



**Planning Commission
Meeting Agenda
October 3, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/83886377202>

I. Call to Order

II. Approval of Minutes

1. September 19th Meeting Minutes

**Approval of Meeting
Minutes**

III. Consent Agenda

1. Walnut Grove Subdivision Phase 1

Final Plat

Southwest Barron Road and Piercy Road (FP23-0006)

2. Rainbow Junction Subdivision Phase II Preliminary Plat Extension

Southwest Corner of Southwest Rainbow Lane and Southwest Winsted Lane (PP22-0005)

IV. New Business

Advertised Public Hearings

1. Brewer

Rezoning*

1112 Northeast Monroe Street (RZ23-0067)

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential

2. Alice Walton School of Medicine - *Noise Ordinance*

Conditional Use Permit*

1101 Northeast J Street (CU23-0028)

V. Other New Business

1. Nest Apartments

Large Scale Development

Southeast C Street (LSD23-0012)

2. Hamhane, LLC

Waiver

409 and 411 Northwest 5th Street (WAV23-0015)

VI. Old Business

1. **Guntupalli and Mallampati** **Rezoning***
1386 Southwest Gator Boulevard ([RZ23-0066](#))
Future Land Use Map Amendment: R-E, Residential Estate to LDR, Low
Density Residential
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

VII. Other Business

1. **Plan Bentonville** **Informational**

Adjournment



**Planning Commission
Meeting Minutes
September 19, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00
PM**

Meeting Recording: https://us06web.zoom.us/rec/share/E-UFlcB7vLMH4v36QmSs6d4t7TXpOpsQ3iS63hguDQl0m_p8Fd9TxeXSOrQl-GQN.wKkOISAUikimLI00

Commissioners Present: Rod Sanders (Chair), Elaine Kerr, Eric Hipp, Reginald Wright, Danny Bennett, Joe Haynie, Dana Davis

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Bonnie Bridges, Jon Stanley (via Zoom), Dan Weese (via Zoom)

I. Call to Order

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

II. Approval of September 19th Meeting Minutes

- Motion by Haynie to approve the minutes as presented, second by Wright.
- Minutes approved 7-0 by voice vote.

III. Consent Agenda

- Commissioner Davis requests without objection that item 1 under Other New Business and item 2 of Other New Business along with its associated waivers (#'s 1-3) be moved onto the consent agenda with
- Waiver #3 under Item 2 being conditioned upon the developer extending the easterly footing of the building below the depth of the storm drainpipe so that the pipe is located 1.5' horizontally from the building, and can be replaced without impacting the building structurally, as approved by the City Engineer.

- 1. Lots 34, 35, and 36 of Clark's Addition** **Lot Split**
206 Southwest Glover Street (LS23-0047)
- 2. Lot 1 New Pura Vida Addition** **Property Line Adjustment**
Northwest B Street (PLA23-0018)
- 3. Cosmas Heights Subdivision** **Preliminary Plat**
Southwest Tater Black Road (PP23-0002)
- 4. McAuley Place** **Large Scale Development**
Southwest 41st Street and Southwest I Street (LSD22-0066)
- 5. Lightbox Townhomes** **Large Scale Development**
802 Southeast 8th Street (LSD23-0036)

Waiver 1: Section III of the Stormwater Management and Drainage Manual,

Flow in Storm Drains and Drainage Appurtenances, 3.4.1 Full or Part Full Flow in Storm Drains / General

Waiver 2: Section V of the Stormwater Management and Drainage Manual, Stormwater Detention, 5.4.2 Dry Reservoirs

Waiver 3: Section III of the Stormwater Management and Drainage Manual, Flow in Storm Drains and Drainage Appurtenances, 3.5.

Utilities / FIGURES

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

IV. New Business

Advertised Public Hearings

1. **Guntupalli and Mallampati**

Rezoning*

1386 Southwest Gator Boulevard (RZ23-0066)

Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

Future Land Use Map Amendment: R-E, Residential Estate to LDR, Low Density Residential

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing for this item.
- Chris Tilley of Odyssey Engineering, Representing the applicant, is available for questions.
- Mandar Thakur of 4802 SW Newcastle Rd asks about the possibility of preserving some natural area as a buffer for lots to the east.
- Mike Mcantire of 1202 SW Glen Arbor Ave also asks about the possibility buffering of development with existing woods to the east and north.
- Mr. Overstreet speaks to buffering requirements applicable to new subdivisions under R-1 zoning.
- Mark Detoro of 4804 SW Newcastle also asks about the possibility of preserving existing woodlands as buffer to the north.
- Quick Mack of 4900 SW Newcastle also speaks to the need for a natural buffer to maintain separation and preserve the natural area for wildlife nearby.
- David Lightle of 1204 SW Glen Arbor speaks on his concerns around high-speed cut through traffic on Glen Arbor and asks what can be done to prevent it.
- Madi Mcantire of 1202 SW Glen Arbor asks about planned paved trail development to connect to existing network nearby and states it would be nice to have it on the east side of the property instead of the west side.
- Public hearing is closed.
- Molly Robb, of Odyssey Engineering, representing the applicant, shares details of a planned sewer extension and lift station to be installed to the east to service this development.
- Commissioner Bennett clarifies the commission would need to hear directly

from BWU on whether they support the proposed sewer improvements or not.

- Applicant requests to table the request until sewer improvements are explicitly supported by BWU staff.
- Motion by Davis to table the request, second by Kerr.
- Request is Tabled 7-0

V. Other Business

1. BOA Ruling on VAR22-0035

Discussion

- VAR22-0035 – Ruling by the Board of Adjustments on allowed setback encroachments for Open Porches.
- Discussion between Staff and Commissioners on the precedent set by 9/13 BOA decision.

VI. Adjournment – Motion by Haynie, second by Hipp to adjourn. Meeting is adjourned at 5:28 PM by Chairman Sanders.



Consent Agenda Item

For the Planning Commission meeting on October 3, 2023

Reviewer: Bradley Gavrielides, Planning Technician

Details

1. Final Plat: Walnut Grove Phase 1, RLP Developments, LLC, Southwest Barron Road and Piercy Road, R-1, Low-density Single-family Residential, *FP23-0006*

This property is located at the Northeast Corner of Southwest Barron Road and Piercy Road. It is currently zoned R-1, Single Family Residential. Adjacent zonings include R-1, Single Family Residential to the North and East, A-1, Agriculture to the South, and I-1, Light Industrial to the West. The applicant is proposing a final plat for Phase 1 of Walnut Grove Subdivision. This includes the southwest portion of the approved Preliminary Plat. This plat will create 83 single-family lots.

The plat dedicates utility easements to serve the newly created lots. All requirements of the Zoning and Land Development code are being met. The plat dedicates right-of-way along Barron and Piercy Road to meet the requirements of the Master Street Plan. There are no waivers associated with this project.

 Pending PC Item

SW BARRON RD

PIERCY RD

Lots 1-82

Page



ADJOINING PROPERTY OWNER'S				
INDEX #	PARCEL #	NAME	ADDRESS	LOT/BLOCK SUBDIVISION ZONING
1	01-13346-000	NICKELL INVESTMENTS LLC	3232 W DRAKESTONE, FAYETTEVILLE, AR 72704-6367	LOT # 9 HIGH MEADOWS SUBDIVISION R-1
2	01-13349-000	KYLYNN W KRAMPF	8600 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 12 HIGH MEADOWS SUBDIVISION R-1
3	01-13350-000	PEDIGREE PROPERTIES INC	53 KINTIRE DR, BENTONVILLE, AR 72715	LOT # 13 HIGH MEADOWS SUBDIVISION R-1
4	01-13351-000	PHOUNG WEEKS	352 WALNUT RIDGE LN, FAYETTEVILLE, AR 72704	LOT # 14 HIGH MEADOWS SUBDIVISION R-1
5	01-13352-000	CHRISTOPHER L & HOLLY E McMASTER	6606 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 15 HIGH MEADOWS SUBDIVISION R-1
6	01-13353-000	JESSE HENSLEY	6608 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 16 HIGH MEADOWS SUBDIVISION R-1
7	01-13354-000	BRADLEY S STEFFENS	6610 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 17 HIGH MEADOWS SUBDIVISION R-1
8	01-13355-000	MARTHA FITCH	6612 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 18 HIGH MEADOWS SUBDIVISION R-1
9	01-13356-000	JASON HEDEN	6614 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 19 HIGH MEADOWS SUBDIVISION R-1
10	01-13357-000	ARNULFO PEREZ	13980 LC HICKMAN RD, GRAVETTE, AR 72736	LOT # 20 HIGH MEADOWS SUBDIVISION R-1
11	01-13358-000	STEVE L & AMANDA V MORRISON	6702 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 21 HIGH MEADOWS SUBDIVISION R-1
12	01-13359-000	BRYAN LEMUS	6704 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 22 HIGH MEADOWS SUBDIVISION R-1
13	01-13360-000	PAUL & SARA VINSON	6706 SW SHADY RD, BENTONVILLE, AR 72713	LOT # 23 HIGH MEADOWS SUBDIVISION R-1
14	01-13361-000	STRAWBERRY RIVER INVESTMENTS	11187 E STONEBRIAR DR, BENTONVILLE, AR 72712	LOT # 24 HIGH MEADOWS SUBDIVISION R-1
15	01-13362-000	EDIE JUSTIN BOLINGER	6411 SW MEADOW WELL AVE, BENTONVILLE, AR 72713	LOT # 25 HIGH MEADOWS SUBDIVISION R-1
16	15-18762-000	WAYNE ALEXANDER TRUST	PO BOX 698, PINEVILLE, MO 64856	NONE
17	01-08215-100	RLP INVESTMENTS INC	PO BOX 3207, BENTONVILLE, AR 72712	A-1
18	01-08215-115	CAROLYN GRIMSLEY FAMILY IRREVOCABLE TRUST	6349 LEE HARRIS RD, BENTONVILLE, AR 72713	A-1
19	01-11495-000	GEORGIA M LITTELL TRUST	64438 707 TRAIL, SALEM, NE 68433	LOT # 2 VAUGHN SUBDIVISION R-1
20	01-11494-000	FT SCOTT PROPERTY LLC	PO BOX 8050 MAIL STOP 0555, BENTONVILLE, AR 72716	LOT # PT1 VAUGHN SUBDIVISION L-1
21	01-07968-050	RONALD L MOORE	6565 BARRON RD, BENTONVILLE, AR 72713	LOT # PT7 HARRIS ADDITION A-1
22	01-16729-001	MICHAEL JOHN & LEONA BETH PERKINS REV TRUST	7355 SW REGIONAL AIRPORT BLVD, BENTONVILLE, AR 72713	A-1
23	01-16729-000	DANA MICHELLE REYNOLDS	6108 SW LEE LN, BENTONVILLE, AR 72712	LOT # PT7 HARRIS ADDITION A-1
24	01-07968-013	EDWARD & IMELDA FRAIL REV TRUST	6103 SW LEE LN, BENTONVILLE, AR 72713	A-1
25	01-13908-000	RICE FAMILY LIVING TRUST	6405 SW PUPPY PL, BENTONVILLE, AR 72713	LOT #9 STONECREEK SUBDIVISION R-1

LOT AREA TABLE			
LOT #	AREA (SF)	LOT #	AREA (SF)
1	6.262	42	6.222
2	7.704	43	6.222
3	6.222	44	6.222
4	6.222	45	6.222
5	6.222	46	6.222
6	6.222	47	6.222
7	6.222	48	6.222
8	6.222	49	6.222
9	6.222	50	7.704
10	6.222	51	7.704
11	6.457	52	6.222
12	12.409	53	6.222
13	6.093	54	6.222
14	6.291	55	6.222
15	7.600	56	6.222
16	7.843	57	6.222
17	6.222	58	6.222
18	6.222	59	6.222
19	6.222	60	6.222
20	6.222	61	7.704
21	6.222	62	7.704
22	6.222	63	7.768
23	6.222	64	7.760
24	6.222	65	6.263
25	6.222	66	6.260
26	7.704	67	6.257
27	7.704	68	6.254
28	6.222	69	6.250
29	6.222	70	6.247
30	6.222	71	6.244
31	6.222	72	6.241
32	6.222	73	6.238
33	6.222	74	8.843
34	6.222	75	13.822
35	6.222	76	10.251
36	6.222	77	6.291
37	7.704	78	6.380
38	7.704	79	6.469
39	7.704	80	6.552
40	7.704	81	6.602
41	6.222	82	8.161

NOTES:

LOTS DESIGNATED AS "COMMON AREA" WILL BE OWNED AND MAINTAINED BY EITHER THE DEVELOPER OR THE PROPERTY OWNERS ASSOCIATION.

SIDEWALK CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER OR OWNER/DEVELOPER AT THE TIME OF BUILDING PERMIT ISSUANCE AND IN ACCORDANCE WITH THE CITY OF BENTONVILLE DESIGN STANDARDS. ANY DAMAGE THAT OCCURS WITHIN THE RIGHT-OF-WAY DURING THE HOME/LOT CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER OR OWNER/DEVELOPER TO REPLACE TO CITY STANDARDS. THIS INCLUDES ANY EXISTING SIDEWALKS OR ADA RAMPS THAT ARE DAMAGED.

THERE MAY BE NO FENCES OR ANY STRUCTURE BUILT IN ANY DRAINAGE EASEMENTS.

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 OF THE BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

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

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

NO WETLANDS WERE FOUND ON THIS SITE PER FTN PROJECT NO. 18270-1936-001.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED WETLANDS DETERMINATION AND PLAT RECORD. IN ADDITION, NO INDEPENDENT STUDY OF WETLANDS DETERMINATION OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF WETLANDS DETERMINATION IS INCLUDED IN THIS SURVEY.

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

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

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

DEFINITIONS:
B.L. - BUILDING LINE
BRW - BOTTOM OF RETAINING WALL
CPP - CORRUGATED PLASTIC PIPE
D.E. - DRAINAGE EASEMENT
EX - EXISTING
FES - FLARED END SECTION
F.H.A. - FIRE HYDRANT ASSEMBLY
FL - FLOW LINE
G.P.M. - GALLONS PER MINUTE
HE - HORIZONTAL ELLIPTICAL
I.E. - INVERT ELEVATION
LF - LINEAL FEET
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
R.O.W. - RIGHT OF WAY
S.F. - SQUARE FEET
TC - TOP OF CURB
TP - TOP OF PAVEMENT
T-RIM - TOP OF RIM
TRW - TOP OF RETAINING WALL
TW - TOP OF WALK
U.E. - UTILITY EASEMENT
U.G.E. - UNDERGROUND ELECTRIC

PROJECT INFORMATION:

CURRENT ZONING:- R-1

R-1 SETBACKS:
PER CITY OF BENTONVILLE CODE

PHASE SUMMARY:
PHASE 1- 83 LOTS

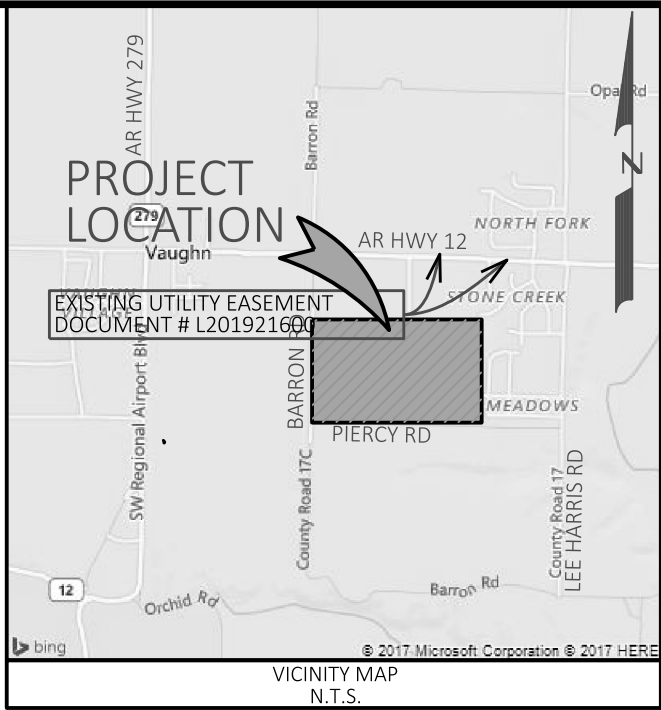
TOTAL SITE AREA: 78.23 ACRES
PHASE 1 AREA: 18.66 ACRES
PARCEL NUMBERS: 01-07968-052
 & 01-07968-062

PROJECT ADDRESS:
BARRON RD & PIERCY RD
BENTONVILLE, AR 72712

PARENT TRACT SURVEY DESCRIPTION:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NW 1/4 N 02°05'21" E 992.10'; THENCE LEAVING SAID WEST LINE S 87°08'10" E 263.81'; THENCE N 02°07'17" E 330.55' TO THE NORTH LINE OF THE S 1/2 OF SAID NW 1/4; THENCE ALONG SAID NORTH LINE S 87°15'21" E 2378.04' TO THE NE CORNER OF THE SE 1/4 OF THE NW 1/4; THENCE ALONG THE EAST LINE OF SAID NW 1/4 S 02°09'46" W 1324.40' TO THE SE CORNER OF SAID NW 1/4; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 N 87°12'19" W 2640.35' TO THE POINT OF BEGINNING AND CONTAINING 78.23 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAYS OF THE COUNTY ROADS AND TO ANY EASEMENTS OF RECORD.



