



**Planning Commission
Meeting Agenda
January 2, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/87867484862>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. Approval of December 12th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Lots 26 and 27 of Orchard Addition
428 SE D Street (LS23-0059) | Lot Split |
| 2. Lots 3-6 of Morningstar Subdivision
South Morningstar Road (LS23-0061) | Lot Split |
| 3. Lot 1 of Alexander Addition
1100 Southeast Moberly Lane (PLA23-0029) | Property Line Adjustment |
| 4. Lot 37 of Clark's Addition
308 Southwest E Street (PLA23-0030) | Property Line Adjustment |
| 5. Approval of By Laws | Informational |

IV. New Business

Advertised Public Hearings

- | | |
|--|---|
| 1. Seggebruch
604 Southwest 5th Street (RZ23-0085)
Future Land Use Map Amendment: Medium Density Residential (MDR) to High Density Residential (HDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential | Rezoning* |
| 2. Multi Family E Central Ave
3509 East Central Avenue (PRD23-0004)
Future Land Use Map Amendment: Office and Residential Estate to High-Density Residential | Planned Residential Development* |

Rezoning: A-1, Agriculture, R-E, Residential Estate, and R-O, Residential Office to Planned Residential Development (PRD)

- | | | |
|----|---|--------------------------------|
| 3. | Trailblazers - A Street Taphouse | Conditional Use Permit* |
| | 2807 Northwest A Street (CU23-0036) | |
| 4. | Tree Preservation and Protection Manual | Ordinance* |
| 5. | Tree Preservation Code Amendment | Ordinance* |
| 6. | Landscaping and Screening Code Amendment | Ordinance* |

V. Other New Business

- | | | |
|----|--|--------------------------------|
| 1. | 41st Street Townhomes | Large Scale Development |
| | Southwest Ranch Road (LSD23-0017) | |
| | Waiver 1: A waiver from Sec. 1100.21(e) Large-Scale Development Design Standards to provide for fiber cement siding and treated wood panelling as primary materials, and provide less than 25% of a primary material. | |
| 2. | Jacobs Group | Waiver |
| | 1104 Fillmore Street (WAV23-0024) | |
| | <i>A waiver to allow garage to be located in front of lot in DN District.</i> | |

VI. Old Business

VII. Other Business

VIII. Adjournment



**Planning Commission Admin
Meeting Minutes
December 12, 2023
Bentonville City Hall
Meeting Start: 3:00 PM**

Recording Link:

https://us06web.zoom.us/rec/share/8yVd6_qthc1nJIUrvbpEkJ0jQkpKiOIFDNJfubXVHrk_nEepsrJqlbEfxEc-LXC8.8L_u_m_PDUhPjMrO

I. Call to Order

Meeting called to order at 3:00PM by Chairman Sanders

Commissioners present: Davis, Kerr, Hipp, Sanders, Wright, Bennett

Commissioners absent: Haynie.

Staff present: Tyler Overstreet, Tom Adler, Jim Wheelless (GIS), Bradley Gavrielides, Luke Aitken

II. Approval of Minutes

1. Approval of December 5th Meeting Minutes

**Approval of Meeting
Minutes**

- Motion by Davis to approve the minutes as presented, second by Wright.
- Minutes are approved 6-0 by verbal vote

III. New Business

- Chairman Sanders requests, without objection, that item 3 of new business – Election of Officers, be moved to the top of the agenda. No objection.
- Mr. Overstreet requests, without objection, that item 4 of new business – GIS Training, be moved to the top of the agenda. No objection.

1. Election of Officers

Election

- Motion by Sanders to elect Commissioner Wright as 2024 Chairman, second by Bennett.
- Commissioner Wright is elected as Chairman 6-0 by verbal vote.

- Motion by Sanders to elect Commissioner Davis as 2024 Vice Chairman, second by Kerr.
- Commissioner Davis is elected as Vice Chairman 6-0 by verbal vote.
- Motion by Kerr to elect Commissioner Sanders as 2024 Secretary, second by Davis.
- Commissioner Sanders is elected as Secretary 6-0 by verbal vote.

2. **GIS Training** **Informational**

- Jim Wheelless of the GIS Department provides guidance on using the new online GIS Master Map and Pending Planning Commission Items Map, which are both accessible via the city website.

3. **Review of By-laws** **Discussion**

- Discussion around any necessary changes to the commissions by-laws for 2024.
- Commissioner Bennett questions the intent of Article 3, Section 3.4
- Planning Staff states they will review this section with legal staff.
- Commissioner Bennett points out a title change is needed in Article 3, Section 3.5 and Article 4, Section 4.1, changing Community Development Director to Planning Director.

4. **Setting of the 2024 Calendar** **Informational**

- Discussion between staff and the Commission around changes to the 2024 regular meeting calendar.
- No changes to the calendar are proposed.

5. **Plan Bentonville Update** **Informational**

- Mr. Overstreet provides the commission with an update on upcoming events associated with Plan Bentonville.
- Consultants from DPZ Co-Design will be meeting with staff and stakeholders on January 23rd and 24th.
- In the last week of February 2024, staff will host a weeklong public engagement/charette with consultants from DPZ Co-Design.
- Commissioner Sanders suggests a bus ride with consultants for them to share their vision for land use in different parts of the city with commissioners.
- Mr. Overstreet updates commissioners on the 1,200 responses to our first round Plan Bentonville survey.
- Mr. Adler provides some information on the proposed widening of HWY 102 from J St to I-49 interchange, informing the Commission of a public input meeting to be held December 14th at the Bentonville Community Center.

IV. Adjournment

- Motion to adjourn by Davis, second by Hipp. Meeting is adjourned at 3:39PM.



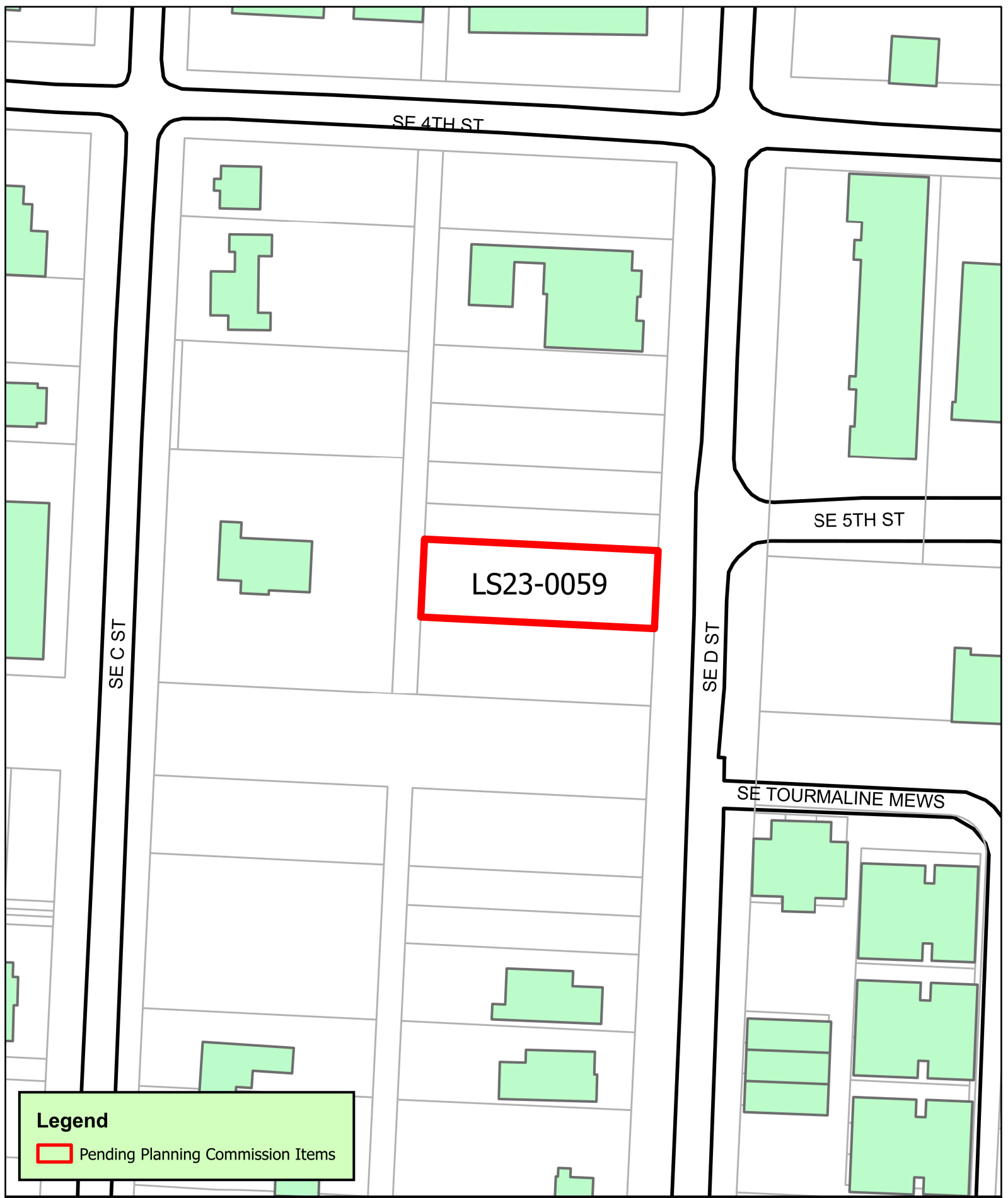
Consent Agenda Item

For the Planning Commission meeting on January 2, 2024

Details

Lot Split: Lots 26 & 27, Block H, Orchard Addition, Hunter Wright Development Group, LLC, 428 Southeast D Street, DN-2, Downtown Medium Density Residential, *LS23-0059*

A lot split of existing Lot 12, Block H, Orchard Addition, creating new Lots 26 & 27, Block H, Orchard Addition and dedicating a 15-foot wide utility easement from the front property boundary of both new lots along their frontage of SE D Street. Adequate right of way currently exists along SE D Street to meet the requirements of the 2021 Master Street Plan.

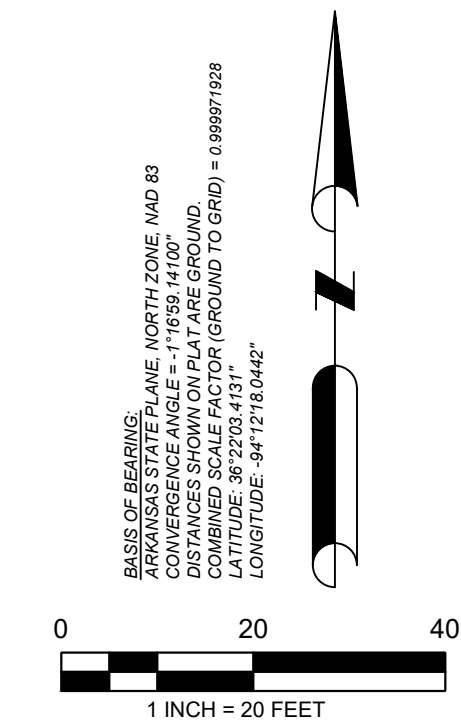


LS23-0059

LS23-0059 10/31/2023
Lot Split
Orchard Addition Lot 12
Parcel 02-22673-000



1:932



Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U.E.)
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRICAL BOX
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- M.S.P. MASTER STREET PLAN

Zoning & Setbacks

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.

Owner/Developer

HUNTER WRIGHT DEVELOPMENT GROUP LLC
PO BOX 1994
BENTONVILLE AR 72712

Utility Notes

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

BEFORE DIGGING IN THIS AREA,
CALL "ONE CALL" 811 FOR FIELD
LOCATIONS (REQUEST FOR
GROUND MARKINGS) OF
UNDERGROUND UTILITY LINES



Survey Description

LOT 12 (RECORD DESCRIPTION)

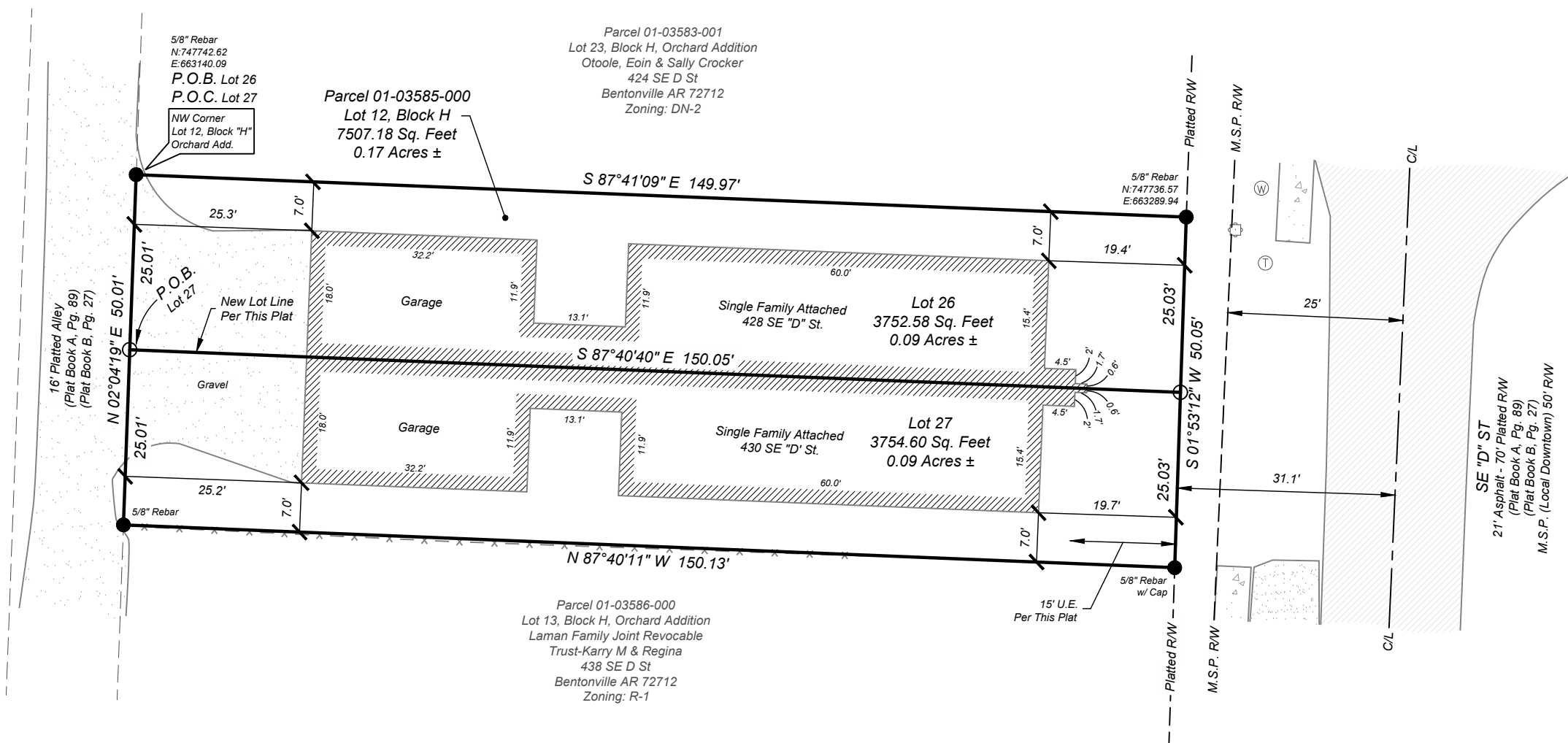
LOT 9, BLOCK "H", ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK B AT PAGE 9 AND IN PLAT BOOK A AT PAGE 89.

NEW LOT 26

A PART OF LOT 12, BLOCK "H", ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 5/8" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 12, AND RUNNING THENCE S87°41'09"E 149.97' TO AN EXISTING 5/8" REBAR, THENCE S01°53'12"W 25.03' TO A SET 1/2" REBAR, THENCE N87°40'40"W 150.05' TO A SET 1/2" REBAR, THENCE N02°04'19"E 25.01' TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 27

A PART OF LOT 12, BLOCK "H", ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 5/8" REBAR FOR THE NORTHWEST CORNER OF SAID LOT 12, AND RUNNING THENCE S02°04'19"W 25.01' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE S87°40'40"E 150.05' TO A SET 12" REBAR, THENCE S01°53'12"W 25.03' TO AN EXISTING 5/8" REBAR, THENCE N87°40'11"W 150.13' TO AN EXISTING 5/8" REBAR, THENCE N02°04'19"E 25.01' TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-32-430-04-1873

COMPLETED FIELD WORK:
OCTOBER 24, 2023

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED AS INSTRUMENT NO. L202182289.
2. SUBDIVISION PLAT FILED IN PLAT BOOK A AT PAGE 89.
3. SUBDIVISION PLAT FILED IN PLAT BOOK B AT PAGE 27.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

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

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

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

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

THE PROPOSED USE IS SINGLE-FAMILY DETACHED.

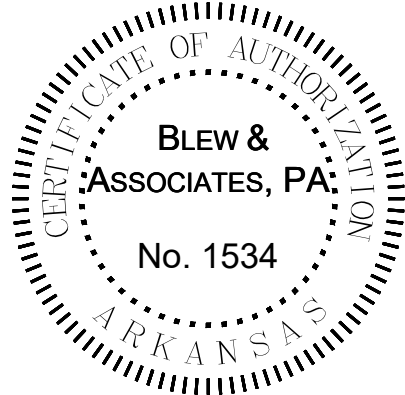
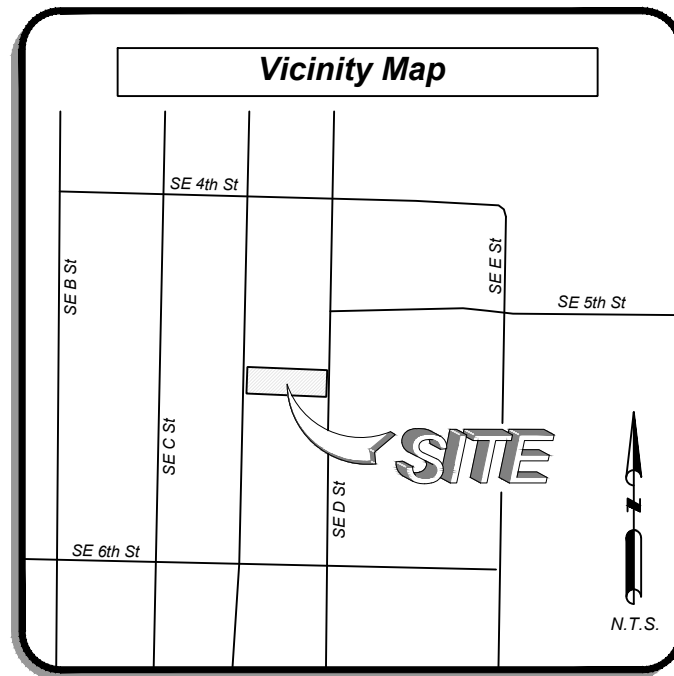
HOUSE DIMENSIONS ARE MEASURED TO OUTSIDE OF FRAMING.

DATE	REVISION
11-28-23	PER CITY COMMENTS
12-27-23	PER CITY COMMENTS

LOT SPLIT

Lot 12, Block H Orchard Addition

Creating New Lot's 26 & 27



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27TH DAY OF OCTOBER, 2023.



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

FROM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: M.B. 10-27-2023	REVIEWED BY: W.L.	SURVEYED BY: J.W.
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COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 23-7375
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LOCATION:
ORCHARD ADDITION

FOR THE USE AND BENEFIT OF:

**HUNTER WRIGHT
DEVELOPMENT GROUP LLC**

LS23-0059



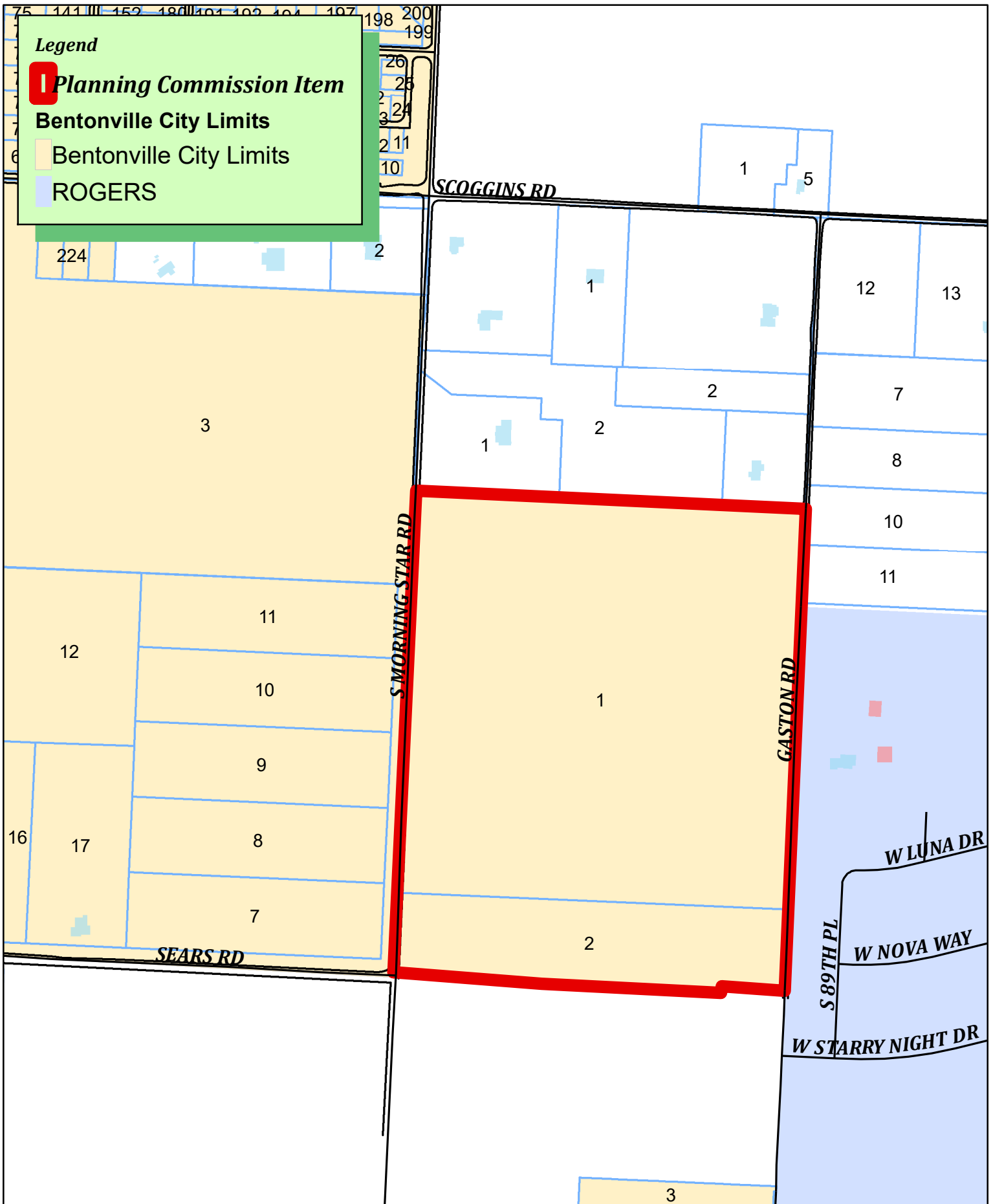
Consent Agenda Item

For the Planning Commission meeting on January 2, 2024

Details

Lot Split: Lots 3, 4, 5, and 6 of Morningstar Subdivision, D R Horton - NW Arkansas LLC, South Morningstar Road, R-1, Low-Density Single Family Residential, *LS23-0061*

A lot split of existing Lots 1 and 2 of Morningstar Subdivision, creating new Lots 3, 4, 5, and 6 of Morningstar Subdivision. Per the requirements of the Master Street Plan, the plat dedicates right-of-way and also dedicates drainage easements to serve the newly created lots.



Legend

Planning Commission Item

Bentonville City Limits

Bentonville City Limits

ROGERS

LS23-0061

Morningstar Lot Split

Morningstar Subdivision Lots 1, 2



LOT SPLIT FOR MORNINGSTAR SUBDIVISION LOTS 3, 4, 5, & 6

BEING A REPLAT OF LOTS 1 & 2,
MORNINGSTAR SUBDIVISION,
AN ADDITION TO THE CITY OF
BENTONVILLE, BENTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION FOR PARENT TRACTS:

LOTS 1 AND 2, MORNINGSTAR SUBDIVISION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FILED:
07-13-2022 AS PLAT L202246095.

SURVEY DESCRIPTION FOR LOT 3:

PART OF LOT 1, MORNINGSTAR SUBDIVISION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FILED:
07-13-2022 AS PLAT L202246095, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL MARKING THE SOUTHWEST CORNER OF LOT 2 OF SAID MORNINGSTAR SUBDIVISION; THENCE N02°34'44"E, ALONG THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, 272.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE LEAVING THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, S87°34'04"E, ALONG THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, 45.00 FEET TO A SET 1/2" REBAR MARKING THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, N02°34'44"E, 1364.80 FEET TO A SET 1/2" REBAR ON THE NORTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE S87°28'16"E, ALONG THE NORTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, 630.08 FEET TO A SET 1/2" REBAR; THENCE LEAVING THE NORTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, S02°34'44"W, 580.57 FEET TO A SET 1/2" REBAR; THENCE S87°25'16"E, 64.86 FEET TO A SET 1/2" REBAR; THENCE S03°00'54"W, 345.37 FEET TO A SET 1/2" REBAR; THENCE S39°16'48"E, 20.33 FEET TO A SET 1/2" REBAR; THENCE S02°34'44"W, 50.00 FEET TO A SET 1/2" REBAR; THENCE N87°25'16"W, 27.00 FEET TO A SET 1/2" REBAR; THENCE S02°25'56"W, 128.61 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE N87°34'04"W, ALONG THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, 673.41 FEET TO THE POINT OF BEGINNING, CONTAINING 20.783 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 23-09-27.

SURVEY DESCRIPTION FOR LOT 4:

PART OF LOT 1, MORNINGSTAR SUBDIVISION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FILED:
07-13-2022 AS PLAT L202246095, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL MARKING THE SOUTHWEST CORNER OF LOT 2 OF SAID MORNINGSTAR SUBDIVISION; THENCE N02°34'44"E, ALONG THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, 272.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE LEAVING THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, S87°34'04"E, ALONG THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, 45.00 FEET TO A SET 1/2" REBAR; THENCE S87°34'04"E, 673.41 FEET TO A SET 1/2" REBAR; THENCE S87°34'04"E, 206.79 FEET TO A SET 1/2" REBAR MARKING THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, N01°53'08"W, 128.47 FEET TO A SET 1/2" REBAR; THENCE N17°03'45"W, 54.17 FEET TO A SET 1/2" REBAR; THENCE N08°12'15"W, 41.15 FEET TO A SET 1/2" REBAR; THENCE N05°05'11"E, 82.30 FEET TO A SET 1/2" REBAR; THENCE N08°37'26"W, 48.95 FEET TO A SET 1/2" REBAR; THENCE N16°17'06"W, 56.76 FEET TO A SET 1/2" REBAR; THENCE N02°54'45"W, 36.12 FEET TO A SET 1/2" REBAR; THENCE N09°08'25"E, 34.81 FEET TO A SET 1/2" REBAR; THENCE N20°09'59"E, 117.36 FEET TO A SET 1/2" REBAR; THENCE N15°29'52"W, 130.09 FEET TO A SET 1/2" REBAR; THENCE N30°47'52"W, 20.74 FEET TO A SET 1/2" REBAR; THENCE N13°23'11"W, 21.83 FEET TO A SET 1/2" REBAR; THENCE N45°38'24"W, 40.99 FEET TO A SET 1/2" REBAR; THENCE N11°33'01"W, 14.74 FEET TO A SET 1/2" REBAR; THENCE N87°25'16"W, 86.20 FEET TO A SET 1/2" REBAR; THENCE N87°25'16"W, 64.86 FEET TO A SET 1/2" REBAR; THENCE N02°34'44"E, 580.57 FEET TO A SET 1/2" REBAR ON THE NORTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE S87°28'16"E, ALONG THE NORTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, 621.97 FEET TO A SET 1/2" REBAR ON THE WEST RIGHT-OF-WAY OF GASTON ROAD; THENCE LEAVING THE NORTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, S02°32'52"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GASTON ROAD, 1362.69 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID GASTON ROAD, N87°34'04"W, ALONG THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION, 372.59 FEET TO THE POINT OF BEGINNING, CONTAINING 15.607 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 23-09-27.

SURVEY DESCRIPTION FOR LOT 5:

PART OF LOT 1 AND LOT 2, MORNINGSTAR SUBDIVISION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FILED:
07-13-2022 AS PLAT L202246095, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL MARKING THE SOUTHWEST CORNER OF SAID LOT 2, MORNINGSTAR SUBDIVISION; THENCE N02°34'44"E, ALONG THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, 35.00 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, S87°32'24"E, 45.00 FEET TO A SET 1/2" REBAR MARKING THE POINT OF BEGINNING; THENCE N02°34'44"E, 237.28 FEET TO A SET 1/2" REBAR ON THE NORTH LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION; THENCE S87°34'04"E, ALONG THE NORTH LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, 673.41 FEET TO A SET 1/2" REBAR; THENCE N02°25'56"E, 128.61 FEET TO A SET 1/2" REBAR; THENCE S87°25'16"E, 27.00 FEET TO A SET 1/2" REBAR; THENCE N02°34'44"E, 50.00 FEET TO A SET 1/2" REBAR; THENCE N39°16'48"W, 20.33 FEET TO A SET 1/2" REBAR; THENCE N03°00'54"E, 345.37 FEET TO A SET 1/2" REBAR; THENCE N15°02'26"E, 26.84 FEET TO A SET 1/2" REBAR; THENCE N02°34'44"E, 217.75 FEET TO A SET 1/2" REBAR; THENCE S87°25'16"E, 86.20 FEET TO A SET 1/2" REBAR; THENCE S11°33'01"E, 14.74 FEET TO A SET 1/2" REBAR; THENCE S45°38'24"E, 40.99 FEET TO A SET 1/2" REBAR; THENCE S13°23'11"E, 21.83 FEET TO A SET 1/2" REBAR; THENCE S30°47'52"E, 20.74 FEET TO A SET 1/2" REBAR; THENCE S15°29'52"E, 130.09 FEET TO A SET 1/2" REBAR; THENCE S29°09'59"W, 117.36 FEET TO A SET 1/2" REBAR; THENCE S09°08'25"W, 34.81 FEET TO A SET 1/2" REBAR; THENCE S02°34'45"E, 36.12 FEET TO A SET 1/2" REBAR; THENCE S16°17'06"E, 56.76 FEET TO A SET 1/2" REBAR; THENCE S08°37'26"E, 48.95 FEET TO A SET 1/2" REBAR; THENCE S05°05'11"W, 82.30 FEET TO A SET 1/2" REBAR; THENCE S08°12'15"E, 41.15 FEET TO A SET 1/2" REBAR; THENCE S17°03'45"E, 54.17 FEET TO A SET 1/2" REBAR; THENCE S01°53'08"E, 128.47 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF SAID LOT 1, MORNINGSTAR SUBDIVISION; THENCE S12°19'18"W, 83.42 FEET TO A SET 1/2" REBAR; THENCE S41°35'41"W, 200.50 FEET TO A SET 1/2" REBAR; THENCE N87°32'24"W, 739.86 FEET TO THE POINT OF BEGINNING, CONTAINING 7.329 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 23-09-27.

SURVEY DESCRIPTION FOR LOT 6:

PART OF LOT 2, MORNINGSTAR SUBDIVISION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FILED:
07-13-2022 AS PLAT L202246095, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL MARKING THE SOUTHWEST CORNER OF SAID LOT 2, MORNINGSTAR SUBDIVISION; THENCE N02°34'44"E, ALONG THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, 35.00 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, S87°32'24"E, 45.00 FEET TO A SET 1/2" REBAR; THENCE S87°32'24"E, 739.86 FEET TO A SET 1/2" REBAR MARKING THE POINT OF BEGINNING; THENCE N41°35'41"E, 200.50 FEET TO A SET 1/2" REBAR; THENCE N12°19'18"E, 83.42 FEET TO A SET 1/2" REBAR; THENCE S87°34'04"E, ALONG THE NORTH LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, 372.59 FEET TO A SET 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF GASTON ROAD; THENCE LEAVING THE NORTH LINE OF SAID LOT 2, MORNINGSTAR SUBDIVISION, S02°32'52"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GASTON ROAD, 237.89 FEET TO A SET 1/2" REBAR; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID GASTON ROAD, N87°32'23"W, 513.06 FEET TO THE POINT OF BEGINNING, CONTAINING 2.323 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 23-09-27.



VICINITY MAP

NOTES

- 1/2" REBAR W/CAP AR 1272 SET AT ALL LOT CORNERS (UNLESS NOTED OTHERWISE).

FLOOD INFORMATION

THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE.

MAP NUMBER: 05007C0265K

MAP REVISED: JUNE 5, 2012

MAP NUMBER: 05007C0245K

MAP REVISED: JUNE 5, 2012

ZONING INFORMATION

ZONED: R-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)

CITY OF BENTONVILLE NOTES

- 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 OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO SAID MAJOR STREETS.
- 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 DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT 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.

SITE OWNER/DEVELOPER

D.R. HORTON - NW ARKANSAS, LLC
5502 WEST WALSH LANE, SUITE 201
ROGERS, ARKANSAS 72758

SURVEYOR

ANDERSON SURVEYING, INC.
P.O. BOX 129
VAN BUREN, ARKANSAS 72957

CERTIFICATE OF SURVEYING ACCURACY

I, ANTHONY P. ANDERSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

SIGNED
DATE OF EXECUTION
ANTHONY P. ANDERSON
REGISTERED LAND SURVEYOR
NO. 1272, 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: _____

BY: _____
D.R. HORTON-NW ARKANSAS LLC

(PRINT)

STATE OF ARKANSAS)

COUNTY OF BENTON) SS

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2023
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

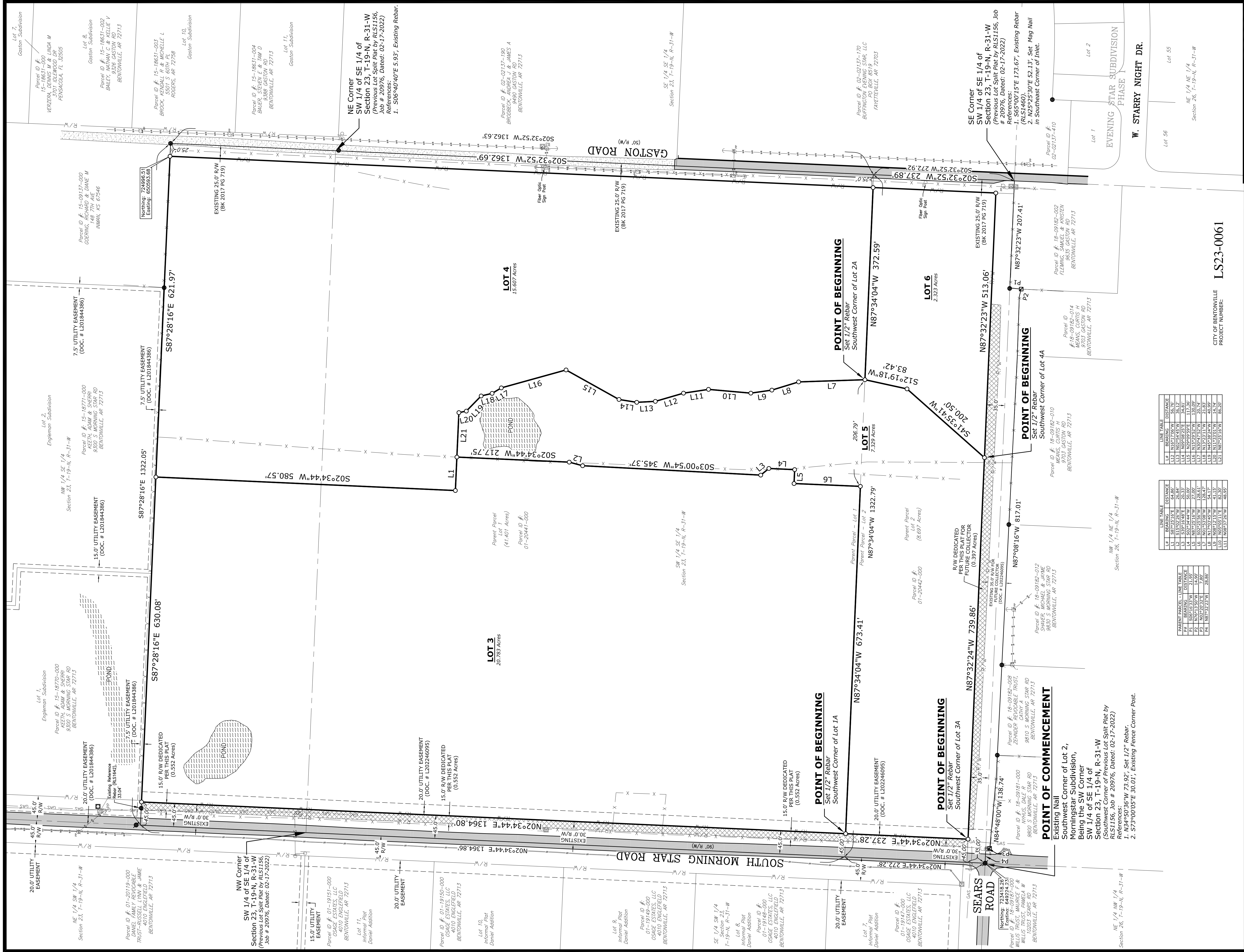
SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

ATLAS PAGE: XXX

CITY OF BENTONVILLE
PROJECT NUMBER: LS23-0061

LEGEND —N— = OVER HEAD POWER LINE COP = POWER POLE MH(C) = MAN HOLE = WATER METER = ELECTRIC/TELEPHONE PEDESTAL = GAS METER = EXISTING MONUMENT = EXISTING FENCE -X-X- = EXISTING FENCE POST = SET 1/2" 1/8" REBAR = EXISTING IRON PIN = SET RB/SPIKE = EXISTING RB/SPIKE = SET MAG NAIL = EXISTING NAIL = EXISTING STONE = EXISTING MONUMENT = EXISTING FENCE -X-X- = EXISTING FENCE POST		PRELIMINARY	
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[illegible]

BENTONVILLE, BENTON COUNTY, ARKANSAS
LOT SPLIT
MORNINGSTAR SUBDIVISION,
LOTS 3, 4, 5, AND 6
REPEAT OF MORNINGSTAR SUBDIVISION, LOTS 1 & 2

DATE: 12-8-2023	FOR USE BY: D.R. HORTON - NW ARKANSAS, LLC
JOB NO: 23-09-27 SHEET 2 OF 2	
SCALE: 1" = 80'	

ANDERSON SURVEYING INC.
Arkansas — Oklahoma
P.O. Box 129
Van Buren, AR 72957
(479)-474-4247
Fax (479)-410-5333
e-mail: tony@and-survey.com

PRELIMINARY

Ca 1691 Expires 12/31/2023

[illegible]

LINE TABLE		
	BEARING	DISTANCE
L#		
L1	S87°25'16"E	64.86'
L2	S15°02'26"W	26.84'
L3	S39°16'48"E	20.33'
L4	S02°34'44"W	50.00'
L5	N87°25'56"W	27.00'
L6	S02°52'56"W	126.61'
L7	N1°53'08"W	126.47'
L8	N17°03'45"W	54.17'
L9	N08°12'15"W	41.15'
L10	N05°30'11"E	82.30'
L11	N08°37'26"W	48.95'

PARENT PARCEL - LINE TABLE		
P#	BEARING	DISTANCE
P1	S06°16'33"W	21.95'
P2	N76°13'50"W	14.90'
P3	N02°20'32"E	7.80'
P4	N87°32'23"W	28.86'

LINE TABLE		
L#	BEARING	DISTANCE
L12	N16°0'17.06"W	56.76'
L13	N02°54'45"W	36.12'
L14	N09°08'25"E	34.81'
L15	N29°09'59"E	117.36'
L16	N15°29'52"W	130.09'
L17	N30°47'52"W	20.74'
L18	N13°23'11"W	21.83'
L19	N45°38'24"W	40.99'
L20	N11°33'01"W	14.74'
L21	N87°25'16"W	86.20'

L13	N02°54'45"W	36.12'
L14	N09°08'25"E	34.81'
L15	N29°09'59"E	117.36'
L16	N15°29'52"W	130.09'
L17	N30°47'52"W	20.74'
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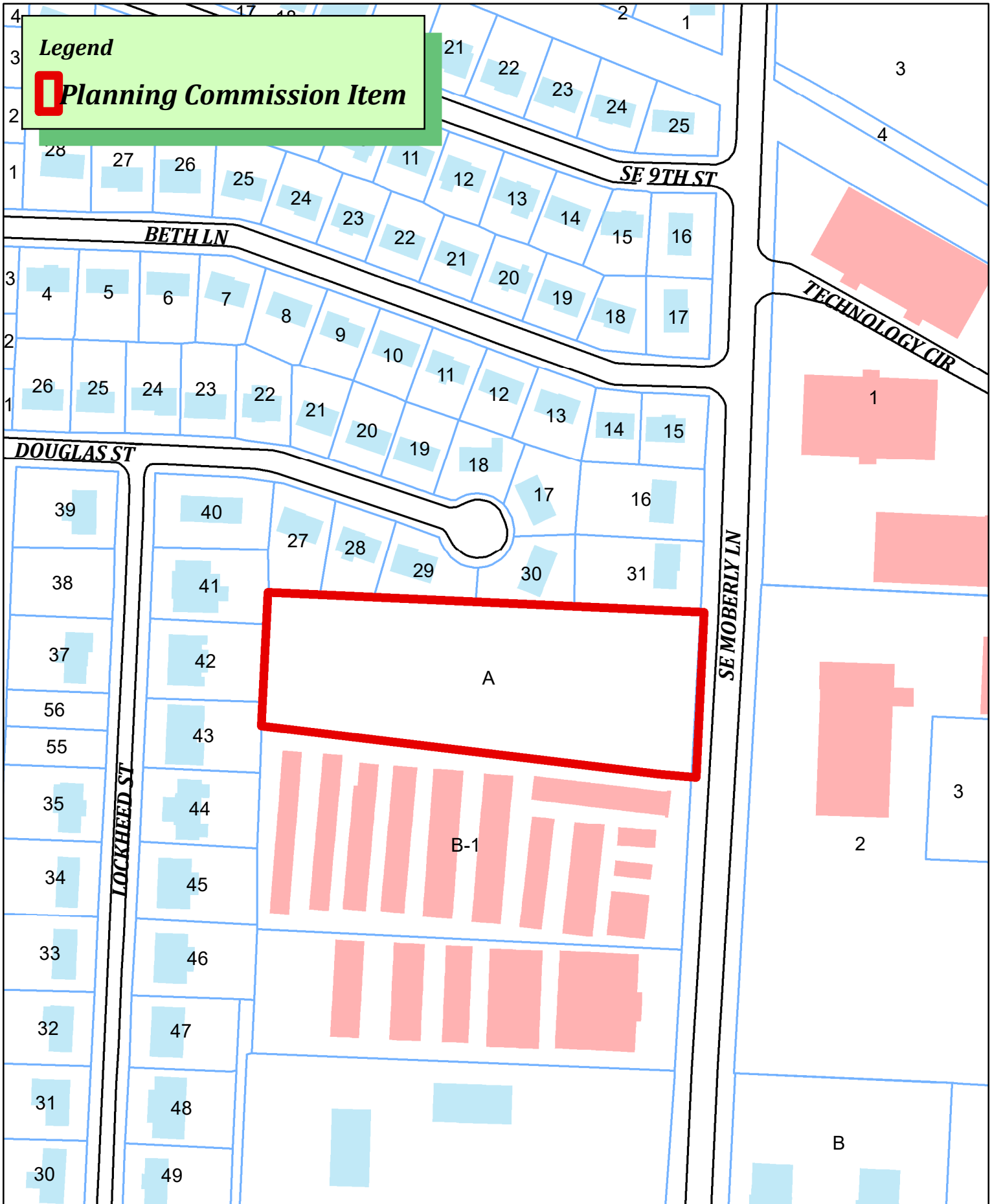
Consent Agenda Item

For the Planning Commission meeting on January 2, 2024

Details

Lot Split: Lot 1 of Alexander's Addition, Southwestern Electric Power Company, 1100 Southeast Moberly Lane, C-2, General Commercial, PLA23-0029

A lot split of Tract A of Alexander Addition, creating new Lot 1 of Alexander Addition. Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Southeast Moberly Lane.



PLA23-0029
SW Electric Power
1100 SE Moberly Ln





- P— AEP PROPERTY LINE
- AEP PROPERTY LINE AFTER R.O.W. DEDICATION
- ||— EXISTING EDGE OF ASPHALT
- 1325— EXISTING 5' CONTOUR LINE
- 1326— EXISTING 1' CONTOUR LINE

- ⊕ BENCHMARK
- PROPERTY CORNER
- 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED "CA 1912" UNLESS OTHERWISE NOTED
- FOUND MONUMENTATION
- ⊙ UNMONUMENTED POINT
- POC PLACE OF COMMENCEMENT
- POB PLACE OF BEGINNING
- ⊠ EXISTING TRANSMISSION STRUCTURE
- EXISTING POWER POLE
- _{SP} EXISTING SERVICE POLE

- ← EXISTING GUY WIRE
- EXISTING SIGN
- ⊕ EXISTING STORM SEWER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS METER
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING CLEANOUT
- ⊕ EXISTING COMMUNICATION BOX

CERTIFICATE OF OWNERSHIP.

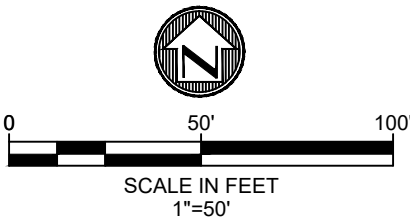
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES,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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____



CERTIFICATE OF SURVEYING ACCURACY.

I, KENNETH E. HAUKE, 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 PROPERTY BOUNDARY SURVEYS AND PLANS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR

NO. _____

STATE OF ARKANSAS

CERTIFICATE OF APPROVAL.

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING

COMMISSION CHAIRMAN

SIGNED: _____

MAYOR, CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

APPROVED WAIVERS:

- WAIVER #1: ARTICLE 1200, OFFSITE IMPROVEMENTS, SECTION 1200.02(B)
PLANNING COMMISSION APPROVAL 05/16/2023
- WAIVER #2: ARTICLE 1100, DEVELOPMENT STANDARDS SECTION 110.2(A.6)
PLANNING COMMISSION APPROVAL 05/16/2023



TRACT A
CDS JOB NO. 122007
BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: ARKANSAS STATE PLANE,
NAD83 (2011), ZONE 3226

ALL DISTANCES SHOWN ARE SURFACE(GRID).
(GRID X 1.00003 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY ONLY. EASEMENTS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. NO ADDITIONAL EASEMENTS WERE RESEARCHED BY CDSMUERY.

NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

BM 2
CHISELED SQUARE IN CONCRETE
NORTHING: 744719.63
EASTING: 669444.53
ELEVATION: 1326.80'

LEGAL DESCRIPTION:

ORIGINAL DESCRIPTION GENERAL WARRANTY DEED L202176853. TRACT A, REVISED ALEXANDER'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A15 AT PAGE 240.

BEING MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND LYING IN AND BEING A PART OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 SW/4 SW/4; THENCE NORTH 02°38'47" EAST A DISTANCE OF 402.00 FEET; THENCE NORTH 87°21'33" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A AND THE POINT OF BEGINNING; THENCE NORTH 85°22'36" WEST, ALONG THE SOUTH LINE OF TRACT A, REVISED ALEXANDER'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A15 AT PAGE 240, A DISTANCE OF 50.08 FEET; THENCE NORTH 83°06'09" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 536.47 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 02°51'38" EAST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 179.49 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 87°21'33" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 585.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 02°38'47" WEST, ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 221.50 FEET TO THE POINT OF BEGINNING.

NOTES:

- THIS PROPERTY CAN BE FOUND ON FLOOD INSURANCE RATE MAP #05007C0260K (EFFECTIVE JUNE 5, 2012). PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- 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.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

NO	DATE	REVISION DESCRIPTION	DR	ENG	CK
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LINE	BEARING	DISTANCE
L1	N02°38'37"E	402.00'
L2	N87°21'33"W	30.00'

LOT SPLIT OF EXISTING TRACT A CREATING A NEW LOT: LOT 1 OF ALEXANDER ADDITION			
CITY OF BENTONVILLE		ARKANSAS	
REPLAT OF TRACT A, REVISED ALEXANDER'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS. BEING A PART OF THE N/2 OF THE SW/4 OF THE SW/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS			
PROPOSED USE: ELECTRICAL SUBSTATION	ATLAS PAGE: 13	ZONE: C-2	
SCALE: 1" = 60'	DR: J. WITT	ENG: B. CROWELL	CH: B. CROWELL
	WO#: T10330037002	APPD: B. CROWELL	DATE: 11/03/2023
	1 RIVERSIDE PLAZA COLUMBUS, OH 43215 +1 (888) 216-3523		
	SHEET NO. 1 OF 1	PRJCT #: PLA23-0029	



Consent Agenda Item

For the Planning Commission meeting on January 2, 2024

Details

Lot Split: Lots 37 of Clark's Addition, D R Horton - Wood Family Trust, 308 Southwest E Street, DN-1, Downtown Low Density Residential, PLA23-0030

A lot split of the south half of existing Lot 18 of Clark's Addition, creating new Lot 37 of Clark's Addition. Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Southwest Glover Street and Southwest 4th Street and also dedicates a 15 feet utility easement to serve the newly created lot.



Legend

 Planning Commission Items



1:725

PLA23-0030 12/1/2023
Wood Family Trust PLA at 308 SW E Street
Parcel 01-01704-000

Page 

3) PINTO, JOHN DAVID & ROHRBACH, JACQUELINE
306 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01703-000
N 1/2 LOT 18, CLARKS ADDITION
ZONED: R-1
2) JOHNSON TRUST, ANDY & NOEL
305 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01770-000
LOTS 6, 7 & PT. 10, BLOCK 5
CLARKS 2ND ADDITION
ZONED: R-1
3) RICHARDS, JOSHUA DAVID & AMBER
307 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01772-000
LOT 13, BLOCK 5
CLARKS 2ND ADDITION
ZONED: R-1
4) KINYON REVOCABLE TRUST,
ALLEN & VEDA
14110 AR 102 HWY
GRAVETTE, AR 72736
PARCEL #01-01814-000
LOTS 1 & 2, BLOCK 1
COFFETT ADDITION
ZONED: R-1
5) MINES, WILLIAM J
400 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01818-000
LOT 1, BLOCK 2
COFFETT ADDITION
ZONED: R-1
6) SCINIER JOINT REVOCABLE TRUST,
EVAN & JESICA
605 SW 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02510-001
LOT 20
FAIRCLOE BLOCK ADDITION
ZONED: R-1
7) NATURES WONDERS INC
217 GREYSTONE DR
HOLLISTER, MO 65672
PARCEL #01-01681-000
LOT 23
CLARKS ADDITION
ZONED: R-1

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

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

ATLAS PAGE:
403B

PROPERTY OWNER / DEVELOPER:
WOOD FAMILY TRUST
BOOBY SHANNON & JENNIFER PAIGE
2525 OCEAN BLVD UNIT 2H
CORONA DEL MAR, CA 92625

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

BEUD NOTES:

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

2. BEUDS STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY DISTRIBUTION, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

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

4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

5. BEUDS WILL NOT BE RESPONSIBLE FOR THE LIABILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

PLAT NOTES:

1. SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
2. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
4. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
5. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
6. THERE MAY NOT ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE ASSESSMENTS.
7. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.
8. RECORD (R) BEARINGS & DISTANCES ARE SHOWN PER THE FINAL PLAT OF J.W. CLARK'S ADDITION (D-166).
9. THIS SURVEY RELIES UPON THE WORK SHOWN ON A PLAT OF THE NORTH HALF OF LOT 18 OF J.W. CLARK'S ADDITION PREPARED BY RONALD RIDOUT FILED IN BOOK 11 AT PAGE 293.

POB
#01-01704-000
& R/W DEDICATION
CAP #1601
N: 748325.24
E: 660008.86

NE CORNER
LOT 18
PER SURVEYS
11-293 & L2023-28111

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

DATE OF EXECUTION:

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

DATE OF EXECUTION:

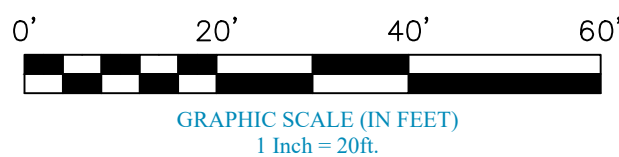
SIGNED : BOBBY S. WOOD - TRUSTEE JENNIFER P. WOOD - TRUSTEE

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 37863

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

DATE OF EXECUTION:

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



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 2ND DAY OF AUGUST, 2023.



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

VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT #PLA23-0030

FOR USE AND BENEFIT OF:		<	
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**BY-LAWS
BENTONVILLE PLANNING COMMISSION**

Article 1 Member, Term, Attending to Duties

- 1.1 The Members and term of office shall be as stipulated by the most recent city ordinances or as amended.
- 1.2 When a new member is appointed to the commission the position number he or she is filling will be so designated at the time of appointment.
- 1.3 Missing three (3) consecutive regularly scheduled meetings, or a total of six (6) meetings combined in a calendar year, except in extraordinary cases, may, at the recommendation of the Mayor, constitute cause for removal by the city council.
- 1.4 Members should advise the secretary or planning staff before the meeting date if they expect to be absent or late.

Article 2 Officers, Election and Term, Duties, Chairing the Meeting, Signing for the Commission.

- 2.1 The members shall elect a chairman, vice-chairman and a secretary at the administrative meeting in December, and the term of office shall be two years or until the next officers have been elected.
- 2.2 The chairman shall preside at meetings and hearings and shall decide points of order or procedure, following Robert's Rules of Order. The chair may designate a parliamentarian to keep the meeting running in an orderly fashion.
- 2.3 In case the chairman is absent, the vice-chairman shall assume the duties as chair; next comes the secretary. If all three are absent and a quorum is present, those members shall elect from among themselves a chairman and secretary and proceed.
- 2.4 The secretary shall be responsible for the following tasks; however, (s) he may delegate authority for performing them to another member or employee of the planning department;
 - 2.4.1 Bring an up-to-date copy of the by-laws and appointing orders (names, addresses, term dates, and committee lists) to every meeting.
 - 2.4.2 Prepare the minutes of meetings and public hearings.
 - 2.4.3 Distribute minutes of regular meetings, special meetings and public hearings to all Commission members prior to next regularly scheduled meeting.
 - 2.4.4 Hand deliver, mail, email or otherwise digitally notify the proposed order of business items and notice of regular meetings, and the purpose and notice of special meetings.
 - 2.4.5 Keep up with priority correspondence and inspect the files; complete filings with city officials as required. Routine matters will normally be delegated to the employee (s) of the planning department.
 - 2.4.6 Place notices of public hearing and legal advertising.
- 2.5 When adopting all or a part of the comprehensive city plan for all or any part of the incorporated territory which takes the certifying signature of the chairman, the material shall be signed by the appointed chairman or the acting chairman.
 - 2.5.1 In lesser matters and when agreed to by the members, the chair shall delegate the authority for certifying specific commission actions to another officer. Routine matters will normally be the duty of the planning department.
 - 2.5.2 In the event the planning commission takes action accompanied by restrictions or conditions that must be met before that action is to be certified and carried into effect, the planning staff will assure satisfaction of these conditions.

Article 3 Meeting scheduling, Quorum, Majority, Order of Business, Public Hearings

- 3.1 Commission meetings shall be open to the public as provided by the Arkansas Freedom of Information Act.
 - 3.1.1. The regular meetings of the planning commission shall be on the first and third Tuesday of each month at 4:00 p.m. for the Technical Review and at 5:00pm for the Planning Commission Meeting in the Planning Commission Chambers of the Bentonville Community Development Building located at 305 SW A Street.
 - 3.1.2. Special meetings may be called at any time by the chairman or any three members.
- 3.2. No formal business shall be conducted without a quorum and no member may vote by proxy.
 - 3.2.1 A quorum shall exist when a majority of the appointive members are present.
 - 3.2.2 The affirmative vote of a simple majority of those members present shall carry any motion or resolution, except as otherwise stated. The chairman may make or second motions, and shall have a vote at all times.
 - 3.2.3 The mayor shall be an ex-officio member (or any ex-officio member) and shall not be counted in arriving at quorum.
- 3.3 The order of business shall follow the distributed agenda unless otherwise agreed to by the members.
- 3.4 Public hearings shall be conducted (formally), and the chair shall make all rulings and determinations regarding the scope of the inquiry, the admissibility of evidence, the order in which evidence, objections and arguments will be heard, and other like matters, except that other members shall be privileged to make inquires personally and to call for a vote on any ruling of the chair, whereupon the vote shall determine the rule. It shall be the purpose of the chair to entertain the presentation of sufficient matter to do substantial justice to all concerned parties to the proceedings. It is not the intent in the public hearing to ~~limit~~ the members and their responsibilities as spokesmen for the public view on public issues, but rather to develop them in this role. Final or official action shall be taken only in regular meetings unless the public hearing is continued to a special session of the planning commission after the hearing.
- 3.5 A rehearing shall be called if there is substantial information indicating a factual error, omission or oversight in the first consideration or at the request of city council. A request for a rehearing must be made in writing and must state the factual error, omission or oversight asserted as the basis for a rehearing. A request of a rehearing must be filed with the ~~community development~~ Planning ~~Director~~ within 30 days from the date of final action on the matter by planning commission.
- 3.6 The Planning Commission shall hold an annual administrative meeting on the 2nd Tuesday of December. No development items will be heard at this meeting.
- 3.7 In April of each year, Planning Commission and Planning Staff will hold a special meeting to review the previous year's Zoning and General Plan Amendments and evaluate the need for changes to the Future Land Use Plan.

Article 4 Consent Agenda

- 4.1 The ~~community development~~ Planning ~~Director~~ or his/her designee is authorized to prepare for each meeting a consent agenda for consideration by the planning commission.
- 4.2 Items may be placed on the consent agenda if it is non-controversial, the item does not require a public hearing and staff and applicant agree on the findings and conditions of approval.
- 4.3 The following procedure will generally be followed by the planning commission when considering consent agenda items:
 - 4.3.1 Introduction of the consent agenda items by the chair.
 - 4.3.2 Any commissioner or member of the public may request that an item be removed from the consent agenda. The reason for the request shall be stated. Such request need not be seconded.

- 4.3.3 The chair shall determine if the item removed from the consent agenda can be expeditiously resolved or be placed at the end of the regular agenda. The public hearing on each item, which has been removed from consent, shall be limited to the issues raised by those requesting removal.
- 4.3.4 After any item(s) has been removed from the consent agenda, the chair may call for a motion to approve the item(s) remaining on the consent agenda.
- 4.3.5 Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by a roll call vote of the commissioners.

Article 5 Committees

- 5.1 The chairman may establish standing, special, or advisory committees. Committee members may be persons other than member of the planning commission, but a commission member shall be named as either active or ex officio chairman of each committee. The chairman shall be obliged to follow Robert's Rules of Order.
- 5.2 Meetings shall be called by the chairman of the committee, or a majority of the membership of the committee, notifying the others.

Article 6 Records, Action, Studies, Recommendations, Public Access

- 6.1 The planning department shall keep a file including, among other things, studies, plans, reports and recommendations made by the commission members and planning department staff in the discharge of its duties and responsibilities.
- 6.2 Records shall be kept open to the public, available without fees or delays, subject only to the necessity for good order and discipline in the office of the planning department.

