Planning Commission
Meeting Agenda
June 20, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_uNV8ArtOS22Uzbi-ZFH79A

Call to Order

I. Approval of the June 6, 2023, Meeting Minutes

II. Consent Agenda

1. **Lots 42 and 43 of Rolling Hills Subdivision** — **Lot Split**
   1101 Northeast 3rd Street *(LS23-0030)*

2. **Lot 29, Block 9 of W.A. Burks Addition** — **Property Line Adjustment**
   920 Northeast Monroe Street *(PLA23-0014)*

3. **Lots 16 and 17 of Curtis Heights Subdivision** — **Property Line Adjustment**
   810 Northwest 13th Street *(PLA23-0015)*

4. **Reid Subdivision Phase 2** — **Preliminary Plat**
   Southwest Rainbow Farm Road and
   South Morningstar Road *(PP22-0006)*

5. **Mountainbrook Subdivision** — **Final Plat**
   Ginn Road and SW Gneiss Avenue and SW Gypsum Avenue *(FP22-0006)*

6. **Poigai Estates Phase 1** — **Final Plat**
   Southwest 28th Street and Southwest Bright Road *(FP23-0003)*

7. **Artspace** — **Large Scale Development Extension**
   701 Southeast 8th Street *(LSD21-0063)*

III. New Business

1. **Reyes** — **Rezoning***
   101 Northwest K Street *(RZ23-0042)*
   Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential
   Rezoning: R-1, Low-Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential

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

* indicates item requires public hearing

2. **Buffington BW, LLC** **Rezoning***
   4800 South Vaughn Road *(RZ23-0046)*
   Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential
   Rezoning: R-1, Low-Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential

3. **Ayers** **Rezoning***
   207 Southeast B Street *(RZ23-0047)*
   Future Land Use Map Amendment: LDR, Low Density Residential to HDR, High Density Residential
   Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential

4. **Aumus and Johnson Revocable Trust** **Rezoning***
   10325 South Morningstar Road *(RZ23-0048)*
   Future Land Use Map Amendment: no land use designation as property was recently annexed request to make Land use Residential Estate
   Rezoning: A-1, Agricultural to R-E, Residential Estate

5. **Culpepper Family Trust and Kreilkamp** **Rezoning***
   301 West Central Avenue *(RZ23-0049)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential

6. **Cimuca Coffee Roasting** **Conditional Use Permit***
   40 Valley View Circle *(CU23-0020)*
   Type B Home Occupation – Coffee Roasting, on-line orders only

7. **Walmart Store 100 Recycling Unit** **Conditional Use Permit***
   406 South Walton Boulevard *(CU23-0021)*
   Long Term Temporary Use

8. **Sam's Club Store Recycling Unit** **Conditional Use Permit***
   3500 SE Club Boulevard *(CU23-0022)*
   Long Term Temporary Use

9. **Bella Terra, LLC & Blue Whale Coffee Shop** **Conditional Use Permit***
   Southwest Regional Airport Boulevard and
   Southwest Sunbrooke Street *(CU23-0023)*
   Long Term Temporary Use

11. **Lots 1, 2, 3, and 4 of AJ Subdivision** **Lot Split**
    10325 South Morningstar Road *(LS23-0031)*

12. **Ginn Road Subdivision** **Preliminary Plat**
    Ginn Road *(PP23-0005)*

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

* indicates item requires public hearing

13. Opal Park Phase 1 **Preliminary Plat**
Southwest Regional Airport Blvd. *(PP23-0003)*
Waiver 2: A waiver to allow off-site traffic improvements to be evaluated and built during Phase 3.
Wavier 3: A waiver from K value requirements to allow for ADA cross access.

14. NW 9th and A Townhomes **Large Scale Development**
Northwest A and Northwest 9th Street *(LSD22-0041)*

15. Calcon Corporate Office **Large Scale Development**
206 Southwest Tater Black Road *(LSD23-0007)*

16. Parachuting Penguins **Large Scale Development**
801 Southeast 22nd Street *(LSD23-0013)*
Wavier 1: A waiver from the sidewalk placement location on a Collector Street per MSP requirements.
Waiver 2: A wavier of 1 parking space from the required 22 per Sec. 501 of the Zoning Code.

17. Concourse Flex Space **Large Scale Development**
5207 Southwest Concourse Street *(LSD23-0019)*

18. HteaO **Large Scale Development**
1520 East Centerton Blvd. *(LSD23-0021)*
Wavier 1: A waiver from Ordinance 2019-185 regarding Wastewater Pretreatment Requirements.
Waiver 2: A wavier from Sec. 1100.21(e) Building Materials from the Land Development Code to allow composite wood siding as a primary material.

19. Starbucks **Waiver**
913 Southeast Walton Boulevard *(WAV23-0008)*
Waiver from Article 1100, Section 1100.21 Building Materials

20. Grace and Grey Design, LLC **Waiver**
201 South Main Street *(WAV23-0011)*
Waiver from Article 1100.15 Sidewalk Requirements and Section 1100.16 Street Standards.

IV. Old Business

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

2. Future Land Use Plan Amendments Discussion

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

* indicates item requires public hearing

Planning Commission
Meeting Minutes
June 6, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Recording Link:
https://us06web.zoom.us/rec/share/_pRuQ7eoQk2EA3dcIEbFYzdvjZ9hL3b4EicaGHxQdrqExgKOl4Mo4pfkWPEj0y-0.5VrfAdjRk1dxAFWT

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

Call to Order

- Meeting called to order at 5:00 pm by Chairman Sanders.
- Commissioner Davis requests, without objection, that Item 2 of the Consent Agenda be removed, Item 1 of Old Business be removed, Item 16 of New Business be moved to Item 1 of New Business, Item 10 of New Business be moved to Item 2 of New Business, and that Item 15 of New Business be moved to the Consent Agenda.

I. Approval of the May 16, 2023, Meeting Minutes

- Motion to approve by Haynie, second by Wright.
- May 16, 2023, meeting minutes approved 6-0 by voice vote.

II. Consent Agenda

1. **Lot 31, Block 4 of Railroad Addition** — **Lot Split**
   207 Southeast 3rd Street *(LS23-0017)*

2. **SW 6th Street Townhomes** — **Large Scale Development Extension**
   Southwest 6th Street *(LSD22-0025)*

3. **McKissic Springs Subdivision** — **Preliminary Plat**
   South Vaughn Road *(PP23-0004)*

4. **Lots 30 and 31 of Happy Home Subdivision** — **Lot Split**
   801 Northwest 10th Street *(LS23-0020)*

- Mr. Adler provides an overview of the consent agenda.

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

* indicates item requires public hearing

- Consent agenda is approved 6-0.

III. New Business

1. LDS Church — Waiver

2801 Southwest Featherston Road *(WAV23-0007)*
Fee in Lieu of Street Improvements

- Mr. Adler provides an overview of the staff report.
- Motion by Davis, second by Hipp to approve the waiver option number 2 with no more than 5 percent increase or 10 percent decrease in the estimate stated in that option as determined by engineering department.
- Waiver is approved 6-0.

2. Lightbox Townhomes — Planned Residential Development*

802 Southeast 8th Street *(PRD23-0002)*
Rezoning: DN-3, Downtown High Density Residential to PRD, Planned Residential Development

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Public hearing is closed.
- Commissioner Davis confirms that a materials warranty of no less than 30 years and samples for fiber cement board be provided to the Commission during the large-scale development process.
- Commissioner Wright brings up the concern of the sidewalk design for future projects.
- Discussion between Commissioners and Staff on the current designs of sidewalks and who designs them.
- Mr. Weese states that a third party was brought in for additional design recommendations and the separate sidewalk .
- Mr. Weese states that this is the only road where this type of sidewalk is going to occur.
- Rezoning request is approved 6-0.

3. Alejandro & Cathy Estrada — Rezoning*

402 Northwest 7th Street *(RZ23-0034)*
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.
- Steve and Lisa Lockwood of 704 NW D St object the rezoning due to purposely seeking out an R-1 neighborhood when looking to buy a home, the traffic is stressed in the area already, there are no sidewalks, there are concerns with green space being torn out by developers, and the DN-2 zoning is for financial gain to the developer only.
- Allen Pinkerton of 402 NW 7th St, a potential buyer of the property, believes the rezoning request is comparable to the other lots in the neighborhood.
- Public hearing is closed.
- Discussion between Commissioners and Staff on the lot width and number of current lots that are on the property.
- Commissioner Davis asks what would happen with DN-1 zoning in the area.

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

* indicates item requires public hearing

- Staff comments that the setbacks would be more restrictive and it would not align with the future land use plan.
- Rezoning request is approved 6-0.

4. Donald & Amanda Richardson **Rezoning***

605 Southeast C Street *(RZ23-0036)*

Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Amanda Richardson, the applicant, speaks and states that the other properties that boarder the property are already DE zoned, and she is seeking conformity in the area.
- Public hearing is closed.
- Rezoning request is approved 6-0.

5. C&C Ventures **Rezoning***

907 Northwest 11th Street *(RZ23-0037)*

Rezoning: R-1, Low-Density Single-Family Residential to C-2, Commercial

Future Land Use Map Amendment: LDR, Low-Density Residential to C, General Commercial

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Seth Ellsworth of 1609 W Ash Rd in Rogers, AR states that the property behind them is already rezoned C-2 and the plan is to resell.
- Public hearing is closed.
- Commissioner Davis interprets that the staff wants a broader view of the area for determining the request and asks Staff on their recommendation.
- Mr. Adler states that the North Walton Enhancement Plan from 2013 is not necessarily in line with what the area currently needs.
- Commissioner Davis states that North Walton Boulevard is the entrance for many people coming from the north and states that he does not see a gas station going in at this property.
- Commissioner Kerr agrees with what Commissioner Davis stated.
- Future Land Use Map Amendment request is denied 6-0.
- Rezoning request is denied 6-0.
- Commissioners all voted no due to the reasons stated during the discussion.

6. JP Specialty, LLC **Rezoning***

1261 Southwest Regional Airport Blvd. *(RZ23-0038)*

Rezoning: C-1, Neighborhood Commercial to C-2, Commercial

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Aniruddha Marathe of 3805 Summerbrook St, opposed due to the 3rd time the owner has come to try and to rezone. He is concerned with the height and the C-2 zoning allowing a condominium as well as with peeping toms looking into his backyard
- Mr. Marathe is also concerned with the traffic that a condominium would add to the area and does not believe there is an area along this section of road where C-2 is next to R-1.

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

* indicates item requires public hearing

- Josiah Dodson of 4302 SW Hollowbrook St understands that traffic is always going to happen, but his 5 children would not be protected if a large development was approved for the property in C-2 with concerns on safety.
- Mike Liddekee of 1400 SW Summerfield Ave, HOA president for the subdivision, concerned with height of allowable developments in C-2.
- Mr. Liddekee is concerned with traffic and transient traffic through the neighborhood, showing an example of transient traffic coming through the neighborhood.
- Chairman Sanders asks if any other residents are here to speak with the same concerns, multiple hands are raised in the audience.
- Laura Fox 4102 SW Hollowbrook St is concerned because the property is for sale.
- Mrs. Fox is concerned with no assurance of what will go on the property and the new developer to not have a concern for the neighborhood right behind it.
- Venkata Kudapa of 4200 SW Hollowbrook St, concerned with the density of the area and the crowding of schools.
- Frank Digiacomo 1202 SW Starry Sky Blvd shows pictures of the state of the property as it sits with no upkeep happening. States that he is concerned with larger trash trucks and traffic coming through the property.
- Ian Hennessey and Abby Kloss of 1300 SW Starry Sky Blvd state they are opposed due to traffic at the intersections around SW Regional Airport Blvd and does not want to see any accidents coming from the property. States that they are concerned with children safety and the types of people coming through the area.
- Mrs. Kloss is concerned with the neighborhood market from across the street and the amount of danger of turning into and out of the neighborhood.
- Public hearing is closed.
- Mr. Kellstrom speaks on behalf of the applicant. States that the future land use allows the C-2 in its current land use classification.
- Mr. Kellstrom references multiple properties where C-2 is adjacent to R-1 in the area.
- Mr. Kellstrom states that the major arterial road would sufficiently supply the property with roadways and no customers would need to enter the neighborhood.
- Mr. Kellstrom states that there are currently C-2 zonings by R-1 zonings along SW Regional Blvd.
- Commissioner Davis asks staff for a refresher on the recent rezoning request for the property.
- Staff gives detail on the properties around that have recently been rezoned.
- Commissioner Davis states that the Commission commonly sees C-2 on a hard corner with a stop light, and this project does not have that, and states that he doesn't see C-2 buildings allowed by right to abut an R-1 neighborhood.
- Mr. Overstreet references the buffer zone that the city plan allows for and extend a C-2 zoning line from the current C-2 in the area and leave the C-1 buffer adjacent to the R-1.
- Commissioner Davis does not believe that the area constitutes a C-2 zoning.
- Commissioner Wright agrees that Mr. Overstreet's details on the Regional Airport Boulevard Character Area Plan.
- Discussion on renotification and the next meeting time.
- Commissioner Davis motions to table item until July 5th Planning Commission, Second by Kerr.
- Rezoning request is tabled 6-0.

7. Rosalie & Steven Beavers **Rezoning***
2602 East Battlefield Blvd. *(RZ23-0039)*

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

* indicates item requires public hearing

Rezoning: A-1, Agriculture to R-O, Residential Office
Future Land Use Map Amendment: C, General Commercial to O, Office

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Will Kellstrom on behalf of the applicant states that the house currently on the property has been used as an office and a home at certain times. The applicant would like to continue this use.
- Mr. Kellstrom references the land use chart on how the rezone would be an upgrade in zoning but downgrade in land use.
- Public hearing is closed.
- Chairman Sanders clarifies the land use and zoning distinctions with staff.
- Commissioner Davis asks staff on parking requirements.
- Mr. Overstreet states that the property has adequate parking.
- Future Land Use Map Amendment request is approved 6-0.
- Rezoning request is approved 6-0.

8. Troy Campbell & Michelle Harper **Rezoning***
548 Southeast C Street *(RZ23-0040)*
Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed Use Residential

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Will Kellstrom on behalf of applicant is here to answer questions.
- Public hearing is closed.
- Rezoning request is approved 6-0.

9. Norbert Hay Jr. **Rezoning***
3006 Southeast J Street *(RZ23-0043)*
Rezoning: C-1, Neighborhood Commercial to C-2, Commercial
Future Land Use Map Amendment: RE, Residential Estate to C, General Commercial

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Public hearing is closed.
- Future Land Use Map Amendment request is approved 6-0.
- Rezoning request is approved 6-0.

10. Terry & Laura Olson **Rezoning***
409 Northwest 5th Street *(RZ23-0044)*
Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed Use Residential

- Mr. Adler provides an overview of the staff report for this request. States that there is a cloud on the title that needs to be addressed before the Commission can vote on the request.
- Chairman Sanders opens the public hearing.

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

* indicates item requires public hearing

- Lyle Clapper of 412 NW 5th Street, immediate neighbors, oppose the rezone due to inconsistencies with the growth plan of the city. States that there are no other properties in the area that are DN-4.
- States that there has been no medium-density development in the area since 2018.
- James Keenan of 410 NW 5th Street agrees with what Mr. Clapper stated. Mr. Keenan states that walking in the area is not possible due to the width of the street and traffic and believes that the properties need to stay with the character of the neighborhood.
- Theresa Cook of 408 NW 5th Street considers the area her neighborhood and believes that a high-density and possible commercial across the street is not what she foresaw happening in the neighborhood when she bought her home.
- Public hearing is closed.
- Mark Haney, the applicant, states that he intends to bring the property back after the title issue is cleared.
- Mr. Haney states that he plans on building 3 duplexes on the property, not a mixed-use property.
- Discussion on the growth plan for the area.
- Motion to table by Haynie, second by Hipp.
- Rezoning request is tabled 6-0.

11. Geraldine Carmical **Rezoning***

411 Northwest 5th Street *(RZ23-0045)*

Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed Use Residential

- Mr. Adler provides an overview of the staff report for this request.
- Chairman Sanders opens the public hearing.
- Melanie Clatanoff of 306 NW 5th Street, represents the 5th street neighbors.
- Mrs. Clatanoff states that the zoning change is forever but Mr. Haney is the owner right now.
- Multiple residents raise their hands in support of the comments of Mrs. Clatanoff.
- James Keenen of 410 NW 5th Street gets clarification on the DN-3 zoning from staff.
- Public hearing is closed.
- Mark Haney, the applicant, reiterates his desire to talk to the neighbors.
- Mr. Haney states that the DN-4 zoning request is for the less restrictive setbacks.
- Commissioner Kerr states that she could not support a DN-4 zoning along 5th Street.
- Commissioner Davis agrees with Commissioner Kerr.
- Discussion among Commissioners on the land use plan and how rezoning of property as not permitted as a matter of right but is determined by the circumstances with each particular property.
- Mr. Wright states that due to the collector street, he can see the DN-4 zoning.
- Mr. Haney requests that his rezoning request be modified to rezone to DN-3.
- Rezoning request is approved 6-0 as amended to DN-3.

12. Fire Truck **Conditional Use Permit***

405 Southwest A Street *(CU23-0015)*

Long-term Temporary Structure

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Will Kellstrom gives a background of the property and a previous conditional use permit.

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

* indicates item requires public hearing

- Commissioner Kerr asks the applicant on what happened to the food truck court plan.
- Casey Roberts, representative of the fire truck, states that he is a renter of the property and the food truck park idea was dissolved.
- Chairman Sanders closes the public hearing.
- Conditional Use Permit request is approved 6-0.

13. Hawk Moth Brewing **Conditional Use Permit***

1000 Southeast 5th Street *(CU23-0017)*

Manufacturing (Brewing)

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Conditional Use Permit request is approved 6-0.

14. Bentonville Outerbike 2023 **Conditional Use Permit***

1019 Southeast 8th Street *(CU23-0018)*

Long-term Temporary Use

- Mr. Adler provides an overview of the staff report.
- Condition of approval is changed to allow the permit from the 18th-23rd of October 2023.
- Chairman Sanders opens the public hearing.
- Chairman Sanders closes the public hearing.
- Condition of approval amended to; approval for a temporary event in the months of September, October, or November annually for each of the next 5 years contingent upon staff review and approval.
- Motion to amend the condition of approval as stated by Mr. Overstreet by Kerr, second by Hipp.
- Motion is approved 6-0 by voice vote.
- Conditional Use Permit request is approved 6-0.

15. Founders Classical Academy **Conditional Use Permit***

1300 Melissa Drive *(CU23-0019)*

School/Educational Facility

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Arron Boehmler of 705 SW Sterling Place, father of one of the students that attends the school, states that he supports the project and the school and states that the school has improved their traffic issues over the past few years.
- Chairman Sanders closes the public hearing.
- Conditional Use Permit request is approved 6-0.

Discussion on RZ23-0037 denial

- Seth Ellsworth of 1609 W Ash Rd in Rogers AR asks the Commission what zoning the Commission would like to see or prefer on the property?
- Commissioner Davis states that the Commission cannot give advice on what the zoning could be rezoned to as it may come back before the Commission with another rezone request.

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

* indicates item requires public hearing

I. Adjournment

- Motion by Wright, Second by Haynie. 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 June 20, 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 42 and 43 of Rolling Hills Subdivision, Eagle Point Ventures, LLC, 1101 Northeast 3rd Street, R-1, Low-Density Residential,** *LS23-0030*

   A lot split of Lots 1 and 2 of Rolling Hills Subdivision creating new Lots 42 and 43 of Rolling Hills Subdivision. The plat dedicates right-of-way along Northeast J Street to the Master Street Plan requirements. Two utility easements are being dedicated to serve the two new lots. No variances or waivers are associated with this plat.

2. **Property Line Adjustment: Lot 29, Block 9 of W. A. Burk's Addition, Main Monroe Holdings LLC, R-1, Low-Density Residential,** *PLA23-0014*

   A property line adjustment of Lots 1-6 of W. A. Burk's Addition into Lot 29 of W. A. Burk's Addition. The Plat dedicates a utility easement in the northwest corner of the right of way vacation. No variances or waivers are associated with this property line adjustment.

3. **Property Line Adjustment: Lots 16 and 17 of Curtis Heights Subdivision, John and Johnna Goins, 810 Northwest 13th Street, R-1, Low-Density Residential,** *PLA23-0015*

   A lot split of Lots 9 and 10 of Curtis Heights Subdivision creating new Lots 16 and 17 of Cuirtis Heights Subdivision. The plat dedicates right-of-way along Northwest 13th Street to the Master Street Plan requirements. Various utility easements are being dedicated to serve the two new lots. No variances or waivers are associated with this plat.

4. **Preliminary Plat: Reid Subdivision Phase 2, Srinivasa Bandaru, Southwest Rainbow Farm Road and Southwest Morningstar Road, R-1, Low-Density Single Family Residential,** *PP22-0006*

   A preliminary plat for Reid Subdivision Phase 2, creating 13 total lots, 2 of which are unbuildable. The plat provides stubs to the east and south for future development. A firetruck turnaround is proposed to encroach into Lot 12, which would be removed following future development to the south. Right-of-way is dedicated at the far northeast corner to round the corner at the intersection of Rainbow Farm and Morningstar. Sidewalks and street improvements will be completed per the Master Street Plan, and landscaping per the requirements of the Land Development Code. No variances or waivers are associated with this plat.

5. **Final Plat: Mountainbrook Subdivision, Bentonville Housing Partners Limited Partnership, Ginn Road and SW Gneiss Avenue and SW Gypsum Avenue, R-2, Medium Density Two Family and Townhome,** ***FP22-0006***

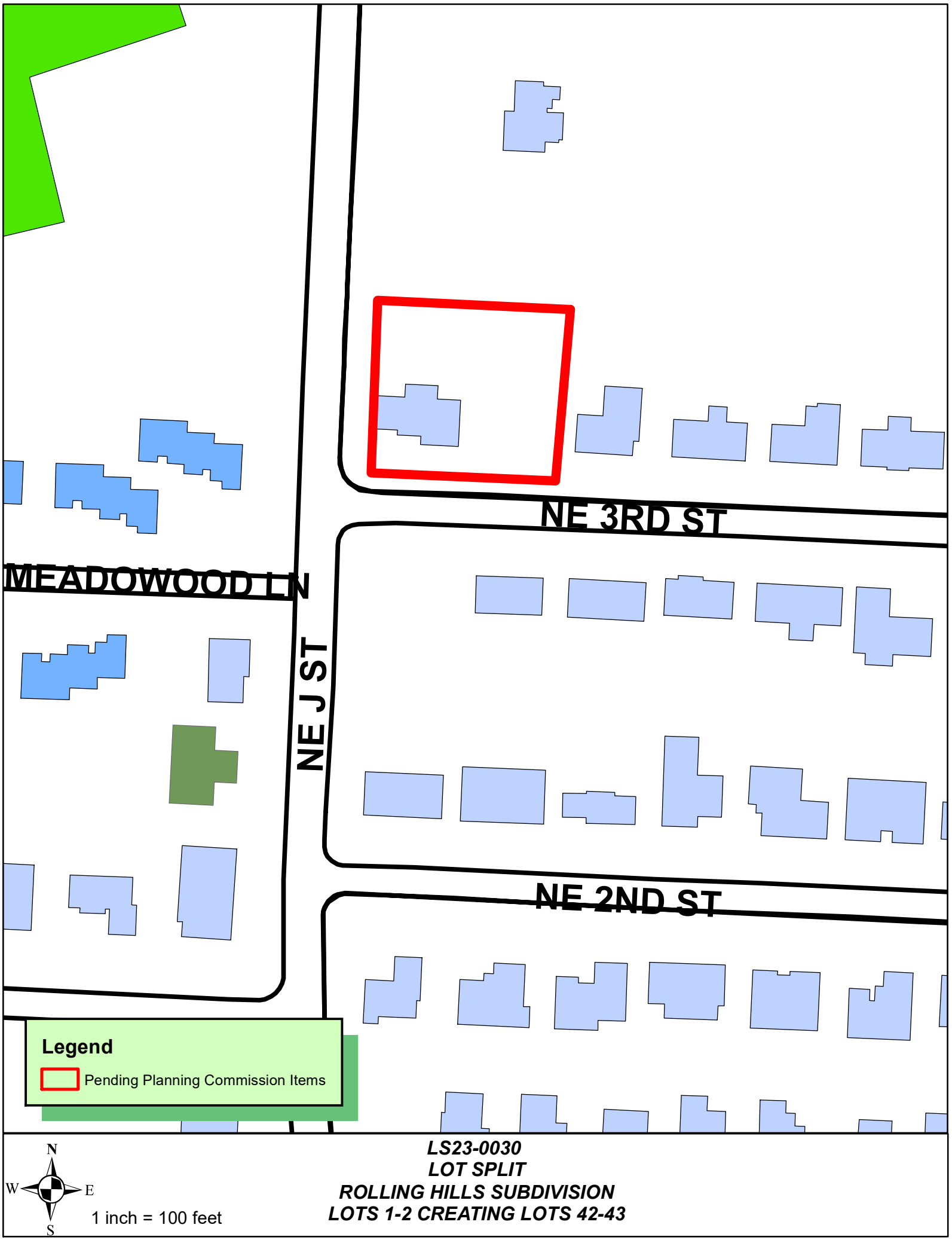
   A final plat for Mountainbrook Subdivision, creating 83 duplex and patio home lots and one non-buildable lot that will be utilized for stormwater management. The plat provides street stubs for future connections to the south and east and the main access into the subdivision will be from Ginn Road. Adequate Right-of-way is dedicated by this plat along Ginn Road per the Bentonville Master Street Plan. Both Bentonville water and sewer service has been extended to the subdivision providing public utility connection for the newly created lots. Sidewalks and street improvements have been completed per the Master Street Plan, and landscaping per the requirements of the Land Development Code. No variances or waivers are associated with this plat. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to approval of a final plat.

6. **Final Plat: Poigai Estates Phase 1, Pagan Incorporated, Southwest 28th Street and Southwest Bright Road, R-2, Medium Density Two Family and Townhome Residential and R-3, High Density Multifamily Residential,** ***FP23-0003***

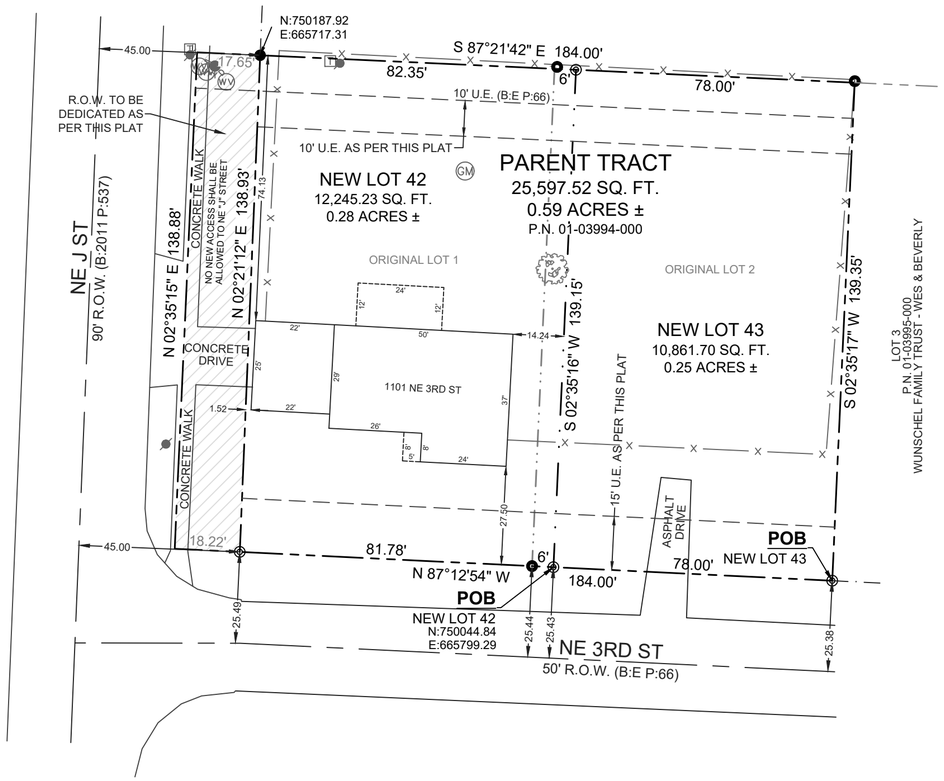
   A final plat for Phase 1 of Poigai Estates, creating 31 duplex lots, and 2 multifamily lots. The plat provides street stubs for future connections at the east side of the property and dedicates ROW for the Bright Road extension. Adequate ROW is dedicated for all new streets as well as 28th Street. Both Bentonville water and sewer service has been extended to the subdivision providing public utility connection for the newly created lots. Sidewalks and street improvements have been completed per the Master Street Plan, and landscaping per the requirements of the Land Development Code. No variances or waivers are associated with this plat. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to approval of a final plat.

7. **Large-Scale Development Extension: Artspace, Crystal Bridges-Museum of American Art, Inc., 701 SE 8th Street, PUD, Planned Unit Development, LSD21-0063**

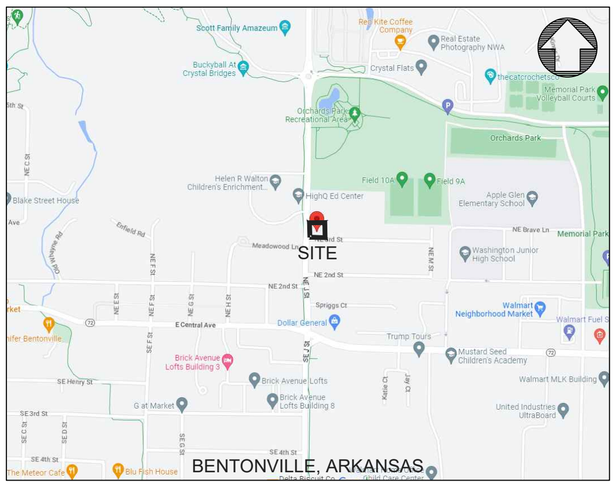
   Planning Commission originally approved this Large-Scale Development on 12-7-2021 and the applicant is now requesting an extension before the original approval expires. The subject property is currently zoned PUD, Planned Unit Development. A Large-Scale Development proposed the development of 50 residential units. Seventy-five (75) parking spaces are required and seventy-five (75) are provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the project will be achieved through a two ingress/egress point onto SE G Street. The primary materials on the exterior of the building include metal panel and cementitious panel.



LS23-0030
LOT SPLIT
ROLLING HILLS SUBDIVISION
LOTS 1-2 CREATING LOTS 42-43



OWNERSHIP INFORMATION:
EAGLE POINT VENTURES LLC
306 NE J ST
BENTONVILLE, AR 72712



VICINITY MAP
(N.T.S.)

LEGEND

- FOUND REBAR
- FOUND PIPE
- SET 1/2" IRON PIN W/CAP
- UTILITY POLE
- TELEPHONE RISER
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- DECIDUOUS TREE
- PROPERTY LINE
- NEW LOT LINE PER THIS PLAT
- LOT LINE REMOVED PER THIS PLAT
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- FENCE LINE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

NOTES:

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

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

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK 2005, PAGE 347.

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 BENTON COUNTY REQUIREMENTS. FOR MORE INFORMATION VISIT https://bentoncountyar.gov/county-planning/ OR CALL THE BENTON COUNTY PLANNING OFFICE AT 479-464-6166

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

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

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

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

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

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

13. NO NEW ACCESS SHALL BE ALLOWED TO NE "J" STREET.

PARENT DESCRIPTION:
FROM L201962747.001

LOT 1, ROLLING HILLS SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORD IN PLAT RECORD "E" AT PAGE 66. EXCEPT THAT PART OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE PROPERTY DESCRIBED IN WARRANTY DEED BOOK 371 AT PAGES 87-89; THENCE SOUTH 87°17'51" EAST (EAST RECORD) ALONG THE NORTH LINE THEREOF 2.67 FEET; THENCE LEAVING NORTH LINE SOUTH 02°24'18" WEST 111.04 FEET; THENCE SOUTH 01°59'48" WEST 28.96 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF THEREOF NORTH 87°17'51" WEST (WEST RECORD) 2.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE THEREOF NORTH 02°13'13" EAST (NORTH RECORD) 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 345 SQUARE FEET, MORE OR LESS;

AND
LOT 2, ROLLING HILLS SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT RECORD "E" AT PAGE 66.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

NEW LOT 42:

PART OF LOTS 1 & 2, ROLLING HILLS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE N 87°12'54" W A DISTANCE OF 81.78 FEET TO THE EAST RIGHT-OF-WAY OF NE J STREET; THENCE N 02°21'07" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 138.93 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 87°21'42" E A DISTANCE OF 88.36 FEET; THENCE S 02°35'16" W A DISTANCE OF 139.15 FEET; THENCE N 87°12'54" W A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 12245.23 SQUARE FEET, OR 0.281 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 43:

PART OF LOT 2, ROLLING HILLS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

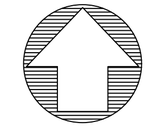
BEGINNING AT THE SE CORNER OF SAID LOT 2; THENCE N 87°12'54" W A DISTANCE OF 78.00 FEET; THENCE N 02°35'16" E A DISTANCE OF 139.15 FEET; THENCE S 87°21'42" E A DISTANCE OF 78.00 FEET; THENCE S 02°35'17" W A DISTANCE OF 139.35 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 10861.70 SQUARE FEET, OR 0.249 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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



30 0 15 30 60 120

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CITY OF BENTONVILLE PROJECT #LS23-0030

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: 04/20/2023

LOT SPLIT OF LOTS 1& 2
CREATING LOTS 42 & 43
ROLLING HILLS SUBDIVISION

NE J STREET & NE 3RD STREET
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
23-085	ASG	RJC	1 OF 1

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1 & 2 OF ROLLING HILLS SUBDIVISION; CREATING NEW LOT 42 & 43 OF ROLLING HILLS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES. (PROJECT NUMBER: LS23-0030)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 1 & 2 OF ROLLING HILLS SUBDIVISION, creating new LOT 42 & 43 OF ROLLING HILLS SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on June 20, 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 & 2 OF ROLLING HILLS SUBDIVISION creating new LOT 42 & 43 OF ROLLING HILLS 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:

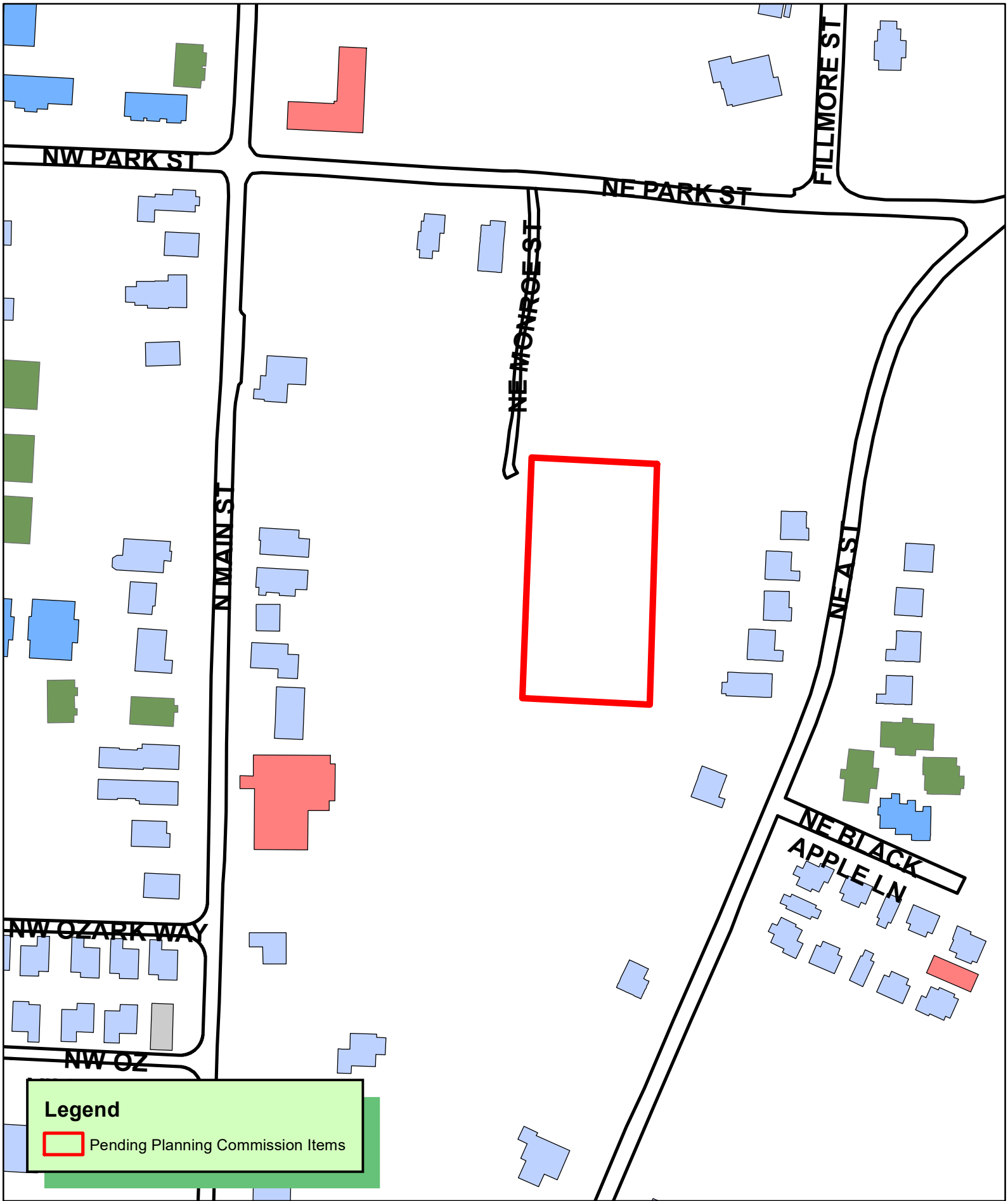
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 150 feet

PLA23-0014
PROPERTY LINE ADJUSTMENT
W A BURKS ADDITION
LOTS 1-6 BLOCK 9 CREATING LOT 29

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT

LOTS 1, through 6, BLOCK 9

W. A. BURK'S ADDITION

Creating Lot 29, BLOCK 9

BENTONVILLE, ARKANSAS

SURVEY 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 easements which were known 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 the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2009, Page 50118 and Plats O-156 and 16-40 filed at the court house in Benton County, Arkansas.

4. Basis of Bearings: The West Boundary of Section 28, T-20-N, R-31-W per a Plat Book 2009, Pg. 380.

5. Basis of Elevation: NAVD88, checking with OPUS.

6. This survey is valid only if the drawing includes the seal and signature of the surveyor.

7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

8. No abstract of title, title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

10. The hereon described property is classed Rural.

11. This property is zoned R-1 (Residential).

12. Building setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. Visit www.bentonvilleplanning.com or call the Planning Dept. at 479-271-3122 for more information.

13. No building setback lines are shown graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

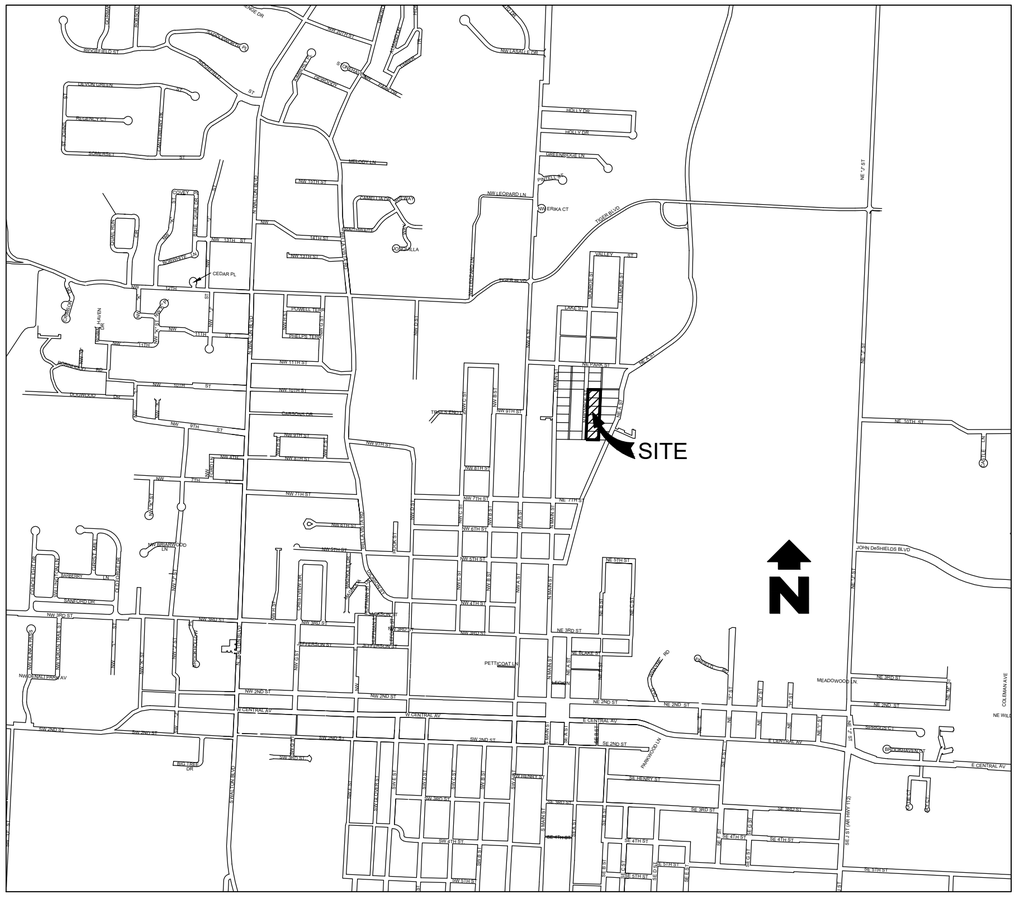
14. Subsurface and environmental conditions were not examined nor considered a part of this survey.

15. 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 and or structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

16. 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.

CITY REQUIRED NOTES

1. *There may not be fences or other structures built in any drainage easement.*
2. *Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.*
3. *Public Water is available only by extending a water main from NW Park Street.*
   Public Sewer is only available by residential pump and force main to Manhole 361-616
   Owner/Developer shall coordinate with all local utilities for any future need for water and/or sewer.
   Electric service is available on the site.
4. *Before any work in the right of way commences, contractor or owner is to obtain a right of way permit from the City of Bentonville Transportation Department.*
5. *All structures must maintain minimum of 20' clearances from all electric lines.*
6. *New structures must maintain a minimum 20' clearance from all electric lines*
7. *Contact the service coordinator for Bentonville Electric at 479-271-3139 for questions about equipment conflicts or service needs.*
8. *Any cost associated with relocating Bentonville Electric appurtenances will be the responsibility of the owner/developer and shall include labor, materials, loss of equipment, including but not limited to wire, conduit, elbows, etc.*
9. *There are no waivers, variances and/or conditional uses existing, or requested, at the time of preparing this plat. However the vacation of a portion of the NW Monroe Street Right-of-way is going through the vacation process and this plat includes the portion of Monroe Street that will revert to this owner at the completion of the vacation process.*



VICINITY MAP

Not to Scale

ATLAS PAGE # 361

OWNER
Main Monroe Holdings LLC
6905 S. 1300 E #477
Cottonwood Heights, Utah
84047-1817
mtaylor@bluecrane.us

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 28, 2007.

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

DEED DESCRIPTION PARCEL ID # 01-04544-000:

LOTS 1, THROUGH 6, (INCLUSIVE) BLOCK 9, W.A. BURK'S ADDITION AND ONE HALF OF THE VACATED MONROE STREET RIGHT OF WAY ALL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK "A", PAGES 81 AND PLAT BOOK "A" AT PAGE 119.

LOT 29 DESCRIPTION:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 9, W.A. BURK'S ADDITION AND ONE HALF OF THE VACATED MONROE STREET RIGHT OF WAY ALL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD L201905928, IN THE PUBLIC RECORDS OF BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 9, W.A. BURK'S ADDTION AS SHOWN IN PLAT BOOK L201905928, BEING A FOUND ⅝" REBAR WITH CAP #1002 ON THE EAST WAY OF THE N.E. MONROE STREET VACATED PER ORDINANCE # _____, FILED AS DOCUMENT # _____ ; THENCE ALONG THE NORTH LINE OF SAID LOT 6 OF BLOCK 9, S87°06'57"E 154.47 FEET TO A FOUND " REBAR WITH CAP #1002; THENCE ALONG THE WEST LINE OF A PLATTED ALLEY AS SHOWN ON PLATS "A" 81 AND 119, AND SHOWN ON PLAT L201905928, S01°40'57"W 296.64 FEET TO A FOUND ¾" REBAR WITH CAP #1002 BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 9 OF SAID W.A. BURK'S ADDITION; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N87°07'05"W 182.47 FEET TO A SET 5/8" REBAR WITH CAP #1002 BEING THE CENTER OF THE VACATED MONROE STREET RIGHT OF WAY; THENCE ALONG THE CENTERLINE OF THE SAID VACATED RIGHT OF WAY, N02°16'26"E 296.60 FEET TO A SET ⅝" REBAR WITH CAP #1002; THENCE S87°06'57"E 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 53,682 SQ FT OR 1.23 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

UTILITY EASEMENT DESCRIPTION:

A PUBLIC UTILITY EASEMENT BEING 10' WIDE AND RUNNING ALONG AND PARALLEL TO THE NORTH LINE OF THE EAST ONE HALF OF THE N.E. MONROE STREET RIGHT OF WAY BETWEEN BLOCK 5 AND BLOCK 9 OF W.A. BURK'S ADDITION AS VACATED BY ORDINANCE #_____ AND FILED IN RECORD #____

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 use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

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 Chairman

Signed _____
Mayor, City of Bentonville

Signed _____
City Clerk, City of Bentonville

SURVEYOR'S CERTIFICATE:

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

Date of Execution: _____

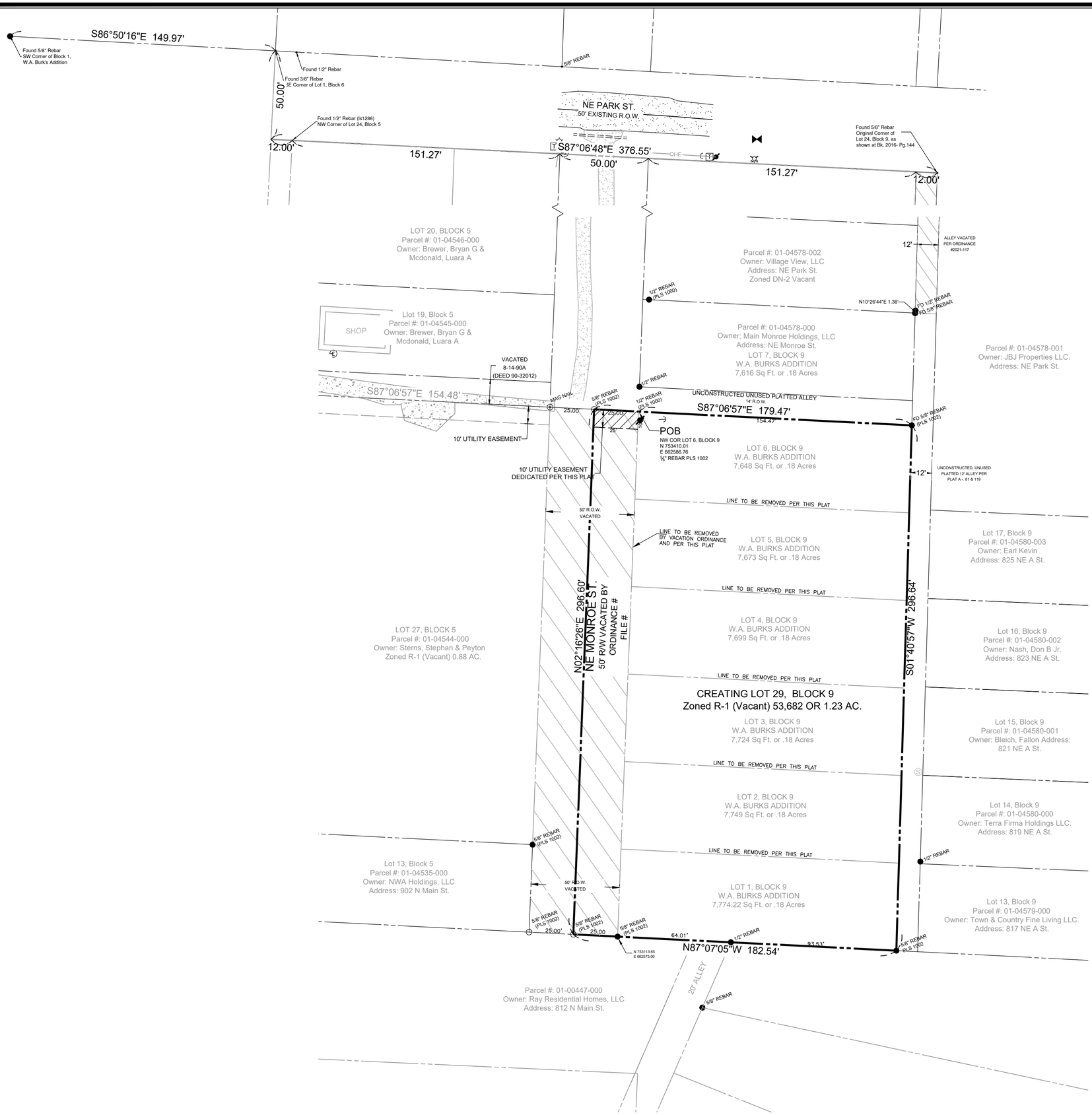
_____
C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

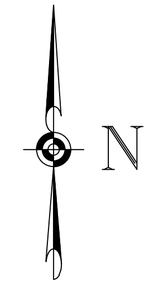
CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

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

COB PROJECT # PLA23-0014

23024 LOT COMBINATION W.A. BURK'S ADDITION





BASIS OF BEARINGS:

ARKANSAS-NORTH
STATE PLANE GRID
FOUND 5/8" REBAR BEING THE SW CORNER OF
LOT 2-A OF DEMMING'S SECOND ADDITION
N: 753110.429
E: 662638.919
CONVERGENCE: -01°17'03.56171"

SITE LEGEND

- FOUND MAGNAIL W/WASHER (AR1002)
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- UTILITY POLE
- GUYWIRE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE RISER
- SIGN
- LIGHT POLE
- GAS METER
- SEWER MANHOLE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- CONCRETE
- GRAVEL

NOTE:

Monroe Street is an undeveloped street and no physical centerline exists at the time of this plat.

COB PROJECT # PLA23-0014

OWNER:
MAIN MONROE HOLDINGS, LLC
125 WEST CENTRAL SUITE 200
BENTONVILLE, AR 72712
mtaylor@BLUECRANE.US

SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: COMBINING LOTS 1 THROUGH 6 OF BLOCK 9 OF W.A. BURK'S ADDITION CREATING LOT 29 OF BLOCK 9 W.A. BURK'S ADDITION BENTONVILLE, ARKANSAS

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

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9222

PLS:	Ed Gray
CAD:	KB
FIELD:	MJH
SCE PROJECT #:	23024
DATE:	05/15/2023
SHEET:	2 OF 2

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1-6, BLOCK 9 OF W. A. BURK'S ADDITION; CREATING NEW LOT 29, BLOCK 9 OF W. A. BURK'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA23-0014)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 1-6, BLOCK 9 OF W. A. BURK'S ADDITION; creating new LOT 29, BLOCK 9 OF W. A. BURK'S ADDITION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 20, 2023;

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

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

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

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

Section 1: That the property line adjustment of LOTS 1-6, BLOCK 9 OF W. A. BURK'S ADDITION creating new LOT 29, BLOCK 9 OF W. A. BURK'S ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

NW 14TH ST
N WALTON BLVD
NW 13TH ST
APPLE GLEN ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
PLA23-0015
PROPERTY LINE ADJUSTMENT
CURTIS HEIGHTS SUBDIVISION
LOTS 9-10 CREATING LOTS 16-17
THE CITY OF
BENTONVILLE

OWNER DEVELOPER

JOHN & JOHNNA GOINS,
810 NW 13TH ST
BENTONVILLE AR 727
(417) 437-5921

SURVEYOR

OWN, INC.
ADDRESS: 5311 VILLAGE PKWY,
ROGERS, AR 72758
PHONE (479) 286-8181
INFO@WEAREOWN.COM

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: _____

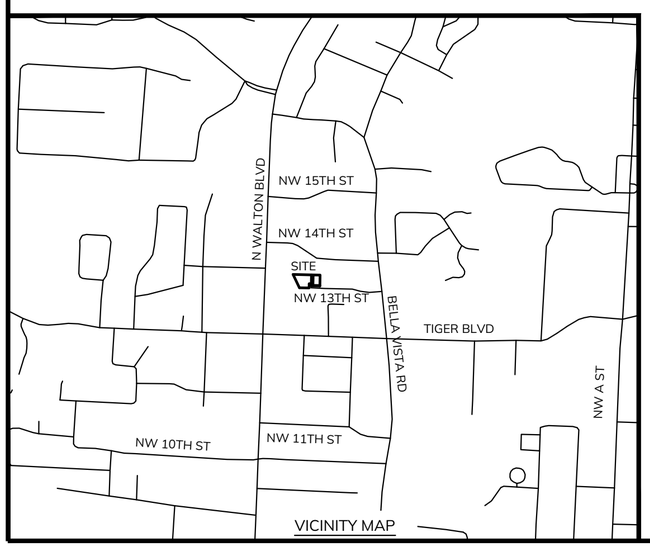
SIGNED :_____
JOHN GOINS

SIGNED :_____
JOHNNA GOINS

OWNERS ADDRESS:_____

_____

SOURCE OF TITLE: INSTR. L202123637 & INSTR. L202274538



VICINITY MAP

NOTES

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF LOT 9 AND LOT 10, CURTIS HEIGHTS PER PLAT BK. H, PG 38,
2. NO TITLE REPORT, TITLE RESEARCH OR TITLE COMMITMENT WERE PROVIDED TO SURVEYOR AT THE TIME OF SURVEY.
3. THIS SURVEY MEETS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR PROPERTY CLASS A (URBAN AREA DESIGNATION).
4. BASIS OF BEARINGS: NAD83 STATE PLANE COORDINATE SYSTEM, NORTH ZONE ESTABLISHED BY OPUS.
5. CURRENT ZONING : R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL).
6. FRONT SETBACK 25' PER VARIANCE VAR22-0019.
7. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
8. FRONT SETBACK - 25 FEET PER VARIANCE VAR22-0019
9. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
10. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
11. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
12. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
13. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
14. 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.
15. FIELD VISIT: 05/02/2023.

SETBACK CHART

ZONED: R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

FRONT SETBACK - 25 FEET PER VAR22-0019
SIDE (INTERIOR) SETBACK - 7 FEET
SIDE (EXTERIOR) SETBACK - 20 FEET
REAR SETBACK - 25 FEET

SURVEY DESCRIPTION PUBLIC R/W

PART OF LOT 9 AND LOT 10, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR AT THE SOUTHEAST CORNER OF LOT 11 OF SAID CURTIS HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH RIGHT OF WAY OF NW 13TH ST., N88°45'51"W 80.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT OF WAY, N88°45'51"W 80.00 FEET TO A FOUND MAG NAIL WITH WASHER PLS 1759; THENCE N01°14'09"E 5.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, S88°45'51"E 80.00 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 ON THE EAST LINE OF SAID LOT 10; THENCE ALONG SAID EAST LINE , S01°14'09"W 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 400 SQUARE FEET OR 0.01 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE COMMUNITY DEVELOPMENT DIRECTOR

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS IN NOT A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGAL DESCRIPTION LOT 9

ALL OF LOT 9, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION LOT 10

ALL OF LOT 10, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION LOT 17

PART OF LOT 10, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR AT THE SOUTHEAST CORNER OF LOT 11 OF SAID CURTIS HEIGHTS SUBDIVISION;

THENCE N88°45'51"W 80.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE ALONG THE EAST LINE OF SAID LOT 10, N01°14'09"E 5.00 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE N88°45'51"W 61.41 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N01°14'09"E 97.71 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 ON THE NORTH LINE OF SAID CURTIS HEIGHTS SUBDIVISION; THENCE ALONG SAID NORTH LINE S88°45'51"E 61.41 FEET TO A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE S01°14'09"W 97.71 FEET TO THE POINT OF BEGINNING, CONTAINING 6,001 SQUARE FEET OR 0.14 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION LOT 16

ALL OF LOT 9 AND PART OF LOT 10, CURTIS HEIGHTS SUBDIVISION, PER PLAT BK. H, PG 38, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR AT THE SOUTHEAST CORNER OF LOT 11 OF SAID CURTIS HEIGHTS SUBDIVISION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 11, N88°45'51"W 80.11 FEET TO THE EAST LINE OF SAID LOT 10; THENCE ALONG SAID EAST LINE, N01°14'09"E 5.00 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N88°45'51"W 61.41 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING;

THENCE N88°45'51"W 18.59 FEET TO A FOUND MAG NAIL WITH WASHER PLS 1759 AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE WEST LINE OF SAID LOT 10, N01°14'09"E 15.00 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTH LINE OF SAID LOT 9 THE FOLLOWING (3) THREE COURSES:

1.) N88°45'51"W 20.00 FEET TO A FOUND MAG NAIL WITH WASHER PLS 1759;
2.) S01°14'09"W 40.00 FEET TO A FOUND REBAR WITH CAP PLS 1759;
3.) N88°45'51"W 90.25 FEET TO A FOUND REBAR WITH CAP PLS 1759 AT THE SOUTHWEST CORNER OF SAID LOT 9;
THENCE N25°17'22"W 137.15 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1759 AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH LINE OF SAID LOT 9, S88°45'51"E 171.50 FEET TO THE NORTHWEST CORNER OF LOT 10; THENCE ALONG THE NORTH LINE OF SAID LOT 10, S88°45'51"E 18.59 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE DEPARTING SAID NORTH LINE, S01°14'09"W 97.71 FEET TO THE POINT OF BEGINNING, CONTAINING 18,304 SQUARE FEET OR 0.42 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

I, NIKOLAY NEDKOV, 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. 1759
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.1759
SIGNATURE
NIKOLAY NEDKOV
PROFESSIONAL LAND SURVEYOR

STATE PLAT CODE: 500-20N-30W-0-19-330-04-1759

CITY OF BENTONVILLE PROJECT NO PLA23-0015

OWN
Engineering beyond.™
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.

FIELD BY:	NKN
DRAWN BY:	NKN
CHECK BY:	NKN
DATE:	5/8/23
FIELD BOOK:	
JOB NUMBER:	23R020025

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ADDRESS COMMENTS	5/30/23	NKN
2	ADDRESS COMMENTS	6/12/23	NKN
3	ADDRESS COMMENTS	6/19/23	NKN
4	ADDRESS COMMENTS	6/20/23	NKN

COPYRIGHT OWN, INC. 2023

JOHN GOINS

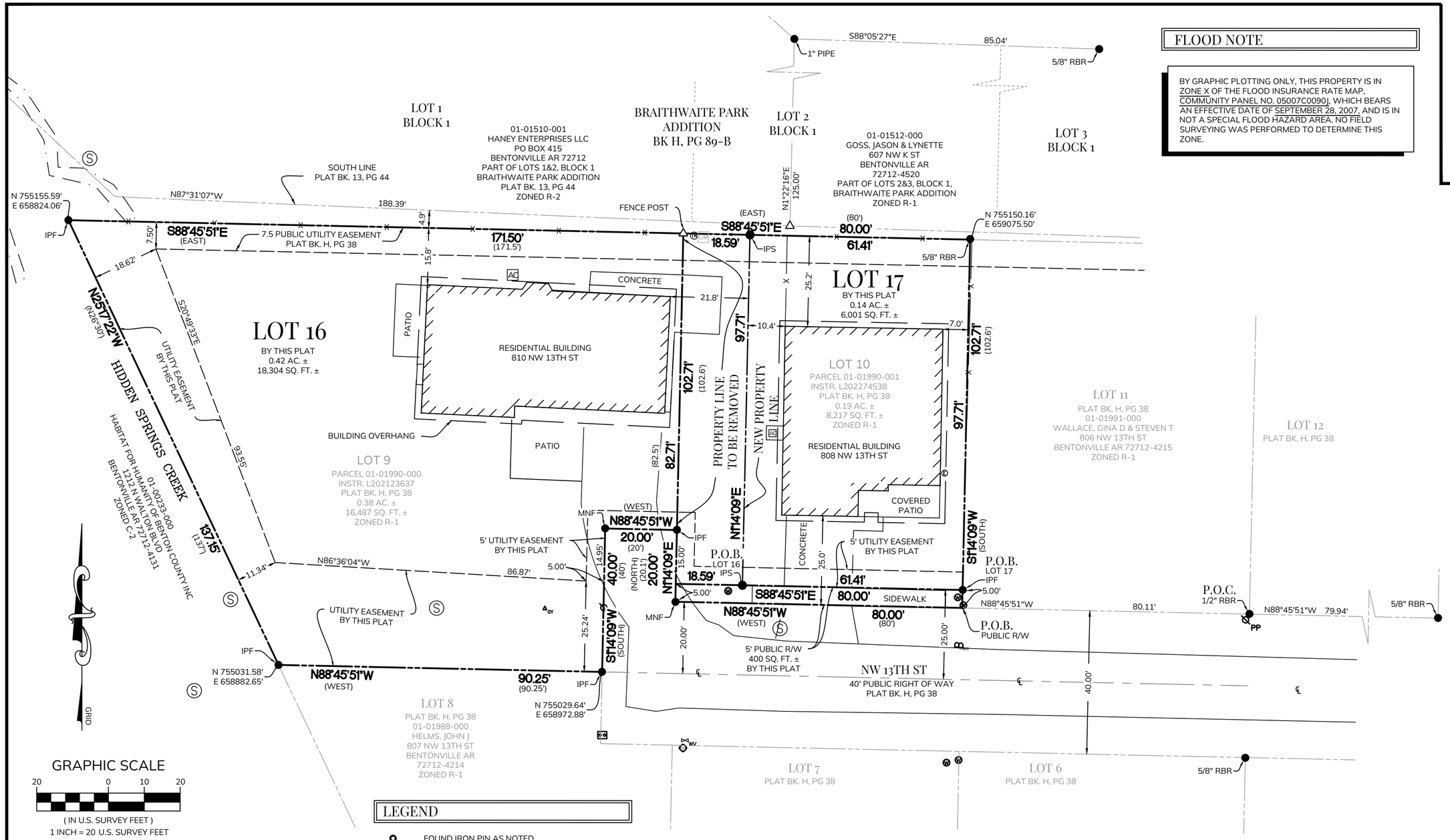
PROPERTY LINE ADJUSTMENT
LOT 9 AND LOT 10
CREATING LOT 16 AND LOT 17
CURTIS HEIGHTS
SW1/4 SW1/4 SECTION 19 T20N R30W
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0323

SHEET NUMBER
1
OF 2

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS IN NOT A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



GRAPHIC SCALE

20 0 10 20

(IN U.S. SURVEY FEET)

1 INCH = 20 U.S. SURVEY FEET

LEGEND

	FOUND IRON PIN AS NOTED
IPF	FOUND 5/8" REBAR WITH CAP PLS 1759
MNF	FOUND MAG NAIL WITH WASHER PLS 1759
IPS	SET 5/8" PIN WITH CAP "PLS 1759"
	COMPUTED POINT
PP GY	POWER POLE W/ GUY
S	SANITARY SEWER MANHOLE
	SIGN / WITNESS POST
FH	FIRE HYDRANT
WV	WATER VALVE
GM	GAS METER
SCO	SEWER CLEANOUT
	WATER METER
MB	MAIL BOX
GY	GUY WIRE
AC	AIR CONDITIONER
	PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	ADJACENT LOTS / PARCELS
(XXXX)	RECORD CALL PER PLAT BK. H, PG 38
	TOP & TOE OF CREEK
X	WOODEN FENCE
	ORIGINAL LOT LINE BRAITHWAITE PARK ADDITION BK H, PG 89-B

Anderson Engineering Inc. No. 335 — CERTIFICATE OF AUTHORIZATION — ARKANSAS

REGISTERED — STATE OF ARKANSAS NO.1759 — SIGNATURE — NIKOLAY NEDKOV — PROFESSIONAL LAND SURVEYOR

STATE PLAT CODE: 500-20N-30W-0-19-330-04-1759

OWN — Engineering beyond.™
5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM
FORMERLY ANDERSON ENGINEERING

DRAWING INFO.

