sanders
- Commissioner Davis requests that Sections I, II, and item #9 of new business be moved to the consent agenda
- Commissioner Davis requests that item #8 of new business be removed from the meeting agenda, to be reconsidered after further revision by staff

I. Consent Agenda

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

2. Approval of the April 4, 2023 Meeting Minutes

3. Approval of the April 18, 2023 Meeting Minutes

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

- Mr. Adler provides an overview of the consent agenda
- Consent agenda is approved 7-0

II. New Business

1. Elm Tree Accommodation LLC **Rezoning***
801 Southwest Elm Tree 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

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

* Indicates item requires public hearing

NOTE: The Public Hearing was incorrectly published for this project and the applicant requests to table the project.

- Mr. Adler provides an overview of the staff report for this request
- Chairman Sanders opens the public hearing
- Public hearing is closed
- Motion by Hipp, second by Haynie to table the request
- Rezoning request is tabled 7-0

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

- Mr. Adler provides an overview of the staff report for this request
- Chairman Sanders opens the public hearing
- Will Kellstrom, representing the applicant, speaks on details of the rezoning request and plans for development if the request is approved
- Rick Dawson, of the neighboring duplex at 214 & 216 SW 12th Street, speaks in opposition of the request, citing concerns of increased runoff and traffic if the site is developed
- Mr. Kellstrom states that he has not contacted Mr. Dawson regarding acquiring an easement for his client across Mr. Dawson's property
- Mr. Kellstrom speaks on the possible location of site access if the land is developed, and possible legal actions that can be taken to achieve an easement or access to the site by the property owner
- Chairman Sanders closes the public hearing
- Commissioner Davis asks Mr. Weese about the special designs that would need to be used when developing the lot in question since it is located in the floodway
- Mr. Weese speaks to the permitting process the applicant would need to follow in order to build housing on the lot in question
- Commissioner Bennett asks about other nearby property that could be used to provide access to the lot in question
- Chairman Sanders solicits additional input from other Commissioners and calls for a vote
- Future Land Use Map Amendment is denied 6-1, with Commissioner Wright voting yes
- Rezoning request is denied 6-1, with Commissioner Wright voting yes
- Chairman Sanders, Commissioner Davis and others vote no because they believe the future land use for this property cannot be considered on a parcel-by-parcel basis in this subdivision and should be looked at for the area or subdivision as a whole as well as concerns regarding building in the floodway at this location and the issues it could cause surrounding properties

3. Lucatoni LLC **Rezoning***

411 Northwest C Street *(RZ23-0031)*

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

- Mr. Adler provides an overview of the staff report for this request

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

* Indicates item requires public hearing

- Chairman Sanders opens the public hearing
- Katelynn Morgan of Ecological Design Group, representing the applicant, speaks on details of the request and proposed development plans for townhomes to be pursued if the request is approved
- Dave Kosnoff of 307 NW 5th Street speaks in opposition to the request citing existing issues of traffic safety and illegal parking in the neighborhood
- Rob Nelson of 408,407,404 NW C Street speaks in opposition of the request citing similar concerns with existing drainage and parking issues in the area
- Eric Sommer of 338 NE 5th Street speaks in opposition of the request, citing similar traffic concerns and surrounding DN-2 zoning and lack of DN-3 zoning nearby
- Janice Karen Sommer of 338 NW 5th Street speaks in opposition of the request, stating that R-1 to DN3 rezoning is too big of a change for the area, also citing existing traffic safety concerns in the area
- Roland Smith, of 406 NW C Street, speaks in opposition to the request, stating that the proposed development allowed by rezoning would ruin the neighborhoods character, and states it would be terrible for the existing neighbors if approved
- Sherry Adkins of 409 NW C Street speaks in opposition of the request citing concerns of increased runoff and inadequate space for parking that is proposed by the applicant
- Mark Haney, the applicant, speaks to details of the request stating drainage detention, street parking, and pedestrian improvements would all be made as part of the large scale development to be reviewed by staff and planning commission if this rezoning is approved
- Marie Smith of 406 NW C Street, speaks in opposition of the request citing concerns around existing traffic safety issues and parking access and location on the site if the rezoning is approved
- Chairman Sanders closes the public hearing
- Commissioner Davis asks staff if the same type of townhome development would be possible under DN-2 zoning
- There is discussion between staff and commissioners about the differences between DN-2 and DN-3 zoning regulations
- Commissioner Bennett asks Ms. Morgan of EDG about the extent of proposed on street parking and sidewalk improvements
- Ms. Morgan of EDG speaks to the details of proposed parking and sidewalk improvements to be outlined in the Large-Scale Development Plans if the rezoning is approved
- Mr. Overstreet explains the difference in setbacks and allowable uses in DN-2 zoning
- Commissioner Davis asks the applicant if his development plans would be possible under DN-2 zoning
- Mr. Haney, the applicant, states his plans may still be buildable under DN-2 zoning but that some consulting with his designer is needed.
- Mr. Haney asks to formally modify his rezoning request from DN-3, down to DN-2
- This change is accepted and noted by staff
- Rezoning request to DN-2, Downtown Medium Density Residential is approved 7-0

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

- Commissioner Davis requests that the second condition of approval for the permit be modified, requiring the applicant to bring the parking area into compliance through a

large scale development or return the site to its previous condition after expiration of this one-year conditional use permit
- Chairman Sanders asks if there are any objections to the changes to the conditions of approval proposed by Commissioner Davis
- Noting no objections, the changes are accepted and noted by staff
- Chairman Sanders opens the public hearing for this item
- Chairman Sanders closes the public hearing
- Permit request is approved 7-0

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

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing for this item
- Ryan Clark of CEI Engineering, representing the applicant, speaks to history of the proposed use and is available for questions from the commission
- Chairman Sanders closes the public hearing
- Permit request is approved 7-0

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

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing for this item
- Chairman Sanders closes the public hearing
- Amendment approved 7-0

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

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing for this item
- Chairman Sanders closes the public hearing
- Amendment is approved 7-0

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

- Joanne Johnson of Halff and Associates, representing the applicant is available for questions regarding the waiver request
- Waiver request denied 7-0

III. Other Business

1. A Street Promenade
Northeast and Southeast A Street (PIIP23-0004) **Informational Item**
- Information on this project was presented to Planning Commission during the Technical Review Meeting

***Motion by Hipp, Second by Kerr to adjourn the meeting Meeting adjourned**

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

* Indicates item requires public hearing

Consent Agenda Items

For the Planning Commission meeting on May 16, 2023

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

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

1. **Lot Split: Lots 15 and 16 of Demings 2nd Addition, NFD LLC, Northwest 5th Street and Northwest B Street, R-3, Medium-High Density Residential,** ***LS21-0061***

   A lot split of parts of Lots 10, 11, & 12 of Demings 2nd Addition, creating new Lots 15 and 16 of Demings 2nd Addition. The plat dedicates right-of-way along the 5th Street side to meet Master Street Plan requirements, as well as utility easements along both the 5th and B sides. No variances or waivers are associated with this plat.

2. **Lot Split: Lots 53 and 58 of Skyview Acres Subdivision, Chen & Ehret Real Holdings, LLC, 1102, 1104 and 1106 Lockheed Street, R-2 Medium Density Two Family and Townhome,** ***LS22-0034***

   A lot split of Lots 35, 36 and 37 of Skyview Acres Subdivision creating new Lots 53-58 of Skyview Acres Subdivision. The plat dedicates right-of-way per the requirements of the Master Street Plan. No variances or waivers are associated with this plat.

3. **Lot Split: Lot 1 of MCDC 5430 Addition, McDonalds Corp #5430, 201 South Walton Boulevard, C-2, General Commercial,** ***LS23-0009***

   A lot split of previously unplatted land, creating new Lot 1 of MCDC 5430 Addition. The plat dedicates right-of-way along the Southwest 2nd Street side to meet Master Street Plan requirements, as well as a 20' utility easement along South Walton Road. No variances or waivers are associated with this plat.

4. **Lot Split: Lots 1 & 2 of McKissic Springs Subdivision, Buffington BW LLC, Southwest Vaughn Road, R-1, Low-Density Single Family Residential,** ***LS23-0019***

   A lot split of previously unplatted land, creating new Lots 1 and 2 of McKissic Springs Subdivision. The plat dedicates right-of-way along the West, North, and East sides to meet Master Street Plan requirements, as well as utility easements along Vaughn Road and Access and Drainage Easements through the flood plain area. No variances or waivers are associated with this plat.

5. **Lot Split: Lots 29 & 30 of Huffman's Addition, Freeman, Steven M & Julie P Trustees, 205 Northwest D Street, DN-1, Downtown Low Density Residential,** ***LS23-0023***

   A lot split of Lot 27 of Huffman's Addition, creating new Lots 29 & 30 of Huffman's Addition. The plat dedicates right-of-way per the Master Street Plan as well as a utility easement along Northwest D. Both lots will have platted alley access. No variances or waivers are associated with this plat.

6. **Lot Split: Lots 35 - 39, Block 2 of W.A. Burks Addition, Haney Enterprises LLC, 1004 and 1006 Northwest A Street, DN-2, Downtown Medium Density Residential,** ***LS23-0024***

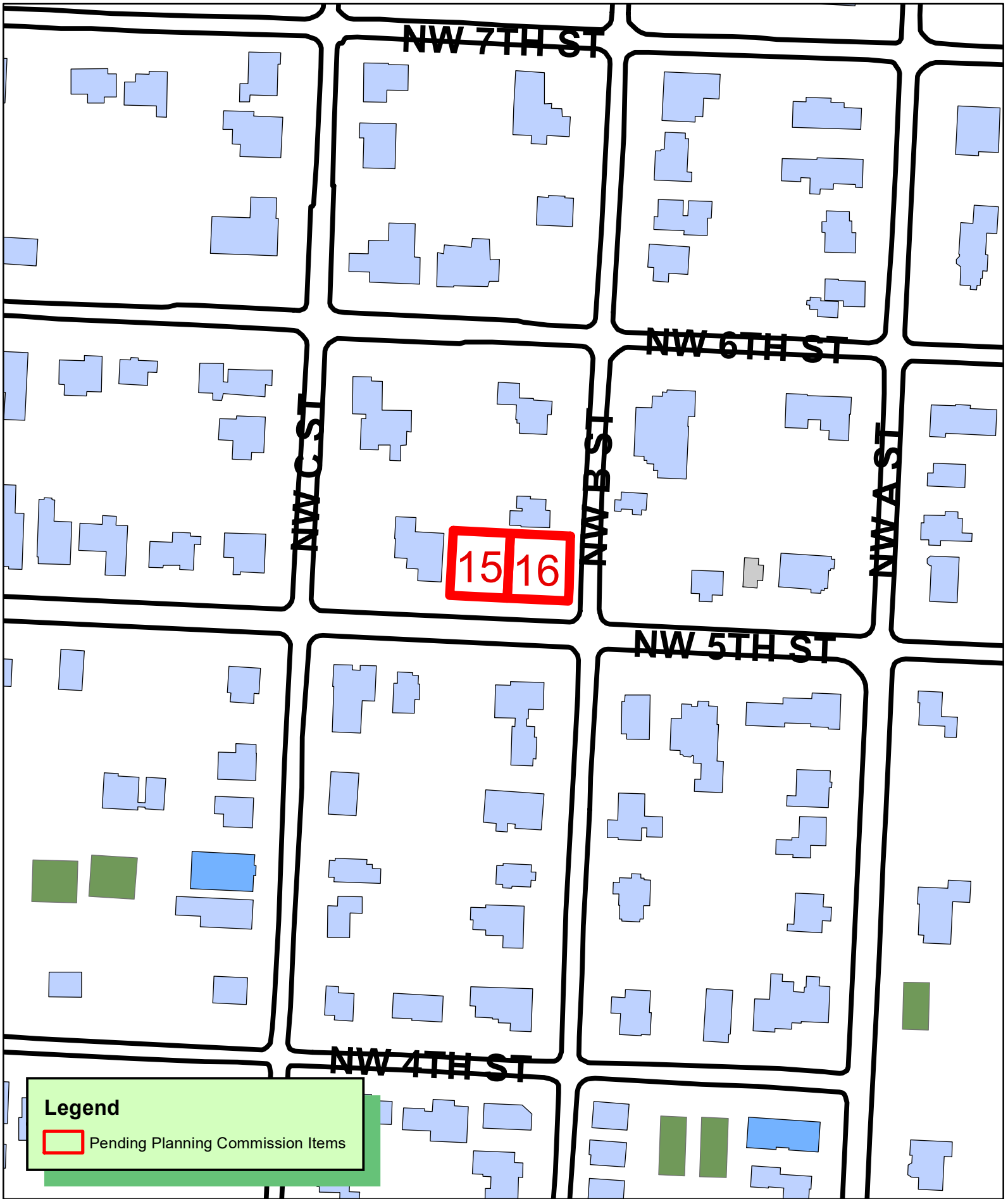
   A lot split of existing Lots 1 & 2, Block 2 of W.A. Burks Addition, creating new Lots 35-39, Block 2 of W.A. Burks Addition. The plat dedicates a utility easement to serve the newly created lots. Per the Master Street Plan requirements right-of-way is adequate along NW A Street. All lots shall be rear entry and loaded from the alley to the east and or north. No lot shall have direct access to NW A Street since it is designated as a collector street on the Maser Street Plan.

7. **Lot Split: Lots 2 and 3 of Gateway North Subdivision, Crossmar Industrial North 100 LLC, 4300 Southwest Rainbow Farm Road, I-1, Light Industrial,** ***LS23-0025***

   A lot split of existing Lot 1 of Gateway North Subdivision, creating new Lots 2 and 3 of Gateway North Subdivision. The plat dedicates various utility and drainage easements to serve the newly created lots. Per the Master Street Plan requirements right-of-way is adequate along Southwest Rainbow Farm Road. Additionally, there are several private access easements shown on the plat to be dedicated by separate documents that will serve the newly created lots and provide cross access between the lots.

8. **Lot Split: Lots 33-38 Block 6 of W.A. Burk's Addition, V3 Construction & Development LLC, 1137-1151 Northeast Monroe Street, DN-2, Downtown Medium Density Residential,** ***LS23-0026***

   A lot split of Lots 30-32, Block 6 of W.A. Burk's Addition, creating new Lots 33-38 Block 6 of W.A. Burk's Addition. The plat creates 6 lots that split 3 single-family attached structures into their respective units. No new dedications, variances, or waivers are associated with this plat.

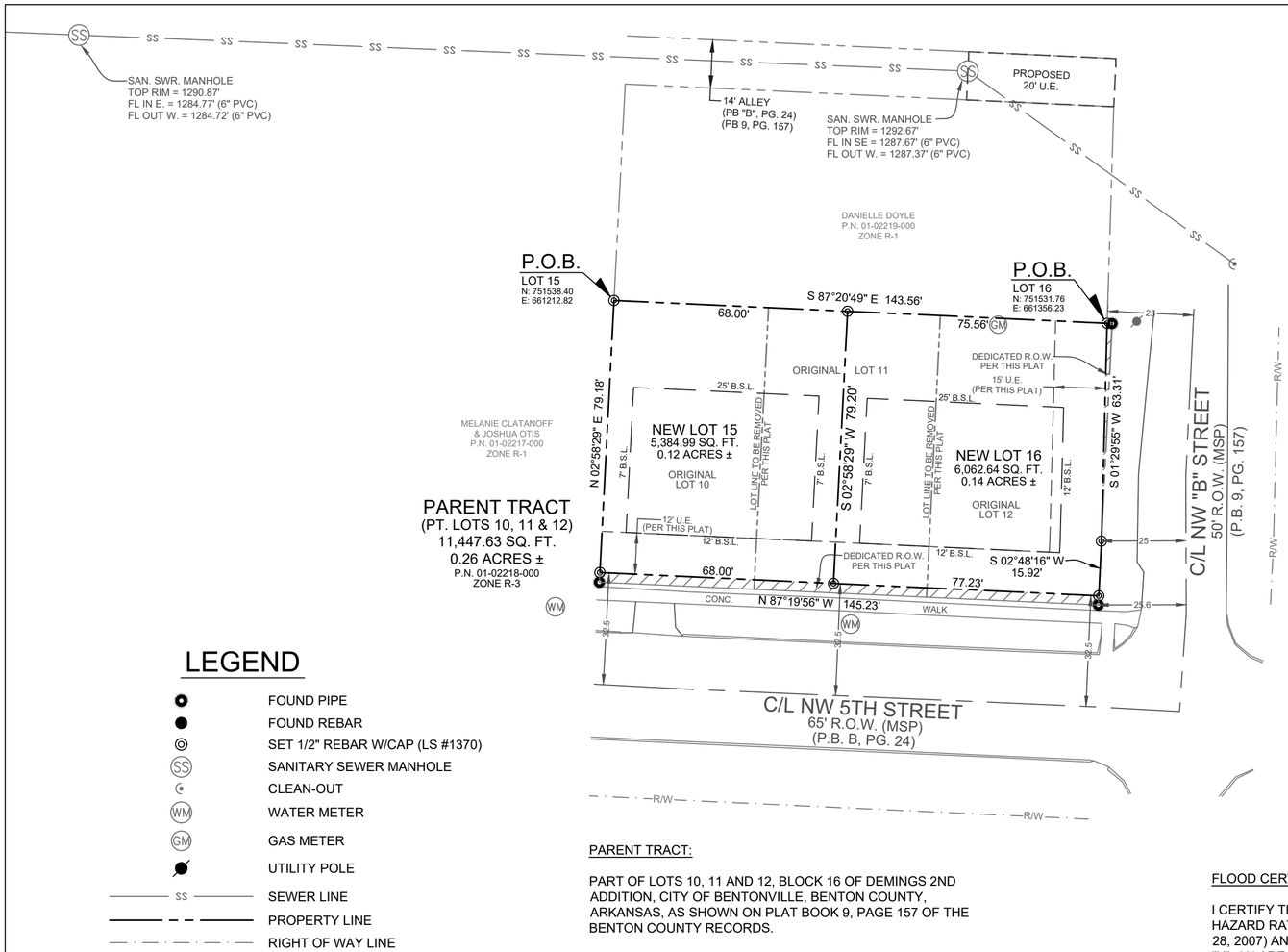


N
W E
S

1 inch = 148 feet

LS21-0061
LOT SPLIT
DEMINGS 2ND ADDITION
LOTS 10-12 BLOCK 16 CREATING LOTS 15-16

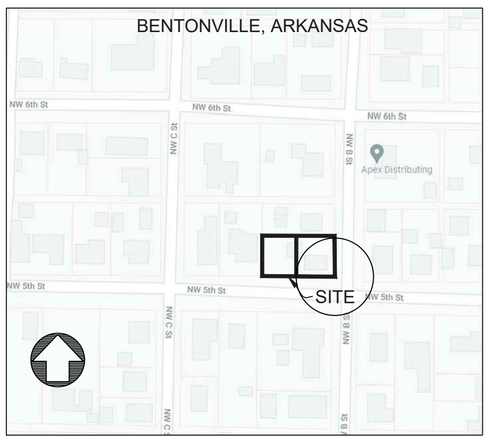
THE CITY OF BENTONVILLE



LEGEND

- FOUND PIPE
- FOUND REBAR
- SET 1/2" REBAR W/CAP (LS #1370)
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- WATER METER
- GAS METER
- UTILITY POLE
- SEWER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE

OWNER INFORMATION
NFD LLC
501 NW "B" STREET
BENTONVILLE, AR 72712



VICINITY MAP
(N.T.S.)

PARENT TRACT:

PART OF LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS.

NEW LOT 15 DESCRIPTION:

PART OF PART LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID PART LOTS 10, 11 AND 12; THENCE S 87°20'49" E A DISTANCE OF 68.00 FEET; THENCE S 02°58'29" W A DISTANCE OF 79.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 5TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°19'56" W A DISTANCE OF 68.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'29" E A DISTANCE OF 79.18 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 5384.99 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 16 DESCRIPTION:

PART OF PART LOTS 10, 11 AND 12, BLOCK 16 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 9, PAGE 157 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF SAID PART LOTS 10, 11 AND 12; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NW "B" STREET S 01°29'55" W A DISTANCE OF 63.31 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S 02°48'16" W A DISTANCE OF 15.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF NW 5TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°19'56" W A DISTANCE OF 77.23 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°58'29" E A DISTANCE OF 79.20 FEET; THENCE S 87°20'49" E A DISTANCE OF 75.56 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 6062.64 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

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

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

3. DEED REFERENCE: WARRANTY DEED BOOK L2021, PAGE 70361.

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

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

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

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

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

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

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

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

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

0 30 60

FLOOD CERTIFICATION:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE PROJECT #LS21-0061

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

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

SCALE: 1" = 30'	DATE: 6-28-22

LOT SPLIT
PART LOTS 10, 11 & 12, BLK. 16 DEMINGS 2ND ADDITION CREATING LOTS 15 & 16

501 NW "B" STREET
BENTONVILLE, BENTON COUNTY, AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-235LS	ASD	RJC	1 OF 1

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 10, 11, & 12, BLOCK 16 OF DEMINGS 2ND ADDITION; CREATING NEW LOTS 15 & 16 OF DEMINGS 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS21-0061)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 10, 11, & 12, BLOCK 16 OF DEMINGS 2ND ADDITION, creating new LOTS 15 & 16 OF DEMINGS 2ND ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of LOTS 10, 11, & 12, BLOCK 16 OF DEMINGS 2ND ADDITION creating new LOTS 15 & 16 OF DEMINGS 2ND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

LS22-0034 9/6/22
LOT SPLIT
SKYVIEW ACRES SUBDIVISION
LOTS 35-37 CREATING LOTS 53-58

LOT SPLIT FOR LOTS 35, 36, & 37 OF SKYVIEW ACRES SUBDIVISION CREATING LOTS 53-58

1104 LOCKHEED STREET

BENTONVILLE, ARKANSAS 72712

BENTON COUNTY

SURVEY DESCRIPTION

PARENT TRACT (PARCELS #01-04201-000, #01-04202-000, & #01-04203-000)
LOTS 35, 36, AND 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38.

LOT 53
THE SOUTH HALF OF LOT 35, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°23'47"E A DISTANCE OF 139.82' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07'; THENCE LEAVING SAID RIGHT-OF-WAY N87°23'01"W A DISTANCE OF 139.80' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 54
THE NORTH HALF OF LOT 35, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°24'34"E A DISTANCE OF 139.84' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S03°07'51"W A DISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°23'47"W A DISTANCE OF 139.82' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 55
THE SOUTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°25'42"E A DISTANCE OF 139.63' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S02°52'09"W A DISTANCE OF 50.08' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°24'34"W A DISTANCE OF 139.84' TO THE POINT OF BEGINNING, CONTAINING 0.161 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 56
THE NORTH HALF OF LOT 36, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°26'50"E A DISTANCE OF 139.26' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S02°40'26"W A DISTANCE OF 50.08' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°25'42"W A DISTANCE OF 139.63' TO THE POINT OF BEGINNING, CONTAINING 0.160 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

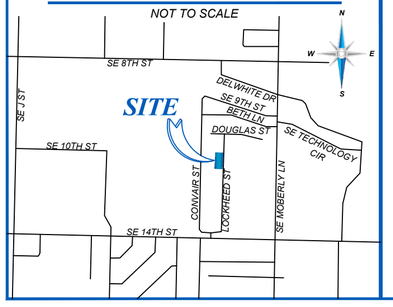
LOT 57
THE SOUTH HALF OF LOT 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°27'41"E A DISTANCE OF 139.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S02°48'58"W A DISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°26'50"W A DISTANCE OF 139.26' TO THE POINT OF BEGINNING, CONTAINING 0.160 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 58
THE NORTH HALF OF LOT 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.03' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°27'41"E A DISTANCE OF 139.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY LINE OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY S02°48'58"W A DISTANCE OF 50.07' TO THE POINT OF BEGINNING, CONTAINING 0.160 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION
PART OF LOTS 36, AND 37, SKYVIEW ACRES SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD E AT PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N03°06'27"E A DISTANCE OF 50.04' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S87°24'34"E A DISTANCE OF 139.84' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE WEST RIGHT-OF-WAY OF LOCKHEED STREET; THENCE ALONG SAID RIGHT-OF-WAY N03°07'51"E A DISTANCE OF 21.41' TO A SET 5/8" CAPPED REBAR "AR PLS 1659", BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: N02°40'26"E A DISTANCE OF 28.67' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N02°40'26"E A DISTANCE OF 50.08' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N02°48'58"E A DISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N02°52'17"E A DISTANCE OF 50.07' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY S87°28'32"E A DISTANCE OF 1.13' TO A FOUND 1/2" REBAR; THENCE S03°07'51"W A DISTANCE OF 178.89' TO THE POINT OF BEGINNING, CONTAINING 0.003 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VICINITY MAP

NOT TO SCALE



MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
JUNE 30, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 11096.
2. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 19114.
3. WARRANTY DEED FILED IN DEED BOOK 2022 AT PAGE 31874.
4. SURVEY PLAT FILED IN PLAT BOOK E AT PAGE 38.

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.

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

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

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

APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

ALL BUILDINGS AND SHEDS LOCATED ON THE SUBJECT PROPERTY ARE TO BE REMOVED.

ALL UTILITIES HAVE BEEN FIELD VERIFIED.

ALL EXISTING EASEMENTS ARE BLANKET OR INDETERMINATE IN NATURE.

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

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

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

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

PROPOSED LAND USE, TWO-FAMILY RESIDENTIAL.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0260K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SIGNATURE BLOCKS

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

DATE OF EXECUTION

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

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

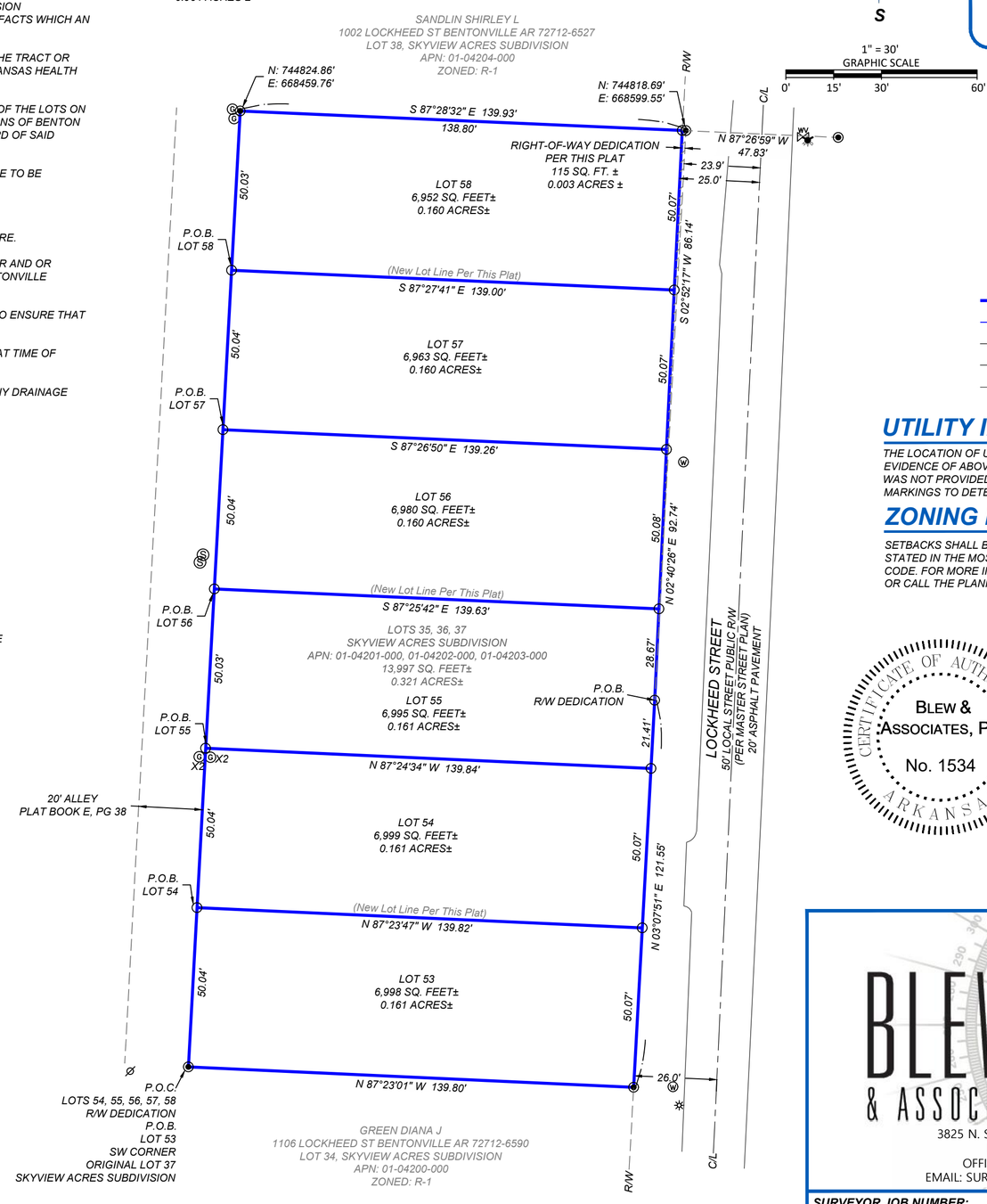
STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____ 2023.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LAND AREA

42,003 SQUARE FEET±
0.964 ACRES ±



OWNER/DEVELOPER

CHEN & EHRET REAL HOLDINGS LLC
1054 N MAIN ST BENTONVILLE AR 72712

LEGEND & SYMBOLS

- FOUND 1/2" REBAR
- SET 5/8" CAPPED REBAR "AR PLS 1659"
- SANITARY MANHOLE
- GAS METER
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- LIGHT POLE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE

UTILITY INFORMATION

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

ZONING INFORMATION

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH DAY OF APRIL, 2023.

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

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

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

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

SURVEYOR JOB NUMBER: 22-5577	**SURVEY DRAWN BY:** DH/TPN - 07/05/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: KEN EHRET	

CITY OF BENTONVILLE PROJECT # LS22-0034

SHEET 1 OF 1

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 35, 36, & 37 OF SKYVIEW ACRES SUBDIVISION; CREATING NEW LOTS 53-58 OF SKYVIEW ACRES SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS22-0034)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 35, 36, & 37 OF SKYVIEW ACRES SUBDIVISION, creating new LOTS 53-58 OF SKYVIEW ACRES SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of LOTS 35, 36, & 37 OF SKYVIEW ACRES SUBDIVISION creating new LOTS 53-58 OF SKYVIEW ACRES SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

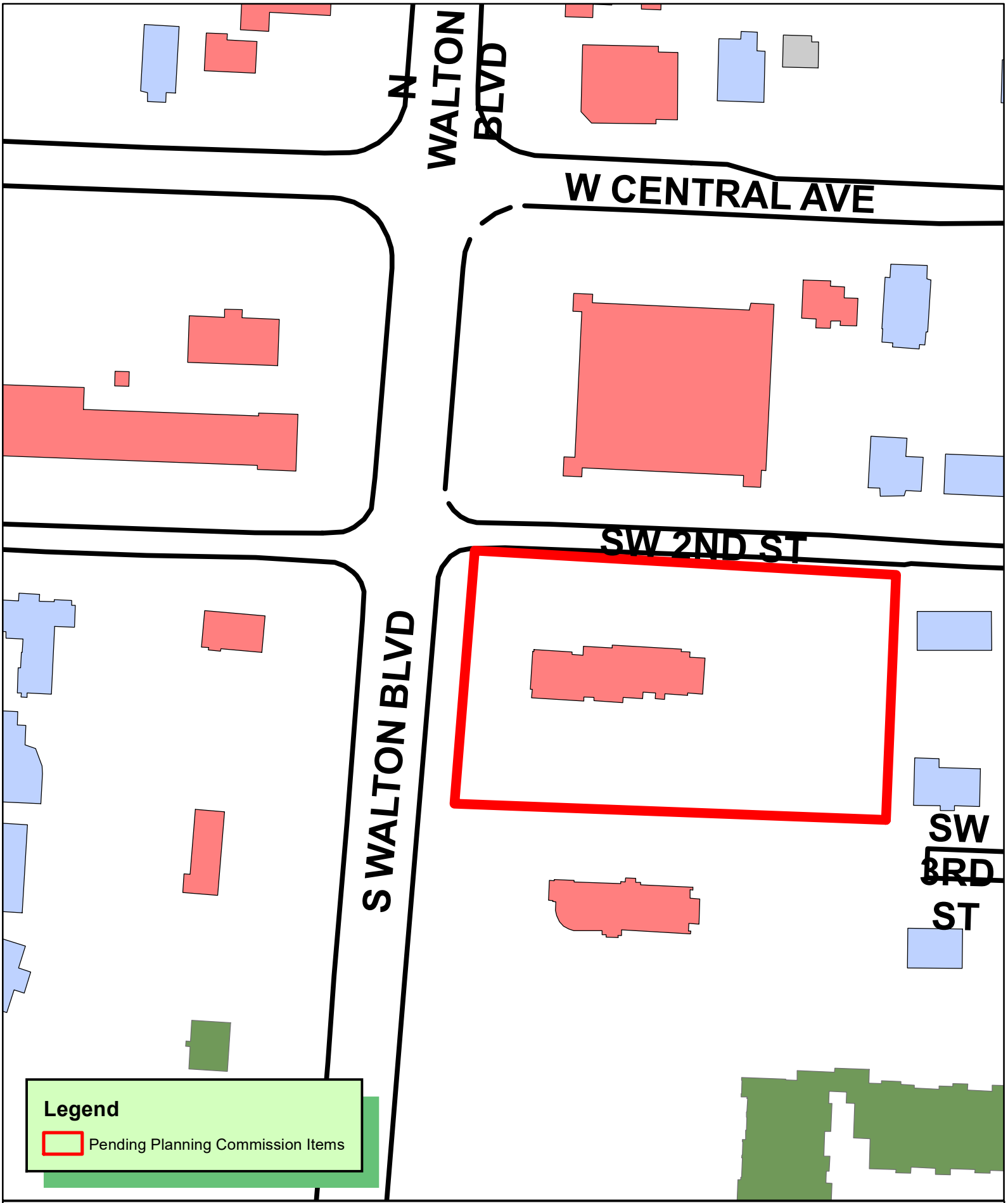
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 100 feet

LS23-0009 3/7/23
LOT SPLIT
MCDONALDS
201 S WALTON BLVD

THE CITY OF BENTONVILLE

LOT SPLIT FOR PARCEL 01-00566-000 CREATING MCDC 5430 ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

BASIS OF BEARINGS
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE
NAD 83 (2011)
ARDOT REAL TIME NETWORK
LAT: N.36°22'17.611"
LON: W.94°13'16.852"
CONVERGENCE ANGLE:
N 01°17'33" E
COMBINED SCALE FACTOR:
0.99996855

BASIS OF ELEVATIONS
ARDOT REAL TIME NETWORK
NAVD 88

VICINITY MAP

0' 30' 60'
SCALE: 1"=30'

OWNERS INFORMATION
JORGE MARTINEZ
MCDONALDS CORP #5430
P.O. BOX 1366
SPRINGDALE, AR 72765

SEWER INFORMATION
THIS LOT DOES NOT HAVE DIRECT ACCESS TO PUBLIC SEWER AS PER THE CITY OF BENTONVILLE

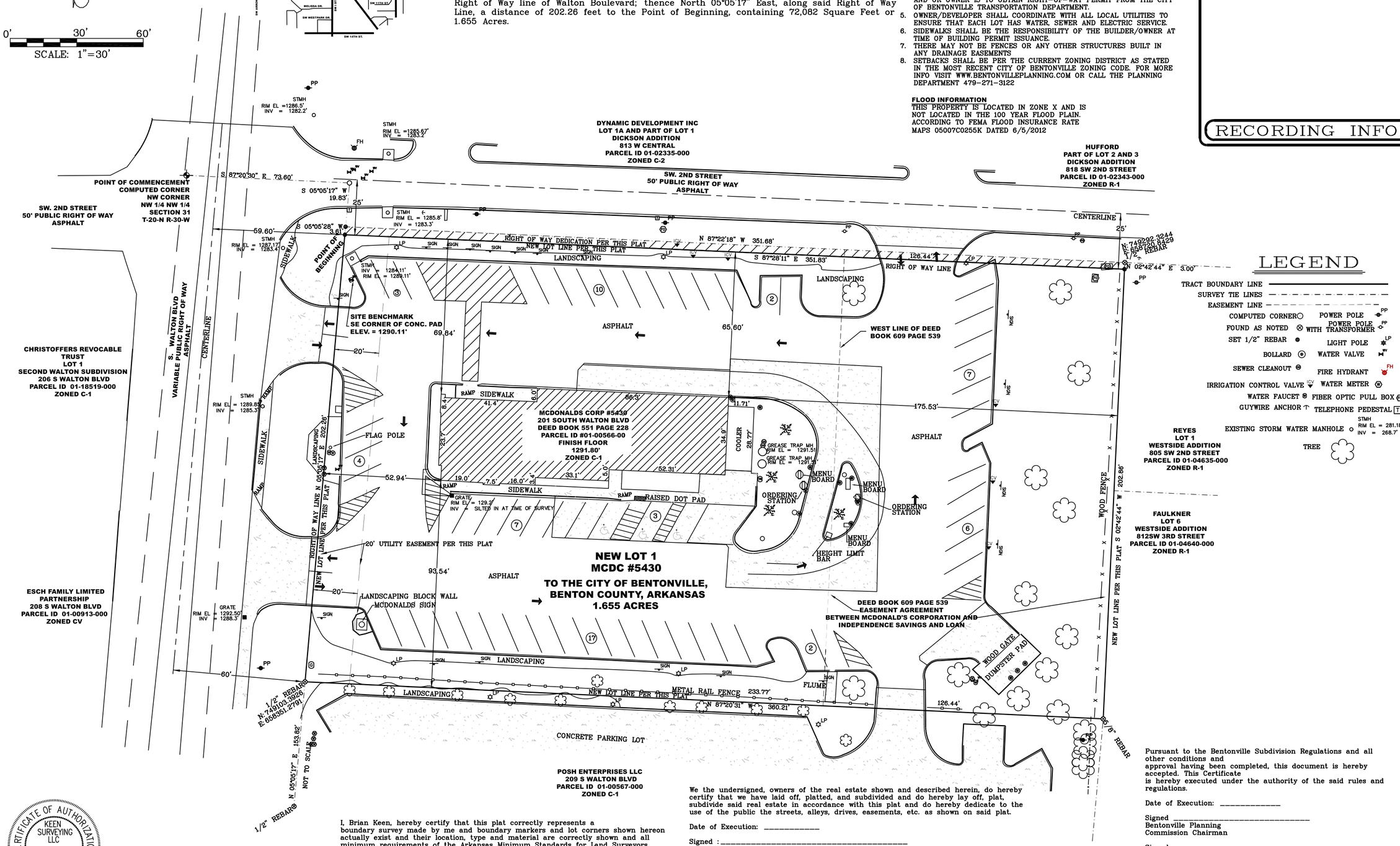
GENERAL NOTES
1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL
2. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT
3. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT
4. 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.
5. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
6. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
7. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
8. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT 479-271-3122

FLOOD INFORMATION
THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 05007C0255K DATED 6/5/2012

Lot 1, MCDC 5430 Addition Legal Description

Part of the Northwest Quarter of the Northwest Quarter, Section 31, Township 20 North, Range 30 West, Benton County, Arkansas, more particularly described as follows;

Commencing at the Northwest Corner of said Northwest Quarter of the Northwest Quarter; thence South 87°20'30" East, a distance of 73.60 feet; thence South 05°15'17" West, a distance of 19.83 feet; thence South 05°05'28" West, a distance of 3.61 feet to a point on the proposed South Right of Way Line of Southwest 2nd Street and the Point of Beginning; thence South 87°28'11" East, along said proposed Right of Way line, a distance of 351.83 feet; thence South 02°42'44" West, leaving said proposed Right of Way Line, a distance of 202.86 feet; thence North 87°20'31" West, a distance of 360.21 feet to a point on the East Right of Way line of Walton Boulevard; thence North 05°05'17" East, along said Right of Way Line, a distance of 202.26 feet to the Point of Beginning, containing 72,082 Square Feet or 1.655 Acres.