Article 7 Changes to These By-Laws, Timing, 2/3 Majority

- 7.1 These by-laws shall be adopted, and later suspended, changed, or canceled only after an affirmative vote of 2/3rds of the membership of the planning commission. Amendments shall be proposed in writing at a regular meeting and moved for action at a following meeting, unless ten days notice and the written amendment itself have been given to all members, in which case motion may be made at a special meeting ten days after all the members have received the proposed change to these by-laws.

PLANNING COMMISSION ACTION: by majority of the appointed members so voting, these by-laws for the Bentonville Planning Commission are approved.

REVISED AND ADOPTED BY THE CITY OF BENTONVILLE PLANNING COMMISSION THIS ~~23rd~~ DAY OF JANUARY, 202~~4~~³.

ATTEST:

Secretary

Chair

Amended 02/11/77
 05/19/98
 02/03/04
 12/28/05
 03/20/07
 03/6/18
 08/18/20
 11/17/20
 03/02/21
 1/3/23
 1/2/24



Seggebruch
604 Southwest 5th Street
PC Date: 1/2/2024

Staff Report Details	
Project Number	RZ23-0085
Applicant / Current Owner	Pensago, LLC
Site Area	+/- 0.44 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)
Development Type / Use	Townhomes
Related projects	N/A

Property Description
This property is located at 604 Southwest 5th Street. The property is currently zoned R-1, Low-Density Single Family Residential, and has a land use classification of Medium Density Residential. The property to the north is zone R-1, while the property to the east is zoned DN-2, and the two properties to the south and west are both zoned RC-2 which was replaced by the current DN-2 zoning district. All the adjacent properties fall within the Medium Density Residential (MDR) land use classification.

Project Details
N/A

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

Relationship to the General Plan / Projected Traffic Impact

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

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

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

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The requested DN-3 zoning designation is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district. This request is NOT consistent with the Future Land Use Map or the Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned DN-2, Downtown Medium-Density Residential or PRD, Planned Residential Development.

Conclusion

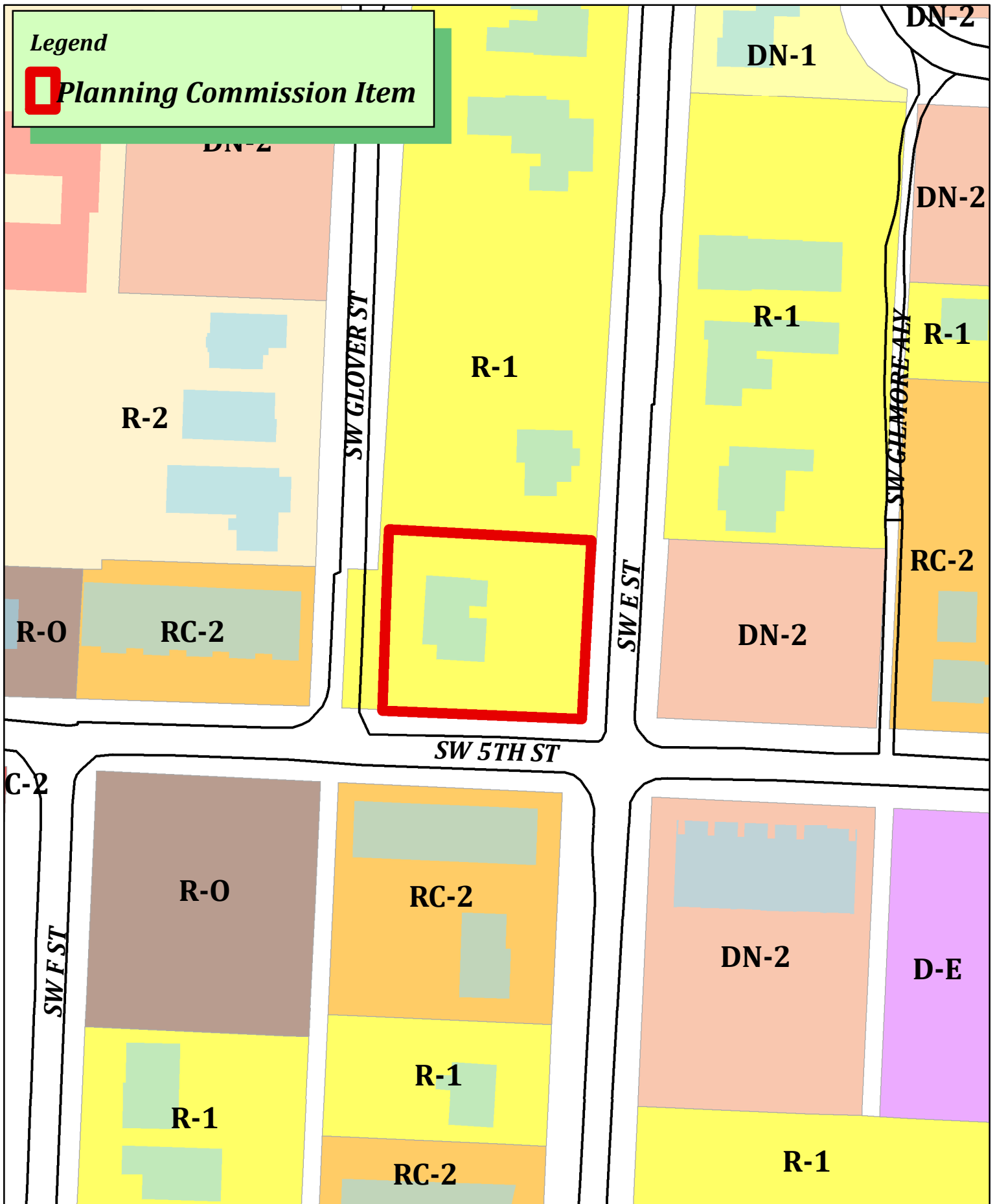
Additional Details

This rezoning request is NOT consistent with the Future Land Use Plan or the vision of growth and development for this area of the city. Staff does not support this rezoning request due to its incompatibility with the Future Land Use Plan and the Bentonville Community Plan. The applicant states in their narrative that they wish to construct townhomes at this location. Therefore, staff recommends the applicant consider changing their rezoning request to DN-2, Downtown Medium Density Residential or PRD, Planned Unit Development. Townhome units are allowed by right within the DN-2 zoning district at the end of blocks.

Legend



Planning Commission Item



RZ23-0085
April Townhomes
R-1 to DN-3



Property Rezoning Narrative

Address: 604 SW 5th Street, Bentonville AR 72712

Parcel ID: 01-02706-000

We are requesting rezoning from R-1 to DN3. Current use is a single-family home. Future intended use is 6 townhomes. Traffic is light and there is no current commercial signage. Not sure what to say on appearance and both water and sewer are available.

The reason we are requesting this rezoning is to allow for the development of townhomes on this parcel of land. Townhomes are allowed on block end parcels, which this parcel is. Additionally, the land to our direct west, direct south and diagonal east are all 4+ unit townhomes. The use of townhomes would not only fit nicely in this area of town, rather it is as if townhomes is the desired use.

RZ23-0085

RZ23-0036

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:

For consistency of the neighborhood, the
lots across the street are DN-2. We would
support DN-2.

Julie Carlson

Signature and Physical Address

R. Carlson 408 SW E St

Signature and Physical Address

Julie Carlson
408 SW E St
Bentonville, AR 72712



R723-0036
①

NOTICE OF INTENT TO REZONE

Pensago LLC

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

R-1, Low Density Single-Family Residential

to DN-3, Downtown High Density Residential

The legal description of the property is as follows:

Lot 1, Block 3, Gilmore's Addition, to the City of Bentonville, Arkansas, as shown on Plat Record A at page 37. Also a part of Coffelt's Addition, to the City of Bentonville, being a strip of land of equal width 27 feet wide North and South, lying South and adjacent to Lot 6, Block 2, Coffelt's Addition, to the City of Bentonville, Arkansas.

The common description of the property is: 604 SW 5th Street

The public hearing will be held January 2nd, 2024 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

- ☐ I / we have no objections to the rezoning.
☒ I / we object to the rezoning because:

This lot has been within the single family zone for a few years. We all
invest and build within this zone expecting the zoning not to swing
back again. The changes make for inconsistent zoning and DN-3 would not
fit the other rezonings that have happened downtown.

Signature and Physical Address

Signature and Physical Address



Multi Family E Central Ave

3509 East Central Avenue

PC Date: 1/2/2024

Staff Report Details

Project Number	PRD23-0004
Applicant / Current Owner	Michael Allen/MGH 72 LLC
Site Area	+/- 11.77 Acres
Current Zoning	A-1, Agriculture, R-E, Residential Estate, RO, Residential Office
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Office, Low Density Residential (LDR)
Requested Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Multi-family
Related projects	

Property Description

This property is located on East Central Avenue, and currently consists of three parcels, zoned A-1, Agriculture, R-E, Residential Estate, and RO, Residential Office, respectively. The land use is divided between Office and Low Density Residential (LDR). Adjacent zoning districts include RO, Residential Office to the northwest and south, R-1, Low-Density Single-Family Residential to the east, and C-2, General Commercial to the west and south. The property has direct access to East Central Avenue.

Project Details

The proposed PRD is a multi-family development, consisting of two buildings and 254 units. Also included is a bicycle-themed amenity that is geared towards the public and be open to the trails to the north of the buildings, which will likely be commercial in nature. Various amenities are also planned for residents. 347 vehicle parking spaces are to be provided, for a parking ratio of 1.37. 102 indoor and 30 outdoor bicycle parking spaces are being provided as well.

Proposed allowable uses are limited to those that are seen within this proposal, namely multifamily and associated accessory uses. Green space is provided in excess of the required amount. The applicant anticipates tying into the existing trail system to the north of the property.

Project Details

Both buildings will be 4 stories, with the western building having a walk-out basement that houses the biking amenity. Unit breakdown provides 28 studios, 140 1-bed, 74 2-bed, and 12 3-bed. Building materials include glazing, brick, and fiber cement siding, all of which are common material applications for multifamily uses in Bentonville.

Relationship to the General Plan / Projected Traffic Impact

Traffic will likely increase to and from this site as it redevelops from a few single-family homes. With Central a designated arterial street, it is likely to be able to handle the additional traffic. Connections to the city's sidewalk system will provide pedestrian and bicycle access to nearby destinations, including the adjacent office park, and will allow for more trips by walking and biking.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The applicant proposes a multifamily use that ties directly into the biking amenities Bentonville is well-known for. The development is nearby existing office uses which will allow tenants to make use of walking and biking to commute to those destinations. While slightly underparked, the unit mix, available indoor bike parking, and access to nearby destinations likely makes up for the deficit. The building makes use of both primary and special use primary materials, and most of the parking is located behind the front of the building.

Conclusion

Staff recommends approval of this PRD for the following reasons:

1. Consistency with the Bentonville Community Plan's vision and guiding principles, specifically Thoughtful Growth: *"By filling in the gaps of the existing urban fabric, Bentonville can accommodate anticipated growth in a thoughtful, responsible and appropriate manner."*
2. The proposed multi-family residential provides an appropriate buffer between the I-49 corridor land uses and the single family residential land uses to the east.
3. The vertically mixed land uses proposed allow for some trips not to be auto-oriented.
4. The project ties into the existing trail structure so that those willing to live a "car-light" lifestyle are accommodated with facilities such as premium bicycle parking.
5. The project provides significant amounts of open space: 6.96 acres, nearly 3 times the requirement of 1.76 acres.
6. Locating residential density near the centers of employment density lowers "VMT" or Vehicles Miles Traveled, a measure of total vehicular travel, accounting for both the number of trips and the length of those trips.
7. The project can be considered "Transit Ready", meaning that locating density along important transportation corridors such as Central and 102 will make transit more feasible when fixed route transit becomes available. Typically, fixed route transit is not viable in low-density corridors without

Conclusion

extreme subsidies.

Additional Details

Legend



Planning Commission Item

NE COURTYARD LOOP

BRITT LN

STONEBRIDGE WAY

E CENTRAL AVE

BEAU TERRE DR

MCCLAIN RD

WOODS CREEK RD



PRD23-0004
Multi Family E. Central Ave.
3509 E. Central Ave





PRD Booklet

PRD23-004

Multi Family E Central Ave

City of Bentonville

305 SW A Street

Bentonville, AR, 72712

Date Prepared:

11/27/2023

On behalf of:

Roadtrip Development

Project Narrative
3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Project Description

Our project team is excited to propose this Planned Residential Development (PRD) on behalf of Road Trip Development. The project is located at 3509 Central Ave and is currently open/wooded containing two single-family homes and outbuildings.

The current zoning for the property is a combination of A-1, R-O, and R-E. We are proposing to rezone to PRD to allow for flexibility in designing a high-quality development that includes residential apartments, amenities & courtyards, public bike club amenity, and walkable open spaces. The rear portion of the site is a wooded valley that connects with the Handcut Hollow bike trail system. This provides an opportunity to not only preserve the existing natural surroundings of the site, but to enhance and encourage its use.

The multi-family development will consist of two 4-story residential buildings, 254 apartment units, 347 vehicle parking spaces, 102 indoor bicycle storage spaces, and approximately 30 outdoor bicycle parking spaces.

Tenants will enjoy top-of-class amenities. We've included a double-volume open lobby, 2-story fitness center/spa, Pet Spa, spacious outdoor courtyard with pool, and adjacent indoor pool lounge. Between the buildings, there are covered pavilions with grilling stations, dog park, bicycle parking, and a separate area designated for trash compaction and recycling.

At the lower level, against the wooded backdrop, we're proposing a high-end, bike-themed public amenity with bicycle parking, secure bicycle storage, wash & repair stations, and an open indoor/outdoor lounge with patio.

The architectural style will be sleek and modern, blended with neutral, earthy tones and woodgrain to tie in with the natural surroundings.

Project Narrative

3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Allowed Property Uses:

Multi-family residential apartments (R-2)

Outdoor pool & associated courtyard space for tenant & guest use (A-3)

Indoor & outdoor amenities for tenant & guest use (A-3)

Indoor & outdoor amenities for tenant, guest & public use (B, A-2, A-3)

Indoor storage space for tenants & guests (R-2, S-2)

Covered Carports (U)

Detached Garages (U)

Building Setbacks:

South (front - Central Ave): 71'-0"

East (side): 92'-7"

West (side): 217'-5"

North (rear): 225'-5"

Lot Coverage (see civil for additional detail)

11.77 acres site total

6.91 acres green space (59% +/-)

3.36 acres impervious (29% +/-)

1.50 acres building coverage (12% +/-)

Building Area:

See summary table on Architectural Site Layout

Building Heights:

See Building Elevations

Max. Allowed Building Height: 70 ft

Exterior Finish Materials:

See Building Elevations for materials and percentages

See attached:

*Architectural Site Layout, Building Floor Plans, Building Elevations, and
Exterior Renderings & Design Concepts*

Project Narrative
3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Multi-Family Parking Strategy:

Our goal is to provide adequate vehicle parking for the development, while also recognizing that Bentonville is a bicycle-oriented community with a growing infrastructure of trail systems. We believe the development and community as a whole will be better served by preserving green space and natural landscaped areas, rather than adding unnecessary paving to achieve a higher-than-necessary parking ratio.

Our unit mix is predominantly one-bedroom (168), with fewer two and three-bedroom units (86). The anticipated demographic for this development is young, active professionals (singles & couples). Additional factors that could lessen the demand for parking include co-working spaces to support remote work, rideshare lounges at main entry points, and the nearby biking community.

The proposed design includes 347 vehicle parking spaces, 102 secure indoor bike parking spaces, and 30 outdoor bike parking spaces. The vehicle spaces will be allocated as shown below.

Vehicle Parking Calculations			
	Total Apartments	Spaces per Apartment	Total Spaces
Studio	28	1	28
1 Bedroom	140	1	140
2 Bedroom	74	1.5	111
3 Bedroom	12	2	24
Total	254		303
Total Vehicle Spaces Provided			347
Extra Spaces for Guest and Overflow			44

Proposed Parking Ratio: 347 vehicle spaces / 254 units = 1.37 parking ratio

2. PLAN SET

W:\PROJECTS\PPAF Management\762489-01 Central Ave. Bentonville AR\03-CIVIL\PLAN\PRD\762489_PRD ADJOINER PROPERTY.dwg - 10/10/2023 - Jake McDaniel



CESO
WWW.CESOINC.COM

3300 South Market St., Suite 230
Rogers, AR 72756
Phone: 479.271.8058 Fax: 888.208.4826

PPAF MANAGEMENT

**MULTI-FAMILY
DEVELOPMENT**

3509 E. CENTRAL AVE
BENTONVILLE, AR 85004

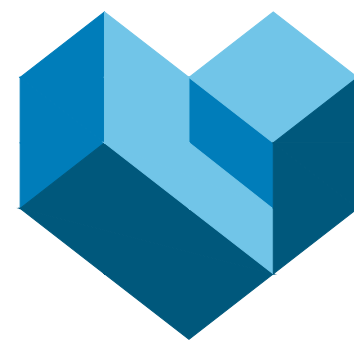
Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.	
Project Number:	762489
Scale:	1" = 50'
Drawn By:	JDM
Checked By:	KRM
Date:	10/04/2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

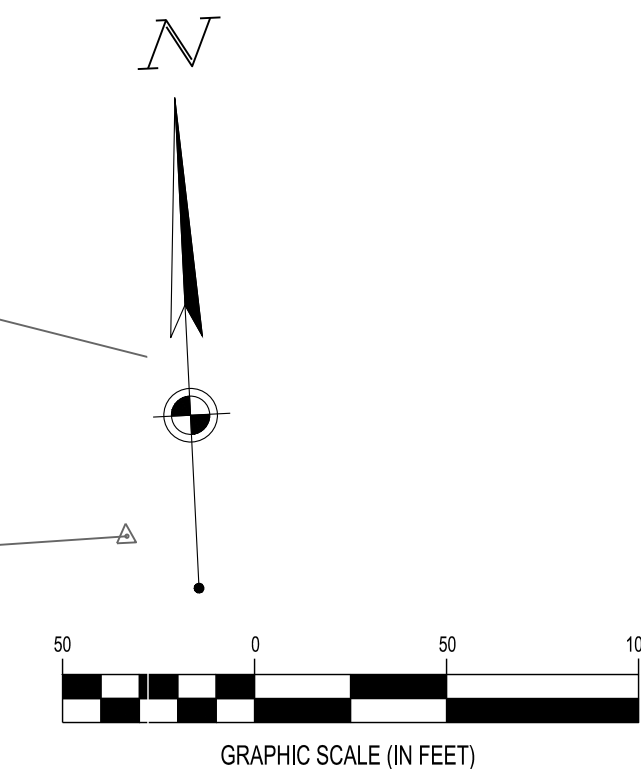
LOCATION PLAN

PRD23-0000



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Rogers, AR 72758
Phone: 479.271.8058 Fax: 888.208.4826



SITE LEGEND

EXISTING PLANNING AREA

	ZONE A-1	8.75 AC.	PARCEL ID: 01-00249-000
	ZONE R-E	2.06 AC.	PARCEL ID: 01-11079-000
	ZONE R-O	0.96 AC.	PARCEL ID: 01-11080-000

PARTIES INVOLVED WITH PROJECT:

ENGINEER: CESO, INC.
C/O: KYLE MAST, P.E.
ADDRESS: 216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE, 37027
PHONE: KYLE.MAST@CESOINC.COM
937.435.8884

EMAIL: PPAF MANAGEMENT
C/O: ROBERT GOLTERMANN, PRESIDENT
ADDRESS: 101 S. HANLEY RD., STE. 750
CLAYTON, MO 63105
PHONE: 314.528.9150

PPAF MANAGEMENT

MULTI-FAMILY DEVELOPMENT

3509 E. CENTRAL AVE
BENTONVILLE, AR 75004

Revisions / Submissions

ID	Description	Date
1	PRD CITY COMMENTS	12/11/23

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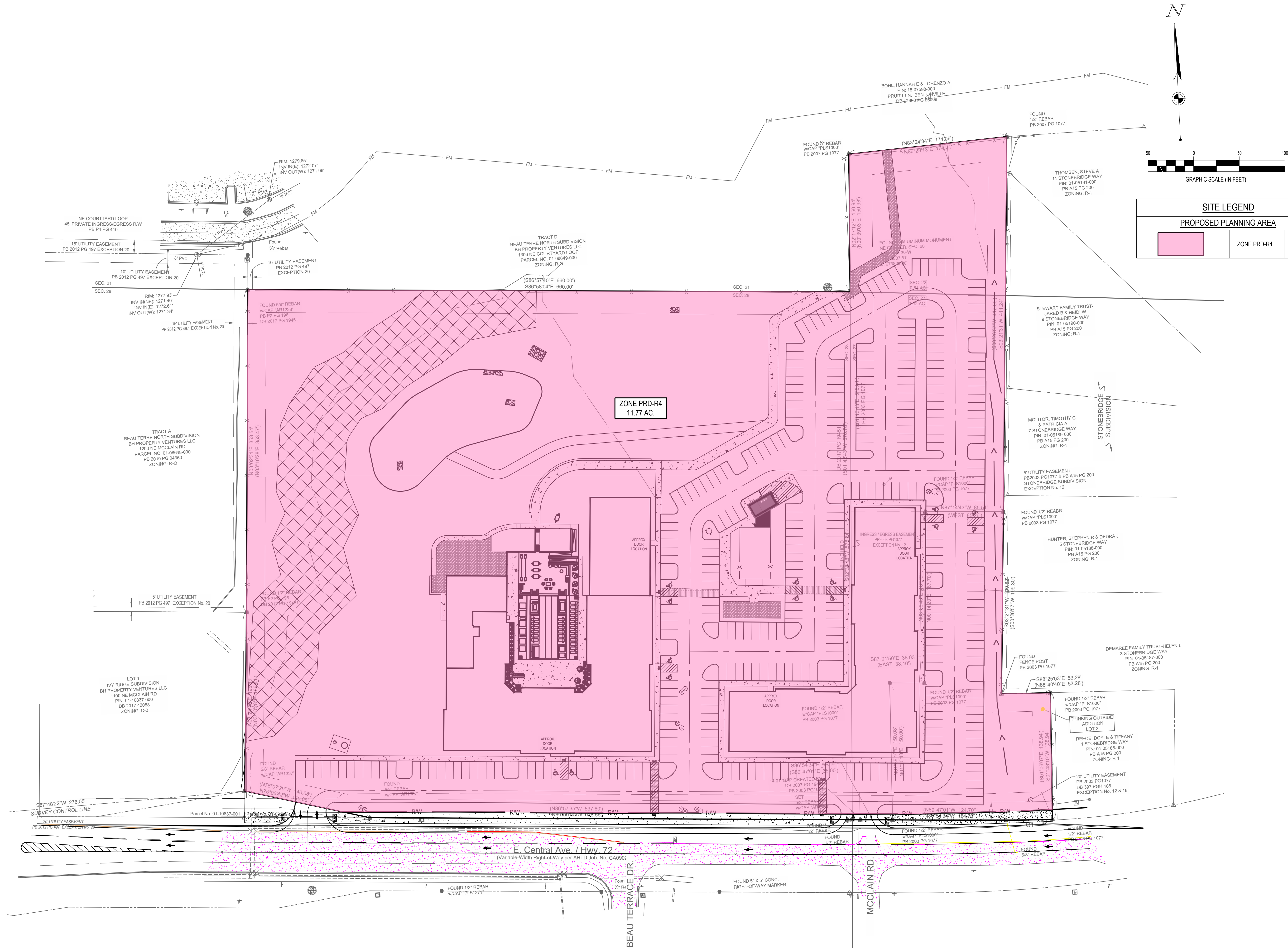
Project Number: 762489
Scale: 1" = 50'
Drawn By: JDM
Checked By: KRM
Date: 10/04/2023
Issue: NOT FOR CONSTRUCTION

Drawing Title:

EXISTING
ZONING MAP

PRD23-0000





SITE LEGEND		
PROPOSED PLANNING AREA		
	ZONE PRD-R4	11.77 AC.

PPAF MANAGEMENT

MULTI-FAMILY DEVELOPMENT

3509 E. CENTRAL AVE
BENTONVILLE, AR 75004

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Drawn By: JDM

Checked By: KRM

Date: 10/04/2023

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Drawing Title:

PROPOSED ZONING MAP

PRD23-0000



SITE LEGEND			
EXISTING PLANNING AREA			
	RESIDENTIAL	8.75 AC.	PARCEL ID: 01-00249-000
	UNDEVELOPED	2.06 AC.	PARCEL ID: 01-11079-000
	RESIDENTIAL	0.96 AC.	PARCEL ID: 01-11080-000

PPAF MANAGEMENT

MULTI-FAMILY DEVELOPMENT

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BENTONVILLE, AR 75004

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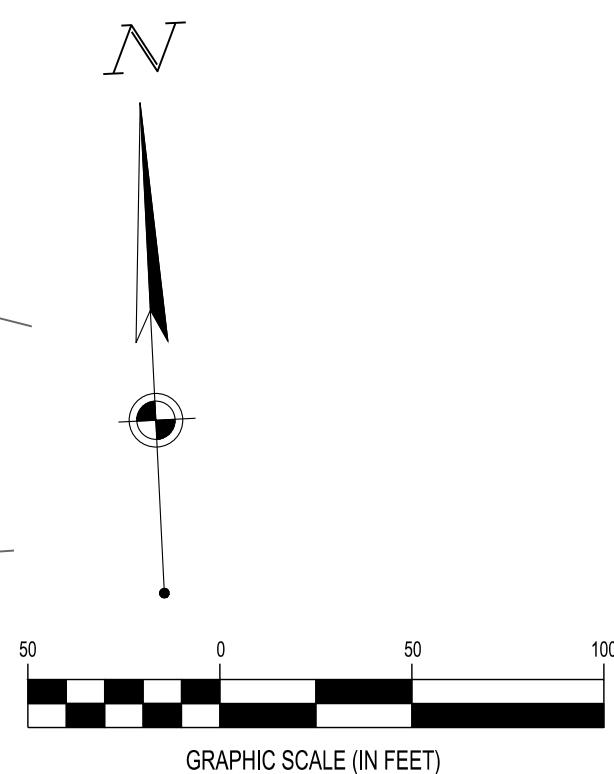
EXISTING
PLANNING AREA
MAP

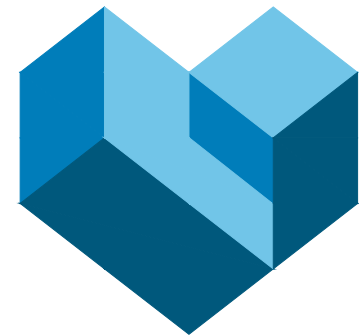
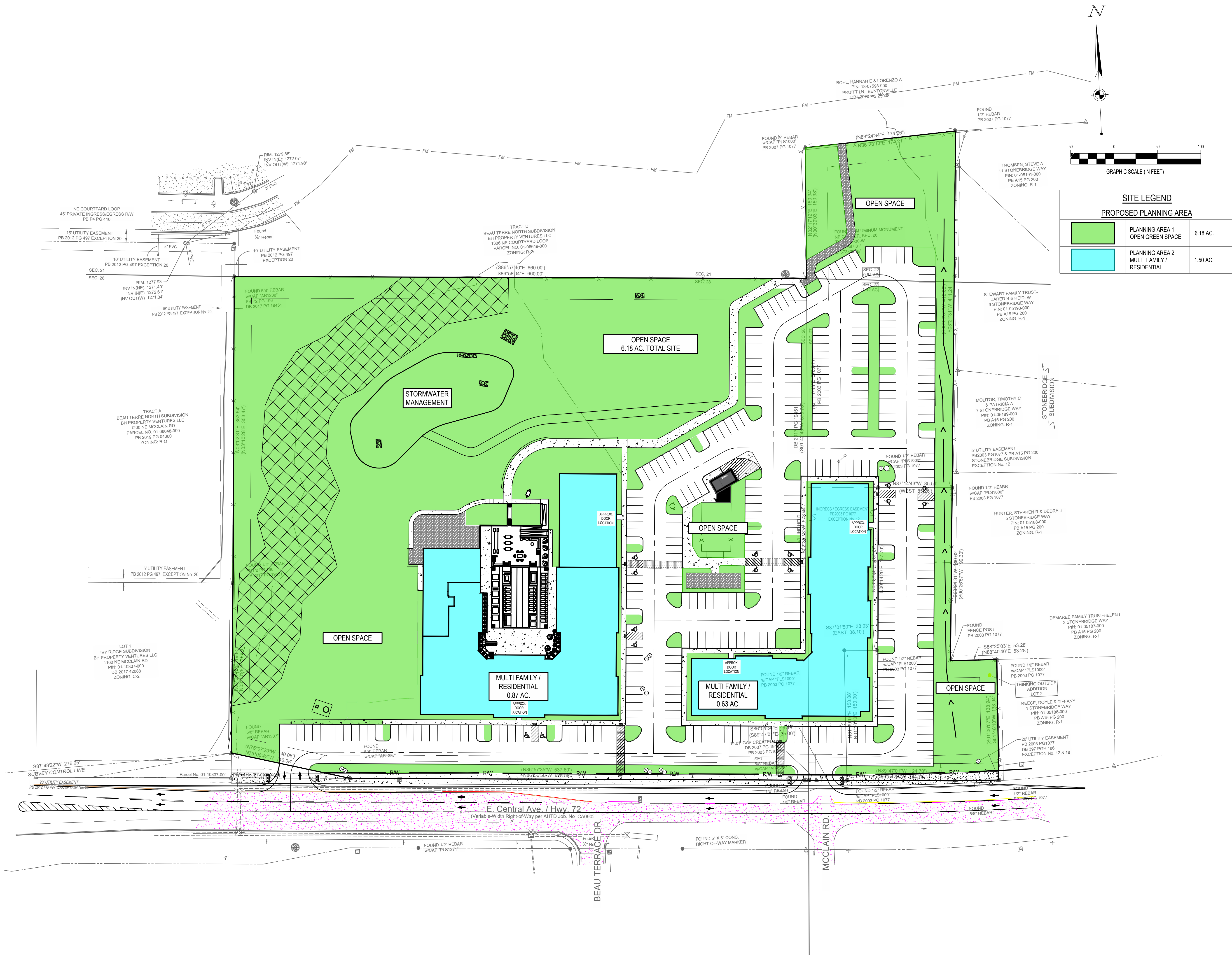
PRD23-0000



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PPAF MANAGEMENT

MULTI-FAMILY
DEVELOPMENT

3509 E. CENTRAL AVE
BENTONVILLE, AR 75004

Revisions / Submissions

ID	Description	Date
1	PRD CITY COMMENTS	12/11/23

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Project Number: 762489

Scale: 1" = 50'

Drawn By: JDM

Checked By: KRM

Date: 11/27/2023

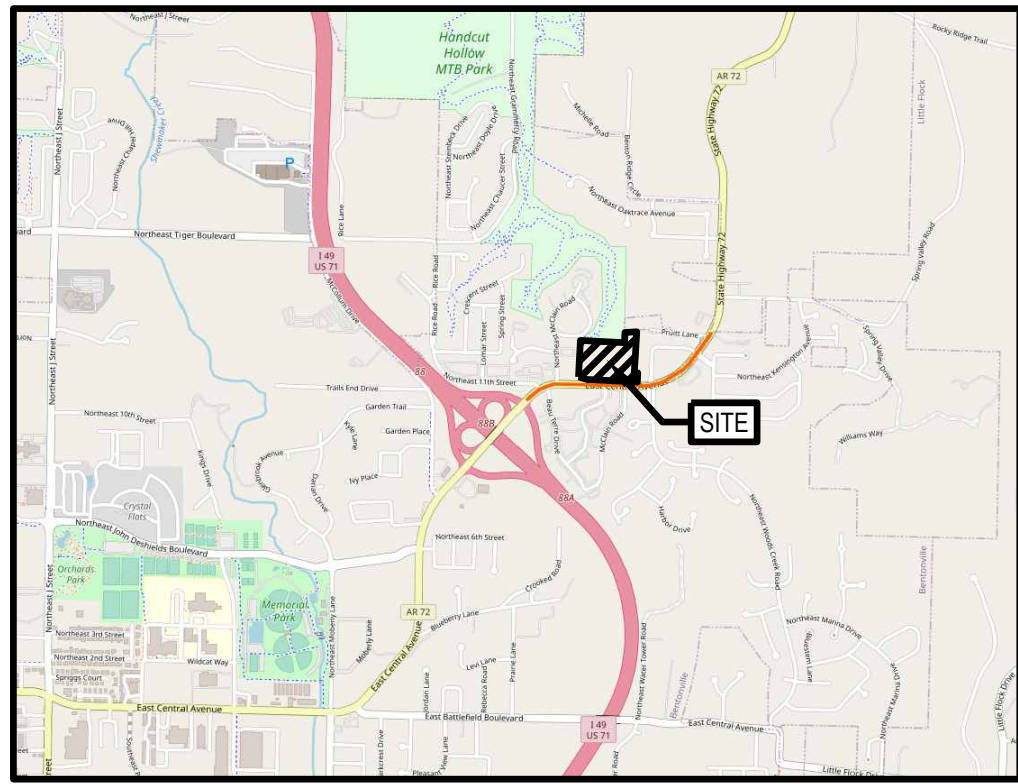
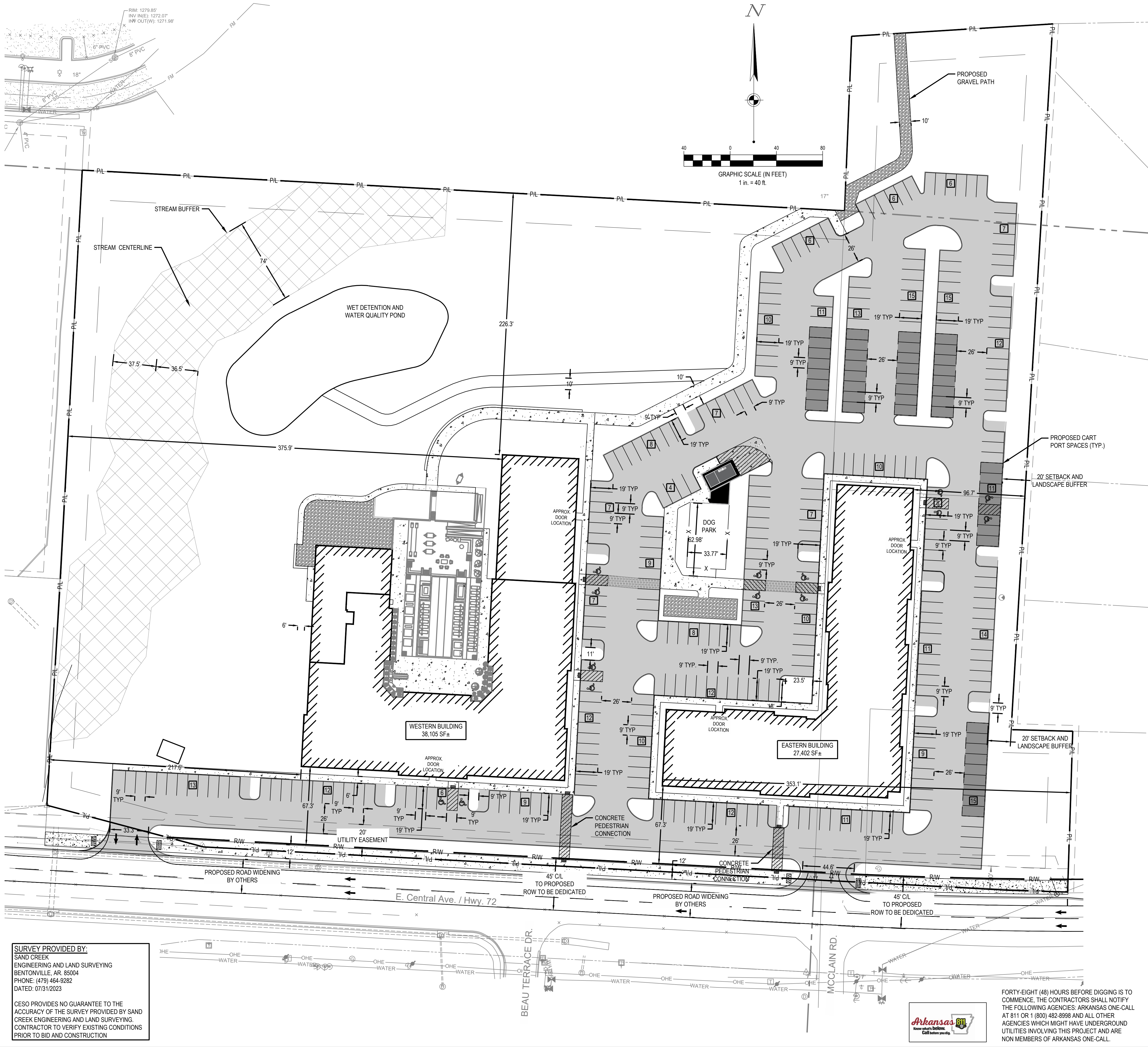
Issue: NOT FOR CONSTRUCTION

Drawing Title:

PROPOSED
PLANNING AREA
MAP

PRD23-0000

2A. MASTER SITE PLAN



VICINITY MAP
NOT TO SCALE

SITE LEGEND	
EXISTING	
REFER TO ALTA FOR EXISTING FEATURES LEGEND	
PROPOSED	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	CENTERLINE
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	PARKING SPACE COUNT
	SIGN

PROPERTY DATA:

PARCEL OWNER:	MGH 72 LLC		
PARCEL ID:	01-11080-000	01-00249-000	01-11079-000
PROPERTY AREA:	0.96 AC	8.75 AC	2.06 AC
TOTAL PROPERTY AREA:	11.77 AC		
ADDRESS:	3509 E. CENTRAL AVE. BENTONVILLE, AR 85004		
ZONING:	R-O	A-1	R-E
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT - PRD-R4		
	REQUIRED	PROPOSED	
BUILDING/ACCESSORY SETBACKS			
FRONTAGE ALONG STREET:	20'		20'
SIDE:	10' INTERIOR, 20' EXTERIOR		20'
REAR:	25'		25'
PARKING AREA SETBACKS			
FRONT:	TBD'		
BUILDING AREA:	WEST = 38,105 SF		EAST=27,402 SF
PARKING:			
PARKING SPACES:	3 SPACES PER 2 DWELLINGS		300
CARPORT SPACES:	NA		46
ADA PARKING SPACES:	7		14
TOTAL PARKING SPACES:	381		360
PRE-IMPROVEMENT IMPERVIOUS AREA:		22,740 SF (0.52 AC) 4.00%	
POST-IMPROVEMENT IMPERVIOUS AREA:		230,045 SF (5.28 AC) 45.00%	

PROJECT CONTACTS:

OWNER/DEVELOPER:
PPAF MANAGEMENT
101 S. HANLEY RD., STE. 750
CLAYTON, MO 63105
PHONE: (314) 528-9150
CONTACT: ROBERT GOLTERMANN, PRESIDENT

ARCHITECT:
VE DESIGN MANAGEMENT, INC.
431 S. JEFFERSON AVE., STE. 105
SPRINGFIELD, MO 65806
PHONE: (417) 812-2913
EMAIL: DESIGN@VEDESIGNGROUP.COM
CONTACT: CHRIS BURKHART, AIA

ENGINEER:
CESO, INC.
216 CENTERVIEW DRIVE, STE. 150
BENTONVILLE, AR 72702
PHONE: (870) 435-6884
EMAIL: KYLE.MAST@CESOINC.COM
CONTACT: KYLE MAST, P.E.

PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 05070C0095K, EFFECTIVE DATE: 6/5/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PPAF MANAGEMENT
MULTI-FAMILY
DEVELOPMENT
3509 E. CENTRAL AVE
BENTONVILLE, AR 85004

Revisions / Submissions		
ID	Description	Date
1	PRD CITY COMMENTS	12/11/23

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Project Number:	762489
Scale:	1" = 40'
Drawn By:	JDM
Checked By:	KRM
Date:	12/11/2023
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

MASTER SITE
PLAN

2B. BOUNDARY SURVEY

ALTA / NSPS LAND TITLE SURVEY

LOTS 1 & 2 OF THINKING OUTSIDE ADDITION & PART OF THE NE 1/4 OF THE NE 1/4 OF THE SECTION 28, T-20-N, R-30-W BENTON COUNTY BENTONVILLE, ARKANSAS

SURVEY DESCRIPTION FOR TRACT 1 PARCELS 01-11079-000 & 01-11080-000

LOTS 1 AND 2 OF THINKING OUTSIDE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2003 AT PAGE 1077.

SURVEY DESCRIPTION FOR TRACT 2 BY DB 2017 PG 19451 PARCEL 01-00249-000

PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STATE MONUMENT MARKING THE NE CORNER OF THE NE1/4 OF THE NE1/4, SAME BEING THE SE CORNER OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, SAID POINT BEING ON THE NORTH LINE OF LOT 1 OF THINKING OUTSIDE ADDITION, THENCE ALONG THE EAST LINE OF SAID 40 AND THE WEST LINE OF SAID LOT 1, S 01°42'43" W, 578.78 FEET TO AN EXISTING REBAR MARKING THE SW CORNER OF LOT 1 OF THINKING OUTSIDE ADDITION, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 72, THENCE ALONG SAID RIGHT OF WAY LINE, N 86°57'35" W, 674.86 FEET TO A SET REBAR WITH CAP MARKING THE SE CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION, THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 1, N 03°28'08" E, 225.14 FEET TO AN EXISTING REBAR MARKING THE NE CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION, THENCE ALONG THE EAST LINE OF TRACT A OF BEAU TERRE NORTH SUBDIVISION, N 03°10'05" E, 353.47 FEET TO AN EXISTING REBAR ON THE NORTH LINE OF THE NE1/4 OF THE NE1/4, THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID 40 AND THE SOUTH LINE OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, S 86°57'40" E, 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.86 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

LESS AND EXCEPT THAT PORTION DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEED 2016 50816 DEED AND DESCRIBED AS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3 INCH ALUMINUM MONUMENT FOUND AT THE CORNER OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 02°38'40" WEST A DISTANCE OF 578.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB 8309, THENCE NORTH 86°54'42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 527.85 FEET TO THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB C4062 AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 86°54'42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 137.28 FEET TO A POINT ON THE EAST LINE OF LOT 1, IVY RIDGE SUBDIVISION, THENCE NORTH 03°24'12" EAST ALONG SAID EAST LINE A DISTANCE OF 28.73 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB C4062, THENCE SOUTH 75°04'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 140.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (1.972 SQ. FT.) MORE OR LESS AS SHOWN ON PLANS PREPARED BY AHTD REFERENCED AS JOB C4062.

SURVEY DESCRIPTION FOR TRACT 2 BY SURVEY PARCEL 01-00249-000

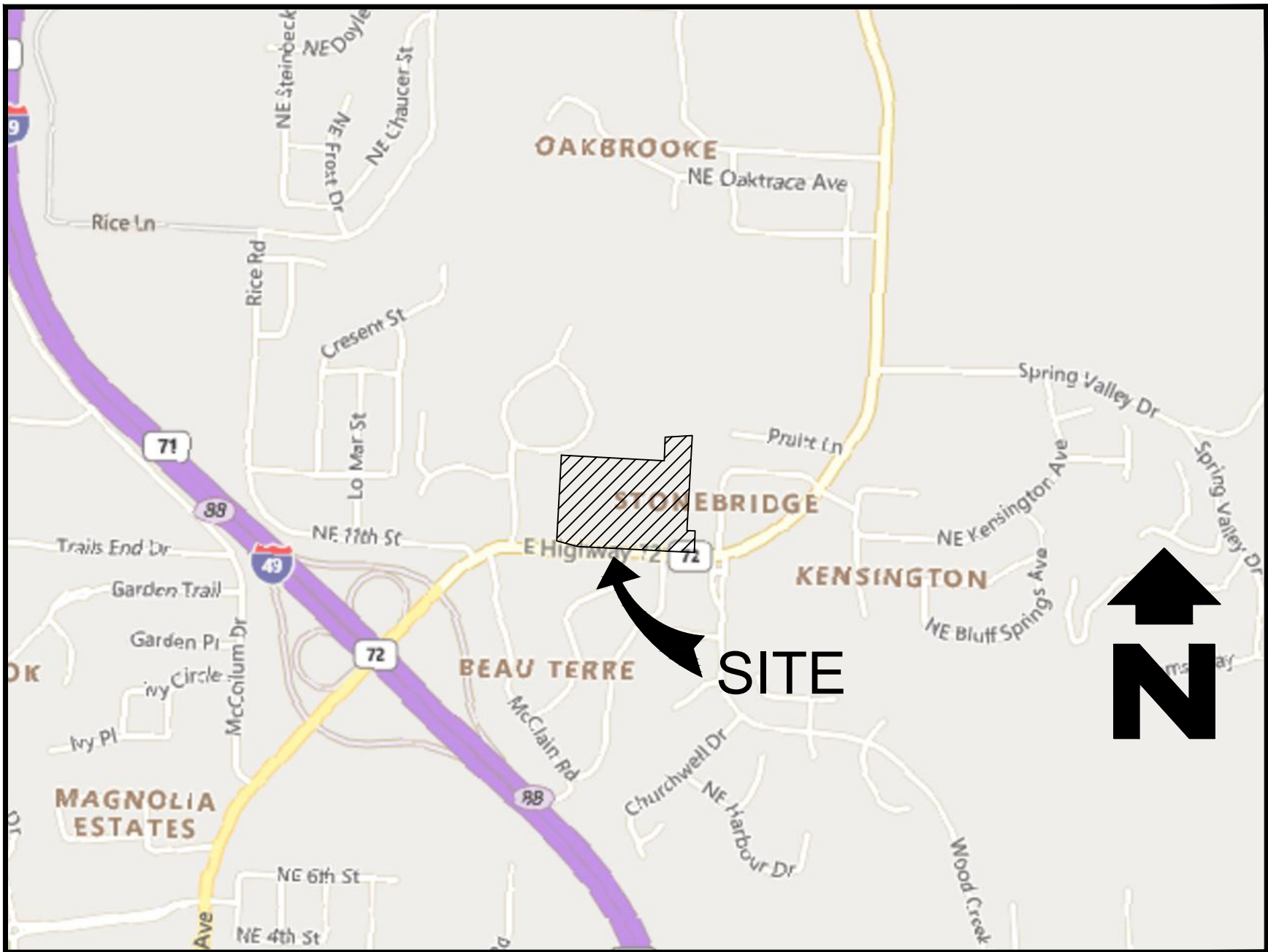
PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STATE MONUMENT MARKING THE NE CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, SAME BEING THE SE CORNER OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF LOT 1 OF THINKING OUTSIDE ADDITION, THENCE ALONG THE EAST LINE OF SAID 40 AND THE WEST LINE OF SAID LOT 1, S 02°36'18" W, 578.64 FEET TO A SET 5/8 REBAR W/CAP "PLS 1636", SAME BEING SW CORNER OF LOT 1 OF THINKING OUTSIDE ADDITION, AND ON THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 72, THENCE ALONG SAID RIGHT OF WAY LINE, N 86°56'50" W, FOR A DISTANCE OF 528.58 TO A FOUND 5/8" REBAR W/CAP "PLS 1337", THENCE, N 75°06'42" W, 140.08 FEET TO A FOUND 5/8" REBAR W/CAP "PLS 1337" BEING THE A POINT ON THE EAST LINE OF LOT 1 OF IVY SUBDIVISION, THENCE, N 03°24'18" E, 106.11 FEET TO A FOUND 1/2" REBAR, SAME BEING THE NE CORNER OF LOT 1 OF IVY SUBDIVISION AND BEING THE SE CORNER OF TRACT A OF BEAU TERRE NORTH SUBDIVISION, THENCE, N 03°02'31" E, 353.54 FEET TO A FOUND 5/8 REBAR W/CAP "AR 1238", SAME BEING A POINT ON THE EAST LINE OF TRACT A OF BEAU TERRE NORTH SUBDIVISION, THENCE ALONG THE SOUTHER LINE OF TRACT D OF BEAU TERRE NORTH SUBDIVISION S 86°58'04" E, 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.75 ACRES.

SURVEY NOTES:

- 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.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL RECORDED IN DEED RECORDS, BOOK 2017, PAGE 19451, AND DB L2017 PG 057342 AT THE COURTHOUSE IN BENTON COUNTY, ARKANSAS.
- BASIS OF BEARINGS: NAVD83, STATE PLANE GRID COORDINATES, ARKANSAS NORTH ZONE REFERENCING BENTONVILLE CITY CONTROL MONUMENT #42.
- BASIS OF ELEVATION: NAVD88, REFERENCING BENTONVILLE CITY CONTROL MONUMENT #42.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
- 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.
- ZONING INFORMATION SHOWN HERE ON WAS TAKEN FROM THE CITY OF BENTONVILLE PUBLIC ZONING MAP. NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR. NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. SETBACK DIMENSIONS ARE BASED ON THE ORIENTATION OF THE BUILDING(S) TO BE CONSTRUCTED.
- ON RESPONSE TO ITEM No. 16 FROM THE ALTA/NSPS TABLE REQUIREMENT: NO EVIDENCE FOR RECENT EARTH WORK IMPACTING TRACK 1 & 2 WAS FOUND AT THE TIME OF THE SURVEY.
- ON RESPONSE TO ITEM No. 17 FROM THE ALTA/NSPS TABLE REQUIREMENT: NO PROPOSED RIGHT OF WAY INFORMATION WAS FOUND OR ANY RECENT EVIDENCE OF CONSTRUCTION IMPACTING TRACK 1 & 2.
- THE BOUNDARY CONFIGURATION SHOWN ON THIS SURVEY DOES NOT PURPORT TO BE A TRACT SPLIT, REPLAT OR ANY OTHER SUBDIVISION OF LAND AS MAY BE DEFINED BY CITY, COUNTY, OR STATE LAW. THE LAND OWNER IS ENCOURAGED TO CHECK WITH THE LOCAL PLANNING/DEVELOPMENT AUTHORITIES FOR PROPER PLATTING PROCEDURES BEFORE PROCEEDING WITH THIS DEVELOPMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE.

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, OR ANY OTHER FACTS WHICH AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

- 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.



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	50.73	914.93	N88° 20' 25"W	50.72



SURVEYOR'S CERTIFICATE:

TO ROAD TRIP DEVELOPMENT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1-9, 11a, 11b, 13, 14, 16-18 & 19. THE FIELD WORK WAS COMPLETED ON 6/29/2023.

DATE OF EXECUTION: _____

GRANT E. NEVILL
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
REGISTRATION NO. 1636

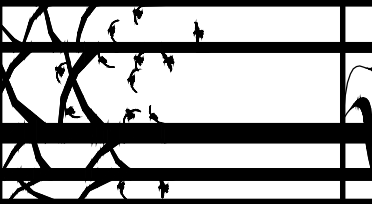
CLIENT:
CESO, INC
MICHAEL ALLAN
330 SOUTH MARKET ST, SUITE 230
ROGERS, AR 72758
MICHAEL.ALLAN@CESOINC.COM

ALTA / NSPS LAND TITLE SURVEY
LOTS 1 & 2 OF THINKING OUTSIDE ADDITION & PART OF THE
NE 1/4 OF THE NE 1/4 OF THE SECTION 28, T-20-N, R-30-W
BENTON COUNTY
BENTONVILLE, ARKANSAS

SHEET:
PROJECT:

PRELIMINARY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9962



PLS: GEN
CAD: WAP
FIELD: MJH
FIELD: MDS
SCE PROJECT #: 23031
DATE: 7/31/2023
SHEET: 2 OF 2

PROJECT NAME

2E. FIRM MAP

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

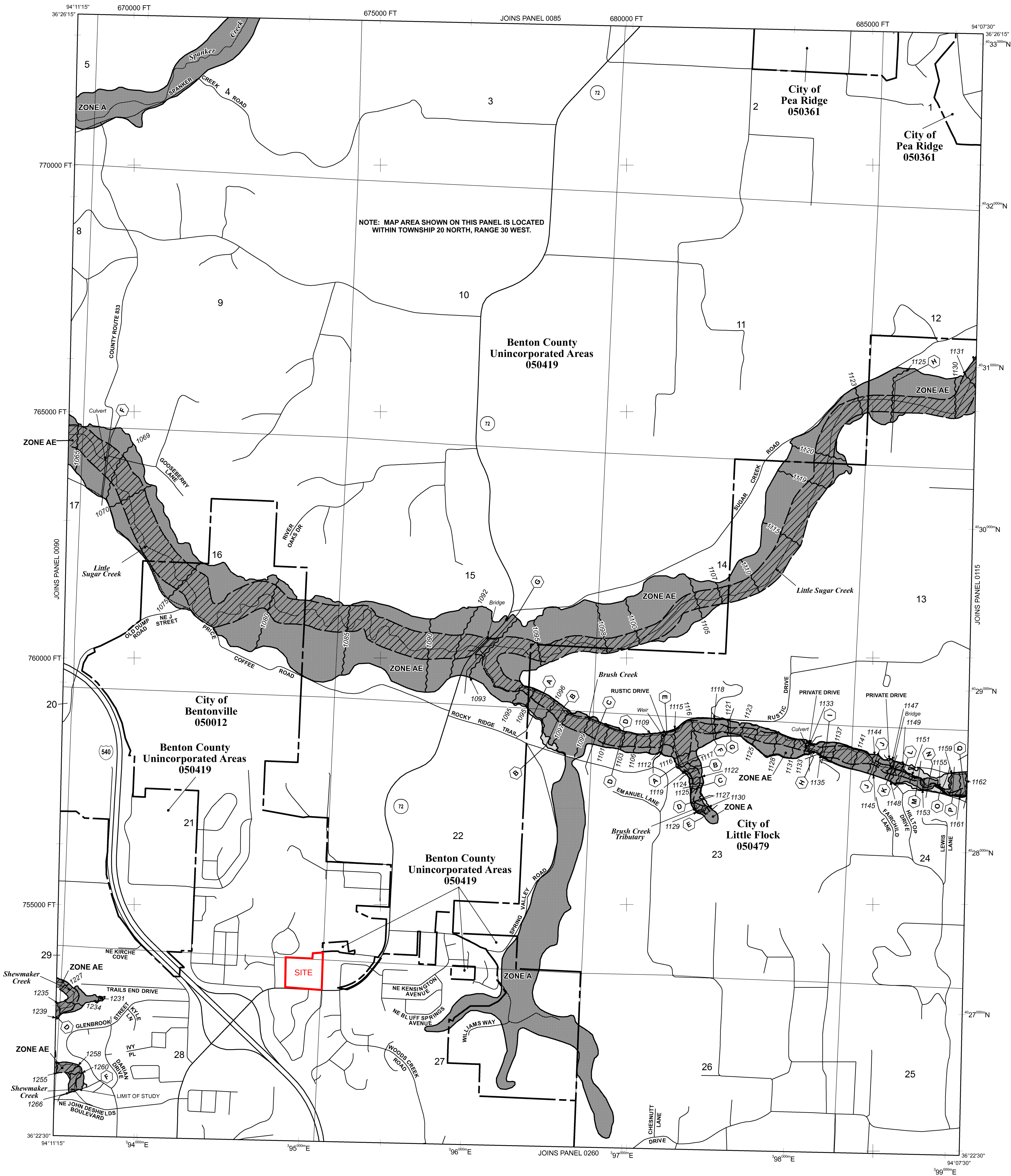
Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRW for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfip>.