FIELD BY:	NKN
DRAWN BY:	NKN
CHECK BY:	NKN
DATE:	5/8/23
FIELD BOOK:	
JOB NUMBER:	23R020025

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ADDRESS COMMENTS	NKN	5/30/23
2	ADDRESS COMMENTS	NKN	6/12/23
3	ADDRESS COMMENTS	NKN	6/19/23
4	ADDRESS COMMENTS	NKN	6/20/23

COPYRIGHT OWN, INC. 2023

JOHN GOINS

PROPERTY LINE ADJUSTMENT
LOT 9 AND LOT 10
CREATING LOT 16 AND LOT 17
CURTIS HEIGHTS

SW1/4 SW1/4 SECTION 19 T20N R30W
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0323

SHEET NUMBER
2
OF 2

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 9 & 10 OF CURTIS HEIGHTS SUBDIVISION; CREATING NEW LOTS 16 & 17 OF CURTIS HEIGHTS SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: PLA23-0015)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 9 & 10 OF CURTIS HEIGHTS SUBDIVISION; creating new LOTS 16 & 17 OF CURTIS HEIGHTS SUBDIVISION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 20, 2023;

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

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

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

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

Section 1: That the property line adjustment of LOTS 9 & 10 OF CURTIS HEIGHTS SUBDIVISION creating new LOTS 16 & 17 OF CURTIS HEIGHTS SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

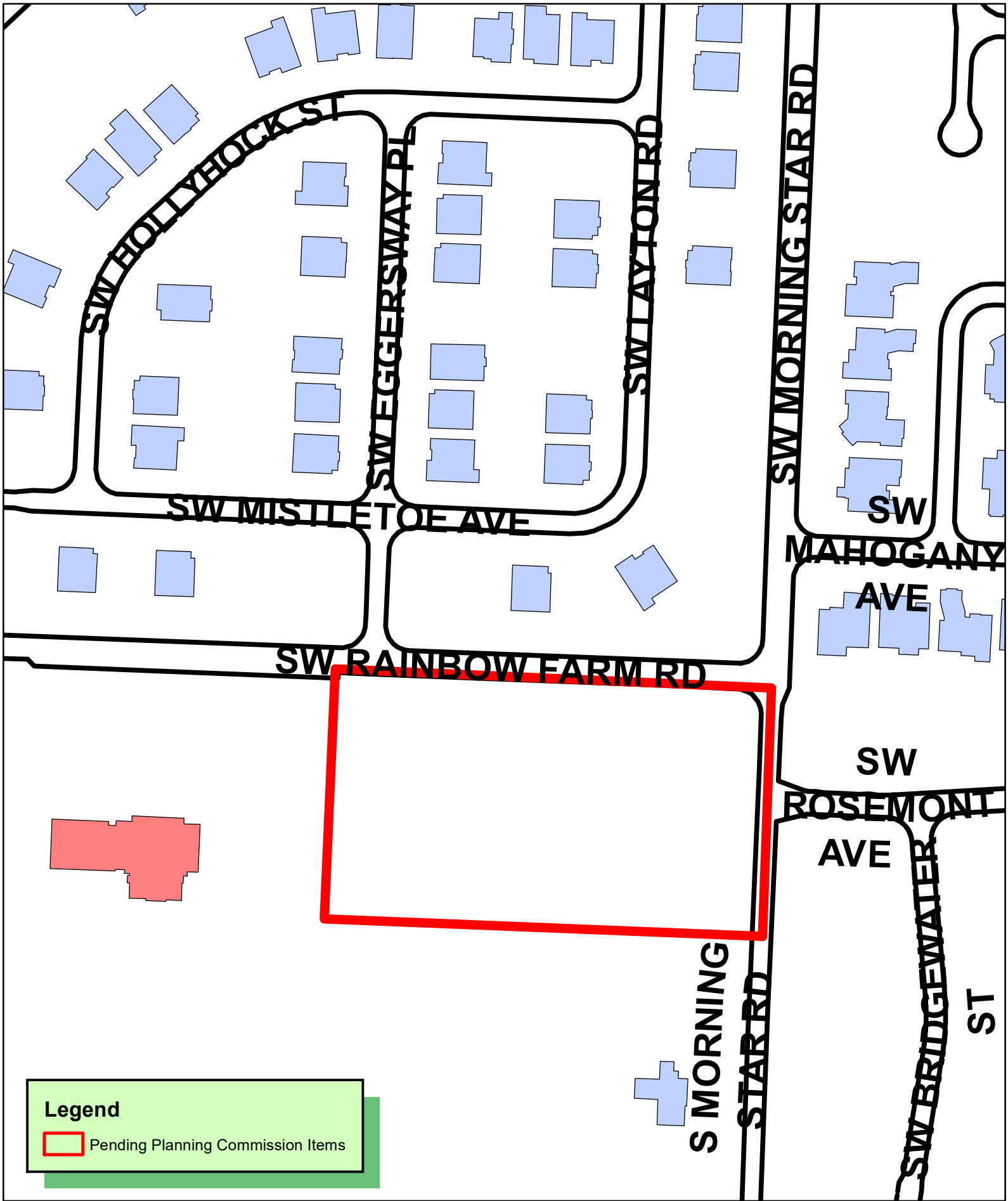
_____

Stephanie Orman, Mayor

ATTEST:

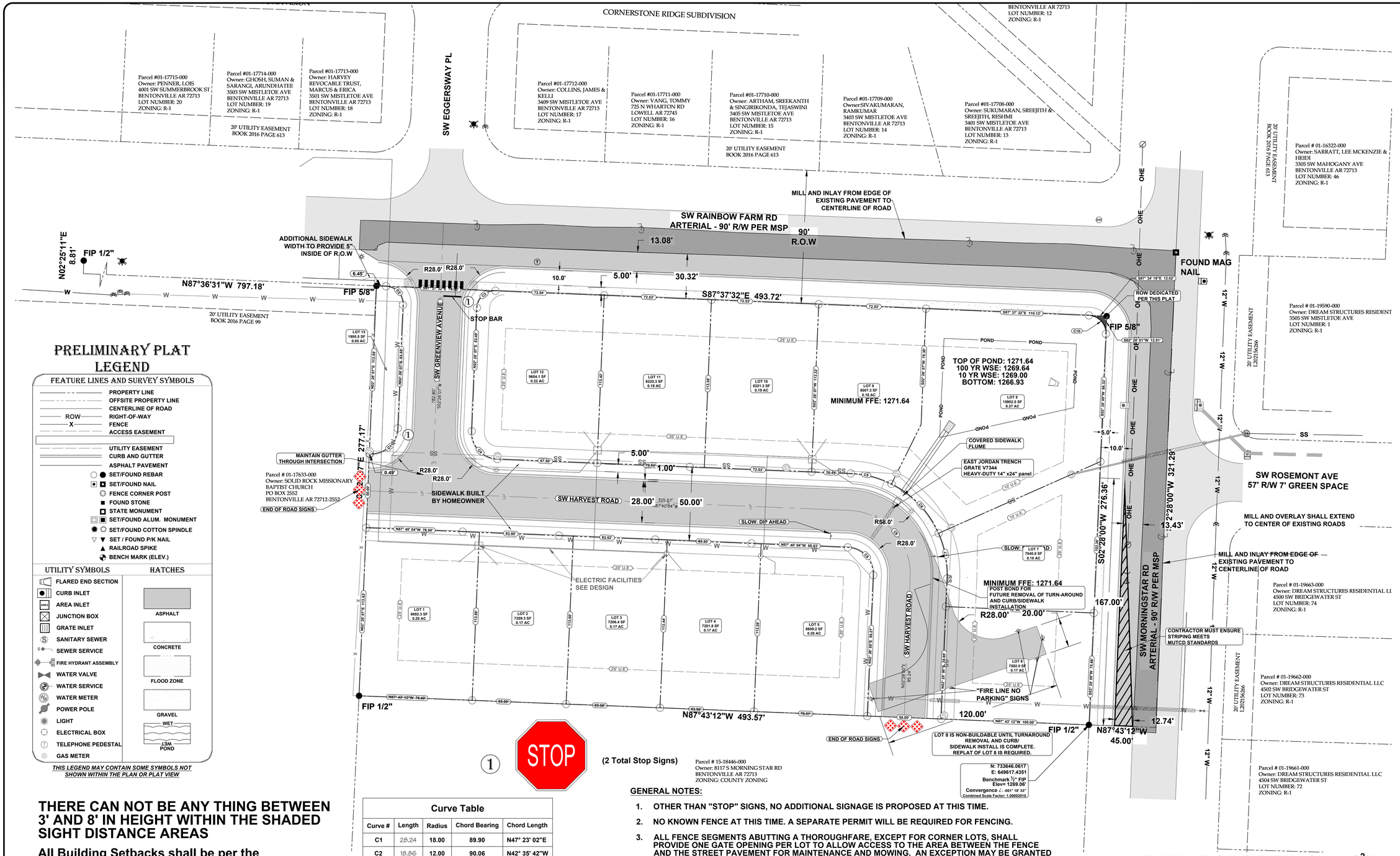
_____

Kirby Romines, City Clerk



PP22-0006
PRELIMINARY PLAT
REID SUBDIVISION PHASE 2

R:_SWOPE\21-211 SRI SUBDIVISION\CIVIL DRAWINGS\21-211 SRI PR.DWG - PLOTTED ON 5/10/2023 11:10:10 AM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- WET POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

THERE CAN NOT BE ANY THING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT DISTANCE AREAS

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

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, Effective Date June 05, 2012.

WETLANDS INFORMATION

There are no known Wetlands on this Site.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	28.24	18.00	89.90	N47° 23' 02"E
C2	18.86	12.00	90.06	N42° 35' 42"W
C3	18.84	12.00	89.94	N47° 24' 18"E
C4	28.31	18.00	90.10	N42° 36' 58"W
C5	28.66	68.00	24.15	N75° 35' 36"W
C6	47.03	68.00	39.63	N43° 42' 13"W
C7	31.28	68.00	26.36	N10° 42' 39"W
C8	28.32	18.00	90.13	N42° 36' 02"W
C9	67.65	43.00	90.13	N42° 36' 02"W
C10	18.87	12.00	90.09	S42° 34' 46"E

(2 Total Stop Signs)

Parcel # 15-18446-000
Owner: 8117 S MORNING STAR RD
BENTONVILLE AR 72713
ZONING: COUNTY ZONING

GENERAL NOTES:

1. OTHER THAN "STOP" SIGNS, NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS TIME.
2. NO KNOWN FENCE AT THIS TIME. A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
3. ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNERS' ASSOCIATION THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.
4. PROJECT IS NOT WITHIN THE AIRPORT ZONE.
5. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
6. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER SHALL OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION.
7. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
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.

TAPER LENGTH (ARTERIAL) L= WS²/155 = 12.74X(45)²/155 = 167 FT

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON A ½" FOUND IRON PIN FOR THE SE CORNER OF LOT 1 , CONVERGENCE ANGLE -001°18' 33", COMBINED SCALE FACTOR: 1.00002010.

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
5/10/23

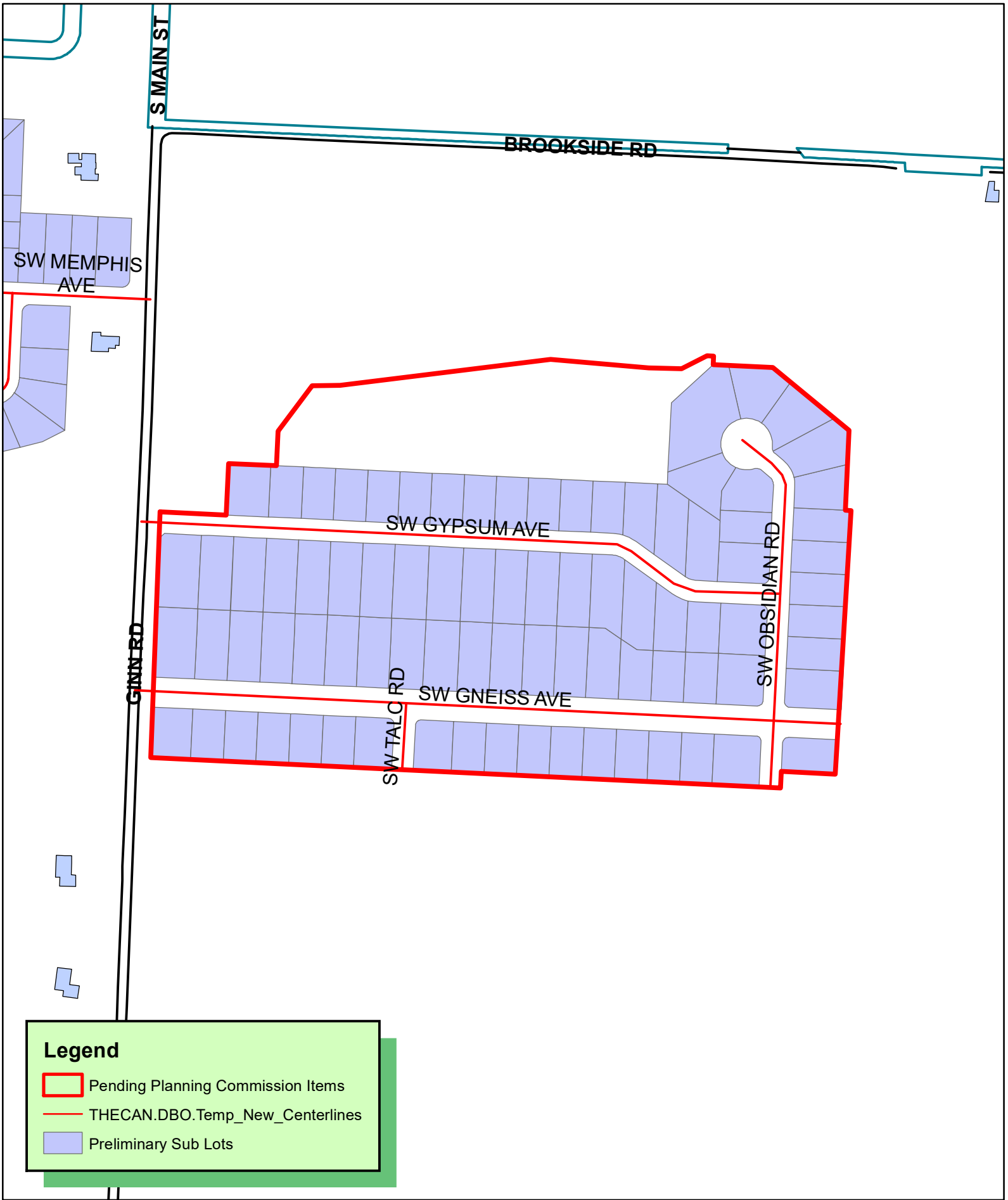
PRELIMINARY PLAT

PROJECT NAME
PRELIMINARY PLAT OR LSD
OWNER
OWNER ADDRESS LINE 1
OWNER ADDRESS LINE 2

NO.	DATE	REVISION
1	2/14/2023	FIRST SUBMITTAL
--	----------	----------
--	----------	----------
--	----------	----------
--	----------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 21-211
SUBMITTAL DATE: 2/14/2023	CITY NUMBER: PP22-0006
DRAWING NAME: 21-211 SRI PR.DWG	
SHEET NUMBER: C2.0	



N
W E
S

1 inch = 283 feet

FP22-0006
FINAL PLAT
MOUNTAINBROOK SUBDIVISION

THE CITY OF BENTONVILLE

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.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°19'47.00"
COMBINED SCALE FACTOR: 0.99996216
VALUE CALCULATED AT THE P.O.B. CORNER OF THIS SURVEY,

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.77'	S87° 15' 55"E
L2	20.00'	S2° 44' 05"W
L3	13.01'	S87° 15' 55"E
L4	7.00'	N87° 15' 55"W
L5	38.00'	S2° 44' 05"W
L6	24.37'	S50° 29' 36"E
L7	24.37'	S50° 29' 36"E
L8	17.19'	N47° 44' 05"E
L9	5.94'	S42° 15' 55"E
L10	6.10'	N47° 44' 05"E
L11	28.38'	N2° 44' 05"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.51'	55.00'	32°49'47"	N70° 51' 01"W	31.09'
C2	60.16'	105.00'	32°49'47"	N70° 51' 01"W	59.34'
C3	31.51'	55.00'	32°49'47"	S70° 51' 01"E	31.09'
C4	60.16'	105.00'	32°49'47"	S70° 51' 01"E	59.34'
C5	21.21'	13.50'	90°00'00"	N42° 15' 55"W	19.09'
C6	21.21'	13.50'	90°00'00"	S47° 44' 05"W	19.09'
C7	21.21'	13.50'	90°00'00"	N47° 44' 05"E	19.09'
C8	21.21'	13.50'	90°00'00"	N42° 15' 55"W	19.09'
C9	23.23'	25.00'	53°13'41"	N23° 52' 46"W	22.40'
C10	69.68'	75.00'	53°13'41"	N23° 52' 46"W	67.20'
C11	18.19'	18.50'	56°20'55"	N78° 40' 04"W	17.47'
C12	18.19'	18.50'	56°20'55"	S22° 19' 09"E	17.47'
C13	306.51'	60.00'	292°41'49"	S39° 30' 24"W	66.50'
C14	21.21'	13.50'	90°00'00"	N47° 44' 05"E	19.09'
C15	21.21'	13.50'	90°00'00"	S42° 15' 55"E	19.09'
C16	21.21'	13.50'	90°00'00"	N42° 15' 55"W	19.09'
C17	21.21'	13.50'	90°00'00"	S47° 44' 05"W	19.09'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C18	43.25'	60.00'	41°17'52"	S86° 11' 35"E	42.32'
C19	47.98'	60.00'	45°49'17"	S42° 38' 00"E	46.72'
C20	101.33'	60.00'	96°45'58"	S28° 39' 38"W	89.71'
C21	50.67'	60.00'	48°22'59"	N78° 45' 54"W	49.17'
C22	63.28'	60.00'	60°25'42"	N24° 21' 33"W	60.39'
C23	24.54'	105.00'	13°23'26"	N80° 34' 12"W	24.48'
C24	35.62'	105.00'	19°26'22"	N64° 09' 18"W	35.45'
C25	29.88'	55.00'	31°07'22"	S71° 42' 14"E	29.51'
C26	41.14'	105.00'	22°27'00"	S65° 39' 38"E	40.88'
C27	19.02'	105.00'	10°22'47"	S82° 04' 31"E	19.00'
C28	48.29'	75.00'	36°53'37"	N32° 02' 48"W	47.46'
C29	21.38'	75.00'	16°20'04"	N5° 25' 57"W	21.31'
C30	47.42'	80.00'	33°57'45"	N78° 47' 40"W	46.73'
C31	20.11'	80.00'	14°24'08"	N54° 36' 44"W	20.06'
C32	49.83'	80.00'	35°41'15"	N29° 34' 02"W	49.03'
C33	73.14'	95.00'	44°06'51"	N19° 19' 20"W	71.35'

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

ATLAS PAGE: 481

CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0006

SHEET 3 OF 6

SHEET 4 OF 6

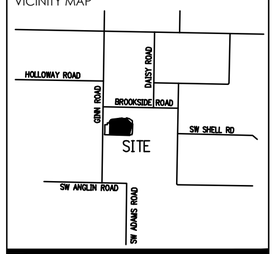
SHEET 5 OF 6

SHEET 6 OF 6

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-09-102-04-1460

VICINITY MAP



FINAL PLAT
MOUNTAINBROOK
SUBDIVISION

PREPARED FOR:
BENTONVILLE HOUSING PARTNERS, LP

BENTONVILLE ARKANSAS

DATE: 06/05/2023
PROJECT NO: 19112300
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.:
2 OF 6

DRAWING: G:\19\12300_STONEBRIDGE\INFRASTRUCTURE\SURVEY\DWG\19112300_FINAL PLAT.DWG
LAYOUT: LAYOUT2, LAST SAVED: KM474, 6/5/2023 10:48:33 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/5/2023 10:51:04 AM [PLOTTED BY:* VALID ON HARD COPY ONLY]

GRAPHIC SCALE IN FEET

50' 0 50'

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.

LEGEND

- FOUND 5/8" IRON PIN
- CALCULATED
- SET 5/8" IRON PIN
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STREET CENTERLINE

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

ATLAS PAGE: 481

CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0006

BLE 100 YR FLOODPLAIN

FEMA MAPPED 100 YR FLOODPLAIN FLOODPLAIN

N83° 40' 08"E 141.49'

N82° 37' 31"E 352.92'

ZONE A

N89° 14' 13"E 65.27'

UNNAMED CREEK

N36° 49' 49"E 132.05'

FEMA MAPPED 100 YR FLOODPLAIN

BLE 100 YR FLOODPLAIN

LOT 84
UNBUILDABLE
DRAINAGE EASEMENT
248351 SQ FT
100 YEAR WSE = 1221.50

N2° 44' 05"E 80.79'

S87° 15' 55"E 111.58'

S87° 15' 55"E 911.73'

20' UTILITY EASEMENT DOC L201887201

N2° 44' 05"E 120.00'

20' UTILITY EASEMENT PER THIS PLAT

20' D.E. PER THIS PLAT

LOT 1 6500 11790 SQ FT MIN FF 1227.84

LOT 2 6406 9240 SQ FT MIN FF 1227.84

LOT 3 6404 9000 SQ FT MIN FF 1228.66

LOT 4 6402 8880 SQ FT MIN FF 1229.80

LOT 5 6400 8880 SQ FT MIN FF 1231.01

LOT 6 6306 9240 SQ FT MIN FF 1232.14

LOT 7 6304 9240 SQ FT MIN FF 1233.04

LOT 8 6302 9240 SQ FT MIN FF 1233.81

LOT 9 6300 8880 SQ FT MIN FF 1234.55

LOT 10 6206 9000 SQ FT MIN FF 1235.29

20' UTILITY EASEMENT PER THIS PLAT

S87° 15' 55"E 154.24'

S87° 15' 55"E 900.93'

SW GYPSUM AVE
50' R/W PER THIS PLAT

20' UTILITY EASEMENT PER THIS PLAT

20' UTILITY EASEMENT DOC 2003-29454

CENTERLINE

GINN ROAD

N2° 00' 07"E 423.72'

20' UTILITY EASEMENT DOC L201887201

S87° 15' 55"E 1042.23'

LOT 25 6505 16626 SQ FT

LOT 24 6503 13049 SQ FT

LOT 23 6501 13049 SQ FT

LOT 22 6407 12877 SQ FT

LOT 21 6405 12877 SQ FT

LOT 20 6403 12877 SQ FT

LOT 19 6401 12877 SQ FT

LOT 18 6307 13736 SQ FT

LOT 17 6305 13736 SQ FT

LOT 16 6303 12877 SQ FT

LOT 15 6301 12877 SQ FT

LOT 14 6207 12877 SQ FT

20' D.E. PER THIS PLAT

20' DRAINAGE EASEMENT PER THIS PLAT

LOT 26 6504 15562 SQ FT

LOT 27 6502 12441 SQ FT

LOT 28 6500 12441 SQ FT

LOT 29 6406 12277 SQ FT

LOT 30 6404 12277 SQ FT

LOT 31 6402 12277 SQ FT

LOT 32 6400 12277 SQ FT

LOT 33 6306 13096 SQ FT

LOT 34 6304 13096 SQ FT

LOT 35 6302 12277 SQ FT

LOT 36 6300 12277 SQ FT

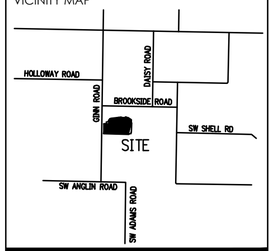
LOT 37 6206 12277 SQ FT

20' UTILITY EASEMENT

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-09-102-04-1460

VICINITY MAP



FINAL PLAT
MOUNTAINBROOK
SUBDIVISION

PREPARED FOR:
BENTONVILLE HOUSING PARTNERS, LP

BENTONVILLE ARKANSAS

DATE: 06/05/2023
PROJECT NO: 19112300
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 6

DRAWING: G:\19112300_STONEBRIDGE\INFRASTRUCTURE\SURVEY\DWG\19112300_FINAL PLAT.DWG
LAYOUT: LAYOUT3, LAST SAVED: KM476, 6/5/2023 10:48:33 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/5/2023 10:51:17 AM [PLOTTED BY: VAUD ON HARD COPY ONLY]

ZONE AE

GRAPHIC SCALE IN FEET
50' 0 50'

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

ATLAS PAGE: 481

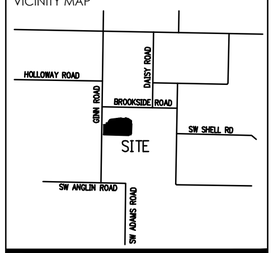
CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0006

FLOODWAY
BASE FLOOD ELEVATION 1219
ODPLAIN FLOODPLAIN
N83° 40' 08"E 141.49'
S87° 23' 05"E 103.22'
S82° 53' 25"E 126.01'
S88° 48' 34"E 76.54'
N63° 24' 17"E 66.72'
L1
L2
S87° 15' 55"E 139.60'
FLOODWAY
ZONE A
10' UTILITY EASEMENT PER THIS PLAT
S15° 27' 23"E 127.94'
LOT 61
3401
12562 SQ FT
MIN FF 1224.50
S39° 41' 00"W 97.93'
S39° 25' 36"W 116.82'
S39° 41' 00"W 86.49'
S50° 29' 36"E 230.21'
132.37'
20' UTILITY EASEMENT PER THIS PLAT
20' UTILITY EASEMENT DOC L201911012
LOT 84
UNBUILDABLE
DRAINAGE EASEMENT
248351 SQ FT
100 YEAR WSE = 1221.50
BLE 100 YR FLOODPLAIN
C30
C21
C31
C20
C13
C32
C22
20'
31.49'
LOT 62
3403
13034 SQ FT
MIN FF 1224.50
44.19'
S01° 47' 10"W 162.10'
S31° 43' 49"E 57.74'
C12
L7
20'
C28
C33
C10
79.73'
LOT 63
3405
14507 SQ FT
MIN FF 1224.50
S76° 24' 01"W 128.20'
186.04'
S2° 44' 05"W
N70° 16' 38"E 134.77'
C19
C18
C11
L6
C9
L11
LOT 60
3404
13108 SQ FT
MIN FF 1224.50
N31° 28' 55"E 64.13'
LOT 59
3406
10676 SQ FT
MIN FF 1224.50
C29
LOT 64
3407
10670 SQ FT
MIN FF 1224.50
106.31'
49.17'
S87° 15' 55"W 911.73'
77.00'
74.00'
74.00'
75.00'
75.00'
75.00'
75.00'
23.06'
81.10'
N55° 28' 59"W 149.33'
88.23'
S87° 15' 55"E 120.00'
N87° 15' 55"W 120.00'
L3
10'
LOT 7
6304
40 SQ FT
FF 1233.04
LOT 8
6302
9240 SQ FT
MIN FF 1233.81
LOT 9
6300
8880 SQ FT
MIN FF 1234.55
LOT 10
6206
9000 SQ FT
MIN FF 1235.29
LOT 11
6204
9000 SQ FT
MIN FF 1236.04
LOT 53
6202
9023 SQ FT
MIN FF 1235.60
LOT 54
6200
10575 SQ FT
MIN FF 1232.11
LOT 55
6104
13288 SQ FT
MIN FF 1228.89
LOT 56
6102
12301 SQ FT
MIN FF 1227.59
LOT 58
3408
8880 SQ FT
MIN FF 1224.50
LOT 57
3410
11043 SQ FT
MIN FF 1225.22
LOT 65
3409
9976 SQ FT
MIN FF 1224.50
LOT 66
3411
9976 SQ FT
MIN FF 1225.09
LOT 67
3413
9976 SQ FT
MIN FF 1225.84
LOT 68
3501
9976 SQ FT
MIN FF 1226.59
LOT 69
3503
9976 SQ FT
MIN FF 1227.57
LOT 70
SW OBSIDIAN RD
50' R/W PER THIS PLAT
20' UTILITY EASEMENT PER THIS PLAT
20' UTILITY EASEMENT PER THIS PLAT
S2° 44' 05"W 215.92'
S2° 44' 05"W 500.92'
S2° 44' 05"W 523.25'
S2° 44' 05"W 208.00'
50'
25'
164.12'
180.30'
141.75'
92.35'
78.85'
49.40'
44.67'
24.60'
69.47'
63.07'
74.00'
120.00'
133.01'
50'
25'
SW GYPSUM AVE
50' R/W PER THIS PLAT
80.00'
75.00'
75.00'
75.00'
75.00'
75.00'
75.00'
44.17'
50.68'
C23
C24
C2
C1
2.39'
50.45'
S54° 26' 08"E 138.05'
89.24'
C25
C3
46.57'
S87° 15' 55"E 153.07'
106.50'
C7
LOT 17
6305
36 SQ FT
LOT 16
6303
12877 SQ FT
LOT 15
6301
12877 SQ FT
LOT 14
6207
12877 SQ FT
LOT 13
6205
12877 SQ FT
LOT 12
6203
13385 SQ FT
LOT 83
6201
13492 SQ FT
LOT 82
6105
10329 SQ FT
LOT 81
6103
8941 SQ FT
LOT 80
6101
12826 SQ FT
LOT 79
6100
12826 SQ FT
LOT 78
6102
8930 SQ FT
LOT 77
6104
8930 SQ FT
LOT 76
6200
9369 SQ FT
LOT 39
6202
12002 SQ FT
LOT 38
6204
12277 SQ FT
LOT 37
6206
12277 SQ FT
LOT 36
6300
12277 SQ FT
LOT 35
6302
12277 SQ FT
20' DRAINAGE EASEMENT PER THIS PLAT
10'
171.70'
163.70'
184.72'
158.78'
140.60'
119.22'
117.50'
104.00'
45.21'
57.08'
95.99'
C27
C4
C26
C8
S87° 15' 55"E 153.07'
38.00'
S55° 58' 15"E 44.47'
S55° 58' 15"E 44.47'
76.00'
76.00'
109.49'
20' UTILITY EASEMENT
1

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-09-102-04-1460

VICINITY MAP



FINAL PLAT
MOUNTAINBROOK
SUBDIVISION

PREPARED FOR:
BENTONVILLE HOUSING PARTNERS, LP

BENTONVILLE ARKANSAS

DATE: 06/05/2023
PROJECT NO: 19112300
CONTACT: K MONTGOMERY

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

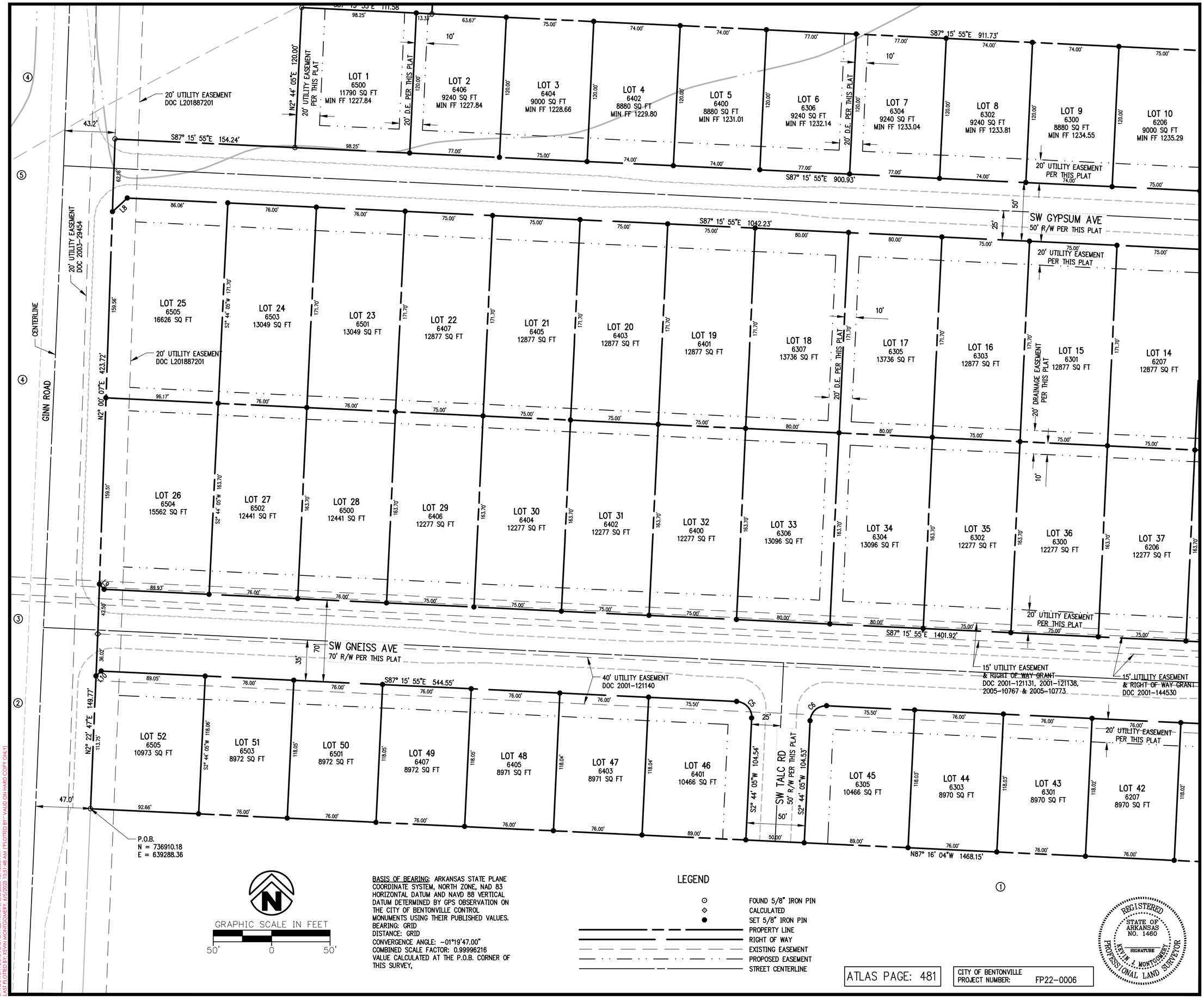
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORITY
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER
NO. 1747

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
4 OF 6

DRAWING: G:\19112300_STONEBRIDGE\INFRASTRUCTURE\SURVEY\DWG\19112300_FINAL PLAT.DWG
LAYOUT: LAYOUT4 - LAST SAVED: KM476, 6/5/2023 10:48:33 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/5/2023 10:51:30 AM [PLOTTED BY: VALID ON HARD COPY ONLY]



GRAPHIC SCALE IN FEET

50' 0 50'

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.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°19'47.00"
COMBINED SCALE FACTOR: 0.99996216
VALUE CALCULATED AT THE P.O.B. CORNER OF THIS SURVEY,

LEGEND

- FOUND 5/8" IRON PIN
- CALCULATED
- SET 5/8" IRON PIN
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STREET CENTERLINE

ATLAS PAGE: 481

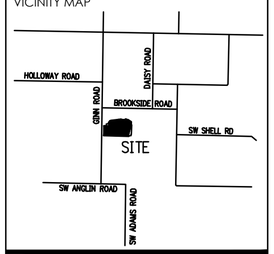
CITY OF BENTONVILLE PROJECT NUMBER: FP22-0006

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

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-09-102-04-1460

VICINITY MAP



FINAL PLAT
MOUNTAINBROOK SUBDIVISION

PREPARED FOR:
BENTONVILLE HOUSING PARTNERS, LP

BENTONVILLE ARKANSAS

DATE: 06/05/2023
PROJECT NO: 19112300
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.: 5 OF 6

DRAWING: G:\19\12300.STONEBRDBV\INFRASTRUCTURE\SURVEY\DWG\19112300_FINAL PLAT.DWG
LAYOUT: LAYOUT5 , LAST SAVED: KM476, 6/5/2023 10:48:33 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/5/2023 10:51:48 AM [PLOTTED BY: VAULD ON HARD COPY ONLY]

S87° 15' 55"E 911.73'

LOT 7 6304 40 SQ FT FF 1233.04

LOT 8 6302 9240 SQ FT MIN FF 1233.81

LOT 9 6300 8880 SQ FT MIN FF 1234.55

LOT 10 6206 9000 SQ FT MIN FF 1235.29

LOT 11 6204 9000 SQ FT MIN FF 1236.04

LOT 53 6202 9023 SQ FT MIN FF 1235.60

LOT 54 6200 10575 SQ FT MIN FF 1232.11

LOT 55 6104 13288 SQ FT MIN FF 1228.89

LOT 56 6102 12301 SQ FT MIN FF 1227.59

LOT 57 3410 11043 SQ FT MIN FF 1225.22

LOT 58 3408 8880 SQ FT MIN FF 1224.50

LOT 59 3406 10676 SQ FT MIN FF 1224.50

LOT 60 3404 13108 SQ FT MIN FF 1224.50

20' UTILITY EASEMENT PER THIS PLAT

SW GYPSUM AVE 50' R/W PER THIS PLAT

20' UTILITY EASEMENT PER THIS PLAT

20' DRAINAGE EASEMENT PER THIS PLAT

LOT 17 6305 36 SQ FT

LOT 16 6303 12877 SQ FT

LOT 15 6301 12877 SQ FT

LOT 14 6207 12877 SQ FT

LOT 13 6205 12877 SQ FT

LOT 12 6203 13385 SQ FT

LOT 83 6201 13492 SQ FT

LOT 82 6105 10329 SQ FT

LOT 81 6103 8941 SQ FT

LOT 80 6101 12826 SQ FT

S87° 15' 55"E 153.07'

S54° 26' 08"E 138.05'

N55° 28' 58"W 148.33'

N31° 29' 55"E 64.13'

S87° 15' 55"E 120.00'

S2° 44' 05"W 215.92'

SW OBSIDIAN RD 50' R/W PER THIS PLAT

LOT 64 3407 10670 SQ FT MIN FF 1224.50

LOT 65 3409 9976 SQ FT MIN FF 1224.50

LOT 66 3411 9976 SQ FT MIN FF 1225.09

LOT 67 3413 9976 SQ FT MIN FF 1225.84

LOT 68 3501 9976 SQ FT MIN FF 1226.59

LOT 69 3503 9976 SQ FT MIN FF 1227.57

LOT 70 3413 11965 SQ FT MIN FF 1228.99

LOT 71 6005 10042 SQ FT MIN FF 1231.76

S2° 44' 05"W 500.92'

S2° 44' 05"W 523.25'

S2° 44' 05"W 208.00'

S87° 15' 55"E 119.51'

S87° 15' 55"E 112.51'

N87° 15' 59"W 126.01'

N = 736840.19
E = 640754.84

LOT 35 6302 12277 SQ FT

LOT 36 6300 12277 SQ FT

LOT 37 6206 12277 SQ FT

LOT 38 6204 12277 SQ FT

LOT 39 6202 12002 SQ FT

LOT 76 6200 9369 SQ FT

LOT 77 6104 8930 SQ FT

LOT 78 6102 8930 SQ FT

LOT 79 6100 12826 SQ FT

S87° 15' 55"E 1401.92'

15' UTILITY EASEMENT & RIGHT OF WAY GRANT DOC 2001-121131, 2001-121138, 2005-10767 & 2005-10773

15' UTILITY EASEMENT & RIGHT OF WAY GRANT DOC 2001-144530

SW GNEISS AVE 70' R/W PER THIS PLAT

S87° 15' 55"E 779.49'

40' UTILITY EASEMENT DOC 2001-121140

LOT 44 6303 8970 SQ FT

LOT 43 6301 8970 SQ FT

LOT 42 6207 8970 SQ FT

LOT 41 6205 8969 SQ FT

LOT 40 6203 8969 SQ FT

LOT 75 6201 8969 SQ FT

LOT 74 6105 8969 SQ FT

LOT 73 6103 8968 SQ FT

LOT 72 6101 12881 SQ FT

N87° 16' 04"W 1468.15'

S2° 44' 05"W 104.50'

① ①

GRAPHIC SCALE IN FEET
50' 0 50'

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.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°19'47.00"
COMBINED SCALE FACTOR: 0.99996216
VALUE CALCULATED AT THE P.O.B. CORNER OF THIS SURVEY,

LEGEND

- FOUND 5/8" IRON PIN
- CALCULATED
- SET 5/8" IRON PIN
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STREET CENTERLINE

ATLAS PAGE: 481

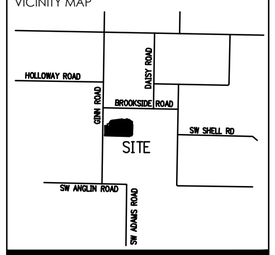
CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0006

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

RECORD INFORMATION

STATE PLAT CODE:
500-19N-31W-0-09-102-04-1460

VICINITY MAP



FINAL PLAT
MOUNTAINBROOK SUBDIVISION

PREPARED FOR:
BENTONVILLE HOUSING PARTNERS, LP

BENTONVILLE ARKANSAS

DATE: 06/05/2023
PROJECT NO: 19112300
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

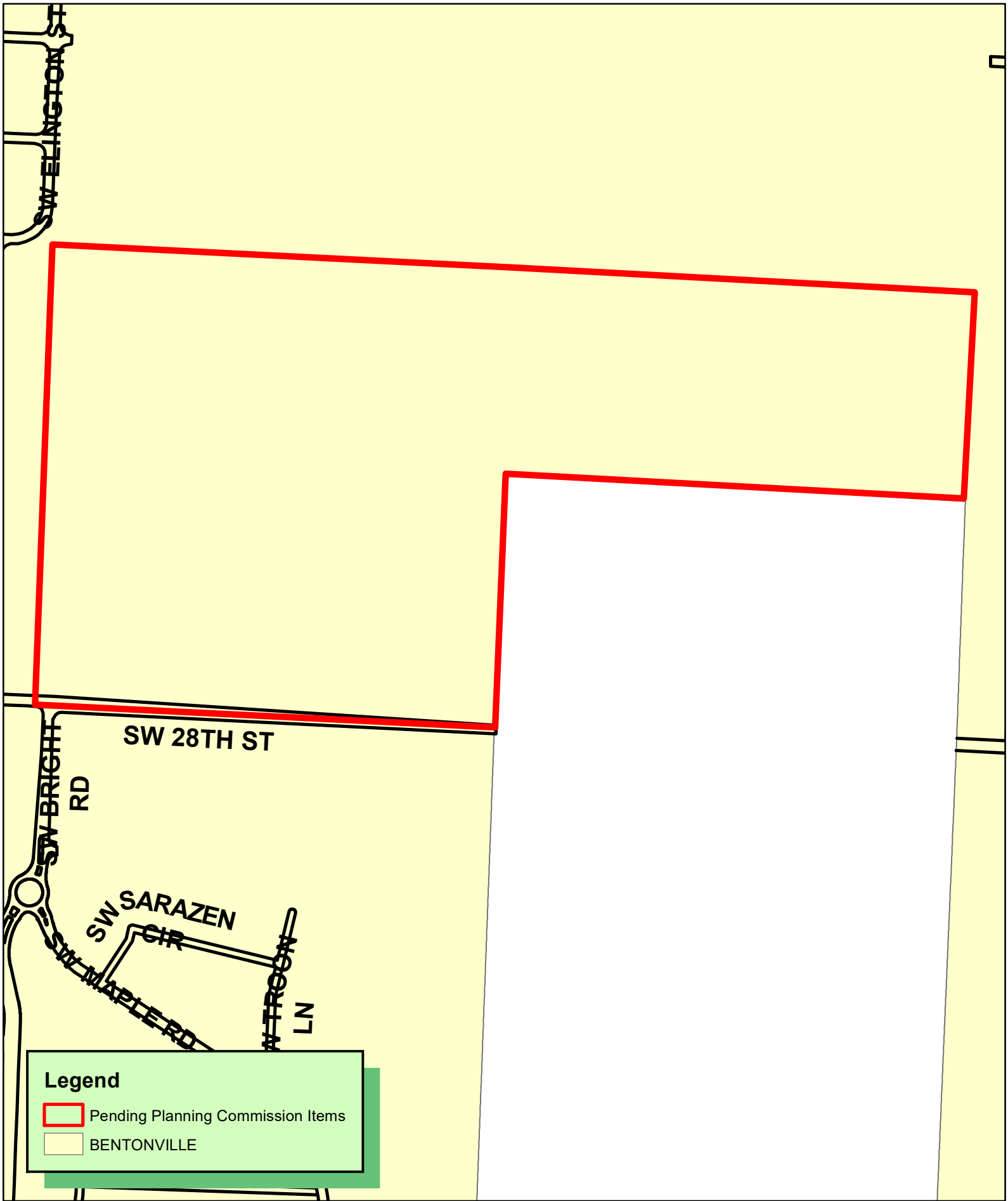
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEER

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
6 OF 6

DRAWING: G:\19\19112300.STONEBRDGBV\INFRASTRUCTURE\SURVEY\DWG\19112300_FINAL PLAT.DWG
LAYOUT: LAYOUT6 , LAST SAVED: KM476, 6/5/2023 10:48:33 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 6/5/2023 10:52:04 AM [PLOTTED BY:* VALID ON HARD COPY ONLY]



N
W E
S

1 inch = 350 feet

FP23-0003
FINAL PLAT
POIGAI ESTATES SUBDIVISION PHASE 1

THE CITY OF BENTONVILLE

FINAL PLAT
POIGAI ESTATES
PHASE 1

Lots 1 thru 33, Part of the SE1/4, SE1/4
Section 1, Township 19 North, Range 31 West
Bentonville, Benton County, Arkansas

Filing Block

GENERAL NOTES:

- Basis of Bearings: Grid North, state Plane coordinate System, Arkansas North Zone (), NAD 83 (2001)(Epoch:2010.0000), based on Real time Kinematic (RTK) GNSS Observations derived from a Static GNSS Base and OPUS post-processing solution, having published values of; Latitude 36°20'43.58828" N, Longitude 94°14'07.35000" W; Convergence Angle = 1.30075"; and a Combined Scale Factor (Grid to Ground) of 1.000031611.
- Grid North Convergence: At the Southeast corner of Section 1, T19N, R31W, rotate from Grid North 01°17'37" to the left for True North.
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processing solution, having an ellipsoidal height of 1164.319 feet and a computed orthometric height of 1256.662 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0255K, 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. Surveyor assumes no liability for the correctness of cited map.
- Title Instruments: 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, or facts may exist and affect this subject property.
- There are no waivers, variances and/or conditional uses at the time of preparing this plat.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the right-of-way.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

REFERENCE DOCUMENTS:

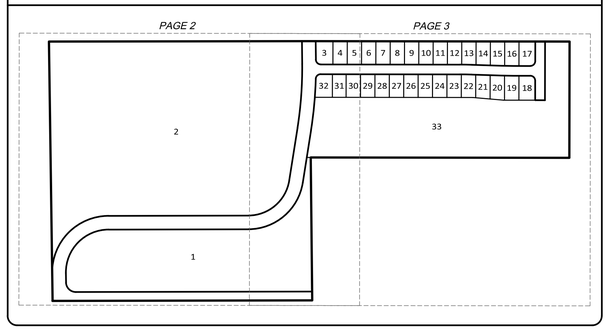
1. Trustee Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202050454.
2. Trustee Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202050435.
3. Warranty Deed to James C. Harmon recorded in Book 92, Page 25555 with the Benton County Clerk.
4. Warranty Deed to "The Edna M. Harmon Revocable Trust" recorded in Warranty Deed Document No. 99046532 with the Benton County Clerk.
5. Warranty Deed to Rodney D. Harmon and Jane E. Harmon recorded in Book 92, Page 25558 with the Benton County Clerk.
6. Quit Claim Deed to Dennis D. Harmon and Barbara J. Harmon recorded in Deed Document No. 99106053 with the Benton County Clerk.
7. Warranty Deed to Pagan Incorporation recorded in Deed Document No. L202081885 with the Benton County Clerk.
8. Warranty Deed to Dennis D. Harmon and Barbra J. Harmon recorded in Deed Document No. L202081884 with the Benton County Clerk.
9. Boundary Survey conducted by Copelin Land Surveying recorded in Book 2004, Page 898 with the Benton County Circuit Clerk.
10. Lot Split of Jarnagan Addition conducted by Crafton Tull and Associates, Inc., recorded in Book 2017, Page 404 with the Benton County Circuit Clerk.
11. Lot Split of Jarnagan Addition conducted by Copelin Land Surveying recorded, P3-865 with the Benton County Clerk.
12. Replat of Jarnagan Addition conducted by Clifford W. Bass, recorded in Book 2011, Page 372 with the Benton County Circuit Clerk.
13. The Links at Rainbow Curve Subdivision Plat filed 09/06/2011.
14. The Trails at Rainbow Curve Subdivision Plat filed 07/27/2015.
15. Little Osage Farm Subdivision Plat filed 08/15/2016.

LEGAL DESCRIPTION:

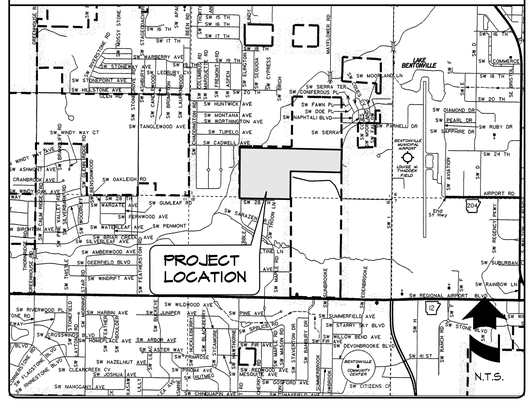
The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and a part of the North Half (N/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4), Section 1, Township 19 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 1, thence along the north line thereof, South 86° 57' 12" East, 1,326.72 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 03° 04' 53" West, 593.34 feet; Thence North 86° 57' 12" West, 1,319.27 feet to the west line of the Southwest Quarter of the Southeast Quarter of said Section 1; Thence South 02° 21' 43" West, 729.30 feet to the Southeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the south line thereof, North 87° 09' 32" West, 1,324.75 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the west line of the Southeast Quarter of the Southwest Quarter of said Section 1, North 02° 09' 47" East, 1,323.51 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 1; Thence along the north line thereof, South 87° 07' 31" East, 1,329.35 feet to the Point of Beginning, containing 58.33 acres more or less.

POIGAI ESTATES SUBDIVISION



VICINITY MAP



Owner/Developer
Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712
Contact: Arul Kumaran
Email: arulkumaran218@gmail.com

ENGINEER
Allen Deaver, P.E.
Halff Associates, Inc.
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
Phone: (479) 452-1933

SURVEYOR
Timothy James McCollough, L.P.S.
Halff Associates, Inc.
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
Phone: (479) 452-1933

CERTIFICATE OF SURVEYING ACCURACY

I, Timothy James McCollough, hereby certify that this plat correctly represents a boundary survey made by me, or under my direct supervision, 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.

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1916 — SIGNATURE — TIMOTHY J. MCCOLLOUGH

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

Registered Land Surveyor
Registration No. 1916
State of Arkansas

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: Pagan Incorporated
4502 Swinton Drive
Bentonville, AR 72712

Print Name: _____

Source of Title: Deed Doc. No. L202050435
Deed Doc. No. L202050454

State Of Arkansas)
) SS
County Of Benton)

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

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Land Development 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 ATLAS PAGE #446

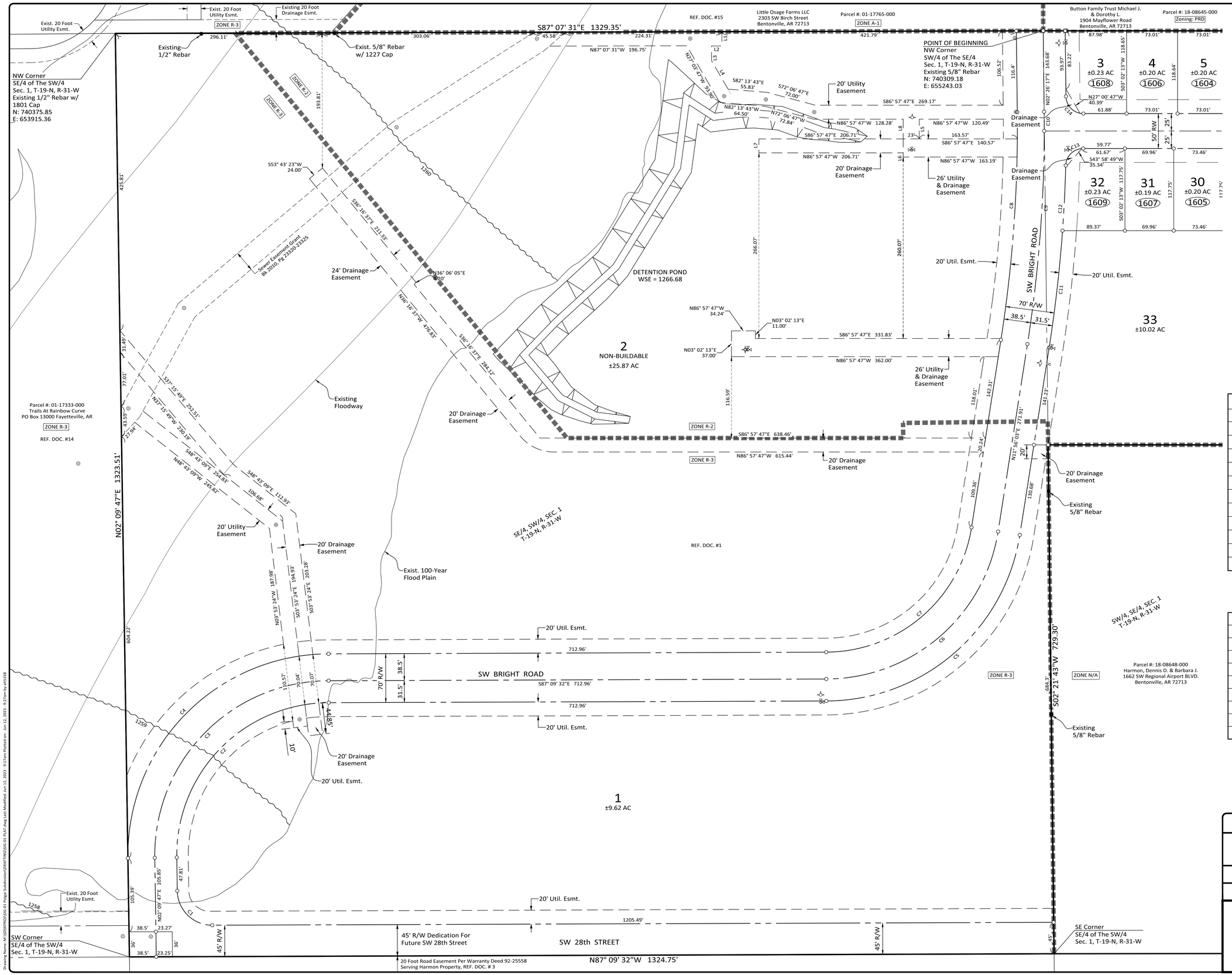
FINAL PLAT
POIGAI ESTATES - PHASE 1
City of Bentonville Project #FP23-0003

Project No. SIG-01	Drawn By DRC Checked By TJM
Date: 06.12.2023	Sheet 1 of 3

halff

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawing Name: M:\SIG\SIG\PROJ\SIG-01 Poigai Subdivision\DRAFTING\SIG-01 PLAT.dwg Last Modified: Jun 12, 2023 - 9:17am Plotted on: Jun 12, 2023 - 9:17am by ahl158



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	77.95'	50.00'	89°19'19"	49.41'	S42°29'53"E, 70.29'
C2	345.80'	218.50'	90°40'41"	221.10'	S47°30'08"W, 310.83'
C3	395.66'	250.00'	90°40'41"	252.98'	S47°30'08"W, 355.64'
C4	456.59'	288.50'	90°40'41"	291.93'	S47°30'08"W, 410.41'
C5	397.50'	281.50'	80°54'25"	240.03'	N52°23'15"E, 365.29'
C6	353.02'	250.00'	80°54'25"	213.17'	N52°23'15"E, 324.42'
C7	298.66'	211.50'	80°54'25"	180.34'	N52°23'15"E, 274.46'
C8	327.70'	1961.50'	9°34'20"	164.23'	N7°08'53"E, 327.32'
C9	306.51'	2000.00'	8°46'51"	153.56'	N7°32'37"E, 306.21'
C11	168.52'	2031.50'	4°45'11"	84.31'	N9°33'27"E, 168.48'
C12	93.53'	2031.50'	2°38'16"	46.77'	N5°51'44"E, 93.52'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S02° 54' 30"W	20.43'
L2	N87° 05' 30"W	15.00'
L3	S02° 54' 30"W	21.00'
L4	S27° 03' 47"E	47.20'
L5	S02° 59' 03"W	28.25'
L6	N03° 02' 13"E	6.00'
L7	N03° 02' 13"E	20.00'
L8	N03° 02' 13"E	28.25'

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1916
SIGNATURE
JASON J. McCLOUD

FINAL PLAT

POIGAI ESTATES - PHASE 1

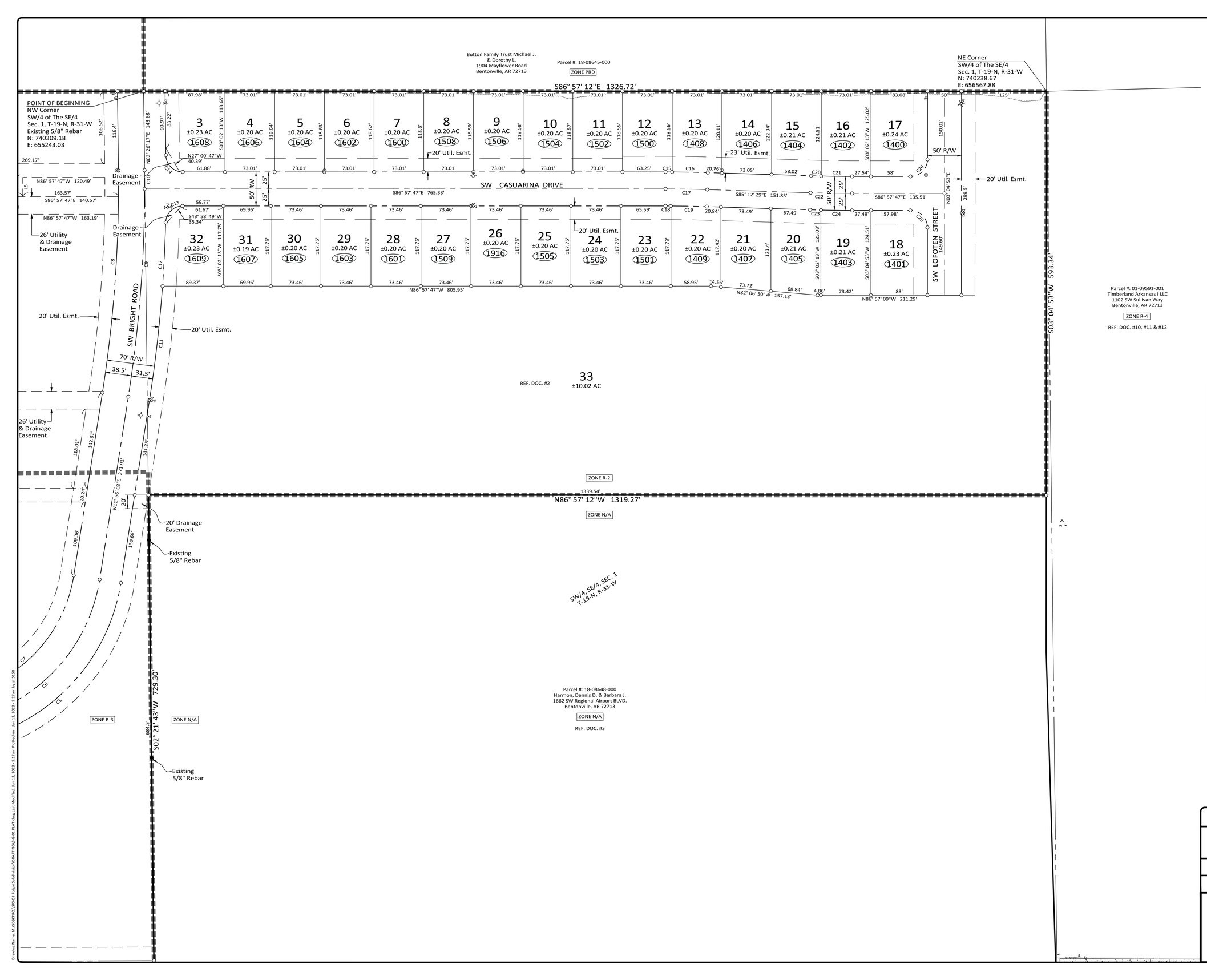
City of Bentonville Project #FP23-0003

Project No. SIG-01	Drawn By DRC Checked By TJM
Date: 06.12.2023	Sheet 2 of 3

halff

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawing Name: M:\SIG\PROJ\SIG-01 Poigai Subdivision\DRAFTING\SIG-01 PLAT.dwg Last Modified: Jun 12, 2023 - 9:17am Plotted on: Jun 12, 2023 - 9:27am by ah5158



LEGEND

- Ex. Section Line
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Proposed Lot Line
- Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- Approximate Zoning Line
- Current Zoning Designation (ZONE R-3)
- Ex. Rebar
- Ex. Nail
- Set 1/2" Rebar w/ PS# 1916 Cap
- Set Mag Nail w/ PS# 1916 Washer
- Set Mag Spike
- Set 1" Brass Monument
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C5	397.50'	281.50'	80°54'25"	240.03'	N52°23'15"E, 365.29'
C6	353.02'	250.00'	80°54'25"	213.17'	N52°23'15"E, 324.42'
C7	298.66'	211.50'	80°54'25"	180.34'	N52°23'15"E, 274.46'
C8	327.70'	1961.50'	9°34'20"	164.23'	N7°08'53"E, 327.32'
C9	306.51'	2000.00'	8°46'51"	153.56'	N7°32'37"E, 306.21'
C10	27.62'	2000.00'	0°47'29"	13.81'	N2°45'27"E, 27.62'
C11	168.52'	2031.50'	4°45'11"	84.31'	N9°33'27"E, 168.48'
C12	93.53'	2031.50'	2°38'16"	46.77'	N5°51'44"E, 93.52'
C13	38.61'	25.00'	88°29'37"	24.35'	S48°47'24"W, 34.89'
C14	38.98'	25.00'	89°19'30"	24.71'	S42°18'02"E, 35.15'
C15	9.76'	2025.00'	0°16'34"	4.88'	N86°49'30"W, 9.76'
C16	52.27'	2025.00'	1°28'44"	26.14'	N85°56'51"W, 52.27'
C17	61.27'	2000.00'	1°45'18"	30.64'	N86°05'08"W, 61.26'
C18	7.86'	1975.00'	0°13'41"	3.93'	N86°50'56"W, 7.86'
C19	52.64'	1975.00'	1°31'37"	26.32'	N85°58'17"W, 52.63'
C20	15.03'	1975.00'	0°26'09"	7.51'	S85°25'33"E, 15.03'
C21	45.47'	1975.00'	1°19'09"	22.74'	S86°18'13"E, 45.47'
C22	61.27'	2000.00'	1°45'18"	30.64'	S86°05'08"E, 61.26'
C23	16.00'	2025.00'	0°27'09"	8.00'	S85°26'03"E, 16.00'
C24	46.04'	2025.00'	1°18'09"	23.02'	S86°18'43"E, 46.03'
C25	39.29'	25.00'	90°02'40"	25.02'	N41°56'27"W, 35.37'
C26	39.25'	25.00'	89°57'20"	24.98'	N48°03'33"E, 35.34'

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1916
SIGNATURE
TIMOTHY J. McCULLOUGH

FINAL PLAT

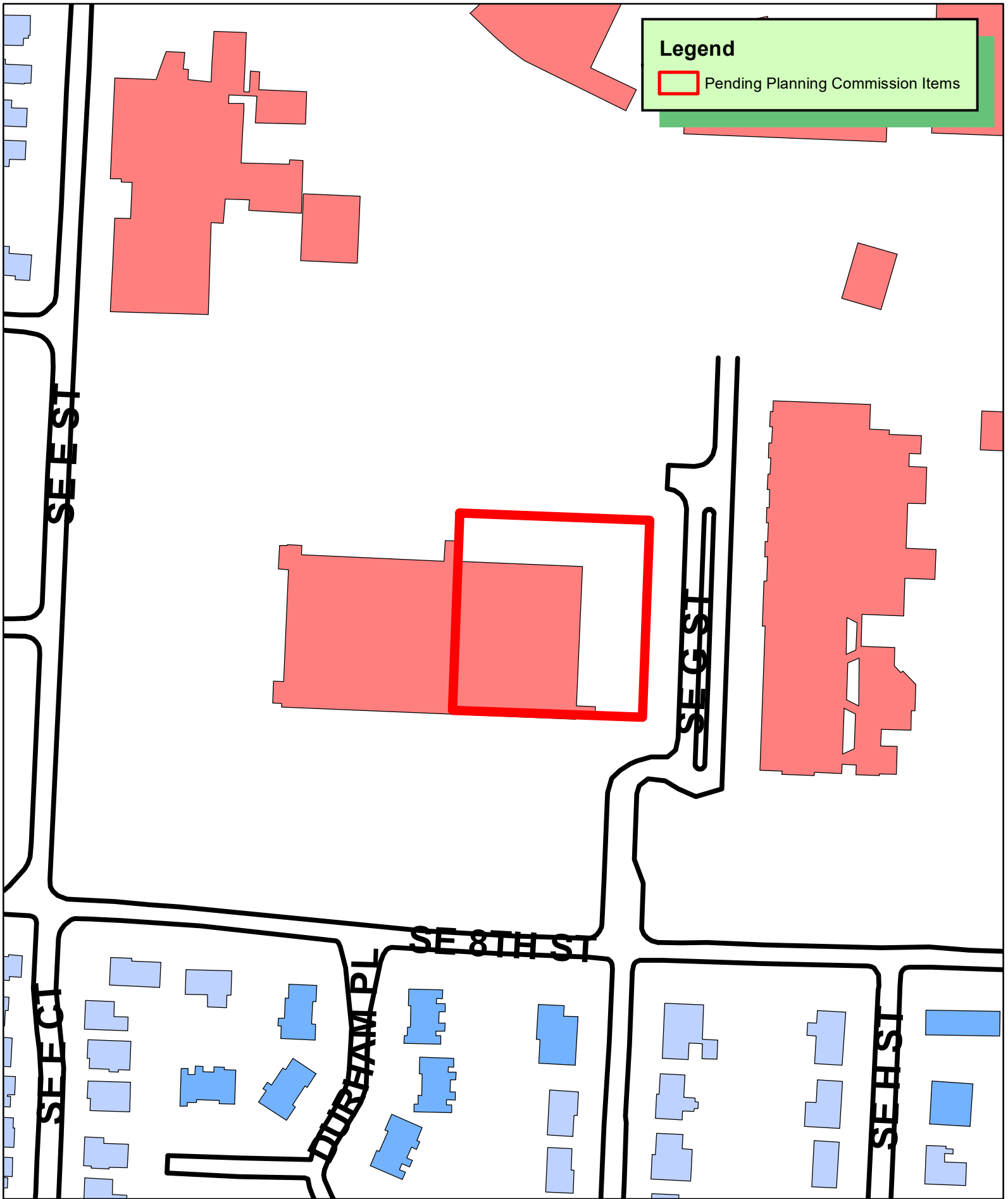
POIGAI ESTATES - PHASE 1

City of Bentonville Project #FP23-0003

Project No. SIG-01	Drawn By DRC Checked By TJM
Date: 06.12.2023	Sheet 3 of 3

halff
5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawing Name: M:\SIG\SIGPROJ\SIG-01 Poigai Subdivision\DRAFTING\SIG-01 PLAT.dwg Last Modified: Jun 12, 2023 - 9:17am Plotted on: Jun 12, 2023 - 9:17am by ab5158

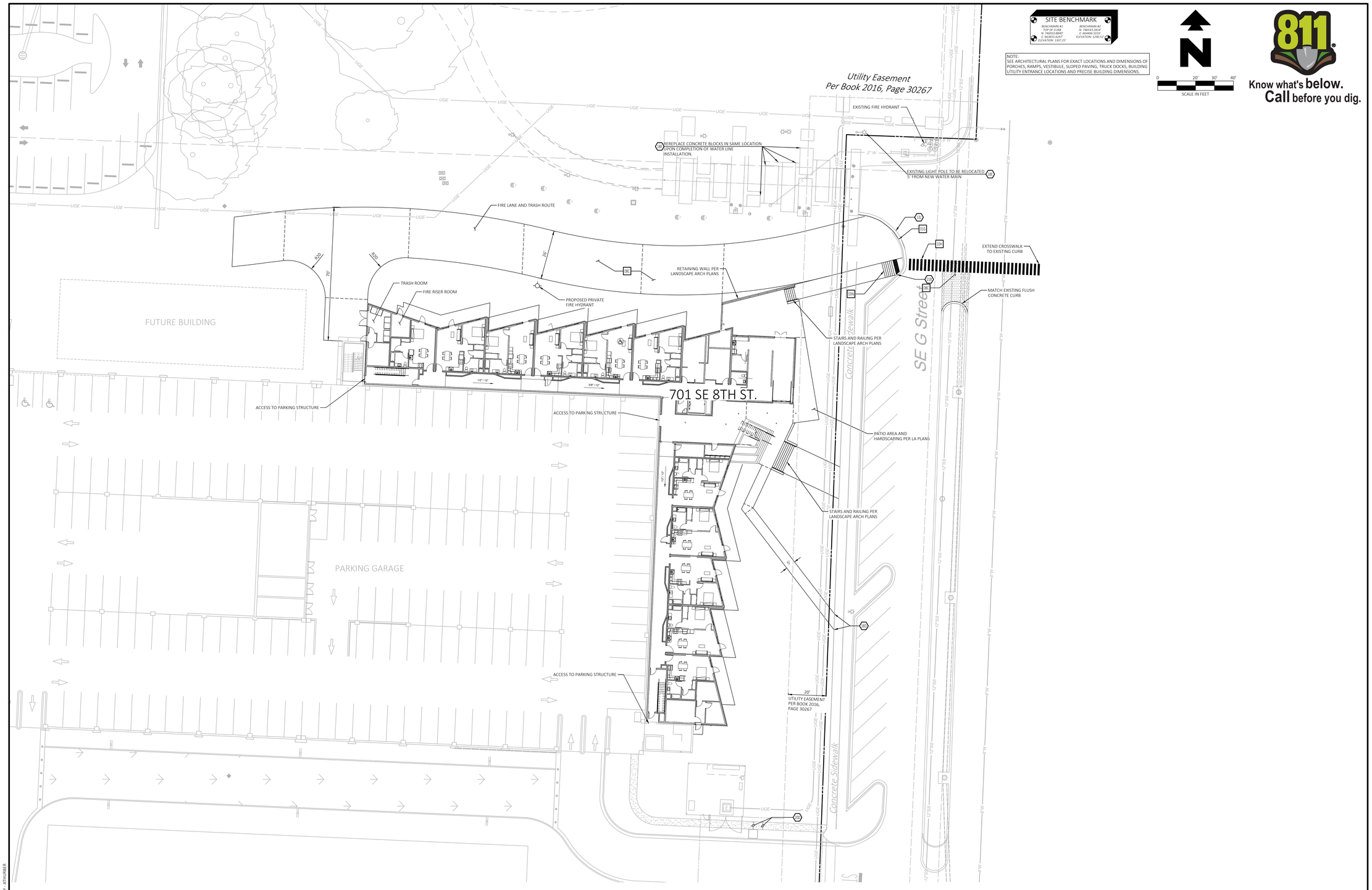


N
W E
S

1 inch = 150 feet

LSD21-0063
LARGE SCALE DEVELOPMENT
ARTSPACE SOMO LOFTS
701 SE 8TH ST

THE CITY OF BENTONVILLE



EXISTING LEGEND

e	EAST OR ELECTRIC	X"SS	SANITARY SEWER
n	NORTH	UGE	UNDERGROUND ELECTRIC
oh	OVERHEAD	OHE	OVERHEAD ELECTRIC
s	SOUTH OR SEWER	UGT	UNDERGROUND TELEPHONE
t	TELEPHONE	X"G	GAS
ug	UNDERGROUND	X"W	WATER
w	WEST OR WATER		
	PROPERTY LINE	.5-10-11.50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	RIGHT OF WAY LINE		
	STORM DRAIN		

PROPOSED LEGEND

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

GENERAL SITE NOTES

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

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

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

SITE NOTES

13J FIRE LANE STRIPING
18D MATCH EXISTING PAVEMENT ELEVATIONS.
18E POINT OF RELOCATION.
20D REPLACE/RESTORE SIDEWALK TO MATCH EXISTING.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01G TYPE G CURB (MOUNTABLE)
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08A STANDARD DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
10H CROSSWALK MARKING (WHITE THERMOPLASTIC)

LSD21-0063

32009	12/30/2021	NLB	NLB	RJC	SAH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ARTSPACE
701 SE 8TH STREET
BENTONVILLE, ARKANSAS

SITE PLAN

REV DATE	SHEET NO.
12/30/21 REV-0	C2.0

© 2021 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - P:\32009\32009.05\DRAWINGS\DESIGN\WORKING\32009.SP.DWG - SAVED BY - ATHUBER

ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:
ARTSPACE

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:
kdA
KEVIN DALY ARCHITECTS
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
HIGHT JACKSON ASSOCIATES
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
ENGINEERING CONSULTANTS
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
CEI ENGINEERING ASSOCIATES
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPIT:
HP ENGINEERING
5214 W. Village Parkway,
Suite 120
Rogers, AR 72758

Landscape:
HOWELL & VANCUREN
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL L. BACHELOR

01/04/2022

ISSUED FOR:

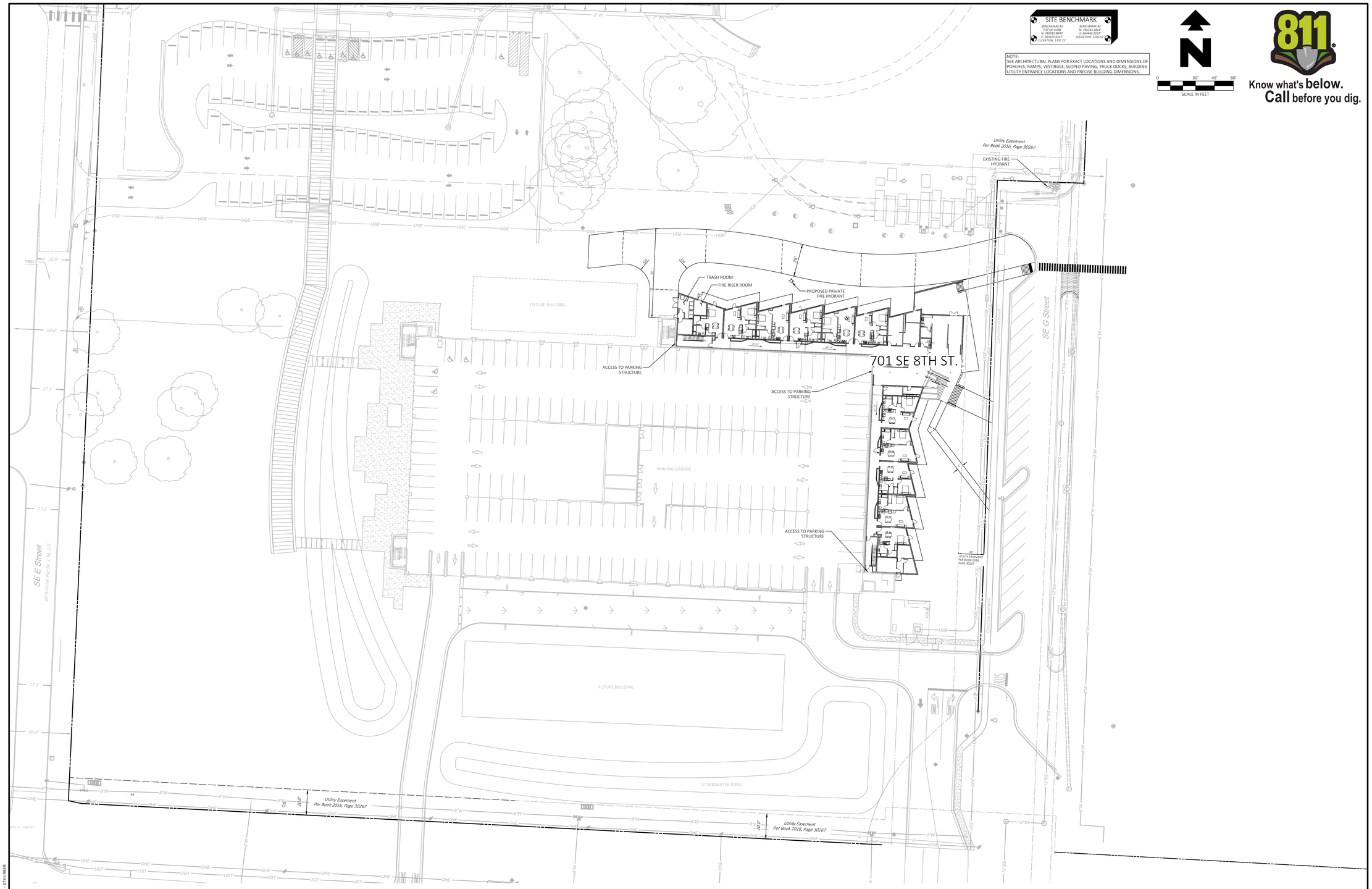
ISSUE	DESCRIPTION	DATE
1	100% SD	12.08.20

KEY PLAN:

TITLE: SITE PLAN

PLOT: 10/13/2021

SHEET: C2.0



EXISTING LEGEND

e	EAST OR ELECTRIC	X"SS	SANITARY SEWER
n	NORTH	UGE	UNDERGROUND ELECTRIC
oh	OVERHEAD	OHE	OVERHEAD ELECTRIC
s	SOUTH OR SEWER	UGT	UNDERGROUND TELEPHONE
t	TELEPHONE	X"G	GAS
ug	UNDERGROUND	X"W	WATER
w	WEST OR WATER		
	PROPERTY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	RIGHT OF WAY LINE		
	STORM DRAIN		

PROPOSED LEGEND

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

GENERAL SITE NOTES

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

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

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

© 2021 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION: P:\32000\32009.00\DRAWINGS\DESIGN\WORKING\32009.SP.DWG - SAVED BY - ATHURBER

ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:
ARTSPACE

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:
kdA
KEVIN DALY ARCHITECTS
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
HIGHT JACKSON ASSOCIATES
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
ENGINEERING CONSULTANTS
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
CEI ENGINEERING ASSOCIATES
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPIT:
HP ENGINEERING
5214 W. Village Parkway,
Suite 120
Rogers, AR 72758

Landscape:
HOWELL & VANCUREN
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR

01/04/2022

ISSUED FOR:

ISSUE	DESCRIPTION	DATE
1	100% SD	12.08.20

KEY PLAN:

32009	12/30/2021	NLB	NLB	RJC	SAH
CEI PROJECT NO.	INITIAL DATE	DPDR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

ARTSPACE
701 SE 8TH STREET
BENTONVILLE, ARKANSAS

OVERALL SITE PLAN

REV. DATE	SHEET NO.
12/30/21 REV-0	C2.1

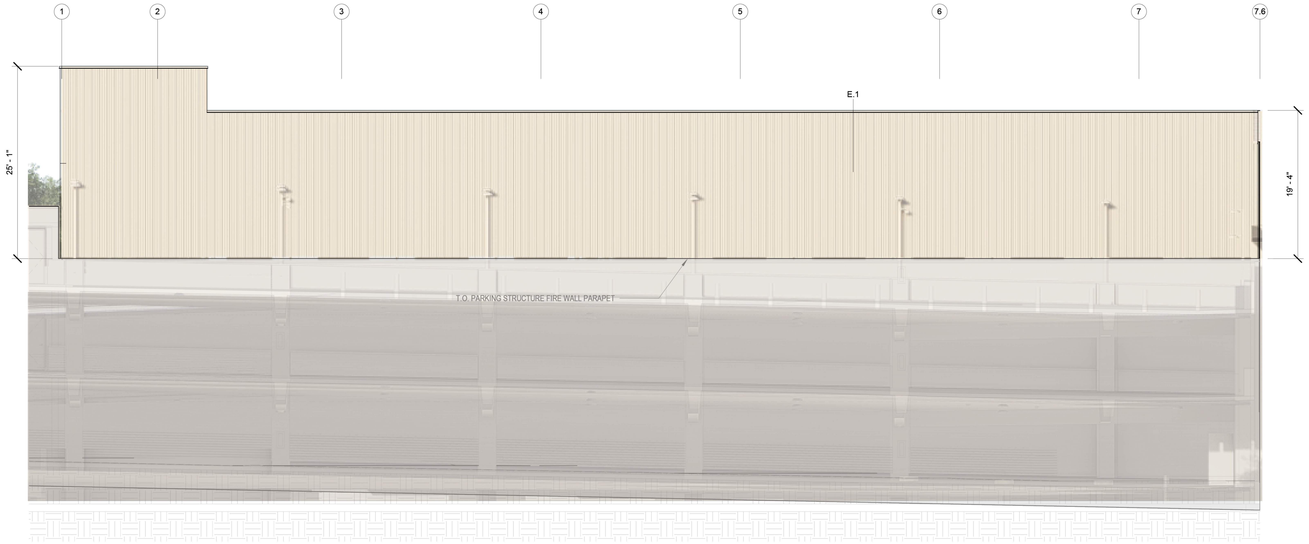
LSD21-0063

© 2021 CEI ENGINEERING ASSOCIATES, INC.