LEGEND

- TRACT BOUNDARY LINE
- SURVEY TIE LINES
- EASEMENT LINE
- COMPUTED CORNER ○
- FOUND AS NOTED ⊗ WITH TRANSFORMER
- SET 1/2" REBAR ●
- BOLLARD ⊙
- SEWER CLEANOUT ⊜
- IRRIGATION CONTROL VALVE ICV
- WATER FAUCET ⊛
- GUYWIRE ANCHOR ⊤
- EXISTING STORM WATER MANHOLE ○ STMH RIM EL = 281.18' INV = 268.7'
- TREE
- POWER POLE PP
- POWER POLE PP WITH TRANSFORMER
- LIGHT POLE LP
- WATER VALVE WV
- FIRE HYDRANT FH
- WATER METER W
- FIBER OPTIC PULL BOX FO
- TELEPHONE PEDESTAL T

I, Brian Keen, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actuadly exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.
Date of Execution: 4/11/2023

Signed: _____
Registered Land Surveyor

No. 1415
State of Arkansas

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

Date of Execution: _____

Signed : _____

Name & Address
McDonalds Corp #5430
P.O. Box 1366
Springdale, AR 72765

Print Name: Jorge Martinez

Source of Title: D.R. 551 Page 228

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

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed_____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

CITY OF BENTONVILLE PROJECT NUMBER: LS23-0009

RECORDING INFORMATION

MAP PREPARED FOR:
MCDONALDS CORP #5430
PLAT OF: LOT 1
#5430 ADDITION
MCDONALDS CORP #5430 ADDITION

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 234
SALEM, ARKANSAS, 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 4/11/23
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
FILE NAME:1278.180PL

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UNPLATTED SECTION LAND; CREATING NEW LOT 1 OF MCDC 5430 ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0009)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UNPLATTED SECTION LAND, creating new LOT 1 OF MCDC 5430 ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of UNPLATTED SECTION LAND creating new LOT 1 OF MCDC 5430 ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

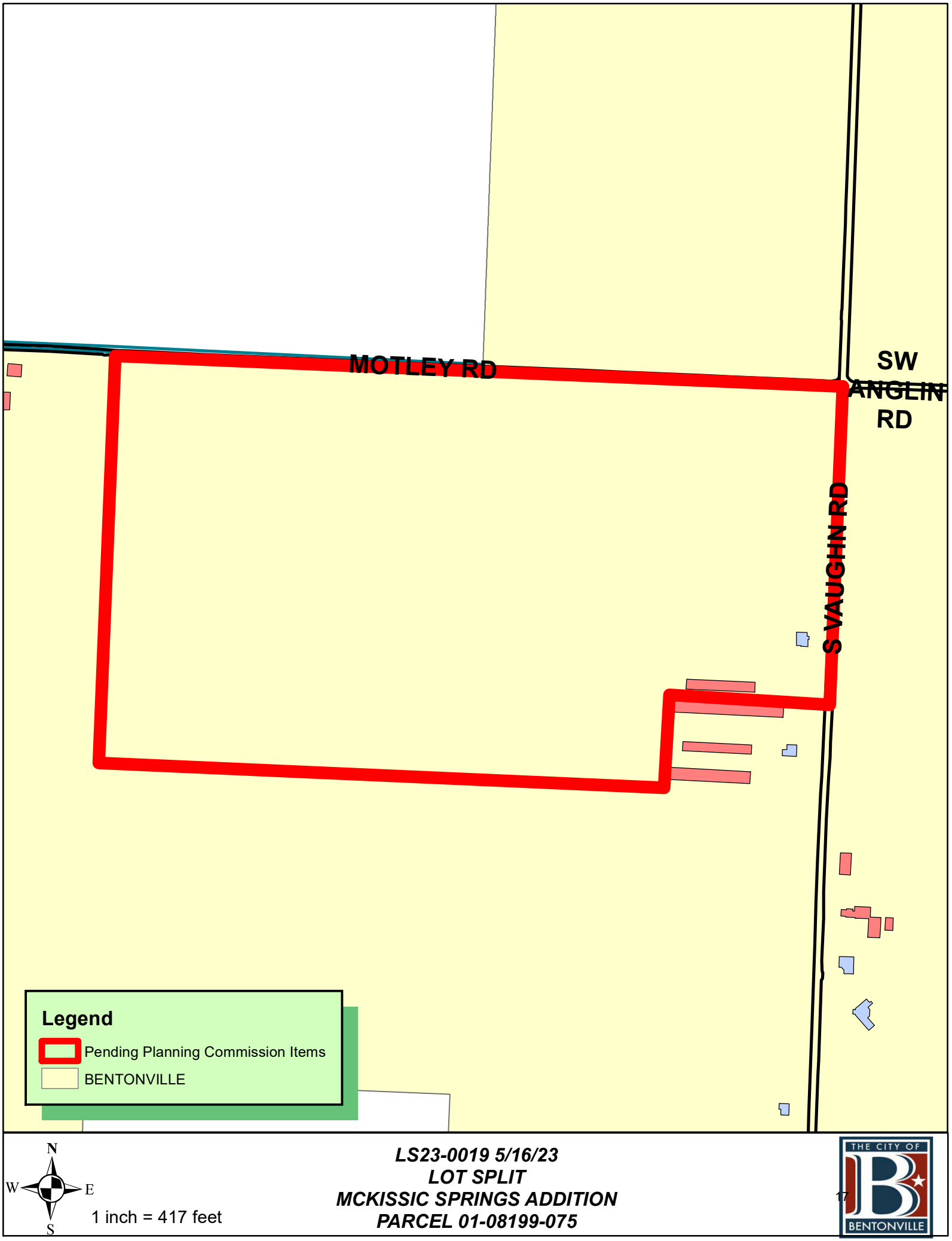
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk


MOTLEY RD
SW
ANGLIN
RD
S VAUGHN RD
Legend
Pending Planning Commission Items
BENTONVILLE
N
W
E
S
1 inch = 417 feet
LS23-0019 5/16/23
LOT SPLIT
MCKISSIC SPRINGS ADDITION
PARCEL 01-08199-075
THE CITY OF
BENTONVILLE

LOT SPLIT FOR PARCEL 01-08199-075
CREATING MCKISSIC SPRINGS LOTS 1 & 2

BENTONVILLE, ARKANSAS

PARENT DESCRIPTION:

PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 17;
THENCE ALONG THE EAST LINE THEREOF S02°19'35"W 1157.13 FEET;
THENCE LEAVING SAID EAST LINE N86°27'39"W 583.38 FEET;
THENCE S03°20'59"W 337.38 FEET;
THENCE N87°30'08"W 2055.09 FEET TO THE WEST LINE OF THE NW 1/4 OF SAID SECTION 17;
THENCE ALONG SAID WEST LINE N02°18'34"E 1480.18 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 17;
THENCE ALONG THE NORTH LINE THEREOF S87°34'56"E 2644.80 FEET TO THE POINT OF BEGINNING, CONTAINING 85.51 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF MOTLEY ROAD ALONG THE NORTH AND SOUTH VAUGHN ROAD ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 1 DESCRIPTION:
PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 17, SAID POINT BEING A RAILROAD SPIKE;
THENCE ALONG THE EAST LINE THEREOF S02°19'35"W 588.73 FEET;
THENCE LEAVING SAID EAST LINE N87°35'04"W 42.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N87°35'04"W 258.85 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S44°20' 29"W 24.06 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N42°35'04"W 90.02 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N87°35'04"W 85.38 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S56°57'15"W 216.96 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S01°37' 36"W 206.69 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N87°35'04"W 74.27 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S38°17'10"W 99.38 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S02°24'56"W 526.72 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N87°30'08"W 1835.46 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N02°18'34"E 1436.04 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S87°33'24"E 2569.82 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S02°33'43"W 543.39 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460 AND THE POINT OF BEGINNING CONTAINING 71.74 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LOT 2 DESCRIPTION:

PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 17, SAID POINT BEING A RAILROAD SPIKE;
THENCE ALONG THE EAST LINE THEREOF S02°19'35"W 588.73 FEET;
THENCE LEAVING SAID EAST LINE N87°35'04"W 42.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S02°33'43"W 567.53 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N86°27'39"W 538.84 FEET TO A 1/2" IRON PIN;
THENCE S03°20'59"W 337.38 FEET TO A 1/2" IRON PIN EMBOSSED PS 147;
THENCE N87°30'08"W 184.64 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N02°24'56"E 526.72 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N38°17'10"E 99.38 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S87°35'04"E 74.27 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N01°37'36"E 206.69 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N56°57'15"E 216.96 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S87°35'04"E 85.38 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S42°35'04"E 90.02 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N44°20'29"E 24.06 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S87°35'04"E 258.85 FEET TO THE POINT OF BEGINNING, CONTAINING 9.97 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

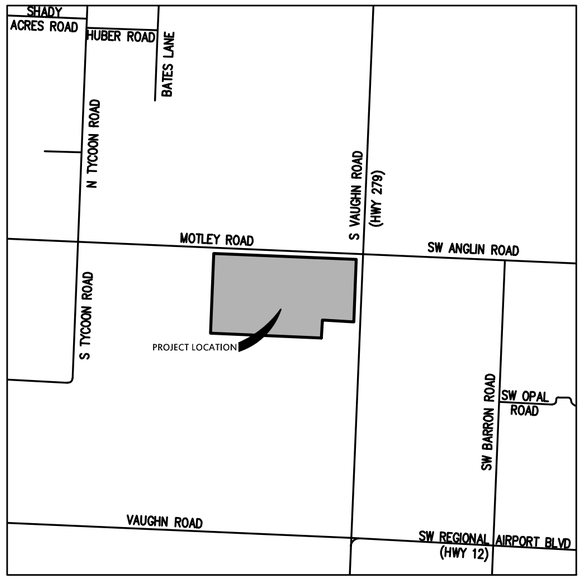
STREET RIGHT OF WAY DESCRIPTION:

PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 17, SAID POINT BEING A 3/4" IRON ROD;
THENCE ALONG THE NORTH LINE THEREOF S87°34'56"E 2644.80 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 17, SAID POINT BEING A RAILROAD SPIKE;
THENCE ALONG THE EAST LINE THEREOF S02°19'35"W 1157.13 FEET;
THENCE LEAVING SAID EAST LINE N86°27'39"W 44.54 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N02°33'43"E 1110.93 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N87°33'24"W 2569.82 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE S02°18'34"W 1436.04 FEET TO A 5/8" IRON PIN EMBOSSED PS 1460;
THENCE N87°30'08"W 35.00 FEET TO A 1/2" IRON PIN EMBOSSED PS 944;
THENCE N02°18'34"E 1480.18 FEET TO THE POINT OF BEGINNING, CONTAINING 4.95 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SITE OWNER/DEVELOPER:

BUFFINGTON HOMES OF ARKANSAS, LLC
PO BOX 8519
FAYETTEVILLE, AR 72703
MARY MCGETRICK
479-251-1106



VICINITY MAP NTS

BASE FLOOD WATER ELEVATION

CROSS SECTION	ELEVATION (FT)
0	1241.08
439	1242.46
904	1244.63
1454	1247.34
1891	1248.83
2354	1251.56
2794	1253.54
3052	1254.63
3286	1257.88
3353	1257.92
3473	1260.56
3714	1260.57
3905	1260.60
4119	1260.67
4328	1260.80
4543	1261.21
4701	1261.47
4841	1262.03
5120	1263.02
5237	1263.59
5533	1265.28
5830	1266.89
6067	1268.09
6552	1270.48

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202085006, DEED RECORD 1998-91817, DEED RECORD L202025694, DEED RECORD 535-613, & PLAT RECORD 645-46, DEED RECORD 2006-19549, DEED RECORD 2017-22412, PLAT RECORD P1-731, PLAT RECORD 23L-233, PLAT RECORD 2015-96, PLAT RECORD P4-83, PLAT RECORD 2007-145, PLAT RECORD V-149, PLAT RECORD 2003-732.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED THE FOLLOWING: ZONE R-1

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF THE BUILDINGS TO BE CONSTRUCTED.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

UNDERGROUND UTILITIES WERE OBTAINED EITHER FROM LOCATION PROVIDED BY ARKANSAS ONE CALL TICKET 210406-1805 OR SCALED FROM THE CITY OF BENTONVILLE'S GIS WEB SITE.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235OK, REVISED DATE JUNE 5, 2012.

THIS PROPERTY IS WITHIN THE BASE LEVEL ENGINEERING STUDY AREA. ORDINANCE 2022-99 REQUIRES COMPLIANCE WITH SECTION 1500 OF THE BENTONVILLE MUNICIPAL CODE ON FLOOD HAZARD PREVENTION.
A LOMR (CASE NO. 22-06-2867P) HAS BEEN APPROVED BY FEMA FOR COMMUNITY NOTIFICATION. THE FLOODPLAIN, FLOODWAY, AND BASE FLOOD ELEVATIONS (BFE) ARE SHOWN WITH THIS PLAT.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.

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

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

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

ZONING: R-1
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

BY: _____
BUFFINTON BW LLC

_____
(PRINT)

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY DECLARE THAT ON THE _____ DAY OF _____, 2023 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

CRAFTON, TULL, & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

_____
KEVIN J. MONTGOMERY PLS 1460
PROFESSIONAL LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ATLAS PAGE: 521

CITY OF BENTONVILLE PROJECT NUMBER: LS23-0019

RECORD INFORMATION

OWNER: 01-08199-075
BUFFINGTON BW LLC
4800 S VAUGHN RD
BENTONVILLE, AR 72712
SITE SURVEYOR: CRAFTON TULL
901 N. 47TH ST., SUITE 400
ROGERS, AR, 72756
KEVIN.MONTGOMERY@CRAFTONTULL.COM
479-636-4838

STATE PLAT CODE:
500-19N-31W-0-17-04-400-1460

SEAL

LOT SPLIT FOR PARCEL 01-08199-075 CREATING MCKISSIC SPRINGS LOTS 1 & 2

PREPARED FOR: BUFFINGTON BW LLC

BENTONVILLE ARKANSAS

LS23-0019

DATE: 04/24/2023
PROJECT NO: 20300700
CONTACT: K. MONTGOMERY

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

CERTIFICATE OF AUTHORIZATION:

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

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.: 1 OF 3

DRAWING: G:\20300700_MOTLEY\AUG\INFRASTRUCTURE\SURVEY\DWG\20300700_LOTSPLIT CH.DWG
LAYOUT: SHEET 1 LAST SAVED: CH3207 4/24/2023 10:23:45 AM
LAST PLOTTED BY: CONLEE HALE 4/24/2023 10:24:03 AM (PLOTTED BY: - VALID ON HARD COPY ONLY)

MONUMENT ACCESSORY #1
(FIRE HYDRANT)

POB STREET R/W
FND 3/4" IRON ROD
NW COR., NW1/4, NW1/4,
SEC., 17, T-19-N, R-31-W
N:734,769.93
E:634,220.72

06-00085-160
NAVV INVESTMENTS LLC
ZONE: R3-SF

MONUMENT ACCESSORY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N74° 52' 40"W	126.05'
L2	S9° 15' 43"E	42.83'

L1

L2

FND 3" BRASS CAP
CITY MONUMENT #98

FND 1/2" RBR
CAP ILLEGIBLE

MONUMENT
ACCESSORY #2
(POWER POLE)

45' RIGHT-OF-WAY
DEDICATED PER THIS PLAT
FROM CENTERLINE

MOTLEY ROAD

S87°34'56"E 2644.80'

N87°33'24"W 2569.82'

4119

36' UTILITY EASEMENT
PER 2006-19549

STREET RIGHT OF WAY
PER THIS PLAT
215,603 SQ FT
4.95 ACRES ±

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

01-08203-005
PAULSEN REVOCABLE TRUST,
BETTY L
ZONE: A-1

4328

4543

35' RIGHT-OF-WAY
DEDICATED PER THIS PLAT
FROM PROPERTY LINE

N2°18'34"E 1480.18'

S2°18'34"W 1436.04'

LOT 1
PER THIS PLAT
71.74 ACRES ±

N46°20'30"E 2

ACCESS & DRAINAGE EASEMENT
PER THIS PLAT
CONTAINING 5.78 ACRES ±

4701

4841

N2°24'56"E 671.02'

S2°24'56"W 526.72'

5120

LEGEND

- FOUND MONUMENT
- FOUND REBAR
- SET 5/8" REBAR & CAP
- UTILITY MARKER
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MH
- EXISTING 100-YEAR FLOODWAY
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING 500-YEAR FLOODPLAIN
- DEDICATED ROW WITH THIS PLAT

- BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY
- ADJOINER BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LINE TO MONUMENT ACCESSORY
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CENTERLINE
- EXISTING BUILDING
- EDGE OF WATER
- EXISTING BARB WIRE FENCE

01-08203-015
HIGHLAND LLC
ZONE: A-1

FND 1/2" RBR
CAP PLS 944

35.00'

15-19103-000
ELITE EQUITY GROUP OF
ARKANSAS LLC
ZONE:R-2

1835.46'

N87°30'08"W 2055.09'

20' GAS EASEMENT
PER 2017-22412

5237

14780'

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-17-04-400-1460

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 1460
SIGNATURE
KEVIN L. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

LOT SPLIT FOR PARCEL 01-08199-075 CREATING
MCKISSIC SPRINGS LOTS 1 & 2

PREPARED FOR:
BUFFINGTON BW LLC

BENTONVILLE ARKANSAS

LS23-0019

DATE: 04/24/2023
PROJECT NO: 20300700
CONTACT: K. MONTGOMERY

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

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORITY NO. 1747
CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

DRAWING: G:\20300700_MOTLEY\AUG\INFRASTRUCTURE\SURVEY\DWG\20300700_LOTSPLIT CH.DWG
LAYOUT: SHEET 2 LAST SAVED: CH5207 4/24/2023 10:29:54 AM
LAST PLOTTED BY: CONLEE HALE 4/24/2023 10:37:39 AM [PLOTTED BY: VALID ON HARD COPY ONLY]

MONUMENT ACCESSORY LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N61° 27' 12"E	51.32'
L4	S52° 33' 58"E	52.75'

NWA DREAM BUILDERS LLC
01-00828-450
ZONE: R-3

MOTLEY ROAD
S87°34'56"E 2644.80'
N87°33'24"W 2569.82'

36' UTILITY EASEMENT PER 2006-19549

STREET RIGHT OF WAY PER THIS PLAT 215,603 SQ FT 4.95 ACRES ±

POC LOT 1
POC LOT 2
FOUND RR SPIKE
NE COR., NW1/4,
SEC. 17, T-19-N, R-31-W
N: 734,658.36
E: 633,863.17

MONUMENT ACCESSORY #1 (POWER POLE)

MONUMENT ACCESSORY #2 (POWER POLE)

3905
4119
4328
4543
4701
4841
5120
5237
3353

LEGEND

- BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY
- ADJOINER BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LINE TO MONUMENT ACCESSORY
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CENTERLINE
- EXISTING BUILDING
- EDGE OF WATER
- EXISTING BARB WIRE FENCE

- FOUND REBAR
- SET 5/8" REBAR & CAP
- UTILITY MARKER
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MH
- EXISTING 100-YEAR FLOODWAY
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING 500-YEAR FLOODPLAIN
- DEDICATED ROW WITH THIS PLAT

LOT 1
PER THIS PLAT
71.74 ACRES ±

15' UTILITY EASEMENT PER L2019048449

20' GAS EASEMENT PER 2017-22412

N56°56'13"E 605.79'
543.39'
588.13'
134.65'
1157.13'
1318.85'
S2°19'35"W 1318.85'
S2°33'58"W 1316.85'

POB LOT 1
POB LOT 2
N87°35'04"W 301.05'
S87°35'04"E 301.05'
42.20'

N87°35'04"W 85.38'
N42°35'04"W 90.02'
S44°20'29"W 24.06'
S42°35'04"E 90.02'
S87°35'04"E 85.38'
N44°20'29"E 24.06'

S56°57'15"W 216.96'
N62°04'35"E 271.05'
N56°57'15"E 216.96'

NEW LOT LINES PER THIS PLAT

20' UTILITY EASEMENT PER THIS PLAT

N46°20'30"E 233.81'

S1°37'36"W 206.69'
N1°37'36"E 206.69'

ACCESS & DRAINAGE EASEMENT PER THIS PLAT CONTAINING 5.78 ACRES ±

N87°35'04"W 74.27'
S87°35'04"E 74.27'

LOT 2
PER THIS PLAT
9.97 ACRES ±

NEW LOT LINES PER THIS PLAT

S38°17'10"W 99.38'
N38°17'10"E 99.38'

NEW LOT LINE PER THIS PLAT

567.53'
568.40'
251.84'

N2°24'56"E 671.02'
S2°24'56"W 526.72'
N2°24'56"E 526.72'

112.07'
125.84'
124.95'
183.27'
538.84'
N86°27'39"W 583.38'
44.54'

45' RIGHT-OF-WAY DEDICATED PER THIS PLAT FROM CENTERLINE

FND 1/2" RBR CAP ILLEGIBLE

FND 1/2" RBR (BENT) CAP PLS 147

01-08199-055
RUSSOW, KENNETH E & CHARLOTTE J
ZONE: A-1

449.74'
S3°20'59"W 337.38'

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

FND 1/2" RBR CAP PLS 944

FND 1/2" RBR CAP PLS 147

20' GAS EASEMENT PER 2017-22412

1835.46'
N87°30'08"W 2055.09'
1320'
184.84'

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-17-04-400-1460

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 1460
SIGNATURE
KEVIN L. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

LOT SPLIT FOR PARCEL 01-08199-075 CREATING MCKISSIC SPRINGS LOTS 1 & 2

PREPARED FOR:
BUFFINGTON BW LLC

BENTONVILLE ARKANSAS

LS23-0019

DATE: 04/24/2023
PROJECT NO: 20300700
CONTACT: K. MONTGOMERY

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

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

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 3

DRAWING: G:\20300700_MOTLEY\AUG\INFRASTRUCTURE\SURVEY\DWG\20300700_LOTSPLIT CH.DWG
LAYOUT: SHEET 3 , LAST SAVED: CH3207, 4/24/2023 10:29:54 AM
LAST PLOTTED BY: CONLEE HALE, 4/24/2023 10:38:51 AM, PLOTTED BY: VALID ON HARD COPY ONLY)

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF SECTIONAL LAND; CREATING NEW LOTS 1 & 2 OF MCKISSIC SPRINGS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0019)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of SECTIONAL LAND, creating new LOTS 1 & 2 OF MCKISSIC SPRINGS ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of SECTIONAL LAND creating new LOTS 1 & 2 OF MCKISSIC SPRINGS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

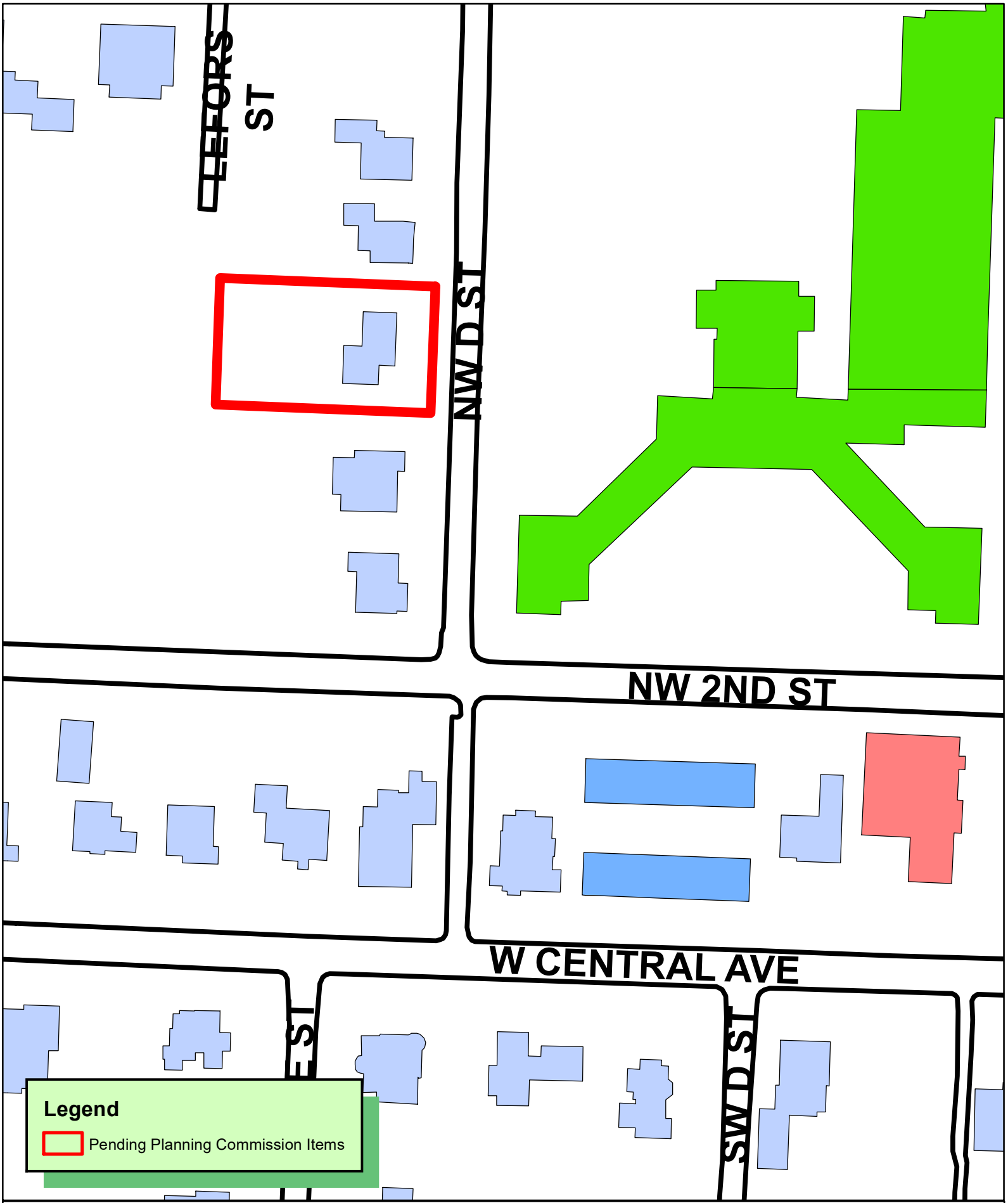
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



LS23-0023 5/16/23
LOT SPLIT
HUFFMAN ADD
LOT 27 CREATING LOTS 29-30

LOT SPLIT OF LOT 27, HUFFMAN'S ADDITION, CREATING NEW LOTS 29 & 30

LAST SITE VISIT:
NOVEMBER 3, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 61832
2) WARRANTY DEED FILED IN BOOK 2005 AT PAGE 44497
3) PLAT OF SURVEY FILED IN BOOK L2017 AT PAGE 56698
4) PLAT OF SURVEY FILED IN BOOK Y AT PAGE 529
5) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 905
6) PLAT OF SURVEY FILED IN BOOK 76 AT PAGE 56
7) PLAT OF SURVEY FILED IN BOOK B AT PAGE 108
7) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 39733
8) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 79913

PROPERTY ZONED:
DN-1

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

PARENT TRACT #01-03179-000 (LOT 27) DESCRIPTION:
A PART OF LOT 12, HUFFMAN'S ADDITION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE N02°01'43"E 104.00' TO AN EXISTING REBAR, THENCE S87°44'25"E 177.15' TO AN EXISTING REBAR ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'58"W 104.00' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°44'25"W 176.90' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 29:
A PART OF LOT 12, HUFFMAN'S ADDITION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°01'43"E 52.00' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE N02°01'43"E 52.00' TO AN EXISTING REBAR, THENCE S87°44'25"E 177.15' TO AN EXISTING REBAR ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'58"W 52.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°44'25"W 177.02' TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 30:
A PART OF LOT 12, HUFFMAN'S ADDITION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE N02°01'43"E 52.00', THENCE S87°44'25"E 177.02' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'58"W 52.00' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°44'25"W 176.90' TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY OWNERS:
FREEMAN LIVING TRUST
STEVEN M & JULIE P FREEMAN
205 NW D STREET
BENTONVILLE, AR 72712

ATLAS PAGE:
361

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

DATE OF EXECUTION:_____

SIGNED :_____ _____
STEVEN M. FREEMAN - TRUSTEE JULIE P. FREEMAN - TRUSTEE

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 79913

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

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR

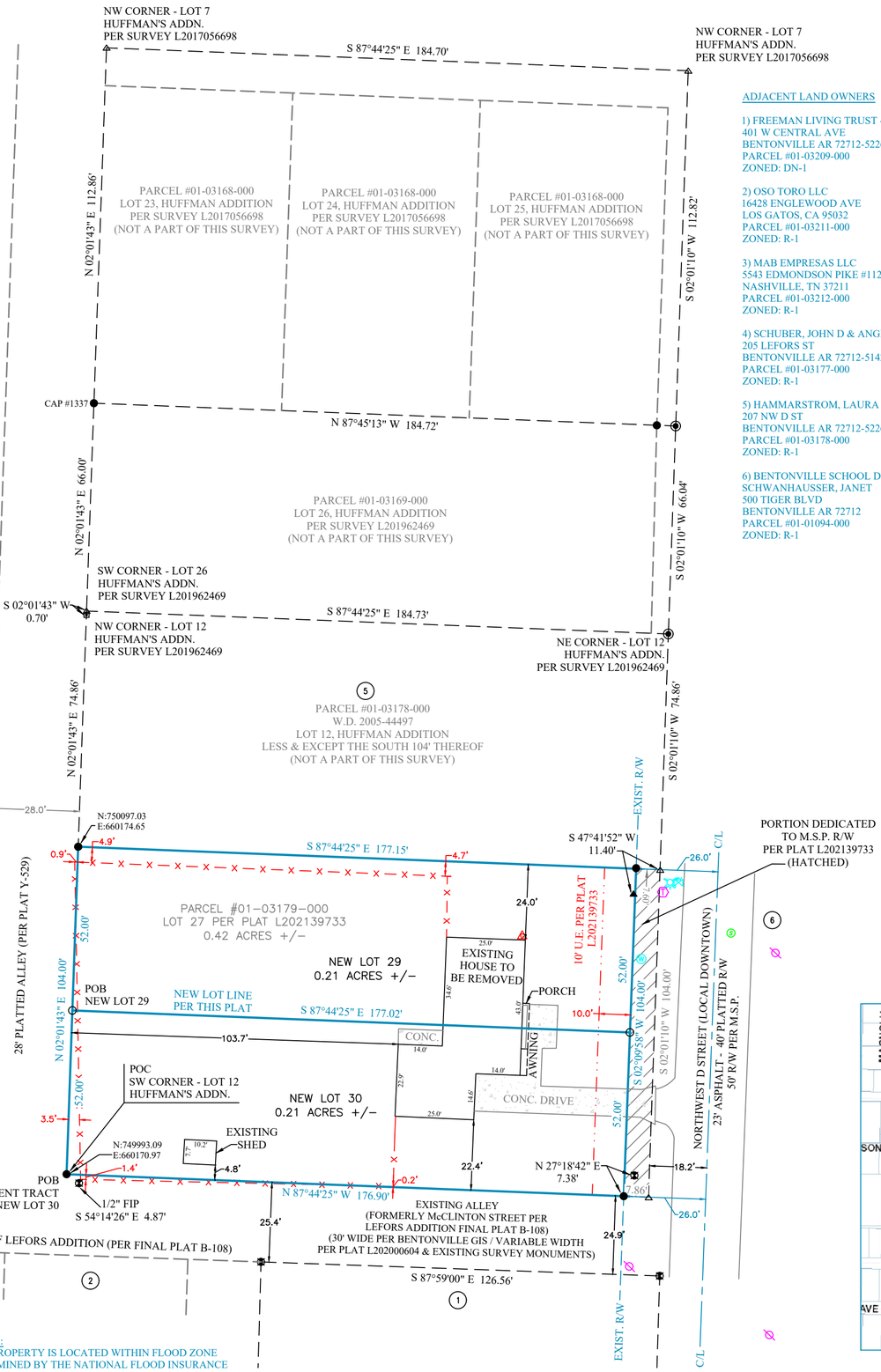
CERTIFICATE OF SURVEYING ACCURACY:
I, DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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



FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

ADJACENT LAND OWNERS

1) FREEMAN LIVING TRUST - STEVEN M & JULIE P
401 W CENTRAL AVE
BENTONVILLE AR 72712-5226
PARCEL #01-03209-000
ZONED: DN-1

2) OSO TORO LLC
16428 ENGLEWOOD AVE
LOS GATOS, CA 95032
PARCEL #01-03211-000
ZONED: R-1

3) MAB EMPRESAS LLC
5543 EDMONDSON PIKE #1122
NASHVILLE, TN 37211
PARCEL #01-03212-000
ZONED: R-1

4) SCHUBER, JOHN D & ANGELA F TRUSTEES
205 LEFORS ST
BENTONVILLE AR 72712-5142
PARCEL #01-03177-000
ZONED: R-1

5) HAMMARSTROM, LAURA A
207 NW D ST
BENTONVILLE AR 72712-5226
PARCEL #01-03178-000
ZONED: R-1

6) BENTONVILLE SCHOOL DISTRICT
SCHWANHAUSSER, JANET
500 TIGER BLVD
BENTONVILLE AR 72712
PARCEL #01-01094-000
ZONED: R-1

REVISION	DATE
REVISED PER IST SUBMITTAL COMMENTS	4-24-23

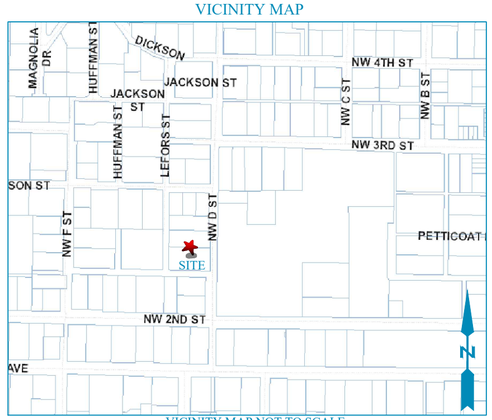
0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF NOVEMBER, 2020.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
DRAFT
SIGNATURE
DERRICK L. THOMAS

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT # LS23-0023

RECORDING NUMBER/DATE

N
W E
S

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- SCALE
- RAILROAD SPIKE
- COMPUTED POINT
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TELEPHONE PEDESTAL
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER

Bates & Associates, Inc.
Engineers · Surveyors ·
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.5550

BATES & ASSOCIATES, INC. - Copyright 2023
This survey was conducted for the present property owner whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Surveyor makes no representation as to the investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood zone information shown hereon is based on graphic scaling and/or visual observation. Surveyor assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
STEVE FREEMAN

ADDRESS:
205 NORTHWEST D STREET
BENTONVILLE, ARKANSAS 72712

DATE: 04/24/23	SURVEYED: ROSS	SCALE: 1"=30'	
LOCATION: SOUTH 104' OF LOT 12 HUFFMAN ADDITION	DRAFTED: AH	REVIEWED: DT	COA #1335

DRAWING #20-332 SPLIT 2023

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 27 OF HUFFMAN'S ADDITION; CREATING NEW LOTS 29 & 30 OF HUFFMAN'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0023)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 27 OF HUFFMAN'S ADDITION, creating new LOTS 29 & 30 OF HUFFMAN'S ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of LOT 27 OF HUFFMAN'S ADDITION creating new LOTS 29 & 30 OF HUFFMAN'S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

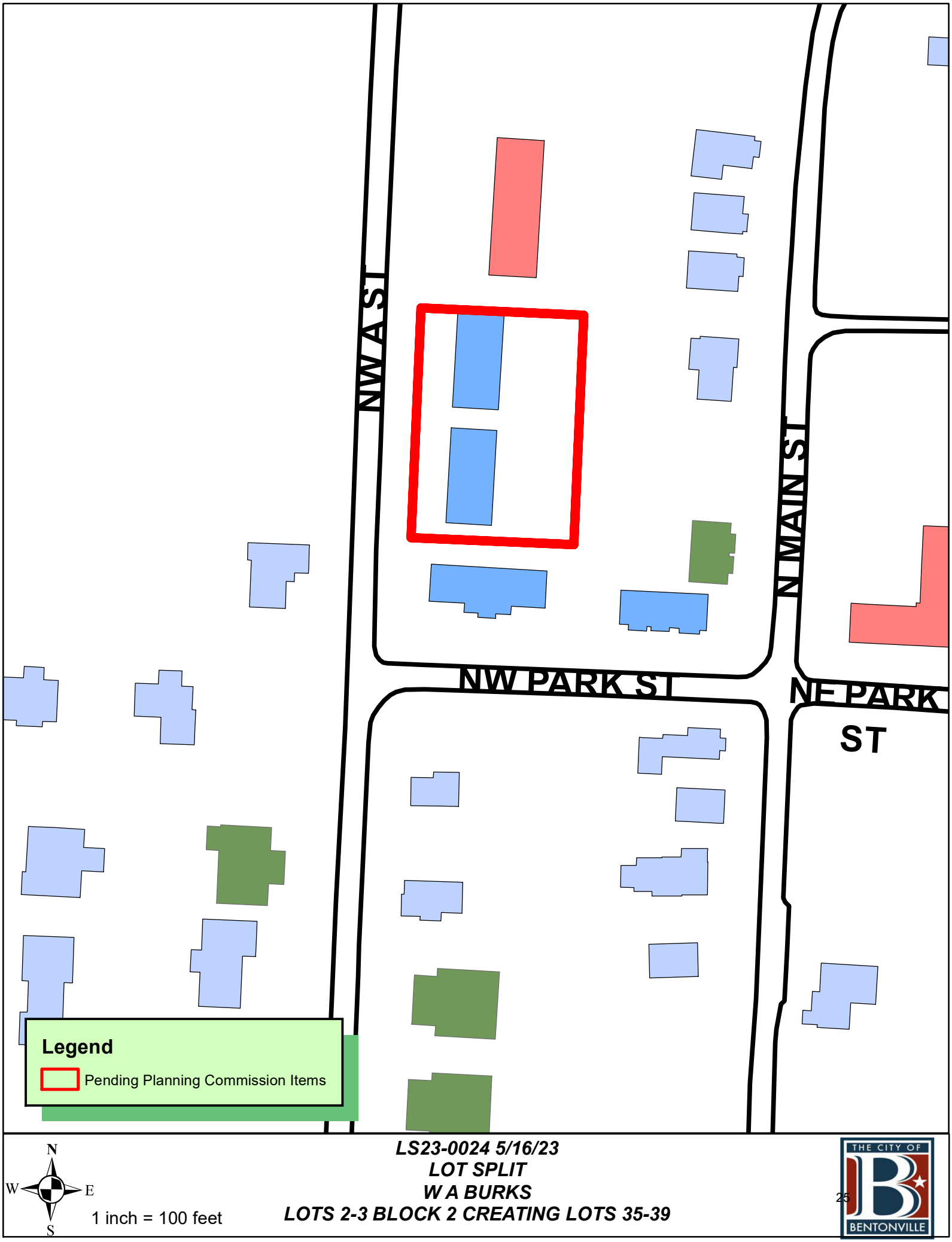
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



LS23-0024 5/16/23
LOT SPLIT
W A BURKS
LOTS 2-3 BLOCK 2 CREATING LOTS 35-39

LOT SPLIT OF REPLATTED LOT 2 & REPLATTED LOT 3, BLOCK 2 OF W.A. BURKS ADDITION CREATING NEW LOTS #35, 36, 37, 38 & 39

RECORDING NUMBER/DATE

ADJACENT LAND OWNERS

1) SHORES BYPASS TRUST
MARY KAY & SHORES LEASING PROPERTIES LLC
PO BOX 569
BENTONVILLE, AR 72712
PARCEL #01-04517-000
ZONED: R-E
2) RUBLEY, BILL
904 N QUAIL TER
ROGERS, AR 72756
PARCEL #01-04521-000
ZONED: R-1
3) PARIS, ROBERT WAYNE
1005 N MAIN ST
BENTONVILLE, AR 72712
PARCEL #01-04520-000
ZONED: R-1
4) ZEDIKER TIMOTHY C & ELIZABETH P
508 NW B ST
BENTONVILLE, AR 72712
PARCEL #01-04519-000
ZONED: DN-2
5) LOXBLOX LLC
1308 SPRING ST
BENTONVILLE, AR 72712
PARCEL #01-04519-001
ZONED: DN-2
6) JDP INVESTMENTS LLC
190 E STACY RD 306-373
ALLEN, TX 75002-8734
PARCEL #01-04518-000
ZONED: R-3
7) OBREGON GUINEA LLC &
CANJURA GUZMAN LLC
28 W WIMBELDON WAY
ROGERS, AR 72758
PARCEL #01-04515-000
ZONED: R-3
8) MANNING, BOBBY R & WANDA
1003 NW A ST
BENTONVILLE, AR 72712
PARCEL #01-02752-000
ZONED: R-1
9) BENTONVILLE RE DEVELOPMENT LLC
1706 CAROLYN ST
BENTONVILLE, AR 72712
PARCELS #01-02750-000, #01-02751-000
& #01-02751-001
ZONED: R-1 & DN-2

FIELD WORK:
JANUARY 17-19 & 21-23, 2023

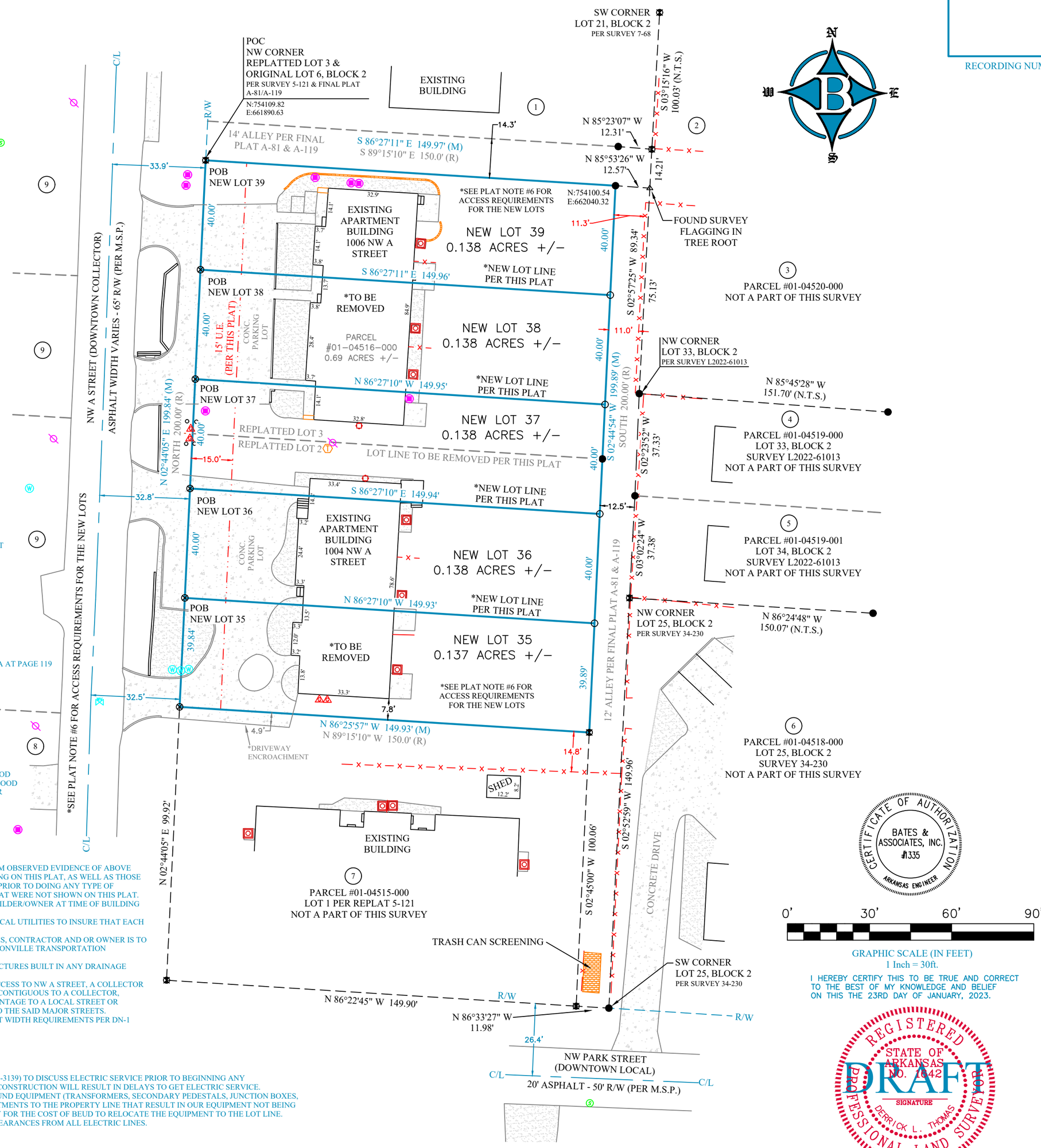
BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 - HORIZONTAL DATUM

PROPERTY ZONED:
R-1

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 5 AT PAGE 121
2) PLAT OF SURVEY FILED IN BOOK P AT PAGE 30
3) PLAT OF SURVEY FILED IN BOOK 34 AT PAGE 230
4) PLAT OF SURVEY FILED IN BOOK L2022 AT PAGE 61013
5) PLAT OF SURVEY FILED IN BOOK 7 AT PAGE 68
6) FINAL PLAT OF W.A. BURK'S ADDITION FILED IN BOOK A AT PAGE 119
8) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 03906

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J. DATED 09/ 28/ 2007)



PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO NW A STREET, A COLLECTOR STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET OR ALLEY, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
7. A VARIANCE REQUEST FOR INSUFFICIENT MINIMAL LOT WIDTH REQUIREMENTS PER DN-1 ZONING (FOR NEW LOT 35) HAS BEEN SUBMITTED.