 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION
BY THE 1% ANNUAL CHANCE FLOOD

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

 OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

CBRs areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas

Floodplain boundary

Floodway boundary

Zone D boundary

CBRs and CPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Limit of Moderate Wave Action

513 Base Flood Elevation line and value; elevation in feet*
(EL 987) Base Flood Elevation value where uniform within zone; elevation

Referenced to the North American Vertical Datum of 1988

	Cross section line
	Transect line
	Culvert, Flume, Penstock or Aqueduct
	Road or Railroad Bridge
	Footbridge

87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

24 76°00'00"N 1000-meter Universal Transverse Mercator grid values, zone 15

600000 FT	5000-foot grid values: Arkansas State Plane coordinate system, North zone (FIPSZONE 0301), Lambert Conformal Conic projection
DX5510 x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5	River Mile

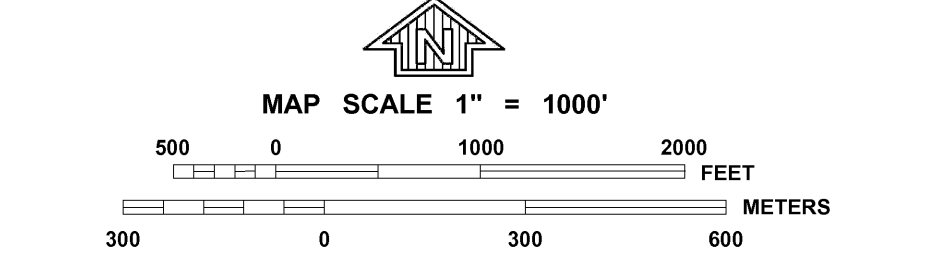
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 18, 1991

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
See the NOTICE TO FLOOD INSURANCE STUDY USERS page of the Flood Insurance Study
report for map revision dates.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



COMMUNITY		NUMBER	PANEL	SUFFIX
BENTON COUNTY		050419	0095	K
BENTONVILLE, CITY OF		050012	0095	K
LITTLE ROCK, CITY OF		050479	0095	K
PEA RIDGE, CITY OF		050361	0095	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



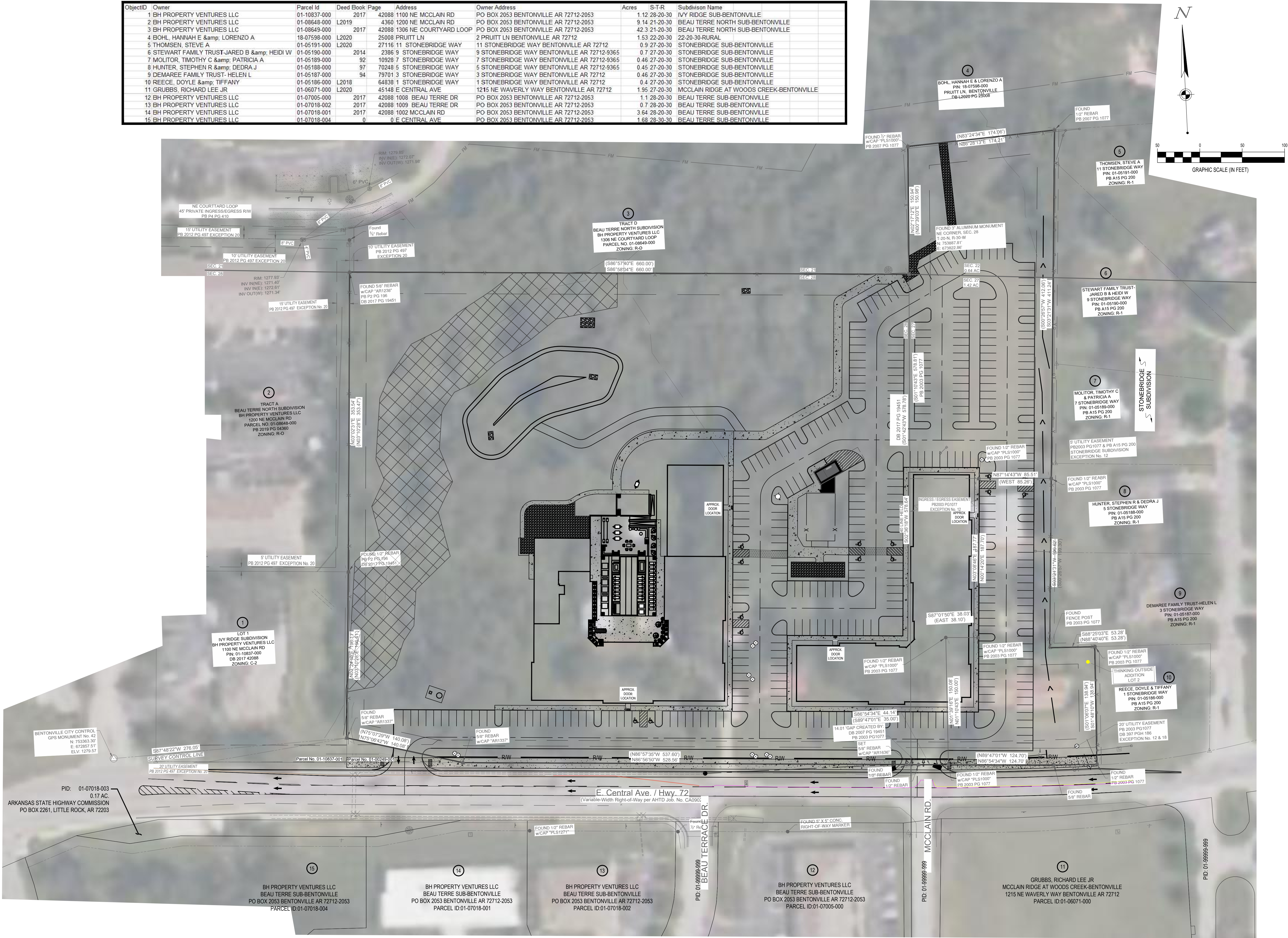
MAP NUMBER
05007C0095K

MAP REVISED
JUNE 5, 2012

Federal Emergency Management Agency

2F. ADJOINER MAP

ObjectID	Owner	Parcel Id	Deed Book	Page	Address	Owner Address	Acres	S-T-R	Subdivison Name
1	BH PROPERTY VENTURES LLC	01-10837-000		2017	42088 1100 NE MCCLAIN RD	PO BOX 2053 BENTONVILLE AR 72712-2053	1.12	28-20-30	IVY RIDGE SUB-BENTONVILLE
2	BH PROPERTY VENTURES LLC	01-08648-000	L2019		4360 1200 NE MCCLAIN RD	PO BOX 2053 BENTONVILLE AR 72712-2053	9.14	21-20-30	BEAU TERRE NORTH SUB-BENTONVILLE
3	BH PROPERTY VENTURES LLC	01-08649-000	2017		42088 1306 NE COURTYARD LOOP	PO BOX 2053 BENTONVILLE AR 72712-2053	42.3	21-20-30	BEAU TERRE NORTH SUB-BENTONVILLE
4	BOHL, HANNAH E & L&P, LORENZO A	18-07598-000	L2020		25008 PRUITT LN	2 PRUITT LN BENTONVILLE AR 72712	1.53	22-20-30	22-20-30-RURAL
5	THOMSEN, STEVE A	01-05191-000	L2020		27116 11 STONEBRIDGE WAY	11 STONEBRIDGE WAY BENTONVILLE AR 72712	0.9	27-20-30	STONEBRIDGE SUB-BENTONVILLE
6	STEWART FAMILY TRUST-JARED B & HEIDI W	01-05190-000	2014		2386 9 STONEBRIDGE WAY	9 STONEBRIDGE WAY BENTONVILLE AR 72712-9365	0.7	27-20-30	STONEBRIDGE SUB-BENTONVILLE
7	MOLITOR, TIMOTHY C & PATRICIA A	01-05189-000	92		10928 7 STONEBRIDGE WAY	7 STONEBRIDGE WAY BENTONVILLE AR 72712-9365	0.46	27-20-30	STONEBRIDGE SUB-BENTONVILLE
8	HUNTER, STEPHEN R & DEDRA J	01-05188-000	97		70248 5 STONEBRIDGE WAY	5 STONEBRIDGE WAY BENTONVILLE AR 72712-9365	0.45	27-20-30	STONEBRIDGE SUB-BENTONVILLE
9	DEMAREE FAMILY TRUST- HELEN L	01-05187-000	94		79701 3 STONEBRIDGE WAY	3 STONEBRIDGE WAY BENTONVILLE AR 72712	0.46	27-20-30	STONEBRIDGE SUB-BENTONVILLE
10	REECE, DOYLE & TIFFANY	01-05186-000	L2018		64838 1 STONEBRIDGE WAY	1 STONEBRIDGE WAY BENTONVILLE AR 72712	0.4	27-20-30	STONEBRIDGE SUB-BENTONVILLE
11	GRUBBS, RICHARD LEE JR	01-06071-000	L2020		45148 E CENTRAL AVE	1215 NE WAVERLY WAY BENTONVILLE AR 72712	1.95	27-20-30	MCCLAIN RIDGE AT WOODS CREEK-BENTONVILLE
12	BH PROPERTY VENTURES LLC	01-07005-000	2017		42088 1008 BEAU TERRE DR	PO BOX 2053 BENTONVILLE AR 72712-2053	1.1	28-20-30	BEAU TERRE SUB-BENTONVILLE
13	BH PROPERTY VENTURES LLC	01-07018-002	2017		42088 1009 BEAU TERRE DR	PO BOX 2053 BENTONVILLE AR 72712-2053	0.7	28-20-30	BEAU TERRE SUB-BENTONVILLE
14	BH PROPERTY VENTURES LLC	01-07018-001	2017		42088 1002 MCCLAIN RD	PO BOX 2053 BENTONVILLE AR 72712-2053	3.64	28-20-30	BEAU TERRE SUB-BENTONVILLE
15	BH PROPERTY VENTURES LLC	01-07018-004	0		0 E CENTRAL AVE	PO BOX 2053 BENTONVILLE AR 72712-2053	1.68	28-30-30	BEAU TERRE SUB-BENTONVILLE



CESO
WWW.CESOINC.COM

3300 South Market St., Suite 230
Rogers, AR 72758
Phone: 479.271.8058 Fax: 888.208.4826

PPAF MANAGEMENT

MULTI-FAMILY
DEVELOPMENT

3509 E. CENTRAL AVE
BENTONVILLE, AR 85004

Revisions / Submissions

ID	Description	Date
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© 2023 CESO, INC.

Project Number: 762489

Scale: 1" = 50'

Drawn By: JDM

Checked By: KRM

Date: 11/27/2023

Issue: NOT FOR CONSTRUCTION

Drawing Title:

ADJOINER MAP

PRD23-0000

2G. ARCHITECTURAL RENDERINGS



PROJECT SUMMARY (4) STORY APARTMENTS				
	UNITS	MX	AVG SF	SF
STUDIO	28	11.0%	481	13,755
1 BEDROOM	140	55.1%	855	93,144
2 BEDROOM	0	0.0%	-	-
3 BEDROOM	74	28.1%	1,092	80,788
TOTAL UNITS	254	4.7%	1,508	18,075
DECK/PATIOS		2.9%		7,618
COMMON AREA		13.0%		34,354
ATTACHED AMENITY		5.1%		15,055
TOTAL (APARTMENTS)				255,750
TOTAL PARKING	341	PARKING RATIO	1.34	

CODE COMPLIANCE SUMMARY	
BUILDING CODES:	2021 ARKANSAS FIRE PREVENTION CODE (VOL. I, II, III) 2021 INTERNATIONAL BUILDING CODE (w/ AMENDMENTS) 2021 INTERNATIONAL FIRE CODE (w/ AMENDMENTS) 2014 ARKANSAS ENERGY CODE (2009 IECC) A117.1-2009
PROPOSED USE GROUPS:	APARTMENTS & ACCESSORY (R-2 RESIDENTIAL) ENTRY LOBBY, FITNESS, BIKE LOUNGE (A-3 ASSEMBLY) BIKE STORAGE (S-2)
TYPE OF CONSTRUCTION:	TYPE V-A (1-HOUR RATED STRUCTURAL ELEMENTS)
BUILDING HEIGHT:	PROPOSED: 50-60 FT -- ALLOWED: 70 FT PROPOSED: 4-STORY -- ALLOWED: 4-STORY
BUILDING AREA:	B1: 38,081 SF PER STORY -- ALLOWED: 36,000 SF * FRONTAGE B2: 27,471 SF PER STORY -- ALLOWED: 36,000 SF * FRONTAGE FULL AREA DETAILS TO BE PROVIDED WITH PERMIT SUBMISSION
SPRINKLER SYSTEM:	B1 & B2: FULL NFPA 13

- SITE LAYOUT LEGEND:
1. --- INDICATES PROPERTY BOUNDARY
 2. ALL DRIVE AISLES, EET FIRE APPARATUS ACCESS ROAD REQUIREMENTS (20' WIDTH & 150' BUILDING PROXIMITY). IN ADDITION, ALL ACCESS ROADS ADJACENT TO BUILDINGS MEET REQUIREMENTS FOR ARIEL APPARATUS (26' & 15'-30' PROXIMITY)
 3. SEE BUILDING ELEVATIONS FOR BUILDING HEIGHTS ABOVE GRADE.
 4. SITE ELEMENTS ARE SHOWN FOR CONCEPT. SEE CIVIL DRAWINGS FOR DETAILED SITE DESIGN INCLUDING PROPERTY BOUNDARIES, SETBACKS, GRADING, DRAINAGE, UTILITIES, LOT COVERAGE, PARKING COUNT, ETC.

- BUILDING ELEVATION KEY NOTES:
- (A) MAIN ENTRANCE
 - (B) BUILDING ENTRANCE
 - (C) APARTMENT LOBBY & AMENITIES
 - (D) 2-STORY FITNESS CENTER
 - (E) POOL / COURTYARD
 - (F) POOL LOUNGE
 - (G) BIKE CLUB (LOWER LEVEL)
 - (H) BIKE STORAGE (LOWER LEVEL)
 - (I) OUTDOOR PATIO (LOWER LEVEL)
 - (J) PROPOSED TRAIL-HEAD CONNECTION (WITH TRAIL, SIGNAGE & DESIGNATED PARKING)
 - (K) DOG PARK
 - (L) PAVILION WITH GRILLING STATION
 - (M) CARPORT STRUCTURE
 - (N) BIKE PARKING
 - (O) MURAL BY LOCAL ARTIST
 - (P) TRASH COMPACTOR / RECYCLING
 - (Q) MAIL & PACKAGE AREA
 - (R) RISER ROOM
 - (S) FIRE DEPARTMENT CONNECTION (FDC) FINAL LOCATION TBD
 - (T) PROPOSED ELECTRICAL TRANSFORMER & REQUIRED CLEARANCE (3-PHASE 120/208V)
 - (U) PROPOSED ELECTRIC METER
 - (V) SANITARY SEWER LIFT STATION (SEE CIVIL)
 - (W) PROPOSED FIRE HYDRANTS (SEE CIVIL)
 - (X) APPROXIMATE LOCATION FOR ELECTRIC VEHICLE CHARGING STATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

VE
DESIGN MANAGEMENT

VE Design Management, Inc.
431 S. Jefferson Ave., Suite 105
Springfield, MO 65806

phone: 417.612.2913 | email: design@vedesigngroup.com
AZ COA #22971 (Architecture) | AZ COA #22971 (Engineering)

MULTI-FAMILY DEVELOPMENT
3509-3601 E CENTRAL AVE.
BENTONVILLE, AR 72712

PLAN DESCRIPTION	DATE
PRO APPLICATION	10/10/2023
PRO REVISIONS	11/17/2023
DRAWING TITLE	ARCHITECTURAL SITE LAYOUT
PROJECT #	2390
DRAWING NUMBER	G0.2

Building Facade Material	Percentages
Glazing	22%
Black Painted Brick	8%
Horizontal Premium Grade Siding (two options provided)	32%
Prefinished Hardie Panel System with Aluminum Trims - Black	11%
Prefinished Hardie Panel System with Aluminum Trims - White	27%
	100%

BUILDING #1 - BUILDING ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



- BUILDING ELEVATION NOTES:**
1. MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 2. MAT'L & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 3. SEE FRAMING DETAILS & SHOP DRAWINGS FOR CONNECTION OF PRE-ENGINEERED ACCESSORIES TO BUILDING EXTERIOR (AWNINGS, BALCONIES, ETC.).
 4. METAL BUILDING ACCESSORIES SHALL BE POWDER COATED OR ANODIZED FINISH.
 5. EXTERIOR FINISH SYSTEMS SHOWN REFERENCE A COMPLETE MANUFACTURED SYSTEM. SEE THE MANUFACTURER'S INSTALLATION RECS AND BEST PRACTICES FOR INSTALLATION METHODS.
 6. SEE EXTERIOR FINISH DETAILS (AS6 SHEETS) FOR TRANSITION DETAILS AT WINDOWS, DOORS, DECKS, BANDS, ETC.
 7. SEE FRAMING ELEVATIONS & SECTIONS FOR WALL HEIGHTS, FLOOR-TO-FLOOR HEIGHTS, PARAPET DIMENSIONS, ETC.

- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
(WT1) PREMIUM GRADE SIDING - HORIZONTAL - SMOOTH
(FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - TRICOLOR - BLACK - SMOOTH
(FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
(FT1) HARDIE TRIM - TRICOLOR/BLACK
(WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
(WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
(WD3) SWINGING PATIO DOOR - WINGED/CLIPPING - FULL GLASS - PRE-HANG VEG FRAME
(WD4) STOREFRONT GLASS - 1" INSULATING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM FRAME
(WD5) FOLDING GLASS DOOR
(WD6) OVERHEAD DOOR - CLOSET/DOOR - FULL VIEW STACKING DOOR - BLACK
(MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
(MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
(A1) ALUMINUM AWNING - TIE-BACK SUPPORTED - 12" PARAPET - BLACK

Building Facade Material	Percentages
Glazing	20.26%
Black Painted Brick	5.89%
Horizontal Premium Grade Siding (two options provided)	25.22%
Prefinished Hardie Panel System with Aluminum Trims - Black	28.62%
Prefinished Hardie Panel System with Aluminum Trims - White	20.01%
	100%

BUILDING #1 - BUILDING ELEVATION - EAST
SCALE: 3/32" = 1'-0"



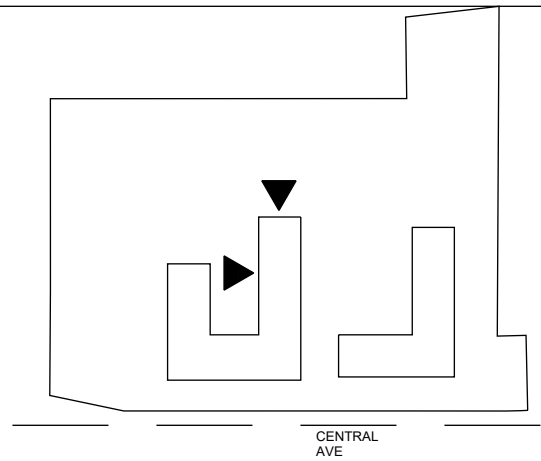
ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND

PRELIMINARY
NOT FOR CONSTRUCTION

VE VII Design Management, Inc.
431 S Jefferson Ave, Suite 105
Springfield, MO 65806
DESIGN MANAGEMENT
Phone: 417.612.2913 | Email: design@viedesigngroup.com
MO CCA #4434 (Architecture) | MO CCA #3374 (Engineering)

**MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVE
BENTONVILLE, AR 72712**

PLAN DESCRIPTION	DATE
PRO SUBMISSION	10/10/2023
PRO REVISION	11/07/2023
DRAWING TITLE	BUILDING #1 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A1.31



- BUILDING ELEVATION NOTES:**
1. MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 2. MATL. & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 3. SEE FRAMING DETAILS & SHOP DRAWINGS FOR CONNECTION OF PRE-ENGINEERED ACCESSORIES TO BUILDING EXTERIOR (AWNINGS, BALCONIES, ETC.).
 4. METAL BUILDING ACCESSORIES SHALL BE POWDER COATED OR ANODIZED FINISH.
 5. EXTERIOR FINISH SYSTEMS SHOWN REFERENCE A COMPLETE MANUFACTURED SYSTEM. SEE THE MANUFACTURER'S INSTALLATION RECS. & BEST PRACTICES FOR INSTALLATION METHODS.
 6. SEE EXTERIOR FINISH DETAILS (AS6 SHEETS) FOR TRANSITION DETAILS AT WINDOWS, DOORS, DECKS, BANDS, ETC.
 7. SEE FRAMING ELEVATIONS & SECTIONS FOR WALL HEIGHTS, FLOOR-TO-FLOOR HEIGHTS, PARAPET DIMENSIONS, ETC.

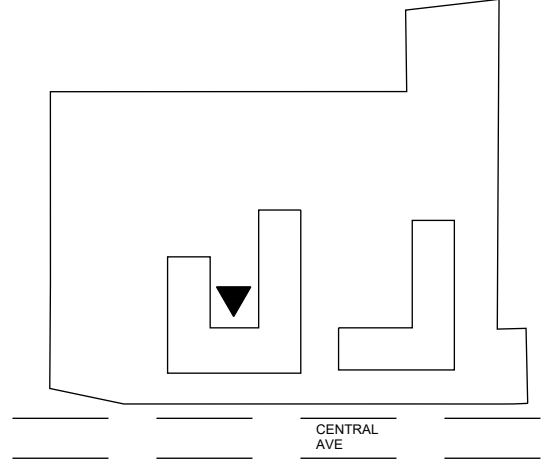
- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
- (WT1) PREMIUM GRADE SIDING - WOODTONE - SMOOTH
- (FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - TROICORN - BLACK - SMOOTH
- (FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
- (FT1) HARDIE TRIM - TROICORN - BLACK
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
- (WD3) SWINGING PATIO DOOR - WINGED/CLIPPING - FULL GLASS - PRE-HANG VEG FRAME
- (WD4) STOREFRONT GLASS - 1" INSULATING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
- (WD5) FOLDING GLASS DOOR
- (WD6) OVERHEAD DOOR - CLOPPEDOR - FULL VIEW STAINLESS STEEL - BLACK
- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (A1) ALUMINUM AWNING - TIE ROD SUPPORTED - 12" FASCIA - BLACK



Building Facade Material	Percentages
Glazing	21.24%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	22.61%
Prefinished Hardie Panel System with Aluminum Trims - Black	30.19%
Prefinished Hardie Panel System with Aluminum Trims - White	25.96%
	100%

Building Facade Material	Percentages
Glazing	21.72%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	13.07%
Prefinished Hardie Panel System with Aluminum Trims - Black	29.05%
Prefinished Hardie Panel System with Aluminum Trims - White	36.15%
	100%

BUILDING #1 - BUILDING ELEVATION - NORTHEAST END / COURTYARD WEST FACE
SCALE: 3/32" = 1'-0"

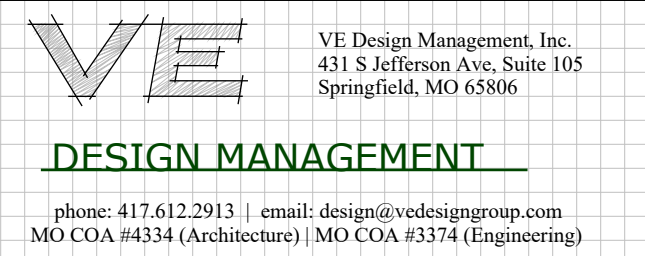


Building Facade Material	Percentages
Glazing	21.58%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	21.69%
Prefinished Hardie Panel System with Aluminum Trims - Black	6.18%
Prefinished Hardie Panel System with Aluminum Trims - White	50.55%
	100%

BUILDING #1 - BUILDING ELEVATION - COURTYARD NORTH FACE
SCALE: 3/32" = 1'-0"

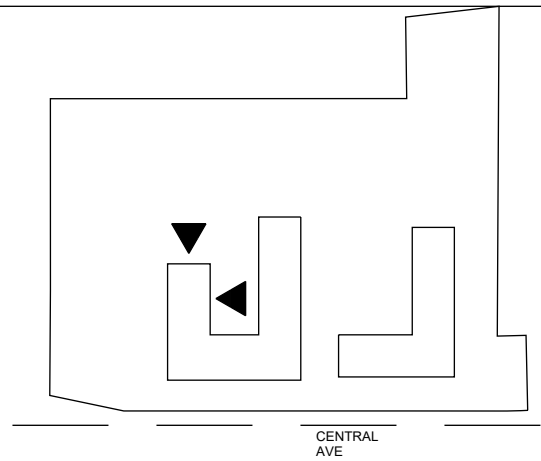
ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND

PRELIMINARY
NOT FOR CONSTRUCTION



**MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVE
BENTONVILLE, AR 72712**

PLAN DESCRIPTION	DATE
PRO SUBMISSION	10/10/2023
PRO REVISION	11/07/2023
DRAWING TITLE	BUILDING #1 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A1.32



- BUILDING ELEVATION NOTES:**
- MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
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 - SEE FRAMING DETAILS & SHOP DRAWINGS FOR CONNECTION OF PRE-ENGINEERED ACCESSORIES TO BUILDING EXTERIOR (AWNINGS, BALCONIES, ETC.).
 - METAL BUILDING ACCESSORIES SHALL BE POWDER COATED OR ANODIZED FINISH.
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 - SEE FRAMING ELEVATIONS & SECTIONS FOR WALL HEIGHTS, FLOOR-TO-FLOOR HEIGHTS, PARAPET DIMENSIONS, ETC.

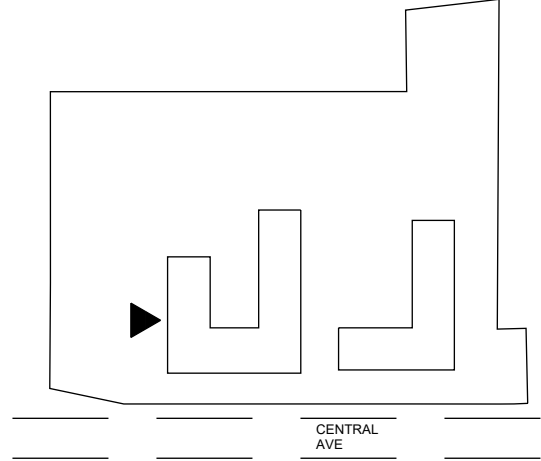
- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
- (WT1) PREMIUM GRADE SIDING - HORIZONTAL - SMOOTH
- (FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - THERMOGRAY - BLACK - SMOOTH
- (FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
- (FT1) HARDIE TRIM - THERMOGRAY - BLACK
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
- (WD3) SWINGING PATIO DOOR - WINGED/OUTSWING - FULL GLASS - PRE-HANG VEG FRAME
- (WD4) STOREFRONT GLASS - 1" INSULATING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
- (WD5) FOLDING GLASS DOOR
- (WD6) OVERHEAD DOOR - CLOSET DOOR - FULL VIEW STAY-ON DOOR - BLACK
- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (A1) ALUMINUM AWNING - TIE-ROD SUPPORTED - 12" PAROLA - BLACK

Building Facade Material	Percentages
Glazing	18.25%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	27.03%
Prefinished Hardie Panel System with Aluminum Trims - Black	36.18%
Prefinished Hardie Panel System with Aluminum Trims - White	18.54%
	100%

BUILDING #1 - BUILDING ELEVATION - COURTYARD EAST FACE / NORTH WEST END
SCALE: 3/32" = 1'-0"



Building Facade Material	Percentages
Glazing	26.94%
Black Painted Brick	10.79%
Horizontal Premium Grade Siding (two options provided)	54.90%
Prefinished Hardie Panel System with Aluminum Trims - Black	7.38%
Prefinished Hardie Panel System with Aluminum Trims - White	-
	100%



Building Facade Material	Percentages
Glazing	19.79%
Black Painted Brick	8.87%
Horizontal Premium Grade Siding (two options provided)	49.90%
Prefinished Hardie Panel System with Aluminum Trims - Black	15.25%
Prefinished Hardie Panel System with Aluminum Trims - White	6.18%
	100%

BUILDING #1 - BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"



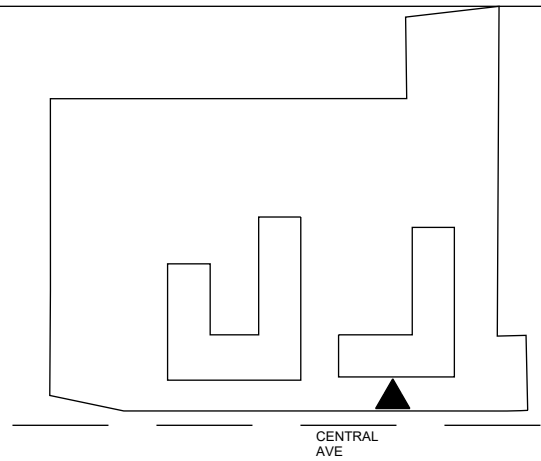
ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND

PRELIMINARY
NOT FOR CONSTRUCTION



**MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVE
BENTONVILLE, AR 72712**

PLAN DESCRIPTION	DATE
PRO SUBMISSION	10/10/2023
PRO REVISION	11/07/2023
DRAWING TITLE	BUILDING #1 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A1.33

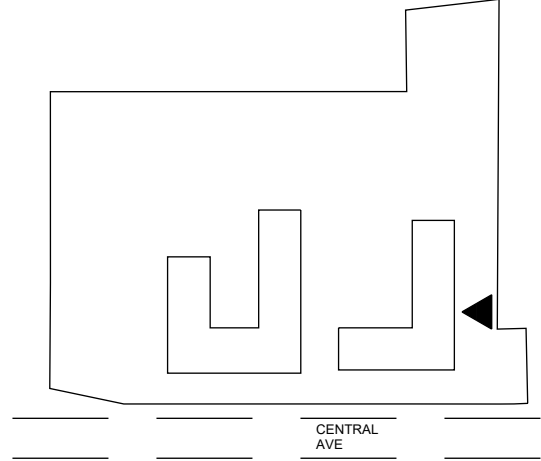


- BUILDING ELEVATION NOTES:**
1. MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 2. MATL. & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 3. SEE FRAMING DETAILS & SHOP DRAWINGS FOR CONNECTION OF PRE-ENGINEERED ACCESSORIES TO BUILDING EXTERIOR (AWNINGS, BALCONIES, ETC.).
 4. METAL BUILDING ACCESSORIES SHALL BE POWDER COATED OR ANODIZED FINISH.
 5. EXTERIOR FINISH SYSTEMS SHOWN REFERENCE A COMPLETE MANUFACTURED SYSTEM. SEE THE MANUFACTURER'S INSTALLATION RECS. & BEST PRACTICES FOR INSTALLATION METHODS.
 6. SEE EXTERIOR FINISH DETAILS (AS6 SHEETS) FOR TRANSITION DETAILS AT WINDOWS, DOORS, DECKS, BANDS, ETC.
 7. SEE FRAMING ELEVATIONS & SECTIONS FOR WALL HEIGHTS, FLOOR-TO-FLOOR HEIGHTS, PARAPET DIMENSIONS, ETC.

- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
- (WT1) PREMIUM GRADE SIDING - HORIZONTAL - SMOOTH
- (FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - TIE CORN - BLACK - SMOOTH
- (FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
- (FT1) HARDIE TRIM - TIE CORN - BLACK
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
- (WD3) SWINGING PATIO DOOR - WINGED/OUTSWING - FULL GLASS - PRE-HANG VEG FRAME
- (WD4) STOREFRONT GLASS - 1" INSULATING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
- (WD5) FOLDING GLASS DOOR
- (WD6) OVERHEAD DOOR - CLOSET DOOR - FULL VIEW STAYING DOOR - BLACK
- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (A1) ALUMINUM AWNING - TIE ROD SUPPORTED - 12" FASCIA - BLACK

Building Facade Material	Percentages
Glazing	18%
Black Painted Brick	9%
Horizontal Premium Grade Siding (two options provided)	21%
Prefinished Hardie Panel System with Aluminum Trims - Black	20%
Prefinished Hardie Panel System with Aluminum Trims - White	32%
	100%

BUILDING #2 - BUILDING ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

VE VII Design Management, Inc.
431 S. Jefferson Ave. Suite 105
Springfield, MO 65806
phone: 417.612.2913 | email: design@viedesigngroup.com
MO CCA #44334 (Architecture) | MO CCA #3374 (Engineering)

**MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVE
BENTONVILLE, AR 72712**

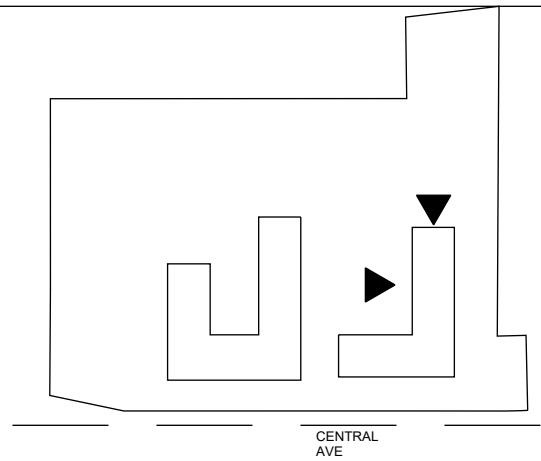
PLAN DESCRIPTION	DATE
PRO SUBMISSION	10/10/2023
PRO REVISION	11/07/2023
DRAWING TITLE	BUILDING #2 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A2.31

Building Facade Material	Percentages
Glazing	18.68%
Black Painted Brick	1.58%
Horizontal Premium Grade Siding (two options provided)	42.69%
Prefinished Hardie Panel System with Aluminum Trims - Black	24.31%
Prefinished Hardie Panel System with Aluminum Trims - White	12.74%
	100%

BUILDING #2 - BUILDING ELEVATION - EAST
SCALE: 3/32" = 1'-0"



ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND



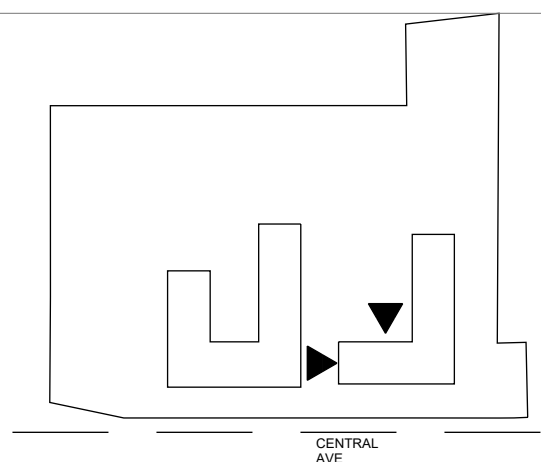
- BUILDING ELEVATION NOTES:**
1. MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE EXTERIOR DESIGN GUIDE FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 2. MATL. & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
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 4. METAL BUILDING ACCESSORIES SHALL BE POWDER COATED OR ANODIZED FINISH.
 5. EXTERIOR FINISH SYSTEMS SHOWN REFERENCE A COMPLETE MANUFACTURED SYSTEM. SEE THE MANUFACTURER'S INSTALLATION RECS. & BEST PRACTICES FOR INSTALLATION METHODS.
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 7. SEE FRAMING ELEVATIONS & SECTIONS FOR WALL HEIGHTS, FLOOR-TO-FLOOR HEIGHTS, PARAPET DIMENSIONS, ETC.

- (B1) BRICK - KING SIZE - BLACK PAINTED - SMOOTH
- (WT1) PREMIUM GRADE SIDING - HORIZONTAL - SMOOTH
- (FP1) HARDIE PANEL SYSTEM - ALUMINUM TRIM - THERCORN - BLACK - SMOOTH
- (FP2) HARDIE PANEL SYSTEM - ALUMINUM TRIM - LIGHT FRENCH GRAY - SMOOTH
- (FT1) HARDIE TRIM - THERCORN - BLACK
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT.
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT.
- (WD3) SWINGING PATIO DOOR - WINGED/OUTSWING - FULL GLASS - PRE-HANG VDO FRAME
- (WD4) STOREFRONT GLASS - 1" INSULATING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
- (WD5) FOLDING GLASS DOOR
- (WD6) OVERHEAD DOOR - CLOSET DOOR - FULL VIEW STAYDOWN DOOR - BLACK
- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (A1) ALUMINUM AWNING - TIE ROD SUPPORTED - 12" FASCIA - BLACK

Building Facade Material	Percentages
Glazing	18.00%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	24.21%
Prefinished Hardie Panel System with Aluminum Trims - Black	31.70%
Prefinished Hardie Panel System with Aluminum Trims - White	26.10%
	100%

BUILDING #2 - BUILDING ELEVATION - NORTH END / WEST FACE
SCALE: 3/32" = 1'-0"

Building Facade Material	Percentages
Glazing	17.47%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	24.81%
Prefinished Hardie Panel System with Aluminum Trims - Black	28.94%
Prefinished Hardie Panel System with Aluminum Trims - White	28.79%
	100%



Building Facade Material	Percentages
Glazing	18.88%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	40.59%
Prefinished Hardie Panel System with Aluminum Trims - Black	24.36%
Prefinished Hardie Panel System with Aluminum Trims - White	16.17%
	100%

BUILDING #2 - BUILDING ELEVATION - NORTH FACE / WEST END
SCALE: 3/32" = 1'-0"

Building Facade Material	Percentages
Glazing	19.00%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	22.90%
Prefinished Hardie Panel System with Aluminum Trims - Black	32.16%
Prefinished Hardie Panel System with Aluminum Trims - White	25.94%
	100%

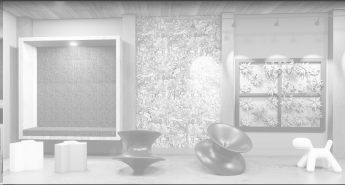
PRELIMINARY
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VE
DESIGN MANAGEMENT
VII Design Management, Inc.
431 S. Jefferson Ave., Suite 105
Springfield, MO 65806
Phone: 417.612.2913 | Email: design@viedesigngroup.com
MO CCA #44334 (Architecture) | MO CCA #3374 (Engineering)

**MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVE
BENTONVILLE, AR 72712**

PLAN DESCRIPTION	DATE
PRO SUBMISSION	10/10/2023
PRO REVISION	11/07/2023
DRAWING TITLE	BUILDING #2 - ELEVATIONS
PROJECT #	DRAWING NUMBER
M2390	A2.32

ADDED MATERIAL TABLES
AND UPDATED MATERIAL
LEGEND



Bentonville, AR
Exterior Design Concepts & Renderings

Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Finishes



PAINTED BRICK, LIGHT FRENCH GRAY



MANGANESE BRICK, GRAY MORTAR



FIBER CEMENT PLANK, COLOR: WOODTONE SAND CASTLE



FIBER CEMENT PANEL, IRON ORE

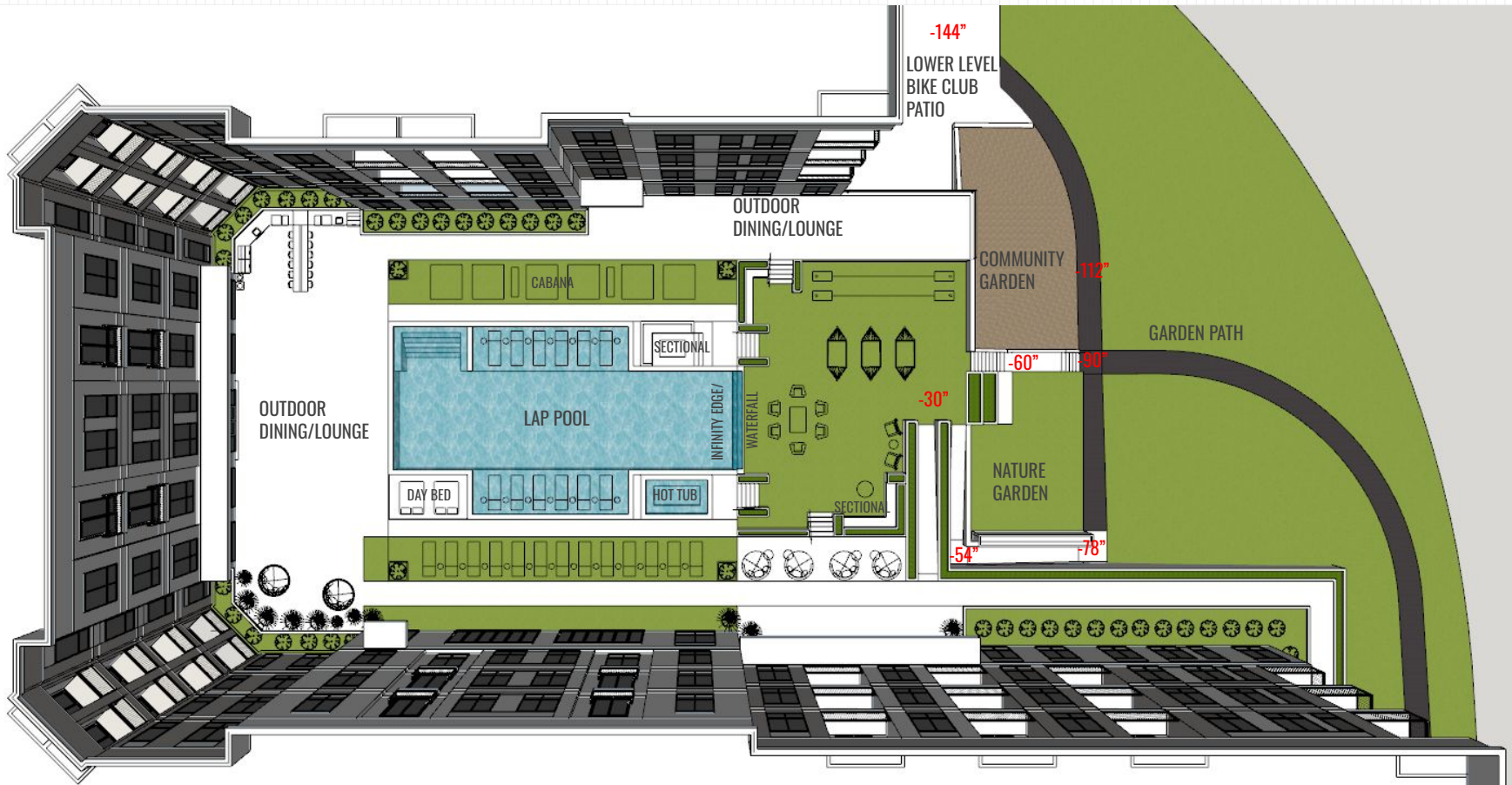


FIBER CEMENT PANEL, TRICORN BLACK



FIBER CEMENT PANEL, LIGHT FRENCH GRAY

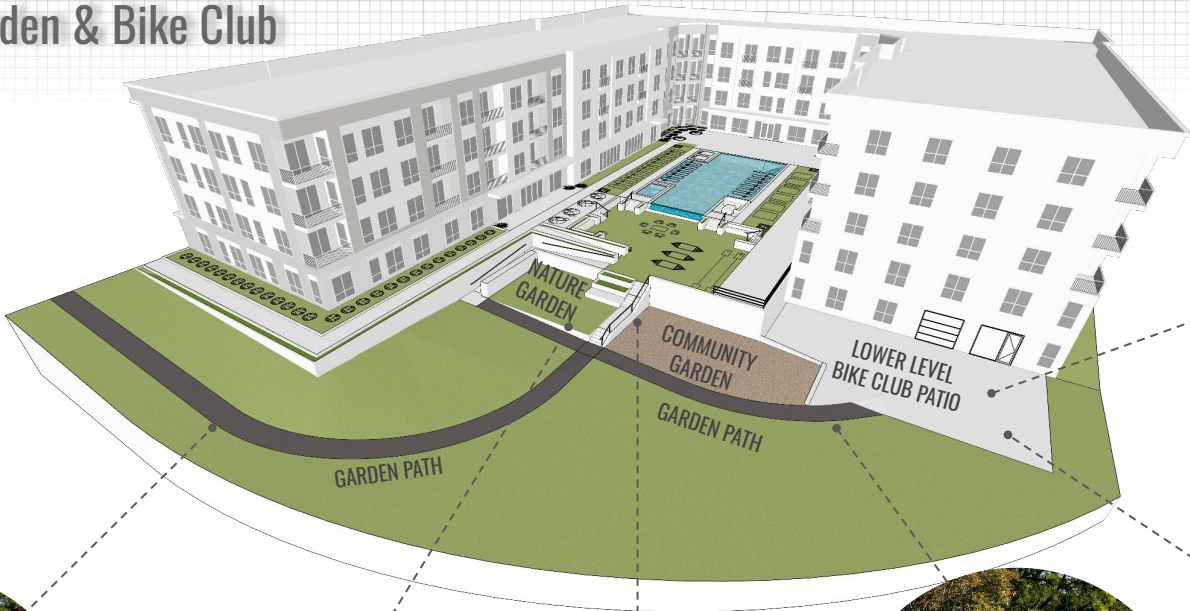
Courtyard - Top View



Courtyard - Overview



Courtyard - Garden & Bike Club



Bike Club Patio -
Seating & Fireplace



Garden - Path &
Landscape



Nature Garden -
Lounge & Seating



Community Garden -
Raised Beds & Seating



Garden - Path &
Retaining Wall



Bike Club Patio

Inspiration - Courtyard



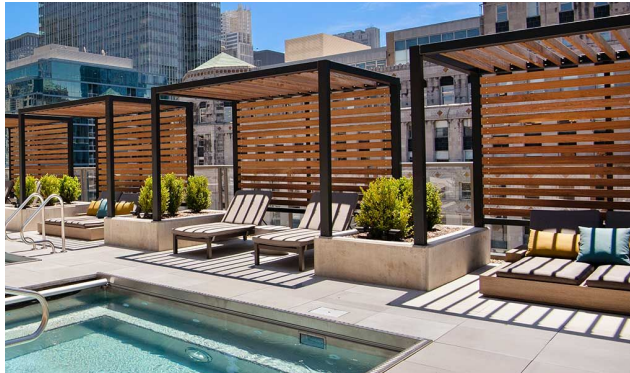
Option 1 - Infinity Pool



Option 2 - Waterfall By Pool Edge



Sunken Sectional



Pool Cabana



Stair & Ramp & Planters



Outdoor Lounge

Inspiration - Garden



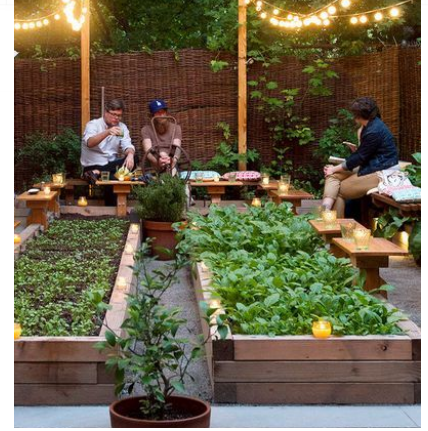
Garden Stair & Planters



Nature Garden Seating



Community Garden - Raised Beds



Community Garden - Seating/Bench



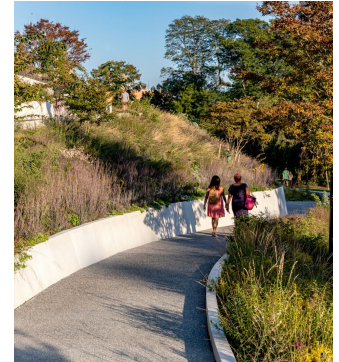
Nature Garden - Lounge & Water Fountain



Nature Garden - Sculpture & Planters & Hedge



Hammock Along Garden Path



Garden Path & Landscape

Inspiration - Dog Park & Pet Spa



From: [Tyler Overstreet](#)
To: [Gail Weinberg](#)
Cc: [Luke Aitken](#); [Bradley Gavrielides](#)
Subject: Re: Planning proposal
Date: Thursday, December 21, 2023 1:58:00 PM
Attachments: [Outlook-io0thku2.png](#)

Hello Gail,

Thank you for your comments.

I am copying in a couple members of my Planning team to make sure that your comments are reflected in the record on January 2.

Regards,



TYLER OVERSTREET

Planning Director

479.271.3122

305 SW A Street
Bentonville, AR 72712

www.bentonvillear.com

Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

From: Gail Weinberg <gailmweinberg@gmail.com>
Sent: Thursday, December 21, 2023 12:13 PM
To: Tyler Overstreet <toverstreet@bentonvillear.com>
Subject: Planning proposal

[You don't often get email from gailmweinberg@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This is ridiculous! There is too much crowded on to central as it is! Getting out of neighborhood is so unsafe already!!!
PLEASE consider the amount of cars and the size of the road...

Gail Weinberg
Tel. 479.799.4310
gailmweinberg@gmail.com

From: cj <cj@wilsnack.net>

Sent: Thursday, December 21, 2023 9:32 AM

To: Tyler Overstreet <toverstreet@bentonvillear.com>

Subject: New Development Proposal (E Central)

You don't often get email from cj@wilsnack.net. [Learn why this is important](#)

Good morning Tyler, and Happy Holidays.

You've got a tough job, hearing from disgruntled Bentonville residents every day... sorry my friend!

Just wanting to voice the concern of our entire communities of Kensington & Woods Creek regarding the apartment complex proposed on Central past I-49 heading out to Pea Ridge.

As traffic continues to build on this street (it can take >6mins just to turn out of our communities!) additional high-density housing in this area would only exasperate this growing issue. I'm sure there are other issues around property value degradation and safety concerns, but the lack of adequate infrastructure to support this development is a foremost concern.

I'm sure there's plenty of uproar, and you're going to be taking the brunt of it, so apologize to pile-on. But hoping we can review and revise/reject this proposal.

Appreciate all you're doing for our incredible town!

Cheers!

-CJ Wilsnack

1302 NE Fairwinds Dr

Bentonville, AR 72712

Keegan Stanton

From: Rinkey Singh <rinkeysingh@gmail.com>
Sent: Thursday, December 28, 2023 2:16 PM
To: Stephanie Orman; planning; Keegan Stanton
Subject: Re: Request for Information - PRD23-004

Some people who received this message don't often get email from rinkeysingh@gmail.com. [Learn why this is important](#)

Good evening Mayor Orman/ Director Overstreet,

Hope this email finds you well. I am offering the following comments as an American Institute of Certified Planner (AICP) and with my experience in city/urban planning for over 25 years for the kind consideration of the members of the Planning Commision.

The proposed development should be **Denied** as the proposed multi family does not align with the City of Bentonville's policies and does not incorporate sound planning principles as detailed below:

1. Council Resolution 4-27-21B, A Resolution Adopting the future land use map & zoning district alignment policy to provide the necessary guidance on using the future land use map for decisions to ensure:
 - a. consistency with the future land use plan
 - b. consistent with the vision & policies of the community plan
 - c. relationship & effect on land use and zoning of the surrounding area
 - d. compatibility with the current development activity in the surrounding area
2. City of Bentonville Community plan - The proposed development does not take into account the guidance provided for future growth related to land use and development, sense of place, environment, future growth management, to achieve coordinated and harmonious development and adequate provision of public facilities and services in the City. The Community plan was adopted in 2018 and provides the most basic statement of public policy describing how the city can achieve its desired future and provides direction to city leaders as they make land use decisions.
3. Future Land Use and Preservation of Employment Nodes- The proposed high intensity development does not align with the Future land use (Offices), therefore, should be denied. It is essential to preserve employment nodes in the city in keeping with the collective vision of the City, especially along strategic locations close to the Interstate to better serve the region/community at large. A city remains vibrant when there's a healthy mix of diverse land uses, such as, employment (office use), commercial, and residential. Although the current market demands may be more lucrative for multi-family development, there are ample sites available in the City elsewhere that are suited for such land uses.
4. Planning principles and Standards - In addition, the proposed development does not sufficiently demonstrate good planning principles as it relates to site design/layout, land use compatibility, traffic impact study or environmental impact studies for suitability of site selection and location.
 - a. Land Use Compatibility- The proposed multi-family development is not compatible with the surrounding land uses, which comprise primarily of mature residential neighborhoods. Central Avenue, at this location, serves as a gateway to connect the City of Bentonville with the City of Pea Ridge and the neighboring parcels located in Benton County.
 - b. Transportation and Infrastructure Impacts- In addition, the site is in close proximity to I-49 exit 88, leading north to Bella Vista and South to Fayetteville. With the ongoing growth in the City of Pea Ridge and Benton County, these exits are already experiencing heavy traffic and the proposed development will aggravate and put undue traffic congestion along these important E-W/N-S regional traffic corridors. The existing configuration of Central Ave, east of the site, consisting of a 2-way road with no shoulders, also needs to be taken into consideration and road curvature may impact sightlines compromising traffic safety for vehicles, cycling, and pedestrians.
 - c. Adequacy of physical and social infrastructure - The applicant has not demonstrated how the proposed development may be suited for existing physical and social infrastructure. In all likelihood, it may cause undue burden on the existing infrastructure.

4. Site Design and Building Design Standards- The proposal primarily provides 2 4-story buildings surrounded by parking. carport parking fronting on Central Ave. This is in contrast to the high design standards seen in the beautiful residential neighborhood in the near vicinity. Also, as is evident from the "Inspiration" graphics provided in the application package, the site design elements and building architecture is in the urban setting close to similar built form. The proposed site design/architectural style does not respect nor reflect the existing site context. Further, the proposed building facade lacks any architectural elements of massing/ building composition or visual articulation. This type of "Anytown" architecture should be discouraged in the City of Bentonville, a City that aims to achieve high design standards and enhance community character through the built environment.

In reviewing the proposal, the applicant has stated an overreliance on bicycle parking to preserve open space, while this effort is commendable, adequate parking including provision of visitor parking is essential. The provision of a parking garage will help achieve the desired intent. At a minimum, this application should require public consultation to seek public input in reviewing the existing traffic issues, site design and building elevations before any next steps are undertaken.

In summary, the proposed development does not meet the "Locational" criteria which is fundamental in real estate development. The proposed development will remove an established local/regional employment center at a strategic location. Further, it does not meet the litmus test as outlined in the City's Community Plan or the Future Land use Plan, nor achieve expected site design and architectural standards therefore, should be Denied.

The City has several alternate areas allocated in their zoning/ land use plan that are better suited to accommodate the proposed use and the associated infrastructure needs.

Thank you for your kind consideration.

Sincerely,

Rinkey Singh, AICP, AIA

On Wed, Dec 27, 2023 at 9:51 PM Rinkey Singh <rinkeysingh@gmail.com> wrote:

Good evening Mayor Orman/ Director Overstreet,

Hope this email finds you well. I am offering the following comments as an American Institute of Certified Planner (AICP) and with my experience in city/urban planning for over 25 years for the kind consideration of the members of the Planning Commission.

The proposed development should be Denied as the proposed multi family does not align with the City of Bentonville's policies and does not incorporate sound planning principles as detailed below:

1. City of Bentonville Community plan - The proposed development does not take into account the guidance provided for future growth related to land use and development, sense of place, environment, future growth management, to achieve coordinated and harmonious development and adequate provision of public facilities and services in the City. The Community plan was adopted in 2018 and provides the most basic statement of public policy describing how the city can achieve its desired future and provides direction to city leaders as they make land use decisions.
2. Future Land Use and Preservation of Employment Nodes- The proposed high intensity development does not align with the Future land use (Offices), therefore, should be denied. It is essential to preserve employment nodes in the city in keeping with the collective vision of the City, especially along strategic locations close to the Interstate to better serve the region/community at large. A city remains vibrant when there's a healthy mix of diverse land uses, such as, employment (office use), commercial, and residential. Although the current market demands may be more lucrative for multi-family development, there are ample sites available in the City elsewhere that are suited for such land uses.
3. Planning principles and Standards - In addition, the proposed development does not sufficiently demonstrate good planning principles as it relates to site design/layout, land use compatibility, traffic impact study or environmental impact studies for suitability of site selection and location.

a. Land Use Compatibility- The proposed multi-family development is not compatible with the surrounding land uses, which comprise primarily of mature residential neighborhoods. Central Avenue, at this location, serves as a gateway to connect the City of Bentonville with the City of Pea Ridge and the neighboring parcels located in Benton County.

b. Transportation and Infrastructure Impacts- In addition, the site is in close proximity to I-49 exit 88, leading north to Bella Vista and South to Fayetteville. With the ongoing growth in the City of Pea Ridge and Benton County, these exits are already experiencing heavy traffic and the proposed development will aggravate and put undue traffic congestion along these important E-W/N-S regional traffic corridors. The existing configuration of Central Ave, east of the site, consisting of a 2-way road with no shoulders, also needs to be taken into consideration and road curvature may impact sightlines compromising traffic safety for vehicles, cycling, and pedestrians.

c. Adequacy of physical and social infrastructure - The applicant has not demonstrated how the proposed development may be suited for existing physical and social infrastructure. In all likelihood, it may cause undue burden on the existing infrastructure.

In summary, the proposed development does not meet the "Locational" criteria which is fundamental in real estate development. The proposed development will remove an established local/regional employment center at a strategic location. Further, it does not meet the litmus test as outlined in the City's Community Plan or the Future Land use Plan, therefore, should be Denied.

The City has several alternate areas allocated in their zoning/ land use that are better suited to accommodate the proposed use and the associated infrastructure needs.

Thank you for your kind consideration.

Sincerely,

Rinkey Singh, AICP, AIA

On Tue, Dec 26, 2023 at 8:11 AM Stephanie Orman <SOrman@bentonvillear.com> wrote:

Hi Rinkey,

All associated documentation for this item should be compiled with it in the Planning Commission agenda that can be found at <https://bentonvillear.portal.civicclerk.com/event/1294/files/2257>. This is item #2 under new business. The City offices are closed until tomorrow, but I saw this and wanted to send this information over as several have asked me about this item. Please let us know if you have any trouble accessing the information.

All My Best-

Mayor Orman

From: Rinkey Singh <rinkeysingh@gmail.com>

Sent: Saturday, December 23, 2023 9:49 AM

To: planning <planning@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>

Cc: Stephanie Orman <SOrman@bentonvillear.com>

Subject: Fwd: Request for Information - PRD23-004

Some people who received this message don't often get email from rinkeysingh@gmail.com. [Learn why this is important](#)

Since Director Overstreet is OOO until Jan. 2nd, the day of the planning commission meeting, requesting planning staff to confirm receipt of this email and an ETA for the requested documents. Thank you.

----- Forwarded message -----

From: **Rinkey Singh** <rinkeysingh@gmail.com>

Date: Sat, Dec 23, 2023 at 9:42 AM

Subject: Request for Information - PRD23-004

To: <toverstreet@bentonvillear.com>

Good morning Mr. Overstreet,

This is a request for information re. PRD23-0004.

Kindly provide hard copies of the planning application including planning studies/ additional information submitted by the developer. In addition, please provide copies of the staff report including all attachments. This request is for paper copies not a link to a report.

I am happy to pick the application/report package from the Planning Office on Tuesday, Dec. 26th.

Kindly confirm receipt of this email and an ETA for the reports availability.

Best regards,

Rinkey Singh, AICP



Trailblazers - A Street Taphouse

2807 Northwest A Street

PC Date: 1/2/2024

Staff Report Details

Project Number	CU23-0036
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers Association, Inc.
Site Area	+/- 2.48 Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Outdoor Vendor Park
Related projects	WAV23-0023

Property Description

The subject property consists of three separate lots located at 2807, 2809, and 2811 NW A St and is currently zoned C-1, Neighborhood Commercial. Adjacent zoning districts include A-1, Agriculture to the north, R-1, Single Family Residential to the east and south, and C-2, General Commercial to the west, fronting N Walton Blvd. Currently, low density residential land use designations are located south and southeast of the site. Steep topography and mature vegetation exist directly south of the property, with a single family neighborhood atop the hill above to the south along NW Linebarger Ln. The North Bentonville Trail, a part of the Razorback Regional Greenway with a parks land use designation, sits just to the east of the site. Land northwest of the site, across NW A Street, features a commercial land use designation and hosts a clinical dialysis center and private parking lot. Directly north, also across NW A Street, is the Slaughter Pen Mountain Bike Park, and its parking lot, featuring a parks land use designation. This property sits just to the east of the floodway of Hidden Springs Creek, within the floodplain.

Project Details

The applicant requests a Conditional Use Permit to allow the use of outdoor vendor park under the property's current zoning designation of C-1, Neighborhood Commercial. The applicant has proposed construction of a taphouse and food truck park on the property, including multiple indoor and outdoor

Project Details

spaces, and requires the approval of this permit application to allow the proposed land use of outdoor vendor park, and to proceed with a large scale development application prior to construction. Site improvements proposed include grading, lighting, landscaping and site restoration, stormwater management areas, natural playscape features, and the addition of retaining walls. At the time of writing this report, this proposal specifically includes the construction of an entrance driveway with ADA parking spaces, a bike parking area, a two-story taphouse building with a second story covered patio and restrooms, a sloped open lawn to serve as a gathering space, and a large paved patio area with dining tables and five paved food truck/outdoor vendor stalls.

Proposed hours of operation are unknown at this time, although the applicant has stated the site is intended to be operational year round. Between 6-12 employees are anticipated to staff the site during operating hours. The applicants' narrative states they plan to install catenary lighting above the outdoor vendor park, which will be strategically positioned to offer sufficient brightness for activities and visibility while preserving the ambient environment and limiting excess light pollution. The applicant has stated they plan to combine the three existing lots into one via a property line adjustment, in addition to vacating existing easements and dedicating new easements as necessary to proceed with development on the site.

Relationship to the General Plan / Projected Traffic Impact

The applicants narrative states the owner's intention is to discourage vehicular traffic to the site and to rely on walking and commuting by bike, similar to Airship Coffee at Coler Mountain Bike Preserve. Their narrative also claims they anticipate the primary users of the Taphouse will be inclined to use these alternative methods of travel. At the time of preparing this report, no onsite vehicle parking spaces are proposed, apart from the two ADA accessible parking spaces shown on the site plan. However, the applicant has proposed using the City-owned parking lot to the north to accommodate all vehicular traffic to the site. It should be noted that there is currently no agreement in place between the property owner and the Bentonville Parks and Recreation department regarding the shared use of the public parking lot to the north.

Mountain Bike tourism and tourism generally both play a major role in Bentonville's economy year round, which may drive more vehicle traffic to the site than anticipated. A lack of parking at this location may cause overflow onto the south side of NW A street and into the public and private lots to the north and northeast, decreasing pedestrian safety near the site and impeding public access to the Slaughter Pen Mountain Bike Park. Staff recommends onsite parking be proposed by the applicant, to accommodate taphouse staff, food truck operators, and vehicular traffic to the site. A shared use parking agreement between the applicant and the owner of the dialysis center to the northeast, may also be considered to allow the use of their private parking lot, northeast of the site, when the dialysis center is closed.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The applicant has submitted a request to waive parking requirements and sidewalk improvement requirements outlined in the zoning and land development codes. This request (WAV23-0023) will be heard at the 1/16/2024 Planning Commission meeting.