TITLE: OVERALL SITE PLAN

PLOT: 10/13/2021

SHEET: C2.1



4 SOUTH ELEVATION - PARKING STRUCTURE
1/8" = 1'-0"

ROOF C 55' - 1"
PARAPET ROOF B 49' - 4"
PARAPET ROOF A 45' - 3"
ROOF B 42' - 5"
ROOF A 38' - 4"
LEVEL 4B 34' - 1"
LEVEL 4A 30' - 0"
LEVEL 3B 24' - 1"
LEVEL 3A 20' - 0"
LEVEL 2B 14' - 1"
LEVEL 2A 10' - 0"
LEVEL 1D 4' - 1 1/4"
LEVEL 1C 2' - 5"
LEVEL 1B 0' - 9 1/2"
LEVEL 1A 0' - 0"

CLADDING MATERIAL LEGEND

E.1	24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, PTD. TYP.
E.2	24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, ACCENT PTD. TYP.
E.3	24 GA. / 0.040" PERFORATED CORRUGATED METAL PANEL SCREEN ON HSS FRAME, CONCEALED FASTENER, ACCENT PTD. TYP.
E.4	FIBER CEMENT PANELS ON PAPER, PTD. TYP.
E.5	FACE BRICK RAINSCREEN OVER PAPER

BUILDING MATERIALS

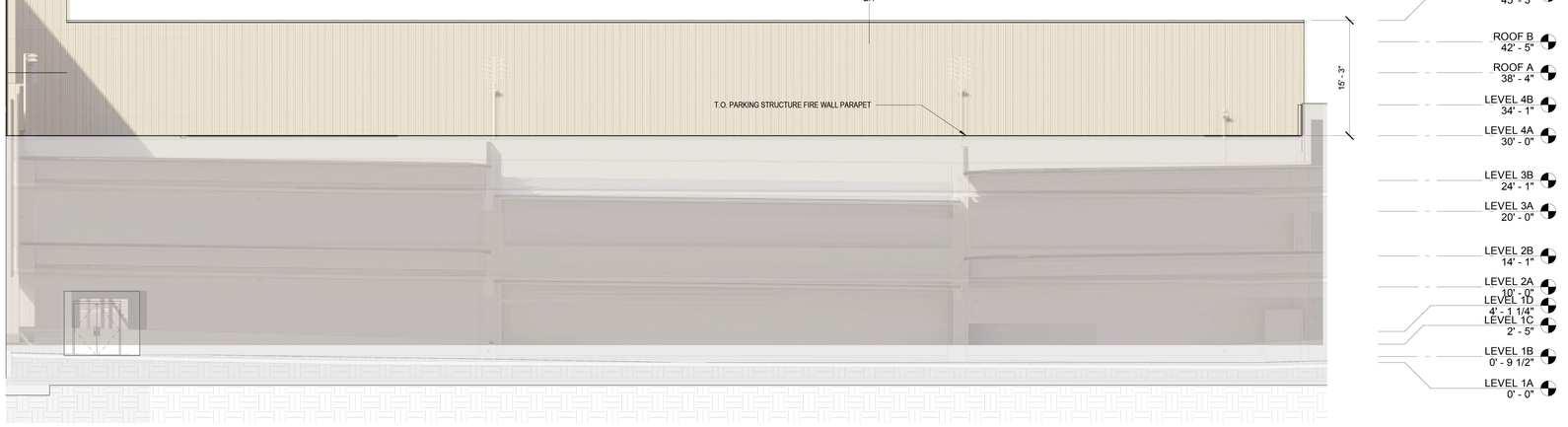
EAST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	9,837	5,679	2,650	3,018	21,184
%CLADDING	46%	27%	13%	14%	

NORTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	8,402	0	2,227	3,041	13,670
%CLADDING	62%	0%	16%	22%	

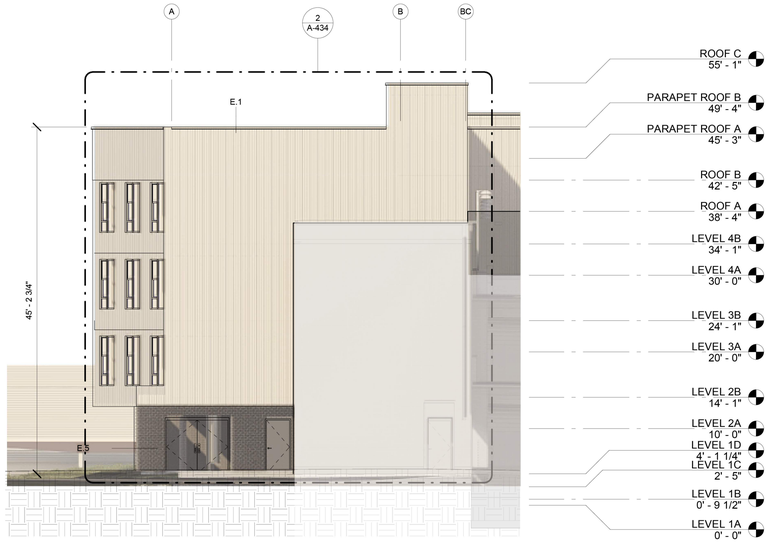
WEST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,609	0	182	0	3,791
%CLADDING	95%	0%	5%	0%	

SOUTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,987	0	159	0	4,146
%CLADDING	96%	0%	4%	0%	

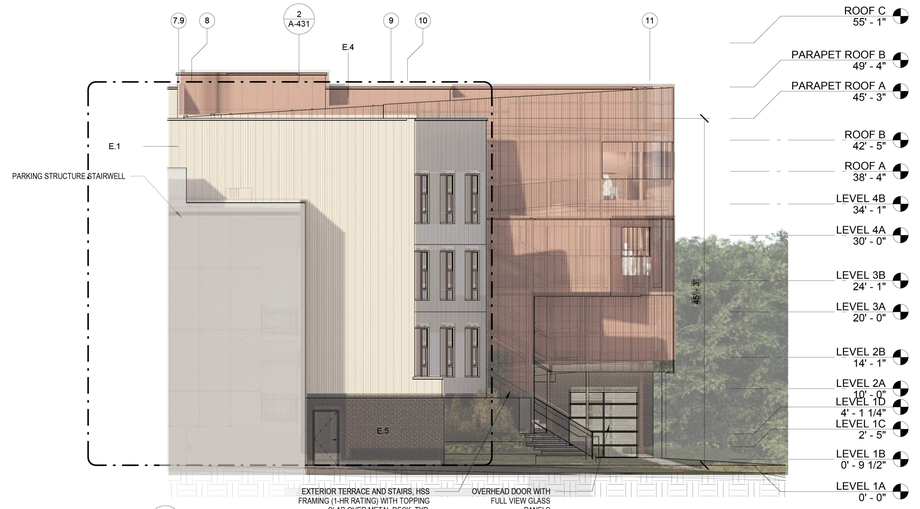
TOTAL CLADDING	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	25,835	5,679	5,218	6,059	42,791
%CLADDING	60%	13%	12%	14%	



3 WEST ELEVATION - PARKING STRUCTURE
1/8" = 1'-0"



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



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

ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:

BENTONVILLE ARTSPACE LOFTS, LLC

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:

kdA

KEVIN DALY ARCHITECTS

3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
HIGHT JACKSON ASSOCIATES
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
ENGINEERING CONSULTANTS
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
CEI ENGINEERING ASSOCIATES
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPT:
HP ENGINEERING
5214 W. Village Parkway, Suite 120
Rogers, AR 72758

Landscape:
WALLACE DESIGN COLLECTIVE
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

ISSUED FOR:

ISSUE	DESCRIPTION	DATE
1	100% SD	12/8/20
2	100% DD	07/16/21

KEY PLAN:

TITLE: BLDG ELEVATIONS

PLOT: 7/16/21

SHEET: A-202

BUILDING MATERIALS

EAST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	9,837	5,679	2,650	3,018	21,184
%CLADDING	46%	27%	13%	14%	

NORTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	8,402	0	2,227	3,041	13,670
%CLADDING	62%	0%	16%	22%	

WEST ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,609	0	182	0	3,791
%CLADDING	95%	0%	5%	0%	

SOUTH ELEVATION	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	3,987	0	159	0	4,146
%CLADDING	96%	0%	4%	0%	

TOTAL CLADDING	METAL PANEL (E.1, E.2, E.3)	CEMENTITIOUS PANEL (E.4)	BRICK (E.5)	GLAZING	TOTAL
SF	25,835	5,679	5,218	6,059	42,791
%CLADDING	60%	13%	12%	14%	

CLADDING MATERIAL LEGEND

- E.1 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, PTD. TYP.
- E.2 24 GA. / 0.040" CORRUGATED METAL PANEL, CONCEALED FASTENER, ACCENT PTD. TYP.
- E.3 24 GA. / 0.040" PERFORATED CORRUGATED METAL PANEL SCREEN ON HSS FRAME, CONCEALED FASTENER, ACCENT PTD. TYP.
- E.4 FIBER CEMENT PANELS ON PAPER, PTD. TYP.
- E.5 FACE BRICK RAINSCREEN OVER PAPER

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

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

ARTSPACE SOMO LOFTS

ADDRESS:
701 SE 8TH STREET, BENTONVILLE, AR 72712

CLIENT:

BENTONVILLE ARTSPACE LOFTS, LLC

250 Third Avenue North, Suite 400
Minneapolis, MN 55401

ARCHITECT:

kdA

KEVIN DALY ARCHITECTS

3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

T: 310.656.3180
E: INFO@KEVINDALYARCHITECTS.COM

CONSULTANTS:

LOCAL ARCHITECT:
HIGHT JACKSON ASSOCIATES
5201 W. Village Parkway,300
Rogers, AR 72758

Structure:
ENGINEERING CONSULTANTS
101 Parkwood Street, Suite B
Lowell, AR 72745

Civil:
CEI ENGINEERING ASSOCIATES
3108 SW Regency Pkwy #2
Bentonville, AR 72712

MEPT:
HP ENGINEERING
5214 W. Village Parkway, Suite 120
Rogers, AR 72758

Landscape:
WALLACE DESIGN COLLECTIVE
123 N. Martin Luther King Jr. Blvd.
Tulsa OK 74103

SEAL & SIGNATURE:

ISSUED FOR:

ISSUE	DESCRIPTION	DATE
1	100% SD	12/8/20
2	100% DD	07/16/21

KEY PLAN:

TITLE: BLDG ELEVATIONS

PLOT: 7/16/21

SHEET: A-201

REZONING STAFF REPORT

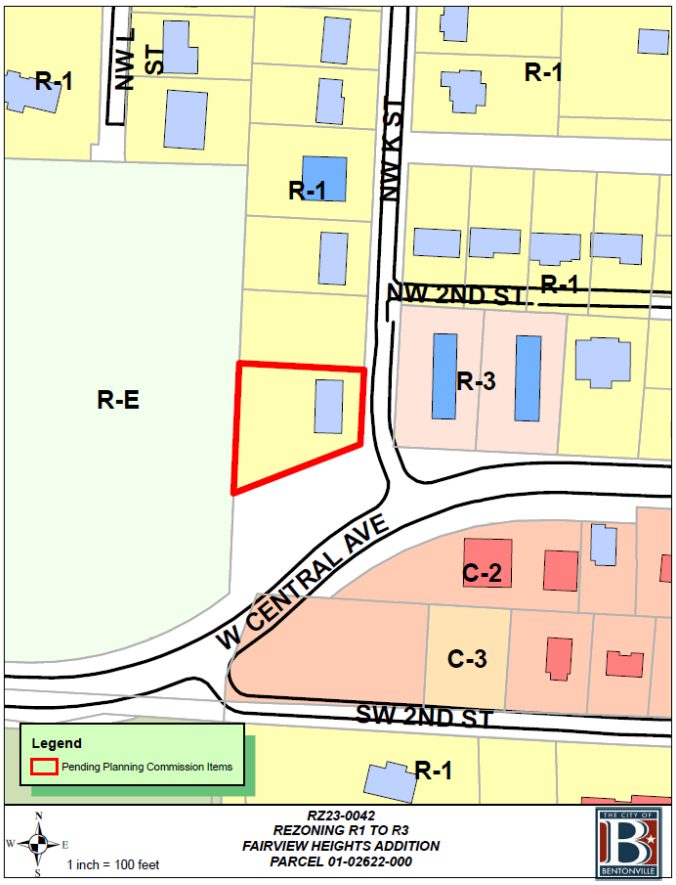
Reyes

101 NW K Street
PC Date: 6/20/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0042
Applicant / Current Owner	Roberto Reyes
Site Area	+/- 0.45 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-3 Medium-High Density Multifamily Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 101 NW K Street. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are R-1, Low-density Single Family Residential to the north, R-E to the west, R-3 to the east across K Street, and C-2 across W Central Ave.

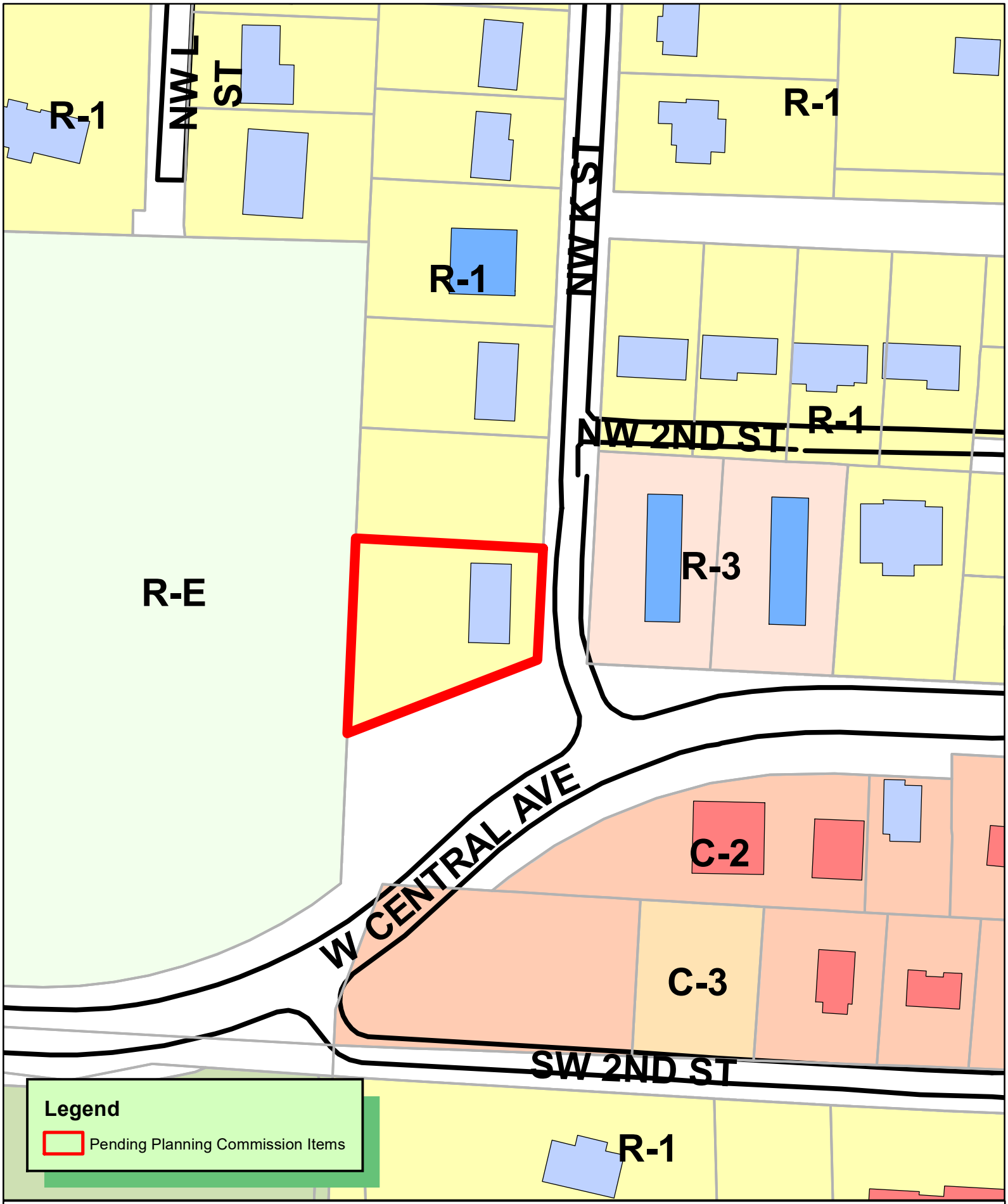
Relationship to the General Plan
The Future Land Use Plan depicts this property as Low Density Residential (LDR) and is surrounded by Low-Density Residential. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size 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 received public comment regarding this request. See attached.

Analysis
The R-3 District is established to provide suitable areas for medium density residential development. Such units would be in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

The proposed zoning of R-3 is 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. The existing dwelling will create a buffer from the higher density dwellings in the rear and help relieve any disturbance to the neighborhood characteristics.

Conclusion
This request is NOT consistent with the Future Land Use Plan but it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



N
W E
S

1 inch = 100 feet

RZ23-0042
REZONING R1 TO R3
FAIRVIEW HEIGHTS ADDITION
PARCEL 01-02622-000

THE CITY OF BENTONVILLE

101 NW K St. Bentonville, AR 72712
Rezoning Proposal

Narrative: I, Roberto Reyes, as the current owner of the property, I am asking for a change of zoning from R-1 to R-3. I am not intending to sell the property.

Reason: I am asking to rezone to a proposed R-3, from the current R-1, because this is necessary before I can get a permit to develop the construction of townhouses for rent. This project will allow for more families to be able to have the privilege to enjoy the living environment and opportunities of this amazing location in the beautiful and outstandingly planned city of Bentonville.

The proposed and planned townhouses will elevate the look, feel, and quality of living space in the immediate surroundings. This type of construction and living spaces should improve the area and motivate neighbors for better surroundings in the near future.

Use: Construction of Townhouses for RentU

1

Blakely Stover
1207 N.W 2nd
A-D

NOTICE OF INTENT TO REZONE

ROBERTO REYES has requested the

Bentonville Planning Commission to set a public hearing date to consider rezoning the following property

from R-1 to R-3.

The legal description of the property is as follows:

25-20-31 REPLAT X-164 10/2/1979

The common description of the property is:

101 NW "K" STREET, BENTONVILLE, AR 72712

The public hearing will be held 6-20-2023 at 5:00 p.m. It will be held at 305 S.W. "A" St.

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

11713 Hwy 279
Bentonville
AR 72712

Signature and Physical Address

2

HRM
113 NW K

NOTICE OF INTENT TO REZONE

ROBERTO REYES has requested the

Bentonville Planning Commission to set a public hearing date to consider rezoning the following property

from R-1 to R-3.

The legal description of the property is as follows:

25-20-31 REPLAT X-164 10/2/1979

The common description of the property is:

101 NW "K" STREET, BENTONVILLE, AR 72712

The public hearing will be held 6-20-2023 at 5:00 p.m. It will be held at 305 S.W. "A" St.

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

11713 Hwy 279
Bentonville
72712

Signature and Physical Address

Blarney Stone
102 NW K
A-D

NOTICE OF INTENT TO REZONE

ROBERTO REYES has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to R-3.

The legal description of the property is as follows:

25-20-31 REPLAT X-164 10/2/1979

The common description of the property is:

101 NW "K" STREET, BENTONVILLE, AR 72712

The public hearing will be held 6-20-2023 at 5:00 p.m. It will be held at 305 S.W. "A" St.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

_____

_____

_____

Cynthia Lough — 11713 Hwy 279 Bentonville

Signature and Physical Address

Signature and Physical Address

RZ23-0042 (1)

NOTICE OF INTENT OF REZONE

ROBERTO REYES_____ has requested the

Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from_____**R-1**_____to_____R-3_____

The legal description of the property is as follows:

Lot 33, Fairview Heights Addition to Bentonville, Benton County, Arkansas, as shown on the plat field under book X and page 164, in the Benton County Clerk's Office, Bentonville, Arkansas.

The common description of the property is:

101 NW "K" Street, Bentonville, Arkansas 72712

The public hearing will be held 6-20-2023 at 5:00 p.m. at 305 SW "A" Street

The notification is in response to the requirements 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 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 objection to the rezoning.

I / We object the rezoning because:

THE ADDITIONAL ZONING WILL PUT PRESSURE ON THE OLD SEWER SYSTEM ALREADY TAXED. ALSO THIS WILL SET AN EXAMPLE FOR THE OTHER LOTS ON NW K STREET TO DO THE SAME THING. I VOTE NO.

Signature and Physical Address

1404 SW 2ND STREET

Signature and Physical Address

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: RZ23-0042)

WHEREAS, Roberto Reyes, 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 33, FAIRVIEW HEIGHTS ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK X AND PAGE 164, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0042)

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

LOT 33, FAIRVIEW HEIGHTS ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK X AND PAGE 164, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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-3, MEDIUM-HIGH DENSITY MULTIFAMILY 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-3, MEDIUM-HIGH DENSITY MULTIFAMILY 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 & FUTURE LAND USE MAP AMENDMENT STAFF REPORT

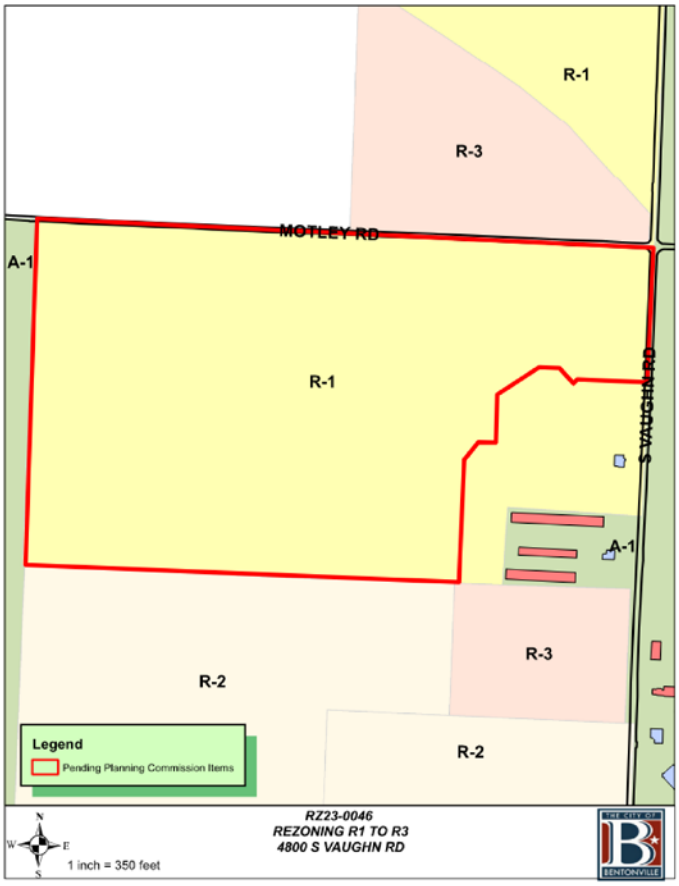
Buffington BW, LLC

4800 South Vaughn Road
PC Date: 6/20/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	RZ23-0046
Applicant / Current Owner	Blake Murray/Buffington BW LLC
Site Area	+/- 71.74 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-3, Medium Density Residential
Current Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Related projects	LS23-0019

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 4800 South Vaughn Road. It is currently zoned R-1, Single Family Residential. It is part of a lot split that was recently approved – LS23-0019. Adjacent zonings are A-1, Agriculture; R-2, Medium Density Two Family and Townhome Residential; R-3, Medium-High Density Multifamily Residential; and City of Centerton to the Northwest. The portion in Centerton is zoned Medium-High Density Single-Family Residential per Centerton's zoning ordinance and appears comparable to Bentonville's R-1 designation.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Low-Density Residential (LDR). The applicant is requesting that the designation be amended to Medium Density Residential (MDR). Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Public Comment

Staff has NOT received public comment regarding this request. See attached.

Analysis

This property is burdened by a natural drainage channel and creek running through the property that is home to some endangered endemic species. Development of this property will be challenging for anyone, given the constraints of floodways, floodplains, and endangered species.

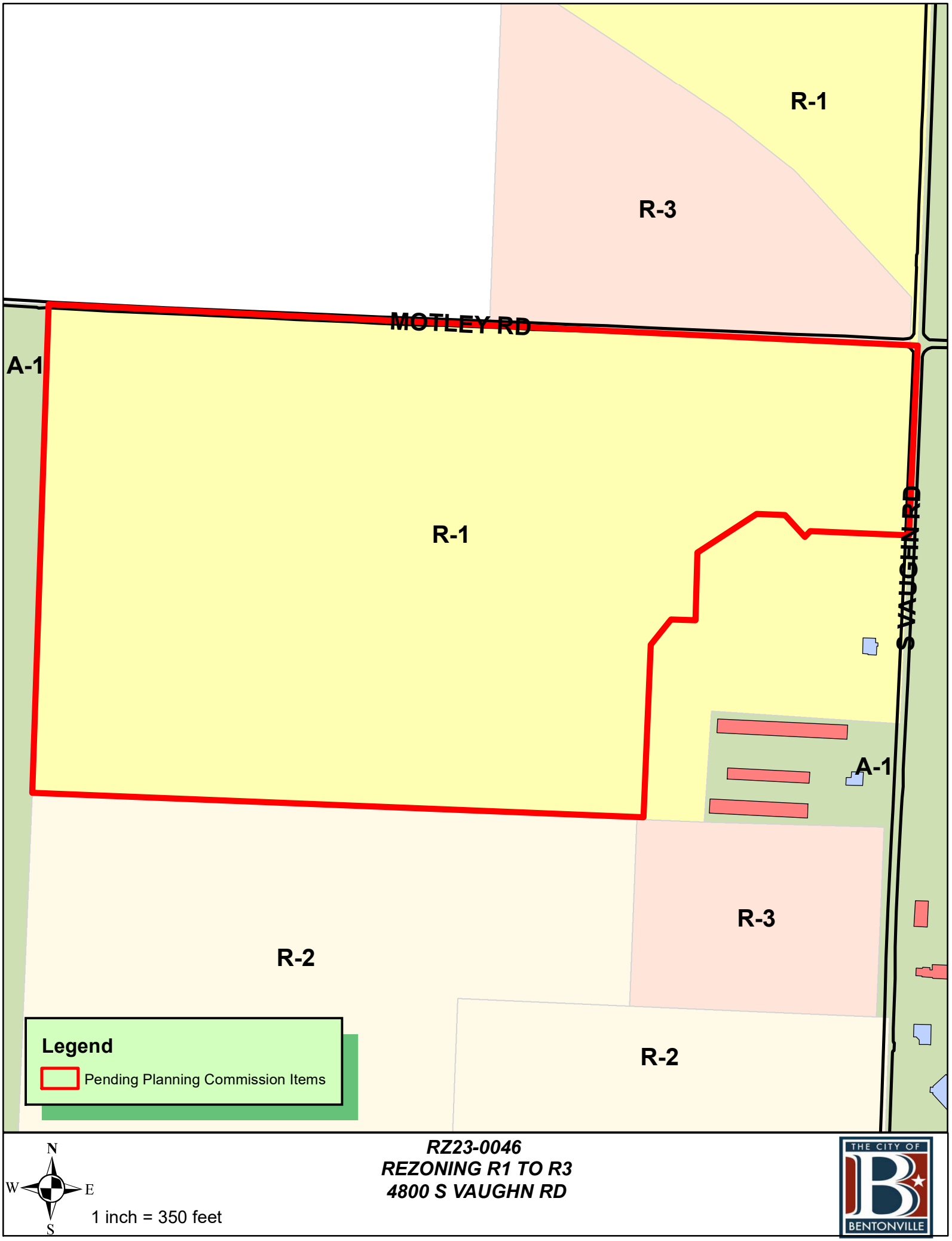
The applicant is requesting a rezoning and land use change to higher densities – respectively R-3 zoning and MDR land use. R-3 zoning and the accompanying density is appropriate along higher class roadways; Motley Road and Vaughn Road are both classified as arterial. While they may not be built to arterial specifications at the moment, they will likely see increased traffic and capacity during the lifetime of any new development of this property.

Additionally, this property is in proximity to Vaughn Elementary. Increased density near schools could permit families to live closer to schools and limit the number of trips generated and vehicle miles travelled in this part of Bentonville.

Given the aforementioned constraints of the site, this request could be interpreted to be a first step to cluster development, where the applicant is looking to retain density they could have had if not for the site constraints.

Conclusion

This request is consistent with the existing pattern of zoning in the area and is appropriate along the street network as defined in the Master Street Plan. Planning staff recommends approval of this request.


R-1
R-3
MOTLEY RD
A-1
R-1
S VAUGHN RD
A-1
R-3
R-2
R-2
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 350 feet
RZ23-0046
REZONING R1 TO R3
4800 S VAUGHN RD
THE CITY OF
BENTONVILLE

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

May 12th, 2023
Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: McKissic Springs West Rezoning Request
CTA Job No. 23302500

To Whom it May Concern,

Requested with this application is the rezoning of 71.74 acres of land located southwest of the intersection of S Vaughn Rd and Motley Rd from R-1 to R-3. The tract of land proposed to be rezoned would be established by a lot split (LS23-0019) currently under review and slated for Planning Commission hearing on 5/16/23.

We are requesting this change to better align with the current and future needs of the community. Bentonville, specifically Southwest Bentonville, is experiencing rapid growth and development, and we believe that the proposed zoning change will allow us to contribute to this in a meaningful way. The R-3 designation will provide greater flexibility and a wider range of permitted uses, including denser single-family homes, townhomes, and multifamily apartments. While commercial uses are not anticipated currently, the option to do so provides additional flexibility and value.

In addition, our property is impacted by onsite Waters of the US and FEMA Floodplain, which restricts the ability to develop the land under its current density allotment. By rezoning to R-3, we can optimize the use of the land to restrict disturbance of onsite natural features, while providing additional aesthetic qualities and amenities for the new development(s).

Our plans for the property are consistent with the surrounding area, which has seen similar rezoning requests pass to the north and south of this property. Motley and Vaughn Road are both classified as Arterial Streets which lend themselves to denser adjacent development.

Water and sewer tie-ons are readily accessible to this site. Sewer service would be provided via an existing 24” gravity main that runs through the site, and water service would be provided via an existing 8” Centerton water main located across Motley Road. Centerton Water Utilities has already commented that the downstream sewer network is capable of handling the proposed increased density of this site.

With regards to traffic, we have previously submitted a traffic analysis report for this property with single-family site-wide usage. If requested, we would update this report with the anticipated increased density. As previously mentioned, Motley and Vaughn are both classified as arterial streets which would be improved to master street plan standards. We anticipate that this will result in a development that does not have a significant impact on traffic in the area.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

Regarding signage, we plan to comply with all applicable signage regulations and will work with the local authorities to ensure that all signage is appropriate and does not detract from the appearance of the surrounding area.

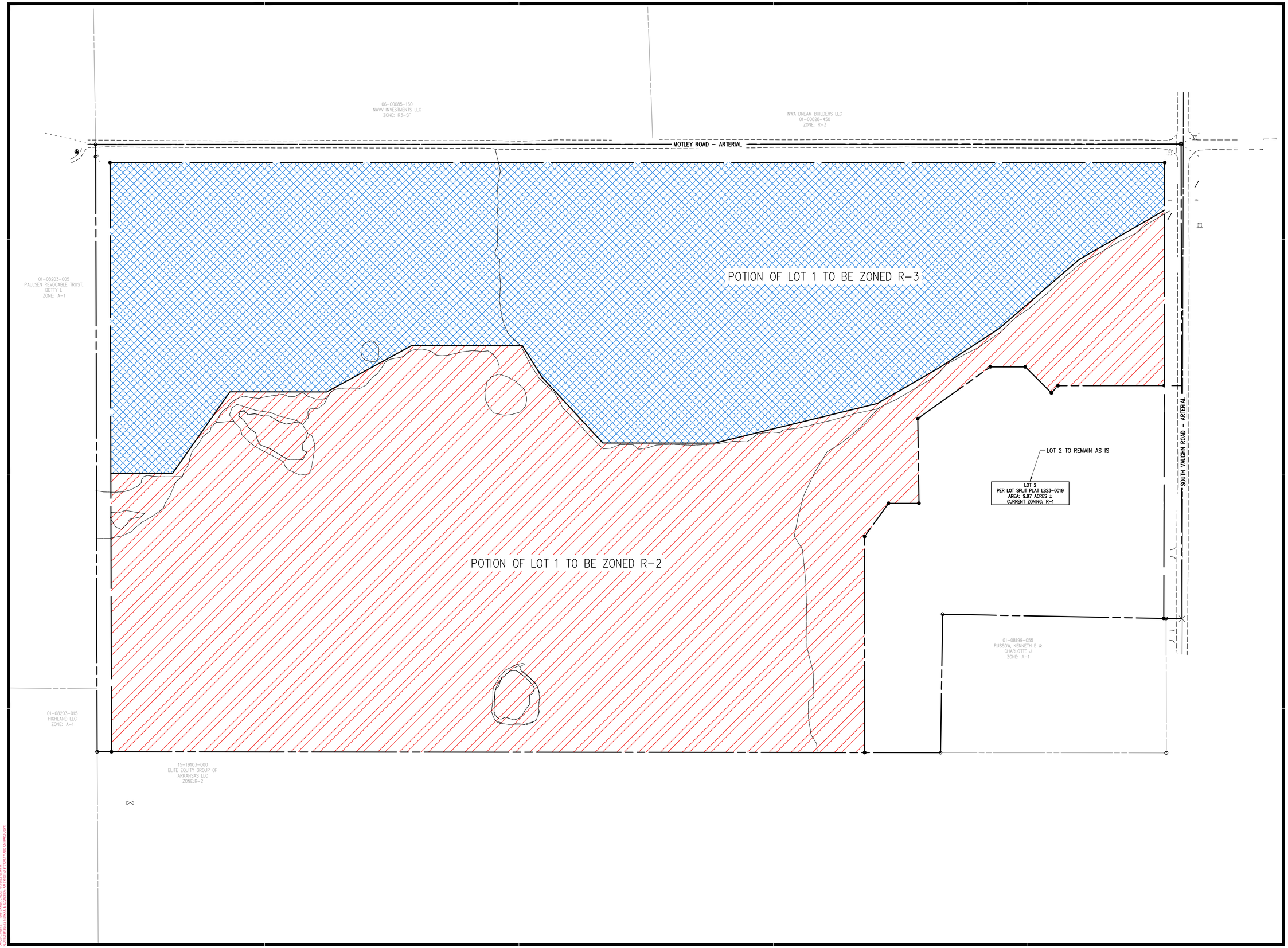
In terms of appearance, the owners are committed to ensuring that this property is attractive and well-maintained. We anticipate that the property will fit in with the surrounding built and natural environment upon completion.

The owners of the property are Buffington BW, LLC. There are no proposed sales or transfers of ownership planned at this time.

In conclusion, we believe that the proposed zoning change is in the best interest of both the developer and the surrounding community. We appreciate your consideration of our request and look forward to working with you to make sure that this property is a valuable asset to the community.

Sincerely,

Conlee Hale, EI
Crafton Tull



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

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
100' 0 100'

MCKISSIC WEST REZONING

BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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

PROJECT NO: 2302500
ISSUE DATE: 05/12/2023
CONTACT: B. MURRAY
QC by:
QC Date:

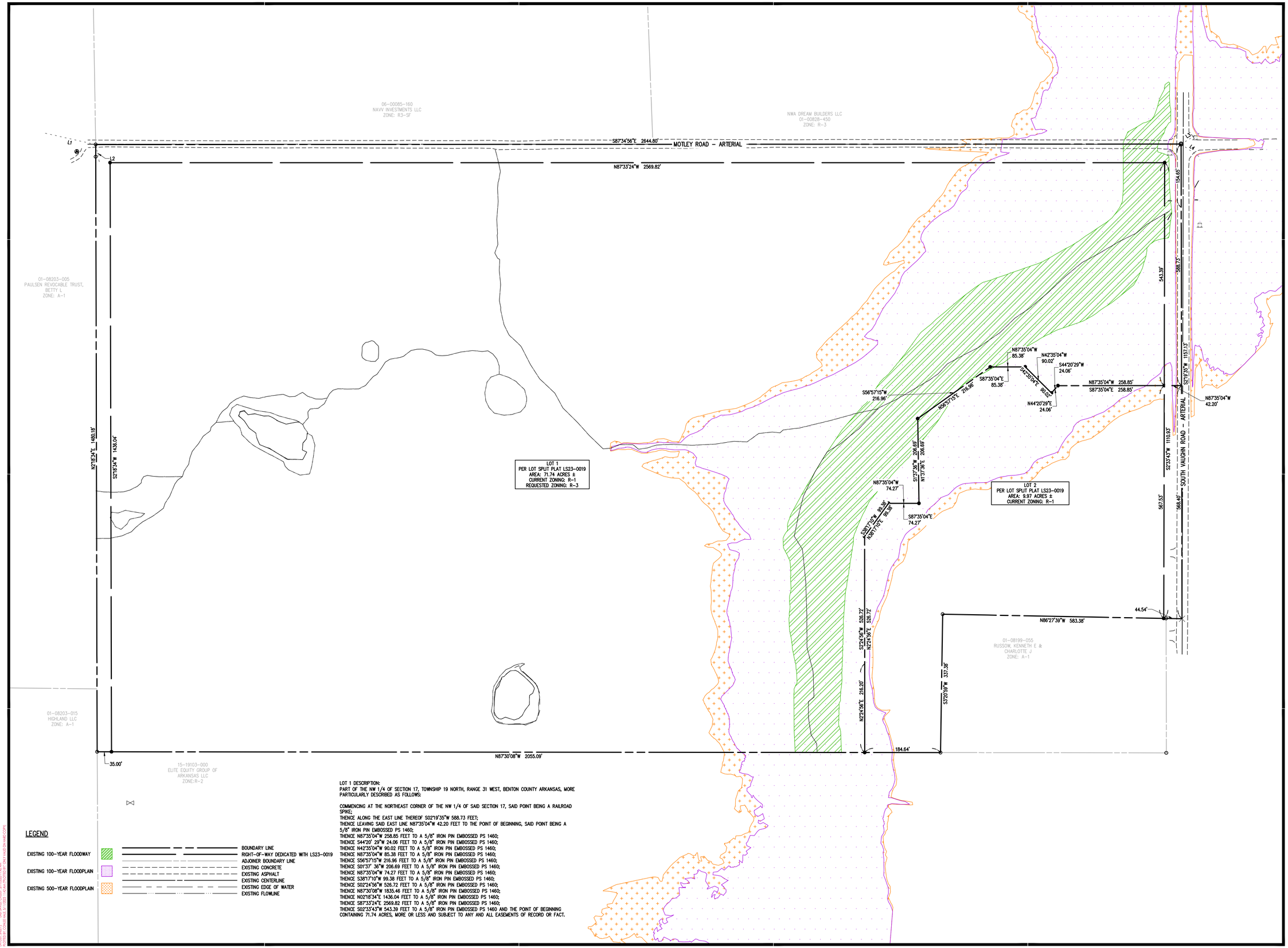
PRELIMINARY PLANS

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

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

© 2023 Crafton, Tull & Associates, Inc.

DRAWING: \\ROOFER_CRAFTON\2302500_MCKISSIC\PRELIMINARY PLAT\CAD\PRELIMINARY PLAT.DWG
PLOTTED BY: BLAKE AUBREY 5/12/2023 8:43 AM PRELIMINARY PLAT - NOT FOR CONSTRUCTION - FOR REVIEW ONLY



LEGEND

- EXISTING 100-YEAR FLOODWAY
- EXISTING 100-YEAR FLOODPLAIN
- EXISTING 500-YEAR FLOODPLAIN
- BOUNDARY LINE
- RIGHT-OF-WAY DEDICATED WITH LS23-0019
- ADJOINER BOUNDARY LINE
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CENTERLINE
- EXISTING EDGE OF WATER
- EXISTING FLOWLINE

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.

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

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

GRAPHIC SCALE IN FEET
100' 0 100'

MCKISSIC WEST REZONING

BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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

PROJECT NO: 23302500
ISSUE DATE: 05/12/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

... NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ...

© 2023 Crafton, Tull & Associates, Inc.

DRAWING G:\23302500_MCKISSIC\CAPITOR\PLOTS\PLOTS\PRELIMINARY PLAT.DWG
LAST MODIFIED BY: BMURRAY ON 5/12/2023 11:47:42 AM
PLOTTED BY: BMURRAY ON 5/12/2023 11:48:14 AM

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: RZ23-0046)

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

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 EMPOSSED 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 PS1460;
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 EASEMENT S OF RECORD OR FACT.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0046)

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

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 EMPOSSED 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 PS1460;
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 EASEMENT S OF RECORD OR FACT.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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-3, MEDIUM-HIGH DENSITY MULTIFAMILY 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-3, MEDIUM-HIGH DENSITY MULTIFAMILY 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

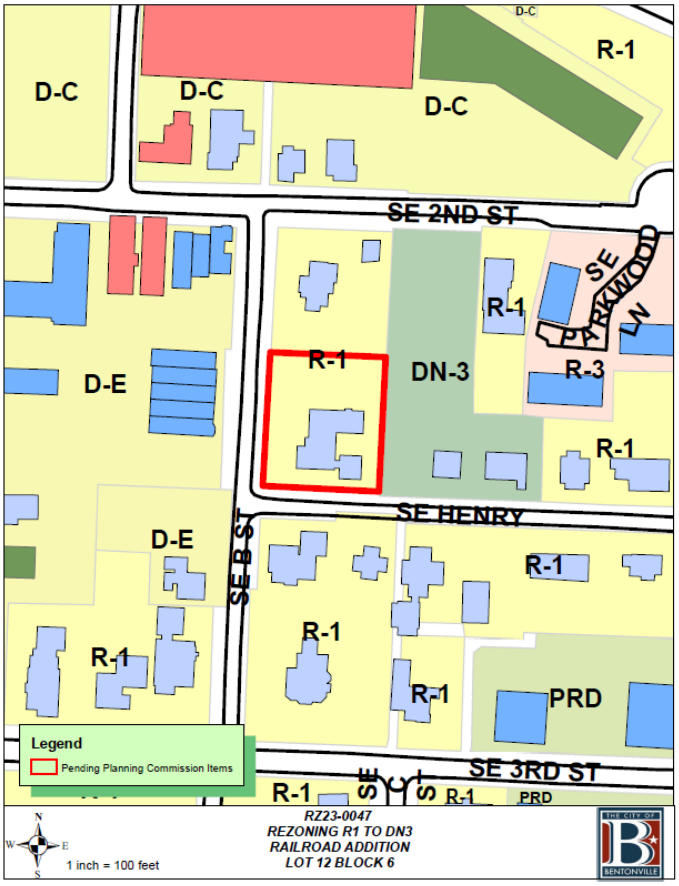
Ayers

207 Southeast B Street
PC Date: 6/20/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0047
Applicant / Current Owner	William & Heather Ayers
Site Area	+/- 0.56 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Current Future Land Use Map Designation	High Density Residential (HDR)
Related projects	RZ20-0011

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 207 Southeast B Street. It is currently zoned R-1, Single Family Residential. The applicant also owns 301 SE Henry to the east, which was rezoned in 2020 from R-1 to DN-3. This property currently contains an existing single-family home. Adjacent zonings are R-1 to the north and south, DN-3 to the east and D-E to the east agriculture and City of Rogers land across the street.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

Public Comment

Staff has not received public comment regarding this request. See attached.

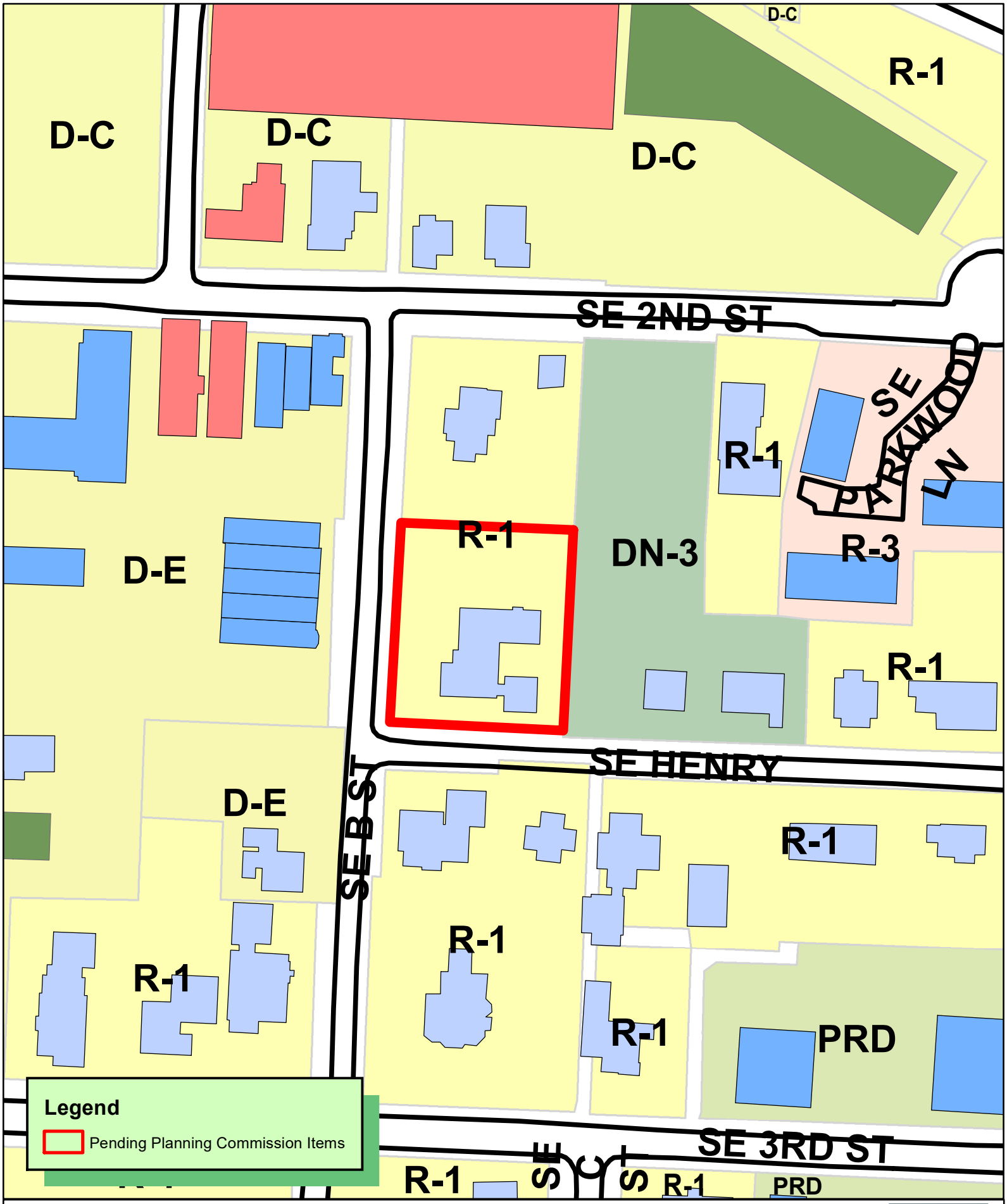
Analysis

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

There are multiple recently constructed townhome developments as well as older existing multifamily buildings located nearby this property. The proposed zoning of DN-3 is compatible with the surrounding development patterns within this area of the city which lends support for the requested zoning change.

Conclusion

This request is consistent with both the future land use plan for the area in question and the uses of the surrounding zoning districts. The request is also consistent with recent development patterns located in the vicinity.



RZ23-0047
REZONING R1 TO DN3
RAILROAD ADDITION
LOT 12 BLOCK 6

THE CITY OF BENTONVILLE

Application Packet 05-12-23_Narrative 207 SE B Rezoning Request

The current zoning designation is R-1; we propose zoning designation DN-3. We request this change to be congruent with the neighboring properties; currently to the West is DNE and to the East is DN-3. We also own this adjacent property to the East of 301 SE Henry and are looking to align all our property. We are hoping to eventually split the lot at 207 SE B and sell the northern undeveloped portion. The split would create a lot for sale with an expected frontage of 57' (8,151sq.ft.). No pending sales at this time. Existing home on lot will not change. Expect any new development on eventual lot split to be residential and in line with existing neighborhood aesthetics. The property is located in the Bentonville Water Service area and already connected to the Bentonville water main and Sewer on the West with 6" water and 8" sewer lines.

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0047)

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

> NEW LOT #12 IN BLOCK 6, RAILROAD ADDITION, BENTON COUNTY, BENTONVILLE, ARKANSAS ACCORDING TO REPLAT FILED JULY 29, 2014 AT BOOK 2014, PAGE 371. SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS. SUBJECT TO ALL PREVIOUS RESERVATIONS, EXCEPTIONS AND CONVEYANCES OF OIL, GAS AND OTHER MINERALS. SUBJECT TO ANY OIL AND GAS LEASES.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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 HIGH-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

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

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

PASSED AND APPROVED this ___ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0047)

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

> NEW LOT #12 IN BLOCK 6, RAILROAD ADDITION, BENTON COUNTY, BENTONVILLE, ARKANSAS ACCORDING TO REPLAT FILED JULY 29, 2014 AT BOOK 2014, PAGE 371. SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS. SUBJECT TO ALL PREVIOUS RESERVATIONS, EXCEPTIONS AND CONVEYANCES OF OIL, GAS AND OTHER MINERALS. SUBJECT TO ANY OIL AND GAS LEASES.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

REZONING & FUTURE LAND USE MAP AMENDMENT STAFF REPORT

Ausmus & Johnson

10325 South Morning Star Road
PC Date: 6/20/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0048
Applicant / Current Owner	Rob Caster / Pamela Ausmus & Lyndell Johnson
Site Area	+/- 5.00 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Current Future Land Use Map Designation	N/A – Recently annexed
Requested Future Land Use Map Designation	Residential Estates (RE)
Related projects	LS23-0031

https://arcg.is/08HvK8

Location Map

Property Description
This property was recently annexed into the City of Bentonville and is located at 10325 South Morning Star Road. It is currently zoned A-1, Agricultural. It currently is part of a larger lot that contains an existing single-family home. Adjacent zonings are A-1 agriculture and City of Rogers land across the street.

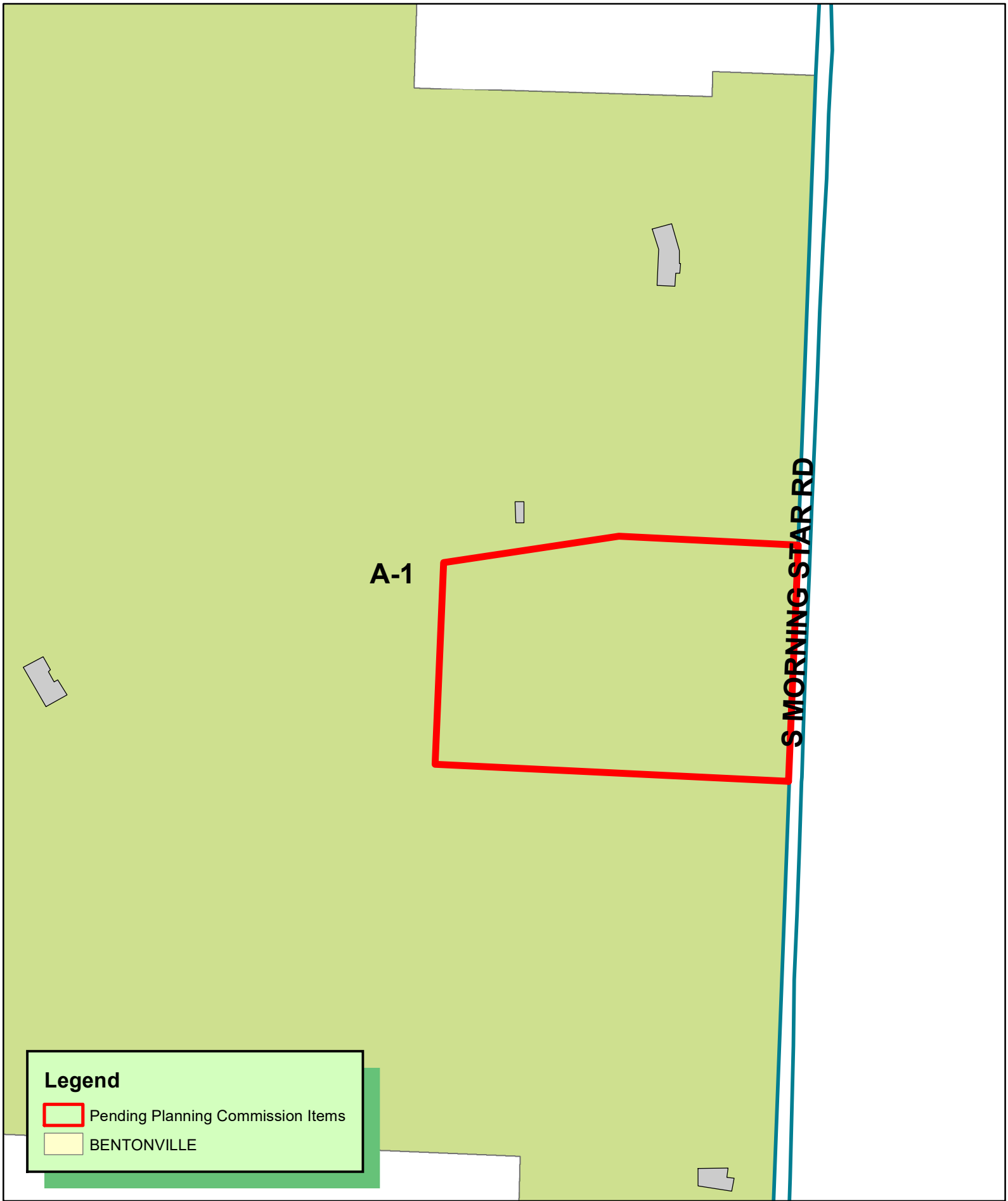
Relationship to the General Plan
The Future Land Use Plan currently does not have a depiction for this property as it was recently annexed, but the applicant is requesting that the designation be Residential Estates (RE). Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

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

Analysis
The R-E District is an extremely low-density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, specifically approved by the Planning Commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

The proposed zoning of R-E is compatible with the surrounding development patterns within this area of the city and support the requested change.

Conclusion
This request is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



N
W E
S

1 inch = 200 feet

RZ23-0048
REZONING A1 TO RE
10325 S MORNING STAR RD

THE CITY OF BENTONVILLE

CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE 'I' STREET, SUITE 5, BENTONVILLE, ARKANSAS 72712
PH.(479) 268-4464

May 12th, 2023

RE : Pamela Ausmus & Lyndell Johnson Rezone Request
Five Acres (two 2.5 acre lots) in the Southeast corner of
P.N. 01-08215-768
10325 S. Morning Star Rd.
Bentonville, AR 72712

To Whom it May Concern,

The owners of the above described property request a rezone from A-1 to R-E in order to create two 2.5 acre lots.

Regards,

Robert J. Caster, PLS #1370

DESCRIPTION - PARENT TRACT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 87°14'32" W A DISTANCE OF 1320.00 FEET; THENCE N 02°29'56" E A DISTANCE OF 601.42 FEET; THENCE S 87°12'35" E A DISTANCE OF 659.78 FEET; THENCE N 02°36'40" E A DISTANCE OF 120.00 FEET; THENCE S 87°09'01" E A DISTANCE OF 658.50 FEET; THENCE S 02°22'48" W A DISTANCE OF 720.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 871821.61 SQUARE FEET, OR 20.014 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 1 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 02°22'48" E A DISTANCE OF 408.81 FEET TO THE POINT OF BEGINNING; THENCE N 87°14'32" W A DISTANCE OF 295.28 FEET; THENCE S 81°32'30" W A DISTANCE OF 1042.87 FEET; THENCE S 02°29'56" E A DISTANCE OF 395.46 FEET; THENCE S 87°12'35" E A DISTANCE OF 659.78 FEET; THENCE N 02°36'40" E A DISTANCE OF 120.00 FEET; THENCE S 87°09'01" E A DISTANCE OF 658.50 FEET; THENCE S 02°22'48" W A DISTANCE OF 311.19 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 436221.61 SQUARE FEET, OR 10.014 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 2 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 02°22'48" E A DISTANCE OF 388.81 FEET TO THE POINT OF BEGINNING; THENCE N 87°14'32" W A DISTANCE OF 295.28 FEET; THENCE S 81°32'30" W A DISTANCE OF 290.87 FEET; THENCE S 02°22'48" W A DISTANCE OF 332.23 FEET; THENCE N 87°14'32" W A DISTANCE OF 739.03 FEET; THENCE N 02°29'56" E A DISTANCE OF 205.96 FEET; THENCE N 81°32'30" E A DISTANCE OF 1042.87 FEET; THENCE S 87°14'32" E A DISTANCE OF 295.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 217800.00 SQUARE FEET, OR 5.000 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 3 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 02°22'48" E A DISTANCE OF368.81 FEET TO THE POINT OF BEGINNING; THENCE N 87°14'32" W A DISTANCE OF 295.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 368.81 FEET; THENCE N 87°14'32" W A DISTANCE OF 285.69 FEET; THENCE N 02°22'48" E A DISTANCE OF 332.23 FEET; THENCE N 81°32'30" E A DISTANCE OF 290.87 FEET; THENCE S 87°14'32" E A DISTANCE OF 295.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 108900.00 SQUARE FEET, OR 2.500 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 4 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 87°14'32" W A DISTANCE OF 295.28 FEET; THENCE N 02°22'48" E A DISTANCE OF 368.81 FEET; THENCE S 87°14'32" E A DISTANCE OF 295.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 368.81 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 108900.00 SQUARE FEET, OR 2.500 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. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

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

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

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

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

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

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

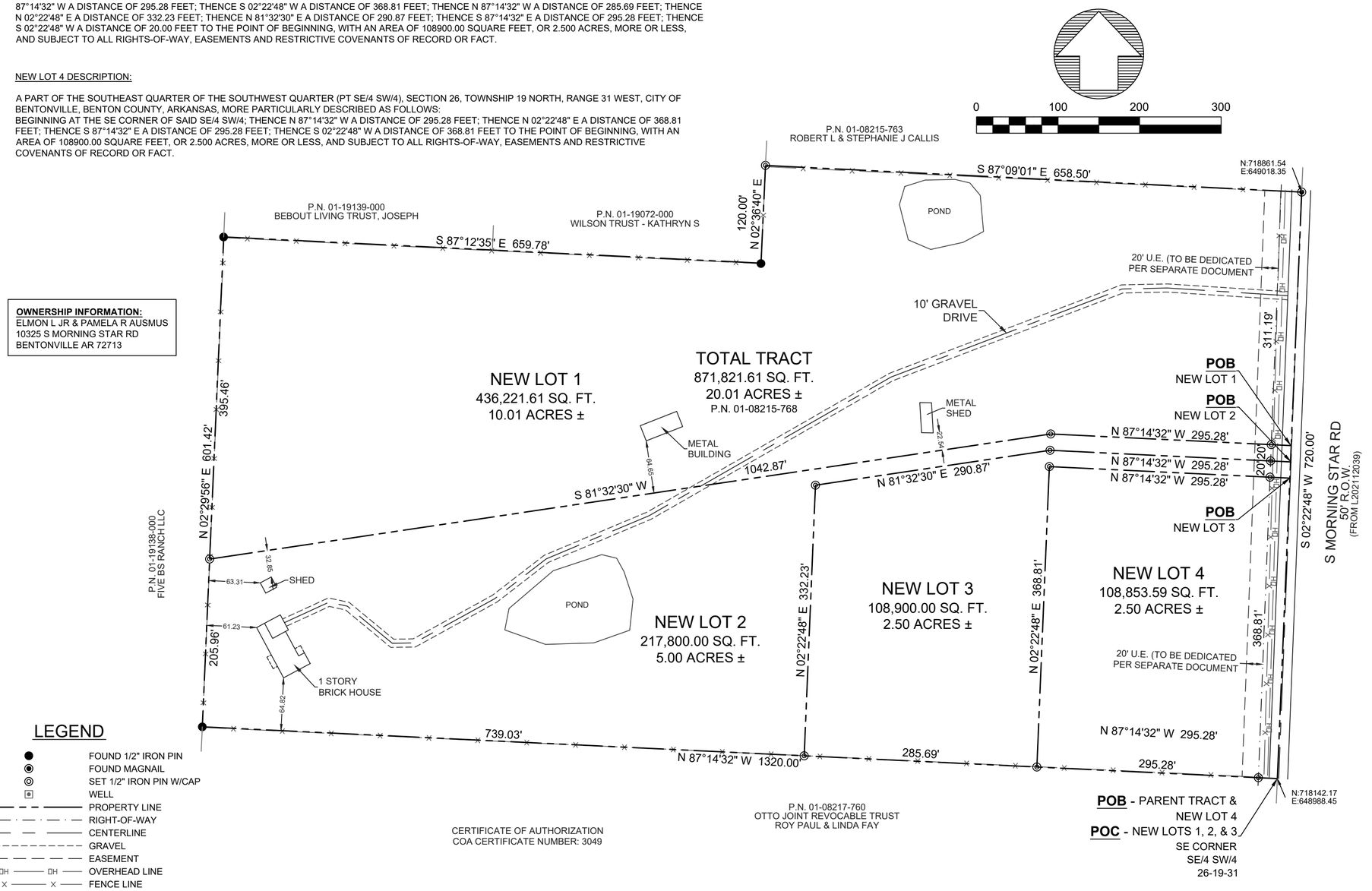
11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0245K (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

VICINITY MAP

N.T.S.