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

SURVEY DESCRIPTIONS:

PARCEL #01-04516-000:
LOTS 2 AND 3 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET MARKING THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE S86°27'11"E 149.97' TO AN EXISTING REBAR, THENCE S02°44'54"W 199.89' TO AN EXISTING REBAR, THENCE N86°25'57"W 149.93' TO THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°44'05"E 199.84' TO THE POINT OF BEGINNING, CONTAINING 0.69 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTHWEST A STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 35:
A PART OF LOT 2 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°44'05"W 160.00' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 2 AND RUNNING THENCE S86°27'10"E 149.93', THENCE S02°44'54"W 39.89' TO AN EXISTING REBAR, THENCE N86°25'57"W 149.93' TO THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°44'05"E 39.84' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 36:
A PART OF LOT 2 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°44'05"W 120.00' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 2 AND RUNNING THENCE S86°27'10"E 149.94', THENCE S02°44'54"W 40.00', THENCE N86°27'10"W 149.93' TO THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°44'05"E 40.00' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 37:
A PART OF LOTS 2 AND 3 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°44'05"W 80.00' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE S86°27'10"E 149.95', THENCE S02°44'54"W 40.00', THENCE N86°27'10"W 149.94' TO THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°44'05"E 40.00' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 38:
A PART OF LOT 3 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET WHICH IS S02°44'05"W 40.00' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE S86°27'11"E 149.96', THENCE S02°44'54"W 40.00', THENCE N86°27'10"W 149.95' TO THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°44'05"E 40.00' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 39:
A PART OF LOT 3 OF THE REPLAT OF LOTS 1 THROUGH 6, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 5 AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET MARKING THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE S86°27'11"E 149.97' TO AN EXISTING REBAR, THENCE S02°44'54"W 40.00', THENCE N86°27'11"W 149.96' TO THE EAST RIGHT-OF-WAY OF NORTHWEST A STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°44'05"E 40.00' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

DATE OF EXECUTION: _____

SIGNED : _____
MARK HANEY

SOURCE OF TITLE: DEED BOOK L2020 AT PAGE 03906

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

_____
NOTARY PUBLIC

PROPERTY OWNER:
HANEY ENTERPRISES LLC
1307 NW K ST
BENTONVILLE, AR 72712

ATLAS PAGE:
361

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

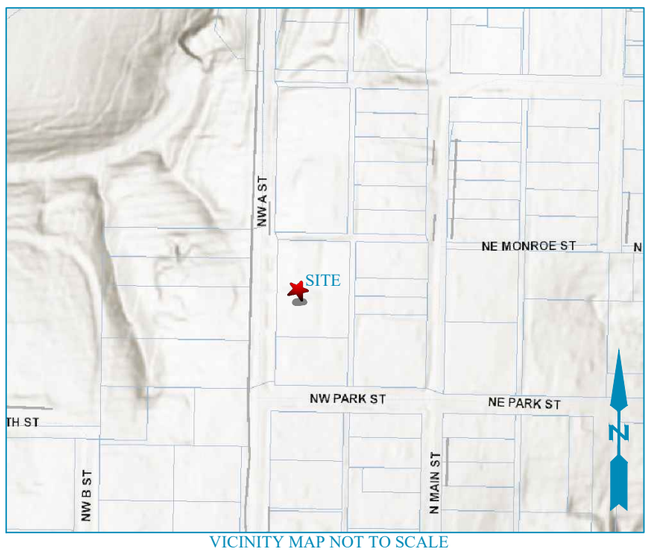
0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF JANUARY, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
DERRICK L. THOMAS
DRAFT
SIGNATURE

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT #LS23-0024

DRAWING #23-004 INC. SUB.

FOR USE AND BENEFIT OF:
MARK HANEY

ADDRESS:
1004 & 1006 NW A STREET
BENTONVILLE, ARKANSAS

DATE: *04/24/23* SCALE: *1"=30'*

LOCATION: REPLATED LOTS 2 & 3 BLOCK 2 W.A.BURK'S ADDITION

SURVEYED: ML DRAFTED: AH, JCR

REVIEWED: DT

COA #1335

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350

BATES & ASSOCIATES, INC. Copyright 2023
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
FOUND 1/2" REBAR
SET CHISELED "X" IN CONC.
COMPUTED POINT
SET 5/8" REBAR/CAP
SANITARY SEWER MH
TELEPHONE PEDESTAL
ELECTRICAL METER
WATER METER
CLEANOUT
POWER POLE
WATER VALVE
GAS METER
AC CONDENSER UNIT
BOLLARD
BOUNDARY LINE (MEASURED)
PARCEL / LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

REVISION:	DATE:
REVISED PER 1ST SUBMITTAL COMMENTS	4-24-23

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF REPLATTED LOT 2 AND REPLATTTED LOT 3, BLOCK 2 OF W.A. BURKS ADDITION; CREATING NEW LOTS 35-39, BLOCK 2 OF W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0024)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of REPLATTED LOT 2 AND REPLATTTED LOT 3, BLOCK 2 OF W.A. BURKS ADDITION, creating new LOTS 35-39, BLOCK 2 OF W.A. BURKS ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of REPLATTED LOT 2 AND REPLATTTED LOT 3, BLOCK 2 OF W.A. BURKS ADDITION creating new LOTS 35-39, BLOCK 2 OF W.A. BURKS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

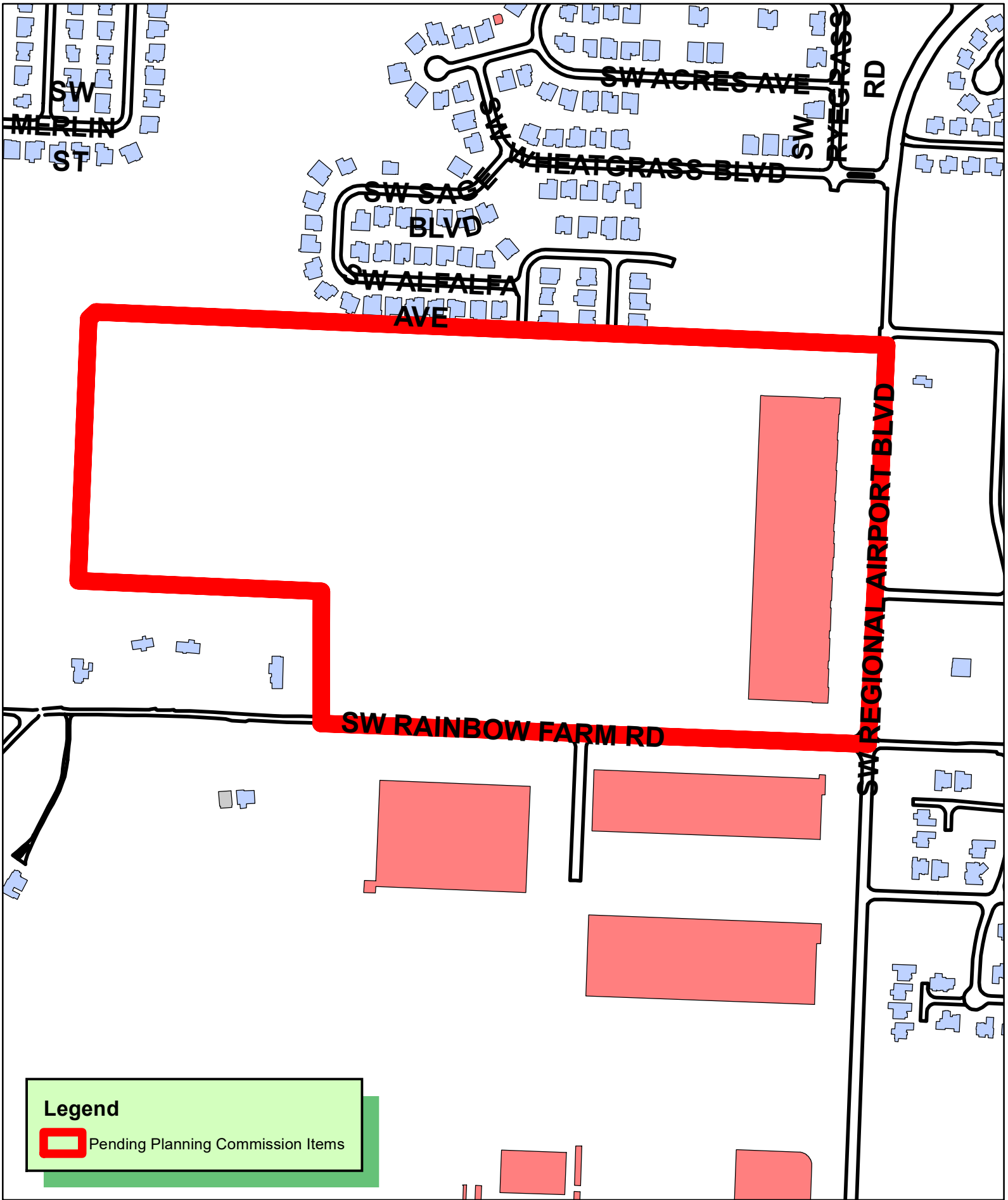
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 400 feet

LS23-0025 5/16/23
LOT SPLIT
GATEWAY PARK NORTH SUBDIVISION
LOT 1 CREATING LOTS 2-3

THE CITY OF BENTONVILLE

Parent Tract Lot 1 Gateway Park North Addition

A part of the Southeast Quarter of the Southeast Quarter and a part of the Southwest Quarter of the Southeast Quarter, all in Section 10, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas being more particularly described as follows:

Beginning at a point from which the Southeast Corner of Section 10, Township 19 North, Range 31 West bears (basis of bearing, Grid North) South 00°10'23" West a distance of 56.92 feet and South 87°50'07" East a distance of 1799.89 feet, being marked with a one and one-half inch (1 ½ ") Aluminum monument; thence North 00°10'23" East along the east line of Warranty Deed Book 709 Page 44, a distance of 378.55 feet to a one-half inch (1/2") rebar; thence along and coincident with the North Line of Said Deed Record, North 87°32'01" West a distance of 801.36 feet to a one-half inch (1/2") rebar marking the Northwest Corner of Warranty Deed Book 2006 Page 32033; thence along and coincident with the West Line of the Southwest Quarter of the Southeast Quarter, North 02°15'30" East a distance of 862.25 feet to an existing five-eighths inch (5/8") rebar with 1227 cap; thence North 47°26'55" East a distance of 32.55 feet to an existing five-eighths inch (5/8") rebar with 1227 cap being on the North line of the Southwest Quarter of the Southeast Quarter; thence along and coincident with the North Line of the South half of the Southeast Quarter, South 87°35'57" East a distance of 2556.42 feet to a five-eighths inch (5/8") rebar with 1227 cap; thence South 02°19'27" West, along the existing Right of Way as depicted on Arkansas State Highway and Transportation Department Plans State Job 090057, a distance of 1267.27 feet to a one-half inch (1/2") rebar with 1834 cap being on the North Right of Way of Rainbow Farm Road; thence along said Right of Way, North 87°50'56" West a distance of 904.60 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 85°17'29" West a distance of 195.79 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 87°41'36" West a distance of 662.46 feet to the Point of Beginning.

Lot 2 Description

A part of Lot 1, Gateway Park North Property Line Adjustment, as filed for record as Plat Document Number L202174798 on October 5, 2021 and being a part of the Southeast Quarter of Section 10, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County Arkansas and more particularly described as follows:

BEGINNING at a mag nail with PS 1834 washer in a chiseled cross found at the southeast corner of said Lot 1; **THENCE** along the north right of way of Rainbow Farm Road, North 87°50'56" West, 502.38 feet to a one-half inch (1/2") rebar with PS 1507 cap set on the south line of aforementioned Lot 1; **THENCE** departing said right of way, North 02°19'20" East, 1,269.46 feet to a one-half inch (1/2") rebar with 1507 cap set on the north line of said Lot 1; **THENCE** along said line, South 87°35'57" East, 502.66 feet to a five-eighths inch (5/8") rebar with PS 1227 cap found on the west right-of-way of Arkansas Highway 12; **THENCE** along said right of way, South 02°20'07" West a distance of 1267.27 feet to the **POINT OF BEGINNING**, containing 14.63 acres, more or less.

Lot 3 Description

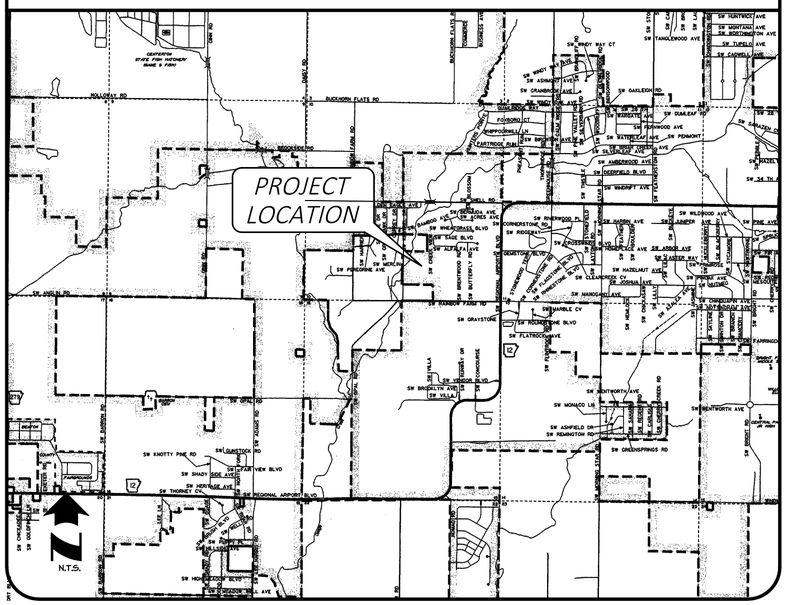
A part of Lot 1, Gateway Park North Property Line Adjustment, as filed for record as Plat Document Number L202174798 on October 5, 2021 and being a part of the Southeast Quarter of Section 10, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County Arkansas and more particularly described as follows:

COMMENCING at a mag nail with PS 1834 washer in a chiseled cross found at the southeast corner of aforementioned Lot 1 (basis of bearings, Grid North); **THENCE** along the north right of way of Rainbow Farm Road, North 87°50'56" West, 502.38 feet to a one-half inch (1/2") rebar with PS 1507 cap and the **POINT OF BEGINNING**; **THENCE** continuing along said north right-of-way, the following three (3) calls: **1.** North 87°50'56" West, 402.22 feet to a one-half inch (1/2") rebar with PS 1507 cap; **2.** North 85°17'29" West a distance of 195.79 feet to a one-half inch (1/2") rebar with PS 1834 cap; **3.** North 87°41'36" West, 662.46 feet to one-half inch (1/2") rebar with PS 1834 cap; **THENCE** leaving said north right-of-way, North 00°10'23" East, 378.55 feet to a one-half inch (1/2") rebar; **THENCE** North 87°32'01" West, 801.36 feet to a one-half inch (1/2") rebar; **THENCE** along and coincident with the west line of the Southwest Quarter of the Southeast Quarter, North 02°15'30" East a distance of 862.25 feet to a five-eighths inch (5/8") rebar with 1227 cap; **THENCE** North 47°26'55" East, 32.55 feet to a five-eighths inch (5/8") rebar with 1227 cap found on the north line of the Southwest Quarter of the Southeast Quarter; **THENCE** along the north line of Lot 1, South 87°35'57" East, 2,053.75 feet to a one-half inch rebar with PS 1507 cap; **THENCE** departing said north line, South 02°19'20" West, 1269.46 feet to the **POINT OF BEGINNING**, containing 53.29 acres, more or less.

Reference Documents:

1) ALTA/ACSM Survey by Ramsey Surveying Inc. Plat Book 2004 Page 928 dated July 23, 2004.
2) A Boundary Survey by Thomas Copelin filed for record January 13, 1988.
3) Rolling Acres Subdivision Phase I by Terry Ging, PS 1301, and Northstar engineering consultants filed for record at Plat Book 2005 Page 944 on August 3, 2005.
4) Lamplighter Estates: Lot 2 and 3, creating Lots 5 and 6 by David Platz, PS 1553, filed for record at Plat Book 2016 Page 462.
5) Corporate Warranty Deed filed for record at Book 2004 Page 41439 on September 3, 2004.
6) Property Line Adjustment creating Lot 1, Gateway North Subdivision, Document L202174798, October 5, 2021.
7) Title Commitment by Fidelity National Title Insurance Company countersigned by Joshua Hite of City title and Closing. File No. 18-4144 and commitment date of January 24, 2019.
8) Arkansas State Highway and Transportation Department: Construction Plans for Hwy. 12 Widening (Little Osage Cr. - Morningstar Rd. Benton County, AHTD Job NO. 090057, Microfilmed October 26, 1999, P.E. Robert L. Walters 4034. Stationing of drainage structure improvements, based on plans, were used to place Right of Way.

VICINITY MAP



GENERAL NOTES:

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 35°19'39.112272" N; Longitude 94°15'30.83130" W; Convergence Angle = -1.31425642 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00003516.
- Grid North Convergence: At the southeast corner of Section 10, Township 19 North, Range 31 West, 5th P.M., rotate from Grid North, 01°18'51" to the left for True (Geodetic) North.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0235K, Map Revised June 5, 2012, and by graphic plotting only: the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain; Zone AE-Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Base Flood Elevations determined); and Floodway Areas in Zone AE. This surveyor and Halff Associates, Inc., assumes no liability for the correctness or use of cited flood map, or use of digital flood hazard maps to delineate the limits and/or extents of potential flood hazard areas. Flood statement does not cover localized flooding, or any flood or property risk associated with or that may be based on a future FEMA Risk Rating 2.0 determination.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, and/or facts, may exist and affect the subject property.
- Existing improvements are based on survey field work completed on November 10, 2021 and CMI-13 Record Drawings.

City Development Notes

- The City of Bentonville shall have the right of ingress and egress over, along, and across adjacent lands owned, leased, or controlled by Crossmar Industrial North 100, LLC, its successors and assigns forever, to or from drainage and/or utility easements, and for any and all purposes relating or in any way connected with the operation, maintenance and use of structures, facilities, and other property of City of Bentonville's located in the drainage and utility easement dedicated per this plat.
- Before any work in the Right-of-Way commences, Contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage or Utility easement.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Improvements are based on survey field work completed November 10, 2021

Sheet Index	
Sheet 1	Cover Sheet
Sheet 2	Overview
Sheet 3	East Property
Sheet 4	West Property

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Date of Execution: _____

Owner Name: Chris Crossland or Phil Martz _____

Owner Signature: _____

Deed Record: Instrument #L201966027

State Of Arkansas)
) SS
County Of _____)

Sworn And Subscribed Before Me This Day _____ of _____, 2023.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith Sikes, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveys have been met.

Date of Execution: April 7, 2023

Signed: _____

OWNER / DEVELOPER
CrossMar Industrial North 100 LLC
1500 E Central Ave. Suite 110
Bentonville, AR 72712
Contact: Chris Crossland/Phil Martz
(479) 876-8277

SURVEYOR
Halff
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Keith Sikes
Telephone: (479) 273-2209

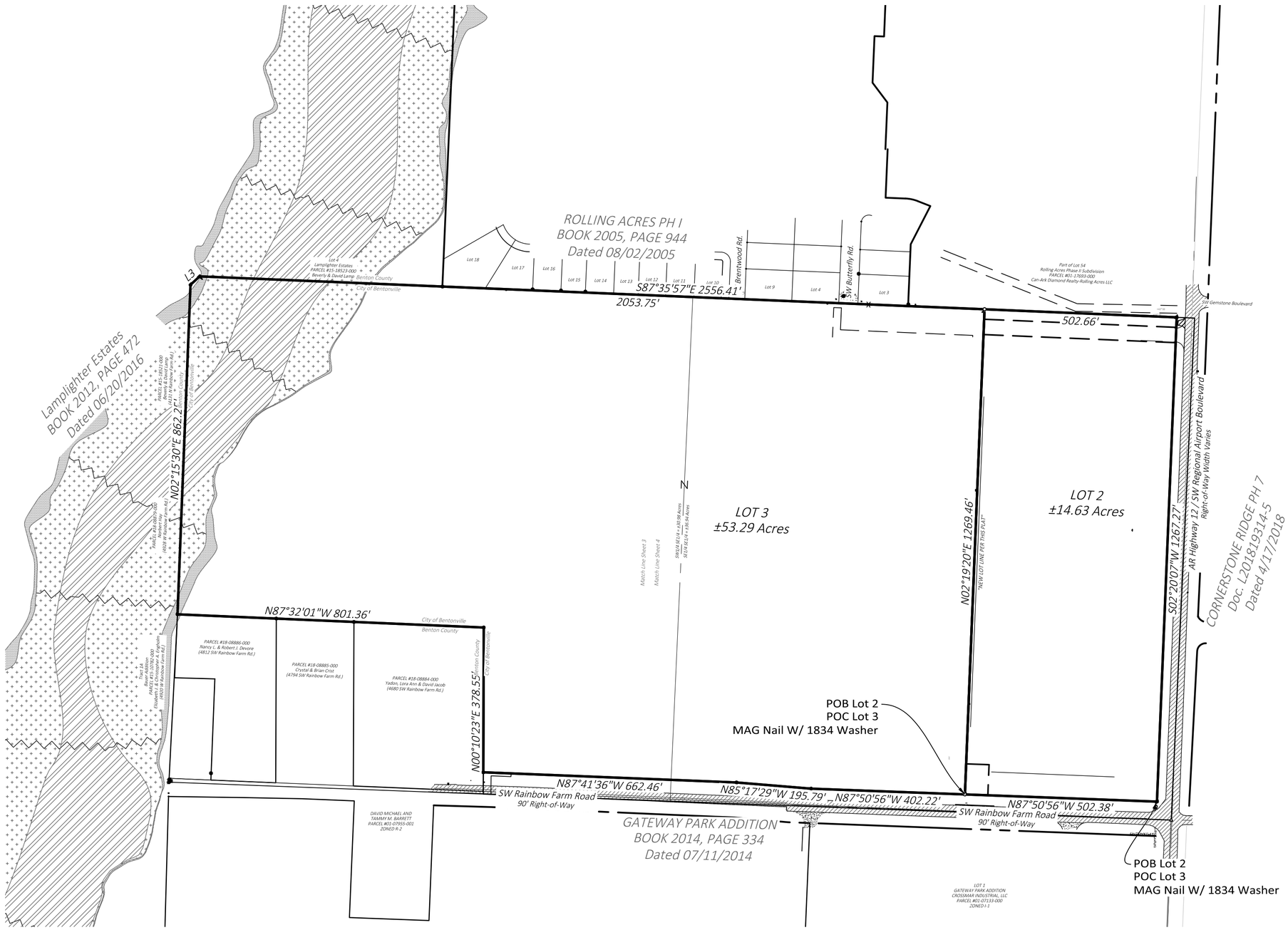
CITY OF BENTONVILLE #LS23-0025

LOT SPLIT

Gateway North Subdivision Creating Lots 2 AND 3

Project No. CMI-17	Drawn By JDSC Checked By KAS
Date: 04.04.2023	Sht 1 of 4

Drawing Name: C:\Users\ah4900\AppData\Local\Temp\AcPublish_4292\CMI-17 Lot Split.dwg Last Modified: Apr 21, 2023 - 2:50pm Plotted on: Apr 21, 2023 - 3:47pm by ah4900



Grid North

200 0 200

Scale in Feet
1" = 200 Feet

Filing Block

LEGEND

- Ex. Section Line
- Ex. Quarter Section Line
- Ex. Quarter Quarter Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- ℄ — Ex. Road Centerline
- Ex. Easement Line
- Dedicated Easement Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Gravel
- BFE = 1263' — Ex. Base Flood Elevation Line
- Ex. FEMA Floodway
- Ex. FEMA Floodzone "AE"
- Ex. FEMA Floodzone "A"
- X — Ex. Fence Line
- Ex. Rebar, as noted
- Ex. Nail
- Ex. Monument
- Ex. Chiseled "X"
- Set 1/2" Rebar w/ PS# 1507 Cap
- Set Mag Nail w/ PS# 1507 Washer
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Sign

(R) Record Bearing and Distance — Instrument #L202174798

Zoning - Light Industrial (I-1)

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code.

FOR REVIEW

CITY OF BENTONVILLE #LS23-0025

LOT SPLIT

Gateway North Subdivision
Creating Lot 2 AND 3

Project No. CMI-17	Drawn By JDSC Checked By KAS
Date: 04.04.2023	Sht 2 of 4

Drawing Name: C:\Users\vsh4900\AppData\Local\Temp\AcPublish_4292\CMI-17 Lot Split.dwg Last Modified: Apr 21, 2023 – 2:50pm Plotted on: Apr 21, 2023 – 3:47pm by sh4900

Filing Block

Part of Lot 54
Rolling Acres Phase II Subdivision
PARCEL #01-17693-000
Can-Ark Diamond Realty-Rolling Acres LLC

SW Brentwood Rd.

SW Butterfly Rd.

Lot 11 (R-S87°35'57"E 2556.46') Lot 10 S87°35'57"E 2556.41'

Lot 9

Lot 4

Lot 3

Ex. PK Nail

Ex. 1/2" Rebar

Existing 1/2" Rebar (4.8' North Of Line)

Ex. 1/2" Rebar

Ex. 4' Barb-Wire Fence

Ex. 20' Sewer Easement Bk. 2000, Pg. 52282 filed 05/26/2000

Existing 2.5" City Monument

Existing 5/8" Rebar w/ PS #1227 Cap

SW Gemstone Boulevard

502.66'

40'

NE Corner
SE 1/4 SE 1/4
Survey 2004-928
N: 757523.0
E: 621010.8

Ex. 6' Wood Fence

Ex. 12' Sewer Easement City Of Bentonville Book 2006, Page 39574

Ex. Utility Easement by Instr. #L202209026

S87°34'32"E 552.73'

EL6

N87°34'32"W 524.63'

53.55'

40' Private Access Easement by Separate Document

20.00'

EL5

EL4

21.24'

36' Utility & Drainage Easement Dedicated Per this Plat

40' AR State Highway Commission Right-of-Way Easement Book 279, Page 611

20' Utility Easement L2021-74798

80' ROW

R/W

90' ROW

Ex. 30' Arkansas Western Gas Easement Book 96, Page 088492

N00°58'27"W 374.00'

S00°46'39"E 373.08'

Drainage Easement Per this Plat

EL7

LOT 2
±14.63 Acres

LOT 3
±53.29 Acres

N02°19'20"E 1269.46'

"NEW LOT LINE PER THIS PLAT"

AR Highway 12 / SW Regional Airport Boulevard
Right-of-Way Width Varies

S02°20'07"W 1267.27'

ARDOT CL
AHTD Job NO. 090057

CORNERSTONE RIDGE PH 7
Doc. L201819314-5
Dated 4/17/2018

Existing 32' General Utility Easement City of Bentonville Book 2011, Page 23108

EL9

N00°51'32"E 212.40'

S00°51'32"W 202.18'

20.85'

N03°58'28"E 184.95'

S03°58'28"W 193.80'

240.87'

Ex. Utility Easement L202174798

Private Access Easement by separate document

Ex. Right of Way L202174798

Ex. 20' Utility Easement L202174798

Ex. 1/2" Rebar w/1834 Cap

20' Drainage Easement per this documenmt

S87°58'08"E 169.92'

N88°17'17"E 333.89'

EL8

N87°58'08"W 170.76'

S88°17'17"W 352.65'

(R= N87°50'56"W 904.65')

POB,
Lot 3
N: 734143.16
E: 646468.97

R/W

N85°17'29"W 195.79'

N87°50'56"W 402.22'

N87°50'56"W 502.38'

46.7'

45.0'

45.0'

41.1'

L2

L1

Ex. 1/2" Rebar PS1834 Cap

(R/M = N87°50'07"W 1799.92')

SW Rainbow Farm Road
90' Right-of-Way

90' ROW

Site Benchmark
Chiseled "X"
Elevation = 1252.40

Ex. Right of Way L201674798

Ex. Right of Way L201674798

Ex. 1/2" Rebar PS1834 Cap

GATEWAY PARK ADDITION
BOOK 2014, PAGE 334
Dated 07/11/2014

Match Line Sheet 4

SW1/4 SE1/4 = ±30.98 Acres

SE1/4 SE1/4 = ±36.94 Acres

N

Grid North

100 0 100

Scale in Feet
1" = 100 Feet

See Legend Sheet 2 of 4

Property Line Table		
Line #	Bearing	Length
L1	N 87°50'07" W	39.31'
L2	N 02°20'07" E	46.74'
L3	N 47°26'55" E	32.55'

Easement Line Table		
Line #	Bearing	Length
EL4	N 87°34'32" W	28.13'
EL5	S 02°25'28" W	16.00'
EL6	N 02°25'28" E	36.00'
EL7	N 90°00'00" W	19.92'
EL8	N 02°34'18" E	20.00'
EL9	N 90°00'00" E	20.00'

Zoning - Light Industrial (I-1)

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code.

POB Lot 2
POC Lot 3
MAG Nail W/ 1834 Washer

SE Corner, Sec. 10, T19N R31W, 5th P.M.
1/2" Aluminum Monument Stamped PLS 1834
1) SE Corner 1.5" Steel Pipe Fence, N68°9'W, 68.6' (Grid)
2) 60D Nail, S56°23'E, 48.3' (Grid)
3) Cut "X" in Top of Curb, S72°31'W, 55.01' (Grid)
N: 756209.2
E: 620995.4

FOR REVIEW

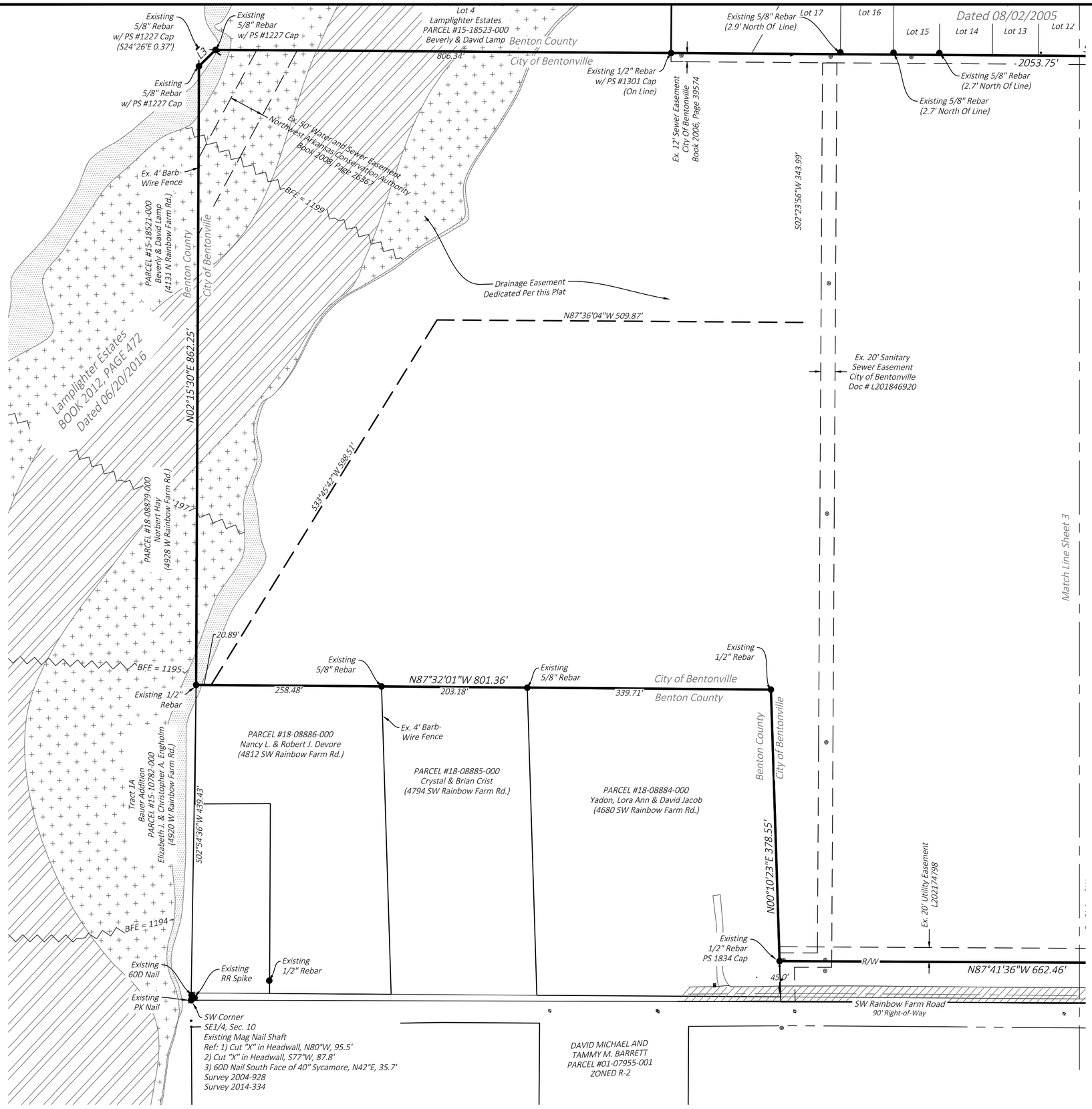
CITY OF BENTONVILLE #LS23-0025

LOT SPLIT

Gateway North Subdivision
Creating Lots 2 AND 3

Project No. CMI-17	Drawn By JDSC Checked By KAS
Date: 04.04.2023	Sht 3 of 4

Drawing Name: C:\Users\ah4900\AppData\Local\Temp\AcPublish_4292\CMI-17 Lot Split.dwg Last Modified: Apr 21, 2023 – 2:50pm Plotted on: Apr 21, 2023 – 3:47pm by ah4900



Filing Block

Zoning - Light Industrial (I-1)

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code.