Conclusion

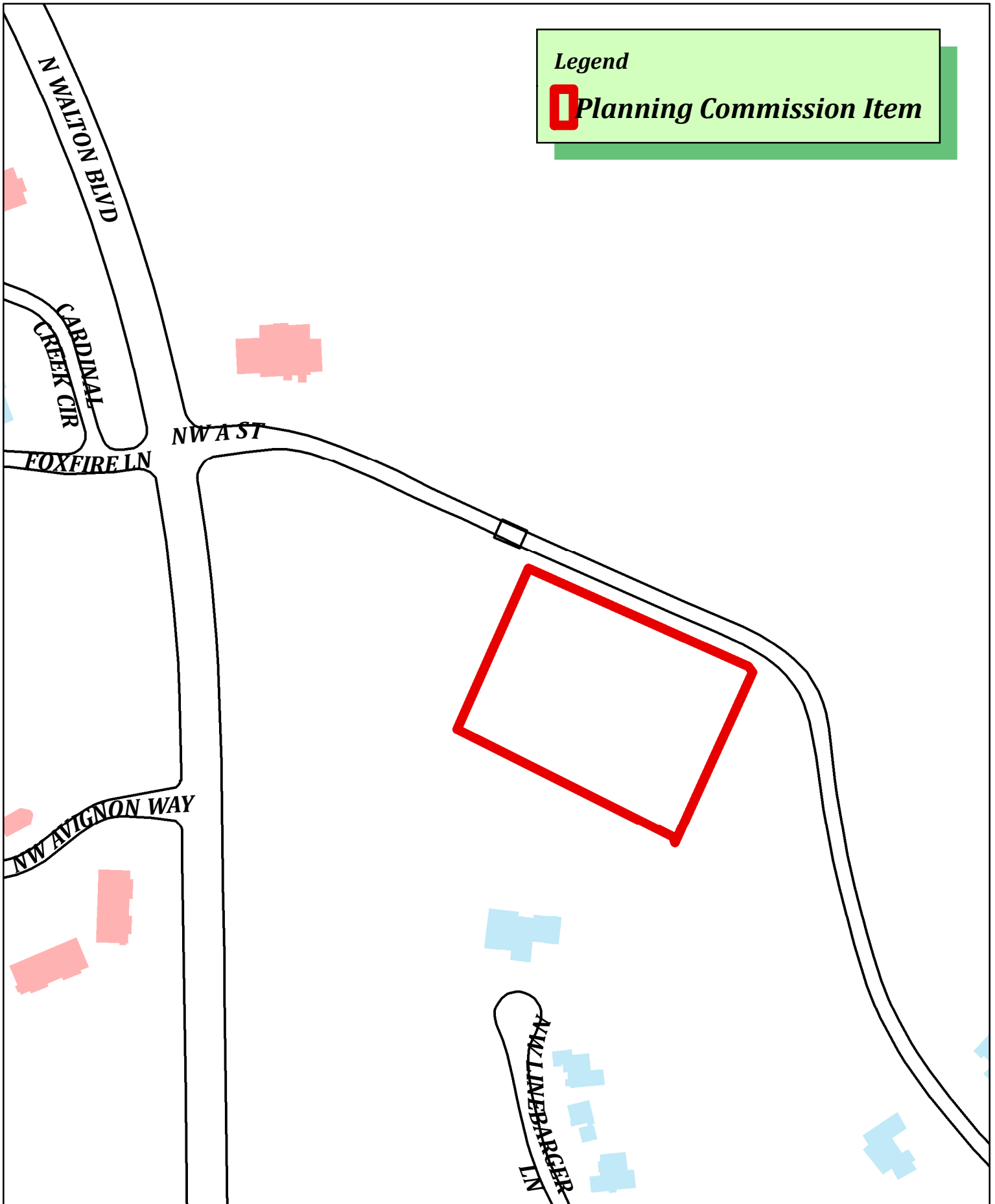
Mountain Bike tourism and tourism generally both play a major role in Bentonville's economy year round, which may drive more vehicle traffic to the site than anticipated. A lack of parking at this location may cause overflow onto the south side of NW A street and into the public and private lots to the north and northeast, decreasing pedestrian safety near the site and impeding public access to the Slaughter Pen Mountain Bike Park. Staff recommends onsite parking be proposed by the applicant, to accommodate taphouse staff, food truck operators, and vehicular traffic to the site. A shared use parking agreement between the applicant and the owner of the dialysis center to the northeast, may also be considered to allow the use of their private parking lot, northeast of the site, when the dialysis center is closed. Specific remedies to parking for this use will be further articulated through the LSD process.

Planning staff initially recommended that the hours of the CUP be limited to 6am to 8pm, thinking that after sundown this trailside amenity might revert back to a more open space environment. The applicant requested operating hours from 6am to 10pm so that the area could serve patrons not associated with the trail network after hours. If the Planning Commission concurs with the applicant, staff recommends that the CUP approved with the operating hours being limited to 6am to 10pm for a two-year period, giving the community some time to understand the actual use of the property before approving the CUP in perpetuity.

Additional Details

Legend

 *Planning Commission Item*



CU23-0036
Trailblazers
2807 NW A St



SITE PLAN



CODE WAIVER REQUESTS LEGEND

- A** WAIVE PARKING REQUIREMENT FOR THE SITE BY UTILIZING CITY OF BENTONVILLE PARKING LOT.
- B** WAIVE SIDEWALK IMPROVEMENTS REQUIRED BY 2021 MASTER STREET PLAN.
- C** OUTDOOR VENDOR PARK USE.

SITE PROGRAMMING LEGEND

- 1** RAISED PLATFORM: 175 SF
- 2** OUTDOOR VENDOR PARK: 5,960 SF (300 SF / FOOD TRUCK)
- 3** EXTERIOR SLOPED LAWN: 1,180 SF
- 4** EXTERIOR COVERED UPPER PATIO: 1,200 SF
- 5** INTERIOR TAP HOUSE: 1,313 SF
- 6** EXTERIOR LOWER PATIO: 730 SF
- 7** FIRE TRUCK TURNAROUND AREA
- 8** TRASH ENCLOSURE: 400 SF





RE: CONDITIONAL USE PERMIT REQUEST NARRATIVE
 A STREET TAPHOUSE AND FOOD TRUCKS – NW A STREET, BENTONVILLE, AR

Planning Staff,

Thank you for reviewing the following project description and narrative describing the request for a Conditional Use Permit considering the use of outdoor vendor park within the C-1 Neighborhood Commercial zoning district to facilitate construction of A-Street Taphouse and Food Trucks.

PROJECT DESCRIPTION

A-Street Taphouse and Food Trucks will be located at NW A Street, Bentonville, AR, just to the east of the North Bentonville Trail. Low density residential uses are located south and southeast of the west of the site. Land northwest of the site (across NW A Street) is designated commercial and hosts a dialysis center. Directly north, across NW A Street, are the Slaughter Pen Trails. The proposed project includes a new taphouse building and with indoor seating, as well as outdoor plaza space with a variety of seating areas and space for 5-6 food trucks. Site improvements will include grading, lighting, landscaping and site restoration, stormwater management areas, natural playscape features, and addition of retaining walls.

SUPPORTING INFORMATION

In accordance with the following findings, narratives specific to a request for a Conditional Use Permit allowing an outdoor vendor park within the C-1 Neighborhood Commercial zoning district follows.

1. Proposed use and reason for the proposed use.

The proposed use of the "outdoor vendor park" seeks permission to accommodate (5) food trucks on-site, offering a range of food options for patrons. The proposed taphouse building's sole purpose will be to distribute beer for on-site consumption and provide restrooms for users. The taphouse will not have the facilities or resources to provide food to customers. The introduction of food trucks will enable a diverse selection of foods and cuisines to be available on-site, supporting local businesses in the process.

2. Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized.

See attached site plan.

3. Hours of operation, including days of the week.

To be provided, information is unknown at the time being.

4. Indoor and outdoor areas to be utilized.

The proposed project includes a new taphouse building with indoor seating, as well as outdoor plaza space with a variety of seating areas and space for 5 food trucks. Refer to attached site plan to view full scope of proposed additions.

5. Planned indoor and outdoor structural changes.

The site is currently undeveloped, meaning that all proposed features and buildings will require new construction. Please refer to the attached site plan to view the complete scope of the proposed additions.

6. Parking needs required for the proposed use including existing and proposed - provide sketch of traffic flow and parking pattern (if applicable).

The proposed use intends to emulate the parking and access strategy utilized at the Airship Coffee site at Coler Mountain. With its closeness to the Slaughter Pen Trail network, it is anticipated that most visitors will access the site either on foot or by bicycle. To uphold the project's objective of offering a user experience immersed in nature, minimal on-site parking will be provided for users. Additionally, any parking required will be directed towards the lot adjacent to the project's northern boundary. In concurrence with this conditional use request, the project is pursuing a waiver from the parking requirements, citing the specific characteristics of its intended user group.

7. Planned outdoor lighting changes.

The proposed outdoor lighting changes encompass various aspects, starting with building lighting modifications aimed at providing adequate illumination while ensuring minimal light pollution. Additionally, the plan involves installing overhead catenary lighting specifically designed for the outdoor vendor space. These lighting fixtures will be strategically positioned to offer sufficient brightness for activities and visibility while preserving the ambient environment. This approach differs significantly from the undeveloped land, where natural darkness prevails without any structured lighting sources. The intent is to strike a balance between functional illumination and preserving the natural darkness that characterizes the undeveloped area, ensuring a harmonious coexistence between the developed spaces and the untouched surroundings.

8. Anticipated patrons, clients, deliveries, and/or customers (average per day).

To be provided, information is unknown at the time being.

9. Proposed number of employees.

Anticipated 6 – 12 employees.

10. Photographs of the property.



Figure 1: Overall Site View Looking South



Figure 3: Overall Site View Looking Southwest



Figure 2: Overall Site View Looking Southeast



Figure 5: View of Adjacent Single Family Home at approximate Property Line



Figure 4: View Looking North at approximate Southern Property Line



Figure 6: View Looking East at approximate Southern Property Line

STANDARDS FOR APPROVAL

Per Code Section 301.06 Conditional Uses, the commission's consideration shall include, but not be limited to, the following development standards and design specifics:

- 1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.**

The proposed conditional use of outdoor vendor park to allow for the food truck plaza will have no impact to the safety, welfare, and health of the public. The food trucks will be appropriately licensed and permitted as required by the state of Arkansas and the City of Bentonville.

- 2. The proposed land use shall be compatible with other area properties located near it.**

The proposed conditional use of outdoor vendor park to allow for the food truck plaza will be compatible with surrounding properties. The site will tie directly into surrounding recreational trails, such as the Slaughter Pen Trails to the north and the North Bentonville Trail to the west. Nearby residential and commercial uses will not be impacted by traffic, noise, or lighting. As users will primarily access the site via foot or bike, traffic will not significantly increase. All lighting will be appropriately designed to mitigate any impact to nearby land owners. Any music played on site will only serve as background music and will not impact neighbors.

3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this chapter.

The proposed use will be in compliance with the provision of "Conditional Uses" as outlined in this chapter.

4. The proposed use shall be in conformance with all applicable provisions stated in this chapter for the district in which the use is to be located.

The proposed use will be in conformance with all applicable provisions stated in this chapter for the C-1 Neighborhood Commercial zoning district.

5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this chapter and ingress and egress and pedestrian ways shall be adequate.

Ingress, egress, loading requirements, and pedestrian access to the property will be adequately provided. The proposed use intends to emulate the parking and access strategy utilized at the Airship Coffee site at Coler Mountain. With its closeness to the Slaughter Pen Trail network, it is anticipated that most visitors will access the site either on foot or by bicycle. To uphold the project's objective of offering a user experience immersed in nature, minimal on-site parking will be provided for users. Additionally, any parking required will be directed towards the lot adjacent to the project's northern boundary. In concurrence with this conditional use request, the project is pursuing a waiver from the parking requirements, citing the specific characteristics of its intended user group.

6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.

No noxious or offensive emissions or odors will be produced through any of the on site uses. All outdoor lighting will be in accordance with the guidelines and will be designed to minimize any disruption to neighboring properties. All music played from the facility will only serve as background music to patrons as they enjoy the space and will not impact surrounding properties.

7. Landscaping and screening of the proposed use shall be in accordance with these regulations and the City of Bentonville landscaping regulations.

The landscaping and screening plans for the proposed outdoor vendor park will comply with all of the City of Bentonville's landscaping regulations, except for the Type A opaque screening specifically along the property line between C1 and R1 zones, in which a waiver request has been submitted. We will ensure the necessary screening and street frontage buffer landscaping are in place as required. Additionally, extra landscaping will be incorporated throughout the site to enrich the overall experience of the outdoor plaza and space for users. As part of this Conditional Use Permit (CUP) request, the project is seeking an waiver from the Type A opaque screening requirement due to the presence of mature vegetation already existing on the site.

8. Proposed use signage shall be in accordance with the provisions of this chapter.

The proposed signage will be in accordance with the guidelines of this chapter.

9. Open space located on the proposed use shall be maintained by the owner/developer.

The open space will be maintained by the owner/developer.



10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this chapter.

The size and shape of the site, including size and arrangement of the structures will be in accordance with the guidelines of this chapter.

11. The planning commission shall in no case authorize less than minimum requirements of the chapter relating to height, area, or setbacks.

The height, area, and setbacks of the proposed buildings and structures will be in accordance with the guidelines of this chapter.

12. The planning commission shall not permit any use in a zone as a conditional use that is not permitted under the Zoning Ordinance.

Noted. Upon approval, the conditional use will be permitted within the zoning district.

Sincerely,

A handwritten signature in black ink that reads "Claire Roth". The signature is written in a cursive, flowing style.

Claire Roth
Project Coordinator
Claire.Roth@ISGInc.com



Tree Protection and Preservation Manual

PC Date: 1/2/2024

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 1300 and Art. 1400

Issue Statement

The Tree & Landscape Committee as well as members of the public have requested improving city codes to help preserve and protect trees in Bentonville. Staff created a Tree Preservation and Protection Package presented to Planning Commission Dec. 5, 2023, recommending several actions to address that request:

- **Tree Preservation and Protection Manual, which is this agenda item.**
- Art. 1300 Tree Preservation and Protection Amendments
- Art. 1400 Landscaping, Screening and Buffering Amendments

Proposed Tree Preservation and Protection Manual

The Tree Preservation and Protection Manual was created with the following goals:

- Establish a set of standards for the planting, protection and maintenance of trees in Bentonville.
- Serve as a collection of all regulations related to trees.
- Share best practices for tree planting.
- Establish standards for street tree planting.
- Provide standard details for tree protection, planting and maintenance.

Recommendation

Staff recommends approval of the proposed manual.

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE BENTONVILLE TREE
PRESERVATION AND PROTECTION MANUAL; AND FOR
OTHER PURPOSES.**

WHEREAS, Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection references a Landscape Manual;

WHEREAS, the city has not adopted a Landscape Manual;

WHEREAS, the 2021 Bentonville Urban Tree Assessment indicated that the city's tree canopy decreased from 25.0% in 2013 to 24.8% in 2019;

WHEREAS, city staff and the Tree and Landscape Advisory Committee want to provide better direction tree planting, protection and maintenance.

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

Section 1: That the Bentonville Tree Preservation and Protection Manual shall be and is hereby adopted with *Attachment A: Tree Preservation and Protection Manual*, 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- 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 _____, 2024.

APPROVED:

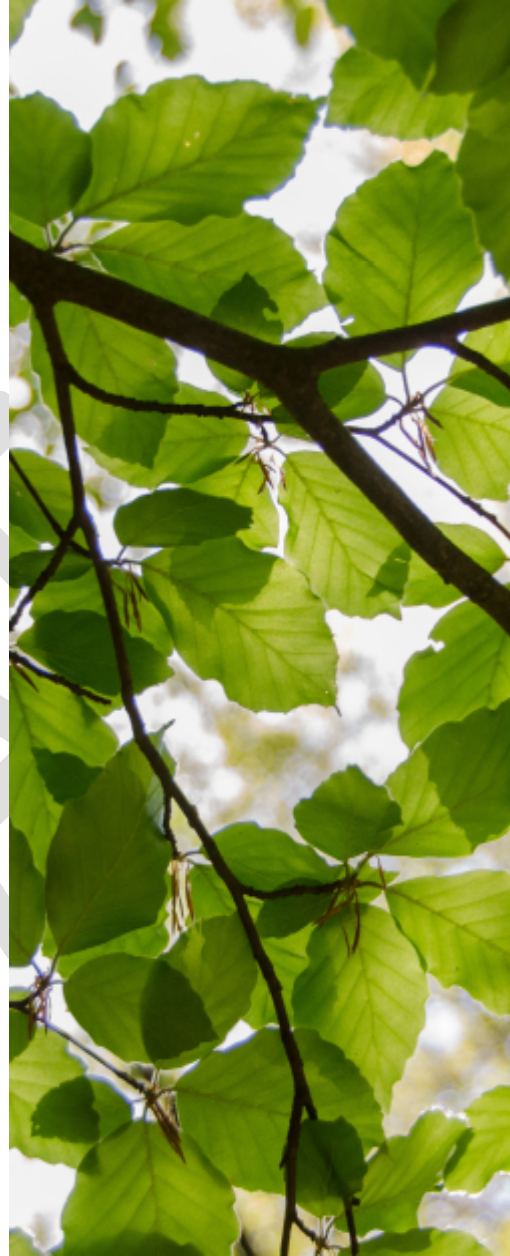
Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



CITY OF BENTONVILLE



Tree Preservation and Protection Manual

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- 1. Introduction**
- 2. Tree Preservation and Protection**
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- 4. Tree Preservation Plans**
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- 6. Tree Planting Best Practices**
- 7. Tree Maintenance Best Practices**
- 8. Tree Planting and Care Resources**
- 9. Approved and Prohibited Trees**
- Appendix: Standard Details**
 - A. Tree Preservation Fencing**
 - B. Root Pruning**
 - C. Soil Compaction Prevention**
 - D. Soil Tree Planking**
 - E. Tree Planting**
 - F. Shrub Planting**
 - G. Tree Well & Grate**
 - H. Tree Planting on Slope**



1. Introduction

The urban forest consists of all the trees and associated vegetation in the community. This includes street trees, open green spaces, forested areas, trees in parks and playgrounds, and vegetation in residential, commercial, and industrial areas as well. The urban forest is essential to our health and livelihood by providing clean air, reducing energy consumption in our homes, reducing erosion, air temperature, and noise pollution, screening incompatible uses, increasing real estate values, improving wildlife habitat, and providing a desirable place to live.

(a) Benefit of Trees

Trees have numerous benefits that contribute to a cleaner and healthier environment.

- **Trees help clean our air.**

Global forests removed about 1/3 of fossil fuel emissions annually from 1990-2007. Trees remove pollution from the atmosphere, improving air quality and human health. Roadside trees reduce nearby indoor air pollution by more than 50%.

- **Trees help us save energy.**

Trees properly placed around buildings can reduce air conditioning needs by 30% and can save 20 - 50% in energy used for heating. Carefully positioned trees can reduce a household's energy consumption for heating and cooling by up to 25%.

- **Trees help reduce runoff.**

Trees and other vegetation protect the soil from erosion by slowing rainfall impact and water runoff. A tree's complex root system holds the soil together. Trees also contribute leaf debris, which forms a protective mulch for the top layer of soil.

- **Trees benefit wildlife.**

Trees provide vital wildlife habitat. Trees and forests provide an important species range. Many animals have a range of hundreds of square miles.

- **Trees provide cooling.**

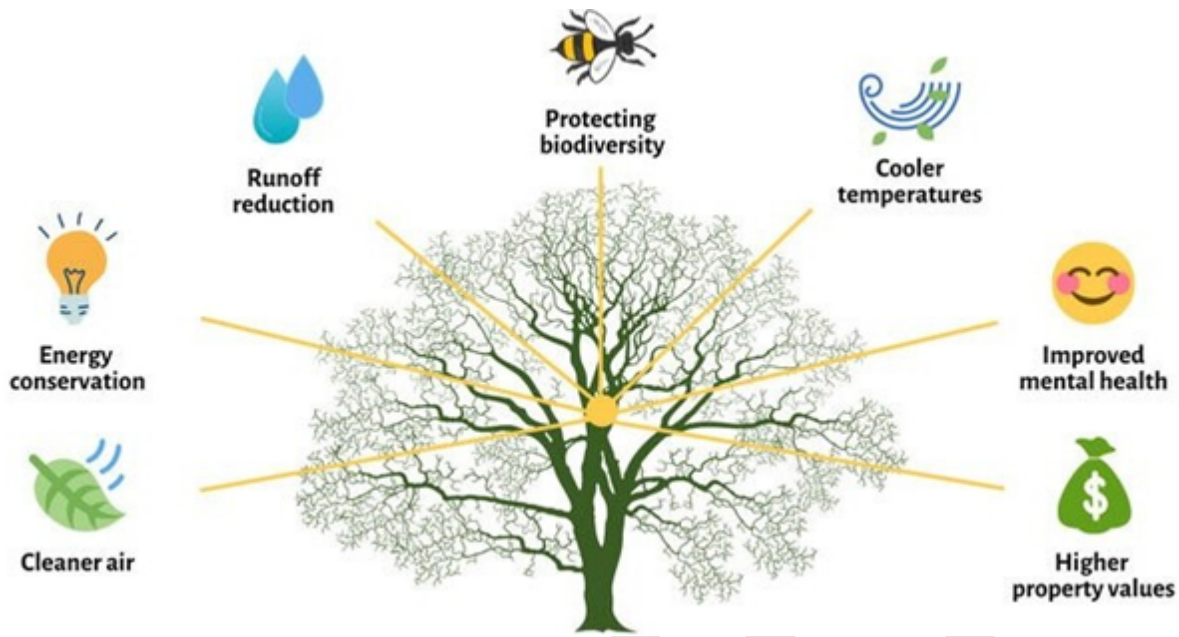
Trees lower surface and air temperatures by providing shade. Shaded surfaces may be 20 - 45°F cooler than the peak temperatures of unshaded materials.

- **Trees contribute to our health.**

A study of 10 cities found community forests save an average of one life each year. In New York City, trees save an average of eight lives every year. Office workers with a view of trees report significantly less stress and more satisfaction.

- **Trees increase our property values.**

In Portland, Oregon, homes with street trees sold for \$7,130 more, on average, and 1.7 days more quickly. In Fulton County (Atlanta), Georgia, mature trees positively influenced home sale prices. Homes sold for nearly \$105,000 more in neighborhoods with mature trees.



For more information on the benefits of trees, visit the links below.

<https://www.arboday.org/trees/treefacts/>

<https://www.nashvilletreefoundation.org/benefits-of-trees>

(b) Purpose of this Manual

The purpose of this manual is to provide the general public, developers, engineers, landscape architects and contractors with the City's requirements for tree preservation and protection and landscape installation. This manual corresponds with and expands on the requirements detailed in the City of Bentonville Land Development Codes, Art. 1300 Tree Preservation and Protection and Art. 1500 Landscaping, Screening and Buffering.

(c) City's Vision and Goals

The Bentonville Community Plan adopted in 2018 has several sections that discuss tree planting and preservation. In Chapter 8 Open Space and Environment, specific goals are listed as follows:

- Adopt great regulatory incentives for tree preservation.
- Continue to revise and update the development regulations to ensure species appropriateness and diversity.
- Partner with local and regional organizations and advocates.
- Plant trees as part of commercial streetscapes improvements.
- Support residential tree planting in existing neighborhoods.

This manual is designed in support of those goals and provides a means to support their implementation.

(d) Administration and Enforcement of this Manual

The tree preservation and landscaping information in this manual are guidelines to be used in the preservation and beautification of Bentonville. Questions pertaining to this manual should be directed to Bentonville Planning at 479-271-3122 or planning@bentonvillear.com.

(e) Tree and Landscape Advisory Committee

The Planning and Community Development Department will provide staff support and meet regularly with the Tree & Landscape Advisory Committee (T&L). This committee serves as an advisory committee to Planning Commission, City Council, and city staff working to maintain, improve, renew and protect the urban forest in public rights-of-way, as well as to share information with the public, enhance appreciation of trees, promote proper tree care, and encourage participation in the development of Bentonville's urban forest.

(f) Tree City USA

The City of Bentonville has been recognized as a Tree City USA Community since 1998 and has received three Growth Awards.

The National Arbor Day Foundation honors communities with this award if they meet four core standards of sound urban forestry management:

- (1) *The presence of a tree board or department.* Bentonville's Tree and Landscape Advisory Committee was established in 1998. It has a minimum of five members and meets monthly.
- (2) *A community tree ordinance.* Bentonville adopted its Tree Preservation and Protection Ordinance in 1998. It has been codified into Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection.
- (3) *A community forestry program.* The Tree and Landscape Advisory Committee works to encourage tree planting and conducts a tree giveaway twice a year.
- (4) *Observance of Arbor Day.* The Bentonville Garden Club hosts the annual Arbor Day celebration in Bentonville.



2. Tree Preservation and Protection

(a) Priority Areas for Preservation.

The conditions described below are classified by priority levels to assist in determining those areas where preservation is desired.

Table 1: Priority Areas		
High Priority	Mid-level Priority	Low Priority
Canopied Slopes	Contiguous Woodlands	Orchards
Floodways and riparian buffers	Non-native Woodlands	Less Desirable Species
Native Woodlands	Use Buffers	Invasive Species
Significant Trees (see subsection (b))		

(b) Significant Trees for Preservation

Significant trees are healthy existing trees that are considered priority for preservation. The following characteristics are considered significant for preservation:

- combination of growth speed and size (see tables 2a- 2d below),
- advanced age for its species,
- represents an uncommon or endangered species,
- considered a native species, or
- other significant characteristic.

**Table 2a
Significant Tree Sizes**

Type	Minimum Size
Fast Growth Trees	24" DBH +
Slow to Moderate Growth Trees	18" DBH +
Small Species	8" DBH +

**Table 2b
Common Fast Growth Trees (24" DBH)**

Common name	Scientific Name
Baldcypress	Taxodium distichum
Beech American	Fagus grandiflora
Black Cherry	Prunus serotina
Bois D'Arc	Maclura pomifera
Catalpa	Catalpa speciosa
Cottonwood	Populus deltoids

Eastern Red Cedar	<i>Juniperus virginiana</i>
Elm American	<i>Ulmus Americana</i>
Hackberry	<i>Celtis occidentalis</i>
Loblolly Pine	<i>Pinus taeda</i>
Shortleaf Pine	<i>Pinus echinata</i>
Red Maple	<i>Acer Rubrum</i>
River Birch	<i>Betula nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sycamore	<i>Platanus occidentalis</i>
Tulip Poplar	<i>Liriodendrum tulipifera</i>

Table 2c

Common Slow to Moderate Growth Trees (18" DBH)

Common name	Scientific Name
American Holly	<i>Ilex Opaca</i>
Bitternut Hickory	<i>Carya cordiform</i>
Black Gum	<i>Nyssa sylvatica</i>
Black Hickory	<i>Carya texana</i>
Black Oak	<i>Quercus velutina</i>
Black Walnut	<i>Juglans nigra</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Crabapple	<i>Malus</i>
Cucumber Magnolia	<i>Magnolia acuminata</i>
Ginkgo	<i>Ginkgo biloba</i>
Golden Raintree	<i>Koelreuteria paniculate</i>
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Red Oak Group (Norther Red Oak, Southern Red Oak, Nuttall, Shumard, Pin, Water, Willow)	<i>Quercus</i>
Shagbark Hickory	<i>Carya ovata</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Ozark Chinkapin	<i>Castanea ozarkensis</i>
Pecan	<i>Carya illinoensis</i>
White Oak Group (Post, Bur, Overcup, Chinquapin, Swamp Chestnut)	<i>Quercus</i>
Umbrella Magnolia	<i>Magnolia tripetala</i>
White Ash	<i>Fraxinus Americana</i>
Western Soapberry	<i>Sapindus Drummondi</i>
Yellowwood	<i>Cladrastis kentukea</i>
Zelkova	<i>Zelkova serrata</i>
Persimmon	<i>Diopyros virginiana</i>
Sassafras	<i>Sassafras albidum</i>
Sourwood	<i>Oxydendrum arboretum</i>
Sugar Maple	<i>Acer saccharum</i>

Table 2d Common Small Species 8" DBH	
Common name	Scientific Name
Blackhaw	Viburnum prunifolium
Buckthorn	Rhamnus caroliniana
Dogwood	Cornus florida
Eastern Redbud	Cercis canadensis
Fringetree	Chionanthus virginicus
Hornbeam	Carpinus caroliniana
Hophorn beam	Ostrya virginiana
Paw Paw	Asimina triloba
Possumhaw	Ilex decidua
Red Buckeye	Aesculus pavia
Star Magnolia	Magnolia stellate
Serviceberry	Amelanchier arborea
Silverbell	Halesia Carolina
Saucer Magnolia	Magnolia soulangiana
Smoketree	Cotinus coggygria
Witch Hazel	Hamamelis virginiana

3. Landscaping Plans

Most development plans, either large scale development or plats, require a landscaping plan. The purpose of this section is to specifically identify what information related to tree planting, preservation and protection should be shown on the landscape plan.

(a) Requirements. The following items must be shown on the landscape plan.

- (1) Preserved trees.
- (2) Proposed grading.
- (3) Proposed building footprint and any other structures.
- (4) Proposed parking lots with spaces indicated and curb or wheel stops shown.
- (5) Existing and proposed utilities.
- (6) Existing and proposed topography.
- (7) Existing drive aisles, streets, alleys, and other improvements to the site.
- (8) Proposed landscaping. As applicable, use these letters for each proposed tree:
 - ‘S’ for street trees
 - ‘P’ for perimeter trees
 - ‘F’ for front trees
 - ‘I’ for internal trees
 - ‘E’ for existing trees
 - ‘M’ for mitigation
- (9) Required landscape buffers.

(b) Standard Details. Details may go on a separate sheet. Reference the specifications in the appendices of this manual.

- (1) Tree Planting (see Appendices, Exhibit 5)
- (2) Shrub Planting (see Appendices, Exhibit 6)
- (3) Urban Tree Well (see Appendices, Exhibit 7)
- (4) Slope Tree Planting (see Appendices, Exhibit 8)

(c) Standard Notes. Notes may go on a separate sheet.

- (1) The contractor shall confirm the location of all utilities prior to starting any work. The contractor is responsible for contacting AR One-Call regarding utilities.
- (2) All plants must be healthy, vigorous, and free of pests and diseases.
- (3) Standards set forth in “American Nursery Stock” represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- (4) All trees must be container grown or balled and burlapped (as indicated on the plant list).

- (5) All required trees shall be a minimum of 2" caliper with a single dominant central trunk. Multi-trunk trees are not acceptable without prior approval from Planning/Urban Forester.
- (6) All trees must be straight trunked and full-headed, unless specified otherwise, and must meet all requirements specified on plans.
- (7) All trees and shrubs shall be installed per City of Bentonville planting details.
- (8) All plants are subject to the approval of the landscape architect before/during/after construction.
- (9) All planting areas must be completely mulched with a 4" layer of organic mulch. Mulch shall not be placed immediately adjacent to tree trunks, but shall be kept at least 3" from the root collar at the soil line.
- (10) All proposed planting areas covered by grass shall have the sod completely removed before planting begins.
- (11) All planting beds shall be contained by edging material other than vegetation.
- (12) Prior to construction, the contractor shall be responsible for locating all underground utilities and should avoid damage to all utilities during the course of work. The contractor is responsible for repairing any damage to utilities resulting from the landscape construction at no cost to the owner.
- (13) The contractor is responsible for verifying all quantities shown on the landscape plan before pricing out work.
- (14) The contractor is responsible for fully maintaining all planting material in all planting and lawn areas until the work is accepted in total by the owner.
- (15) The contractor shall completely guarantee all plant material for a period of one year beginning on the date of total acceptance. The contractor shall properly make all replacements before or at the end of the guarantee.
- (16) Any plant material which dies, turns brown, or defoliates prior to total acceptance for the work shall be promptly removed from the site and replaced with material of the same species, quantity, and size, and meeting all plant list specifications.

4. Tree Preservation Plans

If an applicant is seeking credits for preserving trees on-site, a Tree Preservation Plan is required in addition to the Landscape Plan. This is applicable to large scale developments and preliminary plats. See Article 900 Plat and Plan Requirements. The purpose of the Tree Preservation Plan is to demonstrate how the applicant intends to preserve and protect the tree canopy on site. It must comply with requirements in the City of Bentonville's Land Development Code Article 1300: Tree Preservation and Protection.

(a) Requirements

- (1) If a tree preservation plan is required, the following items must be included: for trees over 6" in diameter. Show existing trees and tree canopies with legend and attach numbers to cross-reference the trees.
- (2) Show canopy coverage as currently exists on site.
- (3) Include a table with the tree species, size, health, and priority level. See *Sec. 3 Tree Preservation*.
- (4) *If the property has a large number of trees, identify the trees to preserve and the species of these trees. Label and number trees with average species, size, health, and ranking (see Exhibit 11).
- (5) Label and number grouped trees with average species, size, health, and priority. See *Sec. 3 Tree Preservation*.
- (6) Show all existing and proposed utilities.
- (7) Show all property boundaries.
- (8) Show natural features (trees, floodways, creeks, wetlands...) beyond the property line up to 100'.
- (9) Provide all soil types within the project boundary.
- (10) Show floodplains and/or floodway.
- (11) Show existing and proposed streets, sidewalks, or public and bike paths rights-of-way in accordance to the Master Street Plan.
- (12) Show all proposed on-site and off-site improvements associated with the proposed project.
- (13) Delineate trees/canopy groups to be preserved and removed.
- (14) Show Tree Preservation Calculations.
- (15) Show mitigation requirements as indicated if necessary through the results of Tree Preservation Calculations.
(If mitigation is required because the project does not meet the minimum preservation requirements, the applicant will need to include the mitigation efforts in the Tree Preservation Plan.)
- (16) Show location of tree protection fencing. Fencing should be strong and sturdy enough to withstand and deter heavy machinery during construction.

- (17) Show limits of root pruning.
- (18) Show construction traffic flow and boundaries on work site.
- (19) Locate material storage during construction.
- (20) Locate concrete wash-out during construction.
- (21) Locate construction entrance/exit.
- (22) Locate all existing and new utility/drainage easements.

(b) Standard Details. The following details should be included in the plan.

- (1) Tree Preservation Fencing Installation (see Appendices, Exhibit 1)
- (2) Root Pruning (see Appendices, Exhibit 2)
- (3) Soil Compaction Prevention (see Appendices, Exhibit 3)
- (4) Tree Planking (see Appendices, Exhibit 4)

(c) Standard Notes. The following notes should be included on the plan.

- (1) All trees and natural areas shown on this plan to be preserved shall be protected during construction with temporary fencing, in accordance with the Tree Preservation Fencing Details.
- (2) Protective fences shall be erected according to City of Bentonville standards for tree protection. Fencing should be strong and sturdy enough to withstand and deter heavy machinery during construction.
- (3) Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.
- (4) Erosion and sedimentation control barriers shall be installed or maintained in a manner that does not result in soil build-up within tree drip lines.
- (5) Protective fences shall surround the trees/tree group and will be located at the drip line. For natural areas protective fences shall follow the limit on construction in order to prevent the following:
 - a. Soil compaction in the root zone of an area resulting from vehicular traffic or equipment storage.
 - b. Root zone disturbances due to grade changes (greater than 6"). Root trenching is not viewed by City Arborists.
 - c. Wounds to exposed tree roots, trunk, or limbs by mechanical equipment.
 - d. Other activities detrimental to trees such as chemical storage, concrete truck cleaning, and fires.
- (6) Exceptions to installing fences at tree driplines may be allowed in the following cases:
 - a. Where there is to be an approved grade change, impermeable paving surface, tree fell, or

other such site development.

- b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area prior to site grading so this area is graded separately prior to paving installation, minimizing root damage.
 - c. Where trees are close to proposed buildings, erect the fence to allow 6-10 feet of workspace.
 - d. Where there are severe space constraints due to tract size or other special circumstances.
- (7) Where any of the above exceptions result in a fence closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing. See Tree Planking Detail.
 - (8) Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - (9) Any roots exposed during construction activity shall be pruned flush with the soil backfill root areas with good quality Topsoil as soon as possible. If exposed root areas are not backfilled within 3 days, cover with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
 - (10) Any trenching required for the installation of landscape irrigation shall be placed as far from existing trees as possible.
 - (11) No landscaping topsoil digging greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
 - (12) Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.
 - (13) All finished pruning must be done according to recognized, approved, standards of the industry language, the American National Standard on arbor pruning 2006 or later. A city-certified tree pruner must be retained to make all pruning cuts, a list of certified tree pruners is available from the urban forester.
 - (14) Deviation from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

5. Street Tree Planting

(a) Purpose

The purpose of these specification is to establish a set of standards for the planting of street trees in the public rights-of-way to ensure quality tree materials are used and that new planting are acceptably established in their new environment. All trees planted in the public rights-of-way must and pre-approved by the City of Bentonville.

(b) Species Selection

Tree species selection is a cooperative decision between property owners and the City of Bentonville, except for major streets. A minimum of two tree species per block is suggested but more than two is strongly encouraged to avoid losing all street trees if one species becomes diseased. Nursery trees must meet the acceptance specification (Appendix B). The species must be adaptable to the conditions at the planting site (climate, soil, sunlight, root space, utilities, proximity to structures and hardscape, space for mature height and spread, space for the trunk and root crown of a mature tree, availability of irrigation).

(c) Major Streets

Plantings on major streets should match the existing designated tree species unless it is being phased out in favor of more desirable species. If the existing species is not on the official list it is being phased out. The use of large trees is encouraged.

(d) Location

- (1) **Approval.** The planting location of trees in street areas must be approved by City of Bentonville staff and shown on an approved landscape plan. Trees can either be planted in the planting strip between the curb and sidewalk, in an area cut out of the sidewalk, or on the building side of the sidewalk, as long as it is within the public right-of-way.
- (2) **Intersections.** Street trees must not be planted where they will obstruct the views of stop signs or traffic signals. Trees are not to be planted within 20' distance from side street curb face to first street tree. Street trees must be placed to allow for visibility of all information signs on the street. Informational signs and street trees shall not occupy the same opening.
- (3) **Clearance with Other Structures & Utilities.** The following spacing requirements are used to determine appropriate planting locations of street trees:

Table 3 Clearance and Spacing Requirements	
Structure	Preferred Distance from Tree
Utility and light poles	5 ft. (no light) -20 ft. (with light); adjust depending on canopy diameter of mature tree.
Commercial driveways	10 ft.
Residential driveways, fire hydrants, water or gas meters, valve boxes, sewer line	5 ft
Underground electrical, sewer mains, water mains, basements	5 ft. laterally (minimum).

(e) **Spacing between trees**

The intent of these standards is to allow every interested property owner at least one street tree as planting site conditions permit. Spacing for street trees must be approved by City of Bentonville staff. Because lots vary in width and other interfering factors, minimum spacing guidelines are provided in Table 4.

**Table 4
Spacing Between Trees**

Tree Size	Canopy Diameter	Required Spacing
small tree	20' – 30'	15' – 20'
medium trees	30' – 40'	20' – 25'
large trees	40' – 50'	25' – 35'

Imposed factors such as the frequency of driveway cuts, underground utilities, signs, light and telephone poles, and other streetscape elements will, of course, alter the desired center spacing (see, Clearance with Other Structures & Utilities, below). No tree that grows taller than 25' shall be planted under high voltage lines.

(f) **Tree wells/boxes.** One option for planting trees in the street right-of-way is in a tree well, chamber or box.

(1) **Well size.** Tables 5 and 6 provide the recommended dimensions of tree grates for tree size at maximum growth.

**Table 5
Recommended Well Size**

Tree Size	Well /Chamber / Box Minimum Dimensions
Small	2'x 4'
Medium	3'x 6'
Large	4'x 8'
X-large	5'x 10'

**Table 6
Continuous Planting Strip or Median Size**

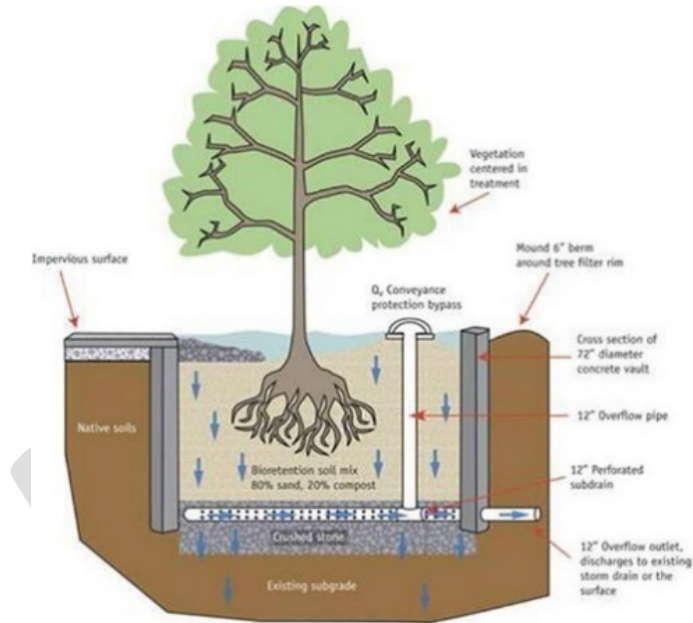
Tree Size	Minimum Width
Small	2'
Medium	3'
Large	4'
X-Large	5'

The city is responsible for keeping planting wells free of weeds, turf, litter, etc. and for preventing them from becoming tripping hazards.

(2) Chamber Materials.

Tree boxes or chambers are designed to collect the first flush of stormwater and treat it before being discharged into the storm sewer system or to the subsoil. They consist of three primary components: a chamber, soil media, and the plant. For more information on tree boxes, visit the "Green Infrastructure Practices" article from rutgers.org.

Illustration 1
Tree Chamber Design



- (3) **Grates.** Grates are considered an extension of the sidewalk. Grates with concentric rings are preferred since they allow adjustments to be made as the tree trunk expands. As the tree begins to outgrow its surrounding grate, the center ring can be removed to allow the tree to continue growing. The city is responsible for maintaining and repairing tree grates and for preventing grates from damaging trees. For more information, visit ejco.com.

Illustration 2
Concentric Tree Grates



(g) Elevated Planters

Elevated tree planters provide a planting alternative in areas with various conflicts stemming from an urban environment. These planters also provide benefits such as creating seating in open spaces.

**Illustration 3
Elevated Planter Example**



(h) Tree Root Barriers

Approved root barriers shall be installed to provide protection for infrastructure from tree roots. Linear root barriers are to be installed when planting a street tree 8 feet or less from hardscape in any parkway/boulevard or median strip. The root barrier will be designed such that the major root structure will be restrained from extending into other utility corridors, but still allow for the normal growth of the tree.

(i) Staking

The Reddy Stake U-Stake it system is preferred. Only one 9' metal tree stake is needed per tree. As an alternative, two, eight foot tall, three inch diameter, lodge pole stakes driven 18" into solid undisturbed soil outside the root ball may be used. The tree is then secured with rubber tree ties or other tree tie material no less than 1" wide.

(j) Water Basin

A water basin (3" berm of soil) capable of holding 10 gallons of water shall be formed around the root ball where irrigation systems are not required.

(k) Tree Watering

The city is responsible for watering the newly planted trees. An appropriate amount of water (10 gallons) must be applied each week, for three years during the non-rainy season, to establish the trees in the landscape. Where feasible the trees shall be watered by an irrigation system and timer. The trees must remain as a permanent part of the landscape.

6.

Best Practices: Tree Planting

Source: University of Arkansas, Cooperative Extensions Service

(a) Understand the tree being planted.

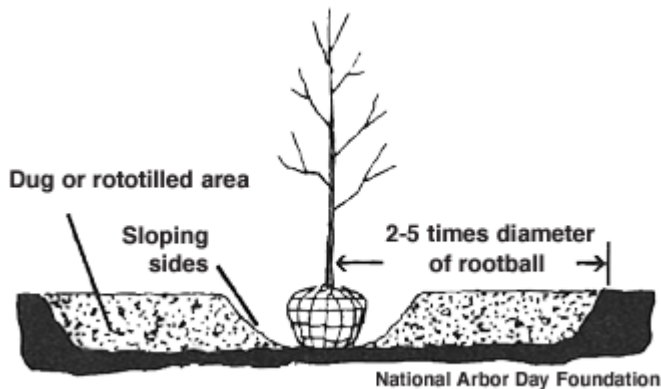
- (1) **Width.** Determine the maximum width at the time of maturity to assist in ensure the tree does not impact other items in the areas, such as utilities, sidewalks, or building walls.
- (2) **Height.** Determine the maximum height at the time of maturity to ensure it will not grow into anything overhead, such as power lines or rooflines.
- (3) **Sun requirements.** Determine what type of sun exposure is required. Here's a guide based on the plant's sun needs:
 - Full sun = Minimum of 6 hours of direct sun each day
 - Part sun = 3 to 6 hours of direct sun each day
 - Part shade = 3 to 6 hours of direct sun each day, but avoid the intense mid-day sun
 - Full shade = Less than 3 hours of direct sun each day
- (4) **Trees come in three ways: balled in burlap, bare root or containerized.** They also come in many sizes. Choose one that you can easily manage. Container grown plants can be planted any time you want to. Balled in burlap trees should be planted before the heat of summer sets in or again in the fall. Bare root trees need to be planted when they are totally dormant since there is nothing inside the plastic sleeve to sustain plant growth.

(b) Understand the planting site.

- (1) **Sun exposure.** Determine how much sun exposure will be available for your proposed planting site and if it meets the needs of your tree type. See (a)(3) above.
- (2) **Soil.** Have your soil tested before planting by submitting soil samples to the [Benton County Cooperative Extension](#) office. This will you give the soil pH, whether it is acid or alkaline, and they will have recommendations of changes needed based on the tree being planted.
- (3) **Drainage.** A percolation test can help you identify drainage issues. Dig a hole 1 foot deep, fill with water, and see how long it takes to empty. If the water level drops more slowly than 1 inch per hour, drainage is poor. Poorly drained sites can be corrected by proper plant selection, installing a drainage system, elevating plants, or planting beds above the affected area.
- (4) **Location of utilities.** To check for utility obstructions by calling 811 or visit the [AR 811 website](#). Never place any tree growing taller than 15 feet beneath power lines or within 15 feet of them.
- (5) **Other obstructions.** Do not plant too close to surrounding objects including houses, barns and other trees. Remember that tree roots spread well beyond the branch area of the tree and roots can interfere with foundations, sidewalks, and paved areas.

(c) Plant the tree.

- (1) Clear.** Remove surrounding vegetation and mulch from the area where you will be digging the hole.
- (2) Dig.** Dig a hole at least two times the width of the root ball so the roots can spread out. Only dig as deep as the root ball.
- (3) Place the tree.** Remove the container or burlap from the tree. Place the tree in the hole, making sure it is straight. Backfill and lightly tamp the soil.



- (4) Water.** Water immediately after planting and once a week during the first season of planting.
- (5) Mulch.** Mulch will help keep grass and weeds away from the tree, can protect it from string trimmer damage and helps conserve soil moisture. Place a ring of mulch 3-4 feet around the trunk, 3-4 inches deep. Do not let the mulch touch the trunk and leave a mulch-free area of 1–2 inches wide at the base of the tree to reduce moist bark and prevent decay.

A wide variety of products are available for use as landscape mulch. Mulch can be broadly categorized as either organic or inorganic. Common inorganic mulch materials include crushed stone, recycled tire chips and gravel. Organic materials include pine needles, softwood or hardwood tree bark, colored wood chips, composted yard waste, and cottonseed hulls.



Avoid volcano mulching.



The depth of an organic mulch should not exceed 3 inches after settling.

- (6) **Stake.** Only stake a tree if the location is subject to high winds or pedestrian traffic. Use a soft material for the portion that goes around the trunk. The guying should be loose. E sure to remove all stakes after one year.
- (7) **Do not fertilize.** Using a fast-release fertilizer immediately after planting can burn the roots. Either wait a year to use fertilizer or use a slow-release fertilizer.



7. Best Practices: Tree Maintenance

(a) Watering

It is important that the total root system of the tree receive moisture. As the tree grows, the watering system will need to be adjusted to compensate for the extended root system.

Sprinkler systems must be programmed to provide adequate water for various plant needs. Sprinkler systems for turf areas generally apply enough water for the shallow roots of the lawn. To supply sufficient water for the tree root zone, the watering schedule will need to include a longer watering each week.

All trees and shrubs require water year-round. To supplement the plant's water requirements during the winter months, soak the soil around the plant before the ground freezes.

(b) Fertilizing

Newly planted trees should not be fertilized. During the second year, a tree may be fertilized in late fall or early spring with a slow-release fertilizer. Be sure to follow the instructions because over-fertilizing can kill a tree. Do not use lawn fertilizers containing weed killer!

For trees with less than 6" DBH use 1-2 pounds of fertilizer per inch of trunk diameter measured at four and a half feet above ground level. For trees six inches and more in trunk diameter, apply 2-4 pounds of fertilizer per inch of trunk diameter measured four and a half feet above the ground.

The most beneficial method of fertilizing trees is to incorporate a granulated fertilizer into the root zone. This is accomplished by punching holes fifteen inches deep in a circular pattern around the tree, beginning halfway between the trunk and the dripline. Stagger the holes so the fertilizer is distributed evenly around the tree. Another method for fertilizing trees is by a broadcast surface application. A granulated fertilizer is spread evenly over the ground surface above the root zone. It is best if the fertilizer is watered in or applied directly before a light rain.

(c) Pruning

Major pruning of trees should be performed by someone with professional training. Minor pruning of trees may be done by individuals. Topping of trees is strongly discouraged since it weakens the tree and reduces the amount of shade it can provide. See Tree Care Tips & Techniques. Follow these general recommendations:

- As young trees grow, low-growing branches that interfere with pedestrian and street traffic should be removed.
- Branches that have been broken should be removed as soon as possible.
- Sucker growth at the base of trees should be removed unless it is the proper growth habit of the tree.
- Always prune along the branch collar; never leave a stub.
- Be sure the pruning tools are sharp and clean before using them. Late winter is the best time to prune deciduous trees.
- Evergreens should be pruned in early spring.

(d) Insects and Disease

The best defense against insects and disease is to keep the tree in a healthy condition. Regular inspections of plants can help prevent serious problems from occurring. When a problem is detected and cannot be diagnosed, consider the following:

- (1) Do other trees nearby have the same problem?
- (2) Has the area been treated recently with chemicals such as fertilizer or herbicides?
- (3) Has the soil been disturbed by the removal or addition of topsoil?
- (4) What have the past weather conditions been in the area?
- (5) Is there any evidence of damage to the trunk system?
- (6) Are the leaves wilted or an odd color?

Once a plant problem has been diagnosed, the type of control or repair needs to be determined. Consult the City's designated agent, County Extension Office, a local nursery, or a certified tree specialist for further information.



8. Tree Planting and Care Resources

University of Arkansas Cooperative Extension Service (UACES)

www.uaex.edu

UACES Trees Database

www.aragriculture.org/horticulture/ornamentals/plantdatabase/default.htm

Arkansas Forestry Commission

www.forestry.arkansas.gov

Arkansas Urban Forestry Council

www.arkansastrees.org

National Arbor Day Foundation

www.arborday.org

Trees Are Good

www.treesaregood.com

Urban Forestry

www.treelink.org

Tree and Shrub Insects

www.treehelp.com/trees/trees-insects.asp

Tree Diseases

www.treehelp.com/trees/trees-diseases.asp

International Society of Arboriculture

www.isa-arbor.com

USDA Forest Service Urban and Community Forestry

www.urbanforestrysouth.org

9. Approved and Prohibited Trees

(a) Approved Trees.

The City of Bentonville has identified a list of trees that are approved for landscape plans required for Large Scale Development projects. This list is adopted by ordinance and codified into Sec. 1400.13 of the Land Development Code. This list may be updated from time to time and the most recent ordinance shall prevail. Native plant materials are preferred.

Common Name and Cultivars	AR Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	Yes	25	20	Slow	Ornamental	Y	Y
Arborvitae, American	Yes	60	15	Med	Screen	N	N
Arborvitae, Emerald	No	15	4	Slow	Screen	N	Y
Arborvitae, Green Giant	No	60	20	Fast	Screen	N	N
Arborvitae, Nigra American	Yes	30	10	Slow	Screen	N	Y
Beech, American	Yes	70	40	Med	Shade	N	N
Birch, European Hornbeam	No	50	35	Med	Shade	Y	N
Birch, River "Dura-Heat®", "Heritage®"	Yes	45	30	Med/Fast	Shade	N	N
Catalpa, Dwarf Southern "Nana"	Yes	18	22	Med	Ornamental	Y	Y
Cherry, Yoshino	No	25	30	Med/Fast	Ornamental	Y	Y
Cypress, Arizona	Yes	35	15	Fast	Screen	N	N
Cypress, Atlantic White Cedar	Yes	25	12	Fast	Screen	N	N
Cypress, Bald "Shawnee Brave®"	Yes	70	35	Fast	Shade	Y	N
Cypress, Japanese Cedar	No	60	30	Med	Screen	N	N
Cypress, Chinese Pistache	No	30	30	Med	Ornamental	Y	N
Dogwood, Eastern Flowering	Yes	20	25	Slow	Ornamental	Y	Y
Dogwood, Kousa	No	25	25	Slow/Med	Ornamental	Y	Y
Dogwood, Pink	Yes	25	25	Med	Ornamental	Y	Y
Dogwood, White	Yes	25	25	Med	Ornamental	Y	Y
Elm, American "New Harmony", "Princeton", "Valley Forge"	Yes	75	55	Med/Fast	Shade	Y	N
Elm, Chinese/Lacebark "Allee", "Athena Classic", "Bosque", "Everclear"	No	50	45	Med/Fast	Shade & Ornamental	Y	N

Table 7
Approved Trees

Common Name and Cultivars	AR Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Elm, Fruitless Crabapple	Yes	25	25	Med	Ornamental	Y	Y
Ginko, "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	No	75	60	Slow	Shade	Y	N
Ginko, Goldenraintree	No	40	35	Med	Ornamental	N	N
Gum, Black/Tupelo "Red Rage™", "Wildfire"	No	50	30	Med	Shade	Y	N
Gum, Fruitless Sweetgum	Yes	70	55	Fast	Shade	Y	N
Hickory, Shagbark	Yes	80	40	Slow	Shade	Y	N
Holly, American	Yes	50	40	Slow	Screen	N	N
Holly, Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	Yes	24	12	Med	Ornamental	N	Y
Holly, Foster	Yes	25	10	Med	Screen	N	N
Holly, Greenleaf	Yes	35	20	Med	Screen	N	Y
Holly, Kentucky Coffeetree, "Espress", "Prairie Titan™"	Yes	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	Yes	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	Yes	25	25	Slow	Shade	Y	Y
Linden, Little-leaved	Yes	60	40	Med	Shade	Y	N
Oak, Chinquapin	No	50	60	Slow/Med	Shade	Y	N
Oak, Columnar "Crimson Spire™", "Regal Prince®"	Yes	45	18	Med/Fast	Shade	Y	N
Oak, Bur	Yes	70	80	Slow/Med	Shade	Y	N
Oak, Northern Red	Yes	60	60	Med/Fast	Shade	Y	N
Oak, Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	Yes	50	25	Med/Fast	Shade	Y	N
Oak, Shumard	Yes	55	55	Med	Shade	Y	N
Oak, Water	Yes	60	50	Med	Shade	Y	N
Oak, White	Yes	75	60	Med	Shade	Y	N
Oak, Willow "Hightower®"	Yes	60	45	Med/Fast	Shade	Y	N
Maple, Norway "Cleveland", "Columnare", "Erectum"	No	50	45	Med	Shade	Y	N
Maple, Freeman "Armstrong", "Autumn Blaze™", "Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"	Yes	60	50	Fast	Shade	Y	N

Table 7 Approved Trees							
Common Name and Cultivars	AR Native	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
Maple, Norwegian Sunset	No	35	35	Med	Shade	Y	N
Maple, Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	Yes	65	55	Med/Fast	Shade	Y	N
Maple, Sawtooth	Yes	55	55	Med/Fast	Shade	Y	N
Maple, Shantung		25	25	Slow/Med	Shade	Y	Y
Maple, Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"	Yes	65	55	Slow/Med	Shade	Y	N
Maple, Trident	No	30	25	Med	Shade	Y	N
Pine, Eastern White	Yes	80	40	Fast	Screen	N	N
Pine, Loblolly	Yes	90	35	Fast	Screen	Y	N
Planetree, London		100	80	Med	Shade	Y	N
Poplar, Tulip	Yes	80	45	Fast	Shade	Y	N
Redbud, Eastern "Alba", "Appalachian Red", "Forest Pansy"	Yes	30	25	Med	Ornamental	Y	Y
Redbud, Texas "Oklahoma"	Yes	18	24	Med	Ornamental	Y	Y
Redwood, Dawn	No	65	25	Med/Fast	Shade	Y	N
Serviceberry, Autumn Brilliance	Yes	25	25	Fast	Ornamental	N	Y
Serviceberry, Downy	Yes	25	25	Med	Ornamental	Y	Y
Sycamore	Yes	100	100	Fast	Shade	N	N
Walnut, Black	Yes	75	75	Med	Shade	N	N
Zelkova, Green Vase	No	80	50	Med	Shade	Y	N
Zelkova, Musashino	No	45	15	Fast	Screen	N	N
Zelkova, Village Green	No	60	50	Med	Shade	Y	N

See Bentonville Municipal Code, Appendix B Land Development Code, Sec 1400.13 Approved Trees List.

(b) Prohibited Trees.

The following trees and plants are prohibited:

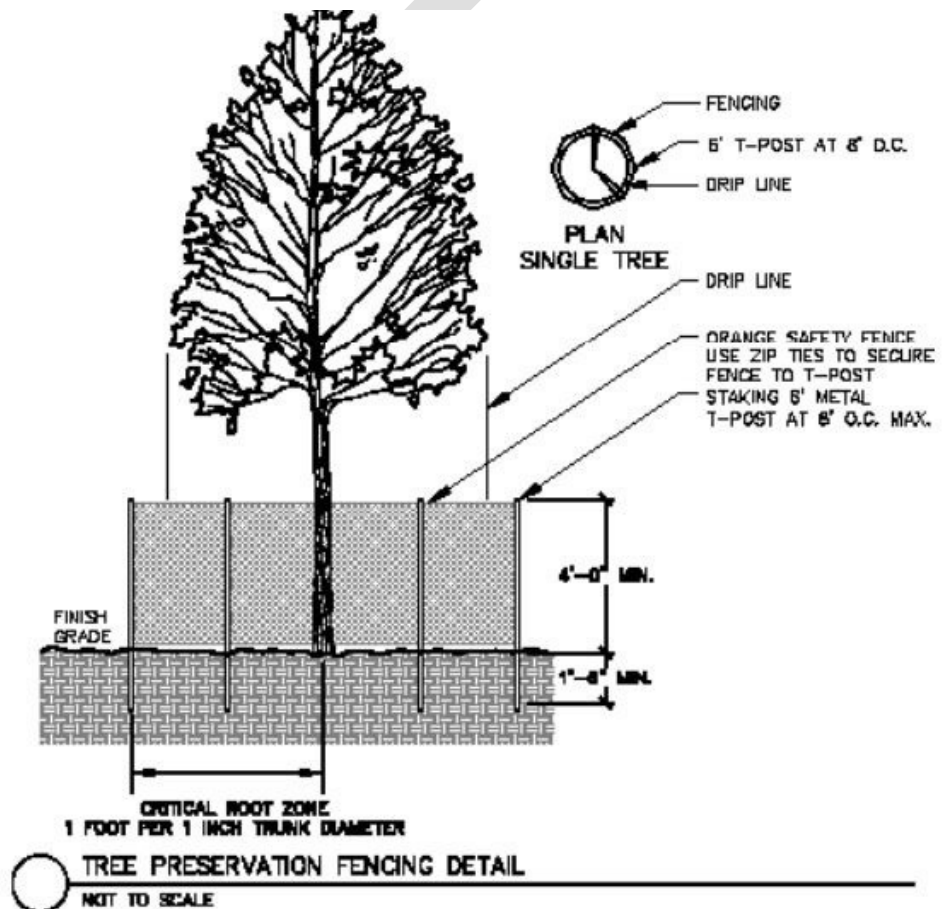
Table 8 Prohibited Trees		
Ash (all varieties)	Lespedeza, Sericea	Periwinkle, Bigleaf/Littleleaf
Bamboo, Golden	Lespedeza, Shrubby	Photinia
Bamboo, Heavenly	Loosestrife, Purple	Poplar, Silver
Elm, Siberian	Maple, Amur	Privet, Common
Empress Tree	Maple, Silver	Privet, Chinese
Euonymus, Burning Bush	Mimosa	Rose, Multiflora
Euonymus, Creeping	Mulberry	Tree of Heaven
Honeysuckle, Bush/ Japanese/Shrub	Mustard, Garlic	Winter Creeper
Japanese Kudzu Vine	Olive, Autumn	Wisteria, Asian
Ivy, English	Olive, Russian	
Lespedeza	Pear, Bradford	

See Bentonville Municipal Code, Appendix B Land Development Code, Sec 1400.14 Prohibited Trees And Plants.