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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK OF BENTONVILLE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON NOVEMBER 7, 2017.

MICHEAL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



FLOOD CERTIFICATION:

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 AND INCORPORATED AREAS. MAP NUMBER:05007CO245 K. EFFECTIVE DATE:JUNE 05, 2012.

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____ SIGNED: _____

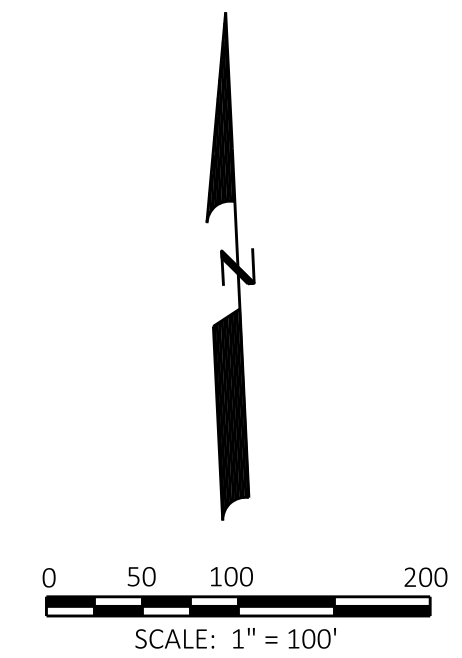
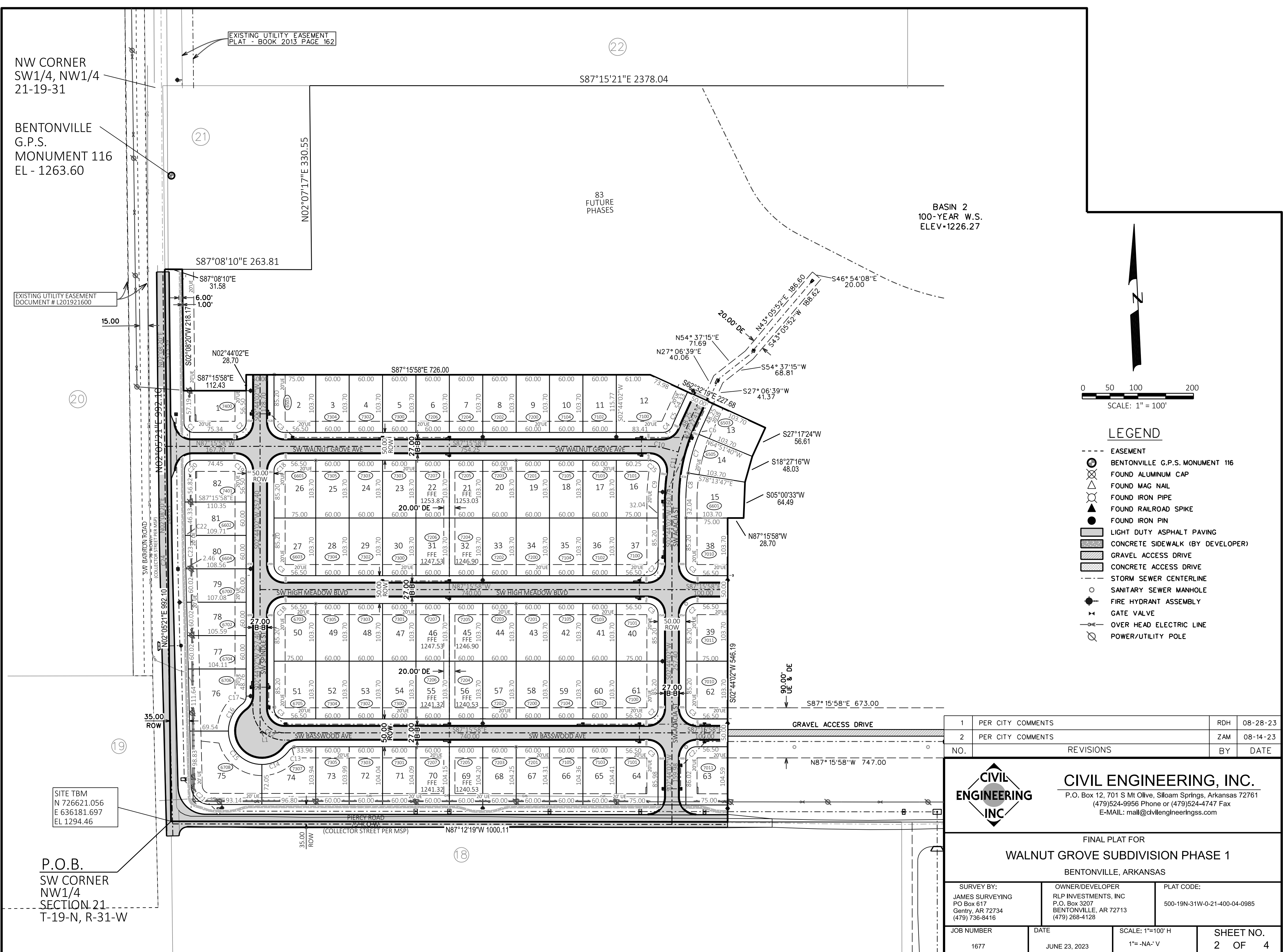
NAME AND ADDRESS:

PRINT NAME: _____
SOURCE OF TITLE: D.R.

PAGE _____

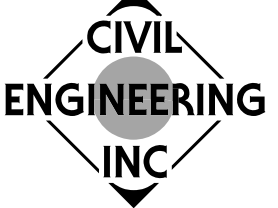
1	PER CITY COMMENTS	RDH	08-28-23
2	PER CITY COMMENTS	ZAM	08-14-23
NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING INC CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479)524-9956 Phone or (479)524-4747 Fax E-MAIL: mail@civlengineeringss.com			
FINAL PLAT FOR WALNUT GROVE SUBDIVISION PHASE 1 BENTONVILLE, ARKANSAS			
SURVEY BY: JAMES SURVEYING PO Box 617 Gentry, AR 72734 (479) 736-8416	OWNER/DEVELOPER RLP INVESTMENTS, INC P.O. Box 3207 BENTONVILLE, AR 72713 (479) 268-4128	PLAT CODE: 500-19N-31W-0-21-400-04-0985	
JOB NUMBER 1677	DATE JUNE 23, 2023	SCALE: 1"=100' H 1"= -NA- V	SHEET NO. 1 OF 4



- LEGEND**
- EASEMENT
 - ⊙ BENTONVILLE G.P.S. MONUMENT 116
 - ⊗ FOUND ALUMINUM CAP
 - ⊕ FOUND MAG NAIL
 - ⊗ FOUND IRON PIPE
 - ▲ FOUND RAILROAD SPIKE
 - FOUND IRON PIN
 - ▨ LIGHT DUTY ASPHALT PAVING
 - ▨ CONCRETE SIDEWALK (BY DEVELOPER)
 - ▨ GRAVEL ACCESS DRIVE
 - ▨ CONCRETE ACCESS DRIVE
 - - - STORM SEWER CENTERLINE
 - SANITARY SEWER MANHOLE
 - ⦿ FIRE HYDRANT ASSEMBLY
 - ⋈ GATE VALVE
 - OVER HEAD ELECTRIC LINE
 - ⊗ POWER/UTILITY POLE

1	PER CITY COMMENTS	RDH	08-28-23
2	PER CITY COMMENTS	ZAM	08-14-23
NO.	REVISIONS	BY	DATE

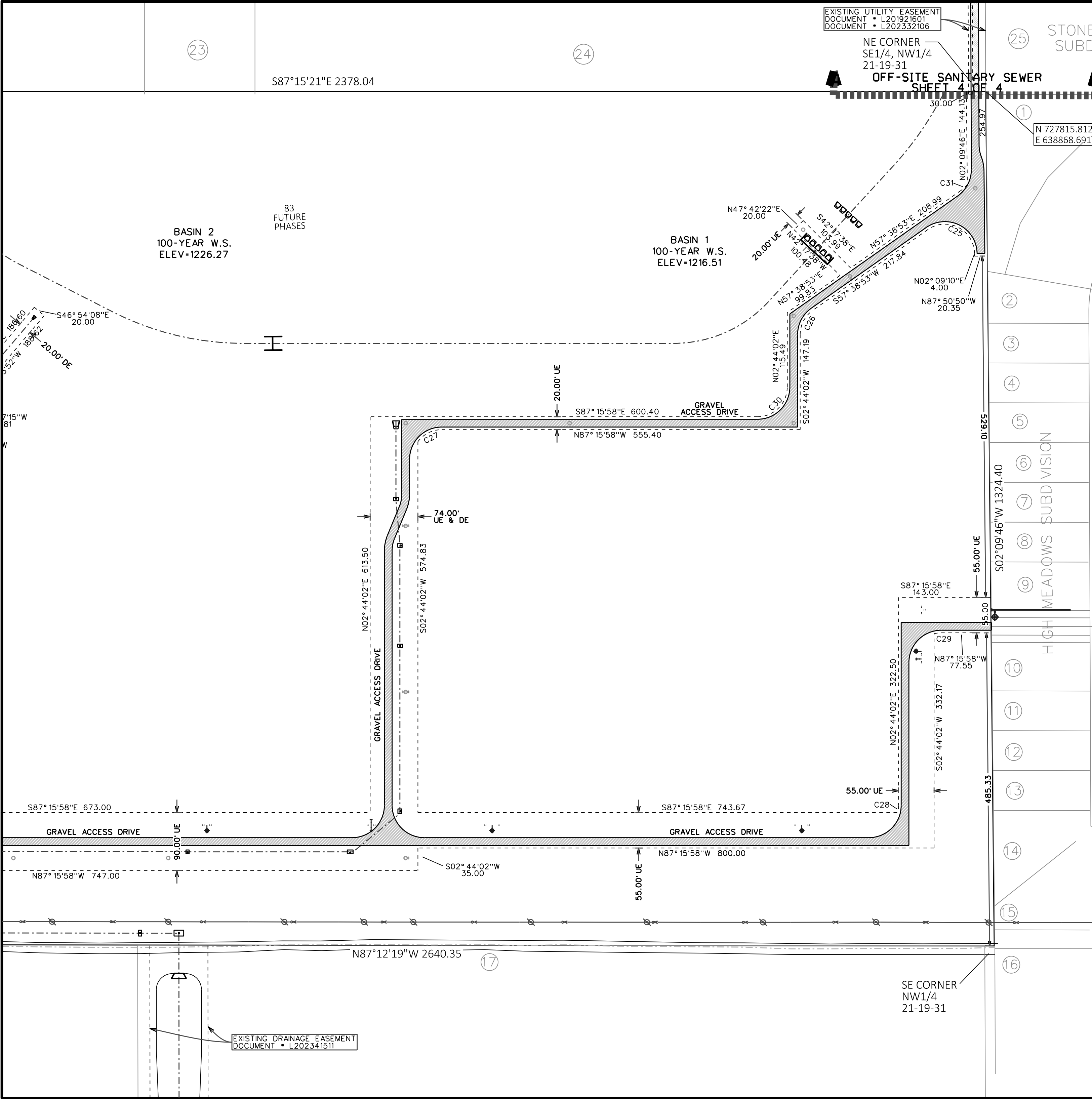


CIVIL ENGINEERING, INC.

P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

FINAL PLAT FOR
WALNUT GROVE SUBDIVISION PHASE 1
BENTONVILLE, ARKANSAS

SURVEY BY: JAMES SURVEYING PO Box 617 Gentry, AR 72734 (479) 736-8416	OWNER/DEVELOPER RLP INVESTMENTS, INC P.O. Box 3207 BENTONVILLE, AR 72713 (479) 268-4128	PLAT CODE: 500-19N-31W-0-21-400-04-0985	
JOB NUMBER 1677	DATE JUNE 23, 2023	SCALE: 1"=100' H 1"= -NA- V	SHEET NO. 2 OF 4



25

STONE CREEK SUBDIVISION

1

N 727815.812
E 638868.691

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

HIGH MEADOWS SUBDIVISION

NE CORNER
SE1/4, NW1/4
21-19-31

OFF-SITE SANITARY SEWER
SHEET 4 OF 4

30.00

144.13

254.97

N02°09'46"E 144.13

C31

N02°09'10"E 4.00

N87°50'50"W 20.35

N57°38'53"E 208.99

N57°38'53"W 217.84

S42°17'38"E 102.99

N47°42'22"E 20.00

20.00 UE

100.48

N47°17'38"W 100.48

N57°38'53"E 99.89

C25

C26

N02°44'02"E 115.49

S02°44'02"W 147.19

S87°15'58"E 600.40

N87°15'58"W 555.40

20.00 UE

GRAVEL ACCESS DRIVE

74.00' UE & DE

N02°44'02"E 613.50

S02°44'02"W 574.63

74.00' UE & DE

S87°15'58"E 673.00

90.00 UE

N87°15'58"W 747.00

S02°44'02"W 35.00

55.00' UE

S87°15'58"E 743.67

N87°15'58"W 800.00

55.00' UE

S87°15'58"E 143.00

N87°15'58"W 77.55

C28

N02°44'02"E 322.50

S02°44'02"W 332.17

55.00' UE

485.33

SE CORNER
NW1/4
21-19-31

N87°12'19"W 2640.35

EXISTING DRAINAGE EASEMENT
DOCUMENT • L202341511

EXISTING UTILITY EASEMENT
DOCUMENT • L201921601
DOCUMENT • L202332106

83
FUTURE
PHASES

0 50 100 200

SCALE: 1" = 100'

LEGEND

- EASEMENT
- ⊙ BENTONVILLE G.P.S. MONUMENT 116
- ⊗ FOUND ALUMINUM CAP
- △ FOUND MAG NAIL
- ⊗ FOUND IRON PIPE
- ▲ FOUND RAILROAD SPIKE
- FOUND IRON PIN
- ▨ LIGHT DUTY ASPHALT PAVING
- ▨ CONCRETE SIDEWALK (BY DEVELOPER)
- ▨ GRAVEL ACCESS DRIVE
- ▨ CONCRETE ACCESS DRIVE
- STORM SEWER CENTERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- ⋈ GATE VALVE
- O— OVER HEAD ELECTRIC LINE
- ⊗ POWER/UTILITY POLE