LEGEND

- FOUND 1/2" IRON PIN
- FOUND MAGNAIL
- SET 1/2" IRON PIN W/CAP
- WELL
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- GRAVEL
- EASEMENT
- OVERHEAD LINE
- FENCE LINE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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 OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LS23-0031

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" = 100'	DATE: 04/21/2023

LOT SPLIT
FOR AUSMUS & JOHNSON TRUST
CREATING LOTS 1-4

SOUTH MORNING STAR ROAD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
23-116	ASG	RJC	1 OF 1

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0048)

WHEREAS, Pamela Ausmus & Lyndell Johnson, 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 RECENTLY ANNEXED LAND to RESIDENTIAL ESTATE, which property is described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 87°14'32" W A DISTANCE OF 580.97 FEET; THENCE N 02°22'48" E A DISTANCE OF 332.23 FEET; THENCE N 81°32'30" E A DISTANCE OF 290.87 FEET; THENCE S 87°14'32" E A DISTANCE OF 295.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 388.81 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 217800.00 SQUARE FEET, OR 5.000 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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 RESIDENTIAL ESTATE 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-E, RESIDENTIAL ESTATE; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0048)

WHEREAS, Pamela Ausmus & Lyndell Johnson, 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-E, RESIDENTIAL ESTATE to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 87°14'32" W A DISTANCE OF 580.97 FEET; THENCE N 02°22'48" E A DISTANCE OF 332.23 FEET; THENCE N 81°32'30" E A DISTANCE OF 290.87 FEET; THENCE S 87°14'32" E A DISTANCE OF 295.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 388.81 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 217800.00 SQUARE FEET, OR 5.000 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 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-E, RESIDENTIAL ESTATE.

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-E, RESIDENTIAL ESTATE 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

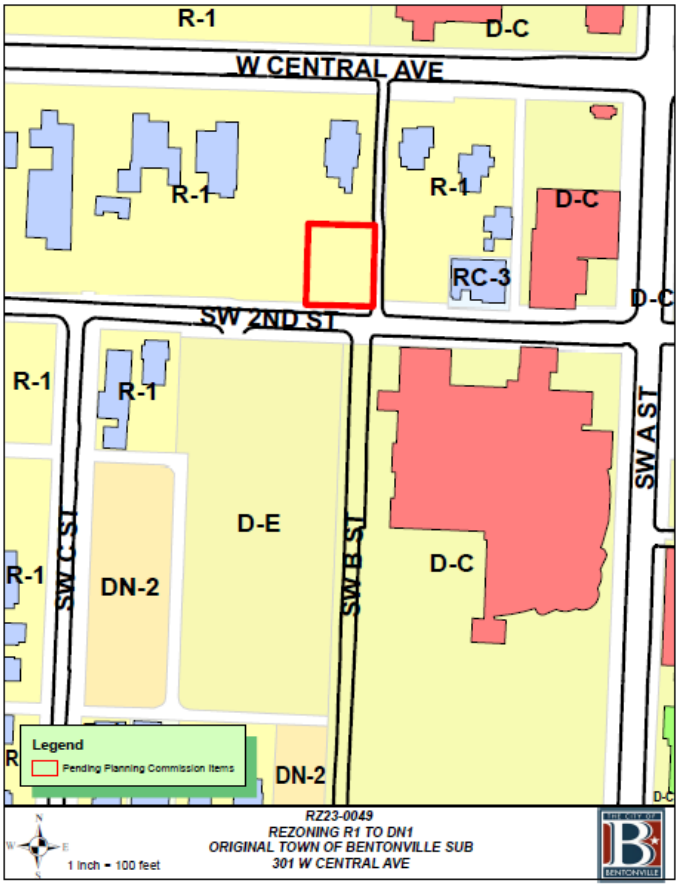
Culpepper

301 W Central Ave
PC Date: 6/20/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0049
Applicant / Current Owner	Lee & Bethany Culpepper
Site Area	+/- 0.49 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 301 W Central Ave. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are R-1, Low-density Single Family Residential to the north, east, and west, and DE and DC to the south.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Low Density Residential (LDR) and is flanked by properties also designated as Low-Density Residential. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc. This property is located within Strategic Growth Zone 1: Downtown Intensification, in which DN-1 zoning is appropriate under its current land use classification of Low Density Residential.

Public Comment

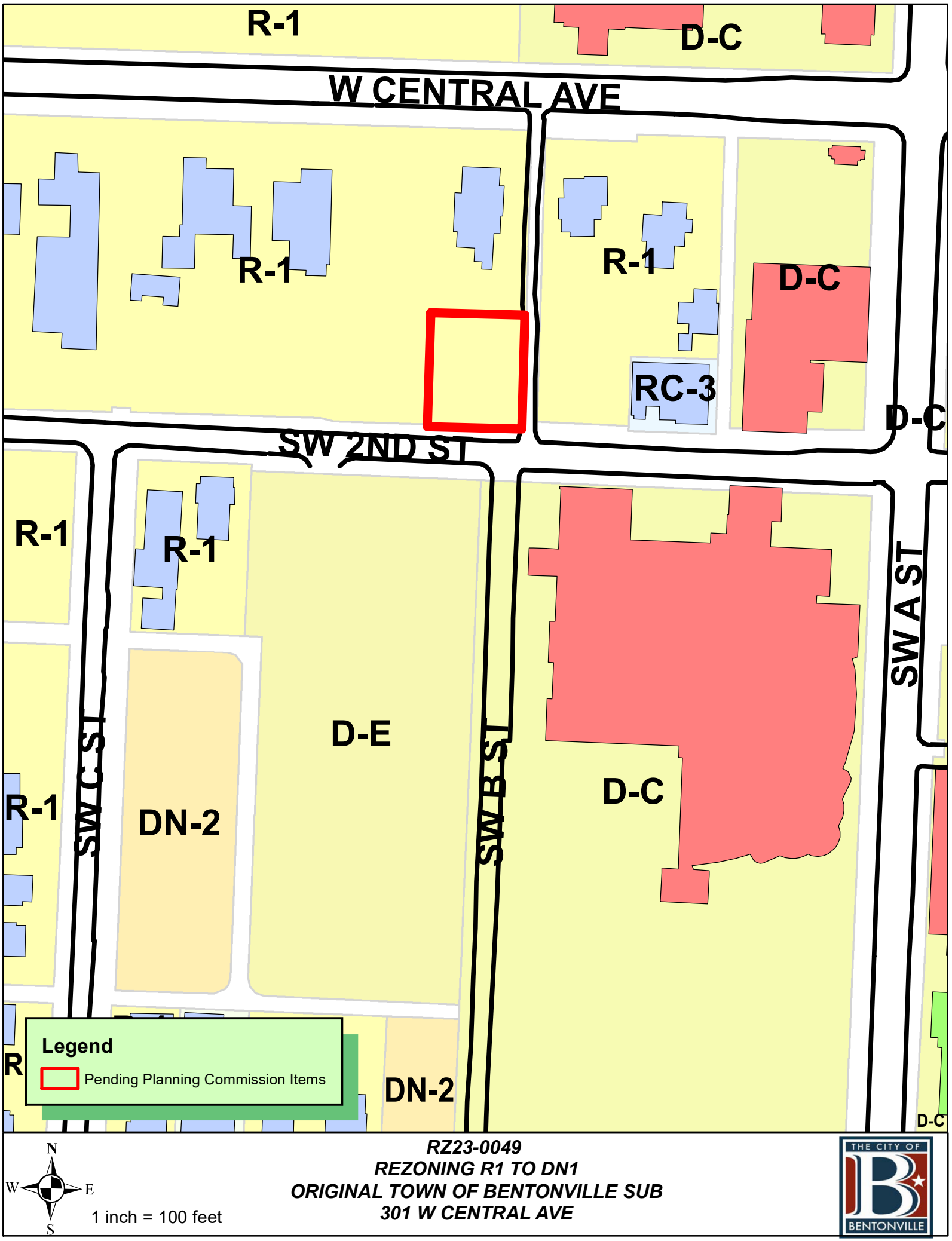
Staff has not received public comment regarding this request. See attached.

Analysis

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width. The proposed zoning of DN-1 is consistent with the Future Land Use Plan and is compatible with the existing residences within this area of the city which lends support to the requested change.

Conclusion

This rezoning request is consistent with the Future Land Use Plan and is consistent with the uses of nearby zoning districts along W Central Ave and SW 2nd Street.


R-1
D-C
W CENTRAL AVE
R-1
R-1
D-C
RC-3
D-C
SW 2ND ST
R-1
R-1
SW A ST
SW C ST
D-E
SW B ST
R-1
DN-2
D-C
Legend
Pending Planning Commission Items
DN-2
D-C
N
W
E
S
1 inch = 100 feet
RZ23-0049
REZONING R1 TO DN1
ORIGINAL TOWN OF BENTONVILLE SUB
301 W CENTRAL AVE
THE CITY OF
BENTONVILLE

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

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

May 3, 2023

Re: Rezone Request from R-1 to DN-1 for Parcel 01-01088-000
301 W. Central Ave., Bentonville, AR 72712

To Whom It May Concern:

Our clients, Lee & Bethany Culpepper, are requesting a rezone and land use map amendment for their property at 301 W Central Ave., Bentonville, AR 72712.

The current zoning designation is R-1 (low-density residential), and we are proposing a zoning designation of DN-1 (low-density residential).

Our clients are intending to subdivide the lot and build a new single-family home on SW 2nd Street. Our request to rezone to DN-1 maintains the low-density residential neighborhood aesthetic but allows for a smaller front yard setback (R-1 requires a 20' front yard setback whereas DN-1 only requires a 15' front yard setback), which would give more usable area to the lot and be consistent with the two houses directly east of the subject property. Those two houses each have a 12' front yard setback, which were obtained through a variance and through zoning, respectively. The value of the land in the downtown area has risen considerably and our clients would like to maximize the lots potential while still maintaining a low-residential designation, which can be achieved by rezoning to DN-1.

A DN-2 zoning designation was approved for 6 lots on SW C Street, one block over from the subject property. The density of the neighborhood is changing, and we feel the requested change is moderate in scope and aligns with the zoning intent of the changing downtown density.

This rezone request will not 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 01-01088-000.

Thank you for your consideration,

Respectfully,

Nikki Littrell
Senior Project Coordinator

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0049)

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

> BEING A PORTION OF LOT 147A, ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, A REPLAT OF THE E 1/2 OF LOTS 147 & 148 AND EAST 1/2 OF A VACATED 12 FOOT ALLEY BETWEEN LOTS 147 & 148, AS SHOWN IN PLAT RECORD 15 AT PAGE 11, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" PIPE AT THE NORTHWEST CORNER OF LOT 158 OF THE ORIGINAL TOWN OF BENTONVILLE; THENCE SOUTH 88°14'28" EAST A DISTANCE OF 352.37 FEET TO A FOUND 5/8" REBAR CAPPED (PLS 1659); THENCE SOUTH 01°33'17" WEST A DISTANCE OF 155.12 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°26'55" EAST A DISTANCE OF 82.13 FEET TO A SET 5/8" REBAR; THENCE SOUTH 01°33'05" WEST A DISTANCE OF 99.28 FEET TO A FOUND 5/8" REBAR CAPPED (PLS 1659) ON THE NORTH RIGHT-OFWAY OF SOUTHWEST 2ND STREET; THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 88°33'45" WEST A DISTANCE OF 82.14 FEET TO A FOUND 5/8" REBAR CAPPED (PLS 1659); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 01°33'17" EAST A DISTANCE OF 99.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.187 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTOF-WAYS OF RECORD.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 20, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

CONDITIONAL USE STAFF REPORT

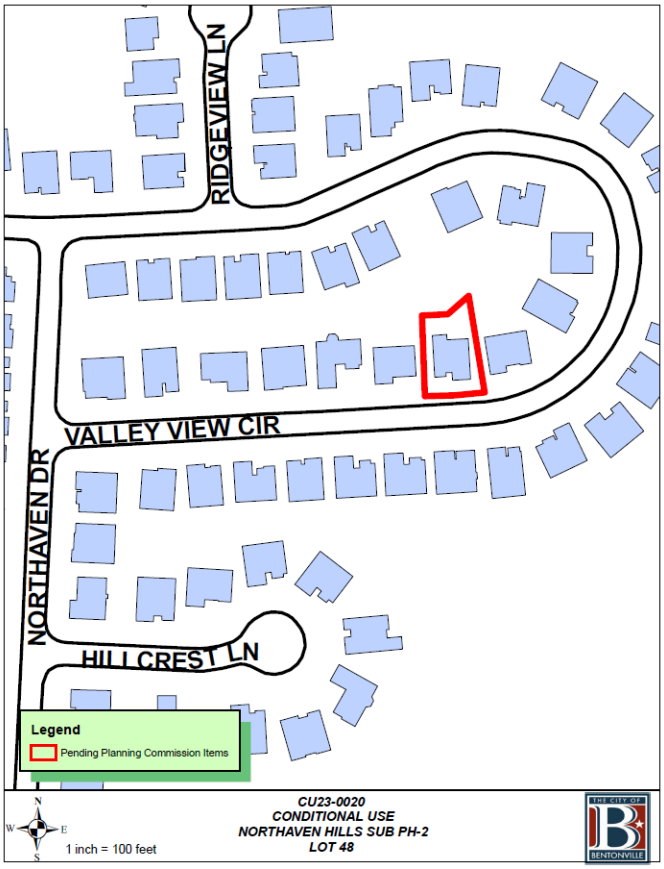
Cimuca Coffee Roasting

40 Valley View Circle
PC Date: 6/6/2023
Reviewer: Bradley Gavrielides Planning Technician

Project Number	CU23-0020
Applicant / Current Owner	Aurelian Cimuca
Site Area	+/- 0.19 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Use	Coffee Roasting (Home Occupation – Type B)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 40 Valley View Circle. The property is currently zoned R-1, Low Density Single Family Residential. The applicant is requesting the conditional use permit for a home occupation to allow a coffee roaster in the garage with online sales.

Proposed Use Description

The applicant states the proposal for the conditional use permit is to allow for a Coffee Roasting business (Home Occupation – Type B) which will allow them to roast coffee beans and sell them online. The applicant states that they will roast beans mostly on Saturday and Sunday, with occasional roasting during the week if demand is high. There are no parking needs expected due to online sales. The applicant will be the only employee.

Public Notice

Staff has NOT received public notice regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for 1 years 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.

N
W E
S

1 inch = 100 feet

CU23-0020
CONDITIONAL USE
NORTHAVEN HILLS SUB PH-2
LOT 48

THE CITY OF BENTONVILLE

NARRATIVE

Home Occupation – Coffee Roasting with Online Sales

Address: 40 Valley View Cir, Bentonville, AR 72712

Legal Description: Lot 48, Northaven Hills Subdivision, Phase H, to the City of Bentonville, Benton County, Arkansas, as shown in plat record 22L at pages 78 and 79

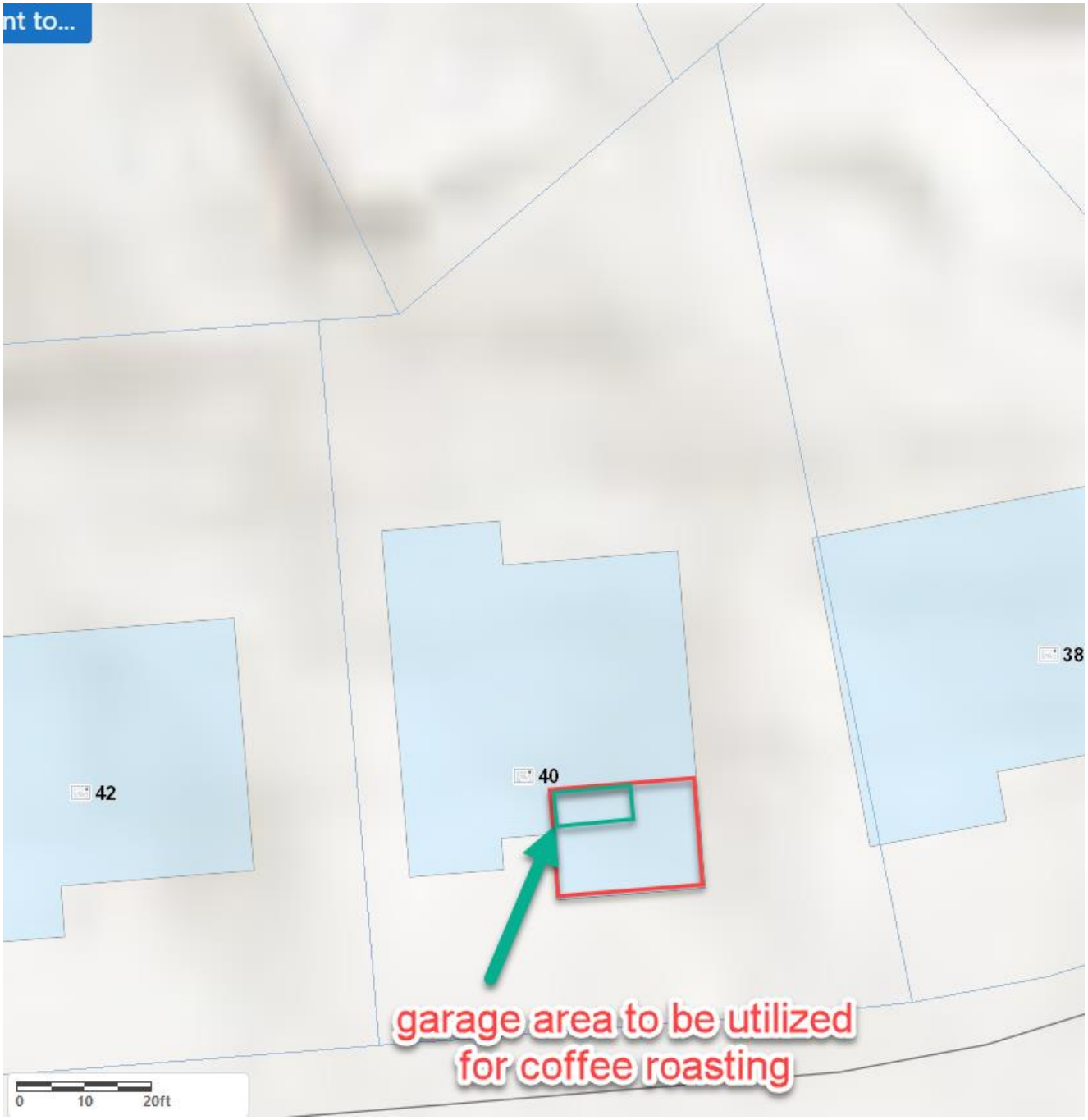
Proposed use and reason for the proposed use:

I propose to use a section of my garage to operate a coffee roasting business with online sales. I will use the space in my garage to roast coffee and package individual coffee bags.

I am aware of Municipal Code Sec. 601.12 (b) (2) *The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside a structure.*

From my point of view, my coffee roaster will not produce any more or different odors/fumes than a traditional oven/range vent hood or even a fireplace.

- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized
    - *(See on next page below)*
- Hours of operation, including days of the week
    - *Coffee Roasting will be mainly on Saturday and Sunday mid-day after receiving orders throughout the week. Occasionally during weekdays mid-day if necessary*
- Indoor and outdoor areas to be utilized
    - *Sectioned off section of existing garage*
- Planned indoor and outdoor structural changes
    - *N/A*
- Parking needs required for the proposed use including existing and proposed-provide sketch of traffic flow and parking pattern (if applicable)
    - *N/A*
- Planned outdoor lighting changes
    - *N/A*
- Anticipated patrons, clients, deliveries, and/or customers (average per day)
    - *All customer interaction will be online*
    - *Raw unroasted beans will be delivered via traditional shipping service (UPS, FedEx, USPS) NOT freight*
- Proposed number of employees
    - *N/A, business will be sole proprietor with property owner as coffee roaster*
- Photographs of the property
    - *(See on next page below)*


nt to...
42
40
38
garage area to be utilized
for coffee roasting
0
10
20ft

PROPOSED GARAGE AREA
FOR COFFEE ROASTING

CONDITIONAL USE STAFF REPORT

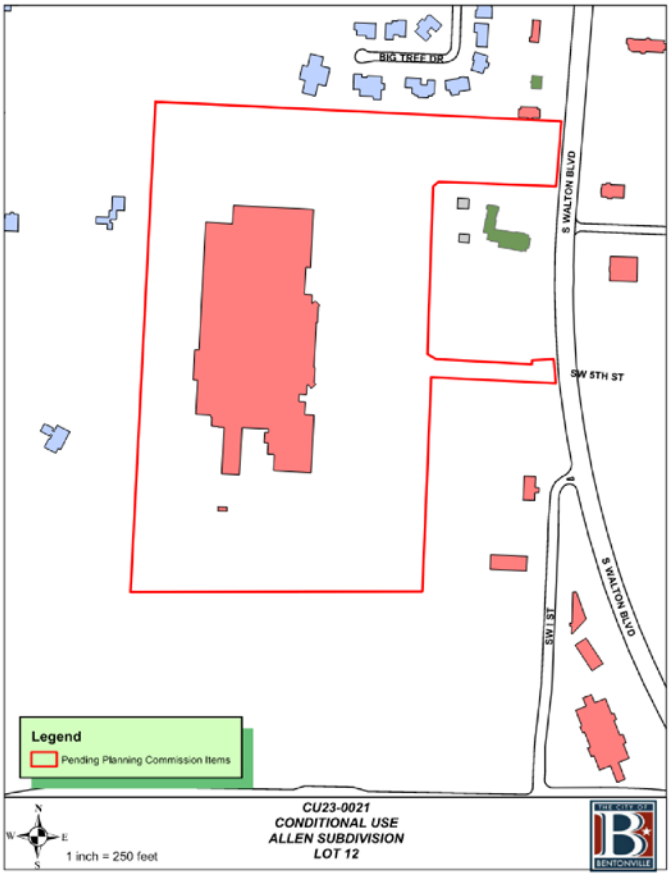
Walmart Store 100 Recycling Unit

406 South Walton Blvd.
PC Date: 6/20/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0021
Applicant / Current Owner	BRR Architecture, Inc/North Arkansas Wholesale Co Inc.
Site Area	+/- 32.91 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Long-term Temporary Use (Recycling Unit)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at the 406 South Walton Blvd. The property is currently zoned C-2, General Commercial. The applicant is requesting the conditional use permit for a long-term temporary use of a recycling unit.

Proposed Use Description

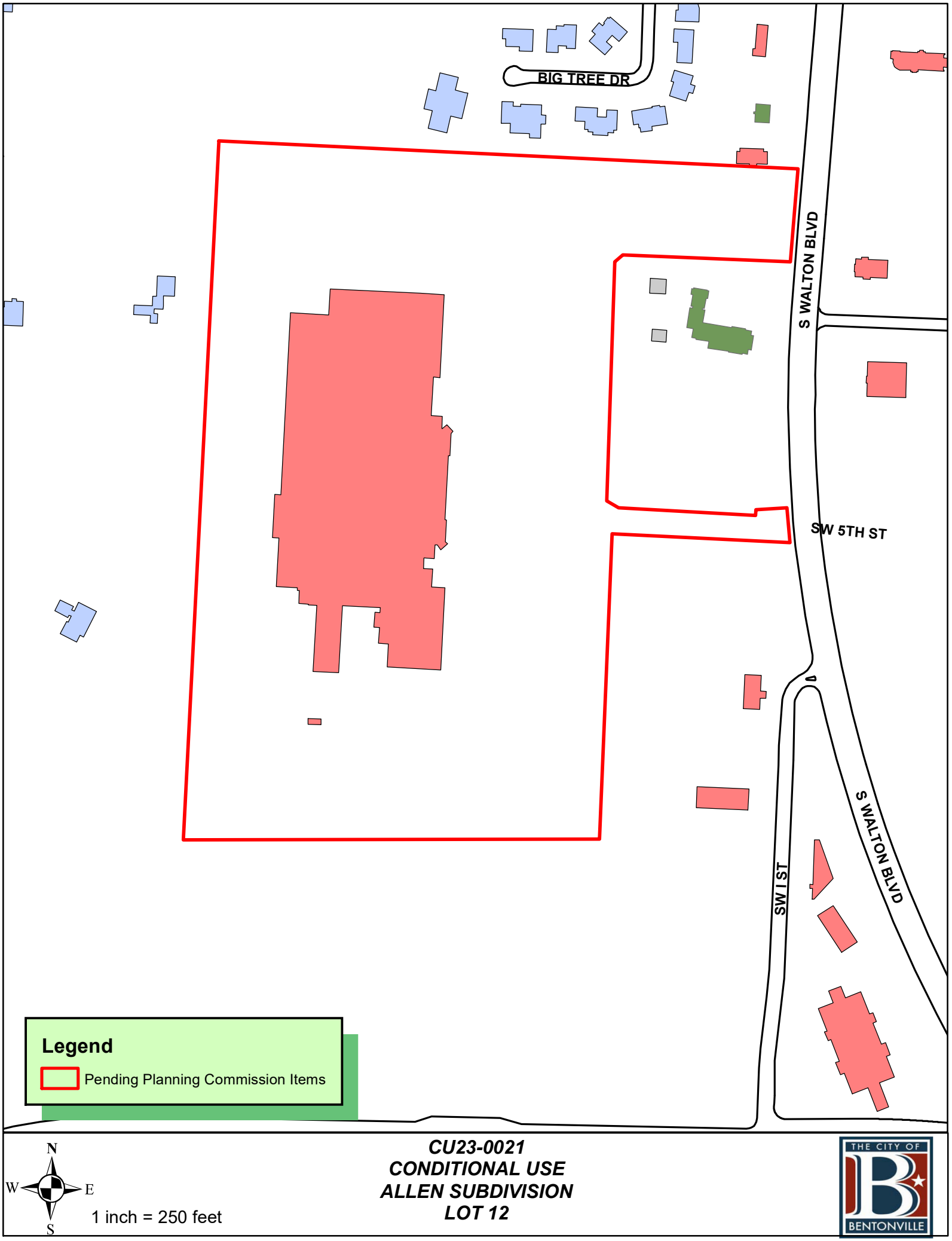
The applicant states the proposal for the conditional use permit is to allow for a self-serve recycling unit. It is to be approximately 10 feet by 20 feet and occupy 6 existing parking spaces. The unit is proposed to be located in the Southeastern portion of the parking lot, in an area the applicant states does not have high demand for parking. The unit would be available to customers 24/7 and is stated that it remains locked but for 30 seconds when activated by a user. The applicant anticipates the unit will be emptied on a weekly schedule.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for 2 years 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.


BIG TREE DR
S WALTON BLVD
SW 5TH ST
SW I ST
S WALTON BLVD
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 250 feet
CU23-0021
CONDITIONAL USE
ALLEN SUBDIVISION
LOT 12
THE CITY OF
BENTONVILLE

May 1, 2023

Mr. Bradley Gavrielides
Bentonville Planning Dept.
305 SW A Street
Bentonville, AR 72712
479.254.2068

Re: **Walmart Store 100 – Proposed Recycling Container**

Mr. Gavrielides,

On behalf of Walmart Stores, Inc., BRR Architecture, Inc. is requesting approval of a Conditional Use Permit for placement of a prefabricated community recycling container on the existing Walmart parking lot. Site is located at 406 S Walton Blvd. The container is roughly 10 foot x 20 foot in dimension; the footprint and placement of which would use approximately (6) existing parking spaces. The proposed location for the container is in the southeastern quadrant of the existing parking field, furthest from the entry vestibule. A site plan is enclosed for reference. This location is preferred for the visibility it provides to customers while not utilizing parking spaces that are in high demand for members.

The unit will be locked at all times, only access to the door is through the QR code and will unlock for 30 seconds. There aren't set operation hours, it's available to the community throughout the day and week. It will also be emptied up on a weekly schedule.

We hope that this submittal package contains all necessary information in consideration of the request. Thank you for your time.

Sincerely,

Dennis Wilson, AIA

BRR Architecture, Inc.

A recycling hub providing communities an opportunity to recycle 8 different waste streams (plastic bottles, plastic containers, pet food packaging, aluminum, paper boxes, plastic film, home cleaning bottles, rigid plastic) at no cost to the customers or tax payers.

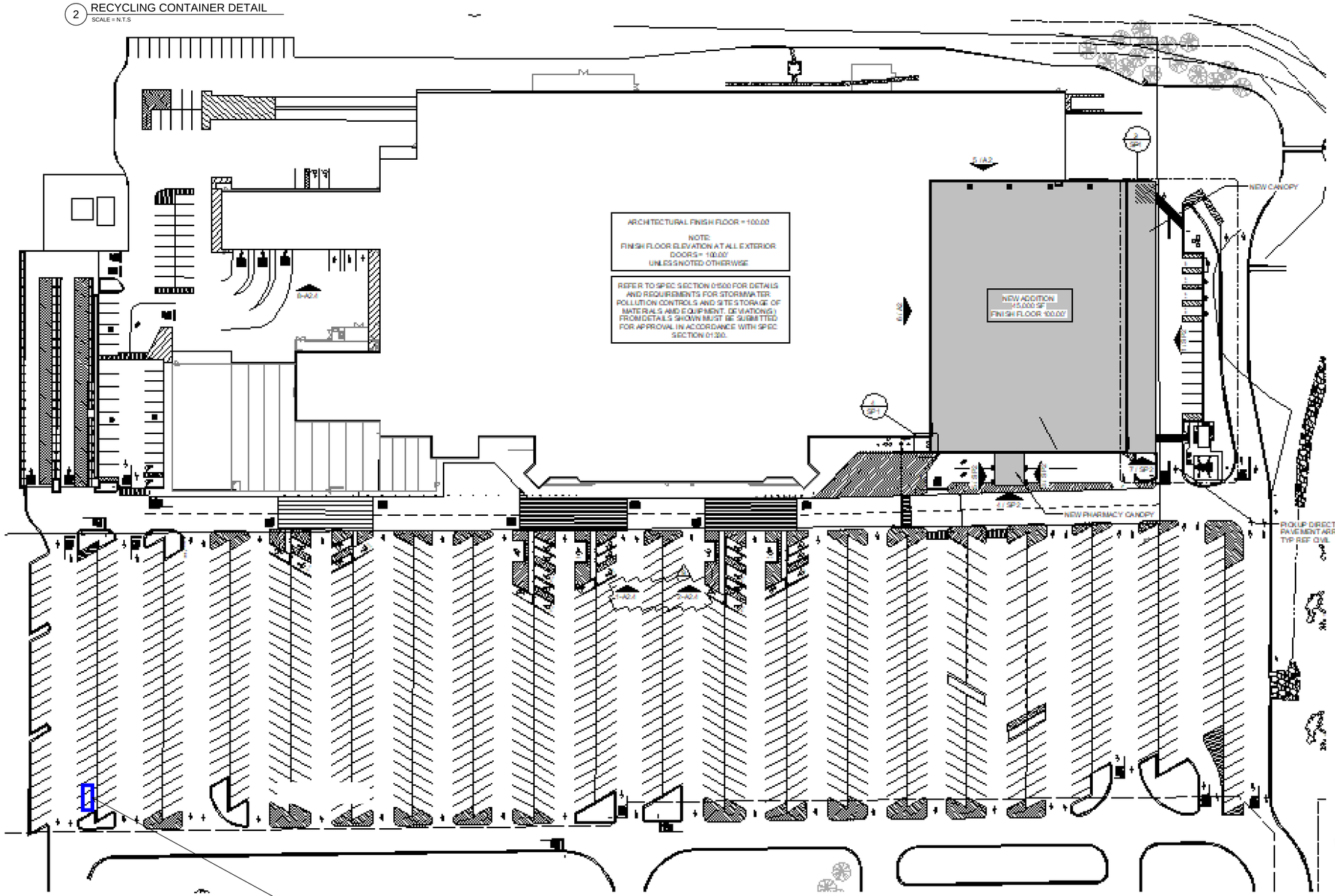
NOTE: THIS SHEET IS A COPY OF THE AVAILABLE AS-BUILT SITE PLAN FOR THIS SITE. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED EXISTING CONDITIONS AT THE PROJECT SITE. THE ARCHITECT OF RECORD HAS MADE NO MODIFICATIONS TO THIS SHEET OR THE INFORMATION CONTAINED WITHIN THEM AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

PROJECT SCOPE OF WORK

PLACE PREFABRICATED RECYCLING CONTAINER ON EXISTING PARKING LOT. CONTAINER SIZE IS 10' x 20' AND WILL TEMPORARILY COVER APPROXIMATELY (4) PARKING SPACES ON THE EXISTING SAM'S CLUB LOT.

10' x 20' RECYCLING CONTAINER

2 RECYCLING CONTAINER DETAIL
SCALE = N.T.S



1 SITE PLAN
SCALE = NOT TO SCALE

brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ASCALY AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT AT A SPECIFIC TIME AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR REFERENCE OR AS A BASIS FOR ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY QUALIFIED PROFESSIONALS. ANY UNAUTHORIZED REPRODUCTION OF THIS DRAWING OR ITS USE ON ANOTHER PROJECT WITHOUT PRIOR WRITTEN CONSENT OF BRR, INC. SHALL BE CONTRARY TO THE LAW.

CONSULTANTS

RECYCLING CONTAINER
WALMART #100
406 S. WALTON BLVD.
BENTONVILLE, AR

PROTO:

JOB NUMBER:

ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	KH
PROTO CYCLE:	08/26/22
DOCUMENT DATE:	11/15/22

FOR PERMITTING PURPOSES ONLY

SITE PLAN

SHEET:
SP1

1/10/2023 3:53:39 PM

CONDITIONAL USE STAFF REPORT

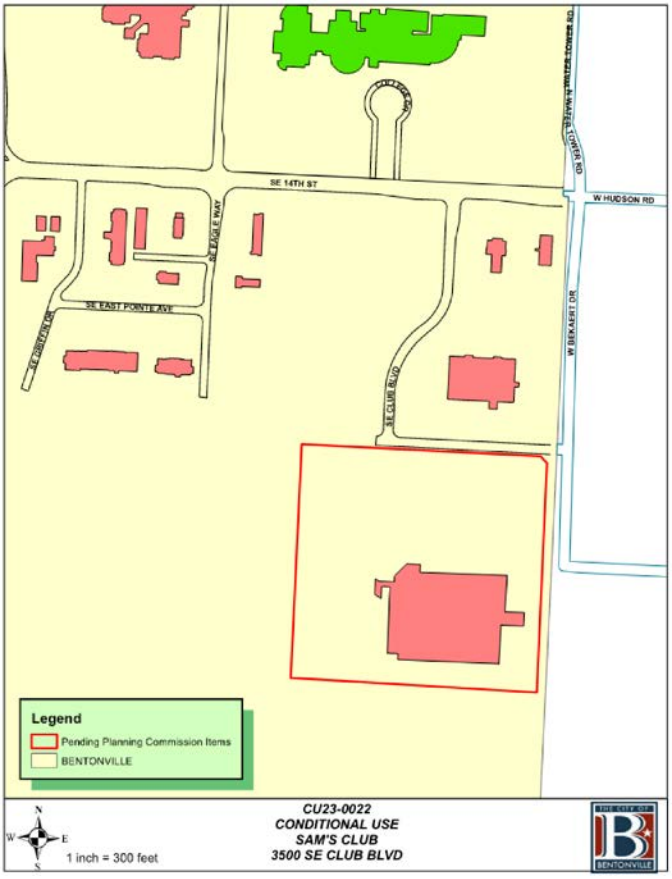
Sam's Club Store Recycling Unit

3500 Southeast Club Blvd.
PC Date: 6/20/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0022
Applicant / Current Owner	BRR Architecture, Inc/North Arkansas Wholesale Co Inc.
Site Area	+/- 18.26 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Long-term Temporary Use (Recycling Unit)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

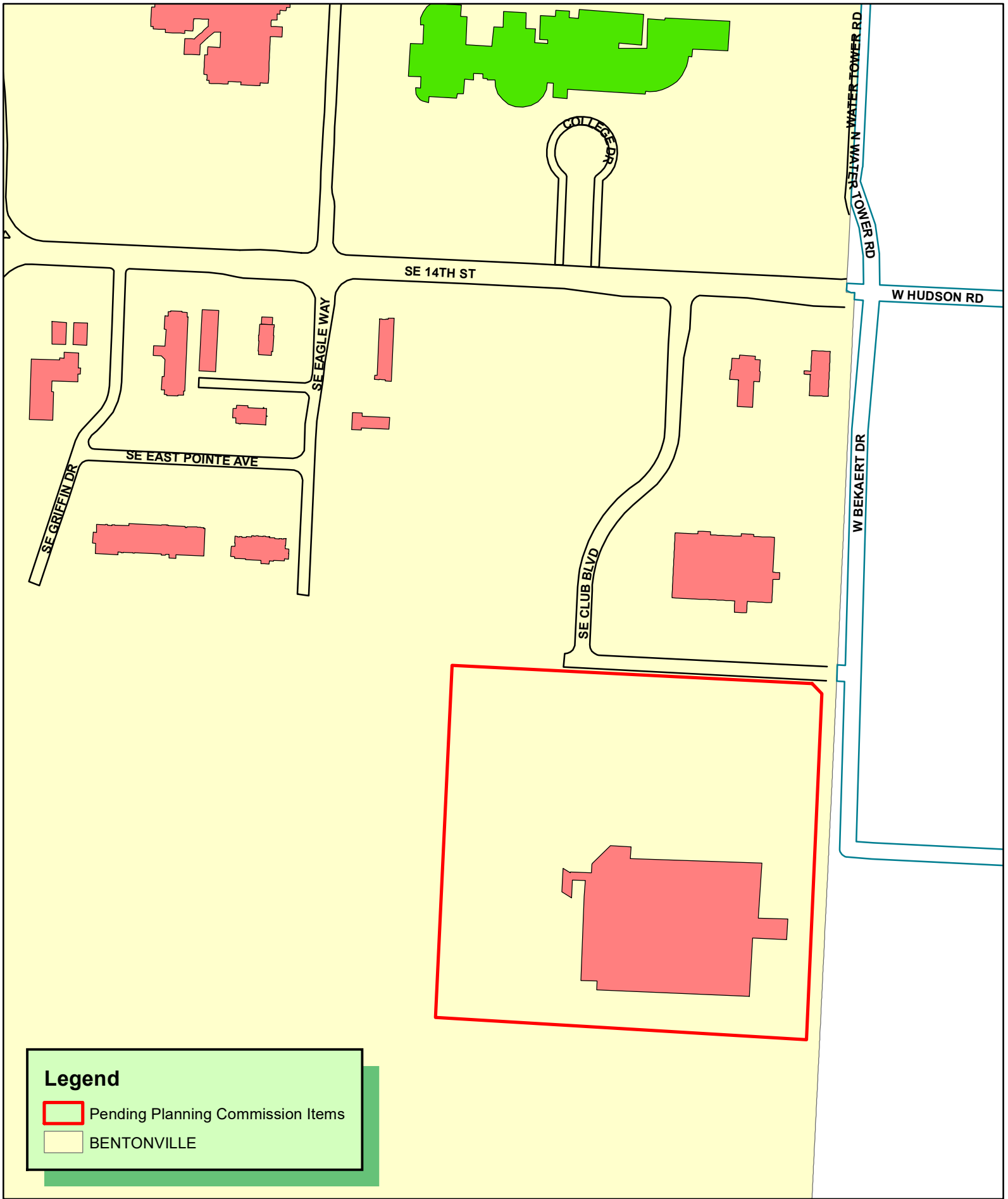


Property Description
This property is located at the 3500 Southeast Club Blvd. The property is currently zoned C-2, General Commercial. The applicant is requesting the conditional use permit for a long-term temporary use of a recycling unit.

Proposed Use Description
The applicant states the proposal for the conditional use permit is to allow for a self-serve recycling unit. It is to be approximately 10 feet by 20 feet and occupy 4 existing parking spaces. The unit is proposed to be located in the Northeastern portion of the parking lot, in an area the applicant states does not have high demand for parking. The unit would be available to Club members 24/7 and is stated that it remains locked but for 30 seconds when activated by a user. The applicant anticipates the unit will be emptied once per week.

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

Conditions of Approval
1. This Conditional Use Permit shall be valid for 2 years 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.



N
W E
S

1 inch = 300 feet

CU23-0022
CONDITIONAL USE
SAM'S CLUB
3500 SE CLUB BLVD

THE CITY OF BENTONVILLE

May 10, 2023

Mr. Bradley Gavrielides
Bentonville Planning Dept.
305 SW A Street
Bentonville, AR 72712
479.254.2068

Re: **Sam's Club 4969 – Proposed Recycling Container**

Mr. Gavrielides,

On behalf of Sam's Club., BRR Architecture, Inc. is requesting approval of a Conditional Use Permit for placement of a prefabricated community recycling container on the existing Walmart parking lot. Site is located at 3500 SE Club Bldvd. The container is roughly 10 foot x 20 foot in dimension; the footprint and placement of which would use approximately (4) existing parking spaces. The proposed location for the container is along the northern most parking spaces, furthest from the entry vestibule. A site plan is enclosed for reference. This location is preferred for the visibility it provides to customers while not utilizing parking spaces that are in high demand for members.

The unit will be locked at all times, only access to the door is through the QR code and will unlock for 30 seconds. There aren't set operation hours, it's available to the community throughout the day and week. It will also be emptied up on a weekly schedule.

We hope that this submittal package contains all necessary information in consideration of the request. Thank you for your time.

Sincerely,

Dennis Wilson, AIA

BRR Architecture, Inc.

A recycling hub providing communities an opportunity to recycle 8 different waste streams (plastic bottles, plastic containers, pet food packaging, aluminum, paper boxes, plastic film, home cleaning bottles, rigid plastic) at no cost to the customers or tax payers.

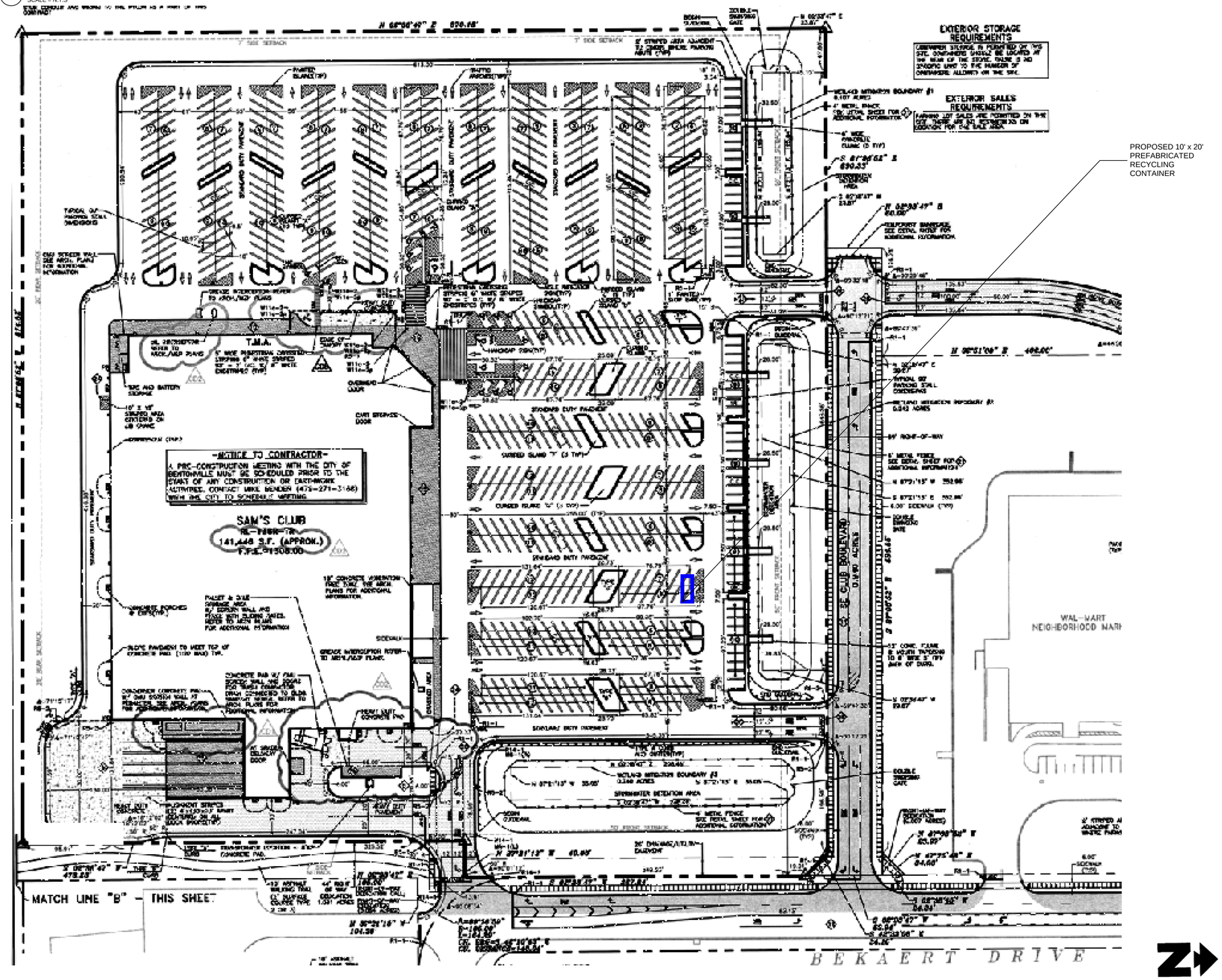
NOTE: THIS SHEET IS A COPY OF THE AVAILABLE AS-BUILT SITE PLAN FOR THIS SITE. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED EXISTING CONDITIONS AT THE PROJECT SITE. THE ARCHITECT OF RECORD HAS MADE NO MODIFICATIONS TO THIS SHEET OR THE INFORMATION CONTAINED WITHIN THEM AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

PROJECT SCOPE OF WORK

PLACE PREFABRICATED RECYCLING CONTAINER ON EXISTING PARKING LOT. CONTAINER SIZE IS 10' x 20' AND WILL TEMPORARILY COVER APPROXIMATELY (4) PARKING SPACES ON THE EXISTING SAM'S CLUB LOT.

10' x 20' RECYCLING CONTAINER

2 RECYCLING CONTAINER DETAIL
SCALE = N.T.S



1 SITE PLAN
SCALE = NOT TO SCALE

brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ANTIOCH AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

STIPULATION FOR REUSE

THE DRAWINGS PREPARED FOR THIS PROJECT ARE:

CONTEMPORANEOUSLY WITH ITS ISSUE AND ARE NOT INTENDED OR SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT SITE. USE OF THIS DRAWING FOR REFERENCE OR ON ANY OTHER PROJECT WITHOUT REQUIRES THE SERVICES OF PROPERLY QUALIFIED ARCHITECTS. UNAUTHORIZED REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

RECYCLING CONTAINER
SAM'S CLUB 4969
BENTONVILLE, AR
3500 SE Club Blvd

PROTO:

JOB NUMBER:

ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	KH
PROTO CYCLE:	08/26/22
DOCUMENT DATE:	11/15/22

FOR PERMITTING PURPOSES ONLY

SITE PLAN

SHEET:
SP1

11/15/2022 3:32:30 PM

CONDITIONAL USE STAFF REPORT

Bella Terra LLC & Blue Whale Coffee Shop

Southwest Regional Airport Blvd. & Southwest Sunbrooke Street

PC Date: 6/20/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0023
Applicant / Current Owner	Ken Booth/Bella Terra LLC
Site Area	+/- 2.15 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Drive-Thru Service
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at the Southeast corner of Southwest Regional Airport Blvd. and Southwest Sunbrooke Street. The property is currently zoned C-1, Neighborhood Commercial. The applicant is requesting the conditional use permit for a drive-thru service that is associated with a proposed coffee shop.

Proposed Use Description

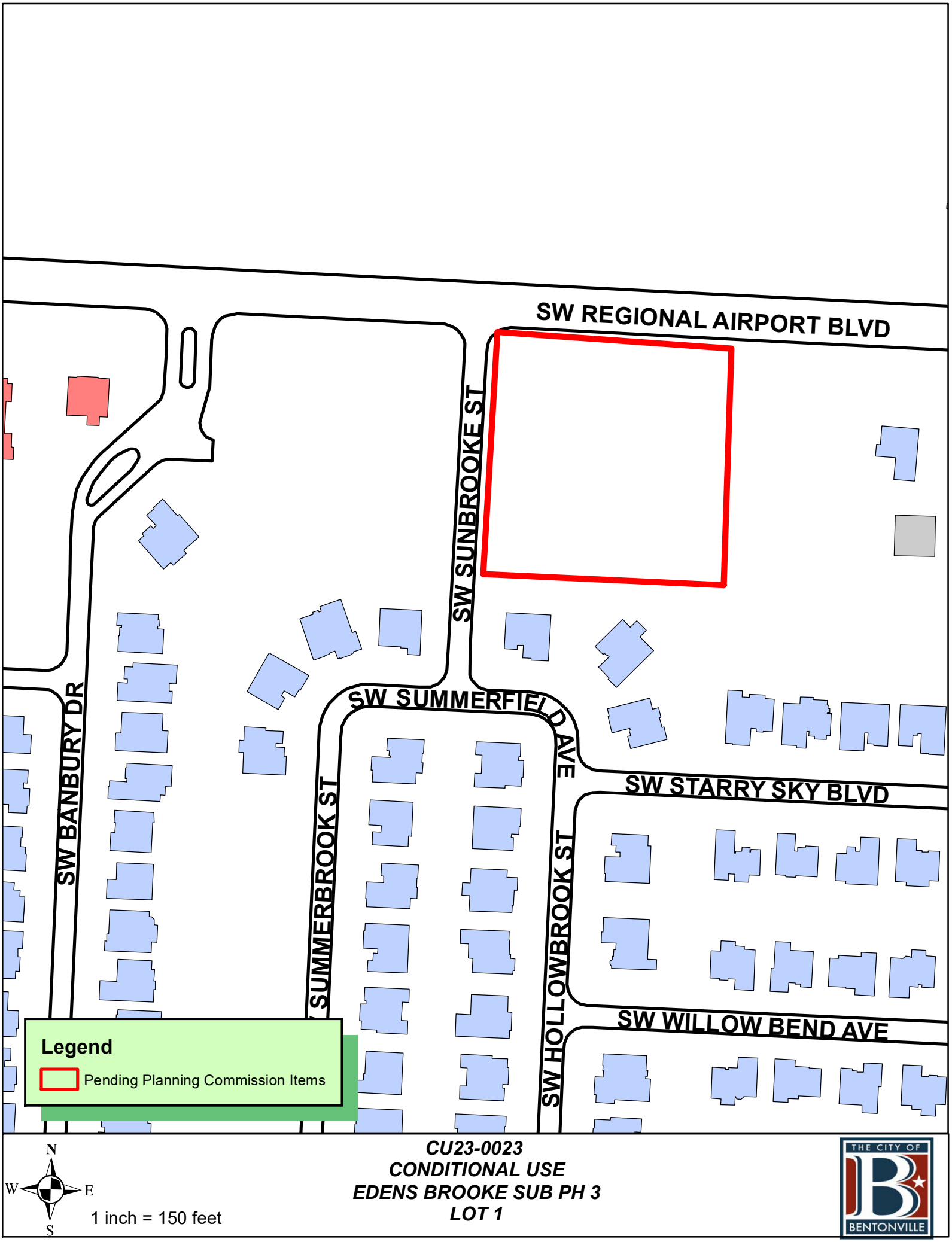
The applicant states the proposal for the conditional use permit is to allow for a drive-thru use to be associated with a coffee shop. The applicant states that the use will be operated Monday – Thursday, 11am to 11:30pm; Friday – Saturday, 11am to 12am; and Sunday 11am to 11:30pm. They anticipate providing 30 parking spaces, with 20 spaces for drive-thru stacking. Lastly they state they have not determined average number of patrons, but anticipate 5-10 total employees.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for 5 years from the date of issuance.
2. The applicant shall obtain LSD approval to develop the site.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.



CU23-0023
CONDITIONAL USE
EDENS BROOKE SUB PH 3
LOT 1

SAND CREEK
Engineering and Landscape Architecture, Inc.

June 12, 2023 Project # 23025
RE: Conditional Use Amendment Request
C1 Zone - Lot 1 of Eden's Brooke Subdivision Phase III
SW Regional Airport Blvd., Bentonville Arkansas

Bentonville Planning Commission:

Bella Terra, L.L.C., the Landowner, and Blue Whale Development, Developer, hereby requests a conditional use to allow a proposed coffee shop with a drive-through service area on Lot 1 of Eden's Brooke Subdivision Phase III. The lot exists and has been undeveloped since its inception in 2006.

This request is to allow for Drive-through operation, which is not currently allowed in a C1 zone. A Large-Scale Development plan will be submitted for review of the design criteria on the development. The particulars of the drive-through, the layout, with parking and site design will be submitted with the Large-Scale Development plans for review and approval for the Conditional Use to be activated. Below are the responses for the site operation criteria.

- Proposed Use – Drive-through service-oriented operation for coffee sales
- Hours of operation – 5:30am to 10:00pm each day
- Vacant lot, new construction, will require a Large-Scale Development Plan submittal
- Parking – 30 parking spaces plus 20 drive-thru area stacking
- Outdoor lighting - will be established with the LSD to meet Bentonville specifications.
- Anticipated patrons – Undetermined
- Number of employees – between 5 and 10
- The Covenants for Eden's Brooke Phase III has been reviewed and there is no mention of restrictions on the commercial lots.

We appreciate your consideration.

Sincerely,

Ken Booth
Project Manager
kbooth@sandcreek.us

Bradley Gavrielides

From: planning
Sent: Monday, June 19, 2023 1:17 PM
To: Luke Aitken; Bradley Gavrielides
Subject: FW: CU23-0023 Hearing Feedback

-----Original Message-----
From: Josiah Dodson <highercallingnwa@gmail.com>
Sent: Monday, June 19, 2023 11:36 AM
To: planning <planning@bentonvillear.com>
Subject: CU23-0023 Hearing Feedback

Good Morning,
It has come to my attention that there is a conditional use permit being requested by Bella Terra, LLC and Blue Whale Coffee Shop at the corner of SW Regional Airport Blvd and SW Sunbrooke St.
I sincerely appreciate the planning commission, and your consideration of our families, home values, and keeping Bentonville one of the best places to live in America. With the crazy influx of traffic, people, businesses, etc, you are faced with an insurmountable task of zoning and planning. Many blessings to you all!

With this request, CU23-0023, I would like to offer my support of the conditional use permit for building a Starbucks at the prescribed location providing a traffic stoplight is able to be installed (see below for item for consideration). Starbucks has a volume-based company, and having an extra long line of vehicles, trying to turn out of our subdivision might make logistics a little bit difficult. It is not reasonable to think that that area will be vacant forever, and given the options, I do believe a Starbucks would serve the surrounding area well.

REQUEST FOR CONSIDERATION- Given the distance from the Walmart and the next stoplight, would it be possible to put a stop light at the intersection of SW Regional Airport Blvd and SW Sunbrooke St.?

If you could get them to put a Chick-fil-A in the other place, I would be all in on everything 😁.

Thank you for all you do!

Josiah Dodson
Owner - The Higher Calling Agency, Inc dba GEICO BENTONVILLE
4302 SW Hollowbrook St
BENTONVILLE AR 72713
540-604-8198 (cell)

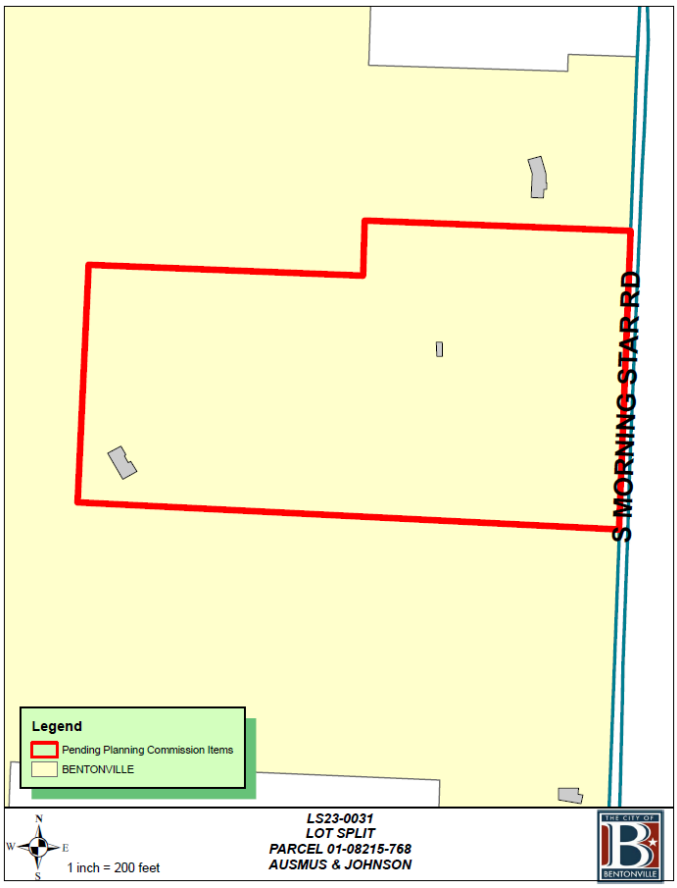
Lots 1, 2,3,& 4 of AJ Subdivision

10325 South Morning Star Road
PC Date: 6/20/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	LS23-0031
Applicant / Current Owner	Rob Caster / Pamela Ausmus & Lyndell Johnson
Site Area	+/- 20.00 acres
Current Zoning	R-E, Residential Estate
Future Land Use Map Designation	Residential Estate (RE)
Related Projects	RZ23-0048

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 10325 South Morning Star Road. It is currently zoned R-E, Residential Estate, with a Future Land Use Map classification of Residential Estate (RE).

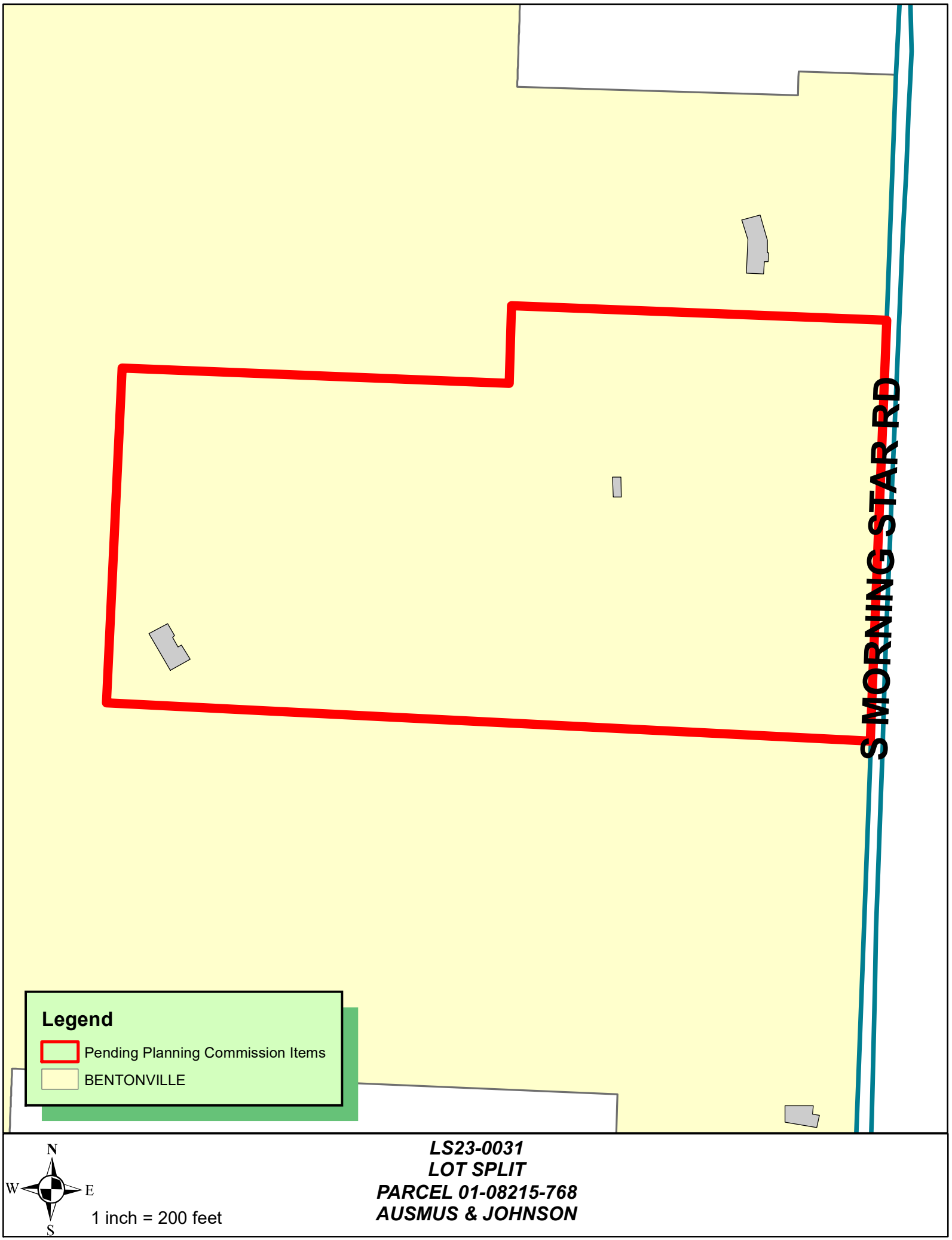
Project Details
The applicant is proposing a lot split of an existing 20-acre lot that was recently annexed into the City of Bentonville. The proposal is for 4 lots; two 2.50 acres lots, one 5-acre lot, and one 10.01-acre lot.

The plat would dedicate a 30-foot-wide private access easement to serve the newly created lots. The Plat also shows a 20-foot-wide utility easement along South Morning Star Road, as well as right of way being dedicated along South Morning Star Road as needed to meet the requirements of the Bentonville Master Street Plan. The plat notes that none of the lots have direct access to public water or sewer.

Waivers
There are no waiver requests associated with this project.

Analysis and Recommendation
Staff recommends approval of the lot split, under the condition that the associated rezone is approved, as adequate right of way is proposed to be dedicated along South Morning Star Road and all lots proposed would comply with zoning and subdivision specific code requirements.

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.



LS23-0031
LOT SPLIT
PARCEL 01-08215-768
AUSMUS & JOHNSON

DESCRIPTION - PARENT TRACT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 87°14'32" W A DISTANCE OF 1320.00 FEET; THENCE N 02°29'56" E A DISTANCE OF 601.42 FEET; THENCE S 87°12'35" E A DISTANCE OF 659.78 FEET; THENCE N 02°36'40" E A DISTANCE OF 120.00 FEET; THENCE S 87°09'01" E A DISTANCE OF 658.50 FEET; THENCE S 02°22'48" W A DISTANCE OF 720.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 871821.61 SQUARE FEET, OR 20.014 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 1 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 02°22'48" E A DISTANCE OF 408.81 FEET TO THE POINT OF BEGINNING; THENCE N 87°14'32" W A DISTANCE OF 295.28 FEET; THENCE S 81°32'30" W A DISTANCE OF 1042.87 FEET; THENCE N 02°29'56" E A DISTANCE OF 395.46 FEET; THENCE S 87°12'35" E A DISTANCE OF 659.78 FEET; THENCE N 02°36'40" E A DISTANCE OF 120.00 FEET; THENCE S 87°09'01" E A DISTANCE OF 658.50 FEET; THENCE S 02°22'48" W A DISTANCE OF 311.19 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 436221.61 SQUARE FEET, OR 10.014 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 2 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 02°22'48" E A DISTANCE OF 548.28 FEET TO THE POINT OF BEGINNING; THENCE N 87°14'32" W A DISTANCE OF 771.72 FEET; THENCE N 02°29'56" E A DISTANCE OF 205.96 FEET; THENCE N 81°32'30" E A DISTANCE OF 785.28 FEET; THENCE S 02°22'48" W A DISTANCE OF 358.71 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 217800.00 SQUARE FEET, OR 5.000 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 3 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 02°22'48" E A DISTANCE OF 266.39 FEET TO THE POINT OF BEGINNING; THENCE N 87°14'32" W A DISTANCE OF 281.89 FEET; THENCE N 02°22'48" E A DISTANCE OF 358.71 FEET; THENCE N 81°32'30" E A DISTANCE OF 257.59 FEET; THENCE S 87°14'32" E A DISTANCE OF 28.89 FEET; THENCE S 02°22'48" W A DISTANCE OF 408.81 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 108900.00 SQUARE FEET, OR 2.500 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 4 DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT SE/4 SW/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID SE/4 SW/4; THENCE N 87°14'32" W A DISTANCE OF 266.39 FEET; THENCE N 02°22'48" E A DISTANCE OF 408.81 FEET; THENCE S 87°14'32" E A DISTANCE OF 266.39 FEET; THENCE S 02°22'48" W A DISTANCE OF 408.81 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 108900.00 SQUARE FEET, OR 2.500 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. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

5. THE PROPERTY IS ZONED A-1, AGRICULTURAL. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.

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

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

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

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

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

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

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

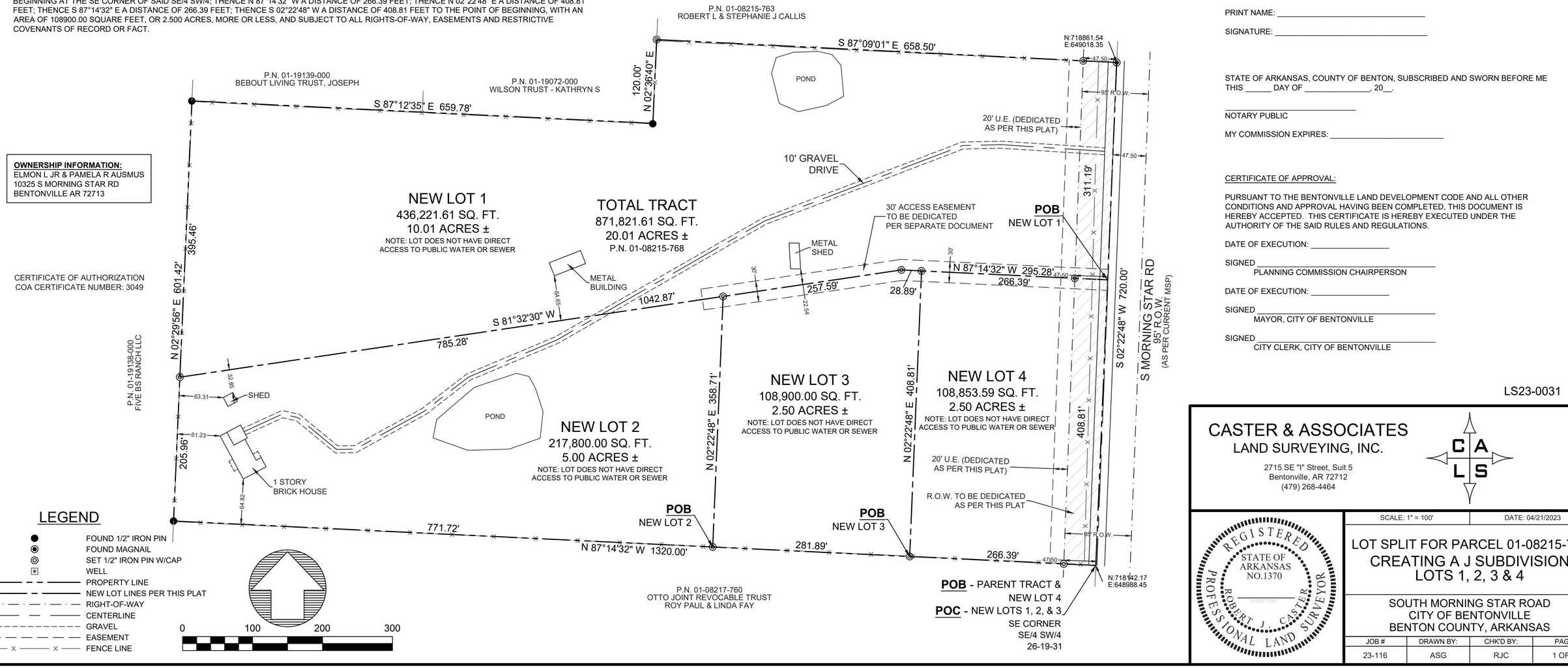
13. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0245K (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

VICINITY MAP

N.T.S.