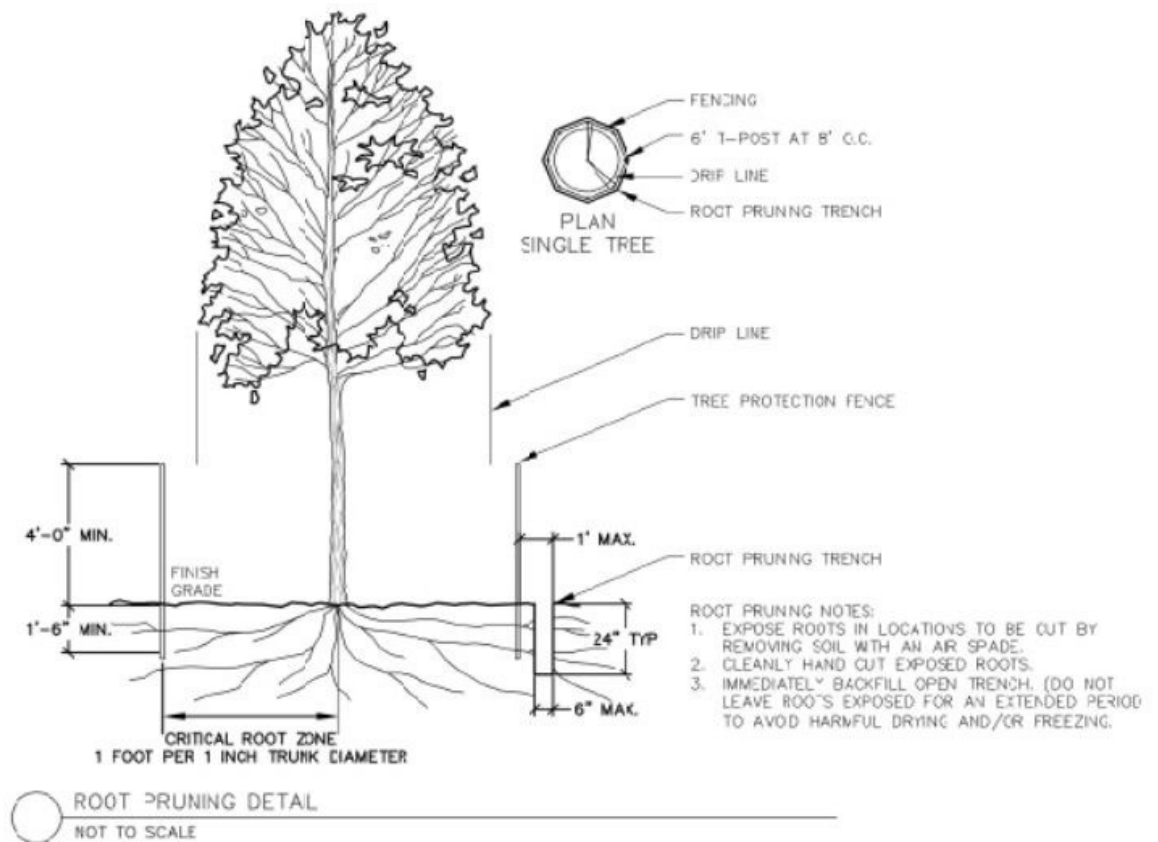
Appendix: Standard Details

Appendix A: Tree Preservation Fencing



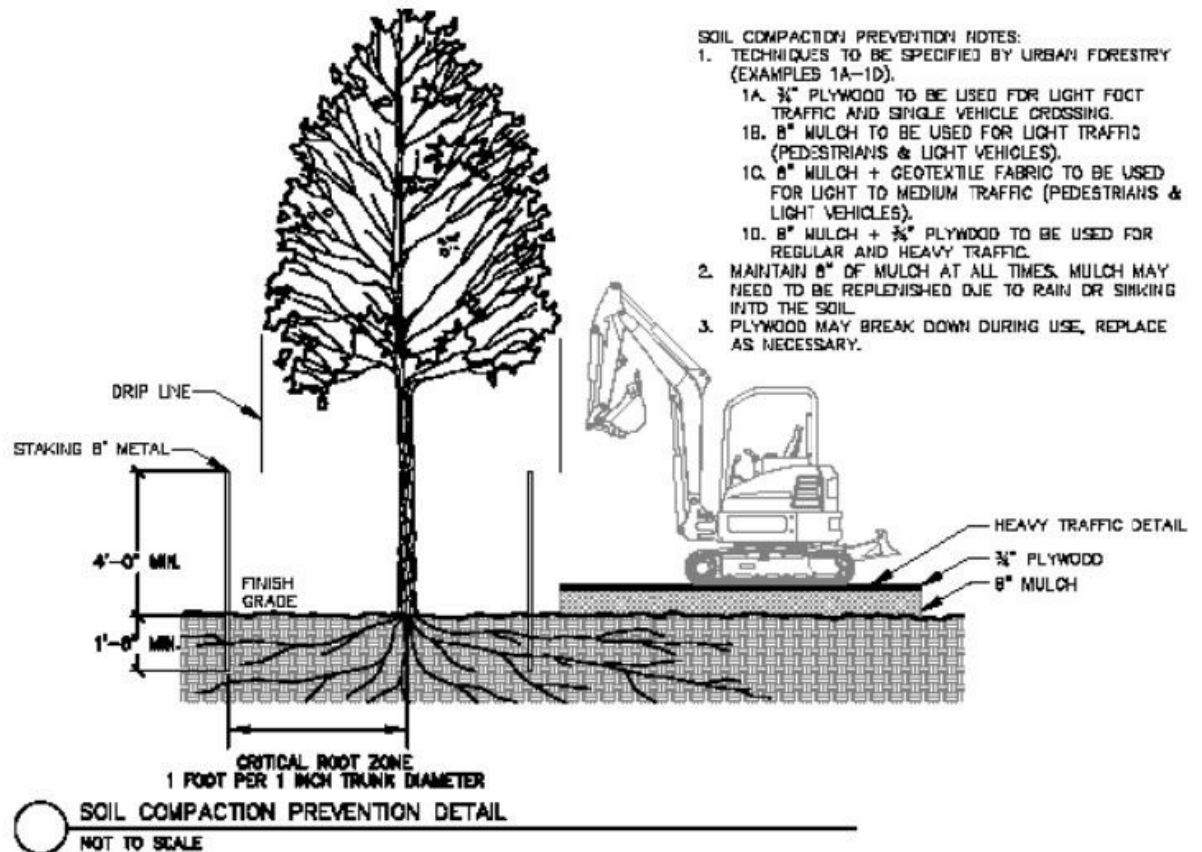
Appendix B

Root Pruning



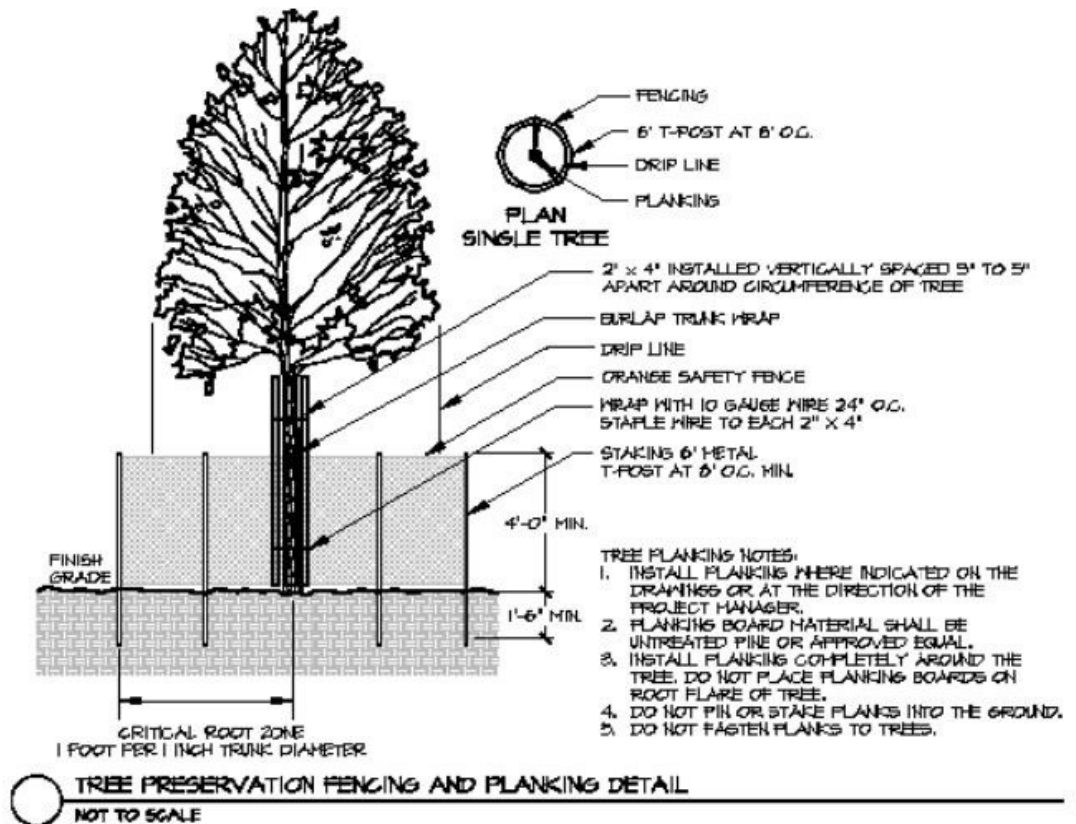
Appendix C

Soil Compaction Prevention

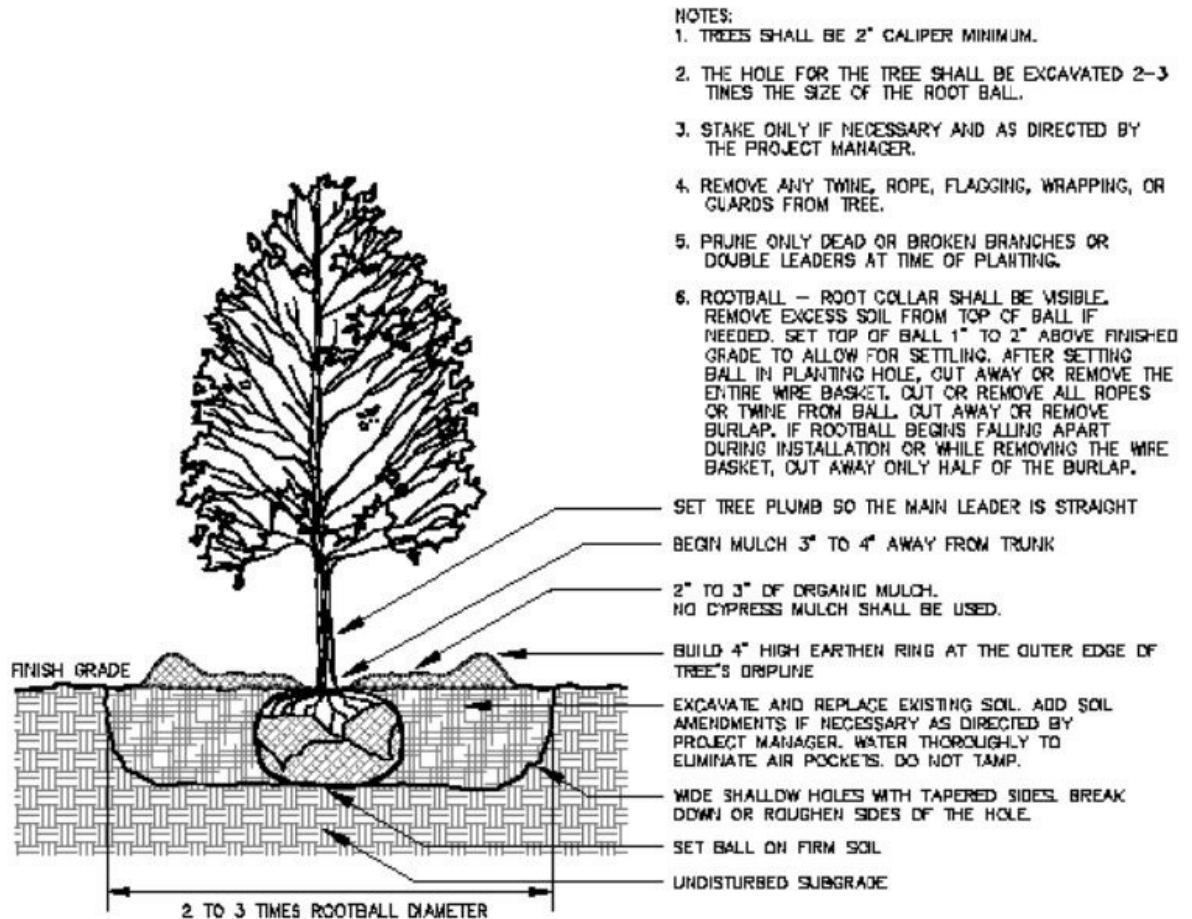


Appendix D

Soil Tree Planking

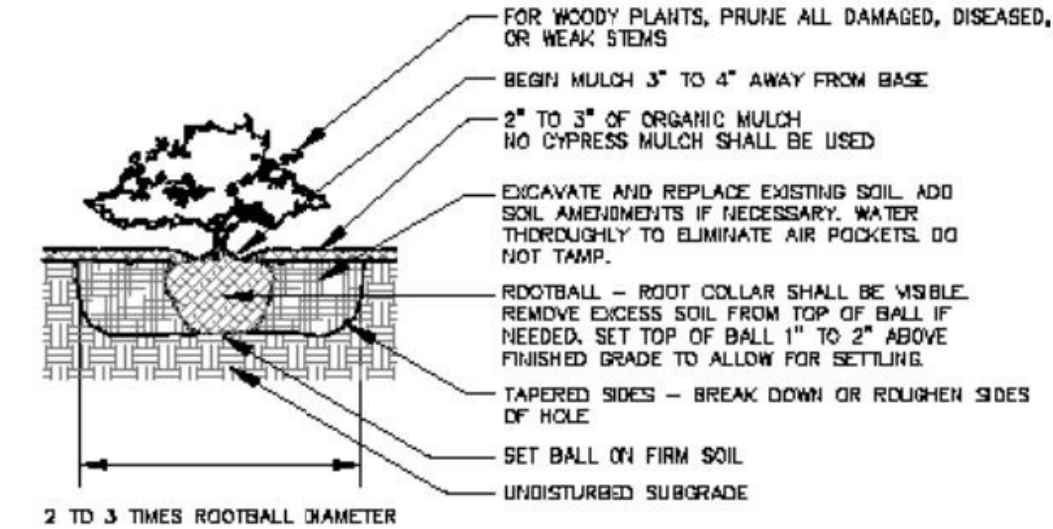


Appendix E Tree Planting



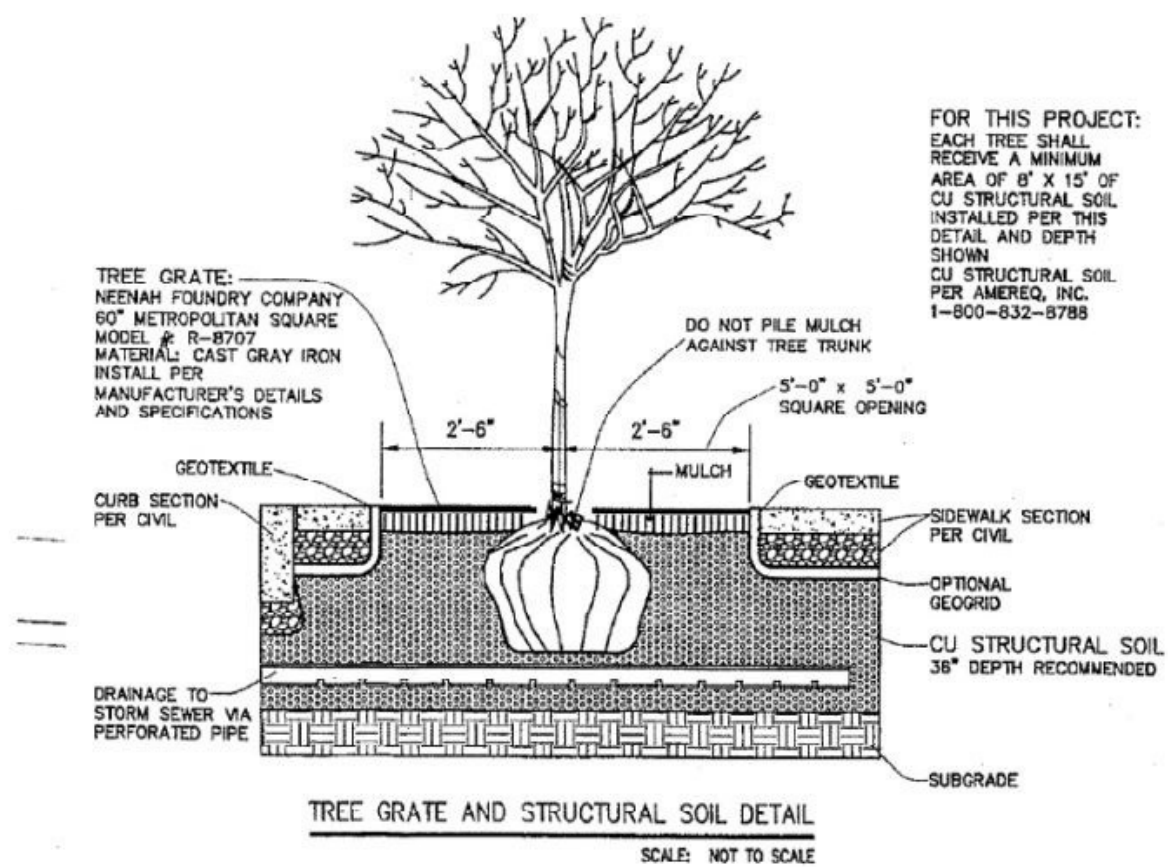
 **TREE PLANTING DETAIL**
NOT TO SCALE

Appendix F
Shrub Planting



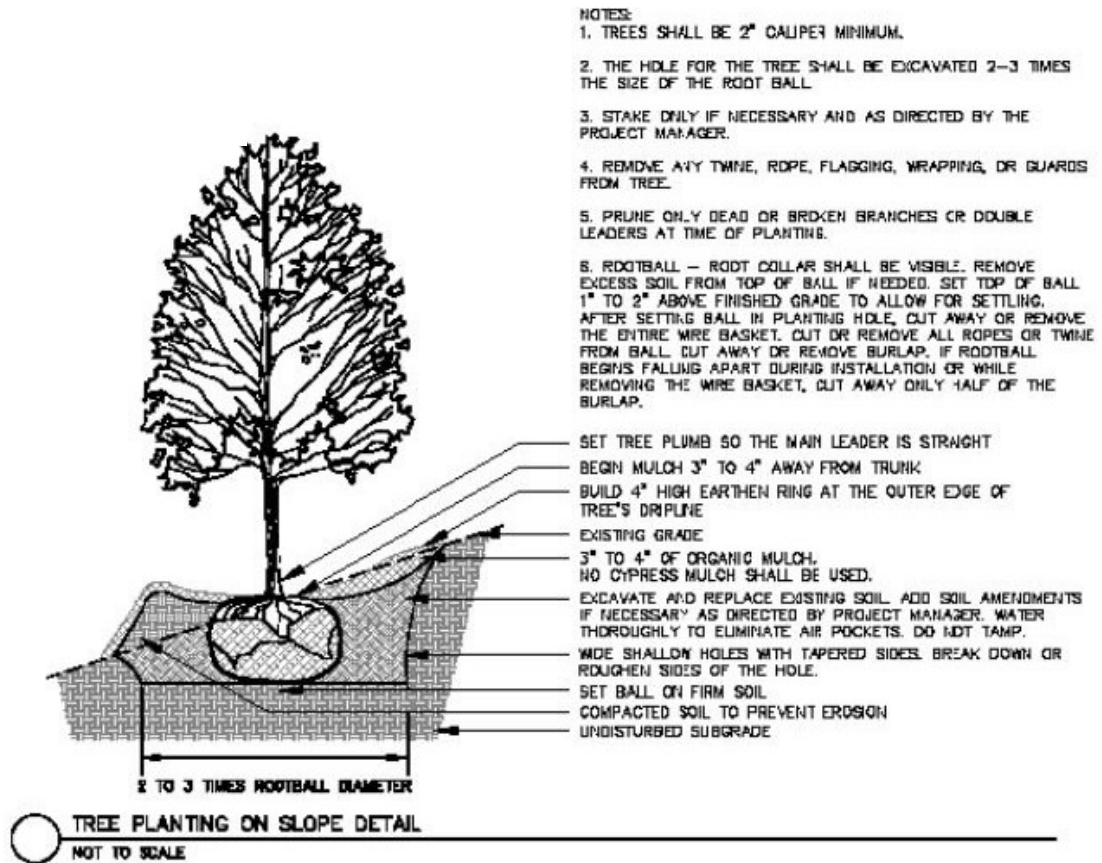
○ SHRUB PLANTING DETAIL
NOT TO SCALE

Appendix G
Tree Well & Grate



Appendix H

Tree Planting on Slope





Art. 1300 Tree Preservation and Protection Amendments

PC Date: 1/2/2024

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 1300 Tree Preservation and Protection

Issue Statement

The Tree & Landscape Committee as well as members of the public have requested improving city codes to help preserve and protect trees in Bentonville. Staff created a Tree Preservation and Protection Package presented to Planning Commission Dec. 5, 2023, recommending several actions to address that request:

- Tree Preservation and Protection Manual
- **Art. 1300 Tree Preservation and Protection Amendments, which is this agenda item.**
- Art. 1400 Landscaping, Screening and Buffering Amendments

Proposed Amendments to Art. 1300 Tree Preservation and Protection

1. *Sec. 1300.02:* Add the objective "to maintain and increase Bentonville's tree canopy."
2. *Sec. 1300.03:* Add this section specifying what Article 1300 applies to.
3. *Sec. 1300.06:* Add this section to require the adoption of the Tree Preservation and Protection Manual.
4. *Sec. 1300.07(a):* Add exemptions for emergency repairs, routine maintenance and capital improvements for water, sewer, roads and electric.
5. *Sec. 1300.07(c):* Add that the Planning Director must approve removal of trees in public right of way (exempting those for city repairs, maintenance and improvements), establish criteria for making the determination for approval and replacement provisions.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX B LAND DEVELOPMENT CODE ARTICLE 1300 TREE
PRESERVATION AND PROTECTION; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Bentonville adopted Ord. No. 98-90 Tree Preservation and Protection in 1998 with the a purpose of preserving and protecting the natural beauty of Bentonville and protecting the health and safety of its citizens with regulation of tree maintenance, planting and removal of trees within the street rights-of-way and other public grounds;

WHEREAS, the 2021 Bentonville Urban Tree Assessment indicated that the city's tree canopy decreased from 25.0% in 2013 to 24.8% in 2019;

WHEREAS, city staff and the Tree and Landscape Advisory Committee aim to provide better direction on the removal of trees in street rights-of-way and other public grounds to help slow the loss of tree canopy in Bentonville.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Art. 1300 Tree Preservation and Protection shall be and is hereby amended with *Attachment A: Tree Preservation and Protection 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- 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 _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

Attachment A
Tree Preservation & Protection Amendments

Underline text to be added; strikethrough text to be deleted; sections not shown to remain unchanged.

Article 1300 Tree Preservation and Protection

Sec 1300.02 Objectives

Objectives of this ordinance include, but are not limited to, the following:

- (a) To save trees on public property from indiscriminate destruction or unnecessary removal.
- (b) To moderate the effects of sun, wind, and temperature changes.
- (c) To filter pollutants from the air and release oxygen.
- (d) To stabilize soil and prevent erosion.
- (e) To preserve desirable trees.
- (f) To establish an education program providing information and guidelines for tree preservation and maintenance.
- (g) To maintain and increase Bentonville's tree canopy.

Sec. 1300.03 Applicability.

This article shall apply to the planting, maintenance and removal of trees within street rights-of-way or on other city-owned public property within the City of Bentonville. The regulations set forth in this Article shall not apply to private property.

Sec. 1300.06 Adoption of a Tree Preservation and Protection Manual.

- (a) Adoption. The City of Bentonville shall adopt a Tree Preservation and Protection Manual that includes the following:
 - a. Recommended tree species
 - b. Prohibited tree species
 - c. Significant tree species
 - d. Planting best practices
 - e. Maintenance best practices
 - f. Pruning best practices
- (b) Review and updates. The Tree and Landscape Advisory Committee will periodically review the Tree Preservation and Protection Manual and update as necessary.

Sec 1300.07 Tree Planting, Maintenance And Removal

- (a) *City action.* The City shall have the right to plant, prune, maintain, and remove trees within all street rights-of-way, alleys, squares, and other public grounds, as may be necessary for the following purposes:
- (1) To increase visibility of any traffic control device or sign.
 - (2) To preserve or enhance the symmetry and beauty of such public grounds.
 - (3) To ensure street lighting properly spreads along the street.
 - (4) To accomplish emergency repairs, routine maintenance and capital improvements for water, sewer, roads or electric systems.
- (b) *Standards.* All tree planting, maintenance and removal on public grounds shall follow the standards, specifications and guidelines provided in the City of Bentonville Landscape Tree Preservation and Protection Manual, ~~which will be established and periodically reviewed by the Tree and Landscape Advisory Committee.~~
- (1) It shall be a violation of this ordinance to damage, destroy or mutilate any tree in a public right-of-way or on other public grounds, or attach or place any rope or wire (other than one to support a young or broken tree), sign, poster, handbill or any other thing to any such tree.
 - (2) It shall be unlawful for any person to top or cut back to stubs the crown of any tree in street rights-of-way or on other public grounds.
 - (3) Trees shall not be planted to conceal a fire hydrant from the street or impede the line of sight on any street.
 - (4) Trees severely damaged by storms or other causes where required pruning practices are impractical may be exempted from this ordinance.
- (c) *Notification and Approval.* Trees may not be planted in or removed from street rights-of-way or on other public grounds without notification to and approval by the Community Development Planning Director; and providing the selection and location of said trees are in accordance with the guidelines of this ordinance. City action in accordance with 1300.07(a) shall not be required to notify the Planning Director. In making a determination, the Planning Director shall consider the following:
- (1) If the tree interferes with ingress/egress to the subject property and there is no other reasonable access to and from the structure or to the property from the public right-of-way.
 - (2) Whether the tree is in danger of falling; interferes with utility service determined by a trained and experienced vegetation management or line clearance employee and/or person; creates unsafe vision clearance within a sight triangle or other legal right-of way; or materially impairs the structural integrity of an existing structure.

- (3) Whether the tree is deemed a high-risk tree, fatally diseased or dead. The department may require supporting documentation confirming that the tree is a high-risk tree, fatally diseased or dead and cannot be abated by other means (i.e. pruning, trimming, fruit removal, removal of hazardous limbs).
- (4) Whether the tree is a prohibited tree species. Prohibited tree species may be removed without the need for a replacement tree.
- (5) Any other relevant criteria the director deems appropriate to make a determination.
- (d) Replacement. Any trees removed according to the provisions above shall be replaced at the following ratios.
 - (1) Trees removed after notification and approval by the Planning Director shall be replaced with approved species at a ratio of 1 tree planted for every 1 tree removed.
 - (2) Trees removed without notification or approval by the Planning Director shall be replaced with approved species at a ratio of 2 trees planted for every 1 tree removed.
 - (3) When the Planning Director and the applicant determine that compliance with the replacement planting requirements is not feasible, the applicant may make a financial contribution to the City's tree planting fund at a rate of \$1,000 per required replacement tree.
- (e) *Training.* City employees performing tree work on public grounds shall attend an educational workshop on basic tree science and the proper techniques of tree pruning. City employees that mow and trim public properties should be trained in the proper use of mowers and weed trimmers to avoid damage to trees during routine lawn maintenance. A certificate will be issued when an individual has successfully completed the workshop.

Sec 1300.09 Stop Work Order

The ~~Community Development~~Planning Director may issue a stop work order directing the parties involved to cease and desist all work which does not comply with the Tree Preservation Ordinance. A hearing will be held within 48 hours of the issuance of the stop work order as provided in Section 1300.3 of this article.



Art. 1400 Landscaping, Screening and Buffering Amendments

PC Date: 1/2/2024

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 1400 Landscaping, Screening and Buffering

Issue Statement

The Tree & Landscape Committee as well as members of the public have requested improving city codes to help preserve and protect trees in Bentonville. Staff created a Tree Preservation and Protection Package presented to Planning Commission Dec. 5, 2023, recommending several actions to address that request:

- Tree Preservation and Protection Manual
- Art. 1300 Tree Preservation and Protection Amendments
- **Art. 1400 Landscaping, Screening and Buffering Amendments, which is this agenda item.**

Proposed Amendments to Art. 1400 Landscaping, Screening and Buffering

- 1. Sec. 1400.03(c):** Revise so that all downtown neighborhood districts are exempt, not just DN-4.
- 2. Sec. 1400.04(h):** Add section requiring that planting maintenance and removal follow the standards of the Tree Preservation and Protection Manual.
- 3. Sec. 1400.04(i):** Add section requiring that the Planning Director be notified prior to the removal of any trees required by this article, establish criteria for determining approval of removal and replacement requirements.
- 4. Sec. 1400.05:** Add to the landscape plan requirements:
 - list the size of existing vegetation over 6-inch in diameter,
 - identify the type, size and quality of trees to be preserved, and
 - indicate protection of preserved trees in accordance with the Tree Protection and Preservation Manual,
 - Indicate which tree maintenance guarantee option will be used.
- 5. Sec. 1400.11:** Revise tree preservation credits to encourage more preservation:
 - Replacement trees can be any type, not shade only as currently required,
 - Allow smaller preserved trees to be credited at a higher rate,
 - Allow preserved trees to reduce open space requirements, and
 - Require preserved trees to be protected in accordance with the Tree Protection and Preservation Manual.

ORDINANCE STAFF REPORT

- 6. *Sec. 1400.13:* Identify trees that are native to Arkansas.
- 7. *Sec. 1400.16:* Allow all DN district to follow the specific landscaping requirements for downtown and require street trees to be planted in accordance with the Tree Preservation and Protection Manual.
- 8. *Sec. 1400.20:* Add this section to establish a Tree Maintenance Guarantee to hold applicants responsible for the health and maintenance of trees required for development. Two options are provided: (1) a monetary guarantee or (2) proof of a three-year maintenance contract.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE
APPENDIX B LAND DEVELOPMENT CODE ARTICLE 1400
LANDSCAPING, SCREENING AND BUFFERING; AND FOR OTHER
PURPOSES.**

WHEREAS, Article 1400 Landscaping, Screening and Buffering was adopted with an objective to moderate the effects of sun, wind and temperature changes, filter pollutants from the air and release oxygen, and preserve desirable trees;

WHEREAS, the 2021 Bentonville Urban Tree Assessment indicated that the city's tree canopy decreased from 25.0% in 2013 to 24.8% in 2019.

WHEREAS, staff and the Tree and Landscape Advisory Committee aim to improve tree protection and preservation in private development.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Art. 1400 Landscaping, Screening and Buffering shall be and is hereby amended with *Attachment A: Landscaping, Screening and Buffering 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- 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 _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk

Attachment A

Landscaping, Buffering and Screening Amendment

Underline text to be added; strikethrough text to be deleted; sections not shown to remain unchanged.

Article 1400 Landscaping, Buffering and Screening

Sec 1400.03 Exemptions From Landscaping, Screening And Buffering Regulations

- (a) *Previous approval.* Developments that have been approved and permitted to begin building construction prior to the adoption of this Article shall be exempt.
- (b) *Downtown (D) districts.* Development and redevelopment in the DC, Downtown Core and the DE, Downtown Edge zoning districts shall be exempt from Section 1400.06, Street Frontage Buffer Landscaping, Sec. 1400.07 Perimeter landscape requirements, and Section 1400.15, Minimum tree size at time of planting. Both DC and DE zoning districts, however, shall be subject to Section 1400.16, Downtown ~~d~~Districts Landscaping ~~r~~Requirements.
- (c) *Downtown Neighborhood (DN) districts.* Development and redevelopment in the DN-4, ~~Downtown Mixed-use Residential~~ districts where the applicable minimum setback is 0' shall be exempt from Sec.1400.06 Street Frontage Buffer Landscaping and Sec. 1400.07 Perimeter landscape requirements, -but shall be subject to the regulations ~~for DE-districts~~ in Sec. 1400.16 Downtown Districts Landscaping Requirements.
- (d) *Residential.* Newly constructed single and two-family residential structures shall be exempt from this Article with the exception of Section 1400.10, Residential tree planting required.
- (e) *Municipal Airport.* Development subject to the design standards for the Bentonville Municipal Airport shall be exempt from this article with the exception of Section 1400.18, Municipal Airport landscaping requirements.

Sec 1400.04 General Standards For Landscaping, Screening And Buffering

- (a) *Sight distance requirements.* All landscaping and screening shall comply with the areas to be kept clear of all sight obstructions as set forth in Section 1100.01(f), Sight distances at driveways and intersections, unless otherwise approved by the City Engineer.
- (b) *Wheel stops.* Except as provided below, all landscaped areas at the front line of off-street parking spaces shall be protected from encroachment or intrusion of vehicles through the use of wheel stops or curb and gutter.
 - (1) *Minimum height.* Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area.
 - (2) *Anchoring.* Wheel stops shall be properly anchored and shall be continuously maintained in good condition by the property owner.
 - (3) *Location.* Wheel stops shall not be placed in locations of anticipated pedestrian traffic.

- (c) *Soil and climactic conditions.* Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for the growth habits. Trees and plants used in the landscape design shall to the greatest extent be:
- (1) Have non-invasive growth habits.
 - (2) Encourage low maintenance, high quality design.
 - (3) Be otherwise consistent with the intent of this article.
- (d) *Right-of-way.* Trees may be planted in the public right-of-way.
- (e) *Tree species selection.* Trees required by, or provided in compliance with, this Article shall be chosen from the list located in Section 1400.13, Approved tree list.
- (f) *Mulch.* At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four-foot diameter ring of mulch, three (3) to four (4) inches deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.
- (g) *Groundcover materials.* Groundcover should be planted to minimize the impact of expansive areas without plant coverage.
- (1) *Living material.* Living materials, such as lawn grass or herbaceous groundcovers like juniper or liriopse, etc., shall cover a minimum of eighty percent (80%) of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred percent (100%) of living materials is strongly encouraged.
 - (2) *Non-living material.* Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty percent (20%) of the landscaped street frontage buffer. Weed barrier or pre-emergence herbicides shall be installed or applied.
 - (3) *Prohibited.* Gravel, concrete, brick pavers or other pavement is prohibited.
- (h) *Tree Preservation and Protection Manual.* All tree planting, maintenance and removal shall follow the standards, specifications and guidelines provided in the City of Bentonville Tree Preservation and Protection Manual.
- (i) *Notification.* Trees required by this Article may not be removed without notification to and approval by the Planning Director. This policy does not apply to trees within their 3-year maintenance guarantee (Sec. 1400.20) and shall instead follow those requirements. In making a determination, the Planning Director shall consider the following:
- (1) Whether the tree is located in the buildable area or yard area where a structure or improvement may be placed and the tree unreasonably restricts the permitted use of the property. Trees located in the right-of-way are separately regulated by Article 1300.
 - (2) Whether the tree is in danger of falling; interferes with utility service determined by a trained and experienced vegetation management or line clearance employee

and/or person; creates unsafe vision clearance within a sight triangle or other legal right-of way; or materially impairs the structural integrity of an existing structure.

(3) Whether the tree is deemed a high-risk tree, fatally diseased or dead. The department may require supporting documentation confirming that the tree is a high-risk tree, fatally diseased or dead and cannot be abated by other means (i.e. pruning, trimming, fruit removal, removal of hazardous limbs).

(4) Whether the tree is a prohibited tree species. Prohibited tree species may be removed without the need for a replacement tree.

(5) Any other relevant criteria the **director** deems appropriate to consider to make a determination.

(j) *Replacement.* Any trees removed according to the provisions above shall be replaced at the following ratios.

(1) Trees removed after notification and approval by the Planning Director shall be replaced with approved species at a ratio of 1 tree planted for every 1 tree removed.

(2) Trees removed without notification or approval by the Planning Director shall be replaced with approved species at a ratio of 2 trees planted for every 1 tree removed.

(3) When the Planning **Director** and the applicant determine that compliance with the replacement planting requirements is not feasible, the applicant may make a financial contribution to the City's tree planting fund at a rate of \$1,000 per required replacement tree.

Sec 1400.05 Landscape Plan Requirements

(a) *Standards.*

(1) The landscape plan shall be prepared and sealed by a licensed landscape architect.

(2) The spacing of all trees and plants shall be designed to accommodate the mature height and width of the tree and plant.

(3) If after a period of time, the owner wishes to renovate fifty percent (50%) or more of the total landscape areas or fifty percent (50%) or more of the total number of plants at an existing development, a new landscape plan that meets the current regulations of this Article shall be submitted to the Current Planning Department for an in-house administrative review.

(b) *Items to be provided on the landscape plan.* The landscape plan for all development shall provide all information and details listed below.

(1) Street frontage buffer landscaping as required by and in compliance with this article.

(2) Perimeter landscaping as required by and in compliance with this article.

- (3) Interior parking lot landscaping as required by and compliance with this article.
- (4) Screening as required by and in compliance with this article.
- (5) *Existing vegetation.* Location, type, size (DBH) and quality of trees and other vegetation over 6-inch DBH shall be inventoried by a licensed landscape architect, certified arborist, or horticulturalist.
- (6) *Preservation.* Location, type, size (DBH) and quality of existing trees and other vegetation to be saved.
- (7) *Protection.* Methods and details for protecting existing trees and other vegetation during construction and approved sediment control plan, if available, in accordance with the Tree Protection and Preservation Manual.
- (8) *Tree location and type.* Location of all trees to be planted and a tree list including the common name, scientific name, caliper size, height at maturity and quantity. Trees referred to in this section shall be chosen from the approved list located in Section 1400.13, Approved Tree List.
- (9) *Plants.* Location of all plants and a plant list including the common name, size and quantity.
- (10) *Other landscaping improvements.* Location of all other landscaping improvements including benches, paving, screens, fountains, statues or other landscape features.
- (11) *Maintenance.* Description of maintenance provisions and a maintenance schedule shall be submitted with the landscape plan.
- (12) *Maintenance guarantee statement.* A note shall be added to the landscape plan that states, once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced and indicate which tree maintenance guarantee option will be used to comply with the Tree Maintenance requirements in Sec. 1400.20.
- (13) *Tree topping guarantee statement.* A note shall be added to the landscape plan that states, 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.
- (14) *Tree removal guarantee statement.* A note shall be added to the landscape plan that states, 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.
- (15) *Sight distances.* The sight distance, as described in Section 1400.04(a), Sight distances, shall be indicated on the plan with a dimensioned shaded area.

Sec 1400.11 Tree Preservation Credits

(a) Credit options. If an applicant is preserving and protecting existing trees on the lot, the applicant may choose one of the two credit options below.

(1) Reduction of required trees. If an applicant is preserving and protecting existing trees on the lot, the existing trees may be used as credit toward a reduction in the tree planting requirements, as described below and as approved by the Planning Commission. ~~Preservation and protection of existing trees on the lot may be credited toward the tree planting requirements.~~ Credit for preserved trees shall be ~~permitted~~ allowed at the ~~following~~ rates in the table below:

TREE REDUCTION <u>PRESERVATION</u> CREDITS	
Total diameter of all preserved trees Diameter at Breast Height (DBH)	Number of <u>required</u> trees <u>to be</u> credited
4 to 7.9 inches DBH	1 shade -tree
8 to 22.9 <u>17.9</u> inches DBH	2 shade -trees
23-18 to 29.9 <u>23.4</u> inches DBH	3 shade -trees
24 to 29.9 <u>30</u> inches + DBH	4 shade -trees
<u>30+ inches DBH</u>	<u>5 trees</u>

(a)(2) Reduction in open space requirements. If specimen trees or groves of three or more trees over four-inch caliper are preserved and protected during development of the site (beyond those credited toward landscaping requirements), credit may be applied toward the required open space acreage by calculating the area of the critical root zone circumference and multiplying that square footage by three. The resulting amount may be subtracted from the required open space.

(b) *Healthy trees.* No tree preservation credits will be allowed for any dead tree, any tree in poor health, any tree subjected to grade alterations within the drip line or prohibited trees identified in Section 1400.14, Prohibited trees and plants.

(c) *Protection during construction.* Trees for which credit is given shall be adequately protected by following the protection methods provided in the Tree Preservation and Protection Manual during construction from:

- (1) Mechanical injuries to root, trunk and branches.
- (2) Injuries by chemical poisoning.
- (3) Injuries by excavation.
- (4) Injuries by paving.

Sec 1400.13 Approved Tree List

The table below establishes the tree species that are allowed to be planted for compliance with this Article. Any species not listed shall be considered on a case by case basis. All plant material shall meet the requirements established by the American Association of Nurserymen publication "American Standards for Nursery Stock" (ANSI Z60.1 Latest Edition). Native plant materials are preferred.

Common Name and Cultivars	<u>Native to Arkansas</u>	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Smoketree	<u>Yes</u>	25	20	Slow	Ornamental	Y	Y
<u>Arborvitae</u> , American	<u>Yes</u>	60	15	Med	Screen	N	N
<u>Arborvitae</u> , Emerald	<u>No</u>	15	4	Slow	Screen	N	Y
<u>Arborvitae</u> , Green Giant	<u>No</u>	60	20	Fast	Screen	N	N
<u>Arborvitae</u> , Nigra American	<u>Yes</u>	30	10	Slow	Screen	N	Y
<u>Beech</u> , American	<u>Yes</u>	70	40	Med	Shade	N	N
<u>Birch</u> , European Hornbeam	<u>No</u>	50	35	Med	Shade	Y	N
<u>Birch</u> , River "Dura-Heat®", "Heritage®"	<u>Yes</u>	45	30	Med/Fast	Shade	N	N
<u>Catalpa</u> , Dwarf Southern "Nana"	<u>Yes</u>	18	22	Med	Ornamental	Y	Y
<u>Cherry</u> , Yoshino	<u>No</u>	25	30	Med/Fast	Ornamental	Y	Y
<u>Cypress</u> , Arizona	<u>Yes</u>	35	15	Fast	Screen	N	N
<u>Cypress</u> , Atlantic White Cedar	<u>Yes</u>	25	12	Fast	Screen	N	N
<u>Cypress</u> , Bald "Shawnee Brave®"	<u>Yes</u>	70	35	Fast	Shade	Y	N
<u>Cypress</u> , Japanese Cedar	<u>No</u>	60	30	Med	Screen	N	N
<u>Cypress</u> , Chinese Pistache	<u>No</u>	30	30	Med	Ornamental	Y	N
<u>Dogwood</u> , Eastern Flowering	<u>Yes</u>	20	25	Slow	Ornamental	Y	Y
<u>Dogwood</u> , Kousa	<u>No</u>	25	25	Slow/Med	Ornamental	Y	Y
<u>Dogwood</u> , Pink	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Dogwood</u> , White	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Elm</u> , American "New Harmony", "Princeton", "Valley Forge"	<u>Yes</u>	75	55	Med/Fast	Shade	Y	N

<u>Elm</u> , Chinese/Lacebark "Allee", "Athena Classic," "Bosque," "Everclear"	<u>No</u>	50	45	Med/Fast	Shade & Ornamental	Y	N
<u>Elm</u> , Fruitless Crabapple	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
<u>Ginko</u> , "Autumn Gold", "Fastigiata", "Presidential Gold™", "Princeton Sentry"	<u>No</u>	75	60	Slow	Shade	Y	N
<u>Ginko</u> , Goldenraintree	<u>No</u>	40	35	Med	Ornamental	N	N
<u>Gum</u> , Black/Tupelo "Red Rage™", "Wildfire"	<u>No</u>	50	30	Med	Shade	Y	N
<u>Gum</u> , Fruitless Sweetgum	<u>Yes</u>	70	55	Fast	Shade	Y	N
<u>Hickory</u> , Shagbark	<u>Yes</u>	80	40	Slow	Shade	Y	N
<u>Holly</u> , American	<u>Yes</u>	50	40	Slow	Screen	N	N
<u>Holly</u> , Common Winterberry/Possumhaw "Afterglow", "Sparkleberry", "Warren's Red", "Winter Red"	<u>Yes</u>	24	12	Med	Ornamental	N	Y
<u>Holly</u> , Foster	<u>Yes</u>	25	10	Med	Screen	N	N
<u>Holly</u> , Greenleaf	<u>Yes</u>	35	20	Med	Screen	N	Y
<u>Holly</u> , Kentucky Coffeetree, "Espress", "Prairie Titan™"	<u>Yes</u>	75	50	Med	Shade	Y	N
Honeylocust, Thornless "Moraine", "Shademaster", "Skyline"	<u>Yes</u>	50	50	Fast	Shade	Y	N
Hornbeam, American /Ironwood	<u>Yes</u>	25	25	Slow	Shade	Y	Y
<u>Linden</u> , Little-leaved	<u>Yes</u>	60	40	Med	Shade	Y	N
<u>Oak</u> , Chinquapin	<u>No</u>	50	60	Slow/Med	Shade	Y	N
<u>Oak</u> , Columnar "Crimson Spire™", "Regal Prince®"	<u>Yes</u>	45	18	Med/Fast	Shade	Y	N
<u>Oak</u> , Bur	<u>Yes</u>	70	80	Slow/Med	Shade	Y	N
<u>Oak</u> , Northern Red	<u>Yes</u>	60	60	Med/Fast	Shade	Y	N
<u>Oak</u> , Pin - upright habitat, no pendulous branches "Pacific Brilliance™"	<u>Yes</u>	50	25	Med/Fast	Shade	Y	N

<u>Oak</u> , Shumard	<u>Yes</u>	55	55	Med	Shade	Y	N
<u>Oak</u> , Water	<u>Yes</u>	60	50	Med	Shade	Y	N
<u>Oak</u> , White	<u>Yes</u>	75	60	Med	Shade	Y	N
<u>Oak</u> , Willow "Hightower®"	<u>Yes</u>	60	45	Med/Fast	Shade	Y	N
<u>Maple</u> , Norway "Cleveland", "Columnare", "Erectum"	<u>No</u>	50	45	Med	Shade	Y	N
<u>Maple</u> , Freeman "Armstrong", "Autumn Blaze™", "Autumn Fantasy™", "Indian Summer", "Scarlet Sentinel™"	<u>Yes</u>	60	50	Fast	Shade	Y	N
<u>Maple</u> , Norwegian Sunset	<u>No</u>	35	35	Med	Shade	Y	N
<u>Maple</u> , Red "Bowhall", "Autumn Flame", "Red Sunset™", "October Glory™"	<u>Yes</u>	65	55	Med/Fast	Shade	Y	N
<u>Maple</u> , Sawtooth	<u>Yes</u>	55	55	Med/Fast	Shade	Y	N
<u>Maple</u> , Shantung		25	25	Slow/Med	Shade	Y	Y
<u>Maple</u> , Sugar "Commemoration", "Fall Fiesta™", "Green Mountain", "John Pair", "Legacy"	<u>Yes</u>	65	55	Slow/Med	Shade	Y	N
<u>Maple</u> , Trident	<u>No</u>	30	25	Med	Shade	Y	N
<u>Pine</u> , Eastern White	<u>Yes</u>	80	40	Fast	Screen	N	N
<u>Pine</u> , Loblolly	<u>Yes</u>	90	35	Fast	Screen	Y	N
<u>Planetree</u> , London		100	80	Med	Shade	Y	N
Poplar, Tulip	<u>Yes</u>	80	45	Fast	Shade	Y	N
<u>Redbud</u> , Eastern "Alba", "Appalachian Red", "Forest Pansy"	<u>Yes</u>	30	25	Med	Ornamental	Y	Y
<u>Redbud</u> , Texas "Oklahoma"	<u>Yes</u>	18	24	Med	Ornamental	Y	Y
<u>Redwood</u> , Dawn	<u>No</u>	65	25	Med/Fast	Shade	Y	N
<u>Serviceberry</u> , Autumn Brilliance	<u>Yes</u>	25	25	Fast	Ornamental	N	Y
<u>Serviceberry</u> , Downy	<u>Yes</u>	25	25	Med	Ornamental	Y	Y
Sycamore	<u>Yes</u>	100	100	Fast	Shade	N	N
<u>Walnut</u> , Black	<u>Yes</u>	75	75	Med	Shade	N	N
<u>Zelkova</u> , Green Vase	<u>No</u>	80	50	Med	Shade	Y	N

<u>Zelkova</u> , Musashino	<u>No</u>	45	15	Fast	Screen	N	N
<u>Zelkova</u> , Village Green	<u>No</u>	60	50	Med	Shade	Y	N

Sec 1400.14 Prohibited Trees And Plants

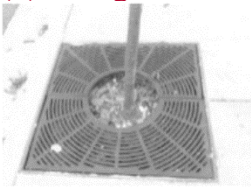
The following trees and plants are prohibited:

Ash (all varieties)
Bamboo, Golden
Bamboo, Heavenly
<u>Elm</u> , Siberian
Empress Tree
Euonymus, Burning Bush
Euonymus, Creeping
Honeysuckle, Bush/Japanese/Shrub
Ivy, English
Japanese Kudzu Vine
Lespedeza
Lespedeza, Sericea
Lespedeza, Shrubby
Loosestrife, Purple
<u>Maple</u> , Amur Maple
<u>Maple</u> , Silver
Mimosa
Mulberry
Mustard, Garlic
<u>Olive</u> , Autumn
<u>Olive</u> , Russian
<u>Pear</u> , Bradford
<u>Periwinkle</u> , Bigleaf/Littleleaf
Photinia
<u>Poplar</u> , Silver

Privet, Common
Privet, Chinese
Rose, Multiflora
Tree of Heaven
Winter Creeper
<u>Wisteria</u> , Asian

Sec 1400.16 Downtown Zoning Districts Landscaping

- (a) *Applicability.* The landscaping requirements in this section shall apply to the ~~D-C, Downtown Core Zoning District and the D-E, Downtown Edge Zoning District~~ Downtown (d) Districts, and Downtown Neighborhood (DN) Districts, depending on the type of street frontage, as established in the zoning code.
- (b) *Downtown zoning street tree planting requirements.* The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the

DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS		
	Arterial or Collector street	Downtown Local street
(1) Requirement	1 tree per 30 linear feet	1 tree per 25 linear feet
(2) Spacing	30 feet maximum on center	25 feet maximum on center
(3) Shade	3-inch caliper	2.5-inch caliper
(4) Ornamental	2-inch caliper	1.5-inch caliper
(5) Planting beds	5 feet by 6 feet minimum	3 feet by 3 feet minimum
(6) Tree grates* 	5 feet by 6 feet minimum	3 feet by 3 feet minimum

~~*Made of cast iron and placed a minimum of twelve (12) feet from streetlights~~

Downtown zoning districts. ~~(5) Planting beds~~

- (c) *Street Tree Planting Standards.* Trees planted in public right of way in the applicable zoning districts shall be selected, designed, placed and planted in accordance with the Tree Preservation and Protection Manual.

Sec. 1400.20 Tree Maintenance Guarantee

- (a) **Required.** All plans requiring trees per Article 1400 shall include a binding three (3) year maintenance guarantee, which shall hold the applicant responsible for the health of all required planted trees.
- (b) **Options.** Applicant may choose one of the two options below to meet the maintenance guarantee requirement.
- (1) *Maintenance Guarantee.* Approval of a final plat or certificate of occupancy shall be contingent upon the applicant depositing with the city either currency, bond, irrevocable letter of credit or other surety, in an amount equal to the estimated cost of materials and labor of trees at the time of planting. The bond, irrevocable letter of credit, or other surety must cover the entire three (3) year maintenance and monitoring period. The applicant shall submit cost estimates to the planning department.
- a. Upon completion of the three (3) year maintenance period, the planning department shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such finding, the city shall release the currency, bond, or letter of credit.
- b. In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the planning department. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary monies from the tree maintenance guarantee to do so.
- c. In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.
- (2) *Maintenance Contract.* In lieu of a maintenance guarantee in subsection (a), the monitoring and maintenance requirement may also be met through proof of a three (3) year tree maintenance contract with a landscape contractor approved by the planning department. The contract shall name the City of Bentonville as a third party beneficiary. This fully executed contract shall contain:
- a. Itemized proof of payment or charge for three (3) years of watering and maintenance for each required tree and landscaping.
- b. A clause that requires that if the approved contract is breached, the developer shall either immediately supply an acceptable replacement maintenance contract.
- c. After inspection by the planning department at the end of the three (3) year period, if the planning director determines that less than 90% of the trees are found healthy and with a reasonable chance of surviving to maturity, the trees shall be replaced by the developer within sixty (60) days of notice from the planning director. If the developer fails to comply, the city would recover losses as outlined in the contract.



41st Street Townhomes

Southwest Ranch Road

PC Date: 1/2/2024

Staff Report Details

Project Number	LSD23-0017
Applicant / Current Owner	Daniel Ellis/Seventh Living LLC
Site Area	+/- 4.9 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family
Related projects	

Property Description

The subject property is located along Southwest Ranch Road and Southwest 41st Street. The property is presently zoned R-3, Medium-High Density Multifamily Residential with a land use of Medium Density Residential (MDR). Adjacent zoning districts include R-4, High Density Multifamily Residential to the East, Planned Unit Development (PUD) to the North, and A-1, Agriculture to the West and South. Adjacent uses include undeveloped land, single-family residential to the south, multifamily to the East, and the city's new animal clinic to the West. The property has direct access to 41st Street and Ranch Road. Southwest H Street has been vacated along the property's westerly boundary.

Project Details

The proposed project is a multifamily development that simulates townhomes. In total, seven separate structures will be built, each with 7 to 10 units each, for a total unit count of 54. Each unit is provided a 2-car garage, and some on-street parking is provided along Ranch Road. The units are 2-stories, with a max height of 26.5 feet. The buildings are articulated along the front to provide differentiation between units. The buildings are composed of a mix of brick, wood siding, wood panel, and fiber cement siding. The applicant is requesting Waiver 1 regarding materials.

Project Details

Access to the site is provided off of both 41st Street. Pedestrian access is provided around the site and to the Trail of Two Cities. The units are arranged to face both a proposed private drive to the West and Ranch Road to the East. The central units are oriented towards the trail, or towards a pedestrian area that connects to the public realm.

The proposed private drive on the West property boundary will need to be rectified as the plans currently show it partially in city-owned property. Either an agreement with the city will be needed, or the drive will need to shift East. This will need to be addressed prior to going to Pre-con.

Relationship to the General Plan / Projected Traffic Impact

Traffic is anticipated to increase from this site as the existing condition is undeveloped. However, the increase in vehicle trips may be limited due to the development's proximity to the Trail of Two Cities. This can be used for both leisure and business-related trips.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The proposed project is requesting one waiver:

Waiver 1: A waiver from Sec. 1100.21(e) Large-Scale Development Design Standards to provide for fiber cement siding and treated wood paneling as primary materials, and provide less than 25% of a primary material.

This project was originally submitted for review in April of 2023 and came in under the old design code. The waiver is to permit the use of fiber cement siding and wood paneling as primary materials, and to allow for those materials to count toward the primary material requirement where they come short of the 25% requirement. The applicant has provided 3D renderings and color elevations which show how the additional materials contribute to the articulation of the buildings and overall visual design features.

The project location is within the limits of the Municipal Airport Overlay District, Zone "A", and therefore must comply with Section 401.12 of the Municipal Code, limiting the height of the buildings. The applicant states on the cover sheet of the plans that a "No hazard to air navigation letter", dated 7/27/22, was received for the project.

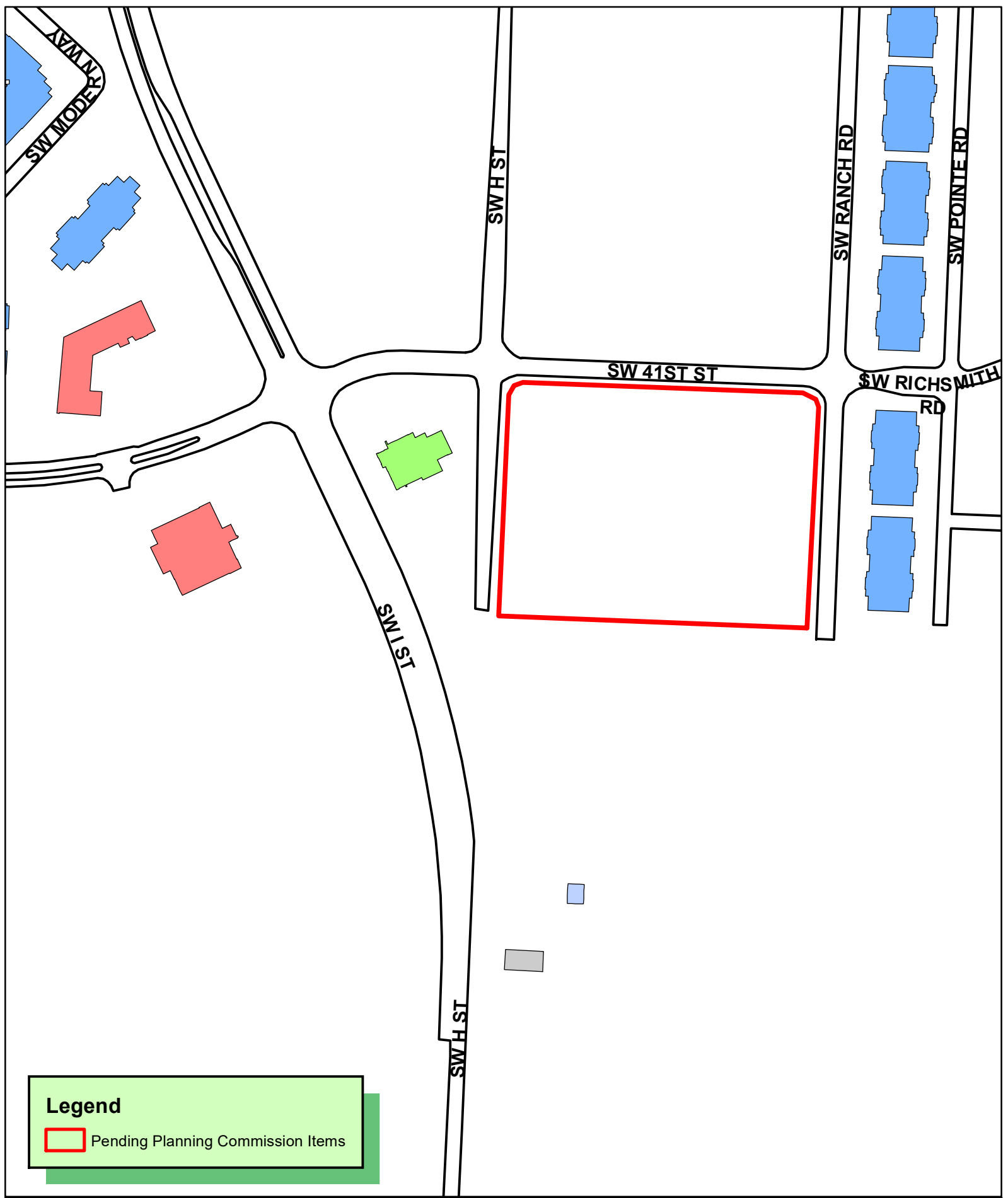
Conclusion

This project also shows a portion of City right of way along the westerly boundary to be used as "private drive".

Staff recommends approval of this Large Scale Development with the condition that the project resolve the conflict of the private use of public road to the satisfaction of the City Engineer prior to the pre-construction meeting for the project.