Grid North

100 0 100

Scale in Feet
1" = 100 Feet

Property Line Table		
Line #	Bearing	Length
L1	N 87°50'07" W	39.31'
L2	N 02°20'07" E	46.74'

Easement Line Table		
Line #	Bearing	Length
EL4	N 87°34'32" W	28.13'
EL5	S 02°25'28" W	16.00'
EL6	N 02°25'28" E	36.00'
EL7	N 90°00'00" W	19.92'
EL8	N 02°34'18" E	20.00'
EL9	N 90°00'00" E	20.00'

See Legend Sheet 2 of 4

FOR REVIEW

CITY OF BENTONVILLE #LS23-0025

LOT SPLIT

Gateway North Subdivision Creating Lots 2 AND 3

Project No. CMI-17	Drawn By JDSC Checked By KAS
Date: 04.04.2023	Sht 4 of 4

Drawing Name: C:\Users\oh4900\AppData\Local\Temp\AcPublish_4292\CMI-17 Lot Split.dwg Last Modified: Apr 21, 2023 - 2:50pm Plotted on: Apr 21, 2023 - 3:47pm by oh4900

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1 OF GATEWAY PARK NORTH ADDITION; CREATING NEW LOTS 2 & 3 OF GATEWAY PARK NORTH ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0025)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 1 OF GATEWAY PARK NORTH ADDITION, creating new LOTS 2 & 3 OF GATEWAY PARK NORTH ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of LOT 1 OF GATEWAY PARK NORTH ADDITION creating new LOTS 2 & 3 OF GATEWAY PARK NORTH ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

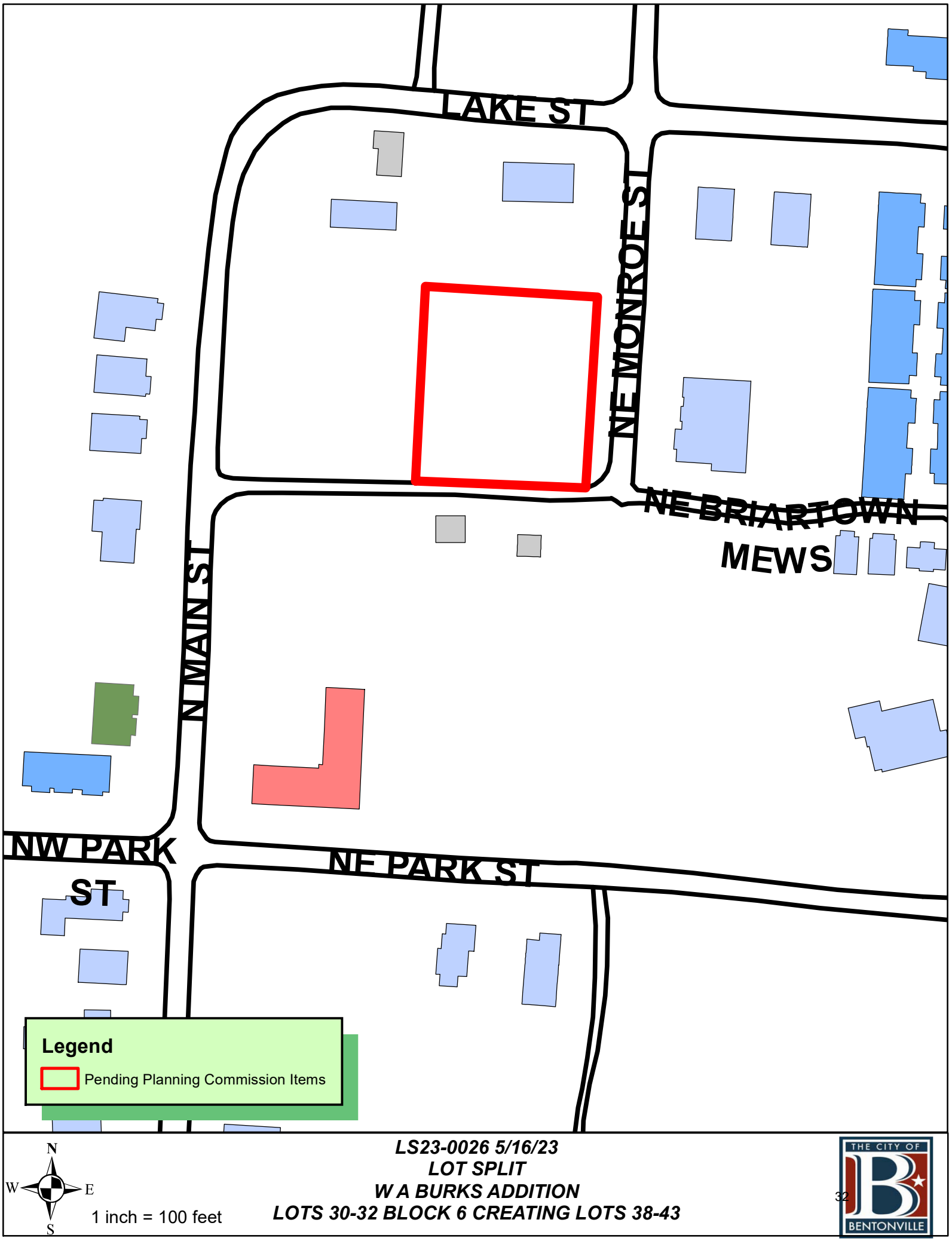
_____

Stephanie Orman, Mayor

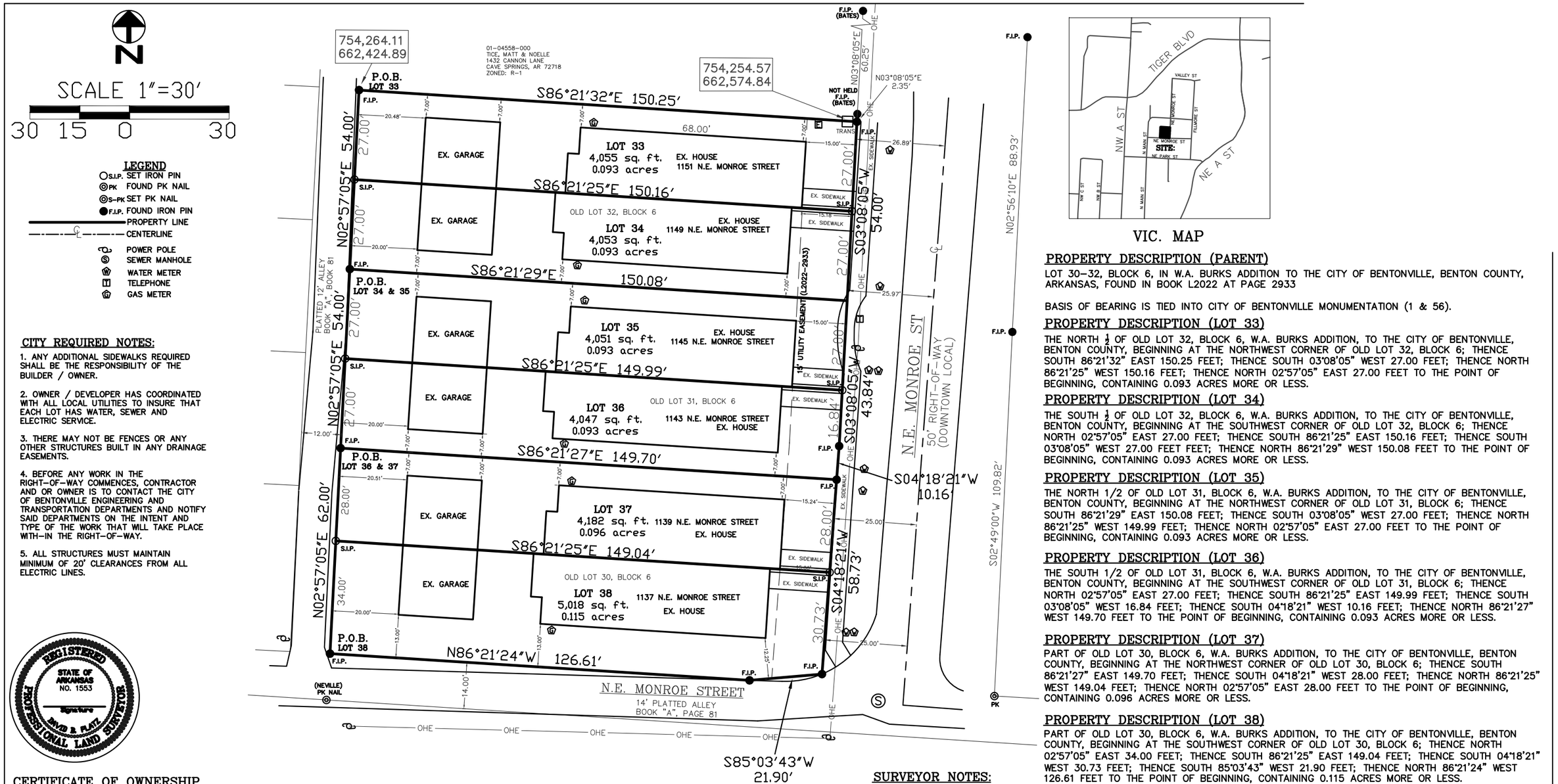
ATTEST:

_____

Kirby Romines, City Clerk



LS23-0026 5/16/23
LOT SPLIT
W A BURKS ADDITION
LOTS 30-32 BLOCK 6 CREATING LOTS 38-43



SCALE 1"=30'

30 15 0 30

LEGEND

- S.I.P. SET IRON PIN
- PK FOUND PK NAIL
- S-PK SET PK NAIL
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- CENTERLINE
- POWER POLE
- SEWER MANHOLE
- WATER METER
- TELEPHONE
- GAS METER

CITY REQUIRED NOTES:

1. ANY ADDITIONAL SIDEWALKS REQUIRED SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER.

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

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

4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

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

REGISTERED
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

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

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO 1553
STATE OF ARKANSAS

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

SURVEYOR NOTES:

1. PARENT DEEDS FILED IN DEED RECORD 2015-54672 & L2020-00997 & 2001-154535 AND PLA FOUND IN L2022-2933.

2. PROPERTIES ARE COUNTY TAX PARCEL #01-04555-000 & 01-04556-000 & 01-04557-000

3. THE CURRENT ZONING AT TIME OF SUBMITTAL FOR THE PROPERTY IS DOWNTOWN MEDIUM DENSITY RESIDENTIAL (DN-2). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

4. ALL EASEMENTS AVAILABLE TO THE SURVEYOR ARE SHOWN, TO FIND ANY/ALL EASEMENTS OF RECORD A TITLE SEARCH IS REQUIRED.

VIC. MAP

PROPERTY DESCRIPTION (PARENT)

LOT 30-32, BLOCK 6, IN W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FOUND IN BOOK L2022 AT PAGE 2933

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 33)

THE NORTH ½ OF OLD LOT 32, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE NORTHWEST CORNER OF OLD LOT 32, BLOCK 6; THENCE SOUTH 86°21'32" EAST 150.25 FEET; THENCE SOUTH 03°08'05" WEST 27.00 FEET; THENCE NORTH 86°21'25" WEST 150.16 FEET; THENCE NORTH 02°57'05" EAST 27.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.093 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 34)

THE SOUTH ½ OF OLD LOT 32, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE SOUTHWEST CORNER OF OLD LOT 32, BLOCK 6; THENCE NORTH 02°57'05" EAST 27.00 FEET; THENCE SOUTH 86°21'25" EAST 150.16 FEET; THENCE SOUTH 03°08'05" WEST 27.00 FEET FEET; THENCE NORTH 86°21'29" WEST 150.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.093 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 35)

THE NORTH 1/2 OF OLD LOT 31, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE NORTHWEST CORNER OF OLD LOT 31, BLOCK 6; THENCE SOUTH 86°21'29" EAST 150.08 FEET; THENCE SOUTH 03°08'05" WEST 27.00 FEET; THENCE NORTH 86°21'25" WEST 149.99 FEET; THENCE NORTH 02°57'05" EAST 27.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.093 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 36)

THE SOUTH 1/2 OF OLD LOT 31, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE SOUTHWEST CORNER OF OLD LOT 31, BLOCK 6; THENCE NORTH 02°57'05" EAST 27.00 FEET; THENCE SOUTH 86°21'25" EAST 149.99 FEET; THENCE SOUTH 03°08'05" WEST 16.84 FEET; THENCE SOUTH 04°18'21" WEST 10.16 FEET; THENCE NORTH 86°21'27" WEST 149.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.093 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 37)

PART OF OLD LOT 30, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE NORTHWEST CORNER OF OLD LOT 30, BLOCK 6; THENCE SOUTH 86°21'27" EAST 149.70 FEET; THENCE SOUTH 04°18'21" WEST 28.00 FEET; THENCE NORTH 86°21'25" WEST 149.04 FEET; THENCE NORTH 02°57'05" EAST 28.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.096 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 38)

PART OF OLD LOT 30, BLOCK 6, W.A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, BEGINNING AT THE SOUTHWEST CORNER OF OLD LOT 30, BLOCK 6; THENCE NORTH 02°57'05" EAST 34.00 FEET; THENCE SOUTH 86°21'25" EAST 149.04 FEET; THENCE SOUTH 04°18'21" WEST 30.73 FEET; THENCE SOUTH 85°03'43" WEST 21.90 FEET; THENCE NORTH 86°21'24" WEST 126.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.115 ACRES MORE OR LESS.

PROP. LINE ADJUSTMENT OF LOT 30-32, BLOCK 6, W A BURK'S ADDITION, CREATING LOTS 33-38, BLOCK 6, W.A. BURK'S ADDITION BENTONVILLE, ARKANSAS

REVISIONS

No.:	BY:	DATE:

OWNER CONTACT INFO:
V3 CONSTRUCTION
1431 LE CHESNAY DRIVE
CENTERTON, AR 72719

273-7989
OR
366-7989

DAVID B. PLATZ
LAND SURVEYOR
P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY:	DATE:
DP/ZS	2/22/23
CHECKED BY:	JOB No.:
	2021431
SCALE:	SHEET:
1"=30'	1

ATLAS PAGE 361

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 30, 31 AND 32, BLOCK 6 OF W.A. BURK'S ADDITION CREATING NEW LOTS 33, 34, 35, 36, 37 & 38, BLOCK 6 OF W.A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0026)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 30, 31 AND 32, BLOCK 6 OF W.A. BURK'S ADDITION creating new LOTS 33, 34, 35, 36, 37 & 38, BLOCK 6 OF W.A. BURK'S ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on May 16, 2023;

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

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

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

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

Section 1: That the lot split of LOTS 30, 31 AND 32, BLOCK 6 OF W.A. BURK'S ADDITION creating new LOTS 33, 34, 35, 36, 37 & 38, BLOCK 6 OF W.A. BURK'S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

Parking Amendments

PC Date: 5/16/2023
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code, Chapter 94
Section(s)	
Recommendation	APPROVAL

Request

Approval of an ordinance amending City Code Chapter 94-VI Parking to regulate on-street parking in residential areas and Appendix A Zoning Code Article 501 Off-street Parking and Loading to regulate off-street parking in residential areas; and for other purposes.

Issue Statement

City officials have documented numerous cases of vehicles, particularly large commercial vehicles and recreational vehicles, parked continuously in residential areas. Such on-street parking of larger vehicles can reduce travel safety, impact response times for public safety, and affect the appearance and value of residential neighborhoods.

The intent of this amendment is to provide regulations for on-street parking and combine regulations for off-street parking, particularly recreational vehicles and commercial vehicles in residential areas. The regulations are separated in two different sections of the Municipal Code. The first is Chapter 94 which pertains primarily to parking on public-right-of-way and is enforced by the Police Department. The second is the Zoning Code, Art. 501 which pertains primarily to off-street parking which is enforced by the Planning Department and Code Enforcement.

Proposed Changes

- Amend Chapter 94 to add definitions for a “commercial vehicle” and “recreational vehicle.”
- Amend Chapter 94 to add regulations for on-street parking that limits how long a vehicle can park and prohibiting inoperable vehicles, vehicles displayed for sale, vehicle repair, commercial vehicles in or near residential zones, and recreational vehicles from being parked on public right-of-way.
- Amend Zoning Code, Art. 201 Definitions to include “residential driveway.”
- Amend Zoning Code, Sec. 501.12 to regulate recreational vehicles and commercial vehicles.
- Delete Ch. 94-156 and incorporate into Sec. 501.12 as subsection (a).
- Delete Sec. 601.09 and incorporate into Sec. 501.12 as subsection (c).

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE CHAPTER 94-VI PARKING TO REGULATE ON-STREET PARKING IN RESIDENTIAL AREAS AND APPENDIX A ZONING CODE ARTICLE 501 OFF-STREET PARKING AND LOADING; REGULATING OFF-STREET PARKING IN RESIDENTIAL AREAS; AND FOR OTHER PURPOSES.

WHEREAS, city officials have documented numerous cases of vehicles, particularly large commercial vehicles and recreational vehicles, parked continuously in residential areas;

WHEREAS, such on-street parking of larger vehicles can reduce travel safety, impact response times for public safety, and affect the appearance and value of residential neighborhoods;

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

Section 1: That Bentonville Municipal Code, Chapter 94 and Appendix A Zoning Code shall be and are hereby amended with *Attachment A: Parking Amendments*, an electronic copy and hard copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully.

Section 2: That City Code, Chapter 94-156 shall be and is hereby deleted from Ch. 94, pursuant to Section 1 above including the regulations from Chapter 94-156 in Sec. 501.12.

Section 3**:** That Zoning Code, Sec. 601.09 Commercial Vehicles in Residential Zones should be and the same is hereby deleted, pursuant to Section 1 above including the regulations from Sec. 601.09 in Sec. 501.12.

Section 4- 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 5 - 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

ATTACHMENT A

Underline text to be added and strikethrough text to be deleted.

Chapter 94-149 Definitions Amendment

Commercial Vehicle - a self-propelled or towed vehicle to transport passengers or property used primarily for business or commercial purposes, or, if the vehicle-- (1) Has a gross vehicle weight rating or gross vehicle weight of at least 12,001 pounds, whichever is greater; (2) Is designed or used to transport more than 8 passengers (including the driver) for compensation; or (3) Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation.

Recreational Vehicle ("RV") - a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth wheel trailers, folding camping trailers, truck campers, motor homes, and non-freight trailers used to transport other leisure equipment, such as a boat, horse, motorcycle, show car, race car, snowmobile or bicycle.

Chapter 94-VI Parking Amendment

94-163 On-street parking.

1. **Length of time.** It shall be unlawful for any person to park a vehicle in public right-of-way for more than a consecutive period of 72 hours.
2. **Inoperable Vehicles.** It shall be unlawful for any person to park, keep or store any vehicle that is inoperable and/or has been damaged, wrecked or is in a state of disrepair within any public right-of-way.
3. **Display and repairs.** It shall be unlawful for any person to park a vehicle or trailer within any public right-of-way for the purpose of displaying a vehicle for sale or for washing/repairing vehicles or trailers, except in an emergency.
4. **Commercial Vehicles.** It shall be unlawful for any person to park or store commercial vehicles, as defined herein, within any public right-of-way in a residential zone or within a public right-of-way abutting a residential zone between 10 pm and 7 am.
5. **Recreational Vehicles.** It shall be unlawful to park a recreational vehicle, all-terrain vehicle, boat, utility trailer, or trailer of any kind, within a public right-of-way, except when it is actually being loaded, readied for use, or unloaded, but in no event longer than 24 hours.

Zoning Code, Chapter 201 Definitions

Driveway, Residential – a continuous and unobstructed path of travel between the public street to the garage or carport or vehicle entrance to the residential structure.

ATTACHMENT A

App. A Zoning Code, Sec. 501.12 Parking and Storage of Certain Vehicles Amendment

Sec. 501.12 Parking and Storage of Certain Vehicles

~~Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in complete enclosed buildings or carport.~~

(a) **Owner Consent.** It shall be unlawful to park any motor vehicle on any private property without the consent of the owner of the property.

(b) **Recreational Vehicles.**

(1) **Number allowed.** It shall be unlawful to park more than two (2) recreational vehicles or trailers on any residential property, excluding those parked in an enclosed garage or placed in the side or rear yard, if said yard is enclosed by a minimum of a six foot (6') tall opaque fence.

(2) **Residential driveway.** Only one (1) recreational vehicle or trailer may be parked or stored between the paved edge of any street and a dwelling or garage (whichever is closer to the paved edge of the street) and shall be parked or left on a garage driveway or other approved parking area which is immediately adjacent to and an expansion of the garage driveway, not to exceed 50% of the size of the existing driveway, and is the same material as the existing driveway or approved parking surface.

(3) **Dwelling or Lodging Use.** It shall be unlawful to use a recreational vehicle, trailer or any other vehicle for temporary or permanent on-premises dwelling or lodging purposes for more than seven days total in any continuous 12-month period.

(c) **Commercial Vehicles.** A private garage located in a Residential Zoning District (including MF and RMH Zones) shall not be used for storage of more than one commercial vehicle that does not exceed one and one-half (1½) tons rated capacity per family living on the premises.

REZONING AND LAND USE MAP AMENDMENT STAFF REPORT

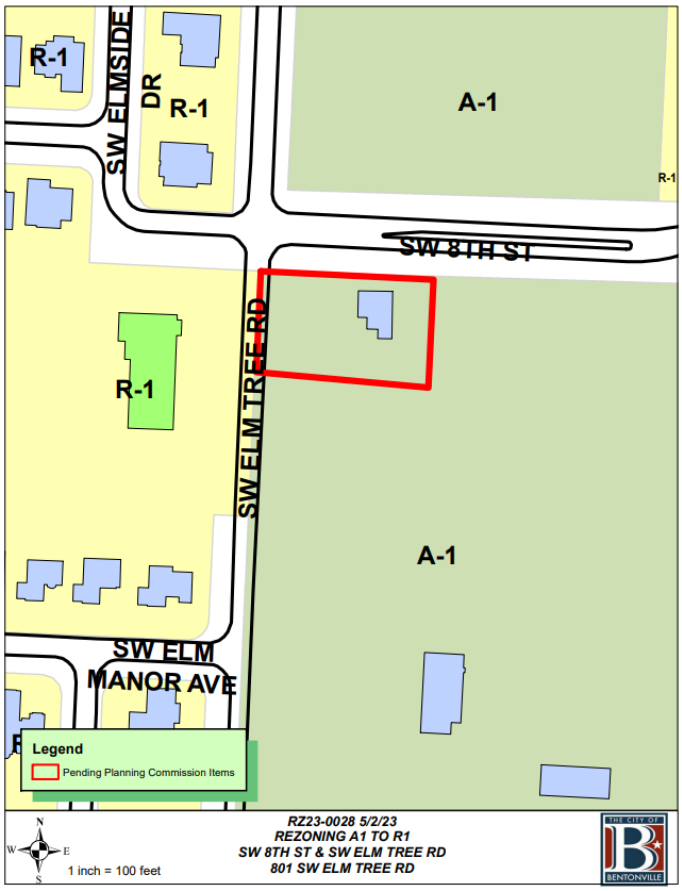
Elm Tree Accommodation, LLC

801 SW Elm Street Road
PC Date: 5/2/2023, 5/16/2023
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.

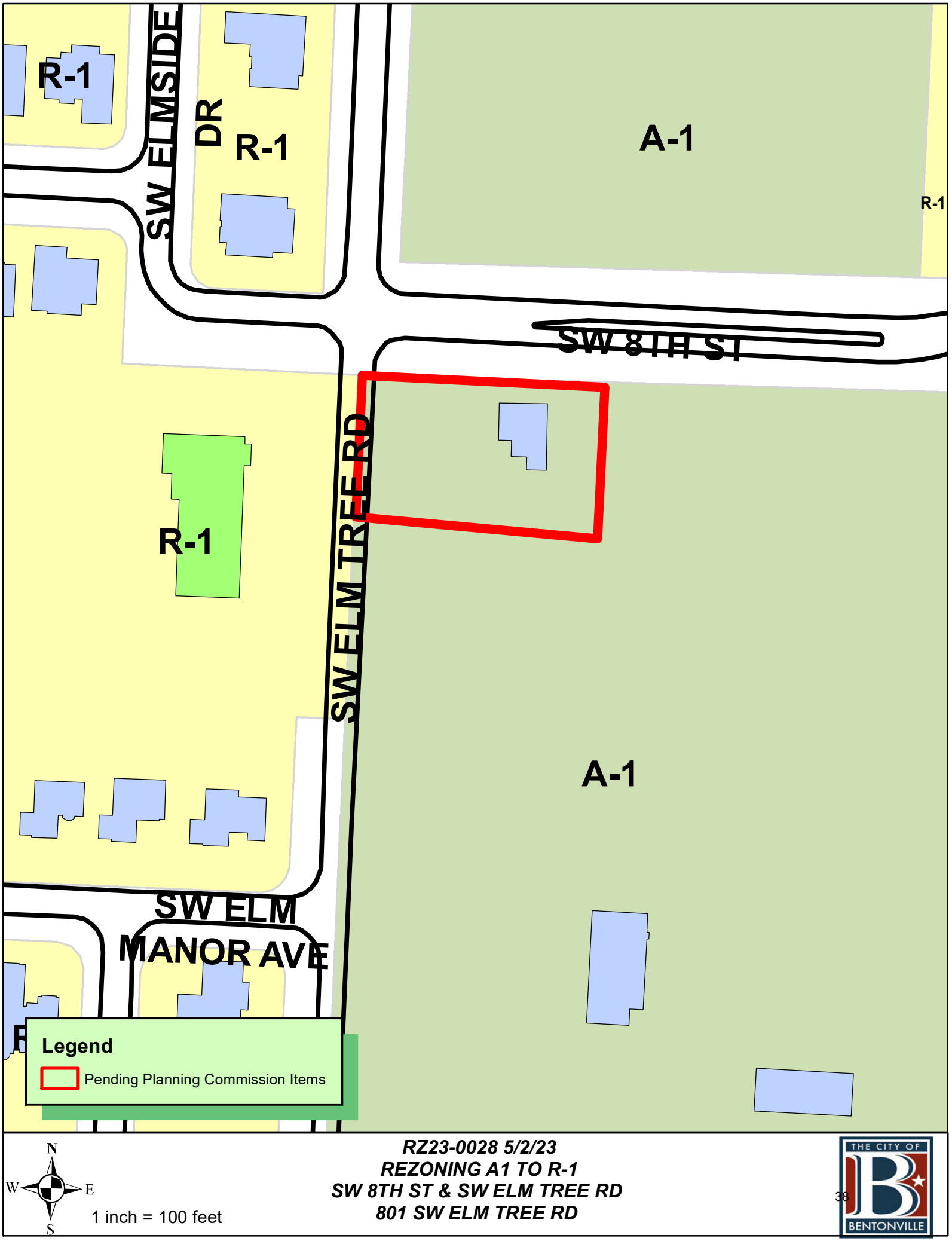
Relationship to the General Plan
The Future Land Use Plan depicts this property as Residential Estates (RE) and is surrounded by Agriculture and Low-Density Residential. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While 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.



N
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S

1 inch = 100 feet

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

THE CITY OF BENTONVILLE

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 LOW-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 LOW-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 16, 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 LOW-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0028)

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 R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE 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 16, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

REZONING STAFF REPORT

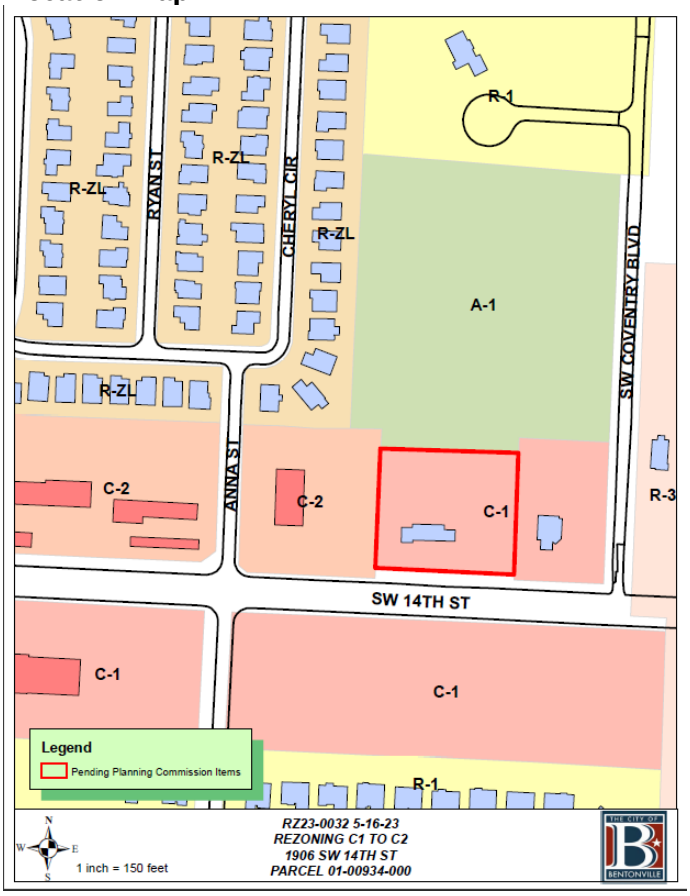
Ultra Homes, LLC

1906 SW 14th Street
PC Date: 5/16/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0032
Applicant / Current Owner	Ultra Homes, LLC
Site Area	+/- 1.37 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-2, General Commercial
Current Future Land Use Map Designation	Commercial (C)
Related projects	None

https://arcg.is/08HvK8

Location Map



Property Description

This property is located in west Bentonville at 1906 SW 14th Street, just northwest of the intersection of SW Coventry Blvd and SW 14th Street. It is currently zoned C-1, Neighborhood Commercial. It contains an existing single-family home with a street facing garage. Adjacent zonings are all C-2 General Commercial, apart from an undeveloped parcel to the north zoned A-1, Agriculture.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Commercial (C) with one adjacent property designated as Residential Estate to the north, and all other adjacent properties sharing the Commercial Future Land Use designation. commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

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

Public Comment

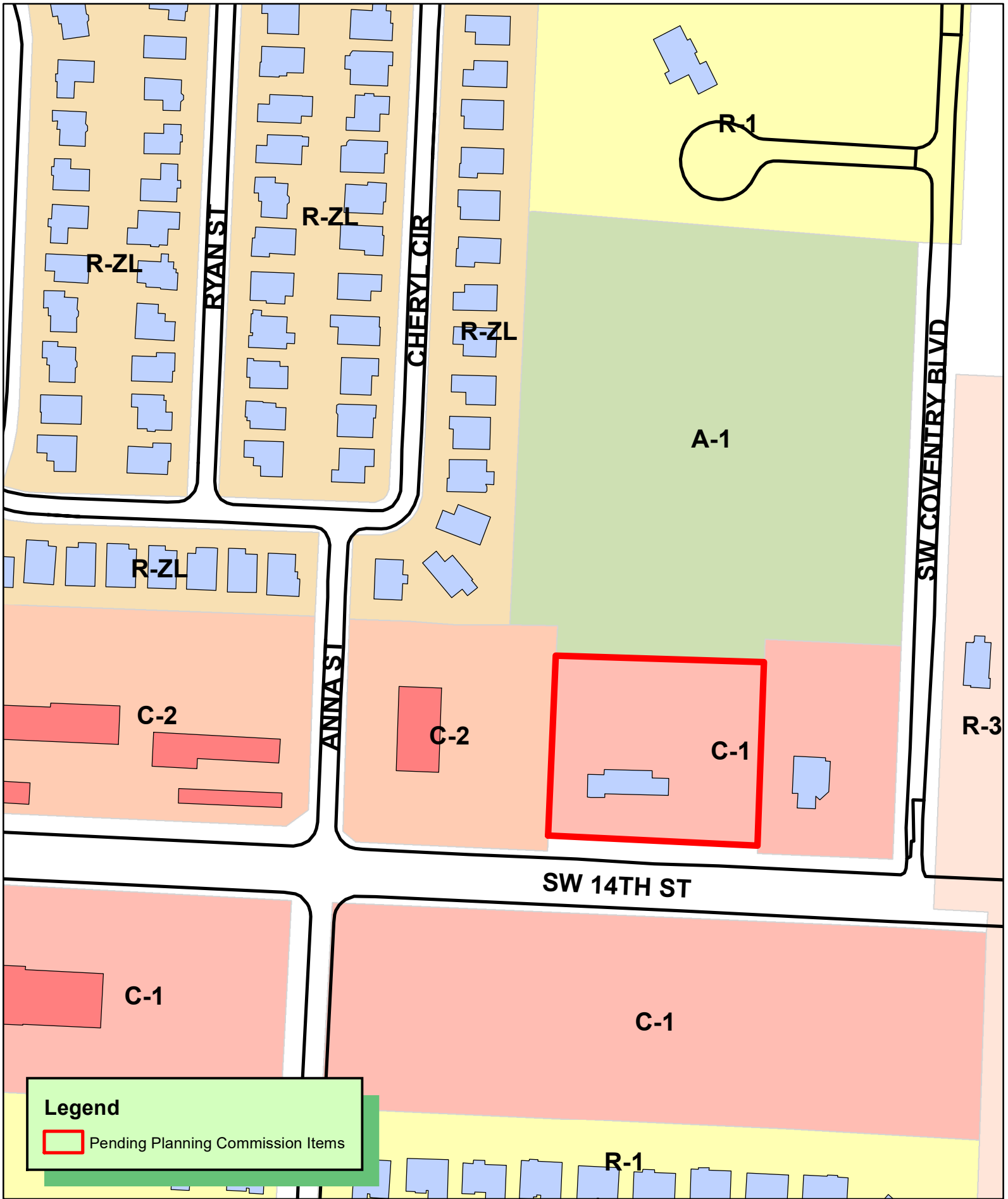
Staff has NOT received public comment regarding this request at the time of preparing this staff report.

Analysis

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries. The proposed zoning of C-2, General Commercial is consistent with the Future Land Use Plan as well as nearby development patterns along SW 14th Street. Although no residential development is directly adjacent to the site in question, there is a large amount of single-family housing to the north that would serve to benefit from more accessible day to day services and retail options nearby. To that effect, a dedicated sidewalk or pedestrian access to the site aligning with the existing cross access easement to the west, upon redevelopment, would encourage patronage of the development by neighbors.

Conclusion

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



N
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1 inch = 150 feet

RZ23-0032 5-16-23
REZONING C1 TO C2
1906 SW 14TH ST
PARCEL 01-00934-000

THE CITY OF BENTONVILLE

101 Parkwood St #1, Suite C
Lowell, AR 72745
479-200-5242
ck-civil.com

REZONE NARRATIVE

1.1. The current zoning is C-1 Neighborhood Commercial and the requested zoning C-2 General Commercial.

1.2. Ultra Homes LLC owns the property.

1.3. No land sale has been proposed.

1.4. Allow more flexibility for the lot uses to align with the main thoroughfare.

1.5. Property immediately to the west is C-2. Property to the east is developed and is C-1. Property to the north is currently A-1, but its continued use as agricultural doesn't seem likely with development surrounding the property.

1.6. The current plan is to use the land for a 1-unit multifamily facility. These have yet to be finalized and could change but would stay within the permitted uses of C-2.

1.7. The addition of a small development of the lot would have a minimal impact on the existing traffic counts.

1.8. The proposed signage would be a building-mounted sign or a monument sign that aligns with the city's codes and ordinances. The exact nature of the sign is unknown at this time will adapt to city comments.

1.9. Appearance would be in a style appropriate for the development and within the city code.

1.10. Water is available on-site with a 12" water line. Sewer is available on the lot to the immediate west and will be accessed through the existing easement.

Prepared by Clint Karstetter with CK Civil Engineering.

Clint Karstetter, PE

Principal, Civil Engineer

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0032)

WHEREAS, Ultra Homes 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 C-1, NEIGHBORHOOD COMMERCIAL to C-2, GENERAL COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 39.56 FEET NORTH AND NORTH 89 ˚ 41'40" WEST 220.98 FEET FROM THE SE CORNER OF SAID SW ¼ OF THE SW 1/4 ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #102; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89 ˚ 41'40" WEST 255.55 FEET; THENCE LEAVING NORTH RIGHT-OF-WAY NORTH 00˚28'21" WEST 250.00 FEET; THENCE SOUTH 89 ˚ 41'40" EAST 259.19 FEET; THENCE SOUTH 00 ˚ 21'43" WEST 249.98 FEET TO THE POINT OF BEGINNING. LESS & EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE WEST 1/16 COMER OF SECTION 36; THENCE NORTH 02 ˚ 28'23" FLAN ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 45.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87 ˚ L6'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 220.82 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 ˚ 16'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 255.59 FEET TO A POINT; THENCE NORTH 0L ˚ 58'15" EAST A DISTANCE OF 18.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87 ˚ 52'52" EAST ALONG SAID-RIGHT OF WAY LINE A DISTANCE OF 210.85 FEET TO A POINT; THENCE SOUTH 87 ˚ 03'05" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 45.00 FEET TO A POINT; THENCE SOUTH 02'44'28" WEST A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0,12 ACRES OR 5,073 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179. ALSO LESS & EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE WEST 1/16 CORNER OF SECTION 36, THENCE NORTH 02 ˚ 28'23" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 45.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87 ˚ L6'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 476.41 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 ˚ 16' 27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 3.10 FEET TO A POINT; THENCE NORTH 02 ˚

40’58” EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 18.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87 ˚ 52’52” EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2.87 FEET TO A POINT; THENCE SOUTH 01 ˚ 58’15” WEST A DISTANCE OF 18.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 55 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 16, 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 C-1, NEIGHBORHOOD COMMERCIAL to C-2, GENERAL COMMERCIAL.

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

REZONING STAFF REPORT AND FUTURE LAND USE MAP AMENDMENT

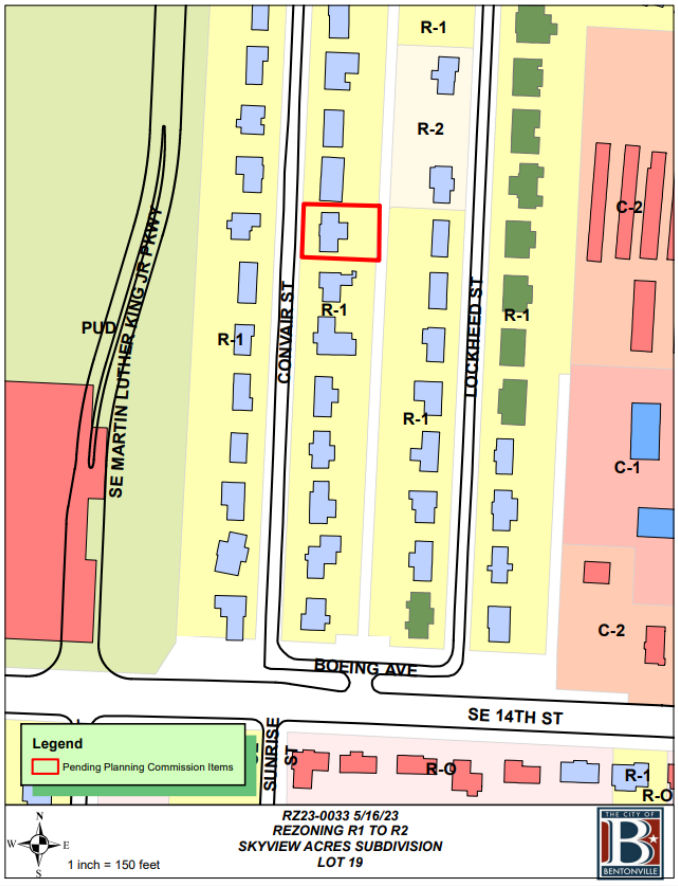
Chen and Ehret Real Holdings, LLC

1105 Convair St
PC Date: 5/16/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0033
Applicant / Current Owner	Nikki Littrell / Ken Ehret
Site Area	+/- 0.32 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-2, Duplex and Patio Home Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Related projects	LS23-0022

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1105 Convair Street. 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 with three R-2, duplex and patio home residential zoned properties to the northeast.

Relationship to the General Plan
The Future Land Use Plan depicts this property as Low Density Residential (LDR) and is surrounded by Low-Density Residential on all sides. There are some recent rezonings to the northeast of R-2. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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

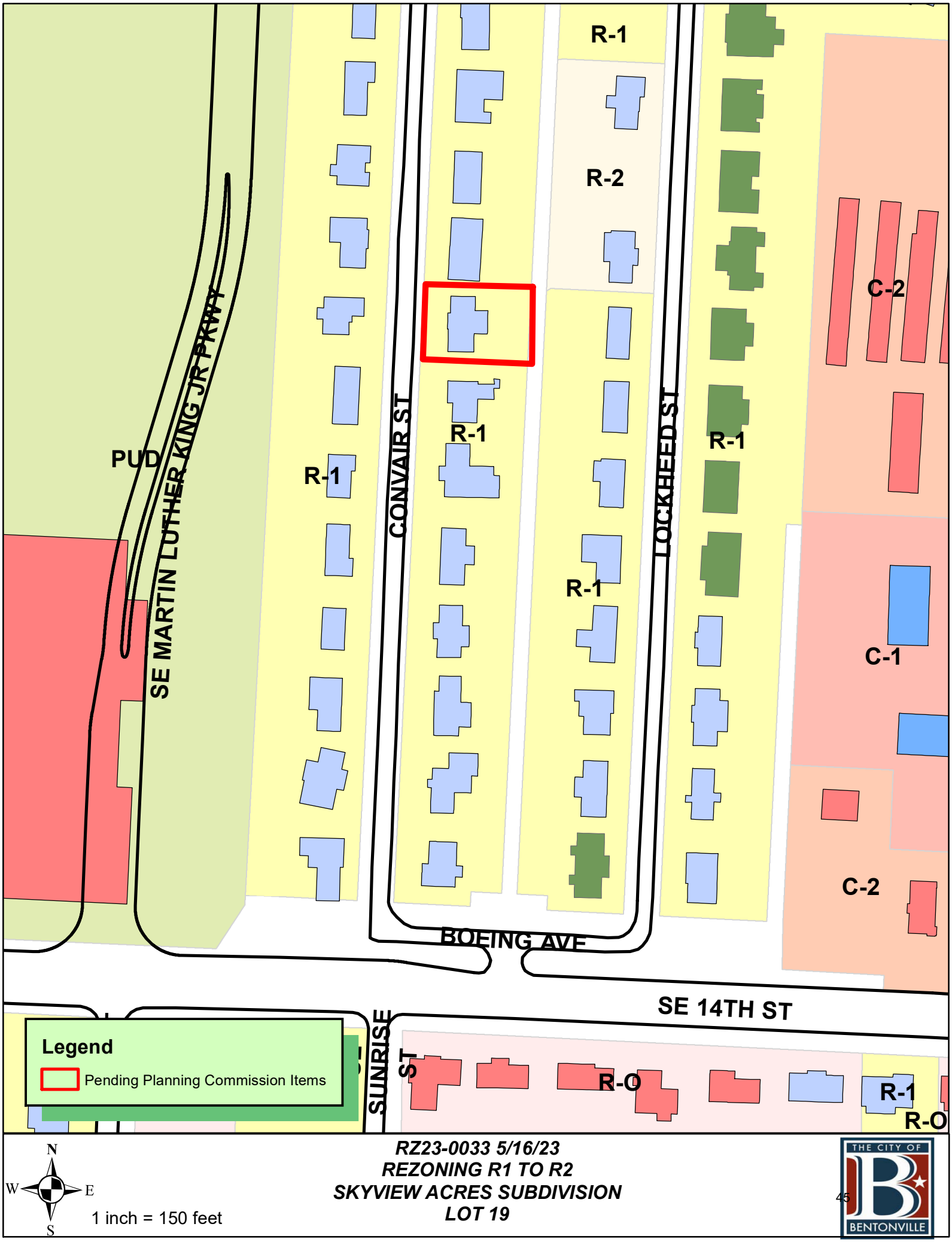
Public Comment
Staff has NOT received public comment regarding this request.

Analysis
The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

The proposed zoning of R-2 is NOT consistent with the Future Land Use Plan. While R-2 does not fit into the current land use, there have been other properties in the area recently rezoned to R-2.

Conclusion

This request is NOT consistent with the Future Land Use Plan but is consistent with nearby development patterns in the neighborhood. For these reasons staff recommends approval of this request.



RZ23-0033 5/16/23
REZONING R1 TO R2
SKYVIEW ACRES SUBDIVISION
LOT 19

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

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

April 7, 2023

To Whom It May Concern,

Rezone

My client, Ken Ehret is requesting a rezone and land use map amendment for the property at 1105 Convair Street in Bentonville. The current zoning designation of the property is R-1 (low-density residential) and we are proposing a zoning destination of R-2 (medium-density residential) Our client plans to build townhomes on the proposed lots. This is a highly desirable and growing area, and our client would like to provide more living options for this area. We do not expect this to cause a significant increase in traffic. Water and sewer are available to the property. We kindly ask for your approval of this rezone. The rezone affects parcel: 01-04185-000.

Sincerely,

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

RZ23-0033

NOTICE OF INTENT TO REZONE

Ken Ehret has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to R-2

The legal description of the property is as follows:

Lot 19, Skyview Acres, a Subdivision to the City of Bentonville, Benton County, Arkansas, as shown in Plat Book E on page 38.