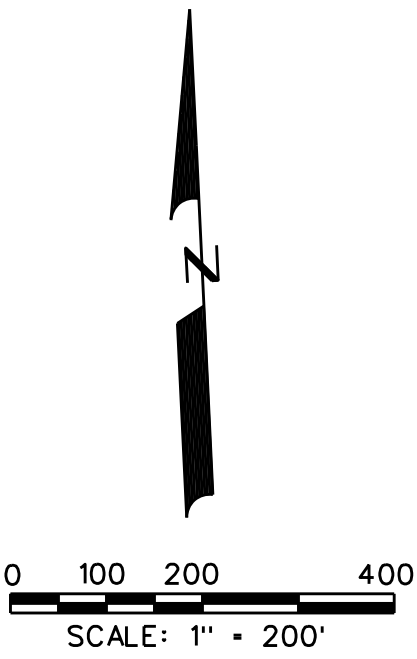
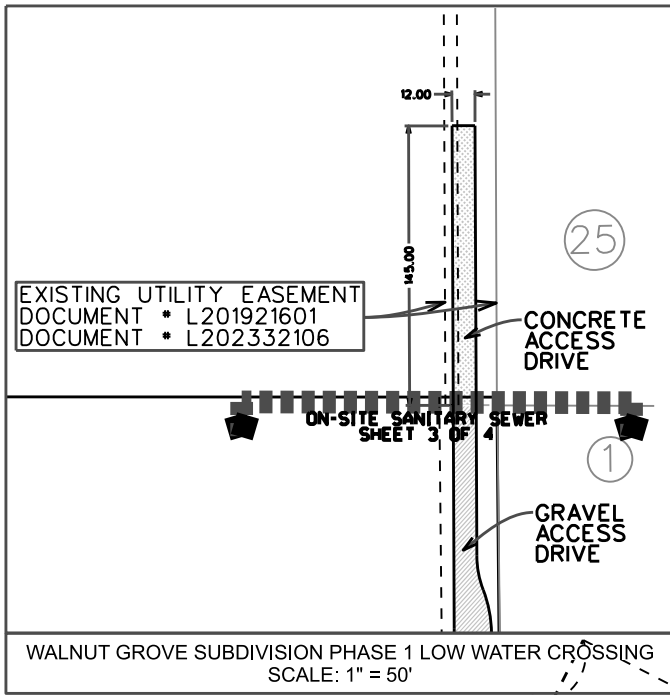
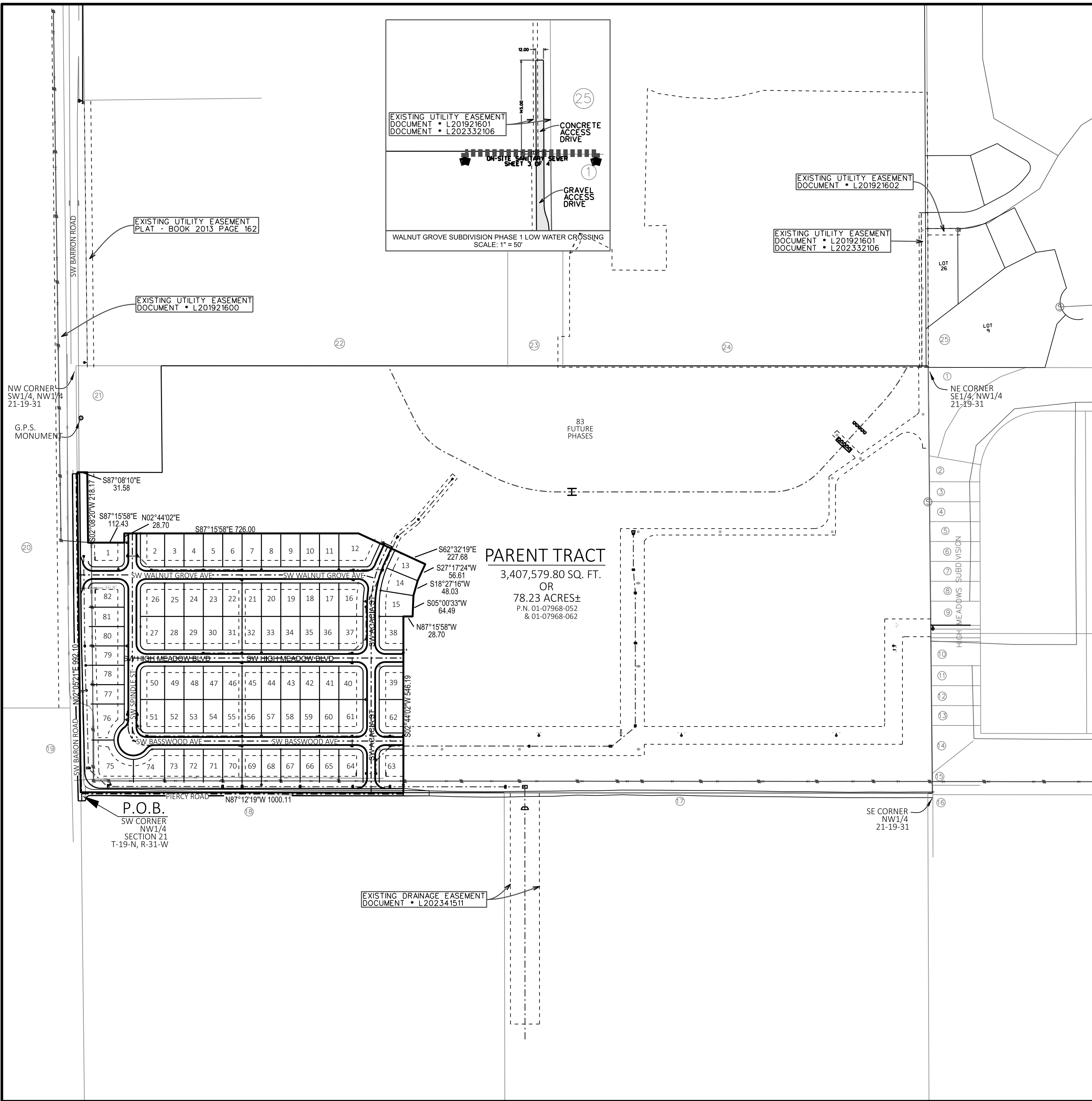
1	PER CITY COMMENTS	RDH	08-28-23
2	PER CITY COMMENTS	ZAM	08-14-23
NO.	REVISIONS	BY	DATE

**CIVIL
ENGINEERING
INC**

CIVIL ENGINEERING, INC.
P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

FINAL PLAT FOR
WALNUT GROVE SUBDIVISION PHASE 1
BENTONVILLE, ARKANSAS

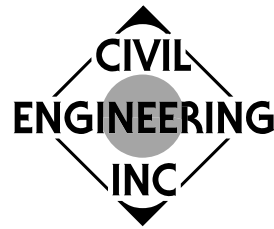
SURVEY BY: JAMES SURVEYING PO Box 617 Gentry, AR 72734 (479) 736-8416	OWNER/DEVELOPER RLP INVESTMENTS, INC P.O. Box 3207 BENTONVILLE, AR 72713 (479) 268-4128	PLAT CODE: 500-19N-31W-0-21-400-04-0985	
JOB NUMBER 1677	DATE JUNE 23, 2023	SCALE: 1"=100' H 1"= -NA- V	SHEET NO. 3 OF 4



LEGEND

- EASEMENT
- ⊙ BENTONVILLE G.P.S. MONUMENT 116
- ⊗ FOUND ALUMINUM CAP
- △ FOUND MAG NAIL
- ⊗ FOUND IRON PIPE
- ▲ FOUND RAILROAD SPIKE
- FOUND IRON PIN
- ▨ LIGHT DUTY ASPHALT PAVING
- ▨ CONCRETE SIDEWALK (BY DEVELOPER)
- ▨ GRAVEL ACCESS DRIVE
- ▨ CONCRETE ACCESS DRIVE
- STORM SEWER CENTERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- ⋈ GATE VALVE
- OVER HEAD ELECTRIC LINE
- ⊗ POWER/UTILITY POLE

1	PER CITY COMMENTS	RDH	08-28-23
2	PER CITY COMMENTS	ZAM	08-14-23
NO.	REVISIONS	BY	DATE



CIVIL ENGINEERING, INC.

P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

FINAL PLAT FOR
WALNUT GROVE SUBDIVISION PHASE 1
BENTONVILLE, ARKANSAS

SURVEY BY: JAMES SURVEYING PO Box 617 Gentry, AR 72734 (479) 736-8416		OWNER/DEVELOPER RLP INVESTMENTS, INC P.O. Box 3207 BENTONVILLE, AR 72713 (479) 787-3000		PLAT CODE: 500-19N-31W-0-21-400-04-0985	
JOB NUMBER 1677		DATE NOVEMBER 2022		SCALE: 1"=200' H 1"= -NA- V	
				SHEET NO. 4 OF 4	

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF WALNUT GROVE SUBDIVISION
PHASE 1 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.
(PROJECT NUMBER:FP23-0006)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of WALNUT GROVE SUBDIVISION PHASE 1, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 3, 2023;

WHEREAS, said final plat is attached hereto as Exhibit “A”;

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

WHEREAS, the final plat 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 final plat should be approved.

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

Section 1: That the final plat of WALNUT GROVE SUBDIVISION PHASE 1 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 final plat by certifying said acceptance on the approved final plat;

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:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Consent Agenda Item

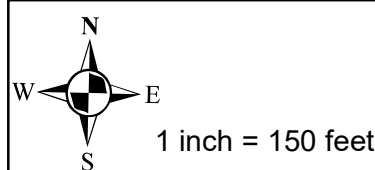
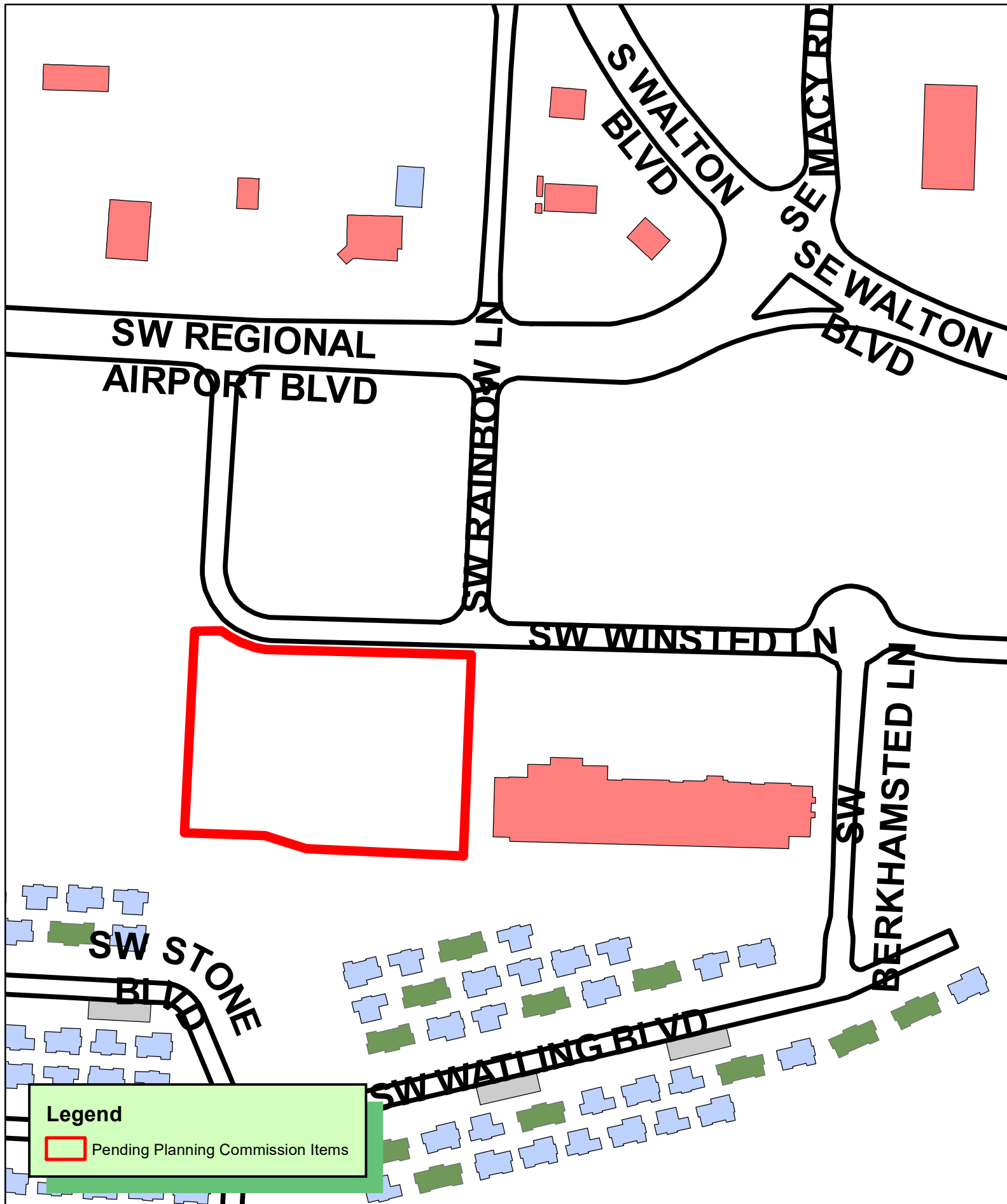
For the Planning Commission meeting on October 3, 2023

Reviewer: Bradley Gavrielides, Planning Technician

Details

2. Preliminary Plat Extension: Rainbow Junction Subdivision Phase II, Plateau Properties LLC, Southwest Corner of Southwest Rainbow Lane and Southwest Winsted Ln., R-3 Medium-High Density Multifamily Residential, *PP22-0005*

A preliminary plat creating new Lots 1, 2, 3, 4, & 5 of Rainbow Junction Subdivision Phase II. The plat dedicates a new drainage easement to encompass a drainage pond which will be reformed to allow for development on Lots 1 through 4. Lot 5 will hold the reformed drainage pond as well as additional easements in the southwest corner and is unbuildable.



PP22-0050
PRELIMINARY PLAT
RAINBOW JUNCTION SUBDIVISION PH 2





September 20th, 2022

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

RE: Rainbow Junction Patio Homes
COB# PP22-0005
CTA Job No. 21111700

Dear City of Bentonville Planning Department:

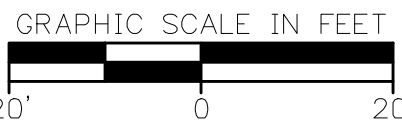
This is a formal request for a 12-month extension on the approved Preliminary Plat for Rainbow Patio Homes. The original approval for the project was received on October 4th, 2022. The project consists of 4 patio homes that front SW Winsted Ln and includes upgrades to the existing regional pond. There were no variances or waivers required on the project at the time of approval.

Delays in obtaining easement vacations have pushed back the construction start date. No work has been done on-site since gaining approval last year. All documents needed for construction have been obtained.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ali Karr, P.E.



BENTONVILLE, AR

Key Plan

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.

CITY PROJECT #PP22-0005

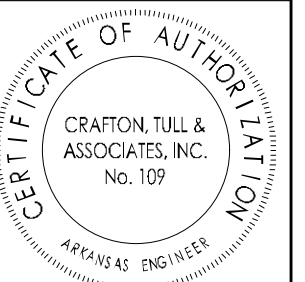
C-102

PARCEL: 18-06435-005
OWNER: HATFIELD & COOK LLC
ADDRESS: SE TARA RDIGE
BENTONVILLE, AR 72712
ZONED: R-3

SEE GRADING PLAN
1.90 AC. (82,720 SQ.FT.)
TYPE A: 3,070 SQ. FT.
R-3
RESIDENTIAL



Page 22 of 7



GRAPHIC SCALE IN FEET

A horizontal number line with tick marks at -20, -10, 0, and 20. The region between -10 and 0 is shaded in black.