Additional Details

Additional Details



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 200 feet

LSD23-0023 5/16/23
LARGE SCALE DEVELOPMENT
SW 41ST ST TOWNHOMES

THE CITY OF
B
 OKLAHOMA

Page 1 of 1



November 10th 2023

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

RE: 41st Street Townhomes

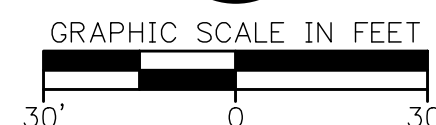
Dear Planning Staff,

We would like to request a waiver from the building materials requirements listed in Sec 1100.21(e) Large-Scale Development Design Standards of the Municipal Code. The proposed primary building materials are brick, Hardie-board type board and batten (a type of fiber cement siding), and chemically treated wood paneling. Material percentages are included on the elevations provided with this request. The buildings are planned to be visually appealing and meet the intent of the code in providing attractive buildings with a cohesive appearance to the entire development.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,


Courtney Austin, E.I.



Kaw Ritz

[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: 21109700
ISSUE DATE: 08/11/2023
CONTACT: B. WILLIAMS
GC BY: M. LOVE
GC Date: 04/17/2023

PRELIMINARY
PLANS

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CITY PROJECT # LSD23-0017

L-101

Page 158 of 18



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

STREET FRONTAGE: (1 TREE PER 20LF)
 WEST: 387.67LF / 20LF = 20 TREES REQUIRED; 20 PROVIDED
 NORTH: 423.45LF / 20LF = 21 TREES REQUIRED; 21 PROVIDED
 EAST: 363.48LF / 20LF = 18 TREES REQUIRED; 18 PROVIDED
PERIMETER TREES: 1 TREE PER 50LF; MIN 50% SHADE
 SOUTH = 514.45LF / 50 = 10 TREES; 10 PROVIDED

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	26	JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET EASTERN REDCEDAR	B & B		8' HT. MIN.	EVERGREEN
	22	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	B & B		8' HT. MIN.	EVERGREEN
	5	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B		8' HT. MIN.	EVERGREEN
STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	36	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL	10' HT MIN	SHADE
	20	NYSSA SYLVATICA / TUPELO	B & B	2.5" CAL	8' HT. MIN.	SHADE
	13	PRUNUS X YEDOENSIS / YOSHINO CHERRY *APPROVED STREET TREE UNDER OVHD ELECTRIC.	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT			
	70,056 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS *ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED.	S.F.			
	463	LYSIMACHIA NUMMULARIA / CREEPING JENNY *PLANTED 16" O.C.	4" POT			

NO VISUAL OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES. ALL TREE PLANTINGS WITHIN RIGHT-OF-WAY AND SIGHT TRIANGLES MUST BE 4" CALIPER AND LIMBED UP 8' FROM THE GROUND.

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
7. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
8. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
9. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
10. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY FOR THE LIFE OF THE PROJECT.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE UNOBSTRUCTED FIRE EVACUATION.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

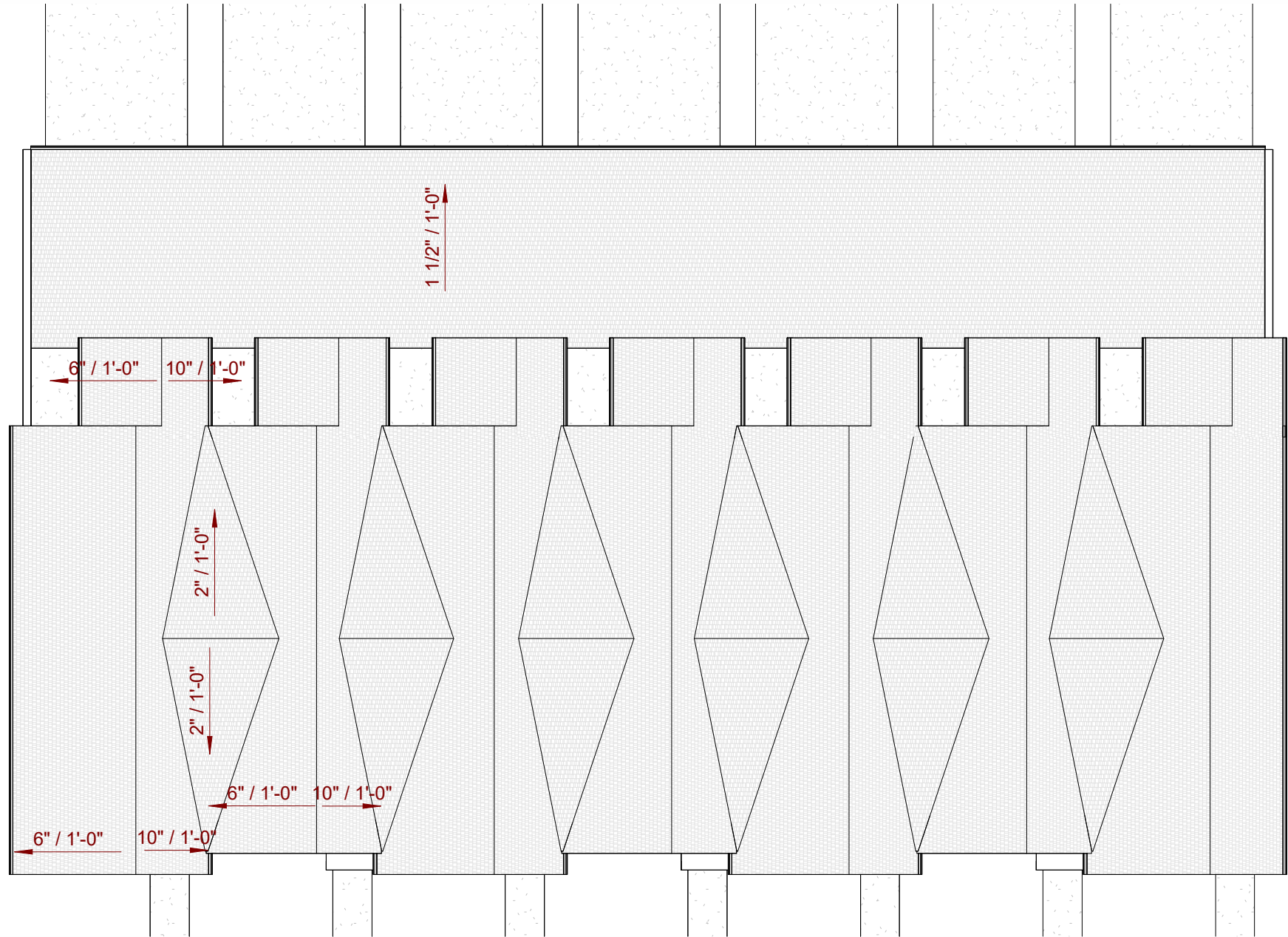
DRAWING: G:\11097000_41STOWNHAWKINFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
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 PLOTTED BY: COURTNEY ALSTIN, 8/11/2023 12:28 PM (PLOTTED BY: ONLY VALID ON HARD COPY)



4 REAR VIEW



1 FRONT VIEW



5 ROOF PLAN
1/16" = 1'-0"

CODE DATA		
1. GOVERNING CODES		
BUILDING CODE	2015 INTERNATIONAL RESIDENTIAL CODE	
FIRE PREVENTION	2012 AR FIRE PREV. CODE VOL. I, II, & III	
LIFE SAFETY CODE	2012 NFPA LIFE SAFETY CODE	
PLUMBING CODE	2006 AR PLUMBING CODE	
MECHANICAL CODE	2010 AR MECHANICAL CODE	
ELECTRICAL CODE	2017 NATIONAL ELECTRIC CODE	
ENERGY CODE	2014 AR ENERGY CODE	
GAS CODE	2006 AR FUEL GAS CODE	
2. OCCUPANCY & CONSTRUCTION TYPE		
OCCUPANCY:	RESIDENTIAL TOWNHOUSE 'R-3'	
CONSTRUCTION TYPE:	V-B, UN-SPRINKLERED (2 HR. SEPARATION)	
3. BUILDING PROPERTIES		
ACTUAL GROSS FLOOR AREA OF BUILDING:	SEE AREA SCHEDULE PER BUILDING TYPE	
BUILDING HEIGHT:	28'-0"	
BUILDING STORIES:	2 STORY	

SITE LEGEND			
	NEW WALL		DEMOLISH WALL
	RIP RAP		EXISTING TREE TO REMAIN
	CONCRETE PAVING		NEW TREE (SEE LANDSCAPE PLAN)
	PAVING STONE		NEW GRADE
	SEWER MANHOLE		EXISTING GRADE
	FENCE		DETAIL CUT
	PROPERTY LINE		ELEC. POWER POLE
	BOULDER		GAS LINE
	FIRE DEPT. CONN. (HYDRANT)		WATER LINE
	GAS METER		UNDERGROUND ELEC.
	A/C COND. UNIT		SANITARY SEWER LINE
	EXISTING CONTOUR		OVERHEAD ELECTRIC AND TELEPHONE
	NEW CONTOUR		

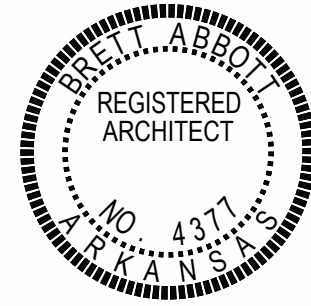
CERTIFICATE OF AUTHENTICATION	
I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.	
	5.18.22
Name / Date:	

SHEET INDEX	
A2.0	ENTIRE FIRST FLOOR PLAN & SECOND FLOOR PLAN
A1.0	COVER SHEET, PROJECT DATA, 3D IMAGES & ROOF PLAN
A1.1	SITE DETAILS
A2.1	FIRST FLOOR UNIT PLAN & AREA SCHEDULE
A2.2	SECOND FLOOR UNIT PLAN
A3.0	ELEVATIONS
A3.1	ELEVATION & 3D IMAGES
A4.0	DETAILS & SECTIONS

AREA SCHEDULE				
NAME	LEVEL	AREA	HT./CL.	Comments
UNIT 1,3&5				
2-CAR GARAGE	FIRST FLOOR PLAN	414 SF	NO	UNIT 1,3&5
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 1,3&5
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 1,3&5
		650 SF		
FIRST FLOOR	FIRST FLOOR PLAN	890 SF	YES	UNIT 1,3&5
SECOND FLOOR	SECOND FLOOR PLAN	1018 SF	YES	UNIT 1,3&5
		1909 SF		
		2558 SF		
UNIT 2&4				
2-CAR GARAGE	FIRST FLOOR PLAN	415 SF	NO	UNIT 2&4
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 2&4
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 2&4
		651 SF		
FIRST FLOOR	FIRST FLOOR PLAN	863 SF	YES	UNIT 2&4
SECOND FLOOR	SECOND FLOOR PLAN	980 SF	YES	UNIT 2&4
		1843 SF		
		2494 SF		

PROPOSED PROJECT FOR:
MUNI TOWNHOUSES - BLDG. 1

H. STREET - ROGERS, AR



COVER SHEET,
PROJECT DATA,
3D IMAGES &
ROOF PLAN

Seal

Revisions

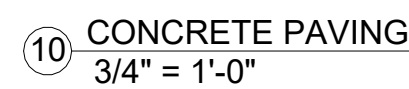
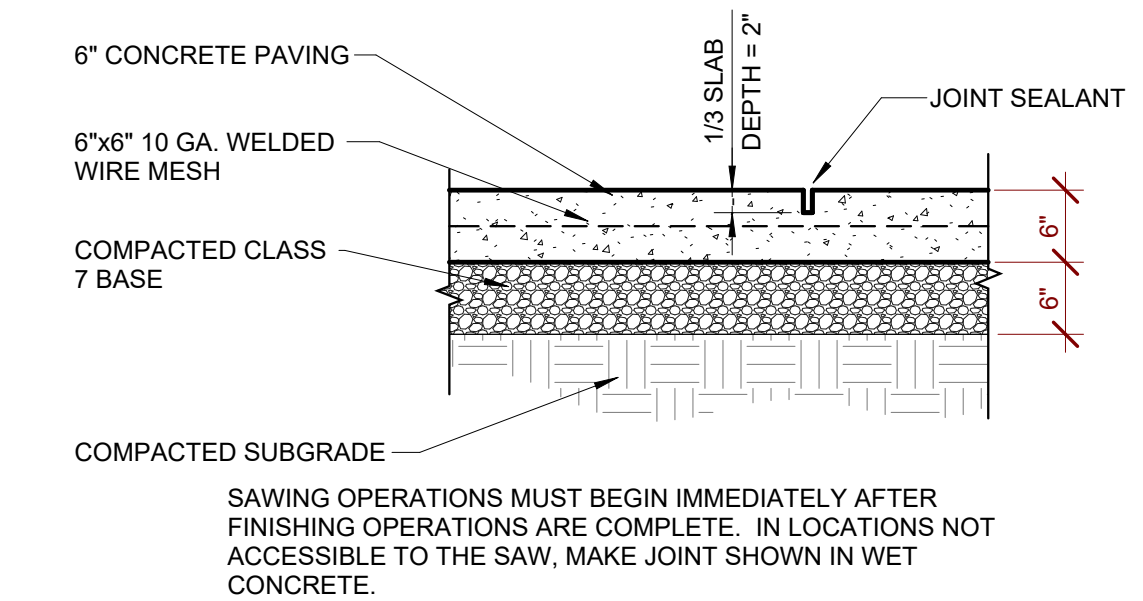
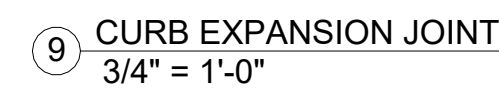
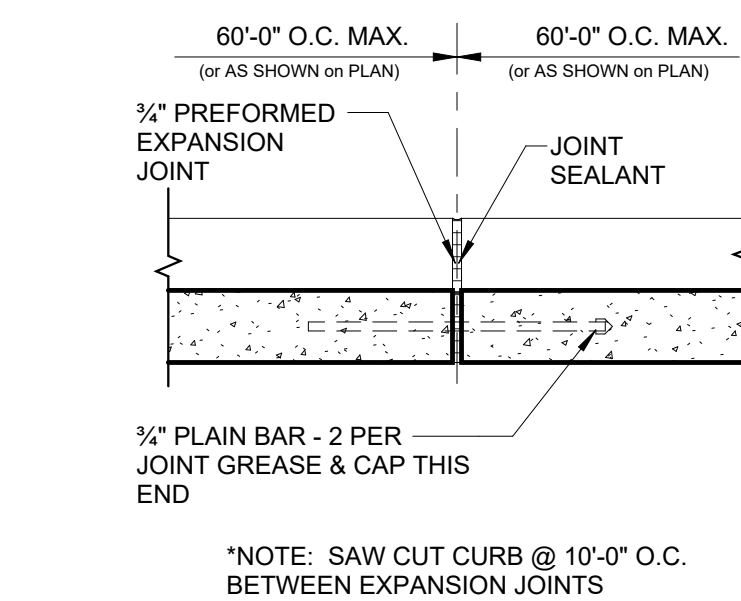
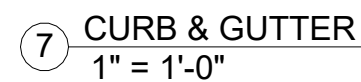
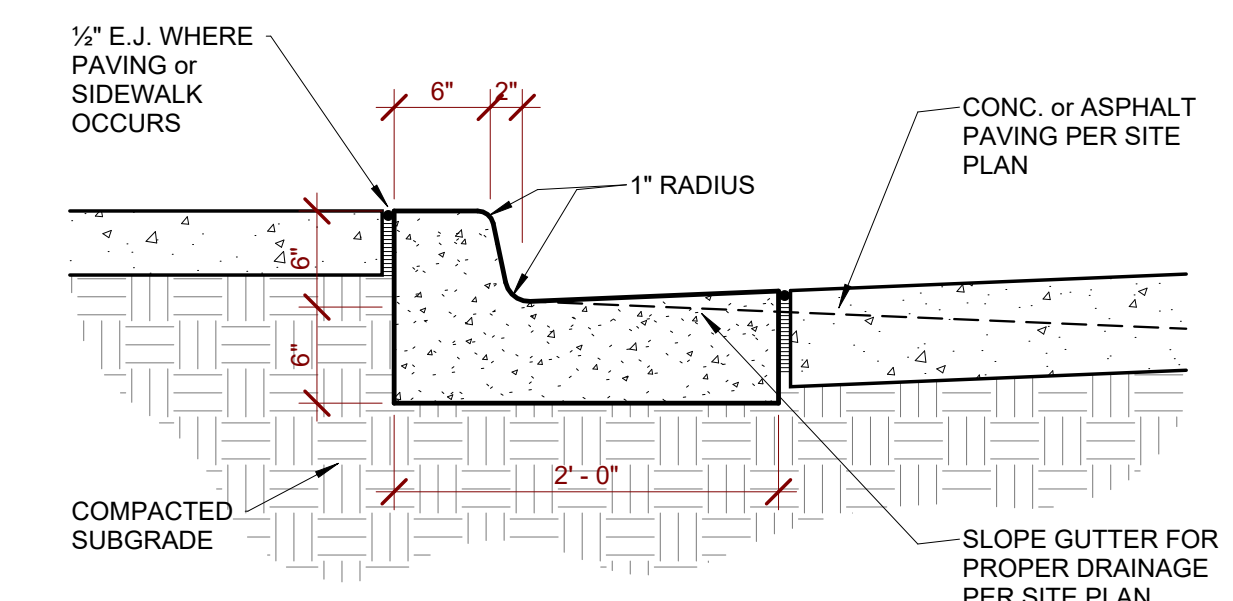
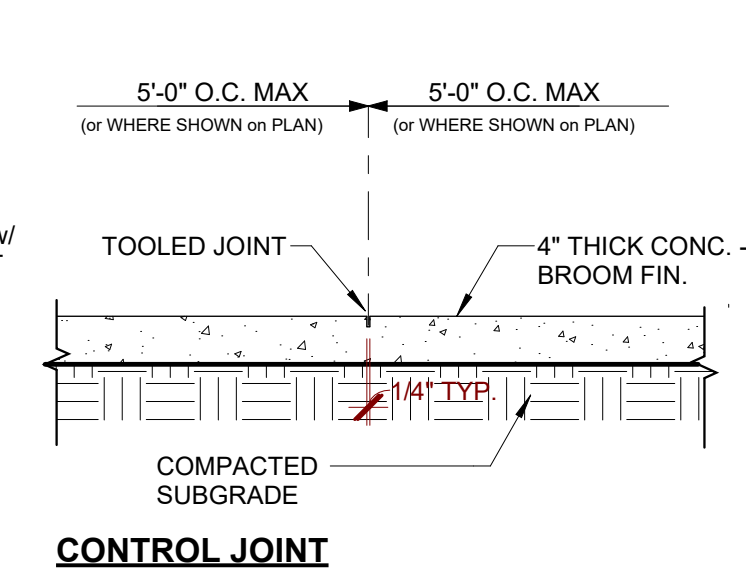
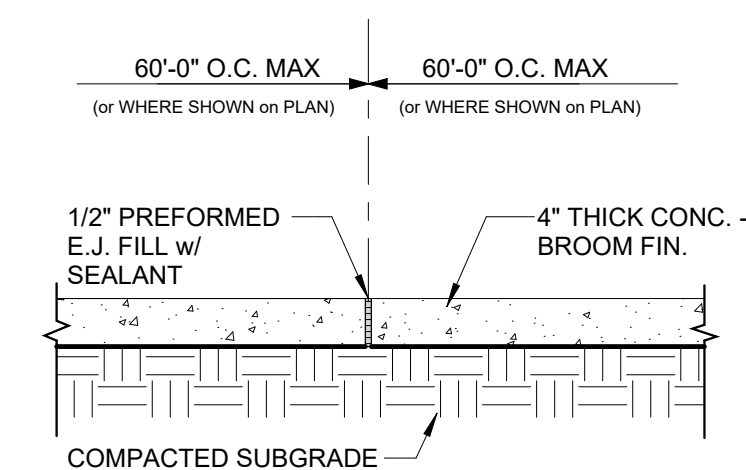
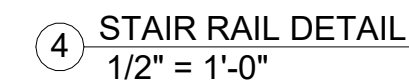
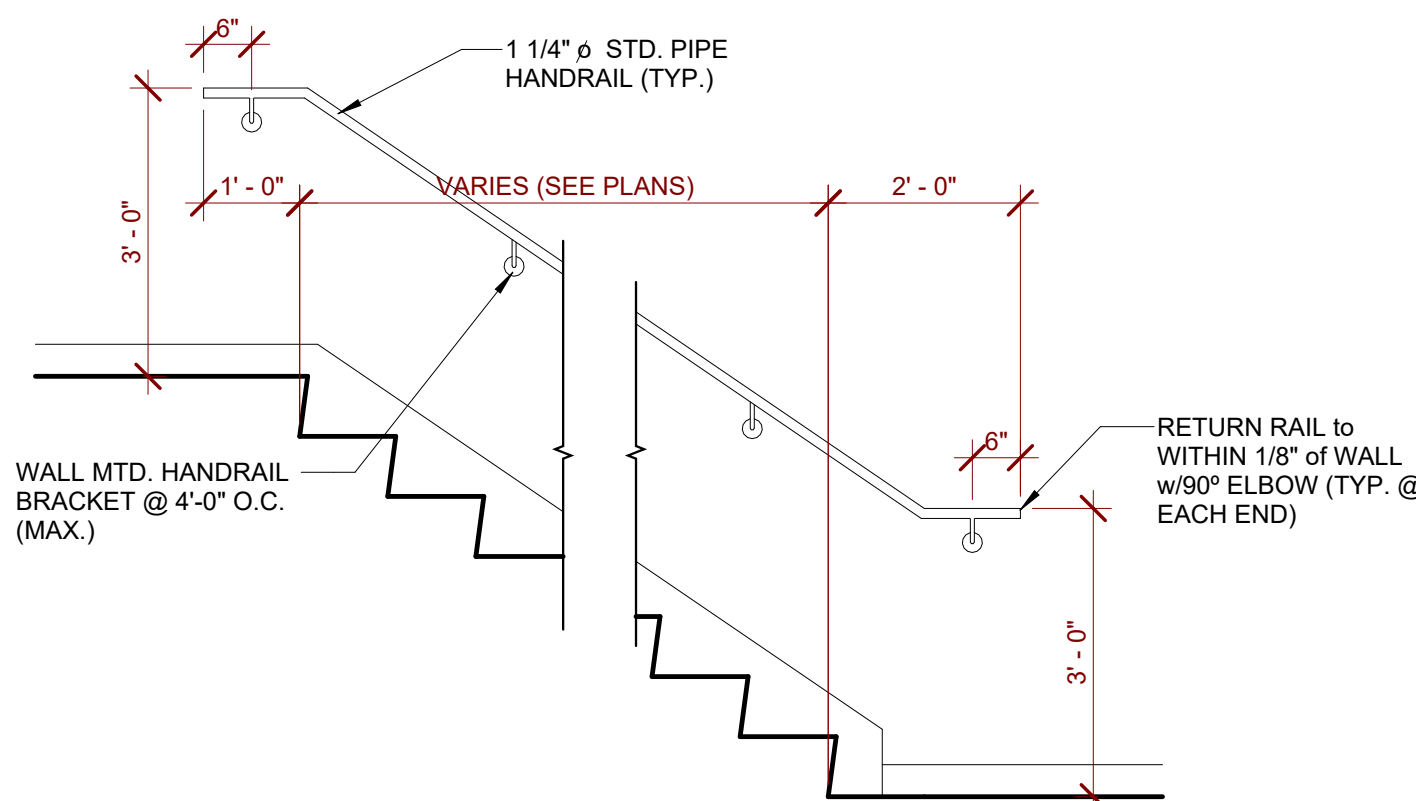
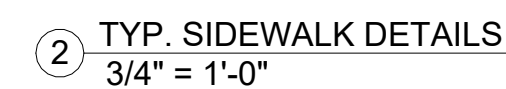
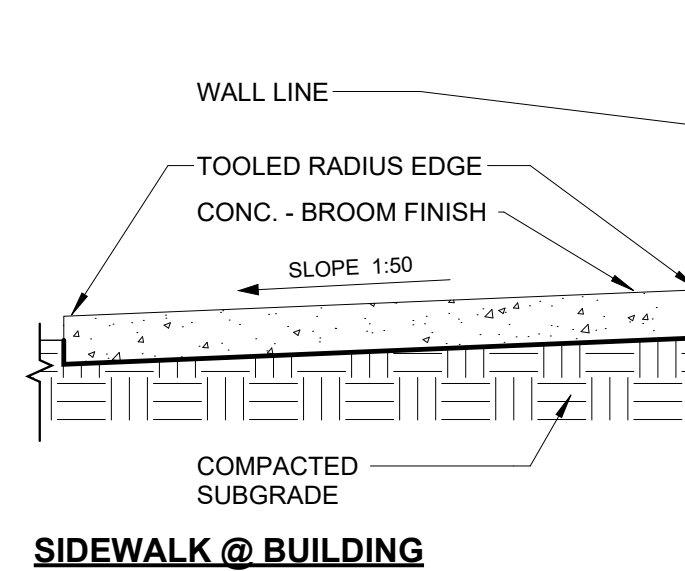
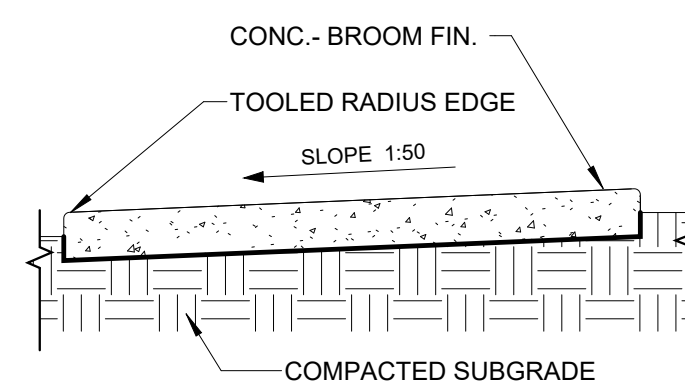
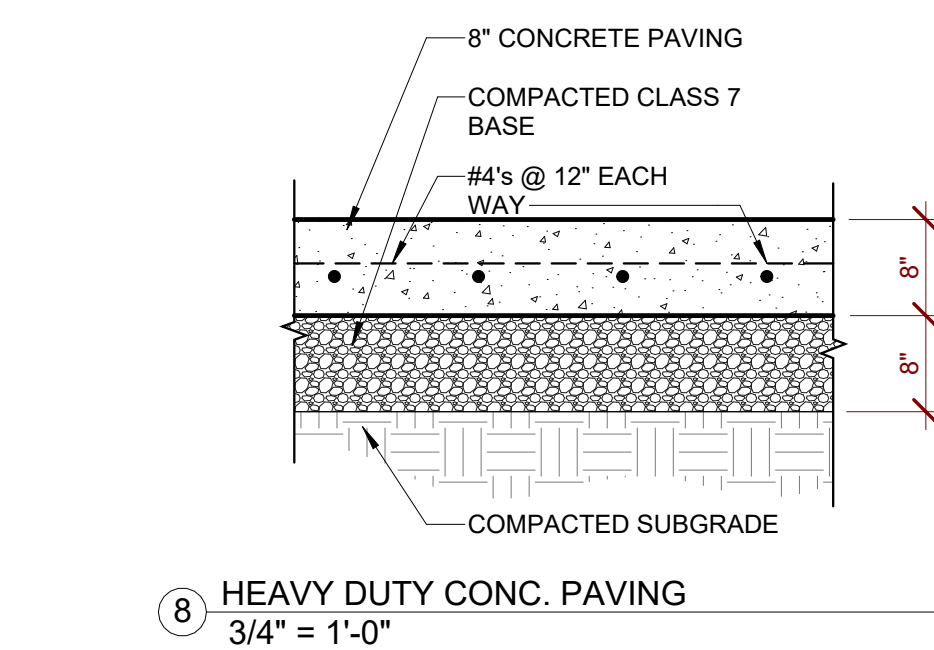
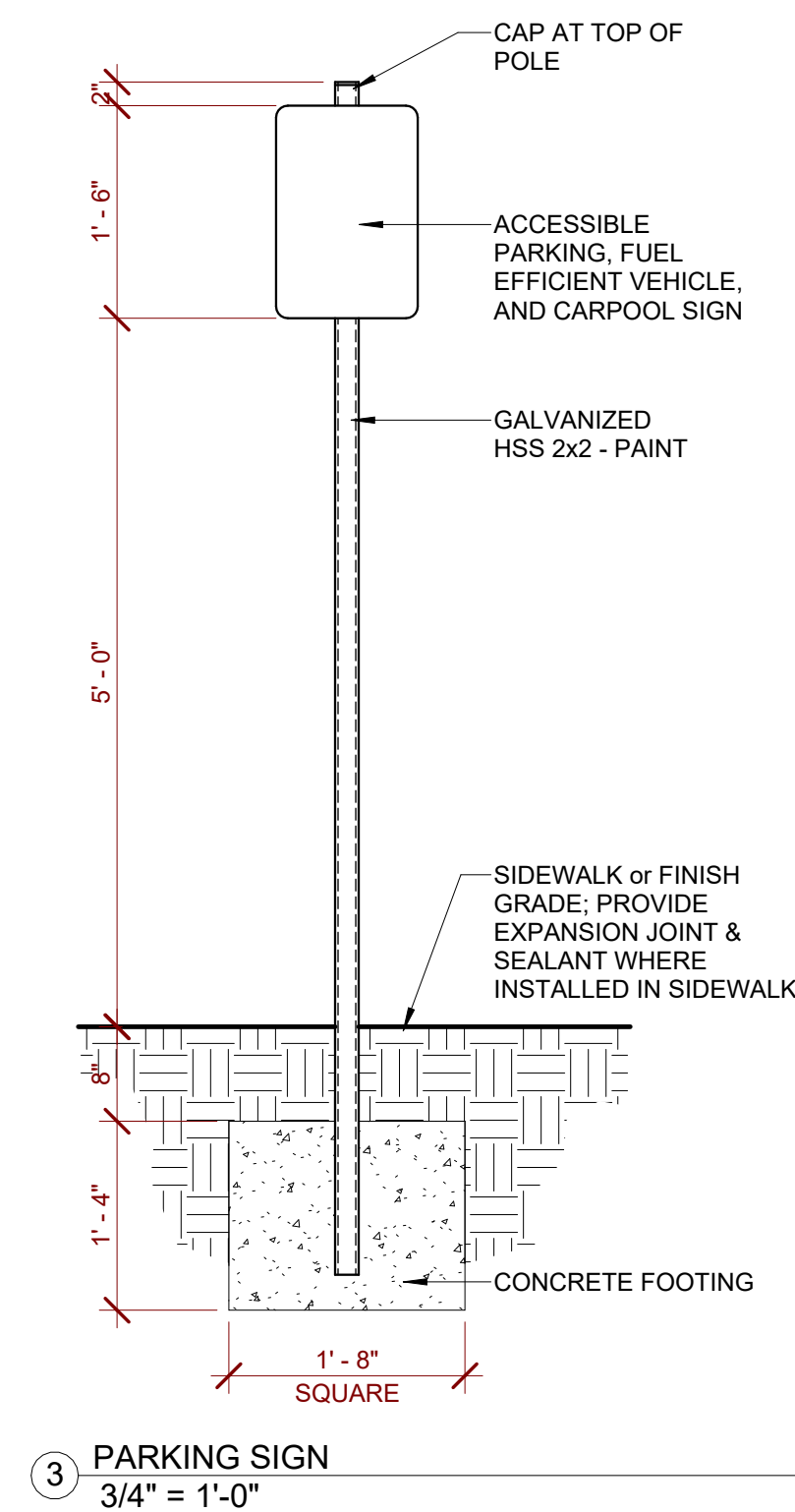
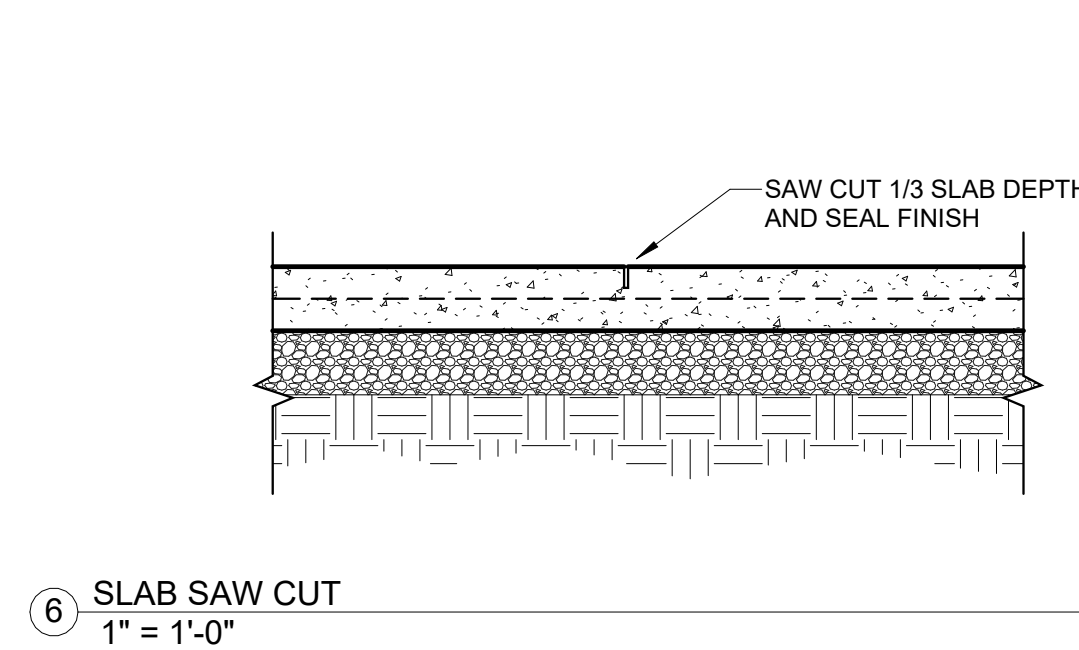
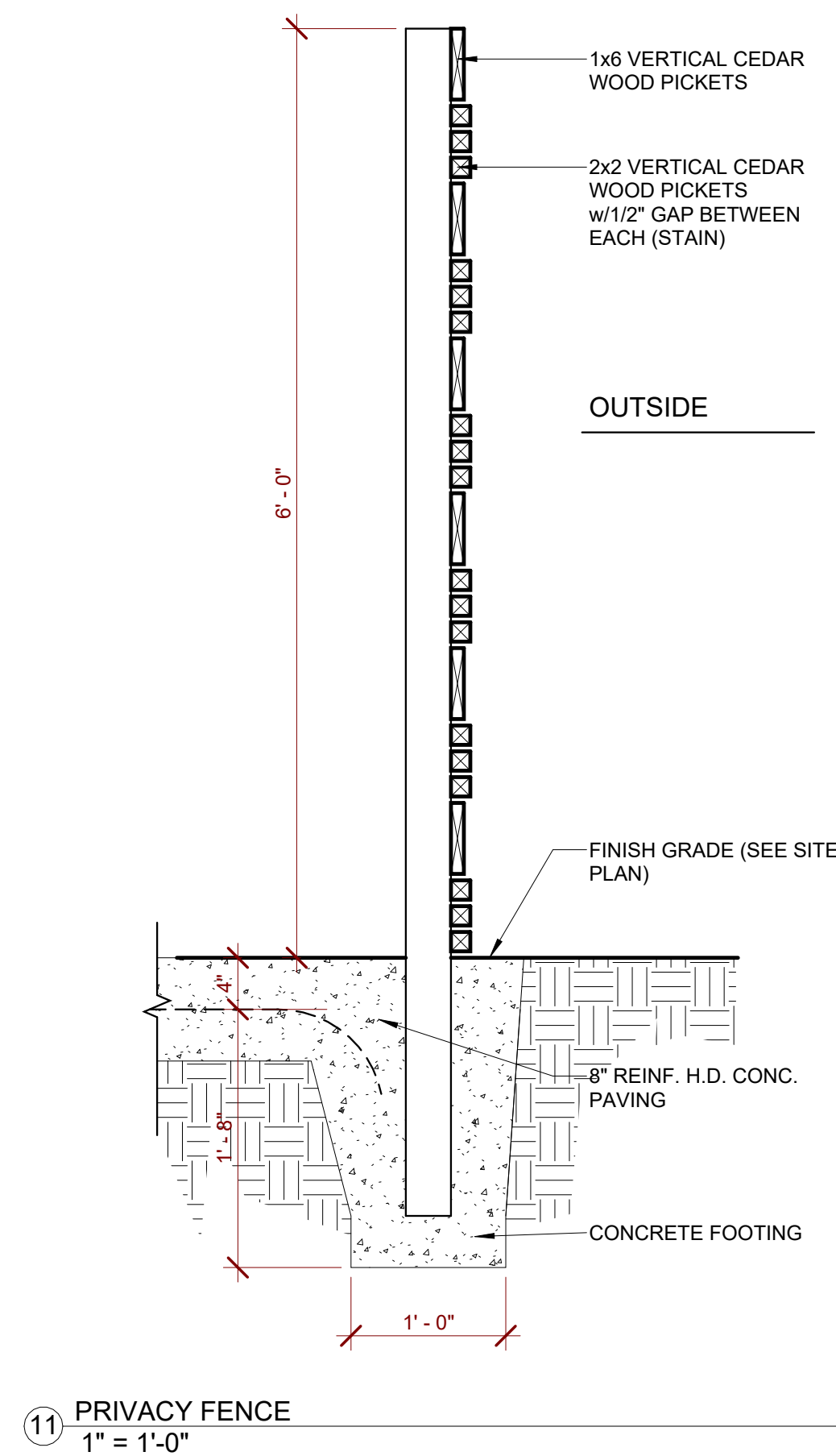
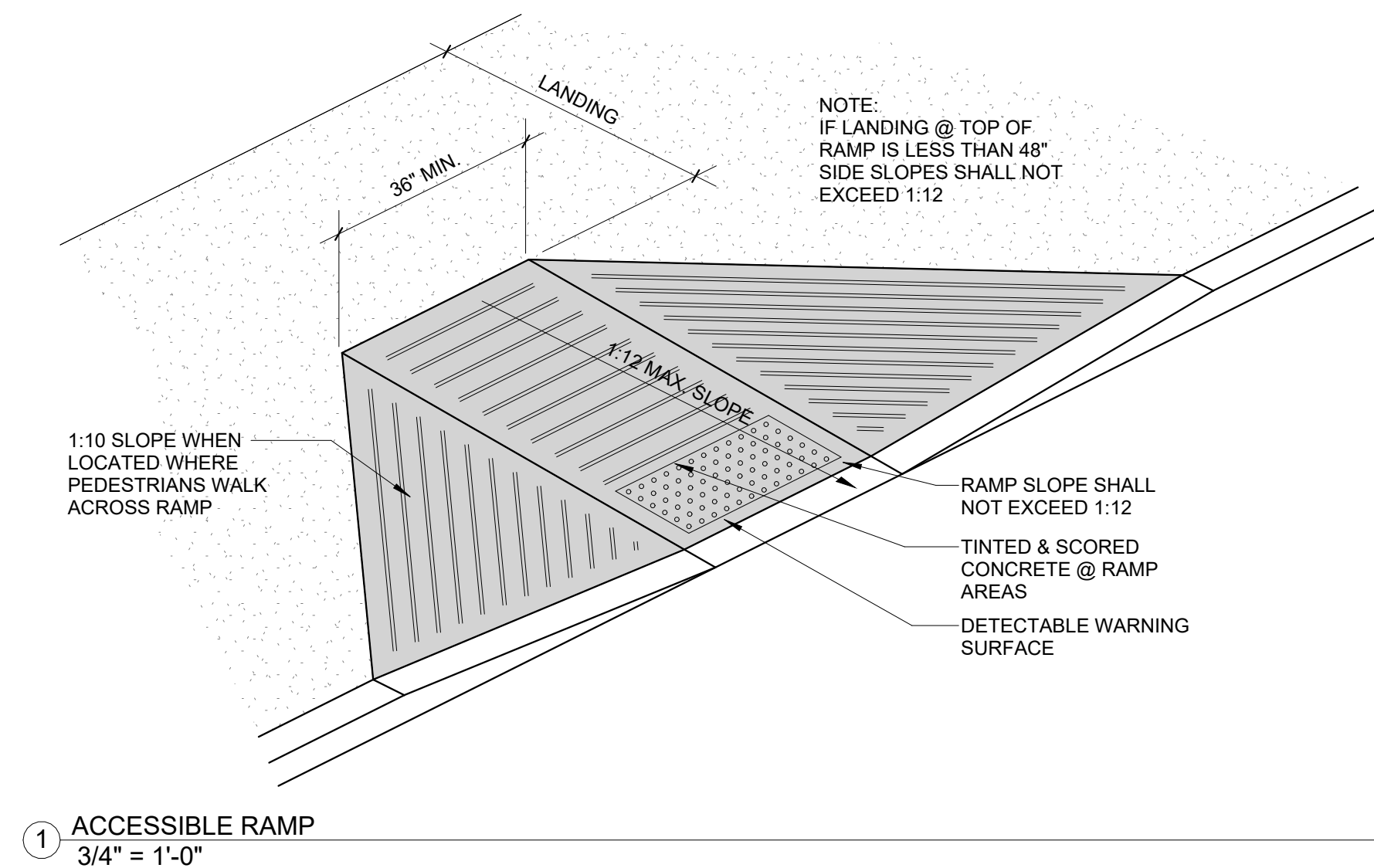
Date

5.10.23

Project

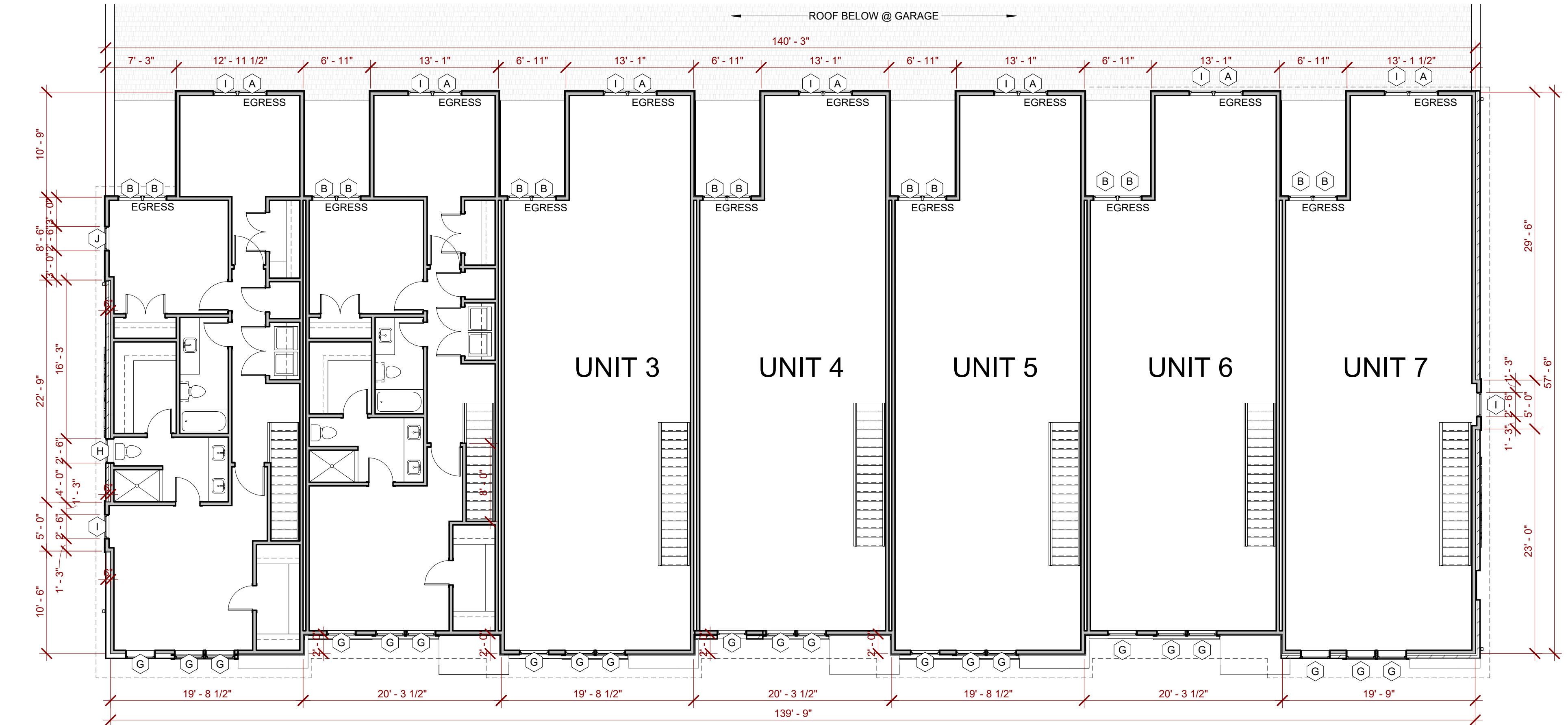
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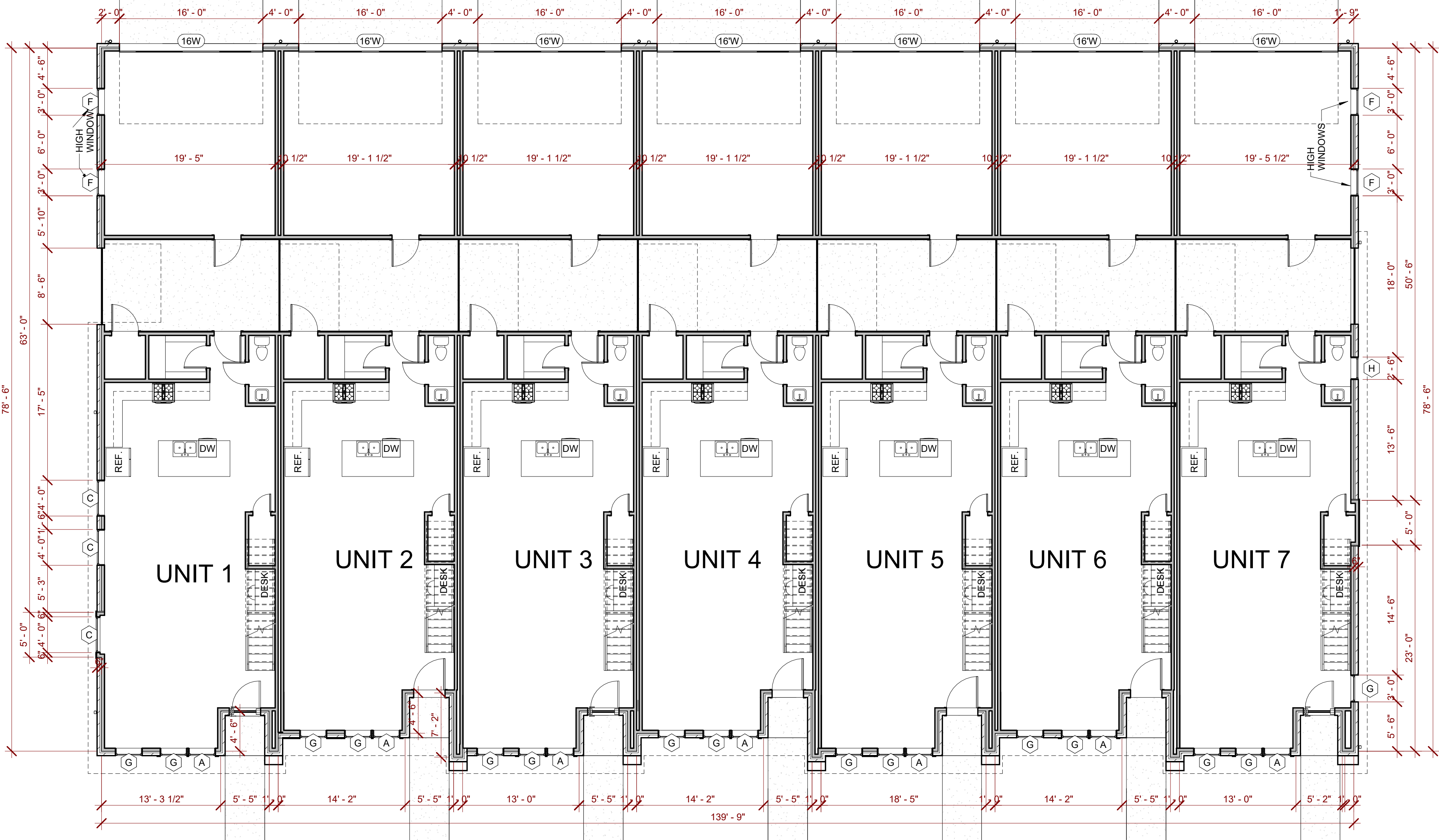


- | GENERAL NOTES | |
|---------------|---|
| 1. | ALL INTERIOR DRYWALL STUDS & GYP. BD. FURN DOWNS ARE 3 1/2" WOOD UNLESS NOTED OTHERWISE |
| 2. | FIRE EXTINGUISHER CABINETS TO BE MOUNTED w/DOOR HANDLE @ 48" A.F.F. |
| 3. | SEE FLOOR PLAN SHEET FOR PARTITION TYPES & FINISH SCHEDULE |
| 4. | PLAN DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD, OR FACE OF BRICK UNLESS NOTED OTHERWISE |
| 5. | PROVIDE SOUND BATTS @ ALL INTERIOR DRYWALL PARTITIONS EXCEPT @ WALLS SEPARATING STORAGE ROOM FROM STORAGE ROOM, STORAGE ROOM FROM CORRIDOR, & PARTITIONS THAT DO NOT EXTEND TO THE BOTTOM OF THE DECK OR ABOVE FINISH CEILING |
| 6. | AT ALL U.L. RATED PARTITIONS INSTALL 2" HIGH STENCILING 8" ABOVE DECORATIVE CEILING & CONCEALED SPACE. WORDING TO BE "FIRE & SMOKE BARRIER PROTECT ALL OPENINGS". STENCILING TO BE 10'-0" O.C. |
| 7. | SEAL U.L. RATED WALL TO BOTTOM OF DECK w/U.L. APPROVED ASSEMBLY @ RATED PARTITIONS (SEE LIFE SAFETY PLAN) |
| 8. | SEE REFLECTED CEILING PLAN FOR CEILING LAYOUT, TYPES & MECH. DIFFUSER & LIGHT LAYOUTS. |
| 9. | PROVIDE RESILIENT REDUCER STRIPS BETWEEN CARPET & CONCRETE. |
| 10. | PAINT ALL VTR'S AND ROOF PENETRATIONS TO MATCH ROOF, WHERE POSSIBLE ROUT TO LEAST VISIBLE SIDE OF ROOF. |
| 11. | PROVIDE ALUMINUM THRESHOLDS AT EXTERIOR DOORS. |
| 12. | PROVIDE 2X BLOCKING @ ALL TOILET ACCESSORIES, RAILINGS, GRAB BARS, UPPER CABINETS, WALL-MOUNTED TVs & SHELVING & ANY OTHER LOCATIONS AS CALLED OUT IN PLANS. |

AREA SCHEDULE				
NAME	LEVEL	AREA	HT./CL.	Comments
UNIT 1,3&5				
2-CAR GARAGE	FIRST FLOOR PLAN	414 SF	NO	UNIT 1,3&5
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 1,3&5
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 1,3&5
		650 SF		
FIRST FLOOR	FIRST FLOOR PLAN	890 SF	YES	UNIT 1,3&5
SECOND FLOOR	SECOND FLOOR PLAN	1018 SF	YES	UNIT 1,3&5
		1909 SF		
		2558 SF		
UNIT 2&4				
2-CAR GARAGE	FIRST FLOOR PLAN	415 SF	NO	UNIT 2&4
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 2&4
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 2&4
		651 SF		
FIRST FLOOR	FIRST FLOOR PLAN	863 SF	YES	UNIT 2&4
SECOND FLOOR	SECOND FLOOR PLAN	980 SF	YES	UNIT 2&4
		1843 SF		
		2494 SF		



2 ENTIRE SECOND FLOOR PLAN
1/8" = 1'-0"

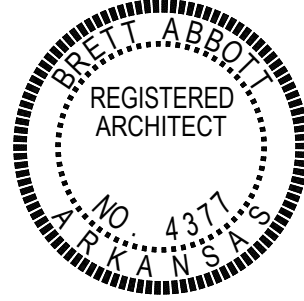


1 ENTIRE FIRST FLOOR PLAN
1/8" = 1'-0"

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 1

H. STREET - ROGERS, AR



ENTIRE FIRST FLOOR PLAN & SECOND FLOOR PLAN

Seal

Revisions

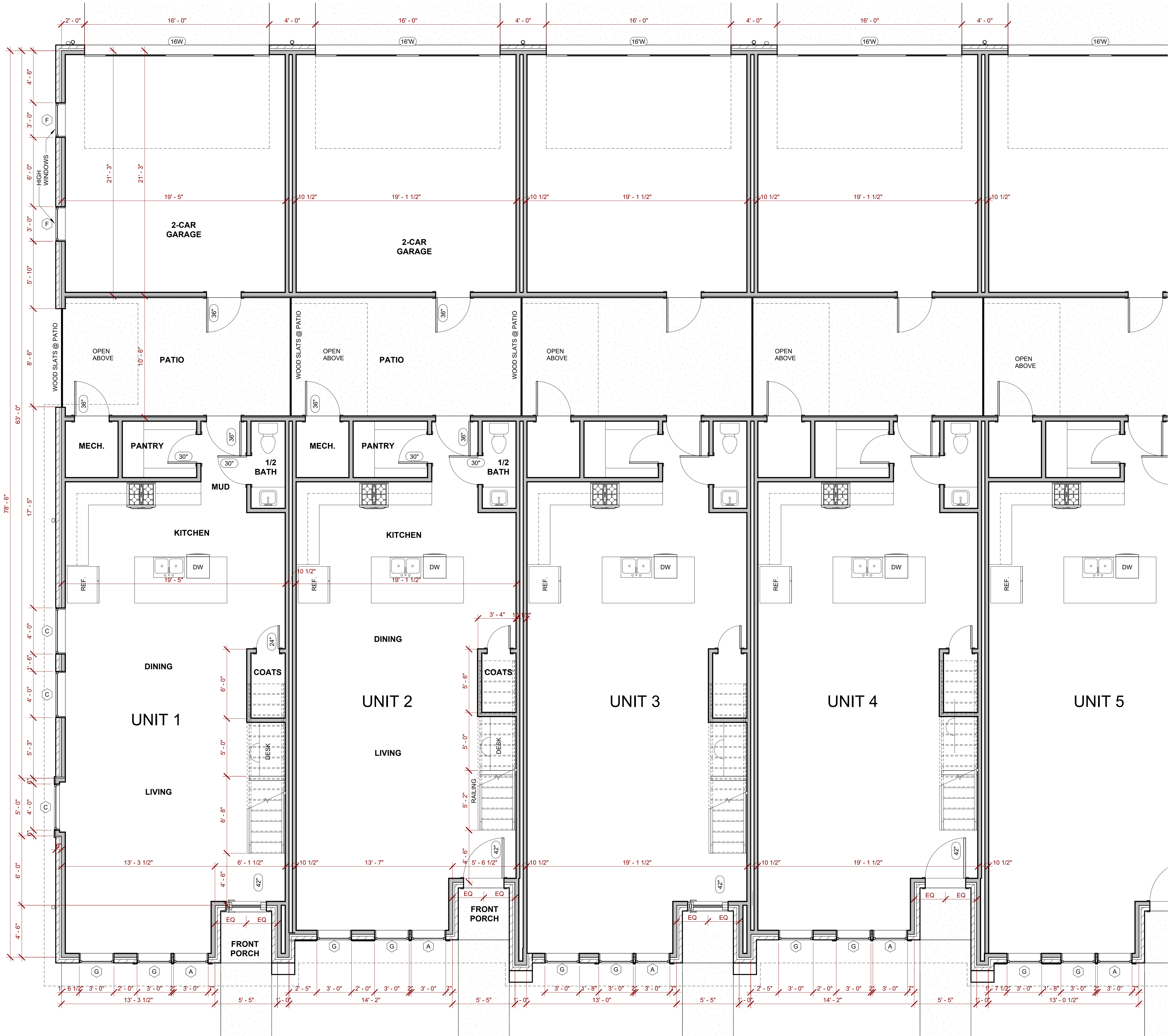
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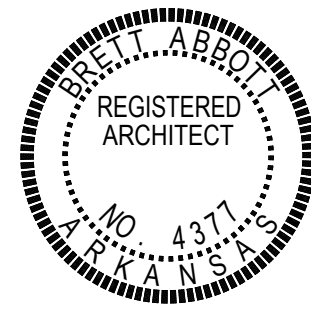
Project

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AREA SCHEDULE				
NAME	LEVEL	AREA	HT./CL.	Comments
UNIT 1,3&5				
2-CAR GARAGE	FIRST FLOOR PLAN	414 SF	NO	UNIT 1,3&5
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 1,3&5
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 1,3&5
		650 SF		
FIRST FLOOR	FIRST FLOOR PLAN	890 SF	YES	UNIT 1,3&5
SECOND FLOOR	SECOND FLOOR PLAN	1018 SF	YES	UNIT 1,3&5
		1909 SF		
		2558 SF		
UNIT 2&4				
2-CAR GARAGE	FIRST FLOOR PLAN	415 SF	NO	UNIT 2&4
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 2&4
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 2&4
		651 SF		
FIRST FLOOR	FIRST FLOOR PLAN	863 SF	YES	UNIT 2&4
SECOND FLOOR	SECOND FLOOR PLAN	980 SF	YES	UNIT 2&4
		1843 SF		
		2494 SF		



1 FIRST FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR
UNIT PLAN &
AREA
SCHEDULE

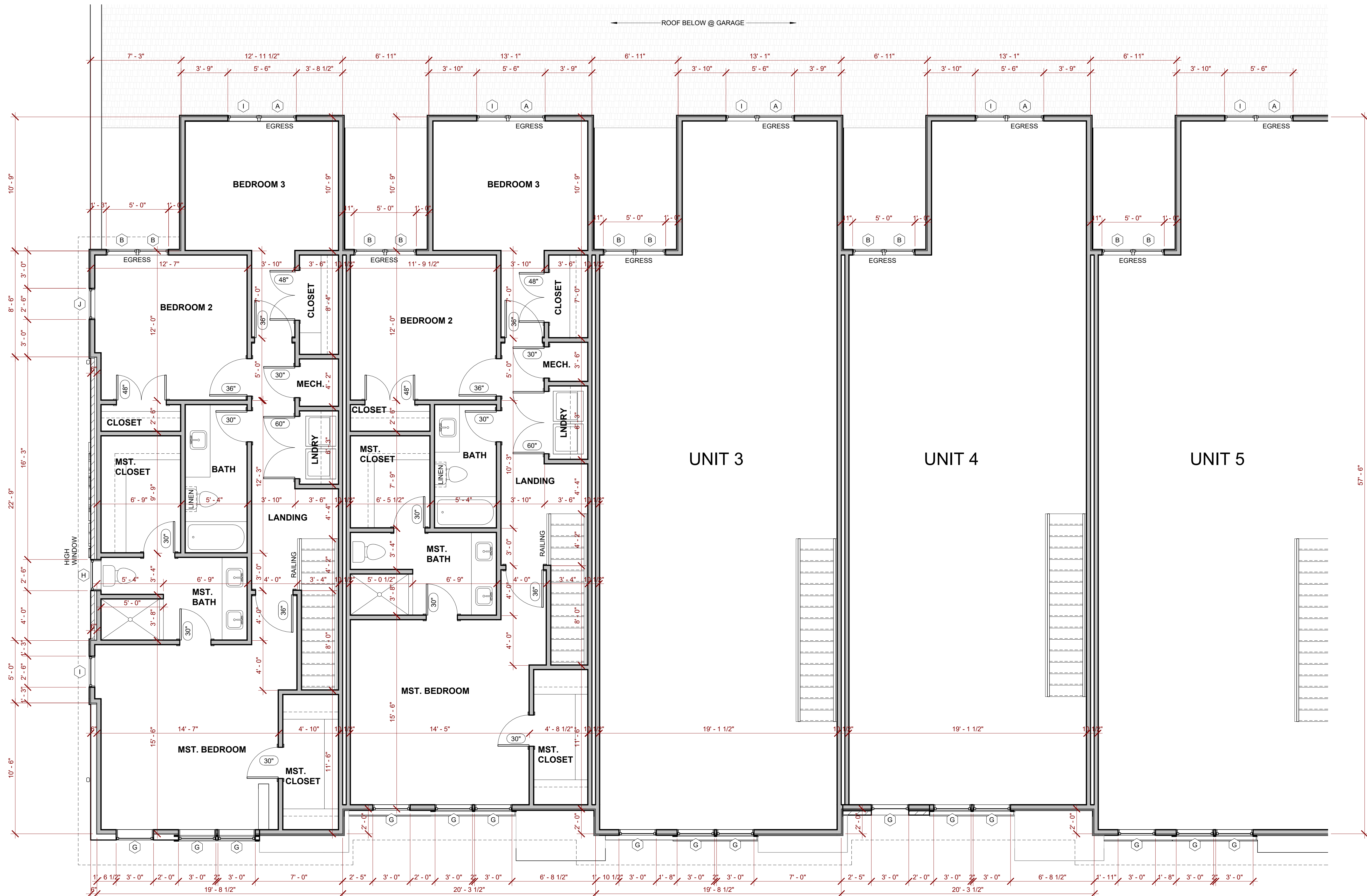
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Revisions