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 OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LS23-0031

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

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

SCALE: 1" = 100'	DATE: 04/21/2023

LOT SPLIT FOR PARCEL 01-08215-768
CREATING A J SUBDIVISION
LOTS 1, 2, 3 & 4

SOUTH MORNING STAR ROAD
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
23-116	ASG	RJC	1 OF 1

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF PREVIOUSLY UNPLATTED LAND; CREATING NEW LOTS 1-4 OF AJ SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0031)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of PREVIOUSLY UNPLATTED LAND, creating new LOTS 1-4 OF AJ SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on June 20, 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 PREVIOUSLY UNPLATTED LAND creating new LOTS 1-4 OF AJ 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

PRELIMINARY PLAT STAFF REPORT

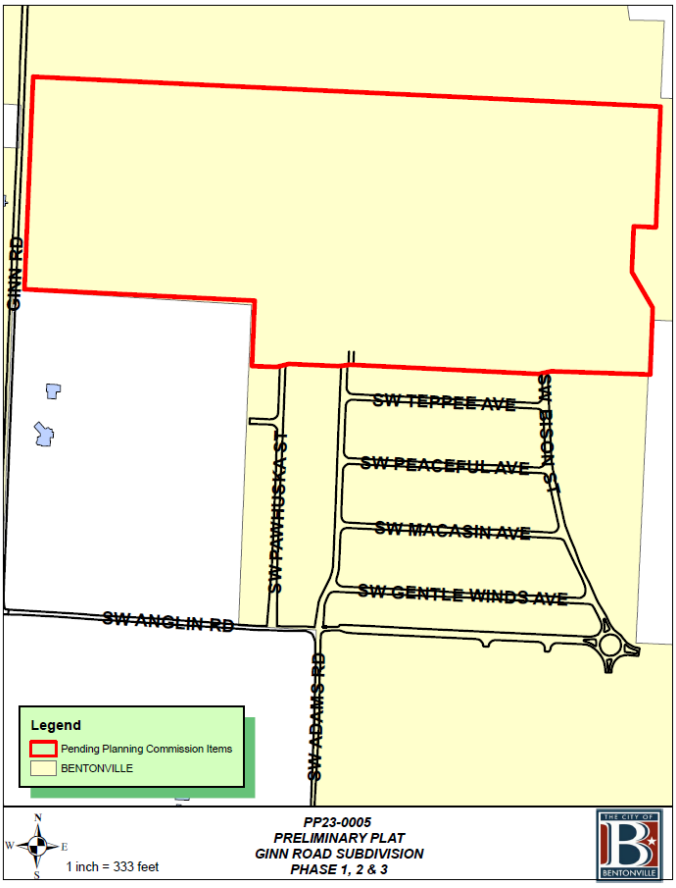
Ginn Road Subdivision

Along the east side of Ginn Road between Brookside Rd and SW Anglin Rd.
PC Date: 6/20/2023
Reviewer: Tom Adler / Jon Stanley

Project Number	PP23-0005
Applicant / Current Owner	Adam Osweiler MCE / Jon Brittenum / J&M Capital Ventures LLC
Site Area	+/- 60.11 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Development Type / Use	Single Family Detached Residential

https://arcg.is/08HvK8

Location Map



Property Description

This property is located Along the east side of Ginn Road between Brookside Rd and SW Anglin Road. It is approximately 60 acres and is zoned R-1, Low-Density Single Family Residential.

Project Details

A preliminary plat for Ginn Road Subdivision consisting of three phases and a total of one-hundred and seventy-one (171) lots some of which are unbuildable and set aside for common property and detention areas. The preliminary plat takes access primarily from Ginn Rd and connects to the existing stub outs to the south. There are future stub outs to the north however, a flood plain and potential wetlands prevents stub outs to the east. Sidewalks, stormwater drainage improvements and landscaping will all be completed per the requirements of the Land Development Code. Of note is the 21' wide grass median for the entry as well as ped paths at the cul-de-sacs that allow ped and bike only access to Ginn Road. The SDF lots are large at roughly .2 ac per lot. Internal traffic calming measures are a gridded street system with neckdowns of the curb-to-curb distance at mid blocks.

Relationship to Osage Hill Subdivision

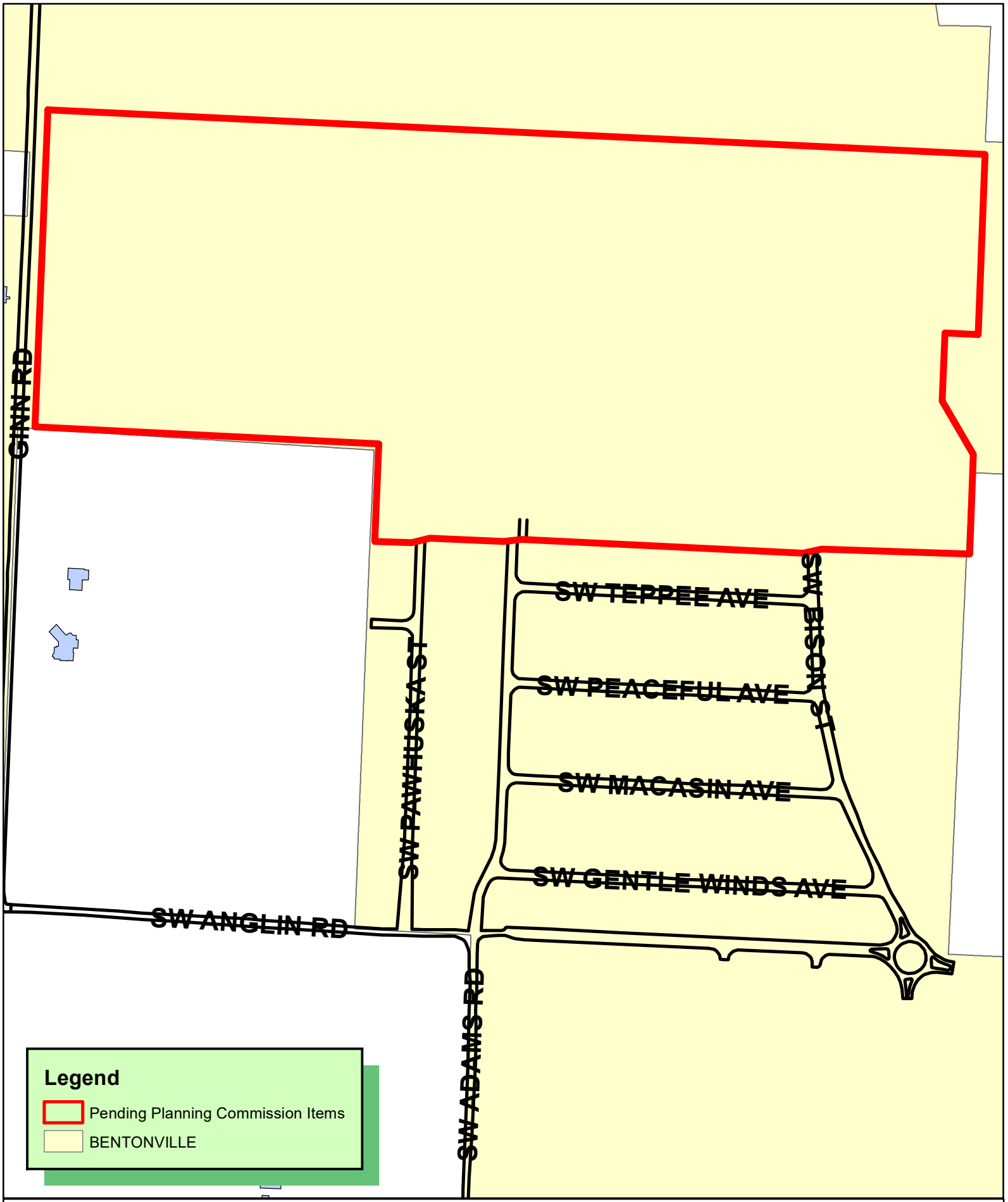
The area of this subdivision was within the larger area of the Osage Hills Subdivision which was obligated to construct the easterly extension of SW Anglin Rd across Little Osage Creek. The subdivider would like to provide their pro rata share of the obligation as outlined in the attached analysis. Staff recommends that since the westerly extension of Shell Road to Ginn Road across little Osage Creek is not achievable at this time, that the applicant provide their prorate share of the facility (Option 1, $175k) to the City.

Waivers

No waivers are associated with this plat.

Conclusion

Staff recommends approval of the project with condition that the applicant provide the City the pro-rata share of the Shell Rd extension: $175,000



N
W E
S

1 inch = 333 feet

PP23-0005
PRELIMINARY PLAT
GINN ROAD SUBDIVISION
PHASE 1, 2 & 3

THE CITY OF BENTONVILLE

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

April 28, 2023

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR. 72712

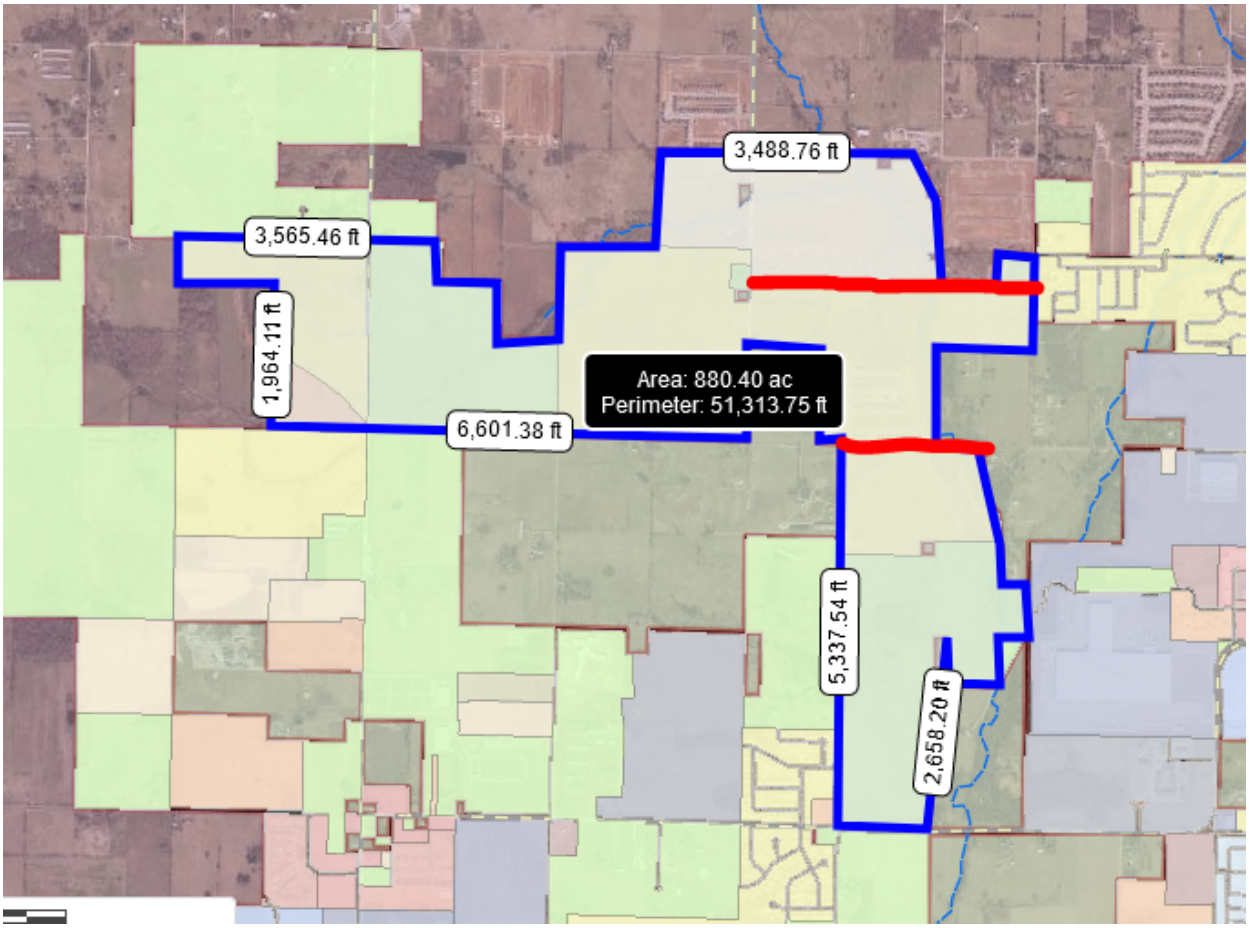
Re: Ginn Road Residential Subdivision Offsite Improvements Cost Share Narrative
Parcel# 01-18729-005 (60-acre parcel along Ginn Road)

Planning Commission,

McClelland Consulting Engineers, Inc. and Brittenum Construction Company have been discussing several options with the City of Bentonville Planning and Engineering departments for potential connection routes across the Little Osage Creek to future residential and commercial developments. Due to the increase of western development and the City's future transportation masterplan, Brittenum Construction Company is being required by the City's Planning and Engineering departments to provide a cost share amount for improvements in the area. The city has tasked us with researching and providing information on options for the Planning Commission to consider as future projects for both better western access across the Little Osage Creek, as well as infrastructure improvements to existing facilities. Below are three options that the city has presented to Brittenum as potential projects to provide cost share funding towards. We ask that the Planning Commission review our recommendation for a pro-rata cost share agreement.

MCE has been working with our transportation department to prepare plans of what a potential creek crossing may look like at a conceptual level to act as a basis of design and cost. Enclosed with this letter is a set of plans of conceptual level design plans for two separate bridge/roadway alignments that connect the east and west sides of Little Osage Creek. One alignment extends Shell Road (Co. Rd. 576) west to Ginn Road, and the other extends SW Rainbow Farm Road (Co. Rd. 574) west to connect to SW Anglin Rd.

Based on the current zoning west of Little Osage Creek (including A-1, R1, R-2, and R-3) and full development, a total of 4,284 potential new housing units in Bentonville could benefit from access across the creek using either of the two bridge alignments. Of that potential total housing amount, the Ginn Rd subdivision is proposing to develop approximately 173 new lots. The Ginn Rd project accounts for roughly 3.9% of the total new residences. Please keep in mind that these total numbers do not include Centerton development or acreage, which could increase the overall regional benefactors even more. See the below image for the BLUE outline of Bentonville used to determine benefitting properties in Bentonville. The two crossing alignment options are shown in RED.



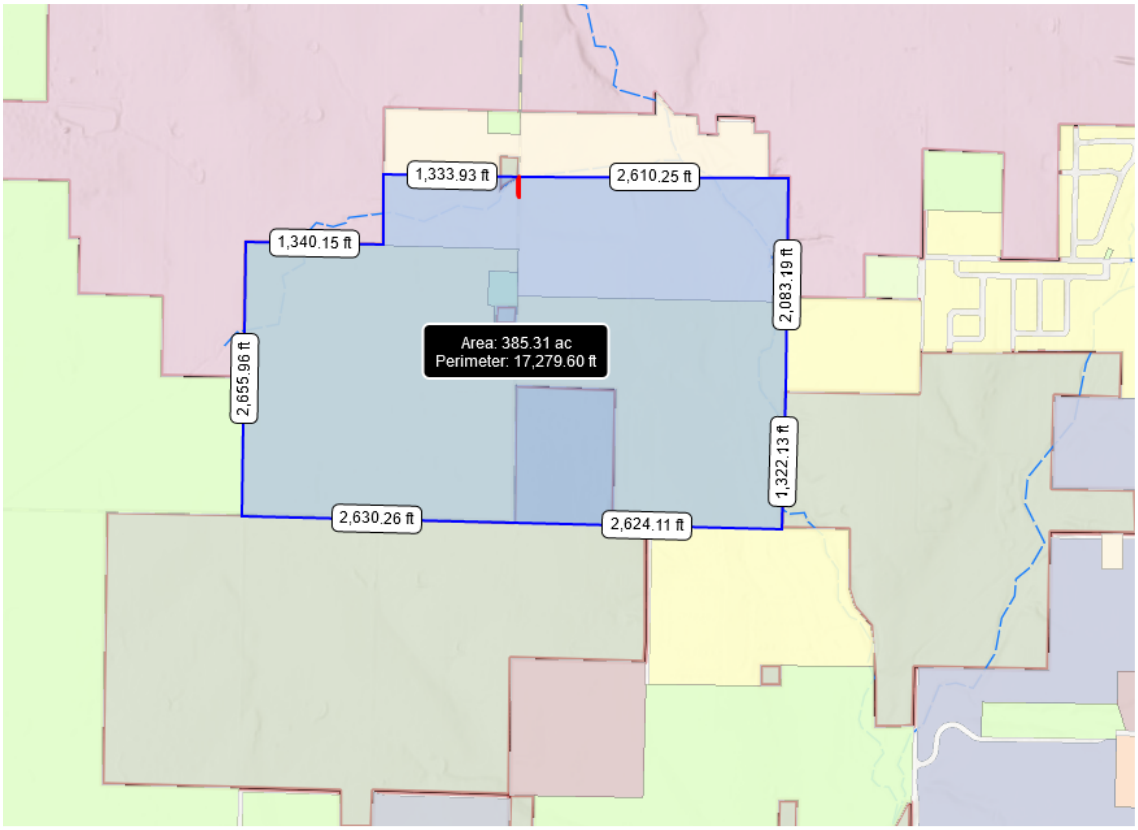
Below are the two creek crossing alignment options, along with estimated construction costs for improvements that may benefit adjacent properties. Option 1 is along Shell Road, and option 2 is along Anglin / SW Rainbow Road. Option 1 appears to be a more economical choice of the two options, since it is a collector classification, and not as wide of a roadway section. These roadway and bridge unit costs were taken from recent project bids from the NWA region.

Option 1: Shell Road to Ginn Road (Co. Rd. 576)
Master Street Plan Roadway Classification: Collector
Total length of cost share: 1000 Lin. Ft
Roadway: 700 Lin. Ft. @ $8,900,000 per mile = $1,246,212.12
Bridge: 17,100 Sq. Ft. @ $190 per Sq. Ft. = $3,249,000
Estimated Construction Cost for cost share: $4,500,000
Cost Share estimate (3.9%): $175,500

Option 2: SW Rainbow Farm Road to SW Anglin Road (Co. Rd. 574)
Master Street Plan Roadway Classification: Arterial
Total length of cost share: 750 Lin. Ft.
Roadway: 250 Lin. Ft. @ $8,900,000 per mile = $421,401.50
Bridge: 37,000 Sq. Ft. @ $190 per Sq. Ft. = $7,030,000
Estimated Construction Cost of cost share: $7,500,000
Cost Share estimate (3.9%): $292,500

After discussion with the engineering department, a third option was recommended that may have a more immediate impact to the area. MCE has been notified that an existing bridge approximately 620' south of the Brookside Road and Ginn Road intersection has been underperforming for some time, and needs to be improved to accommodate current stormwater conditions. Since the previous two bridge options did not appear to be as much of an immediate need as the Ginn Road bridge, MCE developed an estimate and cost share amount to provide improvements to the bridge.

Based on the current zoning that would be directly impacted by these Ginn Road bridge improvements south, west, and east (including A-1, R1, and R-2) and full development, a total of 1,876 potential new housing units in Bentonville could benefit from the bridge. Of that potential total housing amount, the Ginn Rd subdivision is proposing to develop approximately 173 new lots. The Ginn Rd project accounts for roughly 9.2% of the total new residences benefitting from this improved bridge. The below image for the BLUE outline of Bentonville used to determine benefitting properties in Bentonville. The bridge location is shown in RED.



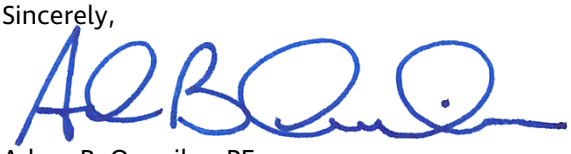
Option 3: Ginn Road Bridge Improvements
Master Street Plan Roadway Classification: Arterial
Total length of cost share: 80 Lin. Ft.
Roadway: 80 Lin. Ft. @ $8,900,000 per mile = $134,848.50
Bridge: 37,000 Sq. Ft. @ $190 per Sq. Ft. = $364,800.00
Estimated Construction Cost of cost share: $499,648.50
Cost Share estimate (9.2%): $45,967.66

After considering all three options, MCE would recommend moving forward with the cost share amount of Option 3: Ginn Road Bridge Improvements due to the immediate need for improvements. The developer is prepared to submit payment to the city as a 'fee in lieu' so that the city can utilize the funds once a design of the bridge improvement is complete. If, however, a decision cannot be made prior to the final approval of the project's preliminary plat, we would recommend that Planning Commission conditionally approve the project with a condition that the 'fee in lieu' be paid prior to the approval of the Phase II portion of work.

Once Planning Commission has an opportunity to review this information, please feel free to reach out at any time to discuss. We feel these options and cost analysis reflect a fair cost share amount for the Ginn Road subdivision development. We look forward to hearing from you, and continuing this discussion.

If you should have any questions, please do not hesitate to contact me. We appreciate your continued support of this project.

Sincerely,



Adam B. Osweiler, PE
Project Manager
aosweiler@mce.us.com
479.443.2377

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

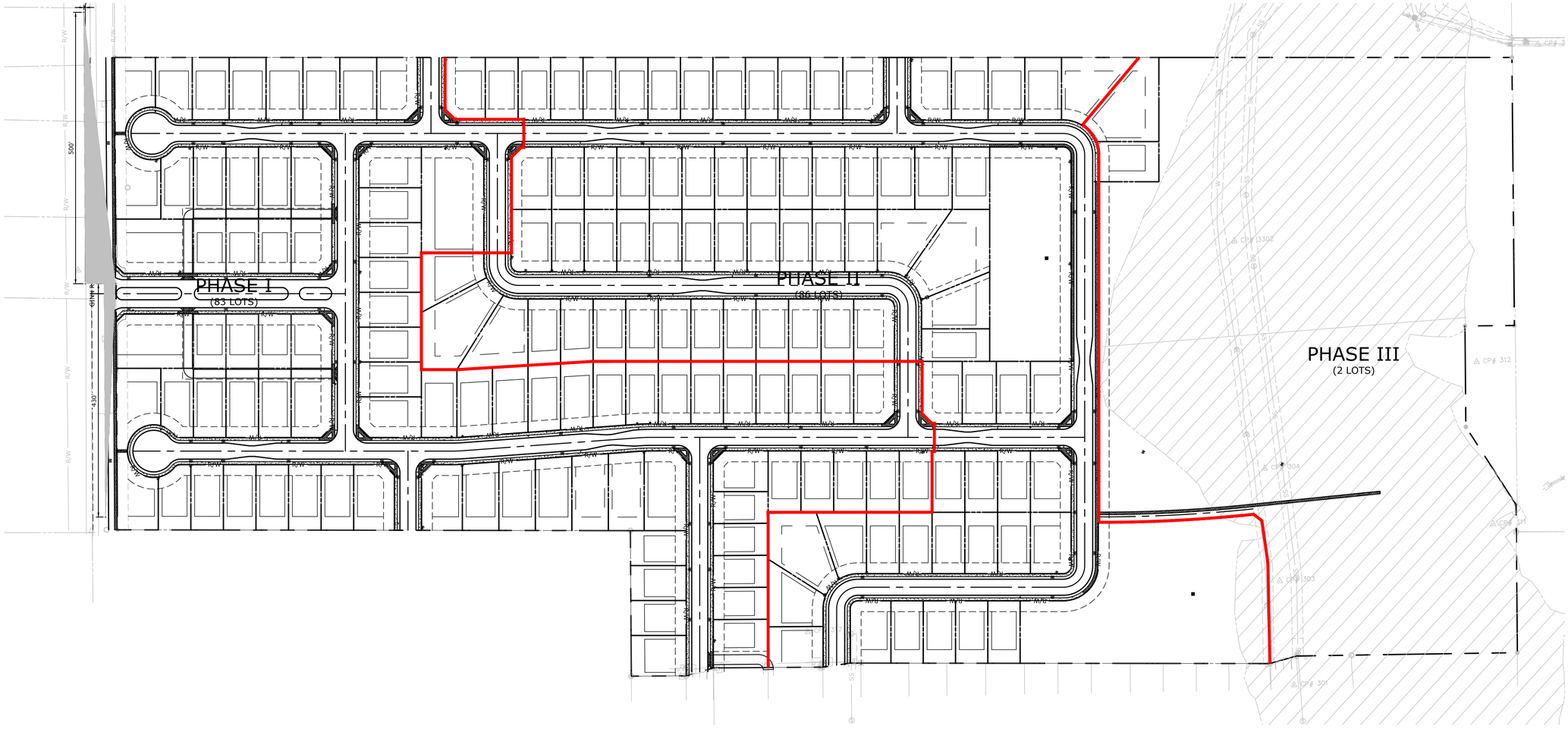
- CURB AND GUTTER
- EASEMENT
- SETBACK
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK (BY HOME BUILDER)
- CONCRETE SIDEWALK (BY DEVELOPER)
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER

PLAN SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100ft.



(PP23-0005)

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

©2022

PRELIMINARY PLAT
GINN ROAD SUBDIVISION
GINN ROAD
BENTONVILLE, ARKANSAS

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

REVISIONS		
REV	DATE	DESCRIPTION

OVERALL SITE PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 5/15/2023	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 22-2178

C3.0

W:\2022\22-2178-Bentonville, AR Ginn Road Subdivision\Design Drawings\Sheets\22-2178-Site.dwg, PRINTED ON: May 15, 2023 @ 11:07 AM

CITY OF BENTONVILLE FRONTAGE TREE PLANTING REQUIREMENTS:

PRELIMINARY PLAT STREET FRONTAGE TREE PLANTING (SEC. 1400.10-2)
1 SHADE TREE PER EVERY 50 LINEAR FEET
870 L.F. / 50 = 17.4 (17) 17 SHADE TREES REQUIRED / 17 PROVIDED

COMMON/DRAINAGE LOTS FRONTAGE TREES
1 SHADE TREE PER EVERY 50 LINEAR FEET
1115 L.F. / 50 = 22.3 (22) 22 SHADE TREE REQUIRED / 23 PROVIDED

CITY OF BENTONVILLE LANDSCAPE NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.05-12)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC. 1400.05-13)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES (SEC. 1400.05-14)
4. WHERE LANDSCAPE MAY PRESENT POTENTIAL UTILITY CONFLICTS, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

CITY OF BENTONVILLE RESIDENTIAL TREE PLANTING REQUIREMENTS:

NEWLY CONSTRUCTED SINGLE FAMILY RESIDENTIAL STRUCTURES:
ONE (1) SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO THE ROADWAY AND ONE (1) SHADE TREE SHALL BE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO THE ROADWAY. TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE LOCATED ON A RESIDENTIAL OR LOCAL STREET AS DESIGNATED ON THE MASTER STREET PLAN. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE REQUIREMENTS. (SEC. 1400.10-1)

PLANT LIST

KEY	QTY.	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
BG	17	WILDFIRE BLACKGUM Nyssa sylvatica 'Wildfire'		2.5" Caliper
WO	23	HIGHTOWER WILLOW OAK Quercus phellos 'Hightower'		2.5" Caliper
-	31.4 ACRES	YUKON BERMUDA SEED Cynodon dactylon 'YUKON'		Seed with Straw Mulch Cover / Seed all Disturbed Areas
-	5.75 ACRES	YUKON BERMUDA SOD Cynodon dactylon 'YUKON'		Solid Sod

NOTE: CALIPER MEASUREMENTS AS PER AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z-60.1 - 2014) REQUIREMENTS.

LANDSCAPE KEYNOTES

601 SEEDED AREA
602 SODDED AREA
603 APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO TO THE OUTSIDE EDGE OF THE PLANTING PIT (SEE PLANTING DETAILS)

LANDSCAPE DETAILS

60A TREE PLANTING

EXISTING LEGEND

- PROPERTY LINE
- R/W RIGHT OF WAY
- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- UGTV UNDERGROUND TELEVISION
- UFO UNDERGROUND FIBER
- OHE OVERHEAD ELECTRIC
- X FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

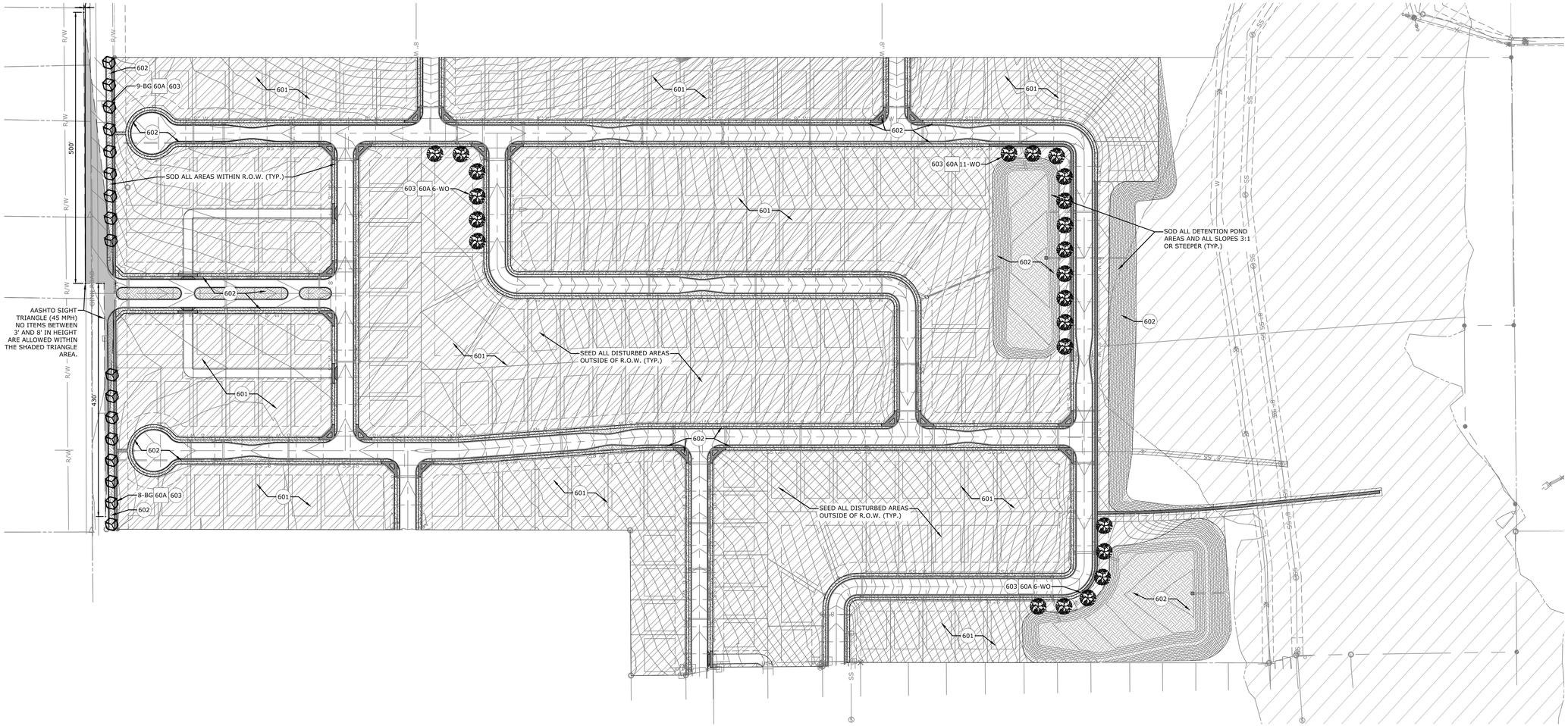
PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- GAS METER
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- SEED (SEE PLANTING LIST - THIS SHEET)
- SOD (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- GAS — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE
- X"W — WATER LINE
- X"SS — SANITARY SEWER LINE

PLAN SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100ft.



(PP23-0005)

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

©2023

PRELIMINARY PLAT
GINN ROAD SUBDIVISION
GINN ROAD
BENTONVILLE, ARKANSAS

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

REVISIONS

REV	DATE	DESCRIPTION

OVERALL LANDSCAPE PLAN

DESIGNED BY: JPB	DRAWN BY: JPB
DATE: 5/15/2023	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 22-2178

C12.0

W:\2022\22-2178-Bentonville, AR Ginn Road Subdivision\Design Drawings\Sheets\22-2178-Landscape.dwg, PRINTED ON: May 15, 2023 @ 11:00 AM

PRELIMINARY PLAT STAFF REPORT

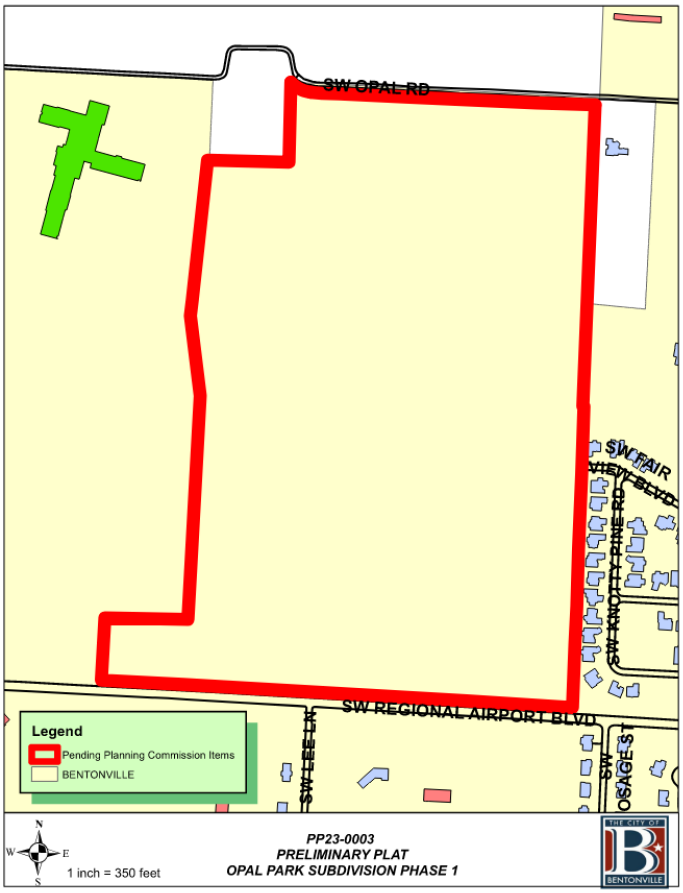
Opal Park Phase 1

Southwest Regional Airport Blvd.
PC Date: 6/20/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PP23-0003
Applicant / Current Owner	Blake Murray/Buffington Barron LLC
Site Area	+/- 97.16 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Agriculture (A)
Development Type / Use	Single Family Detached Residential/Townhome

https://arcg.is/08HvK8

Location Map



Property Description
This property is located along Southwest Regional Airport Blvd., with Phase 1 being a part of a larger concept that includes property stretching north to Southwest Opal Road.

Project Details
A preliminary plat for Opal Park Phase 1 consisting of a total of 99 residential lots, 4 unbuildable lots, and 1 lot set aside for a club house. The residential lots are a mix of the townhome, 45', and 65' lots. The subdivision will be primarily serviced off of Regional Airport Blvd., with a future connection to Opal Road in Phase 3. There are future stub outs to the north and west for access to the future phases; this phase picks up the stub out of Southwest Fair View Blvd. Sidewalks, stormwater drainage improvements and landscaping will all be completed per the requirements of the Land Development Code. On-street parking and alleys will offer residents and guests additional parking areas and a network of sidewalks and greenspace will tie the subdivision together. Natural traffic calming is attained through roundabouts on the main boulevard and a connected but offset street grid.

Offsite- Traffic Impacts
The applicant requests that the Preliminary Plat for Phase 1 of the Project be conditioned bring back to Planning Commission a proposal for their pro-rata share of off-site traffic impacts as outlined below.

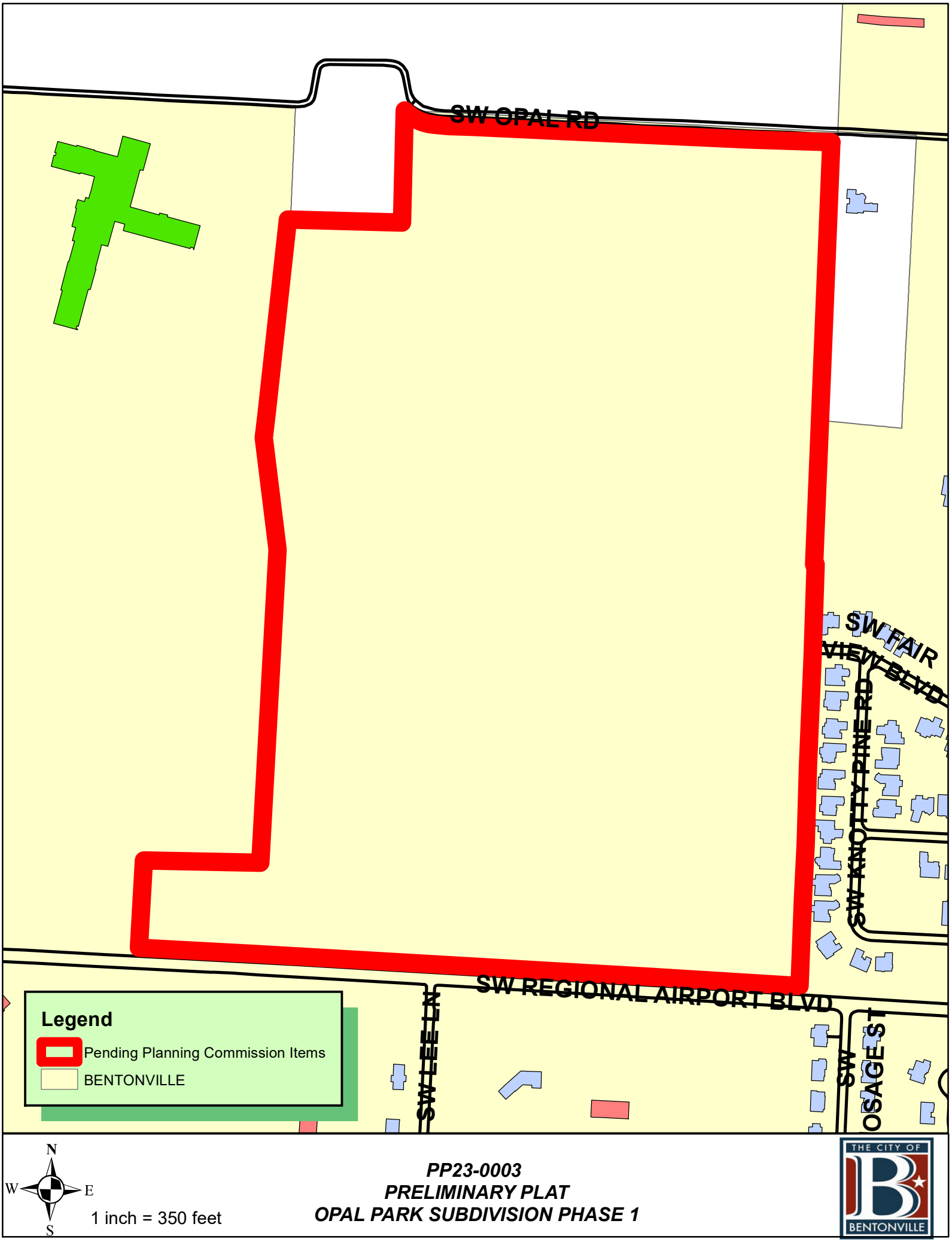
Waivers
There is one waiver associated with this plat:

1. A waiver from K value requirements to allow for ADA cross access

Conclusion

Planning staff recommends approval of the preliminary plat and the waiver subject to the following conditions:

Conditions of Approval:
The plat is recommended for approval, conditioned upon the applicant bringing back to planning commission for their consideration, a proposal for their pro-rata share of the improvement of both the intersections of Adams Road at AR12 and SW Regional Airport Road at Barron Road pursuant to Article 1200 of the Development Code. This condition shall be satisfied the sooner of 1.) the submittal of the Preliminary Plat of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.



PP23-0003
PRELIMINARY PLAT
OPAL PARK SUBDIVISION PHASE 1

THE CITY OF BENTONVILLE

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

June 9, 2023

Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Opal Park Subdivision Waiver Request
CTA Job No. 21300200

To whom it may concern,

Please let this letter serve as a waiver request for the following items for Phase 1 of the Opal Park Subdivision:

1. It is requested that street trees along Highway 12 be planted when the commercial LSD application is completed. This is anticipated in phase 3. This is due to the likelihood of the trees not surviving during the construction process. It is unknown what kind of grading, utilities, or structures these lots will have, and it is most logical to install the trees with the LSD.
2. It is requested that all off-site traffic improvements be evaluated during Phase 3 preliminary plat drawings. Opal Park will not be accessed until that time, so no impacts to Opal or Barron are anticipated until that time. This gives the developer time to work with city staff and adjacent property owners to come up with the best solution and/or cost share with the city.
3. The standard K values for vertical curves on residential roads have been met in all cases, except where required ADA cross access exists at the intersections. In these cases, the K values are smaller. At these locations, traffic will be less than 5 mph or stopped, and therefore would be lesser affected by the change in grade rate.

Thank you for your consideration. Please let us know if you have any questions or concerns.

Sincerely,

Hunter Collins, E.I.
Engineer Intern

OPAL PARK PH I

BENTONVILLE, ARKANSAS

PP23-0003

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EJB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE

LINEWORK
EASEMENT
CURB
INTERMEDIATE CONTOUR (1206)
INDEX CONTOUR (1205)
SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS)
GAS LINE (G)
WATER LINE (SPECIFY SIZE & TYPE) (W)
UNDERGROUND TELEPHONE (UGT)
UNDERGROUND ELECTRIC (UGE)
OVERHEAD ELECTRIC (OHE)
UNDERGROUND TELEVISION (UGTV)
OVERHEAD TELEVISION (OHTV)
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
FIBER OPTIC (FO)
RIGHT OF WAY
ROAD CENTERLINE

DROP/CURB INLET

GRATED INLET

TREE

TREE TO BE REMOVED

LEGEND (CONSTRUCT)

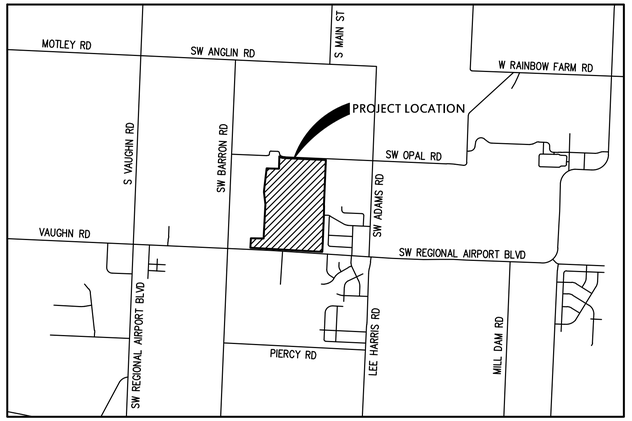
SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK
EASEMENT
CURB
INTERMEDIATE CONTOUR (1206)
INDEX CONTOUR (1205)
SANITARY SEWER LINE (SS)
GAS LINE (G)
WATER LINE (W)
UNDERGROUND TELEPHONE (UGT)
UNDERGROUND ELECTRIC (UGE)
OVERHEAD ELECTRIC (OHE)
FIBER OPTIC (FO)
UNDERGROUND TELEVISION
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

Arkansas One Call 811

Know what's **below**.

Call before you dig.



VICINITY MAP
NTS

GENERAL NOTES

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

PROJECT INFORMATION

BUILDING SETBACK:	TOWNHOME FRONT: 20' SIDE: 0' REAR: 20' 45' FRONT: 20' SIDE: 3.5' REAR: 20' 60'+ FRONT: 20' SIDE: 7' REAR: 25'
FINISHED FLOOR ELEV.	VARIES (SEE GRADING PLAN)
SITE AREA:	97.16 AC. (4,232,273 SQ.FT.)
ZONING:	PUD
BUILDING SIZE:	VARIES (SEE ARCHITECTURAL PLANS)
BUILDING HEIGHT:	VARIES (SEE ARCHITECTURAL PLANS)
BUILDING USAGE:	COMMERCIAL & RESIDENTIAL
PROPERTY USAGE:	COMMERCIAL & RESIDENTIAL
ADDRESS:	SW REGIONAL AIRPORT BLVD BENTONVILLE, AR
SITE OWNER/DEVELOPER:	BUFFINGTON HOMES OF ARKANSAS, LLC P.O. BOX 8519 FAYETTEVILLE, AR 72703
SITE ENGINEER:	CRAFTON TULL BLAKE MURRAY, P.E. 300 N COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-636-4838

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
ELLEN NORVELL
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3168

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

SANITARY SEWER
CITY OF BENTONVILLE
PHYSICAL ADDRESS:
1901 NE A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3140
MAILING ADDRESS:
117 W CENTRAL AVE.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

ELECTRIC
BENTONVILLE ELECTRIC
UTILITY DEPT. (BEUD)
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	PROJECT CONTROL SHEET
C-004	MASTER PHASING PLAN (C)
C-101	OVERALL SITE PLAN (C)
C-102	PRELIMINARY PLAT A
C-103	PRELIMINARY PLAT B
C-104	OVERALL UTILITY PLAN (C)
C-105	UTILITY PLAN A (C)
C-106	UTILITY PLAN B (C)
C-107	OVERALL GRADING PLAN
C-108	GRADING PLAN A
C-109	GRADING PLAN B
C-110	INTERSECTION PLAN A
C-111	INTERSECTION PLAN B
C-112	INTERSECTION PLAN C
C-113	INTERSECTION PLAN D
C-114	FIRE LANE STRIPING PLAN A
C-115	FIRE LANE STRIPING PLAN B
C-116	EROSION CONTROL PLAN PH I
C-117	EROSION CONTROL PLAN PH II
C-201	DIAMOND STATE BLVD P&P
C-202	DIAMOND STATE BLVD P&P
C-203	DIAMOND STATE BLVD P&P
C-204	JADE ST P&P
C-205	JADE ST P&P
C-206	JASPER DR P&P
C-207	JASPER DR P&P
C-208	EMERALD AVE P&P
C-209	EMERALD AVE P&P
C-210	TURQUOISE TRAIL P&P
C-211	RUBY WAY P&P
C-212	RUBY WAY P&P
C-213	MOONSTONE ALLEY P&P
C-214	MOONSTONE ALLEY P&P
C-215	MOONSTONE ALLEY P&P
C-216	HONEY OPAL ALLEY P&P
C-217	HONEY OPAL ALLEY P&P
C-218	SANITARY SEWER LINE 1 P&P (C)
C-219	SANITARY SEWER LINE 1 P&P (C)
C-220	SANITARY SEWER LINE 1 & 2 P&P (C)
C-221	SANITARY SEWER LINE 2 & 3 P&P (C)
C-222	SANITARY SEWER LINE 3 & 4 P&P (C)
C-223	SANITARY SEWER LINE 4 P&P (C)
C-224	SANITARY SEWER LINE 4 P&P (C)
C-225	SANITARY SEWER LINE 5 & 6 P&P (C)
C-226	STORM LINE 1 P&P (C)
C-227	STORM LINE 1 P&P (C)
C-228	STORM LINE 1 & 2 P&P (C)
C-229	STORM LINE 2 & 3 P&P (C)
C-230	STORM LINE 3 P&P (C)
C-231	STORM LINE 3 & 4 P&P (C)
C-232	STORM LINE 5, 6, 7 & 8 P&P (C)
C-233	STORM LINE 9 P&P (C)
C-234	STORM LINE 10 P&P (C)
C-235	STORM LINE 11 P&P (C)
C-236	STORM LINE 12 & 13 P&P (C)
C-237	STORM LINE 14 P&P (C)
C-501	TYPICAL STREET SECTIONS
C-502	TYPICAL STREET SECTIONS
C-503	TYPICAL STREET SECTIONS
C-504	STANDARD DETAILS
C-505	DRAINAGE DETAILS
C-506	DRAINAGE DETAILS
C-507	DRAINAGE DETAILS
C-508	DRAINAGE DETAILS
C-509	EROSION CONTROL DETAILS
C-510	CITY OF BENTONVILLE SAN. SEWER DETAILS
C-511	CITY OF BENTONVILLE SAN. SEWER DETAILS
C-512	CITY OF BENTONVILLE WATER & SEWER DETAILS
C-513	CITY OF BENTONVILLE WATER DETAILS
C-514	CITY OF BENTONVILLE WATER DETAILS
L-101	OVERALL PLANTING PLAN (C)
L-102	PLANTING PLAN A (C)
L-103	PLANTING PLAN B (C)
L-104	PLANTING PLAN C (C)
L-105	PLANTING PLAN D (C)
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2

PROPERTY DESCRIPTION

SEE SHEET C-002

NOTE:
NO WAIVERS, VARIANCES OR CONDITIONAL USES ARE BEING REQUESTED WITH THIS DEVELOPMENT.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

FIRE NOTE:
WHERE PARKING IS NOT PROPOSED, THE CURB SHALL BE PAINTED RED AND MARKED WITH THE WORDS "NO PARKING FIRE LANE" AT INTERVALS OF EVERY 25 FEET. THE MARKINGS SHALL BE NO MORE THAN 10 FEET FROM EACH END OF THE CURB. THE CURB SHALL BE FULLY PAINTED, OR THE GROUND ADJACENT SHALL BE MARKED IN RED NO LESS THAN 6 INCHES IN WIDTH. LETTERING SHALL BE 4 INCHES IN HEIGHT WITH A 1 INCH BRUSH STROKE AND PAINTED IN WHITE. THIS CURB MAINTENANCE SHALL BE WRITTEN INTO THE POA DOCUMENTS.

FLOOD NOTE:
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 05007C0235 K, EFFECTIVE DATE JUNE 5, 2012.

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

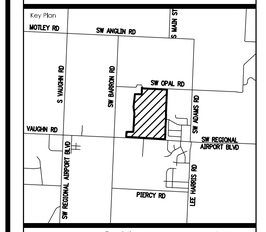
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE: 06/08/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

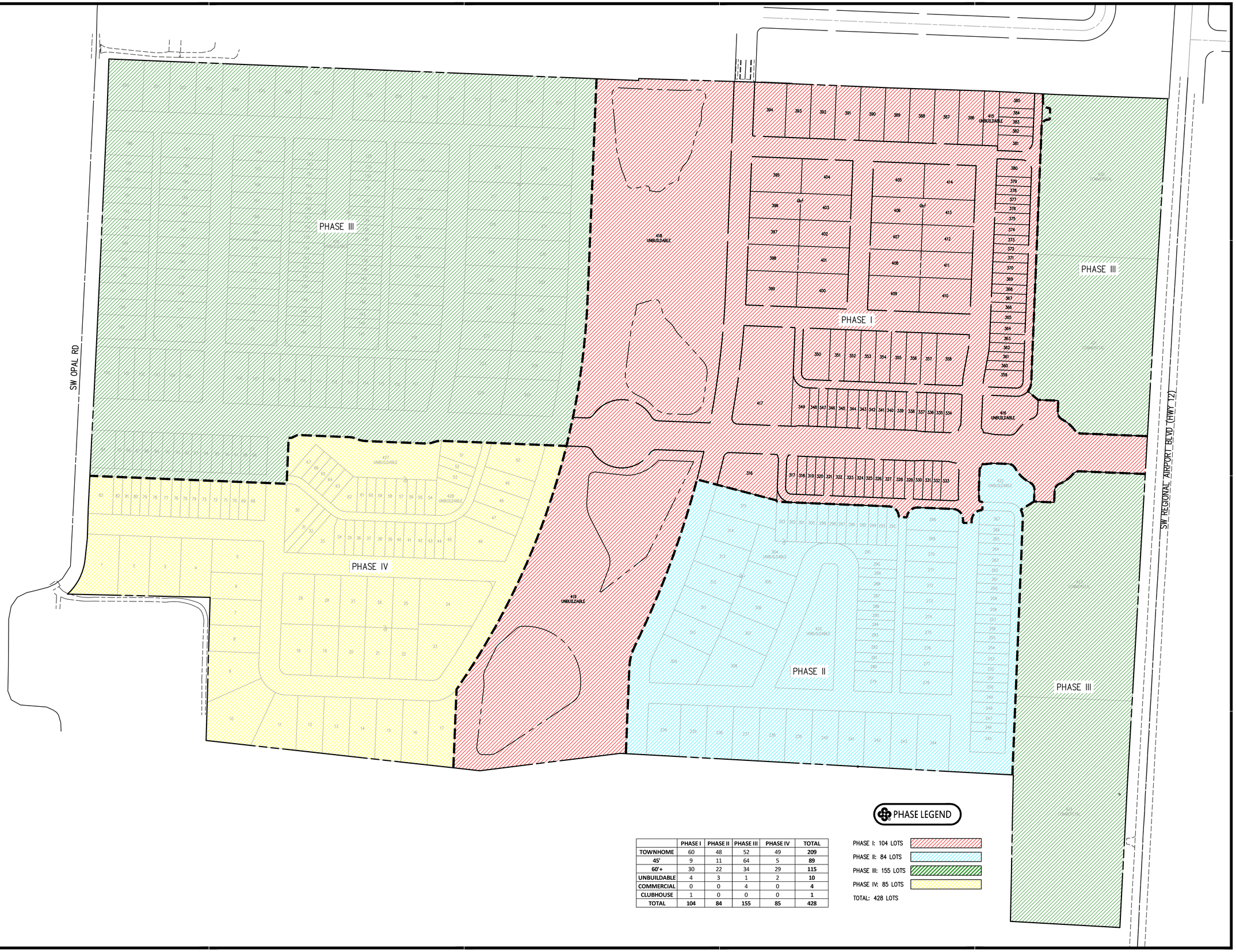
© 2023 Crafton, Tull & Associates, Inc.

PP23-0003

COVER SHEET

C-001

DRAWING: O:\21300200_BARRON\WORK\PLOT\21300200_BARRON_PLAT A.DWG 12/20/2023 8:58:57 AM CST
XREF: 21300200_BARRON_PLAT A.DWG
LAYOUT: C-001 COVER SHEET
PLOTTED BY: CRAIG HOWARD



	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	60	48	52	49	209
45'	9	11	64	5	89
60'+	30	22	34	29	115
UNBUILDABLE	4	3	1	2	10
COMMERCIAL	0	0	4	0	4
CLUBHOUSE	1	0	0	0	1
TOTAL	104	84	155	85	428

PHASE LEGEND

PHASE I: 104 LOTS

PHASE II: 84 LOTS

PHASE III: 155 LOTS

PHASE IV: 85 LOTS

TOTAL: 428 LOTS

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

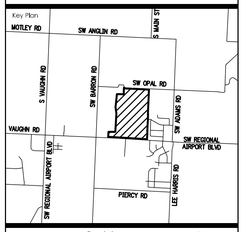
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE: 06/08/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

REVIEW SET - NOT FOR CONSTRUCTION

© 2023 Crafton, Tull & Associates, Inc.

PP23-0003

MASTER PHASING PLAN (C)

C-004

DRAWING: C:\STORAGE_DRIVE\DOMESTIC\REVIT\CRAFTON\PROJECTS\21300200 OPAL PARK\23_PHASING PLAN.DWG
LAST SAVED BY: BMURRAY ON: 6/8/2023 2:15:43 PM
PLOTTED BY: MARK COATNEY ON: 6/8/2023 2:15:43 PM PLOTTED BY: ONLY A NUISANCE (MAC-COPY)

ADJACENT PROPERTY OWNERS				
NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	NORTH FORK PROPERTY OWNERS ASSOCIATION	6407 SW HERITAGE AVE BENTONVILLE, AR 72713	01-13714-000	R-1
2	PRESTIEN, SARA & MICHAEL	6502 SW FAIR VIEW BLVD BENTONVILLE, AR 72713	01-13637-000	R-1
3	HUETT, HEATHER LYNN & BARGER, BRIAN J	5800 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13636-000	R-1
4	HARGER, ELISA CAROL	5802 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13635-000	R-1
5	JAMES, CHARLES H	5804 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13634-000	R-1
6	MOORE, BRYNE K JR & MOORE, ANITA	5806 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13633-000	R-1
7	WILLIS, TIMOTHY WELDON & APRIL	5808 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13632-000	R-1
8	FREEMAN, ALPHINE HARVEY IV	5810 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13631-000	R-1
9	WHITSELL, ROWLAND	5900 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13630-000	R-1
10	NEWSOM, JASON & PRISCILLA	5902 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13629-000	R-1
11	HUFFORD, JENNIFER S & WILLIAMS, SHANNON H	5904 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13628-000	R-1
12	RENTAS, LINDSEY MAY & SEAN	5906 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13627-000	R-1
13	QUINN, ROBERT E III & KARRIE E	5908 SW KNOTTY PINE RD BENTONVILLE, AR 72713	01-13626-000	R-1
14	PRASEUTSACK, PHAIVANH	3719 W LOCUST ST ROGERS, AR 72756	01-16724-000	A-1
15	TERRA FIRMA HOLDINGS LLC	P.O. BOX 1198 BENTONVILLE, AR 72712	01-07968-025	A-1

PARCEL: 18-08985-000
OWNER: ANGLIN PROPERTIES LLC
5985 SW ANGLIN RD
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 18-08994-000
OWNER: BARRON CEMETERY
ADDRESS: OPAL RD
ZONING: EB

SW OPAL RD

PARCEL: 18-08999-002
OWNER: MATHEWS, JASON K & HARP, RENEE E
6005 SW OPAL RD
BENTONVILLE, AR 72713
ZONING: R-1

PARCEL: 01-17322-000
OWNER: CABLE JOINT TRUST, GUY J JR & ELIZABETH A
5500 SW GUNSTOCK RD
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 01-18080-000
OWNER: BENTONVILLE SCHOOL DISTRICT NO 6 OF BENTON COUNTY ARKANSAS
5301 SW BARRON RD
BENTONVILLE, AR 72712
ZONING: A-1

SW BARRON RD

PARCEL: 01-07964-060
OWNER: HIGHLAND LLC
P.O. BOX 129
CENTERTON, AR 72719
ZONING: A-1

DIAMOND STATE BLVD
RUBY WAY
HONEY OPAL ALLEY
JASPER DR
TURQUOISE TRAIL
JADE ST
EMERALD AVE
DIAMOND STATE BLVD

SW FAIR VIEW BLVD
SW KNOTTY PINE RD
SW SHADY SIDE AVE
SW NORTH FORK ST
SW HERITAGE AVE
SW ADAMS RD

SW REGIONAL AIRPORT BLVD

PARCEL: 01-16729-001
OWNER: PERKINS REV TRUST, MICHAEL JOHN & LEONA BETH
7355 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 01-07968-000
OWNER: FRAIL REVOCABLE TRUST, EDWARD & IMELDA
6103 SW LEE LN
BENTONVILLE, AR 72713
ZONING: A-1

PARCEL: 01-07968-002
OWNER: FRAIL REVOCABLE TRUST, EDWARD & IMELDA
6103 SW LEE LN
BENTONVILLE, AR 72713
ZONING: A-1

SW LEE LN

BUILDING SETBACKS:

ZONING: PUD

TOWNHOME
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 0' B/S
REAR = 20' B/S

45'
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 3.5' B/S
REAR = 20' B/S

60'+
FRONT & EXTERIOR SIDE = 20' B/S
SIDE = 7' B/S
REAR = 25' B/S

RESIDENTIAL DENSITY

RESIDENTIAL LOTS:	99 LOTS
UNBUILDABLE LOTS:	4 LOTS
CLUB HOUSE:	1 LOT
TOTAL LOTS:	104 LOTS

SITE AREA

PHASE I SITE AREA:	36.99 ACRES
TOTAL SITE AREA:	97.16 ACRES

NOTE: THIS PROJECT IS NOT IN AN AIRPORT ZONE.

GRAPHIC SCALE IN FEET
200' 0 200'

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

OPAL PARK PH I

BENTONVILLE, AR

Key Plan
MOTLEY RD
SW ANGLIN RD
S MAIN ST
S VAUGHN RD
SW BARRON RD
SW OPAL RD
SW ADAMS RD
VAUGHN RD
SW REGIONAL AIRPORT BLVD
SW REGIONAL AIRPORT BLVD
PIERCY RD
LEE HARRIS RD

No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE: 06/08/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

© 2023 Crafton, Tull & Associates, Inc.

PP23-0003

OVERALL SITE PLAN (C)

C-101

DRAWING C:\USERS_DARIS\ONEDRIVE - CRAFTON TULL\DESKTOP\REVIT\CRAFTON TULL\DWG\OPAL PARK PH I\21-OVERALL SITE PLAN.DWG
PLOTTED BY: DARIS CHILDRE, 6/8/2023 1:08 PM PLOTTED ON: 24x36 (1:1 = 1") PLOT STYLE TABLE: CRAFTON.CTB

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW

LINEWORK	
	EASEMENT
	CURB
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	SIDEWALK CONSTRUCTED BY HOME BUILDER
	SIDEWALK CONSTRUCTED BY DEVELOPER

LINEWORK	
	EASEMENT
	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

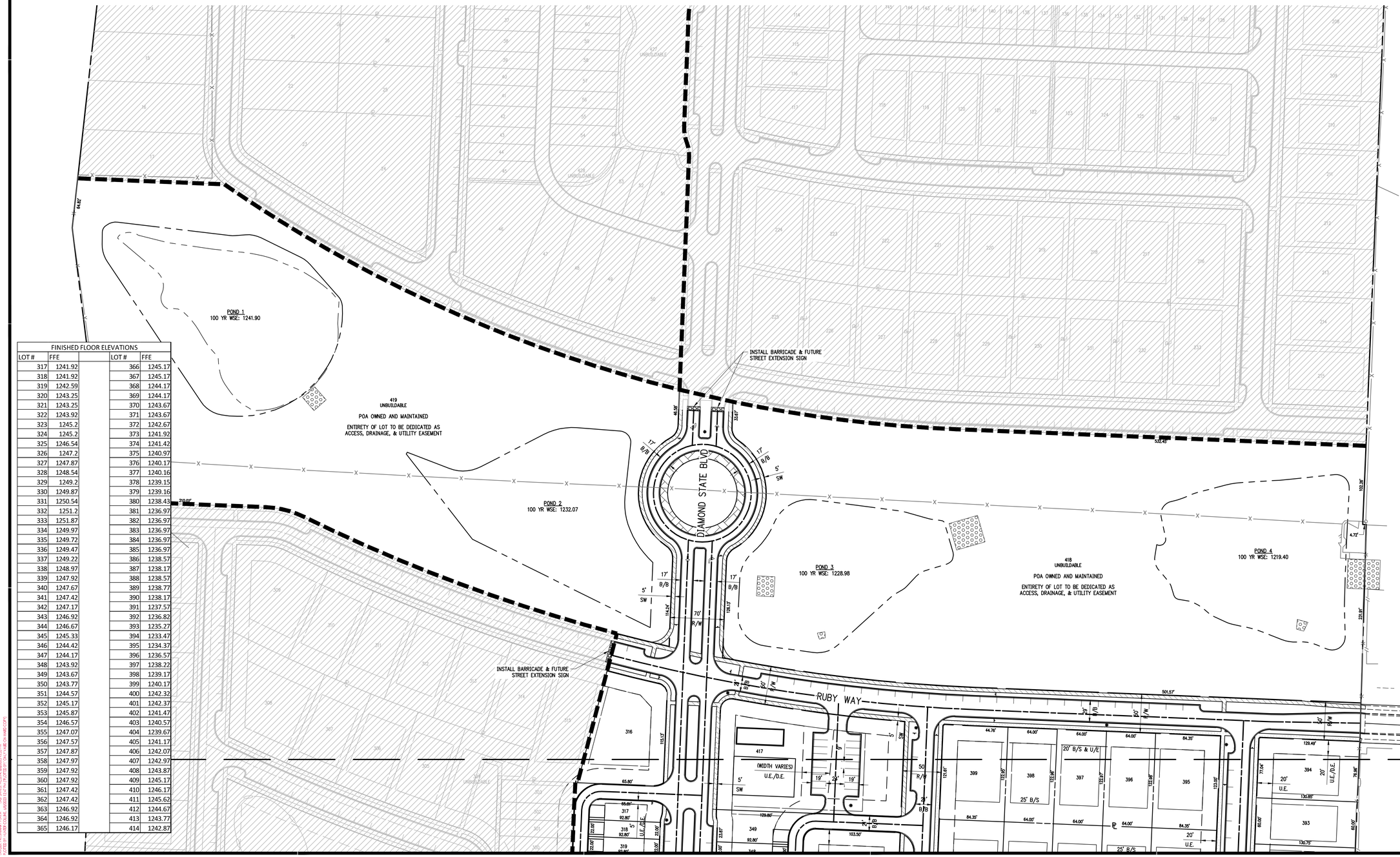
BUILDING SETBACKS

TOWNHOME
FRONT: 20'
SIDE: 0'
REAR: 20'

45'
FRONT: 20'
SIDE: 3.5'
REAR: 20'

60'+
FRONT: 20'
SIDE: 7'
REAR: 25'

NOTE:
1) ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT FOR CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE AND MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY THE INDIVIDUAL HOMEOWNERS.
2) ALL PROPOSED FENCING AND SIGNAGE WILL WILL REQUIRE A SEPARATE PERMIT.
3) NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



FINISHED FLOOR ELEVATIONS				
LOT #	FFE		LOT #	FFE
317	1241.92		366	1245.17
318	1241.92		367	1245.17
319	1242.59		368	1244.17
320	1243.25		369	1244.17
321	1243.25		370	1243.67
322	1243.92		371	1243.67
323	1245.2		372	1242.67
324	1245.2		373	1241.92
325	1246.54		374	1241.42
326	1247.2		375	1240.97
327	1247.87		376	1240.17
328	1248.54		377	1240.16
329	1249.2		378	1239.15
330	1249.87		379	1239.16
331	1250.54		380	1238.43
332	1251.2		381	1236.97
333	1251.87		382	1236.97
334	1249.97		383	1236.97
335	1249.72		384	1236.97
336	1249.47		385	1236.97
337	1249.22		386	1238.57
338	1248.97		387	1238.17
339	1247.92		388	1238.57
340	1247.67		389	1238.77
341	1247.42		390	1238.17
342	1247.17		391	1237.57
343	1246.92		392	1236.82
344	1246.67		393	1235.27
345	1245.33		394	1233.47
346	1244.42		395	1234.37
347	1244.17		396	1236.57
348	1243.92		397	1238.22
349	1243.67		398	1239.17
350	1243.77		399	1240.17
351	1244.57		400	1242.32
352	1245.17		401	1242.37
353	1245.87		402	1241.47
354	1246.57		403	1240.57
355	1247.07		404	1239.67
356	1247.57		405	1241.17
357	1247.87		406	1242.07
358	1247.97		407	1242.97
359	1247.92		408	1243.87
360	1247.92		409	1245.17
361	1247.42		410	1246.17
362	1247.42		411	1245.62
363	1246.92		412	1244.67
364	1246.92		413	1243.77
365	1246.17		414	1242.87

DRAWING:G:\2300\200\CIVIL\PREDESIGN\PLAT\PLAT\DWG\OPAL PARK 2\OPAL PARK 2(1) PRELIMINARY PLAT.DWG
PLOTTED BY: MATT COLE, 6/8/2023 2:54 PM, PLOTTED BY: MATT COLE, 6/8/2023 2:54 PM, CHANGED BY:

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

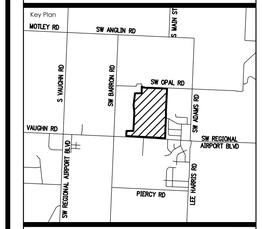
CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan


No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE: 06/08/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

REVIEW SET - NOT FOR CONSTRUCTION

© 2023 Crafton, Tull & Associates, Inc.