RAINBOW JUNCTION PATIO HOMES

ENTONVILLE, AR

Key Plan

[illegible]

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: 21111700

ISSUE DATE: 08/29/2022

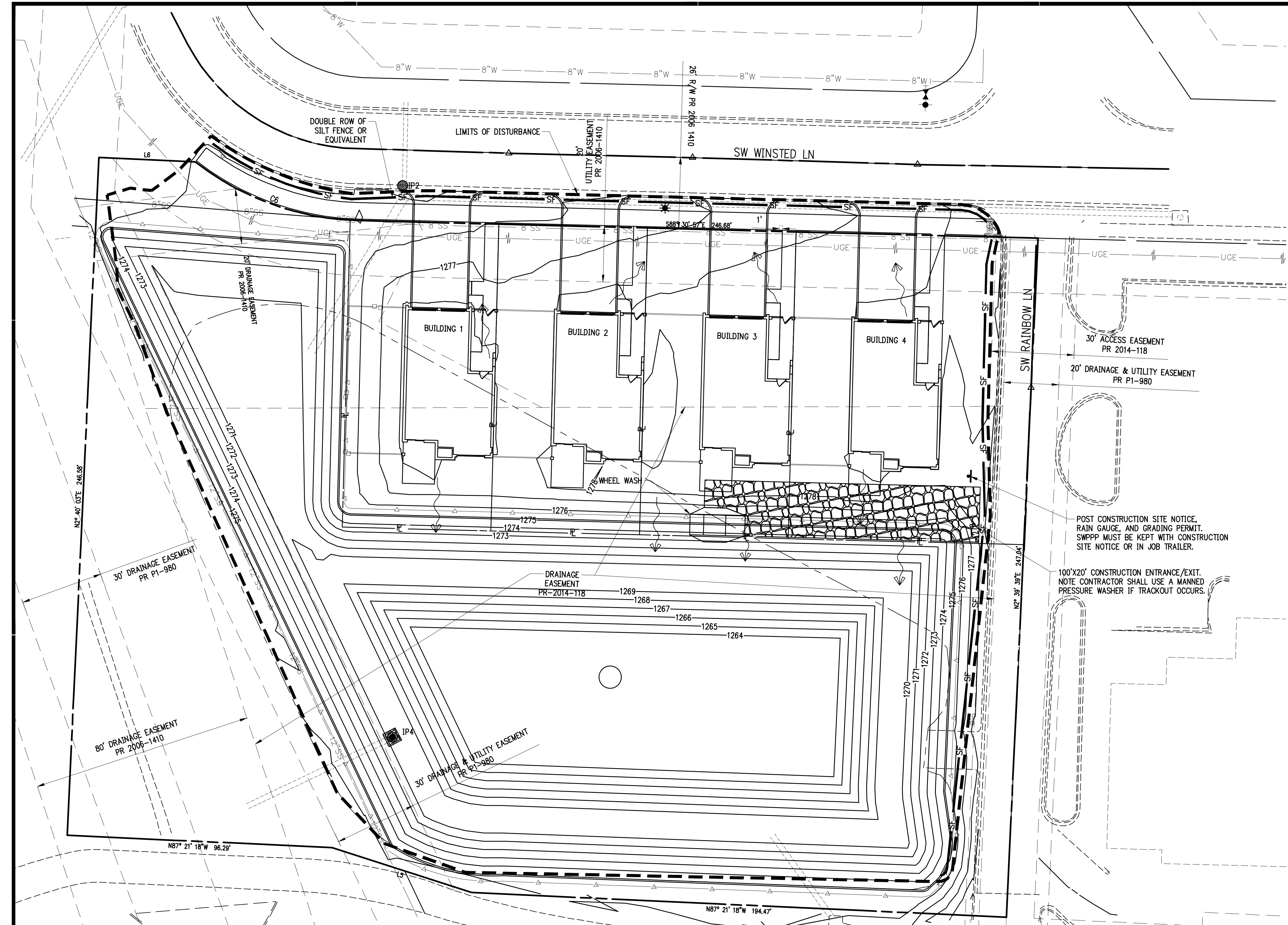
QC by:

PRELIMINARY PLANS

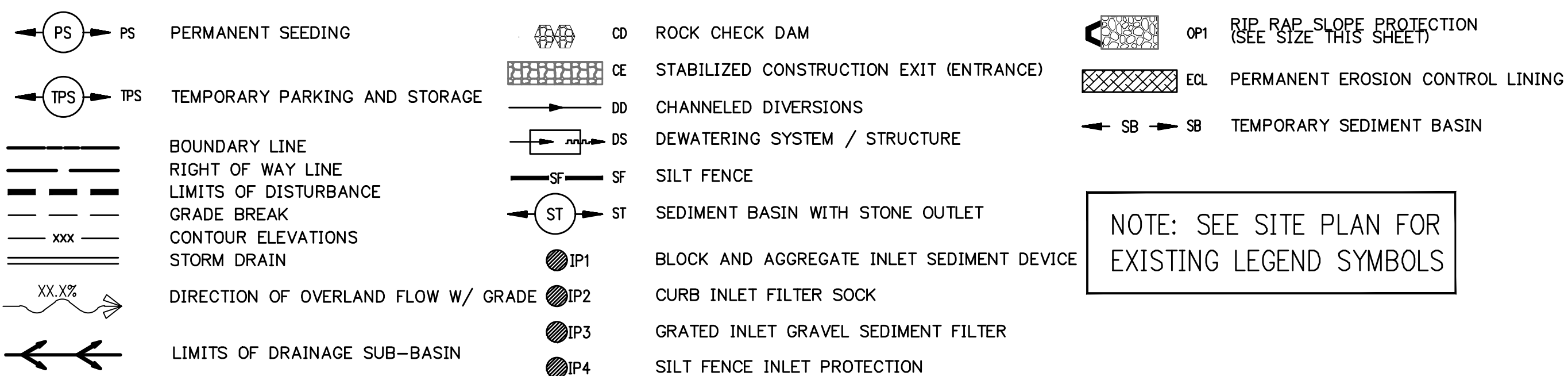
© 2022 Crofton, Tull & Associates, Inc.

EROSION CONTROL PHASE II

C-107



EROSION CONTROL LEGEND



NOTE: SEE SITE PLAN FOR
EXISTING LEGEND SYMBOLS

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.



Brewer

1112 Northeast Monroe Street

PC Date: 10/3/2023

Reviewer: Bradley Gavrielides, Planning Technician

Staff Report Details

Project Number	RZ23-0067
Applicant / Current Owner	Stephen and Theresa Brewer
Site Area	+/- 0.37 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-2, Downtown Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	N/A
Related projects	N/A

Property Description

This property is located at 1112 Northwest Monroe Street. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are R-1, Single Family Residential, DN-2, Downtown Medium-Density Residential, and C-1, Neighborhood Commercial.

Project Details

The Future Land Use Plan depicts this property as Medium Density Residential (MDR) and it is surrounded by Medium Density Residential (MDR) land uses.

Medium-density residential areas include townhome 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.

Relationship to the General Plan / Projected Traffic Impact

N/A

Public Comment

Has Staff Received Public Comment regarding this request? : **No**

Analysis / Waivers

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

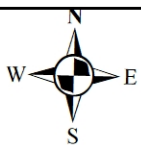
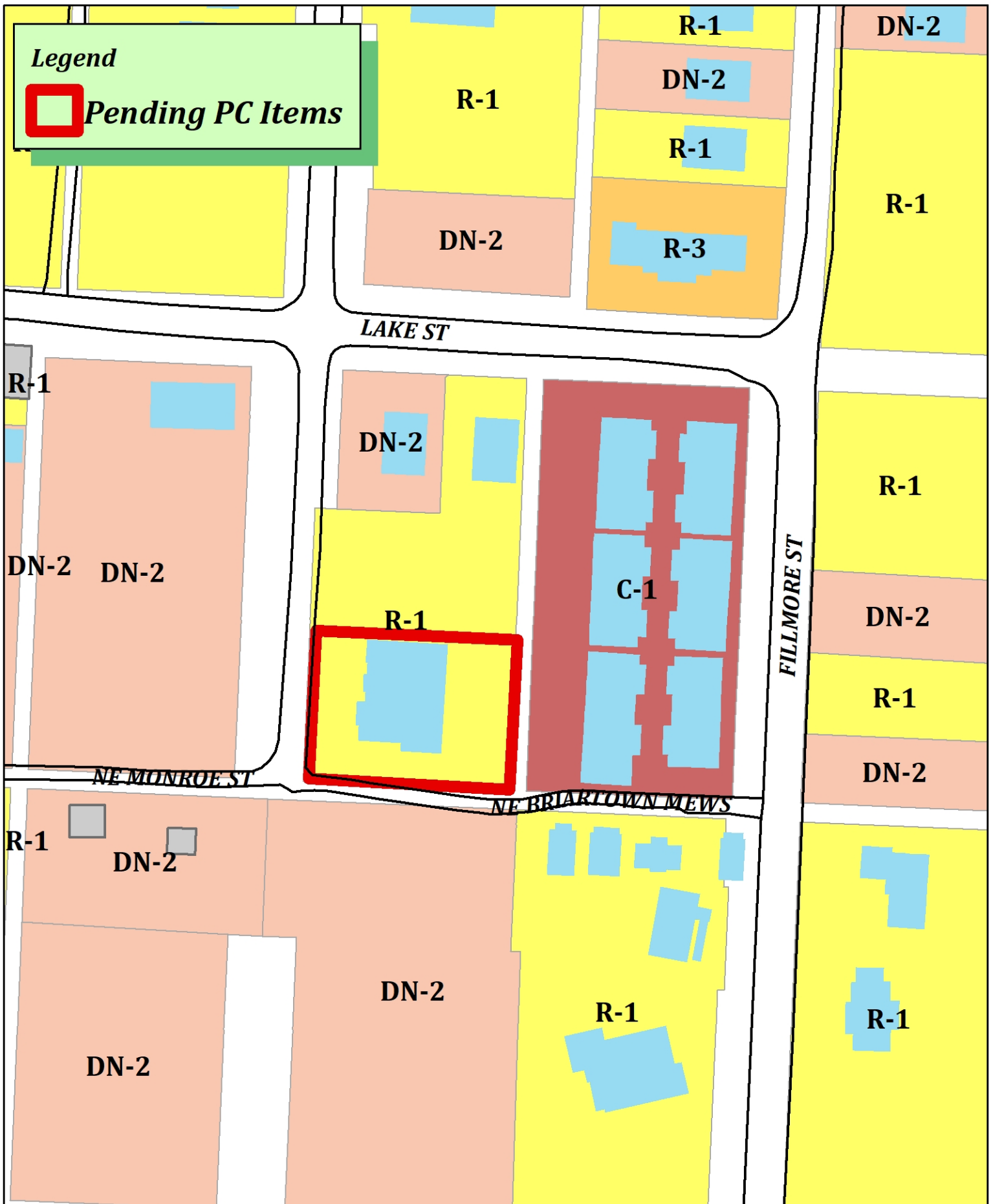
The proposed zoning of DN-2 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city.

Conclusion

This request is consistent with the Future Land Use Plan and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.

Additional Details

N/A



RZ23-0067
Stephen Brewer
1112 NE Monroe St
R-1 to DN-2



August 24, 2023

City of Bentonville
Planning and Community Development
305 SW A St.
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-04584-000 from R-1 to DN-2

Dear Planning Staff,

We are requesting that our property, Parcel No. 01-04584-000, be rezoned from R-1, Low Density Single Family Residential to DN-2, Downtown Medium-Density Residential.

Our neighborhood is located between NE A St., NW A St., Park St. and Tiger Blvd. As per the current Future Land Use Plan, this area is designated as Medium Density Residential and the individual properties are gradually all being zoned to DN-2. This rezoning request is on a par with the character and recent changes of the overall neighborhood. There are multiple instances of DN-2 rezoning all along Main St., Park St., Monroe St., and Filmore St. that are all in near proximity to our property. We would like to rezone the Property to DN-2 in order make it conform with the Future Land Use Map, as well as to take advantage of the more modern regulations under the Downtown zoning codes. We have no immediate plans for redevelopment.

Any increase in traffic would be commensurate with recent redevelopment in the neighborhood, no signage is contemplated, any future development will conform to Bentonville's Downtown Design codes, and sewer and water are both available on Monroe St.

Sincerely,
Stephen and Theresa Brewer
832 687 8511

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

(PROJECT NUMBER: RZ23-0067)

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

LOT 27, BLOCK 10, W. A. BURKS ADDITION, AS SHOWN ON A PROPERTY LINE ADJUSTMENT OF LOTS 7, 8 AND THE SOUTH 10 FEET OF LOT 9, BLOCK 10, W. A. BURKS ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2016 AT PAGE 180.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Alice Walton School of Medicine - *Noise Ordinance*

1101 Northeast J Street

PC Date: 10/3/2023

Reviewer: Luke Aitken, Planning Technician

Staff Report Details

Project Number	CU23-0028
Applicant / Current Owner	Crossland Construction
Site Area	+/- 6.84 Acres
Current Zoning	C-3, Mixed Use Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	Mixed Use Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Nighttime construction noise
Related projects	LSD23-0068

Property Description

This project is located at 1101 NE J St, to the east of the Crystal Bridges Museum Campus. The property is currently zoned C-3, Mixed Use Commercial. Adjacent zoning districts include A-1, Agriculture and R-1, Low Density Single Family Residential. Development of this property is currently underway for the Alice Walton School of Medicine. (Municipal Code Section 58-110, Construction Noise)

Project Details

The applicant requests a Conditional Use Permit to allow for early morning and late-night construction activity in association with the previously approved Large Scale Development LSD23-0068 for the school of medicine. Since specific dates are not known at this time, this is a blanket request to perform construction activities during the normally restricted hours (see below) until May of 2025. The applicant is only performing work that cannot be completed during normal hours and will strive to limit consecutive periods of night work to a minimum.

Proposed Night Work

6:00 PM Sunday to 6:00 AM on Monday

6:00 PM Monday to 6:00 AM Tuesday

6:00 PM Tuesday to 6:00 AM Wednesday

Project Details

6:00 PM Wednesday to 6:00 AM Thursday
6:00 PM Thursday to 6:00 AM Friday
6:00 PM Friday to 6:00 AM Saturday.

According to the applicant's narrative, due to the timing and scope of concrete pours and utility installations affiliated with the project, they require the ability to pour concrete, stage equipment, and run utilities overnight. These pours may require temporary lighting, concrete trucks, and machinery to be located on site for their duration. The applicants' narrative states they will do everything in their power to keep noise to a minimum and will take measures to ensure that all temporary lighting will be directed at the work, and away from residential areas.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff Received Public Comment regarding this request? : No

Analysis / Waivers

Conclusion

Staff recommends the applicant proactively engage with residents and property managers of nearby communities. This may include neighborhoods and apartment complexes along Northeast J St and Northeast John Desheids Blvd. The applicant may provide residents with an on-site direct contact and a general schedule of construction activities, due to the extensive nighttime construction windows requested.