The common description of the property is: 1105 Convair St. Bentonville

The public hearing will be held May 16th, 2023 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- [x] I / we have no objections to the rezoning.
- [ ] I / we object to the rezoning because:

Signature and Physical Address

1209 Convair St
1202 " "
1204 " "

Signature and Physical Address

NOTICE OF INTENT TO REZONE

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R-1 to R-2

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

The proposed rezoning will open the door to further rezoning of Convair, inconsistent with this established street, decrease the market value of existing surrounding homes as well as forever change the quiet enjoyment of the residents of this street

Signature and Physical Address

W. L Marler
1103 CONVAIR ST

Signature and Physical Address

Deborah K Marler
1103 Convair St

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: RZ23-0033)

WHEREAS, Ken Ehret, 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:

LOT 19, SKYVIEW ACRES, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK E ON PAGE 38.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 16, 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:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0033)

WHEREAS, Ken Ehret, 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:

LOT 19, SKYVIEW ACRES, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK E ON PAGE 38.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held May 16, 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

CONDITIONAL USE STAFF REPORT

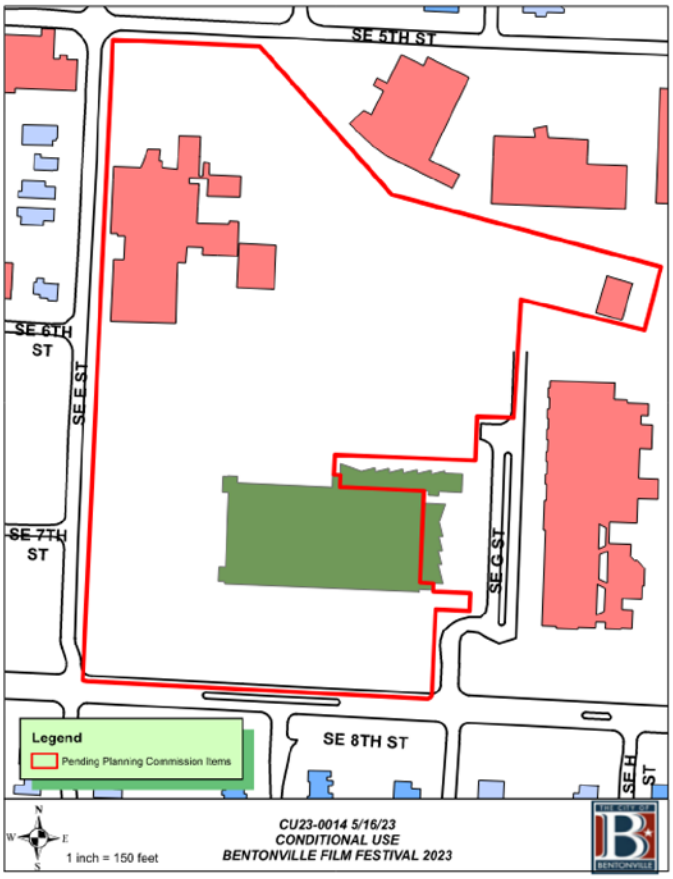
Bentonville Film Festival

507 Southeast E Street
PC Date: 5/16/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0014
Applicant / Current Owner	Bentonville Film Festival/Crystal Bridges Museum of American Art Inc.
Site Area	+/- 17.88 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Film Screenings and Vendor Village
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

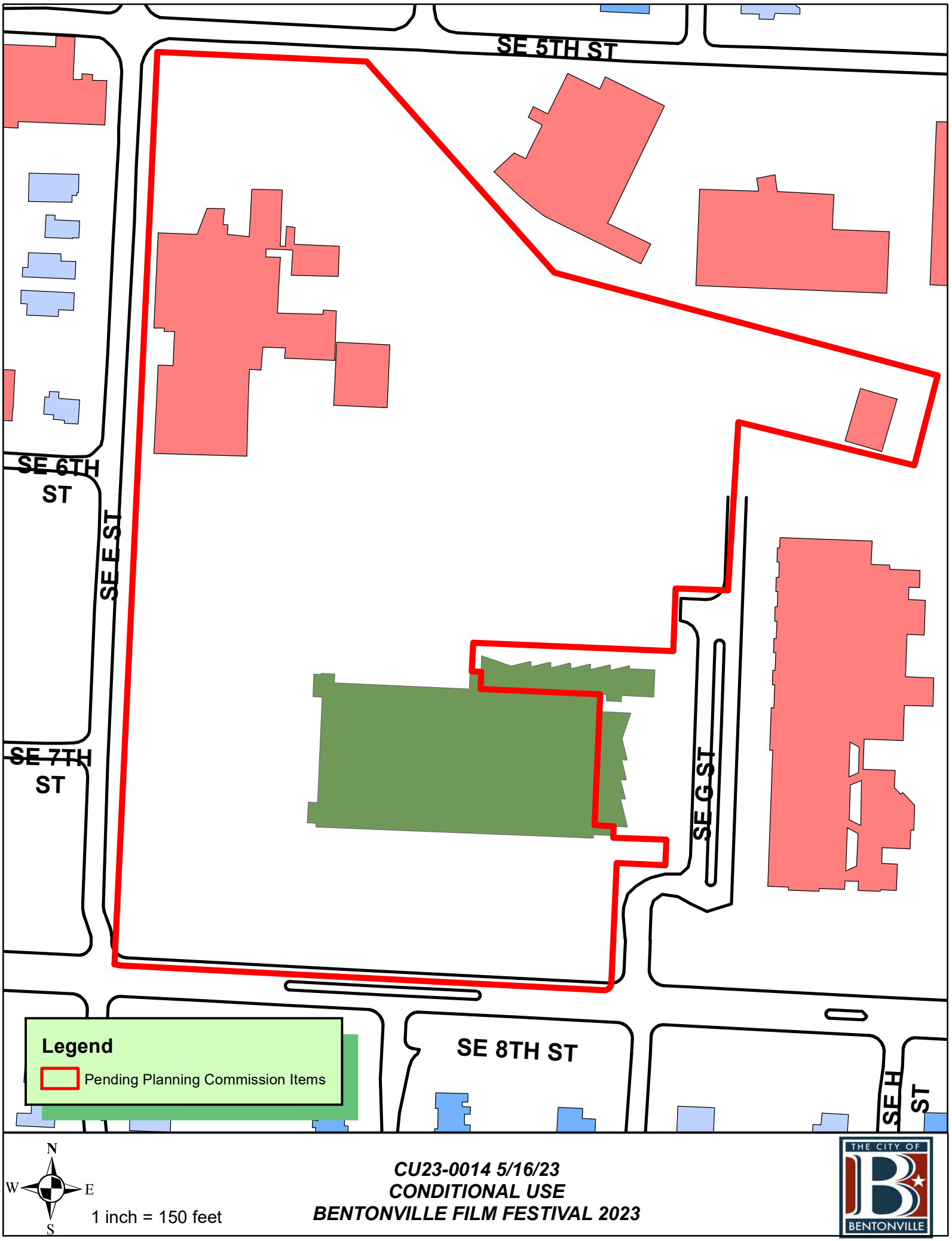


Property Description
This property is located at 507 Southeast E Street. The property is currently zoned PUD, Planned Unit Development. The applicant is requesting the conditional use permit for a long-term temporary use for film screenings and a vendor village. This property is commonly known as the Momentary.

Proposed Use Description
The applicant states the proposal for the conditional use permit is to allow for a long-term temporary use for film screenings and a vendor village at the subject property. Vendor tents, food trucks, music, screenings, and other associated activities are proposed in this area. The event will open to the public on June 15 and be in operation to June 18. Set up is scheduled to begin June 12; tear down is scheduled to begin June 17 and conclude on June 19. Screenings are scheduled to go until 10pm, with the last activities ending at 11pm. Set up hours are scheduled to be 7 A.M. to 6 P.M. Tear down hours are not stated.

Public Notice
Staff has NOT received public notice regarding this request.

Conditions of Approval
1. This Conditional Use Permit shall be valid from June 12, 2023 to June 19, 2023.
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. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.


SE 5TH ST
SE 6TH ST
SE E ST
SE 7TH ST
SE G ST
SE 8TH ST
SE H ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
CU23-0014 5/16/23
CONDITIONAL USE
BENTONVILLE FILM FESTIVAL 2023
THE CITY OF
BENTONVILLE

FESTIVAL OVERVIEW

BFFoundation is a non-profit organization focused on promoting underrepresented voices of diverse storytellers. 2023 marks the 9th year of the Bentonville Film Festival as we continue to champion female, non-binary, LGBTQIA+, black, indigenous, people of color, and people with disabilities' voices in entertainment and media. We do this through research, education, and supporting the production and distribution of inclusive content.

The foundation believes that by taking real action with content creators, talent, influencers, advertisers, and content distributors, we can accurately reflect the gender balance and diversity of our country. Our goal is to create a seismic change in how media inspires young minds to do great things.

Our primary research partner is the Geena Davis Institute on Gender in Media. Together, we seek to support research that proves these systemic changes are not only the right thing to do—they are also commercially beneficial. The Geena Davis Institute on Gender in Media has also clearly shown that the media children consume has an overwhelming influence in shaping their view of the world and their place in it.

The foundation also partners with schools and community institutions, working with children to educate on the challenging effects of stereotyping, unconscious bias, and gender imbalance. We also utilize media-based tools and content to build positive association and equality-based learning models. BFFoundation is focused on working with its partners to foster inclusivity in media and entertainment to produce a positive influence in the community at large.

FESTIVAL MISSION

BFF is a year-long initiative which champions inclusion in all aspects of entertainment media. BFF's primary objective is to influence mainstream media to immediately increase diversity in the content that is produced and distributed, because if they can see it, they can believe it.

FILM SCREENINGS

The Bentonville Film Festival will hold film screenings at a variety of locations in the Downtown footprint. There will be screenings held in Skylight Cinema (350 SW A Street), Thaden School theater (800 SE C Street) and the Momentary theater and Roadhouse theater (507 SE E Street). Timing is different based on the venues, but the overall schedule is 10am – 11pm. Momentary Arvest Bank Courtyard (507 SE E Street) will be the location for the Geena Davis Outdoor Theater and Vendor Village. Vendor tents, Food Trucks, music and movie screenings will take place in this area.

FESTIVAL FILMING VENUES

	Purpose	Date(s)/Times
Roadhouse theater – 507 SE E Street	Movie Screening	Wednesday, June 14 – Saturday, June 17 from 12pm - 10pm
Skylight Cinema – 350 SW A Street	Movie Screening	Wednesday, June 14 – Saturday, June 17 from 12pm - 7pm
Thaden School Theater – 800 SE C Street	Movie Screening	Wednesday, June 14 – Sunday, June 18 from 12pm - 10pm
Momentary theater – 507 SE E Street	Movie Screening	Wednesday, June 14 – Sunday, June 18 from 12pm - 10pm

FESTIVAL ANCILLARY VENUES (Times are tentative and may be adjusted)

	Purpose	Date(s)/Times
Arvest Conference Center – Legion Lane	Operations Office	Wednesday, June 14 and Monday, June 20 from 9am - 4pm
		Thursday, July 15 - Sunday, June 19 from 9am - 8pm
Momentary Outdoor Pad and gravel lot- 507 SE E Street	Outdoor Theater	Monday, June 12 - Wednesday, June 14 from 7am - 6pm is the set up
		Thursday, June 15 from 1pm – 10pm Friday, June 16 from 10am – 11pm (last movie begins at 9pm) Saturday, June 17 from 10am - 10pm (last movie begins at 8pm) Sunday, June 18 from 11am – 2pm activities will be planned
		Movie Screening Agenda - TBD; Activations Open - TBD
		Times will vary on a daily basis (please see below)
The Meteor Guitar Gallery– 128 W. Central Avenue	Awards Ceremony and after party	Saturday, June 17 from 6pm – 1am
	*Also used for Festival Headquarters	Tuesday June 14 – Saturday June 17 from 10am – 10pm
Four Points by Sheraton – 211 SE Walton Blvd.	Festival Hotel	Tuesday, June 14 - Sunday, June 18

SPONSORSHIP ACTIVATION LOCATIONS

These locations will be set up on June 12 - 14 and open to the public June 15 - 17 with tear down beginning the evening of June 17.

- Momentary will have an LED screen to show movies to the public, food trucks and partner activations.
- This area will be a place where BFF sponsors set-up temporary structures to activate their products, technology and services for the community and visitors to explore and enjoy.
- Food trucks will also be contracted to set up around the area.
- All venues have been approved by the Police Captain, Fire Chief, Fire Deputy Chief, and is in approval for Fire Marshal with the footprint. Tent inspections will occur prior to opening.

Momentary Outdoor Theater will be in operation as follows (Times are tentative and may be adjusted):

- Monday, Tuesday, Wednesday, June 12 - 14 – Load in/set up 7am - 6pm
- Thursday, June 15 – Open 1pm – 10pm (last movie begins at 9pm)
- Friday, June 16 - Open 10am – 11pm (last movie begins at 8pm)
- Saturday, June 17 – Open 10 am – 10pm
- Sunday, June 18– 11am – 2pm
- Sunday, June 18 – once public has cleared space, begin tear down

OFFICE SPACE

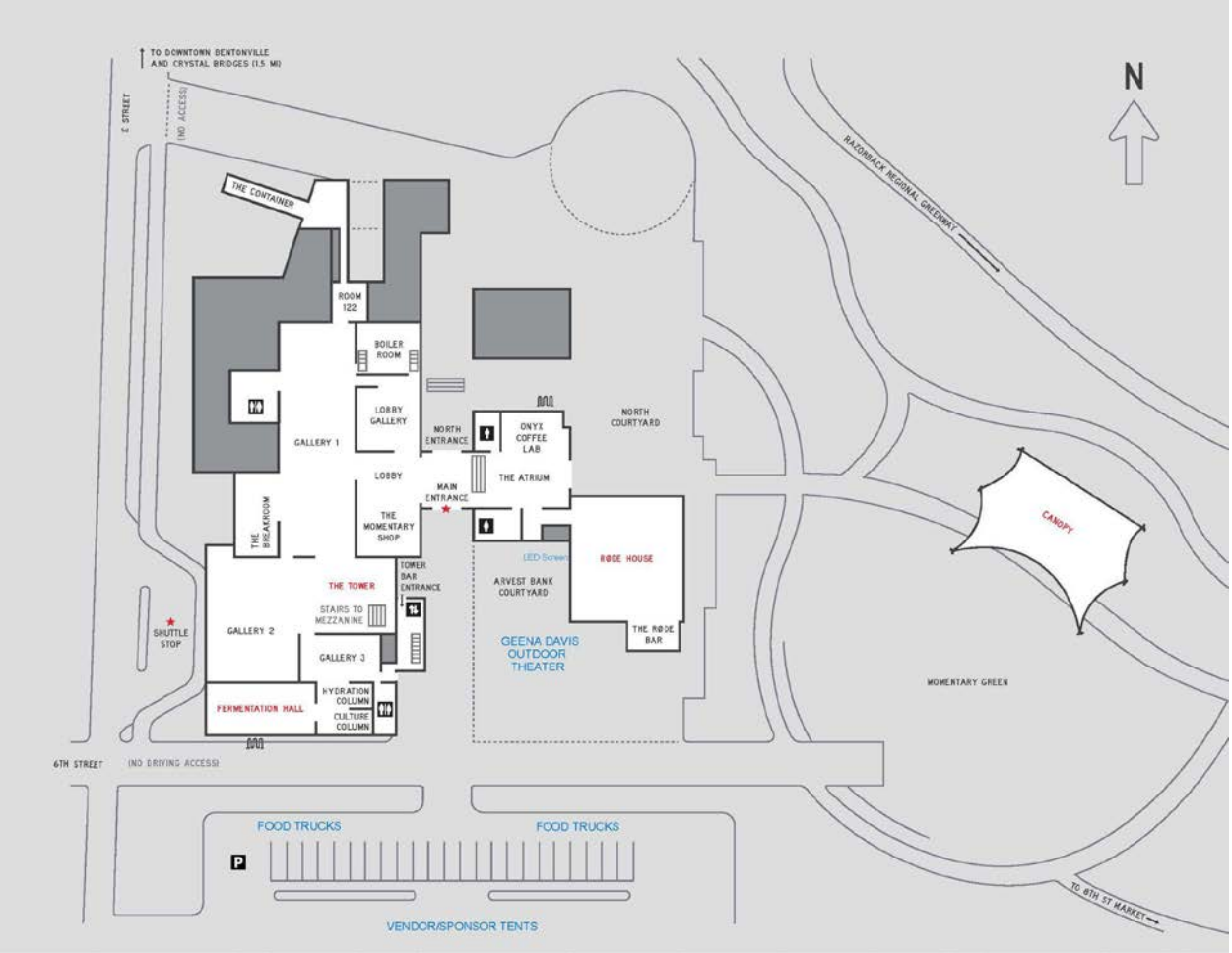
- Arvest Conference Room, Legion Lane (BFF Volunteer and PR Headquarters; Operations Office during festival)
- BFF Foundation Office, 702 SE 5th Street, Suite 8
- Meteor Guitar Gallery, 401 SE D Street (Festival HQ)

FESTIVAL FOOTPRINT

- Momentary Arvest Bank Courtyard – Public Movies, Food Trucks, Partner Activations
  - Anticipated attendance – 2000 (flow)
- Arvest Conference Center – Volunteer and Public Relations Headquarters, Operations Office
  - Anticipated attendance – 25 (flow)
- Meteor – Awards ceremony and after party
  - Anticipated attendance – 300
- Skylight Cinema – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Thaden School Theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Momentary theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day in each of the 6 theaters.
- Roadhouse theater – Movie Screenings
  - Anticipated attendance – 25 people per screening with 4 screenings per day.
- Oven and Tap – Filmmakers Lunch
  - Anticipated Attendance – 50
- Ramo D'Olivo – Filmmakers Happy Hour
  - Anticipated Attendance – 50

MOMENTARY OUTDOOR THEATER FOOTPRINT – 507 SE E Street

Temporary tent structures will be set up within property lines of the following properties:



SECURITY

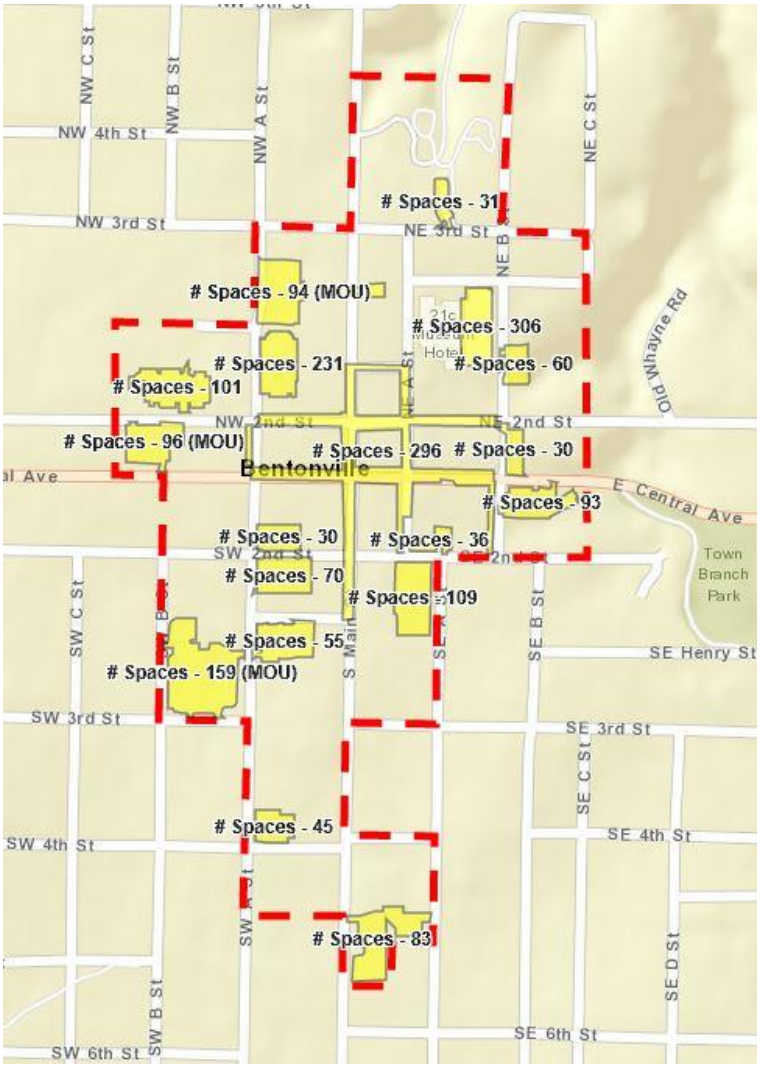
Hub for all security services is at Bentonville Fire Department, Station 1. There will be Bentonville Police and Fire/EMT as well as an outsourced security presence around downtown and all aspects of the Festival throughout the week. The Police Captain, Fire Chief, Fire Deputy Chief, and Fire Marshal have been involved in the planning to date.

WASTE DISPOSAL

Momentary will handle waste disposal through our lease agreement for venue rental.

TRANSPORTATION/ PARKING PLAN

- Filmmakers will be transported from Sheraton to all venues by private "BFF Filmmaker Shuttle."
- 21c Parking Lot, 3rd Floor
- Public parking through downtown and parking garage vicinity 8th Street Market.
- Compton Gardens parking will be open for the event. BFF anticipates attendees to utilize downtown municipal parking lots and street parking. There are also several lots to the East of Compton Gardens that could possibly be used by attendees without the authorization of the owner. To avoid this, we have engaged in conversation with the property owner regarding the correct avenue to take.
- Will have 25 filmmakers that we will provide transportation for as well as provide bike racks.



Street Closure:

BFF will not need any street closures for the 2023 festival.

MISCELLANEOUS

- Attendee and vendor numbers are expected to top at 100 dispersed throughout each day with Friday and Saturday's attendance the highest. Employee and volunteer numbers are expected to reach 25 for the entire event.
- Oven and Tap will host a filmmaker lunch and Ramo d'Olivo will host a happy hour.

SIGNAGE

There will be sandwich board signage, feather flags and pillowcase signage in public areas around downtown Bentonville next to/outside of contracted properties for the festival. These will not be used in every location listed below. For example, a sandwich board may be the only thing outside Skylight Cinema. Please see examples of that signage below. The list of areas are as follows:

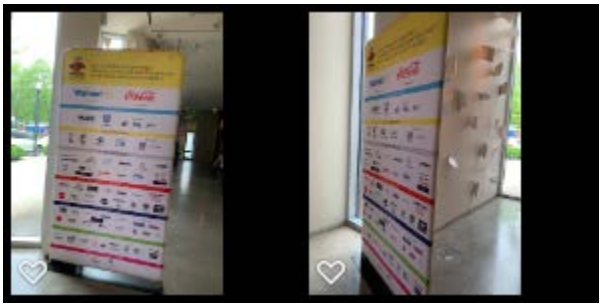
- Sidewalk outside Arvest Conference Center (all entrances to conference center
- Throughout Momentary Outdoor Theater
- Sidewalk outside Skylight Cinema SW A
- Sidewalk outside Thaden School SE C
- Sidewalk outside Momentary Museum SE E
- Sidewalk outside Meteor on Central
- Sidewalk outside the Filmmakers Lounge (location TBD)
- Sidewalk outside Four Points by Sheraton for shuttle
- Sidewalk outside Oven and Tap 215 S. Main Street #3 – only during Filmmaker Lunch event
- Sidewalk outside Ramo d'Olivo 217 S. Main Street – only during Filmmaker Happy Hour event

PHOTOS/SIZES OF SIGNAGE

Sandwich Board – size of sign is 24" x 36"

SIGNAGE CONTINUED

Pillow case (front and side view) - these vary in size. 4’ x 7.5’, 10’ or 20. These are normally placed inside due to wind damage.



Feather Flag – size is 13’

STORAGE

1. Onsite storage at Momentary on gravel lot (507 SE E Street)

5TH STREET
5TH STREET
E STREET
E STREET
E STREET
NORTH COURTYARD
QUONSET HUT
RØDE HOUSE
ARVEST COURTYARD
FERMENTATION HALL
OUTDOOR THEATER
CANOPY STAGE
THE CIRCLE
THE SQUARE
MOMENTARY GREEN
FESTIVAL VILLAGE
ADDITIONAL PARKING
TULIP BARN
PARKING GARAGE
8TH STREET MARKET
8TH STREET
8TH STREET

CONDITIONAL USE STAFF REPORT

Hounds Lounge Pet Resort and Spa

Southwest Winsted Lane

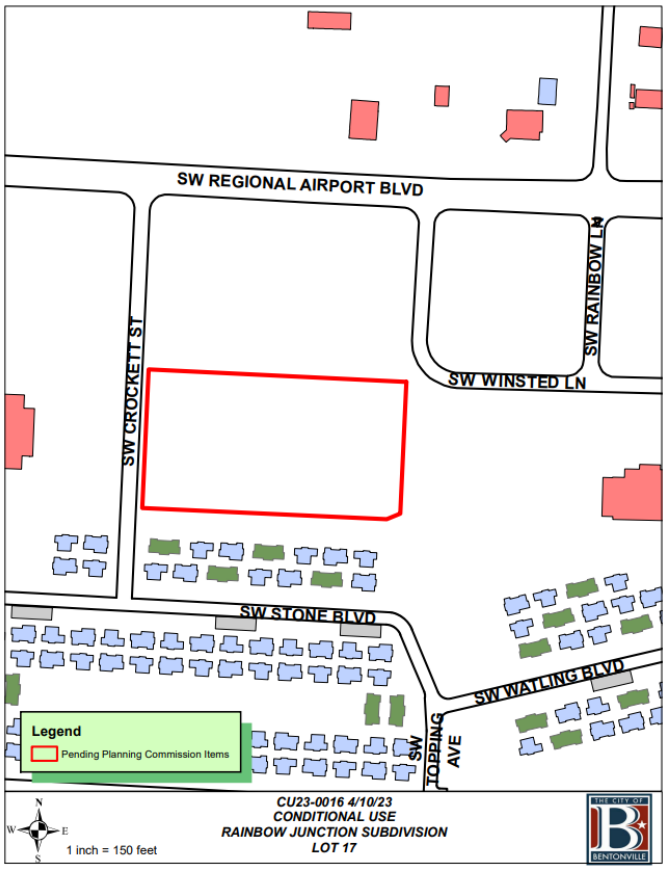
PC Date: 5/16/2023

Reviewer: Bradley Gavrielides, Planning Technician and Jon Stanley, Senior Planner ASLA, APA

Project Number	CU23-0016
Applicant / Current Owner	Jared Inman / Martial Arts Services Inc
Site Area	+/- 2.91 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Long Term Temporary Use for a Canine boarding and daycare facility
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located along SW Winsted Lane. The property is currently zoned C-2, General Commercial. Animal kennel or shelter is allowed in C-2 zoning by approval of a conditional use permit.

Proposed Use Description

A request to allow for a 12,500 sq. ft. canine boarding and daycare facility. The facility will accommodate approximately 100 canines with 4000 sq. ft. of indoor play area. The applicant is also proposing approximately 7500 sq. ft. of outdoor play area which will be appropriately screened. The applicant states that most of the interior space will be used as boarding suites. The applicant states that approximately 39 parking spaces will be supplied with 12-16 of those spaces being used by employees on any given day. The applicant anticipates approximately 70 customers per day with 14-16 employees. Lighting for the development would meet all city ordinances and only be used in the parking lot and surrounding the building. The hours of operation are Monday-Friday 7AM-7PM, Saturday 8AM-6PM, and Sunday 11AM-5PM. The facility will be staffed 24 hours a day for monitoring and care of guests (canines).

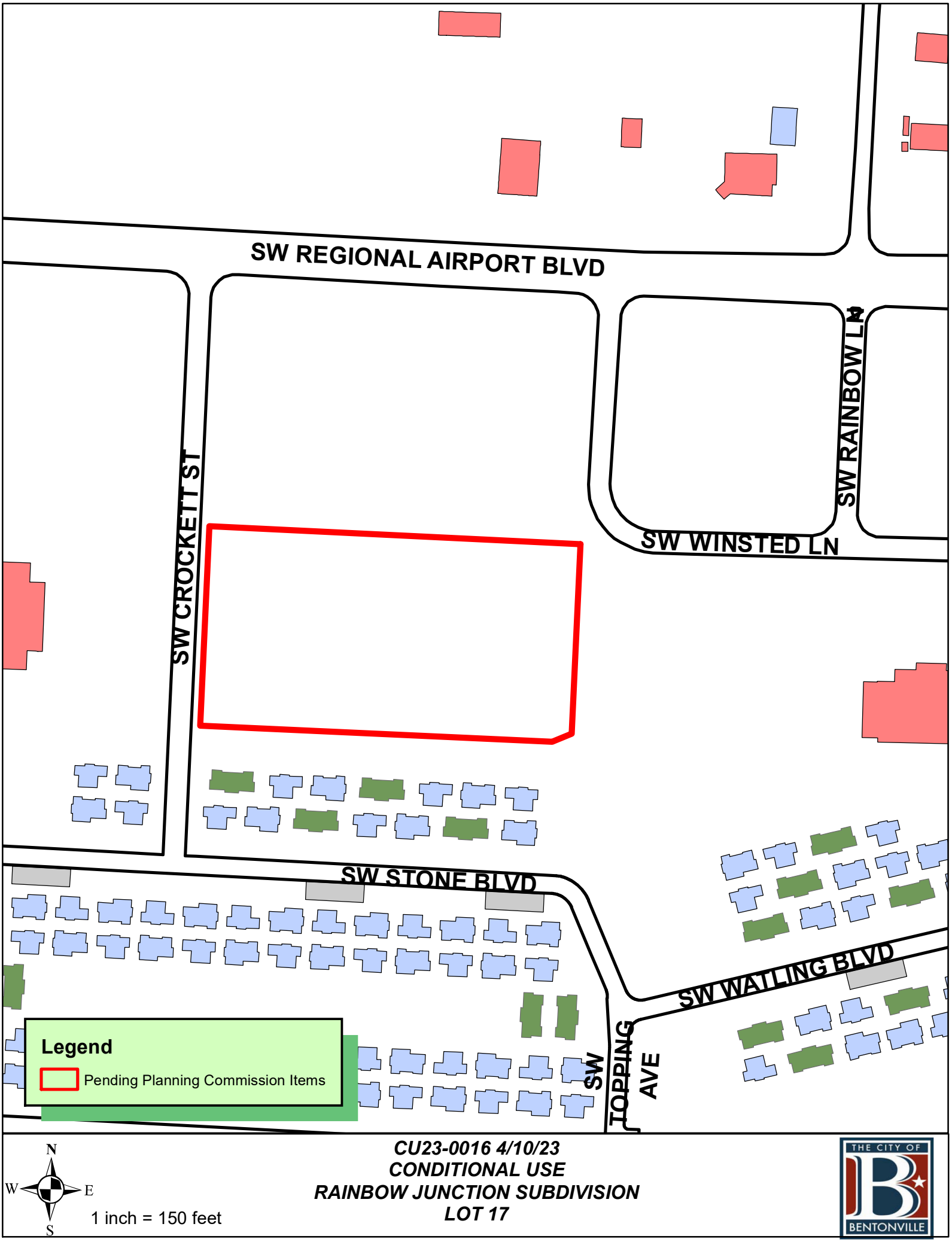
A new subdivision was recently approved to the south of the proposed location of this development.

Public Notice

Staff has NOT received public notice regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one (1) 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. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
4. All sections of Article 58-V Noise will be adhered to.



CU23-0016 4/10/23
CONDITIONAL USE
RAINBOW JUNCTION SUBDIVISION
LOT 17

THE CITY OF BENTONVILLE

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

April 7th, 2023

City of Bentonville
305 SW A Street
Bentonville, AR 72712

Attn: Planning Department
RE: Hounds Lounge Pet Resort & Spa Conditional Use Request

Dear Staff,

This letter is in regards to a proposed Large-scale Development plan for a Hounds Lounge Pet Resort & Spa to be located at SW Winsted Ln. The site is a total of 2.91 acres and the applicant is proposing to put in an approximate 12,500 SF building with 39 parking spaces. **On behalf of the owners, we are requesting a conditional use permit to allow for the construction and operation of an animal shelter or kennel within C-2 zoning.** Below is additional information regarding the site development.

- **Proposed Use:** The intended use for the proposed development is for a canine boarding and daycare facility. The importance of domesticated canine pets in our society necessitates a need for facilities specifically designed and situated to serve the public. Hounds Lounge has developed, and operates, a model that provides for such need with currently six (6) Hounds Lounge Resort and Spa facilities throughout the state. Four facilities are located in the greater Little Rock market area, as well as a facility in Fayetteville and one under development in Rogers in the NW Arkansas region. We see a great need in the Bentonville community to serve the residents and provide for similar services with daily boarding, overnight boarding, weekend and extending boarding, as well as grooming and other such services owners want to provide for their family pets.
- **Site Plan:** A concept site plan is attached with this request, including proposed elevations, aerial imagery of the existing property, current adjacent uses, and an example of current facilities in Little Rock.
- **Hours of operation:**
  Monday – Friday: 7:00 AM - 7:00 PM
  Saturday: 8:00 AM - 6:00 PM
  Saturday: 11:00 AM - 5:00 PM
  (Facility will be staffed 24 hours/day for care and monitoring of guests. No guests will be allowed in the outdoor areas overnight.)
- **Indoor/Outdoor Areas to be utilized:** Indoor use areas will include reception and support spaces for staff and customers. The majority of the area inside is planned to be utilized for boarding suites and a considerable indoor play area for dogs to be exercised in the event of inclement weather. The indoor boarding space occupies the majority of the area with suites for approximately 100 animals with indoor play areas of 4,000 sf. Additionally, about 7,500 sf of outdoor play area is proposed. All such areas will be fully screened with privacy fencing.
- **Planned Indoor/Outdoor Structural Changes:** The current site is one of several remaining to be developed in the Rainbow Junction Commercial Subdivision. No existing structures exist on the site. No major changes to the site are anticipated at this time.

- **Proposed parking:** Parking proposed is approximately 39 spaces. Resort and Spa employees would need a maximum of 12-16 spaces. The remaining spaces would be for customer drop-off and pick-up. The current facilities we operate provide for similar such operations and the number of spaces proposed is more than sufficient for our business needs.
- **Planned Outdoor Lighting Changes:** Outdoor lighting would primarily consist of illumination of parking areas and minor illumination around the building. No outdoor use areas are envisioned being used after dark. All outdoor lighting would adhere to City Ordinance and be fully approved by City staff.
- **Anticipated patrons, clients, deliveries and/or customers (avg. per day):** 70 per day
- **Number of employees:** Approx. 14-16 employees
- **Photographs of Property:** Aerial Photo of empty lot is attached.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

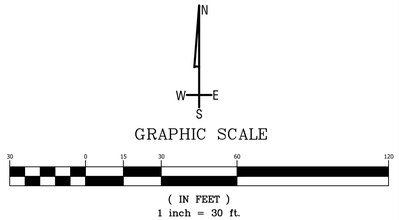
Sincerely;

Jared Inman

Jared S. Inman, P.E.

VICINITY MAP - BENTONVILLE, AR

NOT TO SCALE FOR CLARITY



NOTES:

1. PARCEL #01-15220-000

2. CURRENT ZONING: C-2, GENERAL COMMERCIAL

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. PROPERTY LINE ADJUSTMENT, PLAT BOOK 2016, PAGE 379
   II. WARRANTY DEED, BOOK 2014, PAGE 15338

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

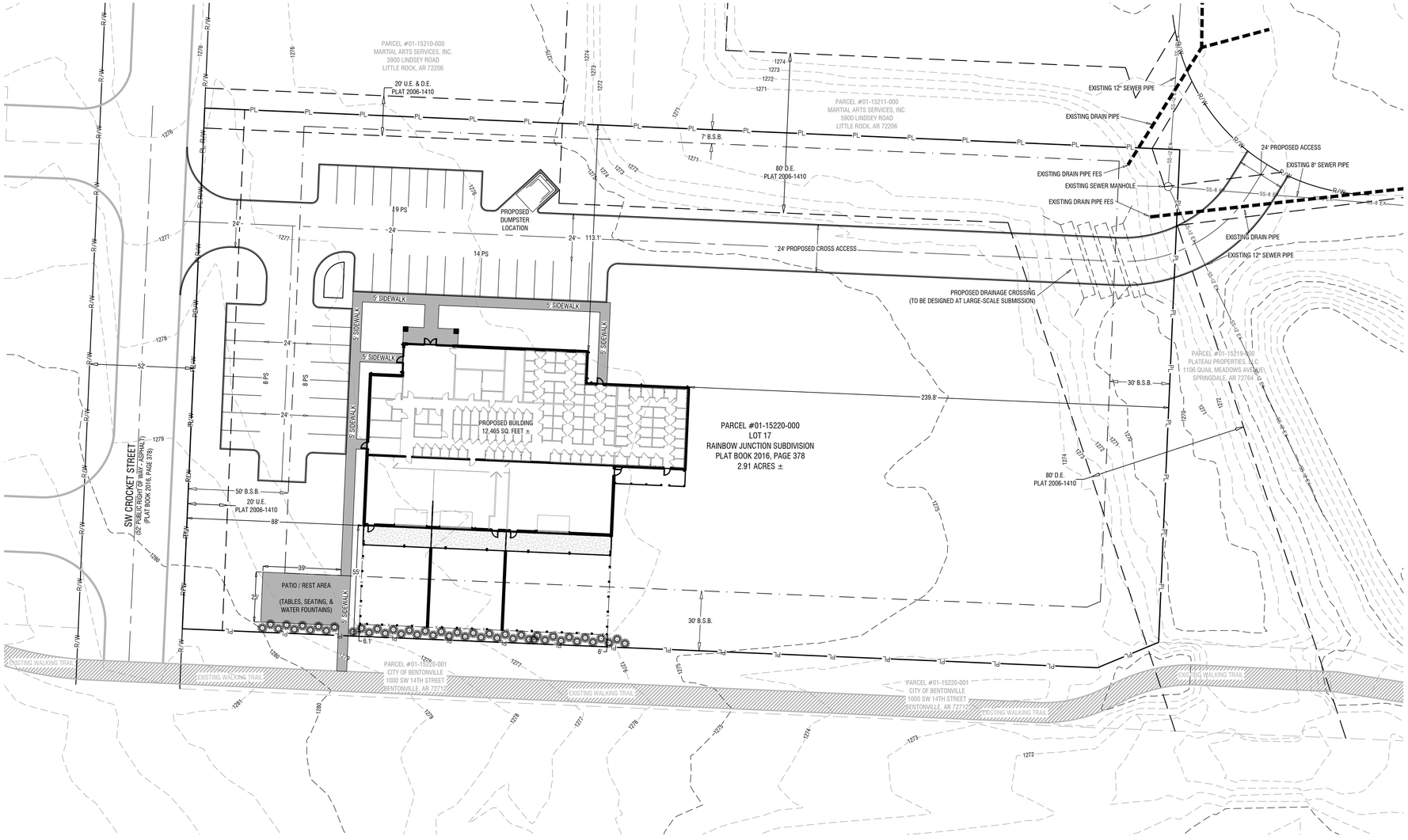
ZONING & SETBACKS:

ZONED: C-2, GENERAL COMMERCIAL

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

MAXIMUM LOT COVERAGE: 60%

PARKING PROPOSED: 21 SPACES



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

LEGEND

PROJECT DETAILS

PROJECT TITLE:
HOUNDS LOUNGE
BENTONVILLE

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

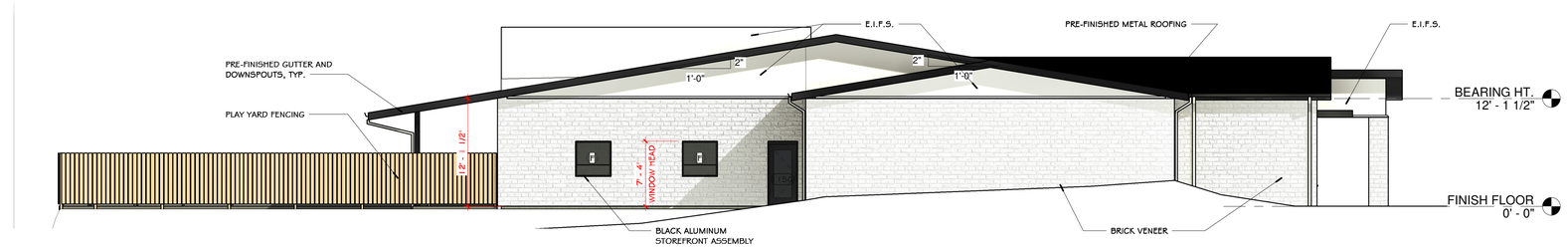
DATE: 3/21/2023
DRAWN BY: JH
PROJECT #2023-033
FILE PATH: Z:\-LSD\2023033
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

SHEET TITLE

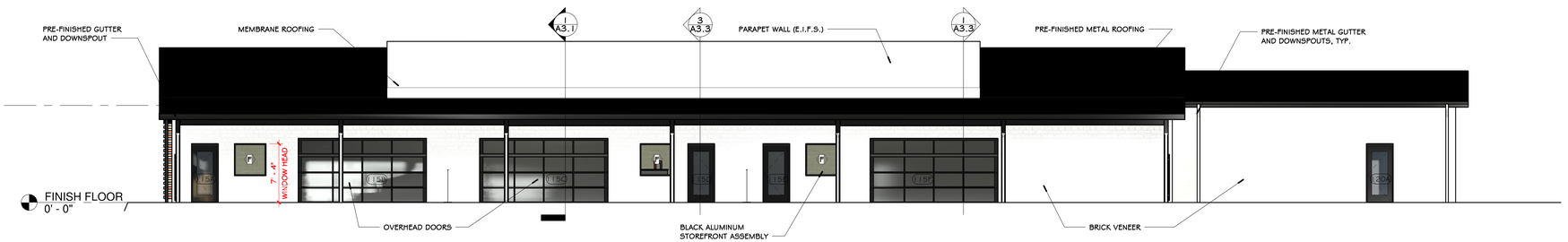
HOUNDS LOUNGE CONCEPT

SHEET NUMBER

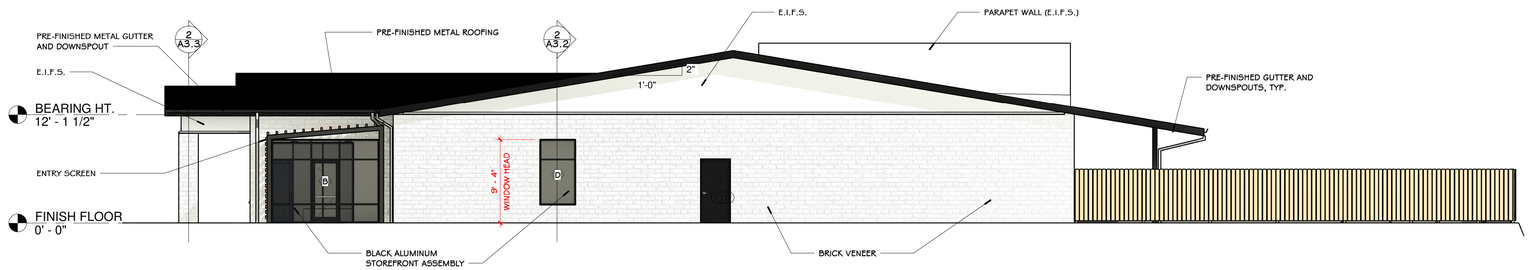
1



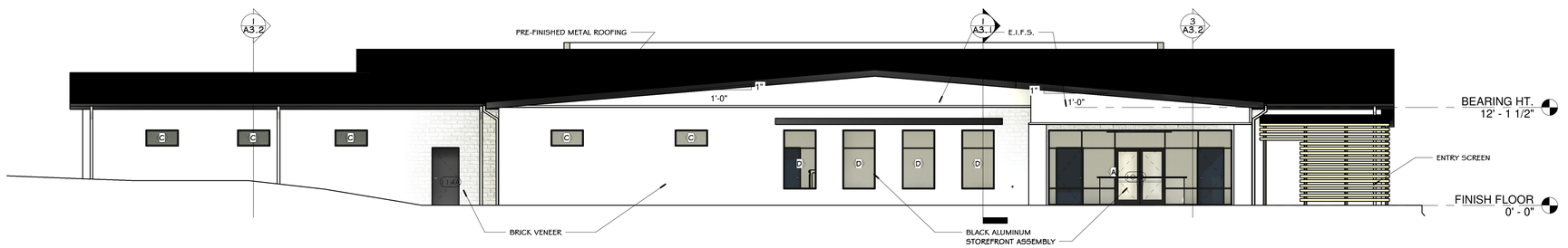
4 EAST ELEVATION
SCALE = 1/8" = 1'-0"



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



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



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

SEAL

KEY ARCHITECTURE INC.
P.O. BOX 748 FAYETTEVILLE, ARKANSAS 72702
PH: 479.444.6066 FAX: 479.444.1445

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
Rev. #	Date	Description

NEW HOUND'S LOUNGE - BENTONVILLE

HOUND'S LOUNGE
1818 N. TAYLOR ST. #337
LITTLE ROCK, AR 72207

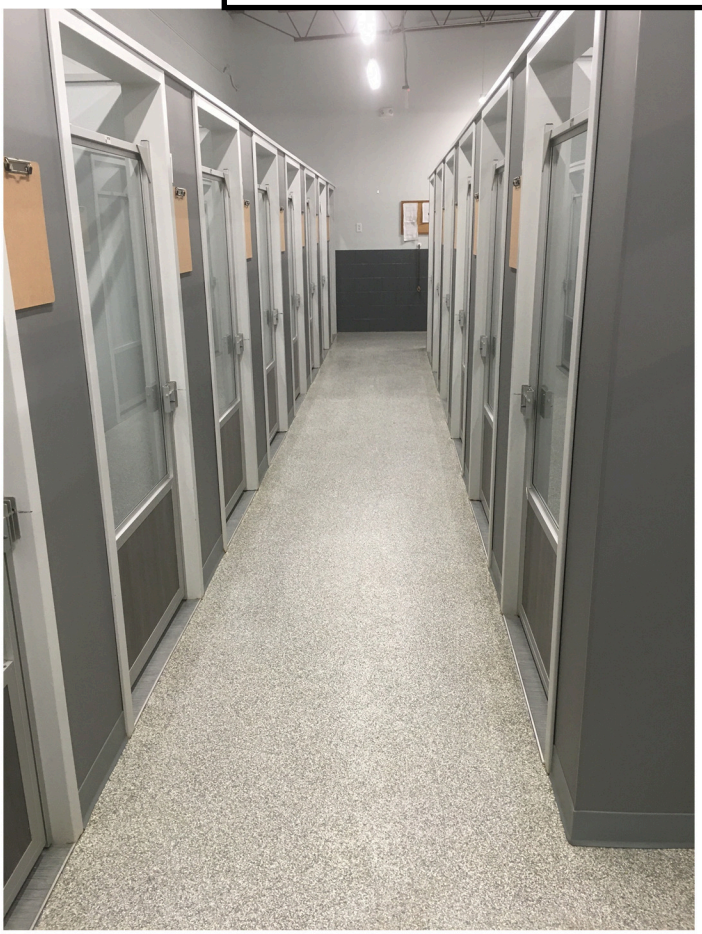
DATE	DRAWN BY
04/03/23	ELP
PROJECT #	CHECKED BY
	JTK

SHEET
A2.1
ELEVATIONS

These Drawings and Specifications are the exclusive property of Key Architecture Inc. and are protected by Copyright. Use or reproduction is prohibited without written consents.