PP23-0003

PRELIMINARY PLAT A

C-102

MATCH LINE

RUBY WAY

TURQUOISE TRAIL

EMERALD AVE

MOONSTONE ALLEY

SW REGIONAL AIRPORT BLVD (HWY 12)

HONEY OPAL ALLEY

DIAMOND STATE BLVD

JASPER DR

JADE ST

INSTALL BARRICADE & FUTURE STREET EXTENSION SIGN

INSTALL BARRICADE & FUTURE STREET EXTENSION SIGN

INSTALL BARRICADE & FUTURE STREET EXTENSION SIGN

INSTALL BARRICADE & FUTURE STREET EXTENSION SIGN

FINISHED FLOOR ELEVATIONS

LOT #	FFE	LOT #	FFE
317	1241.92	366	1245.17
318	1241.92	367	1245.17
319	1242.59	368	1244.17
320	1243.25	369	1244.17
321	1243.25	370	1243.67
322	1243.92	371	1243.67
323	1245.2	372	1242.67
324	1245.2	373	1241.92
325	1246.54	374	1241.42
326	1247.2	375	1240.97
327	1247.87	376	1240.17
328	1248.54	377	1240.16
329	1249.2	378	1239.15
330	1249.87	379	1239.16
331	1250.54	380	1238.43
332	1251.2	381	1236.97
333	1251.87	382	1236.97
334	1249.97	383	1236.97
335	1249.72	384	1236.97
336	1249.47	385	1236.97
337	1249.22	386	1238.57
338	1248.97	387	1238.17
339	1247.92	388	1238.57
340	1247.67	389	1238.77
341	1247.42	390	1238.17
342	1247.17	391	1237.57
343	1246.92	392	1236.82
344	1246.67	393	1235.27
345	1245.33	394	1233.47
346	1244.42	395	1234.37
347	1244.17	396	1236.57
348	1243.92	397	1238.22
349	1243.67	398	1239.17
350	1243.77	399	1240.17
351	1244.57	400	1242.32
352	1245.17	401	1242.37
353	1245.87	402	1241.47
354	1246.57	403	1240.57
355	1247.07	404	1239.67
356	1247.57	405	1241.17
357	1247.87	406	1242.07
358	1247.97	407	1242.97
359	1247.92	408	1243.87
360	1247.92	409	1245.17
361	1247.42	410	1246.17
362	1247.42	411	1245.62
363	1246.92	412	1244.67
364	1246.92	413	1243.77
365	1246.17	414	1242.87

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

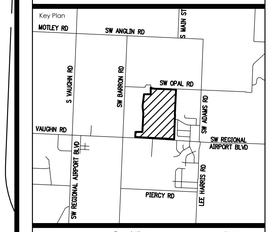
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

OPAL PARK PH I

BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE: 06/08/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

REVIEW SET - NOT FOR CONSTRUCTION

© 2023 Crafton, Tull & Associates, Inc.

PP23-0003

PRELIMINARY PLAT B

C-103

DRAWING G:\21300200_PARKER\ENGINEERING\CIVIL\DWG\PP\21300200_PARK PLAT 2.DWG PRINTED BY: CHRIS CLARK - 6/6/2023 12:42 PM PLOTTED BY: CHRIS CLARK (HARD COPY)

PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	10	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	4"CAL	12–14' HT.	SHADE
	6	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC.	B & B	4"CAL	10'–12' HT.	ORNAMENTAL
	32	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4"CAL	10'–12' HT.	SHADE
	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4.5"CAL	12–14' HT.	SHADE
	28	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER® WILLOW OAK	B & B	4"CAL	12–14' HT.	SHADE
	12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	4"CAL	12–14' HT.	SHADE
	20	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	4"CAL	12–14' HT.	SHADE

*IN ROW AREAS, TREES MUST BE 4" CALIPER AND LIMBED UP TO 96 INCHES FROM GROUND.

PLANTING REQUIREMENTS

PRELIMINARY PLAT STREET FRONTAGE TREES: (1 TREE PER 50LF)
113 TREES REQUIRED;113 PROVIDED

RESIDENTIAL LOTS: 1 SHADE TREE PER LOT; INSTALLED AT TIME OF HOME CONSTRUCTION

PHASE LEGEND

PHASE I: 113 LOTS

PHASE II: 86 LOTS

PHASE III: 157 LOTS

PHASE IV: 85 LOTS

TOTAL: 441 LOTS

	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
TOWNHOME	76	48	70	49	243
45'	0	11	52	5	68
60'+	30	23	34	29	116
UNBUILDABLE	4	2	1	2	9
COMMERCIAL	2	2	0	0	4
CLUBHOUSE	1	0	0	0	1
TOTAL	113	86	157	85	441

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

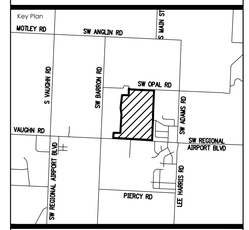
300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
100' 0 100'

OPAL PARK PH I
BENTONVILLE, AR

Key Plan



No.	Description	Date

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

PROJECT NO: 21300200
ISSUE DATE: 06/08/2023
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

© 2023 Crafton, Tull & Associates, Inc.

PP23-0003

OVERALL PLANTING PLAN (C)

L-101

DRAWING G:\21300200_JAMESON LAND\ARCHITECTURE\LDP\01_LDP\L21 PLANTING PLAN.DWG
PLOTTED BY TAILOR RAY AUGUST 23 @ 1:14 PM (PLOTTED BY: CRAFTON ARCHITECTURE COPY)

LARGE-SCALE DEVELOPMENT STAFF REPORT

NW 9th and A Townhomes

Northwest A and Northwest 9th Streets

PC Date: 6/20/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0041
Applicant / Current Owner	Ecological Design Group/Constellation Properties, LLC
Site Area	+/- 0.62 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Townhomes
Related Project(s)	PRD22-0002, PLA22-0030

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at the Northwest corner of Northwest A Street and Northwest 9th Street. It is currently zoned PRD, Planned Residential Development (approved PRD22-0002 11/01/2022) with a Future Land Use Classification of Medium-Density Residential (MDR). This property presently has a single-family home.

Project Details

This project is a large-scale development proposing the construction of a two-story, 10-unit townhouse development. 22 parking spaces are provided as part of 10 two-car garages. Sidewalks and site amenities are provided per the requirements of the Land Development Code.

The proposal provides pedestrian connection via the existing sidewalk to the south and new landscaping per the requirements of the Land Development Code. The project also complies with Master Street Plan requirements. The primary materials are fiber cement siding, wood siding, stucco, and stone as approved through PRD22-0002.

Projected Traffic Impact

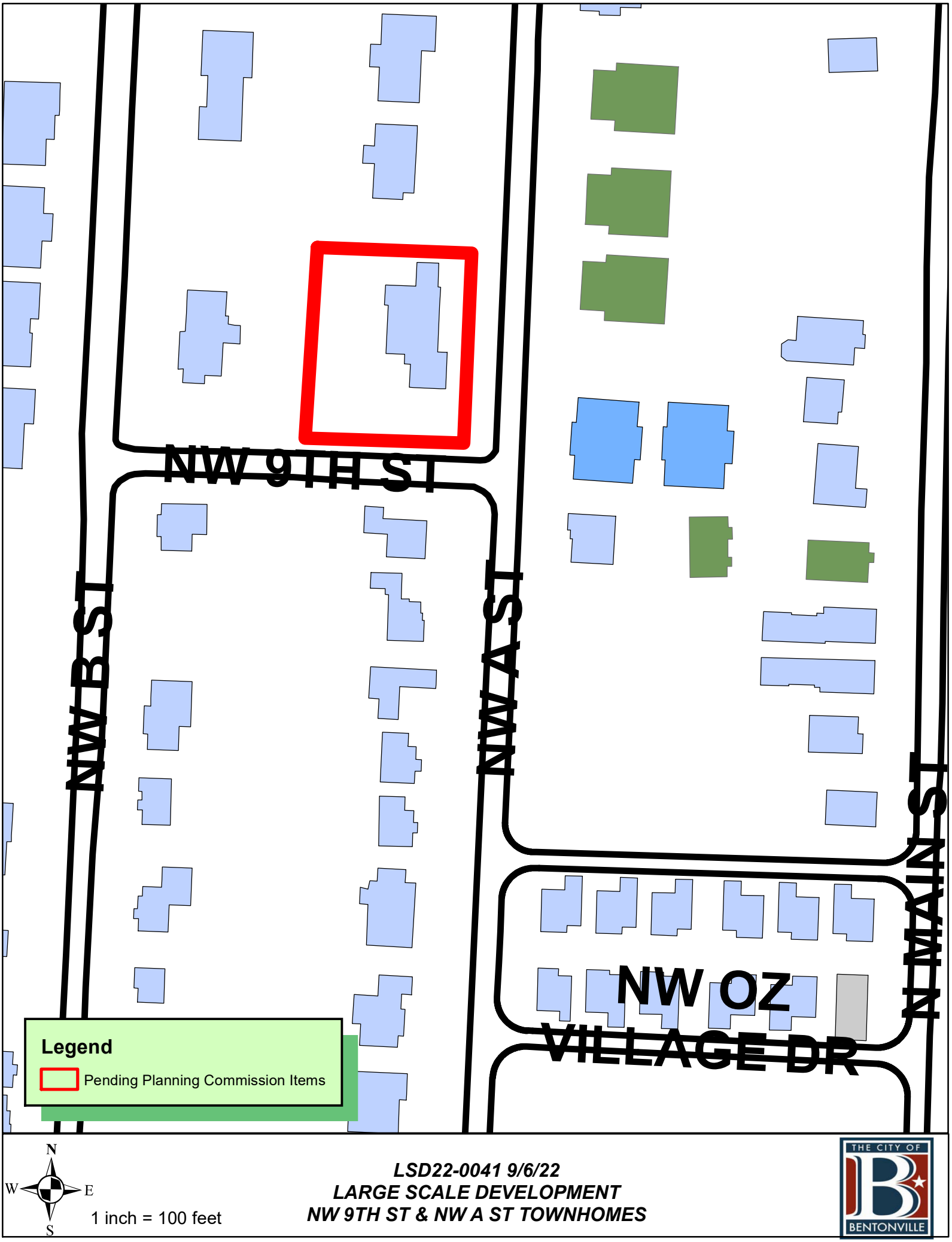
The proposed development will constitute an increase in intensity from the current single-family home, although the traffic impact will likely be minimal. Adequate street connectivity in this neighborhood, as well as connectivity to the existing sidewalk infrastructure serving nearby residential areas to the north should mitigate some effects of additional traffic.

Waivers

1. No waivers are associated with this request.

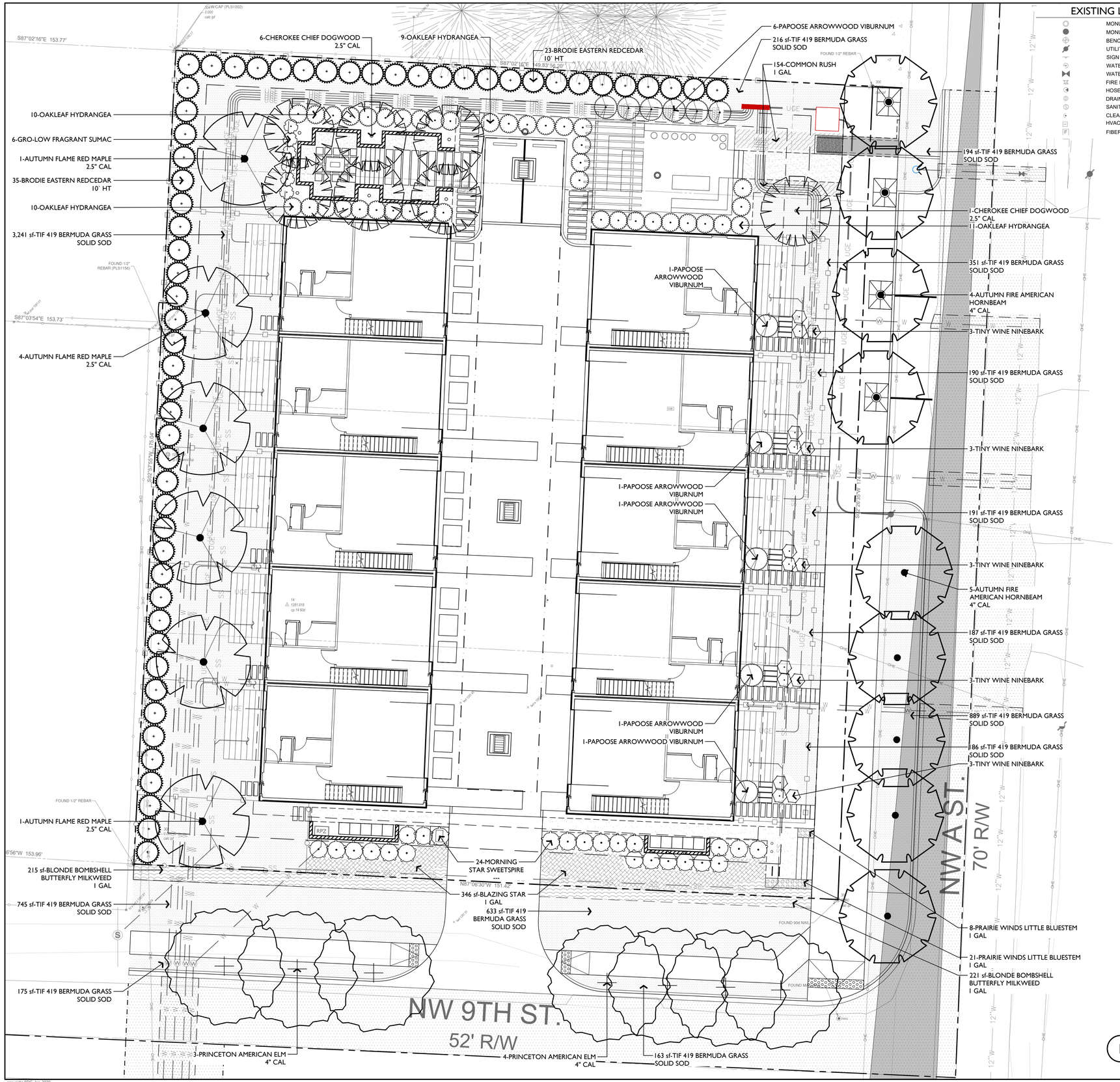
Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code and the approved PRD. Staff recommends approval of this LSD.



LSD22-0041 9/6/22
LARGE SCALE DEVELOPMENT
NW 9TH ST & NW A ST TOWNHOMES

THE CITY OF BENTONVILLE



EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- HVAC UNIT
- FIBER OPTIC RISER
- MAILBOX
- GAS METER
- LIGHTPOLE
- ELECTRICAL METER
- BUSH
- EVERGREEN TREE
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOODEN)
- FENCE (BARB WIRE)
- FENCE (CHAINLINK)
- OVERHEAD ELECTRIC LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- ASPHALT
- RECORD BEARINGS AND DISTANCES PER PLAT BK. 2013 PG. 155

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
NW A STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 175 LF / 20 = 8.75 ~ 9 TREES REQUIRED	9 TREES	9 TREES
NW 9TH STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 146 LF / 20 = 7.30 ~ 7 TREES REQUIRED	7 TREES	7 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 144 / 50 = 2.88 ~ 3 TREES REQUIRED	3 TREES	0 TREES* EXISTING FENCE ENCROACHES IN LANDSCAPE BUFFER. ADDITIONAL LANDSCAPE HAS BEEN PROVIDED
EASTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 175 / 50 = 3.5 ~ 4 TREES REQUIRED	4 TREES	4 TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA	N/A	N/A
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	N/A	N/A
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	SINGLE FAMILY / TOWNHOUSE USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	EXISTING 6 FT FENCE + LANDSCAPING
EASTERN LOT LINE	SINGLE FAMILY / TOWNHOUSE USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	N/A	EXISTING 6 FT FENCE + LANDSCAPING
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

NW 9TH AND A TOWNHOMES

200, 202, 204, 206, 208, 210, 212, 214, 216, and 218 NW 9th Street
Bentonville, Arkansas 72712

EDG PROJECT NO. 22-015
DATE 2022.08.15

REVISIONS

Number	Date

PHASE Construction Documents
TITLE Landscape Plan
SHEET NO. L1.00
LSD22-0041

copyright EDG, Inc. 2020

EXEMPT FROM LARGE SCALE DESIGN STANDARDS PER SECTION 1100.21 C EXEMPTION 1.

Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the DN-2 zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from section 1100.21

1 A4.00 **A STREET ELEVATION**
1/8" = 1'-0"

2 A4.00 **9TH + A PERSPECTIVE**

3 A4.00 **DRIVE ELEVATION**
1/8" = 1'-0"

4 A4.00 **NW A ST PERSPECTIVE**

b·u·f STUDIO
702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

STORE #:

CLIENT NAME
BAXTER PROPERTIES

903 NW A ST
BENTONVILLE, AR

NOT FOR CONSTRUCTION

8/15/2022

Architect
Architect Number

THE ARCHITECT'S SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	22022
Drawn By:	*Checked By:*
Author	Checker

Title : EXTERIOR ELEVATIONS

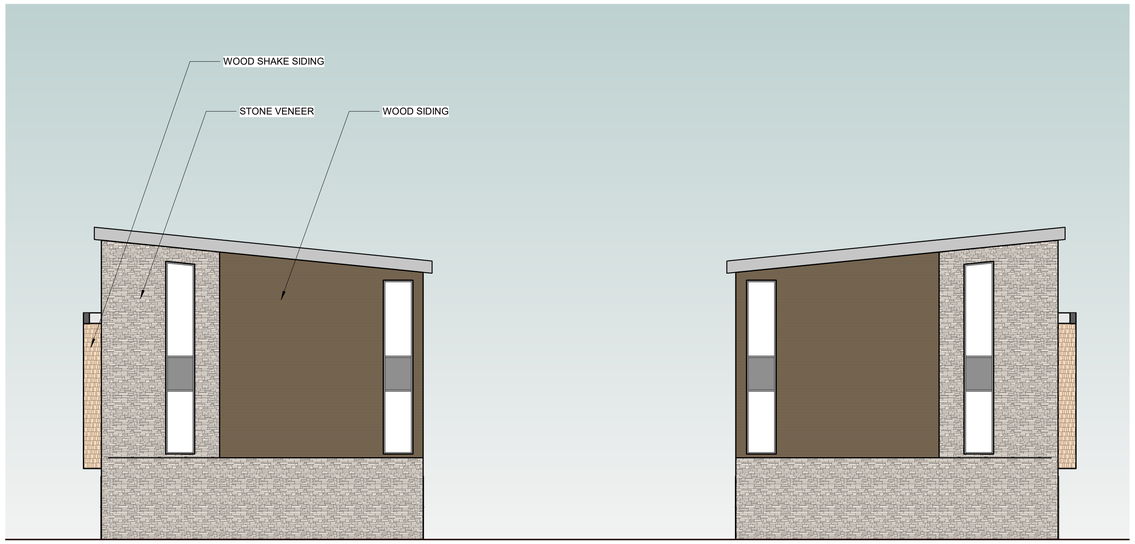
Sheet Number: A4.00

Date: 8/15/2022

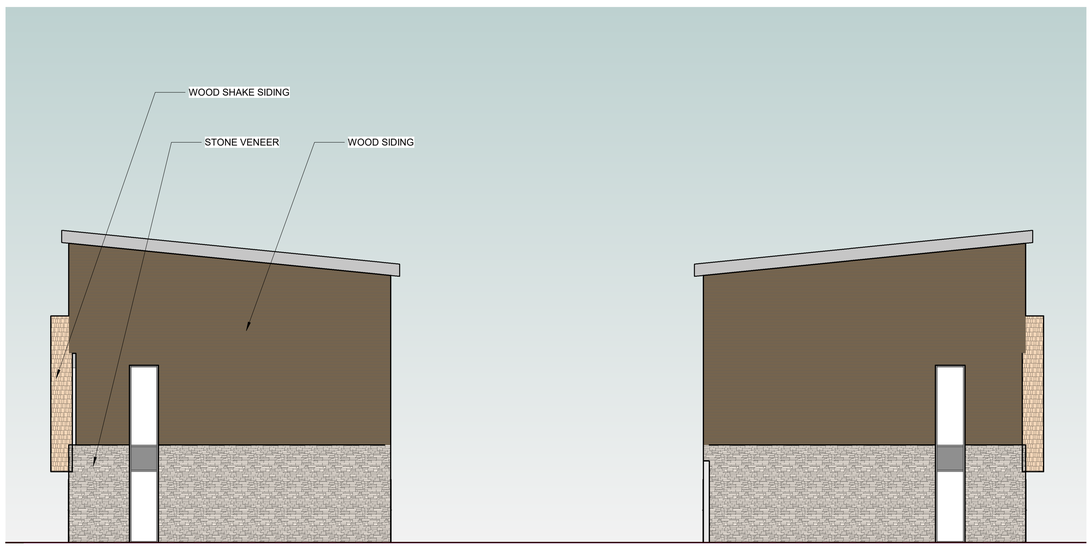
C:\Users\fligasr\Documents\22022_903 NW A ST_Bentonville_AR_fligasr.rvt

EXEMPT FROM LARGE SCALE DESIGN STANDARDS PER SECTION 1100.21 C EXEMPTION 1.

Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the DN-2 zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from section 1100.21



1 A4.01 **SOUTH ELEVATION**
1/8" = 1'-0"



2 A4.01 **NORTH ELEVATION**
1/8" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

STORE #:

CLIENT NAME
BAXTER PROPERTIES

903 NW A ST
BENTONVILLE, AR

NOT FOR CONSTRUCTION

8/15/2022

Architect
Architect Number

THE ARCHITECT'S SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	22022
Drawn By:	*Checked By:*
RCF	RMF

Title : EXTERIOR ELEVATIONS

Sheet Number: A4.01

Date: 8/15/2022

C:\Users\fligasr\Documents\22022_903 NW A ST_Bentonville_AR_fligasr.rvt

LARGE-SCALE DEVELOPMENT STAFF REPORT

Calcon Corporate Office

206 Southwest Tater Black Road
PC Date: 6/20/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD23-0007
Applicant / Current Owner	Bates & Associates/Calcon Inc
Site Area	+/- 3.00 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Office
Related Project(s)	None

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at the Southwest Corner of Southwest 2nd Street and Southwest Tater Black Road. It is currently zoned C-1, Neighborhood Commercial with a Future Land Use Classification of Office. This property presently has a single-family home structure.

Project Details
This project is a large-scale development that consists of a single structure that will serve as the Calcon Corpoarate Office. The proposed structure will be approximately 7,800 square feet, providing office areas. It is also shown to be approximately 22 feet tall at its highest point. The project will provide 38 parking spaces, ten more than required. 1 means of access is proposed – one drive along Southwest Tater Black Road. The project does provide stubouts to the west and south.

The proposal provides sidewalk improvements and new landscaping per the requirements of the Land Development Code. The project complies with the Master Street Plan and the Master Trails Plan requirements. The primary materials are brick, stone, and metal, as well as glass as a trim material.

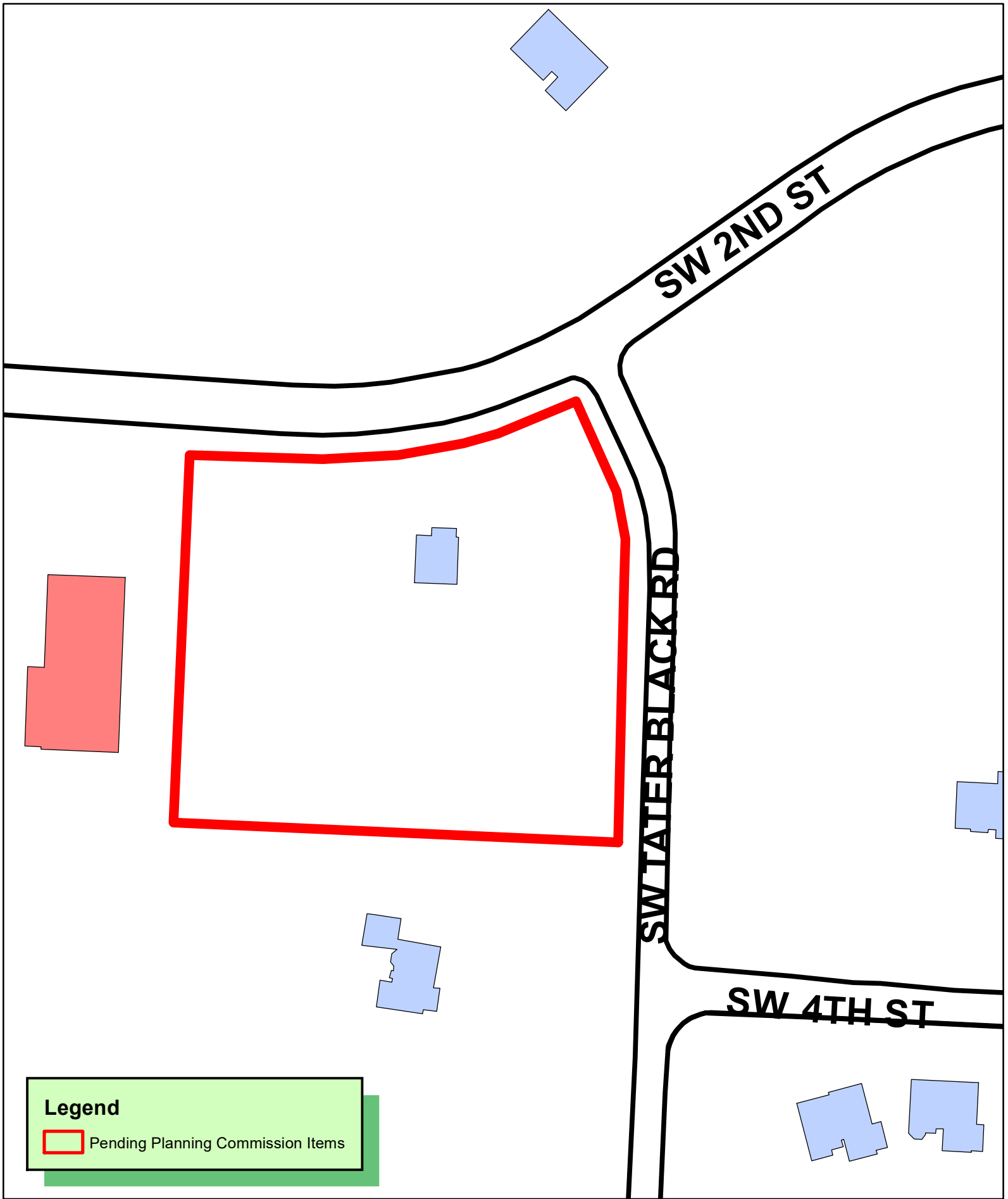
Projected Traffic Impact
While the proposed development will constitute an increase in intensity from the current single-family use, the traffic impact will likely be minimal. Adequate access that avoides a new curb-cut on Hwy. 72 and connectivity to existing sidewalk infrastructure should mitigate some effects of additional traffic.

Waivers

- No waivers are requested.

Conclusion
The proposed large-scale development does meet the minimum requirements of the Land Development Code The proposal does satisfy the goal of the Bentonville Community Plan to encourage development near existing infrastructure.

Staff recommends approval of this Large-Scale Development.

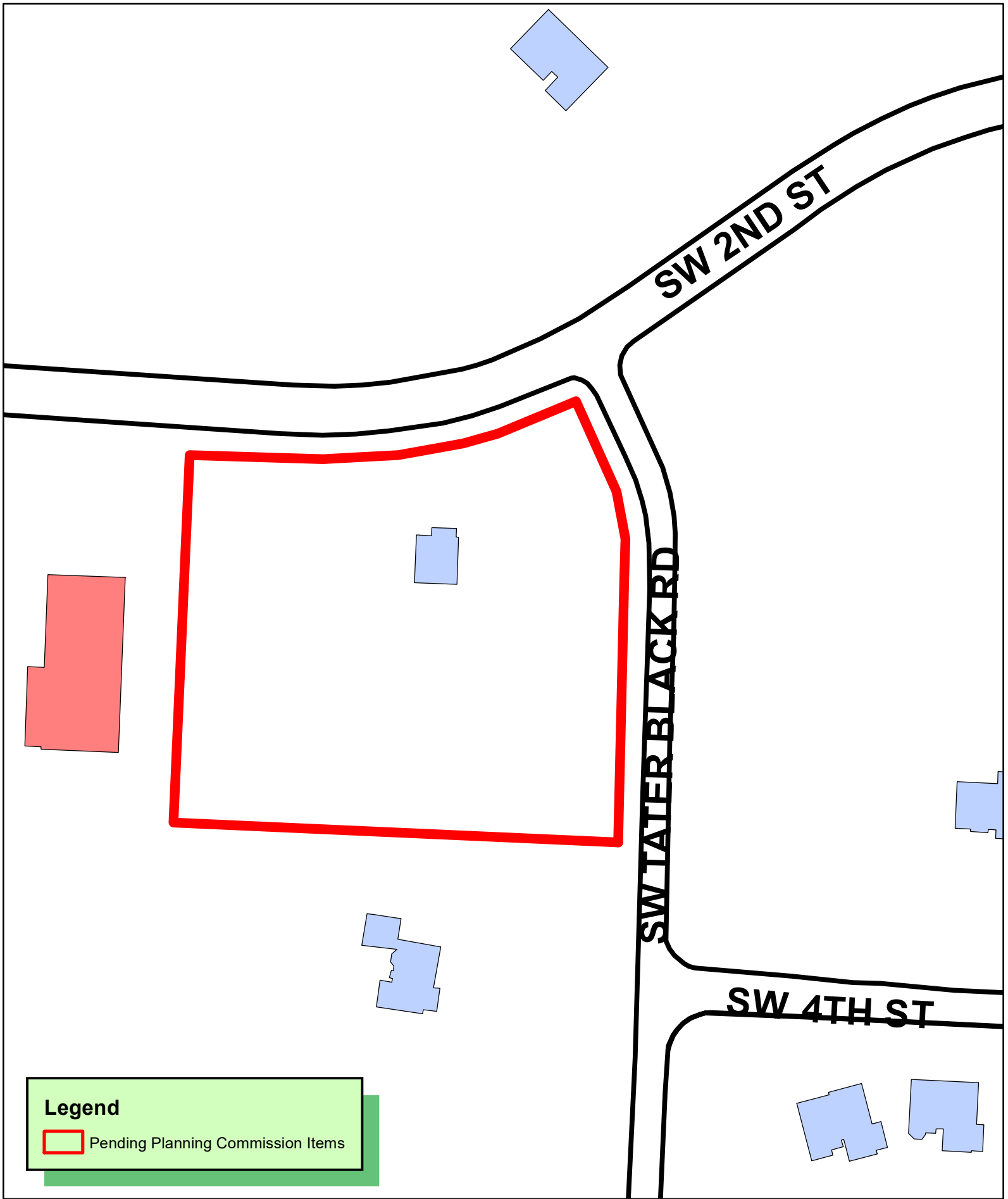


N
W E
S

1 inch = 100 feet

LSD23-0007 3/21/23
LARGE SCALE DEVELOPMENT
CALCON OFFICE
206 SW TATER BLACK RD

THE CITY OF BENTONVILLE

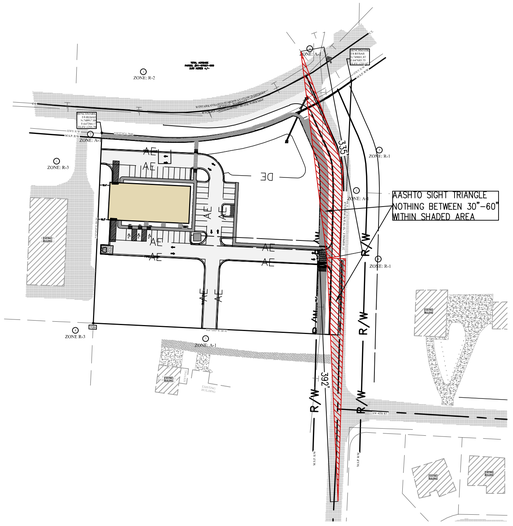


N
W E
S

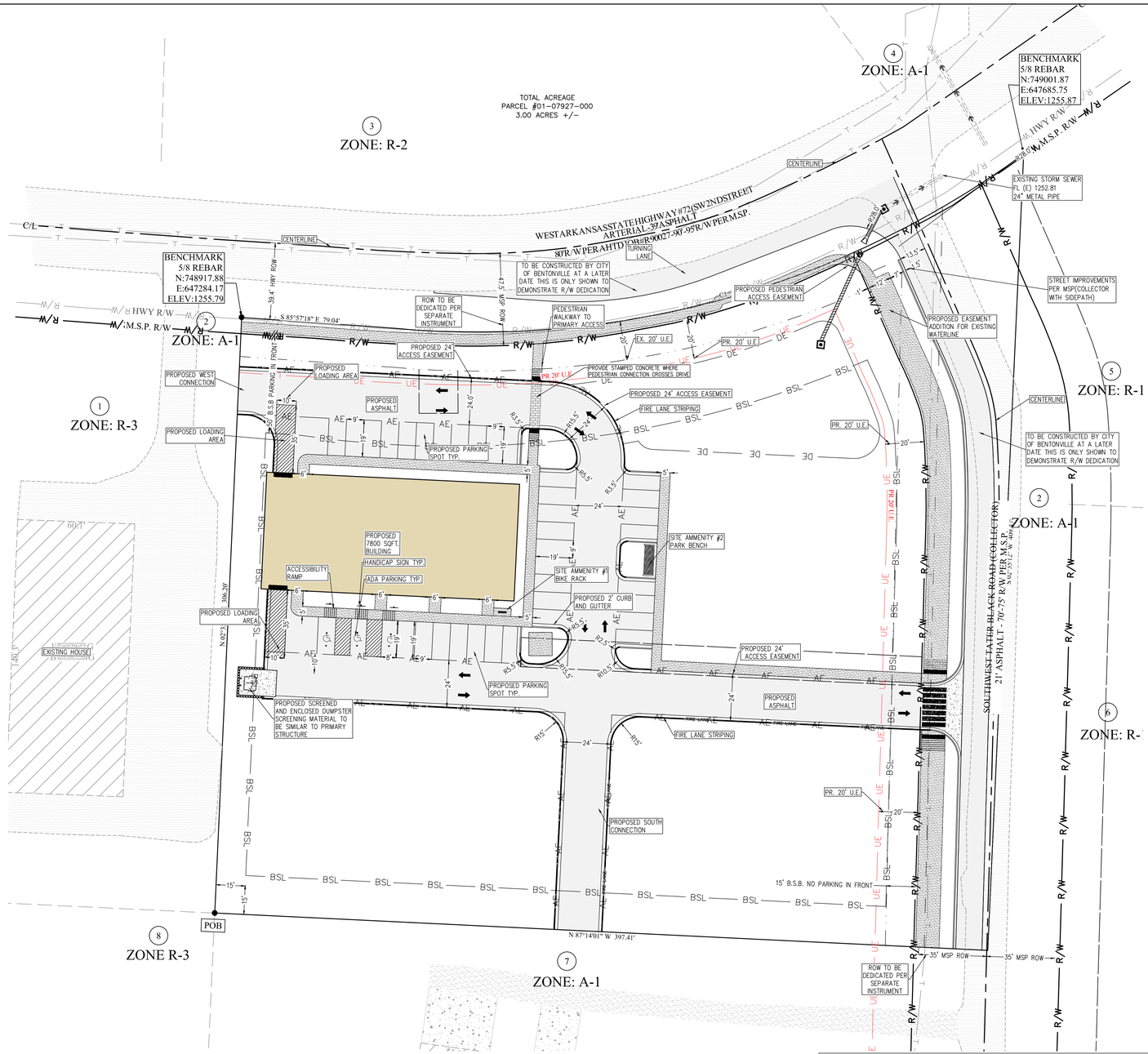
1 inch = 100 feet

LSD23-0007 3/21/23
LARGE SCALE DEVELOPMENT
CALCON OFFICE
206 SW TATER BLACK RD

THE CITY OF BENTONVILLE



SIGHT TRIANGLE INSET (N.T.S.)



AIRPORT OVERLAY DISTRICT:

DEVELOPMENT IS WITHIN THE TARFFIC PATTERN ZONE (ZONE 4)
-NO ELECTRICAL INTERFERENCE
-THIS DEVELOPMENT WILL NOT CREATE SENSITIVE NOISES
-ALL USES ALLOWED IN BASE ZONING DISTRICT ARE ALLOWED IN ZONE 4 EXCEPT FOR MANUFACTURED HOMES. ALL USES MUST MEET REQUIREMENTS OF SUBSECTION D OF SEC 401.13 NORTHWEST ARKANSAS REGIONAL (XNA) AIRPORT OVERLAY DISTRICT

GENERAL ELECTRIC UTILITY NOTES:

1.) Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
2.) BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan
3.) Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.

4.) All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building

SITE AND UTILITY NOTES:

1) THE CITY REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G LIGHTING FIXTURE.
2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6) TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
12) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
18) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
20) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
21) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
22) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

SITE AMENITY NOTE:

PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.

N

0 30 60
GRAPHIC SCALE IN FEET

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

BUILDING SETBACKS:

FRONT	50ft WITH PARKING IN FRONT
FRONT	20ft WITH NO PARKING IN FRONT
SIDE	07ft ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE	15ft ADJACENT TO RESIDENTIAL DISTRICT
REAR	20ft ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR	25ft ADJACENT TO RESIDENTIAL DISTRICT

PARKING LOT LANDSCAPE AREA REQUIREMENTS:

SEC. 1400.08 - INTERIOR PARKING LOT LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	13999 SQ. FT
LANDSCAPING AREA REQUIRED:	8.0% (1119.92)
LANDSCAPING AREA PROVIDED:	11.3% (1210.38) SQ. FT.)

SITE COVERAGE NOTE - C-2 ZONING

	SQUARE FEET	PERCENTAGE
IMPERVIOUS SURFACE	49573.10	38%
PERVIOUS SURFACE	81154.90	62%
TOTAL SQUARE FEET	130895	100%

PARKING TABLE:

501.06.F OFF-STREET PARKING STANDARDS
(BUSINESS & PROFESSIONAL OFFICE)

1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA. FOR STRUCTURES LARGER THAN TEN THOUSAND (10,000) SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE PROVIDED AND THE FOLLOWING PERCENTAGE SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA:

10,001-20,000 SQ. FT. - 95% OF PARKING REQUIREMENT
20,001-30,000 SQ. FT. - 90% OF PARKING REQUIREMENT
30,001-40,000 SQ. FT. - 85% OF PARKING REQUIREMENT
40,000 SQ. FT. AND UP - 80% OF PARKING REQUIREMENT

TOTAL SQ. FT.	7800
STANDARD SPACES REQUIRED:	26
STANDARD SPACES PROVIDED:	35
HANDICAP ACCESSIBLE PARKING REQUIRED:	2
HANDICAP ACCESSIBLE PARKING PROVIDED:	3
TOTAL PARKING PROVIDED:	38

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
06/12/23
CERTIFICATE OF AUTHORITY NO. 1335
BATES & ASSOCIATES, INC.
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

Copyright © 2021 Bates & Associates, Inc.

REVISIONS

	DATE
1ST SUBMITTAL	10/28/22
RE-SUBMITTAL	01/10/23
P.A.C. 3rd SUBMITTAL	01/27/23
C.O.B. 1ST SUBMITTAL	02/10/23
C.O.B. 2nd SUBMITTAL	04/05/23
C.O.B. 3rd SUBMITTAL	05/08/23
C.O.B. 4th SUBMITTAL	06/12/23

CALCON INCORPORATED OFFICE
LARGE SCALE DEVELOPMENT PLANS

SITE PLAN

BENTONVILLE , ARKANSAS

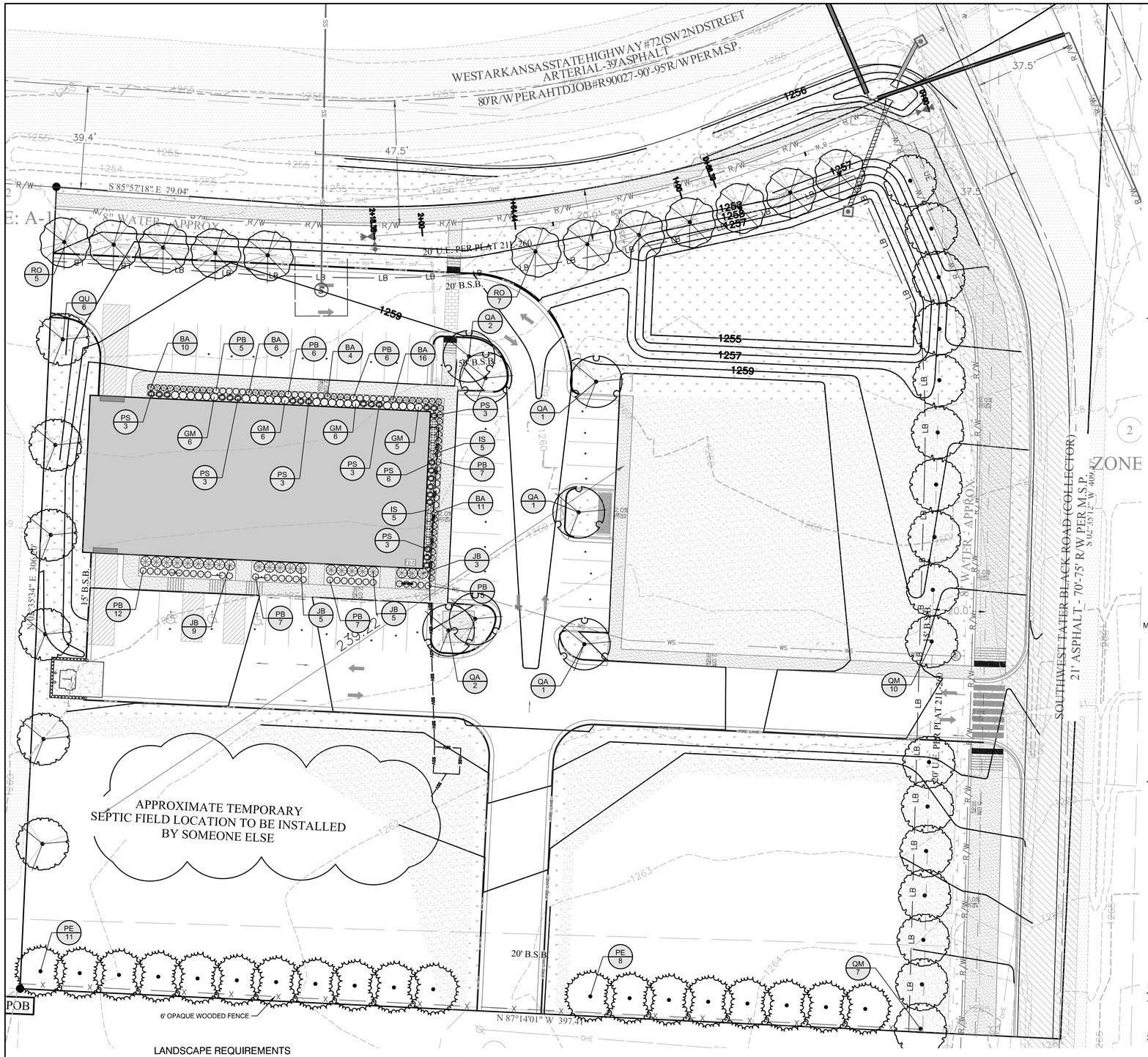
Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

DRAWING NO
03

PROJECT NO
21-408
LSD23-0007

Time: 10:23 am
Scale: 1:50 (F/S)
Date: 1/25/2022

Drawing Name: 21\400\21-408\engineering\03 site Plan.dwg
Xrefs Used: base, COA BBA, 24X36



NORTH

0 20 40 60 feet

SCALE: 1" = 20"

LANDSCAPE LEGEND

- PROPERTY LINE
- R/W R/W — RIGHT OF WAY
- UTILITY EASEMENT LINE
- EXISTING 5 CONTOURS
- EXISTING 1 CONTOURS
- PROPOSED CONTOURS

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL ARRIVE TO THE SITE IN GOOD HEALTH INCLUDING MOIST SOIL AND FULL SHAPE.
2. TREES SHALL HAVE A FULL CROWN SHAPE AND TRUNK SHALL BE STRAIGHT AND FREE OF SCARS
3. LANDSCAPER AND CONTRACTOR SHALL INSURE THAT PLANT SIZE AND HEALTH REQUIREMENTS AS SPECIFIED ON PLANS IS INSTALLED. NO SIZE SUBSTITUTIONS WILL BE ALLOWED.
4. LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO INSPECT AND APPROVE PLANT MATERIALS BEFORE, DURING AND AFTER INSTALLATION. HE/SHE MUST APPROVE ANY REVISIONS TO THE PLANTING PLAN, PRIOR TO INSTALLATION.
5. THE LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE FINAL WORK AND SCOPE OF THE PROJECT.
6. CONTRACTORS SHALL HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO LANDSCAPE AND IRRIGATION INSTALLATION. LANDSCAPER AND CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE AND IRRIGATION INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED WITH SURVEYOR AND CIVIL ENGINEER.
7. THIS PLAN IS FOR LANDSCAPE DESIGN ONLY. ALL GRADING, STRUCTURES, UTILITIES AND SITE FEATURES ARE FOR REFERENCE ONLY. CONTRACTOR AND LANDSCAPER SHALL COORDINATE INSTALLATION WITH CIVIL ENGINEER IN THE FIELD.
8. LANDSCAPE EDGING SHALL BE INSTALLED WHERE SOD MEETS LANDSCAPING BEDS. EDGING SHALL BE DARK IN COLOR AND STEEL.
9. ALL DISTURBED AREAS ON AND OFF THE SITE SHALL BE HYDROSEEDED OR SODDED TO PREVENT EROSION.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE GUIDELINE SPECIFICATIONS ONLY AND ARE THE MINIMUM REQUIREMENTS FOR NEWLY INSTALLED PLANT MATERIAL ON THIS PROJECT.
11. THERE SHALL BE 4" OF TOPSOIL PLACED IN ALL PLANTING BED AND 2" OF TOPSOIL IN SOD AREAS. TOPSOIL SHALL BE LOAMY, RICH SOIL FREE FROM ROOTS, ROCKS (LARGER THAN 1" DIA), WEEDS, LITTER OR OTHER UNSUITABLE MATERIAL.
12. MULCH - ALL PLANTING BEDS SHALL BE TOPPED WITH SHREDDED HARDWOOD BROWN MULCH AT A MINIMUM DEPTH OF 4".
13. CONTRACTOR SHALL NOT IMPEDE OR OBSTRUCT ANY ADA PATHS, RAMPS OR OTHER PEDESTRIAN USE AREAS DURING OR AFTER THE LANDSCAPING INSTALLATION. AFTER CERTIFICATE OF COMPLETION IS GRANTED, IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ADA ACCESSIBLE ROUTES WITH PROPER LANDSCAPE MAINTENANCE AND CARE.

MAINTENANCE REQUIREMENTS

1. SEEDED AND SOD AREAS SHALL BE WATERED BY LANDSCAPE CONTRACTOR DURING THE CONSTRUCTION PROCESS. WATERING SHALL MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER SEED GERMINATION AND SOD ROOT ESTABLISHMENT. WATERING AND MONITORING SHALL CONTINUE UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND COVERS 95% OF THE TURFGRASS AREA.
2. IF SOD OR GRASS AREA IS DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE INCLUDING ADDITIONAL TOPSOIL, FERTILIZER AND SOD.
3. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. THIS MAINTENANCE INCLUDES WATERING, FERTILIZATION, WEEDING, MULCHING AND SPRAYING.
4. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR LOOSES LEAFS/LIMBS SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE PLANT.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL INCLUDING PLANTS, SOD, TREES, EDGING AND IRRIGATION FOR A PERIOD OF ONE YEAR (1) BEGINNING AT THE DATE OF CERTIFICATE OF OCCUPANCY. OWNER RESERVES THE RIGHT TO HAVE AN ELEVEN MONTH WALK THRU WITH LANDSCAPE CONTRACTOR TO CORRECT ANY DEAD PLANTS AND/OR SOD.

CITY OF BENTONVILLE LANDSCAPE NOTES

1. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
2. ONCE PLANT MATERIAL IS INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION. ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IN A TIMELY MANNER.
3. SIGHT DISTANCES SHALL BE MAINTAINED AT ALL STREET AND DRIVEWAY INTERSECTIONS AS TO NOT CREATE DANGEROUS CONDITIONS. PROPER MAINTENANCE AND PRUNING WILL BE SCHEDULED TO ENSURE PROPER VISIBILITY.
4. PLANT AND TREE LOCATION CONFLICTS WITH UTILITIES SHALL BE FIELD VERIFIED AND ADJUSTED IN THE FIELD.
5. ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 3" CALIPER. THE LOWEST LIMB SHALL BE PRUNED TO A HEIGHT OF 96" OR HIGHER.
6. TREES SHALL BE PLANTED AT LEAST 5 FEET AWAY FROM ALL PUBLIC UTILITIES
7. LANDSCAPING THAT MEETS INTERIOR PARKING GREENSPACE REQUIREMENT (8%) SHALL BE IMPERVIOUS MATERIAL AND AT LEAST 80% SHALL BE LIVING MATERIAL (LAWN, GROUNDCOVER, PLANTINGS) FOR THE PARKING ISLANDS.
8. TREES AND SHRUBS SHALL BE MAINTAINED AND PRUNED BY TECHNIQUES ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE".
9. TREES SHALL MAINTAIN A MINIMUM OF 5' SEPARATION FROM PUBLIC UTILITIES.
10. THERE CAN NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREAS ON THIS PLAN.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE W AR HWY 72 230 LF S TATER BLACK RD 331 LF	230' LF / 20 = 12 TREES REQUIRED 331' LF / 20 = 17 TREES REQUIRED	12 TREES PROVIDED 17 TREES PROVIDED
PERIMETER 1 TREE PER 50 LF WEST BOUNDARIES 306 LF	6 TREES REQUIRED	6 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA 27,561 SF INTERNAL PLANTING	8% GREENSPACE REQUIRED 13,999 x .08 = 1,120 SF 7 TREES REQUIRED	1,274 SF PROVIDED 7 TREES PROVIDED
SCREENING	SOUTH BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

SEE PLANT SCHEDULE ON SHEET L1.1

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

DRAWN BY: M. WILLIAMS
ENGINEER: G. Bates

REGISTERED LANDSCAPE ARCHITECT
JAMES M. GIBSON 5034
STATE OF ARKANSAS
5/10/2023

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

Copyright © 2021 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITAL	04/27/22

CALCON INCORPORATED OFFICE
LARGE SCALE DEVELOPMENT PLANS

LANDSCAPE PLAN

BENTONVILLE , ARKANSAS

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

PROJECT NO 21-408

DRAWING NO L1.0

LSD23-0007

PLANT SCHEDULE

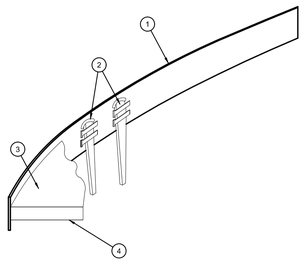
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	10` min.	19
SHADE TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	QA	Quercus acutissima / Sawtooth Oak	2.5" Cal.	B&B	10` min.	7
	QU	Quercus macrocarpa / Bur Oak	2.5" Cal.	B&B	10` min.	6
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	10` min.	17
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	10` min.	12

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	BA	Berberis thunbergii 'Aurea Nana' / Golden Dwarf Japanese Barberry	3 gal	Cont.	30" o.c.	47
	PB	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	3 gal.	Cont.	33" o.c.	55
	GM	Buxus x `Green Mountain` / Boxwood	3 gal	Cont.	36" o.c.	23
	IS	Ilex vomitoria `Schillings` / Schillings Holly	3 gal.	Cont.	36" o.c.	10
	JB	Juniperus chinensis 'Bakaurea' TM / Gold Star Juniper	3 gal.	Cont.	48" o.c.	22

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	PS	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	24

GROUND COVERS	CODE	BOTANICAL / COMMON NAME		AREA
	CD	Cynodon dactylon / Bermudagrass seed	Hydromulch	20,859 sf

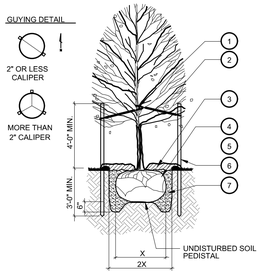
SOD/SEED	CODE	BOTANICAL / COMMON NAME	
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod	30,543 sf



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

4 STEEL EDGING DETAIL
N.T.S.



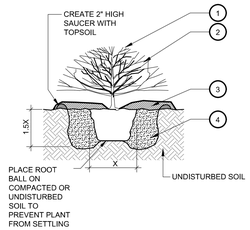
DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

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

1 TREE PLANTING DETAIL
N.T.S.



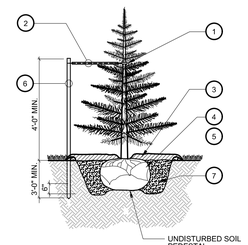
SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ¼-½" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

2 CONTAINER SHRUB PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING LEGEND

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

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. TREES TO BE INSTALLED SO TOP OF ROOT BALLS 2-3" HIGHER THAN ADJACENT SURROUNDING GRADE. PLANTS TOO LARGE FOR 2 PERSONS TO LIFT IN AND OUT OF HOLES SHALL BE PLACED WITH SLING. DO NOT ROCK TREES IN HOLES TO RAISE.
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

3 EVERGREEN TREE PLANTING DETAIL
N.T.S.

ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

JAMES MADISON 05034
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARKANSAS
5/10/2023

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

Copyright © 2021 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	04/27/22

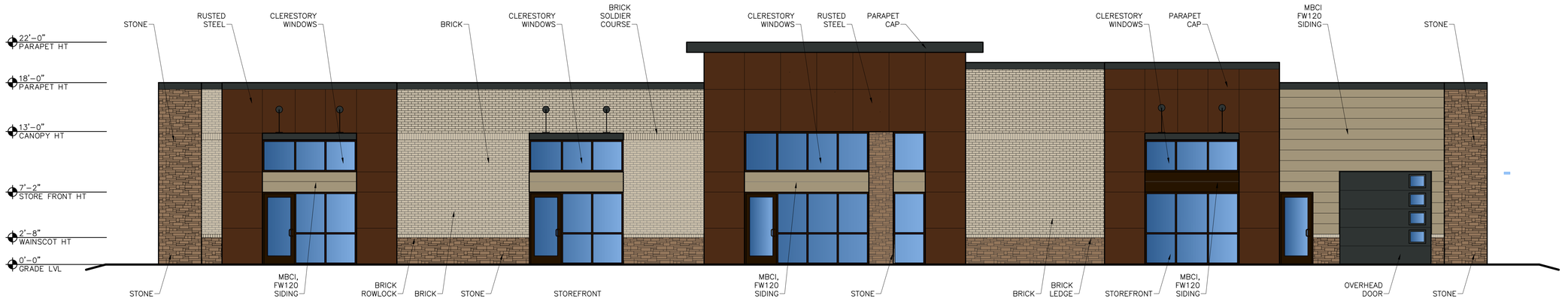
CALCON INCORPORATED OFFICE
LARGE SCALE DEVELOPMENT PLANS
LANDSCAPE DETAILS AND PLANT SCHEDULE
BENTONVILLE , ARKANSAS

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

PROJECT NO: 21-408

DRAWING NO:
L1.2

LSD23-0007



1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS PERCENTAGES (2,540 SF)

MODULAR BRICK VENEER (635 SF) – 25%
CULTURED STONE VENEER (249 SF) – 10%
METALS; COPING, CANOPIES, SIDING (1,270 SF) – 50%
GLAZING AND DOOR SYSTEMS (386 SF) – 15%

2 BACK ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS PERCENTAGES (2,456 SF)

MODULAR BRICK VENEER (1,425 SF) – 58%
CULTURED STONE VENEER (683 SF) – 28%
METALS; COPING, CANOPIES, SIDING (99 SF) – 4%
GLAZING AND DOOR SYSTEMS (249 SF) – 10%

HENRY ARCHITECTURE
1722 N COLLEGE AVE. SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693 EMAIL: cheny@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

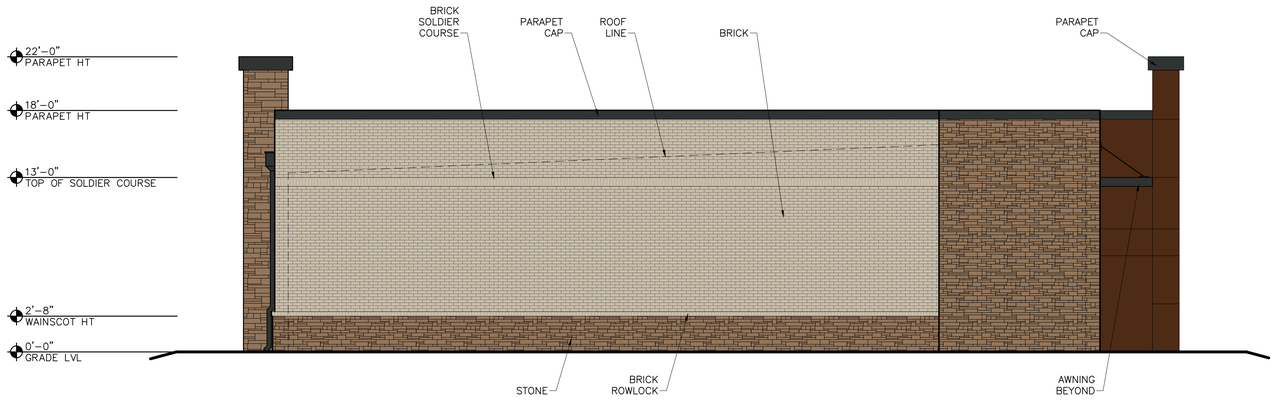
BENTONVILLE, AR

CALCON INC. OFFICE

ELEVATIONS

DATE: 06-08-23

A2.1

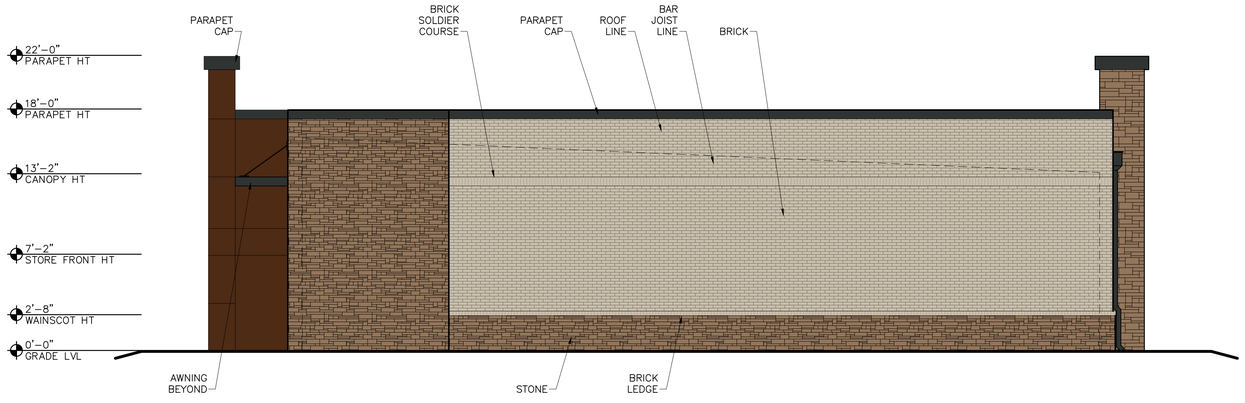


1 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS PERCENTAGES (1,250 SF)

MODULAR BRICK VENEER (724 SF) - 58%
CULTURED STONE VENEER (393 SF) - 31%
METALS; COPING, CANOPIES, SIDING (133 SF) - 11%



2 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS PERCENTAGES (1,250 SF)

MODULAR BRICK VENEER (724 SF) - 58%
CULTURED STONE VENEER (393 SF) - 31%
METALS; COPING, CANOPIES, SIDING (133 SF) - 11%

HENRY ARCHITECTURE
1722 N COLLEGE AVE. SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: cheny@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

BENTONVILLE, AR

CALCON INC. OFFICE

ELEVATIONS

DATE: 06-08-23

A2.2

LARGE-SCALE DEVELOPMENT STAFF REPORT

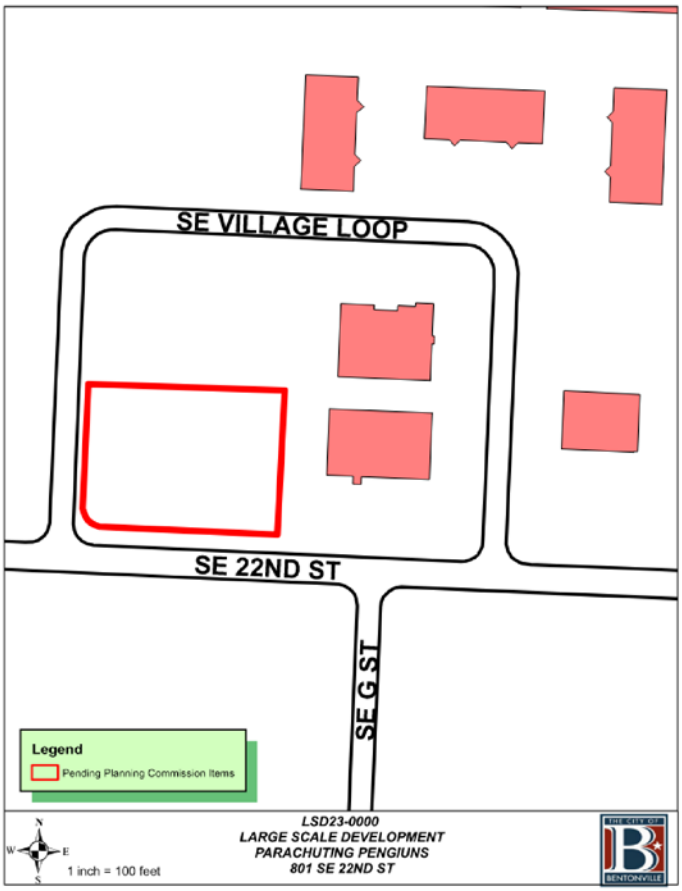
Parachuting Penguins

801 Southeast 22nd Street
PC Date: 6/20/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD23-0013
Applicant / Current Owner	Bates & Associates/Penguin Enterprises Inc
Site Area	+/- 0.97 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Office/Warehouse
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 801 Southeast 22nd Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of Office. This property presently is vacant.

Project Details
This project is a large-scale development that consists of a single structure that will serve as office and warehouse space for Parachuting Penguins. The proposed structure will be approximately 9,977 square feet. It is also shown to be approximately 24 feet tall at its highest point. The project will provide 21 parking spaces, one less than required. 2 means of access are provided, both shared drives. One is along Southeast 22nd Street, the other along Southeast Village Loop.

The proposal provides sidewalk improvements and new landscaping per the requirements of the Land Development Code. The project complies with the Master Street Plan, and the Master Trails Plan requirements. The primary materials are cultured stone, brick, and pre-finished architectural metal panel.

Projected Traffic Impact
While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal. Adequate access and connectivity is being developed appropriately, and sidewalk connections are being provided to encourage walking as a substitution of vehicle trips.

Waivers

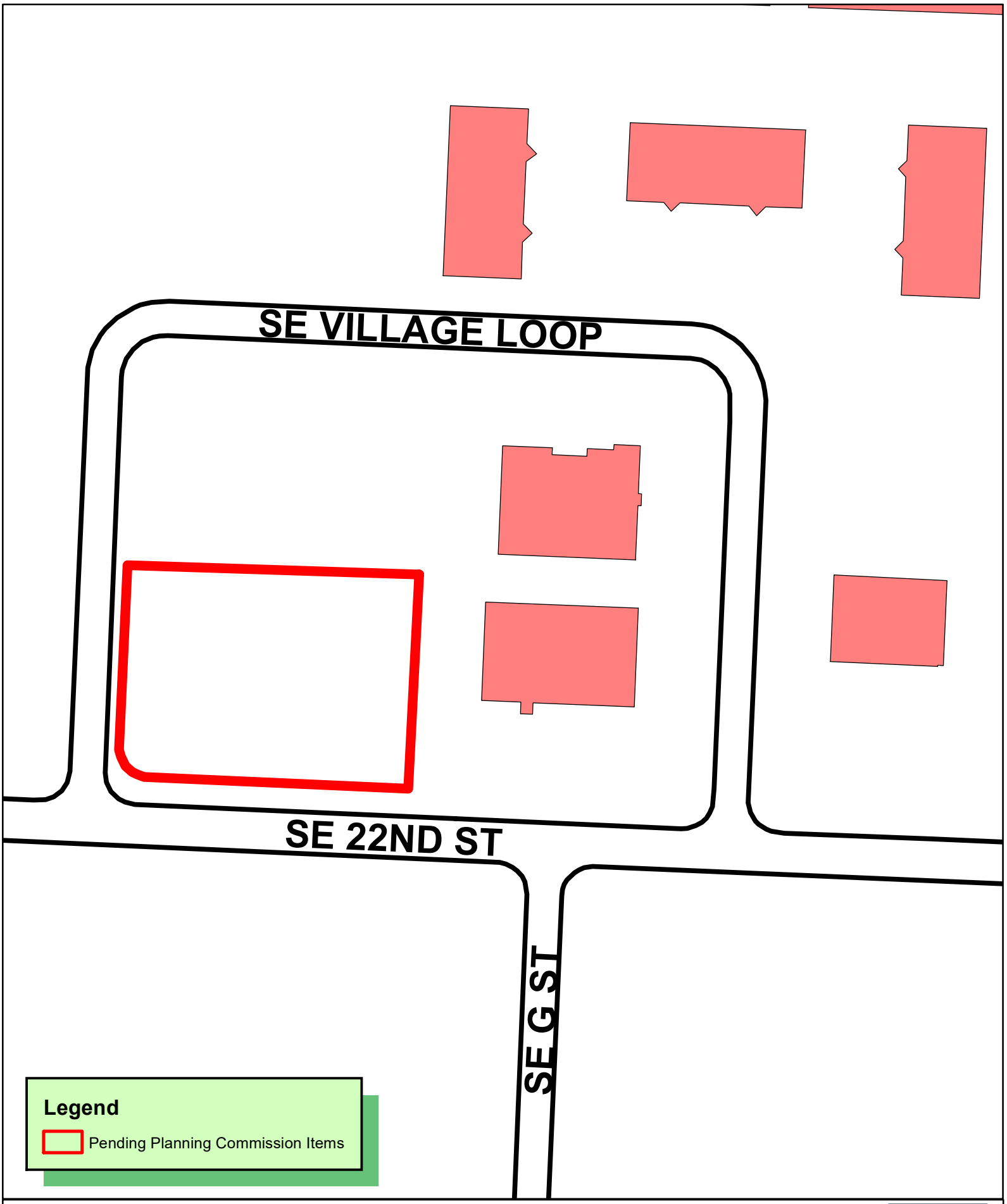
Two waivers are associated with this request:

1. A waiver for sidewalk placement on a Collector Street. The applicant is requesting to place the sidewalk further from the property line as Southeast 22nd Street has a wider section of ROW than required by the MSP. The applicant will maintain the 7' of greenspace between the sidewalk and curb as required. This waiver would mitigate conflict with an existing transformer box.
2. A waiver from parking requirements in Article 501 of the Zoning Code. The applicant is requesting a waiver of 1 parking space from the required 22 spaces. The applicant is providing 21 total spaces, including 1 ADA space.

Conclusion
The proposed large-scale development does not meet the minimum requirements of the Land Development Code. The proposal does satisfy the goal of the Bentonville Community Plan for edge growth.

Staff recommends approval of this Large Scale

Development should Planning Commission approve both waivers. If both waviers are not approved, staff would recommend the item be tabled to allow the applicant to revise the plans.



N
W E
S

1 inch = 100 feet

LSD23-0000
LARGE SCALE DEVELOPMENT
PARACHUTING PENGIUNS
801 SE 22ND ST

THE CITY OF BENTONVILLE

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * www.batesnwa.com

June 7, 2023

Planning Commission
City of Bentonville

RE: Parachuting Penguins Large Scale Development – Waiver Request Letter

Dear Commissioners,

Bates and Associates, representing Parachuting Penguins, has applied for a Large Scale Development on property located at 801 SE 22nd Street (Parcel Number 01-10887-000). During Staff review, it was determined that two waivers will need to be requested to develop the property as proposed. The waivers and narrative will be found below:

1) A waiver for a deviation from sidewalk placement requirements on a Collector Street.

A portion of this property's street frontage is along SE 22nd Street, which is dedicated as a Collector Street per the City of Bentonville's Master Street Plan. Per the MSP street section, the width of the street from back-of-curb to back-of-curb is 37', with a 7' greenspace between the curb and the sidewalk, a 5' sidewalk, and 1' between the back-of-sidewalk to the right-of-way line.

Existing conditions prevent the Applicant from reasonably placing the required 5' sidewalk at 1' from the Right-of-Way:

- Per data gathered by Bates and Associates' surveying team, the existing width of SE 22nd Street is 36' in width.
- As shown on the Final Plat of Cottonwood Village (Pages 73-74, Book 2004 of Benton County records), of which this property is a part, the Right-of-Way of SE 22nd Street is 80'. This exceeds the MSP right-of-way depth by 5' on the subject property's side of the SE 22nd Street.
- A 6'x6' electric transformer box was previously installed, the center of which is approximately 7' from the existing Right-of-Way, preventing the installation of a sidewalk at MSP requirements without the substantial expense of relocating the transformer. Underground electric and sewer structures also exist within 5' of the existing right-of way.

The Applicant requests that a waiver be granted to allow the 5' sidewalk to be placed at 7' from the back of curb. This sidewalk position does conform to the Master Street Plan greenspace requirements but would deviate from the requirement of 1' from the right-of-way due to the existence of excessive right-of-way. This sidewalk position does not require the burdensome relocation of the large electric transformer and allows for the underground utilities in the right-of-way to be accessible without demolition to the proposed sidewalk.