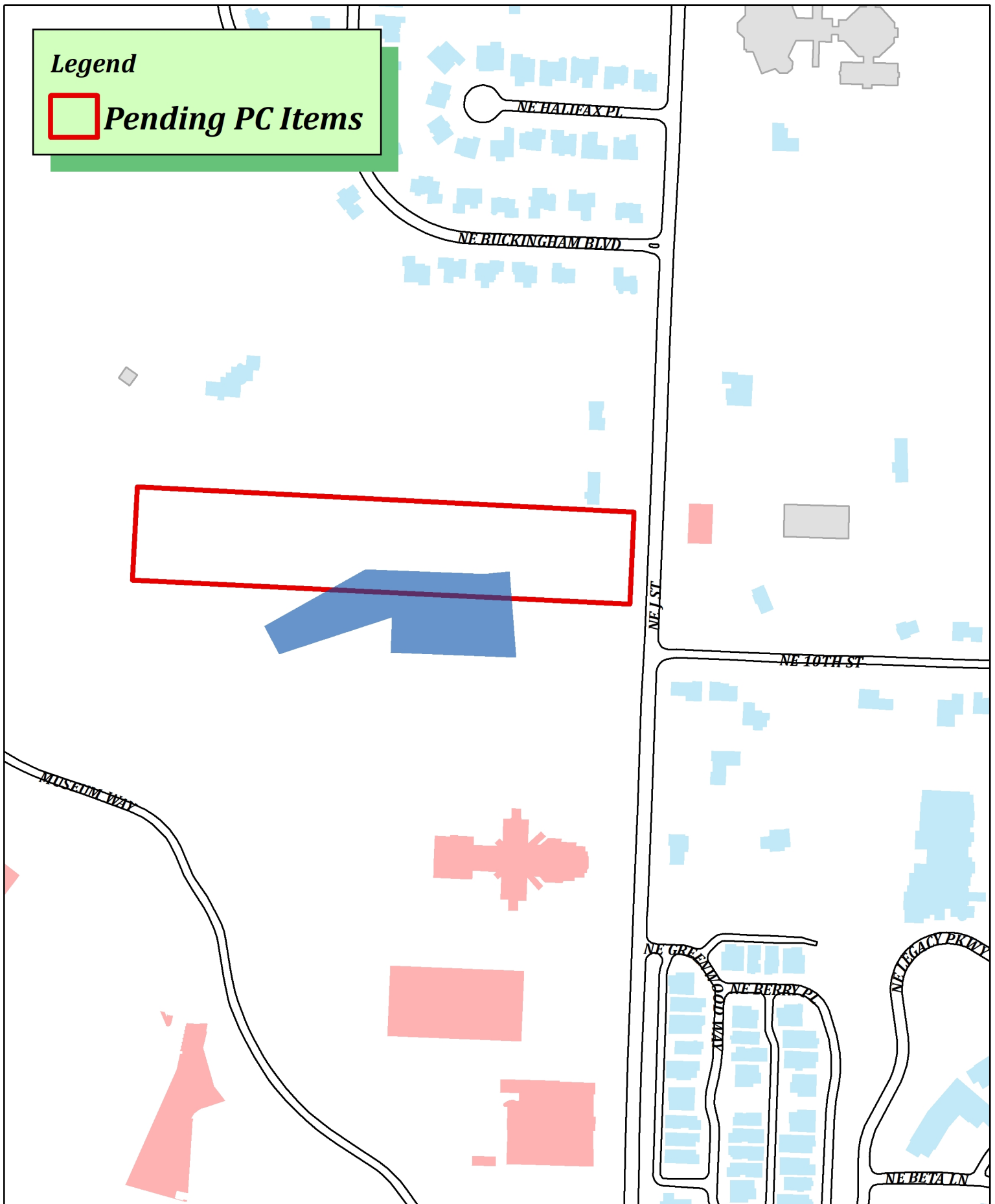
Proposed conditions of approval:

1. This Conditional Use Permit shall be valid until May 2025 for overnight construction activities.
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 if the conditions of approval are not met.
3. This conditional use shall be limited to construction activities directly related to LSD23-0068 and shall not include other construction activities.
4. The applicant shall post a weekly night work schedule online with a notice on-site detailing how to reach the online schedule (Due to the nature of construction the schedule may change but as new information becomes available the schedule should be updated).

Additional Details

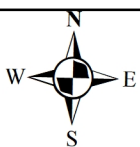
Legend

 **Pending PC Items**



CU23-0028

**Scott Eccleston-1001 NE J Street
Nighttime Activities**





1800 S. 52nd St. • Ste. 410

Rogers, AR 72758

tel 479.464.7077

fax 479.464.7050

August 23rd, 2023

City of Bentonville
305 SW A Street
Bentonville, AR 72712

Re: Conditional Use Permit Application for Nighttime Activities
Permit # COM23-0005 - Alice Walton School of Medicine (AWSOM)
1101 SW "J" Street
Bentonville, AR

To Whom it May Concern,

Crossland Construction Company, Inc. respectfully requests that the City of Bentonville consider and grant a Conditional Use Permit to allow Crossland to perform construction activities during the following normally restricted hours through May 1st of 2025:

6:00 PM Sunday to 6:00 AM on Monday
6:00 PM Monday to 6:00 AM Tuesday
6:00 PM Tuesday to 6:00 AM Wednesday
6:00 PM Wednesday to 6:00 AM Thursday
6:00 PM Thursday to 6:00 AM Friday
6:00 PM Friday to 6:00 AM Saturday

The work that Crossland intends to perform during these hours includes, but is not limited to; preparation for concrete placements, concrete placement, material loading, material receiving, material off-loading, material stockpiling, and other miscellaneous construction activities as our schedule requires. The City should anticipate that these activities will be performed under temporary lighting to illuminate the areas of work.

The City should also know that Crossland does not intend to work overnight, every night, but there are activities that simply cannot be performed during normal business hours. An example would be concrete placements which have many factors that determine when we must perform the work. Considerations such as heat, concrete



1800 S. 52nd St. • Ste. 410

Rogers, AR 72758

tel 479.464.7077

fax 479.464.7050

mixtures, the cubic yardage to be placed, and the curing and finishing times required all play a roll when planning our work.

We are keenly aware of the potential impact that overnight work has on our community, and we will do everything in our power to keep noise to a minimum. We will also take measures to ensure that all temporary lighting will be directed at the work, and away from residential areas. Crossland will reach out to neighboring residents to inform them of these activities and will provide a schedule on when they can expect these activities to occur. A contact will be provided to residents for them to reach the Crossland team with any questions or concerns.

Thank you in advance for your consideration of this request. If you have any questions or require additional information, please call me at 479.325.9301.

Please see the below dates for concrete placement. It is to be noted that these dates may change.

9/27/23,10/4/23,10/5/23,11/17/23,11/28/23,12/12/23,12/13/23,1/9/24,1/18/24,1/26/24,
2/15/24, 2/16/24, 2/26/24, 3/8/24, 3/15/24, 3/27/24, 4/2/24, 5/20/24, 5/28/24, 5/30/24,
7/12/24, 7/19/24, 7/26/24, 8/19/24, 8/20/24, 9/5/24, 9/13/24, 9/17/24, 10/11/24,
10/18/24, 11/27/24, 11/21/24

Sincerely,

Mitchell Butler
Project Engineer
Crossland Construction Company, Inc.

Cc: Jason Miller/CCC
Chris Schnurbusch/CCC
Cori Wilson/CCC
Carson Scott/CCC

- LSD Notes**
- There are no wetland areas that exist within the property boundaries of this site as noted per the US Fish and Wildlife Wetland Mapper.
 - Right-of-Way, Both current right of way (Existing ROW) and the Master Street Plan Right of Way (MSP ROW) are indicated on this drawing.
 - The entire property is located within unshaded flood zone "X" or areas outside the annual chance floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas, Firm Panel: #05007C0090J Effective Date, 9/28/2007.
 - Signage, Fire Lane and Accessible Parking Signs are noted on L-401, 402, and 403. Additional signage is not known at this time. It is understood that a separate permit will be required for signage approval.
 - Fencing, No fencing is anticipated at this time except for the mechanical and dumpster enclosures as noted on SKA-01. A separate permit will be required for any future fencing.
 - Airport Zone. Project is located within Municipal Airport District, Zone D. The project meets the requirements of that zone.
 - Will Provide Interior Parking Greenspace Requirements of 10% of impervious material, and at least 80% will be living material. Total Parking Area=54,733 sf. Interior Planting Greenspace Provided=10,780 sf (19.6%)

- Plant Maintenance Notes**
- Once installed, landscaping shall be maintained in healthy living condition and plant material that dies shall be replaced.
 - Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI **A300** "Standards for All Tree Care" shall be utilized for maintenance purposes.
 - 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.
 - 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

- Utilities Notes**
- See civil drawings for site utilities.
 - Contact BEUD at (479) 271-3135 before performing any grading within 5' of existing or proposed power poles.
 - BEUD design layout drawing takes precedence over any electric information shown on the site utility plan.
 - 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.
 - Where potential utility conflicts with Landscaping, utility locations shall be field verified.
 - All trees shall be minimum of 5' from public utilities
 - Mechanical equipment at grade will be screened with materials that complement the architectural and site materials. Refer to SKA-01 for preliminary details.

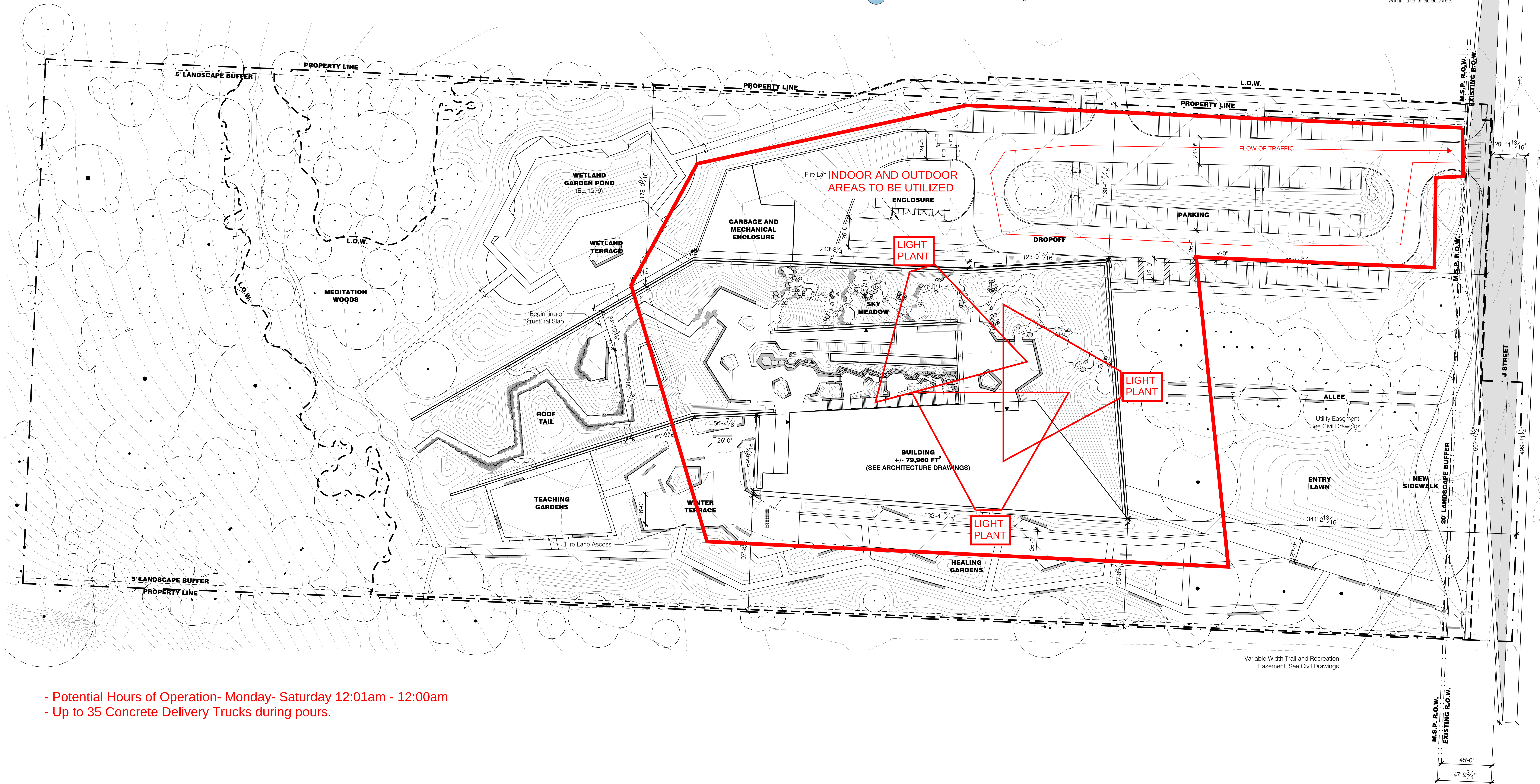
Site Data	
Overall Site Area	602541 FT ²
Zoning	C-3
Proposed Use	Educational Facility
Setbacks	
Front Building Setback	0'-0"
Rear Building Setback	0'-0"
Side Building Setback	0' Adjacent to Non-Residential
Front Landscape Buffer	20'-0"
Side Landscape Buffer	5'-0"

General Legend

	Existing Trees to Remain		Roof Drain, See Architecture Drawings		Landscape Underdrain, See Civil Drawings
	Property Line		Light Poles, See Site Electrical Drawings		Water Utility Access, See Civil Drawings
	Limit of Work		Wall Mounted Lights, See Site Electrical Drawings		Fire Hydrant, See Civil Drawings
	Right of Way		Bollard Lights, See Site Electrical Drawings		Gas Utility, See Civil Drawings
	Building Entry		Tree Uplights, See Site Electrical Drawings		Pond Overflow Access, See Civil Drawings
	Landscape Area Drain Inlet, See Civil Drawings		Charging Pedestal, See Site Electrical Drawings		Storm Water Catch Basins, See Civil Drawings
	Trench Drain		Wireless Access Pole, See Site Electrical Drawings		Sanitary Manhole, See Civil Drawings
	Slot Drain		GFCI Receptacle, See Site Electrical Drawings		

Legend Notes

- For Complete List of Symbols Refer to L-001



- Potential Hours of Operation- Monday- Saturday 12:01am - 12:00am
- Up to 35 Concrete Delivery Trucks during pours.







Nest Apartments

Southeast C Street

PC Date: 10/3/2023

Reviewer: Luke Aitken, Planning Technician

Staff Report Details

Project Number	LSD23-0012
Applicant / Current Owner	Halff Associates / Gopi Chandran
Site Area	+/- 1.01 Acres
Current Zoning	C-2, General Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multifamily Apartment Complex
Related projects	N/A

Property Description

This property is located on the east side of Southeast C Street near the corner of Southeast 22nd Street. It is currently zoned C-2, General Commercial with a future land use classification of Residential Estate. This property presently is vacant.

Project Details

This project is a large-scale development that consists of a single structure that will serve as the first building of the Nest Apartments. The proposed structure will be approximately 24,610 square feet, providing 18 total units. It is also shown to be approximately 42 feet tall at its highest point. The project will provide 27 parking spaces, which is what is required. One means of access is proposed: shared drive (SE Nest Circle) from Southeast C Street.

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 aluminum as trim material (this project was submitted to the City on March 24, 2023).

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

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

Southeast C Street is slated to become a major north / south bikeway route, which may result in future vehicle trips being replaced by bicycle, and the embedding of residential within a predominately office area may allow for more pedestrian trips should office workers find housing at this location.