Date
5.10.23

Project
21.138

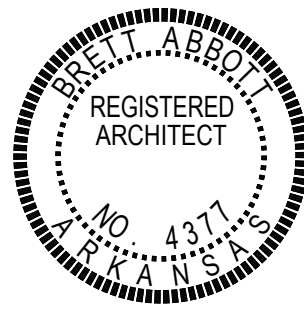
A2.1



WINDOW COUNT SCHEDULE			
TYPE	COUNT	DESCRIPTION	BLINDS
A	14	3'-0" W. x 5'-0" T., CASEMENT, INSULATED, EGRESS	
B	14	2'-6" W. x 6'-0" T., FIXED, INSULATED	
C	3	4'-0" W. x 7'-0" T., FIXED, INSULATED	
F	11	3'-0" W. x 2'-0" T., FIXED, INSULATED	
G	36	3'-0" W. x 7'-0" T., FIXED, INSULATED	
H	2	2'-6" W. x 2'-6" T., FIXED, INSULATED	
I	10	2'-6" W. x 4'-0" T., FIXED, INSULATED	
J	3	2'-6" W. x 2'-0" T., FIXED, INSULATED	
K	7	2'-6" W. x 1'-0" T., FIXED, INSULATED	
Grand total: 100			

1 SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED PROJECT FOR:
MUNI TOWNHOUSES - BLDG. 1
H. STREET - ROGERS, AR



SECOND FLOOR
UNIT PLAN

Seal

Revisions

Date
5.10.23

Project
21.138

A2.2



① FRONT ELEVATION - WEST
3/16\" = 1'-0"



② REAR ELEVATION - EAST
3/16\" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE BOARD:	468 S.F.	14%	
4x8 HARDI PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
HARDI LAP SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - SOUTH			
BRICK:	1,259 S.F.	84%	
HARDI LAP SIDING:	155 S.F.	10%	
STAIND WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HARDI LAP SIDING:	194 S.F.	13%	
STAIND WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



③ SIDE ELEVATION - SOUTH
3/16\" = 1'-0"



1 FRONT EYE LEVEL VIEW

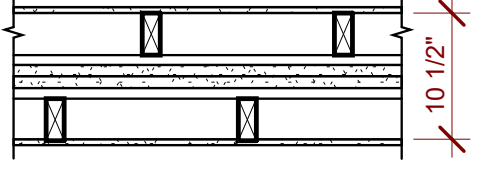


3 REAR EYE LEVEL VIEW

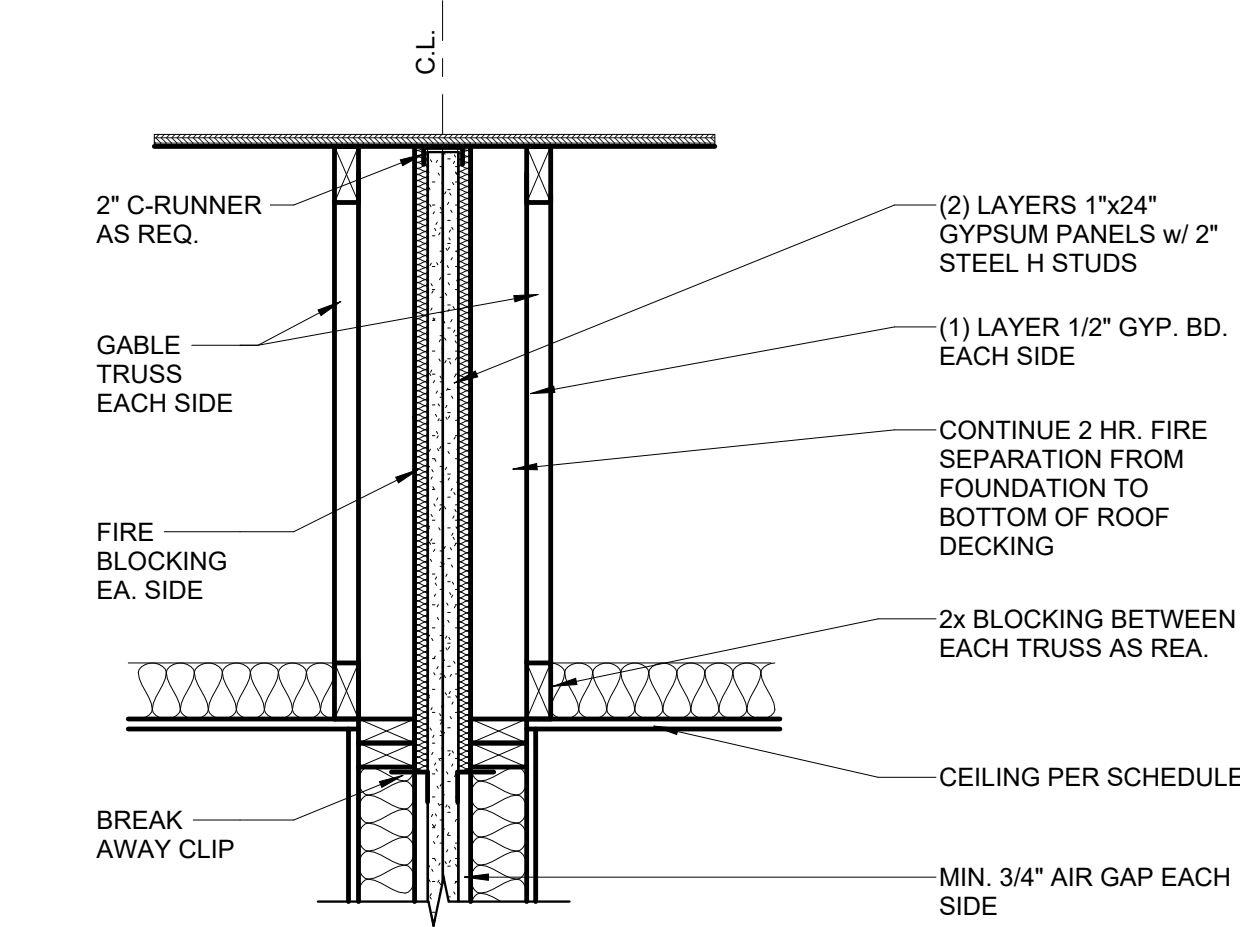
ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
4X8 HARDI PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
HARDI LAP SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
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SIDE ELEVATION - NORTH			
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STAIND WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



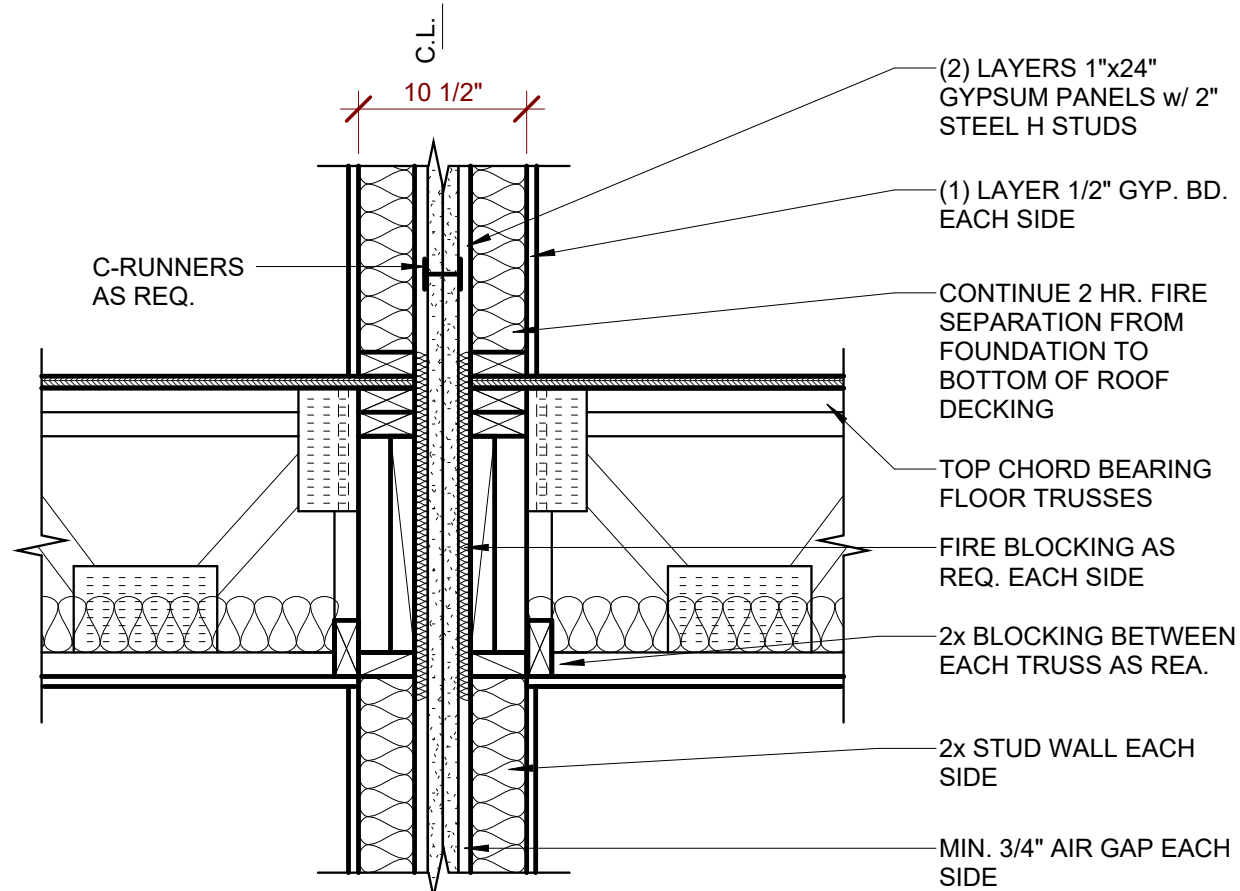
2 SIDE ELEVATION - NORTH
1/4" = 1'-0"

UL U336 or GA # ASW 1000	PROPIETARY	2 HOUR FIRE	60 to 64 STC SOUND
(2) LAYERS 1"x24" PROPRIETARY TYPE 'X' GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS WITH 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS A 3/4" MIN. AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING. AS AN ALTERNATE TO AN AIR SPACE, THE STEEL COMPONENTS ARE COVERED WITH 6" WIDE BATTENS OF 1/2" GYPSUM BOARD OR 1" MINERAL FIBER INSULATION. AS AN ALTERNATE TO BATTENS, ONE OR BOTH FACES OF THE SEPARATION WALL ARE COVERED WITH 1" MINERAL FIBER INSULATION STAPLED TO THE GYPSUM PANELS OR 1/2" REGULAR GYPSUM BOARD SCREW ATTACHED TO THE STEEL COMPONENTS SOUND TESTED WITH 2x4 STUD WALL FACED WITH 1/2" REGULAR GYPSUM WALLBOARD EACH SIDE OF ASSEMBLY AND 3" MINERAL FIBER IN STUD SPACE ON BOTH SIDES PROPIETARY GYPSUM BOARD = 1" SHEETROCK BRAND GYPSUM LINER PANELS			
			
THICKNESS: 3 1/2" (FIRE) 11 3/4" (SOUND) APPROX. WEIGHT: 9 PSF FIRE TEST: UL R 1319, 89NK28786, 5-14-90, UL DESIGN U336, UL R1319, 94NK40690, 1-27-95, UL DESIGN V411, WHI 495-PSV-1245, 4-28-93 SOUND TEST: RAL TL88-350, 9-12-88			

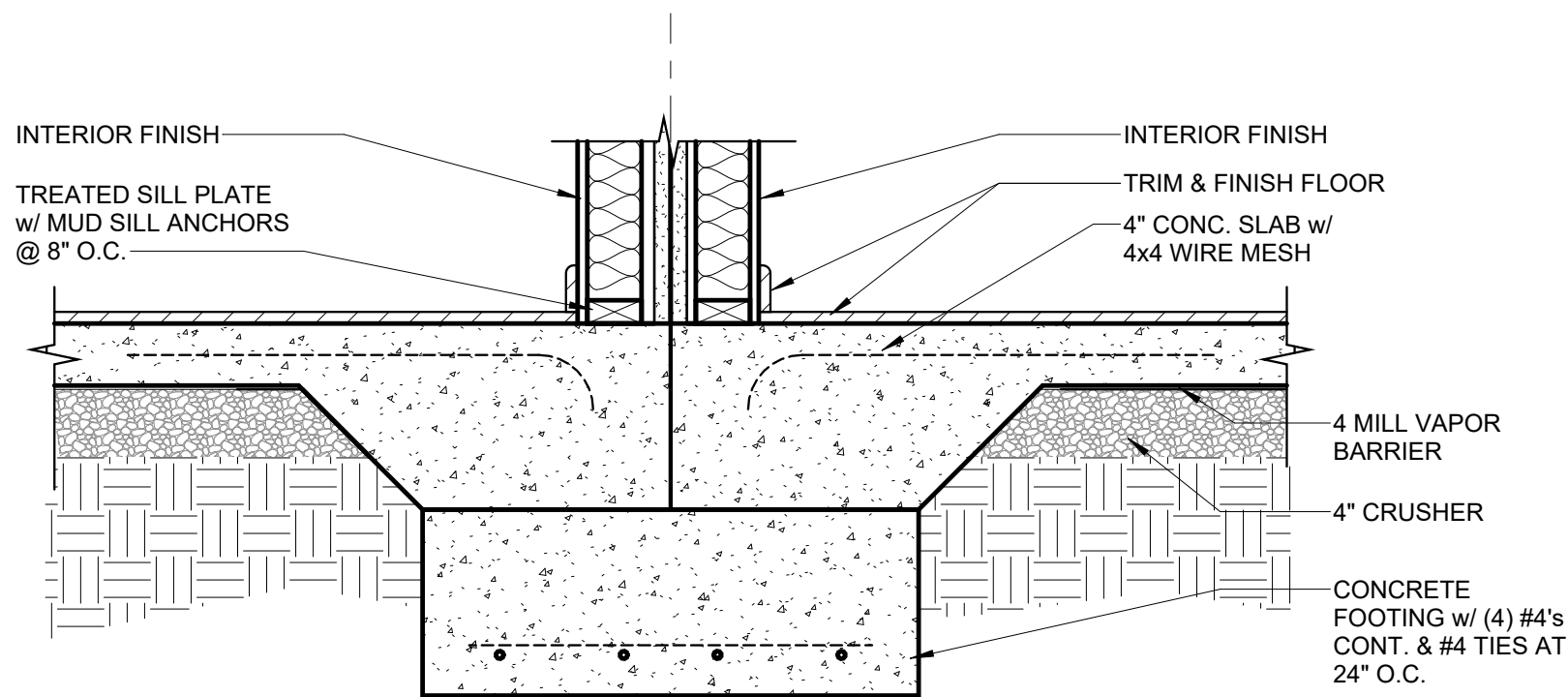
5 2 HR. WALL (U336)
3/4" = 1'-0"



SECTION AT ROOF

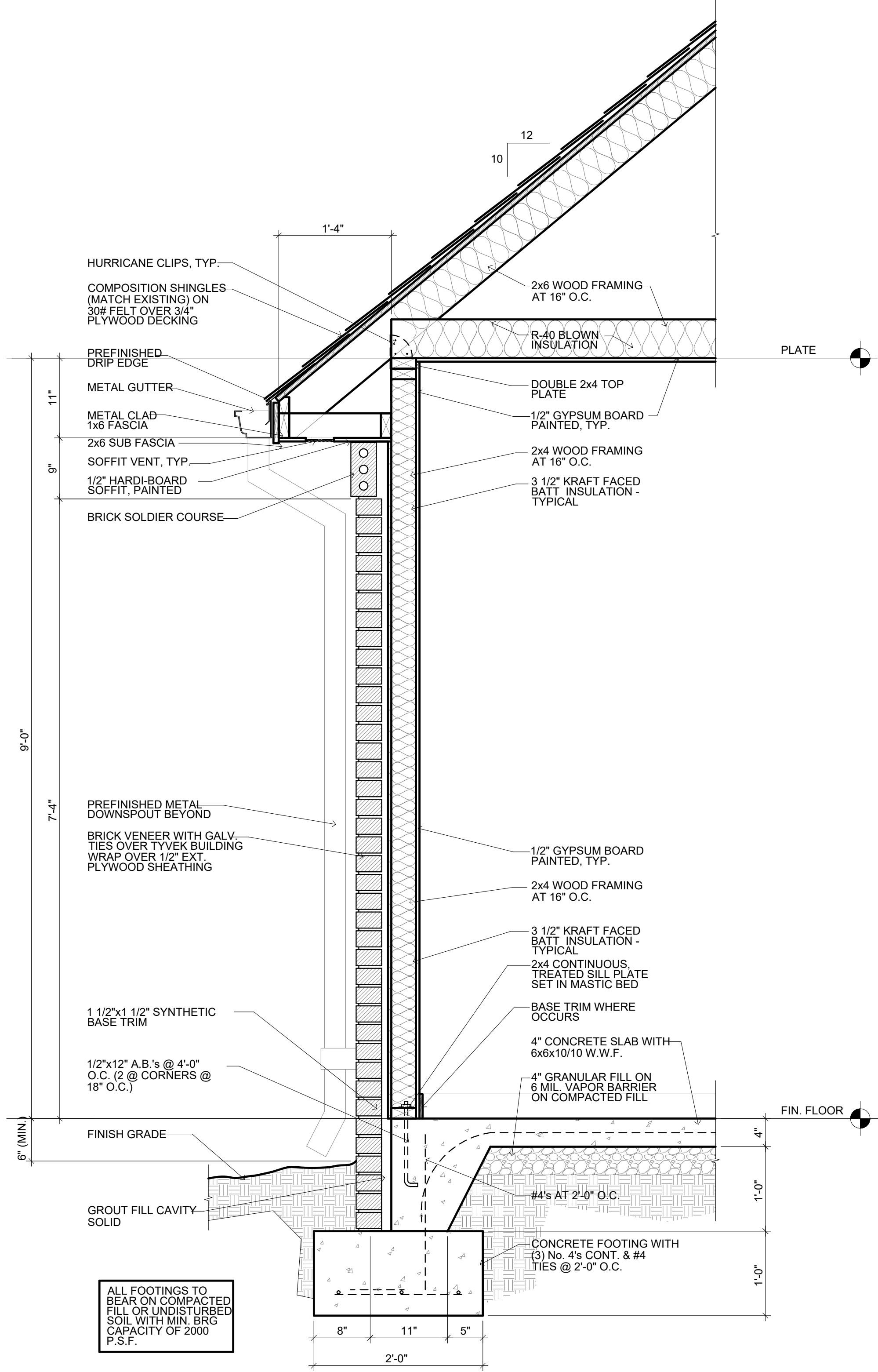


SECTION AT SECOND FLOOR

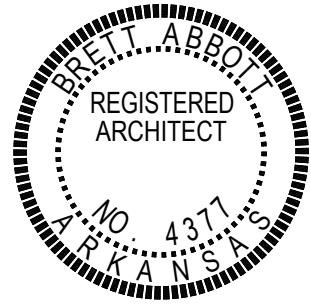


SECTION AT FIRST FLOOR

4 2 HOUR FIRE WALL (U336)
1" = 1'-0"



1 TYP. WALL SECTION @ 9'-0" PLATE
1" = 1'-0"

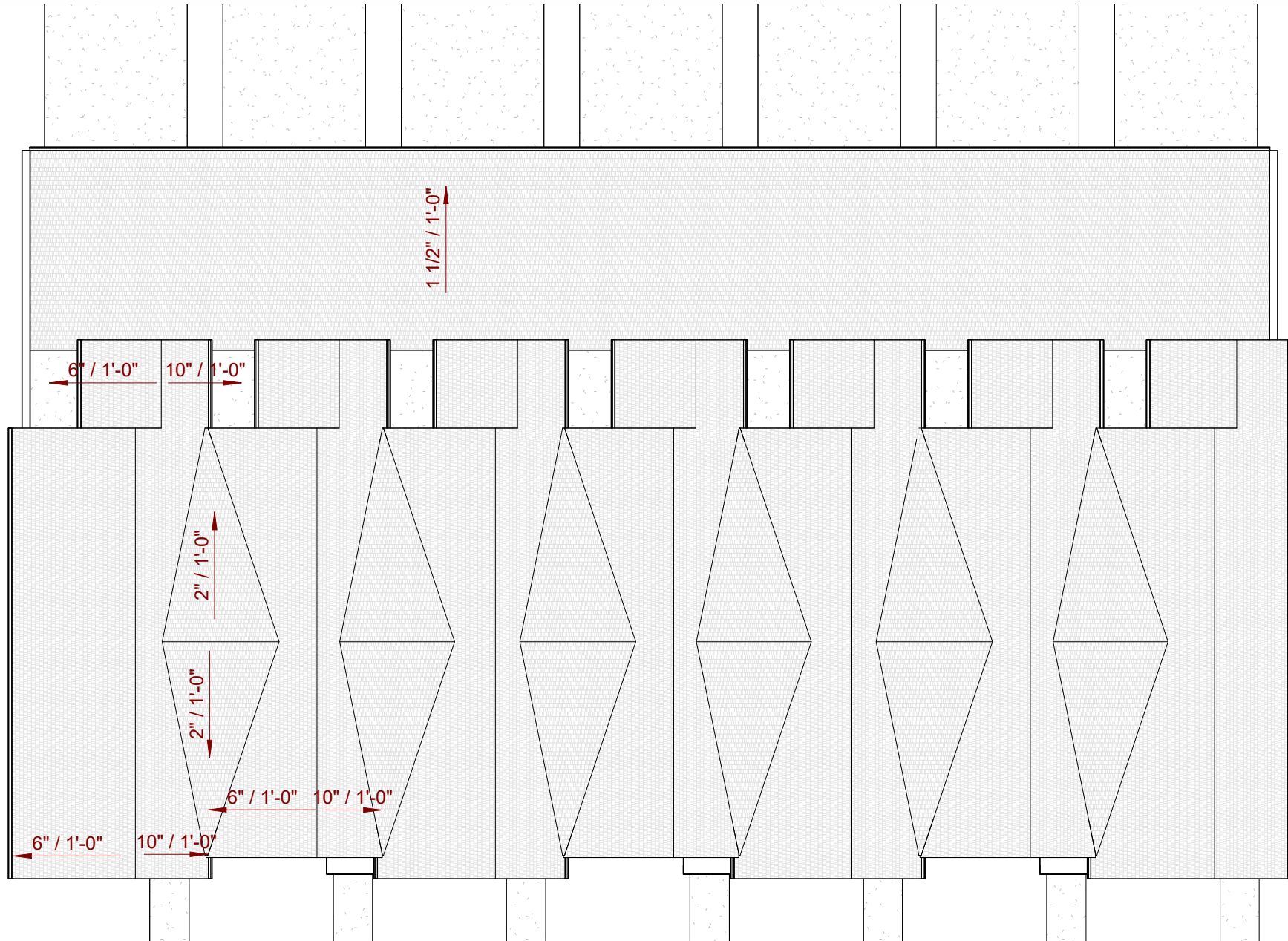




4 REAR VIEW



1 FRONT VIEW



5 ROOF PLAN
1/16" = 1'-0"

CODE DATA		
1. GOVERNING CODES		
BUILDING CODE	2015 INTERNATIONAL RESIDENTIAL CODE	
FIRE PREVENTION	2012 AR FIRE PREV. CODE VOL. I, II, & III	
LIFE SAFETY CODE	2012 NFPA LIFE SAFETY CODE	
PLUMBING CODE	2006 AR PLUMBING CODE	
MECHANICAL CODE	2010 AR MECHANICAL CODE	
ELECTRICAL CODE	2017 NATIONAL ELECTRIC CODE	
ENERGY CODE	2014 AR ENERGY CODE	
GAS CODE	2006 AR FUEL GAS CODE	
2. OCCUPANCY & CONSTRUCTION TYPE		
OCCUPANCY:	RESIDENTIAL TOWNHOUSE 'R-3'	
CONSTRUCTION TYPE:	V-B, UN-SPRINKLERED (2 HR. SEPARATION)	
3. BUILDING PROPERTIES		
ACTUAL GROSS FLOOR AREA OF BUILDING:	SEE AREA SCHEDULE PER BUILDING TYPE	
BUILDING HEIGHT:	28'-0"	
BUILDING STORIES:	2 STORY	

SITE LEGEND			
	NEW WALL		DEMOLISH WALL
	RIP RAP		EXISTING TREE TO REMAIN
	CONCRETE PAVING		NEW TREE (SEE LANDSCAPE PLAN)
	PAVING STONE		NEW GRADE
	SEWER MANHOLE		EXISTING GRADE
	FENCE		DETAIL CUT
	PROPERTY LINE		ELEC. POWER POLE
	BOULDER		GAS LINE
	FIRE DEPT. CONN. (HYDRANT)		WATER LINE
	GAS METER		UNDERGROUND ELEC.
	A/C COND. UNIT		SANITARY SEWER LINE
	EXISTING CONTOUR		OVERHEAD ELECTRIC AND TELEPHONE
	NEW CONTOUR		

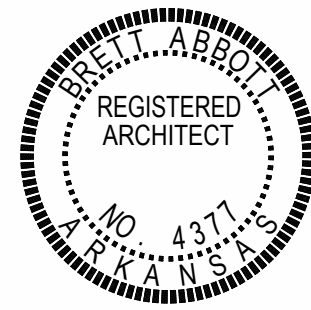
CERTIFICATE OF AUTHENTICATION	
I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.	
	5.18.22
Name / Date:	

SHEET INDEX	
A2.0	ENTIRE FIRST FLOOR PLAN & SECOND FLOOR PLAN
A1.0	COVER SHEET, PROJECT DATA, 3D IMAGES & ROOF PLAN
A1.1	SITE DETAILS
A2.1	FIRST FLOOR UNIT PLAN & AREA SCHEDULE
A2.2	SECOND FLOOR UNIT PLAN
A3.0	ELEVATIONS
A3.1	ELEVATION & 3D IMAGES
A4.0	DETAILS & SECTIONS

AREA SCHEDULE				
NAME	LEVEL	AREA	HT./CL.	Comments
UNIT 1,3&5				
2-CAR GARAGE	FIRST FLOOR PLAN	414 SF	NO	UNIT 1,3&5
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 1,3&5
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 1,3&5
		650 SF		
FIRST FLOOR	FIRST FLOOR PLAN	890 SF	YES	UNIT 1,3&5
SECOND FLOOR	SECOND FLOOR PLAN	1018 SF	YES	UNIT 1,3&5
		1909 SF		
		2558 SF		
UNIT 2&4				
2-CAR GARAGE	FIRST FLOOR PLAN	415 SF	NO	UNIT 2&4
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 2&4
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FIRST FLOOR	FIRST FLOOR PLAN	863 SF	YES	UNIT 2&4
SECOND FLOOR	SECOND FLOOR PLAN	980 SF	YES	UNIT 2&4
		1843 SF		
		2494 SF		

PROPOSED PROJECT FOR:
MUNI TOWNHOUSES - BLDG. 2

H. STREET - ROGERS, AR



COVER SHEET,
PROJECT DATA,
3D IMAGES &
ROOF PLAN

Seal

Revisions

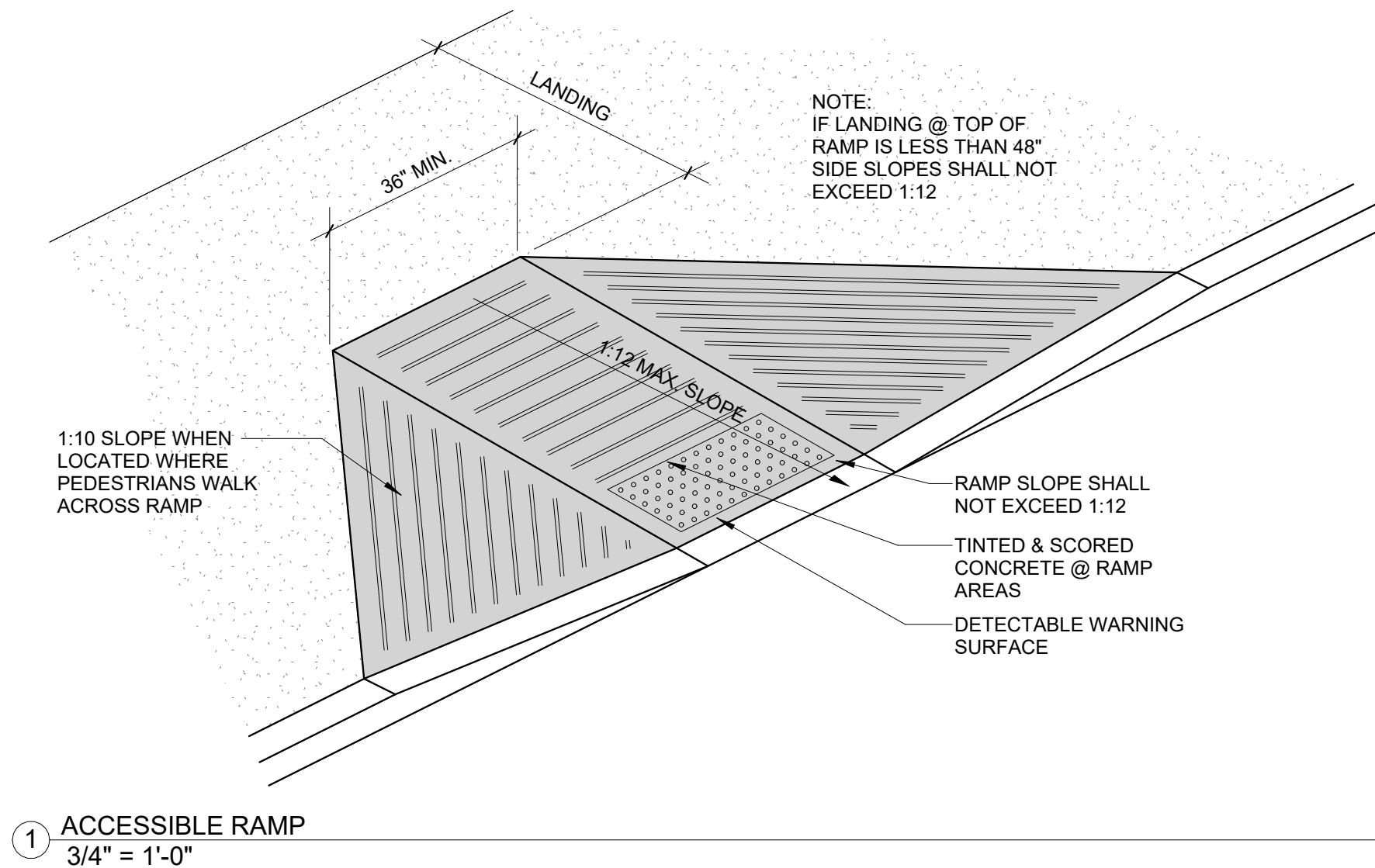
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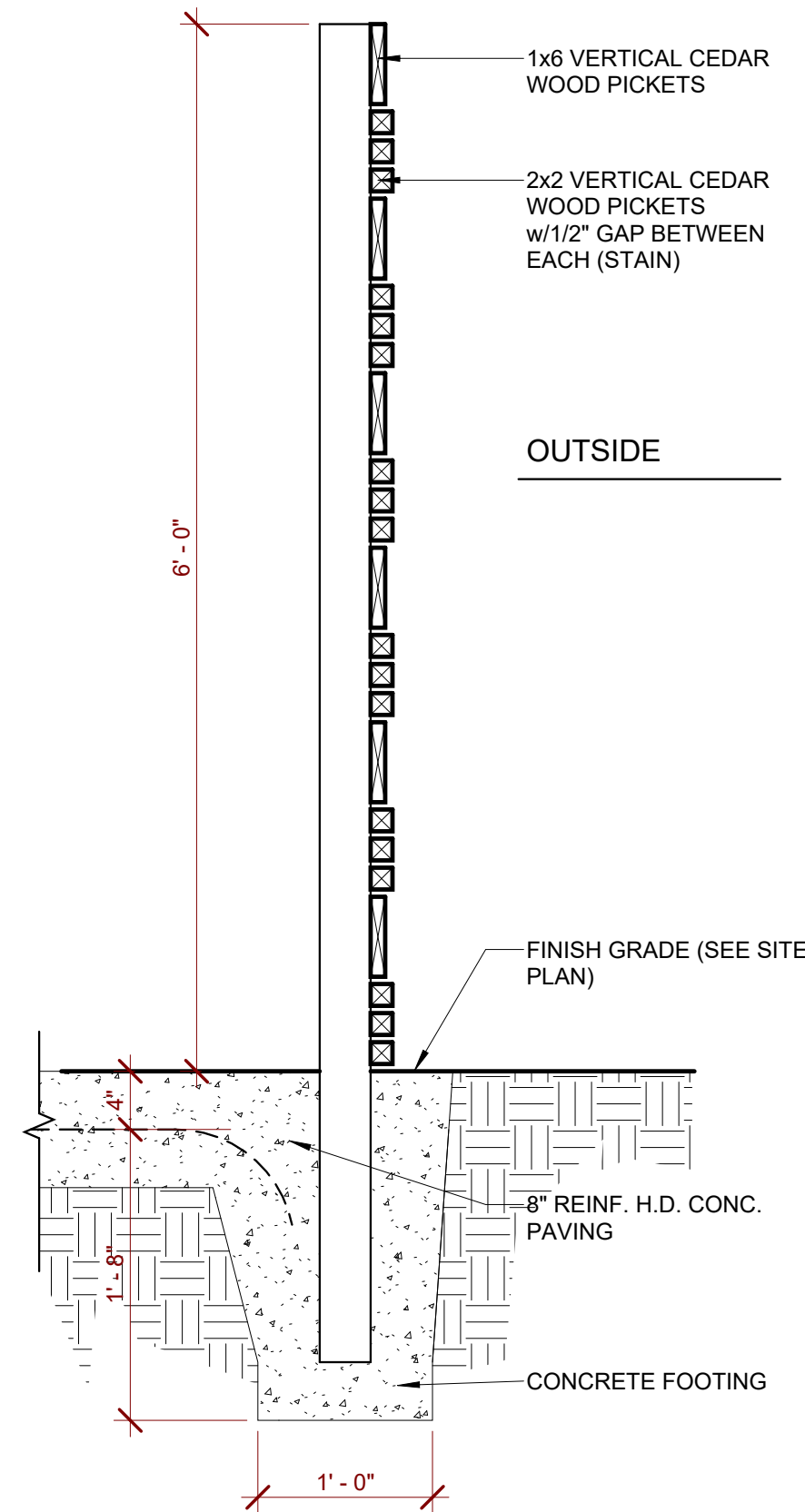
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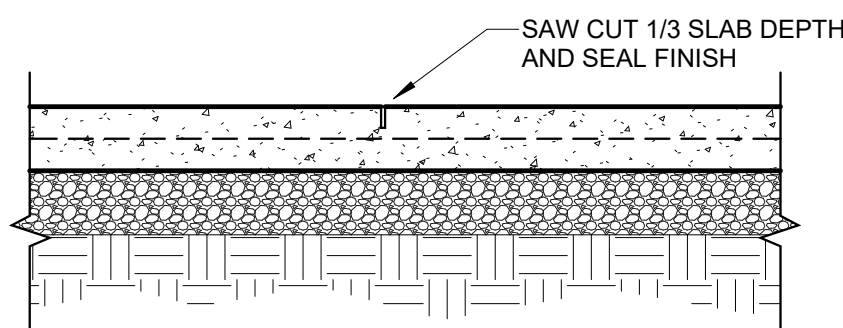
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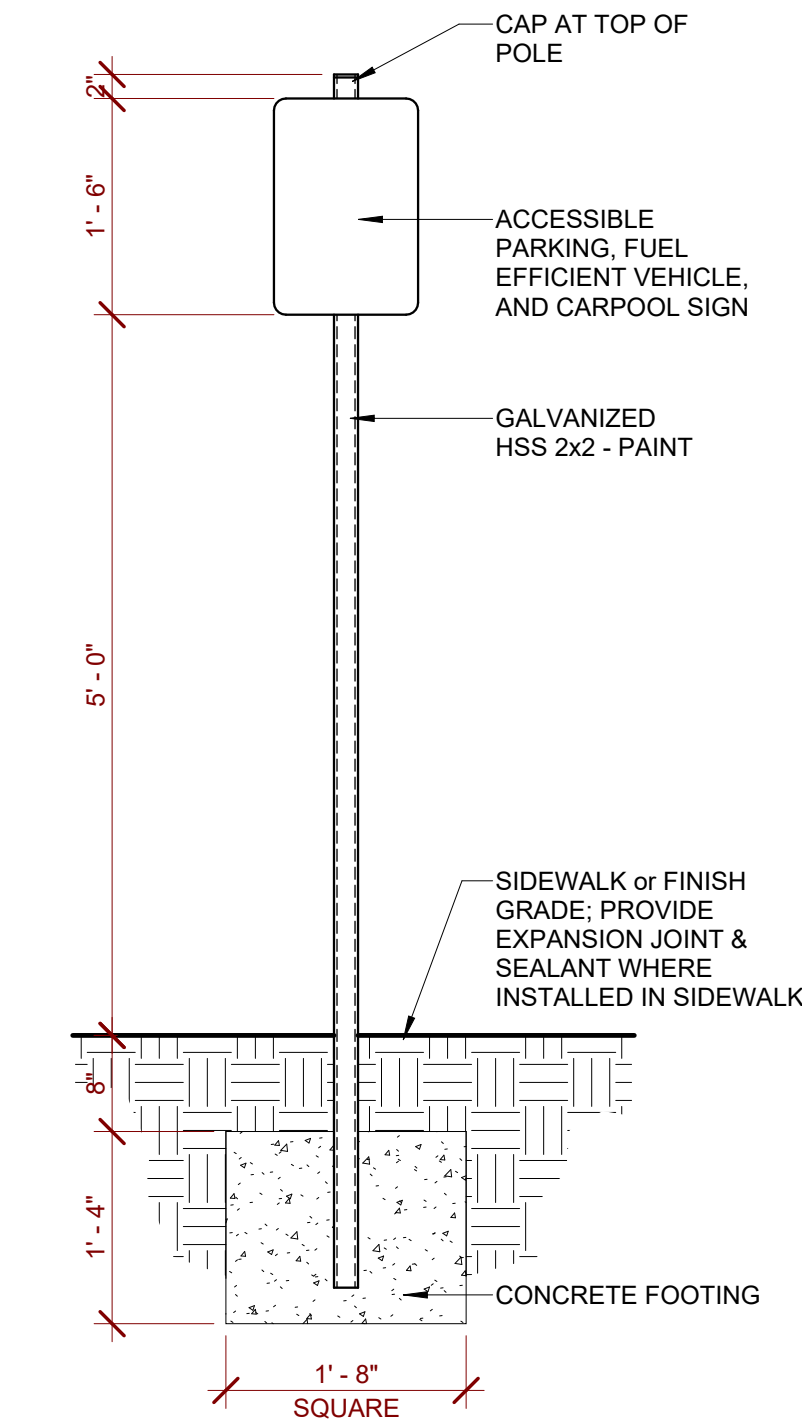
1 ACCESSIBLE RAMP
3/4" = 1'-0"



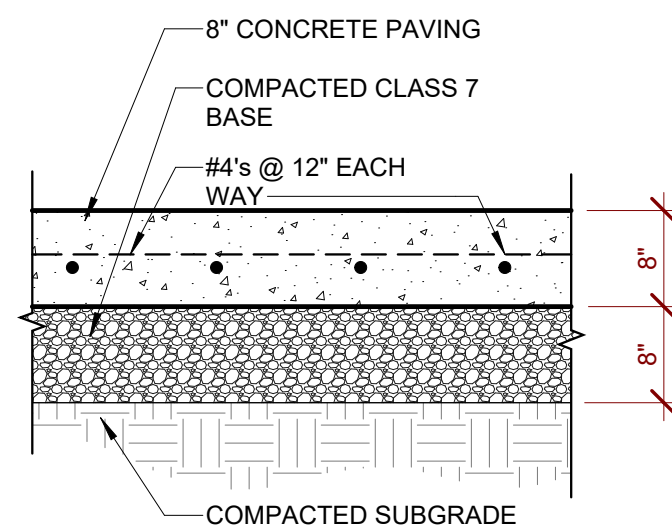
11 PRIVACY FENCE
1" = 1'-0"



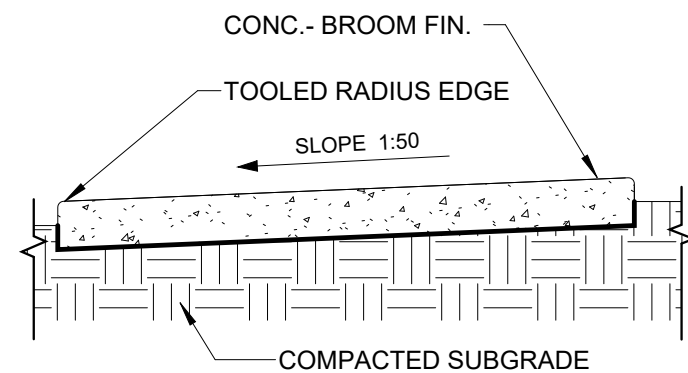
6 SLAB SAW CUT
1" = 1'-0"



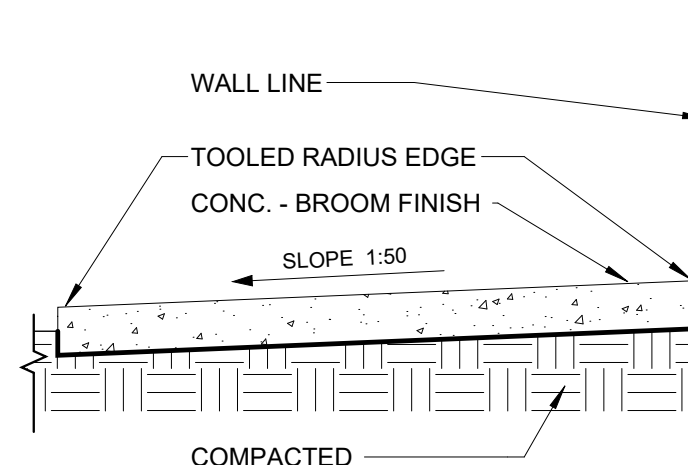
3 PARKING SIGN
3/4" = 1'-0"



8 HEAVY DUTY CONC. PAVING
3/4" = 1'-0"

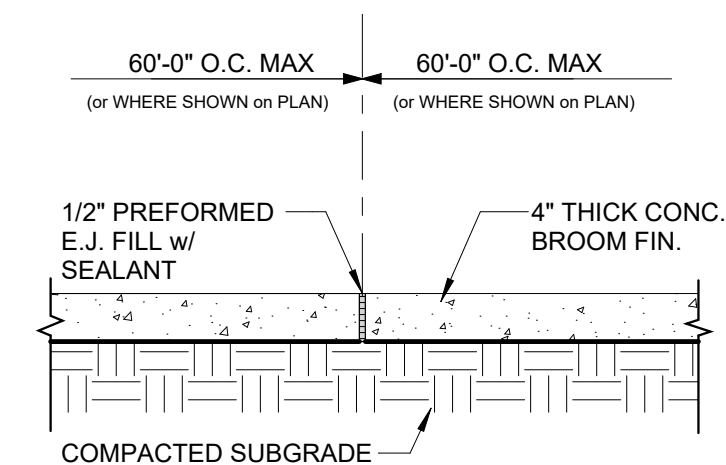


TYPICAL SIDEWALK

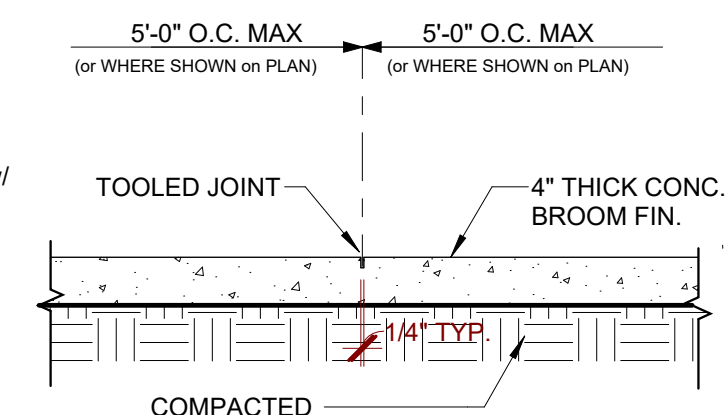


SIDEWALK @ BUILDING

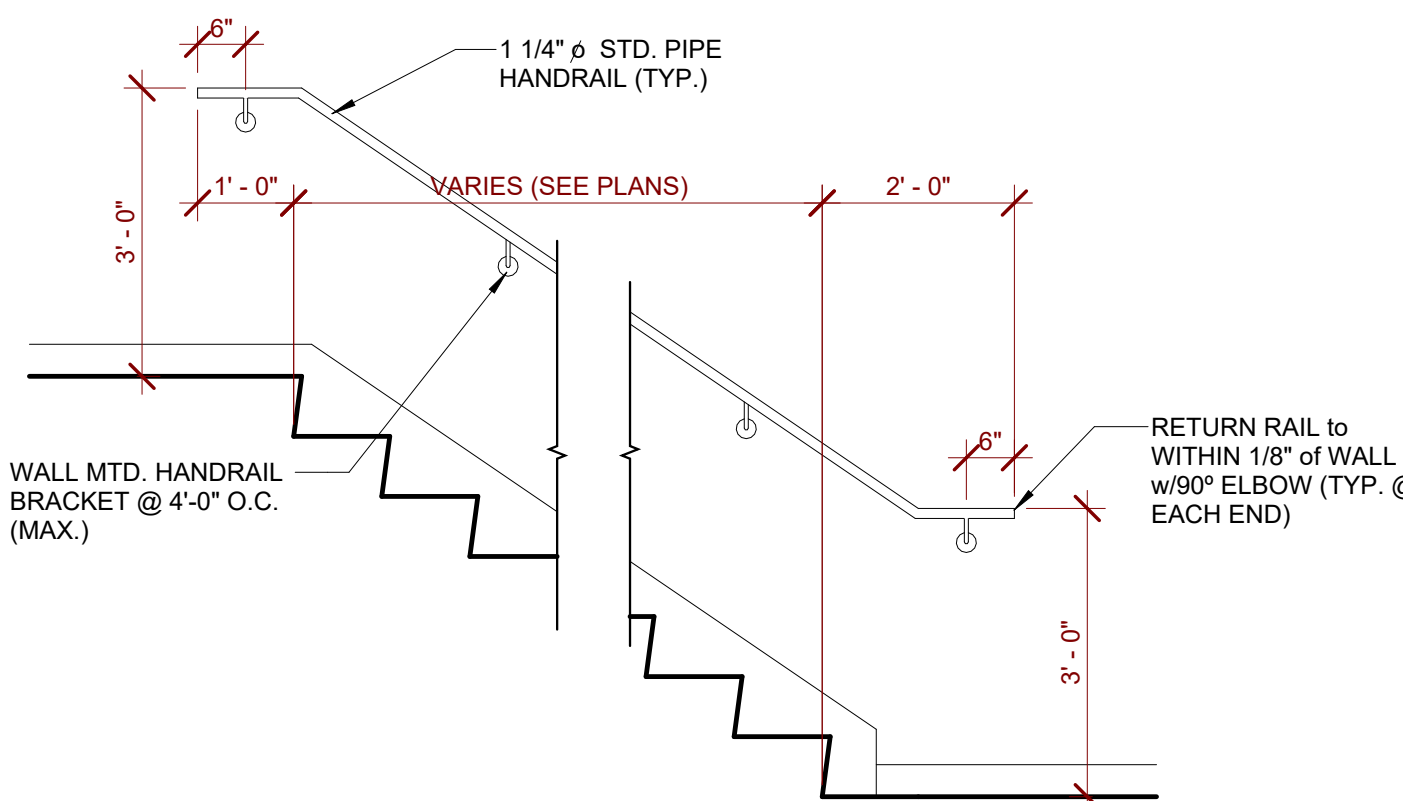
2 TYP. SIDEWALK DETAILS
3/4" = 1'-0"



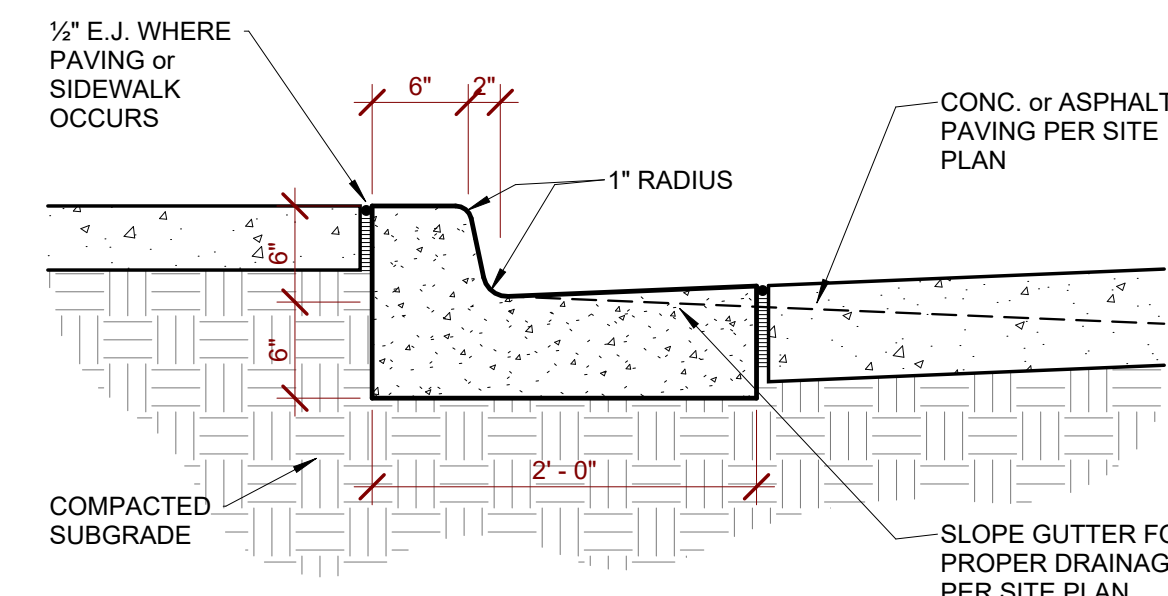
EXPANSION JOINT @ SIDEWALK



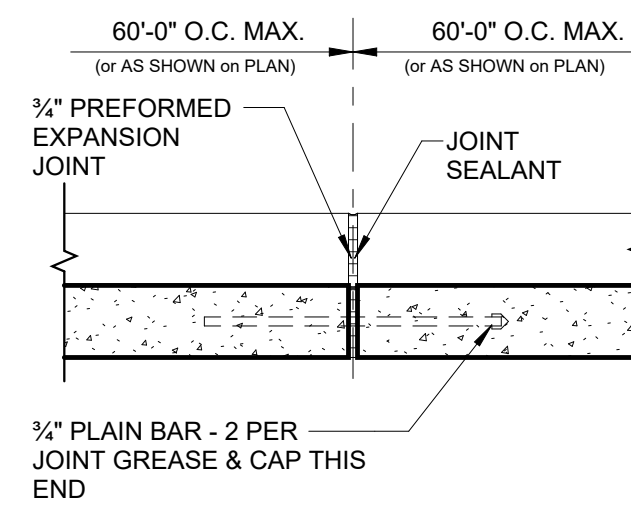
CONTROL JOINT



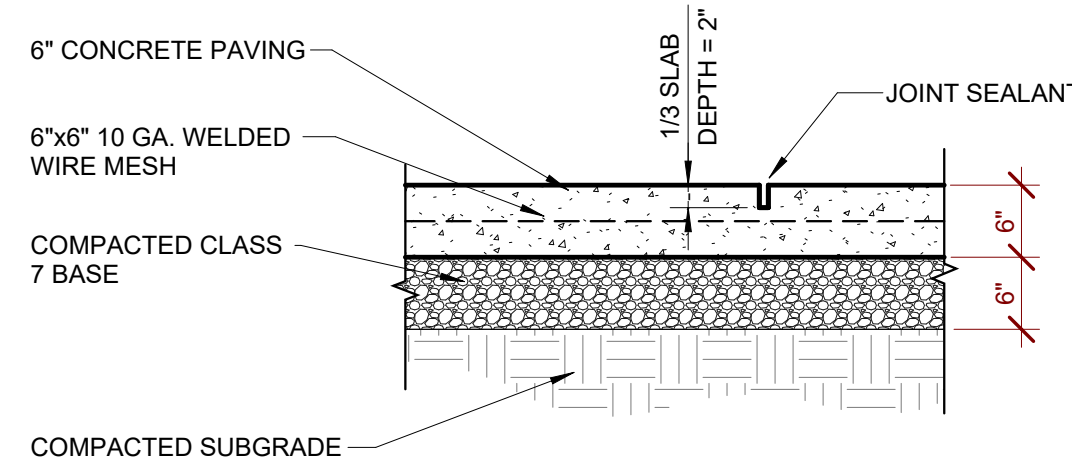
4 STAIR RAIL DETAIL
1/2" = 1'-0"



7 CURB & GUTTER
1" = 1'-0"



9 CURB EXPANSION JOINT
3/4" = 1'-0"



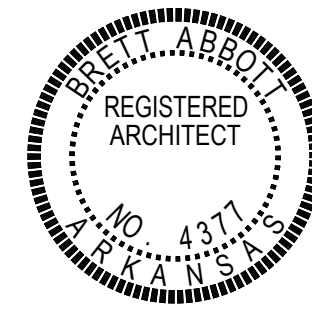
10 CONCRETE PAVING
3/4" = 1'-0"

GENERAL NOTES	
1.	ALL INTERIOR DRYWALL STUDS & GYP. BD. FURR DOWNS ARE 3 1/2" WOOD UNLESS NOTED OTHERWISE
2.	FIRE EXTINGUISHER CABINETS TO BE MOUNTED w/DOOR HANDLE @ 48" A.F.F.
3.	SEE FLOOR PLAN SHEET FOR PARTITION TYPES & FINISH SCHEDULE
4.	PLAN DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD, OR FACE OF BRICK UNLESS NOTED OTHERWISE
5.	PROVIDE SOUND BATTS @ ALL INTERIOR DRYWALL PARTITIONS EXCEPT @ WALLS SEPARATING STORAGE ROOM FROM STORAGE ROOM, STORAGE ROOM FROM CORRIDOR, & PARTITIONS THAT DO NOT EXTEND TO THE BOTTOM OF THE DECK OR ABOVE FINISH CEILING
6.	AT ALL U.L. RATED PARTITIONS INSTALL 2" HIGH STENCILING 8" ABOVE DECORATIVE CEILING & CONCEALED SPACE. WORDING TO BE "FIRE & SMOKE BARRIER PROTECT ALL OPENINGS". STENCILING TO BE 10'-0" O.C.
7.	SEAL U.L. RATED WALL TO BOTTOM OF DECK w/U.L. APPROVED ASSEMBLY @ RATED PARTITIONS (SEE LIFE SAFETY PLAN)
8.	SEE REFLECTED CEILING PLAN FOR CEILING LAYOUT, TYPES & MECH. DIFFUSER & LIGHT LAYOUTS.
9.	PROVIDE RESILIENT REDUCER STRIPS BETWEEN CARPET & CONCRETE.
10.	PAINT ALL VTR'S AND ROOF PENETRATIONS TO MATCH ROOF; WHERE POSSIBLE ROUTE TO LEAST VISIBLE SIDE OF ROOF.
11.	PROVIDE ALUMINUM THRESHOLDS AT EXTERIOR DOORS.
12.	PROVIDE 2X BLOCKING @ ALL TOILET ACCESSORIES, RAILINGS, GRAB BARS, UPPER CABINETS, WALL-MOUNTED TV'S & SHELVING & ANY OTHER LOCATIONS AS CALLED OUT IN PLANS.