2) A Waiver for the reduction of parking requirements.

Per Municipal Code Article 501.06.F, the proposed development falls under three categories of use for parking requirement calculations. The building will contain 1777 sq. ft. of Business and Professional Office (6 spaces required), 4704 sq. ft. of Manufacturing, Processing and Wholesaling (9 spaces required), and 3455 sq. ft. of Warehouse and Storage (7 spaces

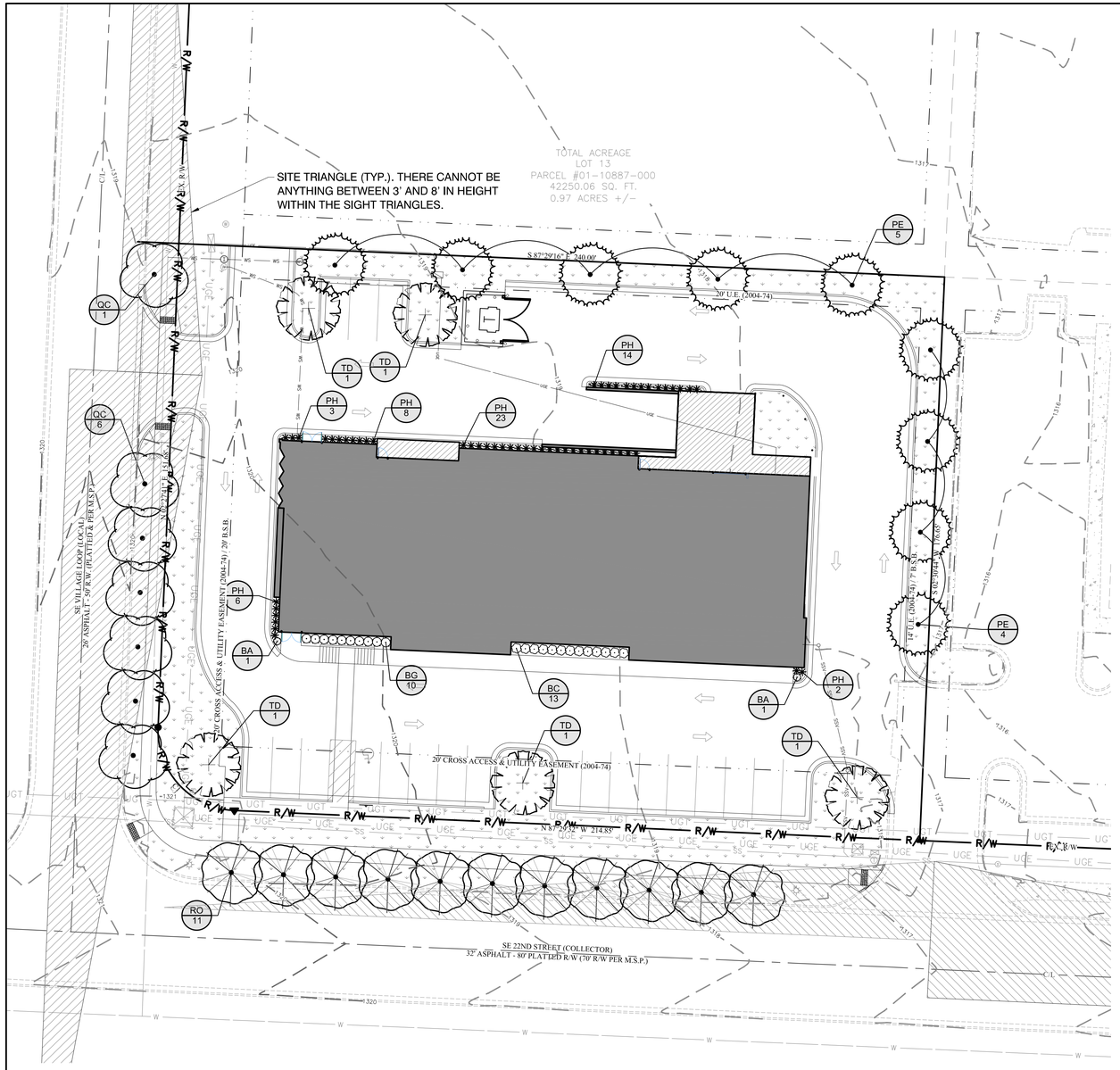
required). In total, 22 parking spaces are required. The proposed development provides 20 standard and 1 required ADA space, one space short of the requirement.

The Applicant requests a waiver from the off-street parking requirement to allow for 21 provided spaces. Due to the need for this development to provide a 30'-wide drive lane around the east and north sides of the property to accommodate large delivery trucks, plus Parking Lot Landscaping area and island size requirements, a requirement to provide cross-access to the property to the north, and the need for a dumpster enclosure, there is no additional area on this site to provide the additional required parking space. The Applicant is providing a bicycle rack and loading space as part of this development and does not anticipate the need for all 21 spaces due to anticipated employee/customer load to the business.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

Sincerely,

Jason Young
Bates & Associates, Inc



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine Perimeter trees	2.5" Cal.	B&B	10` min.	9
SHADE TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	QC	Quercus coccinea / Scarlet Oak Street Trees	4" Cal.	B&B	8` min.	7
	RO	Quercus rubra / Red Oak Street Trees	4" Cal.	B&B	12` min.	11
	TD	Taxodium distichum / Bald Cypress Parking lot Trees	2.5" Cal.	B&B	10` min.	5

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	BA	Berberis thunbergii 'Aurea Nana' / Golden Dwarf Japanese Barberry	3 gal	Cont.	30" o.c.	2
	BC	Berberis thunbergii 'Monomb' TM / Cherry Bomb Japanese Barberry	3 gal	Cont.	36" o.c.	13
	BG	Buxus x `Green Mound` / Green Mound Boxwood	3 gal	Cont.	36" o.c.	10
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	
	PH	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	3 gal	Cont.	30" o.c.	56
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**				
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod				10,220 sf

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER SE 22nd 228 / 20 =11 SE VILLAGE LOOP / 20 =8	11 TREES REQUIRED 8 TREES REQUIRED	11 TREES PROVIDED 8 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF NORTH BOUNDARY 240 LF EAST BOUNDARIES 177 LF	 5 TREES REQUIRED 4 TREES REQUIRED	 11 TREES PROVIDED 8 TREES PROVIDED
INTERIOR PARKING LOT NORTH PARKING LOT AREA = 2,137 SF SOUTH PARKING LOT AREA = 8,869 SF	8% GREENSPACE REQUIRED 2,137 x .08 = 171 SF GREENSPACE REQUIRED 8,869 x .08 = 701 SF GREENSPACE REQUIRED 5 TREES REQUIRED	 295 SF PROVIDED (13.8%) 1,155 SF SF PROVIDED (13%) 5 TREES PROVIDED

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 DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
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.

WOOD MULCH

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.

ROCK MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF SMOOTH RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. RIVER ROCK MULCH SHALL BE 1-1/2" - 2" STONES, BEIGE IN COLOR (OR AS APPROVED BY OWNER). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

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

LSD23-0013

DRAWN BY: J. Gibson ENGINEER: G. Bates

JAMES L. GIBSON 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS

5/12/2023

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

Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
PRE-DESIGN PLAN PREPARATION	09/28/22
PRE-APPLICATION SUBMITTAL	03/10/23
1ST SUBMITTAL	03/13/23
2ND SUBMITTAL – REVISIONS PER 5/10/23 STAFF REVIEW	5/12/2023

PARACHUTING PENGUINS
LARGE SCALE DEVELOPMENT PLANS

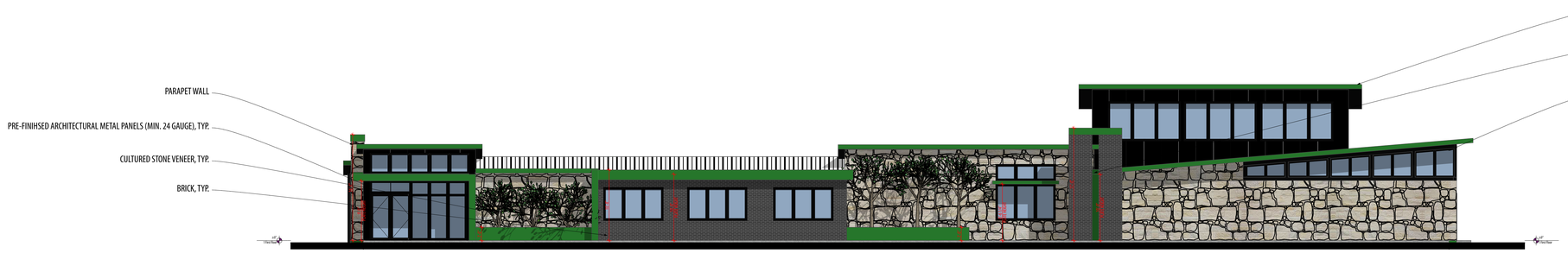
LANDSCAPE PLAN

BENTONVILLE, ARKANSAS

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

PROJECT NO 22-180

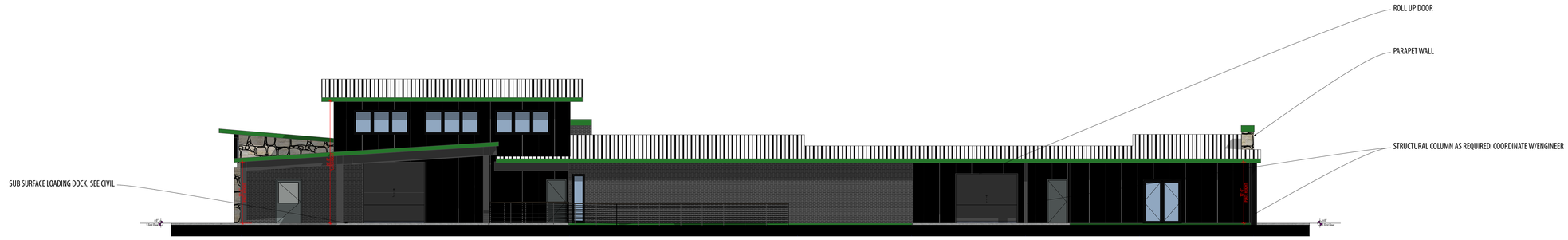
DRAWING NO L1.1



4 A3.0 South Elevation
SCALE: 1/8" = 1'-0"

MATERIAL COUNTS AND PERCENTAGE

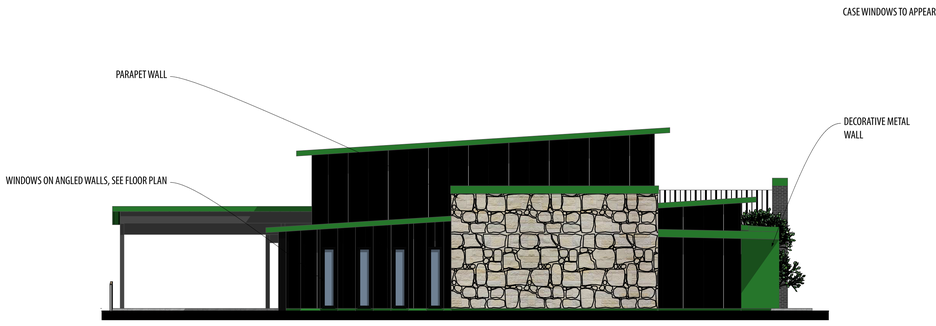
CULTURED STONE	1151SQ FT 46%
PRE-FINIHSED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)	275 SQ FT 11%
BRICK	359 SQ FT 14%
GLASS	725 SQ FT 29%



3 A3.0 North Elevation
SCALE: 1/8" = 1'-0"

MATERIAL COUNTS AND PERCENTAGE

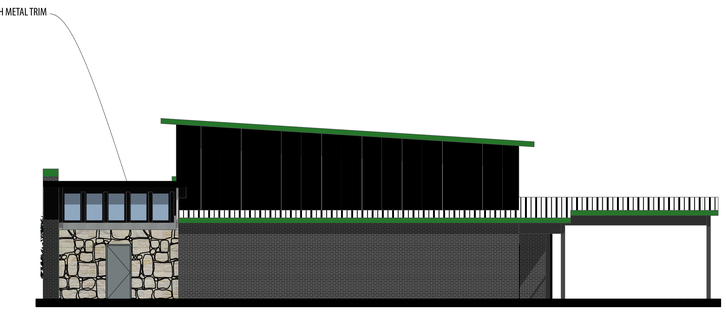
CULTURED STONE	55 SQ FT 3%
PRE-FINIHSED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)	900 SQ FT 49%
BRICK	719 SQ FT 39%
GLASS	177 SQ FT 9%



2 A3.0 West Elevation
SCALE: 1/8" = 1'-0"

MATERIAL COUNTS AND PERCENTAGE

CULTURED STONE	404 SQ FT 36%
PRE-FINIHSED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)	659 SQ FT 58%
BRICK	0 SQ FT 0%
GLASS	64 SQ FT 6%



1 A3.0 East Elevation
SCALE: 1/8" = 1'-0"

MATERIAL COUNTS AND PERCENTAGE

CULTURED STONE	119 SQ FT 10%
PRE-FINIHSED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)	459 SQ FT 40%
BRICK	499 SQ FT 44%
GLASS	66 SQ FT 6%

REVISIONS
01-05/19/23 JKL
02-06/08/23 JKL

john starnes, architect
137 Healing Springs Rd
Cave Springs, AR 72718
479.466.3874
info@jstarnes.com

PARACHUTING PENGUINS
PARCEL 01-10887-000, 22ND ST
BENTONVILLE, AR 72712

ELEVATIONS
04/05/22
A3.0

LARGE-SCALE DEVELOPMENT STAFF REPORT

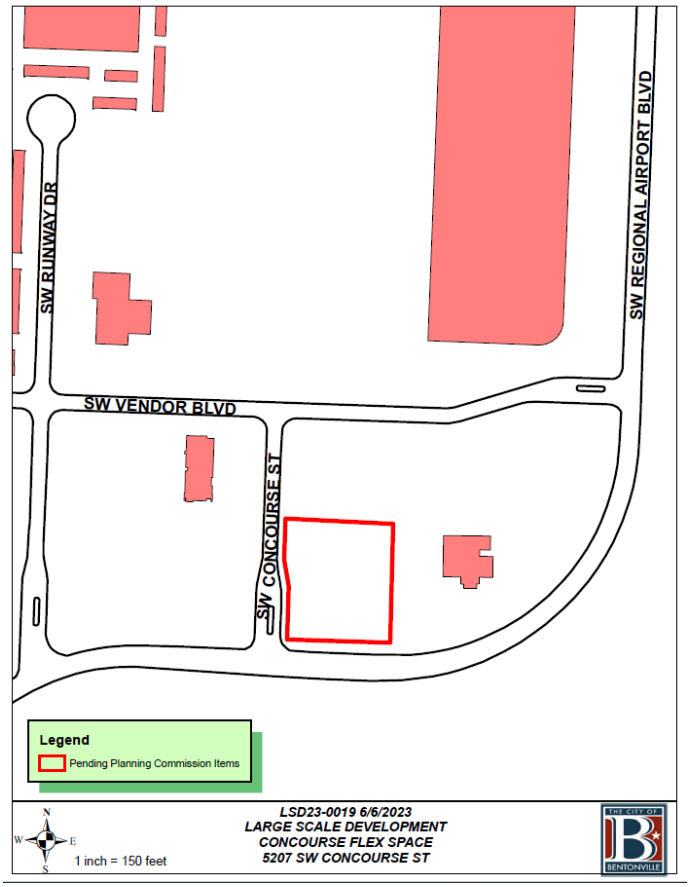
Concourse Flex Space

5207 Concourse Street
PC Date: 6/6/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	LSD23-0019
Applicant / Current Owner	Phil Swope / 5207 Concourse LLC
Site Area	+/- 1.01 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Flex Space
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 5207 Concourse Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial. This property presently is vacant.

Project Details

This project is a large-scale development that consists of a single structure that will serve flex space for smaller businesses to lease space. The proposed structure will be approximately 12,068 square feet, providing 4 total leasable units. It is also shown to be approximately 25 feet tall at its highest point. The project will provide 19 parking spaces, which is what is required. One means of access is proposed along SSW Concourse Street with a stubout to the property to the north.

The proposal provides sidewalk improvements and new landscaping per the requirements of the Land Development Code. The project complies with the Master Street Plan, and the Master Trails Plan requirements. The primary materials are brick and metal panel, with glass and wood as trim material.

Projected Traffic Impact

While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal. Adequate access and connectivity is being developed appropriately.

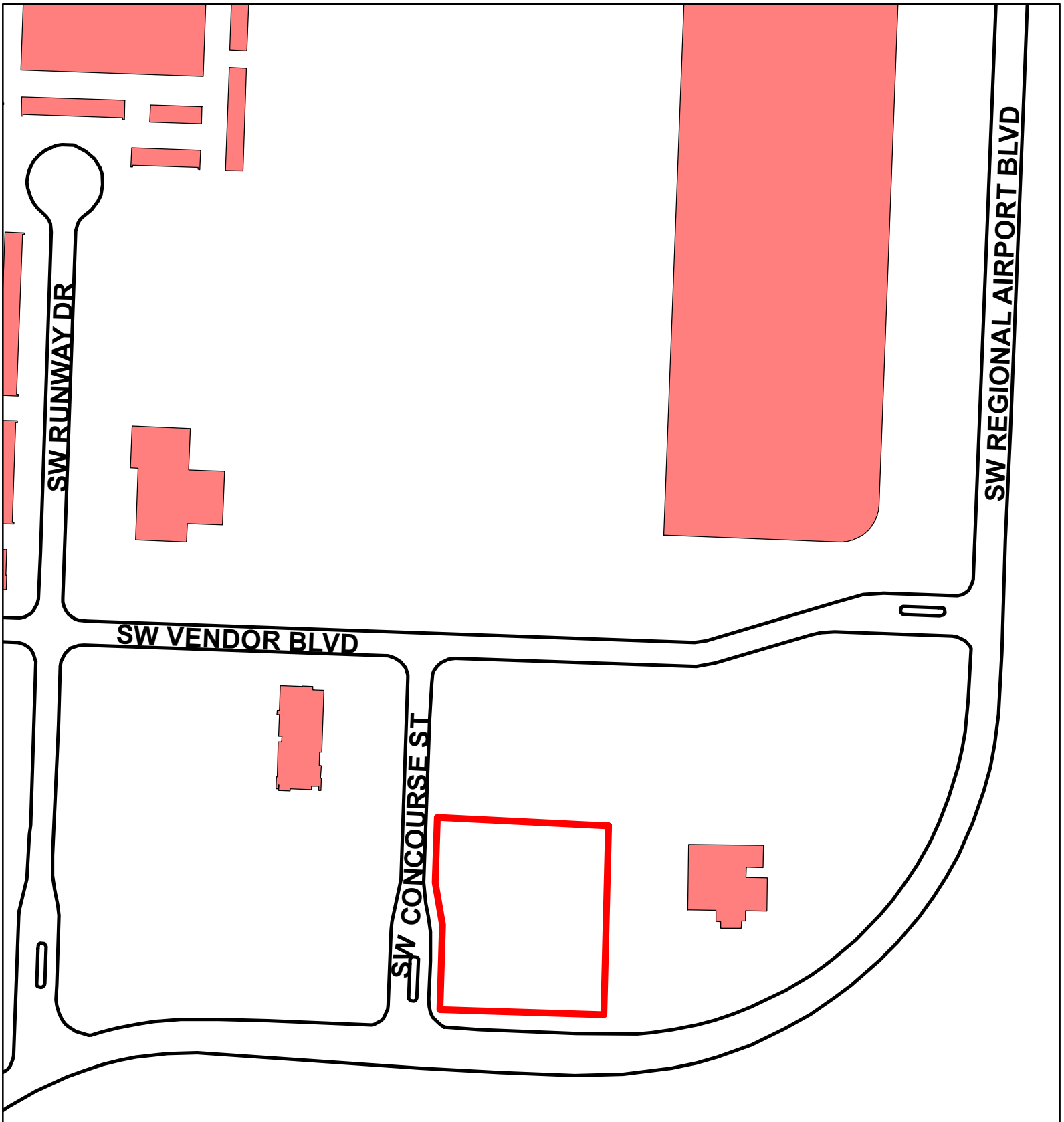
Waivers

No waivers are associated with this request.

Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code. The proposal does satisfy the goal of the Bentonville Community Plan for edge growth.

Staff recommends approval of this Large Scale Development.

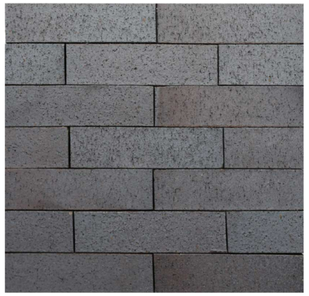


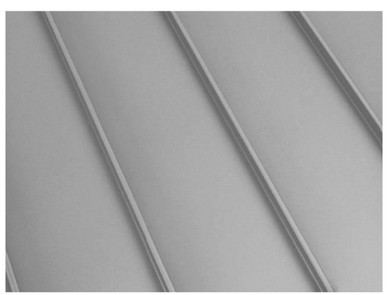
N
W E
S

1 inch = 150 feet

LSD23-0019 6/6/2023
LARGE SCALE DEVELOPMENT
CONCOURSE FLEX SPACE
5207 SW CONCOURSE ST

THE CITY OF BENTONVILLE





LARGE SCALE DEVELOPMENT DESIGN REQUIREMENTS FOR DOWNTOWN CORE ZONING:

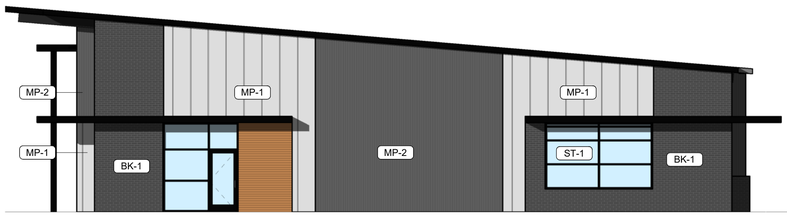
THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL DEVELOPMENTS REQUIRING LARGE SCALE DEVELOPMENT APPROVAL.
DOORS ADJACENT TO THE SIDEWALK SHALL BE RECESSED FROM THE FRONT OF THE STRUCTURE

WALL ARTICULATION: VERTICAL 50' MAX BETWEEN ARTICULATION
TECHNIQUES UTILIZED:
- WINDOWS AND DOOR OPENINGS
- AWNINGS AND CANOPIES
- MATERIAL CHANGE
- VARIED ROOF HEIGHTS
- 2' WALL RECESSES

FACADES :
ALL COMMERCIAL STRUCTURES SHALL BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING, AND FEATURES WHEN VISIBLE FROM THE PUBLIC REALM OR ADJACENT RESIDENTIAL AREAS.

ENTRANCE ELEMENTS: (2 REQUIRED)
PROVIDED:
- CANOPY / OVERHANGS
- CHANGE IN MATERIAL

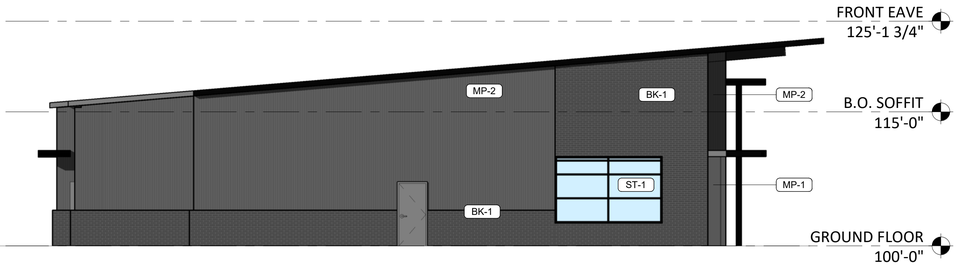
ARCHITECTURAL DETAILS : (3 REQUIRED)
PROVIDED:
- CANOPIES, AWNINGS
- RECESSES / PROJECTIONS
- VARIED ROOF HEIGHTS



LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

TOTAL	1,392 SF	
BRICK MASONRY	382 SF	27%
METAL PANEL	778 SF	56%
GLAZING	173 SF	13%
WOOD	60 SF	4%

4 / S0.00 **SOUTH ELEVATION - FACING SW REGIONAL AIRPORT BLVD**
1/8" = 1'-0"



LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

TOTAL	1,407 SF	
BRICK MASONRY	459 SF	33%
METAL PANEL	858 SF	61%
GLAZING	90 SF	6%

3 / S0.00 **NORTH ELEVATION**
1/8" = 1'-0"

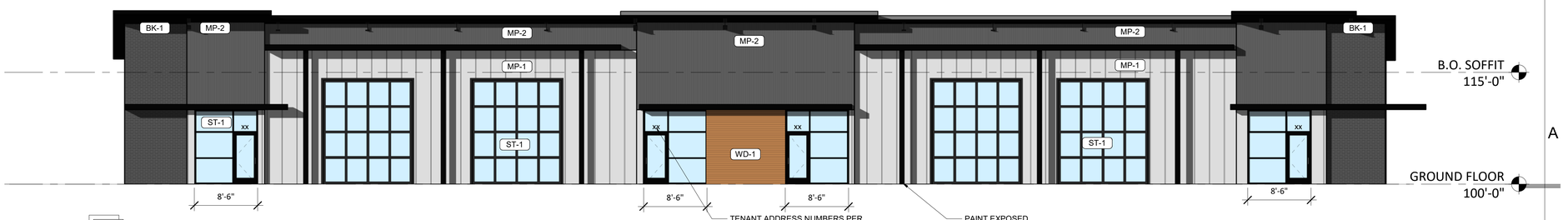
LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

TOTAL	2,648 SF	
BRICK MASONRY	661 SF	25%
METAL PANEL	1,897 SF	72%
GLAZING	90 SF	3%

2 / S0.00 **EAST ELEVATION**
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

TOTAL	3,655 SF	
BRICK MASONRY	351 SF	9%
METAL PANEL	2,148 SF	58%
GLAZING	1,043 SF	25%
WOOD (ACCENT)	105 SF	8%



1 / S0.00 **WEST ELEVATION - FACING SW CONCOURSE ST**
1/8" = 1'-0"

C:\Users\brewerk\Documents\22094_5207 Concourse_Bentonville_R20_brewerk3GDD7.rvt

b·u·f STUDIO

702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CLIENT NAME
5207 CONCOURSE LLC
1340 ELIZABETH LOOP
BENTONVILLE, AR 72713

STRUCTURAL CONSULTANT

CONCOURSE 5207

BENTONVILLE, AR

NOT FOR CONSTRUCTION

02/27/2023

Architect Name - RYAN M FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	22094
Drawn By:	*Checked By:*
KB	Checker

Title:
LSD ELEVATIONS

Sheet Number:
S0.00

Date: 02/27/2023

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW ROW RIGHT-OF-WAY
- X X FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

ASPHALT

CONCRETE

FLOOD ZONE

GRAVEL

POND

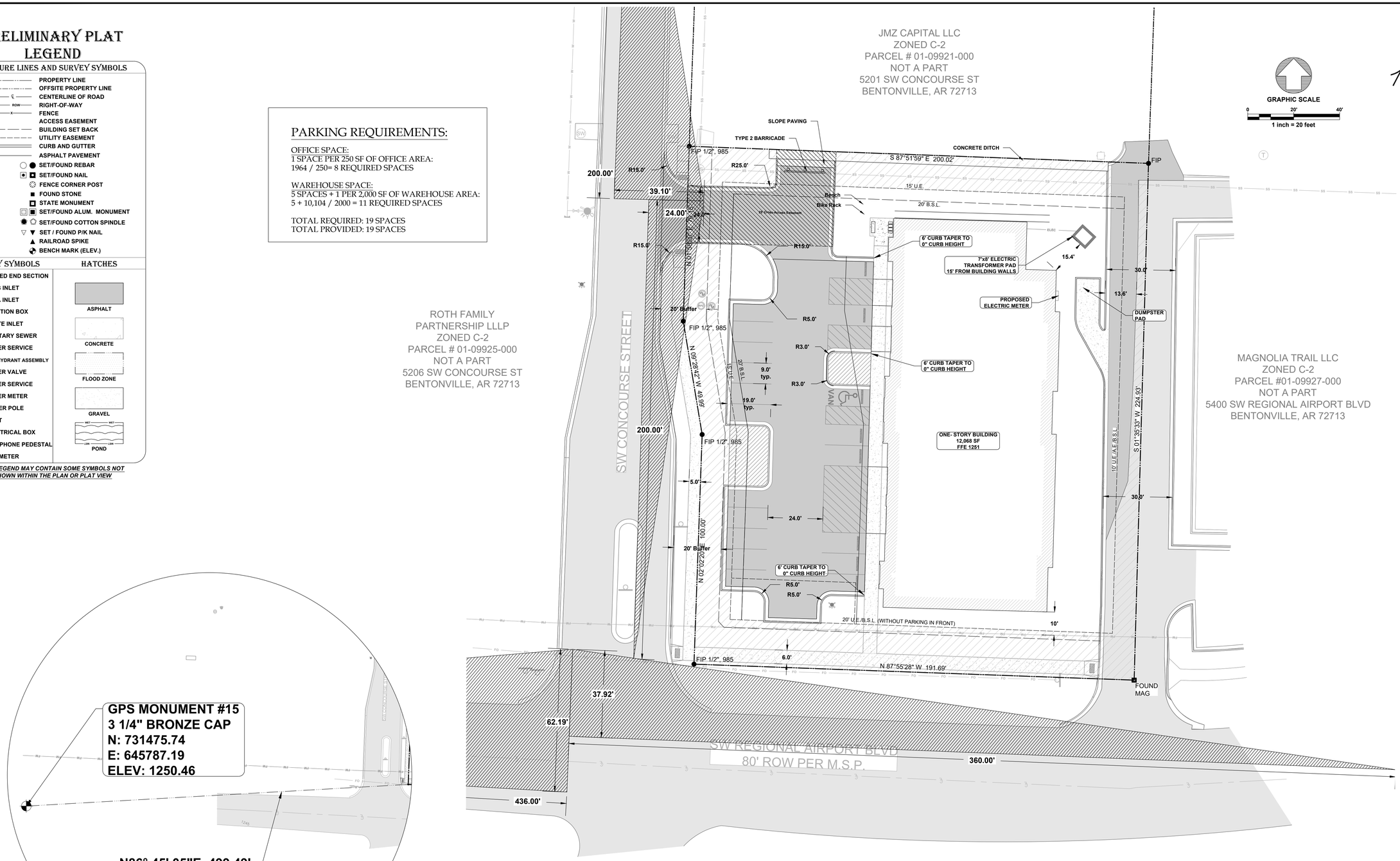
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

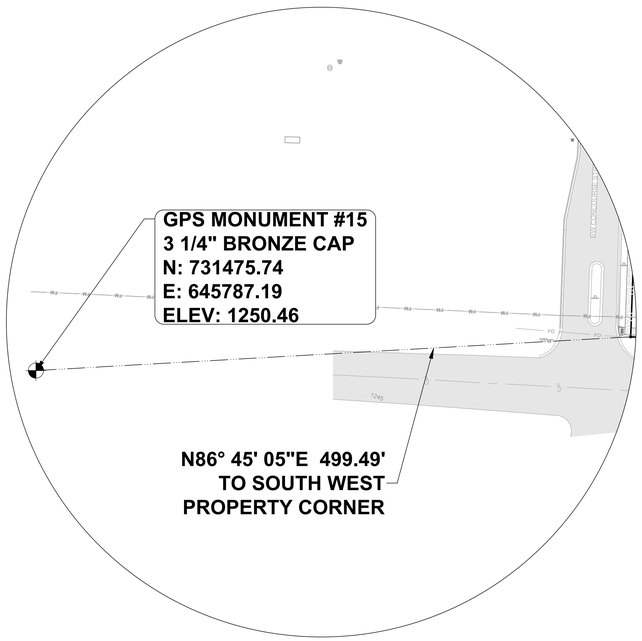
PARKING REQUIREMENTS:

OFFICE SPACE:
1 SPACE PER 250 SF OF OFFICE AREA:
1964 / 250= 8 REQUIRED SPACES

WAREHOUSE SPACE:
5 SPACES + 1 PER 2,000 SF OF WAREHOUSE AREA:
5 + 10,104 / 2000 = 11 REQUIRED SPACES

TOTAL REQUIRED: 19 SPACES
TOTAL PROVIDED: 19 SPACES





GENERAL NOTES:

1. No signage is proposed
2. No fencing proposed
3. All Mechanical Equipment (Roof and Ground Mounted) will be screened on all sides by similar materials as the building.
4. The dumpster enclosure shall be constructed with similar materials as the building.
5. No Fencing proposed at this time
6. Property is in Traffic Pattern Zone, which requires compatible land uses. this commercial development project is compliant with a compatible use

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
05/12/2023

SITE PLAN
CONCOURSE FLEX SPACE
LSD
5207 CONCOURSE LLC
1340 ELIZABETH LOOP
BENTONVILLE AR 72713

NO.	DATE	REVISION
1	05/12/2023	FIRST SUBMITTAL
--	----------	----------
--	----------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopecngineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-133
SUBMITTAL DATE: 5/12/2023	CITY NUMBER: LSD23-0019
DRAWING NAME: 22-133 PR.DWG	
SHEET NUMBER: C2.0	

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

R:\ SWOPE\ 22-133 AIRPORT BLVD OFFICE SPACE\ CIVIL DRAWINGS\ 22-133 PR.DWG - PLOTTED ON 5/12/2023 2:37:02 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

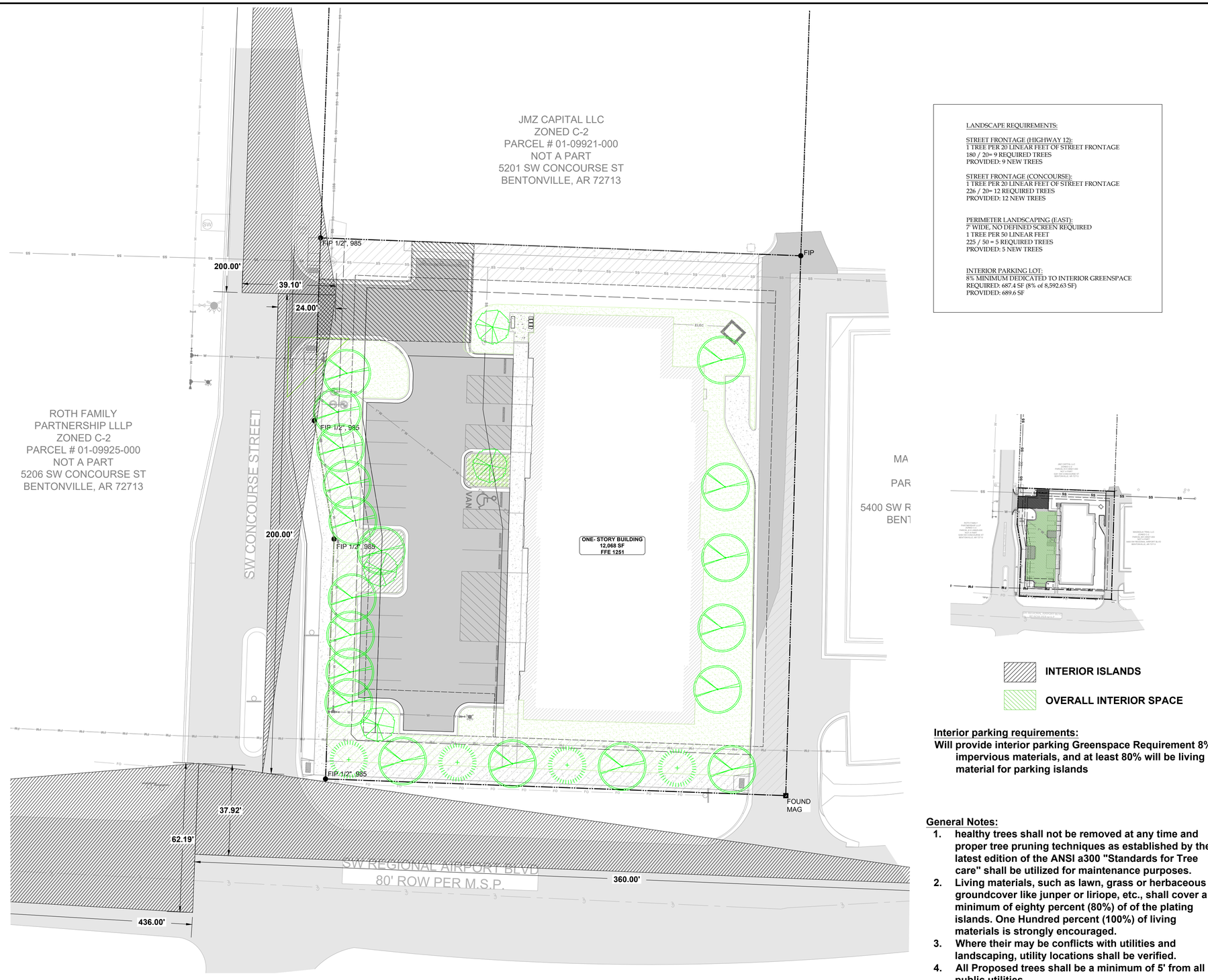
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 20' 40'

1 inch = 20 feet

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



PROPOSED LEGEND

NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
1,202 S.Y.		BERMUDA SOD	
63		Green Liriope LIRIOPE MUSCARI	1 GALLON AS SHOWN
4		WHITE PINE Pinus strobus	6-8' B&B AS SHOWN
4		CHINESE PISTACHE Pistacia chinensis	2.5" B&B AS SHOWN
22		OCTOBER GLORY MAPLE Acer rubrum 'October Glory'	2.5" B&B AS SHOWN

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

To create favorable conditions conducive to healthy plant growth, planting islands shall be excavated to a depth of three (3) feet and backfilled with grade A sandy loam topsoil. A drainage perk test shall be performed prior to backfilling topsoil. Six (6) inches of water shall be placed in each excavated hole. If all of the water does not percolate out of the excavated hole within 24 hours, then drainage pipe shall be installed.

1. **TREE TOPPING:**
   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.
2. **MAINTENANCE:**
   Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE (HIGHWAY 12):
1 TREE PER 20 LINEAR FEET OF STREET FRONTAGE
180 / 20= 9 REQUIRED TREES
PROVIDED: 9 NEW TREES

STREET FRONTAGE (CONCOURSE):
1 TREE PER 20 LINEAR FEET OF STREET FRONTAGE
226 / 20= 12 REQUIRED TREES
PROVIDED: 12 NEW TREES

PERIMETER LANDSCAPING (EAST):
7' WIDE, NO DEFINED SCREEN REQUIRED
1 TREE PER 50 LINEAR FEET
225 / 50 = 5 REQUIRED TREES
PROVIDED: 5 NEW TREES

INTERIOR PARKING LOT:
8% MINIMUM DEDICATED TO INTERIOR GREENSPACE
REQUIRED: 687.4 SF (8% of 8,592.63 SF)
PROVIDED: 689.6 SF

INTERIOR ISLANDS

OVERALL INTERIOR SPACE

Interior parking requirements:
Will provide interior parking Greenspace Requirement 8%of impervious materials, and at least 80% will be living material for parking islands

General Notes:

1. **healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of the ANSI a300 "Standards for Tree care" shall be utilized for maintenance purposes.**
2. **Living materials, such as lawn, grass or herbaceous groundcover like junper or liriope, etc., shall cover a minimum of eighty percent (80%) of of the plating islands. One Hundred percent (100%) of living materials is strongly encouraged.**
3. **Where their may be conflicts with utilities and landscaping, utility locations shall be verified.**
4. **All Proposed trees shall be a minimum of 5' from all public utilities.**

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER G. KINGSTON
License Number 1138
STATE OF ARKANSAS

LANDSCAPE PLAN
CONCOURSE FLEX SPACE
LSD
5207 CONCOURSE LLC
1340 ELIZABETH LOOP
BENTONVILLE AR 72713

NO.	DATE	REVISION
1	05/12/2023	FIRST SUBMITTAL
--	--------	----------
--	--------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-133
SUBMITTAL DATE: 05/12/2023	CITY NUMBER: LSD23-0019
DRAWING NAME: 22-133 PR.DWG	
SHEET NUMBER: C6.0	

R:_SWOPE\22-133 AIRPORT BLVD OFFICE SPACE\CIVIL DRAWINGS\22-133 PR.DWG - PLOTTED ON 5/12/2023 2:37:38 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

LARGE-SCALE DEVELOPMENT STAFF REPORT

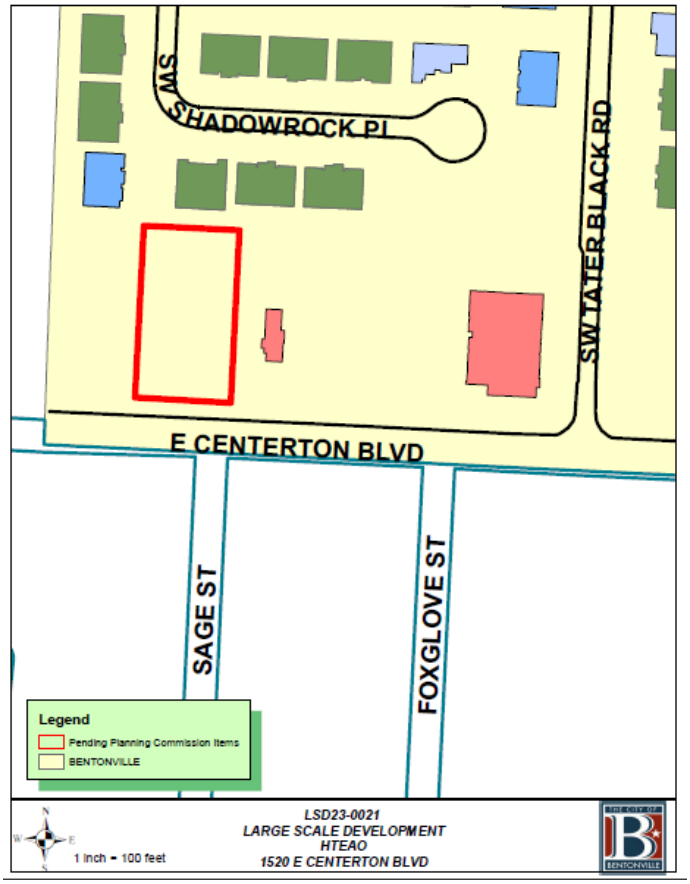
HteaO

1520 East Centerton Blvd
PC Date: 6/20/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	LSD23-0021
Applicant / Current Owner	Bates Civil Engineering / Brian Shinall
Site Area	+/- 1.11 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Drive – Thru Restaurant
Related Project(s)	LS23-0005, CU22-0019

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 1520 E Centerton Blvd on the north side of E Centerton Blvd directly northwest of its intersection with Sage St. It is currently zoned C-1, Neighborhood Commercial with a Future Land Use Classification of General Commercial. This property presently is vacant although there is recently approved commercial development underway on multiple properties to the east.

Project Details

This project is a large-scale development that consists of a single structure that will house a drive-thru serving flavored iced tea drinks. The proposed structure will be approximately 1,958 square feet. It is also shown to be approximately 20 feet tall at its highest point. The project will provide 6 additional parking spaces than is required by code, for a total of 15 parking spaces. One means of access is proposed – one shared drive with the second drive through being constructed to the east along E Centerton Blvd. A conditional use was previously approved by the planning commission to allow a drive-thru restaurant under the property's current zoning of C-1, Neighborhood Commercial.

The proposal provides pedestrian connection via the existing sidewalk to the south and new landscaping per the requirements of the Land Development Code. The project also complies with Master Street Plan requirements. The primary materials are brick and composite wood siding with glass, stone, and stucco as trim material.

Projected Traffic Impact

The proposed development will constitute an increase in intensity from the current vacant property, although the traffic impact will likely be minimal. Adequate cross access with neighboring business and connectivity to existing sidewalk infrastructure serving nearby residential areas to the north should mitigate some effects of additional traffic.

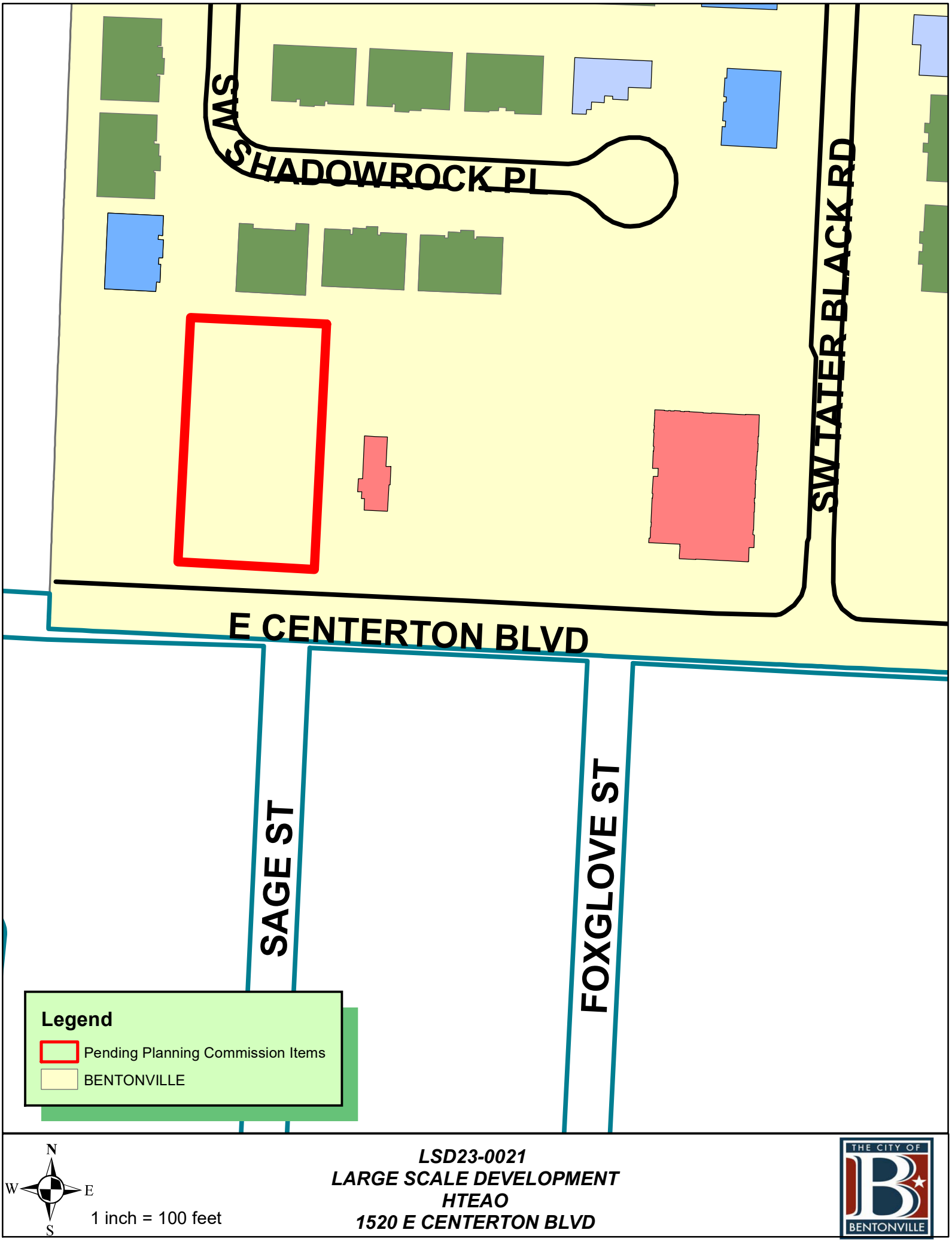
Waivers

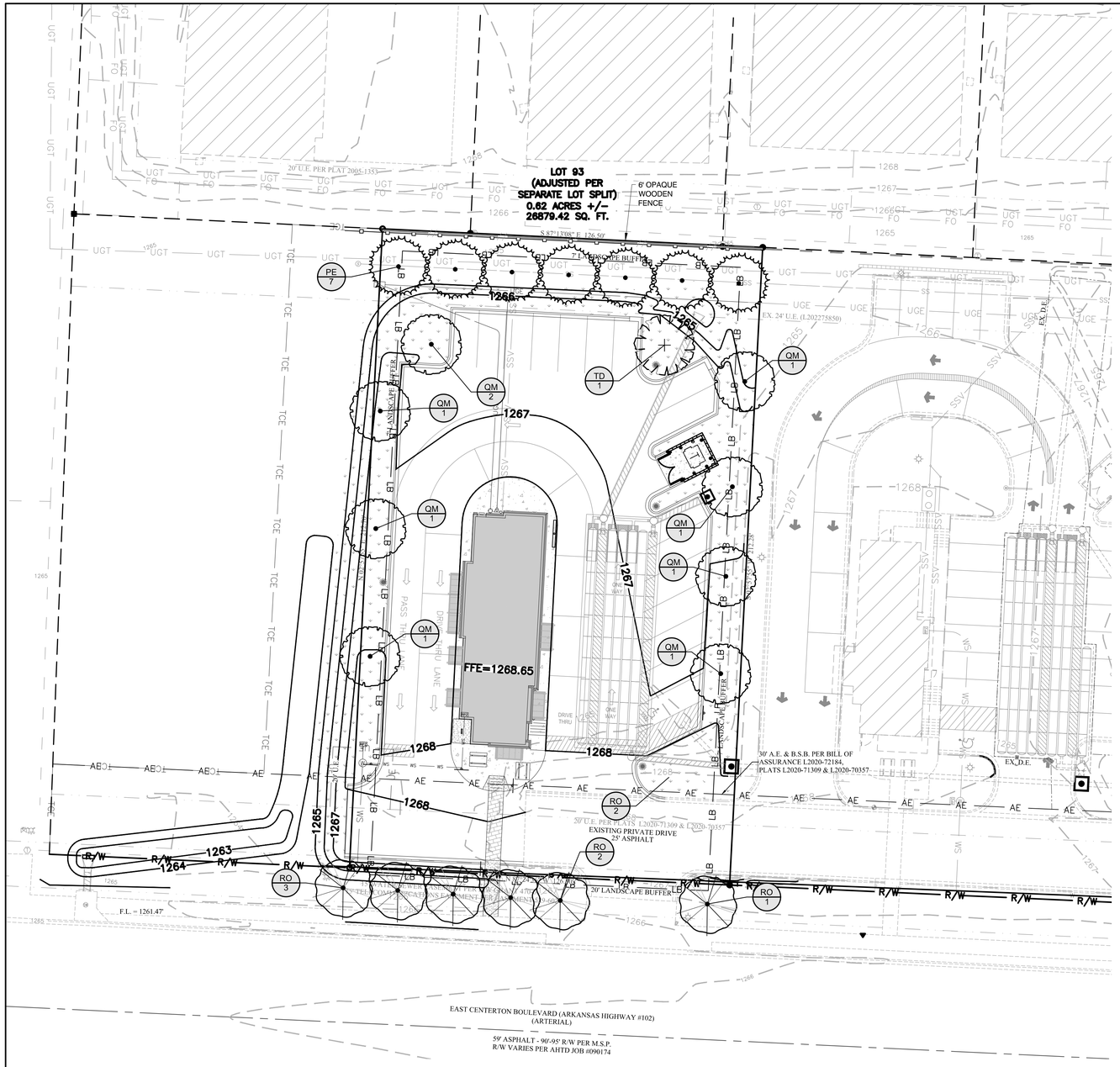
Two waivers are associated with this request:

1. A waiver from Ordinance #2019-185 regarding Wastewater Pretreatment requirements.
2. A waiver from Sec. 1100.21(e) Building Materials from the Land Development Code to allow composite wood siding as a primary material.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code and does not meet sewer pre-treatment requirements because of the requested waiver. Staff is not in support of the pre-treatment waiver and recommends the applicant comply with the standard wastewater pretreatment requirements.


SW SHADOWROCK PL
SW TATER BLACK RD
E CENTERTON BLVD
SAGE ST
FOXGLOVE ST
Legend
Pending Planning Commission Items
BENTONVILLE
N
W
E
S
1 inch = 100 feet
LSD23-0021
LARGE SCALE DEVELOPMENT
HTEAO
1520 E CENTERTON BLVD
THE CITY OF
BENTONVILLE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B	10` min.	7
SHADE TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	QM	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	10` min.	8
	TD	Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	10` min.	1
STREET TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	RO	Quercus rubra / Red Oak	4" Cal.	B&B	10` min.	6
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**		**QTY**		
	CT	Cynodon dactylon `Tif 419` / Bermuda Grass		7,641 sf		

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 DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
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. 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.
16. 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.
17. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
18. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
19. 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.
20. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
21. 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.
22. 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.
23. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
24. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
25. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER E. CENTERTON BLVD. 127 LF	6 TREES REQIURED	6 TREES PROVIDED
PERIMETER LANDSCAPING 1 TREE PER 50 LF EAST BOUNDARIES 212 LF WEST BOUNDARIES 212 LF	4 TREES REQUIRED 4 TREES REQUIRED	4 TREES PROVIDED 4 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA =7,084 SF EXTERNAL PLANTING	8% GREENSPACE REQUIRED** 7,084 x .08 = 566 GREENSPACE REQUIRED 1 TREES REQUIRED	815 (11.5%) SF PROVIDED 1 TREES PROVIDED
SCREENING	NORTH BOUNDARY 168 TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

LSD23-0021

DRAWN BY: J. Gibson
ENGINEER: G. Bates

REGISTERED LANDSCAPE ARCHITECT
JAMES J. GIBSON 5034
STATE OF ARKANSAS

5/22/2023

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

Copyright © 2023 Bates & Associates, Inc.

REVISIONS	DATE
PRE-DESIGN PLAN PREPARATION	2/17/23
PRE-APPLICATION SUBMITTAL	3/10/23
REVISIONS PER PRE-APPLICATION CONFERENCE	4/5/23
1ST SUBMITTAL	4/28/23
REVISIONS PER STAFF REVIEW RECEIVED 5/10/23	5/15/23
REVISION TO ELECTRIC SERVICE AND TRANSFORMER LOCATION	5/22/23

HTEAO
LARGE SCALE DEVELOPMENT PLANS

LANDSCAPE PLAN

BENTONVILLE, ARKANSAS

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

PROJECT NO. 22-147

DRAWING NO. L1.0

HTeaO
BORN IN TEXAS 2009

FORT WORTH, TX 76126

June 6, 2023

To whom it may concern,

My name is Curt Pohlmeier, VP of Project Development for HTeaO. I was asked to draft documentation regarding an Elevation Materials Waiver to better explain our BRAND and why we would request such considerations. Let me cover the BRAND portion first and better explain how we got where we are today. HTeaO was born in 2009, originated in the Texas panhandle (Amarillo, TX) as a concept business with hopes to franchise worldwide after several years of product innovation, supply chain protocol design and a better understanding of our customer base. Being in the Texas panhandle, our customers have become very loyal and expansive leading to several customers becoming franchise partner helping us lead the trend in Iced Tea domination within a franchise model and extending our reach to more than 9 different states. Arkansas is considered a highly motivated state, with opportunities to change and impact daily lives through this simple concept, Iced Tea. Moving to our request for an Elevation Materials Waiver, we researched exterior materials heavily during the early days of HTeaO and landed at both reasonable price components and availability components to meet our potential expansion. One of those materials is New Tech Woods composite material used for, currently, 152 different stores across the 9 states. We landed at the composite material after testing reclaimed “raw lumber” at a couple of corporate locations and quickly learning longevity would be based solely on manual yearly maintenance and hours of considerable efforts to protect and maintain the finish, when our goal all along was to love on customers and not force exterior upkeep and maintenance in the working franchise model. Composite materials are a byproduct of plastic materials, died in color and treated in a compression process to maintain consistent colors, reduce fading, and allow for expansion and contraction due to varying climates. New Tech offers a 25-year warranty and doesn’t meet the minimum set forth by the City of Bentonville at 30 years, but I argue the product is designed to last longer and even serviceable in the event servicing is required. New Tech is installed with aluminum clips, not hard nailed in place, to allow for the expansion and contraction needs to extend viability much beyond the manufacture’s recommendation and warranty. Our franchise locations sign leases on locations at a 10-year commitment level with (4) 5-year term extensions, so we don’t plan to be temporary and appreciate Bentonville’s stance on high quality materials for all its businesses. We as a BRAND feel the materials meet the designed standard and would request consideration to keep our composite brand standard and build a legacy around our outside textures across all states.
Thank you for your consideration,

Curt Pohlmeier
VP of Project Development

BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: 3842 S.F.

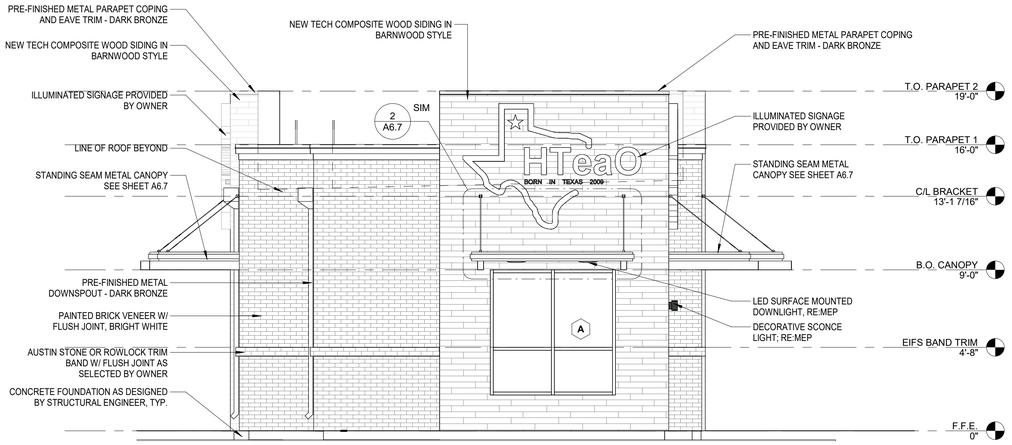
TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: 3574 S.F.

MAX. BUILDING HEIGHT REQUIRED BY CODE: 40'-0" S.F. PROPOSED BUILDING HEIGHT: 20'-3" S.F.

BLDG MATERIAL	NORTH		SOUTH		EAST		WEST		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
Stucco/EIFS	15	3%	10	2%	55	4%	39	3%	119	3%
Stone	10	2%	13	3%	36	3%	26	2%	85	2%
Wood/Composite	119	26%	228	50%	329	25%	469	35%	1145	30%
Brick	310	68%	203	45%	888	68%	824	61%	2225	58%
Windows/Doors	21	5%	49	11%	103	8%	96	7%	268	7%
TOTALS	454	100%	454	100%	1308	100%	1358	100%	3842	100%

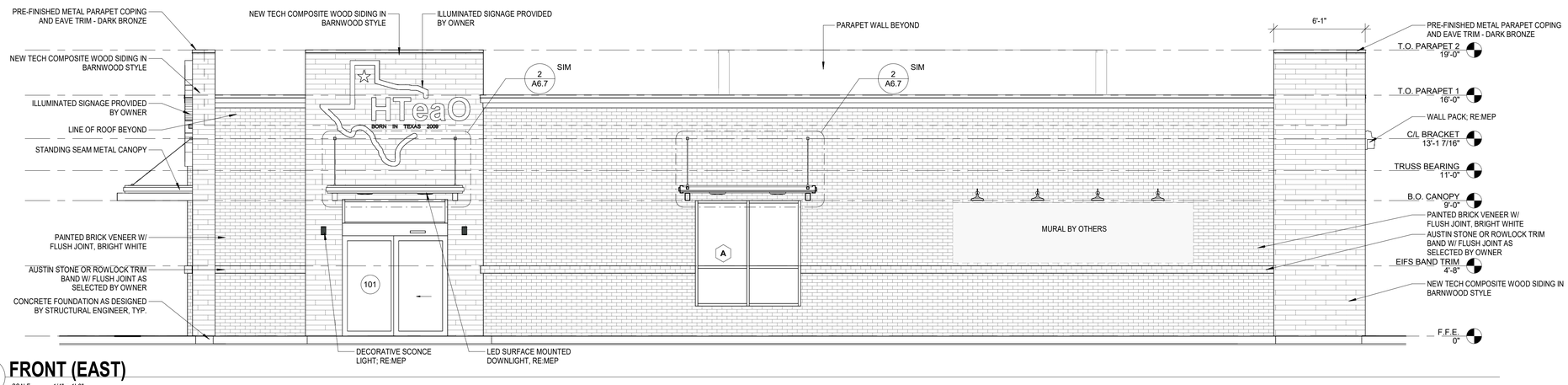
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 LEFT (SOUTH)
SCALE: 1/4" = 1'-0"

3 3D View 1
SCALE:



1 FRONT (EAST)
SCALE: 1/4" = 1'-0"

Stephen J. Kramer AIA

HTEAO BENTONVILLE
E. CENTERTON BLVD
BENTONVILLE, AR 72719

6/6/23

Date: **1-12-2023**
Dwn: **BRZ** Chk: **SJK**
Project No.: **2303**
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.0

BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: 3842 S.F.

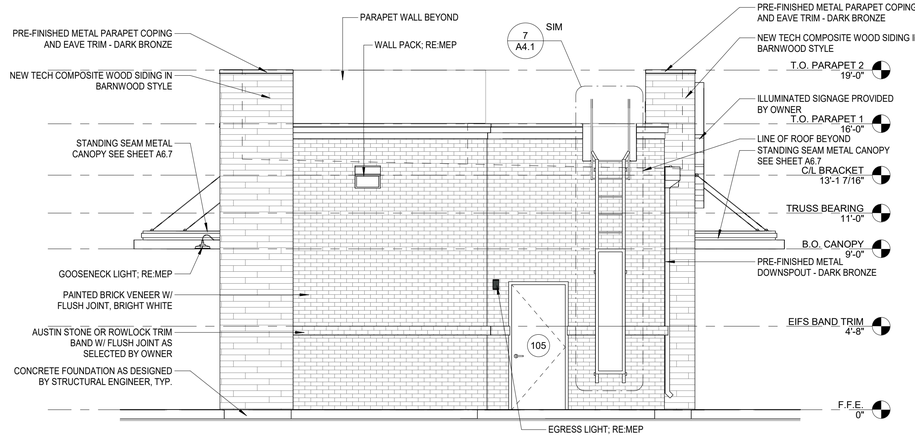
TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: 3574 S.F.

MAX. BUILDING HEIGHT REQUIRED BY CODE: 40'-0" S.F. PROPOSED BUILDING HEIGHT: 20'-3" S.F.

BLDG MATERIAL	NORTH		SOUTH		EAST		WEST		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
Stucco/EIFS	15	3%	10	2%	55	4%	39	3%	119	3%
Stone	10	2%	13	3%	36	3%	26	2%	85	2%
Wood/Composite	119	26%	228	50%	329	25%	469	35%	1145	30%
Brick	310	68%	203	45%	888	68%	824	61%	2225	58%
Windows/Doors	21	5%	49	11%	103	8%	96	7%	268	7%
TOTALS	454	100%	454	100%	1308	100%	1358	100%	3842	100%

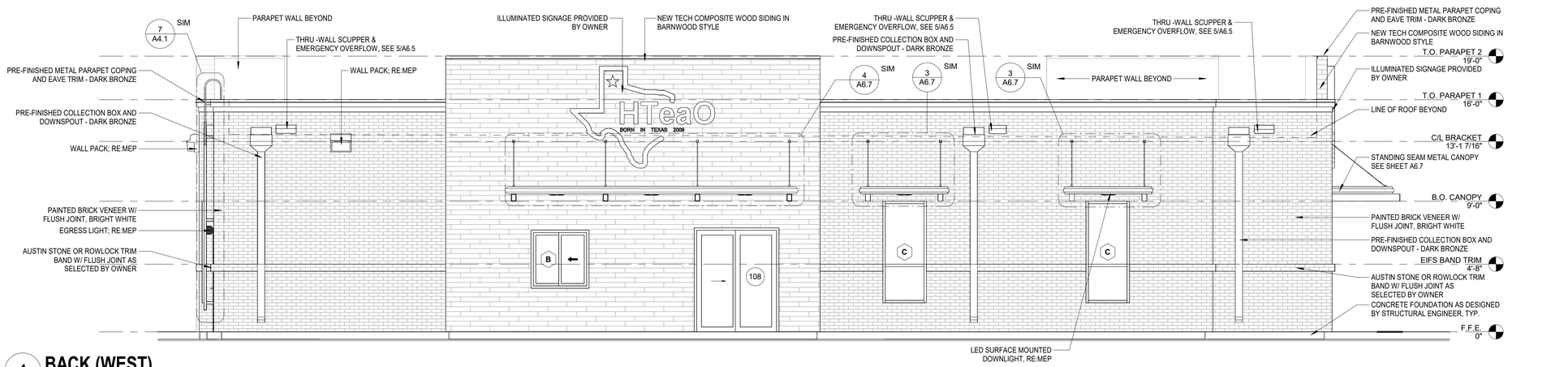
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANOR. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 **RIGHT (NORTH)**
SCALE: 1/4" = 1'-0"

3 **3D View 2**
SCALE:



1 **BACK (WEST)**
SCALE: 1/4" = 1'-0"

Stephen R. Kramer AIA

HTEAO BENTONVILLE
E. CENTERTON BLVD
BENTONVILLE, AR 72719

6/6/23

Date: **1-12-2023**
Dwn: **BRZ** Chk: **SJK**
Project No.: **2303**
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.1

NewTechWood®

The Look of Wood Without the Work

Eco-Friendly Composite: Decking, Siding, Deck Tile, Railing, Bird Feeders

The Look and Feel of Real Wood Comes at a Price

- Wood is expensive and requires on-going, costly maintenance.
- The family deck has to be stained and water-proofed with toxic chemicals.
- The wooden siding needs an expensive paint job every few years.
- Wooden fencing requires constant repair, and time-consuming paint jobs to keep up appearances.
- Real wood accents add to the cost of any home improvement or new construction.
- You have less time to enjoy your family and your home because your exterior wood always needs something.
- The planet suffers as more wood is harvested to meet the ever-growing demand for natural-looking wood.

NewTechWood uses select, recycled, high-density plastics, combined with recycled wood products, to create a composite wood substitute that drops your energy footprint to zero. NewTechWood is made from recycled materials, and it's 100% recyclable down the line.

When you want the look of real wood, but you don't want the headaches of maintaining that beautiful façade, NewTechWood solves the problem.

NewTechWood with Naturale™ lasts longer, requires less maintenance, and it puts recycled materials to good use creating the natural look of wood without all the work.

UltraShield® Naturale™ Brazilian Ipe Decking in South Africa

* All colors and patterns shown are for reference only.

NewTechWood's UltraShield®: The Look of Wood Without the Worry

NewTechWood's **UltraShield**® uses recycled wood and plastics to create a fully-customizable improvement on traditional wood building products. NewTechWood delivers the natural look of wood without on-going, time-consuming maintenance and expense.

NewTechWood looks like wood, but it's durable, environmentally friendly, and you won't spend hours staining and sealing your deck or home siding.

Naturale
Surface

Using its patent-pending process, called Naturale™, **UltraShield**® delivers convenience, reliability, and a realistic texture that, not only makes your life better, all NewTechWood products combine the proven strength of high-density, recycled plastic with realistic wood fibers to deliver the look of Naturale™ wood; the look you demand.