Public Comment

Has Staff Received Public Comment regarding this request? : No

Analysis / Waivers

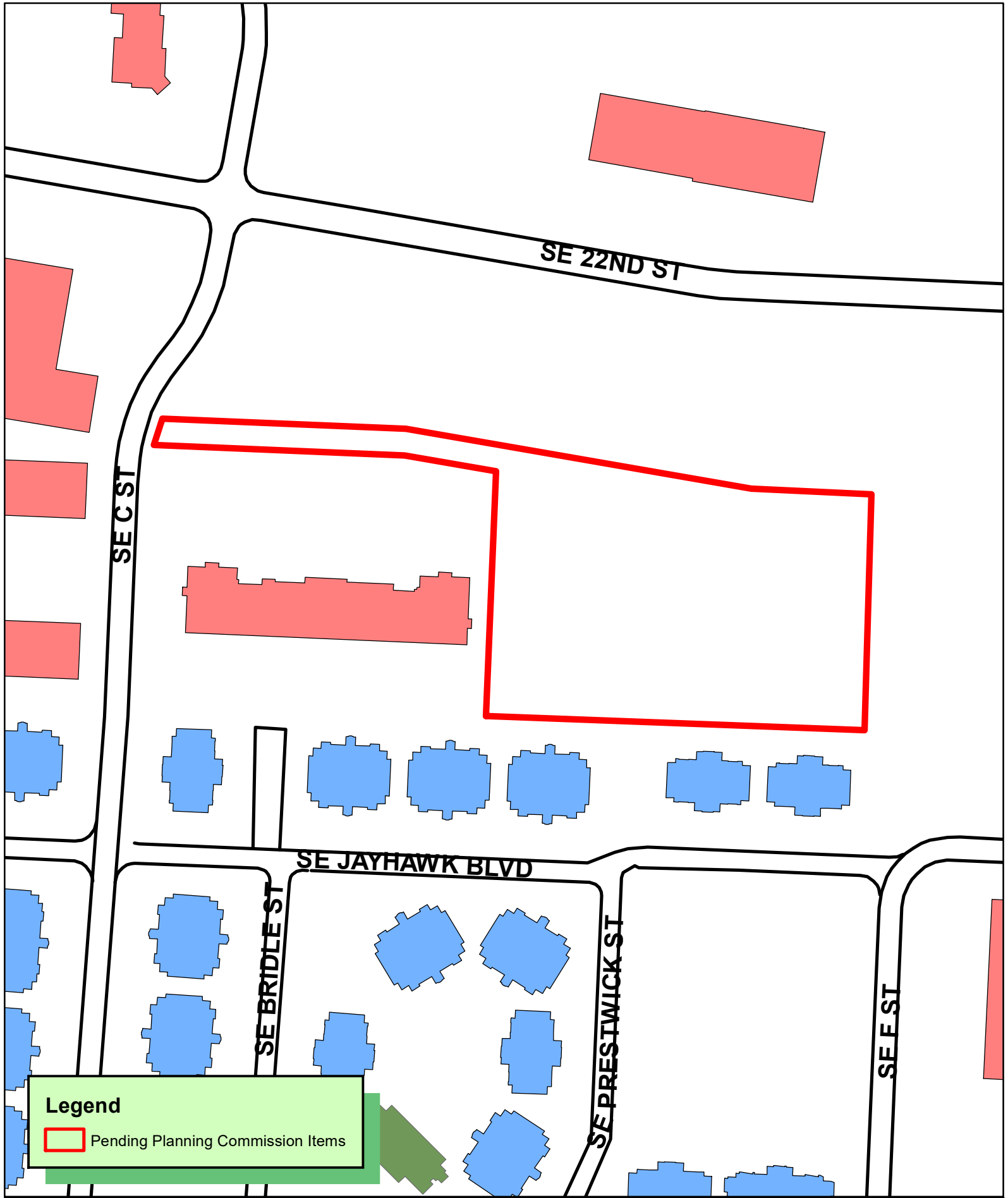
No waivers are associated with this request.

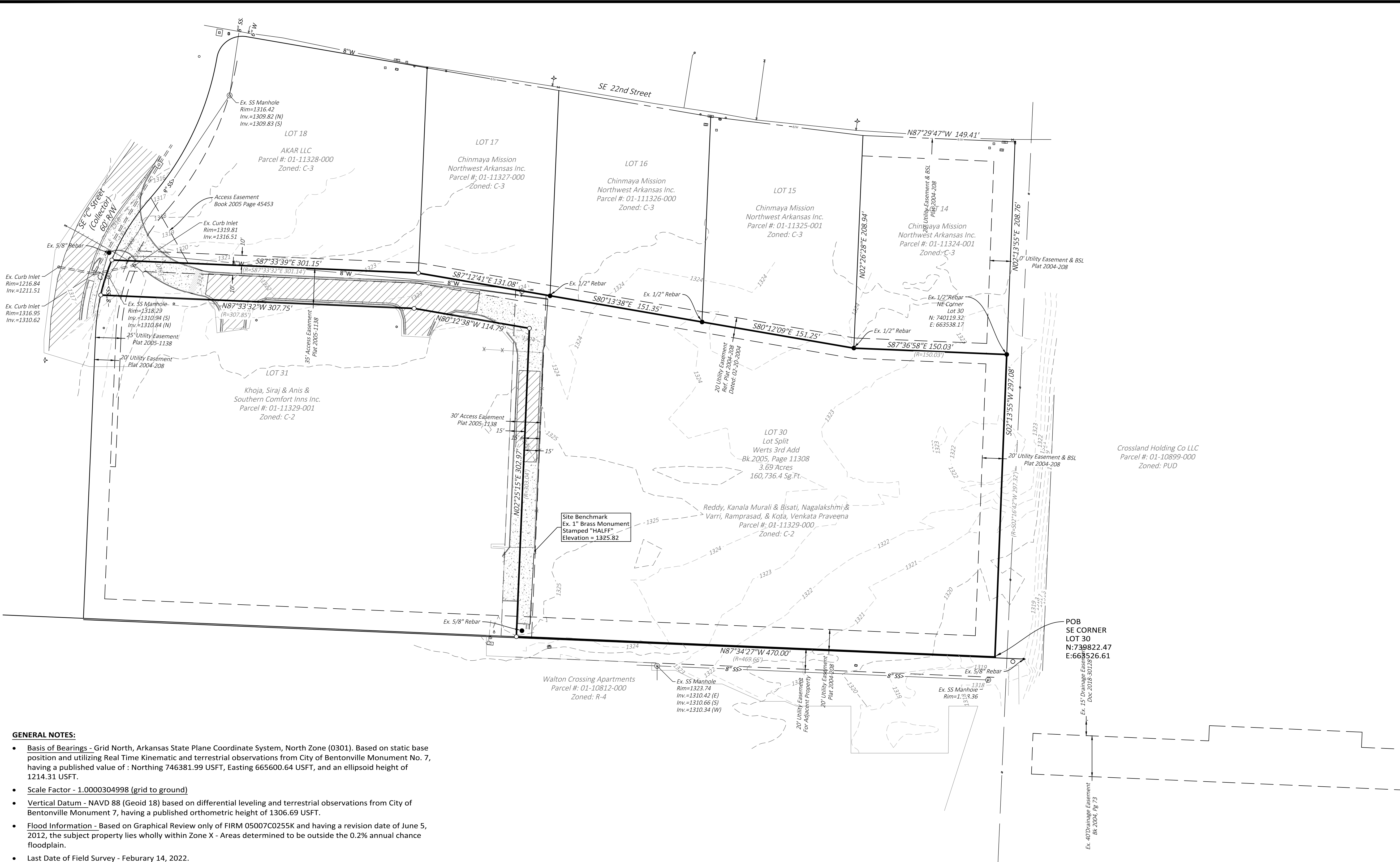
Conclusion

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

Staff recommends approval of this Large Scale Development.

Additional Details





GENERAL NOTES:

- Basis of Bearings - Grid North, Arkansas State Plane Coordinate System, North Zone (0301). Based on static base position and utilizing Real Time Kinematic and terrestrial observations from City of Bentonville Monument No. 7, having a published value of : Northing 746381.99 USFT, Easting 665600.64 USFT, and an ellipsoid height of 1214.31 USFT.
- Scale Factor - 1.0000304998 (grid to ground)
- Vertical Datum - NAVD 88 (Geoid 18) based on differential leveling and terrestrial observations from City of Bentonville Monument 7, having a published orthometric height of 1306.69 USFT.
- Flood Information - Based on Graphical Review only of FIRM 05007C0255K and having a revision date of June 5, 2012, the subject property lies wholly within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- Last Date of Field Survey - February 14, 2022.
- Reference Documents - Warranty Deeds filed for record at Document Numbers 201748650 and L202241768.
- Record Plat of Benham Company LLC, Lot Split, as file for record at Plat Book 2005 Page 1138 on September 16, 2005.

WARRANTY DEED L202241768 DESCRIPTION:

Lot 30, in the Replat of Lot 19, Werts 3rd Addition, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record "2005" at Page 1138, being more particularly described as follows, To-Wit: Beginning at the SE Corner of said Lot 19 and running thence N87°34'27"W, 469.66 feet to the a set iron pin; thence N02°25'15" E, 303.04 feet to a set iron pin; thence N80°12'38"W, 114.79 feet to a set iron pin; thence N87°33'32"W, 307.85 feet to a set iron pin located on the East Right-of-Way of Southeast "C" Street; thence along said Right-of-Way with a curve to the right, with a radius of 215.00 feet and an arc length of 38.38 feet to a found iron pin; thence leaving said Right-of-Way, S87°33'32"E, 301.14 feet to a found iron pin; thence S80°12'41"E, 131.08 feet to a found iron pin; thence S80°13'38"E 151.35 feet to a found iron pin; thence S80°12'09"E 151.25 feet to a found iron pin; thence S87°36'58"E, 150.03 feet to a found iron pin; thence S02°16'42"W, 297.32 feet to the Point of Beginning, containing 3.69 acres, more or less. Subject to Easement and Right-of-Way of Record.

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K

Effective Date: June 5, 2012

Surveyor/Engineer

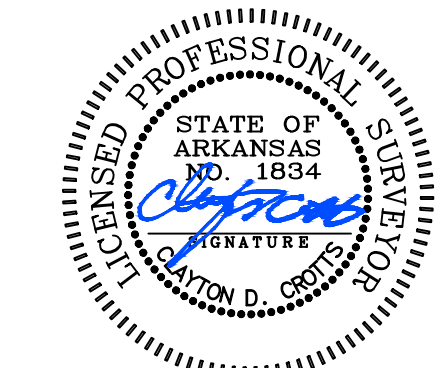
Halff Associates, Inc
2407 SE Cottonwood Street, Ste 1
Bentonville, AR 72712
Telephone: (479) 273-2209

Owner/Developer

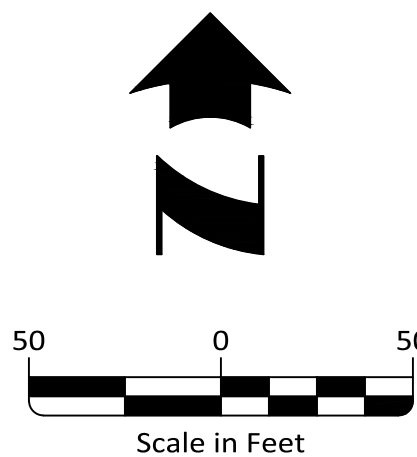
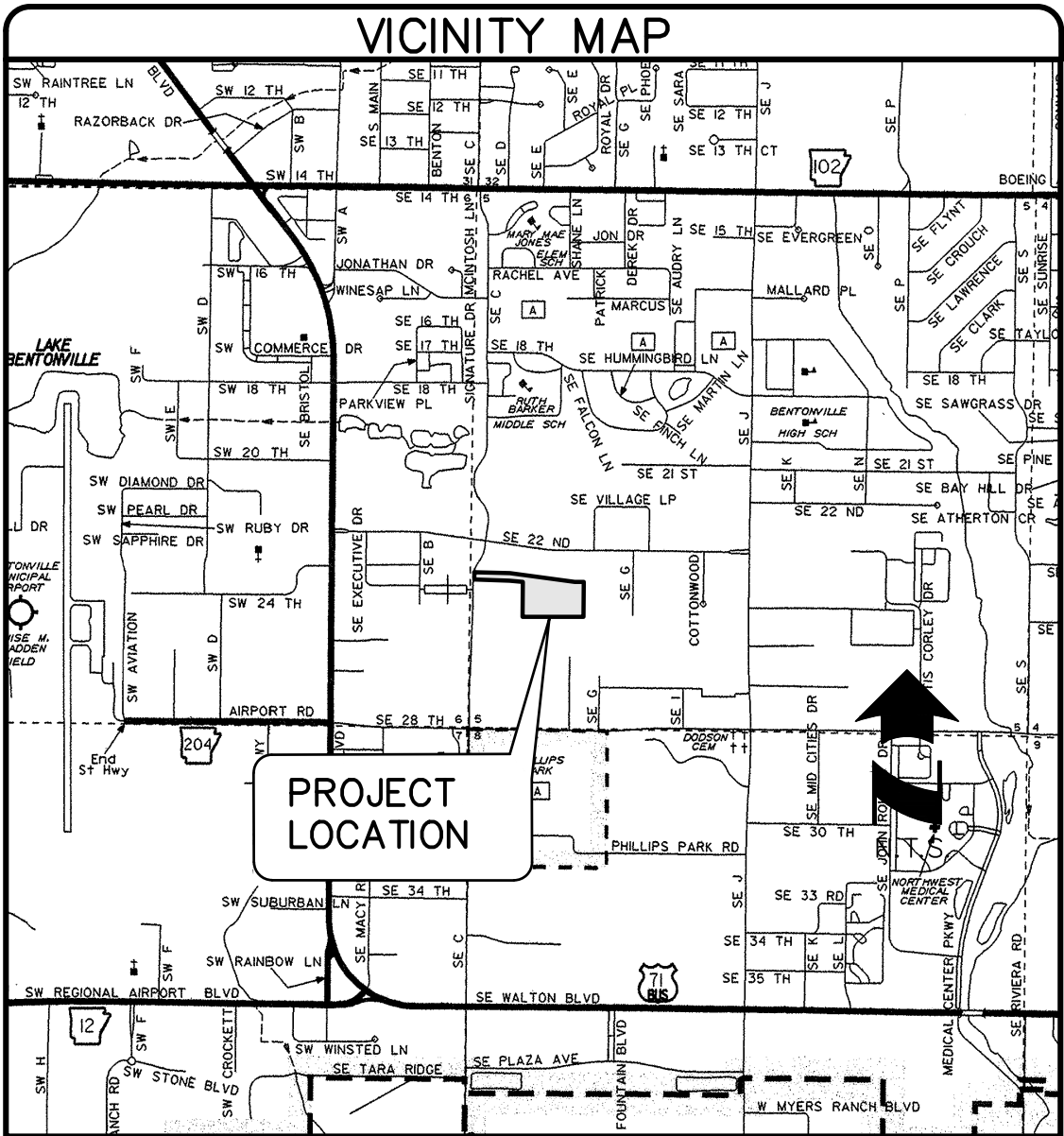
Gopi Chandran
802 SW
Edinburgh Ave,
Bentonville, AR,
72713
(404) 428-4674

BOUNDARY SURVEY CERTIFICATION:

I, Clayton D. Crotts, do hereby declare that on this the 3rd day of November, 2022, that this survey was completed under my direct supervision, that the boundary lines and corner monuments, to the best of my knowledge, are found and were established as indicated, and that this survey meets the Arkansas Standards of Practice for Property Boundary Surveys and Plats.