1/8" = 1'-0" 4/4/2023 10:59:02 AM S:\2308 New Hounds Lounge Bentonville\2205 New Hounds Lounge - Bentonville.rvt

EXAMPLE OF HOUNDS LOUNGE IN LITTLE ROCK



boarding suites 2.jpg

DIY wash.JPG

NLR interior reception.jpg

North LR facade.jpg

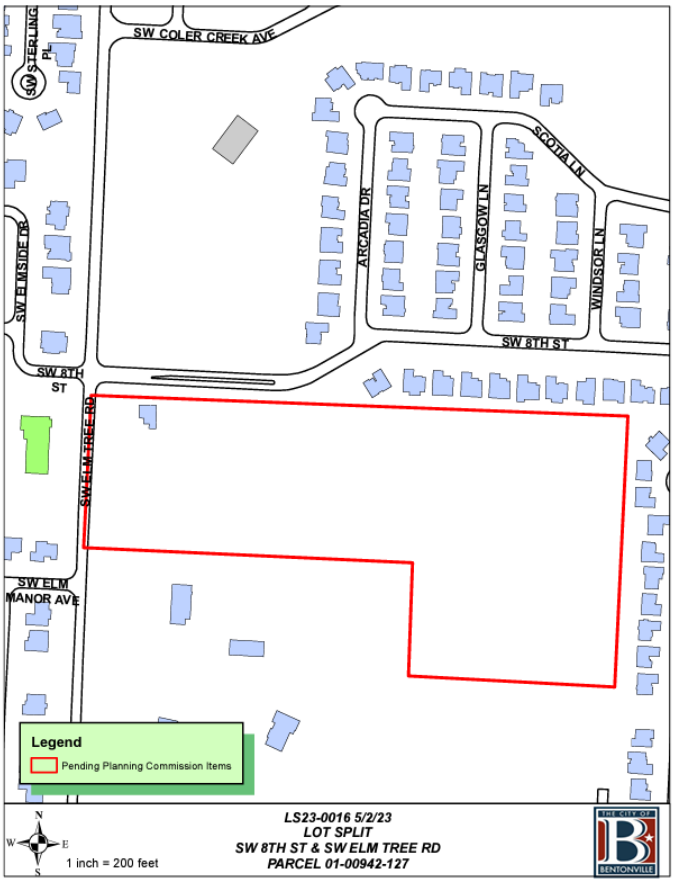
Lots 1 and 2 of 8th & Elm Subdivision

801 Southwest Elm Tree Road
PC Date: 5/16/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	LS23-0016
Applicant / Current Owner	Barrett Development Group
Site Area	+/- 15.03 Acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Related Projects	RZ23-0028

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 801 Southwest Elm Tree Road. It is currently zoned A-1, Agriculture, with a Future Land Use Map classification of RE, Residential Estate. RZ23-0028 is for the Northwest corner of the property to rezone to R-1.

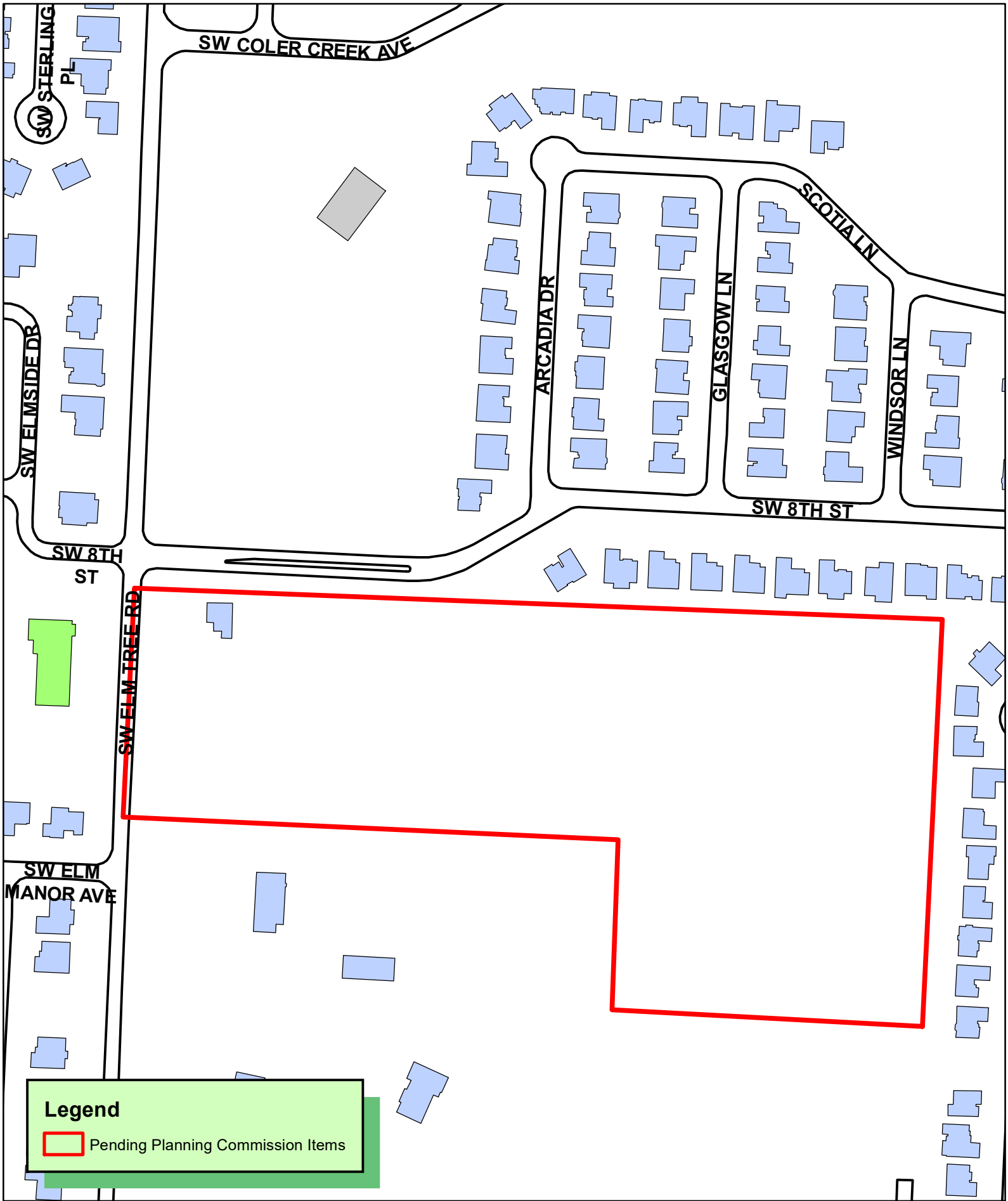
Project Details
The applicant is proposing a split of an existing 15.03-acre lot into two lots; Lot 1 of 8th & Elm Tree Subdivision (0.51 acres) and Lot 2 of 8th & Elm Tree Subdivision (14.16 acres). The applicant has also made concurrent rezoning and future land use map amendment requests (RZ23-0028) for this property to be classified as Low-Density Residential future land use and rezoned from A-1, Agriculture to R-1, Low Density Single Family Residential.

The plat dedicates a 20-foot-wide private ingress/egress easement along the southern edge of Lot 1, in addition to dedicating 15,604.16 Sq. Ft. or 0.36 Acres of right of way along the east of Southwest Elm Tree Road for a total of 45 ft of right-of-way on the east side, as required per the Bentonville Master Street Plan.

Waivers
There are no waiver requests associated with this project.

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

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

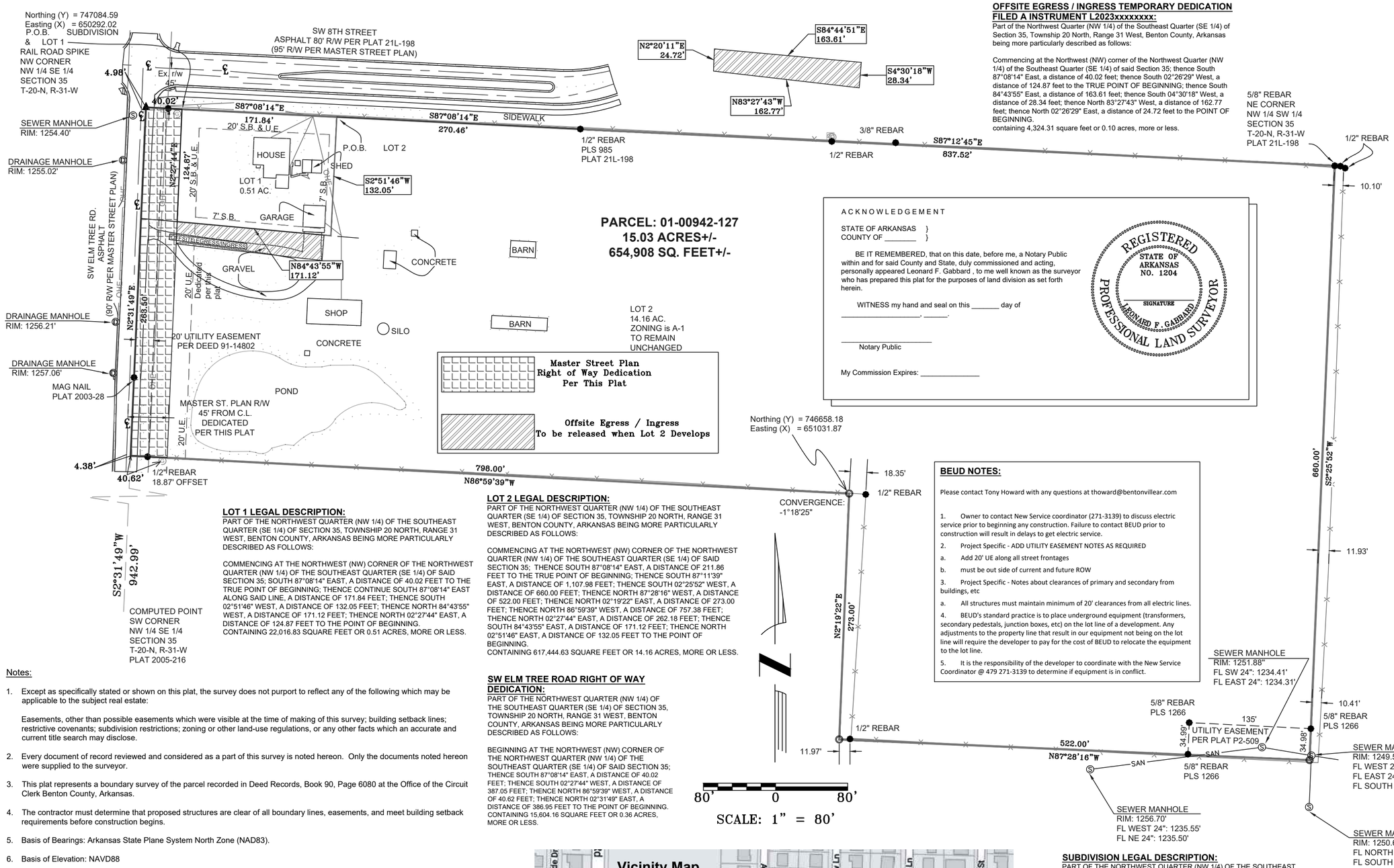


N
W E
S

1 inch = 200 feet

LS23-0016 5/2/23
LOT SPLIT
SW 8TH ST & SW ELM TREE RD
PARCEL 01-00942-127

THE CITY OF BENTONVILLE



OFFSITE EGRESS / INGRESS TEMPORARY DEDICATION FILED A INSTRUMENT L2023xxxxxxxx:

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:

Commencing 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 40.02 feet; thence South 02°26'29" West, a distance of 124.87 feet to the TRUE POINT OF BEGINNING; thence South 84°43'55" East, a distance of 163.61 feet; thence South 04°30'18" West, a distance of 28.34 feet; thence North 83°27'43" West, a distance of 162.77 feet; thence North 02°26'29" East, a distance of 24.72 feet to the POINT OF BEGINNING.
containing 4,324.31 square feet or 0.10 acres, more or less.

ACKNOWLEDGEMENT

STATE OF ARKANSAS }
COUNTY OF _____ }

BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting, personally appeared Leonard F. Gabbard , to me well known as the surveyor who has prepared this plat for the purposes of land division as set forth herein.

WITNESS my hand and seal on this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

REGISTERED
STATE OF ARKANSAS
NO. 1204
SIGNATURE
LEONARD F. GABBARD
PROFESSIONAL LAND SURVEYOR

LOT 1 LEGAL DESCRIPTION:

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:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 35; SOUTH 87°08'14" EAST, A DISTANCE OF 40.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°08'14" EAST ALONG SAID LINE, A DISTANCE OF 171.84 FEET; THENCE SOUTH 02°51'46" WEST, A DISTANCE OF 132.05 FEET; THENCE NORTH 84°43'55" WEST, A DISTANCE OF 171.12 FEET; THENCE NORTH 02°27'44" EAST, A DISTANCE OF 124.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 22,016.83 SQUARE FEET OR 0.51 ACRES, MORE OR LESS.

S2°31'49"W 942.99'

COMPUTED POINT
SW CORNER
NW 1/4 SE 1/4
SECTION 35
T-20-N, R-31-W
PLAT 2005-216

LOT 2 LEGAL DESCRIPTION:

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:

COMMENCING 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 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°11'39" EAST, A DISTANCE OF 1,107.98 FEET; THENCE SOUTH 02°25'52" WEST, A DISTANCE OF 660.00 FEET; THENCE NORTH 87°28'16" WEST, A DISTANCE OF 522.00 FEET; THENCE NORTH 02°19'22" EAST, A DISTANCE OF 273.00 FEET; THENCE NORTH 86°59'39" WEST, A DISTANCE OF 757.38 FEET; THENCE NORTH 02°27'44" EAST, A DISTANCE OF 262.18 FEET; THENCE SOUTH 84°43'55" EAST, A DISTANCE OF 171.12 FEET; THENCE NORTH 02°51'46" EAST, A DISTANCE OF 132.05 FEET TO THE POINT OF BEGINNING.
CONTAINING 617,444.63 SQUARE FEET OR 14.16 ACRES, MORE OR LESS.

SW ELM TREE ROAD RIGHT OF WAY DEDICATION:

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 40.02 FEET; THENCE SOUTH 02°27'44" WEST, A DISTANCE OF 387.05 FEET; THENCE NORTH 86°59'39" WEST, A DISTANCE OF 40.62 FEET; THENCE NORTH 02°31'49" EAST, A DISTANCE OF 386.95 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,604.16 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

BEUD NOTES:

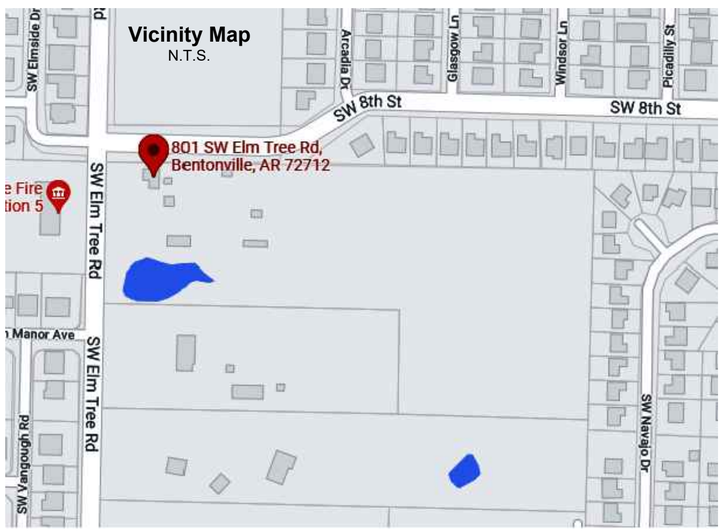
Please contact Tony Howard with any questions at thoward@bentonvillear.com

1. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
2. Project Specific - ADD UTILITY EASEMENT NOTES AS REQUIRED
   a. Add 20' UE along all street frontages
   b. must be out side of current and future ROW
3. Project Specific - Notes about clearances of primary and secondary from buildings, etc
   a. All structures must maintain minimum of 20' clearances from all electric lines.
4. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
5. It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479 271-3139 to determine if equipment is in conflict.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 90, Page 6080 at the Office of the Circuit Clerk Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. Basis of Elevation: NAVD88
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
9. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. Current Building zoning: A-1
12. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
15. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
16. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date 06/05/2012.
17. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
18. 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.
19. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.



SUBDIVISION LEGAL DESCRIPTION:

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 482.32 FEET TO A FOUND 1/2" REBAR PLS 985; THENCE SOUTH 87°12'45" EAST A DISTANCE OF 837.52 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 02°25'52" WEST A DISTANCE OF 660.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°28'16" WEST A DISTANCE OF 522.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°19'22" EAST A DISTANCE OF 273.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 86°59'39" WEST A DISTANCE OF 798.00 FEET; THENCE NORTH 02°31'49" EAST A DISTANCE OF 386.95 FEET TO THE POINT OF BEGINNING CONTAINING 15.03 ACRES OR 654,908 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT IF ANY.

List of waivers, variances, and Conditional Uses:

There are no waivers, variances and/or conditional uses at the time of preparing this plat.

Owner/Developer & LLC Information:

Beau S. Barrett Representing
Elm Tree Accomodation LLC
960 NW 'C' Street
Bentonville, AR 72712

Phone: 1 (479) 366-0696
Email: beau@bfeoffice.com

State Filing Code:
500-20N-31W-0-35-240-04-1845

Lot Split for Parcel 01-00942-127
Creating 8th & Elm Subdivision
Lots 1 & 2

G.C.

Gabbard Consulting
7521 W Wedington Dr.
Fayetteville, Arkansas 72704
Telephone: (479) 409-9259
leonardgabbard5@gmail.com

ATLAS PAGE 401

Recording Information

Job Number: 23-001
Field Work: W.A./A.S.
Drawn By: N.R. & L.G.
Checked By: L.G.
Date: 03/33/2023
Scale: 1"=80'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

PROPERTY LINES
UTILITY POLE (WITH GUY WIRE)

TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
OVERHEAD ELECTRIC LINE

(XXX.XX) RECORD DISTANCE
(XX°XX'XX") RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE

CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

LEGEND
MONUMENT FOUND (AS NOTED)
MONUMENT SET (5/8" REBAR W/CAP)
AHTD R-O-W MONUMENT
BENCHMARK
GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER
ELECTRICAL RISER

SHEET NO.
1 OF 1
City Proj. No. : LS23-0016

Lots 59 and 60 of Sky View Acres Subdivision

1105 Convair Street
PC Date: 5/16/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	LS23-0022
Applicant / Current Owner	Nikki Littrell / Ken Ehret
Site Area	+/- 0.32 Acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Related Projects	RZ23-0033

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at 1105 Convair Street. 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 with three R-2, duplex and patio home residential zoned properties to the northeast.

Project Details

The applicant is proposing a split of an existing 0.321-acre lot into two lots; Lot 59 of Sky View Acres Subdivision (0.158 acres) and Lot 60 Sky View Acres Subdivision (0.158 acres). The applicant has also made concurrent rezoning and future land use map amendment requests (RZ23-0033) for this property to be classified as Medium-Density Residential future land use and rezoned from R-1, Low Density Single Family Residential to R-2, Duplex and Patio Home Residential.

The plat dedicates a 7-foot-wide utility easement along the northern property line as well as 15-foot utility easements along the west and eat property lines. The plat also dedicates 234 Sq. Ft. or 0.005 Acres of right of way along the east of Convair Street for a total of 25 ft of right-of-way on the east side, as required per the Bentonville Master Street Plan.

Waivers

There are no waiver requests associated with this project.

Analysis and Recommendation

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

Standard Conditions of Approval

1. The applicant shall provide a digital copy of the plat.
2. All technical review comments shall be addressed prior to filing the plat or requesting a building permit.
3. The structure on the property will be demolished/removed before the play can be filed.

LS23-0022 5/16/23
LOT SPLIT
SKYVIEW ACRES
LOT 19 CREATING LOTS 59-60

LOT SPLIT

OF LOT 19, CREATING LOTS 59 & 60, SKYVIEW ACRES

1105 CONVAIR STREET, BENTONVILLE, AR 72712

BENTON COUNTY

RECORD DESCRIPTION

BOOK 2022, PAGE 70572
LOT 19, SKYVIEW ACRES, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK E ON PAGE 38.

SURVEY DESCRIPTION

LOT 59
THE NORTH HALF OF LOT 19, SKYVIEW ACRES, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF CONVAIR STREET, THENCE LEAVING SAID RIGHT OF WAY S87°47'17"E 138.04 FEET TO A FOUND 5/8" REBAR,THENCE S02°52'30"W 50.00 FEET TO A SET 5/8" REBAR, THENCE N87°47'17"W 137.66 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF CONVAIR STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°26'32"E 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.158 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 60
THE SOUTH HALF OF LOT 19, SKYVIEW ACRES, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF CONVAIR STREET, THENCE ALONG SAID RIGHT-OF WAY S02°26'32"W 50.00 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING AND RUNNING, THENCE LEAVING SAID RIGHT-OF-WAY S87°47'17"E 137.66 FEET TO A SET 5/8" REBAR, THENCE S02°52'30"W 50.00 FEET TO A SET 5/8" REBAR, THENCE N87°47'17"W 137.28 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF CONVAIR STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°26'32"E 50.00' TO THE POINT OF BEGINNING. CONTAINING 0.158 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
MARCH 28, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2022, PAGE 70572.
2. SURVEY PLAT FILED IN PLAT BOOK E AT PAGE 38.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

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

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

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

TO THE SURVEYOR'S KNOWLEDGE, THERE ARE NO KNOWN WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF THE SURVEY.

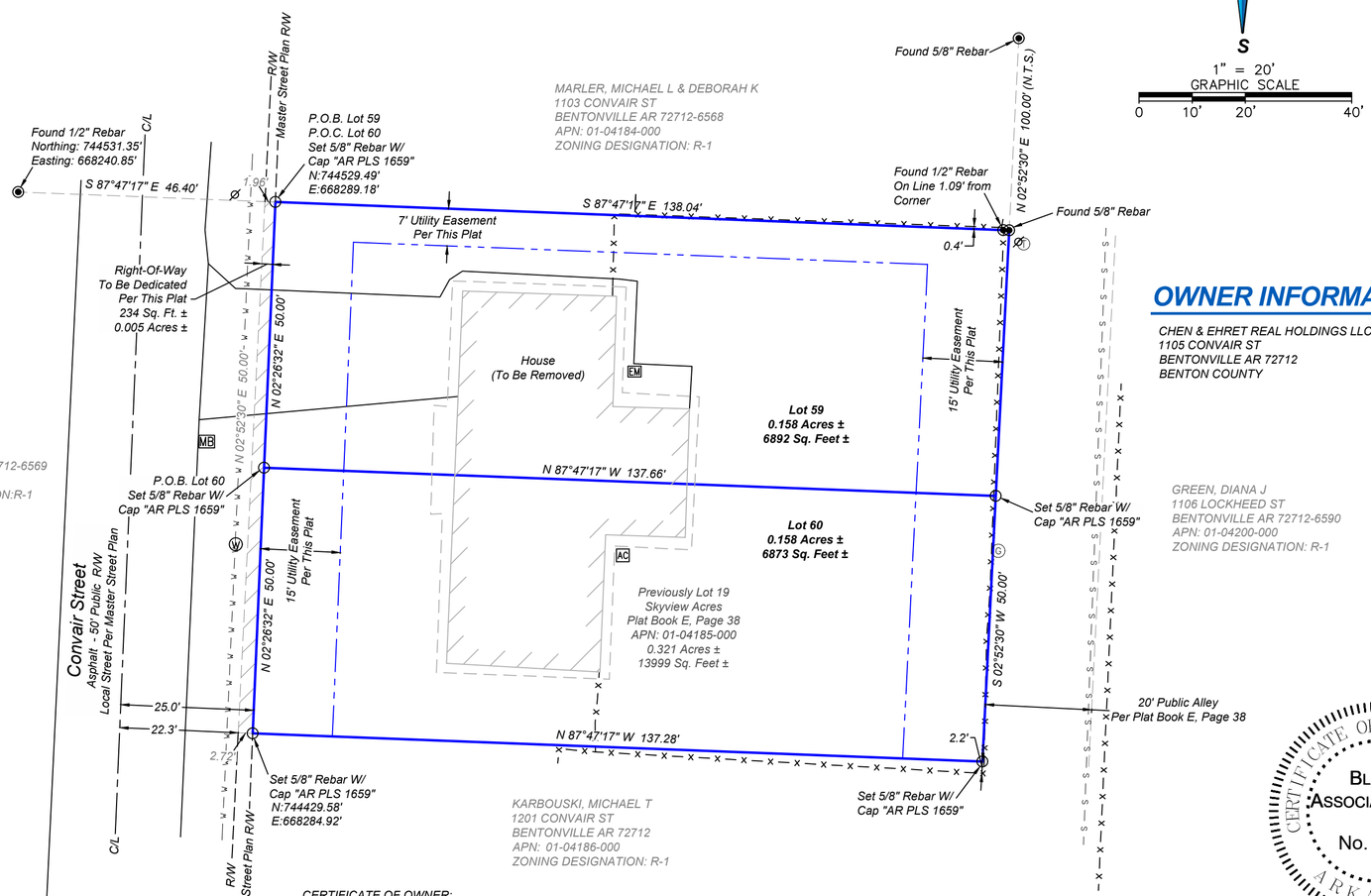
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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

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



OWNER INFORMATION

CHEN & EHRET REAL HOLDINGS LLC
1105 CONVAIR ST
BENTONVILLE AR 72712
BENTON COUNTY

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- Ø POWER POLE
- Ⓣ TELEPHONE PEDESTAL
- Ⓖ GAS METER
- Ⓦ WATER METER
- EM ELECTRIC METER
- MB MAIL BOX
- AC AIR CONDITIONER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCMENT
- N.T.S NOT TO SCALE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- WATER LINE
- SANITARY SEWER LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF MARCH, 2023.

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

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

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

LAND AREA

0.316 ACRES ±
13765 SQ. FEET ±

VICINITY MAP

ZONING INFORMATION

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

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0260K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

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

_____
DATE OF EXECUTION

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

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

DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2023.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SHEET 1 OF 1

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

SURVEYOR JOB NUMBER: 23-1759	**SURVEY DRAWN BY:** JDC - 3/28/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: KEN EHRET	**CITY OF BENTONVILLE PROJECT NO:** LS23-0022

LARGE-SCALE DEVELOPMENT STAFF REPORT

SWEPCO/AEP Sunshine Substation

1100 Southeast Moberly Lane
PC Date: 5/16/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	LSD23-0015
Applicant / Current Owner	CDS Muery / Southwestern Electric Power Company
Site Area	+/- 2.71 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Electric Substation
Related Project(s)	CU22-0036

https://arcg.is/08HvK8

Location Map

Property Description
The subject property is located at 1100 SE Moberly Lane and is currently zoned C-2, General Commercial. The property is currently vacant and undeveloped and has direct access off SE Moberly Lane.

Project Details
This large-scale development proposal is for an electric substation for the Southwestern Electric Power company. The project consists of a single substation pad and electrical infrastructure and a detention pond. Access will be from a single ingress/egress point onto SE Moberly Lane. The landscaping and screening both comply with Article 1400 of the Land Development Code.

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

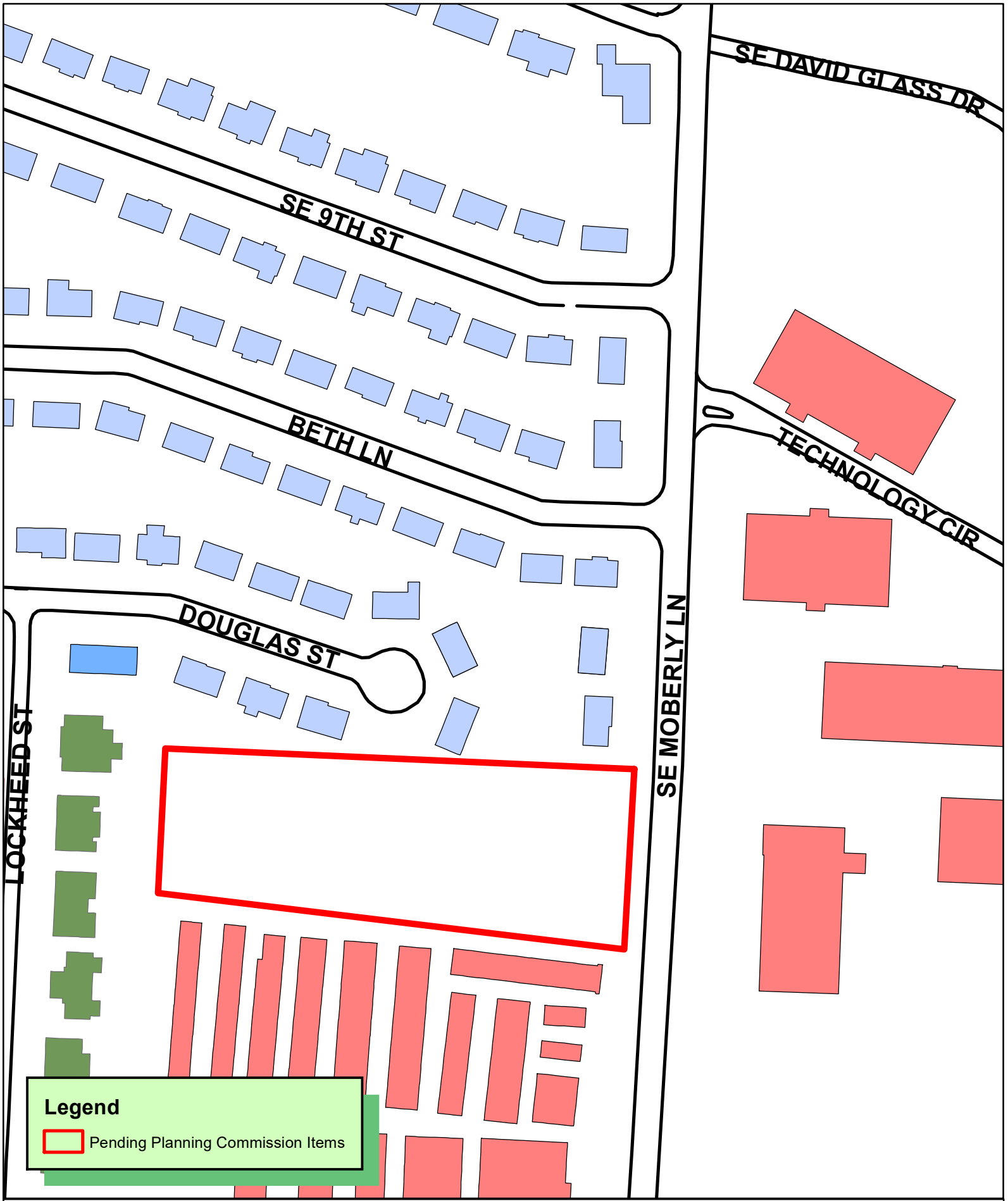
Waivers

Two waivers are requested:

- A waiver from Section 1100.02 (a) (6) – Distance between curb cuts: A minimum of 150 feet is required between the centerline of curb cuts in a 35-mph zone.
- A waiver from Section 1200.02 (b) – Direct access to substandard streets: When a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the developer shall be responsible for contributing his proportionate share of the cost of improving said street or road to existing city standards. The Planning Commission shall determine the developer's proportionate share of said costs in accordance with the provisions of Section 1200.1.

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

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



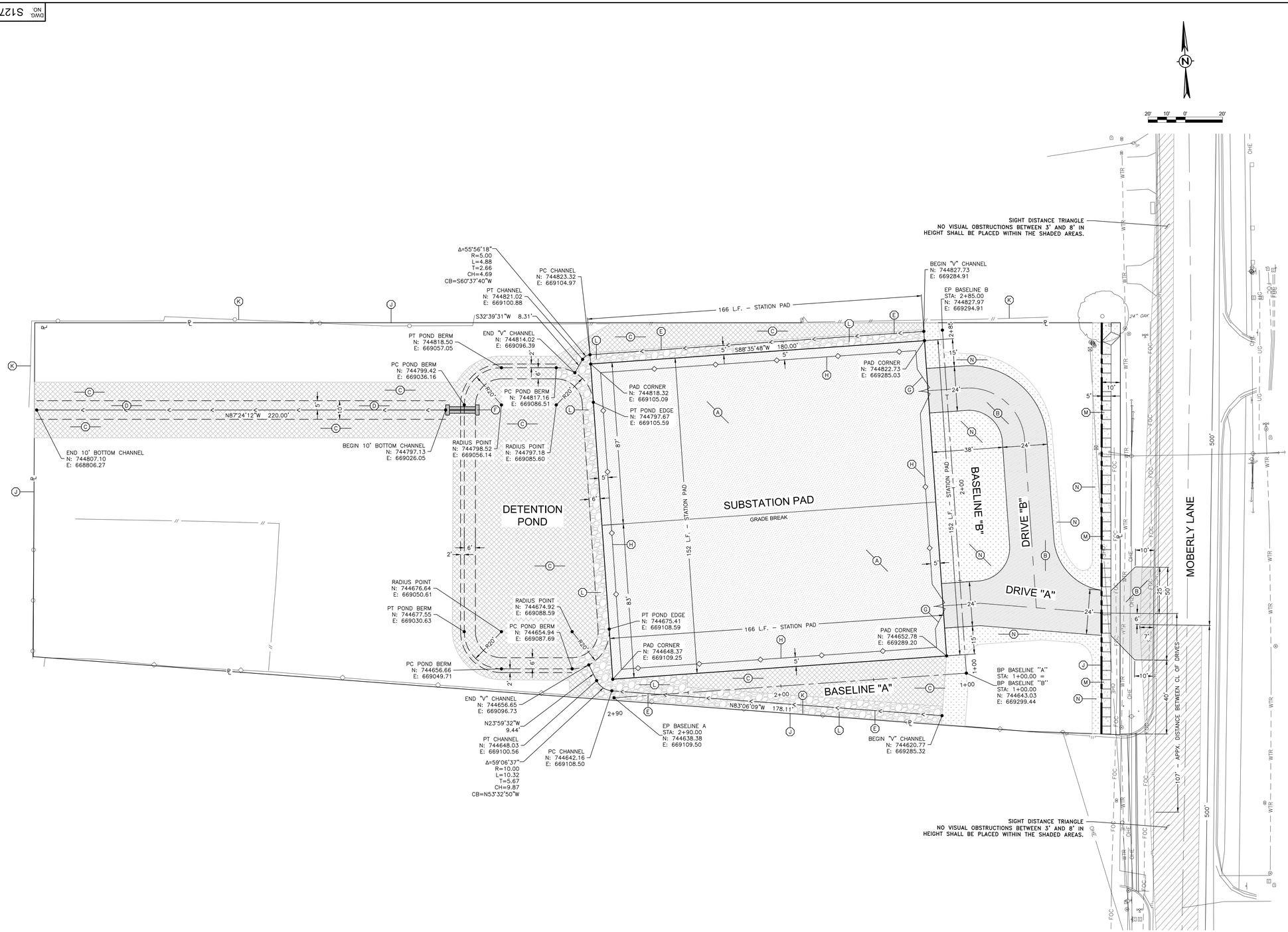
N
W E
S

1 inch = 150 feet

LSD23-0015 05/16/23
LARGE SCALE DEVELOPMENT
1100 SE MOBERLY LANE

THE CITY OF BENTONVILLE

DWG NO. S1272PG02



LEGEND

- AEP PROPERTY LINE
- AEP PROPERTY LINE AFTER R.O.W. DEDICATION
- EXISTING CHAINLINK FENCE
- EXISTING WOODEN FENCE
- EXISTING WIRE FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TRANSMISSION STRUCTURE
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING GUY WIRE
- EXISTING POST
- EXISTING SIGN
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CLEANOUT
- EXISTING COMMUNICATION BOX
- EXISTING TREE
- PROPOSED STATION FENCE (CHAIN LINK)
- PROPOSED DRIVE CENTERLINE
- DRIVEWAY W/ 9" AGGREGATE BASE & GEOGRID
- SUBSTATION PAD W/ 6" AGGREGATE BASE
- 6" CONCRETE RIP–RAP
- FLEXIBLE GROWTH MEDIUM
- SODDING
- 8" ROCK RUBBLE RIP–RAP
- BENTONVILLE CONCRETE SIDEWALK

KEYNOTES

- (A) SUBSTATION PAD (6" AGGREGATE BASE)
- (B) 9" AGGREGATE BASE W/ GEOGRID
- (C) FLEXIBLE GROWTH MEDIUM
- (D) CHANNEL – 10' BOTTOM WIDTH (SEE SHEETS PG03)
- (E) CHANNEL – "V" BOTTOM (SEE SHEETS PG03)
- (F) DETENTION POND W/ REINFORCED CONCRETE OUTFALL STRUCTURE (SEE SHEET PG04)
- (G) 2 – 12' STATION GATES (SEE SHEETS PG05, & 1LPX001U SH A – 1LPX001U SH D)
- (H) STATION FENCE (SEE SHEETS PG05, & 1LPX001U SH A – 1LPX001U SH D)
- (J) AEP PROPERTY LINE
- (K) EXISTING FENCE
- (L) 8" ROCK RUBBLE RIP–RAP
- (M) 5' WIDE REINFORCED CONCRETE SIDEWALK
- (N) SODDING

NOTES.
1) ALL PROPOSED FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) ARE SCREENED ACCORDING TO CITY OF BENTONVILLE STANDARDS. SEE LANDSCAPE PLAN PG02A.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.14867
JARROD M. CAIN
4/24/23

CERTIFICATE OF AUTHORIZATION
CDS/MUERY SERVICES
No.1912
ARKANSAS

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216 | (210) 581-1111
ARKANSAS CERTIFICATE OF AUTHORIZATION NO. 1912 | EXPIRES: DECEMBER 2024

LARGE-SCALE DEVELOPMENT PLANS
FOR THE CITY OF BENTONVILLE — LSD23-0015

"THIS DRAWING IS THE PROPERTY OF AMERICAN ELECTRIC POWER AND IS LOANED UPON CONDITION THAT IT IS NOT TO BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, OR USED FOR ESTIMATING PURPOSES OR BY ANY PERSON WITHOUT THE WRITTEN CONSENT OF AMERICAN ELECTRIC POWER, OR FOR ANY PURPOSE DETRIMENTAL TO THEIR INTEREST, AND IS TO BE RETURNED UPON REQUEST"

SUNSHINE SUBSTATION NO. 1272

BENTON COUNTY — ARKANSAS

DIMENSIONAL CONTROL & KEYNOTE PLAN

SCALE: SEE PLAN	DR: PDL	ENG: B. CROWELL	CH: J. CAIN
SOUTHWESTERN ELECTRIC POWER COMPANY	WO#: T10330037002	APPD: B. CROWELL	DATE:
1 RIVERSIDE PLAZA COLUMBUS, OH 43215	DWG NO. S1272PG02	REV. 0	A3

NO	DATE	REVISION DESCRIPTION	DR	ENG	CK	ISSUE#

ISSUED FOR CONSTRUCTION 04/24/2023

10:34:59 AM STATION PROJECTS ENGINEERING

PLOTTED 24 April 2023

AEP D (30 X 42)

CM 1 2 3 4 5 6 7 — 1/16 INCH 4 8 12 16 — TENTHS 10 20 30 — INCHES 1 2 3

P:\JOBS\2022\122007 Sunshine Station\Civil 3D\Dwg\Engineer\122007-DC.dwg

DWG. NO. S1272PG2A

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL SLOPES 3:1 OR GREATER SHALL BE SODDED WITH TURF GRASS.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

MULCHES

CONTRACTOR SHALL INSTALL 3-4" THICK LAYER OF DOUBLE SHREDDED NON-CYPRESS HARDWOOD WOOD MULCH OVER ALL NEW TREES, SHRUBS AND PERENNIAL BEDS PER THE DETAILS ON THE DETAIL SHEET. SAMPLES OF ALL MULCHES SHALL BE SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL BEFORE BEING PLACED. THERE SHALL BE NO EXPOSED GROUND IN ANY OF THE AREAS BEING COVERED BY MULCH AFTER INSTALLATION.