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 2

H. STREET - ROGERS, AR



SITE DETAILS

Seal

Revisions

Date

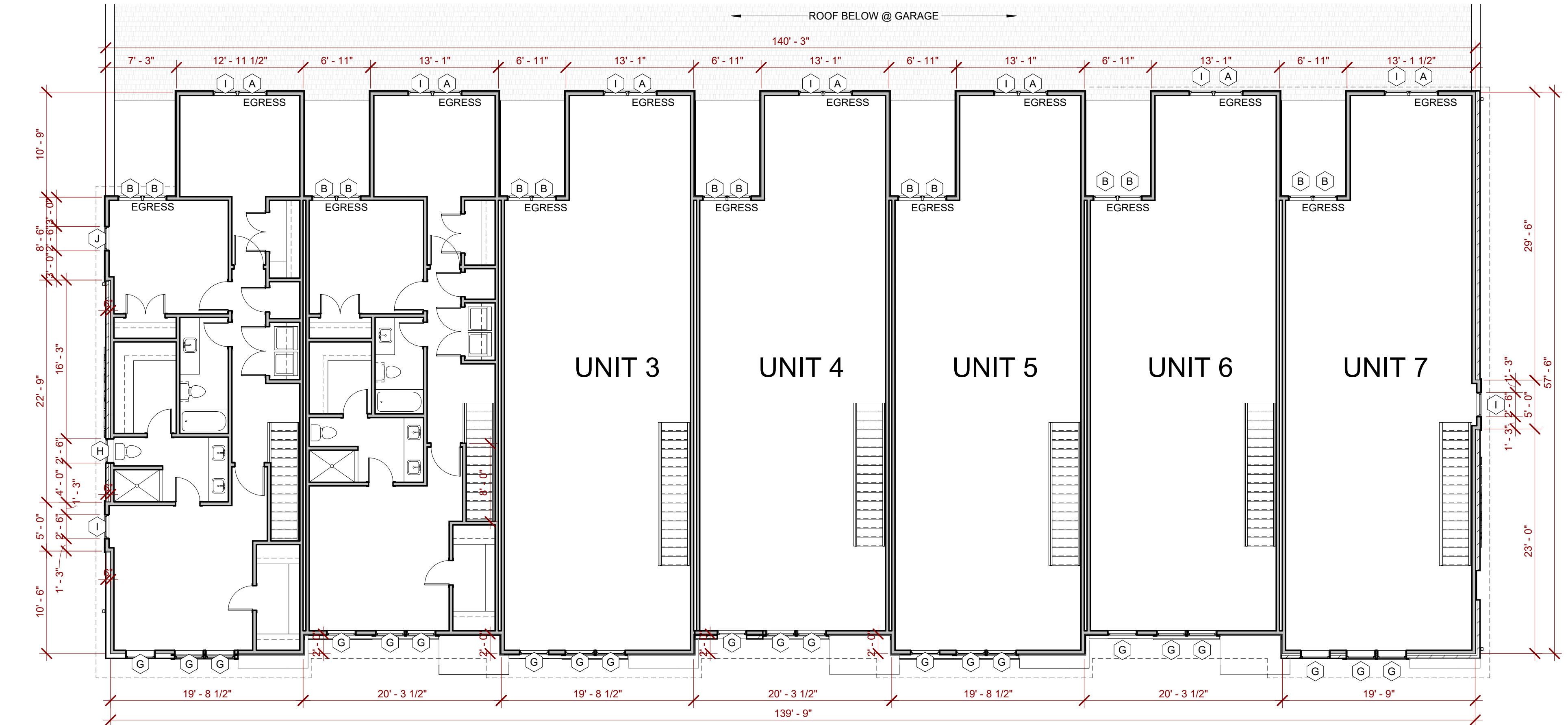
5.10.23

Project

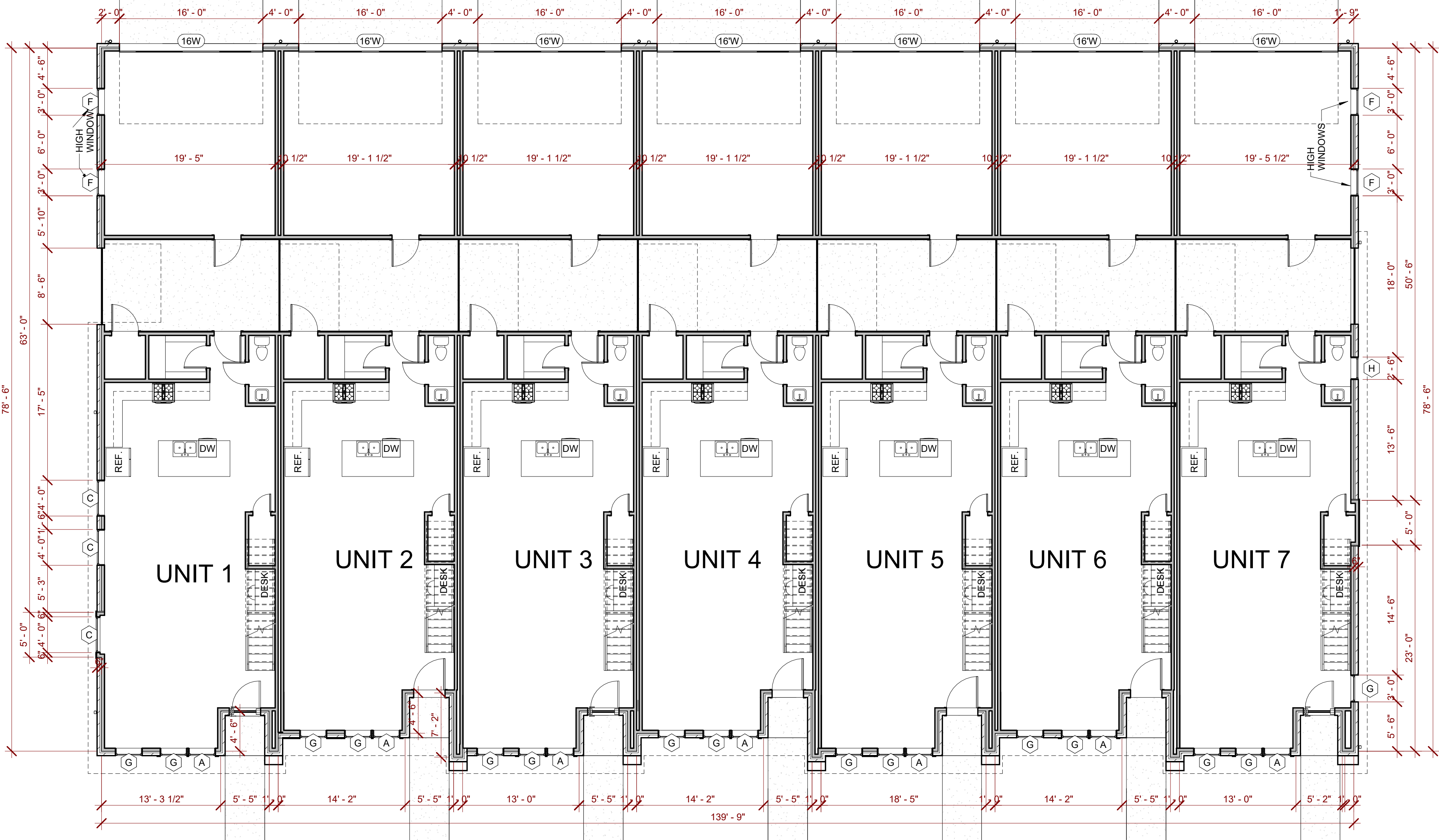
21.138

A1.1

AREA SCHEDULE				
NAME	LEVEL	AREA	HT./CL.	Comments
UNIT 1,3&5				
2-CAR GARAGE	FIRST FLOOR PLAN	414 SF	NO	UNIT 1,3&5
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 1,3&5
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 1,3&5
		650 SF		
FIRST FLOOR	FIRST FLOOR PLAN	890 SF	YES	UNIT 1,3&5
SECOND FLOOR	SECOND FLOOR PLAN	1018 SF	YES	UNIT 1,3&5
		1909 SF		
		2558 SF		
UNIT 2&4				
2-CAR GARAGE	FIRST FLOOR PLAN	415 SF	NO	UNIT 2&4
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 2&4
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 2&4
		651 SF		
FIRST FLOOR	FIRST FLOOR PLAN	863 SF	YES	UNIT 2&4
SECOND FLOOR	SECOND FLOOR PLAN	980 SF	YES	UNIT 2&4
		1843 SF		
		2494 SF		



2 ENTIRE SECOND FLOOR PLAN
1/8" = 1'-0"



1 ENTIRE FIRST FLOOR PLAN
1/8" = 1'-0"

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 2

H. STREET - ROGERS, AR



ENTIRE FIRST FLOOR PLAN & SECOND FLOOR PLAN

Seal

Revisions

Date

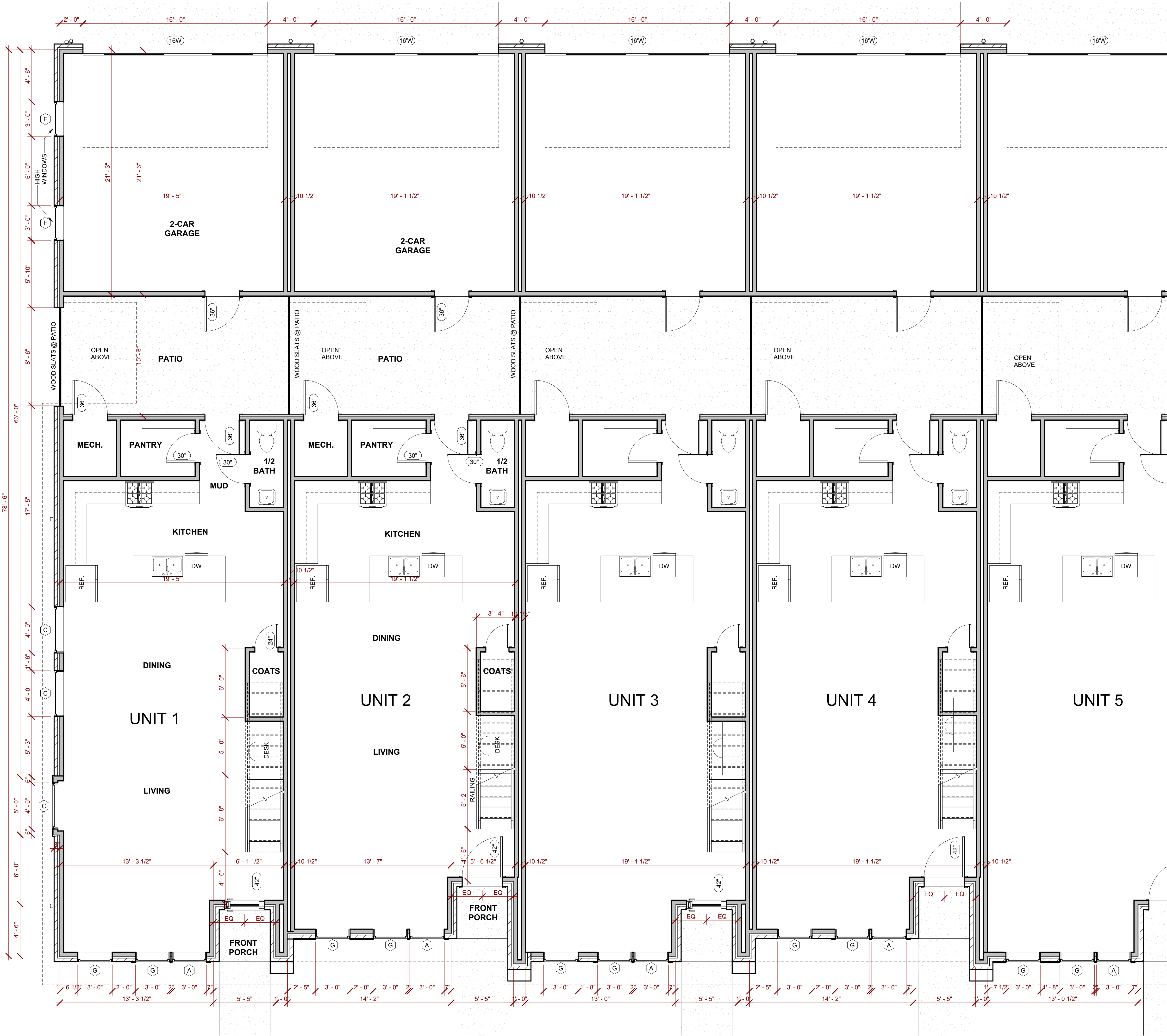
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Project

21.138

A2.0

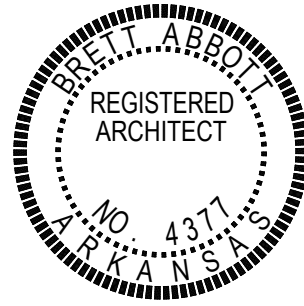
AREA SCHEDULE				
NAME	LEVEL	AREA	HT./CL.	Comments
UNIT 1,3&5				
2-CAR GARAGE	FIRST FLOOR PLAN	414 SF	NO	UNIT 1,3&5
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 1,3&5
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 1,3&5
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		2558 SF		
UNIT 2&4				
2-CAR GARAGE	FIRST FLOOR PLAN	415 SF	NO	UNIT 2&4
FRONT PORCH	FIRST FLOOR PLAN	25 SF	NO	UNIT 2&4
PATIO	FIRST FLOOR PLAN	211 SF	NO	UNIT 2&4
		651 SF		
FIRST FLOOR	FIRST FLOOR PLAN	863 SF	YES	UNIT 2&4
SECOND FLOOR	SECOND FLOOR PLAN	980 SF	YES	UNIT 2&4
		1843 SF		
		2494 SF		



1 FIRST FLOOR PLAN
1/4" = 1'-0"

PROPOSED PROJECT FOR:
MUNI TOWNHOUSES - BLDG. 2

H. STREET - ROGERS, AR



FIRST FLOOR
UNIT PLAN &
AREA
SCHEDULE

Seal

Revisions

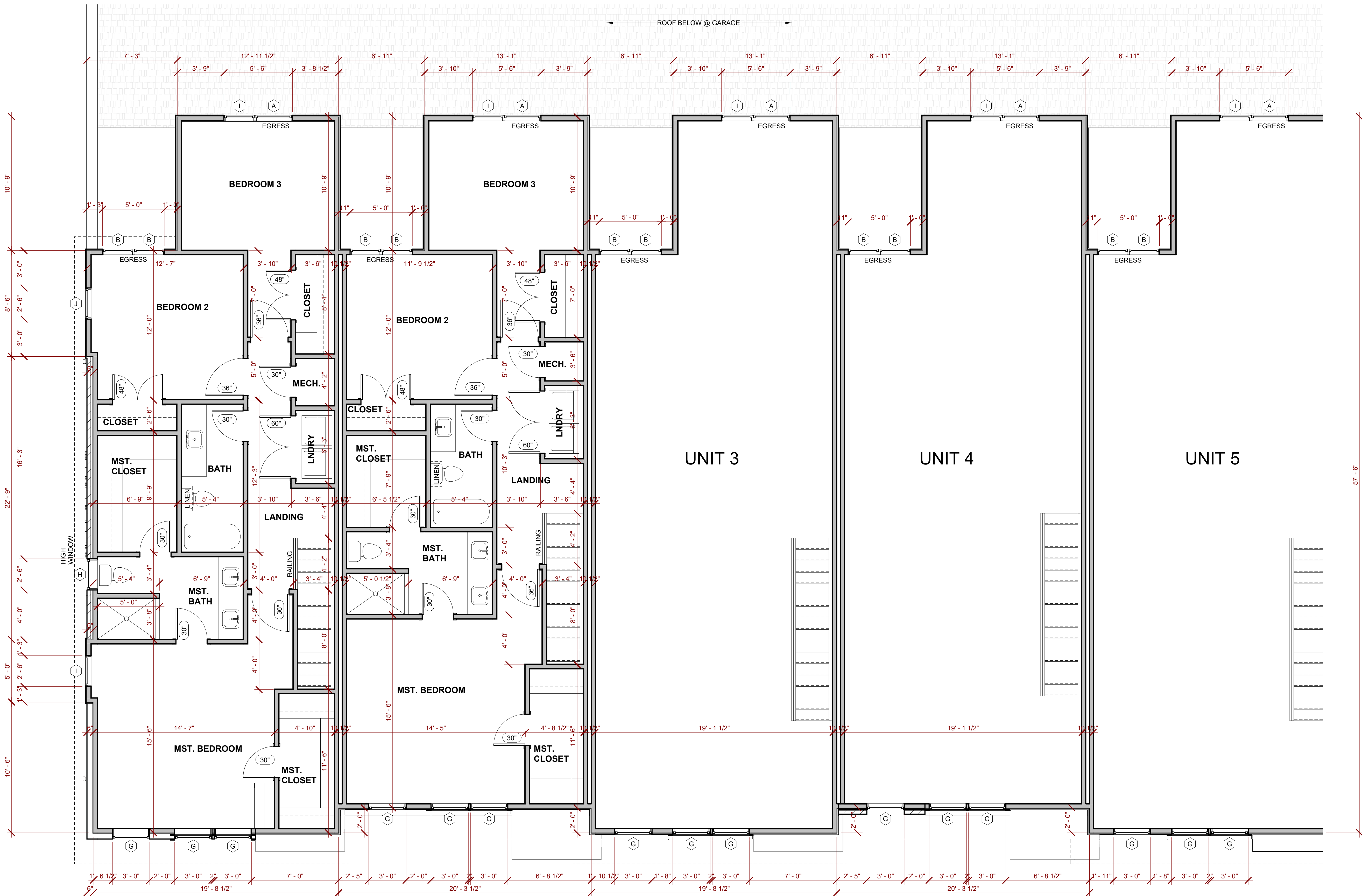
Date

5.10.23

Project

21.138

A2.1



WINDOW COUNT SCHEDULE			
TYPE	COUNT	DESCRIPTION	BLINDS
A	14	3'-0" W. x 5'-0" T., CASEMENT, INSULATED, EGRESS	
B	14	2'-6" W. x 6'-0" T., FIXED, INSULATED	
C	3	4'-0" W. x 7'-0" T., FIXED, INSULATED	
F	11	3'-0" W. x 2'-0" T., FIXED, INSULATED	
G	36	3'-0" W. x 7'-0" T., FIXED, INSULATED	
H	2	2'-6" W. x 2'-6" T., FIXED, INSULATED	
I	10	2'-6" W. x 4'-0" T., FIXED, INSULATED	
J	3	2'-6" W. x 2'-0" T., FIXED, INSULATED	
K	7	2'-6" W. x 1'-0" T., FIXED, INSULATED	
Grand total: 100			

1 SECOND FLOOR PLAN
1/4" = 1'-0"



① FRONT ELEVATION - WEST
3/16" = 1'-0"



② REAR ELEVATION - EAST
3/16" = 1'-0"

ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
4X8 HARDI PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
HARDI LAP SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
REAR ELEVATION			
VERT. HARDIE-BOARD:	1,435 S.F.	49%	
GARAGE DOORS:	784 S.F.	26%	
BRICK:	728 S.F.	25%	
TOTAL:	2,947 S.F.	100%	
SIDE ELEVATION - SOUTH			
BRICK:	1,259 S.F.	84%	
HARDI LAP SIDING:	155 S.F.	10%	
STAIND WOOD SLAT:	86 S.F.	6%	
TOTAL:	1,500 S.F.	100%	
SIDE ELEVATION - NORTH			
VERT. HARDIE-BOARD:	167 S.F.	11%	
BRICK:	1028 S.F.	70%	
HARDI LAP SIDING:	194 S.F.	13%	
STAIND WOOD SLAT:	86 S.F.	6%	
TOTAL:	1475 S.F.	100%	



③ SIDE ELEVATION - SOUTH
3/16" = 1'-0"



1 FRONT EYE LEVEL VIEW

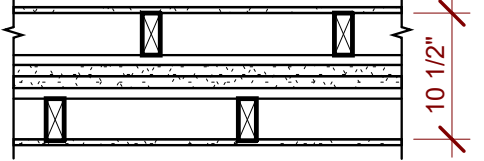


3 REAR EYE LEVEL VIEW

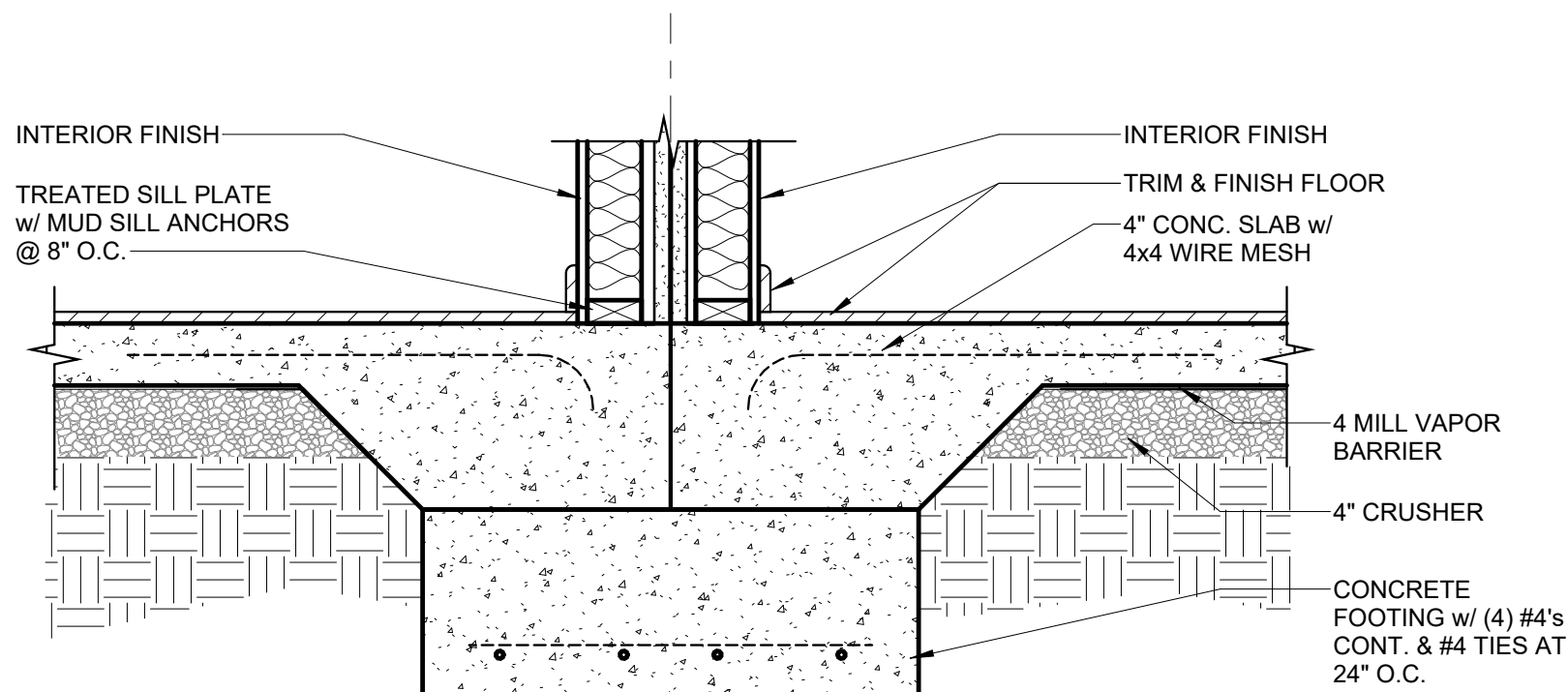
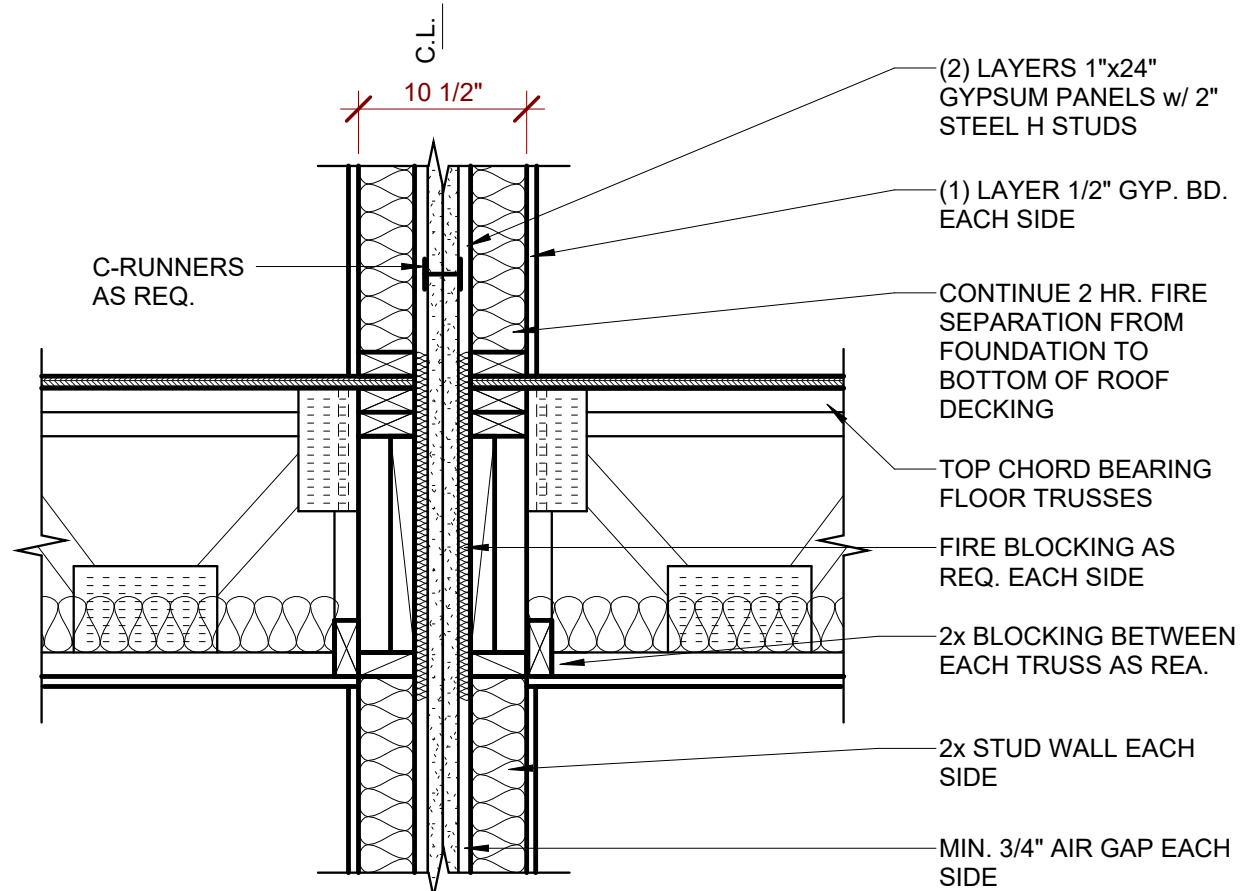
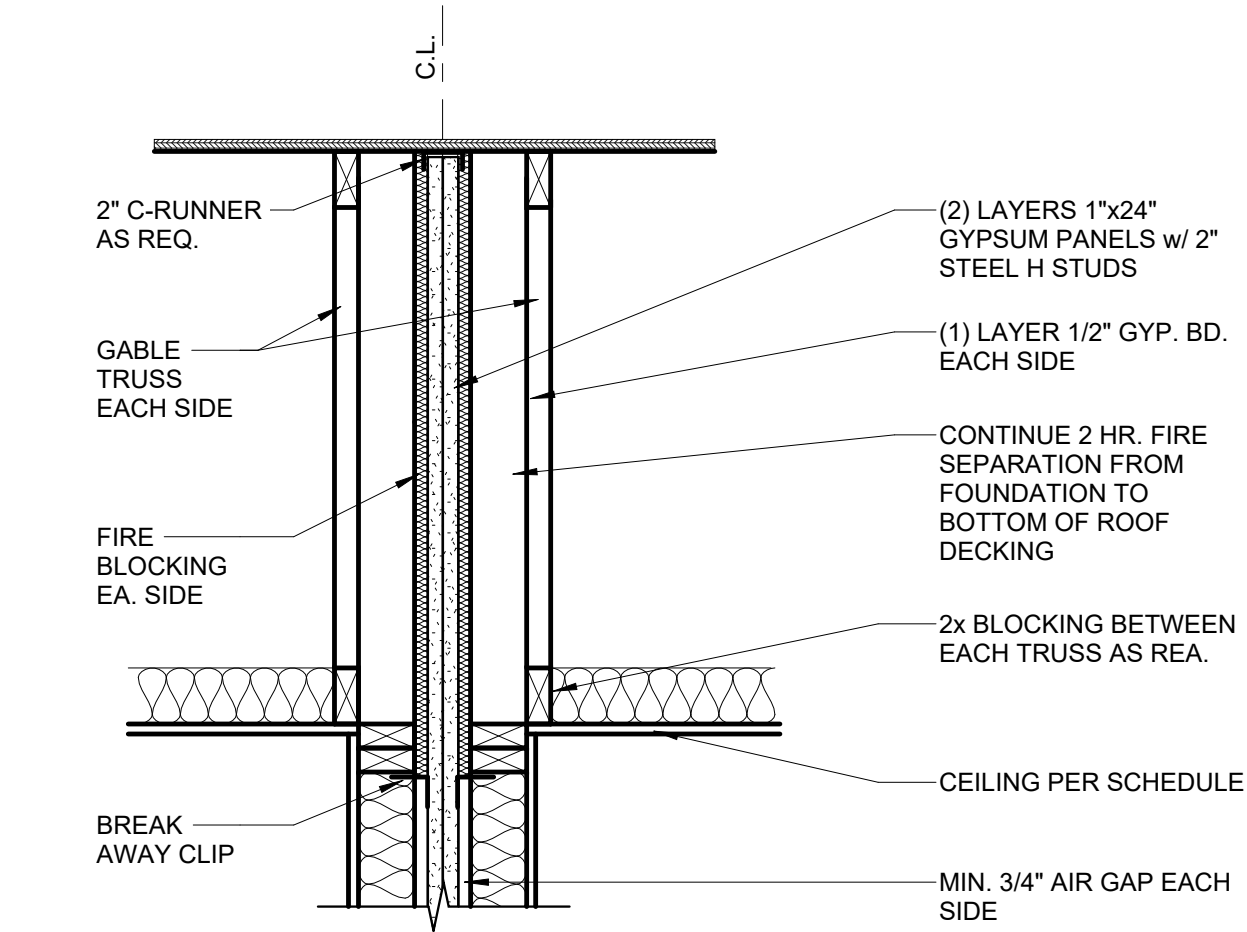
ELEV. MATERIAL PERCENTAGES			
FRONT ELEVATION			
VERT. HARDIE-BOARD:	468 S.F.	14%	
4X8 HARDI PANEL:	1,358 S.F.	41%	
BRICK:	1,050 S.F.	31%	
HARDI LAP SIDING:	468 S.F.	14%	
TOTAL:	3,344 S.F.	100%	
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TOTAL:	1475 S.F.	100%	



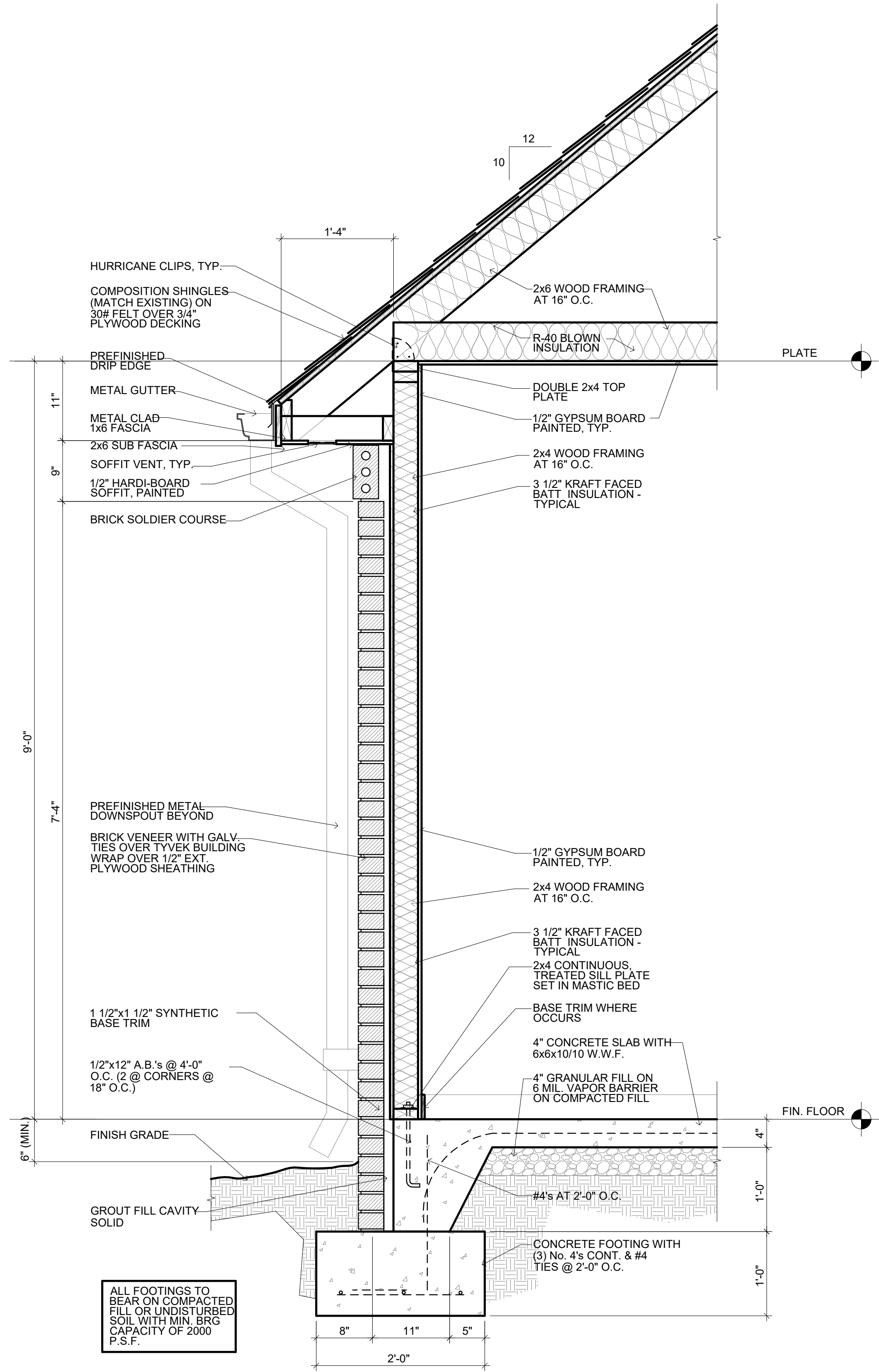
2 SIDE ELEVATION - NORTH
1/4" = 1'-0"

UL U336 or GA # ASW 1000	PROPIETARY	2 HOUR FIRE	60 to 64 STC SOUND
(2) LAYERS 1"x24" PROPRIETARY TYPE 'X' GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNERS WITH 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS			
A 3/4" MIN. AIR SPACE MUST BE MAINTAINED BETWEEN STEEL COMPONENTS AND ADJACENT FRAMING. AS AN ALTERNATE TO AN AIR SPACE, THE STEEL COMPONENTS ARE COVERED WITH 6" WIDE BATTENS OF 1/2" GYPSUM BOARD OR 1" MINERAL FIBER INSULATION. AS AN ALTERNATE TO BATTENS, ONE OR BOTH FACES OF THE SEPARATION WALL ARE COVERED WITH 1" MINERAL FIBER INSULATION STAPLED TO THE GYPSUM PANELS OR 1/2" REGULAR GYPSUM BOARD SCREW ATTACHED TO THE STEEL COMPONENTS			
SOUND TESTED WITH 2x4 STUD WALL FACED WITH 1/2" REGULAR GYPSUM WALLBOARD EACH SIDE OF ASSEMBLY AND 3" MINERAL FIBER IN STUD SPACE ON BOTH SIDES		THICKNESS:	3 1/2" (FIRE) 11 3/4" (SOUND)
PROPIETARY GYPSUM BOARD = 1" SHEETROCK BRAND GYPSUM LINER PANELS		APPROX. WEIGHT:	9 PSF
		FIRE TEST:	UL R 1319, 89NK28786, 5-14-90, UL DESIGN U336, UL R1319, 94NK40690, 1-27-95, UL DESIGN V411; WHI 495-PSV-1245, 4-28-93 RAL TL88-350, 9-12-88
		SOUND TEST:	

5 2 HR. WALL (U336)
3/4" = 1'-0"



4 2 HOUR FIRE WALL (U336)
1" = 1'-0"

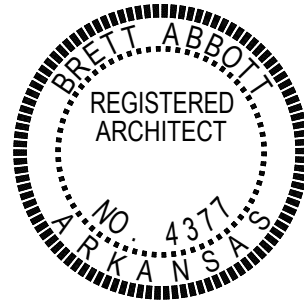


1 TYP. WALL SECTION @ 9'-0" PLATE
1" = 1'-0"

PROPOSED PROJECT FOR:

MUNI TOWNHOUSES - BLDG. 2

H. STREET - ROGERS, AR



DETAILS & SECTIONS

Seal

Revisions

Date

5.10.23

Project

21.138

A4.0

	Jacobs Group
	1104 Fillmore Street
	PC Date: 1/2/2024

Staff Report Details	
Project Number	WAV23-0024
Applicant / Current Owner	Jacobs Group
Site Area	+/- 0.22 Acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Single-family Residential
Related projects	RZ23-0084

Property Description
The subject property is presently zoned DN-2, Downtown Medium Density Residential with a land use designation of Medium Density Residential (MDR). The property has access to Fillmore Street through a legally platted alley along the northern boundary of the property.

Project Details
The applicant intends to construct a new single-family home on the lot, locating the garage in the front of the lot off of the alley access. The design does orient the garage doors away from the alley, mitigating the impact of the garage face on the front of the lot.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The subject property slopes downwards from the alley access, and gets steeper towards the very rear of the lot. Placing parking in the rear of this lot would be challenging and likely expensive. This is a unique lot in that its primary access comes off of an alley, which is the part of the lot that we typically see garages face in similar contexts.

Conclusion

Staff recommends approval of this waiver request.

Additional Details



Legend

 Planning Commission Items



1:920

WAV23-0024 12/14/2023
1104 Fillmore Street Bike House 3
Parcel 01-04623-001

JACOBS GROUP

Specializing in Downtown Housing

December 11, 2023

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

RE: 1104 Fillmore Street – Waiver Narrative

Dear Planning Commission

We are requesting a waiver from the requirement that garages on downtown residential properties be located at the rear of the property. This request arises due to the challenging terrain of our lot, where half of the lot area has a slope exceeding 30%, rendering the placement of garages at the specified rear location impractical.

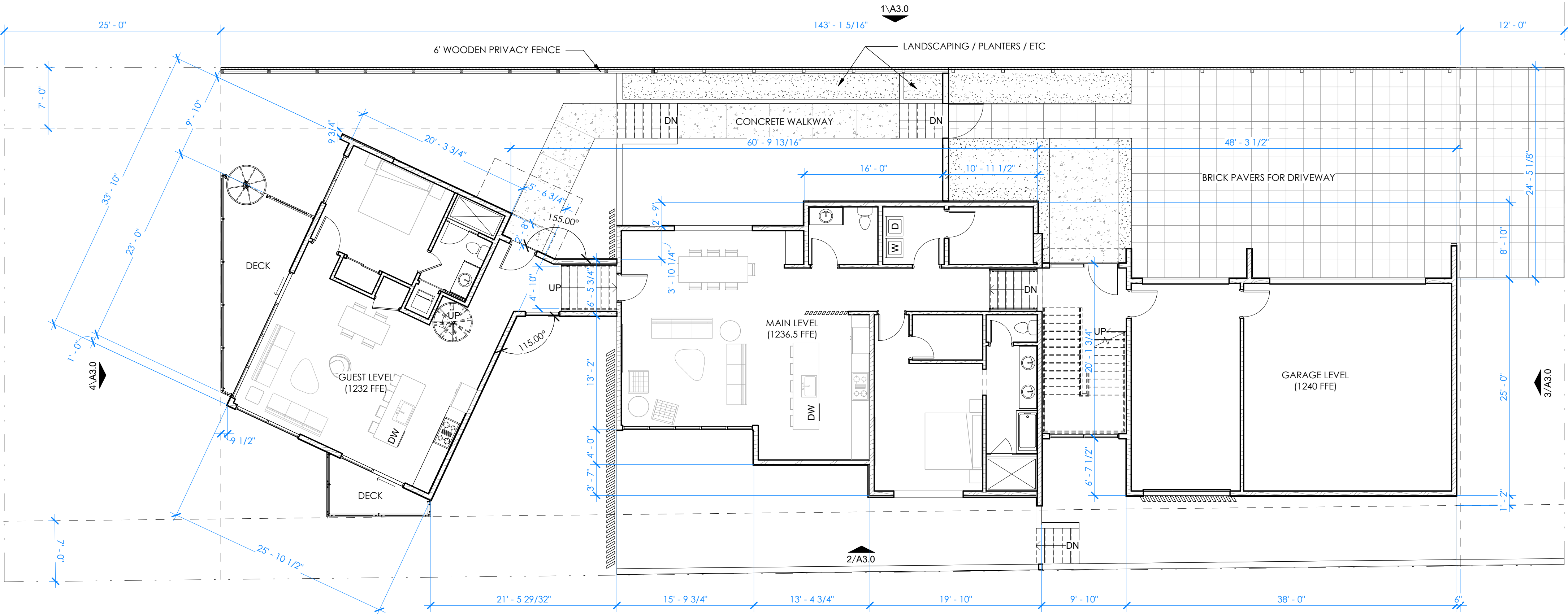
Sincerely,

A handwritten signature in black ink, appearing to read "Jacobs Group", with a small dot below the first letter of the first word.

Jacobs Group
PO Box 1285
Bentonville, AR 72712

FLOOR PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO STUD FACES, WINDOW JAMBS, AND DOOR CENTERLINES U.N.O.
- 2. ALL GYPSUM BOARD TO BE 5/8" TYPE 'X', WET LOCATIONS ARE TO HAVE 5/8" TYPE 'X' WATER RESISTANT GREENBOARD.
- 3. SEAL AROUND ALL INTERIOR JOINTS AT DOORS AND WINDOWS.
- 4. ALL SHOWERS TO BE CURBLESS.



1 OVERALL FLOOR PLAN
1/8" = 1'-0"



ARKIFEX
STUDIOS

221 SOUTH AVE, SPRINGFIELD, MO 65806

Architect of Record

PRELIMINARY - NOT
FOR CONSTRUCTION
12/5/2023 10:19:19 AM

Certificate of Authority: A-2014032538

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Drawings and Specifications as Instruments of service
are and shall remain the property of the Architects. 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 construction means
methods and techniques, sequences or procedures or for
safety precautions and programs in connection with the
project.

BIKE HOUSE #3 - PERMIT SET

FILLMORE ST, BENTONVILLE,
AR 72712

Revisions

No.	Description	Date

A2.0
OVERALL FLOOR
PLAN

project #: 23-199
date: 12.4.2023



ARKIFEX
STUDIOS

221 SOUTH AVE, SPRINGFIELD, MO 65806

Architect of Record

PRELIMINARY - NOT
FOR CONSTRUCTION
12/5/2023 10:19:47 AM

Certificate of Authority: A-2014032538

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project.

BIKE HOUSE #3 - PERMIT SET

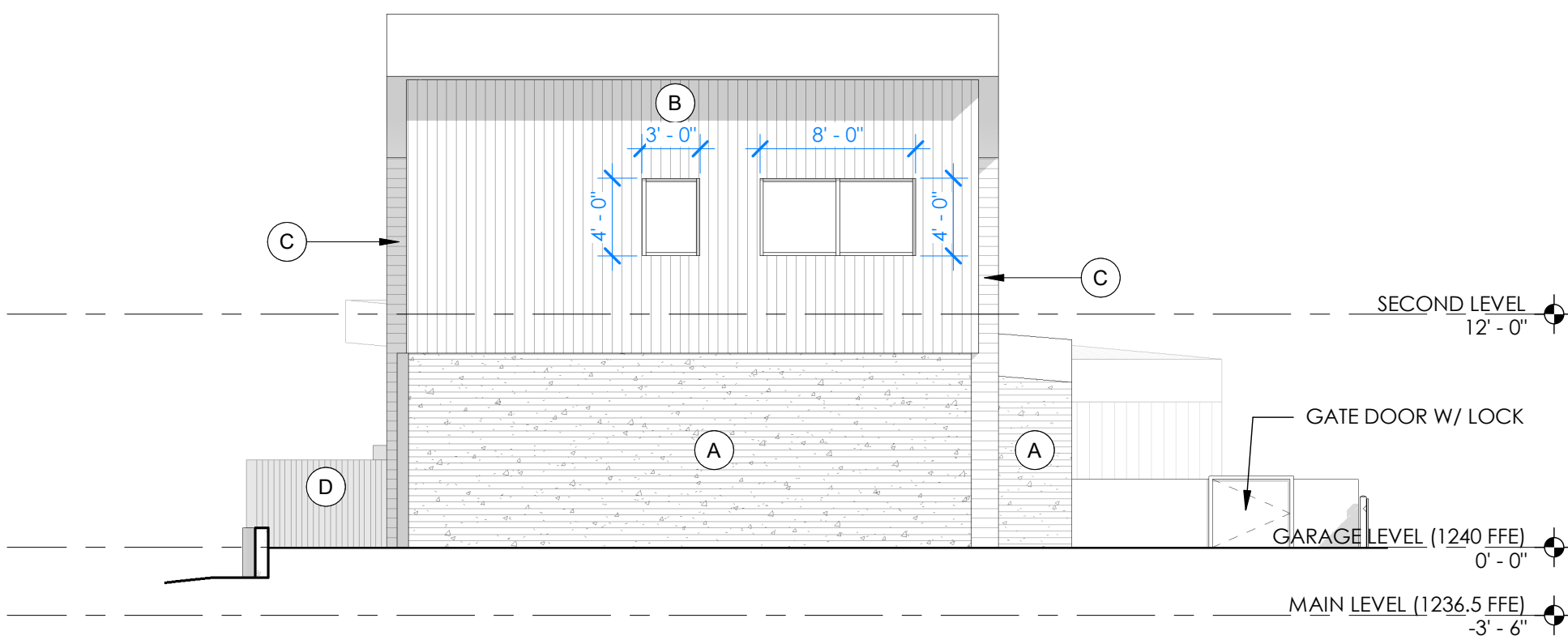
FILLMORE ST, BENTONVILLE,
AR 72712

Revisions

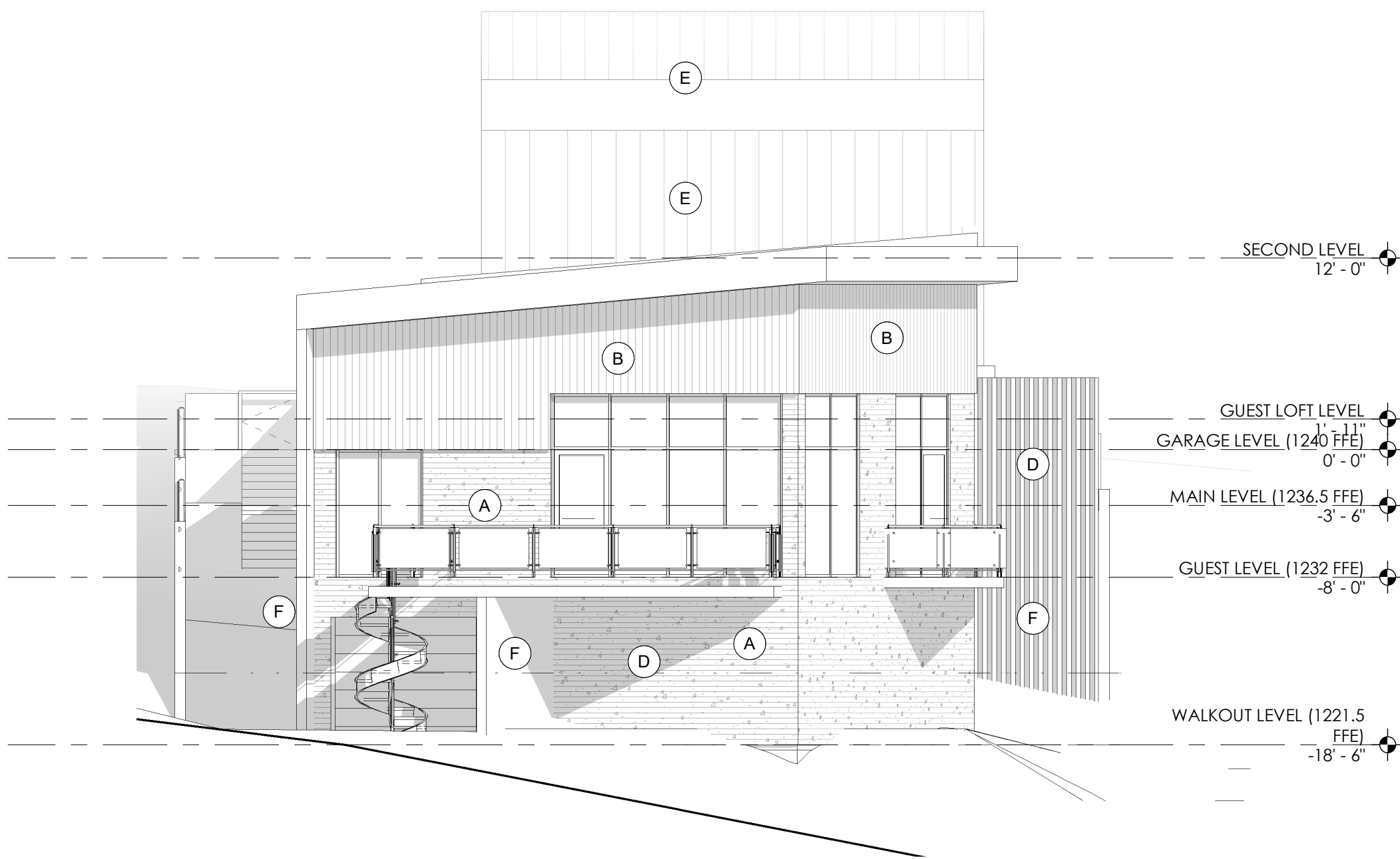
No.	Description	Date

A3.0
EXTERIOR
ELEVATIONS

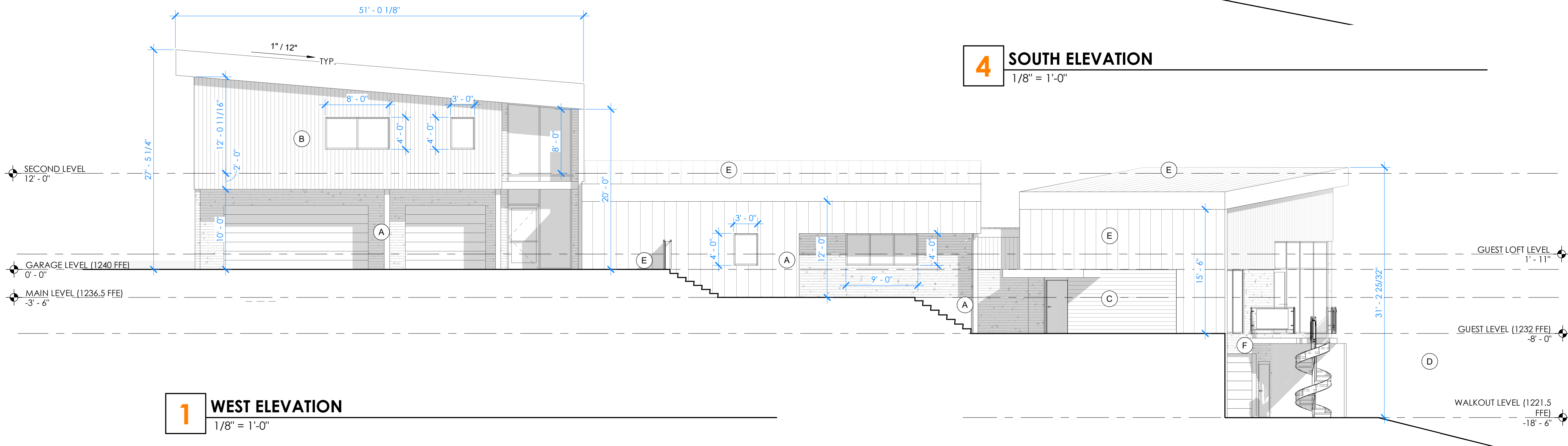
project #: 23-199
date: 12.4.2023



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



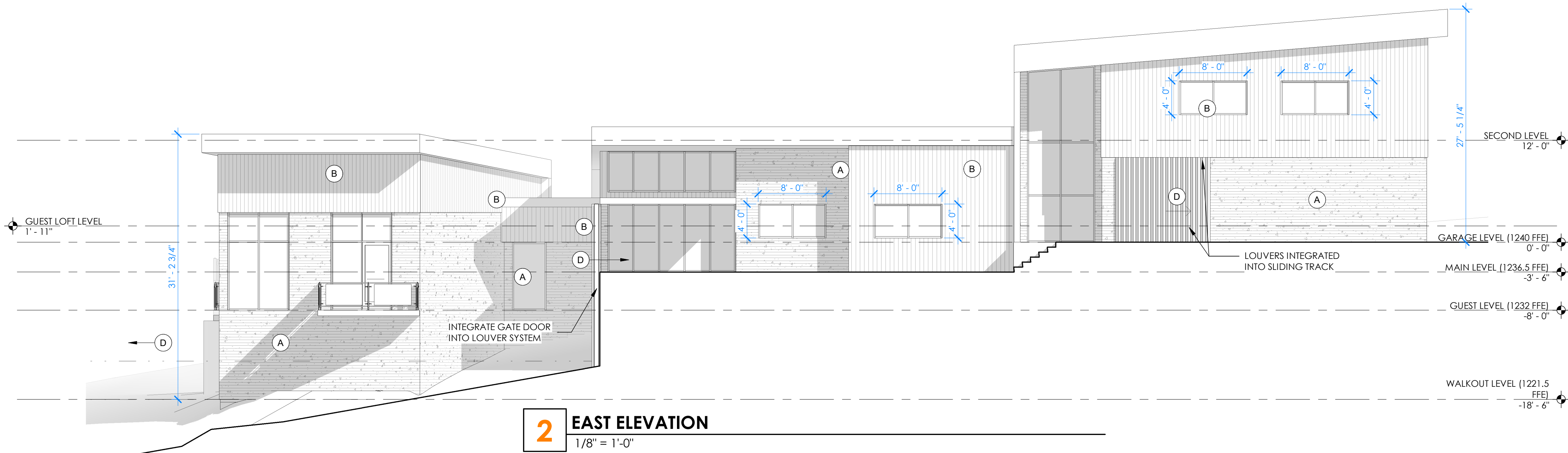
4 SOUTH ELEVATION
1/8" = 1'-0"



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

EXTERIOR MATERIALS LEGEND

MARK	DESCRIPTION
A	JAMES HARDIE ARTISAN SHIPLAP SIDING OR SIMILAR MATERIAL
B	VERTICAL WOOD SIDING, BLACK, FURRED OUT ON 2x SLEEPERS
C	CLEAR CEDAR SIDING, HORIZONTAL
D	WOOD OR ALUMINUM LOUVER SYSTEM
E	STANDING SEAM METAL PANEL - DARK GREY
F	CONCRETE



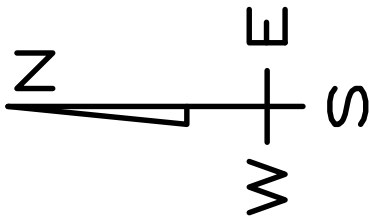
2 EAST ELEVATION
1/8" = 1'-0"

NOTES:

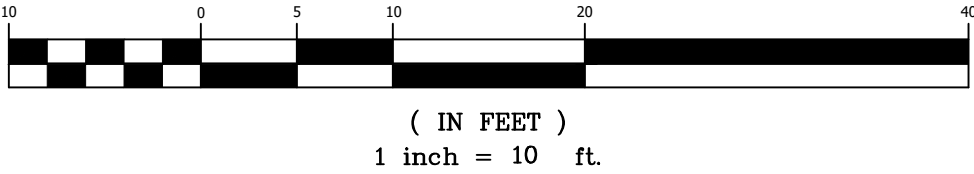
1. PARCEL NUMBER: 01-04623-001.
2. CURRENT ZONING: LOW DENSITY SINGLE FAMILY RESIDENTIAL (R-1).
3. OWNER: BV WAY PROPERTIES LLC. - P.O. BOX 1285 - BENTONVILLE, AR. 72712.
4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
5. BOUNDARY BASED ON FINAL PLAT OF W.A. BURK'S ADDITION PLAT RECORD A AT PAGE 81 AND 119 AND SURVEY FILE #L202071257.
6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0090J DATED SEPTEMBER 28, 2007.

LEGAL DESCRIPTION:

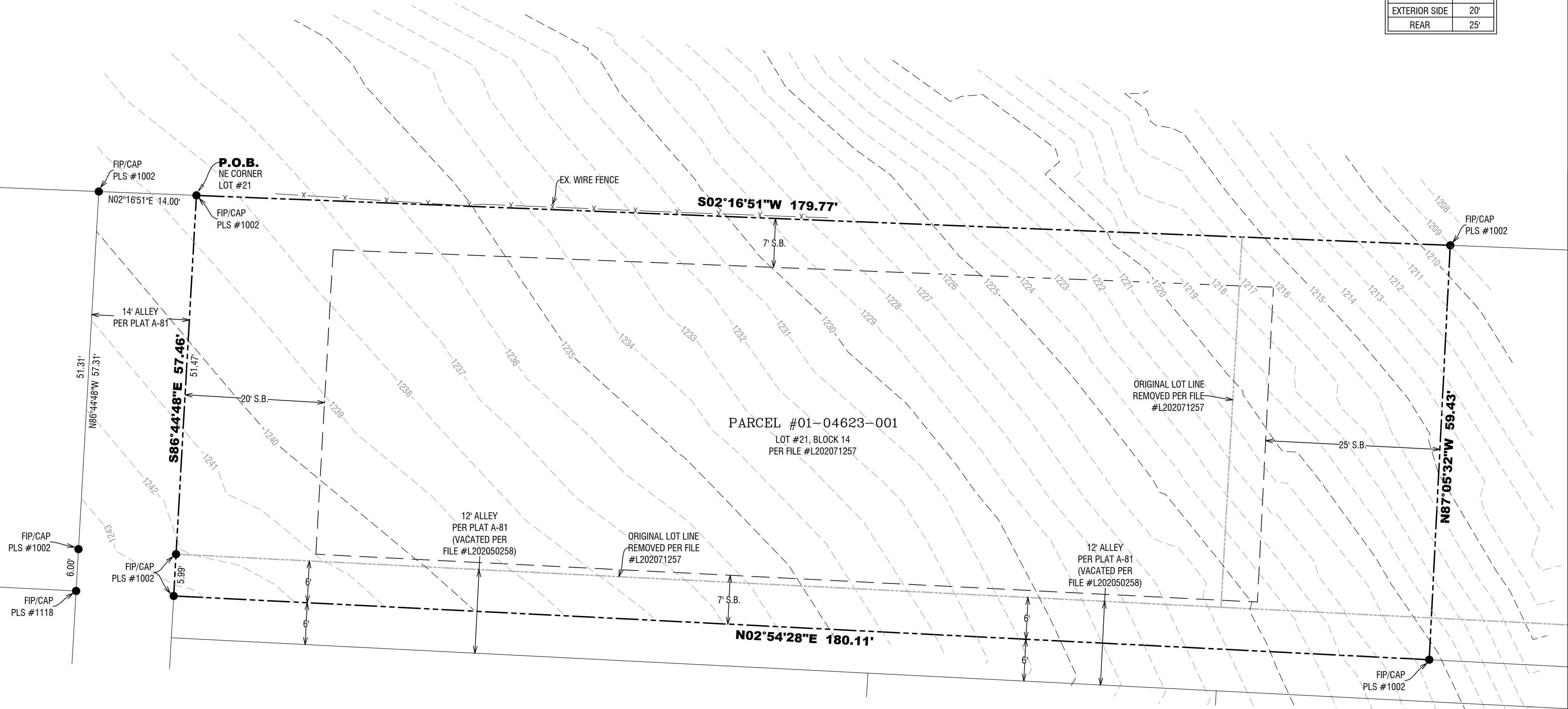
Lot 21 in Block 14 of W.A. Burk's Addition as per property line adjustment File #L202071257 recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Beginning at the NE Corner of said Lot 21, said point being the POINT OF BEGINNING, thence S02°16'51"W 179.77 feet, thence N87°05'32"W 59.43 feet, thence N02°54'28"E 180.11 feet, thence S86°44'48"E 57.46 feet to the POINT OF BEGINNING: Containing 0.24 acres more or less subject to easements and right of way of record.



GRAPHIC SCALE



BUILDING SETBACK TABLE	
FRONT	20'
INTERIOR SIDE	7'
EXTERIOR SIDE	20'
REAR	25'



LEGEND

- FOUND IRON PIN
- EXISTING BOUNDARY LINE
- ORIGINAL LOT LINE REMOVED
- BUILDING SETBACK
- EXISTING WIRE FENCE
- EXISTING CONTOUR



JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying

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

PROJECT TITLE: LOT SURVEY & TOPO FOR TODD JACOBS
LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: LOT SURVEY & TOPO

DRAWN BY: BJR
SHEET SCALE: 1"=10'
DATE: OCTOBER 18, 2023 - DATE REVISED: DECEMBER 13, 2023
PROJECT FILE: Z/LOTS/2023109/SURVEY