11-3-22
Clayton D. Crotts, Arkansas PS #1834



Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	38.38'	215.00'	18.10'	N 17° 31' 17" E	36.08'



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

**LOT 30
WERTS 3RD ADDITION**

Bentonville, Arkansas

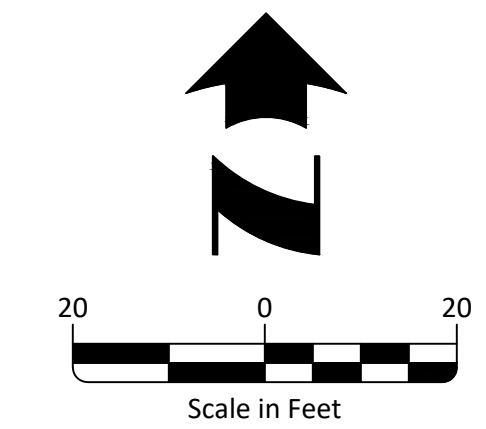
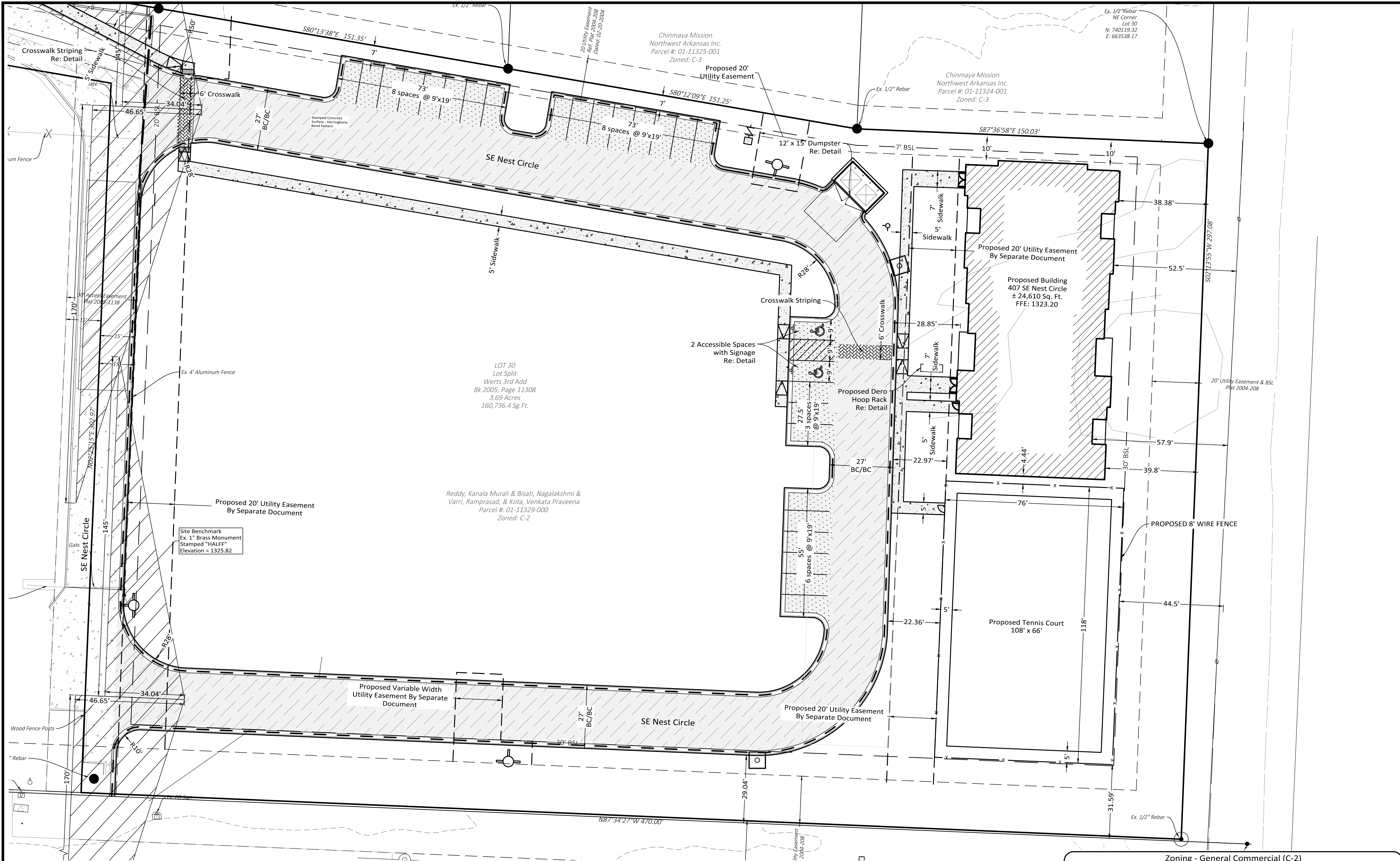
Issued for Review
11.03.22

BOUNDARY SURVEY

Revisions

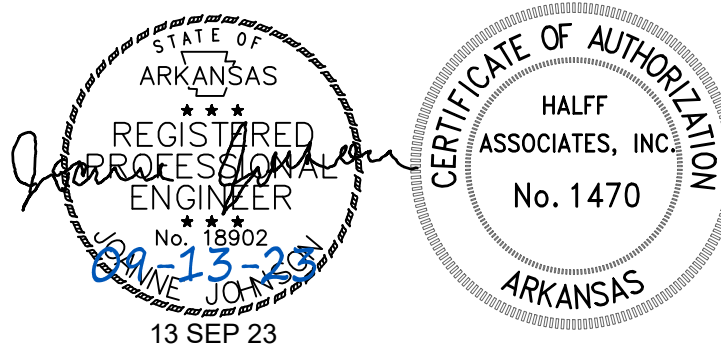
Drawn By:	RLA	Vert. Scale:	-
Approved By:	CDC	Horiz. Scale:	1"=50'
Date:	11.03.2022	Plot Scale:	1
Project No.:	GOP-01	DWG Name:	PRELIM PLAT

SHEET **1** of 1



Overall Site Area Calculations:

Total Site Area: 141,890 S.F.
Total Impervious Area: 90,326 S.F. (64%)
Total Green Space Area: 51,564 S.F. (36%)
Interior Green Space Calculations:
Total Parking Lot Area: 14,996 S.F.
Total Interior Green Space Required: 3,573 S.F. (8%)
Total Interior Green Space Provided: 1,563 S.F. (10%)
Will Provide Interior Parking Greenspace Requirement
8% of Impervious Material, and at Least 80% will be Living
Material for Parking islands.
Proposed Site is In Zone C (3) Outer Safety, Zone (OS2).



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BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

NEST APARTMENTS

Bentonville, Arkansas
LSD #23-0012

Issued for Review
09.13.23

SITE DIMENSIONING PLAN

Revisions			

Drawn By: JRC	Vert. Scale: N/A
Approved By: JKI	Horiz. Scale: 1"=20'
Date: 09.13.23	Plot Scale: 1
Project No.: GOP-01	DWG Name: GOP-01 SITE DIM

LEGEND			
	Property Line		6" Type "A" Conc. Curb & Gutter
	Building Setback Line		Proposed Handicap Ramp, Type "B"
	Proposed Right-of-Way		Proposed Fire Lane Marking Per Bentonville Fire Department Requirements
	Centerline Alignment		Proposed Sign, See Plan For Type
	Proposed Fence		Accessible Parking Symbol
	Proposed Building		Proposed Fire Hydrant
	Proposed Standard Duty Concrete Pavement		Proposed Curb Inlet/Junction Box
	Proposed Heavy Duty Concrete Pavement		Proposed Grate Inlet
	Proposed Concrete Sidewalk		Proposed FDC
			Proposed Water Meter
			Sight Triangle
	Existing Asphalt Pavement		Existing Storm Drain Inlet/Junction Box
	Existing Concrete Pavement		Existing Fire Hydrant
	Existing Overhead Electric		Existing Water Meter
	Existing Telephone Pedestal		
	Existing Gas Meter		
	Existing Fence		
	Existing Fence to be Removed		
	Existing Manhole		
	Existing Power Pole		

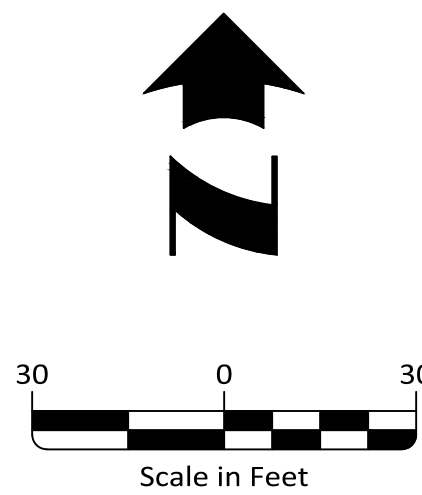
Notes:

- Any New Lighting Will Require That It Be Cut-Off Or B-U-G (With a U Rating of U), And Approved By Planning Department.
- All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.
- Location Of Any Signage Is Unknown At This Time. All Proposed Signage Will Require A Separate Permit.
- All Proposed Fencing Will Require A Separate Permit.
- 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.
- Contact BEUD At (479) 271-3135 Before Performing Any Grading Within 5' Of Existing Or Proposed Power Poles.
- BEUD Design Layout Drawing Takes Precedence Over Any Electric Information Shown On The Site Plan.
- Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building And Be A Minimum Of 9' In Depth And 11' In Width.
- This Site Is In Zone C (3) Outer Safety Zone (OSZ). We Meet The Requirements Of Our Zone.

Zoning - General Commercial (C-2)					
Building Setbacks					
Front		Side		Rear	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

PARKING SUMMARY FOR MULTI-FAMILY DWELLING			
Description	Parking Requirement	Spaces Required	Spaces Provided
Phase 1 Development (18 Dwellings)	3 Sp. Per 2 Dwelling Units	27*	27*
HC Accessible Spaces	2 Spaces Per 26-50 Spaces	2	2
Total spaces (Multi-Family)		27*	27*

* Includes HC Accessible Spaces



Overall Site Area Calculations:

Total Site Area: 141,890 S.F.

Total Impervious Area: 90,326 S.F. (64%)

Total Green Space Area: 51,564 S.F. (36%)

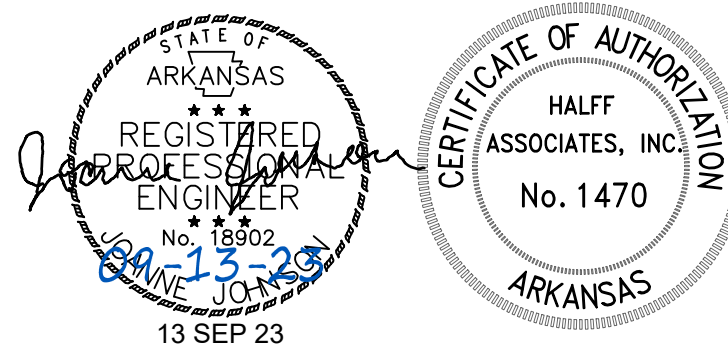
Interior Green Space Calculations:

Total Parking Lot Area: 44,658 S.F.

Total Interior Green Space Required: 3,573 S.F. (8%)

Total Interior Green Space Provided: S.F. (%)

Will Provide Interior Parking Greenspace Requirement
8% of Impervious Material, and At Least 80% will be Living
Material for Parking Islands.



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

NEST APARTMENTS

Bentonville, Arkansas
LSD #23-0012

Issued for Review
09.13.23

LANDSCAPING PLAN

Revisions			

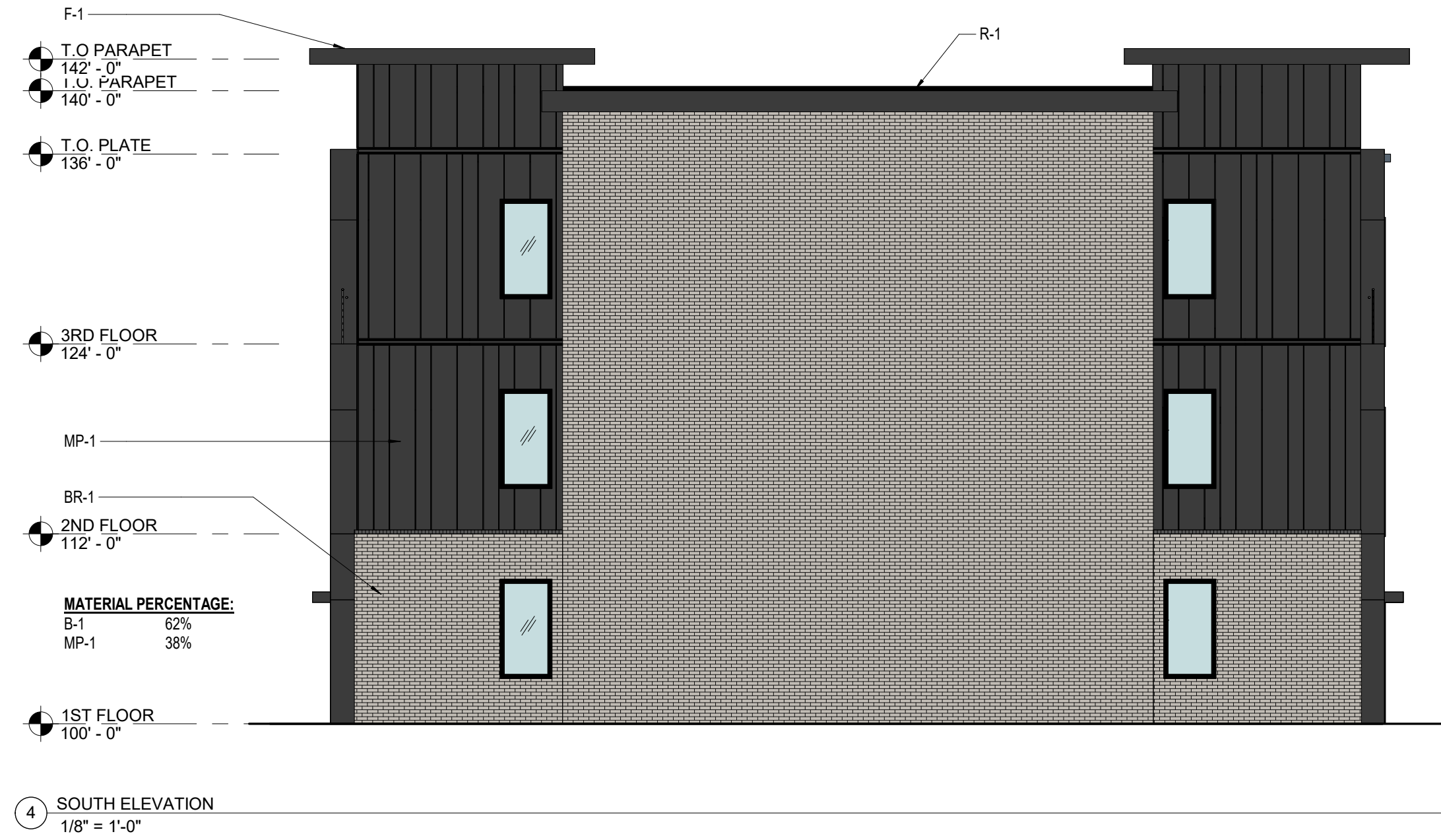
Drawn By:	JRC	Vert. Scale:	N/A
Approved By:	JKJ	Horiz. Scale:	1"=20'
Date:	09.13.23	Plot Scale:	1
Project No.:	GOP-01	DWG Name:	GOP-01 LAND

SHEET

37

of 37

Page 46



FINISH LEGEND			
BR-1 BRICK MATERIAL: BRICK VENEER COLOR: STEELE GRAY MNF: ACME BRICK		R-1 ROOFING MATERIAL: TPO COLOR: WHITE MNF: TBD	
MP-1 - ARCHITECTURAL METAL PANEL MATERIAL: 24 GA. MS1 MODULAR COLOR: PREFINISHED ANTHRACITE MNF: MAC METAL ARCHITECTURAL		D-1 DOORS MATERIAL: PREHUNG METAL COLOR: MATCH FACIA MNF: TBD	
MP-2 - ARCHITECTURAL METAL PANEL MATERIAL: 24 GA. 1'-0"X5'-0" METAL BLOCK COLOR: PREFINISHED TITANIUM WHITE MNF: MAC METAL ARCHITECTURAL		F-1 FASCIA & GUTTER MATERIAL: ALUM COLOR: MATCH ADJACENT MATERIAL MNF: TBD	
MP-3 - ARCHITECTURAL METAL PANEL MATERIAL: 24 GA. NORWOOD MINI COLOR: SCANDINAVIAN FIR MNF: MAC METAL ARCHITECTURAL			

C STREET ARPARTMENTS BUILDING A

DATE: 2.7.2023

BUILDING A COLOR ELEVATIONS



Hamhane, LLC

409 and 411 Northwest 5th Street

PC Date: 10/3/2023

Reviewer: Jon Stanley, Senior Planner

Staff Report Details

Project Number	WAV23-0015
Applicant / Current Owner	Hamhane, LLC
Site Area	+/- 0.78 Acres
Current Zoning	DN-3, Downtown High Density Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Proposed Two-Family/Patio Home/Duplexes
Related projects	N/A

Property Description

These properties are located at 409 and 411 Northwest 5th Street and are currently both zoned DN-3, Downtown High-Density Residential, with a Future Land Use Map designation of High Density Residential (HDR).

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

N/A

Public Comment

Has Staff Received Public Comment regarding this request? : **No**

Analysis / Waivers

The applicant is requesting two waivers from the Land Development Code.

The first is a waiver request to Article 1100 Development Standards, Section 1100.10 Lot Standards, Subsection (a), Access:

The code states, "Every lot shall have direct access to a public street except where private streets are explicitly approved by the Planning Commission in Planned Developments".

In this instance, the existing 13' alley could be considered a public street if the alley were widened to a width acceptable to the Planning Commission. Fire would allow a 15' paved surface in this instance, Planning recommends a minimum 20' paved width to consider the alley a "public street" (public streets should be able to carry two-way traffic).