LANDSCAPE REQUIREMENTS

*STREET FRONTAGE BUFFER SE MOBERLY LN 221 LF 1 TREE PER 20 LF	11 TREES REQUIRED	11 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF SOUTH BOUNDARIES 576 LF WEST BOUNDARIES 179 LF	12 TREES REQUIRED 4 TREES REQUIRED	12 TREES PROVIDED 4 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA	N/A	N/A
SCREENING	NORTH BOUNDARY 168 TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud Standard single trunk	4" Cal.	B&B or Cont.	6 min.	4
PERIMETER TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	10` min.	40
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B or Cont.	10` min.	4
SHADE TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	AS	Acer saccharum / Sugar Maple	4" Cal.	B&B or Cont.	12` min.	3
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	B&B or Cont.	12` min.	1
	RO	Quercus rubra / Red Oak	4" Cal.	B&B or Cont.	12` min.	3

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

CDS muery ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216 | (210) 581-1111
ARKANSAS CERTIFICATE OF AUTHORIZATION NO. 1912 | EXPIRES: DECEMBER 2024

REGISTERED LANDSCAPE ARCHITECT JAMES L. LARSON 5034 STATE OF ARKANSAS

3/28/2023

LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

LARGE-SCALE DEVELOPMENT PLANS
FOR THE CITY OF BENTONVILLE — LSD23-0915

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SUNSHINE SUBSTATION NO. 1272

BENTON COUNTY — ARKANSAS

LANDSCAPE PLAN

SCALE: SEE PLAN	DR: PDL	ENG: B. CROWELL	CH: J. CAIN	
SOUTHWESTERN ELECTRIC POWER COMPANY	WO#: T10330037002	APPD: B. CROWELL	DATE:	
1 RIVERSIDE PLAZA COLUMBUS, OH 43215	DWG. NO. S1272PG2A	REV. 0		

NO	DATE	REVISION DESCRIPTION	DR	ENG	CK	ISSUE#

ISSUED FOR CONSTRUCTION 04/24/2023

PLOTTED 20 April 2023 9:23:57 AM

AEP G (30 X 46)

C:\LANDTEK\CDS\SUNSHINE SUBSTATION SVILLE\SUNSHINE SUBSTATION SVILLE AR 2023-04-19.DWG

April 4, 2023

City of Bentonville Planning Commission
C/O The City of Bentonville Planning
305 SW A Street
Bentonville, AR 72712

Re: Sunshine Substation
Waiver Request: City of Bentonville Land Development Code
Sec 1100.02 Access Management Standards
(a) *Curb Cuts*
(6) *Distance Between Curb Cuts*

Dear City of Bentonville Planning Commission,

Please accept this request from the applicant Southwestern Electric Power Company (SWEPCO) for a waiver for the Sunshine Substation to the reference section of the City of Bentonville Land Development Code. For your consideration and reference see the attached Exhibit B and below the description of the code, waiver request and justification:

- Description:

Sec 1100.02 Access Management Standards
(a) *Curb Cuts*

(6) Distance between curb cuts. The table below establishes the minimum distance that shall be provided between curb cuts, based on the maximum speed limit of the road, measured from centerline to centerline. Where lots are contiguous, a common ingress/egress drive is encouraged to minimize curb cuts and better facilitate traffic.

MINIMUM DISTANCE BETWEEN CURB CUTS	
MAXIMUM SPEED ALLOWED	MINIMUM DISTANCE BETWEEN CURB CUTS
35 MPH	150 FT
40 MPH	200 FT

Waiver Request:

As shown in Exhibit B, the centerline distance is 107-feet along Moberly Ln between the proposed substation driveway and the existing mini-storage driveway in the tract on the south boundary. The posted speed limit on Moberly Ln is 35 mph which based on the chart above from the Code indicates a 150-feet minimum distance between drives or curb cuts. The proposed curb cut is 43-feet less than the minimum. (150-107)

Justification:

The proposed driveway is located where it provides clearance and safe distance from existing and proposed onsite utilities, i.e. electric transmission and power poles and guy wires. The use of the driveway is unlike expected frequency of a commercial drive for which the Code is written. The substation is monitored remotely with no permanent onsite staff. The use of the substation driveway is expected to be low. Its use will be for construction and maintenance and on an as-need basis. It may not be used for weeks at a time. Moreover, the next door mini-storage has a low peak-hour trip rate (ITE 151) per 1,000 SF GFA: 0.1 AM & 0.17 PM.

The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare;

Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular code for which the waiver is granted;

The hardship relates to the applicant's land, rather than personal circumstances; and

The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and

The hardship is not the result of the applicant's own actions; and

The granting of the waiver will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with the City of Bentonville Land Development Code.

Sincerely,

Jarod M. Cain, PE

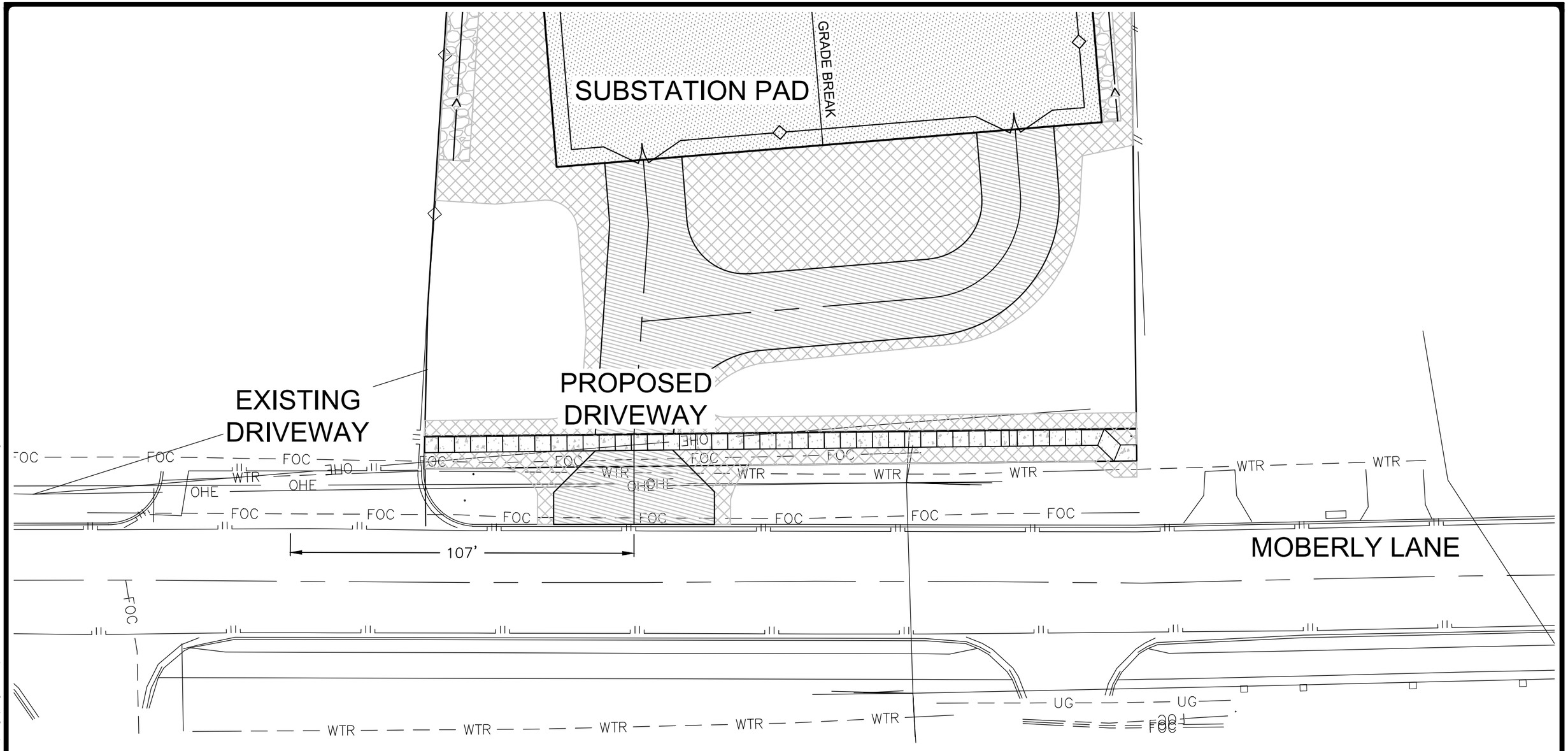


EXHIBIT B: DRIVEWAY BUFFER WAIVER

SUNSHINE SUBSTATION
(SWEPCO)

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216 | (210) 581-1111
ARKANSAS CERTIFICATE OF AUTHORIZATION NO. 1912 | EXPIRES: DECEMBER 2024

SCALE: 1"=30'	DATE: 03/30/2023
DRAWN BY: CDSm	REV.
W_SUSHINE WAIVER EXHIBITS-20230330.DWG	SHEET 1 OF 1

P:\JOBS\2022\122007 Sunshine Station\Civil 3D\Dwg\Engineer\W_Sushine Waiver Exhibits-20230330.dwg

April 4, 2023

City of Bentonville Planning Commission
C/O The City of Bentonville Planning
305 SW A Street
Bentonville, AR 72712

Re: Sunshine Substation
Waiver Request: City of Bentonville Land Development Code
Sec 1100.16 Street Standards
(a) Standard Street Specifications
Sec 1200.01 General Provisions
(a) Generally
(b) Installation

Dear City of Bentonville Planning Commission,

Please accept this request from the applicant Southwestern Electric Power Company (SWEPCO) for a waiver for the Sunshine Substation to the reference section of the City of Bentonville Land Development Code. For your consideration and reference see the attached Exhibit C and below the description of the code, waiver request and justification:

- Descriptions:

  Sec 1100.16 Street Standards

  (a) Standard street specifications. All streets, alleys, and on-street parking shall be constructed in conformance with the requirements of the city's current adopted Standard Specifications for Streets. Where an alley will be used for access, the alley must be constructed in conformance with currently adopted alley standards.

  Sec 1200.01 General Provisions

  (a) Generally. The developer shall be required to install off-site improvements, where the need for such improvements is created in whole or in part by the proposed subdivision, in accordance with Section 1200.02, Determining Necessity for Off-Site Improvements. For purposes of this section, an off-site improvement shall mean any improvement listed in these regulations which is to be installed on property located outside the proposed subdivision.
  (b) Installation. Any required off-site improvements shall be installed according to city standards; provided off-site improvements to roads located outside the city's corporate limits but within the city's planning area shall be installed to county standards. The developer shall be required to bear that portion of the cost of off-site improvements which bears a rational nexus to the needs created by the subdivision.

  Waiver Request:

  In a future City's Capital Improvement Bond Project, the City proposes to widen the pavement and add curb and gutter, 5' sidewalk, curb inlets and storm pipes in Moberly Ln. The improvements in the Bond Project are proposed along the substation's frontage with the

addition of three-15' wide curb inlets and associated storm pipe. SWEPCO proposes one of the two options below. The second one is preferred because of the justification:

(1) Not build the Bond improvements along the substation's frontage with Moberly Ln, but instead set aside the cost of constructing these improvements in an escrow account.

OR

(2) Not build the Bond improvements along the substation's frontage with Moberly Ln and not set aside the cost of constructing these improvements in an escrow account.

Justification:

- SWEPCO is dedicating property, 10' ROW along the substation's frontage with Moberly Ln. The value of this property should more than offset the substation's need for the Bond improvements.
- SWEPCO offers to build the 5' sidewalk along the 10' dedication with either option above.
- In terms of Rough Proportionality, the traffic impact to Moberly Ln due to the substation is insignificant or close to unmeasurable. The use is not listed in the ITE Code for trip generation. If the section from (b) of the Code above is applied, "The developer shall be required to bear that portion of the cost of off-site improvements which bears a rational nexus to the needs created by the subdivision" one notes the value of the traffic demand created by the substation is markedly smaller than the cost of the bond improvements. In addition, in terms of drainage with onsite detention, the substation creates no need for the 3-curb inlets proposed with the Bond improvements. Therefore, SWEPCO respectively request that the City of Bentonville approve the second option above.
- SWEPCO wants to break ground on the substation June 2023. The design of the Moberly Ln Bond improvements is in the preliminary stages.

The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare;
Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular code for which the waiver is granted;

The hardship relates to the applicant's land, rather than personal circumstances; and

The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and

The hardship is not the result of the applicant's own actions; and

The granting of the waiver will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with the City of Bentonville Land Development Code.

Sincerely,

Jarod M. Cain, PE

SUBSTATION PAD

GRADE BREAK

10' ROW DEDICATION

PROPOSED 5' SIDEWALK

10' ROW DEDICATION

PROPOSED 5' SIDEWALK

MOBERLY LANE

CURB INLET (BOND PROJECT IMPROVEMENT)

CURB & GUTTER (BOND PROJECT IMPROVEMENT)

CURB INLET (BOND PROJECT IMPROVEMENT)

CURB & GUTTER (BOND PROJECT IMPROVEMENT)

CURB INLET (BOND PROJECT IMPROVEMENT)

CURB & GUTTER (BOND PROJECT IMPROVEMENT)

FOC

WTR

OHE

UG

30' 15' 0' 30'

EXHIBIT C: MOBERLY LANE BOND IMPROVEMENTS WAIVER

SUNSHINE SUBSTATION
(SWEPCO)

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216 | (210) 581-1111
ARKANSAS CERTIFICATE OF AUTHORIZATION NO. 1912 | EXPIRES: DECEMBER 2024

SCALE: 1"=30'	DATE: 03/30/2023
DRAWN BY: CDSm	REV.
W_SUSHINE WAIVER EXHIBITS-20230330.DWG	SHEET 1 OF 1

P:\JOBS\2022\122007 Sunshine Station\Civil 3D\Dwg\Engineer\W_Sushine Waiver Exhibits-20230330.dwg

LARGE-SCALE DEVELOPMENT STAFF REPORT

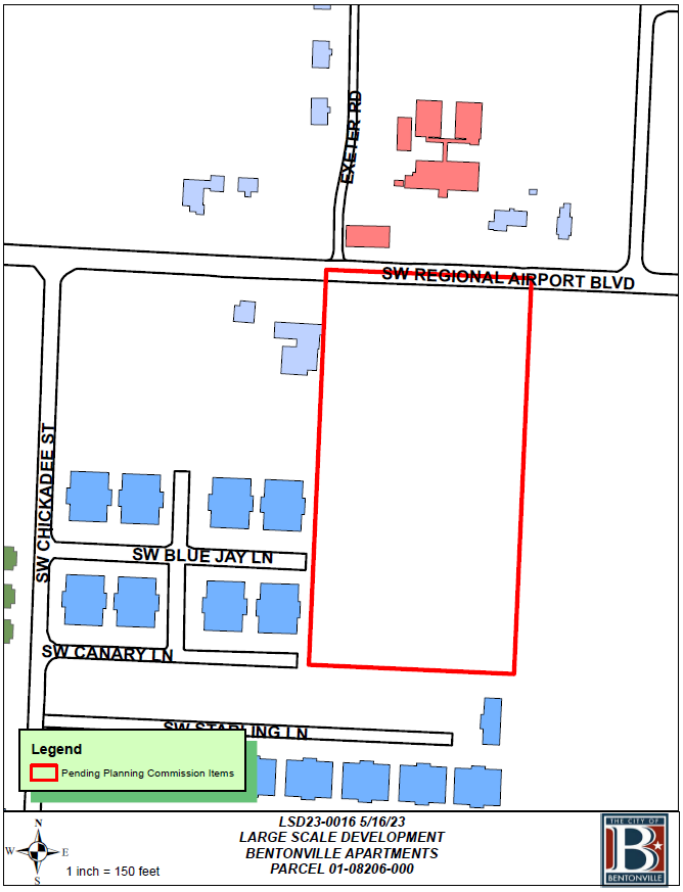
The Mill at the Reserve

Southwest Regional Airport Blvd
PC Date: 5/16/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	LSD23-0016
Applicant / Current Owner	BOTI Studio / Buck Airport Blvd LP LLC
Site Area	+/- 6.33 acres
Current Zoning	C-2, General Commercial
Current Zoning	R-4, High Density Multifamily Residential
Future Land Use Map Designation	Residential Estate (RE)
Development Type / Use	Mixed Use Apartment Complex
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description

This property is located in southwest Bentonville on the south side of Southwest Regional Aiport Blvd near the corner of Southwest Regional Airport Blvd and Vaughn Rd. The portion of this property directly fronting Regional Airport Blvd is currently zoned C-2, General Commercial while the rear portion, and majority of this property, is zoned R-4, High Density Multifamily Residential with a Future Land Use Classification of Residential Estate. This property presently is vacant and unplatted.

Project Details

This large-scale development proposal is a multifamily apartment complex with retail components and various site amenities for resdients. The project consists of 3 separate structures. The first structure on the NW corner will be a single story community clubhouse and leasing office. The second structure on the NE corner will be a single story, two unit, commercial building, antipiated to be occupied by a sporting goods store and coffee shop. The Apartment building itself will be the third and largest structure, located in the middle of the property. This proposed structure will be 4 stories tall and feature 154 total housing units along with 250 total parking spaces to be utilized by residents and visitors, which is what is required by code. The primary materials are white brick and black board and batten vertical siding, with white board and batten and white horizontal siding serving as secondary materials and wood tone lap siding for accent. One shared drive along Southwest Regional Airport Blvd is the sole means of access proposed for the site.

The proposal provides sidewalk improvements along SW Regional Airport Blvd and new landscaping per the requirements of the Land Development Code. The project also complies with Bentonville's Master Street Plan requirements.

Projected Traffic Impact

The proposed development will constitute an increase in intensity from the current vacant property. The mix of outdoor/recreational and retail uses proposed on the site will help mitigate these traffic impacts by providing wlakable retail and outdoor spaces for residents to utilize without the need to drive off site. Stub outs for future cross access to neighboring developments are proposed to the east and west. This should mitigate some effects of additional traffic along SW Regional Airport Blvd created by future adjacent devlopments.

Material Waiver

The applicant is requesting a waiver from the building material requirements. The applicant states the building designs proposed for this project require the use of a

siding material which is not an allowed primary material under Bentonville's Land Development Code. According to the applicant's narrative, the primary materials proposed are the same as the materials used in recently built surrounding multifamily projects, such as the Aviator Apartments, and will be stylistically consistent with the modern farmhouse look of the development as a whole.

Waiver Summary

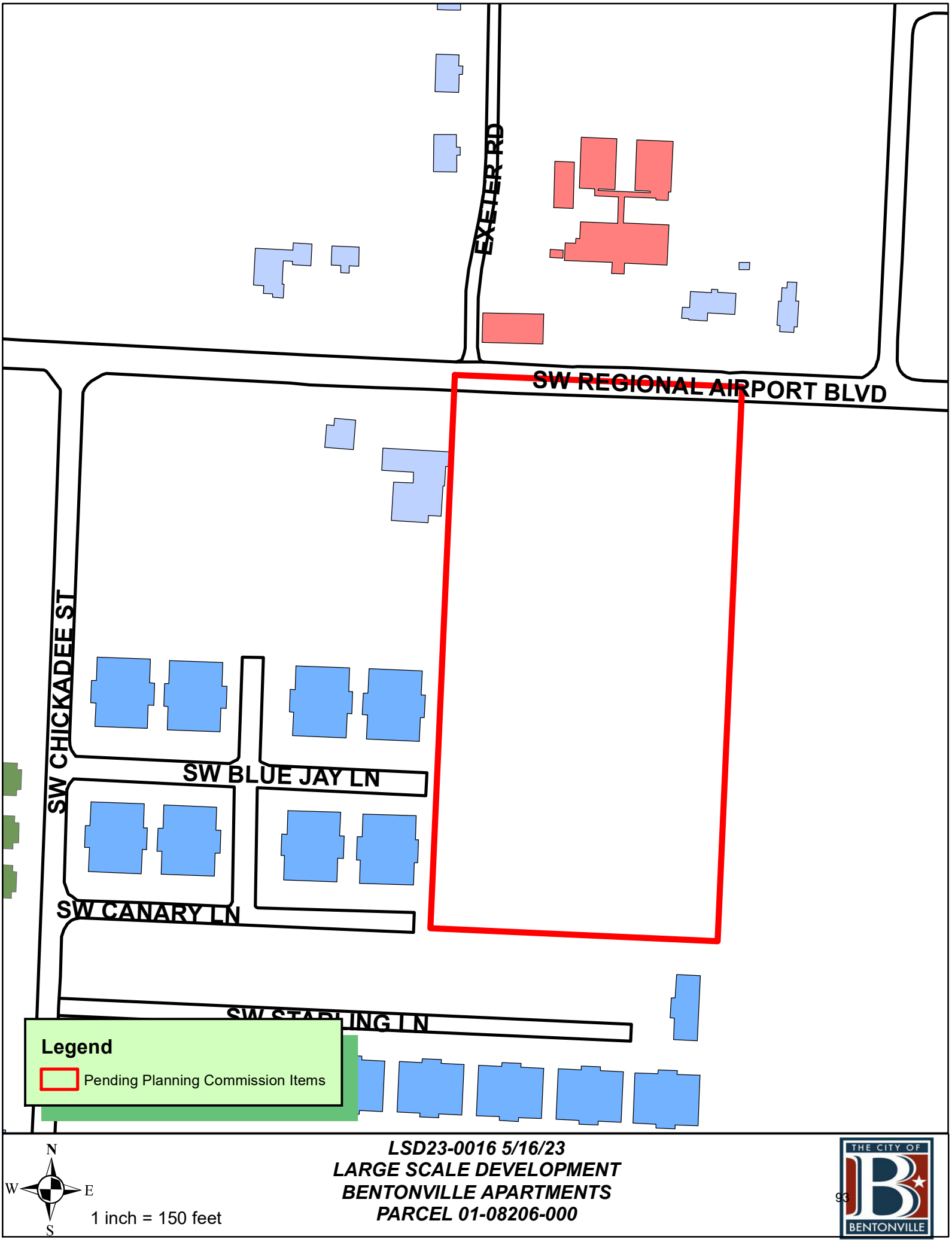
The applicant has requested one waiver associated with this development proposal:

1. A waiver from Land Development Code Article 1100 Development Standards, Section 1100.21 (e) Building Material. The applicant requests to utilize siding as a primary material other than those listed as allowed in part (e) Building Material.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code because of the requested waiver. The proposal does satisfy the goal of the Bentonville Community Plan for development in the edge growth zone to focus on developing areas that are proximate to existing infrastructure to capitalize on municipal investment that has already taken place. The devlopment proposes building a large supply of rental housing located in an area outlined by the Bentonville Community plan as a prime candidate for new neighborhood investment (page 54).

Staff recommends approval of this Large Scale Development, given the location of the site, the mix of uses, and the on-site amenities proposed, and a development plan which aligns with the property's existing mixed zoning and the Bentonville Community Plan.



LSD23-0016 5/16/23
LARGE SCALE DEVELOPMENT
BENTONVILLE APARTMENTS
PARCEL 01-08206-000

CONSTRUCTION PLANS
FOR
MULTI FAMILY DEVELOPMENT

NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST,
BENT0N COUNTY, ARKANSAS

SURVEY DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP-19-NORTH, RANGE-31-WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID FORT-ACRE TRACT,

THENCE ALONG THE EAST LINE OF SAID FORTY-ACRE TRACT, S02°12'52"W PASSING THROUGH A FOUND 1/2" REBAR AT A DISTANCE OF 41.79', CONTINUING FOR A TOTAL DISTANCE OF 734.09' TO A FOUND 5/8" REBAR;

THENCE LEAVING SAID EAST LINE, N86°46'47"W A DISTANCE OF 385.65' TO A SET CAPPED 5/8" REBAR BY PS 1659;

THENCE N02°21'28"E PASSING THROUGH A FOUND 5/8" REBAR AT A DISTANCE 356.22', CONTINUING PASSING THROUGH A FOUND 5/8" REBAR AT A DISTANCE OF 689.77, CONTINUING FOR A TOTAL DISTANCE OF 727.32' TO A POINT LOCATED IN THE CENTERLINE OF SOUTHWEST REGIONAL AIRPORT BOULEVARD;

THENCE ALONG SAID CENTERLINE S87°47'08"E A DISTANCE OF 393.77' RETURNING TO THE POINT OF BEGINNING, HAVING AN AREA OF 281,089.78 SQUARE FEET, 6.453 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAND AREA

281,090 SQ. FEET ±
6.453 ACRES ±

ZONING INFORMATION

CURRENT ZONING: R-4 HIGH DENSITY RESIDENTIAL & C-2 GENERAL COMMERCIAL

SETBACK REQUIREMENTS ZONE R-4:
FRONT - 20'
SIDE INTERIOR - 30'
SIDE EXTERIOR - 20'
REAR - 25'

SETBACK REQUIREMENTS ZONE C-2:
FRONT PARKING - 50'
FRONT NO PARKING- 20'
SIDE ADJACENT TO RESIDENTIAL- 7'
SIDE ADJACENT TO NON-RESIDENTIAL - 30'
REAR ADJACENT TO RESIDENTIAL - 30'
REAR ADJACENT TO NON-RESIDENTIAL - 20'

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT BY PS 1659
- COMPUTED POINT
- FIRE HYDRANT
- GAS METER
- SANITARY MANHOLE
- STORM MANHOLE
- GUY ANCHOR
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- RR: EDGE OF RIP-RAP
- CR: CROWN OF ROAD
- EA: EDGE OF ASPHALT
- BOC: BACK OF CURB
- FL: FLOW LINE
- NG: NATURAL GROUND
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SETBACK LINE

FLOOD ZONE INFORMATION

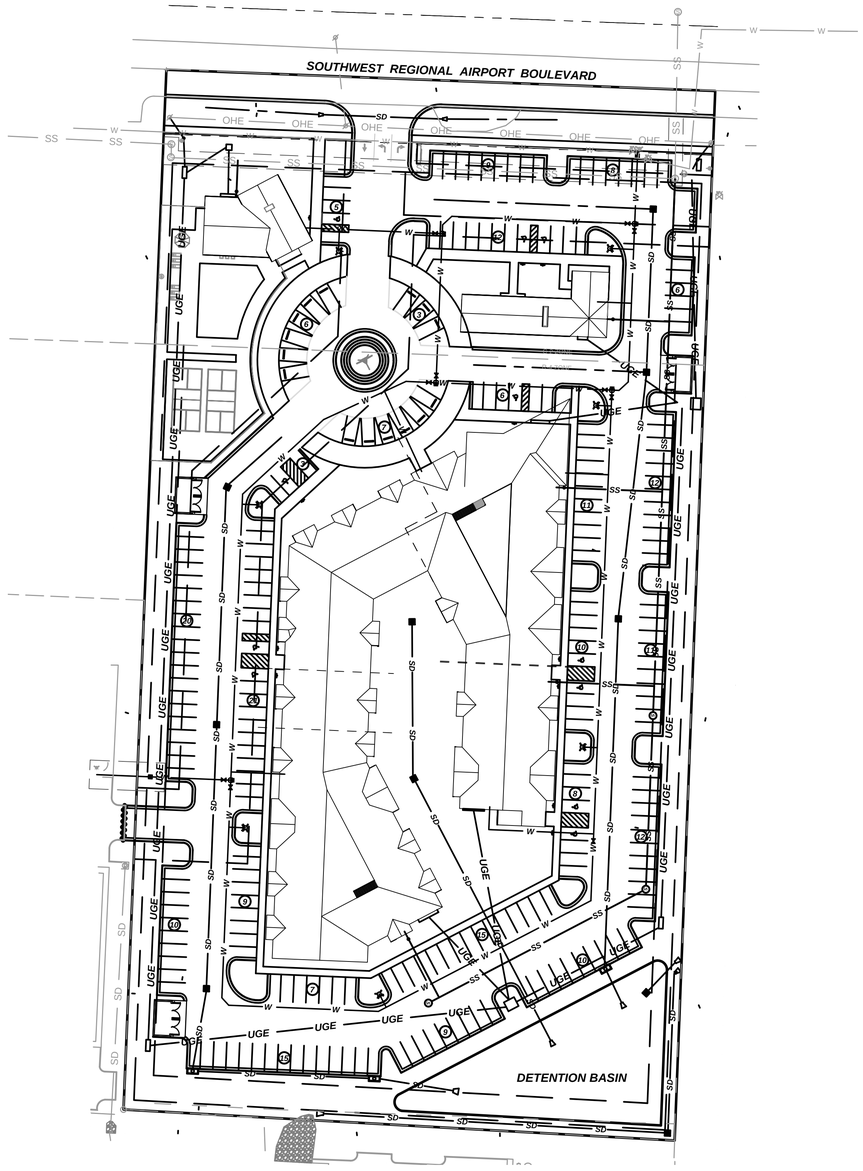
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

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

UTILITY INFORMATION

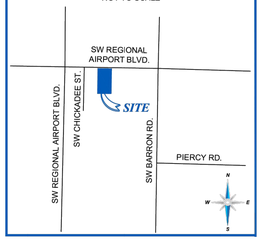
THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND (STATE) 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 220401-0476

COMPANY:	CONTACT:
AT&T	855-861-7315
BLACK HILLS CORPORATION	888-890-5554
CITY OF BENTONVILLE	479-271-3107
COX COMMUNICATION	800-234-3993



VICINITY MAP

NOT TO SCALE



No.:	Description:	Date:

NOTES:

BENCHMARKS:

TBM #1
EXISTING REBAR NE CORNER OF SITE
ELEV. 1266.09
N 729281.92
E 634967. 82

TBM #2
EXISTING REBAR SE CORNER OF SITE
ELEV. 1266.03
N 728590.36
E 634941. 08

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT BY PS 1659
- COMPUTED POINT
- FIRE HYDRANT
- GAS METER
- SANITARY MANHOLE
- STORM MANHOLE
- GUY ANCHOR
- POWER POLE
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- SETBACK LINE

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	REMOVALS PLAN
C4	OVERALL SITE PLAN
C5	NORTH SITE PLAN ENLARGEMENT
C6	SOUTH SITE PLAN ENLARGEMENT
C7	OVERALL GRADING PLAN
C8	NORTH GRADING ENLARGEMENT
C9	SOUTH GRADING ENLARGEMENT
C10	SITE DETAILS
C11	SITE DETAILS
C12	UTILITY PLAN
C13	STORM LINE 1
C14	STORM LINES 1 & 2
C15	DETENTION BASIN PLAN AND DETAILS
C16	SANITARY SEWER LINE A
C17	SANITARY SEWER LINES A & B
C18	SEDIMENT EROSION CONTROL PLAN

UTILITY DISCLAIMER

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

Know what's below. Call before you dig.

Scale: 1" = 50'

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
CJW Transportation Consultants, L.L.C. Missouri Certificate of Authority MO C.A. #2006012265
5051 S. National Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.887.4202
www.GoCJW.com

PRELIMINARY
Not For Construction

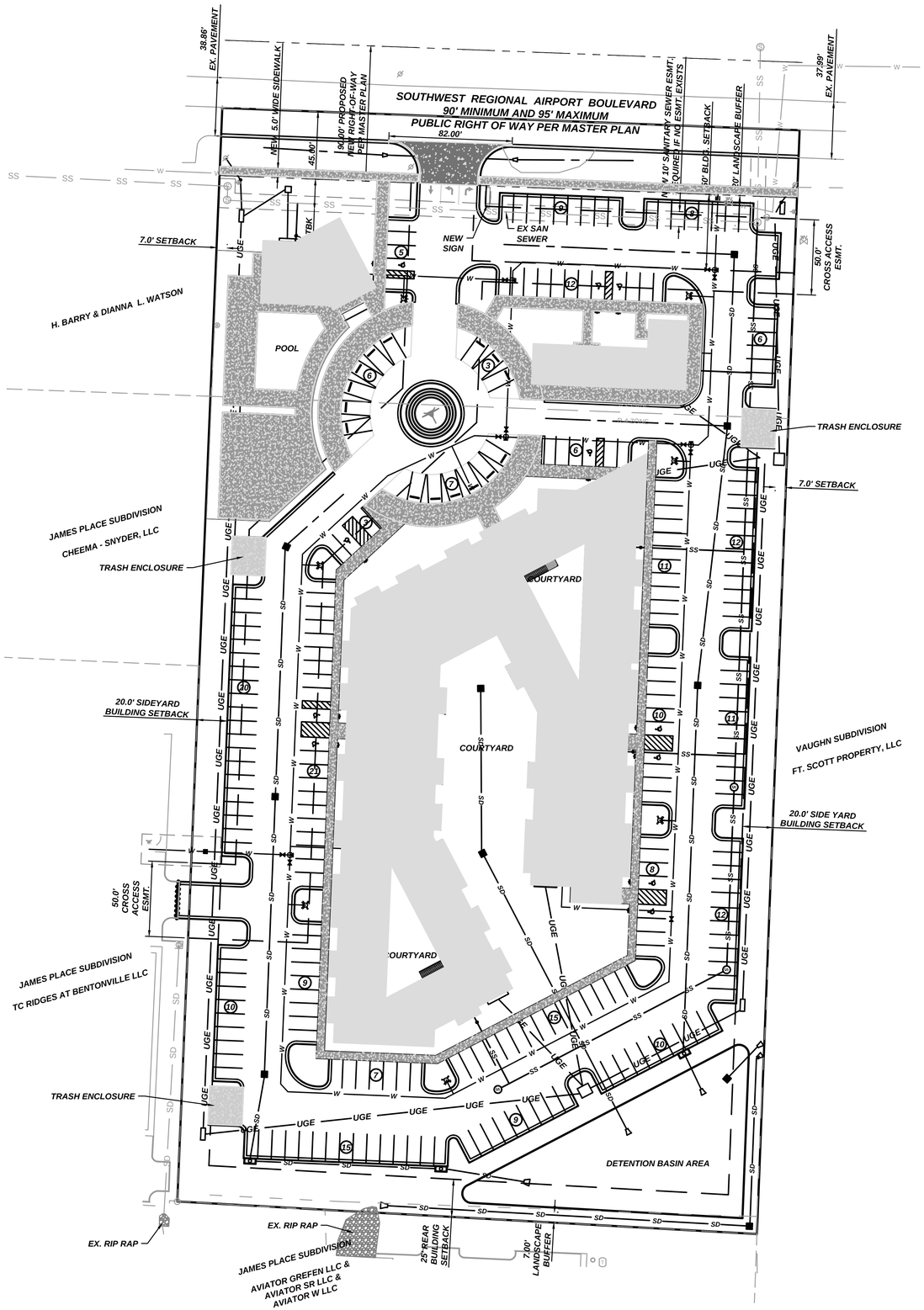
MULTI FAMILY DEVELOPMENT
MANGLAR CAPITOL
BENTONVILLE, BENTON COUNTY, ARKANSAS

DATE	2/7/2023
SURVEY BY	CJW
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=50'
SCALE VERT.	N/A

COVER SHEET

SHEET NO.
C1
CJW NO. 22183 OF XX

G:\22183 - Multi-Family Development Bentonville, AR\Design dwg\Plan-Sheets\22183 COVER SHEET.dwg - LAST SAVED: 3/31/2023 8:27:44 AM - PLOTTED: 4/7/2023 10:51:56 AM



ZONING INFORMATION

CURRENT ZONING: R-4 HIGH DENSITY RESIDENTIAL & C-2 GENERAL COMMERCIAL

SETBACK REQUIREMENTS ZONE R-4:
FRONT - 20'
SIDE INTERIOR - 30'
SIDE EXTERIOR - 20'
REAR - 25'

SETBACK REQUIREMENTS ZONE C-2:
FRONT PARKING - 50'
FRONT NO PARKING- 20'
SIDE ADJACENT TO RESIDENTIAL- 7'
SIDE ADJACENT TO NON-RESIDENTIAL - 30'
REAR ADJACENT TO RESIDENTIAL - 30'
REAR ADJACENT TO NON-RESIDENTIAL - 20'

GENERAL NOTES- ENGINEER TO CONTRACTOR:

1. CONSTRUCTION SHALL CONFORM TO THE LATEST APPLICABLE DESIGN AND CONSTRUCTION STANDARDS OF THE GOVERNING AUTHORITY, WHETHER IT BE OF CITY, COUNTY OR STATE JURISDICTION, WHICHEVER TAKES PRECEDENCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, TO BE DONE PRIOR TO THE START OF CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVER-HEAD, AND SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OBSTRUCTIONS OCCURRING WITH EXISTING UTILITIES. FAILURE TO WAIT UPON THE ENGINEER'S RESPONSE MAY RESULT IN UNPAID CONSTRUCTION ACTIVITY.

5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS.

6. THE CONTRACTOR WILL BE RESPONSIBLE TO NOTIFY THE ENGINEER WHEN DIFFERENCES IN FIELD CONDITION AND PLANS OCCUR. ADJUSTMENT MADE IN THE FIELD WITHOUT PRIOR APPROVAL OF THE ENGINEER MAY RESULT IN UNPAID CONSTRUCTION ACTIVITY.

7. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

8. ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE GRADED AND SEEDED TO LAWN IN ACCORDANCE WITH LOCAL SPECIFICATIONS.

MINIMUM REQUIREMENTS FOR SEEDING:

* A minimum depth of 6" of topsoil (prior to compacting) shall be spread on areas to be seeded.
* After topsoil is spread, lime shall be spread at the rate of 800-900 pounds, effective neutralizing material (ENM) per acre.
* Fertilizer shall be spread at the rate of 400-500 pounds per acre, and shall be 13-13-13 nitrogen, phosphorus, and potassium.
* Seed mix shall consist of 60-80% Kentucky 31 tall fescue and 20-40% annual ryegrass (germination shall be at least 85%). Seed mix shall be spread at the rate of 400-500 pounds per acre.
* All areas to be seeded having slopes less than 4:1 shall be mulched with cereal grain mulch at the rate of 100 pounds per 1000 square feet (4500 pounds per acre). Cereal grain mulch shall meet the requirements of the Local Specifications. Mulch may be applied by hand; however, it must be evenly spread. Mulch shall be thoroughly wetted immediately after application.
* Where slopes are 4:1 or greater, "hydromulch" meeting the requirements of the Local Specifications shall be used. Hydromulch mulch shall be applied at the rate of 2000 pounds per acre.
* Permanent seeding season runs from March 1st to June 1st and August 15th to November 1st, or as otherwise directed by the Local Authority. Seeding and mulching must be done whenever work is complete regardless of the season. Whenever seeding and mulch is installed outside of the permanent seeding season, the contractor will be responsible for re-planting and mulching any areas where growth has not become established during the next permanent seeding season.
* All areas must be maintained by the contractor until vegetation is firmly established. Vegetation will be considered firmly established when it has survived from the permanent seeding season in which it is placed, to the next permanent seeding season, and growth has been established on all eroded areas which have been noted for repair.
* Temporary seeding shall be at the same rates for seed, mulch and fertilizer specified above. Topsoil spreading is not required in areas designated to receive temporary seeding only.