UltraShield
Coating Layer

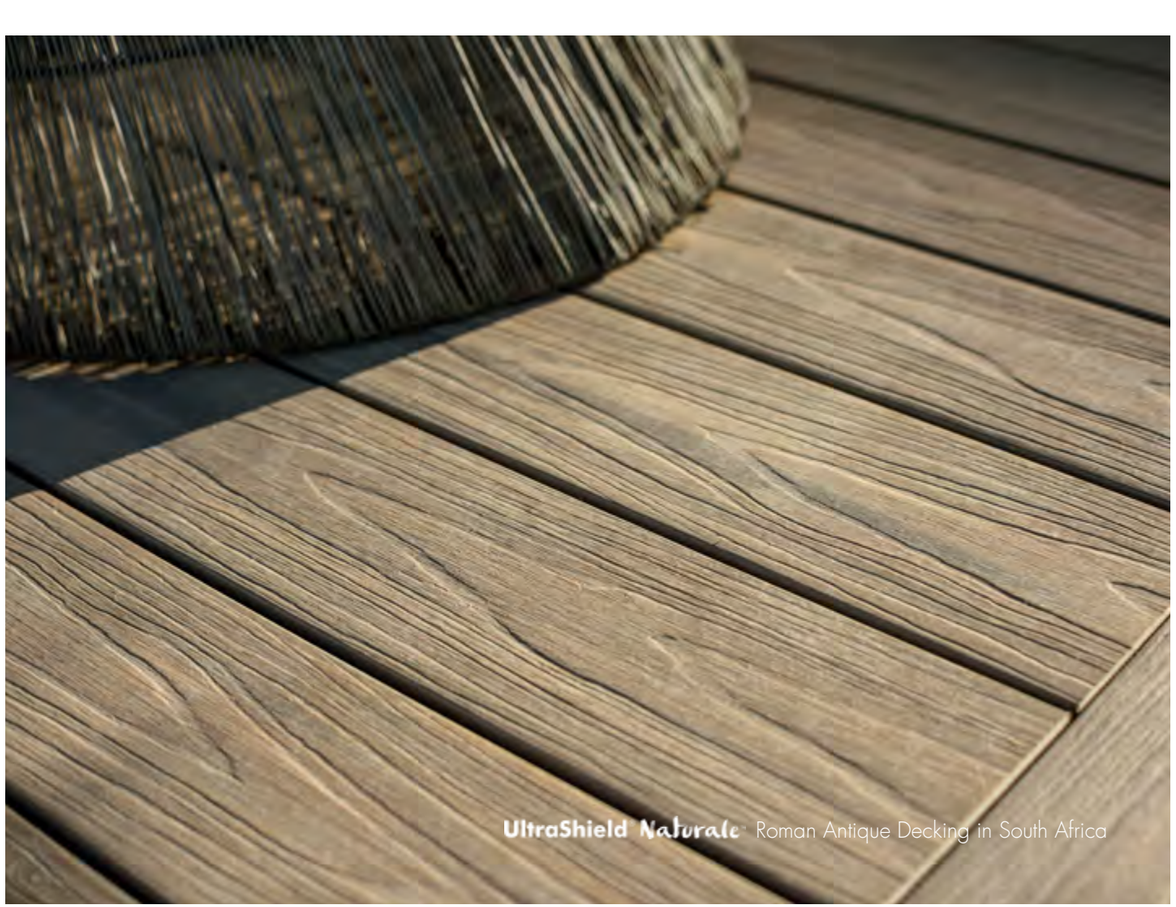
UltraShield®: Ultra-Simple

UltraShield® is enclosed in an impermeable seal so your **UltraShield**® deck or home siding stands up to weather, sun, water, scuffs and scrapes. Your home looks good down the line because, with **UltraShield**®, durability is built in.

* All colors and patterns shown are for reference only.

What makes NewTechWood **UltraShield**® the best choice for homeowners and contractors?

- **strength and durability:** NewTechWood is stain-proof, mildew- and mold-proof, no cracking, no need for oiling or painting.
- **convenience:** NewTechWood is easy to install and ultra-easy to maintain.
- **appearance:** NewTechWood looks like real wood – even up close.
- **cost:** NewTechWood products deliver value, while adding value to your home.
- **living space:** a NewTechWood deck adds outdoor living space for the entire family to enjoy, and at a low cost.
- **premium fabrication:** NewTechWood uses the finest in recycled materials to deliver the highest-quality product to homeowners and homebuilders.
- **environmentally-friendly:** NewTechWood is fabricated from recycled wood and plastic, and it's 100% recyclable, leaving no carbon footprint. Go green. Look great!



* All colors and patterns shown are for reference only.

THINK GREEN! GO GREEN!

Concerned, responsible families care about the future of our planet. They recycle, preserve, and protect the natural beauty all around us.

Now, you can, too, with NewTechWood's commitment to a cleaner, brighter future for our planet and future generations.

What Makes NewTechWood the Smart Green Choice?

All NewTechWood products are produced using 95% recycled materials including plastic bottles, reclaimed wood fibers, and other products that would normally end up in a landfill.

NewTechWood undertakes annual, third-party audits to assure compliance with environmental, health, and safety regulations and guidelines – a demonstration of our commitment to a greener alternative to wood building products that deplete the planet's resources.

NewTechWood shrinks your home's carbon footprint by using recycled materials constructed to be recycled again in the future.

NewTechWood conserves home energy use.

Our production processes are environmentally-friendly using energy-saving techniques to create an even greener composite that lasts for decades.

NewTechWood has been recycling plastics for 30 years. Every single month, our company saves 12,000,000 pounds of plastic from ending up in our cramped landfills.

We control the fabrication process from start to finish, including proper plastics preparation, sorting and screening raw materials, so we know exactly what each NewTechWood product contains, ensuring product consistency and integrity to the highest standards.

Because we manage production from recyclable collection to manufacture and delivery, we can provide stable pricing, and reliable product availability.

* All colors and patterns shown are for reference only.

* All colors and patterns shown are for reference only.

UltraShield® Naturale™ Brazilian Ipe Decking in Mexico

UltraShield® Naturale™ Collection

Pattern & Color ..... 9 - 10

Decking ..... 11 - 18

Siding ..... 19 - 26

Deck Tile ..... 27 - 32

Planter Kits ..... 33 - 34

Railing ..... 35 - 38

Bird Feeders ..... 39 - 40

Outdoor Furniture ..... 41 - 42

* All colors and patterns shown are for reference only.

UltraShield® Naturale™

From Subtle to Spectacular: It's Your Choice

From subtle hues to eye-catching accents, **UltraShield**® 's **Naturale**™ collection of colors and surface patterns delivers a palette of design options to create the customized look of **Naturale**™ wood that's perfect just for you.

Choose your look, assured of consistency of appearance from NewTechWood's **UltraShield**® collection, perfect for decking, siding, porches, railings, and even fencing that washes clean when the work is done.

Durable, easy-to-install, low-maintenance solutions to all of your outdoor construction needs.

From Subtle to Spectacular: With NewTechWood's **UltraShield**® collection, there are no limits to your imagination.

STRAIGHT GRAIN

WOOD GRAIN

* All colors and patterns shown are for reference only.

UltraShield® Naturale™

Rugged Elegance that's Just Your Style

PERUVIAN TEAK
(TK)

BRAZILIAN IPE
(IP)

SPANISH WALNUT
(WN)

ROMAN ANTIQUE
(AT)

WESTMINSTER GRAY
(LG)

HAWAIIAN CHARCOAL
(CH)

* All colors and patterns shown are for reference only.

NewTechWood®

SIDING

Elegant Home Siding That Lasts

Why settle for aluminum or vinyl siding that looks fake, when you can have the same ease of installation, plus low maintenance, and rugged durability that stands up to any weather conditions, and the natural look of natural wood?

Our home siding looks like natural wood, without the worries of real wood exposed to the elements.

NewTechWood cladding installs quickly using our exclusive clip system that creates a lasting seal between planks.

Our installation system enables your home to "breathe" as air circulates between siding and joists, keeping your home high, dry, and energy efficient.

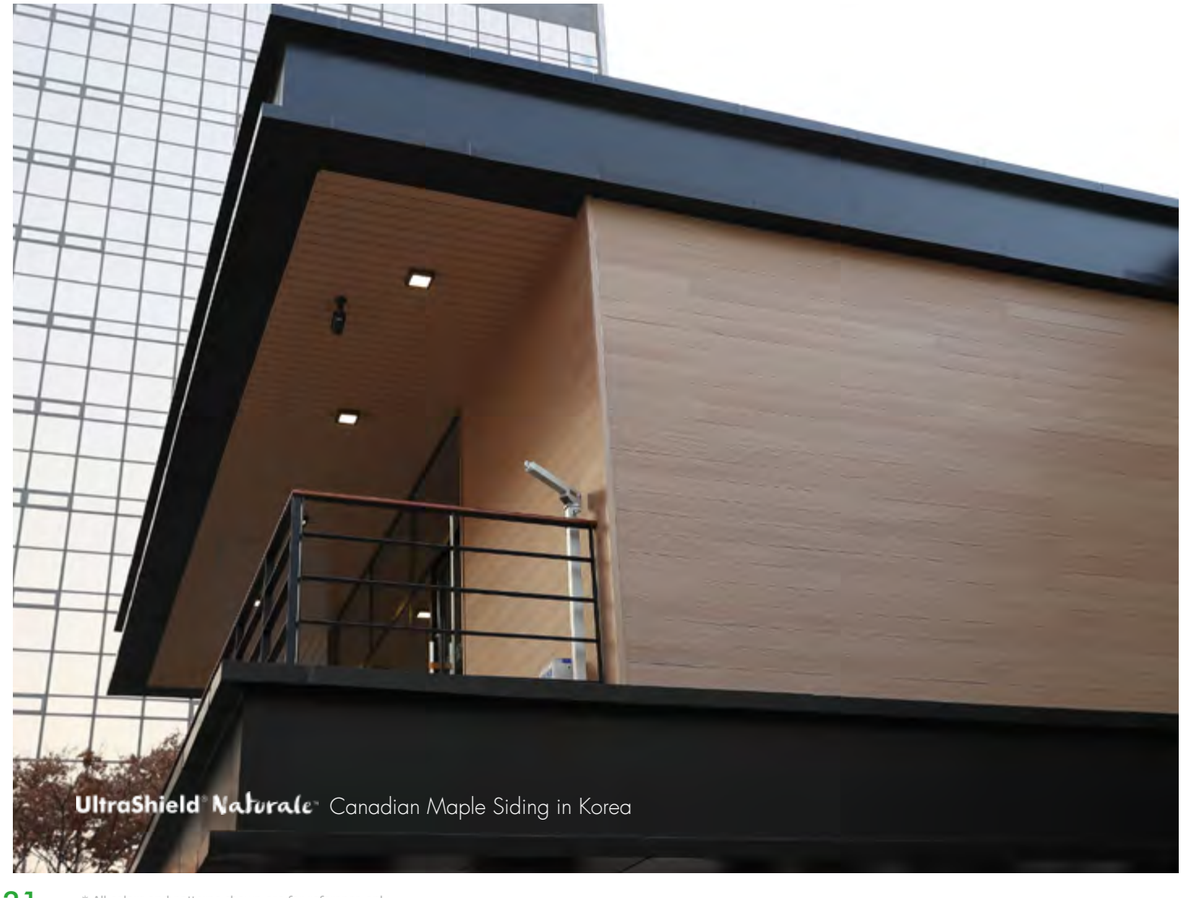
UltraShield® Naturale® Westminster Gray Siding in Mexico

* All colors and patterns shown are for reference only.

All-Weather System Boards

UltraShield® siding is the ultimate solution for exterior walls because it combines the toughness and longevity of a capped wood plastic composite with an engineered design. All Weather System allows for air circulation between the siding and joists, keeping the inside dry and isolating water from outside.

Tongue & Groove
US09
5.5 x 0.5 in



All-Weather System Finishers

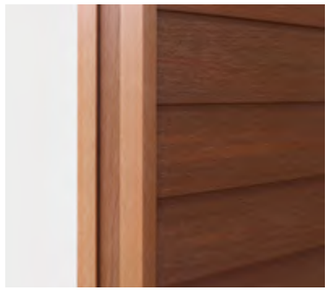
Create your own, customized look using the NewTechWood finishers that deliver the look you're looking for:

End Trim – finish ends and tops of siding

Outer Corner – finish outside corners

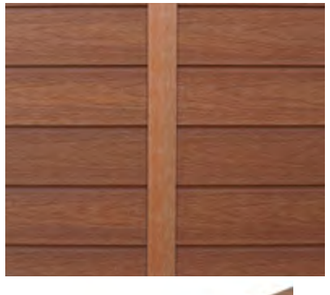
Joint Trim – for that contemporary, seamless look

Inner Corner – finish inside corners

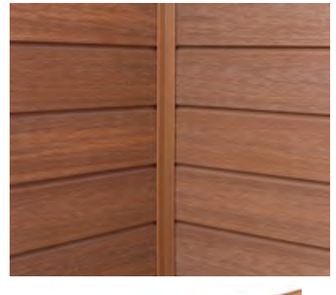


End Trim
US44
1.9 x 1.8 in

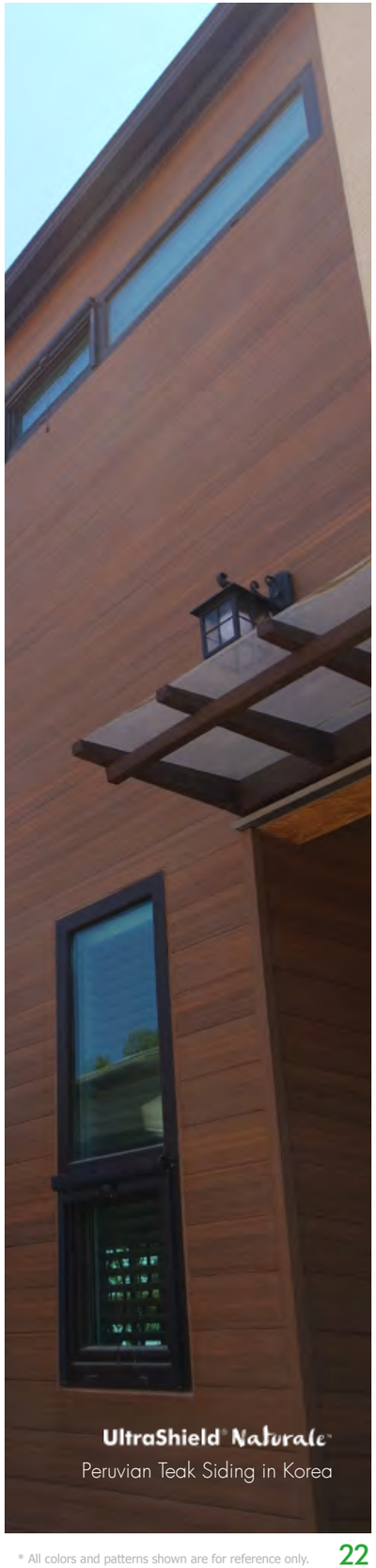
Outer Corner
US46
2.2 x 2.3 in



Joint Trim
US45
3.1 x 1.1 in



Inner Corner
US47
3.9 x 2.1 in



* All colors and patterns shown are for reference only.

* All colors and patterns shown are for reference only.

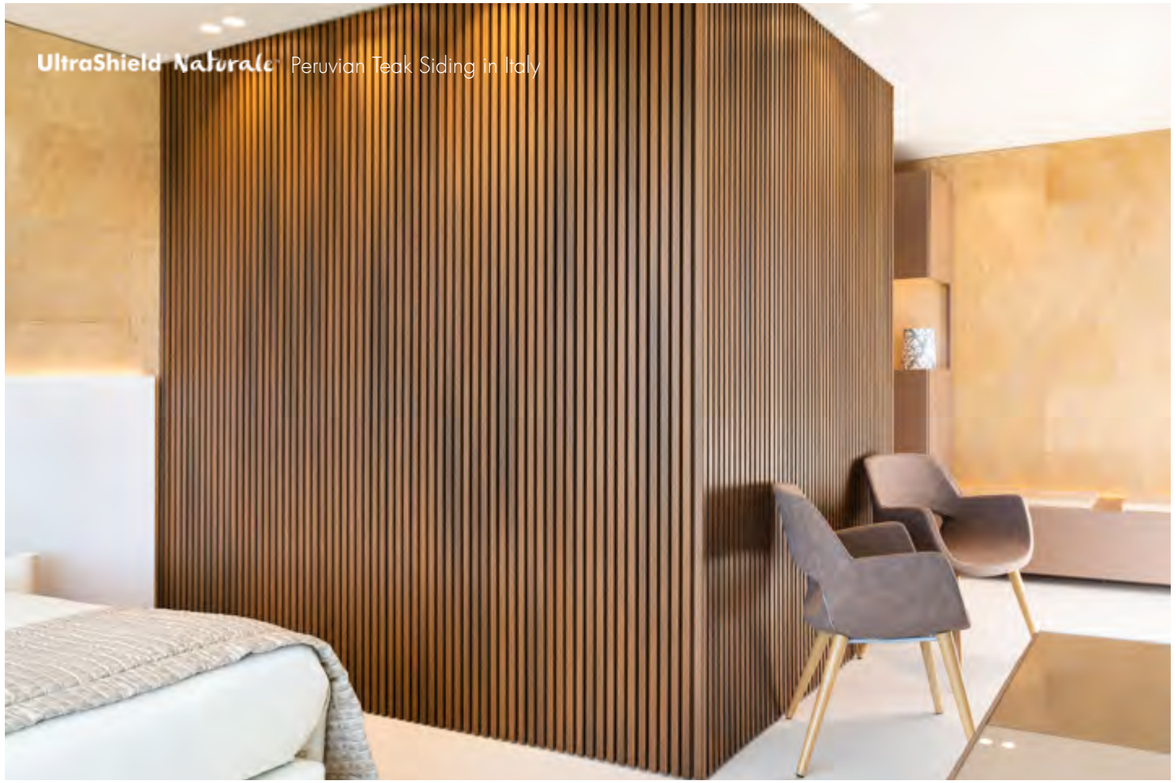
European Siding

Norwegian Board

UH46
4.8 x 1.0 in

Belgian Board

UH58
7.7 x 1.0 in



* All colors and patterns shown are for reference only.

Norwegian Board Finishers

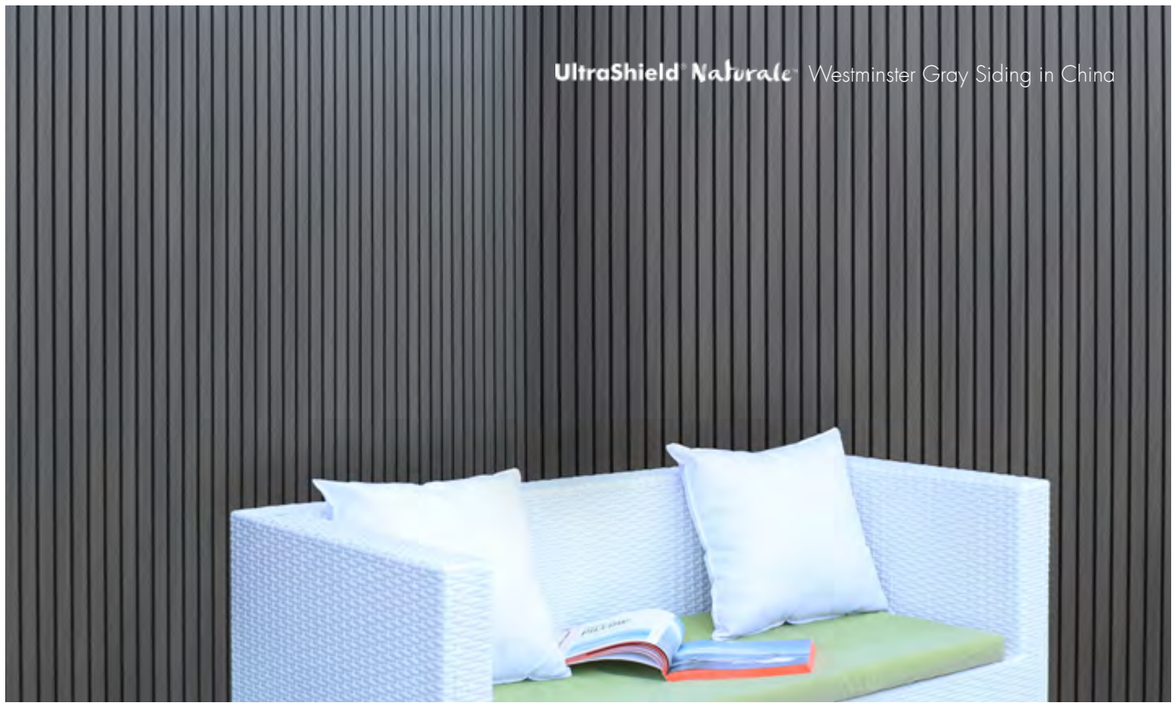
End Trim
UH50
3.0 x 2.1 in

Corner Trim
UH51
3.0 x 3.2 in

Belgian Board Finishers

End Trim
UH59
3.5 x 2.1 in

Corner Trim
UH60
5.7 x 4.4 in



* All colors and patterns shown are for reference only.

Siding Finisher

NewTechWood Composite Siding L Trim provides your project with the latest composite wood material technology. Our UltraShield Technology utilizes a capped wood plastic composite shield, this protects a carefully selected recycled core material of both soft and hardwood fibers. Use the L shape trim around walls, corners, and decks. The natural wood design creates a modern look for you next project.

L-Shaped Trim
US20
1.6 x 1.6 in

UltraShield Naturale Peruvian Teak Siding in USA

* All colors and patterns shown are for reference only.

Siding Accessories

The AW08 siding clip holds each NewTechWood plank in place using grooves to simplify installation and create a weather resistant exterior.

The AW08 allows for air to circulate between planks, keeping moisture outside while your family stays warm and dry inside. Our system of home cladding clips also allows each plank to expand and contract under different weather conditions, eliminating warping or other unsightly blemishes.

Plastic Pad
MFG: T-7
Material: Rubber
Size: 0.70 x 0.31 in

Cladding Clip
MFG: AW08
Material: Aluminum
Size: 0.78 x 0.59 x 1.10 in

Cladding Starter Clip
MFG: AW02
Material: Aluminum
Size: 0.59 x 0.57 in

* All colors and patterns shown are for reference only.

www.newtechwood.com
inquiry@newtechwood.com

NewTechWood and UltraShield® are registered trademarks © All rights reserved.

UltraShield® Product Catalog.
2021 November. SFM: 99030766

NEWTECHWOOD COMMERCIAL LIMITED WARRANTY

THIS LIMITED WARRANTY ("THE LIMITED WARRANTY") IS MADE AND GIVEN BY NEWTECHWOOD AMERICA INC. NEWTECHWOOD AMERICA INC. CONDUCTS BUSINESS AND MANUFACTURES UNDER THE ASSUMED BUSINESS NAME OF NEWTECHWOOD. ALL REFERENCES IN THIS LIMITED WARRANTY TO NEWTECHWOOD ARE REFERENCES TO NEWTECHWOOD AMERICA INC.

THIS LIMITED WARRANTY APPLIES TO PRODUCTS INSTALLED ONLY IN UNITED STATES, ALL PRODUCTS INSTALLED IN LOCATIONS WHERE THIS LIMITED WARRANTY DOES NOT APPLY ARE SOLD "AS IS" AND WITHOUT WARRANTY OF ANY KIND, INCLUDING ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

THE LIMITED WARRANTY SETS FORTH THE SOLE AND EXCLUSIVE WARRANTY BEING PROVIDED BY NEWTECHWOOD TO ANY CUSTOMER OR USER OF ITS PRODUCTS, UNLESS OTHER WARRANTY MAY OTHERWISE BE PROVIDED BY NEWTECHWOOD ON ANY SPECIFIC PRODUCTS. PLEASE READ THIS WARRANTY CAREFULLY BEFORE PURCHASING, USING OR INSTALLING YOUR NEWTECHWOOD PRODUCT. THE LIMITED WARRANTY PROVIDED BY NEWTECHWOOD CONSTITUTES A BASIS OF THE BARGAIN AND PURCHASE OF THE NEWTECHWOOD PRODUCT. THE LIMITED WARRANTY SETS FORTH THE ENTIRE WARRANTY AND RESPONSIBILITY OF NEWTECHWOOD. THE PURCHASE AND/OR USE OF ANY NEWTECHWOOD PRODUCT CONSTITUTES ACCEPTANCE BY THE PURCHASER AND/OR USER OF AND AGREEMENT TO THESE TERMS.

THIS LIMITED WARANTY, IN SECTION 4, SETS FORTH A BINDING ARBITRATION CLAUSE AND CLASS ACTION WAIVER. THE CLAUSE AND WAIVER WILL IMPACT HOW THE PURCHASER AND/OR USER MUST PROCEED IN RESOLVING ANY WARRANTY DISPUTE WITH NEWTECHWOOD.

1. THE LIMITED WARRANTY

1.1 NewTechWood warrants to the original purchaser ("Purchaser", "you" or "your") of the NewTechWood products noted below that, for the specified Warranty Period, such products shall, (i) under normal and proper service conditions, (ii) when installed in accordance with NewTechWood's written instructions and (iii) when used and maintained in an above-ground application, remain free from material manufacturing defects and will not check, splinter, delaminate, rot, or suffer structural damage from fungal decay. For purposes of the Limited Warranty, the "original purchaser" means the individual or individuals who were the owners of the real property upon which NewTechWood product was installed.

1.2 The terms of the Limited Warranty ("Warranty Period") for the NewTechwood UltraShield Siding and Fencing shall be twenty five (25) years from the date of original purchase provided that such purchaser maintains ownership of the real property upon which the NewTechWood product was installed.

1.3 The term of the Limited Warranty("Warranty Period") for the NewTechWood UltraShield Decking, The NewTechWood Naturale Decking, the NewTechwood UltraShield Hybrid Railing and Screen and Partition shall be fifteen (15) years from the date of original purchase provided that such purchaser maintains ownership of the real property upon which the NewTechWood product was installed.

1.4 The terms of the Limited Warranty ("Warranty Period") for the NewTechwood UltraShield Composite Deck Tile and the NewTechwood Stone Deck Tile shall be five (5) years from the date of original purchase provided that such purchaser maintains ownership of the real property upon which the NewTechWood product was installed.

1.5 The terms of the Limited Warranty ("Warranty Period") for the NewTechwood Grass Deck Tile shall be two (2) years from the date of original purchase provided that such purchaser maintains ownership of the real property upon which the NewTechWood product was installed.

1.6 The terms of the Limited Warranty ("Warranty Period") for the NewTechwood Planter Box shall be one (1) years from the date of original purchase provided that such purchaser maintains ownership of the real property upon which the NewTechWood product was installed.

Limited Warranty Period (Year)

Siding			Fencing
All-weather	European Belgian	European Norwegian	
25	25	25	25

Decking				Railing	Screen & Partition
Cortes	Magallan	Voyager	Columbus		
15	15	15	15	15	15

Composite Deck Tile	Stone Deck Tile	Grass Deck Tile	Planter box
5	5	2	1

1.7 NewTechWood written instructions are available from your NewTechWood dealer or your contractor or from NewTechWood at www.newtechwood.com or by writing to NewTechWood at the address stated below.

1.8 In the event of a failure of the above described NewTechWood products within the applicable Warranty Period as warranted above, when properly installed, used and maintained in the manner required by this Section 1, NewTechWood will replace the nonconforming item in the manner set forth in Section 2 below.

1.9 The Limited Warranty set forth herein is the only warranty (whether written or oral, express or implied) NewTechWood makes for the above described NewTechWood products. The Limited Warranty is subject to all terms and conditions stated herein and no one (including but not limited to a NewTechWood dealer, installer, reseller, agent or employee) is authorized to modify, expand or add to this limited warranty. NewTechWood makes

no other representation, guarantee or warranty regarding any NewTechWood product. No one is authorized to make any representation, guarantee or warranty on NewTechWood's behalf, and NewTechWood shall not be bound by or liable for, any representation, guarantee, warranty, or condition with regard to any NewTechWood Product other than as expressly stated in this Limited Warranty. THIS LIMITED WARRANTY COMPRISES NEWTECHWOOD'S SOLE AND ENTIRE WARRANTY AND OBLIGATION IN CONNECTION WITH NEWTECHWOOD PRODUCTS. NEWTECHWOOD DISCLAIMS AND EXCUDES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, QUALITY, CONDITION, SUITABILITY, OR PERFORMANCE. ALL IMPLIED WARRANTIES, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, NOT EFFECTIVELY DISCLAIMED ARE LIMITED TO THE APPLICABLE STATUTE OF LIMITATIONS, BUT IN NO EVENT WILL EXTEND BEYOND THE APPLICABLE WARRANTY PERIOD. NEWTECHWOOD EXCLUDES AND WILL NOT PAY FOR ANY INCIDENTAL AND/OR CONSEQUENTIAL DAMAGES. UNDER NO CIRCUMSTANCES SHALL NEWTECHWOOD BE LIABLE FOR ANY DAMAGES (OF ANY NATURE OR DESCRIPTION WHATSOEVER) WHICH EXCEED THE ACTUAL PURCHASE PRICE OF THE DEFECTIVE PRODUCT AS ADJUSTED ON THE BASIS OF THE PRORATED WARRANTY SCHEDULE PROVIDED HEREIN.

2. NEWTECHWOOD CLAIM PROCEDURE

2.1 In order to proceed with a warranty claim against NewTechWood, the Purchaser must send to NewTechWood a copy of this warranty document, a copy of original proof of purchase, and photos or other supporting evidence of the defective or nonconforming NewTechWood product. All warranty claims should be forwarded to the address noted in Section 2.2 below. Purchaser's original proof of purchase must be from an authorized NewTechWood product dealer. The proof of purchase also shows (1) the date of the original purchase and (2) that sufficient NewTechWood product has been purchased to cover the number of lineal feet claimed to be damaged. All warranty claims must be received by NewTechWood within the applicable Warranty Period and in no event later than thirty (30) days after any discovery of a possible nonconforming nature of or other failure of the NewTechWood product.

2.2 All warranty claims should be sent as follows:

NewTechWood America Inc.
Claims Department
15912 International Plaza Drive
Houston, Texas 77032
Email: inquiry@newtechwood.com

2.3 Upon discovering a possible defect of any NewTechWood product, Purchaser shall, at Purchaser's sole expense, make temporary repairs or cordon off the area in order to fully protect all property and persons that could be affected. Upon the written request of NewTechWood, the Purchaser must allow a NewTechWood representative to enter upon Purchaser's property to inspect the alleged nonconforming product. Purchaser is not authorized to make any permanent repairs or remove any of the NewTechWood products prior to NewTechWood having completed its claim investigation and, should Purchaser violate these requirements, such violations shall serve to invalidate and terminate the Limited Warranty provided by NewTechWood. No NewTechWood products shall be returned to NewTechWood unless directed and authorized by NewTechWood in writing to do so. Any removal or disposal of defective NewTechWood products shall be at Purchaser's sole cost and expense.

3. GENERAL CONDITIONS, EXCLUSIONS AND LIMITATIONS

3.1 Purchaser's sole remedy, and NewTechWood's sole liability to Purchaser, for (i) any claim whatsoever relating to the NewTechWood product, (ii) any claims arising out of the marketing, purchase, installation, use, storage, possession or maintenance of NewTechWood products (whether such claim arises in contract, warranty, tort, gross negligence, negligence, strict liability, statutes or regulations, or otherwise) or (iii) any claims that the NewTechWood products failed to perform as warranted above, is and shall be limited to NewTechWood's replacement of the defective NewTechWood product. NewTechWood shall not be responsible for the costs associated with the installation of the replacement NewTechWood product or the disposal of the defective NewTechWood product.

3.2 NewTechWood's obligation to provide replacement product shall only be in an amount equal to the volume (linear feet) of defective material as listed on the Prorated Warranty Schedule contained herein or the number of defective NewTechWood Fasteners. NewTechWood's replacement obligation allows NewTechWood to provide products as close in colour, design and quality to the original installation as reasonably possible, in NewTechWood's discretion and determination. Purchaser acknowledges that NewTechWood does not guarantee an exact match as colors and designs may change. Purchaser agrees to the use of such fasteners as adequate for reinstallation of the furnished board, irrespective of existing method. In NewTechWood's sole and absolute discretion, NewTechWood may, at its option, elect to refund the percentage of the original purchase price listed under Recovery on the Prorated Warranty Schedule in lieu of replacing the defective product.

Prorated Limited Warranty Schedule

Recovery	1-Yr Commercial	2-Yr Commercial	5-Yr Commercial	15-Yr Commercial	20-Yr Commercial	25-Yr Commercial
	Year of Claim	Year of Claim	Year of Claim	Year of Claim	Year of Claim	Year of Claim
100%	0-1 years	0-1 years	0-1 years	0-7 years	0-10 years	0-10 years
80%	-	1-2 years	2 years	8-9 years	11-12 years	11-13 years
60%	-	-	3 years	10-11 years	13-14 years	14-16 years
40%	-	-	4 years	12-13 years	15-16 years	17-19 years
20%	-	-	5 years	14 years	17-18 years	20-22 years
10%	-	-	-	15 years	19-20 years	23-25 years

3.3 Under no circumstances whatsoever shall NewTechWood be liable for any direct, indirect, incidental, special, consequential, punitive, exemplary, statutory, special, or other, damages based upon the NewTechWood products or resulting, directly or indirectly, from any defect in the NewTechWood products, including, but not limited to damage to, diminution in value of and/or loss of use or enjoyment of, any property or part thereof, whether based on contract, tort, strict liability, statute, regulation or otherwise, even if NewTechWood is expressly advised about the possibility of such damages. Some states do not allow the exclusion or limitation of incidental or consequential damages in certain circumstances, so the above limitation may not apply to you.

3.4 The Limited Warranty does not cover and NewTechWood shall not be liable for any of Purchaser's installation, removal or reinstallation costs.

3.5 NewTechWood does not warrant against and is not responsible for, and no express or implied warranty shall be deemed to cover, any condition attributable to, in whole or in part, to: (i) improper installation of NewTechWood products, (ii) failure to abide by NewTechWood's written instructions, (iii) failure to comply with any and all applicable laws or building codes, including but not limited to improper structural support, fastening, ventilation or gapping, (iv) use of NewTechWood products beyond normal use or in an application not recommended or permitted by NewTechWood's written instructions and applicable laws and building codes, (v) movement, distortion, collapse or settling of the ground or the supporting structure upon which NewTechWood Products are installed, (vi) defects in or failure arising from decking structure resulting from water caused byimproper installation, workmanship, maintenance or repair, (vii) any Act of God (including, but not limited to, flooding, hurricane, tornado, wind, earthquake, lightning, hail, etc.), (viii) discoloration, fading, spotting or staining from or caused, in whole or in part, by mold, mildew, other fungal growth, organic materials, metallic oxides or particles (including but not limited to rust or corrosion of any fasteners), dirt, other atmospheric or environmental pollutants, foreign substances such as grease or oil, chemicals (including but not limited to those found in cleaners), or normal weathering (defined as natural efflorescence, exposure to sunlight, weather and atmospheric conditions which causes any colored surface to gradually fade, flake, chalk, or accumulate dirt or stains), (ix) damage resulting from casualty, fire or exposure to heat sources such as cooking devices or retro-reflective surfaces, (x) the application of paints, stains, surface treatments or other chemical substances including but not limited to cleaners or pesticides, (xi) fading, flaking or other deterioration of any paints, stains or other coatings placed on the NewTechWood Products, (xii) climate change, environmental conditions, static electricity or any cause beyond the control of NewTechWood, (xiii) variations or changes in colour of NewTechWood products, (xiv) improper handling, maintenance, storage, abuse or neglect of NewTechWood products by Purchaser or any other party, (xv) ordinary wear and tear, (xvi) impact from objects or (xvii) any fasteners not supplied or approved by NewTechWood.

3.6 No warranty is given with respect to any fasteners other than the NewTechWood Fasteners. Other fasteners, whether approved fasteners or otherwise, are subject to only the warranties provided by the manufacturer of the fastener and Purchaser's sole warranty and remedy is with that manufacturer.

3.7 Purchaser and/or Purchaser's contractor or representative is solely responsible for determining the suitability of any NewTechWood products for Purchaser's property and for the installation and use of any NewTechWood products. Purchaser and/or Purchaser's contractor or representative shall be solely responsible for determining whether the NewTechWood product meets the requirements of any applicable building or safety code or similar regulation relating to Purchaser's property. Purchaser acknowledges that NewTechWood does not provide architectural or engineering services. NewTechWood makes no express or implied warranty or representation as to the suitability of the NewTechWood Products for, or actual performance, capabilities or operation of the NewTechWood Products at, Purchaser's property or under the conditions of Purchaser's use.

3.8 All warranties provided by NewTechWood, whether express or implied, and including the Limited Warranty, are void if any one or more of the following applies or occurs: (i) the NewTechWood product is not installed, maintained and/or used strictly in accordance with NewTechWood's written instructions, (ii) the NewTechWood product is not installed in accordance with all applicable laws, codes and regulations; (iii) the intentional or unintentional misuse of the NewTechWood product, whether foreseeable or unforeseeable; (iv) the failure of Purchaser to properly and/or timely maintain or repair the NewTechWood product; (v) the failure by Purchaser to provide timely notice to NewTechWood of any failure or defect of the NewTechWood product; or (vi) use of fasteners other than the NewTechWood branded fasteners or approved hidden fasteners listed on www.newtechwood.com to the extent that the NewTechWood product failures resulted from the use of non-approved fasteners.

4. BINDING ARBITRATION AND CLASS ACTION WAIVER IF PURCHASER IS IN THE UNITED STATES

4.1 This section applies to any dispute between you and NewTechWood relating to your NewTechWood product which is not resolved as part of the warranty claim process. Purchaser may not proceed with any dispute resolution alternatives until and unless NewTechWood and Purchaser fail to resolve Purchaser's claims during the warranty investigation process. "Dispute" will be given the broadest possible meaning allowable under law.

4.2 In the event of an unresolved warranty claim, Purchaser must provide written notice to NewTechWood. Such written notice must (i) include a written statement of the facts, (ii) provide the name, address and contact information of the party giving it and (iii) the relief requested. You must send any Notice of Dispute by registered mail to NewTechwood America Inc., Claims Department, 15912 International Plaza Drive,Houston, Texas 77032, Zip Code: 516321, Email: inquiry@newtechwood.com. Purchase and NewTechWood agree to attempt resolution of such dispute through informal negotiation within 60 days from the date the Notice of Dispute is sent. After 60 days, Purchaser is authorized to commence arbitration.

4.3 BINDING ARBITRATION. IF YOU AND NEWTECHWOOD DO NOT RESOLVE ANY DISPUTE BY INFORMAL NEGOTIATION ANY EFFORT TO RESOLVE THE DISPUTE WILL BE CONDUCTED EXCLUSIVELY BY BINDING ARBITRATION. YOU ARE GIVING UP THE RIGHT TO LITIGATE (OR PARTICIPATE IN AS A PARTY OR CLASS MEMBER) ALL DISPUTES IN COURT BEFORE A JUDGE OR JURY. Instead, all disputes will be resolved before a neutral arbitrator, whose decision will be final except for a limited right of appeal under the U.S. Federal Arbitration Act. Any court with jurisdiction over the parties may enforce the arbitrator's award.

4.4 CLASS ACTION WAIVER. Any proceedings to resolve or litigate any dispute in any forum will be conducted solely on an individual basis. Neither Purchaser nor NewTechWood will seek to have any dispute heard as a class action, private attorney general action, or in any other proceeding in which either party acts or proposes to act in a representative capacity. No arbitration or proceeding will be combined with another without the prior written consent of all parties to all affected arbitrations or proceedings.

4.5 Arbitration Procedure, Costs, Fees and Incentives. Any arbitration will be conducted by the American Arbitration Association (the "AAA") under its Commercial Arbitration Rules. For more information, see www.adr.org or call +1-800-778-7879. In any dispute seeking less than US $10,000 in damages, NewTechWood will promptly reimburse your filing fees and pay the AAA's and arbitrator's fees if you are the prevailing party. You agree to commence arbitration only in your county of residence or New London, NC, USA.

5. CHOICE OF LAW

5.1 Texas law shall exclusively govern the interpretation of the Limited Warranty regardless of conflict of law principles.

Please register your warranty at reg.newtechwood.com. NewTechWood strongly suggests our customers register your warranty for quicker technical support and warranty service. NewTechWood product registration is voluntary. Failure to register will not diminish your limited warranty rights.

WAIVER REQUEST STAFF REPORT

Starbucks

913 Southeast Walton Boulevard
PC Date: 6/20/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	WAV23-0008
Applicant / Current Owner	State Permits LLC / Taylor Mills LLC
Site Area	+/- 0.51 Acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Waiver Request	Land Development Code: Article 1200, Off-site Improvements, Section 1200.02, Determining Necessity for Off-Site Improvements, (n) Utility and mechanical equipment screening.
Related Project #'s	N/A

https://arcg.is/08HvK8

Property Description

This property is located at 913 Southeast Walton Boulevard and is currently zoned C-2, General Commercial with a Future Land Use Map designation of General Commercial.

Waiver Request

The applicant is requesting a waiver from the Land Development Code, Article 1100, Development Standards, Sec 1100.21 Large-Scale Development Design Standards, (n) Utility and mechanical equipment screening.

Code requires that screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls constructed with the same materials as the primary building, fencing, planting, or a combination of the measures that follow.

The applicant is requesting to use a material that is not the same as the primary building. The applicant is requesting to use Trex wood-look composite instead of the primary building material of brick.

See the applicant's narrative for more information.

N
W E
S

1 inch = 150 feet

WAV23-0008
WAIVER
XLNC SUBDIVISION LOT 3
903 SE WALTON BLVD

THE CITY OF BENTONVILLE

LEGEND

- TRAVEL DISTANCE
- BARRIER FREE PATH OF TRAVEL (MIN 3'-0")
- EMERGENCY LIGHT
- EXIT SIGN WITH LIGHTING
- FIRE EXTINGUISHER
- CLEAR FLOOR SPACE FOR ACCESSIBILITY

ACCESSIBLE SEATING

INTERIOR SEATING:
12 SEATS X 5% = 1 ADA REQUIRED (1 PROVIDED)

EXTERIOR SEATING:
22 SEATS X 5% = 2 ADA REQUIRED (4 PROVIDED)

KEYED NOTES

1. THRESHOLDS TO BE BARRIER FREE COMPLIANT PER ALL APPLICABLE CODES.
2. BARRIER-FREE PATH OF TRAVEL.
3. 30" X 48" CLEAR FOR WHEELCHAIR ACCESS.
4. 60" DIAMETER MINIMUM TURN AREA FOR WHEELCHAIR ACCESS
5. 32" MINIMUM CLEAR AT DOOR.
6. SEE ENLARGED RESTROOM PLAN AND ELEVATIONS SHEET FOR ADDITIONAL INFORMATION ON ACCESSIBLE RESTROOM CLEARANCES.
7. POS TRANSACTION PLANE, CONDIMENT CART TOP AND HAND-OFF PLANE ARE 34" ABOVE THE FINISHED FLOOR FOR WHEELCHAIR ACCESSIBILITY.
8. PROVIDE BARRIER-FREE SIGNAGE AT ADA RESTROOMS PER ALL APPLICABLE CODES.

GENERAL NOTES

I. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS C WITH FLAME SPREAD RATING LESS THAN 200 AND SMOKE DEVELOPED LESS THAN 450.

II. FLOOR COVERINGS IN THE EXIT PATH OF ALL COMMON AREAS SHALL MEET CLASS A REQUIREMENTS

MEANS OF EGRESS NOTES

A. EVERY ROOM OR SPACE THAT IS ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER AUTHORIZED AGENT.

B. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SIMILAR SPACES.

C. PANIC AND FIRE EXIT HARDWARE, WHERE INSTALLED ON DOORS IN THIS BUILDING SHALL SATISFY THE FOLLOWING:

1) THE ACTUATION PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.

2) THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 POUNDS (6.8 KG).

3) PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH-PAD TYPE WHERE PANIC HARDWARE IS REQUIRED AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE-HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.

4) PANIC HARDWARE LISTED IN ACCORDANCE WITH UL 305.

5) FIRE EXIT HARDWARE LISTED IN ACCORDANCE WITH UL 10C AND UL 305.

D. STRUCTURAL ELEMENTS, FIXTURES OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY FROM EITHER SIDE MORE THAN 4 INCHES OVER ANY WALKING SURFACE BETWEEN 27 INCHES AND 80 INCHES ABOVE THE WALKING SURFACE.
EXCEPTION: HANDRAILS SERVING STAIRS AND RAMPS ARE PERMITTED TO PROTRUDE 4 1/2 INCHES FROM THE WALL.

E. THE PATH OF EGRESS TRAVEL EXITS AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1013 AND AS NOTED BELOW:

1) EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

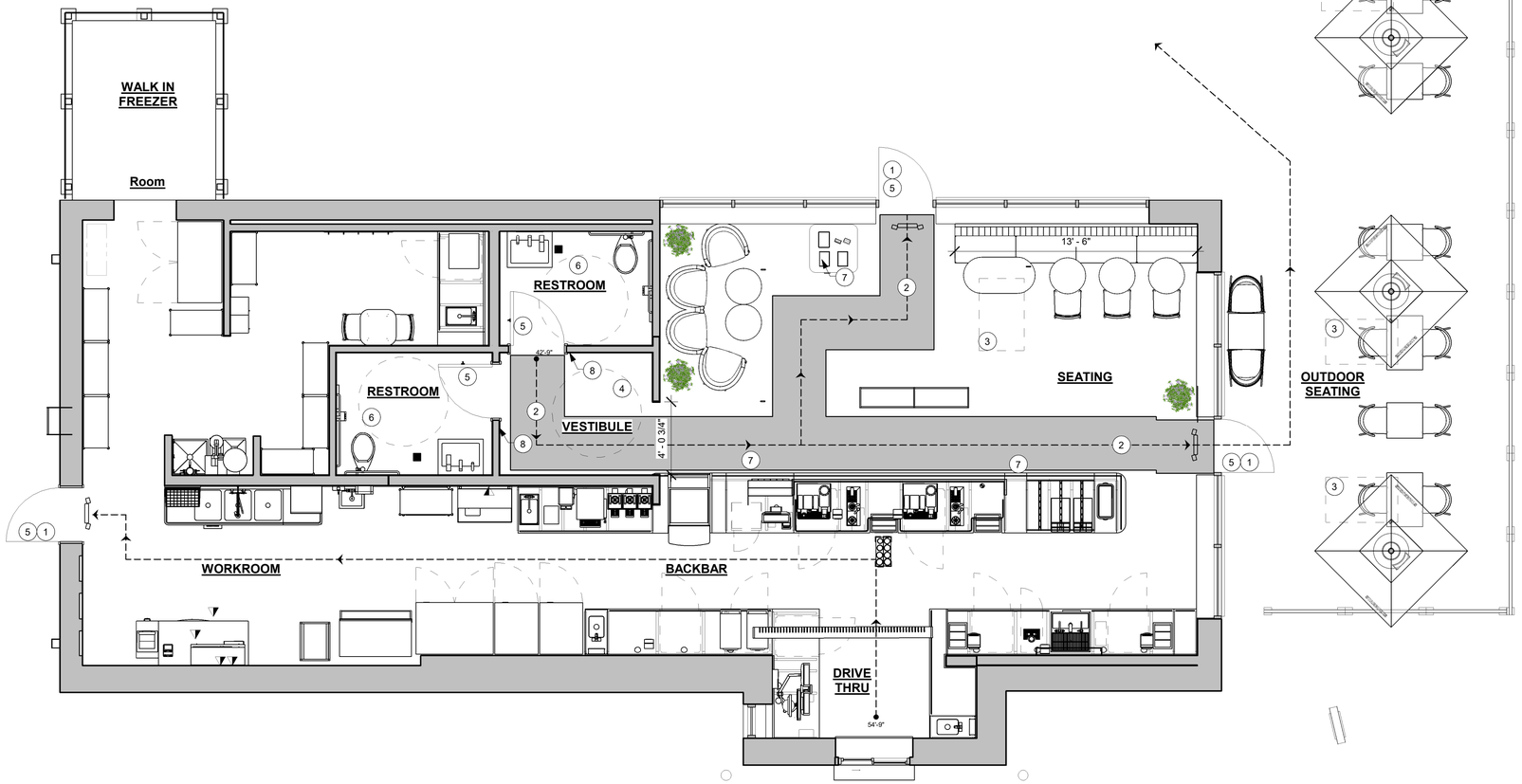
2) EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.

3) NO POINT IN A CORRIDOR SHALL BE MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

F. WHERE KEY OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1 INCH LETTERING STATING THAT "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

G. EGRESS DOORS OR GATES SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES TO 48 INCHES ABOVE FINISHED FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

H. LANDINGS SHALL BE PROVIDED ON EACH SIDE OF DOORS AND SUCH LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.



1 LIFE SAFETY ACCESSIBILITY PLAN
Scale: 1/4" = 1'-0"

N
TRUE

© 2018 STARBUCKS COFFEE COMPANY

STARBUCKS®
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

ARCHITECT OF RECORD
CORE STATES GROUP
CORESTATES, INC.

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ARKANSAS
PATRICK G. BLEES

PATRICK G. BLEES REGISTERED ARCHITECT No. 3929 ARKANSAS

PATRICK G. BLEES
SIGNATURE
01/12/23
DATE ISSUED
3329
REG. NO.

PROJECT NAME:
WALTON & J. STREET

PROJECT ADDRESS:
913 SOUTHEAST WALTON BLVD.
BENTONVILLE, AR. 72712

STORE #:	13462
PROJECT #:	39445-091
ISSUE DATE:	01/12/23
DESIGN MANAGER:	S. BEYRENT
CSG PROJECT NUMBER:	SBX.35824
PRODUCTION DESIGNER:	L. Amsellem
CHECKED BY:	M. Pelini

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
LIFE SAFETY ACCESSIBILITY PLAN
SCALE: AS SHOWN

SHEET NUMBER:
G003

3/15/2023 9:12:36 AM BIM 360://Starbucks_Walton & J St. (Bentonville AR)/39445-091_Walton & J St_r21_AMEP.rvt

April 26, 2023
Subject: Planning Comments

Job Name: Starbucks Coffee #13462
Job Address: 913 Southeast Walton Blvd. Bentonville, AR. 72712.

This letter is in response to Starbucks comments received 4/11/2023, for the above reference project. Thank you.

Waiver Request

We would like to request a waiver for the material selection proposed to conceal the new walk-in cooler at the existing Starbucks located at the address listed above.

The proposed material is a Trex wood look composite board, sustainably made of 95% reclaimed wood and recycled plastic in the USA. It will not warp, rot, or splinter. And it is an eco-friendly, fade resistant material.

The proposed color, Vintage Lantern, is a deeply burnished brown earth tone that will blend well with the existing building color scheme of cream and brown. And it will have a matte surface finish to prevent harsh sunlight reflections.

Trex composite boards are backed by its 10-year Commercial Limited Warranty and can be trusted to outlast the elements for years to come.

Thank you for your assistance on this project. If you have any questions, please feel free to contact me.
Sincerely,

Allison Pope
Project Manager
214.272.4454 | apope@core-states.com

Rendering and example photos on following pages

Rendering of proposal:

Example photos from another location:

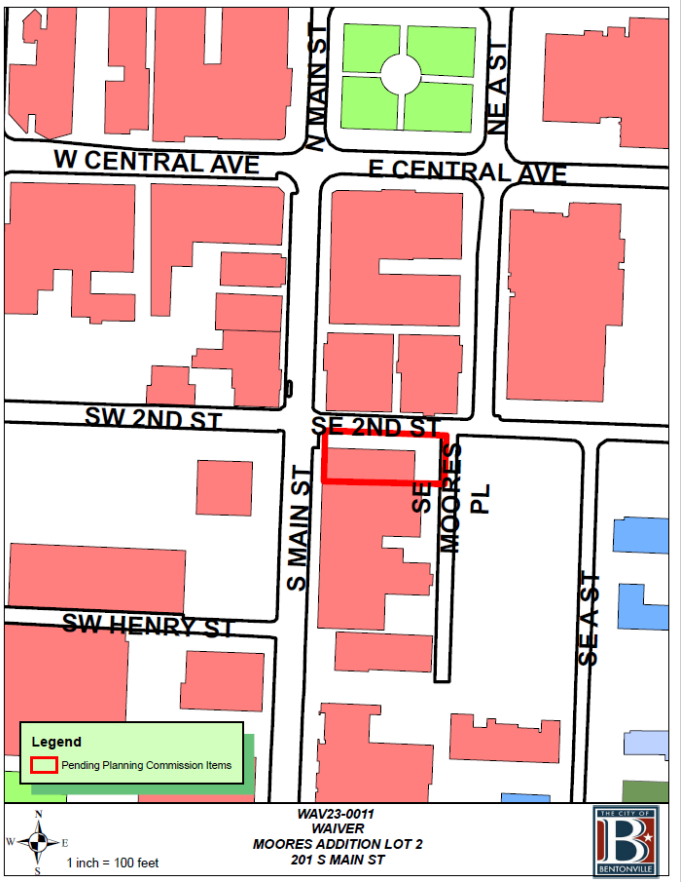
WAIVER REQUEST STAFF REPORT

Grace and Grey LLC

201 South Main Street
PC Date: 6/20/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	WAV23-0011
Applicant / Current Owner	Chris Bakunas / Grace & Grey LLC
Site Area	+/- 0.20 Acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (C)
Waiver Request	Land Development Code: Article 1100.16(b)1
Related Project #'s	N/A

https://arcg.is/08HvK8



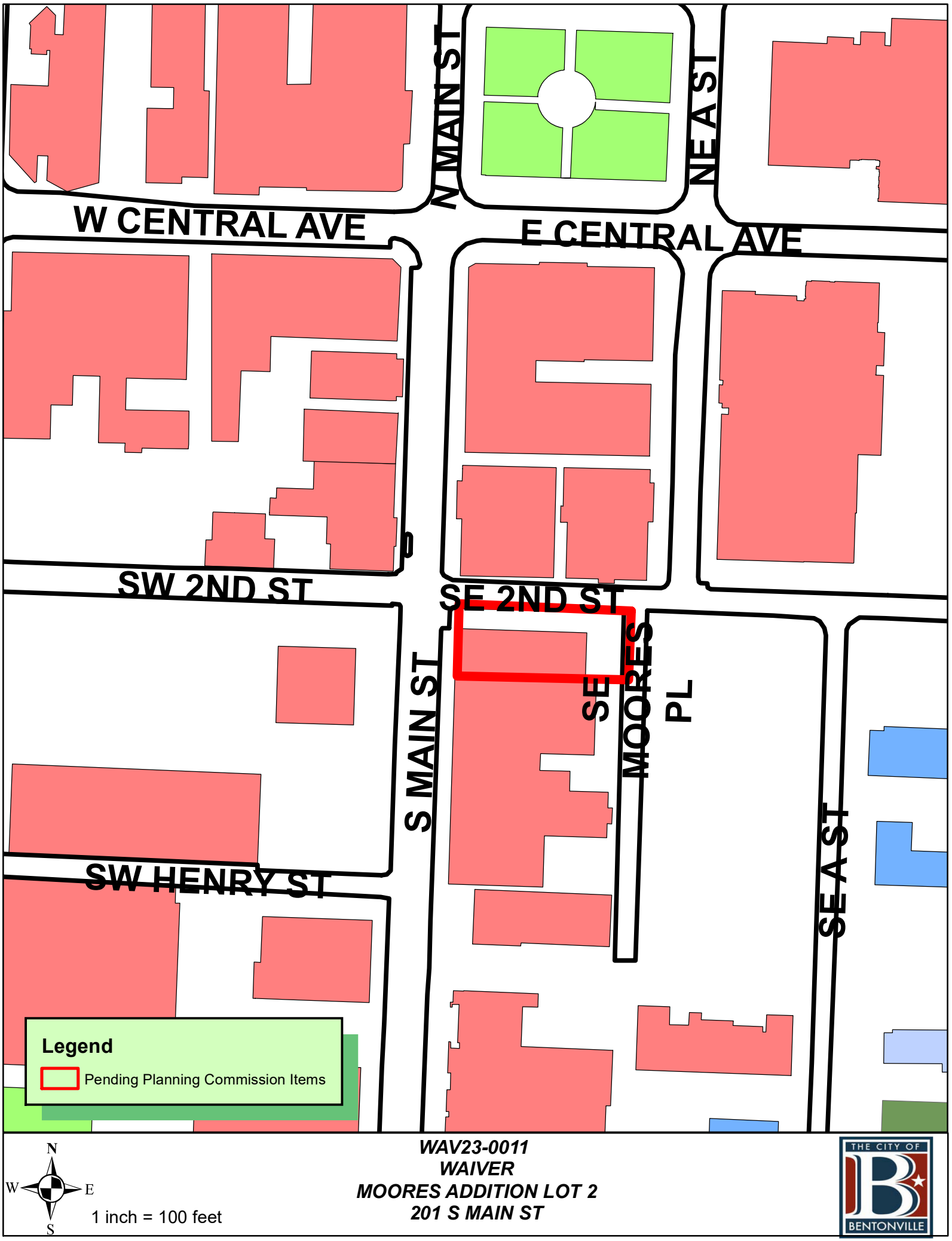
Property Description
This property is located at 201 South Mian Street and is currently zoned DC, Downtown Core with a Future Land Use Map designation of Downtown Commercial.

Waiver Request
The applicant is requesting a waiver from the Land Development Code: Section 1100.16(b)1 for the requirement to dedicate right of way pursuant to the Master Street Plan. The applicant is proposing a modified street section as shown on the attached exhibit which will provide 34' of right of way for SE 2nd St from SE A street o S Main St

Context Sensitive Street Design
Context Sensitive Street design is important collaborative, interdisciplinary approach adopted by both the Federal Highway Administration and the Institute of Transportation Engineers that seeks to fit roadways into the physical setting from which they spring, meeting *all* the goals of the community. This segment of SE 2nd is at the southerly terminus of the A Street Promenade, a transformation of A Street into a pedestrian and bicycle facility. Moving cars is not a priority for the community in the near environs of the square as shown by the Farmer's market, first Fridays and the Quilt of Parks master plan. As such, meeting the Master Street Plan is not the priority. What is of priority is how best to design SE 2nd given the all the constraints. The applicant is proposing a 34' building to building dimension (34' right of way with the buildings on the right of way line) with a 5'6" sidewalk on the north (existing) and a 6'6" sidewalk on the south, providing 22' curb-to-curb for two-way vehicular traffic.

Conclusion / Recommendation
This minimum street section proposal is acceptable to both the Planning Department and the Fire Department. Planning staff would welcome additional pedestrian space but we understand that it comes at the expense of less building footprint which is of paramount concern for the developer. There is also a fairness aspect given that the building to the north is not moving to provide additional pedestrian space. The Engineering Department recommends denial as it does not meet the Master Street Plan.

See the applicant's narrative for more information.



WAV23-0011
WAIVER
MOORES ADDITION LOT 2
201 S MAIN ST

THE CITY OF BENTONVILLE

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

May 30, 2023

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR. 72712

Re: Waiver Request - 201 S. Main St.

Planning Commission,

On behalf of Grace and Grey Design LLC, please accept the following waiver requesting the use of a modified street section, deviating from section 1100.16 Street Standards and 1100.15 Sidewalk Requirements.

The building at 201 S. Main St. is unique, as it is one of the few structures within the downtown area whose building façade is not constructed on the adjacent right-of-way. Along the north building face, between the SE 2nd St. right-of-way exists +/-17'-8" of asphalt currently allocated to private parking. The intent of this waiver is to allow the property owner to expand their building footprint to the north into this space. As defined in sections 1011.16 and 1100.15, the Master Street Plan and right-of-way dedication requirements would prevent this, thus depriving the owner of reasonable use of this portion of their property.

SE 2nd St, as defined by the Bentonville Master Street Plan is classified as a Downtown Local street, requiring a 50' wide right-of-way which would ultimately encroach into the subject property by 14'-6". In lieu of the standard street section, a modified section is proposed and shown in the attached exhibit. The modified street section proposes a 34' wide right-of-way which more closely matches what is currently existing.

The proposed section keeps the width of SE 2nd St at 22' (same as the existing conditions with (2) 11' drive lanes) and places a 6'-6" wide sidewalk on the south side of the road. The sidewalk on the north side would remain at 5'-6". Keeping the street at its current width naturally slows traffic, and the addition of the sidewalk on the south side benefits public health, safety, and welfare.

Beyond citing safety advantages, the narrowing of the proposed street section creates an intimate, pedestrian scaled space, allowing the proposed building expansion to activate the adjacent sidewalk and overall streetscape. A condition that could not exist if adhering with the dimensions required in the Master Street Plan. Furthermore, the proposed street section maintains and promotes the walkable nature of the downtown core area. As the Quilt of Parks projects progress, and A St. is converted into a promenade, the reduced ROW and lane widths proposed for 2nd St. will further prioritize the pedestrian experience over vehicles.

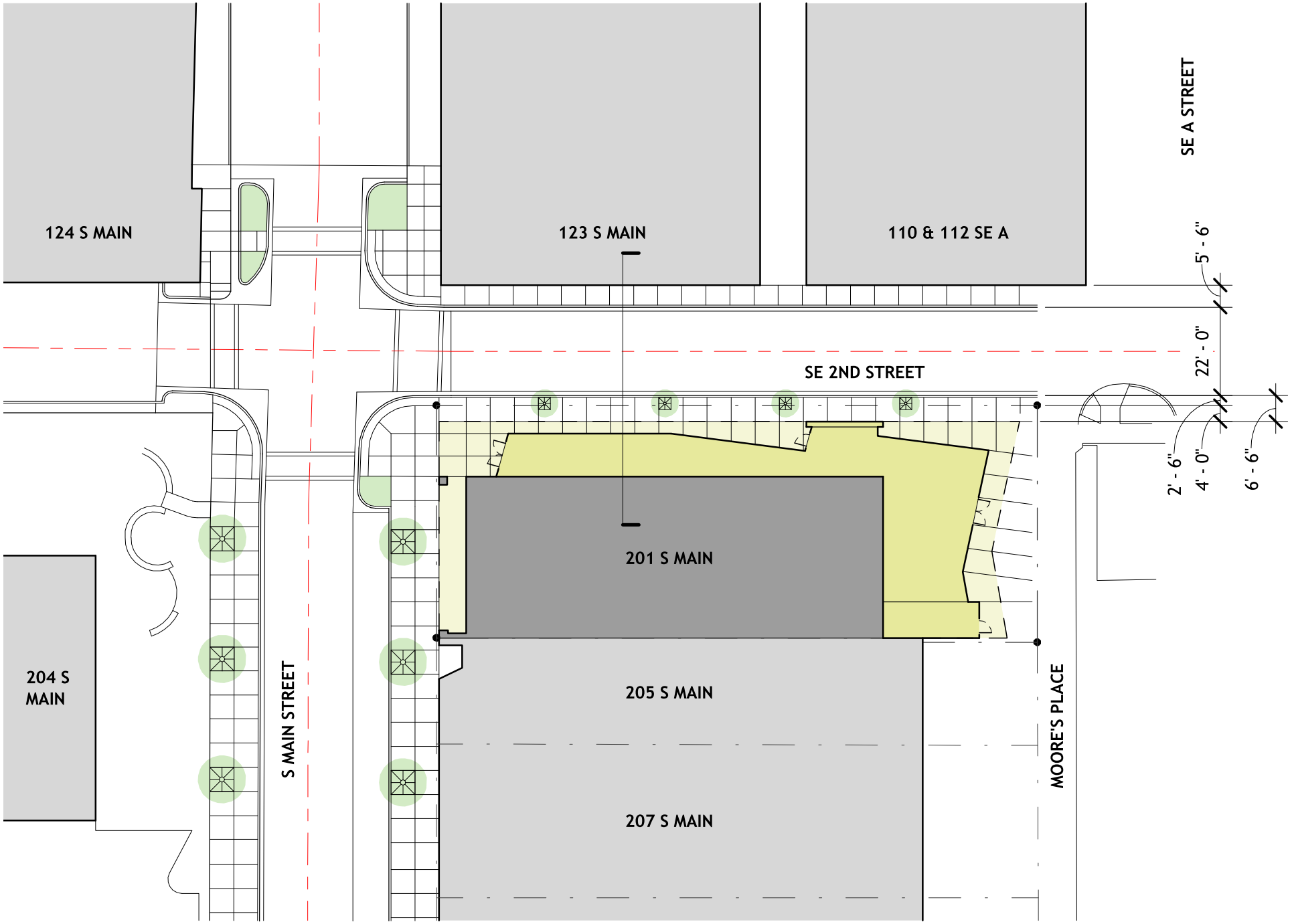
Although this proposal would remove 16 existing parking stalls, the proposed building would only require 8 to meet the requirements of Section 501.06, Number of Off-street Parking Spaces Required. Within a 300' radius of the subject property, there are several public parking lots as well as on street parking. It is our opinion that adequate parking is currently available to support the future redevelopment of 201 S. Main St. Collectively, the property owner and current tenants support a walkable Downtown Bentonville and are comfortable seeking out public parking options even if they exceed standard separation distances.

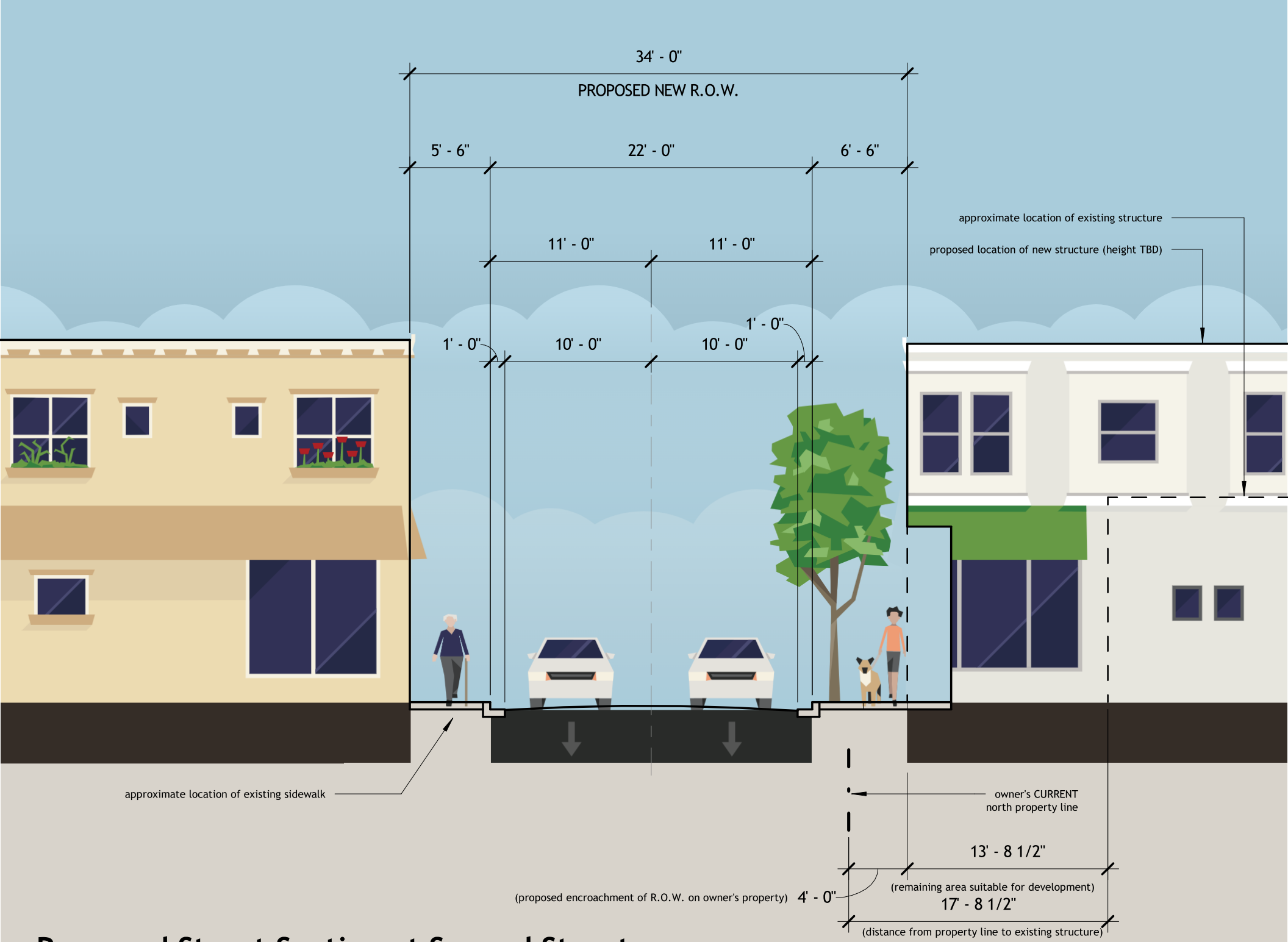
The primary intent of this Waiver Request is to receive approval for the modified street section which we feel greatly improves upon the current condition by establishing a clear pedestrian path from east to west while maintaining safe two-way vehicular traffic and required fire protection width. As the program for future re-development is further defined, parking needs will be reevaluated during the Large Scale Development process. Acceptance of this Waiver Request does not alleviate the submitting party from arriving at an acceptable solution for parking requirements.

The support of this waiver is greatly appreciated. If you should have any questions, please feel free to contact me directly.

Sincerely,

Chris Bakunas, PLA
Project Manager
cbakunas@mce.us.com
479.443.2377


124 S MAIN
123 S MAIN
110 & 112 SE A
SE A STREET
5' - 6"
22' - 0"
SE 2ND STREET
2' - 6"
4' - 0"
6' - 6"
201 S MAIN
204 S MAIN
205 S MAIN
207 S MAIN
S MAIN STREET
MOORE'S PLACE



Proposed Street Section at Second Street

ATTACHMENT A
PARKING AMENDMENTS

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.

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.

Chapter 94-VI Parking Amendment

94-163 On-street parking.

1. **Length of time.** It shall be unlawful for any person or business to park a vehicle in the public right-of-way and to occupy a space in the same block 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.

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

Sec. 501.12 Parking and Storage of Certain Vehicles

(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) **Garage 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.

(d) **Unlicensed 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 completely enclosed buildings or carport.

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