The second is a waiver request to Article 1100 Development Standards, Section 1100.22 Downtown Residential Design Standards, Subsection (d) General residential site access and parking, (1) Parking Location:

The Land Development Code States

"a. Prohibited in front yards. Garages, parking lots, or designated parking spaces are prohibited in the front yard.

b. Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street."

Conclusion

Staff recommends approval with the condition that a total of 20' be dedicated for the alley; that the two northern lots be required to face NW 5th, with garages on the alley; and that all garages be stepped back from the building face a minimum of 2'. The applicant's site plan is subject to all other regulations as set forth in the Zoning and Land Development codes.

Additional Details

Additionally, if the waivers are approved, the applicant will need to make accommodations and adjustments within their proposed site plan to allow for easement widths and utility placements that are consistent with the city's current water and sewer specifications, which require 10 feet of separation between utilities and a minimum of 20 feet easement parallel to and running the length of the public alley to serve the proposed lots. Furthermore, additional right-of-way will need to be dedicated for the public alley in the dimension specified by the Planning Commission.

Legend



Pending PC Items

NW 5TH ST

NW D ST

NW C ST

DICKSON

NW 4TH ST

WAV23-0015

**Mark Haney--409 NW 5th St
Alley and Garage Waver**





Aug 8, 2023

Dear Bentonville Planning Commissioners,

We are requesting two waivers for our potential development at 409 and 411 NW 5th St—one to allow our proposed duplexes to front the existing alley, and one to allow for front facing garages accessed via the existing alley. Our waiver requests are respectfully submitted to allow us to proceed with the most common sense path forward to increase density and provide attractive housing in line with Bentonville's downtown intensification goals.

Our first waiver request is to allow the proposed duplexes to face the existing central alley. There is enough land and depth to create 3 conforming lots per side with roughly 80' of frontage each on the alley—far more than the minimum required 40'. Our plan will be to develop the alley to function the same as a small local street with plantings, small front yards, and narrow driveways. This request meets the intent of the development code to see increased density in the downtown area, and also the requirement to avoid driveways accessed directly off a collector.

Our second waiver request is to allow for front-facing garages—that is, garages that will face the central alley, which in this case will function as a small local street. The alternative is to create additional driveways to the rear of the new buildings, effectively creating *three* paved accessways—an extraordinary amount of unnecessary impervious surface, and a contradiction to the requirement to use alleys, where present, for garage access in DN zones. Sharing the alley access also allows us to develop attractive back yards, which are increasingly hard to find in denser downtown housing developments. Our second waiver is contingent on the first, and we hope you'll share our view that, together, these waivers allow for the most sensible path forward for our small infill project. Thank you for considering our request.

Respectfully,
Mark Haney



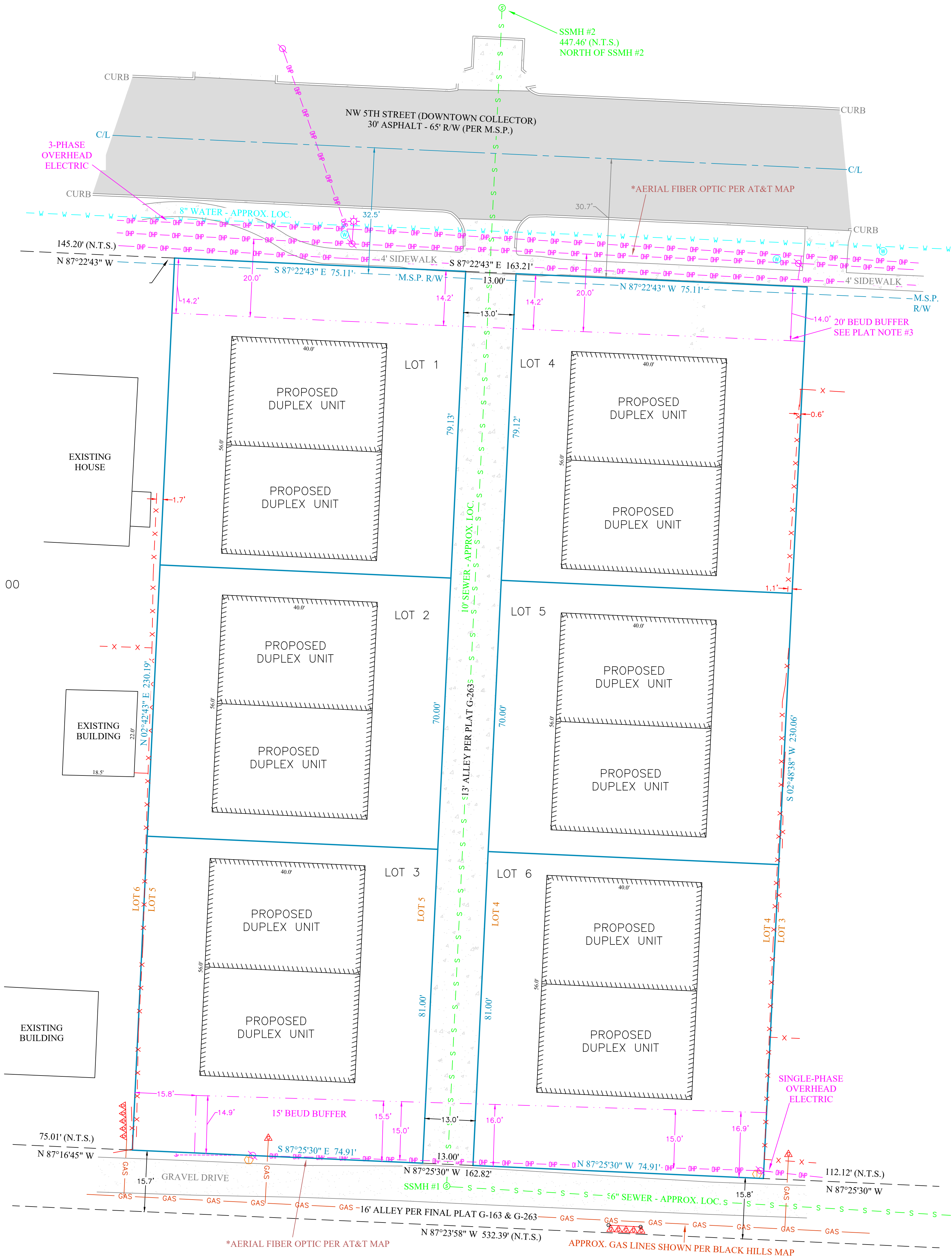
Sep 5, 2023

Dear Bentonville Planning Commissioners,

In response to requests for resubmittal from Planning and Water/Sewer, we are specifically requesting a waiver from Land Development code Sec 1100.10a Lot Standards, and Sec 11100.22d1b Downtown Residential Design Standards. In regards to Water and Sewer's request for an updated site plan, we have kept the same draft site plan here, since we are also working through a proposed water main extension where any easement requirements will be addressed. The draft plan does propose a 10' utility easement on both sides of the alley, to match the allowed front setback in the DN-3 zone. Any changes to this will be handled during discussions with the civil engineers and the Bentonville Water and Sewer.

Respectfully,
Mark Haney

DUPLEX DEVELOPMENT CONCEPT











Guntupalli and Mallampati

1386 Southwest Gator Boulevard

PC Date: 10/3/2023

Reviewer: Bradley Gavrielides, Planning Technician

Staff Report Details

Project Number	RZ23-0066
Applicant / Current Owner	VEERA RAO GUNTUPALLI & PAVANI MALLAMPATI
Site Area	+/- 20 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-1, Low-Density Single-Family Residential
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	N/A
Related projects	N/A

Property Description

This property is located at 1386 Southwest Gator Boulevard. It is currently zoned A-1, Agricultural. It contains an existing single-family home with a detached garage. Adjacent zonings are all R-1, Low-Density Single Family Residential.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan depicts this property as Residential Estate (RE) 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.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff Received Public Comment regarding this request? : No

Analysis / Waivers

The intent of the R-1 District is to serve low-density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential. Although the proposed R1 is compatible with the surrounding development pattern in the area, the proposal is not consistent with the Future Land Use Map. Further, the existing sewer infrastructure is at capacity.

Conclusion

This request is not consistent with the Future Land Use Plan. Increasing the land use intensity beyond the current level of the future land use map may be premature until sewer service has been planned for.

Additional Details

Legend

 Pending PC Item



RZ23-0066

Pavani

1386 SW Gator Blvd

A-1 to R-1

1 inch = 223 feet

Page 59 of 75



August 8th , 2023

Bentonville City Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning request on 1386 SW GATOR BLVD; Parcel id: 18-08919-000

.

Staff,

Our firm The Seventh Living LLC is requesting the City staff to approve for rezoning on the following property to R1 - Low Density Residential in order to develop the area as per the R-1 Low Density. The plan is to build a single-family houses which will match the existing subdivisions around it.

Address	Parcel id	Current Zoning	Requested Zoning
1386 SW GATOR BLVD	18-08919-000	Agriculture	R1-Low Density Residential

This re-zone would allow us to be complainant with the city future land use plan. This will allow us to build single family R-1 Low density housing units which will support the future land use plan for this area and the growth.

Thank you,
The Seventh Living LLC
Muni Jampana

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-0066)

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

THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH,
OF RANGE 31 WEST, BENTON COUNTY, ARKANSAS, CONTAINING 20 ACRES, MORE OR
LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2023.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

ORDINANCE NO. _____

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

(PROJECT NUMBER: RZ23-0066)

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

THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, OF RANGE
31 WEST, BENTON COUNTY, ARKANSAS, CONTAINING 20 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 3, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2023.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



Promote what we want. Preserve what we love.

A community growth and development initiative.



Let's start at the beginning

How should we grow?
Where should we grow?

Bentonville's vision for the next ten to twenty years prioritizes *thoughtful growth*.

But what exactly does that mean?





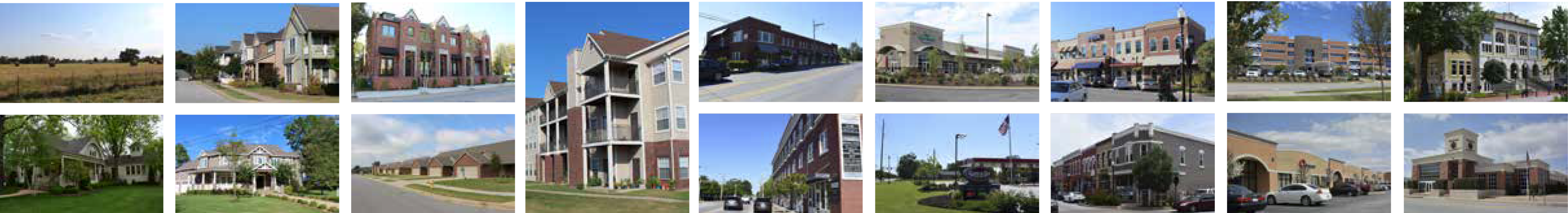
It's defined in our 2018 *Community Plan's Chapter 4: Strategic Growth.*

- ◆ Direct development and redevelopment towards existing urbanized areas
- ◆ Prioritize infrastructure investments in areas of more intensive development
- ◆ Annex areas with existing infrastructure
- ◆ Limit new infrastructure to areas designated for growth

Just one problem

A community vision articulates the type of place we want to be but it doesn't guarantee outcomes.

It offers no specific prescriptions and lacks the regulatory authority necessary to shape development.



Introducing Plan Bentonville

A year-long community conversation on how and where we want to grow.

PHASE 1

Future Land Use Map

Phase 1: Update Chapter 4 of the *Community Plan* to reflect current conditions and aspirations, then produce a new Future Land Use Map to visualize those goals.

PHASE 2

Zoning Code Update

Phase 2: Update our zoning code to ensure that the development we want is the development we get.

An integrated process



You'll be along every step of the way



Opinion Surveys



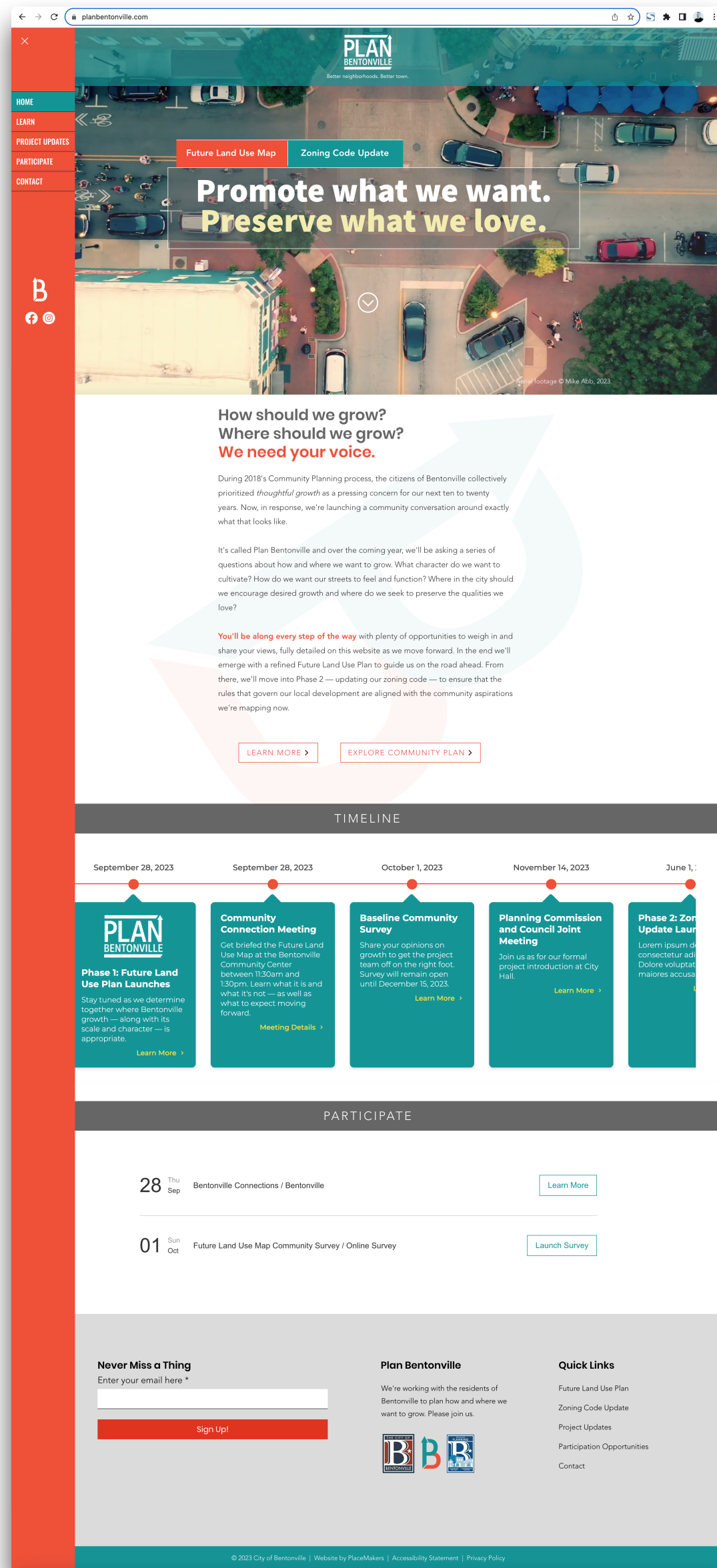
Public meetings



Community Workshops



Email Updates



Fully accessible on our project website

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Anticipated timeline

WINTER 2024

Testing Ideas

Community workshop; solidified direction for the Future Land Use Map (FLUM).

SUMMER 2024

Solidifying Ideas

Phase Two: Revised FLUM draft released for community review; public and staff comments; Zoning code workshop.

WINTER 2025

Project Completion

Zoning code drafts 2 and 3 released; final zoning workshop; zoning update completed and submitted for adoption.



FALL 2023

Project Launch

Phase One: Introductory meetings with commissions, committees and community groups; online survey conducted.



SPRING 2024

Community Review

Draft FLUM released for community review; public and staff comments collected.



FALL 2024

Community Review

Zoning code draft released for community review; second zoning workshop.



Questions or comments?

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