9. COMPACTION REQUIREMENTS- UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY, ALL EMBANKMENT AREAS SHALL BE PROPERLY COMPACTED IN LIFTS NOT EXCEEDING 8-INCHES (LOOSE MEASUREMENT) AT THE OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE MADE AS RECORD FOR THE PROJECT AND PROVIDED TO THE ENGINEER AND/OR LOCAL AUTHORITY AS REQUESTED. DENSITY AND OPTIMUM MOISTURE REQUIREMENTS SHALL BE IN RELATION TO THE MAXIMUM DENSITY AND OPTIMUM MOISTURE REQUIREMENTS AS DETERMINED BY STANDARD PROCTOR COMPACTION TESTS. COMPACTION SHALL BE AT LEAST 90-PERCENT OF THE MAXIMUM DENSITY UP WITHIN 18-INCHES OF SUBGRADE FOR ALL EMBANKMENT AREAS. THE TOP 18-INCHES SHALL BE COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY. AREAS OF EXCAVATION SHALL BE COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY TO A DEPTH OF 12-INCHES BELOW SUBGRADE. AGGREGATE BASE COURSES SHALL BE COMPACTED TO 95-PERCENT MAXIMUM DENSITY. COMPACTION OF MATERIALS UNDER BUILDING SLABS SHALL MEET 95-PERCENT MAXIMUM DENSITY OR AS OTHERWISE DIRECTED BY A GEOTECHNICAL ENGINEER.

10. BACKFILL OF UTILITY TRENCHES UNDER ANY PAVEMENT, CURB, SIDEWALK, OR WITHIN 2-FEET OF ANY OF THESE ITEMS SHALL BE BACKFILLED WITH 5/8-INCH OR 3/4-INCH CLEAN CRUSHED AGGREGATE OR FLOWABLE FILL.

11. THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THEIR OWN HORIZONTAL AND VERTICAL CONTROL AS REFERENCE POINTS FOR THE SITE CONSTRUCTION.

12. ANY WORK PERFORMED WITHIN STREET RIGHT OF WAY OR A PUBLIC EASEMENT, INCLUDING DRIVEWAYS, UTILITY CONNECTIONS, METERS AND APPURTENANCES, ETC., SHALL BE PERMITTED, INSPECTED AND APPROVED BY THE LOCAL AUTHORITY. WORK AND MATERIALS USED SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS/SPECIFICATIONS.

13. THE CONTRACTOR SHALL CONTACT "ONE CALL" OR STATEWIDE UTILITY LOCATING AGENCY AND HAVE ALL UTILITIES LOCATED ON THE SITE PRIOR TO ANY SITE CONSTRUCTION ACTIVITY.

14. ANY EXISTING STRUCTURES OR BUILDING UTILITIES WHICH CURRENTLY EXIST ON THE SITE SHALL BE REMOVED OR SET FOR ABANDONMENT BASED ON THE LOCATION OF NEW SITE IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS FOR DEMOLITION AND/ OR ABANDONMENT OF STRUCTURES AND UTILITIES. ALL WORK TO BE DONE FOLLOWING LOCAL CODES.

15. DIMENSIONS AND CURB RADII SHOWN ARE SHOWN FROM THE EDGE OF PAVING OR BACK OF CURB UNLESS NOTED OTHERWISE.

16. ANY COORDINATES OR BUILDING LOCATIONS AS SHOWN MUST BE VERIFIED WITH THE ACTUAL BUILDING FOUNDATION PLAN TO INSURE PROPER FIELD LOCATION OF THE STRUCTURE.

17. BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED BY BLEW & ASSOCIATES, P.A. 4/21/2022 FOR USE ON THIS PROJECT.

No.:	Description:	Date:

NOTES:

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

250 PARKING SPACES (INCL. 6 ADA PROVIDED)

LEGEND:

◉	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT BY PS 1659
⌖	COMPUTED POINT
	FIRE HYDRANT
Ⓖ	GAS METER
Ⓢ	SANITARY MANHOLE
Ⓓ	STORM MANHOLE
	GUY ANCHOR
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811 Know what's below. Call before you dig.

N

40 0 40

Scale: 1" = 40'

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
CJW Transportation Consultants, L.L.C. Engineering MO CoA: #2006012265
5051 S. National Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.1402
www.GoCJW.com

PRELIMINARY
Not For Construction

MULTI FAMILY DEVELOPMENT
MANGLAR CAPITOL
BENTONVILLE, BENTON COUNTY, ARKANSAS

DATE	2/7/2023
SURVEY BY	CJW
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=40'
SCALE VERT.	N/A

OVERALL SITE PLAN

SHEET NO.
C4
CJW NO. 22183 OF XX

G:\22183 - Multi-Family Development Bentonville, AR\Design dwg\Plan Sheets\22183 SITE PLAN.dwg - LAST SAVED: 3/31/2023 8:31:37 AM - PLOTTED: 4/7/2023 10:52:28 AM

4/24/2023 9:57:53 AM

PLANTING SCHEDULE

DECIDUOUS TREES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	MATURE HEIGHT
AC RU	ACER RUBRUM		RED MAPLE	2.5" CAL.*	45'+
AC SA	ACER SACCHARUM	FALL FIESTA	SUGAR MAPLE	2.5" CAL.*	45'+
LI TU	LIRIODENDRON TULIPIFERA		TULIP TREE	2.5" CAL.*	45'+
GL TR	GLEDITSIA TRIACANTHOS		HONEY LOCUST	2.5" CAL.*	45'+
QU AL	QUERCUS ALBA		WHITE OAK	2.5" CAL.*	45'+
TI CO	TILIA CORDATA		LITTLELEAF LINDEN	2.5" CAL.*	45'+
UL PA	ULMUS PARVIFOLIA	EMER II	CHINESE ELM	2.5" CAL.*	45'+

DECIDUOUS UNDERSTORY TREES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	MATURE HEIGHT
CE CA	CERCIS CANADENSIS		EASTERN REDBUD	2.5" CAL.*	20'-30'
CO KO	CORNUS KOUSA		JAPANESE DOGWOOD	2.5" CAL.*	20'-30'

EVERGREEN TREES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	MATURE HEIGHT
TH OC	THUJA OCCIDENTALIS	GREEN GIANT	EASTERN ARBORVITAE	8'-10' HT.	45'+

DECIDUOUS SHRUBS

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING
AR ME	ARONIA MELANOCARPA	AUTUMN MAGIC	BLACK CHOKEBERRY	24"-30" HT.	48" O.C.
CL AL	CLETHRA ALNIFOLIA		SUMMERSWEET	18"-24" HT.	36" O.C.
HY PA	HYDRANGEA PANICULATA	BOBO	PANICLE HYDRANGEA	24"-30" HT.	36" O.C.
RH AR	RHUS AROMATICA	GRO-LOW	GRO-LOW SUMAC	18"-24" HT.	48" O.C.

ORNAMENTAL GRASSES & SEDGES

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING
CA	CALAMAGROSTIS BRACHYTRICHA		KOREAN FEATHER REED GRASS	1 GALLON	24" O.C.
PA	PANICUM VIRGATUM	SHENANDOAH	SWITCH GRASS	1 GALLON	36" O.C.

HERBACEOUS PERENNIALS (FORBS)

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	SPACING
AC	ASTILLBE CHINENSIS	VISIONS	CHINESE ASTILBE	1 QUART	-
NE	NEPETA RACEMOSA	WALKER'S LOW	CATMINT	1 QUART	-

GROUNDCOVER

SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	
LI	LIRIOPE MUSCARI	BIG BLUE	LILY TURF	1 QUART	18" O.C.

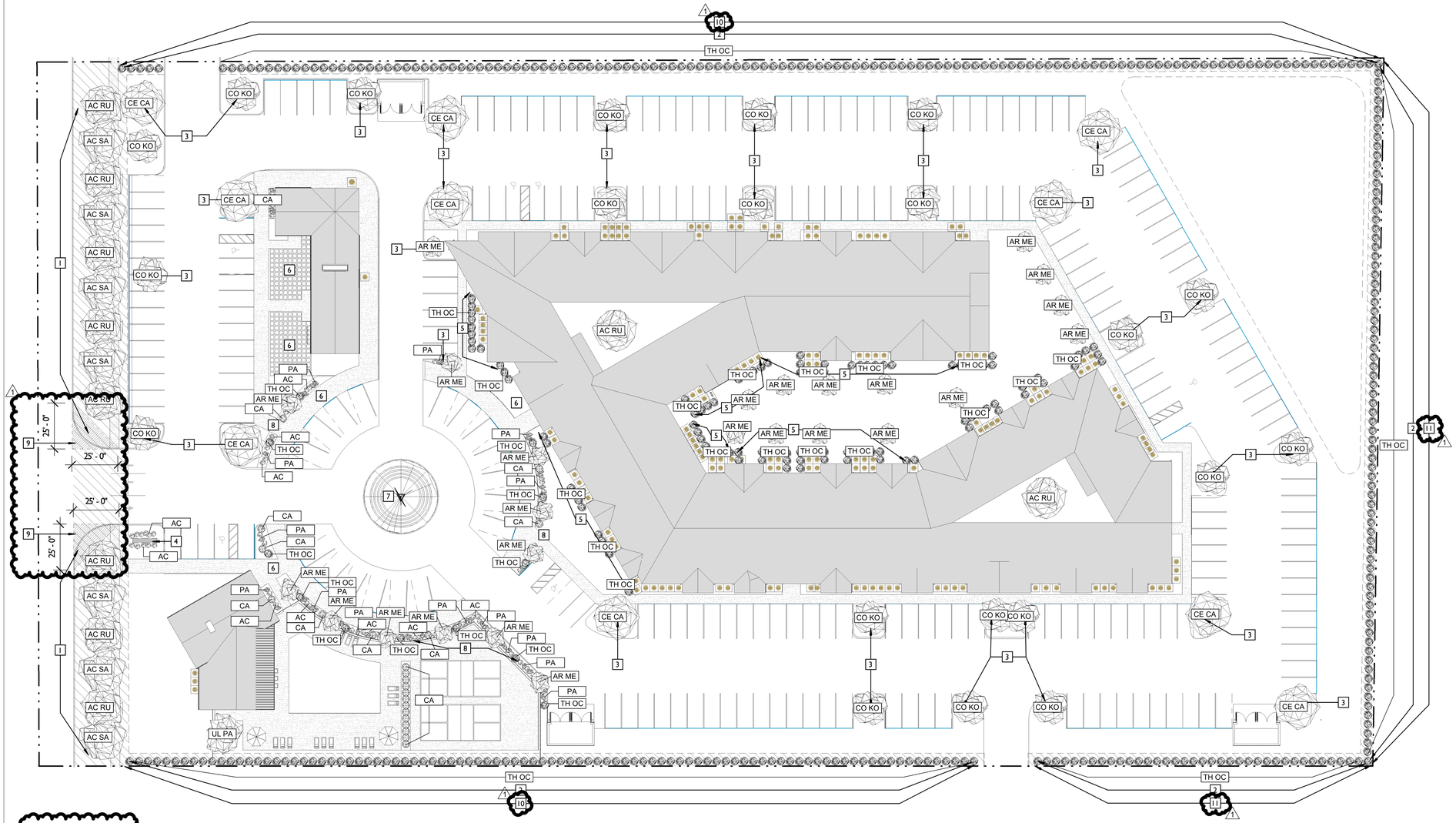
* - MIN 4" CALIPER IN RIGHT-OF-WAY

GENERAL NOTES-LANDSCAPE PLAN

1.	ALL LANDSCAPING BY OWNER.
2.	ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
3.	TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4.	HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5.	ALL LANDSCAPING AND SCREENING SHALL COMPLY WITH THE AREAS TO BE KEPT CLEAR OF ALL SIGHT OBSTRUCTIONS AS SET FORTH IN SECTION 1100.01(F), SIGHT DISTANCES AT DRIVEWAYS AND INTERSECTIONS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
6.	ALL LANDSCAPED AREAS AT THE FRONT LINE OF OFF-STREET PARKING SPACES SHALL BE PROTECTED FROM ENCROACHMENT OR INTRUSION OF VEHICLES THROUGH THE USE OF WHEEL STOPS OR CURB AND GUTTER. EXCEPTION DETAILED IN 1400.04 (B)
7.	TREES AND OTHER VEGETATION SHALL BE PLANTED IN SOIL AND CLIMATIC CONDITIONS WHICH ARE APPROPRIATE FOR THE GROWTH HABITS

KEYNOTES (LANDSCAPE PLAN)

1.	PROVIDE STREET FRONTAGE BUFFER AND LANDSCAPING. RIGHT-OF-WAY LANDSCAPING TO BE A MINIMUM OF 4" CALIPER AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING BY OWNER.
2	PROVIDE PERIMETER LANDSCAPING STRIP AND SCREENING AS REQ'D. PERIETER LANDSCAPING TO BE MINIMUM 2.5" CALIPER AND 4" CALIPER IN RIGHT-OF-WAY AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING AND SCREENING BY OWNER.
3	PROVIDE INTERIOR PARKING LANDSCAPING AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING BY OWNER.
4	PROVIDE SIGNAGE LANDSCAPING AS REQUIRED BY CITY DEVELOPMENT CODE. LANDSCAPING BY OWNER.
5	PROVIDE LANDSCAPE SCREENING AT MECHANICAL EQUIPMENT AT APARTMENT BUILDINGS. TYP.
6	DECORATIVE PEDESTRIAN PAVING.
7	CENTRAL MONUMENT AREA
8	DECORATIVE LANDSCAPING BY OWNER.
9	SIGHT TRIANGLE PER SEC 1400.4: NOTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
10	SCREEN TYPE "A" PER SEC 1400.09 ALONG SINGLE FAMILY PROPERTY BOUNDARY; 6'-0" MIN OPAQUE SOLID FENCE W/PLANTING AS NOTED.
11	SCREEN TYPE "D" PER SEC 1400.09 ALONG ADJACENT MULTIFAMILY DEVELOPMENTS. NO ADDITIONAL SCREENING REQUIRED. REF KEYNOTE #2.



1 LANDSCAPE PLAN
A002 1" = 30'-0"

LSD23-0016

LARGE SCALE DEVELOPMENT PLANS

REGISTERED ARCHITECT
DEREK HAGERMAN
License Number 9819
STATE OF ARKANSAS

Derek Bo Hagerman: License # 9819
Expiration Date: July 31, 2023

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CLIENT INFORMATION:
BLICK AIRPORT BLVD, LP LLC.
5847 E. 29TH AVENUE #2505
CONTACT: EDUARDO VISSOA
+19082894141

PROJECT NAME:
THE MILL AT THE RESERVE
HWY 12 W (LAY FARM)

SHEET NAME:
LANDSCAPE PLAN

BOTI ARCHITECTURE

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REV. #	DATE	DESCRIPTION
1	04/24/23	ADD1

PROJECT NUMBER: 22035

RELEASE DATE: 04/07/2023

A002

BIM 360://22035 - EB Bentonville Multifamily @ SW Airport Blvd/22035 EB Multifamily Bentonville_A_R21.rvt

DATE: 3/30/2023

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR 72712

SUBJECT: Waiver Request
Re: Multi-family Development @ SW Regional Airport Blvd.

Planning Commission

On behalf of Buck Airport Blvd. LP LLC, BOTI Architecture is submitting this waiver request as part of the Large Scale Development Submittal. This waiver is regarding Article 1100 Development Standards - Sec 1100.21 Large Scale Development Design Standards. We are requesting this waiver because the stylistic choice we have made for the design of the project requires a siding component. We believe this is appropriate because it is the same material used in the surrounding multifamily projects and it is also stylistically consistent with the modern farmhouse look we desire. Our intent in the selection of a modem farmhouse style was to be respectful of the surrounding context (we are surrounded on two sides with this style and material choice in other multifamily developments) and to acknowledge the agrarian past of this part of town. As a workforce housing project, it's our intention to bring dignity and sense of place to affordable housing while finding a unique and pleasurable experience for the residence of the property. We hope you enjoy our submissions and look favorably on our request.

Architectural Materials Request:

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

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

- City of Bentonville:

    - The proposed elevations included therein, present a primary Board and Batten material reflective of the developments stylistic modern interpretation of the traditional farmhouse. A typology based upon the natural agrarian history of the Ozarks, the developments contextual environment, and a tactile connection between the user and “home”. The typology is reinforced throughout the development with features such as the “windmill”, congregation areas, smaller accessory buildings, and pedestrian circulation that promote social engagement and the character of a homestead.

    - The proposed design is additionally responsive to the neighboring developments to the West and South of the site. Each utilizing the same materiality reflected in the proposed typology. The Aviator Apartments located South of the proposed development were completed in 2023, utilizing primarily board and batten, and horizontal siding. The Ridges Apartments completed in 2007 also primarily utilizes similar horizontal siding, as well as brick. By providing similar materials treatment this allows the proposed development to establish a sense of place and relationship within its surroundings. Specifically targeting a perceived gap in affordable housing in the area, and to provide a competitive price point.

    - It is understood that Sec. 1100.21 is actively being reviewed to permit additional materials, and/or include adjustments to the Articles in future developments. We submit that this design typology through its use of materials, contextual responsiveness, and social need for workforce housing establishes a responsible approach to affordability and placemaking for the future of SW Airport Blvd.

If you have any further questions or concerns, please contact me at bo@boti.studio or 417.619.4450

Sincerely,

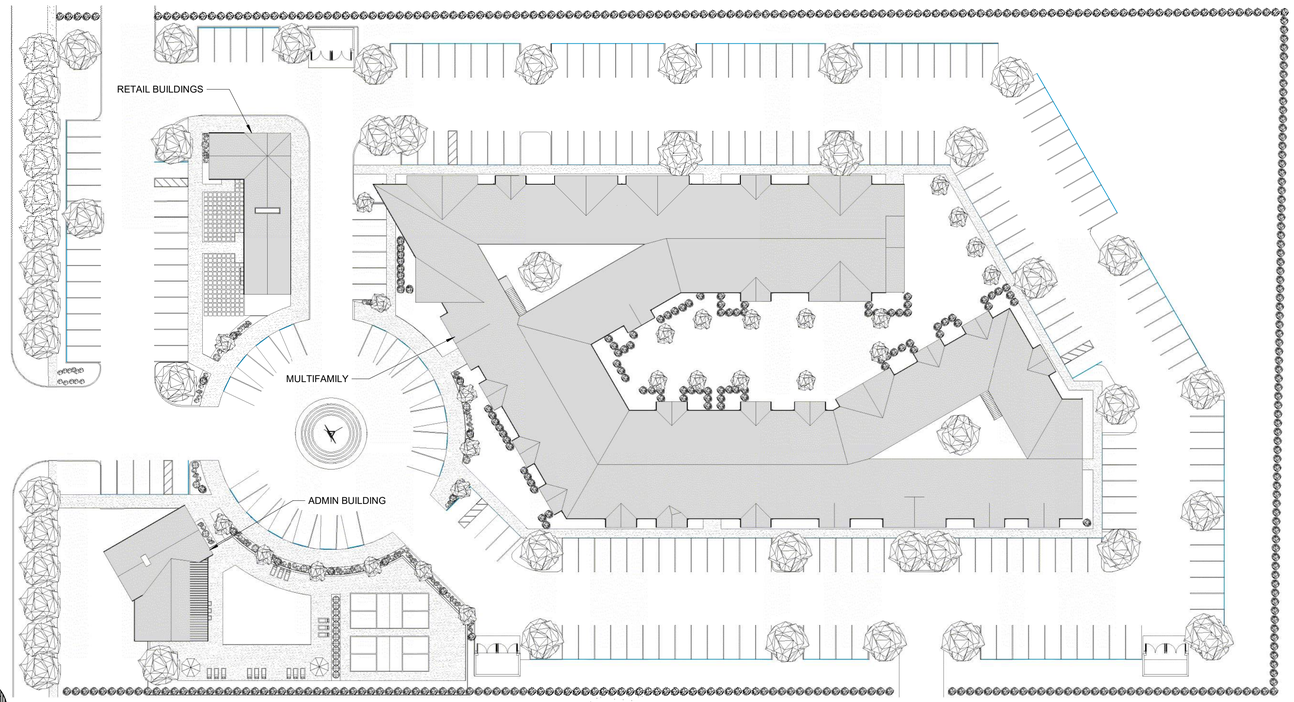
BOTI Architecture, LLC.

Bo Hagerman
Principal Architect - Owner

3/30/2023 1:02:25 PM

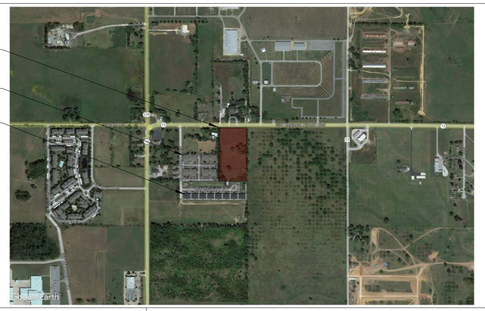
BENTONVILLE MULTIFAMILY

SW REGIONAL AIRPORT BLVD



I LSD000 PRELIMENARY - ARCHITECTURAL SITE PLAN
1" = 40'-0"

SITE LOCATION



NORTH — PROJECT NORTH

NORTH — TRUE NORTH

PROJECT ADDRESS:

SW REGIONAL AIRPORT BLVD

PROJECT DIRECTORY

ARCHITECT
BOTI ARCHITECTURE
504 W. COLLEGE ST.
SPRINGFIELD, MO 65806
WILNER DUBON
WILNER@BOTI.STUDIO
877-297-2684

MEP ENGINEER
BOTI ARCHITECTURE
504 W. COLLEGE ST.
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877-297-2684

CIVIL ENGINEER
CJW TRANSPORTATION
CONSULTANTS, LLC.
5051 S. NATIONAL AVE. STE. 7A
SPRINGFIELD, MO 65810
DANE SEILER
DSEILER@GOCJW.COM
417-889-3400

STRUCTURAL ENGINEER
WELLS & SCALETTY, LLC.
3050 E BATTLEFIELD ST. STE. A
SPRINGFIELD, MO 65804
JEFF WELLS
JWELLS@WSENGINEER.COM

LARGE SCALE DEVELOPMENT - WAIVER SUBMITTAL

#	SHEET NAME	ISSUED	CURRENT REVISION #	NAME	DATE
LSD000	LARGE SCALE DEVELOPMENT SUBMISSION	03/28/2023			
LSD101	LARGE SCALE DEVELOPMENT RENDERINGS	03/28/2023			
LSD102	LARGE SCALE DEVELOPMENT RENDERINGS	03/28/2023			
LSD103	LARGE SCALE DEVELOPMENT ELEVATIONS	03/28/2023			
LSD104	LARGE SCALE DEVELOPMENT ELEVATIONS	03/28/2023			
LSD105	LARGE SCALE DEVELOPMENT ELEVATIONS	03/28/2023			

REFERENCE DEVELOPMENTS - MATERIAL EXAMPLES

RED BARN - BENTONVILLE, AR
COMPLETED (2019)

PRIMARY MATERIALS
- BOARD & BATTEN
- BRICK
- VERTICAL METAL PANEL

THE REFERENCED DEVELOPMENT COMPLETED IN 2019 UTILIZES A SIMILAR MATERIALS PALLETE, WITH BUILDING MASSES ALLOWING EACH UNIT TO PORTRAY ITS INDIVIDUALITY. A DEVELOPMENT SIMILAR IN CHARACTER AND SPIRIT OF ENHANCING SOCIAL INTERACTION AND CONNECTIVITY TO THE PROPOSED DEVELOPMENT.

THE DYLAN AT FAIRBURN -
FAIRBURN, GA
COMPLETED (2020)

PRIMARY MATERIALS
- BOARD & BATTEN
- BRICK
- HORIZONTAL SIDING

A MODERN FARMHOUSE TYPOLOGY EXPRESSED THROUGH ITS VARIED MATERIAL USE. A PROJECT USED AS REFERENCE FOR THIS PROPOSED DEVELOPMENT, THE DYLAN CRAFTS A COMMUNAL SPIRIT WITH VARIED SITE AMMENITIES THAT ENHANCE SOCIAL ENGAGEMENT. TO PROMOTE A FEELING OF A HOMESTEAD TO ITS RESIDENTS.

ADJACENT DEVELOPMENTS - MATERIAL EXAMPLES

THE AVIATOR APARTMENTS
PHASE 1 COMPLETION (2021)
PHASE 2 COMPLETION (2023)

PRIMARY MATERIALS
- BOARD & BATTEN (WHITE)
- HORIZONTAL SIDING (WHITE)
- DECORATIVE WOOD FRAMING

THE AVIATOR APARTMENTS, RECENTLY COMPLETED, ARE LOCATED DIRECTLY SOUTH OF THE PROPOSED DEVELOPMENT AND OFFERS A SIMPLE RESPONSE TO AFFORDABLE HOUSING. USING A LIMITED PALLETTE OF ONLY BOARD & BATTEN AND HORIZONTAL SIDING.

THE PROPOSED DEVELOPMENT AIMS TO CREATE A SENSE OF PLACE AND CONTEXTUAL RESPONSIVENESS BY UTILIZING THE SAME MATERIALS AS THIS DEVELOPMENT.

THE AVIATOR APARTMENTS (PHASE 1 COMPLETED 2021 / PHASE 2 COMPLETED 2023)

THE RIDGES APARTMENTS
COMPLETION (2007)

PRIMARY MATERIALS
- BRICK (WHITE)
- BRICK (BLACK/GRAY)
- HORIZONTAL SIDING (WHITE)

THE RIDGES APARTMENTS LOCATED DIRECTLY WEST OF THE PROPOSED DEVELOPMENT UTILIZES ONLY BRICK AND HORIZONTAL SIDING. BY IMPLEMENTING STRATEGIC USE OF BOTH BRICK AND HORIZONTAL SIDING, THE PROPOSED DEVELOPMENT IS ABLE TO ADDRESS BOTH ADJACENT COMPLEXES TO CREATE A WHOLISTIC, YET UNIQUE, PROJECT THAT COMPLEMENTS THE AREA.

THE RIDGES APARTMENTS (COMPLETED 2007)

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CLIENT INFORMATION:

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT SUBMISSION

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD000

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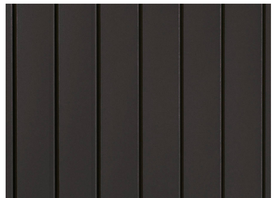
3/30/2023 1:02:26 PM

ADJACENT DEVELOPMENT - THE AVIATOR APARTMENTS (2021-2023) PRIMARY MATERIALS - WHITE BOARD & BATTEN AND WHITE HORIZONTAL SIDING

ADJACENT DEVELOPMENT - THE RIDGES (2007) PRIMARY MATERIALS - WHITE HORIZONTAL SIDING AND BRICK

PRIMARY MATERIALS

BRICK VENEER - WHITE



BOARD & BATTEN - BLACK

SECONDARY MATERIALS

HORIZONTAL SIDING - WHITE

BOARD & BATTEN - WHITE

TERTIARY/ACCENT MATERIALS

LAP SIDING - WOODTONE RUSTIC SERIES

NORTHEAST PERSPECTIVE

NORTH PERSPECTIVE

NORTHWEST PERSPECTIVE

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CLIENT INFORMATION:
BUCK AIRPORT BLVD. LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT RENDERINGS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD101

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ADJACENT DEVELOPMENT - THE AVIATOR APARTMENTS (2021-2023) PRIMARY MATERIALS - WHITE BOARD & BATTEN AND WHITE HORIZONTAL SIDING

ADJACENT DEVELOPMENT - THE RIDGES (2007) PRIMARY MATERIALS - WHITE HORIZONTAL SIDING AND BRICK

PRIMARY MATERIALS

BRICK VENEER - WHITE

BOARD & BATTEN - BLACK

SECONDARY MATERIALS

HORIZONTAL SIDING - WHITE

BOARD & BATTEN - WHITE

TERTIARY/ACCENT MATERIALS

LAP SIDING - WOODTONE RUSTIC SERIES

NORTHWEST PERSPECTIVE

NORTH PERSPECTIVE

SOUTH PERSPECTIVE

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CLIENT INFORMATION:
BUCK AIRPORT BLVD. LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVLEOPMENT RENDERINGS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD102

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3/30/2023 1:05:16 PM

1 LSD103 APT - NORTHWEST ELEVATION - LSD
1/16" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - NORTHWEST ELEVATION - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1478 SF	16%
BOARD AND BATTEN - WHITE	1970 SF	22%
BRICK VENEER - WHITE	2400 SF	27%
HORIZONTAL SHIP LAP - WHITE	2724 SF	30%
LAP SIDING - WOODTONE RUSTIC	506 SF	5%

LARGE SCALE DEVELOPMENT SUBMISSION - WEST ELEVATION - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	2969 SF	25%
BOARD AND BATTEN - WHITE	1837 SF	15%
BRICK VENEER - WHITE	4603 SF	38%
HORIZONTAL SHIP LAP - WHITE	2605 SF	22%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

2 LSD103 APT - WEST ELEVATION - LSD
1/16" = 1'-0"

3 LSD103 APT - SOUTH ELEVATION 1 - LSD
1/16" = 1'-0"

4 LSD103 APT - SOUTH ELEVATION 2 - LSD
1/16" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION 1 - LSD	
BOARD AND BATTEN - CHARCOAL GRAY	2105 SF
BOARD AND BATTEN - WHITE	N/A
BRICK VENEER - WHITE	N/A
HORIZONTAL SHIP LAP - WHITE	N/A
LAP SIDING - WOODTONE RUSTIC	N/A

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION 2 - LSD	
BOARD AND BATTEN - CHARCOAL GRAY	1538 SF
BOARD AND BATTEN - WHITE	231 SF
BRICK VENEER - WHITE	1088 SF
HORIZONTAL SHIP LAP - WHITE	461 SF
LAP SIDING - WOODTONE RUSTIC	N/A

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CLIENT INFORMATION:
BUCK AIRPORT BLVD, LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT ELEVATIONS

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD103

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3/30/2023 1:07:19 PM

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION- LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1069 SF	21%
BOARD AND BATTEN - WHITE	958 SF	18%
BRICK VENEER - WHITE	1126 SF	22%
HORIZONTAL SHIP LAP - WHITE	2084 SF	39%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 2 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1490 SF	33%
BOARD AND BATTEN - WHITE	676 SF	15%
BRICK VENEER - WHITE	1329 SF	29%
HORIZONTAL SHIP LAP - WHITE	1030 SF	23%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 3 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1938 SF	75%
BOARD AND BATTEN - WHITE	0 SF	0%
BRICK VENEER - WHITE	632 SF	25%
HORIZONTAL SHIP LAP - WHITE	0 SF	0%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 4 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	993 SF	48%
BOARD AND BATTEN - WHITE	225 SF	11%
BRICK VENEER - WHITE	470 SF	22%
HORIZONTAL SHIP LAP - WHITE	392 SF	19%
LAP SIDING - WOODTONE RUSTIC	0 SF	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EXT COURT ELEVATION 5 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	1762 SF	28%
BOARD AND BATTEN - WHITE	1837 SF	30%
BRICK VENEER - WHITE	1188 SF	19%
HORIZONTAL SHIP LAP - WHITE	1347 SF	23%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION 3 - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	2205 SF	67%
BOARD AND BATTEN - WHITE	215 SF	7%
BRICK VENEER - WHITE	644 SF	20%
HORIZONTAL SHIP LAP - WHITE	215 SF	6%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

LARGE SCALE DEVELOPMENT SUBMISSION - EAST ELEVATION - LSD		
BOARD AND BATTEN - CHARCOAL GRAY	2042 SF	17%
BOARD AND BATTEN - WHITE	2395 SF	20%
BRICK VENEER - WHITE	2625 SF	22%
HORIZONTAL SHIP LAP - WHITE	4966 SF	41%
LAP SIDING - WOODTONE RUSTIC	N/A	0%

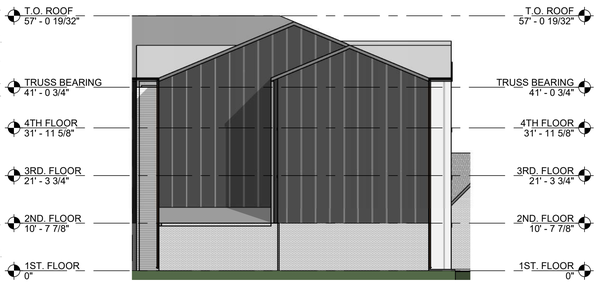
1 LSD104 APT - EXT COURT ELEVATION - LSD
1/16" = 1'-0"

2 LSD104 APT - EXT COURT ELEVATION 2 - LSD
1/16" = 1'-0"

3 LSD104 APT - EXT COURT ELEVATION 3 - LSD
1/16" = 1'-0"

4 LSD104 APT - EXT COURT ELEVATION 4 - LSD
1/16" = 1'-0"

5 LSD104 APT - EXT COURT ELEVATION 5 - LSD
1/16" = 1'-0"



6 LSD104 APT - SOUTH ELEVATION 3 - LSD
1/16" = 1'-0"

7 LSD104 APT - EAST ELEVATION - LSD
1/16" = 1'-0"

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CLIENT INFORMATION:
BUCK AIRPORT BLVD. LP LLC.

CLIENT STREET ADDRESS
CITY, STATE, ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

PROJECT NAME:
BENTONVILLE MULTIFAMILY
SW REGIONAL AIRPORT BLVD

SHEET NAME:
LARGE SCALE DEVELOPMENT ELEVATIONS

BOTI ARCHITECTURE

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REV. #	DATE	DESCRIPTION

PROJECT NUMBER: 22035

RELEASE DATE: 03/28/2023

LSD104

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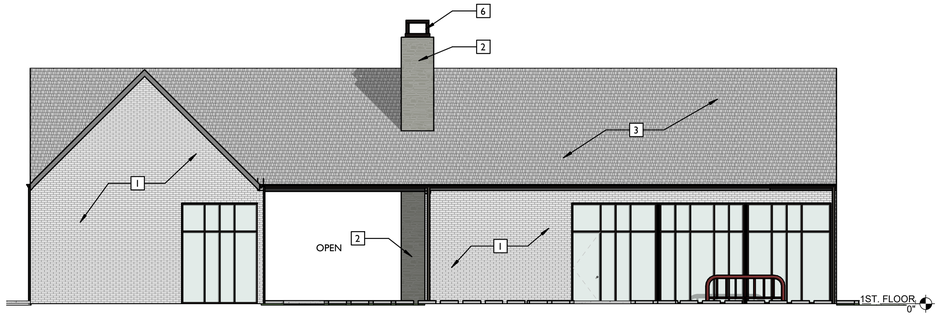
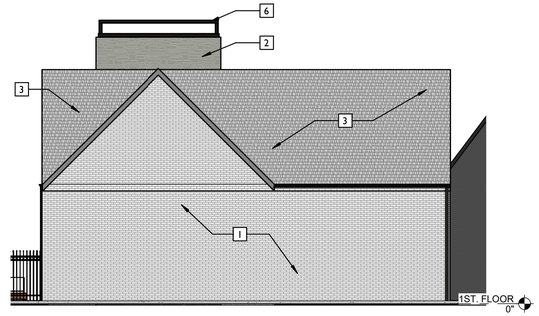
LARGE SCALE DEVELOPMENT SUBMISSION - NORTH ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	1478 SF
BOARD AND BATTEN - WHITE	1970 SF
BRICK VENEER - WHITE	2400 SF
HORIZONTAL SHIP LAP - WHITE	2724 SF
LAP SIDING - WOODTONE RUSTIC	506 SF



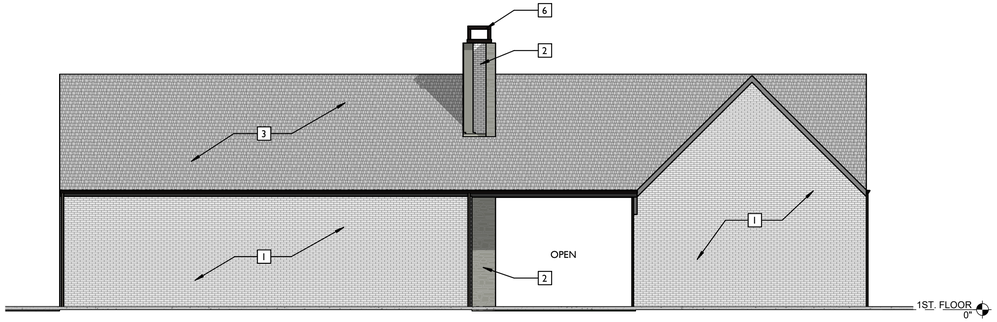
6 LSD105 RETAIL NORTH ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - EAST ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	1478 SF
BOARD AND BATTEN - WHITE	1970 SF
BRICK VENEER - WHITE	2400 SF
HORIZONTAL SHIP LAP - WHITE	2724 SF
LAP SIDING - WOODTONE RUSTIC	506 SF



5 LSD105 RETAIL EAST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	N/A
BOARD AND BATTEN - WHITE	N/A
BRICK VENEER - WHITE	4603 SF
HORIZONTAL SHIP LAP - WHITE	N/A
LAP SIDING - WOODTONE RUSTIC	N/A

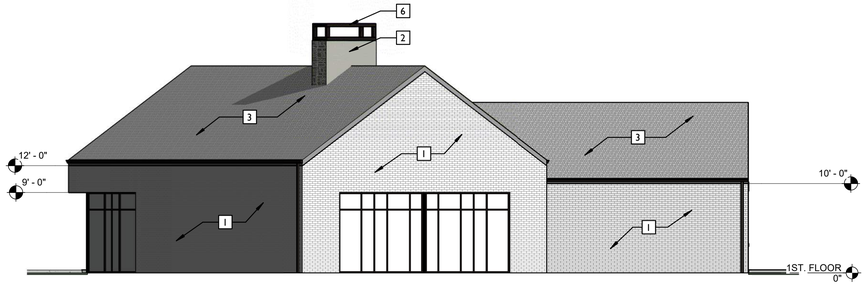


7 LSD105 RETAIL SOUTH ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - WEST ELEVATION - RETAIL	
BOARD AND BATTEN - CHARCOAL GRAY	N/A
BOARD AND BATTEN - WHITE	N/A
BRICK VENEER - WHITE	4603 SF
HORIZONTAL SHIP LAP - WHITE	N/A
LAP SIDING - WOODTONE RUSTIC	N/A

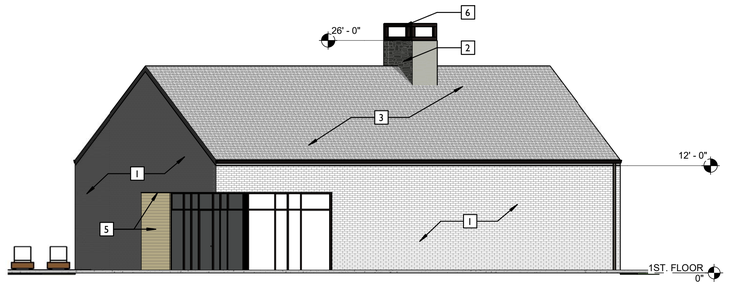
8 LSD105 RETAIL WEST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - NORTH ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	0%
BOARD AND BATTEN - WHITE	N/A	0%
BRICK VENEER - WHITE	1097 SF	100%
HORIZONTAL SHIP LAP - WHITE	N/A	0%
LAP SIDING - WOODTONE RUSTIC	N/A	0%



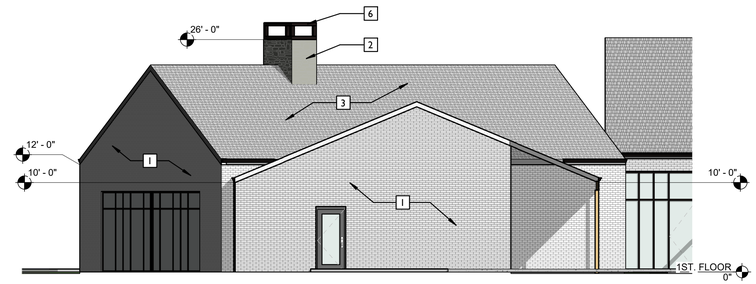
2 LSD105 ADMINISTRATION BUILDING NORTH ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - EAST ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	N/A
BOARD AND BATTEN - WHITE	N/A	N/A
BRICK VENEER - WHITE	898 SF	97%
HORIZONTAL SHIP LAP - WHITE	N/A	N/A
LAP SIDING - WOODTONE RUSTIC	30 SF	3%



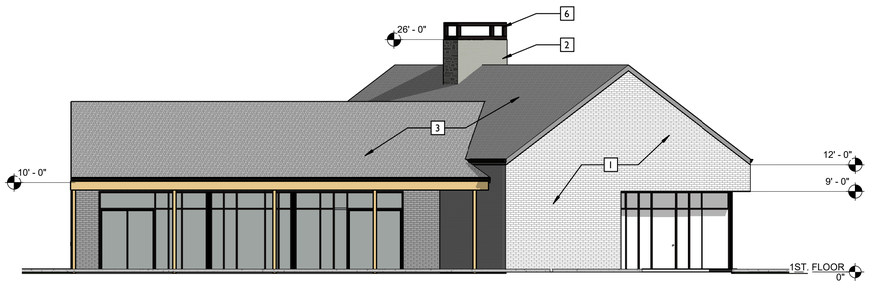
1 LSD105 ADMINISTRATION BUILDING EAST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - WEST ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	0%
BOARD AND BATTEN - WHITE	N/A	0%
BRICK VENEER - WHITE	945 SF	100%
HORIZONTAL SHIP LAP - WHITE	N/A	0%
LAP SIDING - WOODTONE RUSTIC	N/A	0%



4 LSD105 ADMINISTRATION BUILDING WEST ELEVATION - LSD
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT SUBMISSION - SOUTH ELEVATION - ADMIN		
BOARD AND BATTEN - CHARCOAL GRAY	N/A	N/A
BOARD AND BATTEN - WHITE	N/A	N/A
BRICK VENEER - WHITE	851 SF	100%
HORIZONTAL SHIP LAP - WHITE	N/A	N/A
LAP SIDING - WOODTONE RUSTIC	N/A	N/A



3 LSD105 ADMINISTRATION BUILDING SOUTH ELEVATION - LSD
1/8" = 1'-0"

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